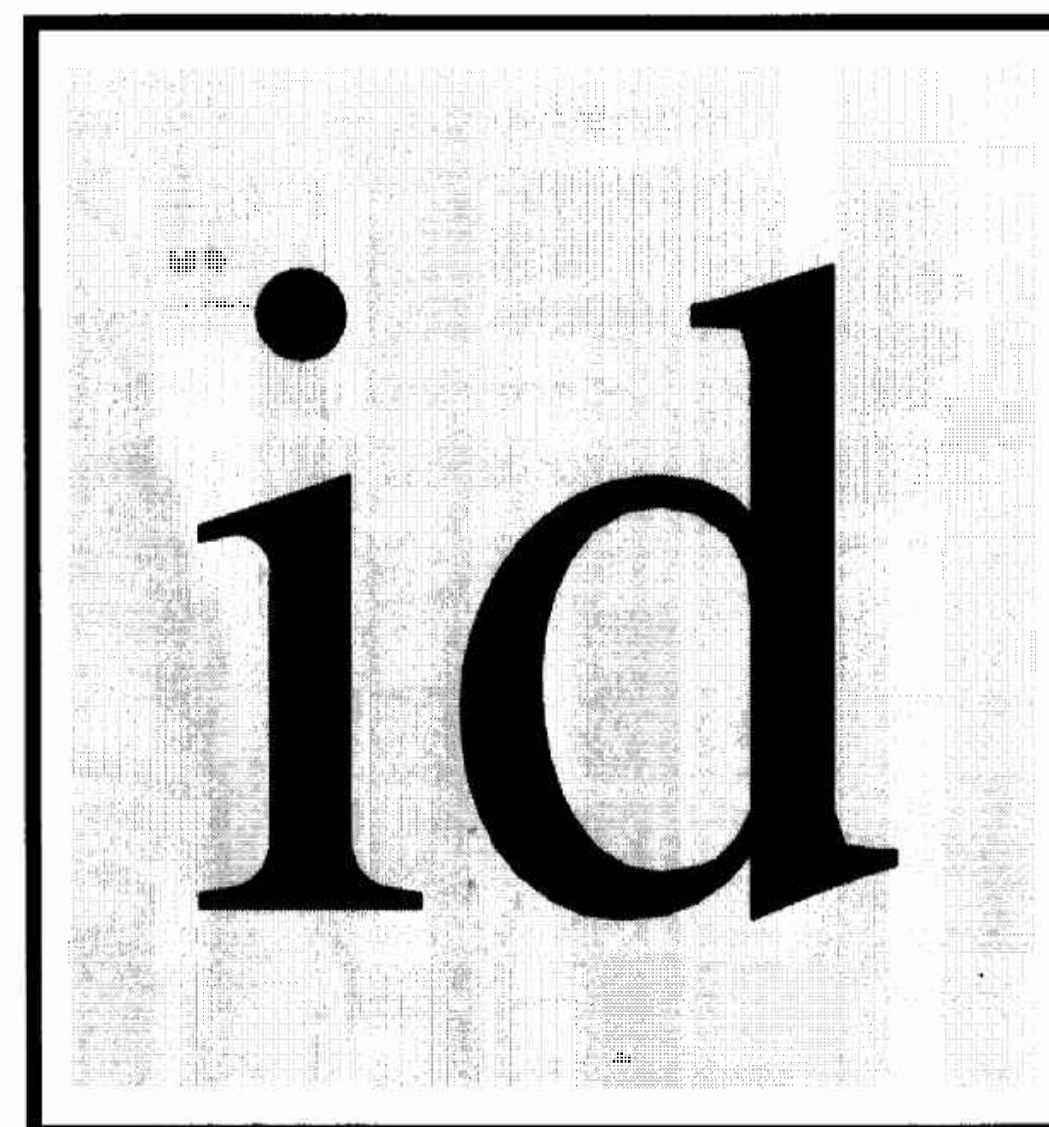




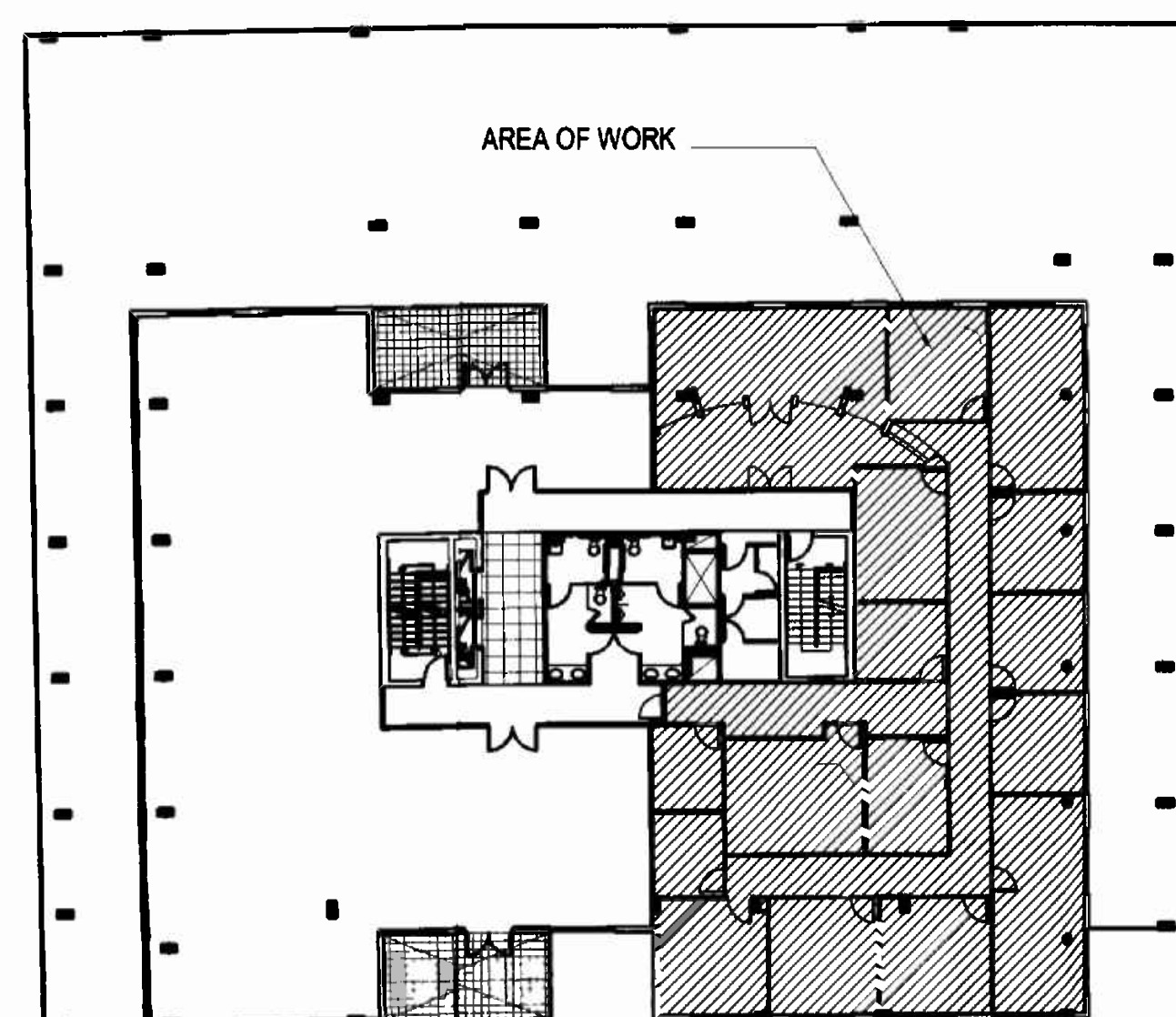
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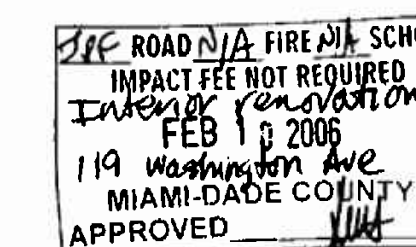
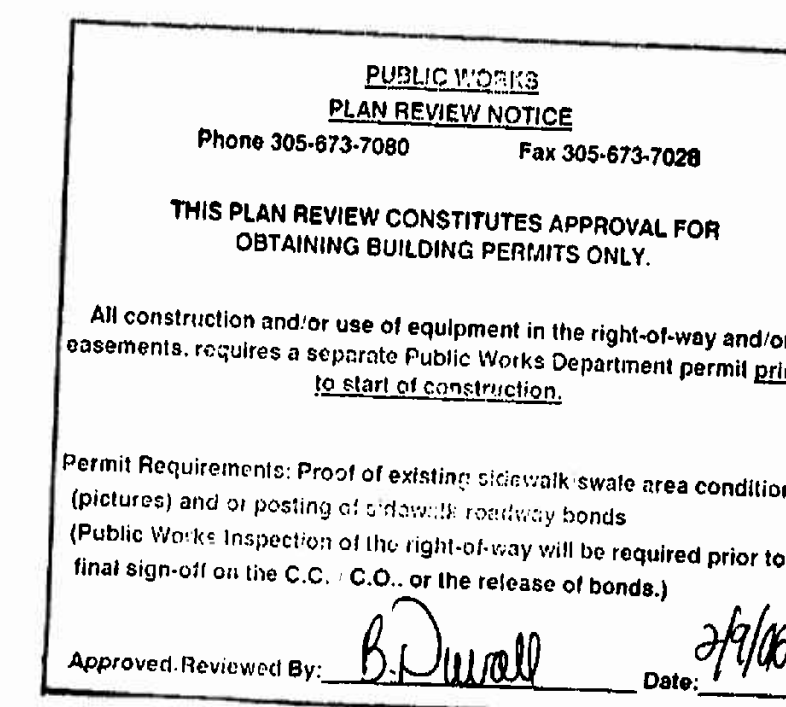
PRAETORIAN CAPITAL MANAGEMENT LLC

MIAMI BEACH, FLORIDA
119 Washington Avenue, 6th Floor

1955 N.W. 17th Avenue
Miami, Florida 33125
TEL 305 545 4964 FAX 305 545 4965
ARCHITECTURE • INTERIORS
AR92162 AA0003130 ID0003964



KI PLAN
Scale: N.T.S.



