



8715 NW 150 Street Miami Lakes, FL 33014 305-888-0779

NEXT CASE



DATA CONVERSION CENTER
KODAK
MEDIA PRODUCTS



PERMIT #

B0505197

01



Wednesday, August 10, 2005

Department of Environmental Resources Management
Miami-Dade County
Downtown Office
Miami, Florida

Re: Interior Construction of new first generation Office Space
at: 719 Washington Avenue, 4th Floor, Miami Beach, Florida 33139

To Whom It May Concern:

I, Alejandro Borel, hereby attest that to the best of my knowledge and professional judgment, the interior scope of work on the above referenced structure do not include any demolition, removal or disturbance of any of the existing components of the existing shell interior. I also attest to the best of my knowledge, and professional judgment that the proposed interior office will be first generation buildout.

This document is being prepared in accordance with the Florida Building Code and is being submitted to the Miami-Dade County Department of Environmental Resources Management for the permitting of new interior construction in the above referenced structure.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

INSIGHT DESIGN, INC.


Alejandro Borel
Principal

Insight Design, Inc.
185 Northwest 17th Avenue, Suite 301
Miami, Florida 33135
Tel: 305.466.4444 • Fax: 305.466.4444
www.insightdesign.com • © 2005

01



i n s i g h t
d e s i g n

Work for Atlantic Center

119 Washington Avenue, 4th Floor
Miami Beach, Florida 33139

1955 N.W. 17th Avenue
Miami, Florida 33125
TEL 305 545 4964 FAX 305 545 4695
ARCHITECTURE • INTERIORS
 AK92162 AA0003130 ID0003964

**THIS PERMIT IS ISSUED FOR
NON-STRUCTURAL REPAIRS ONLY.**

Form Number 2005-07-18-1054-2342
 Contact Name MR LUIS TORES
 Contact Phone 17861277-3328
 Cell 303-303-203-1200
 Project Name ATLANTIC CENTER INT OFFICE
 Date Deleted 07-18-2005
 Expiration Date CHRISTIAN REFUGEES

[illegible][illegible]

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ROAD AD FIRE 12500000
IMPACT FEE NOT REQUIRED
Inklor *Paul G. ...*
AUG 24 2005
MIAMI-DADE COUNTY
APPROVED *[Signature]*

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

SEP 26 1965

BUILDING
ZONING
DRAIN
DRAIN
CONCRETE
PLUMBING
ELECTRICAL
MECHANICAL
FIREPROOFING
ENGINEERING
FIRE ALARMS
SPEAKERS
SPEAKERS

1

THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND CONSULT WITH THE ARCHITECT FOR CLARIFICATION OF ANY OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

2. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE 2003 FLORIDA BUILDING CODE AND 2002 FLORIDA FIRE PREVENTION, FIREALARM, STATE AND ALL APPLICABLE CODES AND ORDINANCES.

3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL NOT PROCEED WITH ANY WORK FOR WHICH THERE IS AN ADDITIONAL CONSIDERATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE BUILDING MANAGER AND THE ARCHITECT. FAILURE TO OBTAIN WRITTEN AUTHORIZATION MAY BE CONSIDERED AS A CLAIM FOR ADDITIONAL COMPENSATION.

4. ALL REQUESTS FOR SUBSTITUTIONS OF ALL ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE BUILDING MANAGER AND ARCHITECT.

5. ALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH ALL SUBSTITUTIONS SHALL BE DESCRIBED AS SUCH, EXCEPT THAT THE SPECIFICATIONS HEREIN WHERE MORE STRINGENT, SHALL GOVERN THE WORK.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING "CERTIFICATE OF OCCUPANCY" FOR THE TENANT, PRIOR TO TENANT MOVE-IN. COPIES OF CERTIFICATE TO BE PROVIDED TO THE BUILDING MANAGER.

7. I, C.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING/COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS TO THE BUILDING MANAGER.

8. DO NOT SCALE CONTRACT DOCUMENTS. ALL WRITTEN DIMENSIONS GIVEN, DIMENSIONS ARE: FROM FINISH FACE TO FINISH FACE OF DRYWALL UNLESS LARGER SCALE DIMENSIONS GIVEN OVER THE FINISH FACE. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. DIMENSIONS NOTED AS "MINIMUM DIMENSION" OR "CLEAR" SHALL BE MAINTAINED.

9. THE HVAC CONTRACTOR SHALL NOT PLACE DUCT REGISTERS WHEREVER SHELVING, FILES OR OTHER EQUIPMENT ARE NOTED ON THE BUILDING DOCUMENTS.

10. ALL NEW CONSTRUCTION ALONG WITH THE EXISTING CONSTRUCTION IS TO MATCH EXISTING ADJACENT AREAS, EXCEPT WHERE INDICATED OTHERWISE. ALL DRYWALL COLUMNS ADJACENT PERIPHERY OF EACH FLOOR AND AREAS NOT DEFINED WITH BASE TYPE SHALL BE TO MATCH EXISTING ADJACENT AREAS. BASE TYPE: BASE TYPE: WHEN NEW CYPRESS HINGED CONSTRUCTION MEETS EXISTING CONSTRUCTION IN SAME PLANE IT SHALL BE FEATHERED FLUSH WITH NO VISIBLE JOINT SHOWING.

11. ALL NEW CONSTRUCTION SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, COLUMNS, ETC. IN A WORKMANSHIP-LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS. SURFACES OR MATERIALS DAMAGED OR DISTURBED AS A RESULT OF THE WORK, IN ADDITION, THOSE EXISTING SURFACES OR MATERIALS DAMAGED OR DISTURBED BY THE WORK FOR NEW MATERIALS OR FINISHES WHICH HAVE BEEN DAMAGED SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK FREE FROM PLAINS AND DEFECTS.

12. THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOORING IN PARTITIONS AS REQUIRED.

13. THE GENERAL CONTRACTOR SHALL COORDINATE AND ASSURE ALL CLEARANCES REQUIRED FOR DESIGN OF THE PROJECT. THE GENERAL CONTRACTOR SHALL HAVE FIRE PROTECTION, ETC., PRIOR TO INSTALLATION. SUBMIT COORDINATED SHOP DRAWINGS TO INSIGHT DESIGN FOR REVIEW.

14. THE GENERAL CONTRACTOR SHALL PROVIDE BUILDING APPROVED SPRINKLER HEADS CENTERED ON CEILING TILES ONLY. ALL LOCATIONS TO BE APPROVED BY INSIGHT DESIGN.

15. ALL HARDWARE AND RELATED SECURITY DEVICES SHALL BE COORDINATED FOR DESIGN INTENT BY THE GENERAL CONTRACTOR AND SUBMITTED TO INSIGHT DESIGN FOR REVIEW PRIOR TO INSTALLATION.

16. THE GENERAL CONTRACTOR SHALL COORDINATE WITH TENANT, COMMUNICATIONS CONSULTANTS, COMPUTER CONSULTANTS AND INSIGHT DESIGN FOR INSTALLATION OF THEIR WORK. PROVIDE ALL NECESSARY LABOR, CONSULT, FLOOR CORING, ACCESS PANELS, ETC. AS REQUIRED.

17. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF OUTLETS FOR SPECIAL EQUIPMENT NOTED ON INSIGHT DESIGN CONTRACT DOCUMENTS AND MANUFACTURER'S SPECIFICATIONS.

18. FLOORING CYPRESS BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT.

19. EXISTING TAPED JOINTS, CORNERS, DANGLES OR SOFTEN EDGES SHALL BE FINISHED SMOOTH AND LEVEL WITH ADJACENT BOARD SURFACE.

20. ALL WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMPLY WITH CLASS "C" "F" OR FRESH FLAME SPREAD CLASSIFICATION.

21. PROVIDE SAMPLES OF CARPET, MARBLE, GRANITE, VOLT TILE AND CERAMIC TILE AS SPECIFIED IN PLANS FOR REVIEW BY INSIGHT DESIGN PRIOR TO PURCHASING AND/OR ANY WORK BEING PERFORMED.

22. THIS SET OF WORKING DRAWINGS SHALL BE ADDRESSED AS A COMPLETE SET, AND IT SHALL NOT BE USED IN PARTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN A SET OF THE COMPLETE DRAWINGS AND TO BE SURE THAT THE WORK WILL BE PERFORMED CORRECTLY AND COORDINATED AMONG ALL TRADES.

23. NO ASSUMPTION SHALL BE MADE BY THE CONTRACTORS. ANY CLARIFICATIONS NEEDED IN THE PLANS SHALL NEVER BE ASSUMED BY THE CONTRACTOR. INSIGHT DESIGN WILL CLARIFY ANY QUESTIONS, IF AND WHEN NEEDED.

24. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL OTHER SUB-CONTRACTORS AND TRADES, WHETHER HIS OWN OR THOSE OF ANY SEPARATE CONTRACTORS LET BY THE OWNER.

25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL PREMISES ARE ACCEPTED TO A CLEAN, HABITABLE CONDITION BY OWNER.

26. THE GENERAL CONTRACTOR SHALL PROVIDE PROPER SCHEDULING IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES DURING ALL PHASES OF CONSTRUCTION.

27. THE GENERAL CONTRACTOR IS TO NOTIFY INSIGHT DESIGN IMMEDIATELY IF BASIS A/C DUCT SYSTEM INTERFERES WITH THE INSTALLATION OF LIGHT FIXTURES IN ANY AREA. EACH AFFECTED SUB-CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS FOR PIPES AND DUCTS PLUMBED IN WALLS.

28. THE GENERAL CONTRACTOR IS TO CHALK-UP ALL PARTITIONS IN THE FIELD AND NOTIFY INSIGHT DESIGN IMMEDIATELY IF BASIS A/C DUCT SYSTEM INTERFERES WITH THE INSTALLATION OF LIGHT FIXTURES IN ANY AREA. EACH AFFECTED SUB-CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS FOR PIPES AND DUCTS PLUMBED IN WALLS.

29. ALL LUMBER AND DECORING TO BE FIRE RETARDANT AS REQUIRED BY ALL APPLICABLE CODES.

30. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISH MATERIALS COMPLY WITH THE FLAME SPREAD RATING AS REQUIRED BY THE FLORIDA BUILDING CODE FOR A TYPE "B" BUILDING.

31. ALL OUTLETS ABOVE COUNTER SHALL BE CENTERED, HORIZONTAL, 0" AT ABOVE COUNTER TOP.

32. PIPES OF APPROVED MATERIAL PENETRATING WALLS, CEILINGS AND FLOORS REQUIRED TO BE FIRE RESISTIVE, SHALL BE SEALED WITH AN APPROVED MATERIAL EQUIVALENT TO THE FIRE RESISTANCE OF THE WALL, FLOOR AND CEILING.

33. ALL NEW WORK SHALL COMPLY WITH THE AMERICAN WITH DISABILITY ACT (A.D.A.) GUIDELINES AND ADA STANDARDS FOR ACCESSIBILITY.

34. THE GENERAL CONTRACTOR SHALL COORDINATE AND AFFIRM ALL SUB-CONTRACTORS WITH ALL A.D.A. REQUIREMENTS. ANY AND ALL ADJUSTMENTS REQUIRED FOR A.D.A. MUST BE REVIEWED BY INSIGHT DESIGN.

35. ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATED THROUGH THE BUILDING MANAGER.

36. FLOOR PREPARATION IS THE RESPONSIBILITY OF THE CONTRACTOR; THEREFORE THE CONTRACTOR SHALL LEVEL EXISTING CONCRETE SLABS AS PER SPECIFICATIONS. VERTICAL DIMENSIONS AND ELEVATIONS SHOWN ON PLANS ARE FROM TOP OF LEVELLED SLAB EXCEPT WHERE NOTED.

1. REFER TO SPECIFICATIONS FOR ALL PERFORMANCE AND QUALITY GUIDELINES AND FOR ADDITIONAL SURTURAL INFORMATION.
2. INTERIOR FINISH MATERIALS AND THE INSTALLATION PROCESS SHALL BE COMPLIANCE WITH ALL LOCAL, GOVERNMENTAL AGENCIES INCLUDING BUT NOT LIMITED TO FLAMMABILITY RATINGS AND VOLATILE ORGANIC COMPOUND REQUIREMENTS.
3. THE GENERAL CONTRACTOR SHALL INSPECT ALL FINISHES SCHEDULED TO RECEIVE NEW MATERIAL, AND VERIFY THAT THE FINISHES ARE SUITABLE FOR APPLICATION OF FINISH MATERIAL PRIOR TO INSTALLATION INCLUDING, BUT NOT LIMITED TO, PROVIDING A SURFACE THAT IS DRY, CLEAN AND FREE OF OIL, GREASE, LIME, LODGE AND OTHER CONTAMINANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, TYPING MATERIAL AND OR ANY OTHER FORMS NECESSARY TO OBTAIN THE CORRECT COAT LATEL WITH MINIMUM OF THREE (3) COATS OF SPOKED FINISH, EGGSHELL FINISH, REFER TO FINISH LEGEND FOR SPECIFIC FINISH. WHERE NEW PARTITION MEETS EXISTING PARTITION IN THE SAME PLANE, THE ENTIRE PLANE SHALL BE PAINTED TO MATCH THE EXISTING FINISH. THE GENERAL CONTRACTOR SHALL PROVIDE SAMPLES OF FINISHES TO THE PAINT COLOR TO INSURE DESIGN FOR APPROVAL PRIOR TO APPLICATION. SAMPLES IS TO REPRESENT FINISH SHEEN, COLOR AND NUMBER OF COATS OR COATINGS AS REQUIRED. EACH SAMPLE IS TO BE LABELED BY THE CORRESPONDING FINISH NAME, TEXTURE, AND PART SPECIFICATION.
4. FIRE RATED PLYWOOD BACKGROUND FOR TELEPHONE/DATA OR SECURITY CABLE SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL ON WHICH IT IS MOUNTED. PAINT PLYWOOD ADOPT SEMI GLOSS ENAMEL. THE GENERAL CONTRACTOR SHALL PROVIDE SAMPLES OF FINISHES TO THE PAINT COLOR TO INSURE DESIGN FOR APPROVAL PRIOR TO APPLICATION. SAMPLES IS TO REPRESENT FINISH SHEEN, COLOR AND NUMBER OF COATS OR COATINGS AS REQUIRED. EACH SAMPLE IS TO BE LABELED BY THE CORRESPONDING FINISH NAME, TEXTURE, AND PART SPECIFICATION.
5. THE GENERAL CONTRACTOR SHALL INSPECT PREHESSES AND INCLUDE ALL FLOOR PREPARATION INCLUDING, BUT NOT LIMITED TO, FILLING, LEVELING, SPOKING, CLEANING, ETC. FOR INSTALLATION OF SPOKED FLOOR COVERING.
6. FLOORING TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR OR OPENING UNLESS NOTED OTHERWISE.
7. THE GENERAL CONTRACTOR SHALL PROVIDE HARD RUBBER TRANSITION STRIP BETWEEN CARPET AND RESILIENT FLOORING. COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SELECTION.
8. THE GENERAL CONTRACTOR SHALL SUPPLY THREE (3) SAMPLES OF EACH FLOOR COVERING SPOKED PRIOR TO INSTALLATION. EACH SAMPLE SHALL BE LABELED WITH THE CORRESPONDING FINISH NAME, TEXTURE AND SPECIFICATION. SAMPLES SHALL BE REPRESENTATIVE OF ALL DYE LOTS WHICH ARE TO BE USED ON THE PROJECT.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CROSS-REFERENCING FINISH NOTES BETWEEN PLANS AND ELEVATIONS. IF A DISCREPANCY IS FOUND, IMMEDIATELY NOTIFY INSIGHT DESIGN FOR INSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY SURFACES NOT HAVING A FINISH SPECIFIED PRIOR TO SUBMITTING FINISH BID.
11. THE GENERAL CONTRACTOR IS TO PROVIDE FLOOR LEVELING AS REQUIRED. PROVIDE FLOOR TOLERANCES ACCEPTABLE FOR FLOORING INSTALLATION AS REQUIRED BY THE FEDERAL A.D.A. LAW AND MFG. SPECIFICATIONS.
12. WALL BASE: A MILLWORK TOE KICK SPACE TO BE 4" HIGH AND TO MATCH H.P.L. ON MILLWORK U.O.N.
13. REFER TO ELEVATIONS FOR ADDITIONAL FINISH INFORMATION RELATING TO ALL MILLWORK.
14. FIRE RESISTULATORS CABINETS TO BE SPECIFIED TO MATCH ADJACENT WALL.
15. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISHES MATCH EXISTING FINISHES. GENERAL CONTRACTOR SHALL NOTIFY INSIGHT DESIGN IMMEDIATELY OF ANY DISCREPANCIES SHOWN ON THE FINISH PLAN AND/OR FINISH SCHEDULE.
16. CARPET SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
17. ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM PAINTING AND FROM THE CARPET INSTALLATION.

ADDL	ADDITIONAL	F.A.	FIRE ALARM	O.C.	ON CENTER
A.F.F.	AFTER FINISHED	F.D.	FIRE DRAM	O.D.	OUTSIDE DIAMETER
		F.E.C.	FIRE EXTINGUISHER	O.H.	OFFICE
A.P.	ACCESS PANEL	G.C.B.	GABINET	O.H.	OVERHEAD
APPROX.	APPROXIMATE	F.F.	FINISH FLOOR	OPP.	OPPOSITE
ARCH.	ARCHITECTURAL	F.H.C.	FIRE HOSE CABINET		
A.V.	AUDIO VISUAL	FIN.	FINISH	PL.	PLATE
		FIN.	FINISH	PLAS.	PLASTER
BLDG.	BUILDING	FL.	FLOOR	PLY.	PLYWOOD
BLT'G	BUILDING	FL.	FLOOR	PT.	PAINT
B.M.	BENCH MARK	F.L.	FLOURESCENT		
B.O.	BOTTOM	F.L.D.	FLOOD	REF.	REFRIGERATOR
		F.P.	FIRE PROOF	R.B.	RUBBER BASE
		F.R.	FRAME	REC.	RECESSED
CAB.	CABINET	F.S.C.	FASICA	REC'D	RECORDED
CEM.	CEMENT	FUR.	FURNING	REQ'D	REQUIRED
C.J.	CENTER JOINT	G.A.	GAUZE	RM.	ROOM
		G.B.	GRAB BAR		
C.L.R.	CENTER LINE	G.C.	GENERAL CONTRACTOR	S.O.	SOFT PROOF
C.L.D.	CLEARANCE	G.C.	GENERAL CONTRACTOR	SECT.	SECTION
C.M.U.	CONCRETE MASONRY	G.C.	GLASS	SPC.	SPECIFICATION
		GR.	GRASS	SPK.	SPEAKER
CNC.	CONCRETE	G.W.B.	GYPSUM WALL BOARD	SPRKL.	SPIRKLER
COL.	COLUMN			ST.	STAINLESS STEEL
CON.	CONNECTION	HOP	HANDICAPPED	STD.	STANDARD
CONST.	CONSTRUCTION	HOW	HARDWARE	STOR.	STORAGE
		H.W.	HORIZONTAL	STRUC.	STRUCTURAL
CONTR.	CONTRACTOR	H.P.	HIGH POINT	SUSP.	SUSPENDED
CONV.	CONVECTOR	H.P.L.	HIGH PRESSURE	SYN.	SYMMETRICAL
CORR.	CORROSION			SHI.	SHIRT
CORR.	CORROSION	HR.	HARD RAIL		
COST.	COST	HVAC	HEATING/VENTILATION	TEL.	TELEPHONE
COSK.	COUNTERSINK	ACE	ACE CONVENTION	TH.	THRESHOLD
COTR.	COUNTER	H.C.	HIGH CEILING	THK.	THICKNESS
		M.T.	MEAT	TKB	TACK BOARD
		M.C.	MECHANICAL	T.O.S.	TOP OF SLAB
				TEMP.	TEMPERATURE
		INSUL.	INSULATION	TEMP.	TEMP.
		INT.	INTERIOR		
DET.	DETAIL				
D.F.	DRAINING FOUNTAIN	J.C.	JANITORY'S CLOSET	U.O.N.	UNLESS OTHERWISE NOTED
D.F.A.	DRAINAGE	JT.	JOINT		
DIFF.	DIFFUSER	J.V.	JANITORY'S	U/S	UNDERSIDE
D.M.	DOWN	L.V.	LEAN VENT	VAR	VARIABLES
D.N.	DOWN				
D.O.	DOOR	L.P.	LINEAR DIFFUSER		
D.W.	DRAIN WASTE	L.T.	LIGHT		
DWG.	DRAWING				
		M.F.R.	MANUFACTURER	V.C.T.	VENT COMPOSITE
EA.	EACH	MAR.	MARBLE	V.C.T.	VERTICAL
E.C.	ELEVATION	MAT.	MATERIAL	V.F.	VENTILATE
E.C.C.	ELECTRICAL CLOSET	MAX.	MAXIMUM	V.F.T.	VENTY. FABRIC
ENC.	ENCLOSURE	MCH.	MECHANICAL		
EQ.	EQUIPMENT	MEN.	MEN		
EQUIP.	EQUIPMENT			W/O	WITH/OUT
E.W.C.	ELECTRIC WATER	N.C.	NOT IN CONTRACT	WOOD	WOOD BLOCKING
		N.T.S.	NOT TO SCALE	WOM.	WOOD BLOCKING
EXST.	EXISTING			W.P.	WATERPROOFING
EXP.BT.	EXTENSION BOLT				

1. IT IS NOT THE INTENT OF THESE TERMS TO SHOW EVERY DETAIL OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL VISIT THE PROJECT AND BECOME THOROUGHLY FAMILIAR WITH THE WORK AND SHALL VERIFY ALL EXISTING CONDITIONS APPLICABLE TO THE DEMOLITION WORK PRIOR TO SIGNING A BID FOR THE WORK. IF ANY ITEMS AND/OR SYSTEMS ARE OTHER THAN AS DESCRIBED ON THESE DRAWINGS, THE CONTRACTOR SHALL SUBMIT A BID ON THE BASIS OF THE WORK ACTUALLY REQUIRED TO DEMOLISH, PATCH, OR REPAIR. ANY ITEMS OTHER THAN THOSE LISTED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL COSTS SHALL NOT BE ALLOWED FOR ADDITIONAL WORKS FOR ANY BUILDING.

2. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE JOB SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROGRESSES. THE SITE SHALL BE KEPT CLEAN UNTIL THE COMPLETION OF THE DEMOLITION.

3. DEMOLITION TO OCCUR IN SUCH A MANNER SO THAT ALL BUILDING STRUCTURAL COMPONENTS SUCH AS LIGHT, SWITCHES, ALL DIFFUSERS AND RETURN AIR GRILLES, POLY DUCTS, DOORS, FRAMES, HARDWARE, ETC. ARE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.

4. REMOVE OR RELOCATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. REMOVE PIPES AND/OR LINES THAT ARE NOT IN THE LINE OF CONCERNANCE ABOVE OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLACED IN THE WALLS.

5. REMOVE ABANDONED DUCTWORK, PIPES, PIPES, ETC. SERVING THIS TENANT SPACE FROM PLUMBEN ABOVE AND BELOW THE CEILING AND FLOOR SLAB. INSTALL VALVE AND CAPS AS REQUIRED. ALL ABANDONED OPENINGS THROUGH THE SLAB (PLUMBING, ELECTRICAL, ETC.) TO BE REPAIRED TO MATCH EXISTING. THE BUILDING SPECIFICATIONS SHALL APPLY. REPLACE FLOORING, CEILING, ETC. TO BE REPAIRED TO MATCH EXISTING.

6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING COURSE OF WORK.

7. THE CONTRACTOR SHALL FURNISH NECESSARY CONTRACTOR'S INSURANCE WITHIN THE ORDER OF BUILDING. PAY ALL FEES. OBTAIN ALL PERMITS AND PROVIDE ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO WORK DESCRIBED HEREIN.

8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY AND STATE LICENSES PRIOR TO COMMENCING CONSTRUCTION. IF SPECIAL PERMITS ARE REQUIRED FOR ANY OF THE WORK, THEY SHALL BE OBTAINED AND EXHIBITED. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH THE LAWS, ORDINANCES, CODES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED.

9. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A BROOD CLEAN CONDITION AT ALL TIMES.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES, AND BE RESPONSIBLE FOR THE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL ITS COMPLETION.

11. THE GENERAL CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.

12. ALL FINISHES AND SURFACES WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND OR REPLACED TO THE SATISFACTION OF INSIGHT DESIGN AT NO ADDITIONAL COST TO OWNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DEMOLITION WORK.

14. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH BY THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

15. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

16. THE CONTRACTOR IS TO CONDUCT ALL NECESSARY DEMOLITION WORK AS REQUIRED TO PRODUCE A COMPLETE JOB READY FOR PROPOSED NEW WORK AS OUTLINED IN THE CONTRACT DOCUMENTS.

17. REMOVE EXISTING FLOORING AS REQUIRED PATCH/REPAIR/PREPARE AREAS AS REQUIRED TO RECEIVE NEW FINISHES.

18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WALLS, ALL DOORS AND FRAMES AS INDICATED BY DASHED LINE ON THE DEMOLITION PLAN.

19. REMOVE ALL WORK CAREFULLY TO EXIST REQUIRED FOR FINAL WORK. REMOVE LOOSE OR CRACKED MATERIAL CAUSED BY DEMOLITION/TORNSAWING WORK TO ADJACENT AREAS AND PATCH TO MATCH EXISTING WORK. NEARLY CUT OPENINGS, POCKETS, HOLES, CRACKS, INTERFERING MATERIALS, ETC. SHALL BE REMOVED. LEAVE FINISHED FLOOR HEIGHT UNLESS OTHERWISE INDICATED OTHERWISE.

20. PROMPTLY REMOVE DEBRIS TO AVOID IMPARTING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR CEILING.

21. ALL EXISTING FLOOR PENETRATIONS ARE TO BE PROPERLY PATCHED AND SEALED WITH FIRE-RATED MATERIAL.

22. ELECTRICAL CONTRACTOR TO REMOVE ALL ELECTRICAL ITEMS AS REQUIRED BY DEMOLITION WORK. MAINTAIN EXISTING CONTINUITY OF ALL ELECTRICAL, DISRUPTIVITY AND HVAC SYSTEMS, U.G.O.A.

23. ALL EXISTING WALL, ELECTRICAL OUTLETS ARE TO REMAIN UNLESS INCORPORATED INTO DEMOLITION AREA. ELECTRICAL CONTRACTOR TO VERIFY EXACT AMOUNT OF ELECTRICAL DEMOLITION TO BE REMOVED FROM ALL AREAS.

24. ELECTRICAL CONTRACTOR TO REMOVE AND/OR RELOCATE ALL EXISTING LIGHT FIXTURES AND SWITCHES AS REQUIRED TO REFLECT SWITCH LOCATIONS INDICATED ON THE REFLECTED CEILING PLAN. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FINAL FINISH SUBMITTALS.

25. THE GENERAL CONTRACTOR TO VERIFY EXISTING ITEMS TO BE REUSED (DOORS, FRAMES, GRID, TILE, ETC.) REPAIR TO LIKE-NEW CONDITION WHEN POSSIBLE. RETURN ITEMS NOT TO BE REUSED TO BUILDING STOCK.

