

BC 1910502

SCOPE OF WORK:

- ① - TO REMOVE & DISPOSE OF PORTION OF WALL IN THE KITCHEN TO CREATE A DOOR OPENING UP TO DOOR HGT.. RESURFACE EXISTING KITCHEN CABINETS. NEW QUARTZ COUNTER TOP W/ NEW BARN DOOR
- ② - TO REMOVE & DISPOSE OF WALL & UPPER CABINETS, RESURFACE EXISTING LOWER CABINETS-NEW QUARTZ COUNTER TOP
- ③ - INSTALL NEW DOOR
- ④ - TO REMOVE & DISPOSE OF GLASS PARTITION, WALLS AND DOOR (MAYBE REUSE DOOR AT MAIN OFFICE-ITEM 03)
- ⑤ - TO REMOVE & DISPOSE OF BAR-NEW CABINETRY, COUNTER TOP FRIDGE & INTEGRATED SINK TO BE INSTALLED
- ⑥ - TO REMOVE & DISPOSE OF PORTION OF COLUMN (TO CHECK HOW MUCH CAN BE REMOVED OF DRYWALL)
- ⑦ - TO INSTALL NEW GLASS PARTITION. TBD CEILING EXPOSED DROP NEW DRYWALL CEILING AT MAIN OFFICE & OFFICE 2
- ⑧ - TO REMOVE & DISPOSE OF CEILING TILES @ LOBBY, STORAGE, OFFICE 3 & CONFERENCE ROOM, TO HAVE ALL EQUIPMENT EXPOSE
- ⑨ - SPRAY PAINT ALL EXPOSED CEILING COLOR TBD
- ⑩ - TO PATCH & PAINT ALL WALLS & COLORS TBD
- ⑪ - TO INSTALL NEW SUSPENDED LIGHTING AS PER DESIGN TBD

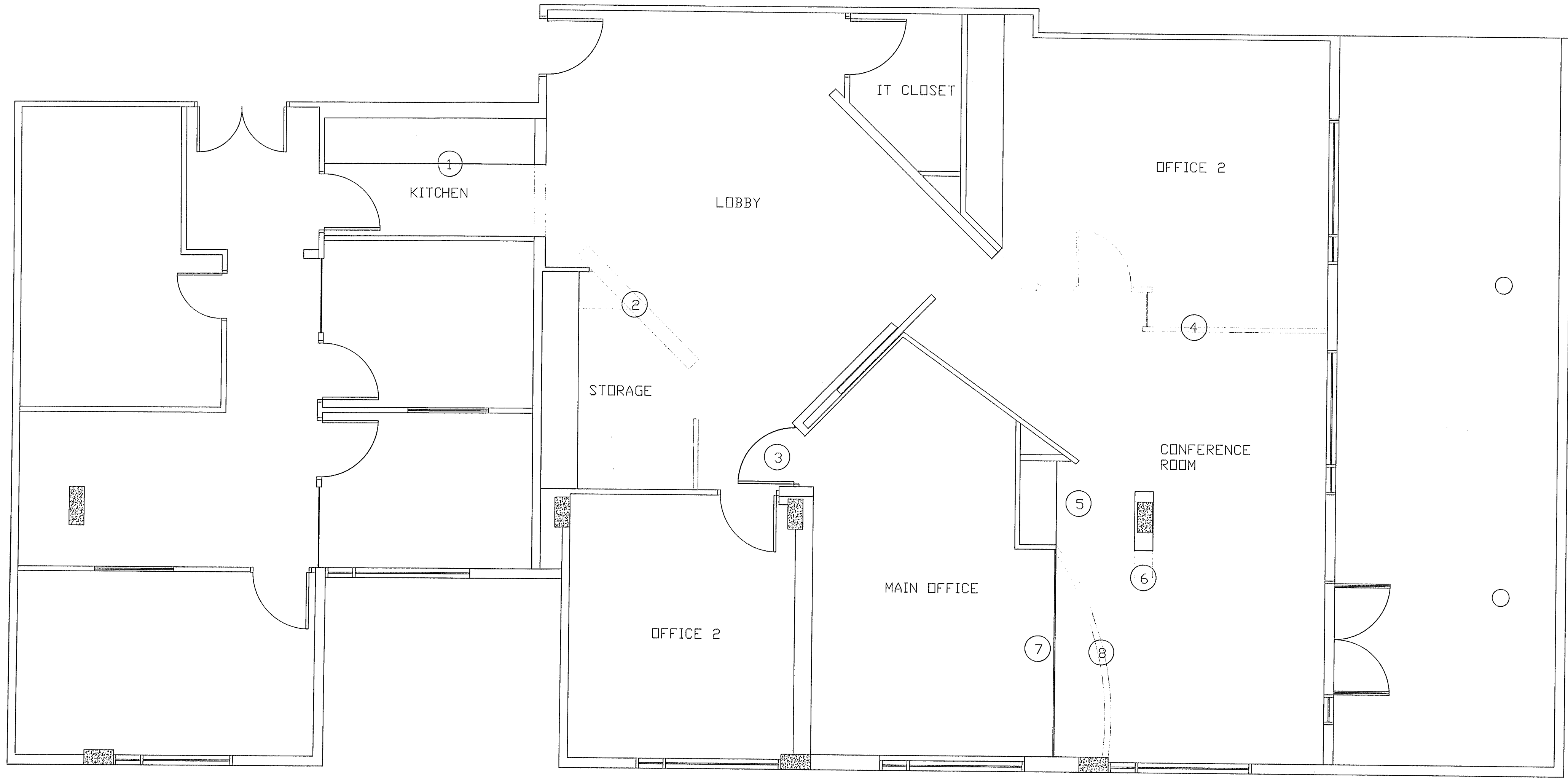
NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies,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

CHARLES C. MITCHELL, P.E.
924 N. FEDERAL HWY.
HOLLYWOOD, FLA. 33023
OFF: (305) 336-5069
CIVIL/STRUCTURAL ENG.
FLA. REG. NO. #1112

Handwritten signature and date

DATE
12 FEB. 2019

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



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

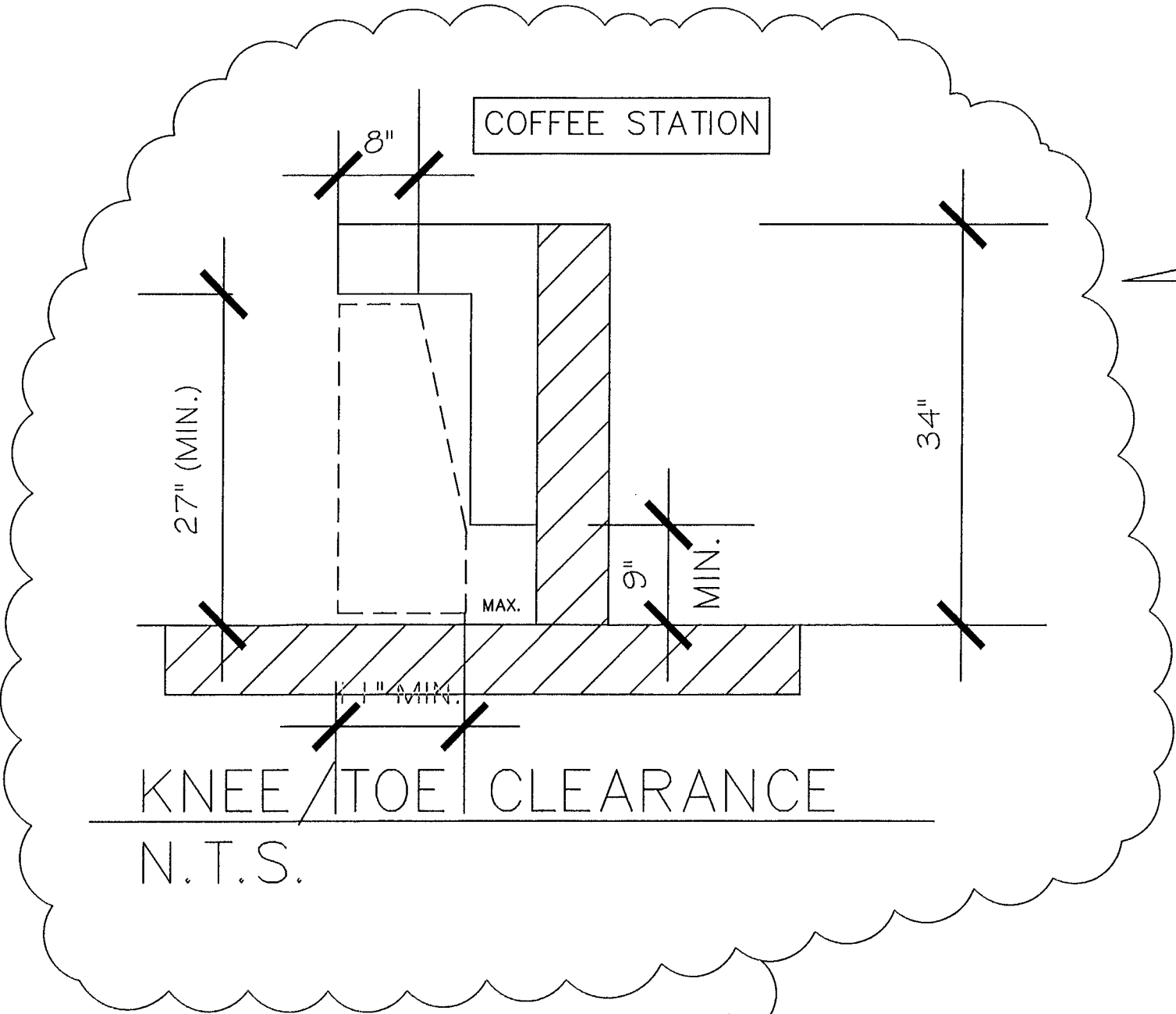
BUILDING:	5/7/19
ZONING:	5/7/19
PLUMBING:	5/7/19
ELECTRICAL:	5/7/19
MECHANICAL:	5/7/19
FIRE PREVENTION:	5/7/19
FLOOD:	5/7/19
PUBLIC WORKS:	5/7/19
STRUCTURAL:	5/7/19
ELEVATOR:	5/7/19
ROOFING:	5/7/19

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DEMO. PLAN
1/4" = 1'-0"

LEGEND	
	TO DEMOLISH
	TO BUILD
	TO REMAIN

DOOR SCHEDULE															
DOOR NUMBER	DESCRIPTION	SIZE	DOOR DATA			FRAME DATA			FIRE RATING	HARDWARE					REMARKS
			MATERIAL	TYPE	FINISH	MATERIAL	FINISH	HEAD & JAMB		LOCKSET	ELECTRONIC HARDWARE	CLOSER	STOP	WATERSTRIP THRESHOLD	
①	EXISTG SOLID CORE DR.	36"x80"	WD	FLUSH	PNT	MT'L	PNT	1664	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS AUTO-CLOSER
②	EXISTG. HOLLOW CORE	36" x 80"	WD	FLUSH	PNT	MT'L	PNT	—	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS AUTO-CLOSER
③	NEW METAL FRAME FULL GL. DR.	36" x 80"	MT'L	FLUSH	GLASS	MT'L	PNT	—	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS
④	NEW METAL FRAME FULL GL. DR.	2-36" x 80"	MT'L	FLUSH	GLASS	MT'L	PNT	1664	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS
⑤	NEW METAL BI FOLD FULL LOWERED	24" x 80"	MT'L	FLUSH	MT'L	MT'L	PNT	1664	N/A	N/A	N/A	HD	STL	ALUM	ALL HARDWARE SS



BUILDING ALTERATION:
AS PER CHP. 8 6TH ED. FBC 2017 (EXSTG. BLDG.)
1. ALTERATION-LEVEL 2

NOTE: NO FIRE ALARM PRESENT

AS PER FFPC 5TH ED., 101:
SECT. 4.6.7.1 THE CLASSIFICATION OF
THE REHABILITATION WORK SHALL BE:
INTERIOR ALTERATION

PREVIOUS USE: OFFICE
OCCUPANCY: GROUP B
CONSTRUCTION TYPE: III -B SPRINKLERED
MAX. OCCUPANCY: 32 PERSONS

LEGEND

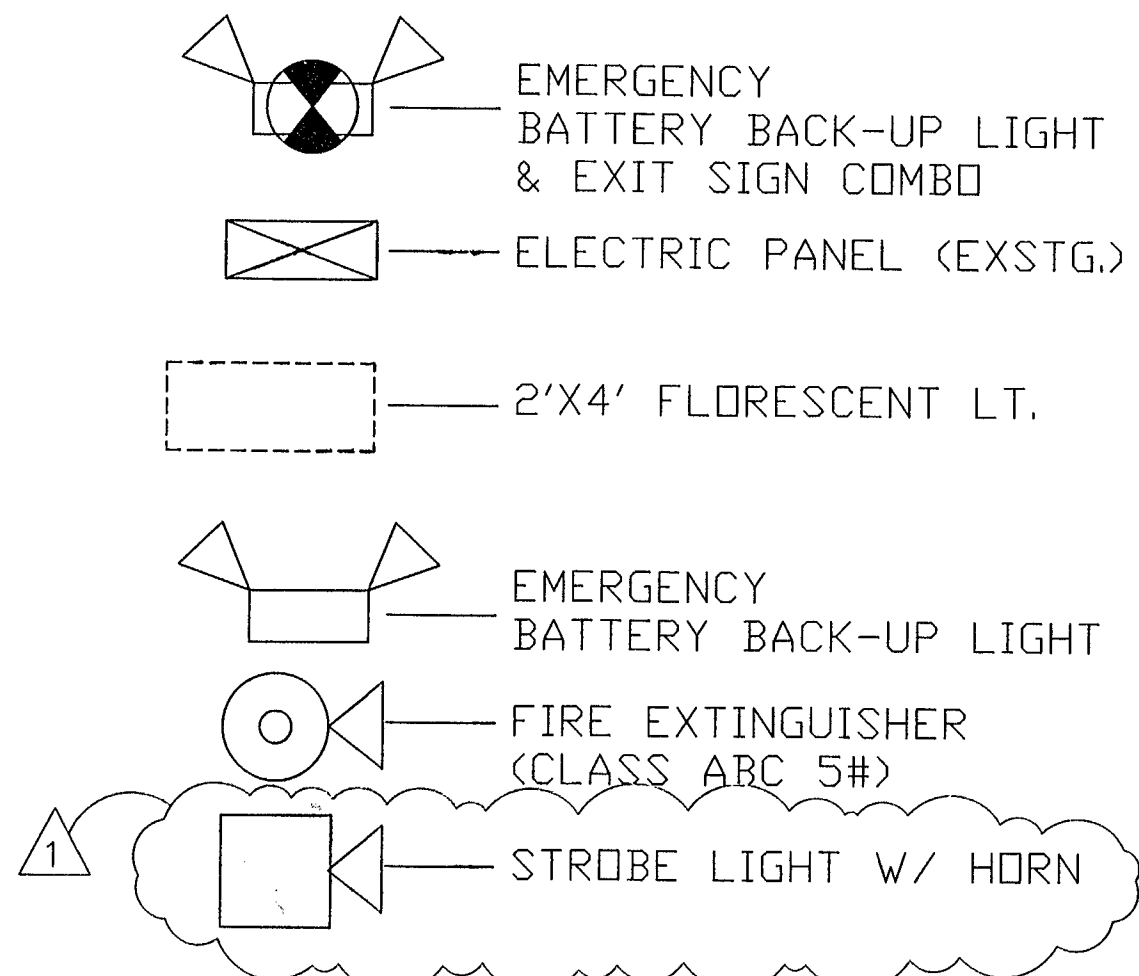
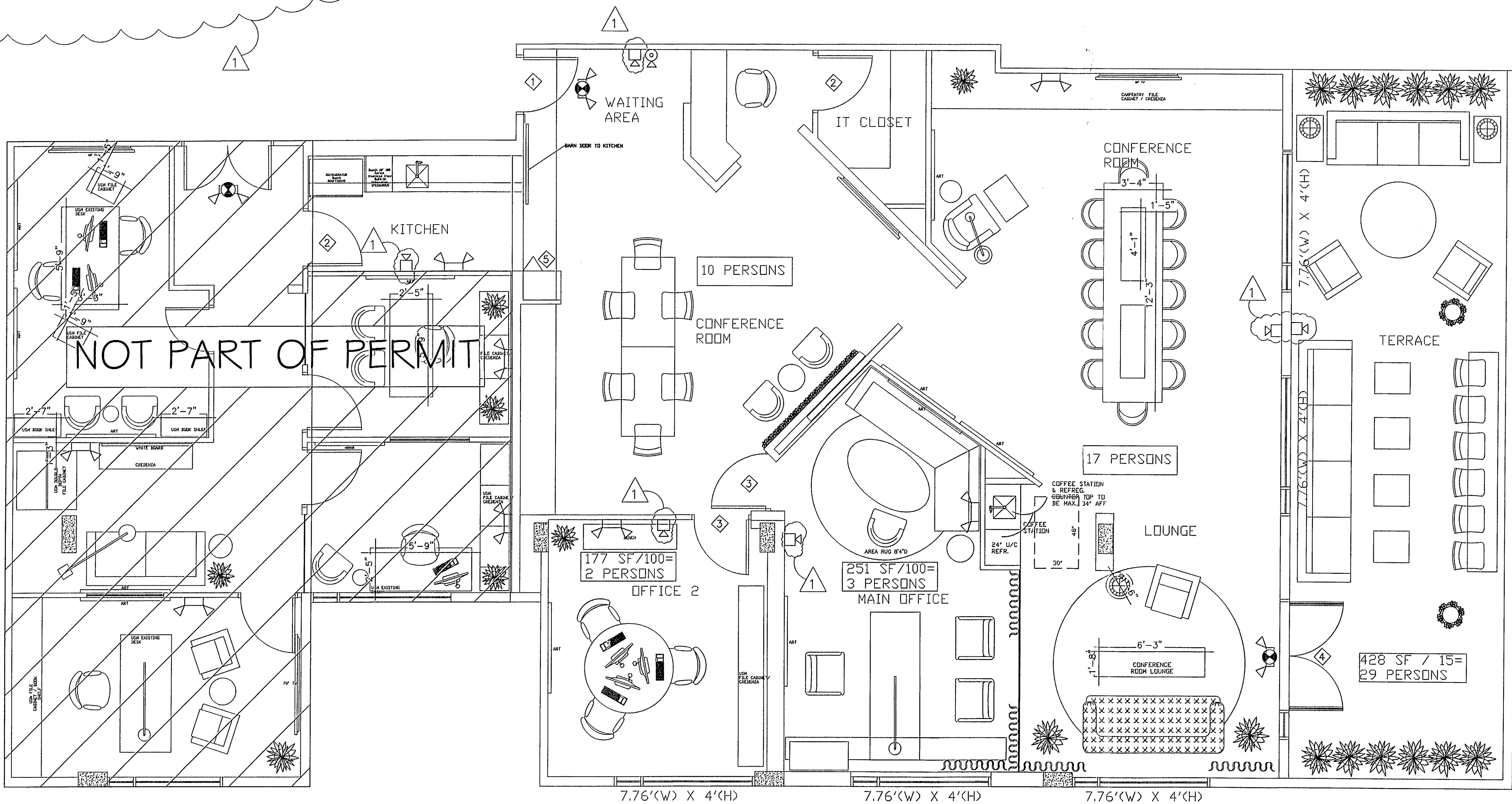


TABLE 803.9
MINIMUM INTERIOR FINISH CLASSIFICATION

OCCUPANCY	SPRINKLERED		
	EXITS	ACCESS	OTHER SPACES
GROUP B	C	C	C

* CLASS A INTERIOR FINISH. FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
 * CLASS B INTERIOR FINISH. FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
 * CLASS C INTERIOR FINISH. FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

ALTERATION WORK AREA:
LOBBY-----454 SF
OFFICE 2-----169 SF
MAIN OFFICE-----250 SF
CONFERENCE RM--692 SF
OUTSIDE TERRACE-478 SF
LOUNGE-----75 SF
TOTAL-----2,118 SF



FLOOR PLAN
1/4" = 1'-0"

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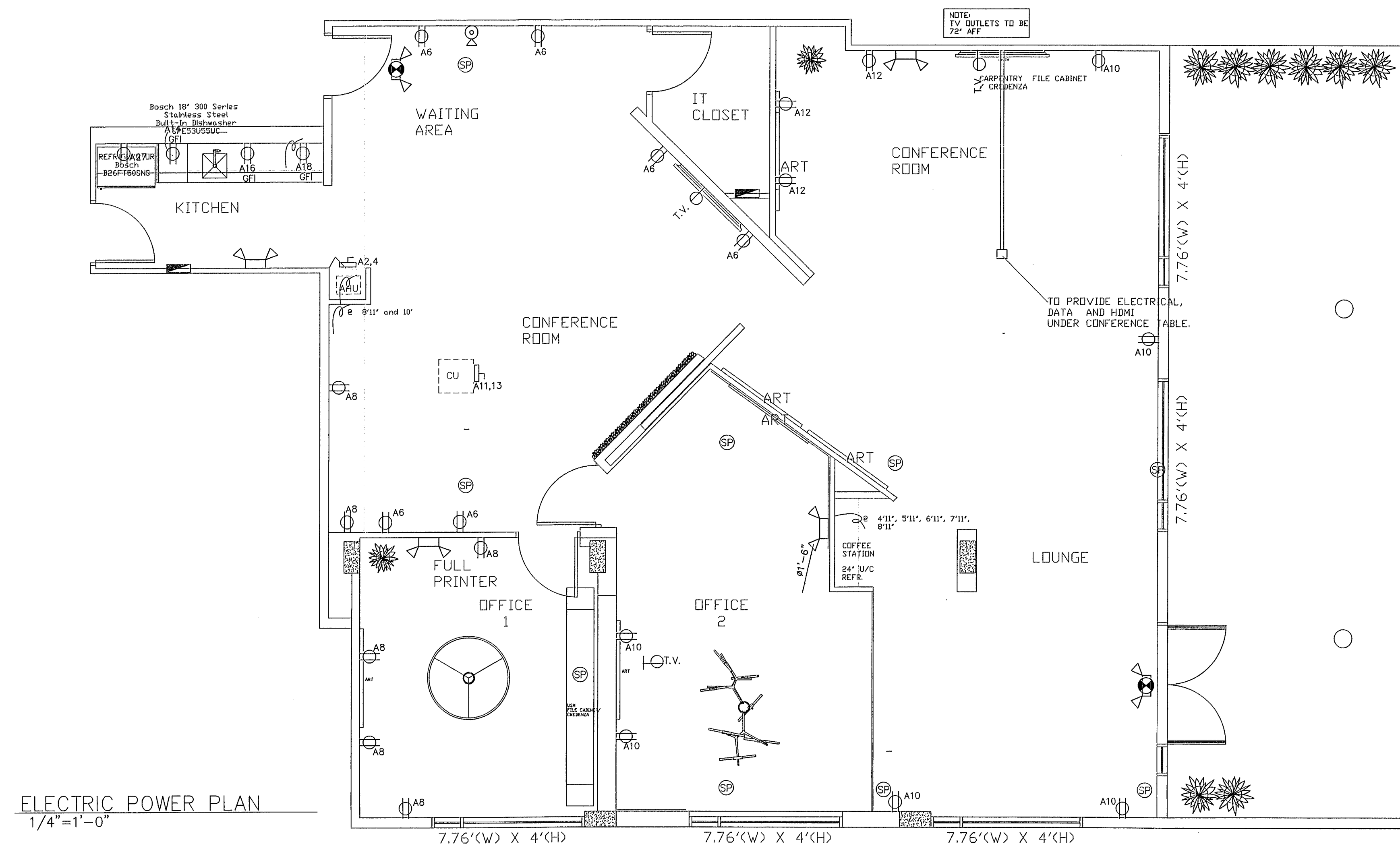
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MIAMI BEACH, FL