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

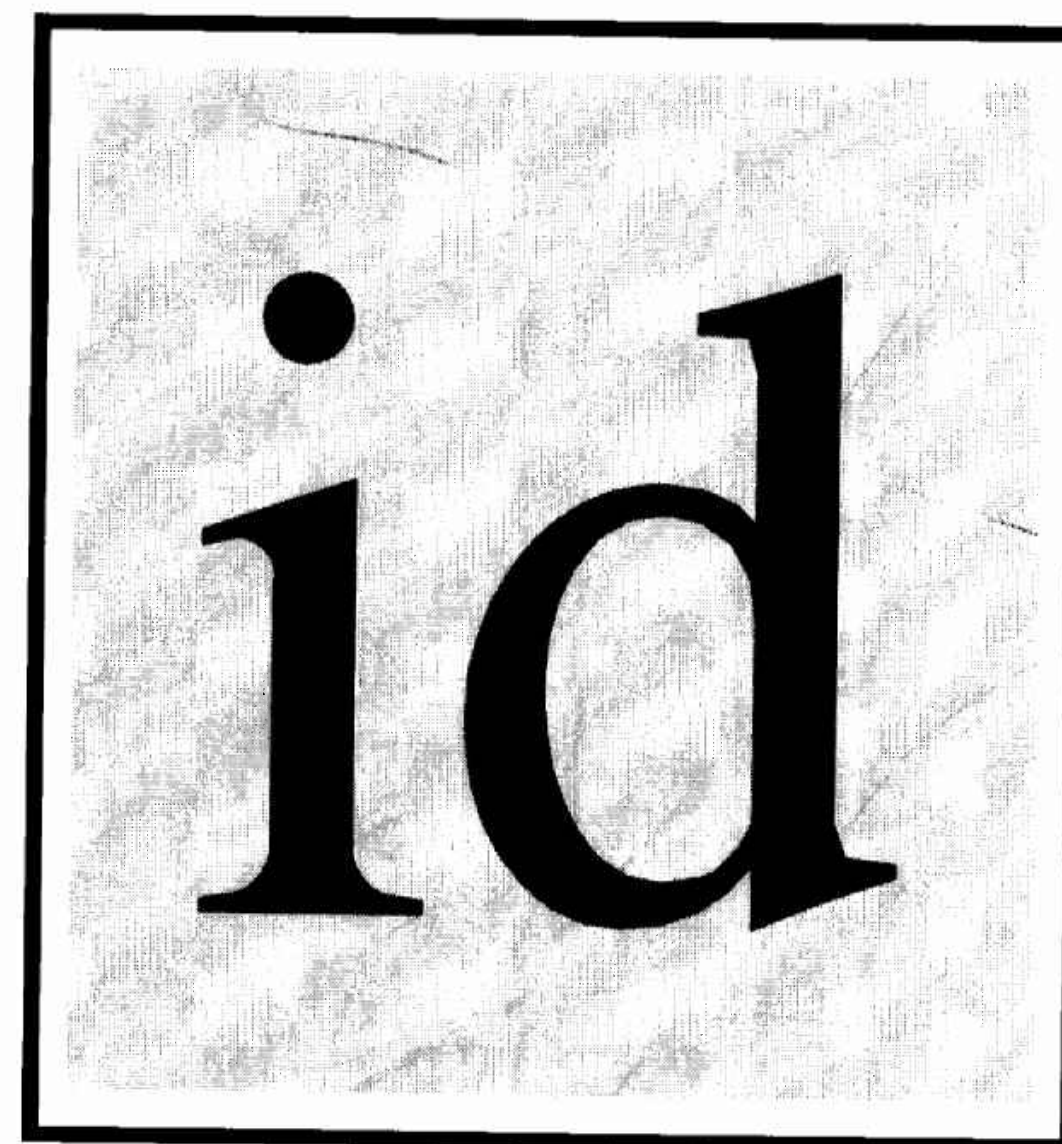
BUILDING: FEB 15 2006
ZONING: BUL 2904
DRR/HPB: [Signature] 2/3/06
CONCURRENCY: [Signature] 2/3/06
PLUMBING: [Signature] 2/14/06
ELECTRICAL: [Signature] 2/14/06
MECHANICAL: [Signature] 2/14/06
FIRE PREVENTION: [Signature] 2/14/06
ENGINEERING: [Signature] 2/14/06
PUBLIC WORKS: [Signature] 2/14/06
STRUCTURAL: [Signature] 2/14/06
ACCESSIBILITY: [Signature] 2/14/06
ELEVATOR: [Signature] 2/14/06

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

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Signature
1/3/06



i n s i g h t
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Work
for

PRAETORIAN CAPITAL MANAGEMENT LLC

MIAMI BEACH, FLORIDA
119 Washington Avenue, 6th Floor

1955 N.W. 17th Avenue
Miami, Florida 33125
TEL 305 545 4964 FAX 305 545 4965
ARCHITECTURE • INTERIORS
AR92162 AA0003130 ID0003964

DADE COUNTY DEPT. OF ENVIRONMENTAL
RESOURCES MANAGEMENT
WASTEWATER SECTION
SEWER CAPACITY ALLOCATION

DATE: ALLOCATION No. _____

☐ APPROVED WITH CONDITIONS
See Letter Attached

☒ ALLOCATION NOT REQUIRED

Joseph L. Campa 11-21-2005
For: John V. Rocco, P.E.
Director, DERM

Note: This approval is not a building Permit

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or
easements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/curb area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C., C.O., or the release of bonds.)

Approved/Reviewed By: *B. Duval* Date: *11/3/05*

OFFICE COPY
CITY OF MIAMI
APPROVED FOR
THE FOLLOWING:

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: *B. Duval* *11/3/05*
STRUCTURAL: _____
ACCESSIBILITY: _____
LEVATOR: _____

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

DERM Number: 2005-1115-1552-0553
Contact Name: MR. LUIS TORRES
Contact Phone: (786) 277-332
Folio: 02-4203-003-1200
Project Name: PRAETORIAN CAPITAL MANAGE
Date Received: 11/15/2005
Reviewer Name: JORGE CAMPA

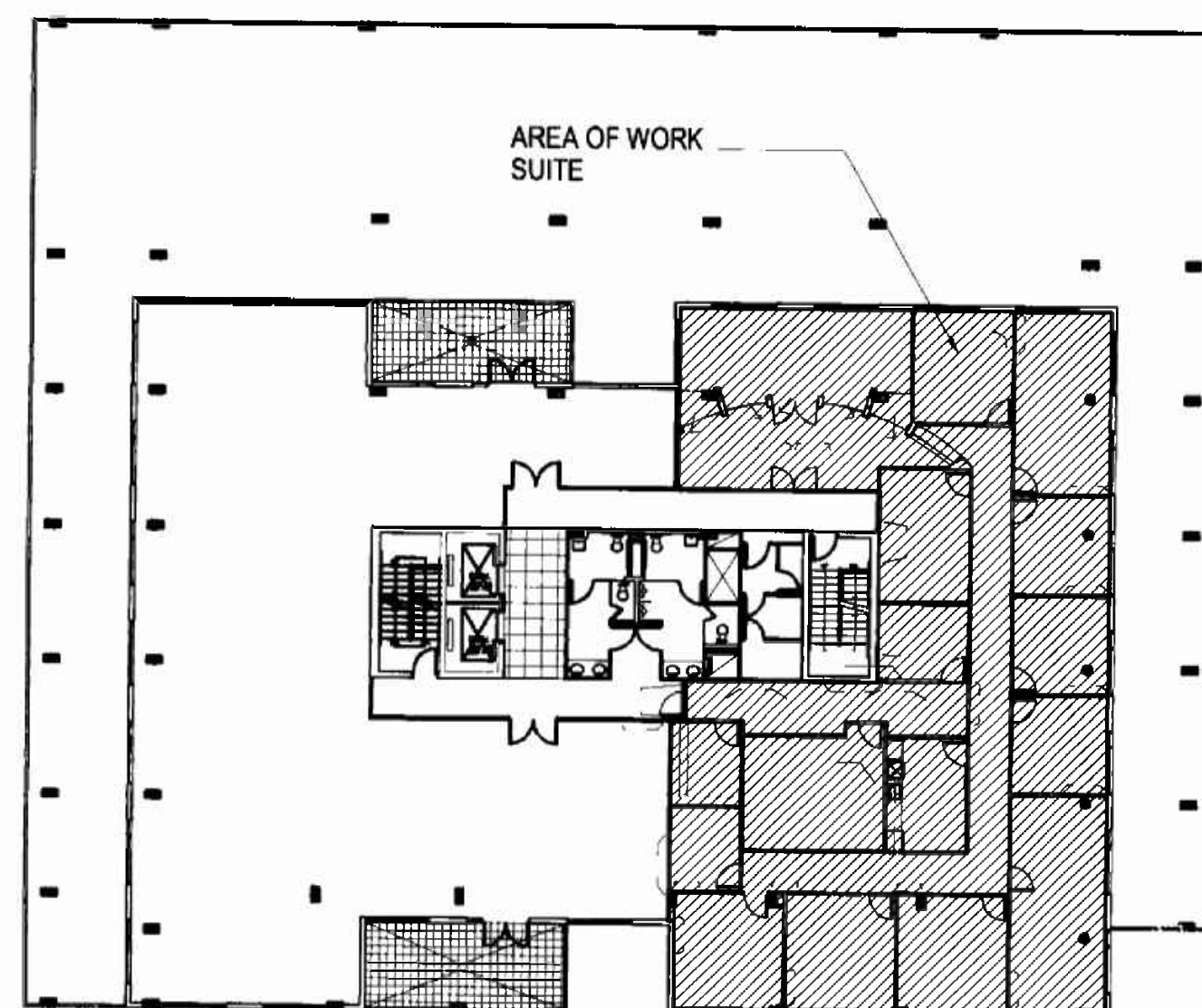
PLAN	REVIEW
ENV CODE	<i>11/14/05</i>
FLOOD PLAN	
INDUSTRIAL	
ASBESTOS	<i>11/14/05</i>
PAVING/SEAL	
STORAGE	
WASTE REG	
PRETREAT	
WATER SUPPLY	
WASTEWATER	
AIR	
AGRICULTURE	
AIRPORT	
UPPER/LOWER	
OTHER	

11/4/05

*PERMIT IS NOT VALID UNLESS
ISSUED BY THE CITY OF MIAMI

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KEY PLAN

Scale: N.T.S.