26. REMOVE EXISTING WALL AND FLOOR FINISHES AS INDICATED. PATCH AND REPAIR SUBSTRATES (I.E. FLOOR SLAB, WALL FINISHES) FOR A SMOOTH AND LEVEL SURFACE AS NECESSARY FOR NEW FINISHES.

27. CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING RECEPTACLES, LIGHT FIXTURES, SWITCHES, SMOKE DETECTORS, FIRE ALARM DEVICES, FLASHING STATIONS, EJECTION BOXES THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ASSUME ANY EXISTING ELECTRICAL WORK.

28. CONTRACTOR SHALL RECORD ON AS-BUILT DRAWINGS ANY BUILDING WORK THAT WILL REMAIN IN THE TENANT RENT SPACE.

29. CONTRACTOR SHALL INVESTIGATE AND NOTIFY ENGINEER OF ANY EXISTING JUNCTION BOXES THAT MAY OCCUR OVER THE EXISTING CEILING AS SOON AS THE DEMOLITION WORK IS COMPLETED.

30. CONTRACTOR SHALL INCLUDE ACCESS PANELS OR RELOCATION JUNCTION BOXES ABOVE HARD CEILING AS REQUIRED.

31. ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TIME SCHEDULED PERMITTED BY THE LANDLORD.

32. ALL EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK IS THE PROPERTY OF THE LANDLORD. CONTRACTOR SHALL REMOVE WORK DESIGNATED BY LANDLORD. IN THE EVENT LANDLORD DOES NOT TO ACCEPT ANY OF ALL EQUIPMENT, CONTRACTOR SHALL REMOVE EQUIPMENT BEING THE PROPERTY OF THE LANDLORD. CONTRACTOR SHALL REMOVE ALL EQUIPMENT NOT DESIGNATED BY LANDLORD.

33. CONTRACTOR SHALL PROTECT ALL WORK AS DIRECTED BY LANDLORD, BUT IN NO EVENT, SHALL THE WORK BE PROTECTED TO AFFECT THE OPERATIONAL SCHEDULE OF THE EXISTING TENANT SPACE TO THE SPACE.

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PROPERTY MANAGEMENT: WALE
119 WASHINGTON AVENUE, SUITE 101
MIAMI BEACH, FL 33139
PHONE: 305 674 7451
FAX: 305 674 4848
CONTACT: MO
ATLANTIC CENTER
4TH FLOOR
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

ARCHITECT: RUSCH DESIGN, INC.
ARCHITECTURE, INTERIORS, PLANNING
1935 N.W. 17 AVE.
MIAMI, FLORIDA 33125
PHONE: 305 545 4064
CONTACT: RUSCH MURRAY

TOTAL
CONSTRUCTION AREA: 4,815.32 SQ. FT.

CLASSIFICATION OF
HAZARD OF CONTENTS: ORDINARY HAZARD

MEP: SHIRAZI & ASSOCIATES
MECHANICAL, ELECTRICAL, PLUMBING
10100 WILSON TERRACE, SUITE 101
MIAMI BEACH, FL 33139
PHONE: 305 512 4448
CONTACT: MOBILE: (408) Building
OFFICE: (408) Building

BUILDING USE: OFFICE SPACE

OCCUPANCY GROUPS: GROUP "F" OCCUPANCY

APPLICABLE CODE: ZONING - CITY OF MIAMI
FLOPERA BUILDING CODE
AND / NFPA 101 LIFE SAFETY CODE

CONSTRUCTION: INTERIOR REMODELING IN FULLY
SPRINKLERED BUILDING

BUILDING
CONSTRUCTION TYPE: FULLY SPRINKLERED BUILDING

OCCUPANCY LOAD: 7,456.04 / 100 - 74.56

GENERAL NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, AND CONSULT WITH THE ARCHITECT FOR CLARIFICATION OF ANY DIMENSIONS AND/OR CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2001 FLORIDA BUILDING CODE AND 2002 FLORIDA FIRE PREVENTION, FEDERAL, STATE AND ALL APPLICABLE CODES AND ORDINANCES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL NOT PROCEED WITH ANY WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE BUILDING MANAGEMENT AND THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
- ALL REQUESTS FOR SUBSTITUTIONS OF ALL ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE BUILDING MANAGEMENT AND ARCHITECT.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING "CERTIFICATE OF OCCUPANCY" FOR THE TENANT, PRIOR TO TENANT MOVE-IN. COPIES OF CERTIFICATE TO BE PROVIDED TO THE BUILDING MANAGEMENT.
- U.G.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING/COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
- DO NOT SCALE CONTRACT DOCUMENTS. ALL WRITTEN DIMENSIONS GOVERN. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE OF DRYWALL U.G.N. LARGER SCALE DRAWINGS GOVERN OVER SMALLER SCALE. NOTIFY INSIGHT DESIGN IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. DIMENSIONS NOTED AS "MINIMUM DIMENSION" OR "CLEAR" SHALL BE MAINTAINED.
- THE HVAC CONTRACTOR SHALL NOT PLACE CEILING REESTERS WHEREVER SHELVEING, FILES OR OVERHEAD UNITS ARE INDICATED ON THE CONTRACT DOCUMENTS.
- ALL NEW CONSTRUCTION ALONG WITH BASE BUILDING CONSTRUCTION IS TO MATCH EXISTING ADJACENT AREAS, EXCEPT WHERE INDICATED OTHERWISE, AND ALL DRYWALL COLUMNS AND PERIMETER OF EACH FLOOR AND AREAS NOT DETACHED WITH BASE FINE SHALL BE TO MATCH EXISTING ADJACENT AREA WALL, BASE U.G.N. WHEN NEW GYPSUM BOARD CONSTRUCTION MEETS EXISTING CONSTRUCTION IN SAME PLANE IT SHALL BE FEATHERED FLUSH WITH NO VISIBLE JOINT SHOWING.
- THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILING, ETC. IN A WORKMANSHIP-LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS, SURFACES OR MATERIALS DAMAGED OR DISTURBED AS A RESULT OF THE WORK. IN ADDITION, THESE EXISTING SURFACES OR MATERIALS SERVING AS A SUBSTRATE FOR NEW MATERIALS OR FINISHES WHICH HAVE BEEN DAMAGED SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK FREE FROM FLAWS AND DEFECTS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING IN PARTITIONS AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND ASSURE ALL CLEARANCES REQUIRED FOR CEILING TYPES, LIGHT FIXTURES, PLUMBING, STRUCTURAL, HVAC, FIRE PROTECTION, ETC. PRIOR TO INSTALLATION. SUBMIT COORDINATED SHOP DRAWINGS TO INSIGHT DESIGN FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL PROVIDE BUILDING APPROVED SPRINKLER HEADS CENTERED ON CEILING TYPES U.G.N. ALL LOCATIONS TO BE APPROVED BY INSIGHT DESIGN.
- ALL HARDWARE AND RELATED SECURITY DEVICES SHALL BE COORDINATED FOR DESIGN INTENT BY THE GENERAL CONTRACTOR AND SUBMITTED TO INSIGHT DESIGN FOR REVIEW PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH TENANT, COMMUNICATIONS CONSULTANTS, COMPUTER CONSULTANTS AND INSIGHT DESIGN FOR INSTALLATION OF THEIR WORK. PROVIDE ALL NECESSARY LABOR, CONDUIT, FLOOR CORING, ACCESS PANELS, ETC. AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF OUTLETS FOR SPECIAL EQUIPMENT NOTED ON INSIGHT DESIGN CONTRACT DOCUMENTS AND MANUFACTURER'S SPECIFICATIONS.
- FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTION.
- EXISTING TAPED JOINTS, CORNERS, DUNPLES OR SCREW HEADS SHALL BE FINISHED SMOOTH AND LEVEL WITH ADJACENT BOARD SURFACE.
- ALL WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMPLY WITH CLASS "C" INTERIOR FINISH FLAME SPREAD CLASSIFICATION.
- PROVIDE SAMPLES OF CARPET, MARBLE, GRANITE, VCT TILE AND CERAMIC TILE AS SPECIFIED IN PLANS FOR REVIEW BY INSIGHT DESIGN PRIOR TO PURCHASING AND/OR ANY WORK BEING PERFORMED.
- THIS SET OF WORKING DRAWINGS SHALL BE ADDRESSED AS A COMPLETE SET, AND IT SHALL NOT BE USED IN PARTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SET OF DRAWINGS WITH ALL TRADES, SO THAT THE WORK WILL BE PERFORMED CORRECTLY AND COORDINATED AMONG ALL TRADES.
- NO ASSUMPTION SHALL BE MADE BY THE CONTRACTORS. ANY CLARIFICATIONS NEEDED IN THE PLANS SHALL NEVER BE ASSUMED BY THE CONTRACTOR. INSIGHT DESIGN WILL CLARIFY ANY QUESTIONS, IF AND WHEN NEEDED.
- THE GENERAL CONTRACTOR IS TO COORDINATE THE WORK OF ALL OTHER SUB-CONTRACTORS AND TRADES, WHETHER HIS OWN OR THOSE OF ANY SEPARATE CONTRACTORS LET BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL PREMISES ARE ACCEPTED IN A CLEAN, HADTABLE CONDITION BY OWNER.
- THE GENERAL CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES DURING ALL PHASES OF CONSTRUCTION.
- THE GENERAL CONTRACTOR IS TO NOTIFY INSIGHT DESIGN IMMEDIATELY IF BASIS A/C DUCT SYSTEM INTERFERES WITH THE INSTALLATION OF LIGHT FIXTURES IN ANY AREA. EACH AFFECTED SUB-CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS FOR PIPES AND DUCTS PLUMBED IN WALLS.
- THE GENERAL CONTRACTOR IS TO CHALK-UP ALL PARTITIONS IN THE FIELD AND NOTIFY INSIGHT DESIGN PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS.
- ALL LUMBER AND CEILING TO BE FIRE RETARDANT AS REQUIRED BY ALL APPLICABLE CODES.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISH MATERIALS COMPLY WITH THE FLAME SPREAD RATING AS REQUIRED BY THE FLORIDA BUILDING CODE FOR A TYPE "B" BUILDING.
- ALL OUTLETS ABOVE COUNTER SHALL BE CENTERED, HORIZONTAL @ 6" ABOVE COUNTER TOP.
- PIPES OF APPROVED MATERIAL PENETRATING WALLS, CEILINGS AND FLOORS REQUIRED TO BE FIRE RESISTIVE, SHALL BE SEALED WITH AN APPROVED MATERIAL EQUIVALENT TO THE FIRE RESISTANCE OF THE WALL, FLOOR AND CEILING.
- ALL NEW WORK SHALL COMPLY WITH THE AMERICAN WITH DISABILITY ACT (A.D.A.) GUIDELINES AND ASHRAE STANDARDS FOR INDOOR AIR QUALITY.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND INFORM ALL SUB-CONTRACTORS OF ALL A.D.A. REQUIREMENTS. ANY AND ALL ADJUSTMENTS NEEDED FOR A.D.A. MUST BE REVIEWED BY INSIGHT DESIGN.
- ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATED THROUGH THE BUILDING MANAGEMENT.
- FLOOR PREPARATION IS THE RESPONSIBILITY OF THE CONTRACTOR; THEREFORE THE CONTRACTOR SHALL LEVEL EXISTING CONCRETE SLABS AS PER SPECIFICATIONS. VERTICAL DIMENSIONS AND ELEVATIONS SHOWN ON PLANS ARE FROM TOP OF LEVELLED SLAB EXCEPT WHERE NOTED.

- U.G.N. GENERAL CONTRACTOR TO REMOVE ALL EXISTING FLOORING IN PLACE AND RESTORE CONCRETE SLAB TO LEVEL CONDITION. CLEAN SUBSTRATE, FILL CRACKS, HOLES, DEPRESSIONS AND LEVEL FLOOR WITHIN 1/8" PER 10'-0" RADIUS.
- THE GENERAL CONTRACTOR IS TO VERIFY CONDITION OF EXISTING SYSTEMS AND ACCOUNT FOR ALL REPAIRS AND RELOCATIONS.
- TEST AND BALANCE REQUIRED FOR BUILDING SPECIFICATIONS AND REQUIREMENTS.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH INSIGHT DESIGN THE EXACT LOCATION OF ALL SWITCHES, WALL RECEPTABLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
- THE GENERAL CONTRACTOR IS TO REVIEW WITH INSIGHT DESIGN ALL WALL AREAS WITHIN THE EXISTING SPACE WHICH ARE IN NEED OF PATCHING AND FINISH REPAIR.
- THE GENERAL CONTRACTOR IS TO REVIEW THE EXISTING SPACE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND FINISHES.
- THE GENERAL CONTRACTOR IS TO ISOLATE AND PROTECT ALL EXISTING OPERATING AREAS FROM DISRUPTION DUE TO NEW CONSTRUCTION. ANY OPERATING AREAS WHICH MUST BE OBTAINED SHOULD BE NOTED TO THE BUILDING MANAGEMENT TWO DAYS BEFORE WORK IS TO BEGIN AND WORK SCHEDULE MUST BE APPROVED BY THE BUILDING MANAGEMENT.
- THE GENERAL CONTRACTOR IS TO MATCH ALL NEW WORK WITH THE CORRESPONDING EXISTING CONDITIONS. ANY VARIATIONS, QUESTIONS OR ALTERNATIVES MUST BE REVIEWED WITH INSIGHT DESIGN BEFORE WORK IS TO BEGIN.
- ALL DOORS, FRAMES AND HARDWARE TO MATCH BUILDING STANDARD. REVIEW WITH INSIGHT DESIGN BEFORE FINAL INSTALLATION U.G.N.
- ALL FINISHES MUST BE SUBMITTED (MINIMUM OF 3 SAMPLES) TO INSIGHT DESIGN FOR REVIEW BEFORE INSTALLATION.
- THE GENERAL CONTRACTOR IS TO PROVIDE TO THE OWNER AND INSIGHT DESIGN A SCHEDULE OF CONSTRUCTION BEFORE WORK BEGINS. ANY VARIATION OR ADJUSTMENTS TO THIS SCHEDULE SHOULD IMMEDIATELY BE NOTED TO INSIGHT DESIGN AND THE OWNER.
- THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS (ONE SET AND ONE COPY) FOR REVIEW BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS OF CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND REVENED BY CONTRACTOR PRIOR TO SUBMITTAL.
- ONE FIRE EXTINGUISHER PER 3,000 SQ. FT. CLASS "ABC" SHALL BE PROVIDED, TO BE INSTALLED BY THE GENERAL CONTRACTOR AT THE LOCATIONS SHOWN ON PLANS WITH THE SYMBOL "FE" AND NOT EXCEEDING 7'5" OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5' A.F.F. GENERAL CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW BY INSIGHT DESIGN.
- ALL CMB CONSTRUCTION, PLUMBING, SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
- CHG JOINTS SHALL BE TAPED, SPACKLED, POLISHED AND FINISHED TO SMOOTH AND LEVEL FINISH FLUSH WITH FACE OF BOARD SURFACE. THE SAME FOR EXTERIOR CORNERS AND THESE SHALL RECEIVE METAL CORNERS BEADS.
- WHERE NEW CMB CONSTRUCTION MEETS EXISTING CMB CORNER CONDITION, GENERAL CONTRACTOR SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING CMB.
- WHERE NEW CMB CONSTRUCTION MEETS EXISTING CMB, CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.
- U.G.N. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND/OR COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
- ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS FOR LOCATION OF LIGHTING, TELEPHONE, OUTLETS, CEILING DIFFUSERS, LIGHT FIXTURES, ETC.
- REFER TO ENGINEERING DRAWINGS FOR LOCATION OF EMERGENCY LIGHTING, STROBES, EXIT LIGHTS, SPRINKLERS AND OTHER LIFE SAFETY DEVICES.
- THE GENERAL CONTRACTOR IS TO SUBMIT A COMPLETE REDLINE SET OF AS-BUILT PLANS, OPERATION AND MAINTENANCE MANUALS (THREE SETS) AND WARRANTIES FOR EQUIPMENT TO BE PROVIDED.
- MATERIALS WHICH ARE SHOWN ON THE DRAWINGS AND WHICH MAY NOT BE SPECIFICALLY DESCRIBED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE FURNISHED BY THE CONTRACTOR, SHALL BE SUITABLE FOR THE INTENDED USE, SHALL BE IN HARMONY WITH ADJACENT MATERIALS, AND SHALL BE SUBJECT TO REVIEW FOR CONFORMANCE TO THE INTENT OF THE CONTRACT DOCUMENTS. WHERE INSTALLATION TECHNIQUES ARE NOT SPECIFIED, THEY SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS AND INDUSTRY STANDARDS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASURING REQUIRED FOR TENANTS' BUILT-IN EQUIPMENT, FURNISHINGS, ETC. REPORT ANY DISCREPANCIES TO INSIGHT DESIGN.
- DELIVER, STORE AND HANDLE ALL MATERIALS IN A MANNER THAT WILL PREVENT DAMAGE. STORE MATERIALS PER RECOMMENDATION OF SUPPLIER AND MANUFACTURER. REPLACE DAMAGED MATERIALS.
- ALL PENETRATIONS ON GYPSUM BOARD CONSTRUCTION ABOVE AND BELOW FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
- MAINTAIN CONTINUITY OF EXISTING ELECTRICAL, CIRCULATORY AND HVAC SYSTEMS. ELECTRICAL, HVAC, AND LIFE SAFETY CONTRACTORS TO FIELD CONFIRM ANY REMOVAL AND RELOCATION REQUIREMENTS PRIOR TO FINAL PROGRESS SUBMITTALS.
- ALL PARTITIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION. REFER TO ARCHITECTURAL PLAN FOR PARTITIONS REQUIRING FIRE RESISTIVE RATINGS.
- PROVIDE 3/4" FIRE RATED PLYWOOD BLOCKING FOR WALL MOUNTED EQUIPMENT (CASEWORK, DOOR STOPL, ACCESSORIES, ETC.) VERIFY WITH INSIGHT DESIGN.
- FIREPROOFING SHALL BE UNIMPEDED. ANY CONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT NOT ADDITIONAL COST.
- WHENEVER OPENINGS ARE CUT OR UNCOVERED ON EXISTING OR NEW PARTITIONS, FOR NEW SERVICES, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PATCH AND REPAIR ALL OPENINGS TO MAINTAIN THE INTEGRITY OF THE FIRE RATING REQUIRED BY CODE.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING PIPING, DUCTS, ETC. PENETRATING THROUGH FIRE RATED WALL PARTITIONS AND FLOOR SLABS ABOVE AND BELOW THE FINISHED CEILING ARE TO HAVE AN APPROVED U.L. LISTED BETWEEN THE FINISHED SURFACE AND PIECE OF EQUIPMENT.
- ALL DUCTWORK PENETRATING RATED PARTITIONS SHALL HAVE APPROVED SMOKE/FIRE DAMPERS AS REQUIRED BY CODE.
- MAINTAIN ALL FIRE ALARM AND SPRINKLER SYSTEM DURING CONSTRUCTION. REFER TO LIFE SAFETY CODE FOR ADDITIONAL REQUIREMENTS.
- MAINTAIN THE FIRE RATING OF ALL EXISTING STRUCTURAL MEMBERS.
- ALL DIMENSIONS TO DOOR ARE TO THE EDGE OF DOOR. MAINTAIN 1'-6" CLEAR ADJACENT TO IN SWINGING DOORS AND 1'-0" CLEAR ADJACENT TO OUT SWINGING DOORS AT STROKE JAMB, UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL THERMOSTATS WITH BUILDING MANAGEMENT AND INSIGHT DESIGN.
- GENERAL CONTRACTOR IS TO PROVIDE ALL SECURITY EQUIPMENT AS STATED IN THE SPACE REQUIREMENTS.
- COORDINATE ALARM POINTS AND MONITORING WITH THE FEDERAL PROTECTIVE SERVICE.

GENERAL FINISH NOTES

- REFER TO SPECIFICATIONS FOR ALL PERFORMANCE AND QUALITY GUIDELINES AND FOR ADDITIONAL SUBMITTAL INFORMATION.
- INTERIOR FINISH MATERIALS AND THE INSTALLATION PROCESS SHALL BE IN COMPLIANCE WITH ALL LOCAL GOVERNING CODES INCLUDING BUT NOT LIMITED TO FLAMMABILITY RATINGS AND VOLATILE ORGANIC COMPOUND REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL INSPECT ALL SURFACES SCHEDULED TO RECEIVE NEW MATERIAL, AND VERIFY THAT CONDITIONS ARE SUITABLE FOR APPLICATION OF FINISH MATERIAL, PRIOR TO INSTALLATION INCLUDING, BUT NOT LIMITED TO, PROVIDING A SURFACE THAT IS DRY, CLEAN AND FREE OF OIL, GREASE, MILDEW, LOOSE AND FLAKING PAINT AND OR ANY OTHER FOREIGN SUBSTANCES. IF NOT, CONTACT INSIGHT DESIGN FOR DIRECTION AND SAVED.
- TYPICAL PAINTED WALL FINISHES SHALL BE ONE (1) COAT LATEX PRIMER WITH MINIMUM OF THREE (3) COATS OF SPECIFIED PRODUCT. EGGSHELL FINISH. REFER TO FINISH LEGEND FOR SPECIFIC FINISH. WHERE NEW PARTITION MEETS EXISTING PARTITION IN THE SAME PLANE, THE ENTIRE PLANE SHALL BE PAINTED. CONTRACTOR SHALL SUBMIT THREE (3) 12" X 12" GYPSUM BOARD SAMPLES OF EACH SCHEDULED PAINT COLOR TO INSIGHT DESIGN FOR APPROVAL PRIOR TO APPLICATION. SAMPLE IS TO REPRESENT FINISH SHEEN, TEXTURE, AND NUMBER OF COATS OR APPLICATIONS AS SPECIFIED. EACH SAMPLE IS TO BE LABELED BY THE CORRESPONDING FINISH PLAN KEY NOTE AND PAINT SPECIFICATION.
- FIRE RATED PLYWOOD BACKBOARD FOR TELEPHONE/DATA OR SECURITY EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL ON WHICH IT IS MOUNTED. PAINT PLYWOOD ALUO, SEMI GLOSS ENAMEL PRIOR TO INSTALLATION OF THE EQUIPMENT. IF REQUIRED, PLYWOOD SHALL BE PAINTED PRIOR TO PAINTING OF WALL ON WHICH IT IS MOUNTED. PLYWOOD SHALL BE SMOOTH, CLEAN, SQUARE AND HAVE EDGES FILLED AND SAVED.
- THE GENERAL CONTRACTOR SHALL INSPECT PREMISES AND INCLUDE ALL FLOOR PREPARATION INCLUDING, BUT NOT LIMITED TO, FILLING, LEVELING, GRINDING, CLEANING, ETC. FOR INSTALLATION OF SPECIFIED FLOOR COVERING.
- FLOORING TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR OR OPENING UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL PROVIDE HARD RUBBER TRANSITION STRIP BETWEEN CARPET AND RESILIENT FLOORING. COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SELECTION.
- THE GENERAL CONTRACTOR SHALL SUPPLY THREE (3) SAMPLES OF EACH FLOOR COVERING SPECIFIED PRIOR TO INSTALLATION. EACH SAMPLE SHALL BE LABELED WITH THE CORRESPONDING FINISH PLAN KEY NOTE AND SPECIFICATION. SAMPLES SHALL BE REPRESENTATIVE OF ALL DYE LOTS WHICH ARE TO BE USED ON THE PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CROSS-REFERENCING FINISH NOTES BETWEEN PLANS AND ELEVATIONS. IF A DISCREPANCY IS FOUND, IMMEDIATELY NOTIFY INSIGHT DESIGN FOR INSTRUCTION.
- THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY SURFACES NOT HAVING A FINISH SPECIFIED PRIOR TO SUBMITTING FINISH BO.
- THE GENERAL CONTRACTOR IS TO PROVIDE FLOOR LEVELING AS REQUIRED. PROVIDE FLOOR TOLERANCES ACCEPTABLE FOR FLOORING INSTALLATION AS REQUIRED BY THE FEDERAL A.D.A. LAW AND MFC SPECIFICATIONS.
- WALL BASE AT MILLWORK TOE KICK SPACE TO BE 4" HIGH AND TO MATCH H.P.L. ON MILLWORK U.G.N.
- REFER TO ELEVATIONS FOR ADDITIONAL FINISH INFORMATION RELATING TO ALL MILLWORK.
- ALL FIRE EXTINGUISHER CABINETS TO BE PAINTED TO MATCH ADJACENT WALL.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISHES MATCH EXISTING FINISHES. GENERAL CONTRACTOR SHALL NOTIFY INSIGHT DESIGN IMMEDIATELY OF ANY DISCREPANCIES SHOWN ON THE FINISH PLAN AND/OR FINISH SCHEDULE.
- CARPET SEAMING DIAGRAMS SHALL BE SUBMITTED BY THE CARPET INSTALLER TO INSIGHT DESIGN, FOR REVIEW PRIOR TO INSTALLATION.
- ALL WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM PAINTING AND FROM THE APPLICATION OF VARIOUS ADHESIVES USED IN INSTALLING WALL COVERINGS ON COMPLETION. ALL OTHER WORK SHALL BE FREE OF DAINS, SPOTS AND SPATTERS OF PAINT AND ADHESIVES.