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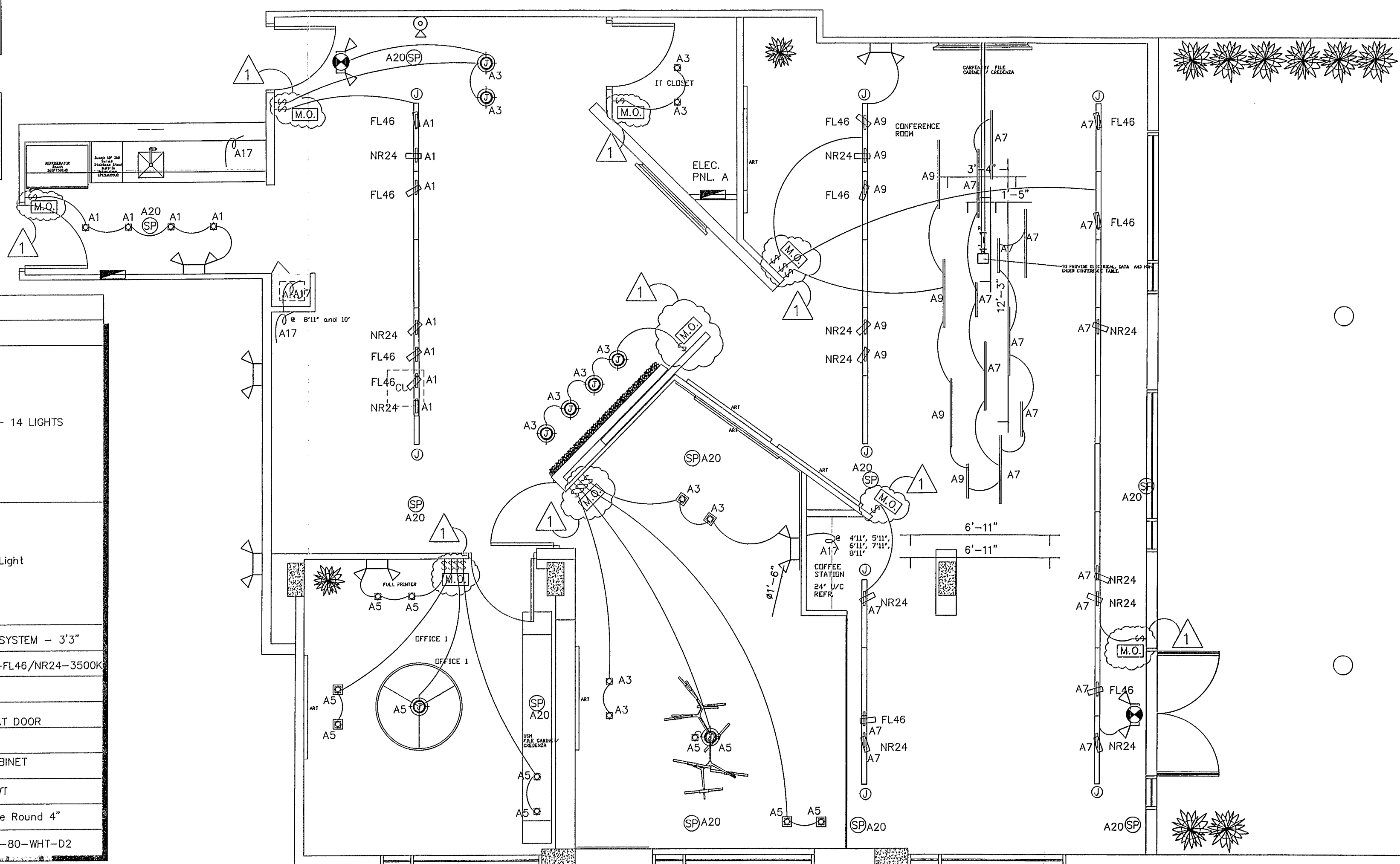
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A-1



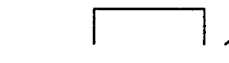
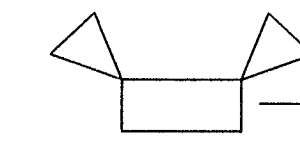
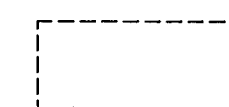
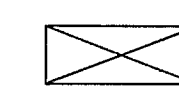
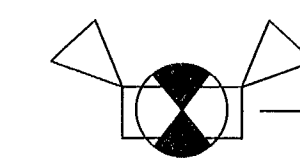
AS PER SCOPE OF WORK:
1. ALL NEW LIGHTING &
RECEPTACLES

LIGHT FIXTURES MUST BE
LISTED BY NRTL AS PER
NEC 410.6

[illegible]

22,748W/240=95 AMPS THEREFORE
EXSTG. 150 AMP SERVICE O.K.

LEGEND

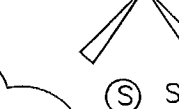
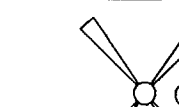
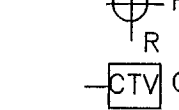
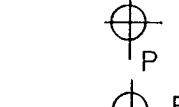
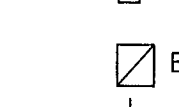
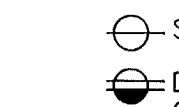
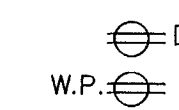


LEGEND

SYM.		REMARKS	
	M.O.	—	MANUAL OVERRIDE W/ TIME CLOCK

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

ELECTRICAL LEGEND :



EGRESS ILLUMINATION
MIN. 1 FC PER FBC 1006

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

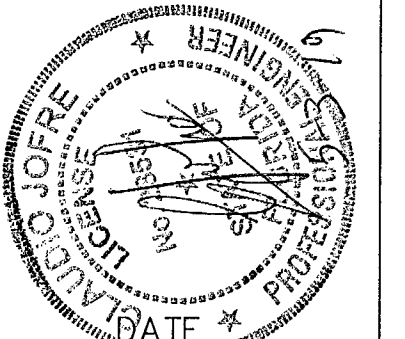
R279
5/9/19

CLAUDIO JOFRE, P.E.

334 NE 102ND ST
MIAMI, FLA. 33138

OFF: (786) 382-1695
ENGINEER

ENGINEER
FLA. REG. NO.



12 FEB. 2019

1 REV. 5-1-19

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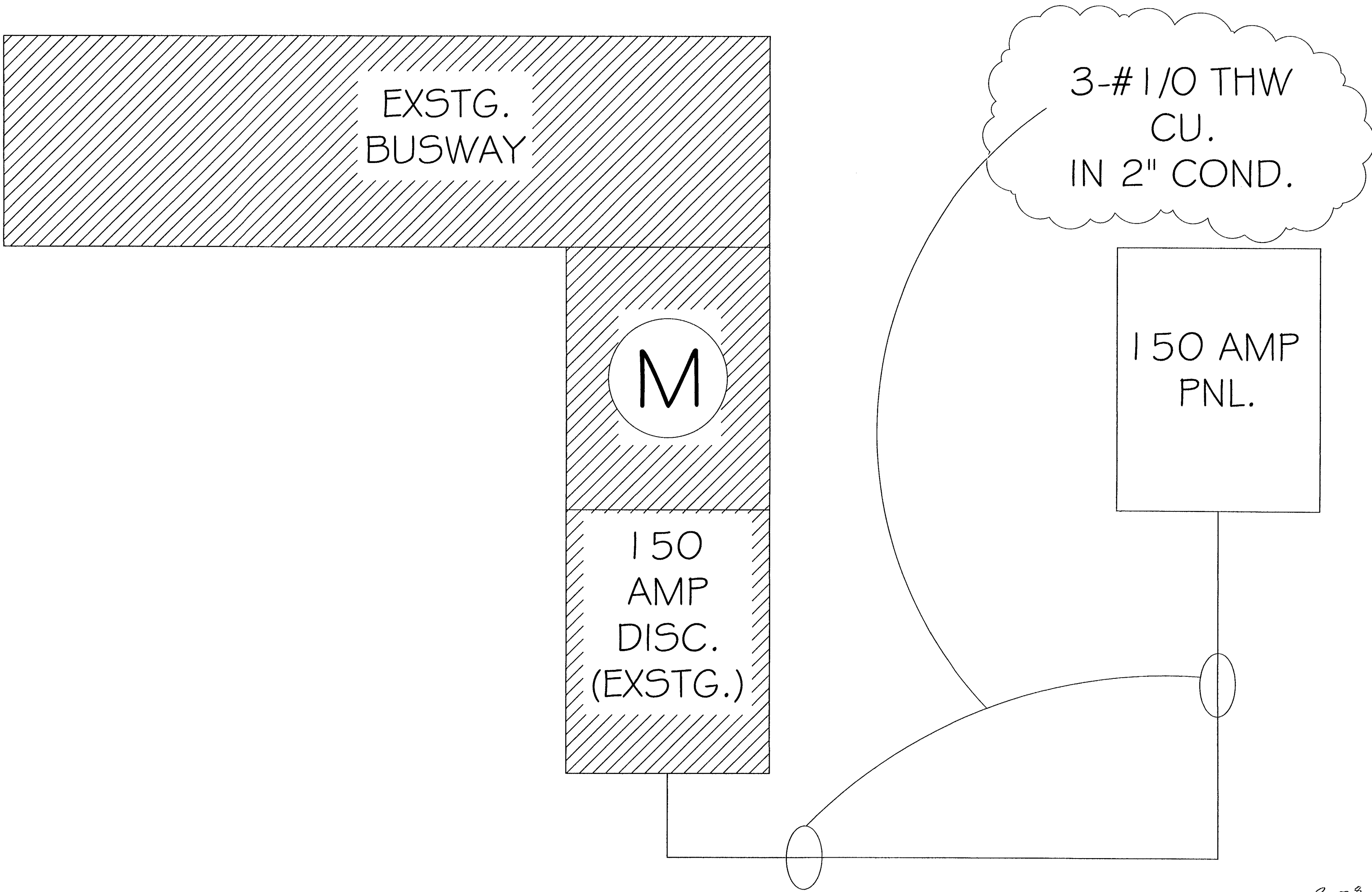
E-1

SCOPE OF WORK:

1. INSTALL NEW LIGHTING THRU OUT AS NOTED ON PLANS
2. INSTALL NEW ELECTRICAL OUTLETS AS NOTED ON PLANS
3. NEW SPEAKER SYSTEM AS NOTED

ELECTRICAL NOTES

- 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NEC 2014 6TH ED. FBC 2017
- 2. CORDINATE ELECTRICAL SERVICE WITH FLORIDA POWER AND LIGHT COMPANY
- 3. ALL TELEPHONE RELATED EQUIPMENT PER TELEPHONE COMPANY SPECIFICATIONS
- 4. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY THE STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
- 5. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID, EXISTING CONDITIONS.
- 6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTICAL CONTRACTOR. IT WILL BE HIS RESPONSABILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, ETC
- 7. SUBSTITUTE MATERIALS , EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE IS REQUIRED

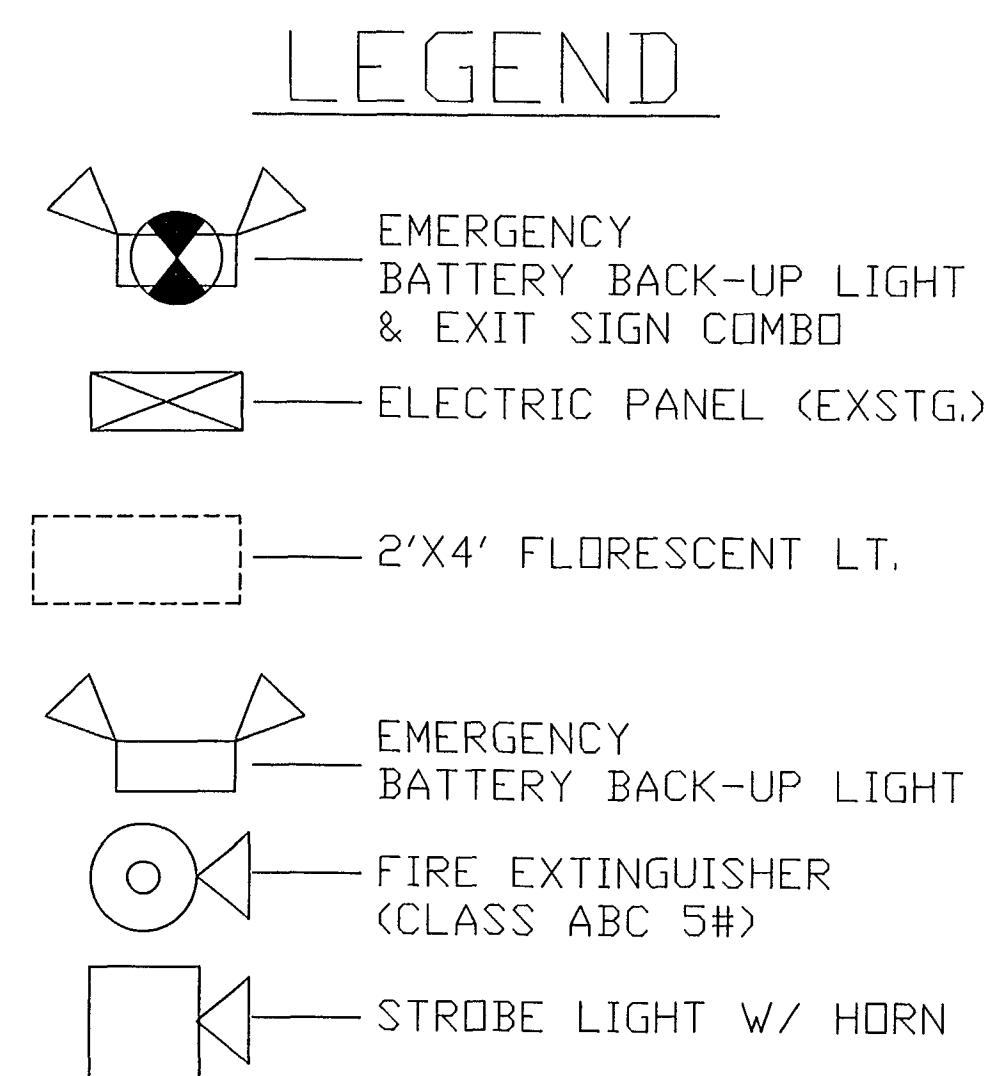
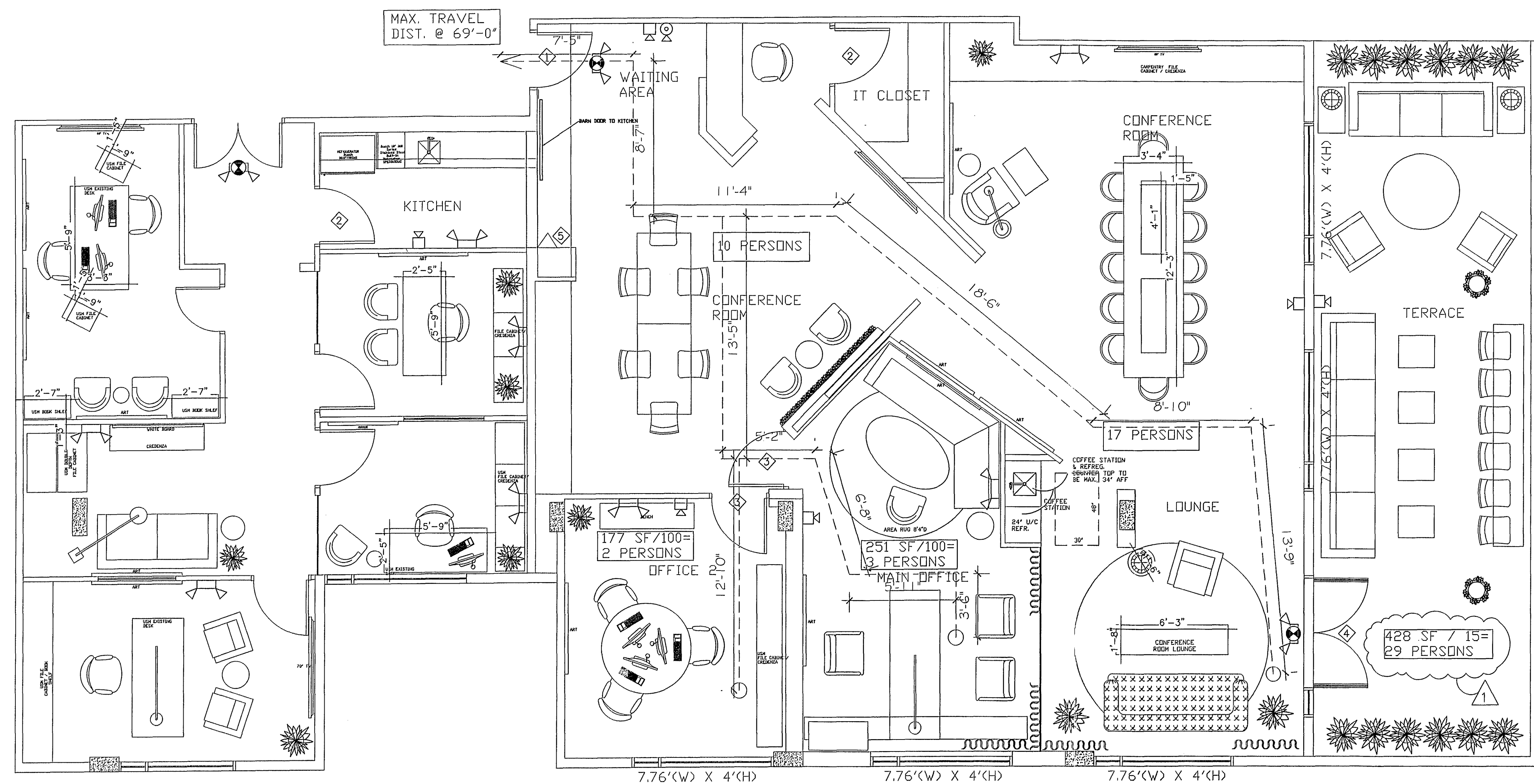


City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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OFF: (786)382-1695	FLA. REG. NO. #28531

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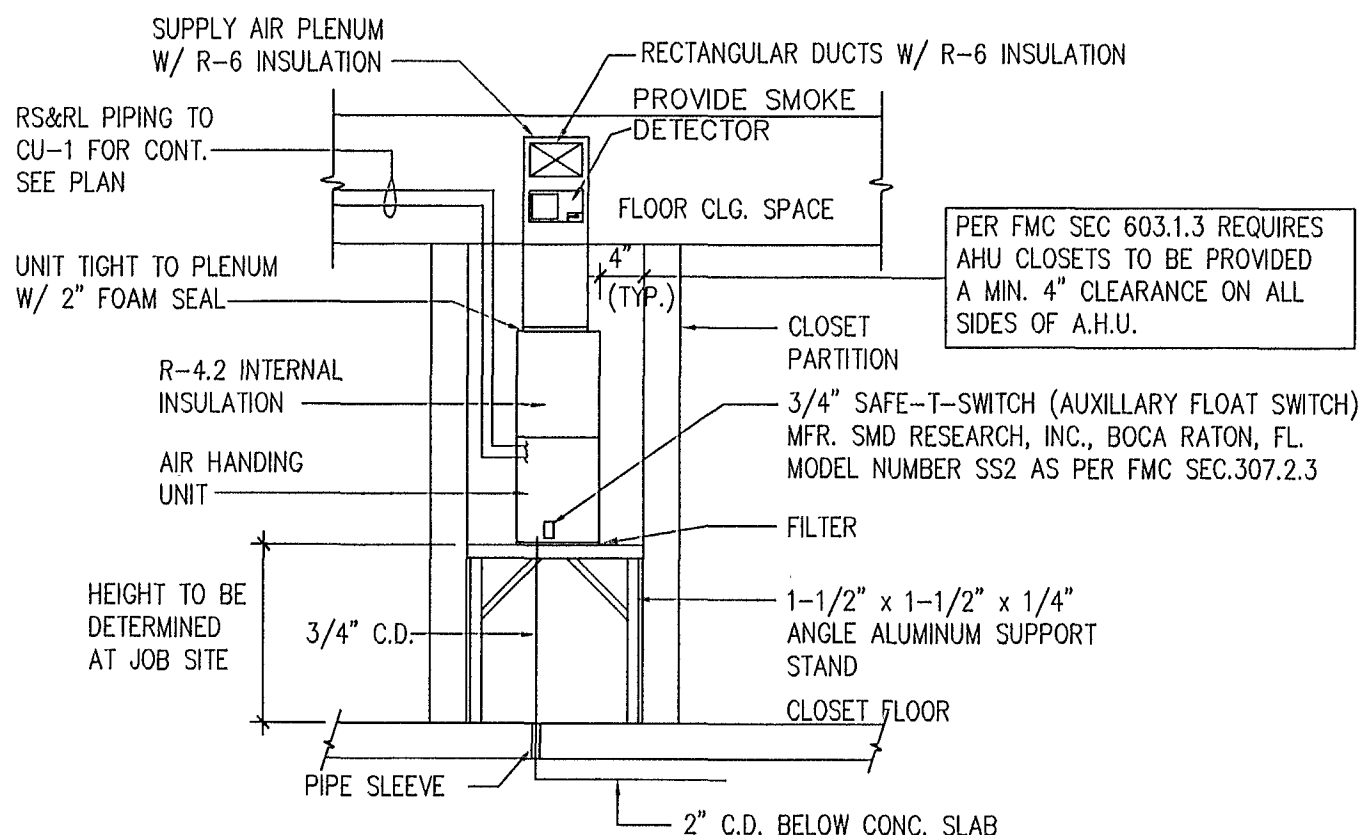
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A/C GENERAL NOTES:

- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING SYSTEM SHOWN ON THE DRAWINGS AND/OR LISTED BELOW.
- VENTILATION DUCTWORK SHALL BE FIBERGLASS, DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION.
- DUCT SHALL BE EXPOSED INDUSTRIAL METAL HEX WIRE ON 7/8" CENTERS, ENCAPSULATED IN A CONTINUOUS SOFT VINYL FILM, JOINED BY MOLECULAR WELDING TO FORM AN AIR TIGHT INNER CORE. THE CORE IS TO BE INSULATED WITH FIBERGLASS INSULATION (R-6), AND SHEATHED IN A REINFORCED ALUMINUM METALIZED POLYESTER VAPOR BARRIER JACKET. PROVIDE SPIN COLLAR WITH DAMPER AND EXTRACTOR WHERE FLEXIBLE DUCT IS CONNECTED TO RECTANGULAR DUCTWORK. DAMPER ACTUATOR SHALL BE EXTENDED OUTSIDE INSULATION.
- AIR CONDITIONING SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" (R-6 MIN.) FIBERGLASS U.L. 181 LISTED, CLASS 1 AIR DUCT. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS. (R-4.2 TOP LEVEL. R-4.2 IN OTHER LEVELS).
- TEMPERATURE CONTROL SHALL BE A ROOM THERMOSTAT FOR HEATING/COLLING WITH STAGES AS REQUIRED.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- MECHANICAL CONTRACTOR SHALL VERIFY DIRECTION OF EXISTING STRUCTURE BEFORE INSTALLATION OF EQUIPMENT AND DUCTWORK. SHOULD ANY DISCREPANCIES BE FOUND CONTACT ARCHITECT/ENGINEER.
- VIBRATION ISOLATION: ALL EQUIPMENT AS PER MANUFACTURER RECOMMENDATIONS TO ELIMINATE ANY EQUIPMENT NOISE FROM BEING HEARD.
- GUARANTEES:
 - ALL COMPRESSOR MOTORS ON NEW EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL HAVE A 5 YEARS PRODUCT GUARANTEE FROM DATE OF START-UP.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM DATE OF ACCEPTANCE.
- TESTING:
 - ALL REFRIGERANT HIGH SIDE PIPING TO BE 300 PSIG. LOW SIDE TO 150 PSIG. AFTER TESTING, EVACUATE SYSTEM TO 28% MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 25 HOURS WITH PUMP OFF. BREAK VACUUM WITH REFRIGERANT.
 - BALANCE AIR SYSTEM TO DELIVER QUANTITIES AT EACH OUTLET WITHIN 5% USING A.A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR APPROVAL PRIOR TO FINAL INSPECTION.
- REFRIGERATION SUCTION PIPING SHALL BE INSULATED WITH 3/4" IN- COAFLEX. ARMAFLEX INSULATION MAY ONLY BE USED IN NON-PLENUM AREAS. FINISHED WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT AS PER MANUFACTURER'S INSTRUCTION.
- ALL REFRIGERANT PIPING SHALL BE TYPE "K" HARD COPPER, TOGETHER WITH WROUGHT COPPER SOLDER FITTINGS. JOINTS SHALL BE MADE WITH SILVER SOLDER OR "SILFOSS". ALL CONDENSATE TO BE SCHEDULE 40 TYPE II HIGH IMPACT PVC WITH SLIP JOINT FITTING OF THE SAME MATERIALS WITH AN APPROVED SOLVENT INSTALLED IN A MANNER RECOMMENDED BY THE FITTING MANUFACTURER.
- ALL WORK SHALL CONFORM WITH THE MECH. FLA. BLDG. CODE 6TH ED. FBC 2017