Alexander
11/01/05

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 OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING AND FIRE DEPARTMENT, THE FLORIDA BUILDING CODE, 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.O.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.O.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 REGISTERS WHEREVER SHELVING, FILES OR OVERHEAD UNITS ARE INDICATED ON THE CONTRACT DOCUMENTS.
- ALL NEW CONSTRUCTION ADJACENT WITH BASE BUILDING CONSTRUCTION IS TO MATCH EXISTING ADJACENT AREAS, EXCEPT WHERE INDICATED OTHERWISE, AND ALL DRYWALL COLUMNS AND PERIPHERY OF EACH FLOOR AND AREAS NOT DEFINED WITH BASE TYPE SHALL BE TO MATCH EXISTING ADJACENT AREA WALL BASE U.O.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, CEILINGS, ETC. IN A WORKSMANSHIP-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 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 FULLY RECESSED "WHITE" BUILDING APPROVED SPRINKLER HEADS CENTERED ON CEILING TYPES U.O.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 MANUFACTURERS SPECIFICATIONS.
- FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTIONS.
- EXISTING TAPED JOINTS, CORNERS, DIMPLES 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, HABITABLE 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 FURRED 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 DECKING 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 (ADA), GUIDELINES AND ASHRAE STANDARDS FOR INDOOR AIR QUALITY.
- THE GENERAL CONTRACTOR TO COORDINATE AND INFORM ALL SUB-CONTRACTORS OF ALL (ADA) REQUIREMENTS. ANY AND ALL ADJUSTMENTS NEEDED FOR (ADA) MUST BE REVIEW BY INSIGHT DESIGN.
- ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATE 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 LEVELED SLAB EXCEPT WHERE NOTED.
- U.O.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'-10" 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 RECEPTACLES, 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 DISTURBED SHOULD BE NOTED TO THE OWNER TWO DAYS BEFORE WORK IS TO BEGIN AND WORK SCHEDULE MUST BE APPROVED BY THE OWNER.
- 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.O.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 A 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 REVIEWED 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 EXCEEDED 75' OF TRAVEL, TOP OF EXTINGUISHER NOT TO EXCEED 5' A.F.F. GENERAL CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW BY INSIGHT DESIGN.
- ALL DRYWALL CONSTRUCTION, FURRING, SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
- DRYWALL 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 DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CORNER CONDITION, GENERAL CONTRACTOR SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL.
- WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.
- U.O.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-BUILTS 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 TENANT'S 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 CIRCUITRY AND HVAC SYSTEMS. ELECTRICAL, HVAC, AND LIFE SAFETY CONTRACTORS TO FIELD CONFIRM ANY REMOVAL AND RELOCATION REQUIREMENTS PRIOR TO FINAL PRICING 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 STOPS, ACCESSORIES, ETC.) VERIFY WITH INSIGHT DESIGN.
- FIREPROOFING SHALL BE UNPIERCED. ANY CONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT NOT ADDITIONAL COST.
- WHEREVER 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 UL 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 STRIKE JAMB, UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL THERMOSTATS WITH BUILDING MANAGEMENT AND INSIGHT DESIGN.

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.
- TYPICAL PAINTED WALL FINISHES SHALL BE ONE (1) COAT LATEX PRIMER WITH MINIMUM OF THREE (3) COATS OF SPECIFIED PRODUCT, EGGSHELL FINISH. REFER 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 ALKID 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 SANDED.
- 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 BID.
- THE GENERAL CONTRACTOR IS TO PROVIDE FLOOR LEVELING AS REQUIRED. PROVIDE FLOOR TOLERANCES ACCEPTABLE FOR FLOORING INSTALLATION AS REQUIRED BY THE FEDERAL ADA LAW AND MFG. SPECIFICATIONS.
- WALL BASE AT MILLWORK TOE KICK SPACE TO BE 4" HIGH AND TO MATCH PLASTIC LAMINATE ON MILLWORK U.O.N.
- REFER TO ELEVATIONS FOR ADDITIONAL FINISH INFORMATION RELATING TO ALL MILLWORK.
- ALL FIRE EXTINGUISHERS 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 DAUBS, SPOTS AND SPLATTERS OF PAINT AND ADHESIVES.

ABBREVIATIONS

ADDL. A.F.F.	ADDITIONAL ABOVE FINISHED FLOOR	F.A. F.D.	FIRE ALARM FLOOR DRAIN	O.C. O.D.	ON CENTER OUTSIDE DIAMETER
A.P. APPROX. ARCH.	ACCESS PANEL APPROXIMATE ARCHITECTURAL	F.E.C. F.F. F.H.C.	FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HOSE CABINET	OFF. O.H. OPP.	OFFICE OVERHEAD OPPOSITE
A.V.	AUDIO VISUAL	FIN. FIXT. FL.	FINISH FIXTURE FLOOR	PL. PLAS. PLY. PT.	PLATE PLASTER PLYWOOD PAINT
BLK'G BLDG BLK BM. BOT.	BLOCKING BUILDING BLOCK BEAM BOTTOM	F.L. FLOOR. FOLD. F.P. FR. FSC. FUR.	FLUORESCENT FOLDING FIRE PROOF FRAME FASCIA FURRING	REF. R.B. REC. REINF. REQ'D. RM.	REFRIGERATOR RUBBER BASE RECESSED REINFORCED REQUIRED ROOM
CAB. CEM. C.J.	CABINET CEMENT CONTROL JOINT	GA. G.B. G.C. GL. GR.	GAUGE GRAB BAR GENERAL CONTRACTOR GLASS GRILLE	SDP. SECT. SPEC. SPK. SPRKL. S.S. STD. STOR. STRUC. SUSP. SYM.	SOUND PROOF SECTION SPECIFICATION SPEAKER SPRINKLER STAINLESS STEEL STANDARD STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SHEET
CLG. CLR. C.M.U.	COLOR CLEARANCE CONCRETE MASONRY UNIT	HC. HT.	CEILING CLEARANCE CONCRETE MASONRY UNIT	TEL. THRSH. THK. TK.BD. T.O.S. TYP. TEMP.	TELEPHONE THRESHOLD THICK(NESS) TACK BOARD TOP OF SLAB TYPICAL TEMPERED
CONC. COL. CONN. CONST. CONT. CONTR. CONV. CORR. CPT. CSK. C.T. CTR.	CONCRETE COLUMN CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CONVECTOR CORRIDOR CARPET COUNTERSINK CERAMIC TILE COUNTER	INSUL. INT.	INSULATION INTERIOR	U.O.N. UNLESS OTHERWISE NOTED UNDERSIDE VARIES	V.C.T. VINYL COMPOSITE TILE VERTICAL VESTIBULE VINYL FABRIC VERIFY IN FIELD
DET. D.F. DIA. DIFF. DIM. DN. DR. D.W. DWG.	DETAIL DRAINING FOUNTAIN DIAMETER DIFFUSER DIMENSION DOWN DOOR DISH WASHER DRAWING	J.C. JT.	JANITOR'S CLOSET JOINT	W/ W/O WD WO.BLK WOM W.P.	WITH WITHOUT WOOD WOOD BLOCKING WOMEN WATERPROOFING
E.A. EL. E.C. ENC. EQ. EQUIP. E.W.C.	EACH ELEVATION ELECTRICAL CLOSET ENCLOSURE EQUAL EQUIPMENT ELECTRIC WATER COOLER	MFR. MAR. MAT. MAX. MECH. MET. MIN.	MANUFACTURER MARBLE MATERIAL MAXIMUM MECHANICAL METAL MINIMUM		
EXIST. EXH. EXP.BT. EXT.	EXISTING EXHAUST EXPANSION BOLT EXTERIOR	N.I.C. N.T.S.	NOT IN CONTRACT NOT TO SCALE		

BUILDING CLASSIFICATION

PROPERTY MANAGEMENT:	WAVE 119 WASHINGTON AVENUE, SUITE 101 MIAMI BEACH, FL. 33139 PHONE: 305 674 7451 FAX: 305 674 4849 CONTACT: MO	MEP:	MIGUEL LANDE MECHANICAL, ELECTRICAL AND PLUMBING 10100 NW 43 TERR. MIAMI, FLORIDA 33178 PHONE: 305 510 6448 CONTACT: MIGUEL LANDE
TENANT:	PRAETORIAN CAPITAL MANAGEMENT LLC 119 WASHINGTON AVENUE 6TH FLOOR MIAMI BEACH, FLORIDA	BUILDING USE:	OFFICE SPACE
BUILDING ADDRESS:	BRICKELL BAY TOWER 1001 BRICKELL BAY DRIVE MIAMI, FLORIDA 33131	OCCUPANCY GROUPS:	GROUP B OCCUPANCY
ARCHITECT:	INSIGHT DESIGN, INC. ARCHITECTURE, INTERIORS 1995 N.W. 17th AVENUE MIAMI, FLORIDA 33125 PHONE: 305-545-4964 CONTACT: ALEX BONET	CONSTRUCTION:	INTERIOR REMODELING IN FULLY SPRINKLERED BUILDING
		APPLICABLE CODE:	ZONING - CITY OF MIAMI FLORIDA BUILDING CODE ANSI / NFPA 101 LIFE SAFETY CODE
		CONSTRUCTION AREA:	4206.11 S.F.
		No. OF OCCUPANTS:	42

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

BUILDING: *2/9/06*
ZONING: *2/9/06*
DRB/HPB: *2/9/06*
CONCURRENCY: *2/9/06*
PLUMBING: *2/9/06*
ELECTRICAL: *2/9/06*
MECHANICAL: *2/9/06*
FIRE PREVENTION: *2/9/06*
ENGINEERING: *2/9/06*
PUBLIC WORKS: *2/9/06*
STRUCTURAL: *2/9/06*
ACCESSIBILITY: *2/9/06*
ELEVATOR: *2/9/06*
REVIEW: *2/9/06*

LEVEL OF ALTERATION: LEVEL 1

501.2 Conformance. An existing building or portion thereof shall not be altered such that the building becomes less safe or energy efficient than its existing condition. If in the alteration the current level of safety or sanitation is to be reduced, the portion altered shall conform to the requirements of the Florida Building Code, Building.