ABBREVIATIONS

ADDL. ADDITIONAL	F.A. FIRE ALARM	O.C. ON CENTER
A.F.F. ABOVE FINISHED FLOOR	F.D. FLOOR DRAIN	O.D. OFF CENTER DIAMETER
A.P. ACCESS PANEL	F.E.C. FIRE EXTINGUISHER CABINET	O.F. OFFICE
APPROX. APPROXIMATE	F.F. FINISH FLOOR	O.H. OPENING OPPOSITE
ARCH. ARCHITECTURAL	F.H.C. FIRE HOSE CABINET	PL. PLATE
A.V. AUDIO VISUAL	F.N. FINISH	PLAS. PLASTER
B.L.C.G. BLOCKING	F.FIXT. FIXTURE	P.Y. PLYWOOD
B.L.C.G. BUILDING	F.FLOOR FLOOR	PT. PAINT
BLK. BLOCK	F.FOLD. FOLDING	REF. REFRIGERATOR
BM. BEAM	F.F.P. FIRE PROOF	R.B. RUBBER BASE
BOT. BOTTOM	F.FR. FRAME	REC. RECESSED
CAB. CABINET	F.FSC. FASCO	REINF. REINFORCED
CEM. CEMENT	F.FUR. FURRING	REO.D. REINFORCED
C.J. CENTER JOINT	GA. GAUGE	RM. ROOM
CLG. CENTER LINE	G.B. GRAIN BAR	S.D. SECTION PROOF
CLR. CLEARANCE	G.C. GENERAL CONTRACTOR	SECT. SECTION
C.M.U. CONCRETE MASONRY UNIT	GL. GLASS	SPEC. SPECIFICATION
CONC. CONCRETE	GR. GRASS	SPK. SPEAKER
CON. CONNECTION	G.W.B. GYPSUM WALL BOARD	SPRINK. SPRINKLER
CONSTR. CONSTRUCTION	HOPD. HANDCAPPED	S.S. STAINLESS STEEL
CONTR. CONTRACTOR	HOR. HORIZONTAL	STD. STANDARD
CONV. CONVEYOR	H.P. HIGH POINT	STOR. STORAGE
CORR. CORRIDOR	H.P.P. HIGH PRESSURE	STRUC. STRUCTURAL
CORR. CORRIDOR	H.P.L. HORIZONTAL	SUSP. SUSPENDED
CPT. CARPET	HR. HAND RAIL	SYN. SYNTHETICAL
CSK. COUNTERSINK	HVAC. HEATING/VENTILATION AIR CONDITIONING	SHT. SHEET
C.T. COUNTER TOP	H.C. HANG CEILING	TEL. TELEPHONE
CTR. COUNTER	HT. HEIGHT	THRESH. THRESHOLD
DET. DETAIL	INSUL. INSULATION	TRK. BOARD TRACK BOARD
D.F. DOWN	JNT. JOINT	T.O.S. TOP OF SLAB
DIA. DIAMETER	J.C. JAMON'S CLOSET	TYP. TYPICAL
DIFF. DIFFUSER	JT. JOINT	TEMP. TEMPERED
D.M. DOWN	LAV. LAVATORY	U.O.N. UNLESS OTHERWISE NOTED
DN. DOWN	L.D. LINEN DRESSER	U/S UNDERSCORE
DR. DOOR	L.P. LOW POINT	VAR. VARIES
D.W. DOWN	L.T. LIGHT	V.C.T. VINYL COMPOSITE TILE
DWG. DRAWING	MFR. MANUFACTURER	VERT. VERTICAL
E.A. EACH	MAR. MARBLE	VEST. VESTIBULE
E.L. ELEVATION	MAT. MATERIAL	V.F. VINYL FABRIC
E.C. ELECTRICAL CLOSET	M.A.X. MAXIMUM	V.F.F. VINYL FIBER IN FIELD
ENC. ENCLOSURE	MECH. MECHANICAL	W/ WITH
EQ. EQUIPMENT	MET. METAL	W/O WITHOUT
E.W.C. ELECTRIC WATER COOLER	MIN. MINIMUM	WO WOOD
EXST. EXISTING	N.I.C. NOT IN CONTRACT	WO.BLK. WOOD BLOCKING
EXP.BT. EXPANSION BOLT	N.T.S. NOT TO SCALE	W.P. WATERPROOFING
EXT. EXTERIOR		

GENERAL DEMOLITION NOTES

- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL VISIT JOB LOCATION TO BECOME THOROUGHLY FAMILIAR WITH THE WORK AND SHALL VERIFY ALL EXISTING CONDITIONS APPLICABLE TO THE DEMOLITION WORK PRIOR TO SUBMITTAL. A BID FOR THE WORK, IF ANY ITEMS AND/OR SYSTEMS ARE OTHER THAN AS DESCRIBED ON THESE DRAWINGS, THE CONTRACTOR SHALL SUBMIT A BID ON THE BASIS OF THE WORK, ACTUALLY REQUIRED TO DEMOLISH, PROVIDED, ON INSTALL, ANY ITEMS OR SYSTEMS EQUAL TO THE DESIGN AS DRAWN AND QUALIFY THE BID ACCORDINGLY. ADDITIONAL COSTS SHALL NOT BE ACCEPTED FOR ADDITIONAL EXPENSE FOR ANY BUILDING.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE JOB SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT ROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.
- DEMOLITION TO OCCUR IN SUCH A MANNER SO THAT ALL BUILDING STANDARD COMPONENTS SUCH AS LIGHT, SWITCHES, ALL DIFFUSERS AND RETURN AIR GRILLES, POWER DEVICES, DOORS, FRAMES, HARDWARE, ETC. ARE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
- REMOVE OR RELOCATE ALL PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- REMOVE ABANDONED DUCTWORK, WIRE, PIPES, ETC. SERVING THIS TENANT SPACE FROM PLENUM ABOVE AND BELOW THE CEILING AND FLOOR SLAB. INSTALL VALVE SAND CUPS AS REQUIRED. ALL ABANDONED OPENINGS THROUGH THE SLAB (PLUMBING, ELECTRICAL, ETC.) TO BE REPAIRED TO MAINTAIN FIRE RATING. THE BASE BUILDING SPECIFICATIONS SHALL APPLY. REPLACE FIREPROOFING.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING COURSE OF WORK.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK DESCRIBED HEREIN.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY AND STATE LICENSES PRIOR TO COMMENCING CONSTRUCTION. IF SPECIAL PERMITS ARE REQUIRED FOR ANY OF THE WORK, THEY SHALL BE OBTAINED AND EXHIBITED. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH THE LAWS, ORDINANCES, CODES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED.
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY CONTRACTOR AND ALL AREAS SHALL BE LEFT IN A ROOM CLEAN CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES, AND BE RESPONSIBLE FOR THE SAFETY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL ITS COMPLETION.
- THE GENERAL CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.
- ALL FINISHES AND SURFACES WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF INSIGHT DESIGN AT NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DEMOLITION WORK.
- ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH BY THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- THE CONTRACTOR IS TO CONDUCT ALL NECESSARY DEMOLITION AND WORK AS REQUIRED TO PRODUCE A COMPLETE JOB READY FOR PROVIDED NEW WORK AS OUTLINED IN THE CONTRACT DOCUMENTS.
- REMOVE EXISTING FLOORING AS REQUIRED PATCH/REPAIR/REPAIR AREAS AS REQUIRED TO RECEIVE NEW FINISHES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WALLS, ALL DOORS AND FRAMES AS INDICATED BY DASHED LINE ON DEMOLITION PLAN.
- REMOVE ALL WORK CAREFULLY TO EXTENT REQUIRED FOR FINAL WORK. REMOVE LOOSE OR CRACKED MATERIAL CAUSED BY DEMOLITION/DISMANTLING WORK AT ADJACENT AREAS AND PATCH TO MATCH EXISTING WORK. NEATLY CUT OPENINGS, POCKETS, HOLES, WALL INTERSECTIONS AND SIMILAR CUTS. PARTITIONS TO BE REMOVED SHALL BE REMOVED FULL HEIGHT UNLESS INDICATED OTHERWISE.
- PROPERLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.
- ALL EXISTING FLOOR PENETRATIONS ARE TO BE PROPERLY PATCHED AND SEALED WITH FIRE-RATED MATERIAL.
- ELECTRICAL CONTRACTOR TO REMOVE ALL ELECTRICAL ITEMS AS REQUIRED BY DEMOLITION WORK. MAINTAIN EXISTING CONTINUITY OF ALL ELECTRICAL CIRCUITRY AND HVAC SYSTEMS U.G.N.
- ALL EXISTING WALL ELECTRICAL OUTLETS ARE TO BE REMOVED UNLESS INCORPORATED INTO DEMOLITION AREA. ELECTRICAL CONTRACTOR TO VERIFY EXACT AMOUNT OF ELECTRICAL DEMOLITION TO BE REMOVED FROM ALL AREAS.
- ELECTRICAL CONTRACTOR TO REMOVE AND/OR RELOCATE ALL EXISTING LIGHT FIXTURES AND SWITCHES AS REQUIRED TO REFLECT SWITCH LOCATIONS AS INDICATED ON REFLECTED CEILING PLAN. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FINAL PROGRESS SUBMITTALS.
- THE GENERAL CONTRACTOR TO VERIFY EXISTING ITEMS TO BE REUSED (DOORS, FRAMES, GRID, TILE, ETC.) REPAIR TO LIKE-NEW CONDITION WHEN POSSIBLE. RETURN ITEMS NOT TO BE REUSED TO BUILDING STOCK.
- REMOVE EXISTING WALL AND FLOOR FINISHES AS INDICATED. PATCH AND REPAIR SUBSTRATES (I.E. FLOOR SLAB, WALL SURFACES) FOR A SMOOTH AND LEVEL SURFACE AS NECESSARY FOR NEW FINISHES.
- CONTRACTOR SHALL REMOVE FROM THIS SPACE ALL EXISTING RECEPTABLES, LIGHT FIXTURES, SWITCHES, SMOKE DETECTORS, FIRE ALARM SPEAKERS, FLASHING STATIONS, JUNCTION BOXES, CONDUIT AND WIRING THAT WILL NOT BE UTILIZED DURING THE TENANT IMPROVEMENT WORK. CONTRACTOR SHALL NOT ABANDON ANY EXISTING ELECTRICAL WORK.
- CONTRACTOR SHALL RECORD ON AS-BUILT DRAWINGS ANY BUILDING WORK THAT WILL REMAIN IN THE TENANT IMPROVEMENT WORK. SPECIFICALLY JUNCTION BOXES FOR FIRE ALARM OR OTHER CONTROL WORK.
- CONTRACTOR SHALL INVESTIGATE AND NOTIFY ENGINEER OF ANY EXISTING JUNCTION BOXES THAT MAY OCCUR OVER ANY HARD TYPE CEILING AS SOON AS THE DEMOLITION WORK IS COMPLETED.
- CONTRACTOR SHALL INCLUDE ACCESS PANELS OR RELOCATE JUNCTION BOXES ABOVE HARD CEILINGS AS REQUIRED.
- ALL DEMOLITION WORK SHALL BE PERFORMED DURING THE TIME SCHEDULED BY THE LANDLORD.
- ALL EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK IS THE PROPERTY OF THE LANDLORD. CONTRACTOR SHALL MOVE TO AREA DESIGNATED BY LANDLORD. IN THE EVENT LANDLORD CHOOSES NOT TO ACCEPT ANY OR ALL EQUIPMENT, THEN THE REMOVED EQUIPMENT BECOMES THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE PREMISES.
- CONTRACTOR SHALL PERFORM THE WORK AS DIRECTED BY LANDLORD, BUT IN NO EVENT, SHALL THE WORK PERFORMED UNDER CONTRACT AFFECT THE OPERATING SCHEDULE OF THE EXISTING TENANT ADJACENT TO THE SPACE.

BUILDING CLASSIFICATION

PROPERTY MANAGEMENT:	WAVE 110 WASHINGTON AVENUE, SUITE 101 MIAMI BEACH, FL 33178 PHONE: 305.574.7457 FAX: 305.574.4448 CONTACT: MO	MEP:	MOSEL, LAND, PE 10102 NW 43RD TER MIAMI, FL 33178 PHONE: 305.510.6448 FAX: 305.510.6448 CONTACT: MOSEL, LAND
TENANT:	ATLANTIC CENTER 4TH FLOOR	BUILDING USE:	OFFICE SPACE
BUILDING ADDRESS:	110 WASHINGTON AVENUE MIAMI BEACH, FL 33139	OCCUPANCY GROUPS:	GROUP "B" OCCUPANCY
ARCHITECT:	INSIGHT DESIGN, INC. ARCHITECTURE, INTERIORS, PLANNING 1955 N.W. 17th AVE. MIAMI, FLORIDA 33125 PHONE: 305.545.4964 CONTACT: KIM W.G.202A	APPLICABLE CODE:	ZONING - CITY OF MIAMI FLORIDA BUILDING CODE ANSI / NFPA 101 LIFE SAFETY CODE
TOTAL CONSTRUCTION AREA:	4,815.33 SQ. FT.	CONSTRUCTION:	INTERIOR REMODELING IN FULLY SPRINKLERED BUILDING
CLASSIFICATION OF HAZARD OF CONTENTS:	ORDINARY HAZARD	BUILDING CONSTRUCTION TYPE:	FULLY SPRINKLERED BUILDING

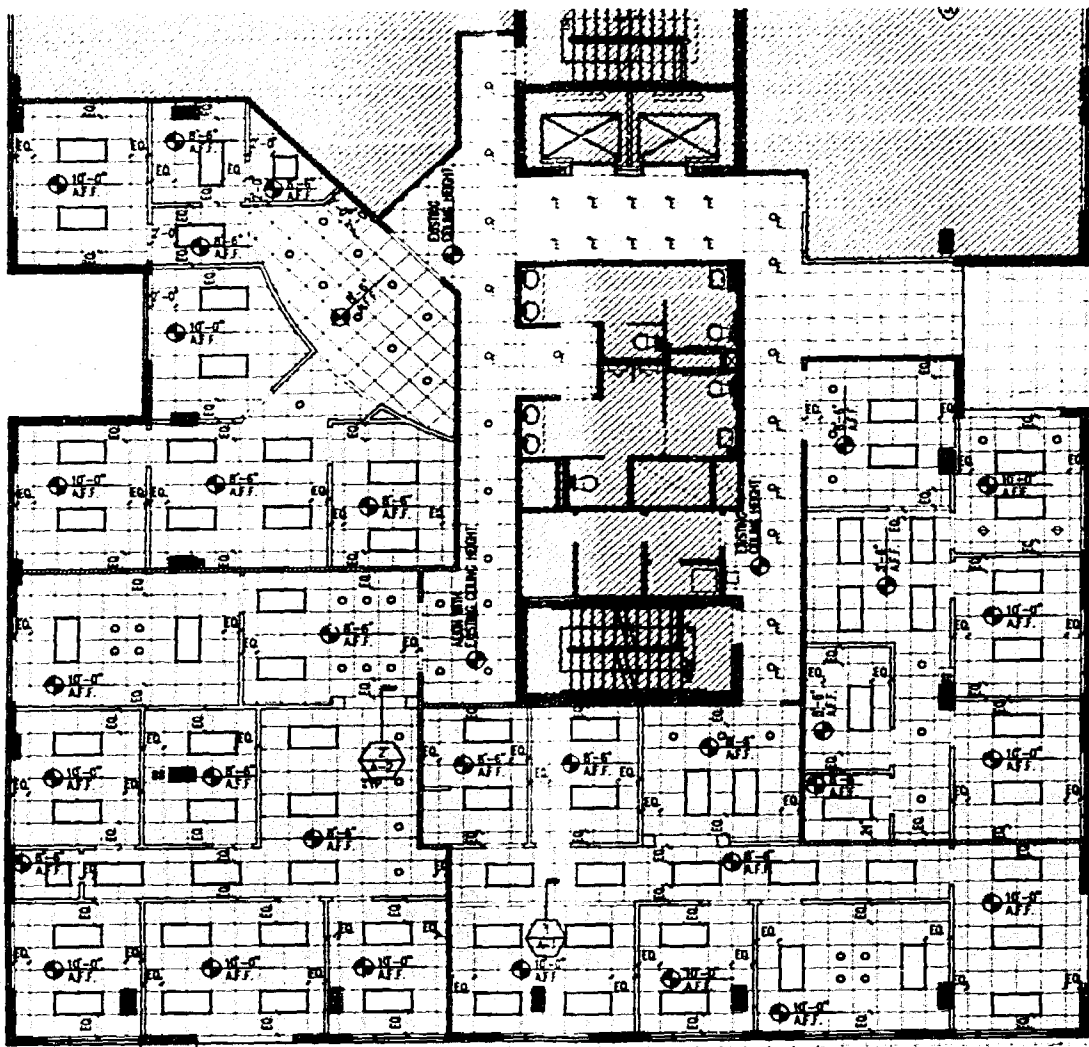
id
insight
design

GENERAL NOTES

Atlantic Center
110 Washington Avenue, 4th Floor
Miami Beach, Florida 33139

insight design
ARCHITECTURE & INTERIORS
1955 N.W. 17th AVE. SUITE 101
MIAMI, FLORIDA 33125
PHONE: 305.545.4964
FAX: 305.510.6448
CONTACT: KIM W.G.202A

PROJECT NO: 0217-07
DRAWN BY: J.V.
DATE: 06/16/05
SCALE: As Shown
SHEET NO: G-1



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

EXISTING STRUCTURAL SLAB
SEALANT BOTH SIDE (TYP.)
NEW CEILING AS PER PLAN
TENANT SIDE

NOTE:
WHERE CABINETRY IS INDICATED ON PLAN,
USE METAL STUD GA. (18" O.C.) TO LIMIT
DEFLECTION TO 1/360 (20 GA. MIN.)
AND PROVIDE 20 GA. ONLY FISH PLATES.
FLAT NOT ROLLED, FOR CABINET ATTACHMENT.

PROVIDE 3 1/2" SOUND ATTENUATION
1 LAYER OF 5/8" G.W.B. TYPE "X"
EACH SIDE OF 3 5/8" METAL STUDS
@ 24" O.C., 25 GA.

NEW BASE AS PER
FINISH PLAN & DETAILS
NEW FINISH FLOOR AS PER PLAN
CONC. SLAB.

NOTES:
• ANCHOR WITH 1" TYPE S DRYWALL SCREWS @ 12" O.C. TO
VERTICAL EDGES AND 12" O.C. TO TOP AN BOTTOM
RUNNERS AND INTERMEDIATE STUDS. STAGGER ALL VERTICAL
AND HORIZONTAL JOINTS 24" O.C. EACH SIDE AND OPPOSITE
SIDES.

FRAME AS REQUIRED TO
SLAB / STRUCTURE ABOVE
3-1/2" SOUND ATTENUATION
BLANKET, 2'-0" EA. SIDE

CEILING AS PER PLAN

NOTE:
WHERE CABINETRY IS INDICATED ON PLAN,
USE METAL STUD GA. (18" O.C.) TO LIMIT
DEFLECTION TO 1/360 (20 GA. MIN.)
AND PROVIDE 20 GA. ONLY FISH PLATES.
FLAT NOT ROLLED, FOR CABINET ATTACHMENT.

3-1/2" SOUND ATTENUATION BLANKET

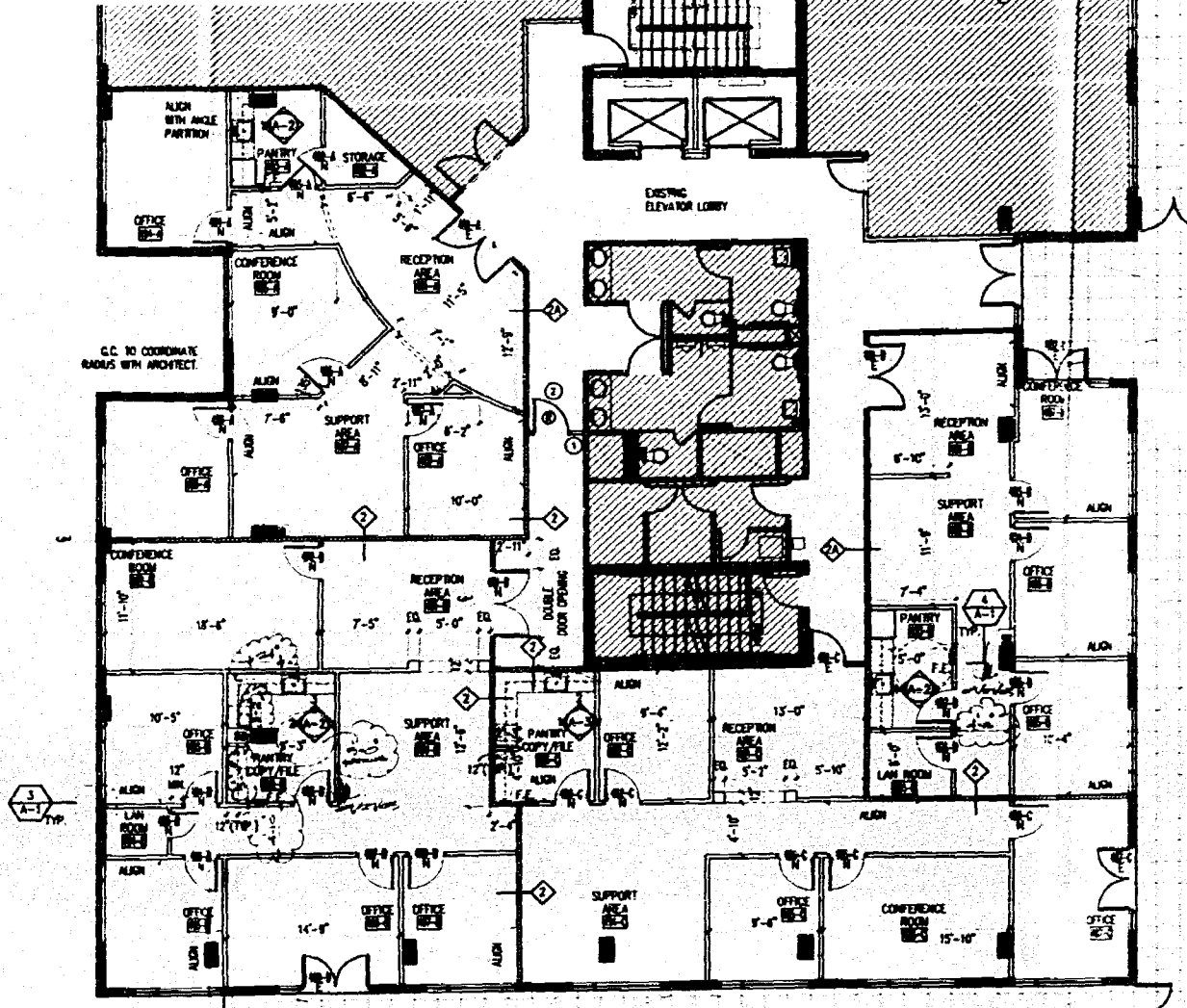
1 LAYER OF 5/8" G.W.B. EACH SIDE
OF 3 5/8" METAL STUDS @ 24" O.C., 25 GA.

ONLY METAL FRAMING
SEAL G.W.B. TO FLOOR
BASE AS PER FINISH PLAN & DETAILS
FINISH FLOOR AS PER PLAN
CONC. SLAB.

1 WALL PARTITION
N.T.S.

2 WALL PARTITION
N.T.S.

2A EXISTING PARTITION TO MATCH CHARACTERISTICS
OF NEW DEMISING PARTITION



1 DEMOLITION & CONSTRUCTION PLAN
1/8"=1'-0"

EXISTING CURTAIN WALL
ALIGN EDGE OF WALL
PARTITION WITH EDGE OF
EXTERIOR WALL
5/8" G.W.B.
3 1/2" SOUND ATTENUATION
BLANKET

NEW 5/8" G.W.B. OVER 1/2" X
FLOORING STRIPS (TYP.) FOR ALL
EXISTING PERIMETER CONCRETE
AND CMU WALLS
EXISTING EXTERIOR WALL

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

11 1/2" X 1'-0"

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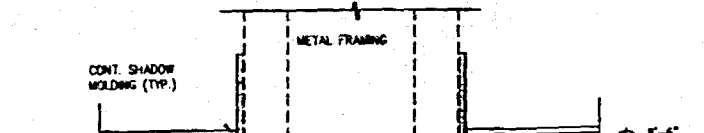
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2 CEILING DETAIL
TYPICAL
N.T.S.

CONT. SHADOW
MOLDING (TYP.)

10'-0" A.F.F.

10'-0" A.F.F.

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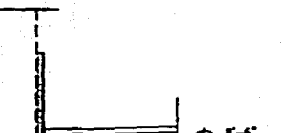
10'-0" A.F.F.

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10'-0" A.F.F.

10'-0" A.F.F.



1 CEILING DETAIL
TYPICAL
N.T.S.

CONT. SHADOW
MOLDING (TYP.)

10'-0" A.F.F.

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10'-0" A.F.F.

DEMOLITION LEGEND	
=====	EXISTING PARTITION TO BE REMOVED
DOOR TAG DESIGNATION	
⊙	EXISTING DOOR AND FRAME TO BE REMOVED
⊙	G.C. TO CAREFULLY REMOVE EXISTING PARTITION AS INDICATED AND PATCH/REPAIR/PREPARE REMAINING WALLS FOR PAINTING.
⊙	G.C. TO REMOVE EXISTING DOORS, HARDWARE AND FRAME AS NOTED AND SAFEGUARD FOR TENANT'S REUSE.
•	EXISTING OUTLETS, SWITCHES, AND OTHER DEVICES ON DEMOLISHED PARTITIONS NEED TO BE REMOVED AND ALL WIRES TRACED. (SAFEGUARD DEVICES FOR LANDLORD'S REUSE)
•	G.C. TO SAFEGUARD FIXTURES, PLUMBING, AND OTHER DEVICES FOR LANDLORD'S REUSE.

ARCHITECTURAL LEGEND	
=====	EXISTING BUILDING WALL
=====	EXISTING COLUMNS AND PIPES. G.C. TO FUR ROLL ALL EXISTING COLUMNS AND PENETRATING CONDUITS AND PIPES, NOT ALLOWING FOR MINIMUM WASTE IN ORDER TO MAXIMIZE THE USABLE AREA.
=====	NEW INTERIOR PARTITION
=====	NEW DEMISING PARTITION
=====	EXISTING DEMISING PARTITION
DOOR TAG DESIGNATION	
E	DEMOTES EXISTING TO REMAIN
N	DEMOTES NEW
=====	PARTITION TYPE
=====	NEW MILLWORK
=====	INTERIOR ELEVATIONS
=====	DEMOTES ROOM NAME AND NUMBER
=====	DEMOTES CENTER LINE
=====	DEMOTES NEW FIRE EXTINGUISHER

REFLECTED CEILING LEGEND	
=====	EXISTING 2'X2' ACOUSTICAL CEILING TILES AND GRID TO REMAIN
=====	NEW 2'X2' ACOUSTICAL CEILING TILES AND GRID
=====	NEW 2'X4' FLUORESCENT LIGHT FIXTURE WITH PARABOLIC OPTIC
=====	NEW 2'X4' FLUORESCENT LIGHT FIXTURE WITH PARABOLIC OPTIC
=====	NEW DOWNLIGHT FIXTURE TO MATCH EXISTING
=====	EXISTING DOWNLIGHT FIXTURE TO REMAIN
=====	NEW WALL MOUNTED FIXTURE
=====	G.C. TO PATCH/REPLACE AND REFINISH EXISTING ACOUSTIC CEILING SYSTEM (INCLUDING OR CHANGING, ETC.) AS NOTED AND PROVIDE NEWLY FINISHED SURFACES WITH EXISTING ADJACENT FINISHES.

GENERAL NOTES:
• ALL FINISHES, SURFACES AND PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDORS. NEW FINISHES PROVIDED WILL HAVE THE APPEARANCE OF A TOTAL RENOVATION. WHERE ITEMS ARE REMOVED AND RELOCATED, THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO SUBMITTING A BID.
• THE INTERIOR SCOPE OF WORK DOES NOT INCLUDE ANY DEMOLITION, REMOVAL OR DISTURBANCE OF ANY EXISTING COMPONENTS OF THE EXISTING INTERIOR SHELL.