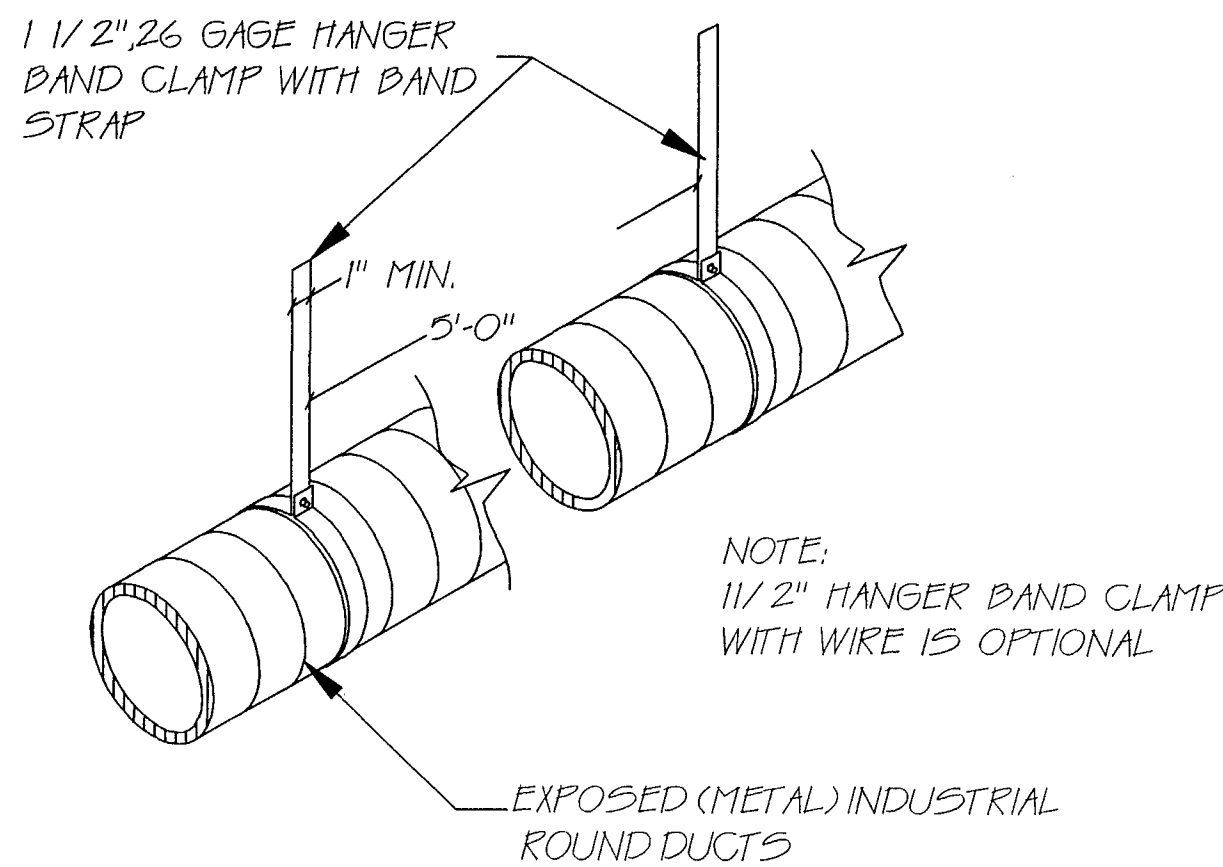
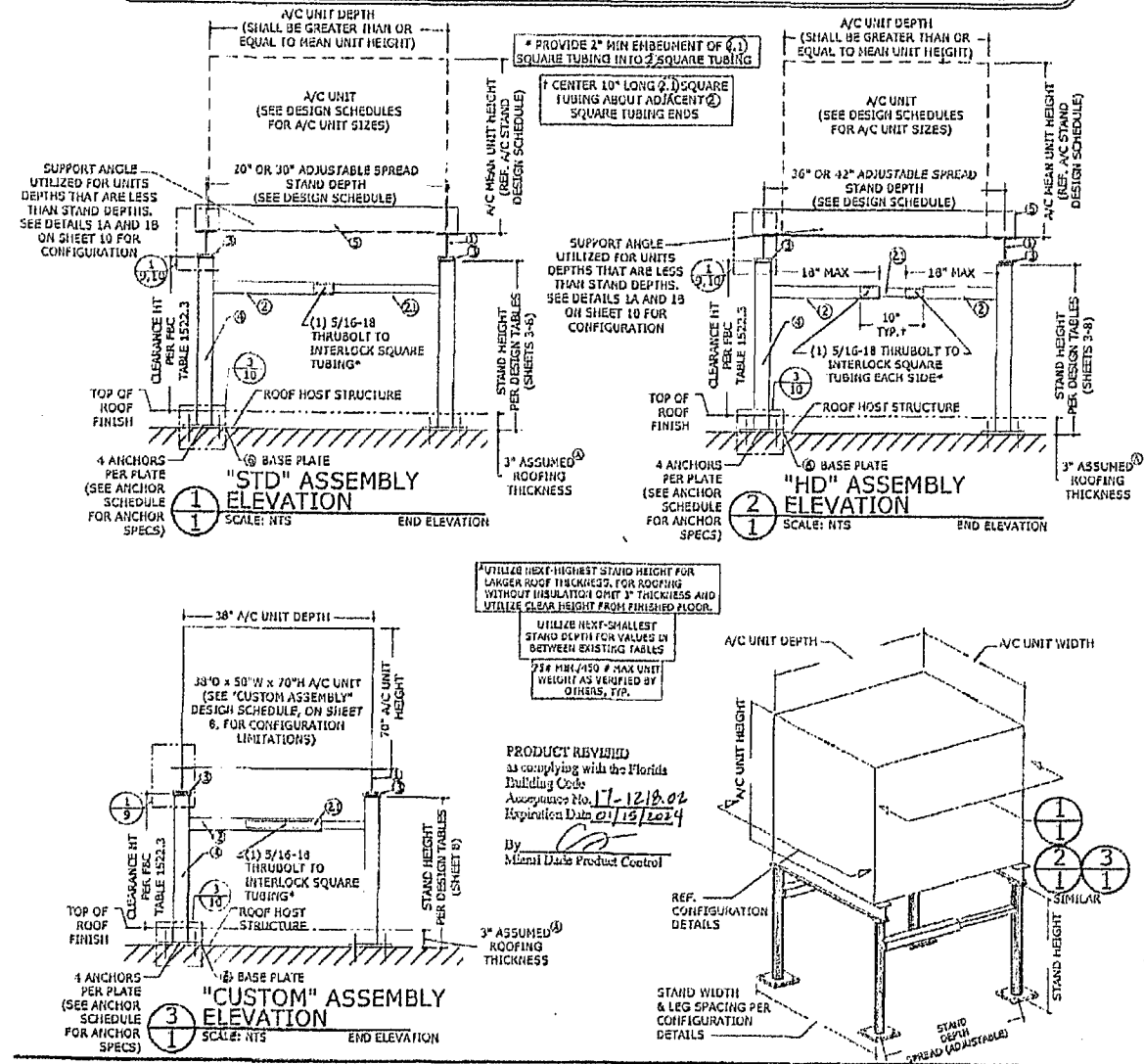
OUTSIDE AIR SCHEDULE					
UNIT	AREA SERVED	PEOPLE	Vbz=RpPz+RaAz	O/A DESING CFM	O/A SUP. CFM
AHU	OFFICES	32	7.5X32+0.12X1,776 =453	453	460
TOTAL-460					

THE ABOVE O/A SCHEDULE IS IN ACCORDANCE W/ OUTDOOR AIR REQUIREMENTS FOR VENTILATION TABLE 403.3 OF THE 6TH ED. FBC 2017 FBC MECHANICAL CODE, FBC 2017



A.H. UNIT MOUNTING DETAIL
N.T.S.

ALUMINUM STANDS FOR MECHANICAL UNITS



DUCT SUPPORT DETAIL
N.T.S.

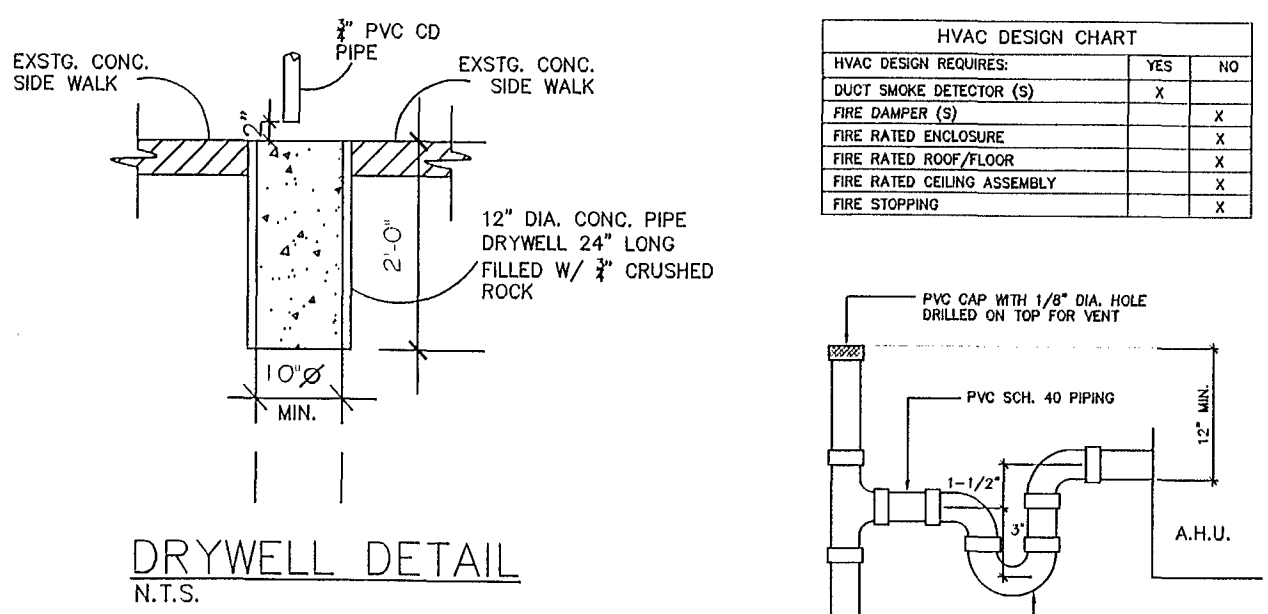
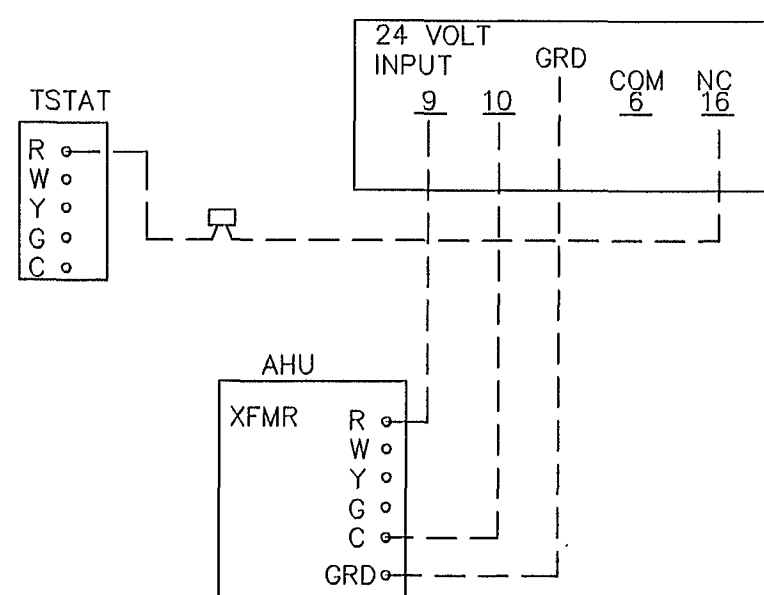
MECHANICAL SCOPE OF WORK

- INSTALL NEW A/C SYSTEM AS NOTED ON PLANS
- INSTALL NEW EXPOSED INDUSTRIAL DUCTS AS NOTED ON PLANS

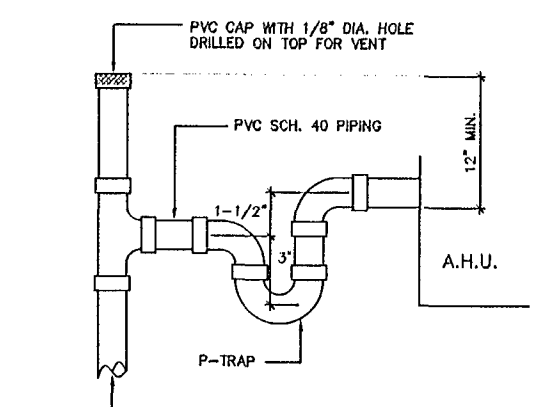
SEQUENCE OF OPERATION IN FIRE MODE FOR AHU

- AHU SWITCH IS AUTOMATICALLY SHUT OFF WHEN SMOKE DETECTOR IS ALERTED OF SMOKE.
- SIGNAL IS SENT TO ALARM TO KEY PAD.
- STROB LIGHT & HORN ARE ENERGIZED

WIRING OF AHU SHUTDOWN



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



CONDENSATE DRAIN PIPING DETAIL
N.T.S.

CONDENSING UNIT SCHEDULE (NEW)	
UNIT LOCATION	OUTSIDE
UNIT WEIGHT (LBS.)	227
UNIT NOMINAL CAP. (TONS)	5
MATCHING AHU NUMBER	AHU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	GSX160601
TOTAL COOLING CAP. (BTUH)	54,000
AMBIENT TEMPERATURE	95°
UNIT MIN. SEER	16.0
AVAILABLE VOLTAGE	208/230/1-60
CIRCUIT BKR. MIN. AMPERES	25/25
CIRCUIT BKR. MAX. AMPERES	40/40
LIQUID LINE DIAM.	1 1/8"
CALCULATED TOT. COOLING CAP.	-

AIR HANDLING UNIT SCHEDULE (NEW)	
UNIT NUMBER	AHU-1
MATCHING CONDENSING UNIT	CU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	ASPT161D14
UNIT LOCATION	CLOSET
UNIT TYPE	VERTICAL
ENTERING AIR TEMP. (db/wb)	80°/67°
EXTERNAL STATIC PRESS.	0.30
FAN MOTOR	1/3
AVAILABLE VOLTAGE	208/240-1-60
NUMBER OF STEPS	1
FILTER TYPE	PERMANENT
CFM	2340
HEAT (kw)	10.0 @ 240V
OUTSIDE AIR	460 CFM



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gfb
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2. VENTILATION DUCTWORK SHALL BE FIBERGLASS. DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION.
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10. TESTING:
 - A. ALL REFRIGERANT HIGH SIDE PIPING TO BE 300 PSIG. LOW SIDE TO 150 PSIG. AFTER TESTING, EVACUATE SYSTEM TO 28" MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 25 HOURS WITH PUMP OFF. BREAK VACUUM WITH REFRIGERANT.
 - B. BALANCE AIR SYSTEM TO DELIVER QUANTITIES AT EACH OUTLET WITHIN 5% USING A.A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR APPROVAL PRIOR TO FINAL INSPECTION.
11. REFRIGERATION SUCTION PIPING SHALL BE INSULATED WITH 3/4" IN--COAFLX. ARMAFLEX INSULATION MAY ONLY BE USED IN NON--PLENUM AREAS. FINISHED WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT AS PER MANUFACTURER'S INSTRUCTION.
12. ALL REFRIGERANT PIPING SHALL BE TYPE "K" HARD COPPER, TOGETHER WITH WROUGHT COPPER SOLDER FITTINGS. JOINTS SHALL BE MADE WITH SILVER SOLDER OR "SILFOs". ALL CONDENSATE DRAIN PIPING TO BE SCHEDULE 40 TYPE II HIGH IMPACT PVC WITH SLP JOINT FITTING OF THE SAME MATERIALS WITH AN APPROVED SOLVENT IN ACCORDANCE WITH A MANNER RECOMMENDED BY THE FITTING MANUFACTURER.
13. ALL WORK SHALL CONFORM WITH THE MECH. FLA. BLDG. CODE 2010 EDITION AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

TOTAL-460

Diagrammatic detail of a closet floor assembly. The diagram shows a cross-section of the floor structure, including the closet floor, closet partition, and closet door. Key components and dimensions are labeled:

- SUPPLY AIR PLENUM W/ R-6 INSULATION
- RECTANGULAR DUCTS W/ R-6 INSULATION
- PROVIDE SMOKE DETECTOR
- FLOOR CLG. SPACE
- PER FMC SEC 603.1.3 REQUIRES AHU CLOSETS TO BE PROVIDED A MIN. 4" CLEARANCE ON ALL SIDES OF A.H.U.
- RS&RL PIPING TO CU-1 FOR CONT. SEE PLAN
- UNIT TIGHT TO PLENUM W/ 2" FOAM SEAL
- R-4.2 INTERNAL INSULATION
- AIR HANDLING UNIT
- 3/4" SAFE-T-SWITCH (AUXILIARY FLOAT SWITCH MFR. SMD RESEARCH, INC., BOCA RATON, FL. MODEL NUMBER SS2 AS PER FMC SEC.307.2.3)
- FILTER
- HEIGHT TO BE DETERMINED AT JOB SITE
- 3/4" C.D.
- 1-1/2" x 1-1/2" x 1/4" ANGLE ALUMINUM SUPPORT STAND
- CLOSET FLOOR
- PIPE SLEEVE
- 2" C.D. BELOW CONC. SLAB

NOTE: DETAIL IS DIAGRAMATIC, SEE PLAN FOR CORRECT ORIENTATION OF DUCTS, RS & RL PIPING

1/2" GALV. STL. BOLTS

CLEARANCE 18" MIN. OR HIGHER AS REQUIRED BY 2010 FBC TABLE 1509.7

EXSTG. 4" CONC. ROOF DECK

ALUM. STAND MANUFACTURED BY MIAMI TECH. INC. MIAMI-DADE NOA. NO. 17-1218-02

GALV. STEEL PITCH PAN OVERFILL W/ HOT PITCH

(4) 1/2" GALV. STL ANCHOR BOLTS X 2 3/4" LONG

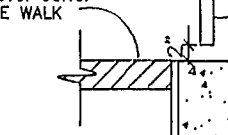
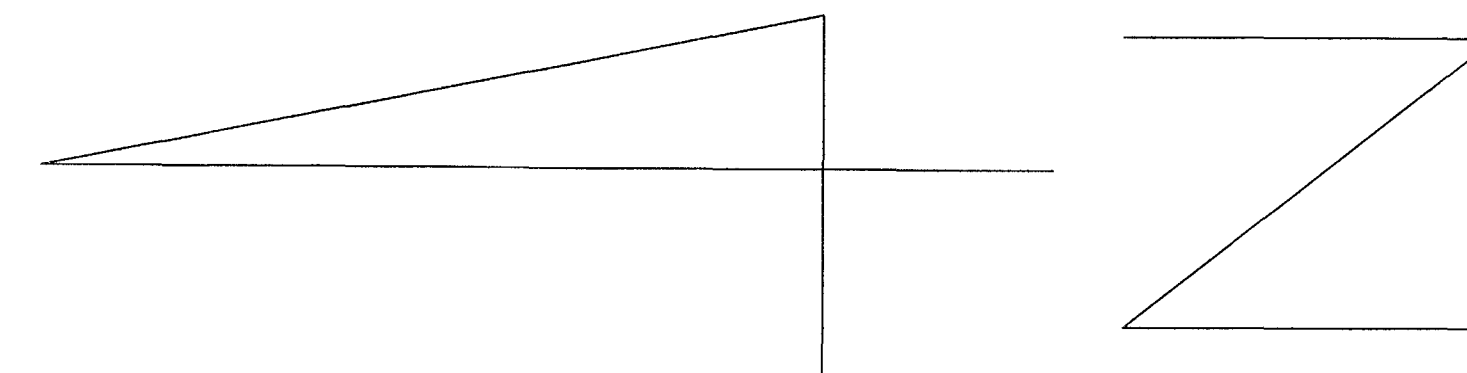


Diagram illustrating the Drywell Detail. The structure is a vertical pipe (12" DIA. CONC. PIPE DRYWELL 24" LONG) filled with 1/2" CRUSHED ROCK. The pipe is surrounded by EXSTO. CONC. SIDE WALK. The pipe is connected to a 2" PVC CD PIPE. The bottom of the pipe is labeled 10" MIN. The diagram is labeled DRYWELL DETAIL N.T.S.

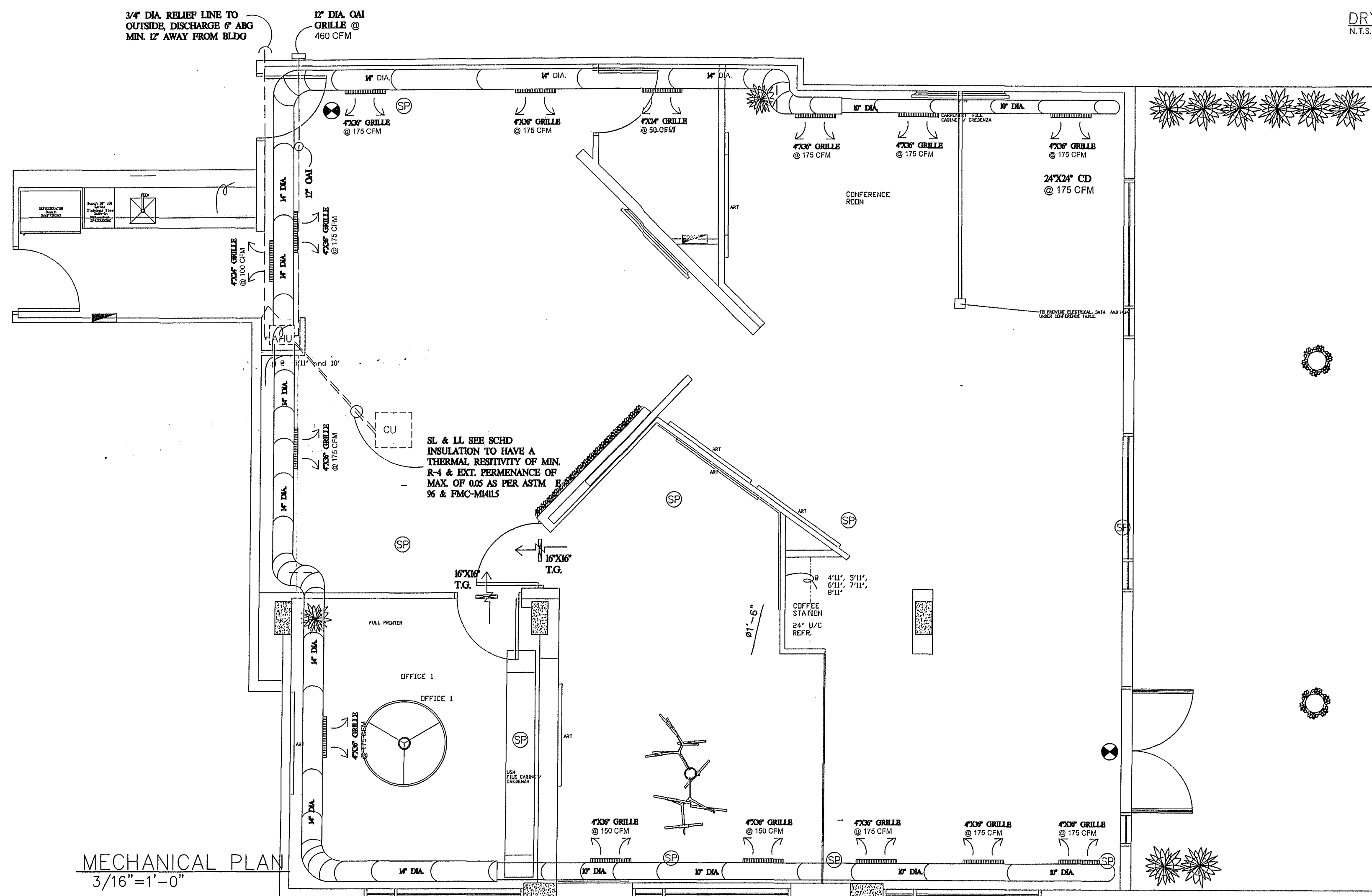
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR (S)	X	
FIRE DAMPER (S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR		X
FIRE RATED CEILING ASSEMBLY		X
FIRE STOPPING		X



CONDENSING UNIT SCHEDULE (NEW)	
UNIT LOCATION	OUTSIDE
UNIT WEIGHT (LBS.)	227
UNIT NOMINAL CAP. (TONS)	5
MATCHING AHU NUMBER	AHU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	GSX160601
TOTAL COOLING CAP. (BTUH)	54,000
AMBIENT TEMPERATURE	95°
UNIT MIN. SEER	16.0
AVAILABLE VOLTAGE	208/230/1-60
CIRCUIT BKR. MIN. AMPERES	25/25
CIRCUIT BKR. MAX. AMPERES	40/40
SUCTION LINE DIAM.	1 1/8"
LIQUID LINE DIAM.	5/16"
CALCULATED TOT. COOLING CAP.	-

AIR HANDLING UNIT SCHEDULE (NEW)	
UNIT NUMBER	AHU-1
MATCHING CONDENSING UNIT	CU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	ASPT161D14
UNIT LOCATION	CLOSET
UNIT TYPE	VERTICAL
ENTERING AIR TEMP. (db/wb)	80°/67°
EXTERNAL STATIC PRESS.	0.30
FAN MOTOR	1/3
AVAILABLE VOLTAGE	208/240-1-60
NUMBER OF STEPS	1
FILTER TYPE	PERMANENT
CFM	2340
HEAT (kw)	10.0 @ 240V
OUTSIDE AIR	460 CFM

 **City of Miami Beach**
Fire Prevention Division
PLANS APPROVED



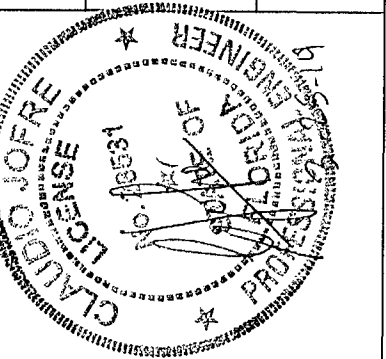
01	FLEXIBLE DUCT SUPPORT
M-1	SCALE: N.T.S.