Signature
4/31/06
No. ARB2102
ALEJANDRO BONET

GENERAL NOTES	
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.	37. U.O.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'-10" RADIUS.
2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING AND FIRE DEPARTMENT, THE FLORIDA BUILDING CODE, FEDERAL, STATE AND ALL APPLICABLE CODES AND ORDINANCES.	38. THE GENERAL CONTRACTOR IS TO VERIFY CONDITION OF EXISTING SYSTEMS AND ACCOUNT FOR ALL REPAIRS AND RELOCATIONS.
3. 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.	39. TEST AND BALANCE REQUIRED FOR BUILDING SPECIFICATIONS AND REQUIREMENTS.
4. ALL REQUESTS FOR SUBSTITUTIONS OF ALL ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE BUILDING MANAGEMENT AND ARCHITECT.	40. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH INSIGHT DESIGN THE EXACT LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
5. 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.	41. 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.
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 MANAGEMENT.	42. THE GENERAL CONTRACTOR IS TO REVIEW THE EXISTING SPACE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND FINISHES.
7. U.O.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING/COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.	43. THE GENERAL CONTRACTOR IS TO ISOLATE AND PROTECT ALL EXISTING OPERATING AREAS FROM DISRUPTION DUE TO NEW CONSTRUCTION. ANY OPERATING AREAS WHICH MUST BE DISTURBED SHOULD BE NOTED TO THE OWNER TWO DAYS BEFORE WORK IS TO BEGIN AND WORK SCHEDULE MUST BE APPROVED BY THE OWNER.
8. DO NOT SCALE CONTRACT DOCUMENTS. ALL WRITTEN DIMENSIONS GOVERN, DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE OF DRYWALL U.O.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.	44. 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.
9. THE HVAC CONTRACTOR SHALL NOT PLACE CEILING REGISTERS WHEREVER SHELVING, FILES OR OVERHEAD UNITS ARE INDICATED ON THE CONTRACT DOCUMENTS.	45. ALL DOORS, FRAMES AND HARDWARE TO MATCH BUILDING STANDARD. REVIEW WITH INSIGHT DESIGN BEFORE FINAL INSTALLATION U.O.N.
10. ALL NEW CONSTRUCTION ALIGNING WITH BASE BUILDING CONSTRUCTION IS TO MATCH EXISTING ADJACENT AREAS, EXCEPT WHERE INDICATED OTHERWISE; AND ALL DRYWALL COLUMNS AND PERIPHERY OF EACH FLOOR AND AREAS NOT DEFINED WITH BASE TYPE SHALL BE TO MATCH EXISTING ADJACENT AREA WALL BASE U.O.N. WHEN NEW GYPSUM BOARD CONSTRUCTION MEETS EXISTING CONSTRUCTION IN SAME PLANE IT SHALL BE FEATHERED FLUSH WITH NO VISIBLE JOINT SHOWING.	46. ALL FINISHES MUST BE SUBMITTED (MINIMUM OF 3 SAMPLES) TO INSIGHT DESIGN FOR REVIEW BEFORE INSTALLATION.
11. THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, 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 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.	47. 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.
12. THE GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING IN PARTITIONS AS REQUIRED.	48. THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS (ONE SEPA 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 REVIEWED BY CONTRACTOR PRIOR TO SUBMITTAL.
13. 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.	49. 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 75' OF TRAVEL, TOP OF EXTINGUISHER NOT TO EXCEED 5' A.F.F. GENERAL CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW BY INSIGHT DESIGN.
14. THE GENERAL CONTRACTOR SHALL PROVIDE FULLY RECESSED "WHITE" BUILDING APPROVED SPRINKLER HEADS CENTERED ON CEILING TILES U.O.N. ALL LOCATIONS TO BE APPROVED BY INSIGHT DESIGN.	50. ALL DRYWALL CONSTRUCTION, FURRING, SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
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.	51. DRYWALL 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.
16. 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.	52. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CORNER CONDITION, GENERAL CONTRACTOR SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL.
17. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATION OF OUTLETS FOR SPECIAL EQUIPMENT NOTED ON INSIGHT DESIGN CONTRACT DOCUMENTS AND MANUFACTURERS SPECIFICATIONS.	53. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.
18. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTIONS.	54. U.O.N. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND/OR COORDINATING ALL ITEMS NOTED ON CONTRACT DOCUMENTS.
19. EXISTING TAPED JOINTS, CORNERS, DIMPLES OR SCREW HEADS SHALL BE FINISHED SMOOTH AND LEVEL WITH ADJACENT BOARD SURFACE.	55. ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS FOR LOCATION OF LIGHTING, TELEPHONE, OUTLETS, CEILING DIFFUSERS, LIGHT FIXTURES, ETC.
20. ALL WOOD CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. COMPLY WITH CLASS "C" INTERIOR FINISH FLAME SPREAD CLASSIFICATION.	56. REFER TO ENGINEERING DRAWINGS FOR LOCATION OF EMERGENCY LIGHTING, STROBES, EXIT LIGHTS, SPRINKLERS AND OTHER LIFE SAFETY DEVICES.
21. 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.	57. THE GENERAL CONTRACTOR IS TO SUBMIT A COMPLETE REDLINE SET OF AS-BUILTS PLANS, OPERATION AND MAINTENANCE MANUALS (THREE SETS) AND WARRANTIES FOR EQUIPMENT TO BE PROVIDED.
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 COORDINATE THE SET OF DRAWINGS WITH ALL TRADES, SO THAT THE WORK WILL BE PERFORMED CORRECTLY AND COORDINATED AMONG ALL TRADES.	58. 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.
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.	59. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASURING REQUIRED FOR TENANT'S BUILT-IN EQUIPMENT, FURNISHINGS, ETC. REPORT ANY DISCREPANCIES TO INSIGHT DESIGN.
24. 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.	60. DELIVER, STORE AND HANDLE ALL MATERIALS IN A MANNER THAT WILL PREVENT DAMAGE. STORE MATERIALS PER RECOMMENDATION OF SUPPLIER AND MANUFACTURER. REPLACE DAMAGED MATERIALS.
25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL PREMISES ARE ACCEPTED IN A CLEAN, HABITABLE CONDITION BY OWNER.	61. ALL PENETRATIONS ON GYPSUM BOARD CONSTRUCTION ABOVE AND BELOW FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
26. THE GENERAL CONTRACTOR SHALL PROVIDE PROPER SAFEGUARD IN COMPLIANCE WITH THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES DURING ALL PHASES OF CONSTRUCTION.	62. MAINTAIN CONTINUITY OF EXISTING ELECTRICAL CIRCUITRY AND HVAC SYSTEMS. ELECTRICAL, HVAC, AND LIFE SAFETY CONTRACTORS TO FIELD CONFIRM ANY REMOVAL AND RELOCATION REQUIREMENTS PRIOR TO FINAL PRIDING SUBMITTALS.
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 FURRED IN WALLS.	63. ALL PARTITIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION. REFER TO ARCHITECTURAL PLAN FOR PARTITIONS REQUIRING FIRE RESISTIVE RATINGS.
28. THE GENERAL CONTRACTOR IS TO CHALK-UP ALL PARTITIONS IN THE FIELD AND NOTIFY INSIGHT DESIGN PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS.	64. PROVIDE 3/4" FIRE RATED PLYWOOD BLOCKING FOR WALL MOUNTED EQUIPMENT (CASEWORK, DOOR STOPS, ACCESSORIES, ETC.) VERIFY WITH INSIGHT DESIGN.
29. ALL LUMBER AND DECKING TO BE FIRE RETARDANT AS REQUIRED BY ALL APPLICABLE CODES.	65. FIREPROOFING SHALL BE UNPIERCED. ANY CONTRACTOR PENETRATING THE FIREPROOFING SHALL BE REQUIRED TO REPLACE FIREPROOFING TO THE ORIGINAL CONDITION AND FIRE RATING AT NOT ADDITIONAL COST.
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.	66. WHEREVER 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.
31. ALL OUTLETS ABOVE COUNTER SHALL BE CENTERED, HORIZONTAL @ 6" ABOVE COUNTER TOP.	67. ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING PIPING, DUCTS, ETC. PENETRATING THROUGH FIRE RATED WALL PARTITIONS ABOVE AND BELOW THE FINISHED CEILING ARE TO HAVE AN APPROVED UL LISTED BETWEEN THE FINISHED SURFACE AND PIECE OF EQUIPMENT.
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.	68. ALL DUCTWORK PENETRATING RATED PARTITIONS SHALL HAVE APPROVED SMOKE/FIRE DAMPERS AS REQUIRED BY CODE.
33. ALL NEW WORK SHALL COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA), GUIDELINES AND ASHRAE STANDARDS FOR INDOOR AIR QUALITY.	69. MAINTAIN ALL FIRE ALARM AND SPRINKLER SYSTEM DURING CONSTRUCTION. REFER TO LIFE SAFETY CODE FOR ADDITIONAL REQUIREMENTS.
34. THE GENERAL CONTRACTOR TO COORDINATE AND INFORM ALL SUB-CONTRACTORS OF ALL (ADA) REQUIREMENTS. ANY AND ALL ADJUSTMENTS NEEDED FOR (ADA) MUST BE REVIEW BY INSIGHT DESIGN.	70. MAINTAIN THE FIRE RATING OF ALL EXISTING STRUCTURAL MEMBERS.
35. ALL MAJOR MATERIALS DELIVERY MUST BE COORDINATE THROUGH THE BUILDING MANAGEMENT.	71. 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 STRIKE JAMB, UNLESS OTHERWISE NOTED.
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 LEVELED SLAB EXCEPT WHERE NOTED.	72. VERIFY LOCATION OF ALL THERMOSTATS WITH BUILDING MANAGEMENT AND INSIGHT DESIGN.

GENERAL FINISH NOTES	
1. REFER TO SPECIFICATIONS FOR ALL PERFORMANCE AND QUALITY GUIDELINES AND FOR ADDITIONAL SUBMITTAL INFORMATION.	2. 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.
3. 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.	4. TYPICAL PAINTED WALL FINISHES SHALL BE ONE (1) COAT LATEX PRIMER WITH MINIMUM OF THREE (3) COATS OF SPECIFIED PRODUCT, EGGSHELL FINISH. REFER 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.
5. 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 ALKYD 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 SANDED.	6. 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.
7. FLOORING TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR OR OPENING UNLESS NOTED OTHERWISE.	8. 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.
9. 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.	10. 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.
11. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY SURFACES NOT HAVING A FINISH SPECIFIED PRIOR TO SUBMITTING FINISH BID.	12. THE GENERAL CONTRACTOR IS TO PROVIDE FLOOR LEVELING AS REQUIRED. PROVIDE FLOOR TOLERANCES ACCEPTABLE FOR FLOORING INSTALLATION AS REQUIRED BY THE FEDERAL ADA LAW AND MFG. SPECIFICATIONS.
13. WALL BASE AT MILLWORK TOE KICK SPACE TO BE 4" HIGH AND TO MATCH PLASTIC LAMINATE ON MILLWORK U.O.N.	14. REFER TO ELEVATIONS FOR ADDITIONAL FINISH INFORMATION RELATING TO ALL MILLWORK.
15. ALL FIRE EXTINGUISHERS CABINETS TO BE PAINTED TO MATCH ADJACENT WALL.	16. 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.
17. CARPET SEAMING DIAGRAMS SHALL BE SUBMITTED BY THE CARPET INSTALLER TO INSIGHT DESIGN, FOR REVIEW PRIOR TO INSTALLATION.	18. 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 DAUBS, SPOTS AND SPLATTERS OF PAINT AND ADHESIVES.