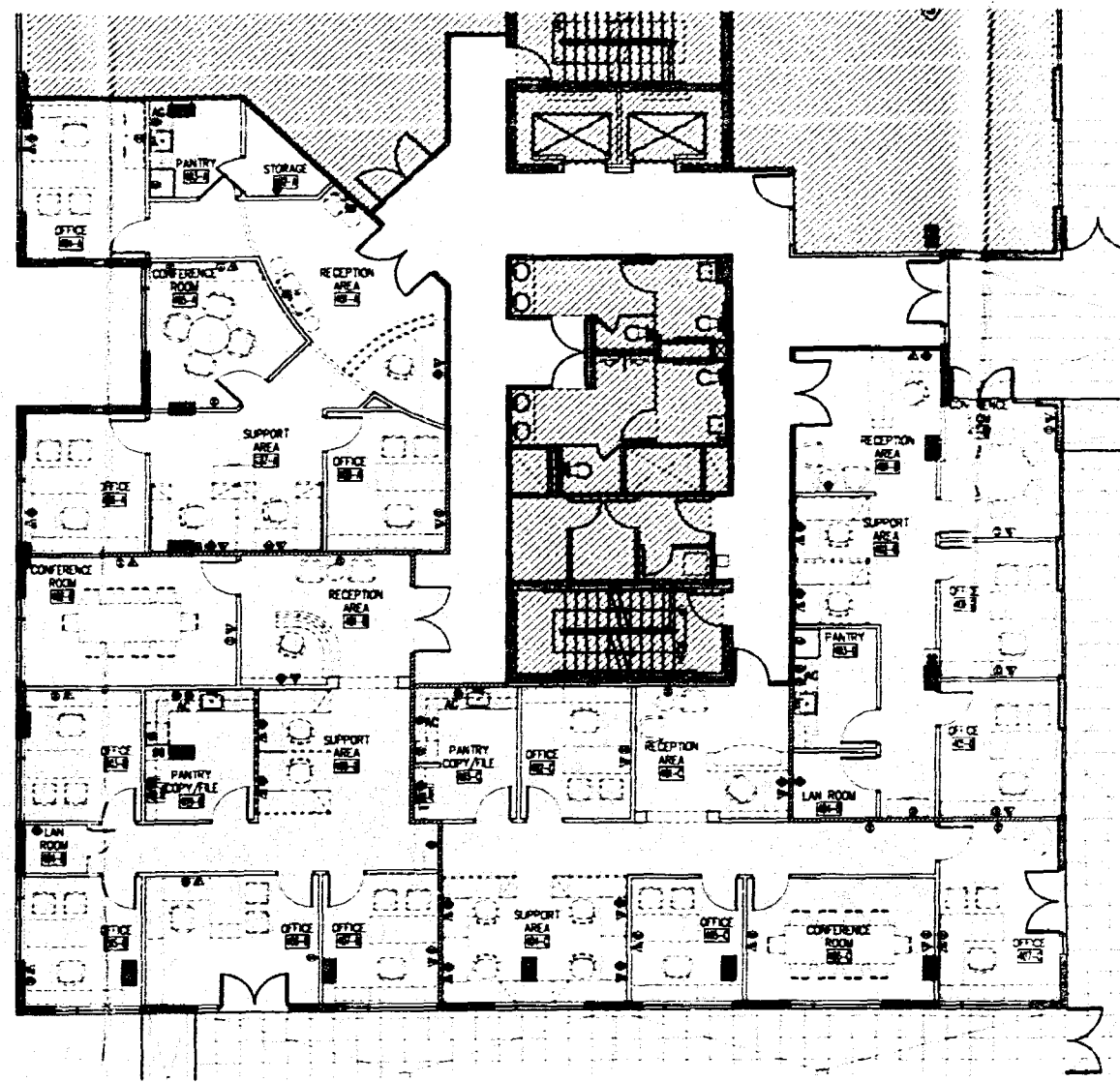
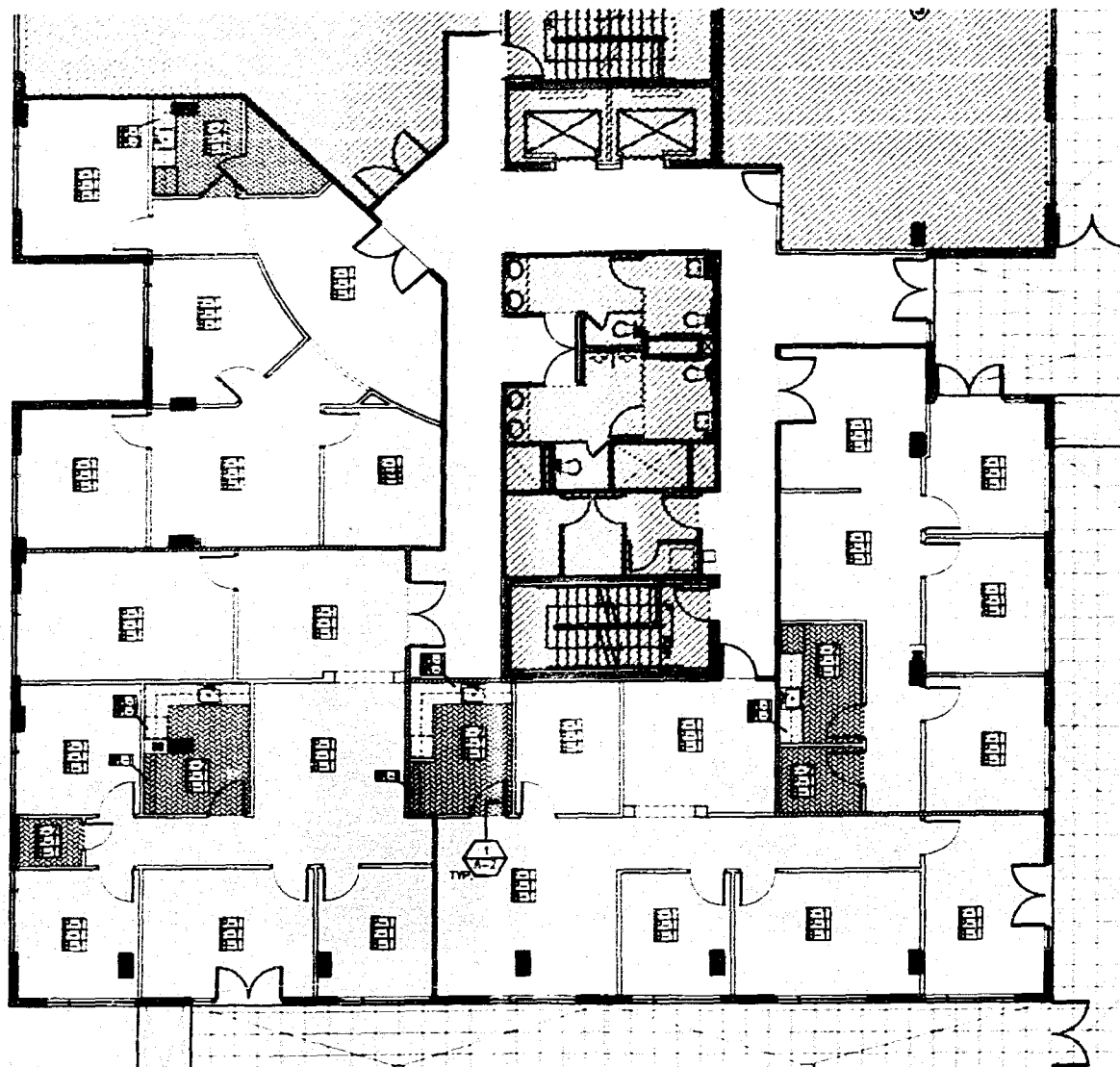
id
insight
design

REVISION
07/2005
08/11/05

DEMOLITION PLAN
CONSTRUCTION PLAN
& REFLECTED CEILING PLAN

WORK AT
Atlantic Center
1955 N.W. 17th Avenue, 4th Floor
Miami Beach, Florida 33139

PROJECT NO. 0217-07
DRAWN BY JV
DATE: 06/18/05
SCALE: As Shown
SHEET NO. A-1



FINISH SCHEDULE	
FLOORING	
1	G.C. TO PREPARE REQUIRED AREAS TO RECEIVE NEW CARPET FLOORING BY BURLIN. COLOR: TBO.
2	G.C. TO PREPARE HATCHED AREAS TO RECEIVE NEW V.C. BY ARMSTRONG. COLOR: TBO.
BASE	
1	G.C. TO PREPARE ENTIRE SPACE TO RECEIVE NEW 4" RUBBER BASE BY ALUSTATE. COLOR: TBO.
WALLS	
1	G.C. TO PREPARE ENTIRE SPACE TO RECEIVE NEW FINISH PAINT BY BENJAMIN MOORE. WHITE - "N" RW. FINISH: EGG-SHELL.
MILLWORK	
1	HORIZONTAL PLASTIC LAMINATE BY FORMICA. COLOR: TBO.
2	VERTICAL PLASTIC LAMINATE BY FORMICA. COLOR: TBO.

POWER LEGEND	
SYMBOL	DESCRIPTION
○	DENOTES DUPLEX OUTLET
●	DENOTES QUAD OUTLET
△	DENOTES VOICE OUTLET
▶	DENOTES DATA OUTLET
▶	DENOTES VOICE & DATA OUTLET
AD: DENOTES 6" ABOVE COUNTER	
• ALL ELECTRICAL DEVICES SUCH AS LIGHT SWITCHES, OUTLETS, ETC. TO BE DECORA LEVON. COLOR: WHITE UON.	

POWER & COMMUNICATIONS NOTES	
• ALL CONVENIENCE OUTLETS ARE TO BE LOCATED HORIZONTALLY CENTERLINE OF CONVENIENCE OUTLETS TO BE LOCATED 16" AFF. UON.	
• OUTLETS WILL BE LOCATED 6" ON CENTER FROM EACH OTHER UON.	
• THIS DRAWING IS FOR NEW JACK LOCATION ONLY. FOR COMPLETE SPECIFICATIONS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.	
• ELECTRICAL SYMBOLS ARE NOT DRAWN TO SCALE.	
• WHENEVER LOCATED ON TOP OF EACH OTHER, THE CENTERLINE OF A LIGHT SWITCH OR GROUP OF SWITCHES WILL ALIGN WITH THE CENTERLINE OF THE CONVENIENCE OUTLET.	
• ALL TELEPHONE & DATA OUTLETS SHOWN WILL CONSIST OF A SINGLE "N" CONDUIT CONNECTED TO A SINGLE QUAD, BOX CONDUIT TO RISE 8" ABOVE CEILING LINE WITH PLenum.	
• REFER TO ELECTRICAL PLANS FOR CIRCUITING SPECIFICATIONS ON ALL OUTLETS.	
• ALL TELEPHONE & DATA CONNECTIONS TO BE RING & STRUNG TYPE.	
• ALL PANTRY OUTLETS (IF APPLICABLE) TO BE GFI TYPE UON.	
• G.C. TO VERIFY THE AVAILABILITY OF POWER IS IN GOOD WORKING ORDER.	
• ALL OUTLETS TO BE 16" AFF. TO CENTERLINE UON.	
• COORDINATE ALL POKE-THROUGHS WITH FURNITURE SYSTEM REPRESENTATIVE AND BUILDING MANAGEMENT.	
• G.C. TO RUN ROUTE AS REQUIRED INTERIOR SIDE OF PERIMETER EXTERIOR WALL FOR ELECTRICAL BOX INSTALLATIONS.	
• ALL EXTERIOR OUTLETS & SPEAKERS TO HAVE ULL OUTDOOR RATING.	

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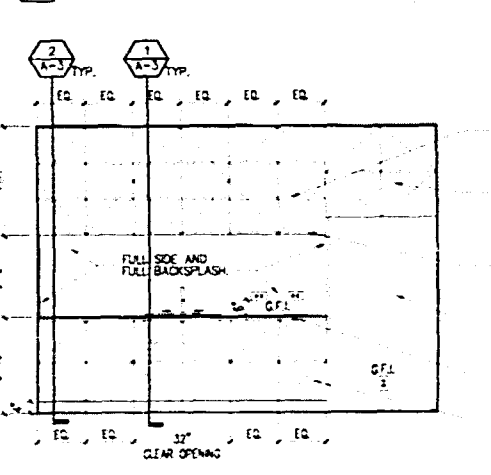
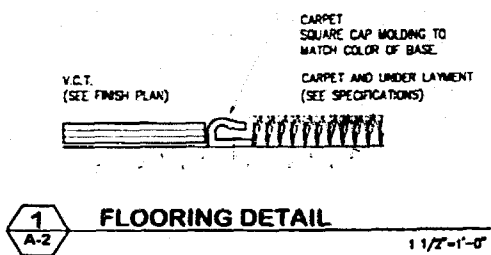
id
insight
design

POWER & COMMUNICATION PLAN
FINISH PLAN
& ELEVATIONS

Atlantic Center
118 Washington Avenue, 4th Floor
Miami Beach, Florida 33139

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th Avenue
Miami, Florida 33155
AR2162 • A4000394

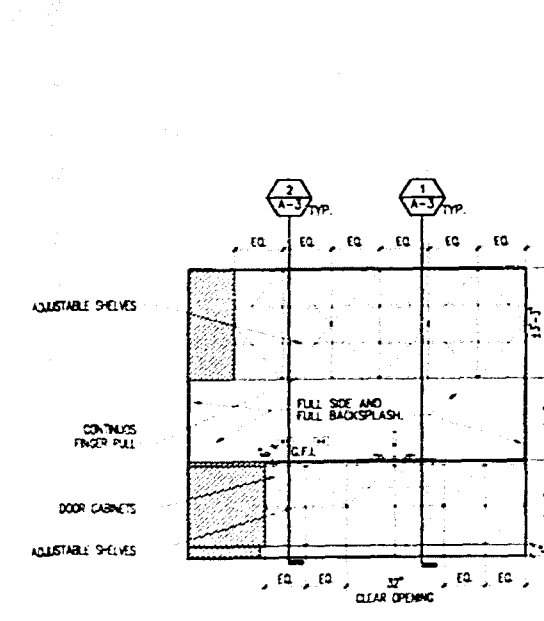
PROJECT NO: 0217-07
DRAWN BY: JV
DATE: 06/19/05
SCALE: As Shown
SHEET NO: A-2



1 FLOORING DETAIL
1 1/2"=1'-0"

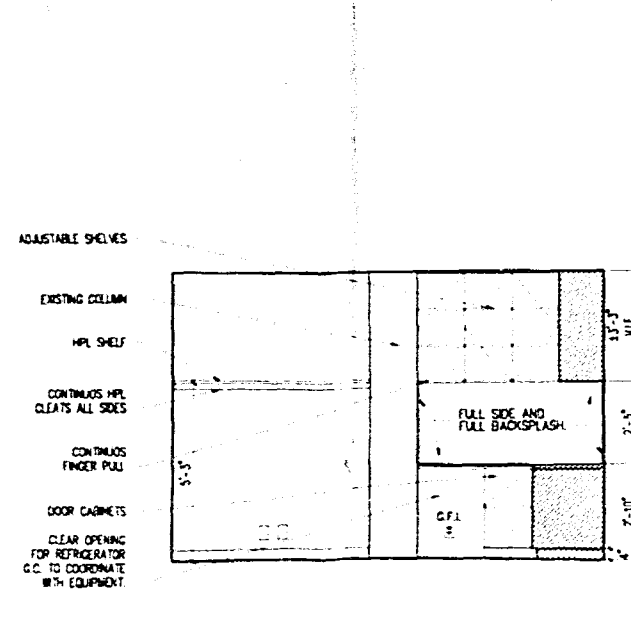
4 ELEVATION
PANTRY 403-D
3/8"=1'-0"

2 FINISH PLAN
1/8"=1'-0"



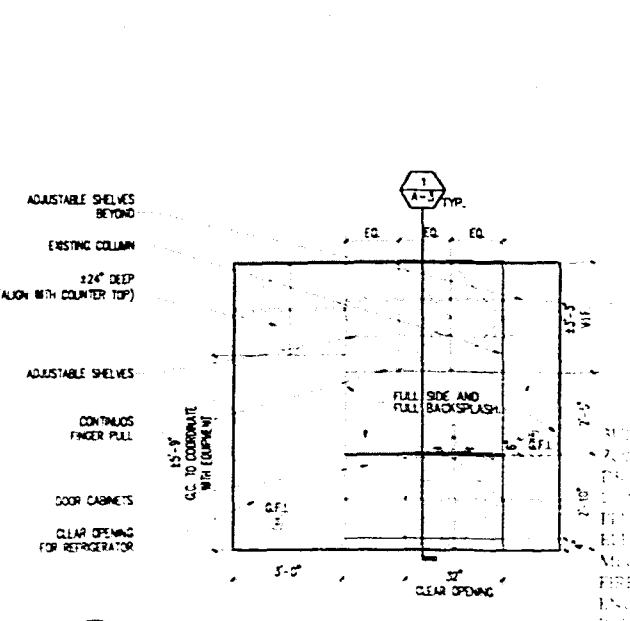
3 ELEVATION
PANTRY / COPY / FILE 409-B
3/8"=1'-0"

1 POWER & COMMUNICATION PLAN
1/8"=1'-0"



2 ELEVATION
PANTRY / COPY / FILE 409-B
3/8"=1'-0"

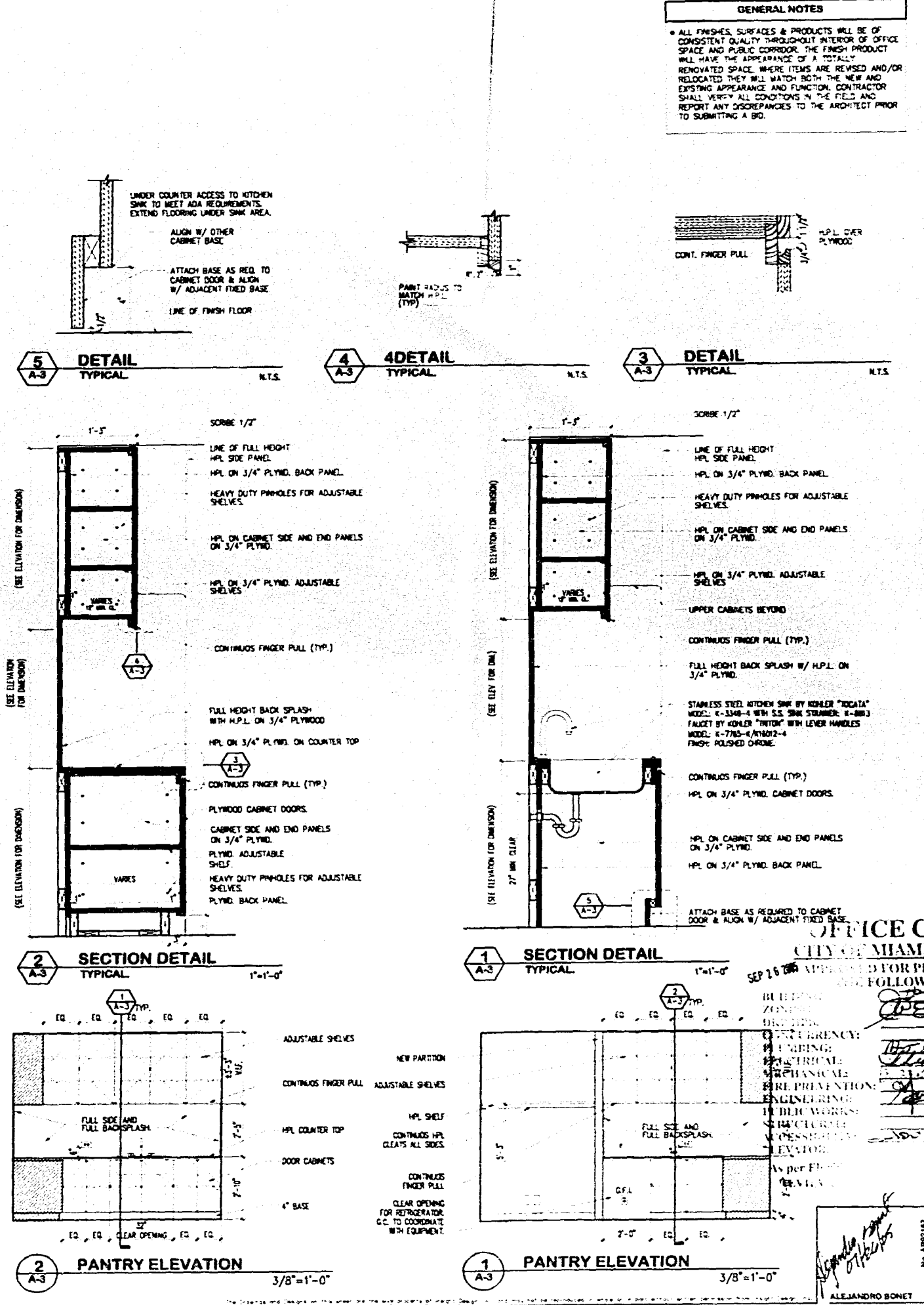
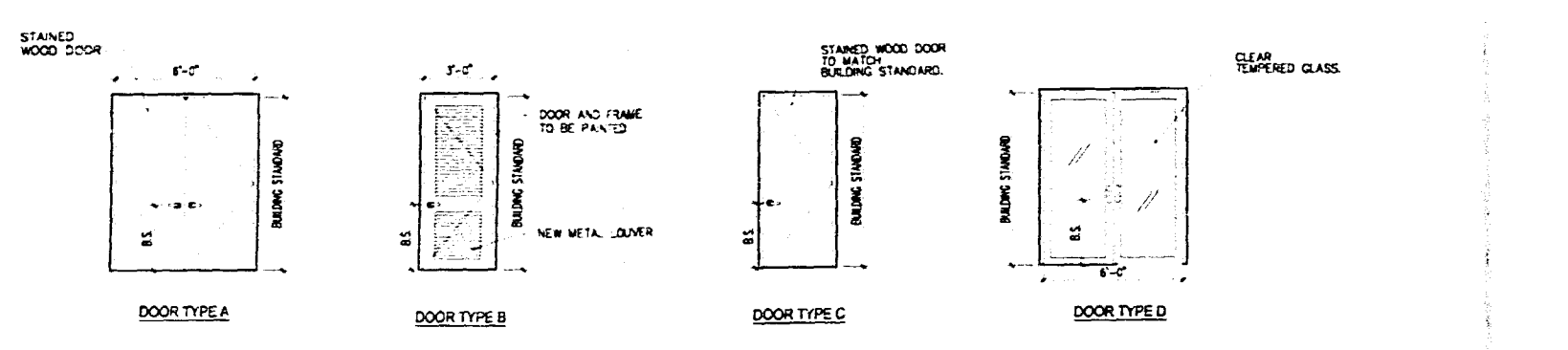
1 POWER & COMMUNICATION PLAN
1/8"=1'-0"



1 ELEVATION
PANTRY 403-A
3/8"=1'-0"

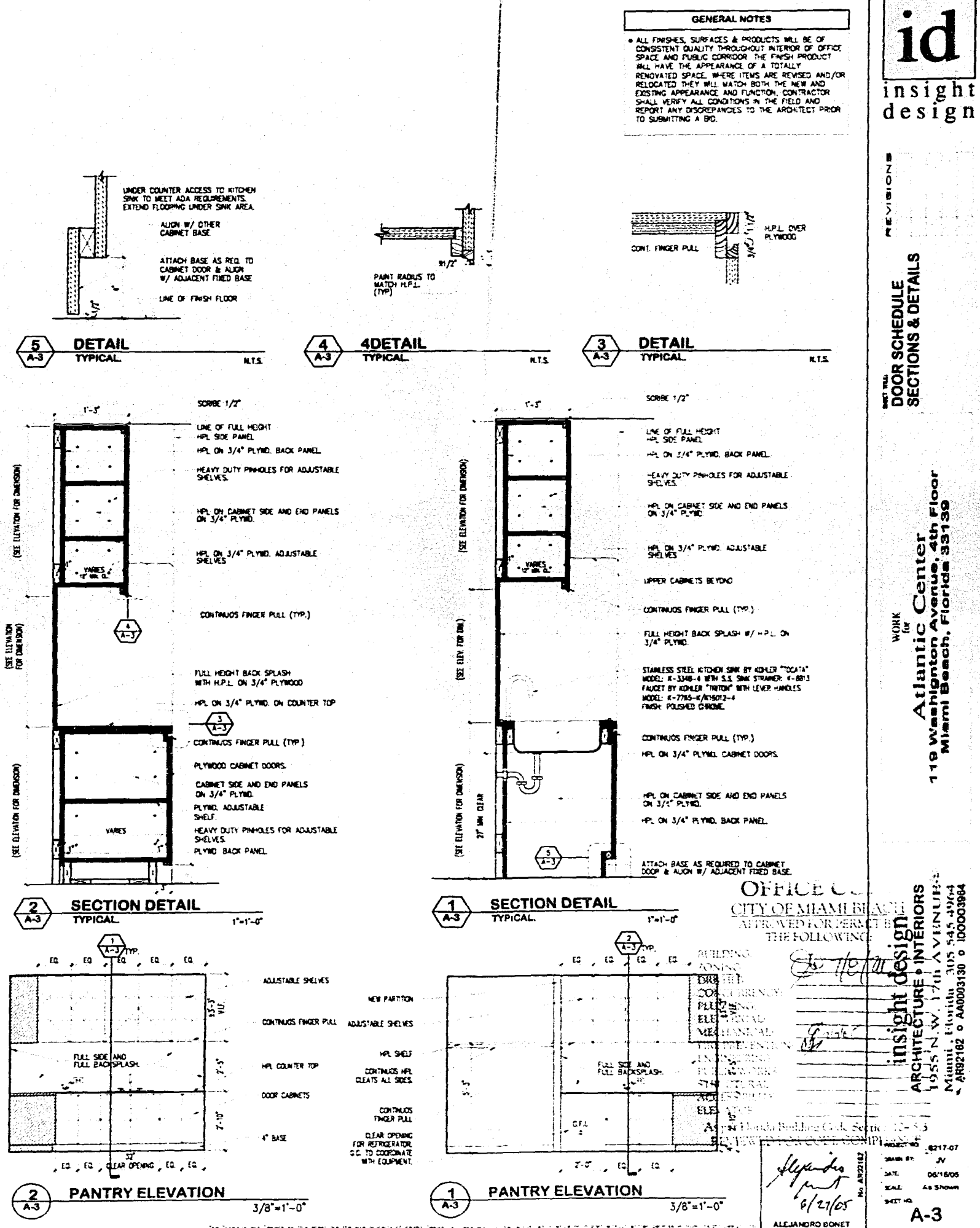
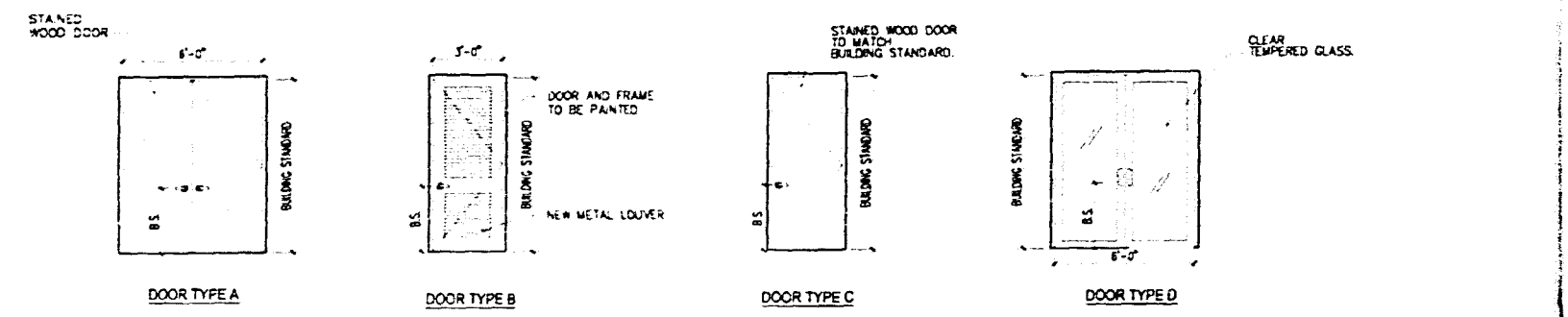
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SEP 15 2005
GENERAL NOTES
• ALL FINISH SURFACES & PRODUCTS WILL BE OF CONSERVATIVE QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL BE THE BEST AVAILABLE OF A TOTALY RECONSTRUCTED SPACE. WHERE ITEMS ARE REVISED AND/OR REPLACED THEY WILL MATCH BOTH THE NEW AND EXISTING APPEARANCE AND FUNCTION. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
ALEJANDRO BONET
6/27/11