1. INSTALL NEW A/C SYSTEM AS NOTED ON PLANS
2. INSTALL NEW EXPOSED INDUSTRIAL DUCTS AS NOTED ON PLANS

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

CLAUDIO JOFRE, P.E.

334 NE 102ND ST MIAMI, FLA. 33138 OFF: (786)382- ENGINEER FLA. REG. NO. 38
--



2 FEB. 2019

M-1

BC 1910502

119 Washington Ave

M2019010952

M2019010952

DERM
PLAN REVIEW
FINAL
APPROVAL
ON M2019010952
RESOURCES MANAGEMENT
NAME (PRINT) KS
SIGNATURE [Signature] DATE 4/24/19



BC1910562

ramos architects • and associates

April 12, 2019

City Of Miami Beach
Building Department

See revised sheet A-2

Re: BC1910562

To Whom It May Concern:

Below please find our responses to Disapproval Remarks regarding the above referenced project.

2. Provide DERM Final approval before issuance of permit. MDC Ord Chap 24.
See Attached

3. Total gross construction (Not just AC) area, including covered terraces and garages (open or enclosed within walls or columns) should be reflected on the application and on plans as areas of new construction/alteration (or Work Area). FBCB 107.2.1

See revised application

4. Codes to be applicable shall be clearly written on the first page of plans. State that code in effect is FLORIDA BUILDING CODE 2017, 6th Edition and FLORIDA BUILDING CODE ACCESSIBILITY 2017, 6th Edition. All other applicable codes for the other trades must be listed. If the proposed work is on an existing building work shall be classified as per FBCBE (Existing) 2017 Chapter 5.

See revised sheet A-2

5. Occupancy classification group and sub-group shall be determined (see Chapter 3). Group A with less than 50 people is considered a group B (business). If special occupancies apply see requirements in Chapter 4. FBCB 107.3.5

See revised sheet A-2

6. Calculate occupant load and compare it with egress capacity. FBCB 107.3.5, & table 1004.1.2.

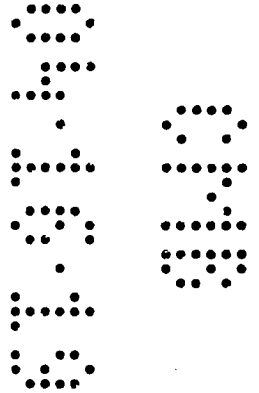
See revised sheet A-2

7. Show details with an NRTL approved system (UL or equal) number for all fire rated walls, partitions, fire barriers, Chases, etc. FBCB Chapter 7

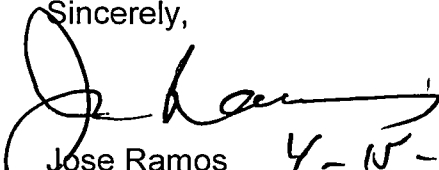
See revised sheet A-2

8. Provide sound insulation: Walls, partitions and floor-ceiling assemblies separating dwelling units from each other and from public or service areas shall have a sound transmission class (STC) of not less than 50 (66 for wood joists floor). Floor assemblies shall also have an impact insulation class (IIC) of not less than 50 (66 for wood joists floor). FBCB 1207

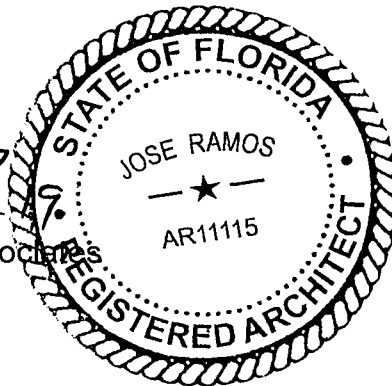
See new detail U419 sheet A-2



Sincerely,


Jose Ramos 4-15-17

Ramos Architects and Associates



FIRE-RESISTANCE DESIGN**BC1910562****Assembly Usage Disclaimer****BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States****BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

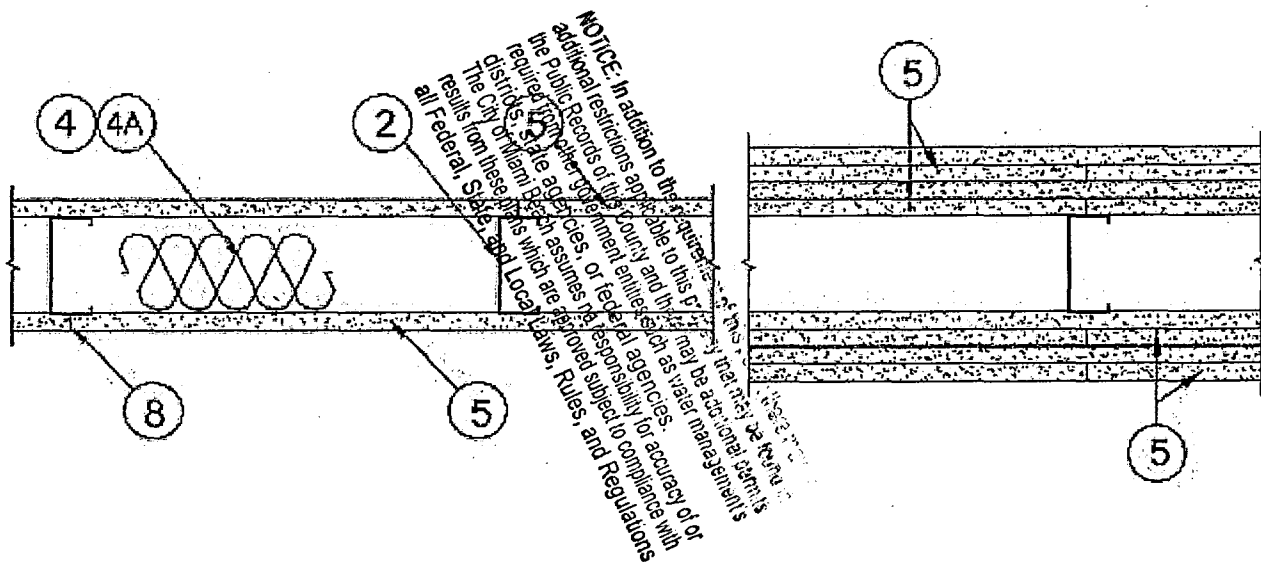
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U419

September 28, 2018

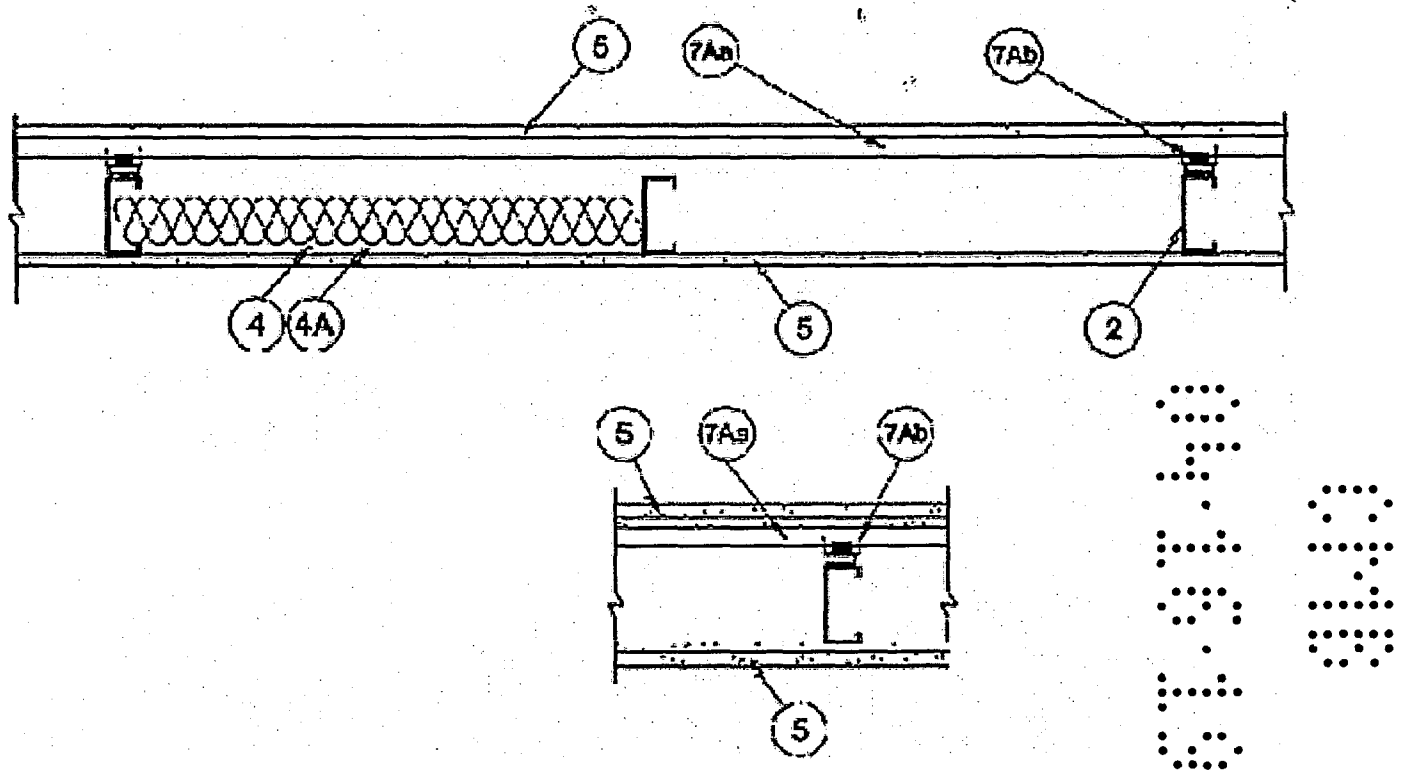
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5K)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions
employing the UL or cUL Certification (such as Canada), respectively.



Shop Drawing Review
Review is for general conformance
with the design concept
and contract documents
approved by

[Signature]
4-12-19



1. Floor and Ceiling Runners — (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members* — **Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

FUSION BUILDING PRODUCTS — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

1B. Framing Members* — **Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1C. Framing Members* — Floor and Ceiling Runners — (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

1D. Floor and Ceiling Runners — (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. Framing Members* — Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

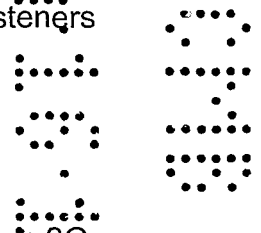
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK**RAM SALES L L C — Ram ProTRAK****STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK**

1F. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

SUPER STUD BUILDING PRODUCTS — The Edge



1G. Framing Members* — Floor and Ceiling Runner — For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size, attached to floor and ceiling with fasteners 24 in. OC max.

STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. Floor and Ceiling Runners — (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

FUSION BUILDING PRODUCTS — Viper20™ Track VT100

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

1I. Framing Members* — Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

TELLING INDUSTRIES L L C — Viper25™ Track

1K. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L L C — Viper20™ Track

1L. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

STEEL INVESTMENT GROUP L L C — AlphaTRAK

1M. Framing Members* — Floor and Ceiling Runners — Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. Framing Members* — Floor and Ceiling Runners — Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

OEG BUILDING MATERIALS — OEG Track

1O. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track

2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. Steel Studs — (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J and 5K) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. Framing Members* - Steel Studs — (As an alternate to Item 2, For use with Items 5C, 5I or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

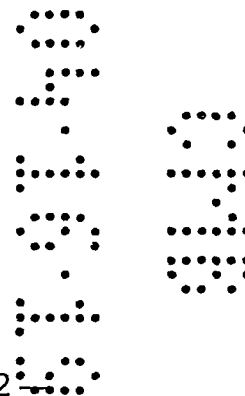
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

FUSION BUILDING PRODUCTS — Viper25™

IMPERIAL MANUFACTURING GROUP INC — Viper25™



2C. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

FUSION BUILDING PRODUCTS — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2D. Framing Members* — Steel Studs — In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

2E. Framing Members* — Steel Studs — (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or 5K only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.

SUPER STUD BUILDING PRODUCTS — The Edge

2G. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.

STUDCO BUILDING SYSTEMS — CROCSTUD

2H. Framing Members* — Steel Studs — (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel,

spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2I. Framing Members* — Steel Studs — (As an alternate to Item 2, For use with Items 5C or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
TELLING INDUSTRIES L L C — Viper25™

2J. Framing Members* — Metal Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights
TELLING INDUSTRIES L L C — Viper20™

2K. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
EB METAL INC — NITROSTUD

2L. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OLMAR SUPPLY INC — PRIMESTUD

2M. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. Framing Members* — Steel Studs — As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.
STEEL INVESTMENT GROUP L L C — AlphaSTUD

2O. Framing Members* — Steel Studs — As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. Framing Members* — Steel Studs — As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

OEG BUILDING MATERIALS — OEG Stud

2Q. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X

3. Wood Structural Panel Sheathing — (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. Batts and Blankets* — (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4A. Batts and Blankets* — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. Batts and Blankets* — For use with Item 5K. Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to

Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4C. Fiber, Sprayed* — (Optional) and as an alternate to Batts and Blankets (Item 4B) where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. Gypsum Board* — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

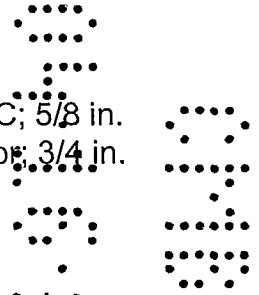
Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or 3/4 in. thick Types IP-X3 or ULTRACODE



When Item 7B, **Steel Framing Members***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. Gypsum Board* — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

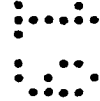
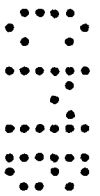
USG MEXICO S A DE C V — Type SHX.

5B. Gypsum Board* — (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in. or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).

RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. Gypsum Board* — (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type SCX.



UNITED STATES GYPSUM CO — Type SCX, SGX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. Gypsum Board* — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered

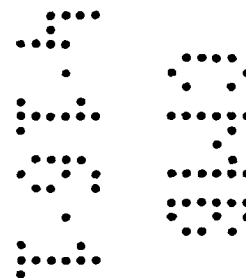
edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. Gypsum Board* — (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX



5G. Gypsum Board* — (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. Gypsum Board* — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

5J. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long

Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5K. Gypsum Board* — (Not Shown) — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) need not be staggered. The number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2 through 20	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4B)
1	3-5/8	1 layer, 5/8 in. thick	3-1/2 in.
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional

UNITED STATES GYPSUM CO — 5/8 in. thick Type ULIX

6. Fasteners — (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in.

long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. Furring Channels — (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A.

7A. Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. Framing Members* — (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall

screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

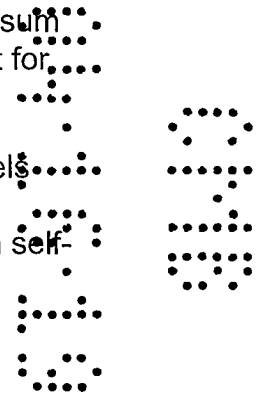
KINETICS NOISE CONTROL INC — Type Isomax

7C. Framing Members* — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

PLITEQ INC — Type GENIECLIP



7D. Steel Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7E. Steel Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in.

and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7F. **Steel Framing Members*** — (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.

KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

8. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

9. **Siding, Brick or Stucco** — (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

10. **Caulking and Sealants*** — (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

11. Lead Batten Strips — (Not Shown, For Use With Item 5B) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.

11A. Lead Batten Strips — (Not Shown, For Use With Item 5H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

12. Lead Discs or Tabs — (Not Shown, For Use With Item 5B) — Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

12A. Lead Discs — (Not Shown, for use with Item 5H) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

13. Lead Batten Strips — (Not Shown, For Use With Item 5E) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.

14. Lead Tabs — (Not Shown, For Use With Item 5E) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

*** 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 2018-09-28

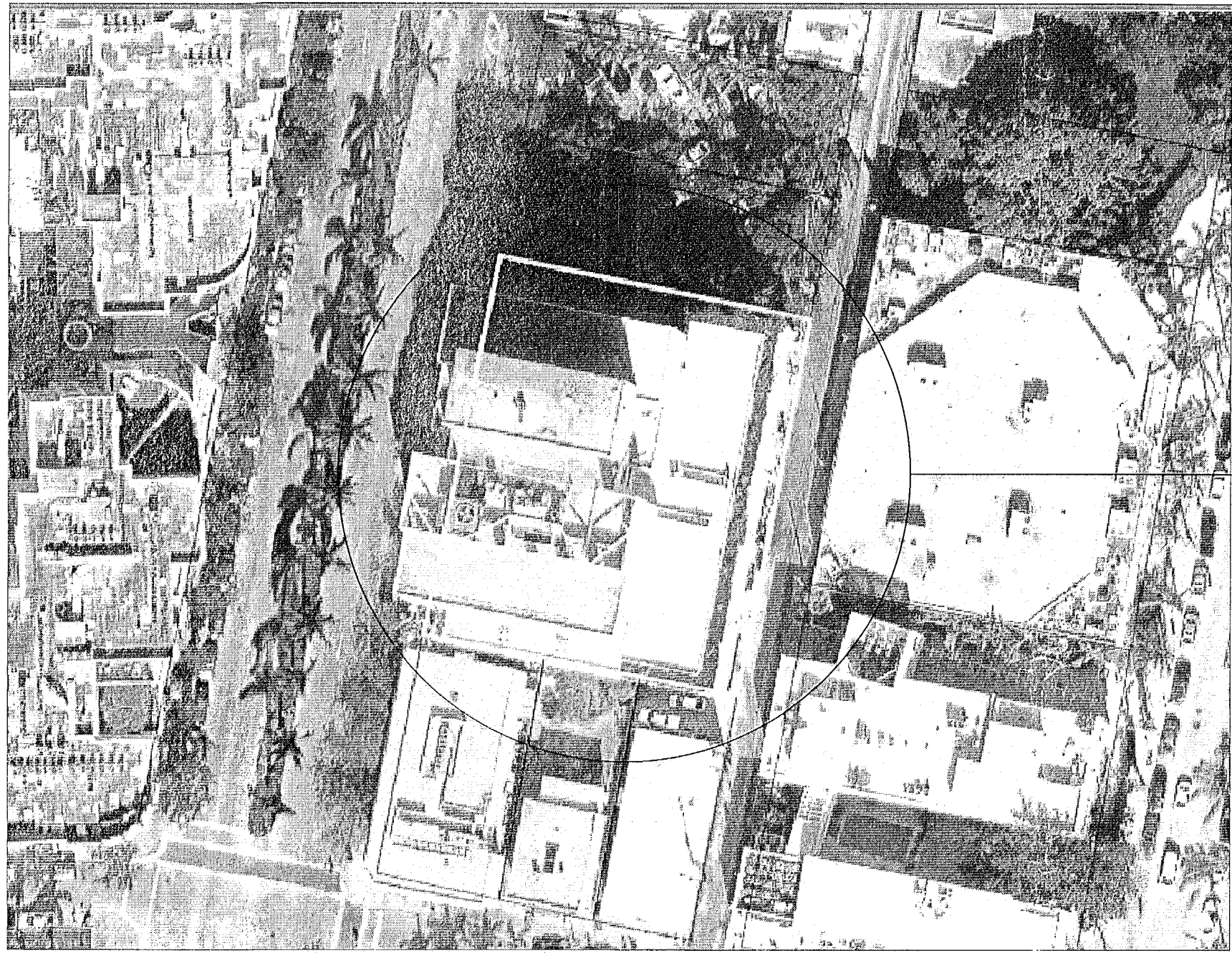
Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

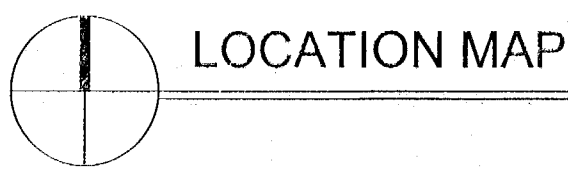
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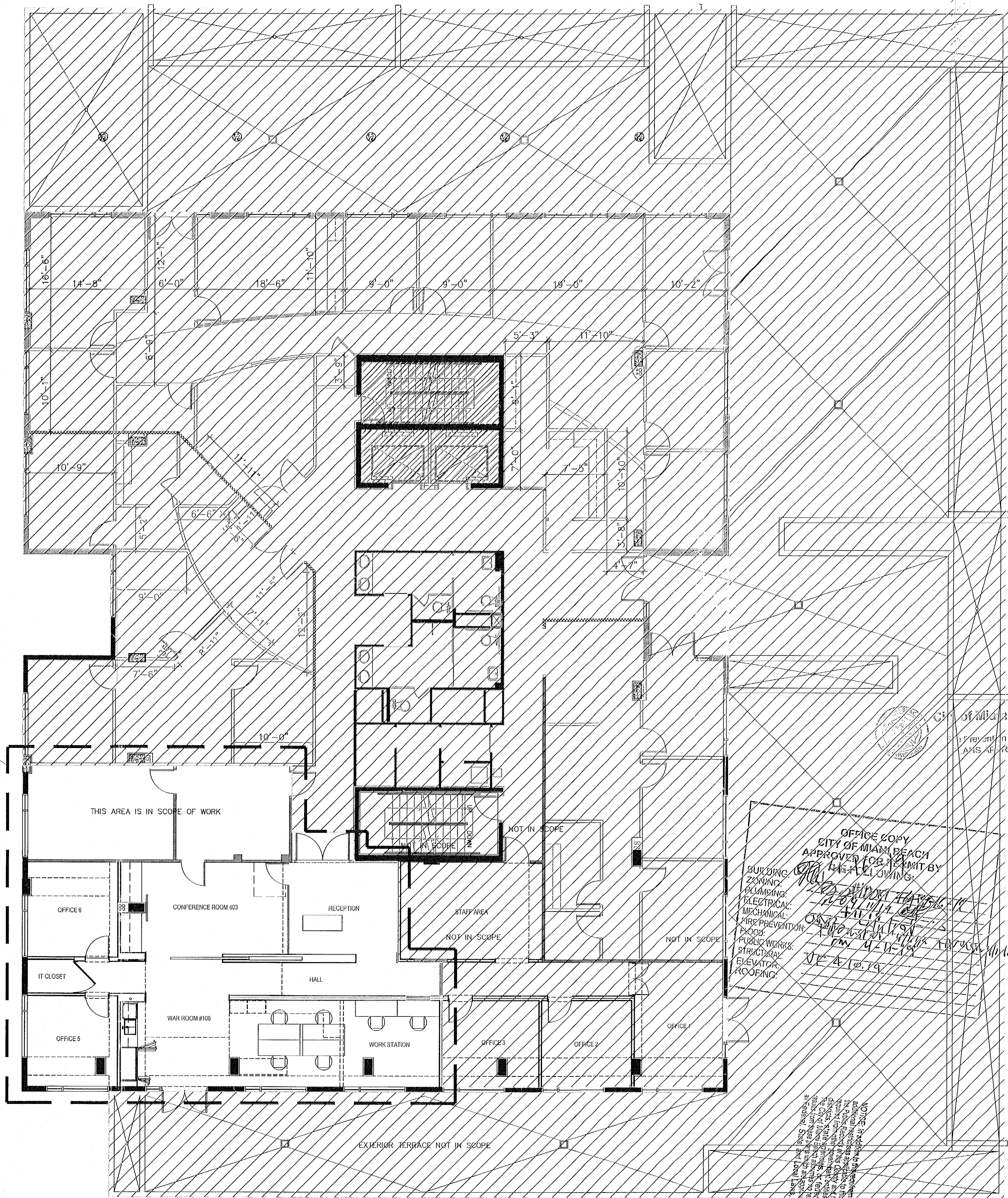
PROPERTY
LOCATION



N.T.S.