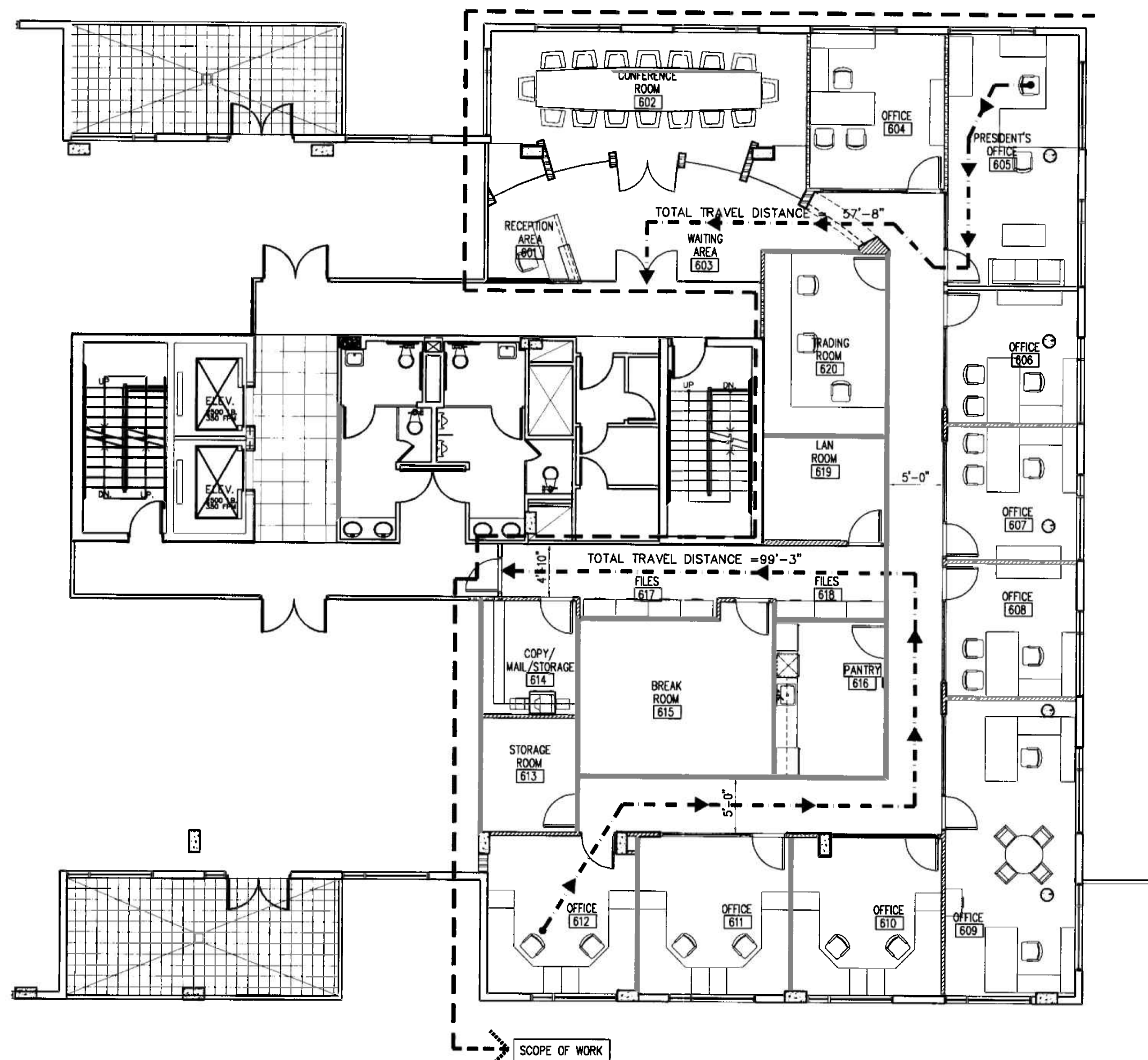
ABBREVIATIONS					
ADDL. A.F.F.	ADDITIONAL ABOVE FINISHED FLOOR	F.A. F.D. F.E.C.	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER CABINET	O.C. O.D. O.F. O.H. OPP.	ON CENTER OUTSIDE DIAMETER OFFICE OVERHEAD OPPOSITE
A.P. APPROX. ARCH. A.V.	ACCESS PANEL APPROXIMATE ARCHITECTURAL AUDIO VISUAL	F.F. F.H.C.	FINISH FLOOR FIRE HOSE CABINET	PL. PLAS. PLY. PT.	PLATE PLASTER PLYWOOD PAINT
BLK'G BLDG BLK BM. BOT.	BLOCKING BUILDING BLOCK BEAM BOTTOM	FIN. FIXT. FL. FLOOR. FLOU.R. FOLD. F.P. FR. FSC. FUR.	FINISH FIXTURE FLOOR FLUORESCENT FOLDING FIRE PROOF FRAME FASCIA FURRING	REF. R.B. REC. REINF. REQ'D. RM.	REFRIGERATOR RUBBER BASE RECESSED REINFORCED REQUIRED ROOM
CAB. CEM. C.J.	CABINET CEMENT CONTROL JOINT CENTER LINE	GA. G.B. G.C. G.L. GR. G.W.B.	GAUGE GRAB BAR GENERAL CONTRACTOR GLASS GRILLE GYPSUM WALL BOARD	SDP. SEC. SECT. SPEC. SPK. SPRKL. S.S. STD. STOR. STRUC. SUSP. SYM. SHT.	SOUND PROOF SECTION SPECIFICATION SPEAKER SPRINKLER STAINLESS STEEL STANDARD STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SHEET
CLG. CLR. C.M.U.	CLEARANCE CLEARANCE CONCRETE MASONRY UNIT	HOPD HOW HOR. H.P. H.P.L.	HANDICAPPED HARDWARE HORIZONTAL HIGH POINT HIGH PRESSURE LAMINATE	TEL. THRSH. THK. TK.BD. T.O.S. TYP. TEMP.	TELEPHONE THRESHOLD THICK(NESS) TACK BOARD TOP OF SLAB TYPICAL TEMPERED
CONC. COL. CONN. CONST. CONT. CONTR. CONV. CORR. CPT. CSK. C.T. CTR.	CONCRETE COLUMN CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CONVECTOR CORRIDOR CARPET COUNTERSINK CERAMIC TILE COUNTER	INSUL. INT. J.C. JT. LAV. L.D. L.P. LT.	INSULATION INTERIOR JANITOR'S CLOSET JOINT LAVATORY LINEAR DIFFUSER LOW POINT LIGHT	U.O.N. U/S VAR. V.C.T.	UNLESS OTHERWISE NOTED UNDERSIDE VARIES VINYL COMPOSITE TILE
EA. EL. E.C. ENC. EQ. EQUIP. E.W.C.	EACH ELEVATION ELECTRICAL CLOSET ENCLOSURE EQUAL EQUIPMENT ELECTRIC WATER COOLER	MFR. MAR. MAT. MAX. MECH. MET. MIN.	MANUFACTURER MARBLE MATERIAL MAXIMUM MECHANICAL METAL MINIMUM	VERT. VEST. V.F. V.I.F.	VERTICAL VESTIBULE VINYL FABRIC VERIFY IN FIELD
EXIST. EXH. EXP.BT. EXT.	EXISTING EXHAUST EXPANSION BOLT EXTERIOR	N.I.C. N.T.S.	NOT IN CONTRACT NOT TO SCALE	W/ W/O WD WD,BLK WOM W.P.	WITH WITHOUT WOOD WOOD BLOCKING WOMEN WATERPROOFING

BUILDING CLASSIFICATION			
PROPERTY MANAGEMENT:		MEP:	
WAVE 119 WASHINGTON AVENUE, SUITE 101 MIAMI BEACH, FL. 33139 PHONE: 305 674 7451 FAX: 305 674 4849 CONTACT: MO		MIGUEL LANDE MECHANICAL, ELECTRICAL AND PLUMBING 10100 NW 43 TERR. MIAMI, FLORIDA 33178 PHONE: 305 510 6448 CONTACT: MIGUEL LANDE	
TENANT:	PRÆTORIAN CAPITAL MANAGEMENT LLC 119 WASHINGTON AVENUE 6TH FLOOR MIAMI BEACH,FLORIDA	BUILDING USE:	OFFICE SPACE
		OCCUPANCY GROUPS:	GROUP B OCCUPANCY
BUILDING ADDRESS:	BRICKELL BAY TOWER 1001 BRICKELL BAY DRIVE MIAMI, FLORIDA 33131	CONSTRUCTION:	INTERIOR REMODELING IN FULLY SPRINKLERED BUILDING
ARCHITECT:	INSIGHT DESIGN, INC. ARCHITECTURE, INTERIORS 1995 N.W. 17th AVENUE MIAMI, FLORIDA 33125 PHONE: 305-545-4964 CONTACT: ALEX BONET	APPLICABLE CODE:	ZONING - CITY OF MIAMI FLORIDA BUILDING CODE ANSI / NFPA 101 LIFE SAFETY CODE
		CONSTRUCTION AREA:	4206.11 S.F.
		No. Of Occupants:	12
			APPROVED FOR PERMIT

THE FOLLOWING:	
BUILDING:	_____
ZONING:	_____
DRAWING:	_____
CONCURRENCY:	_____
PLUMBING:	_____
ELECTRICAL:	_____
MECHANICAL:	_____
FIRE PROTECTION:	_____
ENGINEERING:	_____
PUBLIC WORKS:	_____
STRUCTURAL:	_____
ACCESSIBILITY:	_____
ELEVATOR:	_____

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

Alejandro Bonet
4/10/01
ALEJANDRO BONET



1 Life Safety Plan
LS-1
1/8"=1'-0"

OCCUPANCY LOAD/ EXITS REQUIRED/ EXIT CAPACITY			
AREA CLASSIFICATION	FLOOR AREA GROUND	OCCUPANT LOAD ONE PER /	NUMBER OF OCCUPANTS
BUSINESS	4206.11 SQ. FT.	100 SQ. FT.	42.06

DESIGNED EGRESS COMPONENTS

- 42 (TOTAL OCCUPANT LOAD)
- THEREFORE 2 EXITS REQUIRED
- OCCUPANCY CLASSIFICATION:
GROUP B
- COMMON PATH LIMIT:
GROUP B = 100 FT.
- MIN. CORRIDOR/AISLE WIDTH: 44 INCHES.
- MIN. CORRIDOR/AISLE WIDTH SHOWN ON PLAN: 58 INCHES.
- MIN. CLEAR OPENING OF EXIT DOORS: 36 INCHES.