DOOR SCHEDULE																			
DOOR LOCATION	DOOR No	TYPE	HARDWARE	SIZE			UNDERCUT	MATERIAL	FINISH	LABEL	DESCRIPTION			FRAME		DET	THR	WEATHER-STRIP	DOOR STOP
				WIDTH	HEIGHT	THICKNESS (in.)					GLASS TYPE	GLASS COLOR	GLASS PATTERN	GLASS TINT	GLASS FINISH				
ENTRANCE DOOR	401-A	A	BS	2'-3"	7'-0"	1-3/4"	NO	STN											EXISTING DOOR & FRAME TO REMAIN
STORAGE	402-A	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
PANTRY	403-A	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 404-A	404-A	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
CONFERENCE ROOM	405-A	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 406-A	406-A	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 408	407-A	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
ENTRANCE DOOR	401-B	A	BS	2'-3"	7'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME (AS INDICATED TO MATCH EXISTING BUILDING STANDARD)
CONFERENCE ROOM	402-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
PANTRY/COPY/FILE	403-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 404-B	404-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
LAN ROOM 404-B	405-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 406-B	406-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 408-B	407-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 408-B	408-B	D	BS	2'-3"	7'-0"	1-3/4"	NO	STN											EXISTING DOOR & FRAME TO REMAIN
OFFICE 407-B	409-B	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
ENTRANCE DOOR	401-C	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											EXISTING DOOR & FRAME TO REMAIN
OFFICE 402-C	402-C	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
PANTRY/COPY/FILE	403-C	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 405-C	404-C	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
CONFERENCE ROOM	405-C	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 407-C	406-C	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 407-C	407-C	D	BS	2'-3"	7'-0"	1-3/4"	NO	STN											EXISTING DOOR & FRAME TO REMAIN
ENTRANCE DOOR	401-D	A	BS	2'-3"	7'-0"	1-3/4"	NO	STN											EXISTING DOOR & FRAME TO REMAIN
CONFERENCE ROOM	402-D	D	BS	2'-3"	7'-0"	1-3/4"	NO	STN											EXISTING DOOR & FRAME TO REMAIN
CONFERENCE ROOM	403-D	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 406-D	404-D	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
OFFICE 405-D	405-D	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
LAN ROOM 404-D	406-D	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME
PANTRY 403-D	407-D	C	BS	3'-0"	5'-0"	1-3/4"	NO	STN											NEW DOOR & FRAME



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CITY OF MIAMI BEACH
SEP 16 2004
APPROVED FOR PERMIT
BY THE FOLLOWING:
ARCHITECT
INSIGHT DESIGN
1911 N.W. 17TH AVENUE
MIAMI, FL 33135
PHONE: 305.445.4564
FAX: 305.445.4564
PROJECT NO: 0217-07
DRAWN BY: JV
DATE: 05/18/05
SCALE: As Shown
SHEET NO: A-3
ALEJANDRO BONEY

DOOR SCHEDULE																														
DOOR LOCATION	DOOR No.	TYPE	HARDWARE OR 1	SIZE			UNDERCUT	MATERIAL	FINISH	LABEL	DESCRIPTION					FRAME		DET		THR	REMARKS									
				WIDTH	HEIGHT	THICKNESS (in.)					CLASS TYPE	SOLID CORE	HOLLOW CORE	LOCKED	FLUSH	BY-PASS	POCKET	BIFOLD	FIXED	SGL. ACTING		DBL. ACTING	SLEIGH	MATERIAL	FINISH	PANIC HARDWARE	JAMB	HEAD	SILL	WHT.
ENTRANCE DOOR	401-A	A	BS	2(3'-0")	BS	1-3/4"	WD	STN									HM	PNT												EXISTING DOOR & FRAME TO REMAIN
STORAGE	402-A	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
PANTRY	403-A	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 404-A	404-A	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
CONFERENCE ROOM	405-A	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 406-A	406-A	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 408	407-A	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
ENTRANCE DOOR	401-B	A	BS	2(3'-0")	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME TO MATCH EXISTING BUILDING STANDARD
CONFERENCE ROOM	402-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
PANTRY/COPY/FILE	409-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 403-B	404-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									WD	STN												NEW DOOR & FRAME
LAN ROOM 404-B	405-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 405-B	406-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 406-B	407-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 408-B	408-B	D	BS	2(3'-0")	BS	1-3/4"	HM/CL	PNT/CL									HM	PNT												EXISTING DOOR & FRAME TO REMAIN
OFFICE 407-B	409-B	C	BS	3'-0"	BS	1-3/4"	WD	STN									ALV	PNT												NEW DOOR & FRAME
ENTRANCE DOOR	401-C	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												EXISTING DOOR & FRAME TO REMAIN
OFFICE 402-C	402-C	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
PANTRY/COPY/FILE	403-C	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 405-C	404-C	C	BS	3'-0"	BS	1-3/4"	WD	STN									WD	STN												NEW DOOR & FRAME
CONFERENCE ROOM	405-C	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 407-C	406-C	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 407-C	407-C	D	BS	2(3'-0")	BS	1-3/4"	HM/CL	PNT/CL									ALV	PNT												EXISTING DOOR & FRAME TO REMAIN
ENTRANCE DOOR	401-D	A	BS	2(3'-0")	BS	1-3/4"	WD	STN									HM	PNT												EXISTING DOOR & FRAME TO REMAIN
CONFERENCE ROOM	402-D	D	BS	2(3'-0")	BS	1-3/4"	HM/CL	PNT/CL									HM	PNT												EXISTING DOOR & FRAME TO REMAIN
CONFERENCE ROOM	403-D	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
OFFICE 406-D	404-D	C	BS	3'-0"	BS	1-3/4"	WD	STN									WD	STN												NEW DOOR & FRAME
OFFICE 405-D	405-D	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
LAN ROOM 404-D	406-D	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
PANTRY 403-D	407-D	C	BS	3'-0"	BS	1-3/4"	WD	STN									HM	PNT												NEW DOOR & FRAME
HARDWARE SCHEDULE										SYMBOLS										GEN. NOTES										
NOTE: GENERAL CONTRACTOR TO SUBMIT TO ARCHITECT A FULLY DETAILED HARDWARE SCHEDULE WITH CUT SHEETS OF ALL ITEMS TO BE PROVIDED. THE SCHEDULE SHALL BE WRITTEN BY A HARDWARE DETAILING SPECIALIST AND SHALL BE COORDINATE WITH ALL RELATED ASPECTS OF THE PROJECT. FINISH OF ALL EXPOSED ITEMS SHALL BE POLISHED STAINLESS STEEL. ALL ITEMS SHALL BE ADA COMPLIANT.										THRO BS TO BE DETERMINED TO MATCH EXISTING BUILDING STANDARD METAL FRAMES, FULL HT. DOORS & HARDWARE.										1. ALL HARDWARE ACCESSORIES AND DEVICES TO MATCH BUILDING STANDARD IN THE PARTICULAR DOOR TYPE, INCLUSIVE BUT NOT LIMITED TO DOOR SILENCERS, DOOR STOPS, HINGES, CLOSURES, ETC. 2. G.C. TO COORDINATE ALL KEYING WITH TENANT AND BUILDING MANAGEMENT. 3. ALL EXISTING BUILDING STANDARD DOORS ARE 3'-0" W. X 8'-0" H. SET IN ALUM. ESP. GLASS RIGID FRAME W/ LEVER HANDLES.										
										OS HM HOL-WO METAL ST4 PLATED N4-JR AL Q-155 CLR ALU																				



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design

WORK FOR
Atlantic Center
119 Washington Blvd., Suite 300
Miami Beach, Florida 33139

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

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ARCHITECTURE + INTERIORS
1000 N.W. 17th Avenue, Suite 1000
Miami, FL 33136
Tel: 305.375.1100
Fax: 305.375.1101
www.insightdesign.com

DATE: 06/16/05
SCALE: AS SHOWN
SHEET: A-3

A-3

ELECTRICAL GENERAL NOTES

1. THE GENERAL CONDITIONS OF THE "CONTRACT CURRENT EDITION SHALL BE SUPPLEMENTED BY THE AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS' STANDARD SPECIFICATIONS FOR THE INSTALLATION OF WIRING IN ITS PARTS OF THIS CONTRACT.
2. ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH LOCAL CODES AND ORDINANCES, THE RULES AND REGULATIONS OF THE LOCAL ELECTRICAL BOARD AND ALL APPLICABLE CODES OF CONSTRUCTION, ESTABLISHED BY THE AMERICAN AND NATIONAL ELECTRICAL CODE, 1993 EDITION.
3. CONCRETE PENETRATIONS ARE NOT ALLOWED FOR ANY REASON WITHOUT THE PRIOR CONSENT OF THE BUILDING MANAGER.
4. ALL SUEK AND FIRE HAZARD PENETRATIONS SHALL BE REPAIRED AND SHALL CONFORM TO LOCAL ORDINANCES AS TO LOCATION AND CONSTRUCTION DETAILS.
5. CONTRACTOR SHALL VERIFY THE GROUNDING PRACTICES AND SUPERVISION SYSTEMS FOR SELECTION OF THE PROPER TRIM AND SUPPORT ARRANGEMENTS FOR LIGHT FIXTURES.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ARCHITECT BEFORE MAJOR INSTALLATION OF LIGHTS, RECEPTACLES AND SWITCHES FOR EXACT LOCATION.
7. THERE SHALL BE NO BACK TO BACK TELEPHONE OR ELECTRICAL RECEPTACLES. RECEPTACLES OCCUR ON EACH SIDE OF THE WALL "NET SHALL BE NOT ALLOWED LESS THAN 16 INCHES".
8. HORIZONTAL CONDUIT, RIGGING SHALL BE PERMITTED ONLY FOR INTER CONNECT OF LIGHT RECEPTACLES WITHIN WALLS. "HORIZONTAL CONDUITS SHALL NOT BE PERMITTED TO CONNECT A SINGLE RECEPTACLE ON ONE WALL TO A RECEPTACLE ON AN ADJACENT WALL."
9. EXCEPT REEER DASH AND/OR PANEL SOME CASES ARE BASED ON PREVIOUS DESIGN. ALL BEST DRAWINGS ARE SUBJECT TO THE EYE OF THE ENGINEER. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
10. ALL ELECTRICAL EQUIPMENT MUST BEAR UL LABEL AND BE COMMERCIAL GRADE.
11. COMMUNICATION CABLES TO BE RUN BY OTHERS.
12. ELECTRICALS SHALL NOT INSTALL MORE THAN SIX (6) OUTLETS PER CIRCUIT.
13. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR INTERRUPTION OF ELECTRICAL SERVICE TO OTHER AREAS IN THE BUILDING.
14. CONTRACTOR SHALL NOT RUN PIPES CONDUITS OR OTHER MATERIAL OUTSIDE THE TENANT AREA.
15. ALL NEW AND EXISTING ELECTRICAL CIRCUITS SHALL BE IDENTIFIED AND LABELED IN THE ELECTRICAL PANEL.
16. CIRCUIT NUMBERS SHOWN ARE FOR IDENTIFICATION PURPOSES ONLY AND MIGHT NOT CORRESPOND TO THE CIRCUIT DIRECTORY OF THE EXISTING BUILDING. CONTRACTOR MUST NOTIFY CONTRACTOR OF THE BUILDING MANAGER PRIOR TO COMMENCING WORK WHEN THE PROJECT IS COMPLETED, THE CONTRACTOR SHALL RE-NAME CIRCUITS PER AS NOTED, AND PROVIDE THE NEW IDENTIFICATION COPY.
17. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND MOTOR LOADS BEFORE INSTALLING WIRING.
18. FOR MECHANICAL EQUIPMENT SIZE MECHANICAL DRAWINGS AND PROVIDE FUSIBLE AIR PER HOUR MANUFACTURER RECOMMENDATIONS.
19. PROVIDE EQUIPMENT GROUNDING CONDUIT FOR ALL BACKWATS.
20. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MOTOR ITEMS WHICH ARE OBVIOUS AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION.
21. THE CONTRACTOR SHALL PERMIT PROCEEDURE CERTIFICATE AND PAY ALL FEES CONNECTED THEREWITH.
22. THE CONTRACTOR IS REFERRED TO THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL PLANS AND SPECIFICATIONS, SUEK PLANS AND SPECIFICATIONS AND TO DRAWINGS AND SPECIFICATIONS OF THE ELECTRICAL CONTRACT DOCUMENTS.
23. DRAWINGS ARE DIAGNOSTIC AND INTENDED TO SHOW APPROPRIATE LOCATIONS AND ARRANGEMENTS ONLY.
24. ALL MATERIALS SHALL BE NEW OF TYPES AND NAMES CALLED FOR OR APPROVED EQUALS.
25. CONTRACTOR SHALL SUBMIT REQUEST FOR SUBSTITUTION IN WRITING TO THE ENGINEER.
26. THE CONTRACTOR SHALL TOUCH UP OR REFINISH THE FACTORY FINISH OF EQUIPMENT DAMAGED DURING "WORK OF THIS CONTRACT."
27. THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER.
28. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED FOR ALL TRADES.
29. ELECTRICAL WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR MECHANICAL AND MECHANICAL CONSTRUCTION SHOULD ELECTRICAL WORK BE EXPLODED AND IMPROVED DURING THE WORK OF THE OTHER TRADES. SUCH WORK SHALL BE RE-PAIRED AT ELECTRICAL CONTRACTORS EXPENSE.
30. GROUNDING SHALL COMPLY WITH THE REC AND REQUIREMENTS OF THE POWER COMPANY AND INSPECT ON AUTHORITY.
31. AT THE COMPLETION OF THE WORK THIS CONTRACTOR SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK AND SHALL THOROUGHLY CLEAN ALL ELECTRICAL EQUIPMENT.
32. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CONDUIT, WIRING FOR ALL EQUIPMENT.
33. ALL AIR PIPING IN CONDUIT INCLUDED BUT NOT LIMITED TO: COND VENTAGE, THE EXHAUST AND CONTROLS SHALL BE PENETRATED AS PER NFPA 96A.
34. ELECTRICAL PIPING AND CONDUIT WIRING FOR HVAC AND MECHANICAL EQUIPMENT SHALL BE PROVIDED AND CONTROLLED BY ELECTRICAL CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS FOR AIR PIPING, DIAGRAMS AND RELEVANT COMMENTS.
35. ALL WORK SHALL BE RE-PAIRED DUE TO DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION.
36. WIRING DEVICES SHALL BE CONSTRUCTION GRADE LUTTER, COLOR SELECTED BY THE PROJECT. MINIMUM SIZE OF OUTLET BOXES SHALL BE 4" TRADE.
37. ALL LIGHTING SWITCHES AND OTHER DEVICES SHALL BE GANGED TOGETHER WHERE SHOWN TOGETHER.
38. ALL CONDUITS SHALL BE COPPER BOND TYPE 1/4" OR 3/8" OR 1/2" MINIMUM EIGHTY-THREE HUNDRED ACCEPTANCE.
39. ALL WIRING SHALL BE IN CONDUIT OR MC CABLE TYPE THHN OR EDCD SHALL BE INSTALLED IN ALL EMPLOY CONDITIONS.
40. USE NON-FLAMMABLE STEEL CONDUIT WHERE EXPOSED IN HIGH LOCATION SUBJECT TO MECHANICAL DAMAGE. CONDUIT SHALL BE IDENTIFIED BY ALL METALLIC CONDUIT SHALL BE STEEL, NOT ALUMINUM CONDUIT. IT SHALL BE PERMITTED TO CONNECT TO FACTORY PARTS AND SHALL BE UL APPROVED.
41. FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSIBLE CONDUITS WHERE PERMITTED BY CODE. SEE EDITION 1993 OF THE NATIONAL ELECTRICAL CODE.
42. FUSES SHALL BE SUBSTANTIAL FUSIBLE CABLE ELEMENT TYPE DELAY OR EQUAL OR AS CALLED FOR ON DRAWINGS.
43. PROVIDE ENOUGH PLASTIC LINES FOR ALL NEW ELECTRICAL PANELS. CONTROLLERS, DISCONNECT SWITCHES AND TIME SWITCHES.
44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF GROUNDING CONSTRUCTION. SUEK ORDERING OR INSTALLING LIGHT FIXTURES.
45. THE CONTRACTOR SHALL VERIFY THAT NEARLY LIGHTS ARE BALANCED BETWEEN THE PHASES OF THE SYSTEM AND REPAIR IF NECESSARY AS DIRECTED BY THE CONSULTANT.
46. PROVIDE RACEWAY SYSTEMS AND WIRE RIGGING FOR TELEPHONE SYSTEM AS SHOWN.
47. THE ELECTRICAL INSTALLATION SHALL MEET THE APPROVAL OF THE OWNER REPRESENTATIVE. THE WORKING DRAWINGS SHALL BE THE BASIS FOR THE WORK.
48. CUTTERS, WIRE PLAYS, PUNCHES 1/2" SHALL BE USED PER NATIONAL ELECTRICAL CODE, TABLE 310.4 (A) 3.
49. COORDINATION WITH OTHER TRADES.
50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH REVIEW OF ALL PLANS AND SPECIFICATIONS AFFECTING THE PROJECT AND SHALL COORDINATE WITH OTHER TRADES BEFORE THE COMMENCEMENT OF WORK. SO THAT THE ROUTING OF SYSTEMS AND CLEARANCES SHALL BE ADEQUATE. ANY CONFLICTS OR DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AFTER BEFORE PROCEEDING.
51. SPECIAL ATTENTION SHALL BE GIVEN BUT NOT BE LIMITED TO THE FOLLOWING SYSTEMS:
 - A. CONDUIT INSTALLATION - TELEPHONE
 - B. AIR CONDITIONING DUCTWORK, PIPING, CONDENSATE AND WASTE
 - C. HEATING AND VENTILATION HOT AND COLD WATER LINES AND RAIN WATER LEAKERS
52. DRAWINGS AND SPECIFICATIONS.
53. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETE AND CONSIDERED SUPPLEMENTARY TO EACH OTHER. MATERIALS OR WORKMANSHIP APPROVED BY THE ARCHITECT OR ENGINEER SHALL BE THE BASIS FOR THE WORK. IF OTHERS SHALL BE PLANNED AND INSTALLED AS "HIDDEN SPOTS" SPECIFICALLY CALLED FOR BY OTHERS SHOULD ANY DISCREPANCY APPEAR IN 1 YEAR, CALL SUCH DISCREPANCY TO THE ATTENTION OF THE PROJECT ARCHITECT FOR CLARIFICATION AND CORRECTION BEFORE SUBMITTING BID.
54. IF IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY RELATION, AN ATTEMPT HAS BEEN MADE TO SHOW ALL THE WORK TO BE DONE IN THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS. HOWEVER, FULL SEPARATION SHALL NOT REMOVE THE CONTRACTOR FROM ALL THE RESPONSIBILITY OF COMPLETION OF THE WORK OF THE PROJECT. TRADE WHICH MAY BE NOTICED ON ANY OF THE DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS SHALL BE DONE PRIOR TO SUBMITTING THE BID.
55. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS. IN ADDITION TO THE ELECTRICAL AND OTHER RELATED TRADES AND SECTIONS. IT IS UNDERSTOOD THAT SHALL BE DONE PRIOR TO SUBMITTING THE BID.
56. THE ARCHITECTURAL AND ELECTRICAL DRAWINGS SHALL PRECEDE OTHERS OF THE ELECTRICAL CONTRACT. THE ELECTRICAL CONTRACT SHALL NOT CONFLICT OR CONTRADICT THE ELECTRICAL DRAWINGS AND SPECIFICATIONS. THE ELECTRICAL CONTRACT SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES SHALL BE DONE THEREAFTER.
57. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETE AND CONSIDERED SUPPLEMENTARY TO EACH OTHER. MATERIALS OR WORKMANSHIP APPROVED BY THE ARCHITECT OR ENGINEER SHALL BE THE BASIS FOR THE WORK. IF OTHERS SHALL BE PLANNED AND INSTALLED AS "HIDDEN SPOTS" SPECIFICALLY CALLED FOR BY OTHERS SHOULD ANY DISCREPANCY APPEAR IN 1 YEAR, CALL SUCH DISCREPANCY TO THE ATTENTION OF THE PROJECT ARCHITECT FOR CLARIFICATION AND CORRECTION BEFORE SUBMITTING BID.
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60. THE ARCHITECTURAL AND ELECTRICAL DRAWINGS SHALL PRECEDE OTHERS OF THE ELECTRICAL CONTRACT. THE ELECTRICAL CONTRACT SHALL NOT CONFLICT OR CONTRADICT THE ELECTRICAL DRAWINGS AND SPECIFICATIONS. THE ELECTRICAL CONTRACT SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES SHALL BE DONE THEREAFTER.
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62. IF IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY RELATION, AN ATTEMPT HAS BEEN MADE TO SHOW ALL THE WORK TO BE DONE IN THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS. HOWEVER, FULL SEPARATION SHALL NOT REMOVE THE CONTRACTOR FROM ALL THE RESPONSIBILITY OF COMPLETION OF THE WORK OF THE PROJECT. TRADE WHICH MAY BE NOTICED ON ANY OF THE DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS SHALL BE DONE PRIOR TO SUBMITTING THE BID.
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64. THE ARCHITECTURAL AND ELECTRICAL DRAWINGS SHALL PRECEDE OTHERS OF THE ELECTRICAL CONTRACT. THE ELECTRICAL CONTRACT SHALL NOT CONFLICT OR CONTRADICT THE ELECTRICAL DRAWINGS AND SPECIFICATIONS. THE ELECTRICAL CONTRACT SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES SHALL BE DONE THEREAFTER.
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66. IF IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY RELATION, AN ATTEMPT HAS BEEN MADE TO SHOW ALL THE WORK TO BE DONE IN THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS. HOWEVER, FULL SEPARATION SHALL NOT REMOVE THE CONTRACTOR FROM ALL THE RESPONSIBILITY OF COMPLETION OF THE WORK OF THE PROJECT. TRADE WHICH MAY BE NOTICED ON ANY OF THE DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS SHALL BE DONE PRIOR TO SUBMITTING THE BID.
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68. THE ARCHITECTURAL AND ELECTRICAL DRAWINGS SHALL PRECEDE OTHERS OF THE ELECTRICAL CONTRACT. THE ELECTRICAL CONTRACT SHALL NOT CONFLICT OR CONTRADICT THE ELECTRICAL DRAWINGS AND SPECIFICATIONS. THE ELECTRICAL CONTRACT SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES SHALL BE DONE THEREAFTER.
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70. IF IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY RELATION, AN ATTEMPT HAS BEEN MADE TO SHOW ALL THE WORK TO BE DONE IN THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS.

[illegible]

NOTES
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOURE TYPES AND SPECIFICATIONS

[illegible]

FIRE ALARM SYSTEM NOTICES

1. THE CONTRACTOR SHALL PROVIDE, INSTALL AND CONNECT NEW FIRE ALARM DEVICES IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - A. THE FIRE ALARM SYSTEM SHALL BE COMPLETELY WIRELESSLY CONNECTED TO THE EXISTING FIRE ALARM SYSTEM TO BE REBUILT.
 - B. ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE SYSTEM DESIGN AND SHALL BE COMPLETED, TESTED AND APPROVED BY THE COUNTY OF SAN DIEGO FIRE DEPARTMENT AND THE FIRE DEPARTMENT REPRESENTATIVE.
2. PROVIDE, INSTALL AND CONNECT A SMOKE DETECTOR AS SHOWN ON PLANS. SMOKE DETECTORS SHALL BE COMPATIBLE, UL LISTED AND LABELED TO COMPLY WITH THE CODES AND STANDARDS FOR SMOKE DETECTORS AS DOES NOT WITHIN 6' OF AIR SUPPLY OR RETURN GRILLE.
3. MINIMUM CABLE SHALL BE USED FOR ALL FIRE SIGNAL AND RETURN CIRCUITS. THREE Pairs SHALL BE USED FOR EACH SIGNAL AND RETURN CIRCUIT.
4. ALL WIRING SHALL BE IN PLASTIC RACEWAYS. MAXIMUM CABLE FILLING OF EACH CABLE AREA IN RACEWAY SHALL BE 60% WITH WIRING TO COMPLY WITH THE CODE.
5. FIRE ASSEMBLY PENETRATIONS SHALL COMPLY WITH I.B.C. CHAPTER 7.
6. CABLE PENE TRAYS OR THROUGH PLUMB LINE AREAS USED FOR TRANSFER OF ENVIRONMENTAL AIR SHALL BE TIGHTENED TO PREVENT AIR FROM ENTERING THE SPACE IN ACCORDANCE WITH REQ. OF THE NATIONAL ELECTRICAL CODE.
7. THE FIRE ALARM CONTRACTOR AND EQUIPMENT SUPPLIER SHALL BE A FACTORY AUTHORIZED CONTRACTOR.
8. THE CONTRACTOR AND FIRE ALARM FACTORY REPRESENTATIVE SHALL HAVE A SIGNATURE COPY OF A CURRENT CERTIFICATE OF COMPETENCY FROM THE STATE OF CALIFORNIA INDICATING THAT THEY ARE QUALIFIED TO BE IN THE BUSINESS OF CONTRACTING FOR FIRE ALARM NOTIFICATION SYSTEMS.
9. THE FIRE ALARM CONTRACTOR SHALL EVALUATE EXISTING POWER SUPPLY AND DETERMINE IF THE EXISTING POWER SUPPLY AND CIRCUITS PROVIDED ARE ADEQUATE TO ACCOMMODATE THE ADDITIONAL DEVICES SHOWN ON THE DRAWINGS. IF REQUIRED CONTRACTOR SHALL PROVIDE ADDITIONAL POWER SUPPLY INCLUDING NEW CABLES, PANELS AND CIRCUITS AND SHALL SUBMIT NEW BATTERY CALCULATIONS WITH SHOP DRAWINGS.
10. THE ELECTRICAL CONTRACTOR/FIRE ALARM VENDOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE FIRE ALARM SYSTEM WITH THE EXISTING SYSTEM. HE SHALL HAVE TO ADDRESS HIS INTERPRETATION OF THE CODE. HE SHALL BE ALLOWED TO MAKE TO ADD TO THE END BY THE FIRE INSPECTOR.