NOTICE: This drawing is the property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in this drawing. The Architect shall not be responsible for any construction or other work done in accordance with this drawing. The Architect shall not be responsible for any construction or other work done in accordance with this drawing.

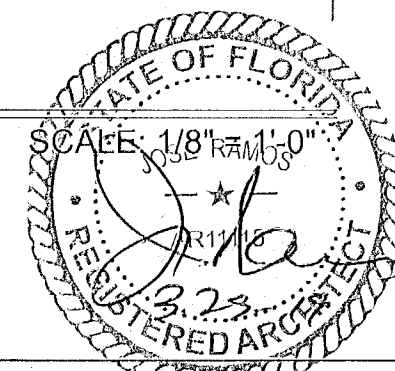
AREA OF WORK



FLOOR PLAN

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
[Signature]
DATE 4/11/19

NOTICE: This drawing is the property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in this drawing. The Architect shall not be responsible for any construction or other work done in accordance with this drawing. The Architect shall not be responsible for any construction or other work done in accordance with this drawing.



PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR11115
AAC1595

PROPOSED RENOVATION FOR:
ANTHONY CAPITAL
ATLANTIC CENTER
119 WASHINGTON AVE, SUITE 403/406, MIAMI BEACH, FLORIDA

Ramos Architects & Associates Architects and Planners
7801 TAMiami CAVALIER MIAMI BEACH, FLORIDA 33141
(305) 445-5740

date	03/15/19
project number	19060
sheet	A-1 of

GENERAL NOTES:

1. ALL NEW FINISHES SHALL BE MINIMUM CLASS "C" FLAME SPREAD, UNLESS NOTED.
2. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR TO REPORT AND RECORD ANY EXISTING DAMAGE PRIOR TO CONSTRUCTION AND SHALL REPAIR ALL NEW DAMAGE TO MATCH ADJOINING SURFACES.
4. ALL DOORS SHALL BE PROPERLY CAULKED WITH AN APPROVED CAULKING COMPOUND.
5. CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER TYPE AND KIND OF INTERIOR FINISHES DESIRED BY OWNER, NOT SPECIFIED. ALL NEW FINISHES SHALL BE MINIMUM CLASS "C" FLAME SPREAD UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO NOTIFY OWNER IN ADVANCE OF ANY NECESSARY POWER, WATER OR SEWER OUTAGES, AND SHALL KEEP INCONVENIENCES TO A MINIMUM.
7. CONTRACTOR SHALL PROPERLY PATCH AND REPAIR ALL WORK DISTURBED BECAUSE OF THIS NEW WORK AND TO MATCH ALL ADJOINING WORK.
8. CONTRACTOR IS RESPONSIBLE FOR THE LEGAL REMOVAL OF ALL RUBBISH AND DEBRIS FROM THE PREMISES. KEEP PREMISES NEAT AND CLEAN AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL FOLLOW THE BUILDING STANDARDS. IN THE EVENT CONFLICTING INFORMATION IS SHOWN OR DESCRIBED, THE ARCHITECT SHALL BE NOTIFIED SO THAT A CLARIFICATION OF THE INTENT OF THESE PLANS MAY BE OBTAINED, PRIOR TO DOING THE WORK.

WALL LEGEND:

- EXISTING 8" CMU WALL TO REMAIN
- EXISTING GYPSUM BOARD PARTITION (NON-FIRE RATED)
- NEW 1-HR FIRE RATED GYPSUM BOARD PARTITION

SCOPE OF WORK

1. REMOVE PARTITION IN WAR ROOM #108
2. PATCH CEILING, PATCH CARPET TILE AND PAINT SAME COLOR.
3. INSTALL EXISTING GLASS DOOR INTO SUITE 403 (RE-PURPOSED GLASS 36" DOOR).
4. PROVIDE 2 NEW QUAD-RECEPTACLES AND 7 NEW LOW VOLTAGE TELEPHONE LINES IN WAR ROOM #108.
5. REPLACE ALL CARPETING IN SUITE 403 TO NEW CARPET TILE TO MATCH EXISTING THROUGHOUT SUITE 406.
6. PAINT ALL WALLS CEILINGS AND MILLWORK.
7. REMOVE EXISTING BUILT-IN FURNITURE IN WAR ROOM #108.
8. INSULATE AND SEAL EDGES OF NEW WALLS SEPARATING SUITE 406 FROM SUITE 402.
9. NO AC, NO PLUMBING, SEE ELECTRICAL PLAN FOR ELECTRICAL WORK.
10. ALL LIFE SAFETY DEVICES, (FIRE ALARM, FIRE SPRINKLERS, ETC.) EXISTING TO REMAIN, NO CHANGES.
11. EGRESS CAPACITY COMPLIES WITH FBCB 107.3.5, & TABLE 1004.1.2.
12. FLORIDA BUILDING CODE ACCESSIBILITY 2017, 6TH EDITION
13. FBCBE (EXISTING) 2017 CHAPTER 5.

FINISHES NOTE:

INTERIOR FINISHES SHALL COMPLY WITH MIN. FLAME SPREAD CLASSIFICATION PER FBC TABLE 803.9

NOTE:

BUILDING HAVE SPRINKLERS AND FIRE ALARM SYSTEM

NOTES:

ALL DIMENSIONS TO BE FIELD VERIFIED.

APPLICABLE CODES

FLORIDA BUILDING CODE 2017, SIXTH ED. EXISTING.
FLORIDA BUILDING CODE 2017, SIXTH ED. BUILDING

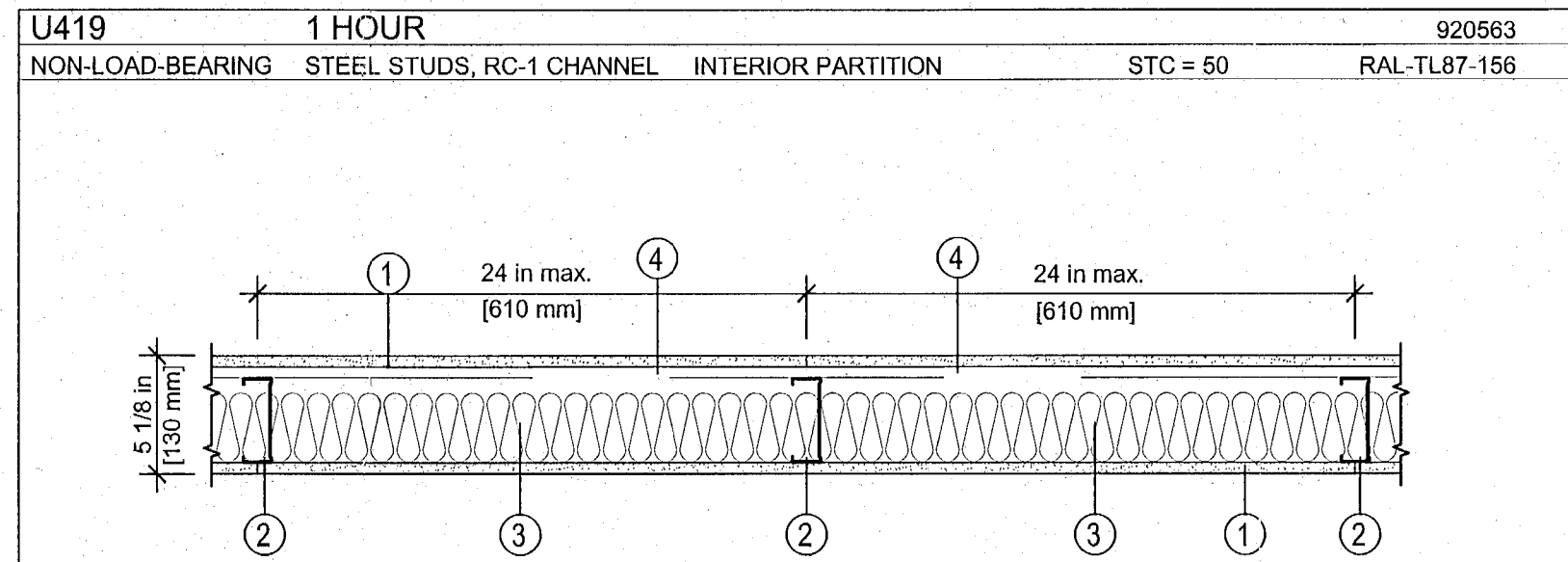
CONSTRUCTION TYPE II-B

STRUCTURAL FRAME: NC
BEARING WALLS: NC
NONBEARING WALLS & PARTITIONS: NC
NONBEARING WALLS & PARTITIONS: NC
FLOOR CONSTRUCTION: NO REQ.
ROOF CONSTRUCTION: NO REQ.
EXIT CLASS B
ACCESS TO EXITS CLASS C
OTHER SPACES CLASS C
AS PER TABLE 803.9, FBC 2017, SIXTH ED.

FLORIDA BUILDING CODE: 2017, SIXTH ED.

FIRE CODES IN EFFECT:
THIS PLAN(S) SHALL COMPLY WITH ALL REQUIREMENTS OF FLORIDA FIRE PREVENTION CODE 6TH EDITION 2017.
N.F.P.A. 101 (LIFE SAFETY CODE) 2015 EDITION, AND
N.F.P.A. 1 (UNIFORM FIRE CODE) 2015 EDITION.

NOTE:
DEMO EXISTING PARTITIONS
TOTTALLING 89 S.F.



KEY NOTES:

1. 5/8" (TYPE "X") DRYWALL
2. 25 GA. 3 5/8" METAL STUDS @ 16" OC. MAX.
3. GLASS FIBER AND MINERAL WOOL BATT INSULATION.
4. RESILIENT CHANNEL WITH STC 50.

UNDERSIDE OF EXISTING
MEZZANINE STRUCTURE

5/8" GYPSUM BOARD (TYPE "X")
ON EA. SIDE OF 25 GA. 3-5/8"
METAL STUDS @ 16" O.C.

METAL BASE SECURED TO
FLOOR SLAB W/ 0.145"
POWER DRIVEN FASTENERS
@ 24" O.C.

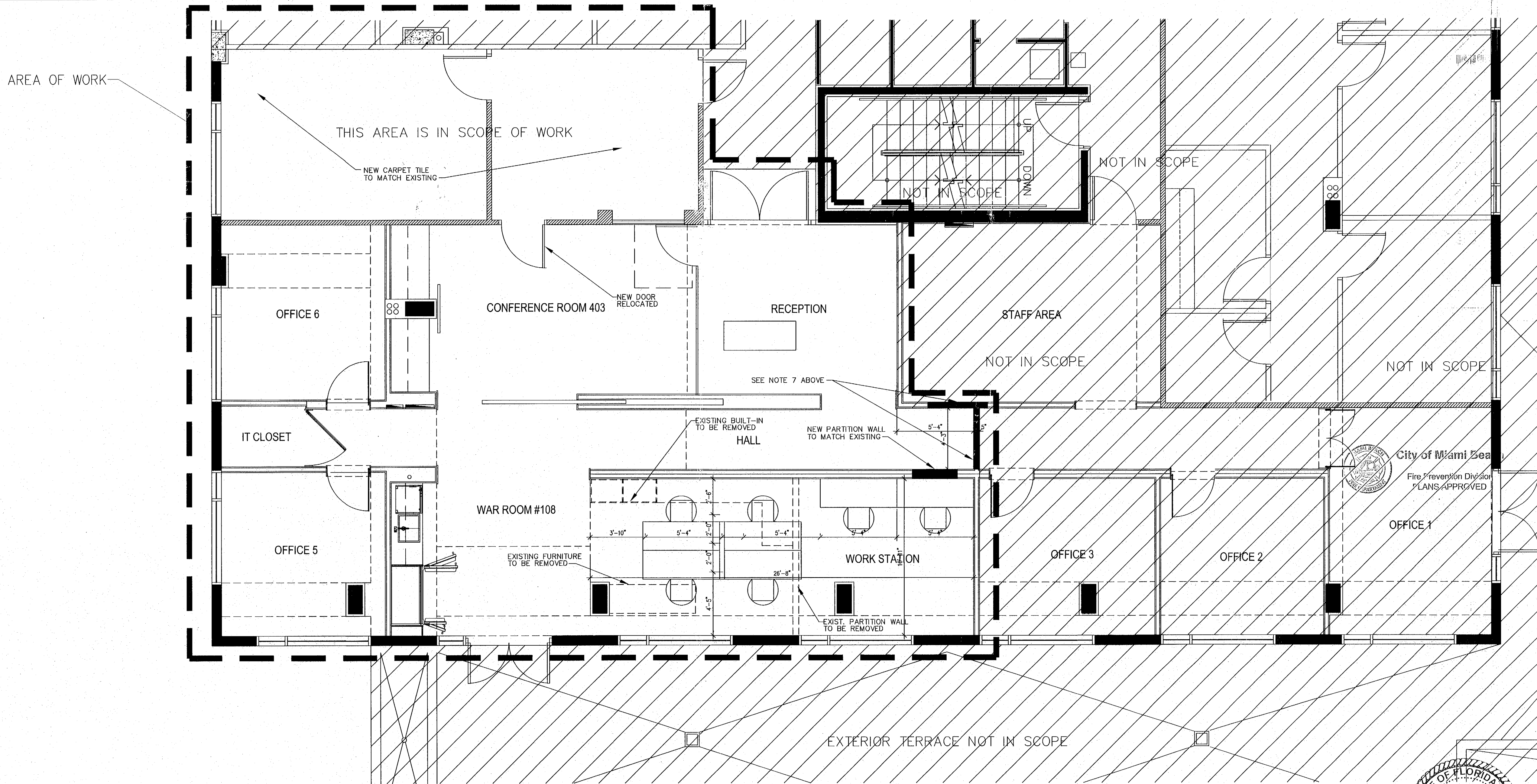
4" CONTINUOUS BASE

EXISTING CONC. SLAB

BOTTOM OF EXISTING SLAB STRUCTURE

INTERIOR PARTITION DETAIL

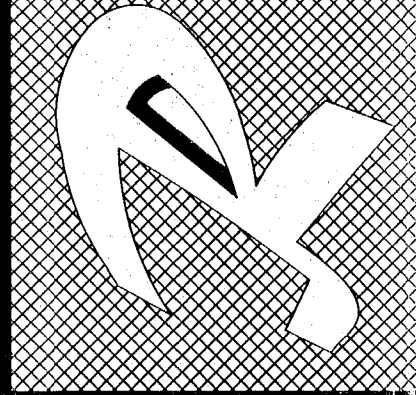
SCALE: 3/8" = 1'-0"



PROPOSED RENOVATION FOR:
ANTHONY CAPITAL

ATLANTIC CENTER
119 WASHINGTON AVE., SUITE 403/406, MIAMI BEACH, FLORIDA

RAMOS ARCHITECTS & ASSOCIATES
1700 TAMIAMI CANAL RD. MIAMI, FL 33144
(305) 445-6140



date 03/15/19
REV.1 (CITY COMM.) 04/12/19

project number
19060

sheet
A-2

ELECTRICAL GENERAL NOTES

1.- OVERALL INSTALLATION: THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), THE FLORIDA BUILDING CODE (FBC), AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2.- COMPLIANCE: WORKMANSHIP, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE EDITION OF THE NEC, NFPA, NEMA, ASTM, OSHA, HRS HEALTH AGENCIES, AND OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND PERTAINING REGULATIONS ESTABLISHED BY THE REGULATORY AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL ALSO MEET THE REQUIREMENTS OF OTHER STANDARDS WHERE SUCH REQUIREMENTS ARE MORE STRICT THAN THOSE STANDARDS CITED ABOVE.

3.- MATERIALS: CONTRACTOR SHALL PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE UNDERWRITER'S LABORATORY (UL) LABEL AS APPLICABLE.

4.- PERMITS AND INSURANCE: CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

5.- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS OR ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

6.- CUTTING AND PATCHING: MAJOR CUTTING, PATCHING & PAINTING REQUIRED BY THIS CONTRACT WILL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES SHALL BE RETURNED TO ORIGINAL CONDITIONS AFTER THE INSTALLATION OF THE EQUIPMENT.

7.- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE LOCAL ELECTRIC UTILITY AND THE TELEPHONE COMPANY.

8.- LOAD DATA IS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. ALL EQUIPMENT AND PANEL SIZES SHALL BE VERIFIED BEFORE ORDERING.

9.- CIRCUITS SHOWN ON PLANS ARE USED TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUIT ROUTING TO SUIT THE JOB CONDITIONS.

10.- FURNISH AND INSTALL ALL FIXTURES AS CALLED FOR ON THE PLANS OR AS SELECTED BY OWNER/ARCHITECT.

11.- ALL CONDUCTORS SHALL BE RUN IN CONDUIT, U.O.N.

12.- INSTALL 3/4" EMPTY CONDUIT TO ALL TELEPHONE, & TV DATA OUTLETS. PROVIDE PULL WIRE.

13.- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.

14.- PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.

15.- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS ONLY AND ABOVE BASE FLOOR ELEVATION.

16.- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATES, IF DIFFERENT FROM THOSE SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.

17.- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED J-BOXES AND INSTALLATION OF CONTROL WIRING. LOW VOLTAGE CONTROL WIRING AND THEIR TERMINATION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

18.- ELECTRICAL METER AND PANEL LOCATIONS SHOWN MAY VARY DEPENDING ON SERVICE ENTRANCE LOCATION.

19.- ALL LIGHTING FIXTURES TO BE SELECTED BY THE OWNER/ARCHITECT, U.O.N. AND SHALL BE INSTALLED BY THIS CONTRACTOR.

20.- BALANCE ALL PHASES AT EACH PANEL AND MDP/SERVICE MAINS.

21.- CHECK AVAILABLE ELECTRICAL SERVICE CHARACTERISTICS WITH THE LOCAL POWER COMPANY PRIOR TO ORDERING ANY EQUIPMENT. INFORM THE ARCHITECT/ENGINEER IF IT IS DIFFERENT FROM WHAT IS SHOWN ON PLANS.

22.- ELECTRICAL CONTRACTOR SHALL ASSURE THAT ALL FEATURES OF SERVICE COMPLY WITH THE POWER COMPANY'S REQUIREMENTS AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH POWER COMPANY FOR SERVICE. ALL EQUIPMENT NOT FURNISHED AND/OR INSTALLED BY THE POWER CO. IS TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

23.- U.O.N., COORDINATE REQUIRED A.I.C. RATINGS WITH POWER COMPANY.

24.- WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED UNDER ONE COMMON COVER.

25.- QUANTITY AND LOCATION OF ELECTRICAL, TELEPHONE/DATA & TV OUTLETS, LIGHTS AND LIGHT CONTROLS, SHALL BE ADJUSTED TO SUIT THE OWNER'S REQUIREMENTS AS PER OWNER/ARCHITECT INSTRUCTIONS. SAID ARRANGEMENTS SHALL NOT BE IN CONFLICT WITH APPLICABLE CODES.

26.- ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS, TYPE AND ARRANGEMENT OF OUTLETS FOR ALL ELECTRICAL FIXTURES, APPLIANCES AND EQUIPMENT, PRIOR TO INSTALLATION.

27.- PROVIDE A TYPEWRITTEN DIRECTORY FOR EACH ELECTRICAL PANEL AS PER NEC 408.4.

28.- CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.

29.- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS AND SHALL CONFORM TO NEMA STANDARDS. PLASTIC BOXES MAY BE USED WHERE PERMITTED UNDER APPLICABLE CODES AND ORDINANCES.

30.- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES, WHEN APPLICABLE. SWITCHES SHALL BE HP RATED, QUICK-MAKE, QUICK-BREAK, IN NEMA 1 ENCLOSURES FOR INDOOR AND NEMA 3R FOR OUTDOOR.

LIGHTING NOTES

1.- EGRESS ILLUMINATION
MIN. IFC PER FBC 1008

2.- LIGHTING SHALL COMPLY W/ FBC 505.1
NEC 410.16 75% OF THE FIXTURES
SHALL BE ENERGY EFFICIENT

3.- COMMERCIAL LIGHTING SHALL BE CONTROLLED BY AN SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED
AUTOMATIC CONTROL DEVICE TO SHUTOFF
BLDG. LTG. IN ALL SPACES PER FBC
EC C405.2, ENERGY CODE SECTIONS C405.2.1, C405.2.2
C405.2.3 AND C405.2.4.

4.- CONNECT EXIT/EMERGENCY LIGHTS AHEAD
OF SWITCH.

5.- INTERNAL ILLUMINATED EXIT SIGNS SHALL NOT
EXCEED WATTS PER SIDE (FACE) EC C405.4

6.- RECESSED LUMINAIRES INSTALLED IN THE BUILDING
THERMAL ENVELOPE SHALL BE SELED TO LIMIT AIR
LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED
FBC EC C402.4.8

7.- FLUORESCENT LUMINAIRES SHALL HAVE DISCONNECTING
MEANS PER NEC 410.130(G)(1)

NOTE:
A DISCONNECTING MEANS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION
FOR SERVICING THE BALLAST OF ALL FLUORESCENT FIXTURES THAT UTILIZE
DOUBLE-ENDED LAMPS.
THESE DISCONNECTS SHALL DISCONNECT SIMULTANEOUSLY ALL CONDUCTORS,
INCLUDING THE GROUND CONDUCTOR AS PER
NEC 410.73 (G).

NOTE:
PROVIDE AUTOMATIC LIGHTING SHUTOFF AS PER FBC, ENERGY, CHAPTER 505
(TIMER OR OCCUPANT SENSOR)

NOTE:
CONTRACTOR TO PROVIDE A CALIBRATED LIGHT METER AT TIME OF
INSPECTION TO VERIFY THE EMERGENCY LIGHTING PHOTOMETRICS PRIOR TO
THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. IF THE CONTRACTOR
CAN NOT SECURE THE STRUCTURE TO PREVENT NATURAL LIGHT FROM
ENTERING DURING THE TESTING, AN INSPECTION AFTER NORMAL BUSINESS
HOURS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

NOTE 3:
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE W/ NEC 2014 & SFBC
2017 (6TH EDITION).
2. EGRESS ILLUMINATION IFC (FBC 1008)
3. DESIGN COMPLIES W/ FBC CE405.1 FOR ILLUMINATION.