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

BUILDING: 02-9-08
ZONING: 02-9-08
DRB/HPB: 02-9-08
CONCURRENCE: 02-9-08
PLUMBING: 02-9-08
ELECTRICAL: 02-9-08
MECHANICAL: 02-9-08
FIRE PREVENTION: 02-9-08
ENGINEERING: 02-9-08
PUBLIC WORKS: 02-9-08
STRUCTURAL: 02-9-08
ACCESSIBILITY: 02-9-08
ELEVATOR: 02-9-08

Approved for Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

Alejandro Bonet
1/21/08
ALEJANDRO BONET

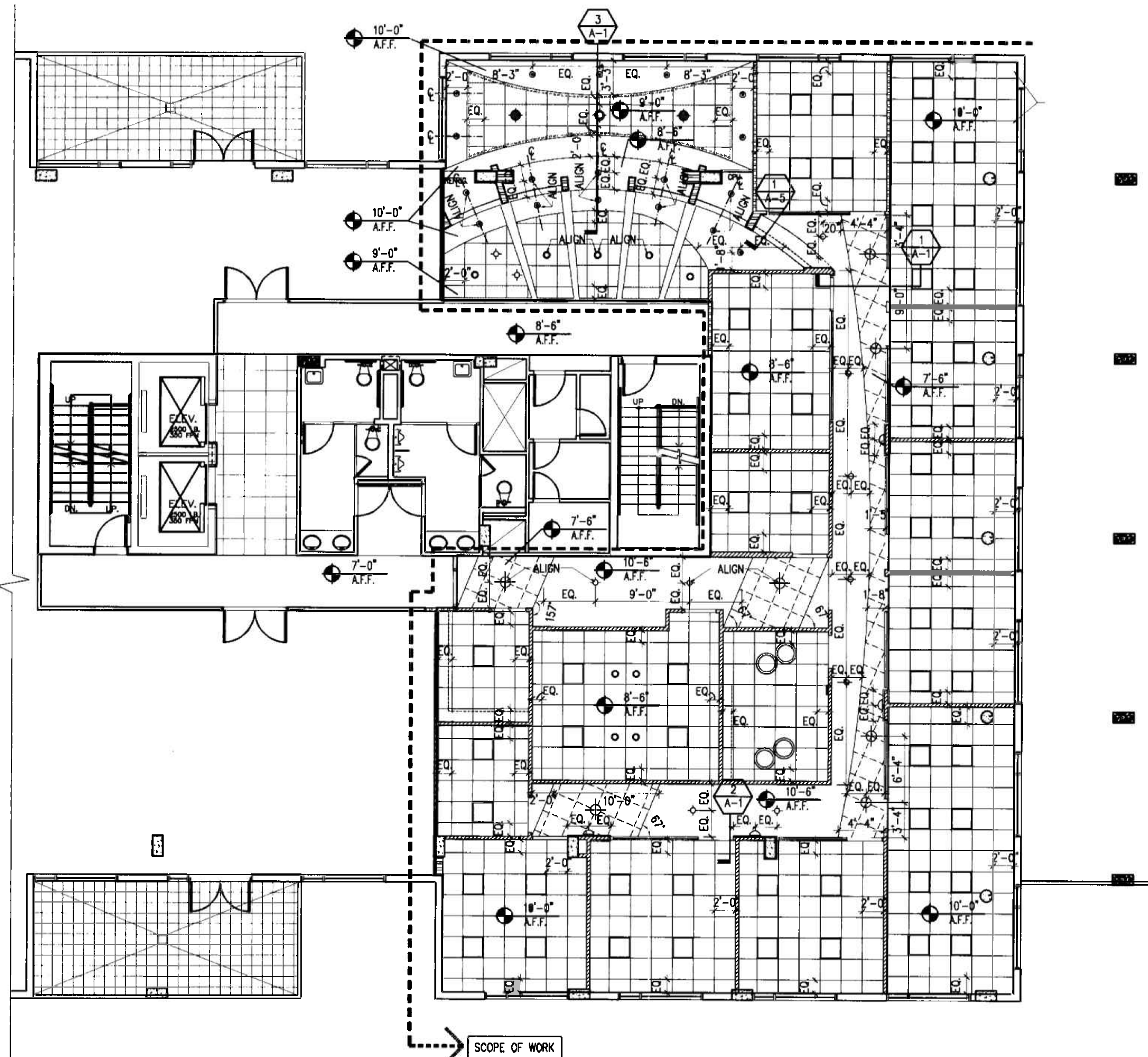
REVISIONS		
1	11.28.05	
2	12.23.05	
3	02.03.06	
4	BUDGET 02.10.06	

SHEET TITLE: **FLOOR & REFLECTED CEILING PLANS**

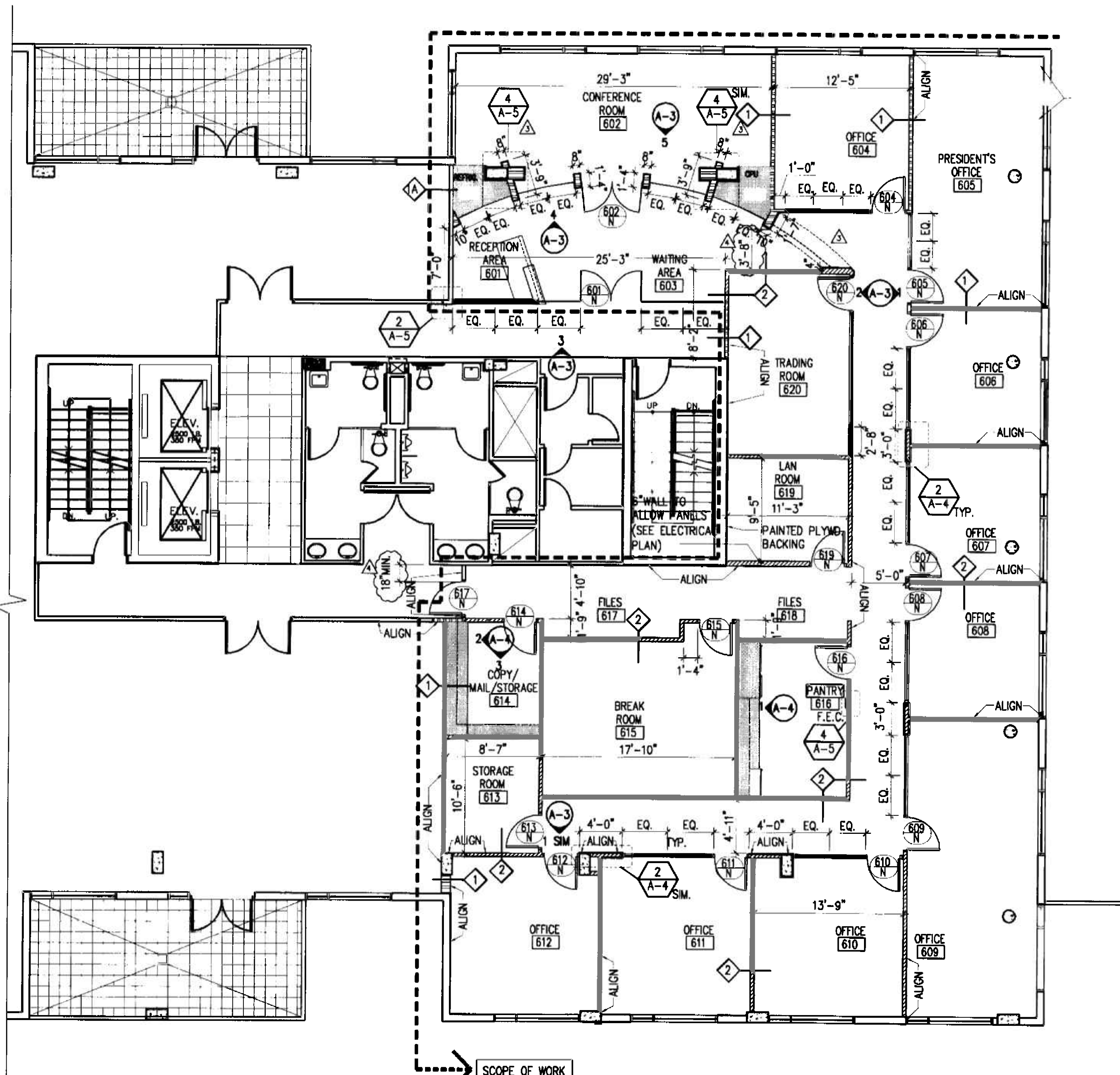
INTERIOR RENOVATION for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 8th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th Avenue
Miami, Florida 305 545 4964
AR92182 AA0003130 ID0003964

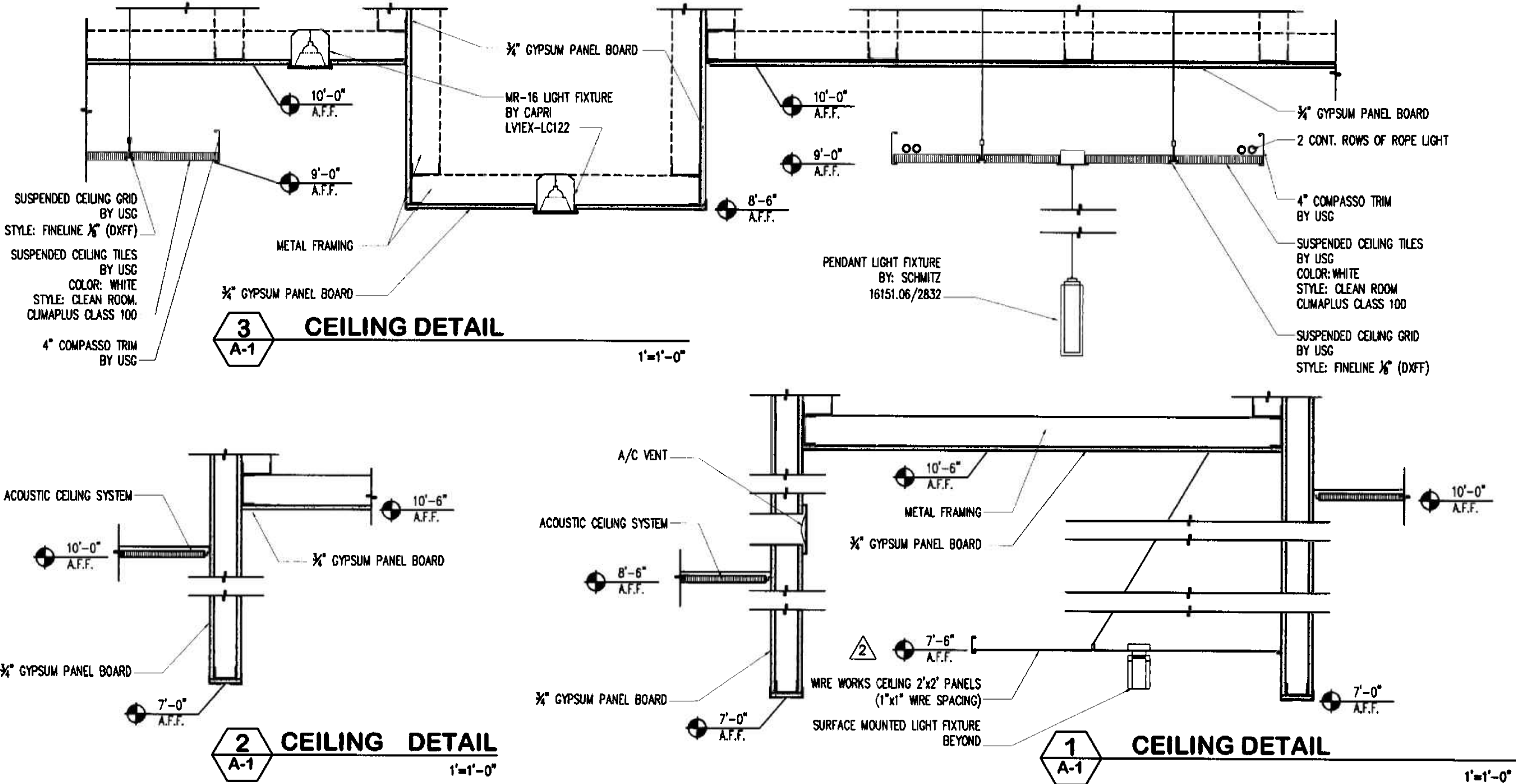
PROJECT NO: 0217-08
DRAWN BY: A.C.
DATE: 11/07/05
SCALE: AS SHOWN
SHEET NO: **A-1**