INTERRUPTION OF SERVICE NOTES

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

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

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

[illegible]

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

F.A. - FIRE ALARM
T.C. - TERMINAL CABINET
F.S.D. - FIRE SERVICE DETECTION
M.O. - MOTOR OPERATED CAMPER

TENANT FIRE ALARM RISER DIAGRAM

WORK
for
Atlantic Center
1119 Washington Avenue, 4th Floor
Miami Beach, Florida

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 • AA0003130 • IDOQQ3964

PROJECT NO.	0217-07
DRAWN BY	WA
DATE	06/16/05
SCALE	AS NOTED

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MANUFACTURER: SQUARE-D 10000				PANEL - A				MARKS: 36.0				AC: 220V								
MOUNTING: SURFACE								BUS RATING: 200 AMP												
LOCATION: SEE FLOOR PLAN								VOLTAGE: 120/208 3-PH 4W												
QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	
1	1/20	1.50	LIGHTING	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"	1	1/20	0.72	RECEPTACLES	3/12-3/4"	1	1/20	0.72	RECEPTACLES	3/12-3/4"	
3	1/20	0.80	LIGHTING	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"	
5	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"	
7	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"	
9	1/20	0.00	SPARE	-	10	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"	
11	1/20	0.00	SPARE	-	12	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"	
13	1/20	0.00	SPARE	-	14	1/20	0.00	SPARE	-	12	1/20	0.00	SPARE	-	12	1/20	0.00	SPARE	-	
15	3/50	11.0	AC-1	3 # 10 & #10	16	1/20	0.00	SPARE	-	14	1/20	0.00	SPARE	-	14	1/20	0.00	SPARE	-	
17	1/20	0.00	SPARE	0 in 3/10"	18	1/20	0.00	SPARE	-	16	1/20	0.00	SPARE	-	16	1/20	0.00	SPARE	-	
19	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-	18	1/20	0.00	SPARE	-	18	1/20	0.00	SPARE	-	
21	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-	
23	1/20	0.00	SPARE	-	24	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-	
TOTAL				14.5	TOTAL				4.0	TOTAL				4.0	TOTAL				4.0	
TOTAL CONNECTED LOAD				18.5 KVA = 51.5 AMPS																

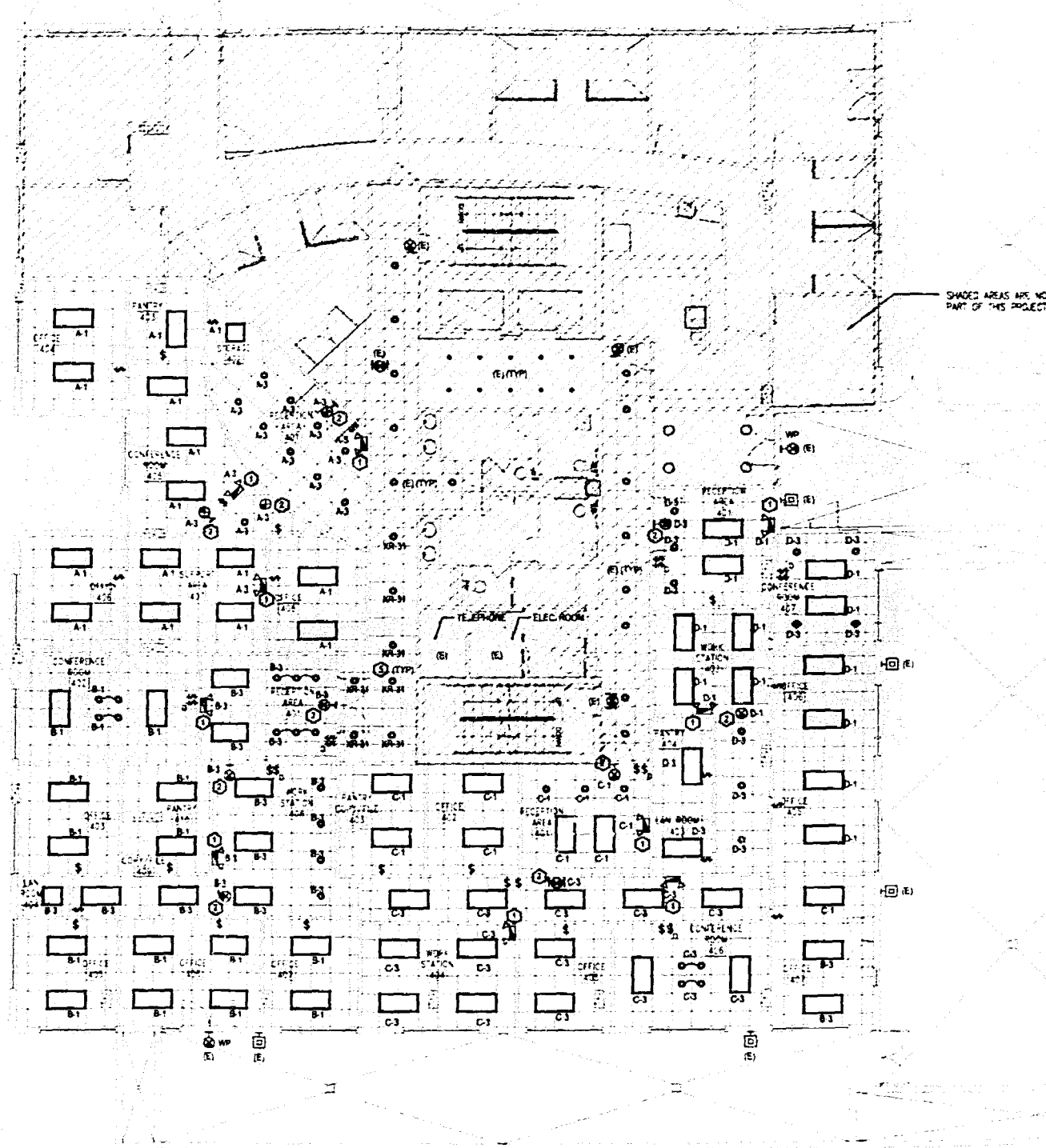
MANUFACTURER: SQUARE-D 10000				PANEL - B				MARKS: 36.0				AC: 220				
MOUNTING: SURFACE								BUS RATING: 250 AMP								
LOCATION: SEE FLOOR PLAN								VOLTAGE: 120/208 3-PH 4W								
QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING CONDUIT	QTY NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING CONDUIT		
1	1/20	1.50	LIGHTING	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"	1	1/20	0.72	RECEPTACLES	3/12-3/4"		
3	1/20	1.50	LIGHTING	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"		
5	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"		
7	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"		
9	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"		
11	1/20	0.00	SPARE	-	12	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"		
13	1/20	0.00	SPARE	-	14	1/20	0.00	SPARE	-	12	1/20	0.00	SPARE	-		
15	3/45	12.5	AC-2	3 # 10 & #10 6 IN 1"	16	1/20	0.00	SPARE	-	14	1/20	0.00	SPARE	-		
17	1/20	0.00	SPARE	-	18	1/20	0.00	SPARE	-	16	1/20	0.00	SPARE	-		
19	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-	18	1/20	0.00	SPARE	-		
21	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-		
23	1/20	0.00	SPARE	-	24	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-		
TOTAL				17.5	TOTAL				4.0	TOTAL				4.0		
TOTAL CONNECTED LOAD				22.0 KVA = 61.0 AMPS												

NOTES:

- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHT FEATURES
- PROVIDE BATTERY BACK UP FOR EXISTING LIGHTS AND EMERGENCY LIGHTS. COORDINATE WITH ARCHITECT
- PROVIDE DIMMING BALLAST FOR DOWNLIGHT FEATURES IN CONFERENCE ROOMS AND RECEPTION AREAS. COORDINATE WITH ARCHITECTURAL DRAWINGS
- CONTRACTOR SHALL REMOVE EXISTING SPOTLIGHTS, SPOTLIGHTS, DISCONNECT AND REMOVE WIRING AND CONDUIT BACK TO SOURCE. RETURN LIGHTS TO OWNER

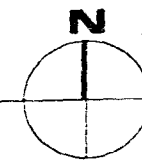
KEYED NOTES:

- CONTRACTOR SHALL PROVIDE NEW EMERGENCY LIGHT UNIT AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS
- CONTRACTOR SHALL PROVIDE NEW EXISTING ON AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS
- CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING DEVICE AND REUSE EXISTING CIRCUIT FOR NEW RECEPTACLES AS SHOWN
- EXISTING CEILING MOUNTED RECEPTACLES SHALL REMAIN. CONTRACTOR SHALL MAINTAIN THESE SPOTS IN OPERATION AT ALL TIMES
- CONTRACTOR SHALL PROVIDE NEW DOWNLIGHTS TO MATCH EXISTING BUILDING STANDARD. EXISTING EXTERIOR CORRIDOR LIGHTING CIRCUIT SHOWN AS REQ. REC.



LIGHTING FLOOR PLAN

SCALE 1/8" = 1'-0"



OFFICE COPY
CITY OF MIAMI BEACH
ARCHITECTURAL DEPARTMENT
1000 BAYVIEW BLVD.
MIAMI BEACH, FL 33139

insight design
ARCHITECTURE & INTERIORS
1955 N.W. 17TH AVENUE
MIAMI, FLORIDA 33135
ANSI Z39.6-1997

WILLIAM ABARCA
ELECTRICAL ENGINEER
2555 FAIRWAY ST.
HOLLYWOOD, FL 33324
TEL: (954) 558-6503
DATE: 6-20-05
FLA. ELEC. NO. 18738

PROJECT NO. 0217-07
DRAWN BY: WA
DATE: 06/16/05
SCALE: AS NOTED
SHEET NO.

E0.2

insight design

REVISIONS

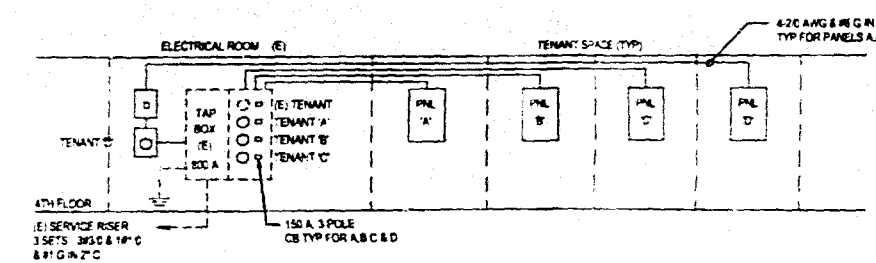
LIGHTING FLOOR PLAN

SHEET NO.

WORK FOR
Atlantic Center
119 W. Ocean Blvd.
Miami Beach, Florida

MANUFACTURER SQUARE-D MODEL				PANEL - C		MANS. BLD.		AC 220	
MOUNTING SURFACE						BUS RATING 250 AMP			
LOCATION SEE FLOOR PLAN						VOLTAGE 120/208 3-PH 4W			
NO.	POLE/TERP	KVA	DESCRIPTION	WIRING & CONDUIT	EXT. NO.	POLE/TERP	KVA	DESCRIPTION	WIRING & CONDUIT
1	1/20	1.50	LIGHTING	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"
3	1/20	1.50	LIGHTING	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"
5	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"
7	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"
9	1/20	0.72	RECEPTACLES	3/12-3/4"	10	1/20	0.72	RECEPTACLES	3/12-3/4"
11	1/20	0.00	SPARE	-	12	1/20	0.72	RECEPTACLES	3/12-3/4"
13					14	1/20	0.00	SPARE	-
15	3/35	9.70	AC-3	3 #10 & #10	16	1/20	0.00	SPARE	-
17					18	1/20	0.00	SPARE	-
19	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-
21	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-
23	1/20	0.00	SPARE	-	24	1/20	0.00	SPARE	-
TOTAL 15.0				TOTAL 6.5					
TOTAL CONNECTED LOAD				18.5 KVA = 54.0 AMPS					

MANUFACTURER <u>SQUARE-D MODEL</u>				PANEL - <u>D</u>		MANS. BLD.		AC 220	
<u>MOUNTING SURFACE</u>						<u>3/5 1/2" X 250 AMP</u>			
<u>LOCATION SEE FLOOR PLAN</u>						<u>VOLTAGE 120/208 3-PH 4W</u>			
DC NO.	POLE / TERP	KVA	DESCRIPTION	WIRING & CONDUIT	EXT. NO.	POLE / TERP	KVA	DESCRIPTION	WIRING & CONDUIT
1	1/20	1.50	LIGHTING	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"
3	1/20	1.50	LIGHTING	3/12-3/4"	4	1/20	0.72	RECEPTACLES	3/12-3/4"
5	1/20	0.72	RECEPTACLES	3/12-3/4"	6	1/20	0.72	RECEPTACLES	3/12-3/4"
7	1/20	0.72	RECEPTACLES	3/12-3/4"	8	1/20	0.72	RECEPTACLES	3/12-3/4"
9	1/20	0.00	SPARE	-	10	1/20	0.72	RECEPTACLES	3/12-3/4"
11	1/20	0.00	SPARE	-	12	1/20	0.00	SPARE	-
13	1/20	0.00	SPARE	-	14	1/20	0.00	SPARE	-
15	3/30	8.30	AC-4	3 #10 & #10 6 IN 3/4"	16	1/20	0.00	SPARE	-
17	1/20	0.00	SPARE	-	18	1/20	0.00	SPARE	-
19	1/20	0.00	SPARE	-	20	1/20	0.00	SPARE	-
21	1/20	0.00	SPARE	-	22	1/20	0.00	SPARE	-
23	1/20	0.00	SPARE	-	24	1/20	0.00	SPARE	-
TOTAL 13.0					TOTAL 4.0				
TOTAL CONNECTED LOAD 17.0 KW - 47.2 AMPS									



ELECTRICAL RISER DIAGRAM

LOAD CALCULATION

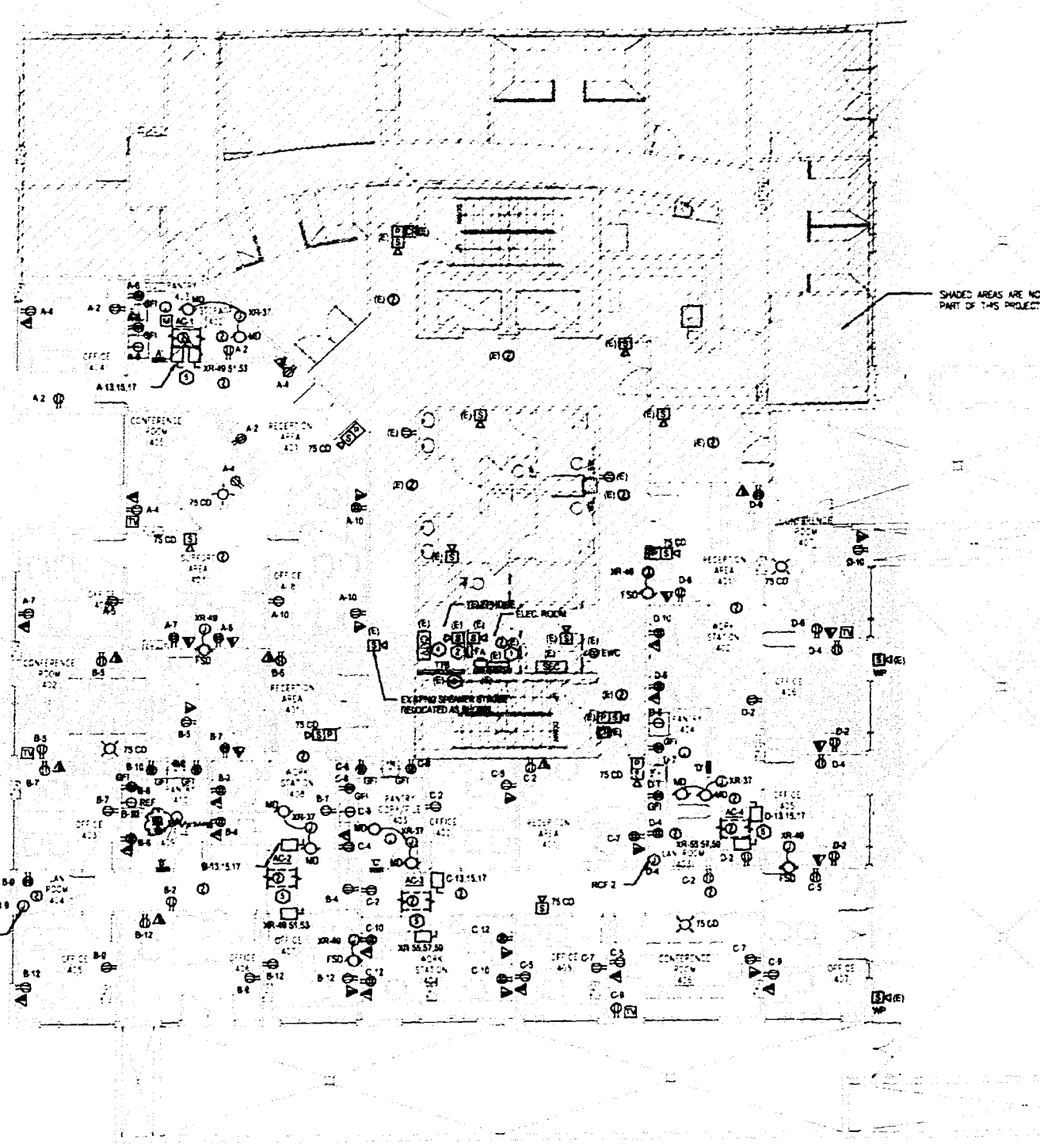
(4TH FLOOR TENANTS)
 EXISTING ESTIMATED LOAD = 38.0 KVA
 ADDED LOAD NEW TENANTS = 77.0 KVA
 TOTAL NEW LOAD = 115.0 KVA = 324 AMPS

NOTES:

- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FURNITURE.
- EXISTING FIRE ALARM DEVICES SHALL NOT BE DISTURBED. CONTRACTOR SHALL TEST AND CONFIRM OPERATION OF EXISTING DEVICES ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE NEW TELEPHONE OUTLETS AND DATA CONDUIT TO NEW TELEPHONE LOCATIONS ACCORDING TO THE NOTES ON SHEET 01.
- CONTRACTOR SHALL REMOVE EXISTING NO. 1000V DETECTORS IN THESE SPACES. RE-USE EXISTING SMOKE DETECTOR CIRCUIT FOR NEW DEVICES. SEE FAN NOTES.

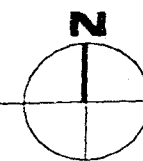
KEYED NOTES:

- CONTRACTOR SHALL PROVIDE NEW MAIN CIRCUIT BREAKER FOR EACH TENANT PANEL IN EXISTING SQUARE D METER CENTER. SEE ELECTRICAL RISER DIAGRAM THIS SHEET.
- CONTRACTOR SHALL PROVIDE NEW FIRE ALARM WIRING FOR NEW TENANT SPACES AND CONNECT TO EXISTING FIRE ALARM TERMINAL CABINETS AS REQUIRED. SEE FIRE ALARM NOTES ON SHEET 01.
- CONTRACTOR SHALL PROVIDE NEW TELEPHONE SERVICE FOR EACH TENANT SPACE AND CONNECT TO EXISTING TELEPHONE SYSTEM AS REQUIRED. SEE TELEPHONE RISER DIAGRAM ON SHEET 01.
- CONTRACTOR SHALL PROVIDE NEW DATA SERVICE FOR NEW TENANT SPACES AND CONNECT TO EXISTING DATA TERMINAL CABINET AS REQUIRED. SEE DATA RISER DIAGRAM ON SHEET 01.
- CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO RESPECTIVE PANEL FOR HVAC CONTROL, DAMPERS, ETC. COORDINATE WITH MECHANICAL. FOR SUCH DEVICES AND SEQUENCE OF OPERATION. EXISTING PANEL 101 IS LOCATED IN THE ELECTRICAL ROOM ON THE SIXTH FLOOR. PROVIDE CONDUIT AND WIRING TO THIS PANEL AND USE CIRCUIT SHOWN. USE EXISTING DAMPER CIRCUIT SHOWN FOR ALL DAMPER ACTUATORS. CIRCUIT FOR 48.0V 55 TO FEED FAN PART ONLY. TO NEW AC UNITS DURING FIRE ALARM OPERATION. PROVIDE NEW 20 AMP 1 POLE CIRCUIT BREAKER IN EXISTING PANEL 101 AS REQUIRED.



POWER FLOOR PLAN

SCALE 1/8" = 1'-0"



WILLIAM AGARCA
 ELECTRICAL ENGINEER
 7339 PARAGUAY ST.
 MIAMI, FL 33124
 TEL: (305) 586-6525
 DATE 6-20-05
 P.E. REG. NO. 152478

PROJECT NO. 0217-07
 DRAWN BY WA
 DATE 06/16/05
 SCALE AS NOTED
 SHEET NO.

E0.3

insight
 design

REVISIONS

POWER
 FLOOR PLAN

Atlantic Center
 119 Washington Avenue, 4th Floor
 Miami Beach, Florida

insight
 design
 ARCHITECTURE & INTERIORS
 1955 N.W. 17th AVENUE
 MIAMI, FLORIDA 33156
 ARB2162 • 440003130 • 100003364

HVAC GENERAL NOTES

- THE WORK THAT IS TO BE DONE UNDER THIS HEAVY INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC., NECESSARY FOR THE COMPLETION OF THE AIR CONDITIONING HEATING AND VENTILATION SYSTEMS SHOWN ON DRAWINGS OR LISTED BELOW.
- THE DRAWINGS ARE GENERALLY DIAGNRAMATIC. THEY DO NOT SHOW EVERY BRANCH, OFF-SHUT, ELBOW OR OTHER FITTING WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE & GATED, OR FOR COORDINATION WITH OTHER TRADES.
- DRAWINGS ARE NOT TO BE SCALED. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE CONDITIONS SHOWN ON DRAWINGS OR LISTED BELOW.
- NOTES:
 - IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE AND OPERATING INSTALLATION, INCLUDING ALL NECESSARY MATERIALS, LABOR, AND EQUIPMENT, NECESSARY FOR THE COMPLETION OF THE WORK. WORK NOT SPECIFICALLY NOTED ON THE PLANS OR INDICATED IN THE NOTES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
 - CONTRACTOR SHALL COORDINATE ALL BUILDING STANDARD REQUIREMENTS PRIOR TO B.O.
 - THE NATURE OF THIS CONTRACT INVOLVES THE IMPROVEMENT OF AN EXISTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITIES AND CONDITIONS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - ALL BUILDING CONSTRUCTION AFFECTED BY THE REVISIONS SHALL BE REPAIRED AND REFINISHED AS REQUIRED. MATCH EXISTING AND/OR SPECIFICATIONS.
- DEFINITIONS:
 - PROVIDE - MEANS TO FURNISH AND INSTALL.
 - UNDER THIS SECTION - MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
 - BY THIS SECTION - MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
- INTERRUPTION OF SERVICE:
 - ANY WORK REQUIRED BY THESE DOCUMENTS THAT WILL HAVE AN EFFECT ON EXISTING TENANTS IN THE BUILDING SHALL BE COORDINATED WITH BUILDING MANAGEMENT. THIS WORK INCLUDES BUT IS NOT LIMITED TO INTERRUPTION OF POWER, TELEPHONE, COMMUNICATION SYSTEM, AIR CONDITIONING, WATER, ETC.
 - SCHEDULE TIMES AND DATES WITH THE GENERAL CONTRACTOR AND BUILDING MANAGEMENT.
- SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT FOR APPROVAL BEFORE ORDERING TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUESTION.
- CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF THIS WORK WITH THAT OF ALL OTHER TRADES AND WITH EXISTING CONDITIONS.
- OBTAIN FULL INFORMATION REGARDING PECULIARITIES AND LIMITATIONS OF SPACE AVAILABLE FOR INSTALLATION OF THE EQUIPMENT AND MATERIALS UNDER THIS CONTRACT AND PROVIDE READY ACCESSIBILITY TO DAMPERS, VALVES AND OTHER APPARATUS, INCLUDING ANY DUTY OF SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
- VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
- ALL DUCT AND PIPE PENETRATIONS OF FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE RATED SEALANT TO MAINTAIN THE INTEGRITY OF THE SYSTEM.
- ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR. COMPRESSORS SHALL CARRY 3 YEAR FACTORY GUARANTEE. FURNISH ONE YEAR FREE SERVICE.

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

(S) SMOKE EVACUATION SYSTEM IN THE BUILDING IS EXISTING

- DUCTWORK:
 - ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
 - ROD LOW PRESSURE DUCTWORK: ALL NEW S/A AND R/A DUCTWORK SHALL BE CONSTRUCTED OF 1.5" THICK STANDARD DUTY FIBERGLASS BOARD (E-80 WMC) WITH REINFORCED FLAMEPROOF ALUMINUM FOL FACED COVERING IN ACCORDANCE WITH N.F.P.A. BALLTUN 90-A. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. DUCTWORK SHALL BE CERTIFIED ULTRA DUCT OR EQUIVALENT.
 - NEW S/A DUCTWORK SHALL BE CONSTRUCTED OF ZINC COATED GALVANIZED SHEET METAL IN ACCORDANCE WITH S.M.A.C.R.A. "HAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE". PRESSURE CLASSIFICATION 3.0" WC.
 - FLEXIBLE DUCTWORK SHALL BE ROUND, REINFORCED WITH A WIRE MESH AND INSULATED WITH R-8000 WMC. RADIANT TYPE INSULATION WITH EXTERIOR VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO CLASS 1 AIR DUCT. CLASS 1 AIR DUCT SHALL BE INSTALLED AS PER S.M.A.C.R.A. STANDARDS FOR METAL AND FLEXIBLE DUCT. FLEXIBLE DUCT SIZE SHALL MATCH DUCTWORK NODAL SIZE.
 - CONNECT NEW DUCTWORK TO EXISTING WITH FULL SIZE TAP, SEAL, AIRTIGHT WITH DUCT SEALANT. PROVIDE TRANSITIONS AS REQUIRED TO COORDINATE AND OFFSET DUCTWORK IF NEEDED. PATCH AND SEAL AIRTIGHT ANY UNUSED OPENING IN EXISTING DUCTWORK.
- PROVIDE ACCESS PANELS IN HARD CEILING FOR ALL VALVES, DAMPERS, CONTROL DEVICES, VAV BOXES, ETC. ACCESS PANELS SHALL BE MILDOR FLUSH TYPE MINIMUM OF 12" X 12" UNLESS NOTED OTHERWISE.
- COMBINATION FIRE AND SMOKE DAMPERS SHALL BE RUSKIN FSD80 OR APPROVED EQUIVALENT. WITH 28" FLUSABLE LINK. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND MAJOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S AND BEAR A UL LABEL.
- SMOKE DAMPERS SHALL BE RUSKIN S800 OR APPROVED EQUIVALENT. MEETING UL555S REQUIREMENTS AND BEARING A UL LABEL. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND MAJOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S.
- FIRE DAMPERS SHALL BE RUSKIN D8020 STYLE "B" OR APPROVED EQUIVALENT. WITH 28" FLUSABLE LINK. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND MAJOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S.
- MOTORIZED CONTROL DAMPERS SHALL BE RUSKIN C800 OR APPROVED EQUIVALENT. WITH GALVANIZED STEEL FRAME, PARTIAL BALLS AND ELECTRIC ACTUATOR. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND MAJOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S.
- CONDENSER WATER PIPE AND FITTINGS SHALL BE SCHEDULE 40 BLACK STEEL.
- CONTROLS:
 - INSTALL THERMOSTATS WHERE INDICATED ON DRAWINGS AT 48" A.F.F. AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- TESTING:
 - CONTRACTOR SHALL BE RESPONSIBLE TO TEST AND BALANCE THE SYSTEM TO ACHIEVE RATES AS SHOWN ON PLANS AND SCHEDULES. TEST/BALANCE RESULTS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUESTION. THE TEST AND BALANCE SHALL BE PERFORMED BY AN INDEPENDENT TEST CONTRACTOR CERTIFIED BY THE A.S.H.R.A. OR N.E.S.B. AND APPROVED BY THE BUILDING MANAGEMENT. THE SUBMITTED TEST AND BALANCE REPORT SHALL BE ON OFFICIAL A.S.H.R.A. OR N.E.S.B. REPORT FORMS.
 - BALANCE AIR SYSTEM TO DELIVER SPECIFIED QUANTITIES AT EACH OUTLET WITHIN 10% USING A.S.H.R.A. OR N.E.S.B. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR REVIEW PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HOURS OF WORK TIME AVAILABLE TO THE BUILDING REPRESENTATIVE. SOME WORK MAY HAVE TO BE PERFORMED OUTSIDE NORMAL WORKING HOURS.
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.