ELECTRICAL LEGEND

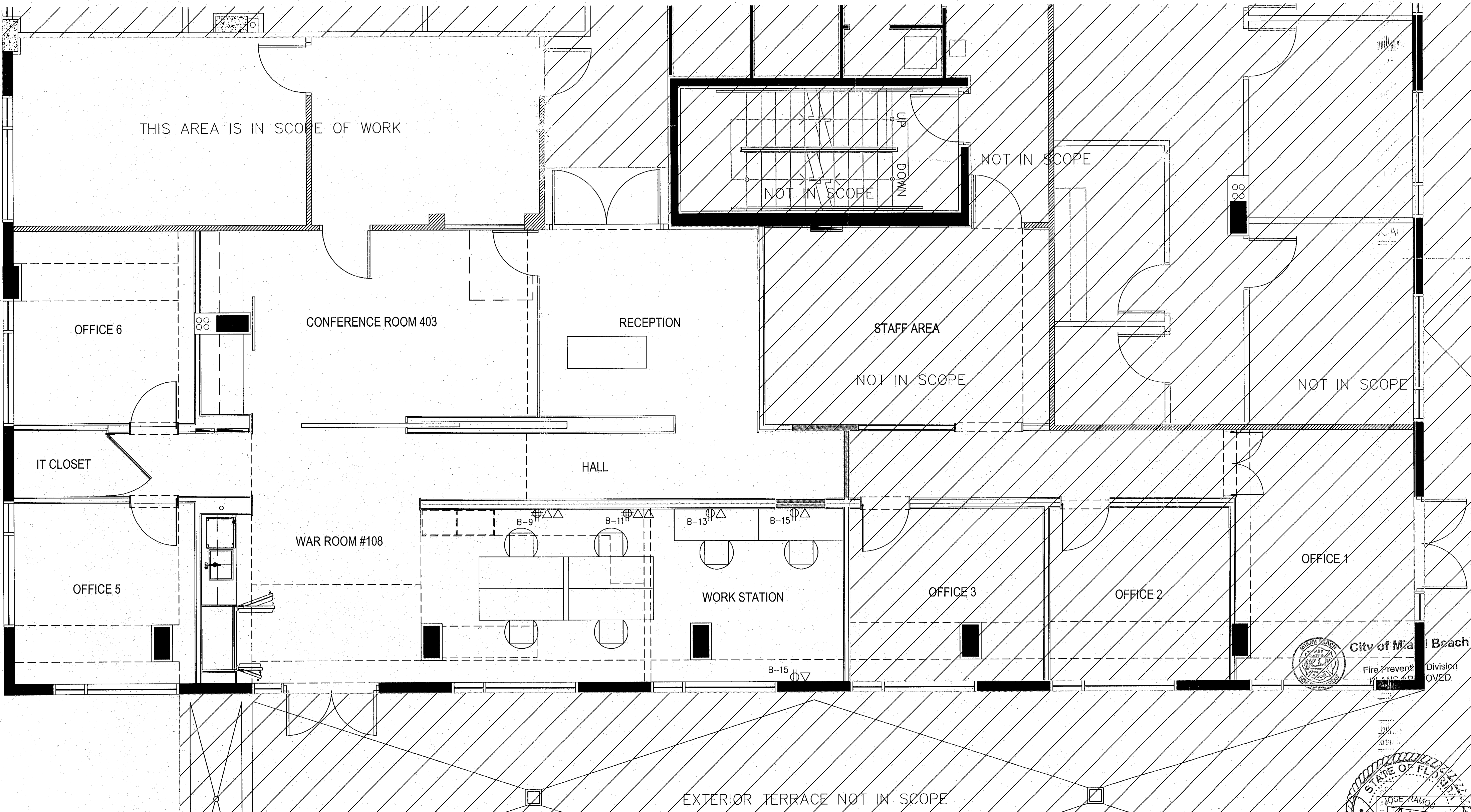
20 A, 120 V, DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F. OR AS DIRECTED BY ARCHITECT.	RECESSED CEILING MOUNTED FIXTURE.
20A, QDUPLEX RECEPTACLE @ 18" AFF, U.O.N.	WALL /PEDESTAL MOUNTED LIGHT.
20A, 120V GFI DUPLEX RECEPTACLE.	o = ABOVE COUNTER.
ELECTRIC PANEL.	WP = WEATHER PROOF.
LIGHTING SWITCH @ 48" AFF.	WR = WEATHER RESISTANT.
3-WAY LIGHTING SWITCH @ 48" AFF.	VP = VAPOR PROOF.
SWITCH WITH OCCUPANCY SENSOR.	TELEPHONE OUTLET/INTERNET JACK
EXIT LIGHT W/BATTERY BACK UP AND CONNECTED AHEAD OF ANY SWITCH.	DATA
EXIT/EMERGENCY LIGHT W/BATTERY BACK UP AND CONNECTED AHEAD OF ANY SWITCH.	TEL/DATA COMBO

SCOPE OF WORK

1. INSTALL POWER AND DATA FOR 5 WORKSTATIONS.
2. EXISTING LIGHTING TO REMAIN.

120/208 3PH,4W		(EXISTING) PANEL "A"										150A MLO FLUSH MTD	
BRANCH CIRCUITS													
LOCATION	WIRE AND CONDUIT	TOTAL V.A	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A	WIRE AND CONDUIT	LOCATION				
LIGHTS	#12-1/2"C	1,000	1P-20	1	2	1P-20	1,500	#12-1/2"C	RECEPTACLE				
LIGHTS	#12-1/2"C	1,000	1P-20	3	4				RECEPTACLE				
REFRIGERATOR	#12-1/2"C	1,500	1P-20	5	6				RECEPTACLE				
CONVENIENCE OUTLET	#12-1/2"C	1,500	1P-20	7	8				RECEPTACLE				
DISWASHER	#12-1/2"C	1,500	1P-20	9	10				FLOOR BOX				
SPARE	#12-1/2"C	1,500	1P-20	11	12				FLOOR BOX				
AC	2 #8 -3/4"C	3,500	3P-50	13	14	2P-30	1,500	2 #10 -1/2"C	TANKLESS WATER HEATER				
		3,500			15	16	1,500						
		3,500			17	18				SPACE			
IT PANEL	2 #8 -3/4"C	3,500	3P-50	19	20								
		3,500			21	22							
		3,500			23	24							
SPACE					25	26							
					27	28							
					29	30							
SUBTOTAL		29,000	TOTAL= 39,500 (110A)				10,500			SUBTOTAL			

120/208 3PH,4W		(EXISTING) PANEL "B"										100A MLO FLUSH MTD	
BRANCH CIRCUITS													
LOCATION	WIRE AND CONDUIT	TOTAL V.A	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A	WIRE AND CONDUIT	LOCATION				
SPARE	#12-1/2"C	1,500	2P-20	1	2	1P-20	1,500	#12-1/2"C	COMPUTER RACK OUTLET				
		1,500		3	4	1P-20	1,500	#12-1/2"C	COMPUTER RACK OUTLET				
CONDENSING UNIT	2#10-1/2"C	1,500	2P-30	5	6	1P-20	1,500	#12-1/2"C	TBP				
		1,500		7	8				SPACE				
SPACE				9	10				SPACE				
	#12-1/2"C	1,500	1P-20	11	12	2P-30	1,500	2#10-1/2"C	UPS OUTLET				
LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	13	14		1,500						
LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	15	16				SPACE				
LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	17	18								
SPACE				19	20								
				21	22								
				23	24								
SUBTOTAL		12,000	TOTAL= 19,500 (38A)				7,500		SUBTOTAL				
(*) NEW RECEPTACLES													



ELECTRICAL FLOOR PLAN

PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR11115
AAC1595

PROPOSED RENOVATION FOR:
ANTHON CAPITAL
119 WASHINGTON AVE, SUITE 403/406, MIAMI BEACH, FLORIDA

Ramos Architects & Associates ■ architects and planners
7501 TAMiami CANAL RD MIAMI FL 33144
(305) 445-1140

date 03/15/19

project number 19060

sheet E-1 of 4

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND SIZES INDICATED
OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION
AND MAINTENANCE OF THE SAME. NO PART OF THIS DRAWING
SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF THE DESIGNER. CONTRACTORS SHALL HAVE
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PERMISSION OF THE DESIGNER.

119 Washington Ave
#403/406
BC191056-2

BCR 1900103

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

7/11/19

M2019010359

PROVIDE MUNICIPAL PROCESS NUMBER HERE			
LOCATION OF IMPROVEMENTS	Job Address <u>119 WASHINGTON AVE M.B. #402</u>		CONTRACTOR INFORMATION
	Folio <u>02-4203-003-1200</u>		
TYPE OF IMPROVEMENTS	Lot <u>11 THW-13</u> Block <u>9</u>	Contractor No. <u>CBC 1259615</u>	
	Subdivision <u>OCEAN BEACH FEA SUB 2-3B</u> PBpg. <u>2-3B</u>	Last four (4) digits of Qualifier No. <u>3290</u>	
	Metes and bounds <u>—</u>	Contractor Name <u>WESTHAVEN CONST. SERV. INC.</u>	
		Qualifier Name <u>RODOLFO A. GARCIA</u>	
PERMIT TYPE	☐ New Construction on Vacant Land ☒ Alteration Interior ☐ Alteration Exterior ☐ Relocation of Structure ☐ Enclosure ☐ Repair ☐ Repair Due to Fire		OWNER'S NAME
	☐ Demolish ☐ Shell Only ☐ Addition Attached ☐ Addition Detached ☐ Re-Roof ☐ Foundation Only ☐ Tent		
	☒ MBLD* Category <u>01</u> ☐ MELE ☐ MPLU ☐ MLPG ☐ MMEC ☐ FIRE		
	REVIEW STATUS ☐ Chg. Contractor ☐ Re-Issue ☐ Re-Stamp ☐ Revision ☐ Not Applicable for Fire		
PERSON TO PICK UP PLANS	Name <u>ROGER MONTE</u> Address <u>8254 NW South River Drive</u> City <u>Medley</u> State <u>FL</u> Zip <u>33166</u> Phone <u>305-556-1416</u>		ARCHITECT / ENGINEER
	Owner <u>YANTRA 119 LLC</u> Address <u>119 WASHINGTON AVE ST 101</u> City <u>MIAMI BEACH</u> State <u>FL</u> Zip <u>33139</u> Phone <u>—</u> Last four (4) digits of Owner's Social Security No. <u>—</u>		
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	Current use of property <u>OFFICE BUILDING</u> Description of Work <u>INTERNAL RENOVATIONS CELLING, LIGHTINGS, FLOOR & PAINTING</u> Sq. Ft. <u>744</u> Units <u>1</u> Floors <u>1</u> Value of Work <u>\$44,040.00</u>		
	Owner <u>FINE LINE ENGINEERS</u> Address <u>7600 WEST 20 AVE ST 110</u> City <u>HALETH</u> State <u>FL</u> Zip <u>33016</u> Phone <u>786-953-4901</u>		
	I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.		
	1st Request: <u>VARAN ROSEN</u> Date: _____ 2nd Request: _____ Date: _____ 3rd Request: _____ Date: _____		
If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.			

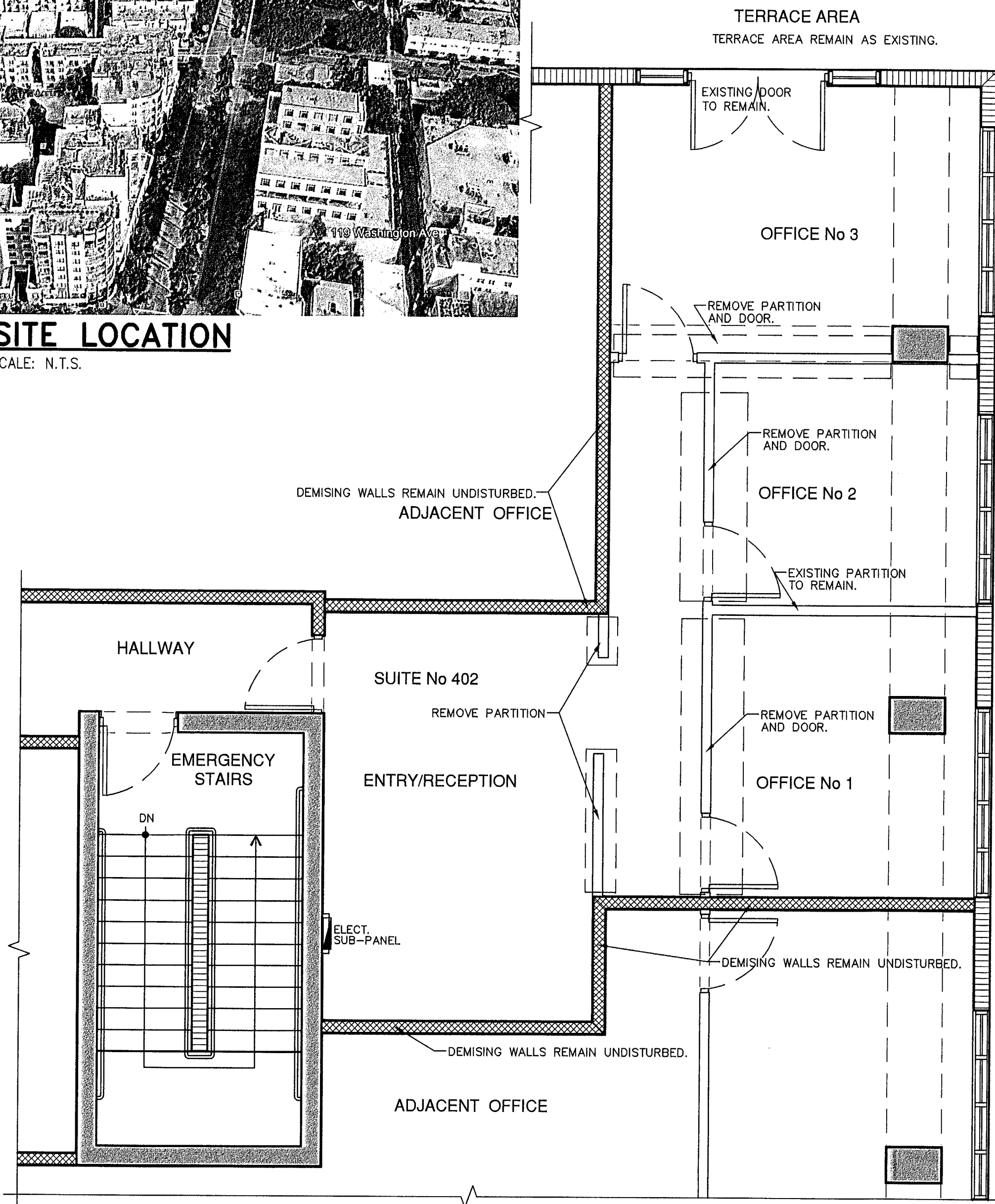
MIAMI BEACH

Permit Application

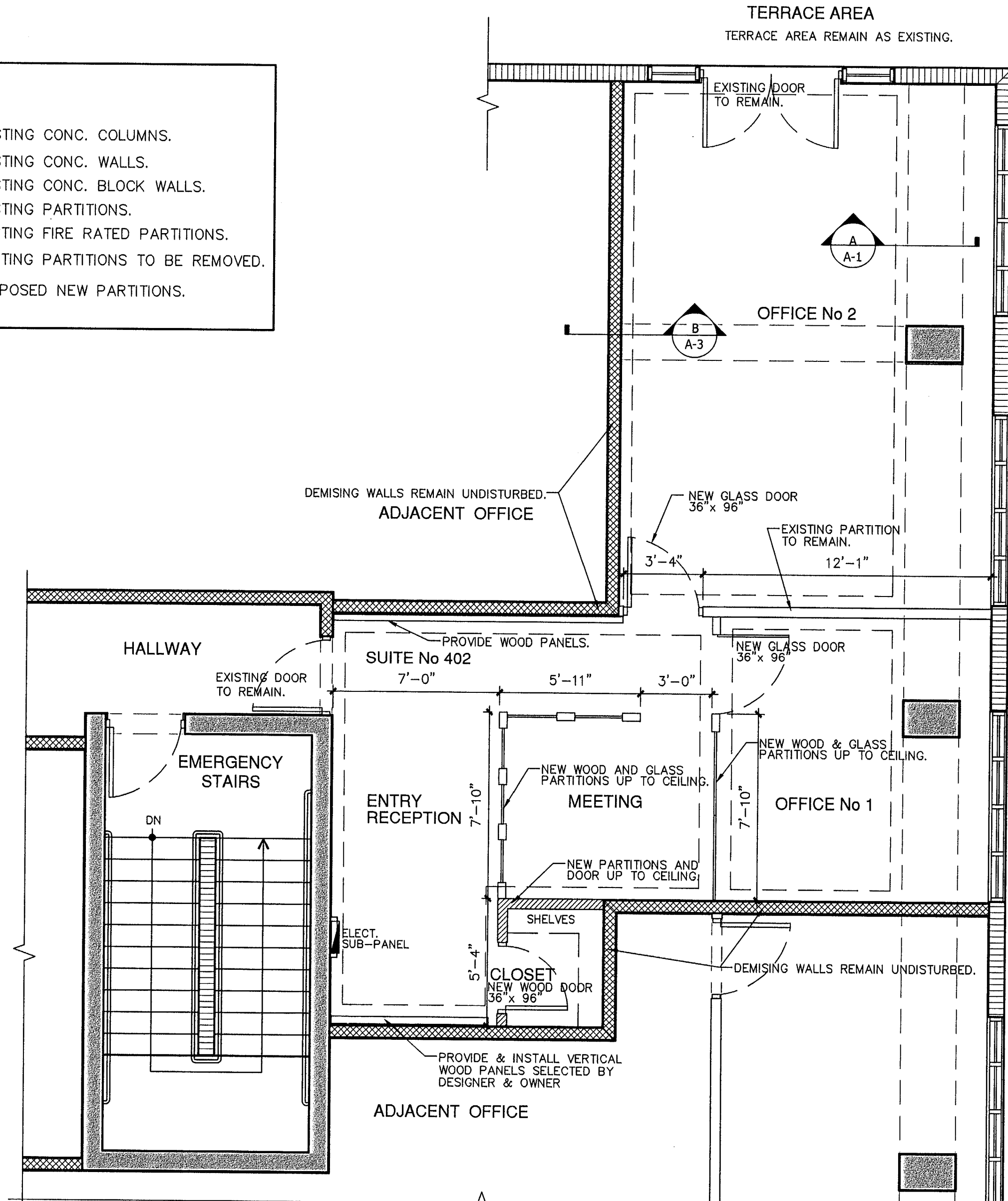
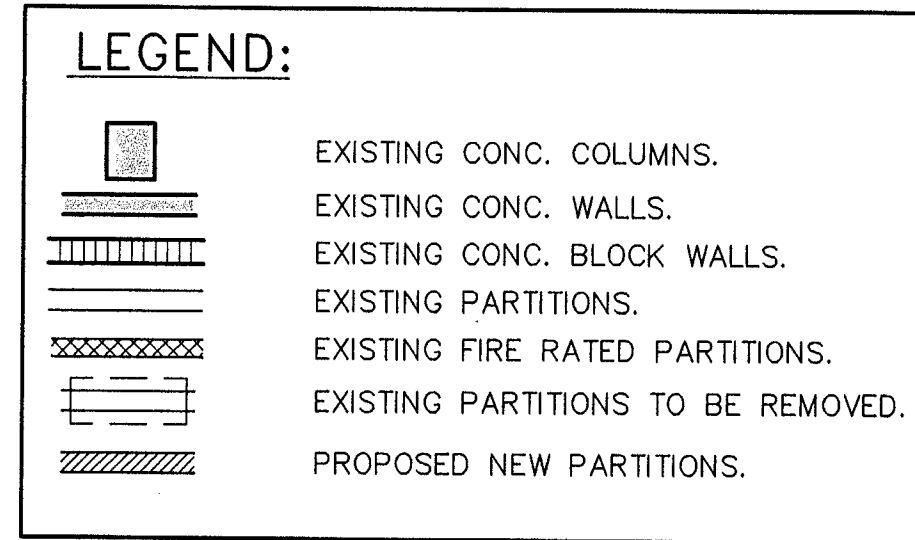
Applicant Information (Blue or Black Ink Only)		
Office Use Only Submittal Date: _____ Permit #: _____	Parcel / Folio Number: 02-4203-003-1200	Building Department 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139 Telephone: 305- 673-7610; Fax: 305-673-7857 http://www.miamibeachfl.gov/building/
Property Address: 119 WASHINGTON AVE	Unit #: <i>Sup</i> Master Permit Number (If applicable): 402 N/A	Violation # (If applicable): N/A
Permit Type (select one) Permit Request (select all that apply) Property Information (select one)		
☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Roofing ☐ Phased Permit ☐ Demo year built _____ ☐ Generator ☐ Temporary Structure ☐ Fire	☒ New Permit ☐ Change of Contractor ☐ Change of Architect/Engineer ☐ LEED ☐ Permit Extension ☐ Permit Renewal ☐ Permit Revision ☐ Change of Use ☐ Private Provider ☐ City Project	☒ Commercial ☐ Multi-Family Residential ☐ Residential: Single-Family Residential or Duplex Occupancy Classification: OFFICE BUILDING
New Construction/Addition Alteration/Reconfiguration of Space		
Total Value: \$44,640.00	Square Footage: Value of Work: \$ _____	INTERIOR RENOVATION \$44,640.00 744 SQ FT
Description of Work: INTERIOR RENOVATION INCLUDING CEILING, FLOOR, LIGHTING & PAINT AS PER PLAN. NO PLUMBING		
Property Owner		Contractor
Name: <i>YANTRA 119 LLC.</i> Address: <i>119 WASHINGTON AVE</i> Suite: <i>101</i> City: <i>MIAMI BEACH</i> State: <i>FL</i> Zip Code: <i>33139</i> Driver's License/ State Identification Number: _____		Name: <i>WESTHAVER CONSTRUCTION SERVICES INC.</i> Address: <i>8254 NW South River Drive</i> Suite: _____ City: <i>MEDELY</i> State: <i>FL</i> Zip Code: <i>33166</i> State Identification Number/License: <i>CBC 1259615</i> E-Mail Address: <i>archr.garcia@gmail.com</i> Daytime phone: <i>305-996-1416</i>
Architect/ENGINEER		Structural Engineer
Name: <i>FINE LINE ENGINEERS INC</i> License Number: <i>RE # 32578</i> E-Mail Address: <i>cadin fo@flengineers.com</i> Daytime phone: <i>786-952-4901</i>		Name: _____ License Number: _____ E-Mail Address: _____ Daytime phone: _____
Notice & Certification		
This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc. Owner's Affidavit: I certify that all the foregoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above. Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above mentioned work and to hire above captioned contractor. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.		
OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.		
☒ Owner/Lessee for new permits (Documentation establishing ownership may be requested). ☐ TEMPORARY STRUCTURE PERMIT PACKAGE MUST BE SUBMITTED TWO (2) WEEKS IN ADVANCE. ☐ Master Permit Contractor of Record (For sub-permit / change of contractor).		
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.		
Signature of Owner/Agent or GC (for Sub-permits): _____ PRINT NAME: <i>Cinzia Zencaro</i> STATE OF FLORIDA MIAMI-DADE COUNTY Sworn to and subscribed before me this <i>21</i> day of <i>JUNE</i> , 20 <i>19</i> by _____ Signature of Notary Public: _____ Print Name: <i>Moheddian D. Zarif</i>	Signature of Qualifier: _____ PRINT NAME: <i>ROBERTO A. GARCIA</i> STATE OF FLORIDA MIAMI-DADE COUNTY Sworn to and subscribed before me this <i>25</i> day of <i>JUNE</i> , 20 <i>19</i> by _____ Signature of Notary Public: _____ Print Name: <i>JOEL ALONSO</i>	
(SEAL) Personally known _____ or Produced Identification _____	(SEAL) Personally known _____ or Produced Identification _____	

An aerial photograph of the Washington Avenue Corridor in Chicago. The image shows a mix of residential and commercial buildings, trees, and a street labeled '119 Washington Ave'. The corridor is a wide, tree-lined street that runs diagonally across the frame. On the left side of the corridor, there are several large, multi-story residential buildings with many windows. On the right side, there are more commercial buildings, including a large, modern-looking building with a flat roof. The street is lined with trees, and there are some smaller buildings and parking areas visible along the sides. The overall scene is a dense urban environment with a mix of old and new architecture.