2 REFLECTED CEILING PLAN
6th Floor
1/8"=1'-0"



1 FLOOR PLAN
6th Floor
1/8"=1'-0"



3 CEILING DETAIL
A-1
1"=1'-0"

2 CEILING DETAIL
A-1
1"=1'-0"

1 CEILING DETAIL
A-1
1"=1'-0"

GENERAL NOTES

- ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR 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. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.
- G.C. TO VERIFY THAT EXISTING DEMISING WALL ASSEMBLY EXTENDS TO EXISTING STRUCTURE ABOVE.
- WHERE CABINETRY IS INDICATED ON PLANS, USE METAL STUDS GA. (#16" O.C.) TO LIMIT DEFLECTION, TO 1/360 (20 GA. MIN.) AND PROVIDE 20 GA. GALV. FISH PLATES, FLAT NOT ROLLED, FOR CABINET ATTACHMENT
- G.C. TO SALVAGE EXISTING DOORS/FRAMES, GLASS PANELS, LIGHT FIXTURES, ACOUSTICAL CEILING TILES, CEILING GRID, ETC. FOR BUILDING MANAGEMENT'S POSSIBLE RE-USE.
- WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL, G.C. TO REMOVE EXISTING CORNER BEAD (IF APPLICABLE) AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL. G.C. TO PROVIDE A SMOOTH FINISHED SURFACE TO RECEIVE FINISHES AS SPECIFIED.
- THE INTERIOR SCOPE OF WORK DOES NOT INCLUDE ANY DEMOLITION, REMOVAL OR DISTURBANCE OF ANY EXISTING COMPONENTS OF THE EXISTING INTERIOR SHELL.

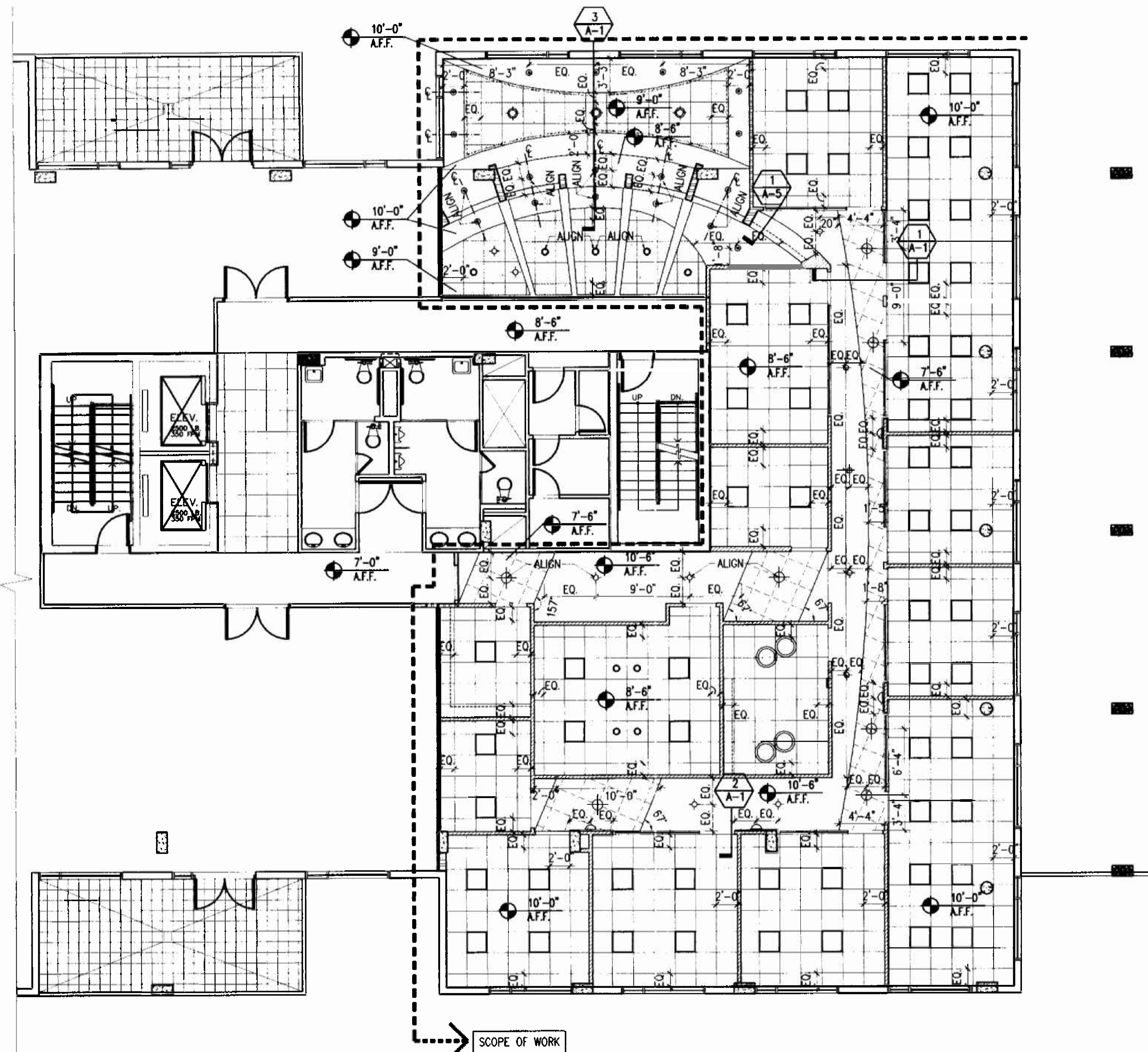
○	ROUND PENDANT LIGHT FIXTURE. BY LIGHTLOGY 1200SU-SILVRND-024H1WHSI
—	CONTINUOUS SINGLE LAMP. UNDERCABINET. BY DASAL 52601305
—	CONTINUOUS ROPE LIGHT.
▲	M-16 EMERGENCY LIGHT BY MCPHILBEN (REFER TO ELECTRICAL DRAWING FOR LOCATION)
⊗	EXIT SIGN B.S. 0L2-SA-LR-1-COR-BA BY BEGHILLI (REFER TO ELECTRICAL DRAWING FOR LOCATION)
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MAIRELA VARGAS @ 305.545.4964)