AIR DISTRIBUTION SCHEDULE				
SYMBOL	USE	TYPE	ACCESSORIES	MFG. & MODEL
"A"	SUPPLY AIR	PERFORATED CLG. DIFFUSER	LAY-IN TYPE	ITTUS, PAS-AA
"R"	RETURN AIR	PERFORATED CLG. GRILLE	LAY-IN TYPE	ITTUS, PAR-AA

NOTE: OTHER APPROVED MANUFACTURERS ARE PRICE AND METALURE.

OUTDOOR AIR REQUIREMENTS FOR VENTILATION AS PER ASHRAE STANDARD 62-2001				
A/C UNIT	NUMBER OF OCCUPANTS	CFM PER PERSON	OUTDOOR AIR CFM REQUIRED	OUTDOOR AIR CFM PROVIDED
AC-1	8	20	160	160
AC-2	10	20	200	200
AC-3	9	20	180	180
AC-4	6	20	120	120

VENTILATION FAN SCHEDULE

UNIT DESIGNATION	REF-12
AREA SERVED	LIN. ROOM RECIRCULATING FAN
OPERATING WEIGHT, LB.	24
FAN INTERLOCK	THERMOSTAT
LOCATION	SEE PLAN
FAN TYPE	CLG. WIND
TOTAL AIR, CFM	400
DRIVE TYPE	DIRECT
FAN SPEED, RPM	1350
FAN TIP SPEED, RPM MAX	1350
FAN SPEED, RPM	1350
TOTAL STATIC PRESSURE, IN. OF H ₂ O	0.125
FAN MOTOR HP (NEM OVERLOAD)	1.50
FAN MOTOR STARTER TYPE	-
STARTER FURNISHED BY	-
ELECTRICAL SERVICE AVAILABLE	120-1-60
MASONRY/ROOF OPENING REQUIRED	-
DESIGN MANUFACTURER	GREENHECK
DESIGN MFR. MODEL NUMBER	SP-4390
SERVICE SWITCH	YES
SMOKE DETECTORS (DUCT WIND)	-
LIGHT SWITCH CONTROL	-
CONSTRUCTION	CLG. STEEL
BACKDRAFT DAMPER	YES
BRODSIEHL	-
SOLID STATE SPEED CONTROL	-
THERMOSTAT CONTROL	YES
FACTORY FABRICATED CURB	-
CEILING RADIATION DAMPER	-
NOTES:	5.4

- THIS SHALL BE AMCA CERTIFIED AND UL LISTED.
- THIS SHALL BE PROVIDED WITH VIBRATION ISOLATION, HANGING VIBRATION ISOLATION KIT AND DECORATIVE GRILLE.
- OTHER APPROVED MANUFACTURERS ARE COOK AND KOME.

HVAC LEGEND

	RGD DUCTWORK NEW
	RGD DUCTWORK EXISTING
	FLEXIBLE DUCTWORK
	SUPPLY AIR CEILING DIFFUSER
	RETURN/EXHAUST AIR GRILLE
	FIRE DAMPER
	COMBINATION FIRE/SMOKE DAMPER
	LDR LEAKAGE MOTOR OPERATED DAMPER
	DUCT MOUNTED SMOKE DETECTOR
	MANUAL VOLUME DAMPER
	THERMOSTAT
	CDSG FEET PER MINUTE TRANSFER DUCT
	SUPPLY AIR
	RETURN AIR
	EXHAUST AIR
	MANUAL
	EACH
	CROSSED BLADE DAMPER
	ABOVE FINISHED FLOOR UNDERCUT DOOR
	AIR CONDITIONING
	CONDENSER WATER SUPPLY, RETURN, EXHAUST FAN
	CONNECT NEW TO EXISTING

A/C UNIT SCHEDULE

UNIT DESIGNATION	AC-1	AC-2	AC-3	AC-4
A/C UNIT TYPE	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP
CONNECTION	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL
OPERATING WEIGHT, LB.	400	600	800	400
TOTAL AIR, CFM	1900	2800	2300	1750
OUTSIDE AIR, CFM	160	200	180	120
EXTERNAL STATIC, INWG	0.25	0.30	0.30	0.70
FACE VELOCITY, FPM	422	311	255	390
ENTERING AIR TEMPERATURE DB/WB, °F	77/62	77/62	77/62	77/62
TOTAL COOLING CAPACITY, BTUH	53860	83040	69280	44190
SENSIBLE COOLING CAPACITY, BTUH	47140	67440	57760	36760
LEAVING AIR TEMPERATURE DB/WB, °F	54.3/52.0	55.0/51.5	54.2/51.3	54.2/53.2
CONDENSER WATER FLOW, GPM / PRESSURE DROP, FTWG	17/18.0	23/14.5	18/12.8	9/6.0
CONDENSER WATER TEMP. ENTERING/LEAVING, °F	85/95	85/95	85/95	85/95
ENTERING AIR TEMPERATURE DB, °F	68	68	68	68
TOTAL HEATING CAPACITY, BTUH	74500	106400	85000	57210
CONDENSER WATER TEMP. ENTERING/LEAVING, °F	68/60	68/60	68/60	68/60
ELECTRICAL SERVICE AVAILABLE	208-3-60	208-3-60	208-3-60	208-3-60
FAN MOTOR STARTER TYPE	ATL	ATL	ATL	ATL
STARTER FURNISHED BY	MECH. CONT.	MECH. CONT.	MECH. CONT.	MECH. CONT.
UNIT EER/COEF	12.8/4.4	12.7/4.2	14.4/4.8	12.8/4.3
TOTAL UNIT POWER, KW	4.7	7.0	4.2	4.4
MECH/FAN HADR	30.4/9.0	34.5/4.5	24.9/3.5	22.9/3.5
COMPRESSOR NUMBER/TYPER	1/SCROLL	3/SCROLL	2/RECP	1/RECP
COMPRESSOR FLA/RLA, EA.	20.0/12.3	14.0/9.1	10.4/6.5	14.2/9.1
FAN MOTOR HP/FLA	1.0/5.4	1.5/5.6	1.0/5.3	1.0/5.4
CONDENSER WATER CONNECTIONS, IN	1	1 1/4	1 1/4	1 1/4
UNIT DIMENSIONS (H.W.L.) - IN	21/33/58	23/36/79	23/36/79	21/33/58
DESIGN MANUFACTURER	TRANE	TRANE	TRANE	TRANE
DESIGN MFR. MODEL NUMBER	GEH-C80	GEH-D90	GEH-D72	GEH-D48
STAINLESS STEEL BRAIDED HOSES (2 FT MAX)	YES	YES	YES	YES
VIBRATION ISOLATION HANGING SUPPORT KIT	YES	YES	YES	YES
PROGRAMMABLE DIGITAL THERMOSTAT	YES	YES	YES	YES
1" FILTER RACK	YES	YES	YES	YES
CONDENSATE OVERFLOW PROTECTION SENSOR (FACTORY INSTALLED AND WIRED)	YES	YES	YES	YES

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

insight design

HVAC LEGEND, NOTES, AND SCHEDULES

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MIAMI, FL 33176
TEL: (305) 510-6148
DATE: 10/1/05
P.L.A. REG. NO. 67447

M0.1

GENERAL NOTES

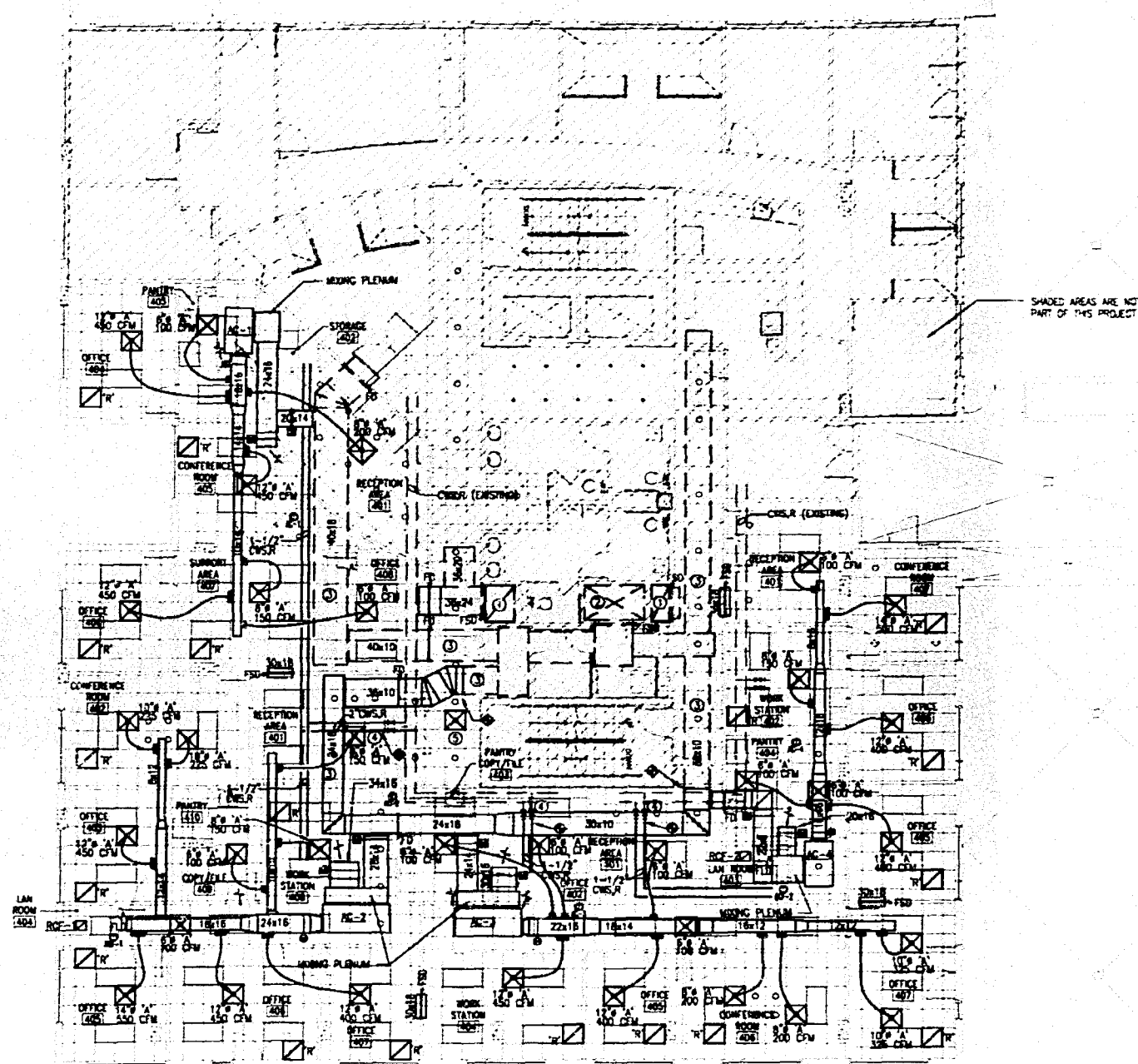
1. MATERIALS EXPOSED WITHIN RETURN PLENUM SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND SHALL COMPLY WITH FMC 902.1.1.
2. THE OUTDOOR LAYOUT, PIPING DEVICES, EQUIPMENT LOCATIONS ETC. INDICATED AS EXISTING ON THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN A/C IN THIS PROJECT'S DESIGN AS WELL AS SITE VISITS TO VISUALLY VERIFY ACCESSIBLE ITEMS INDICATED ON THESE DRAWINGS. NOT ALL ITEMS, DUCT LAYOUT, OR VENTS ETC. COULD BE VERIFIED DUE TO THE NATURE OF THE FACILITIES OPERATION AS WELL AS SITE CONDITIONS. ANY DISCREPANCIES AFFECTING THE INTENDED PERFORMANCE OF THE SYSTEM DESIGN INDICATED ON THIS SET OF DRAWINGS SHALL BE BRIDGED TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND RESOLUTION PRIOR TO 3D.
3. CLEARANCE IN FRONT OF A/C UNITS ELECTRIC PANELS SHALL BE KEPT ACCORDING TO N.E.C. AND MANUFACTURER'S RECOMMENDATIONS.

KEYED NOTES

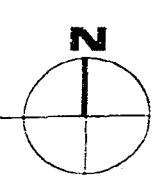
1. EXISTING SMOKE EXHAUST RISER WITH SMOKE DAMPER.
2. EXISTING MAKE-UP AIR/OUTSIDE AIR RISER WITH SMOKE DAMPER.
3. EXISTING MAKE-UP AIR/OUTSIDE AIR DUCT.
4. CONNECT NEW CHS & R PIPING TO EXISTING 2" VALVES.
5. RELOCATE EXISTING DIFFUSER IN CORRIDOR. EXTEND EXIST DUCT TO REACH NEW LOCATION. REFINANCE TO 120 CFM.

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

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



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



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DATE: 11/16/2006
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Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003964

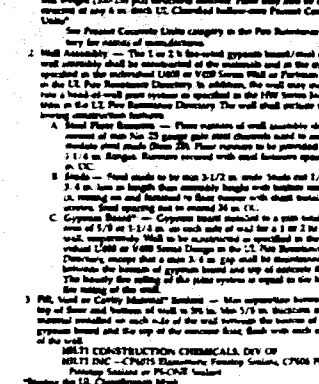
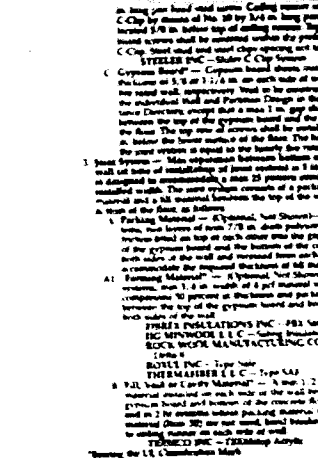
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DRAWN BY: ME
DATE: 06/16/05
SCALE: AS NOTED
SHEET NO: M0.2



PREVISIONS

**MECHANICAL
FLOOR PLAN
AND DETAILS**

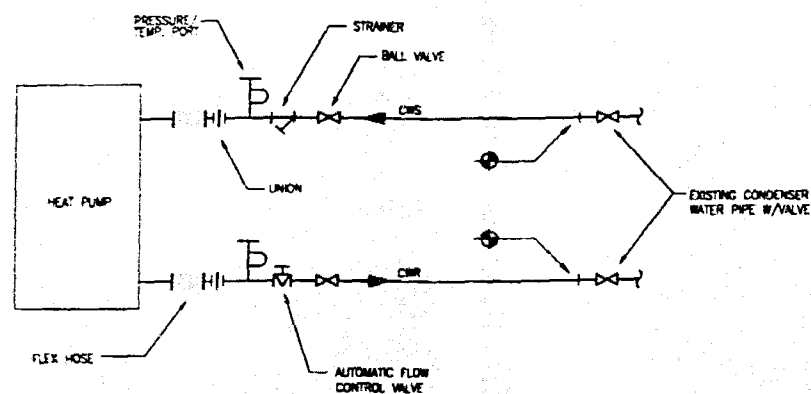
WORK FOR
Atlantic Center
119 Washington Avenue, 4th Floor
Miami Beach, Florida



MICHAEL LANGE
 MECHANICAL ENGINEER
 10100 NW 42ND TER
 MIAMI, FL 33176
 TEL (305) 570-6448
 PROJECT NO. C217-07
 DRAWING NO. ML
 DATE 06/16/05
 SCALE AS NOTED
 SHEET NO. M0.3
 DATE 6/20/05
 P.L.A. REG. NO. 62447

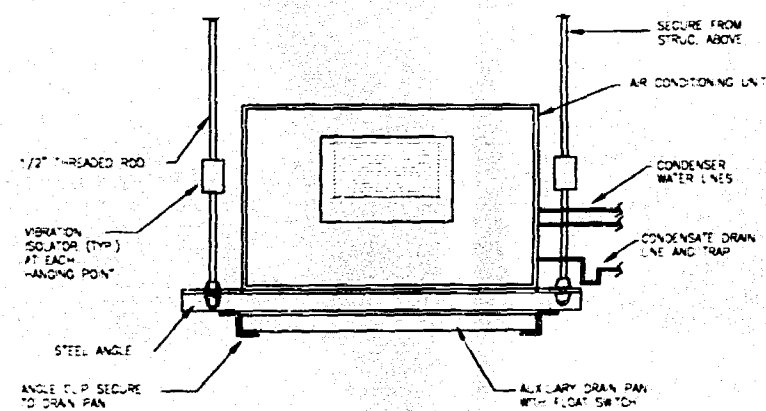
WORK
for
Atlantic Center

ARCHITECTURE • INTERIORS
955 N.W. 17th Avenue
Miami, Florida 305 545 4964
R92162 • AA0003130 • ID0003864



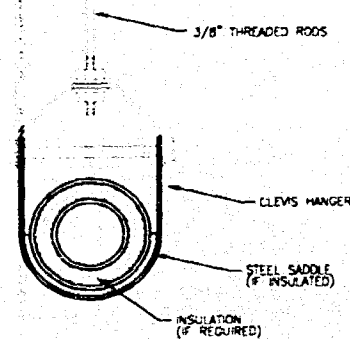
CONDENSER WATER PIPING SCHEMATIC

SCALE NTS



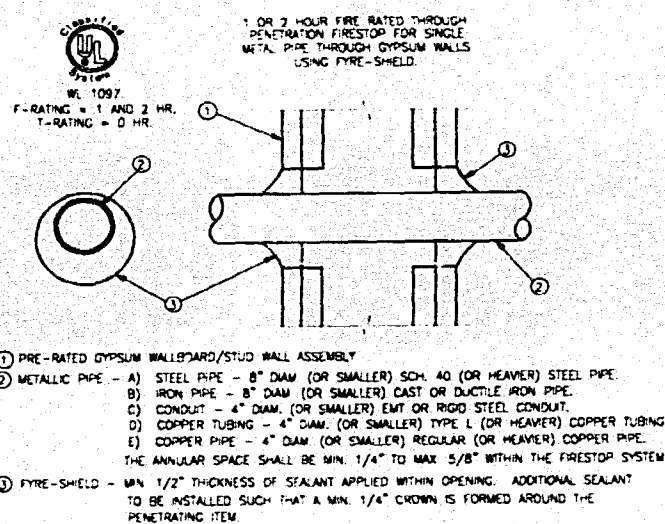
A/C UNIT MOUNTING DETAIL

SCALE NTS



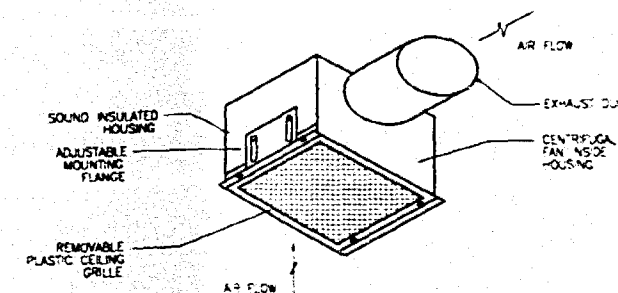
PIPE HANGER DETAIL

SCALE NTS



FIRESTOPPING DETAIL

SCALE NTS



CEILING FAN DETAIL

SCALE NTS



REVISIONS

HVAC DETAILS

DATE

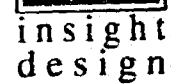
WORK for
Atlantic Center
119 Washington Avenue, 4th Floor
Miami Beach, Florida

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1955 N.W. 17th AVENUE
Miami, Florida 33135
AR92182 • AAD0003130 • ID0000384

DATE 6/28/05
F.L.A. REG. NO. 62447

PROJECT 0217-07
SHEET 4
DATE 06/16/05
SCALE AS NOTED
SHEET NO.

M0.4



REF ID: A61255

**SMOKE CANDLE
LOCATION PLAN**

100 ml.

WORK
for
Atlantic Center
1118 Washington Avenue, 4th Floor
Miami Beach, Florida

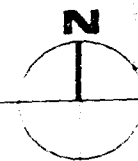
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CHIEF OF BUREAU
ADJUTANT GENERAL
TREASURER

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ARCHITECTURE • INTERIORS
1055 N.W. 17th AVENUE
Miami, Florida 305 545-1964
AA492462 • AA0003130 • (DD0003984)

NAME NO 12-10-77
 NAME P. M.
 DATE 12-1-77
 NAME AS NOTED
 NAME NO
M0.5

MO.5

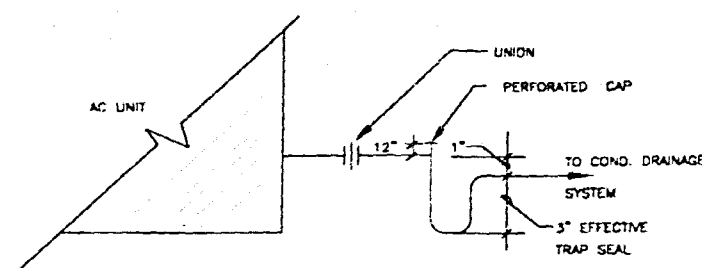
SMOKE CANDLE LAYOUT PLAN



PLUMBING SYMBOL LEGEND	
SA	SANITARY LINE
VL	VENT LINE
CD	CONDENSATE DRAIN LINE
WD	WATER DRAIN LINE
FD	FLOOR DRAIN
WH	WATER HEATER
HA	AIR HAMMER ARRESTER
+	CONNECT NEW TO EXISTING

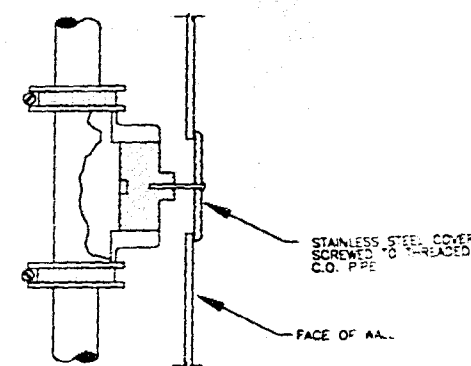
PLUMBING FIXTURE CONNECTION SCHEDULE					
NO.	DESCRIPTION	DRAIN	WATER	MANUFACTURER/MODEL	TRIM
SK	SINK	2"	1/2"	SEE ARCHITECTURAL	

- ### PLUMBING NOTES
- ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, STATE AND LOCAL ORDINANCES.
 - PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS FOR SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
 - COORDINATE WORK WITH OTHER TRADES.
 - FURNISH AND INSTALL FIXTURES AS SPECIFIED IN FIXTURE SCHEDULE THIS DRAWING.
 - EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH WATER HAMMERS OR SHOCK ABSORBERS PER FLORIDA BUILDING CODE.
 - PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
 - WHEREVER DISJUNCTURE METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
 - PROVIDE PIPING AS FOLLOWS:
DOMESTIC COLD AND HOT WATER AND WATER HEATER RELIEF PIPING: COPPER TYPE "K" OR "L" WITH SOLDER JOINTS, MIN. 125 LB. BRASS VALVES.
SANITARY WASTE AND VENT: BELL AND SPIGOT CAST IRON PIPING WITH COMPRESSION GASKETS UNDERGROUND, NO-HUB CAST IRON PIPING OR COPPER DRN ABOVE FLOOR SLAB.
AIR CONDITIONING CONDENSATE: COPPER DRN AND FITTINGS.
 - INSULATE AIR CONDITIONING DRAINAGE PIPING WITH 3/4" THICK CLOSE CELL ARMAFLEX PIPING INSULATION.
 - DRAIN TRAPS, CLEANOUTS AND SPECIALTIES:
A - INTERIOR FLOOR CLEANOUTS: JOSAM S8020 OR EQUAL, MINERAL COVER.
B - WALL CLEANOUT: CAST IRON 1" BRANCH WITH BRASS COUNTERSUNK PLUG, 1/8" ACCESS COVER WITH SATIN CHROME PLATED TOP, JOSAM S8170-3-12 OR EQUAL.
 - FOR WATER AND SEWER SIZING SEE RISER DIAGRAMS AND FLOOR PLANS.
 - COMBUSTIBLE PIPING IS NOT PERMITTED IN RETURN AIR PLENUMS OR CEILING SPACES USED FOR RETURN AIR.
 - PROVIDE FIRE RETARDANT UL APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED WALLS AND SLAB.
 - ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH STOP VALVES IN ACCESSIBLE LOCATIONS AND TRAPS, EXCEPT WHERE THEY HAVE INTEGRAL TRAPS. PROVIDE HAMMER ARRESTORS TO PROTECT AGAINST WATER HAMMER.
 - PIPING BELOW HANDICAPPED FIXTURES SHALL BE PROTECTED ACCORDING WITH THE FLORIDA ACCESSIBILITY CODE.
 - PROVIDE FULLY ACCESSIBLE CLEANOUTS IN SANITARY PIPING AT EVERY CHANGE IN DIRECTION, LOCATION AND SIZE SHALL BE ACCORDING TO CODE.
 - THE PLUMBING CONTRACTOR SHALL EXTEND SANITARY, VENT AND WATER PIPING TO NEW PLUMBING FIXTURES AS INDICATED IN THESE DRAWINGS.
 - ALL HORIZONTAL SANITARY PIPING SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/4" PER FOOT.
 - PLUMBING CONTRACTOR SHALL COORDINATE ALL BELOW SLAB DEMOLITION AND NEW WORK WITH BUILDING FACILITIES MANAGER.
 - 3-HOUR OF REQUIRED SLAB DRILLING IS MANDATORY. CONTRACTOR SHALL SUBMIT 3-HOURS TO BUILDING MANAGEMENT FOR REVIEW BEFORE PROCEEDING.
 - ALL WORK SHALL BE PERFORMED ONLY DURING TIMES SCHEDULED BY THE BUILDING FACILITIES MANAGER. SOME WORK MIGHT HAVE TO BE DONE AFTER REGULAR HOURS.
 - ALL PIPING THAT WILL NOT BE REUSED SHALL BE REMOVED. NO PIPING SHALL BE ABANDONED IN PLACE.
 - ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE.
 - THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROMPTED TO THE ENGINEER AS AN AID IN THIS PROJECT'S DESIGN AS WELL AS SITE VISITS TO VISUALLY VERIFY ACCESSIBLE ITEMS INDICATED ON THESE DRAWINGS. NOT ALL ITEMS, DUCT LAYOUT, OPENINGS ETC. COULD BE VERIFIED DUE TO THE NATURE OF THE FACILITY'S OPERATIONS AS WELL AS SITE CONDITIONS. ANY DISCREPANCIES AFFECTING THE INTENDED PERFORMANCE OF THE SYSTEM DESIGN INDICATED ON THIS SET OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND RESOLUTION PRIOR TO B.O.