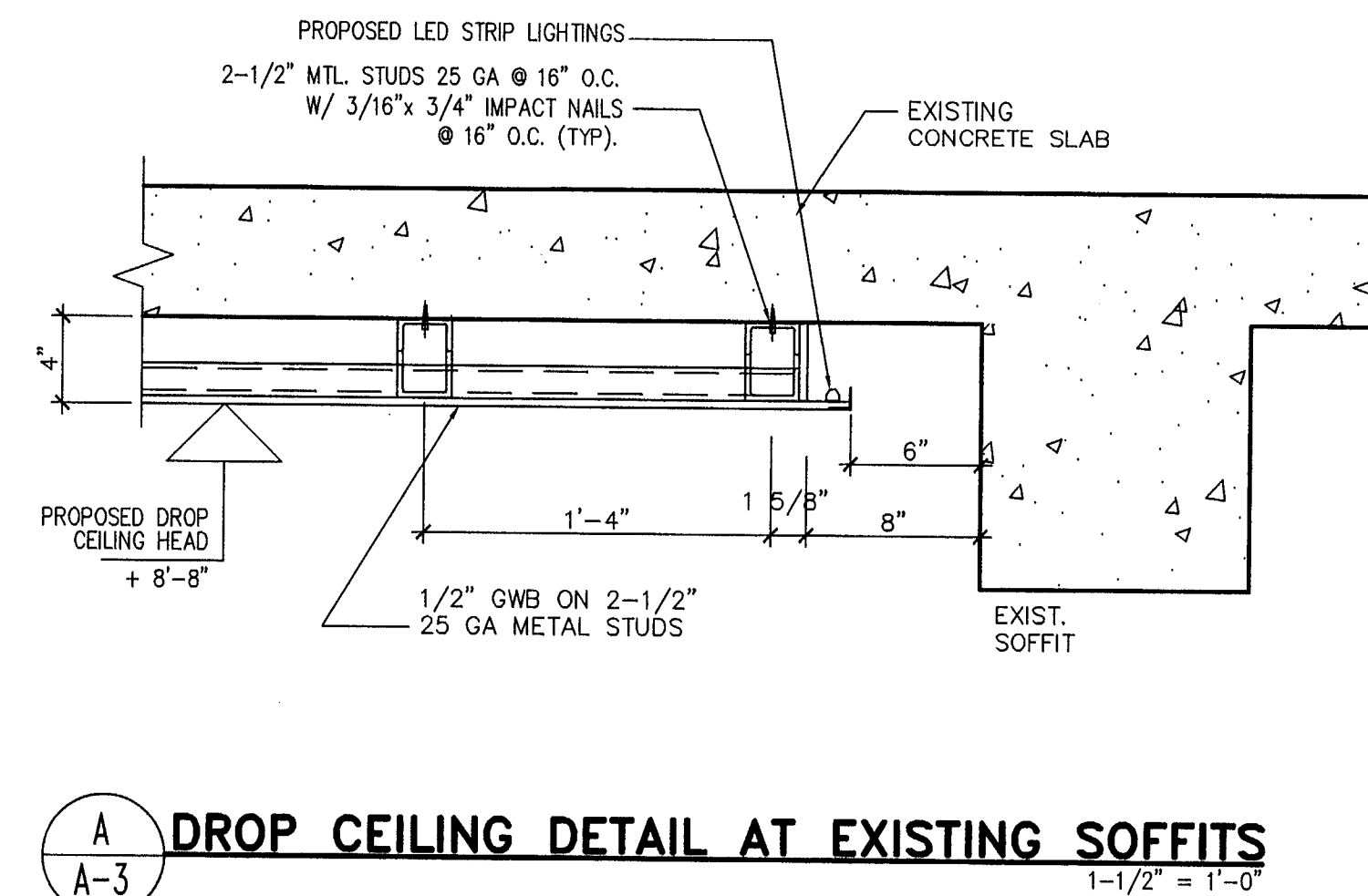
SCALE: N.T.S.



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



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



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

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

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

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

ALL GLASS USED INSIDE THE SUITE ¹
SHALL BE TEMPERED SAFETY GLASS,
CATEGORY II.

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

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

-REMOVED AND DISPOSAL EXISTING CARPET AND REPLACED FOR A NEW CARPET SELECT BY OWNER, INCLUDING WOOD BASEBOARDS, THE SOUNDPROOFING ARE EXISTING AND REMAIN THE SAME.

-REPLACE ALL WOOD GLASS PARTITIONS WITH GLASS PER DESIGN.

-GLASS PARTITIONS HAVE TO BE SAFETY, TEMPERED GLASS, CATEGORY -BUILD A DRYWALL WITH METAL FRAME DROP CEILING THROUGHOUT FOR SOUNDPROOFING.

-PROVIDE STRIPPING LED LIGHTINGS AT CEILING EDGES AS PER PLANS.

-MODIFIED THE A/C SUPPLY GRILLES USING LINEAL TYPES AS PER M-CASINGS AND BASEBOARDS.

-REPLACE THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND SUPPLIES.

THE ARE NOT ANY PLUMBING JOB

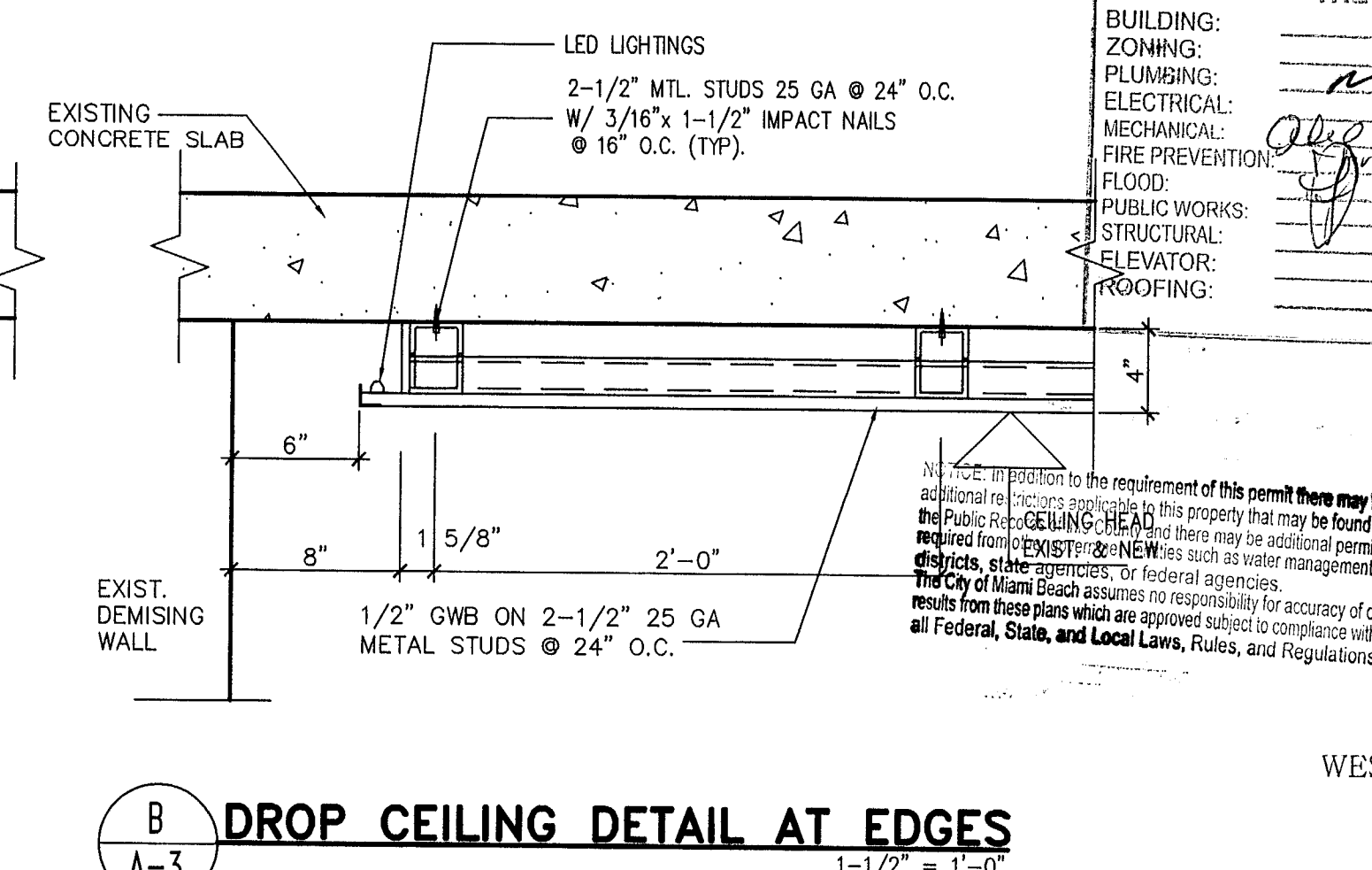
-THE BATHROOMS ARE EXISTING TO REMAIN OUTSIDE TO THE OFFICES.

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

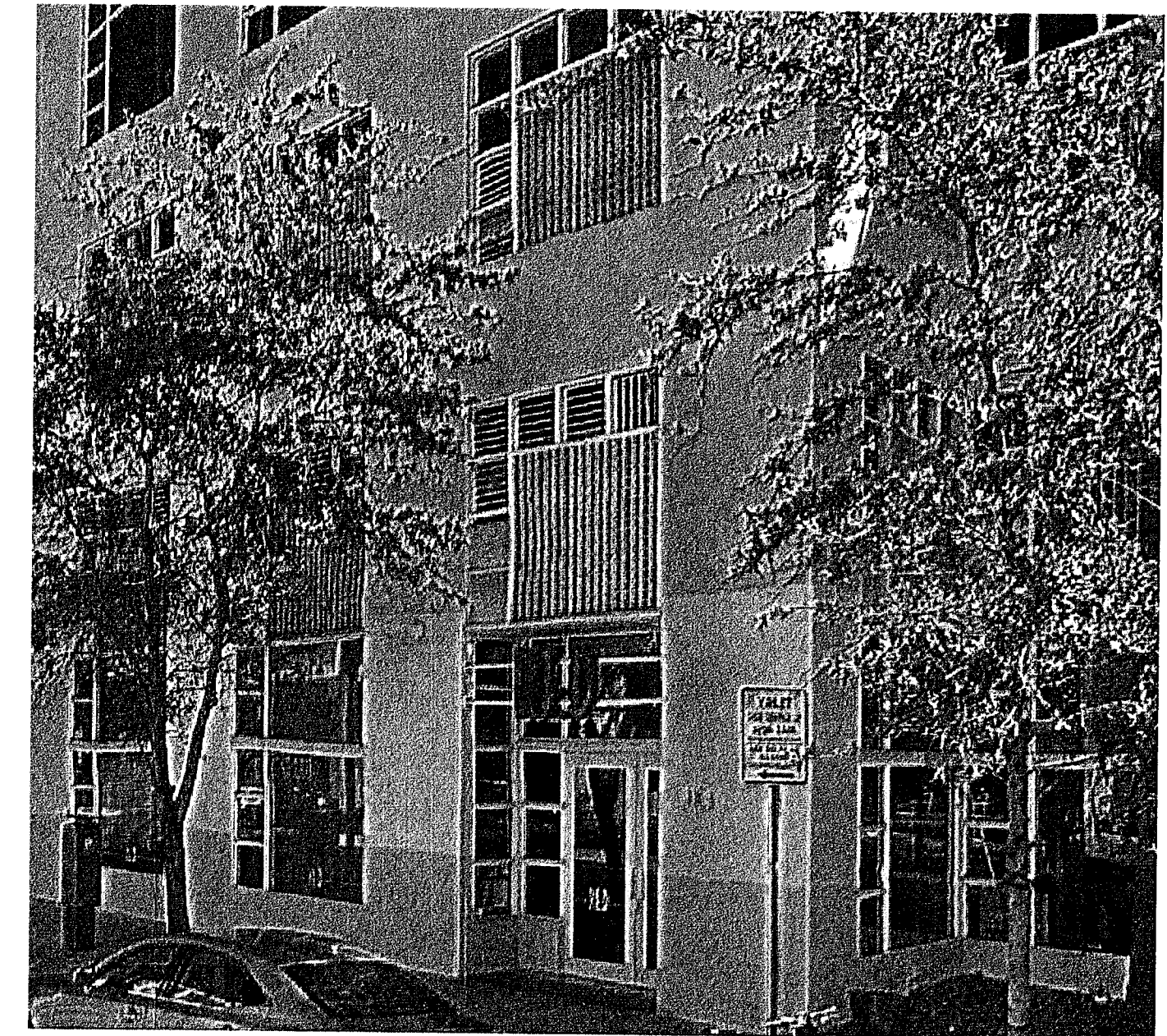
THE DEMISING PARTITIONS THAT SEPARATE TWO SUITES CANNOT BE MODIFIED OR PENETRATED IN ANY WAY.

ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.

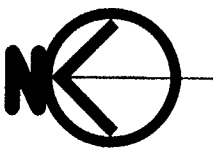
THE NEW CARPET PILE HEIGHT SHALL BE A 1/2" MAX.,
AS PER F.B.C. ACC. 302.2.



SCALE: N.T.S.



SCALE: N.T.S



REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	06-28-19	BLDG. DEPT. COMMENTS.

SUBMITTAL BLOCK		
NO.	DATE	DESCRIPTION

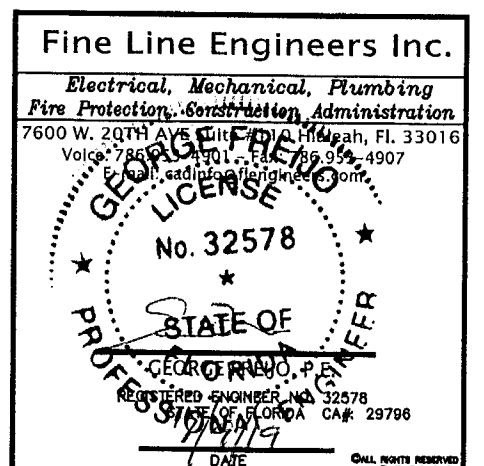
INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 119 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

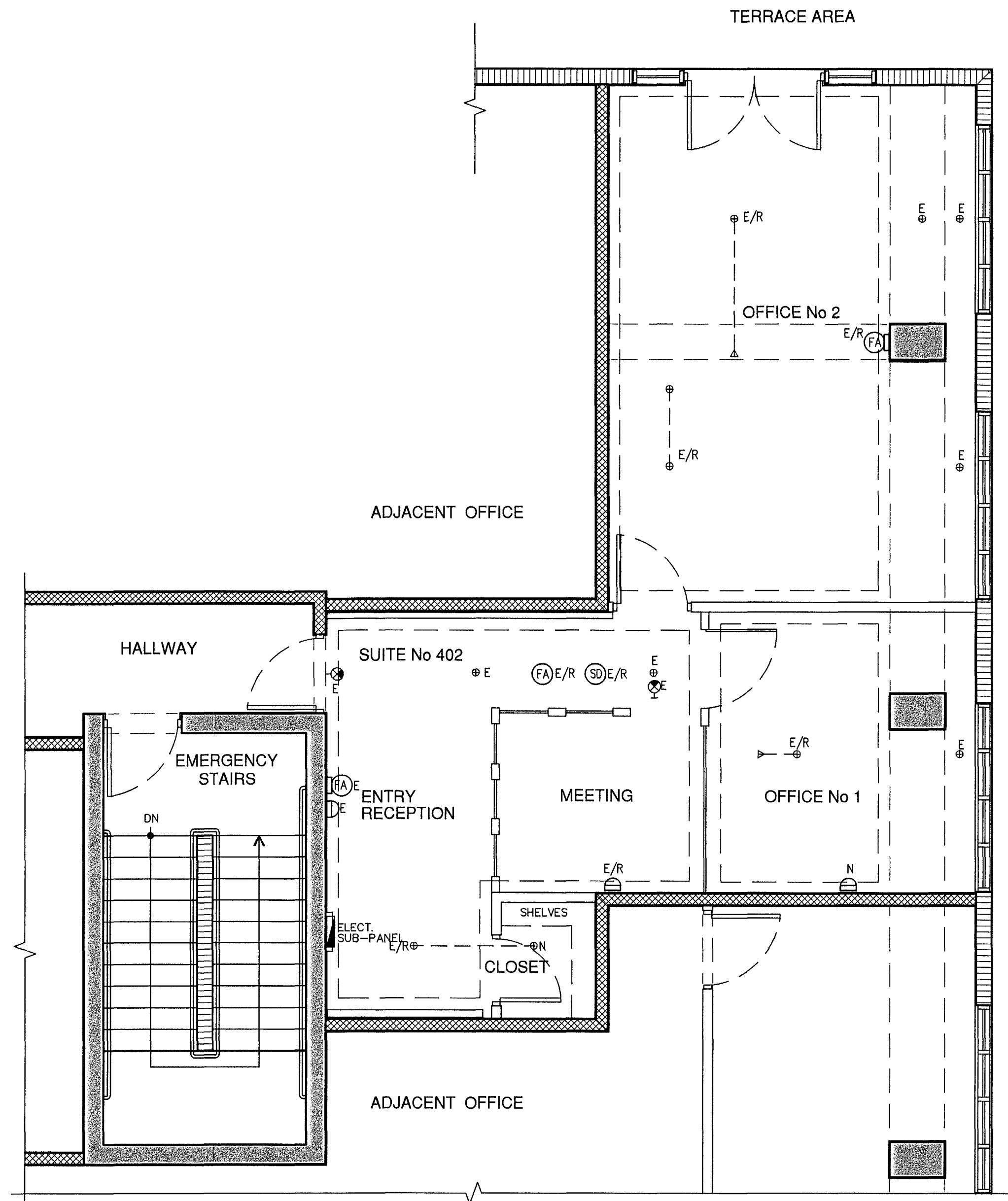
A-1

Fine Line Engineers Inc.
*Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration Services*
7600 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA, 33016
Tel: 786-953-4901
E-mail: svazquez@fineengineers.com



City of Miami Beach
Fire Prevention Division
PLANS APPROVED





YUKON OFFICES BUILDING SUITE 402
LIFE SAFETY PLAN
SCALE: 1/4"= 1'-0"

LEGEND

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

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

ALL FIRE PROTECTION DEVICES ARE EXISTING AND REMAIN THE SAME.

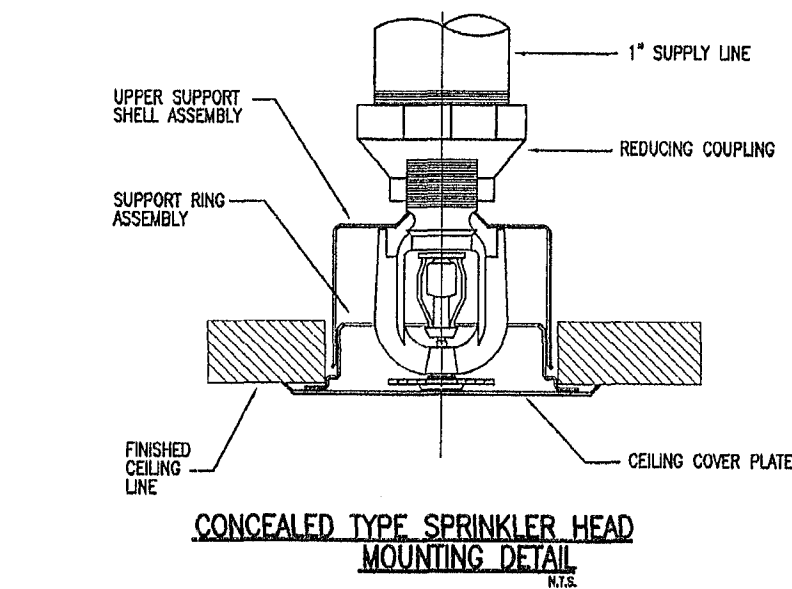
NOTE:
AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.

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

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

N.F.P.A. 101 "INTERIOR FINISH"
CLASSIFICATION INTERIOR WALL, CEILING FINISH
(3) CLASS "C"
a) FLAME SPREAD 76-200
b) SMOKE DEVELOPMENT 0-450

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



SPRINKLER HEAD SCHEDULE					
AREA SERVED	MFR. & MODEL NO.	OFFICE K-FACTOR	CONFIGURATION	TEMP. RATING	FINISH
APPROPRIATE SPRINKLING	WATKINS PROFESSIONAL K-2.2	1/2" K-2.2	RECESSED PENDENT	ORDINARY	WHITE POLYESTER COATING

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FIRE PREVENTION DIVISION
DATE: 08/27/19

BUILDING: 200-65-28-R-N/A
ZONING: N/A
PLUMBING: C/S
ELECTRICAL: C/S
MECHANICAL: C/S
FIRE PREVENTION: C/S
FLOOD: N/A
PUBLIC WORKS: HP N/A
STRUCTURAL: N/A
ELEVATOR: N/A
ROOFING: N/A

WESTHAVEN CONSTRUCTION
SERVICES INC.