A/C CONDENSATE DRAIN CONNECTION DETAIL

N.T.S.



WALL CLEANOUT DETAIL

N.T.S.

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P.A. REG. NO. 62447

PROJECT NO. 0217-07
DRAWN BY: ML
DATE: 06-16-05
SCALE: AS NOTED
SHEET NO.

P0.1

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design

MECHANICAL

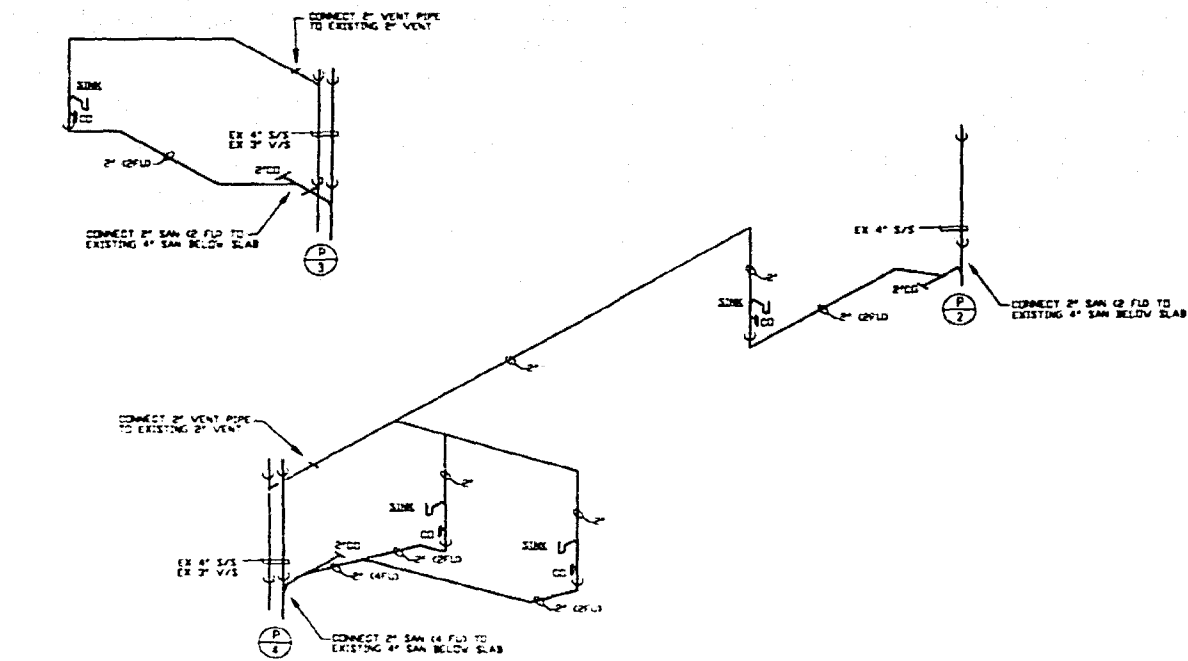
PLUMBING
NOTES, DETAILS,
AND SCHEDULES

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Miami Beach, Florida

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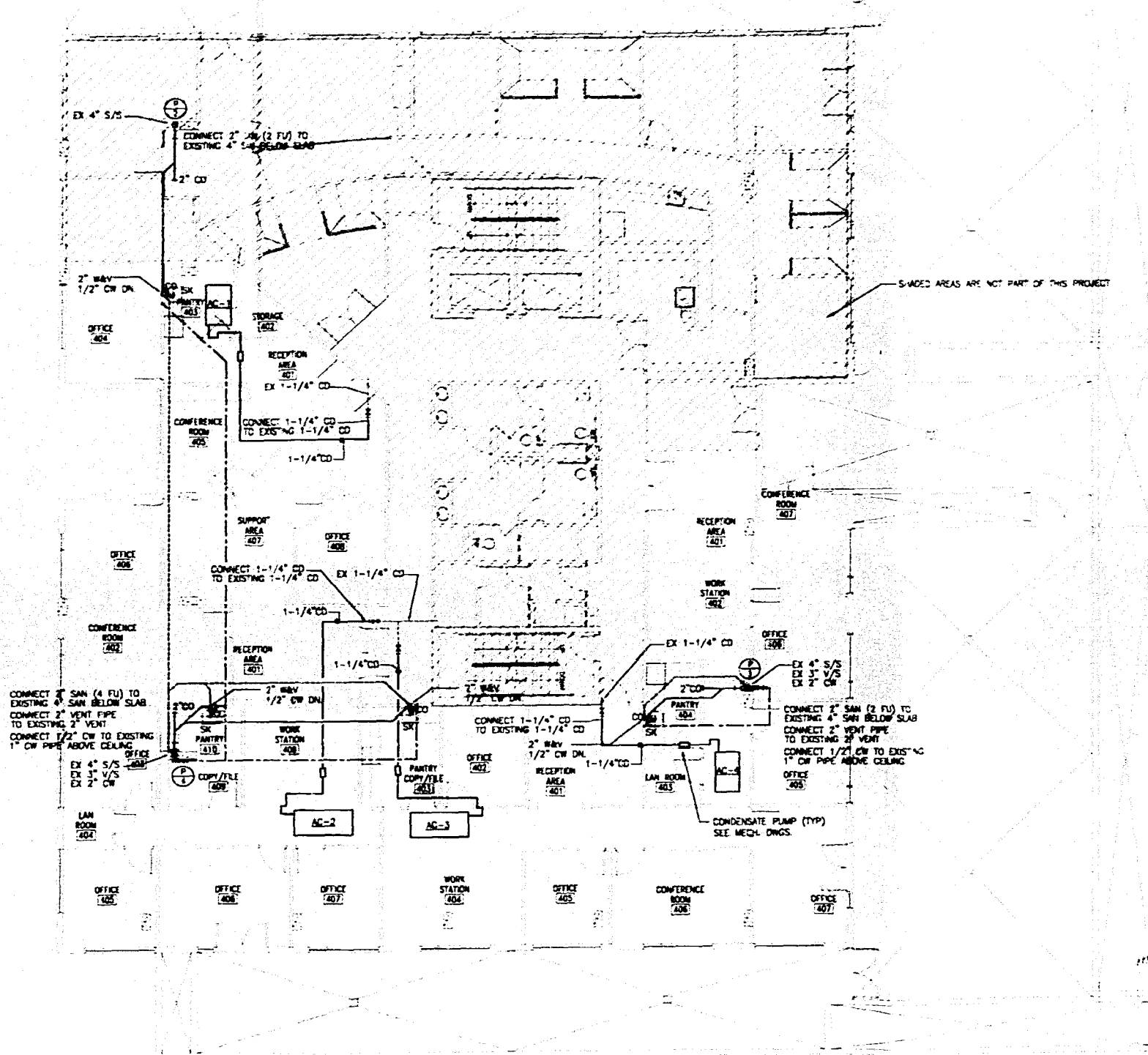
WATER ISOMETRICS

N.T.S.



SANITARY ISOMETRICS

N.T.S.

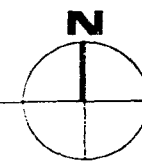


GENERAL NOTE

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

PLUMBING FLOOR PLAN

SCALE 1/8" = 1'-0"



MIGUEL LANDER
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FLA. REG. NO. 22447

PROJECT NO. 0217-07
DRAWN BY: ML
DATE: 06/15/05
SCALE: AS NOTED
SHEET NO. P0.2

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design

PLUMBING FLOOR PLAN AND RISERS

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insight design
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Miami, Florida 33155
AR02162 o AA0003130 o 100003964

FIRE PROTECTION LEGEND (FIRE SPRINKLER SYSTEM)

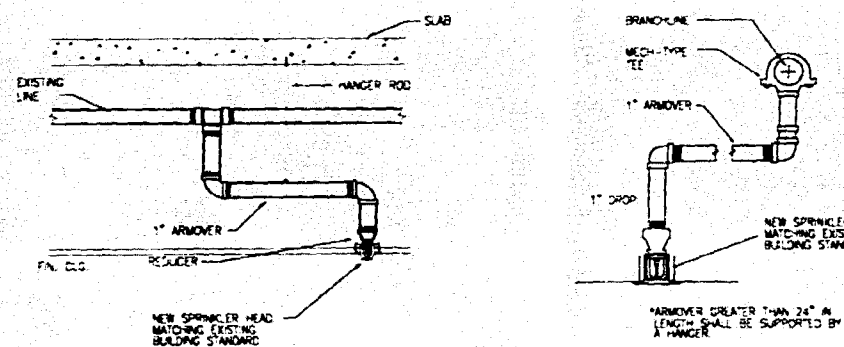
- EXISTING FIRE SPRINKLER PIPE TO REMAIN
- NEW FIRE SPRINKLER PIPE
- REMOVE EXISTING SPRINKLER HEAD AND 1" RISER, CONNECT NEW 1" SPRINKLER PIPE TO EXISTING 1" OUTLET
- EXISTING SPRINKLER HEAD TO BE REMOVED AND RISER LAPPED
- EXISTING SPRINKLER HEAD TO REMAIN
- NEW CONCEALED TYPE SPRINKLER HEAD

FIRE PROTECTION NOTES

1. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
2. THIS IS A DIAGRAMMATIC CONCEPTUAL PLAN. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT WORKED AND SEALED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR REVIEW AS PER FLORIDA ADMINISTRATIVE CODE CHAPTER 61015-32.003 (6).
3. CONTRACTOR SHALL RELOCATE HEADS, EXTEND PIPES TO NEW/RELOCATED SPRINKLER HEADS, PROVIDE NEW SPRINKLER HEADS, ETC. AS REQUIRED TO ACCOMMODATE NEW UNITS.
4. ALL PIPING SHALL BE SCH 40 BLACK STEEL OR LIGHTWALL XL PIPING IN ACCORDANCE WITH BUILDING STANDARDS. ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS AS PER NFPA 13.
5. BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13 REQUIREMENTS.
6. ALL ARMORERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
7. HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH NFPA 13 REQUIREMENTS.
8. ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
9. PROVIDE ALTERNATE DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH NFPA 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARDS REQUIREMENTS.
11. DESIGN CRITERIA:
LIGHT HAZARD - 0.10 GPM PER SQ. FT. DENSITY, 100 GPM HOSE ALLOWANCE, MINIMUM 1500 SQ. FT. REMOTE AREA OF APPLICATION.
12. COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
13. PROVIDE SPRINKLER HEAD ABOVE AND BELOW HVAC EQUIPMENT UNDER THAN 48"

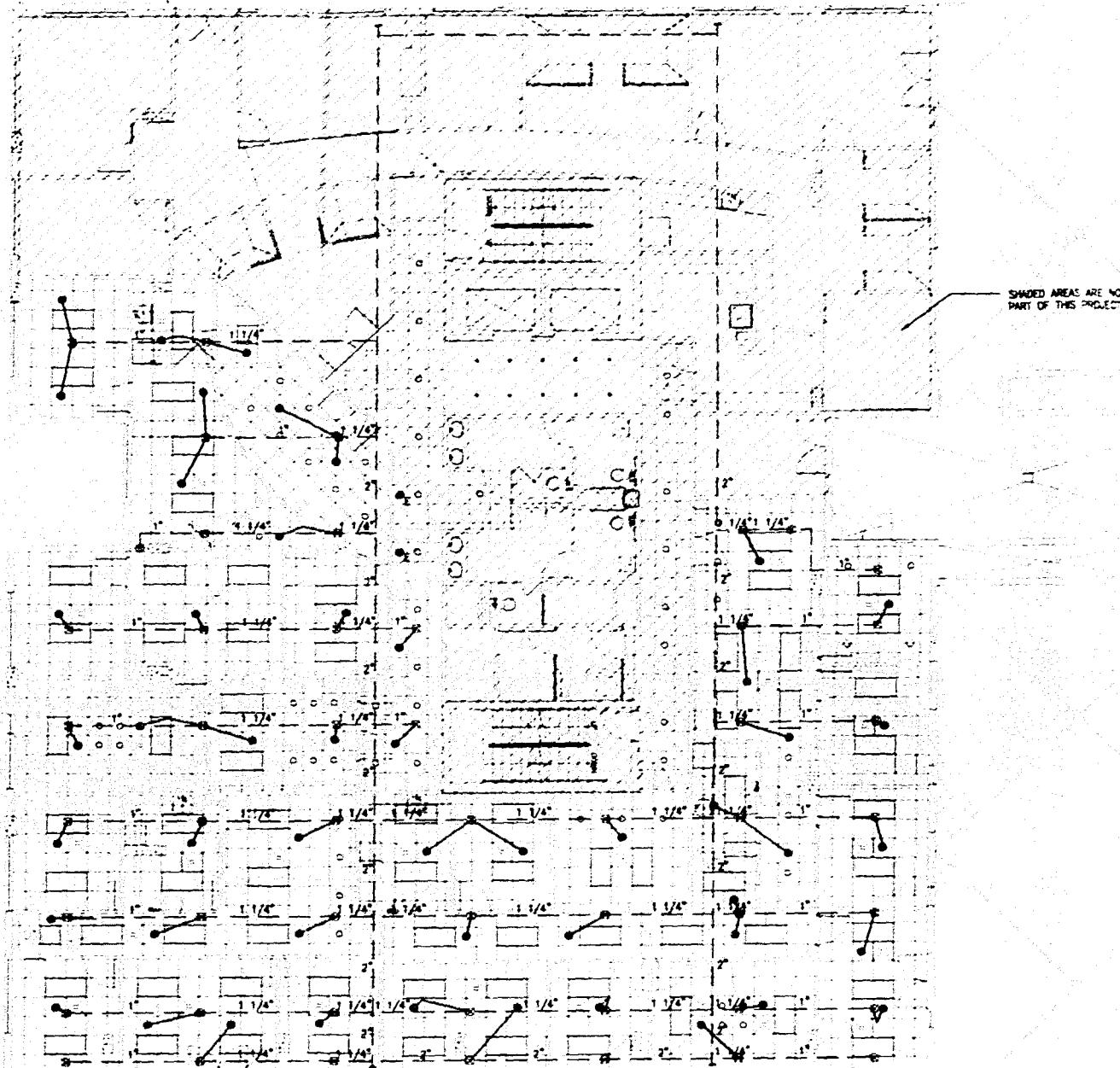
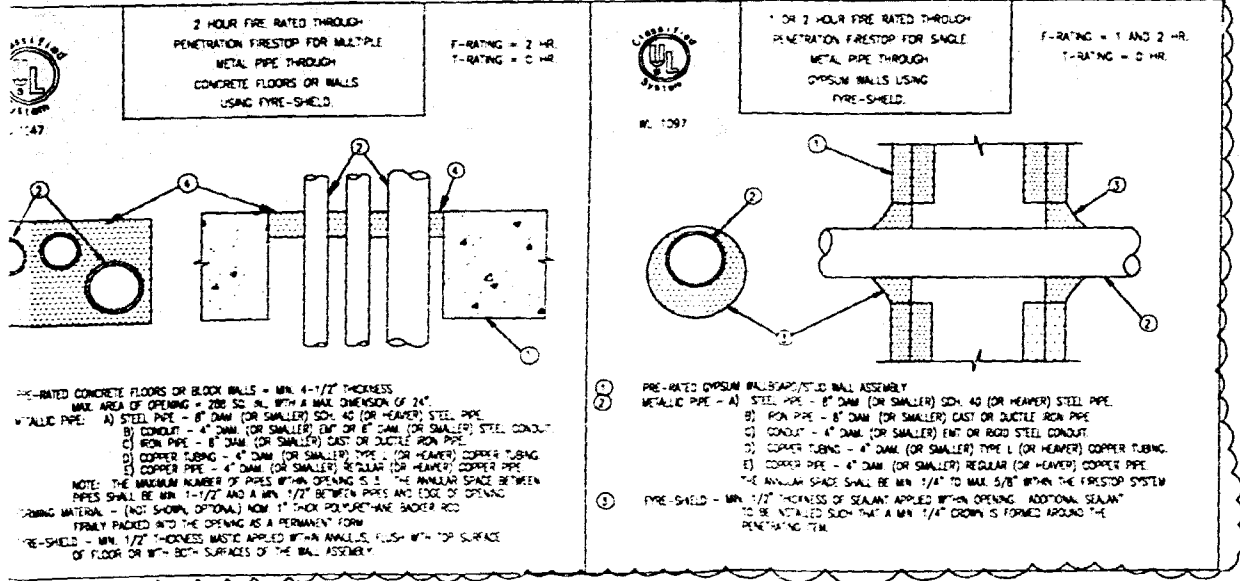
FIRE SPRINKLER HEAD SCHEDULE

SYMBOL	AREA SERVED	ORIFICE SIZE	TEMP. RATING	CONFIGURATION	MANUFACTURER AND MODEL	REMARKS
●	SPACES WITH CEILING	1/2" 4.5-5.5	155°F/57°C	CONCEALED PENDENT FLAT PLATE, QUICK RESPONSE 4.9m x 4.9m (16'x16') COVERAGE	CENTRAL/TYPE SERIES RY (703531)	CONSULT ARCH. FOR FINISH



TYPICAL ARMOVER DETAILS

N.T.S.



FIRE PROTECTION FLOOR PLAN

SCALE 1/8" = 1'-0"



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING
ZONING
FIRE-ALARM
CONCURRENCE
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PROTECTION
ENGINEERING
PUBLIC WORKS

DATE: 8/23/2005
BY: [Signature]

MEIGUEL LANDS
MECHANICAL ENGINEER
10112 N.W. 43RD TER
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TEL: (305) 512-5445
DATE: 8/23/2005
F.L.A. REG. NO. 22447

PROJECT NO: 0217-07
DRAWN BY: ML
DATE: 06-16-05
SCALE: AS NOTED
SHEET NO: F0.2



REVISIONS:
1. 08-20-05 001 1/16B

WORK IN
FIRE PROTECTION
FLOOR PLAN
AND DETAILS

Atlantic Center
119 Washington Avenue, 4th Floor
Miami Beach, Florida

insight design
ARCHITECTURE & INTERIORS
1955 N.W. 17th AVENUE, 305
Miami, Florida 305 545 4964
AR92162 o AA000330 o ID0003964

FIRE PROTECTION LEGEND (FIRE SPRINKLER SYSTEM)

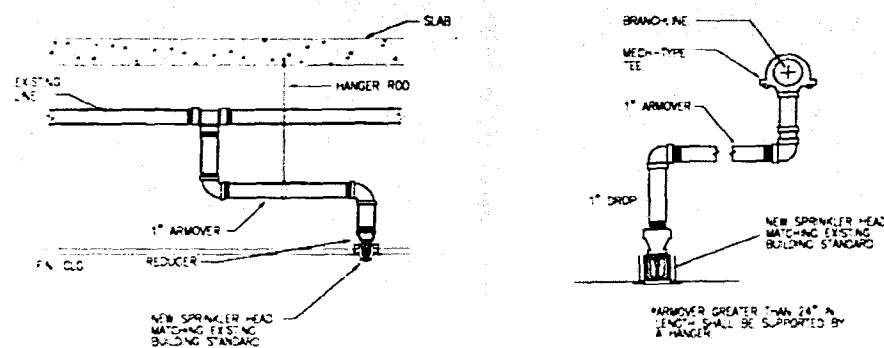
- EXISTING FIRE SPRINKLER PIPE TO REMAIN
- NEW FIRE SPRINKLER PIPE
- REMOVE EXISTING SPRINKLER HEAD AND 1" RISER, CONNECT NEW 1" SPRINKLER PIPE TO EXISTING 1" OUTLET
- EXISTING SPRINKLER HEAD TO BE REMOVED AND RISER CAPPED
- EXISTING SPRINKLER HEAD TO REMAIN
- NEW CONCEALED TYPE SPRINKLER HEAD

FIRE PROTECTION NOTES

1. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
2. THIS IS A DIAGRAMMATIC CONCEPTUAL PLAN. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR PERMIT, AS PER FLORIDA ADMINISTRATIVE CODE CHAPTER 61015-32.002 (6).
3. CONTRACTOR SHALL RELOCATE HEADS, EXTEND PIPES TO NEW/RELOCATED SPRINKLER HEADS, PROVIDE NEW SPRINKLER HEADS, ETC. AS REQUIRED TO ACCOMMODATE NEW LAYOUTS.
4. ALL PIPING SHALL BE SCH. 40 BLACK STEEL OR EQUIVALENT. ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS AS PER N.F.P.A. 13 REQUIREMENTS.
5. BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
6. ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
7. HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
8. ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
9. PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARDS REQUIREMENTS.
11. DESIGN CRITERIA:
LIGHT HAZARD: 0.10 GPM PER SQ. FT. DENSITY, 100 GPM HOSE ALLOWANCE, MINIMUM 1500 SQ. FT. PROTECT AREA OF APPLICATION.
12. COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
13. PROVIDE SPRINKLER HEAD ABOVE AND BELOW HVAC EQUIPMENT UNDER TRAYS AS:

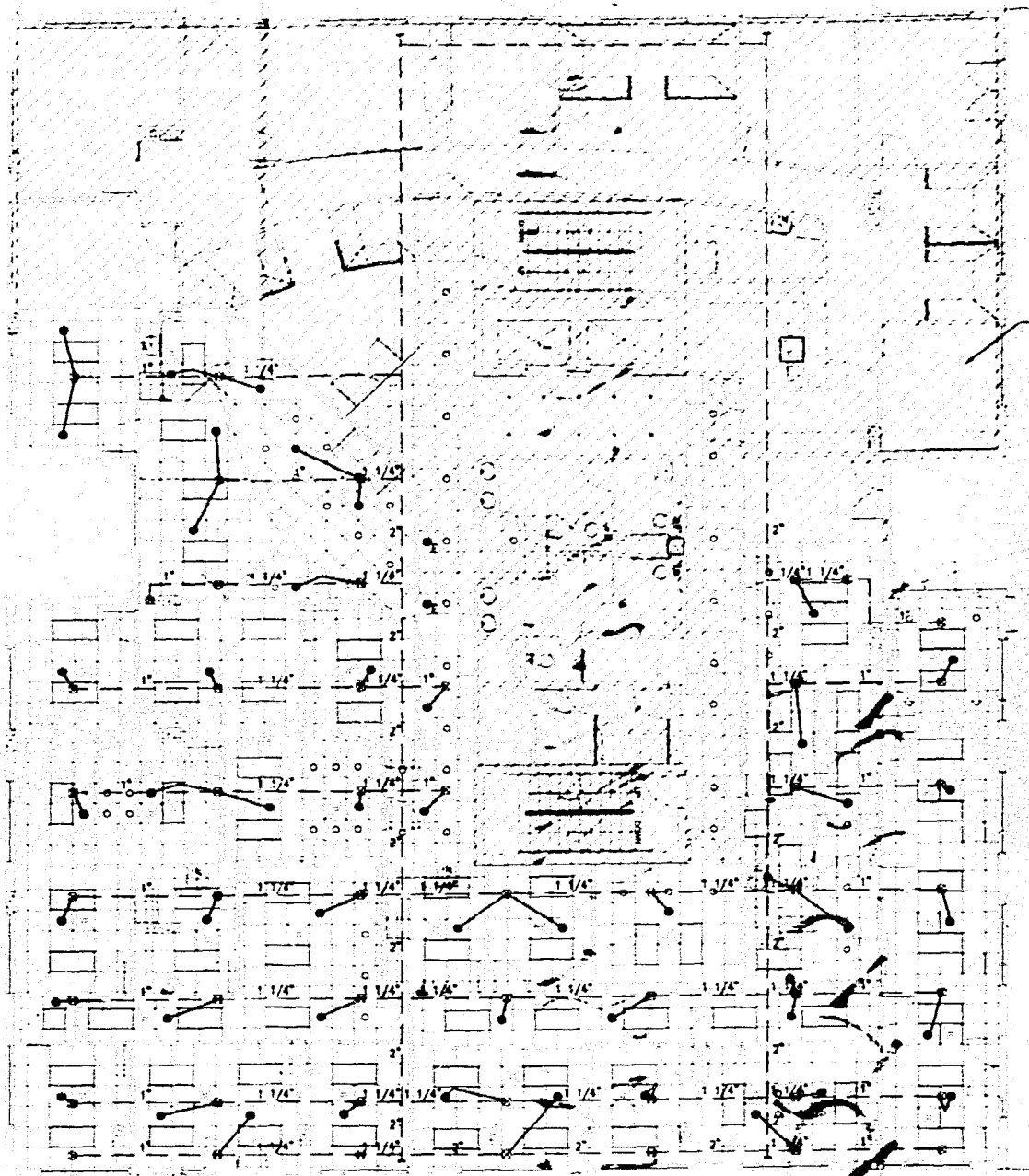
FIRE SPRINKLER HEAD SCHEDULE

SYM.	AREA SERVED	ORIFICE SIZE	TEMP. RATING	CONFIGURATION	MANUFACTURER AND MODEL	REMARKS
●	SPACES WITH CEILING	1/2" 4.5-8	155°F/68°C	CONCEALED PIPING FLAT PLATE, Q-CX RESPONSE 4.8m x 4.8m (15' x 15') COVERAGE	CENTRAL/TYPE SERIES 749 (73531)	CONSULT ARCH. FOR FINISH



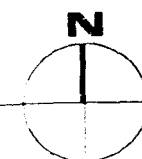
TYPICAL ARMOVER DETAILS

NTS



SHADED AREAS ARE NOT PART OF THIS PROJECT

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



OFFICE OF THE
CITY OF MIAMI BEACH
ATTENTION: FIRE DEPARTMENT
THIRTY-NINTH STREET

MOSES LANDS
MECHANICAL ENGINEER
F.L.C. NO. 6190-TER
MIAMI, FL 33179
TEL. (305) 510-8448
FAX 510-8447

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insight design
ARCHITECTURE & INTERIORS
10055 N.W. 17TH AVENUE
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TEL. (305) 510-8448
FAX (305) 510-8447

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119 WASHINGTON AVE

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OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING
BUILDING: _____
ZONING: _____
DRI/HPI: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE/PRV: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____
As per Florida Code
REVIEWED FOR: _____

Form Number 2005-0718-1055-1343
Contact Name MR LUIS TORRES
Contact Phone 786/277-3328
Fax 305-4203-003-1000
Project Name ATLANTIC CENTER INT OFFICE
Date Received 07/18/2005
Reviewer Name CRISTINA FERNANDEZ

See pg. 44