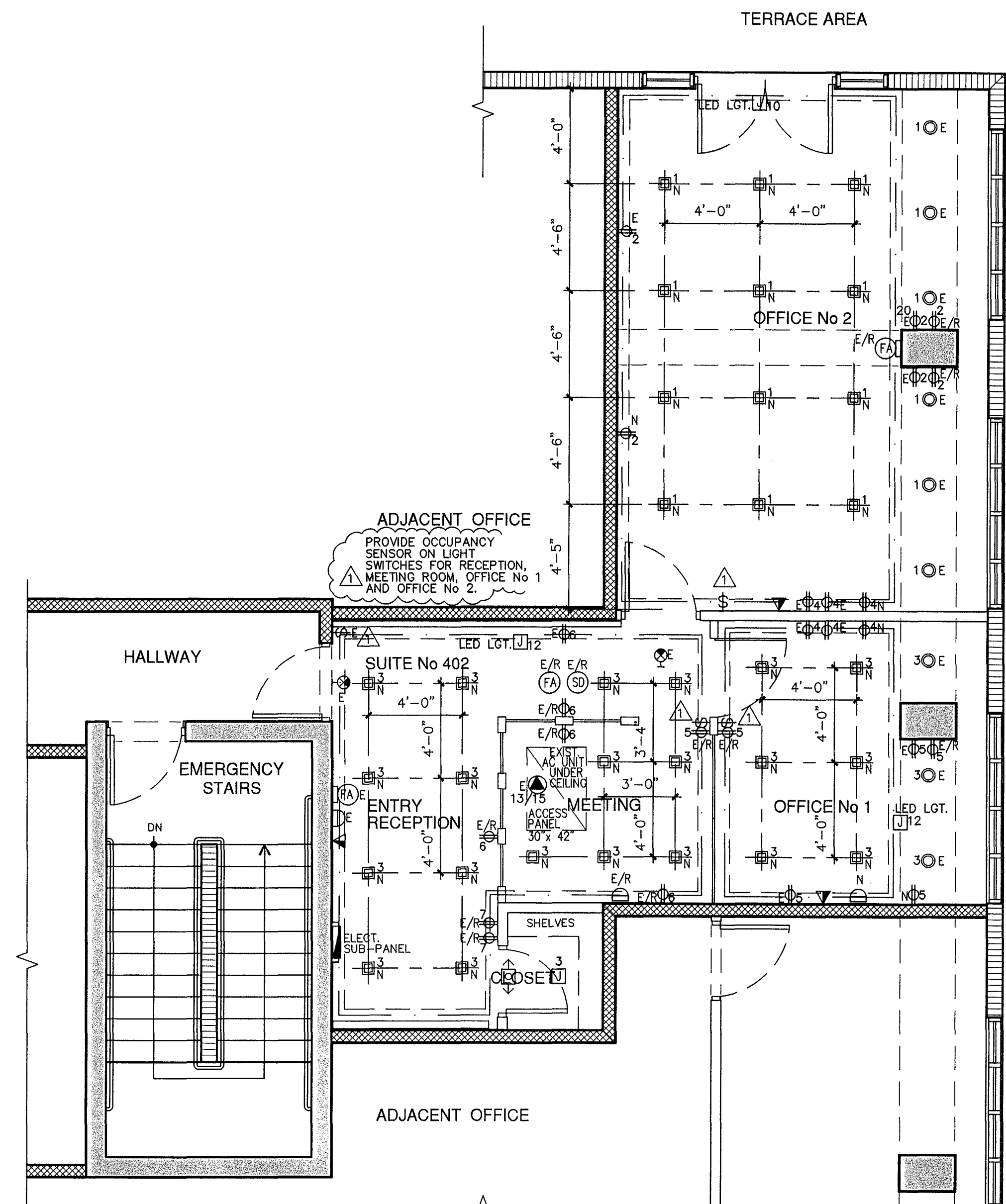


INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 119 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

LS-1

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection, Construction Administration Services
7600 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA 33016
Tel: 786-953-4981
Email: info@fine-line-engineers.com

BCR1900103



YUKON OFFICES BUILDING SUITE 402
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

LEGEND

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

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

NOTES:

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

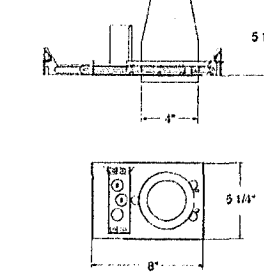
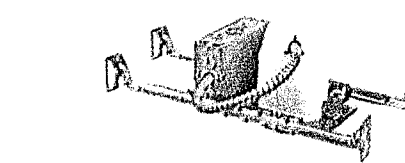
NOTE:

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

EXISTING SUB-PANEL

MODEL: SIEMENS LOAD CENTER EXIST. MAIN FEEDER = 60 AMP. MAIN BUS: 60 AMP.
SERVICE: 1 ϕ 3W-120/240V NEUTRAL: 60 AMP.
MOUNTING: RECESSED MAINS: 60 A MCB
MAIN FEEDER: 3# 6 THWN CU, 1# 10 THWN(G) IN 1" ϕ COND. A.I.C.: 10,000

CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.	CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.
1	LIGHTINGS	1.0	20	1	12	1/2"	2	RECEPTACLES	1.0	20	1	12	1/2"
3	LIGHTINGS (SD)	1.0	20	1	12	1/2"	4	RECEPTACLES	1.0	20	1	12	1/2"
5	OUTLETS	1.0	20	1	12	1/2"	6	RECEPTACLES	1.0	20	1	12	1/2"
7	OUTLETS	1.0	20	1	12	1/2"	8	RECEPTACLES	1.0	20	1	12	1/2"
9	OUTLETS	1.0	20	1	12	1/2"	10	RECEPTACLES	1.0	20	1	12	1/2"
11	OUTLETS	1.0	20	1	12	1/2"	12	RECEPTACLES	1.0	20	1	12	1/2"
13	A/C	5.4	40	2	8	3/4"	14	PHONE DISPLAY	1.0	20	1	12	1/2"
15							16	RECEPTACLES	1.0	20	1	12	1/2"
17	SPARE						18	SPARE					
19	SPARE						20	SPARE					
21	SPARE						22	SPARE					
23	SPARE						24	SPARE					
25	SPARE						26	SPARE					
27	SPARE						28	SPARE					
29	SPARE						30	SPARE					



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

Beach
LIGHTING

Project

Location

PRODUCT DESCRIPTION

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

SPECIFICATIONS

HOUSING: Low 4" profile for shallow ceilings. Pre-wired .037" steel housing adjusts up to 1 3/4" ceiling thickness. Trim is secured with torsion wing springs/standard coil springs. Designed to be installed in new construction applications. Non IC rated housing must be kept 3" from insulation.

AIR FLOW RESTRICTION: Airtight models are designed to restrict air flow from room into plenums in compliance to the WSEC- Washington State Energy Code (less than 2.0 CFM-Cubic Feet per Minute).

MOUNTING FRAME: Supplied with (2) 24" adjustable bar hangers . Bar hangers equipped with (nail-less installation) 3/4" serrated barbed studs for secure mounting in wood joists.

JUNCTION BOX: Pre-wired, galvanized steel J-box with (4) knock-outs. Strain clamps and ground wire. Equipped with safety standard thermal protector rated for 90°C.

LABELS: ETL/CETL listed (ETL listed number: 4005878) ETL listed for through-branch wiring (4) No. 12 AWG 90°C and damp locations.

COMPATIBLE TRIMS

Model	Description	Finish
R3-409	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel-bronze
R3-421	2" ALZAK TRIM MR16	matte white-chrome with black-nickel white with alzak
R3-448	3" GIMBLE TRIM MR16	matte white-brushed nickel
R3-450	3" TRIM W/ IN BAFFLE MR16	matte white-brushed nickel
R3-509	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-521	3" SQ ALZAK TRIM MR16	matte white -chrome white with alzak
R3-535	3" SQ UN SQ TRIM MR16	matte white-brushed nickel
R3-559	3" SQ SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-560	3" SQ GIMBLE TRIM MR16	matte white-brushed nickel
R3-566	3" SQ BAFFLE TRIM MR16	matte white-brushed nickel
R3-593	3" SQ BAFFLE TRIM MS 16	matte white
R3-5988	3" DIECAST GIMBLE TRIM MR16	matte white
R3-6003	3" DIECAST BAFFLE TRIM MR16	matte white
R3-6258	3" SQ DIECAST GIMBLE TRIM MR16	matte white
R3-6259	3" DIECAST SQ BAFFLE TRIM MR 16	matte white
R3-6993	3" DIECAST GIMBLE TRIM MR16	matte white

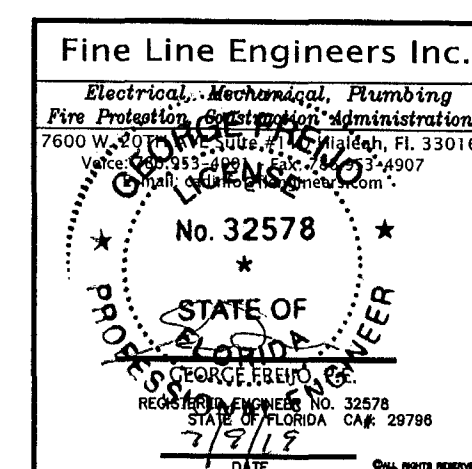
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING: *N/A*

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

W. CAR
01/22/2014
HP N/A
7-641



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



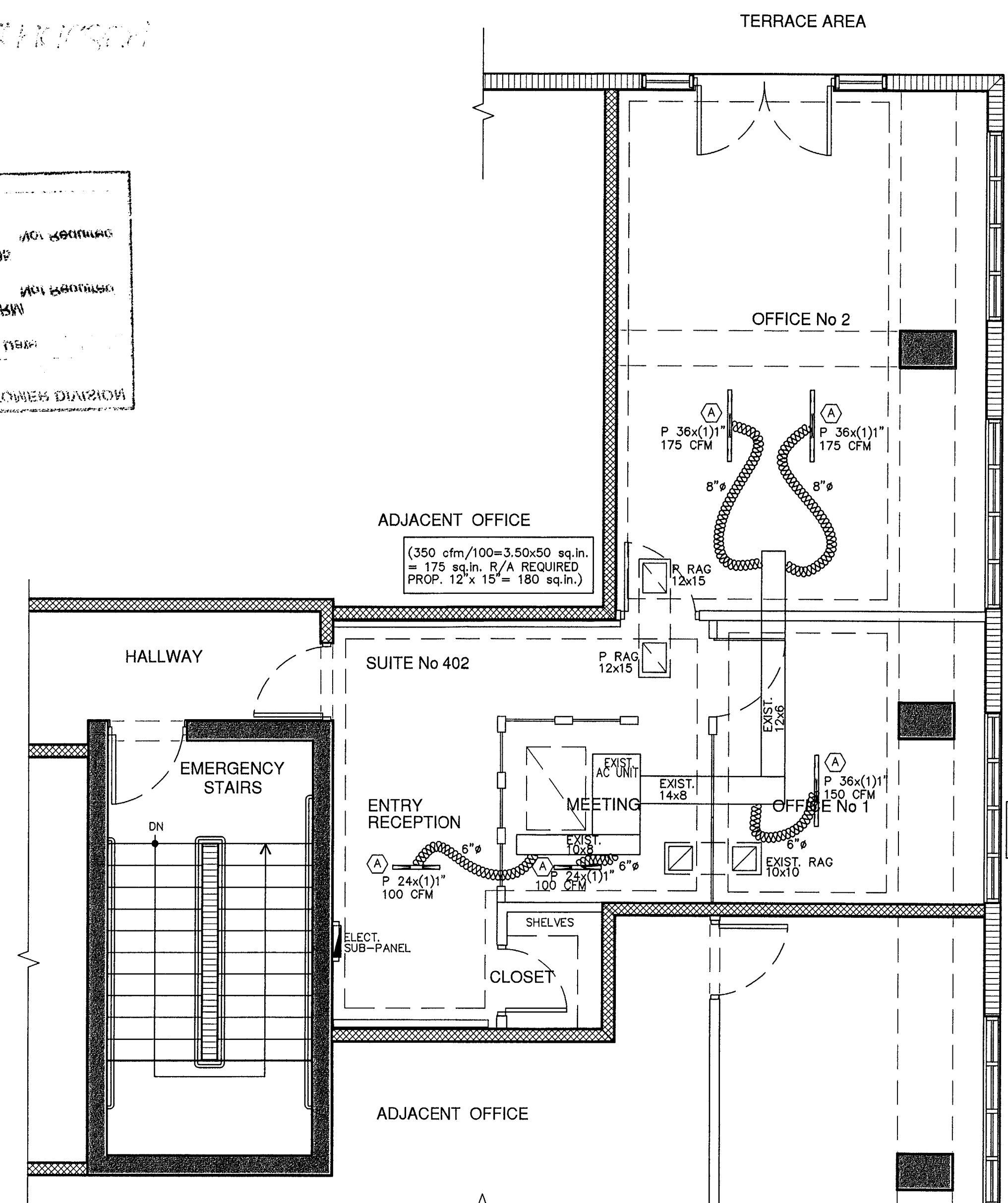
Fine Line Engineers Inc.
*Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration Services*
7600 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA, 33016
Tel: 786-953-4901
E-mail: svaquez@fineengineers.com

NO.	DATE	DESCRIPTION
1	06-28-19	ELECTRICAL COMMENTS

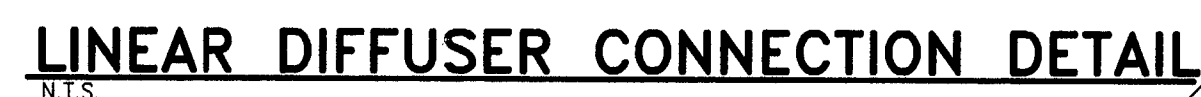
SUBMITAL BLOCK		DESCRIPTION
NO.	DATE	

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

E-1



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



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

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

-AT THESE REMODELING/RENOVATION WORK,THE WORKING DRAWINGS ARE CONSIDERED AS A GUIDE AND HAVE TO BE VERIFY AT FIELD, AS PER EXISTING CONDITIONS.

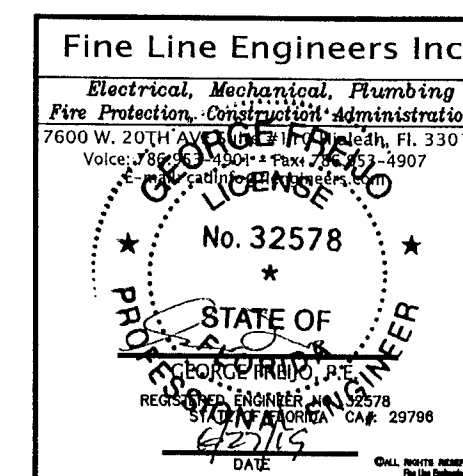
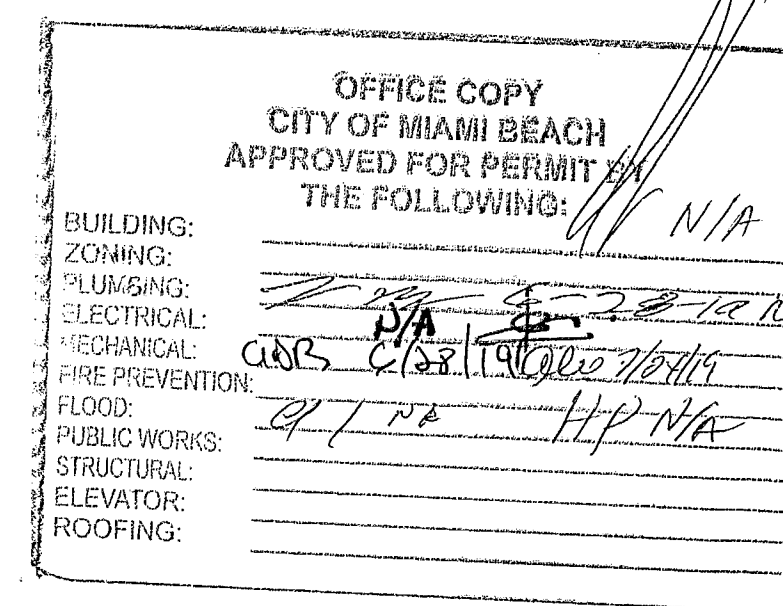
-IF ANY DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS, CONSTRUCTION DRAWINGS AND/OR DESIGN CONSULTANT DRAWINGS, THE CONTRACTOR NOTIFY TO ARCHITECT AND DESIGN CONSULTANT FOR DIRECTION PRIOR TO COMMENCING ANY WORK.

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

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

LINEAL GRILLE TYPE B ARE NOT USED.

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



119 Washington Avenue, Miami Beach, FL 33139

M-1

SUBMITAL BLOCK	DESCRIPTION
----------------	-------------

NO.	DATE
-----	------

NO.	DATE
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INTERIOR REMODELING TO:

M

Fine Line Engineers Inc.
*Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration Services*
7600 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA, 33016
Tel: 786-963-4901
E-mail: swazquez@fineengineers.com



Must be certified prior to obtaining the
Special Conditions: ☒ Sewer Extension ☐ Water Extension
CO/CU from the Municipality: Mamp beach

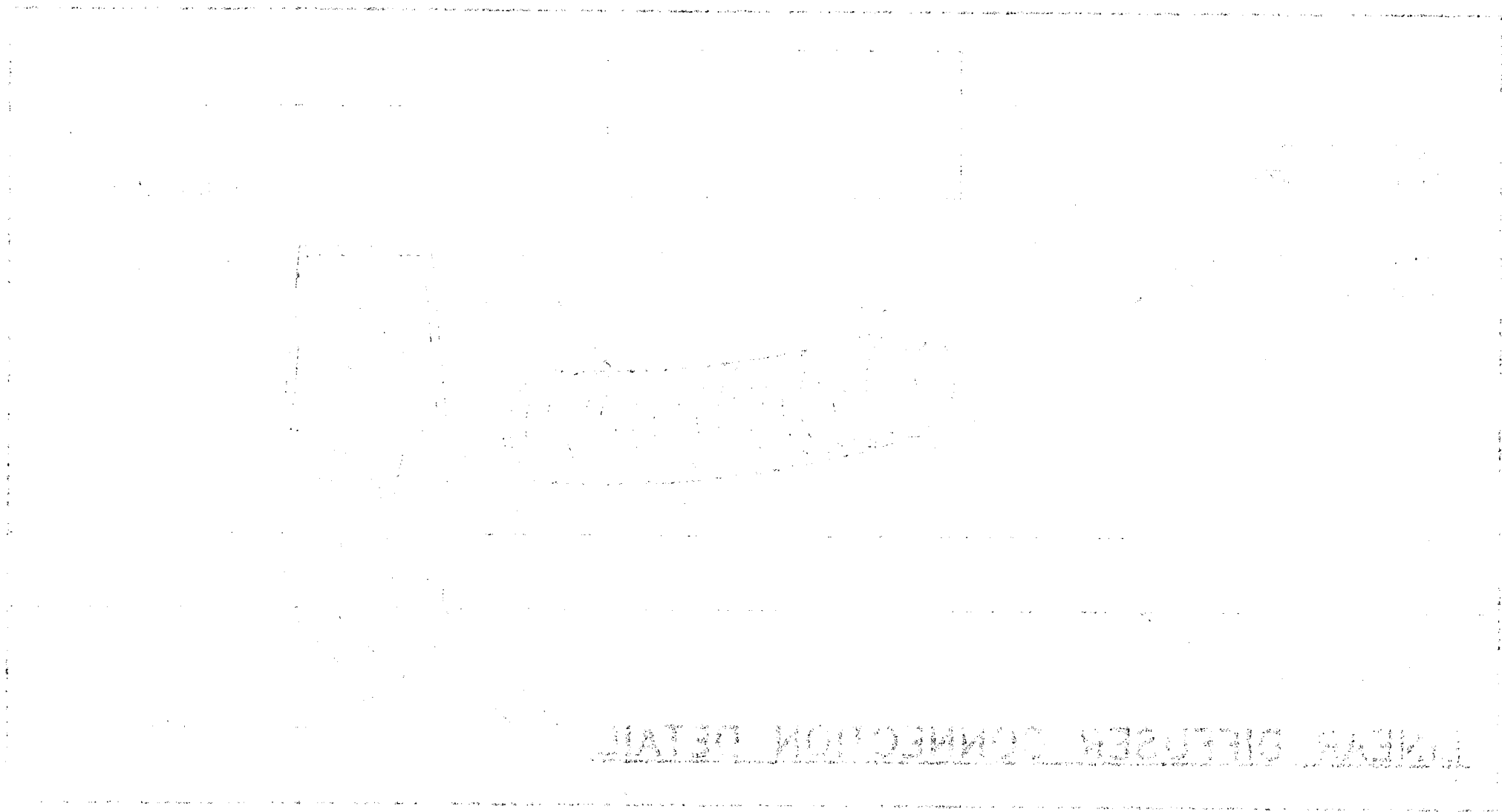
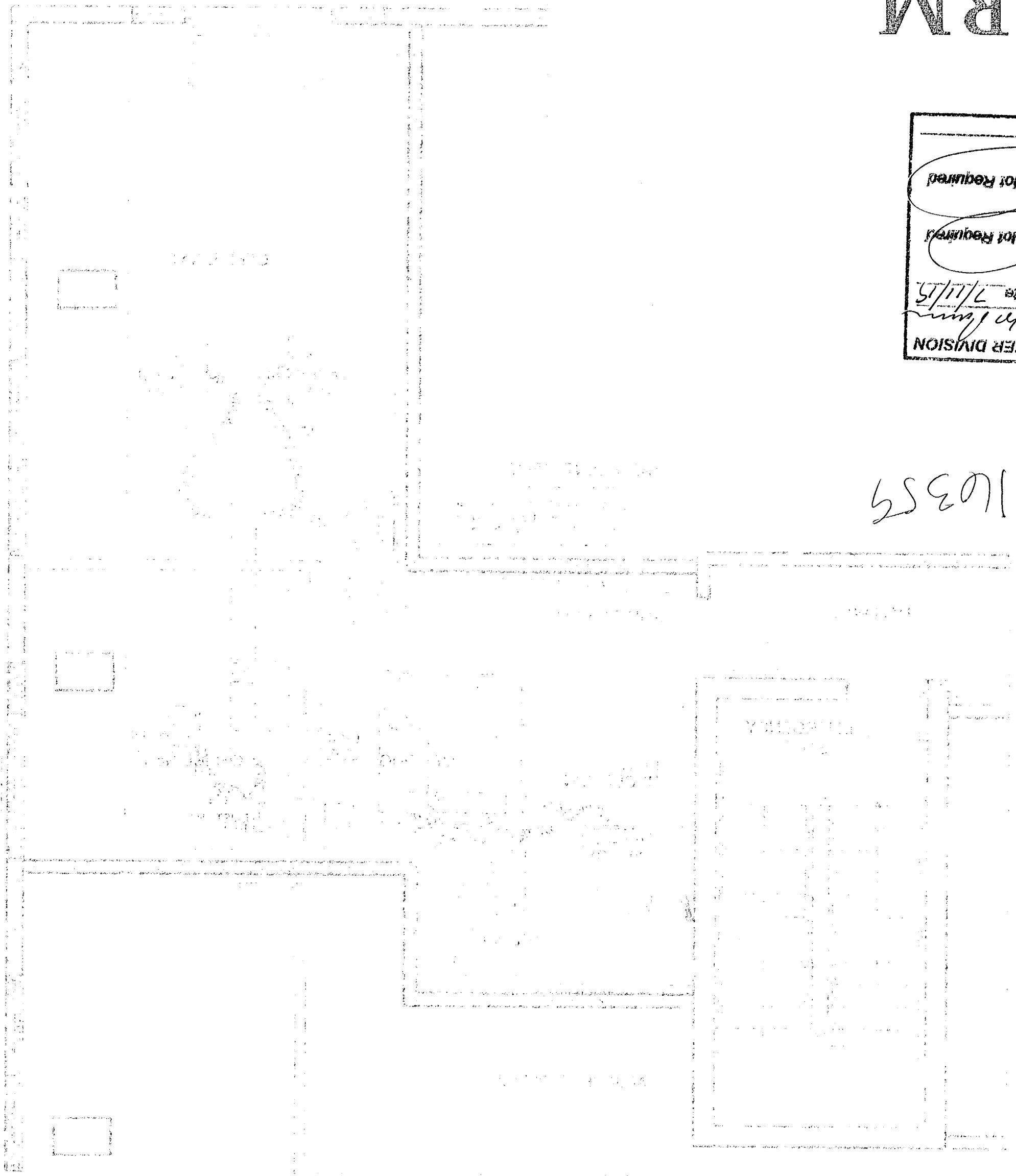
SIGNATURE: *[Signature]*
DATE: 7-23-19
MAN: *[Signature]*

APPROVAL
FINAL
PLAN REVIEW
DEPM
1209010359

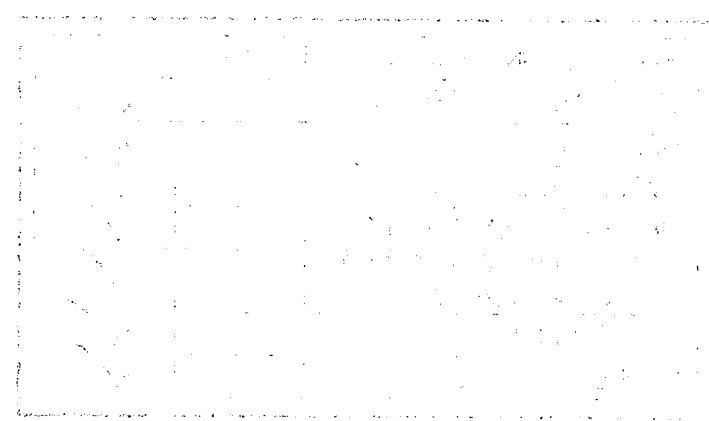
WASD NEW CUSTOMER DIVISION
Reviewed by: *[Signature]* Date: 7/11/19
VERIFICATION FORM
Required Not Required
CITY LETTER 89-95
Required Not Required
OTHER: *[Signature]*

M2019010359

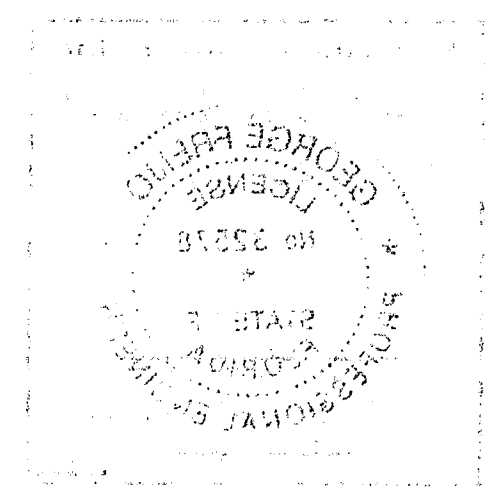
MECHANICAL PLAN
YUKON OFFICES BUILDING 2019



GENERAL
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 YUKON CITY ENGINEERING SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES.



BCR190003
119 Wash
#402



YUKON OFFICES BUILDING 2019
CITY OF YUKON
2019