REFLECTED CEILING LEGEND

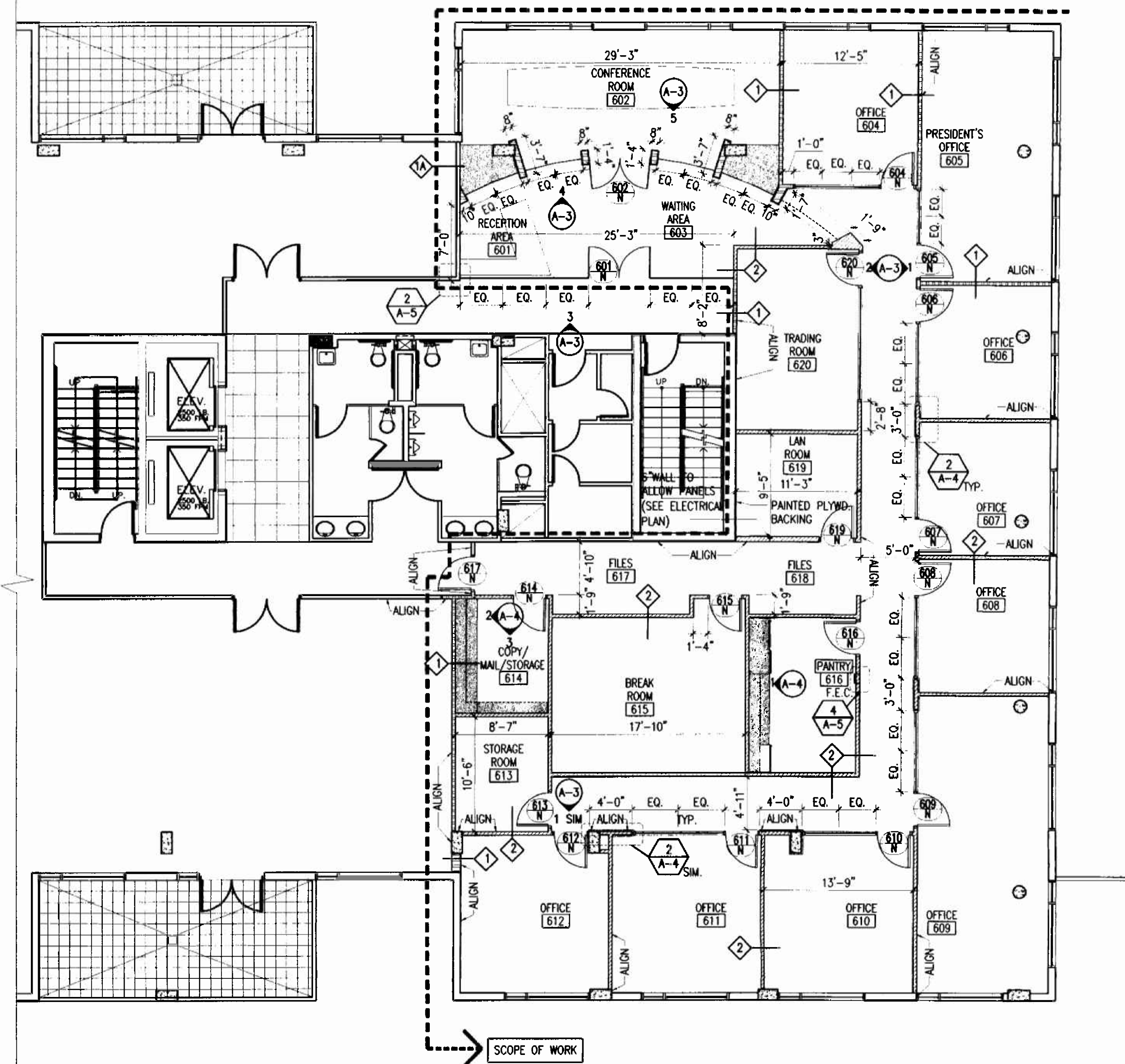
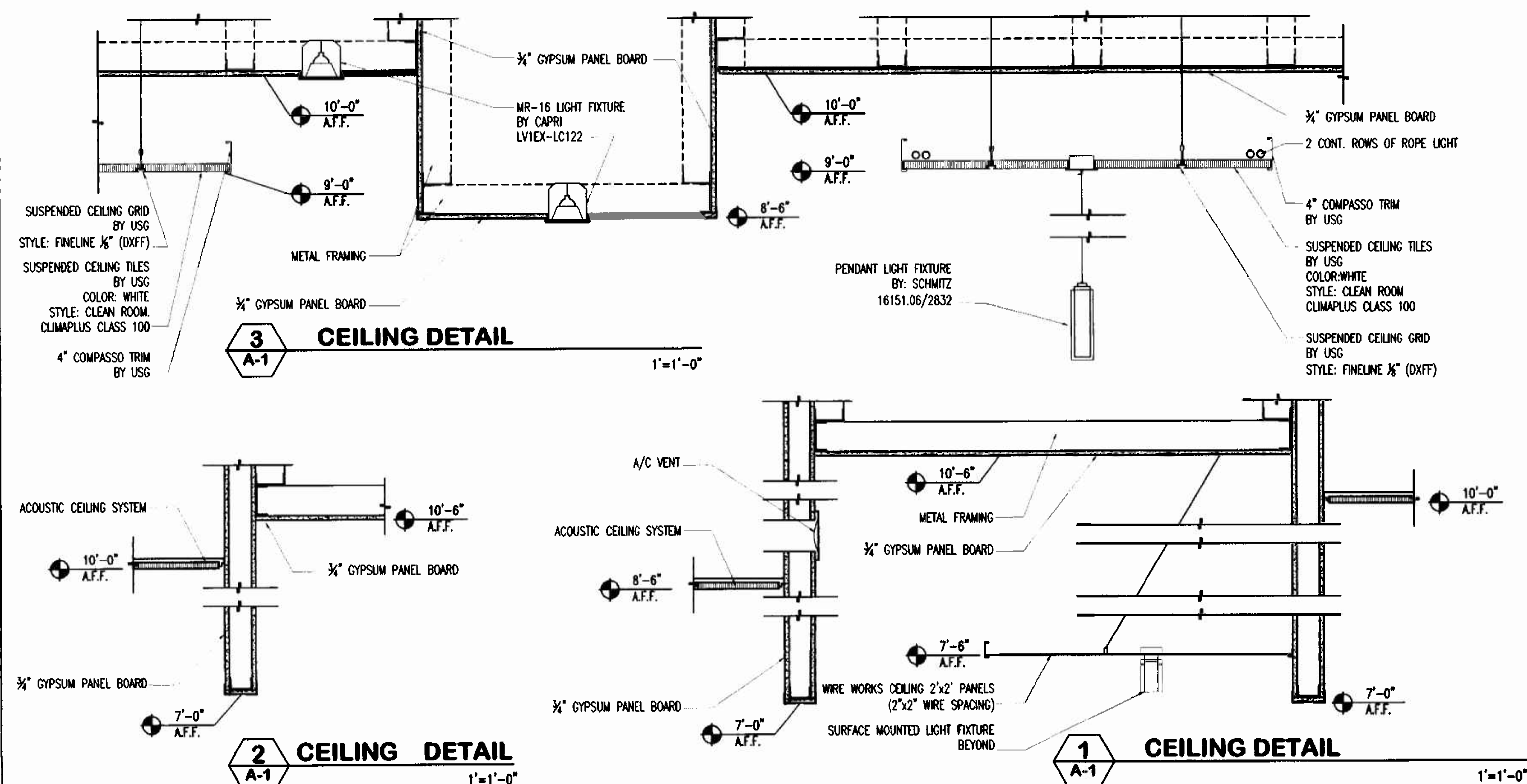
SYMBOL	DESCRIPTION
□	2'x2' ACOUSTICAL CEILING SYSTEM BY USC. STYLE: FINELINE 1/8" (DXFT) GRID, WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
□	SUSPENDED CEILING SYSTEM BY USC. STYLE: SUSPENSION TRIM COMPASSO 4" PAINTED STEEL WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
□	WIRE WORKS CEILING SYSTEM BY USC. CEILING PANELS 2'x2' 1/8" WIRE. (1"x1" WIRE SPACING) FINISHES: CHROME
□	2'x2' PARABOLIC FLUORESCENT LIGHT FIXTURE
○	DOWNLIGHT FIXTURE W/B/LUE ACCENT. BY WILA 51068-120-DA-P084
◇	PENDANT LIGHT FIXTURE. BY SCHMITZ 16151.06
●	MR-16 LIGHT FIXTURE ON DIMMER. BY CAPRI LVIX-LC122
◊	WALL SCONCE. BY SCHMITZ 18748.08
⊕	SURFACE MOUNTED LIGHT FIXTURE. BY SCHMITZ 15341-06/2851
◇	PENDANT LIGHT FIXTURE. BY SCHMITZ 16151.06/2832
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MAIRELA VARGAS @ 305.545.4964)

ARCHITECTURAL LEGEND

—	EXISTING PARTITION TO REMAIN
—	NEW DEMISING PARTITION TYPE 1
—	NEW INTERIOR PARTITION TYPE 2
—	EXISTING DEMISING PARTITION
—	DENOTES DOOR
—	DENOTES DOOR TAG
—	N- NEW E- EXISTING TO REMAIN ER- EXISTING TO BE RELOCATED
—	DENOTES INTERIOR ELEVATIONS
—	DENOTES ROOM NAME & NUMBER
—	DENOTES CABINETRY/FURNITURE
—	DENOTES PARTITION TYPES
—	EXISTING COLUMNS TO REMAIN
—	DENOTES NEW MILLWORK
F.E.C.	DENOTES FIRE EXTINGUISHER CABINET



2 REFLECTED CEILING PLAN
6th Floor
1/8"=1'-0"



1 FLOOR PLAN
6th Floor
1/8"=1'-0"

GENERAL NOTES

- ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR 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. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.
- G.C. TO VERIFY THAT EXISTING DEMISING WALL ASSEMBLY EXTENDS TO EXISTING STRUCTURE ABOVE.
- WHERE CABINETRY IS INDICATED ON PLANS, USE METAL STUDS GA. (#16" O.C.) TO LIMIT DEFLECTION, TO L/360 (20 GA. MIN.) AND PROVIDE 20 GA. GALV. FISH PLATES, FLAT NOT ROLLED, FOR CABINET ATTACHMENT.
- G.C. TO SALVAGE EXISTING DOORS/FRAMES, GLASS PANELS, LIGHT FIXTURES, ACOUSTICAL CEILING TILES, CEILING GRID, ETC. FOR BUILDING MANAGEMENT'S POSSIBLE RE-USE.
- WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL, G.C. TO REMOVE EXISTING CORNER BEAD (IF APPLICABLE) AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL. G.C. TO PROVIDE A SMOOTH FINISHED SURFACE TO RECEIVE FINISHES AS SPECIFIED.
- THE INTERIOR SCOPE OF WORK DOES NOT INCLUDE ANY DEMOLITION, REMOVAL OR DISTURBANCE OF ANY EXISTING COMPONENTS OF THE EXISTING INTERIOR SHELL.

○	ROUND PENDANT LIGHT FIXTURE, BY LIGHTOLGY 1200SU-SILVRND-024H1WHSI
—	CONTINUOUS SINGLE LAMP, UNDERCABINET, BY DASAL 52601305
—	CONTINUOUS ROPE LIGHT.
⬆	M-16 EMERGENCY LIGHT BY MCPHILBEN (REFER TO ELECTRICAL DRAWING FOR LOCATION)
⊗	EXIT SIGN B.S. 02-5A-LR-1-COR-BA BY BEGHELLI (REFER TO ELECTRICAL DRAWING FOR LOCATION)
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MARELA VARGAS @ 305.545.4964)

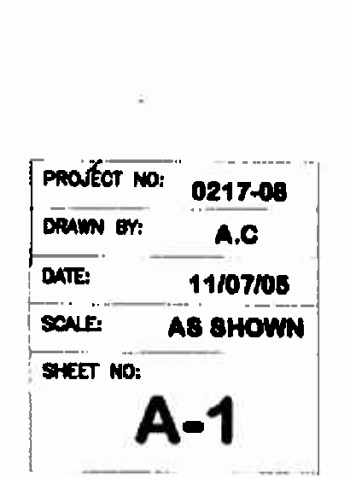
SYMBOL	DESCRIPTION
+	2'x2' ACOUSTICAL CEILING SYSTEM BY USG. STYLE: FINELINE 1/4" (DXFF) GRID, WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
⊗	SUSPENDED CEILING SYSTEM BY USG. STYLE: SUSPENSION TRIM COMPASS 4" PAINTED STEEL WITH CLEAN ROOM CLIMA PLUS CLASS 100 TEXTURE
⊗	WIRE WORKS CEILING SYSTEM BY USG. CEILING PANELS 2'x2' 1/8" WIRE. FINISHES: CHROME
□	2'x2' PARABOLIC FLUORESCENT LIGHT FIXTURE
○	DOWNLIGHT FIXTURE W/BUE ACCENT. BY WILA 51068-120-DA-POB4
⬆	PENDANT LIGHT FIXTURE, BY SCHMITZ 16151.06
⬆	MR-16 LIGHT FIXTURE ON DIMMER, BY CAPRI LV1EX-LC122
⬆	WALL SCONCE, BY SCHMITZ 18746.06
⬆	SURFACE MOUNTED LIGHT FIXTURE, BY SCHMITZ 15341-06/2851
⬆	PENDANT LIGHT FIXTURE, BY SCHMITZ 16151.06/2832
NOTE	ALL LIGHT FIXTURES TO BE PROVIDED BY PROJECT INSIGHT AND INSTALLED BY G.C. CONTACT INFO.(MARELA VARGAS @ 305.545.4964)

ARCHITECTURAL LEGEND	
—	EXISTING PARTITION TO REMAIN
—	NEW DEMISING PARTITION TYPE
—	NEW INTERIOR PARTITION TYPE
—	EXISTING DEMISING PARTITION
⬆	DENOTES DOOR
⬆	DENOTES DOOR TAG
N	NEW
E	EXISTING TO REMAIN
ER	EXISTING TO BE RELOCATED
⬆	DENOTES INTERIOR ELEVATIONS
⬆	DENOTES ROOM NAME & NUMBER
⬆	DENOTES CABINETRY/FURNITURE
⬆	DENOTES PARTITION TYPES
⬆	EXISTING COLUMNS TO REMAIN
⬆	DENOTES NEW MILLWORK
F.E.C.	DENOTES FIRE EXTINGUISHER CABINET

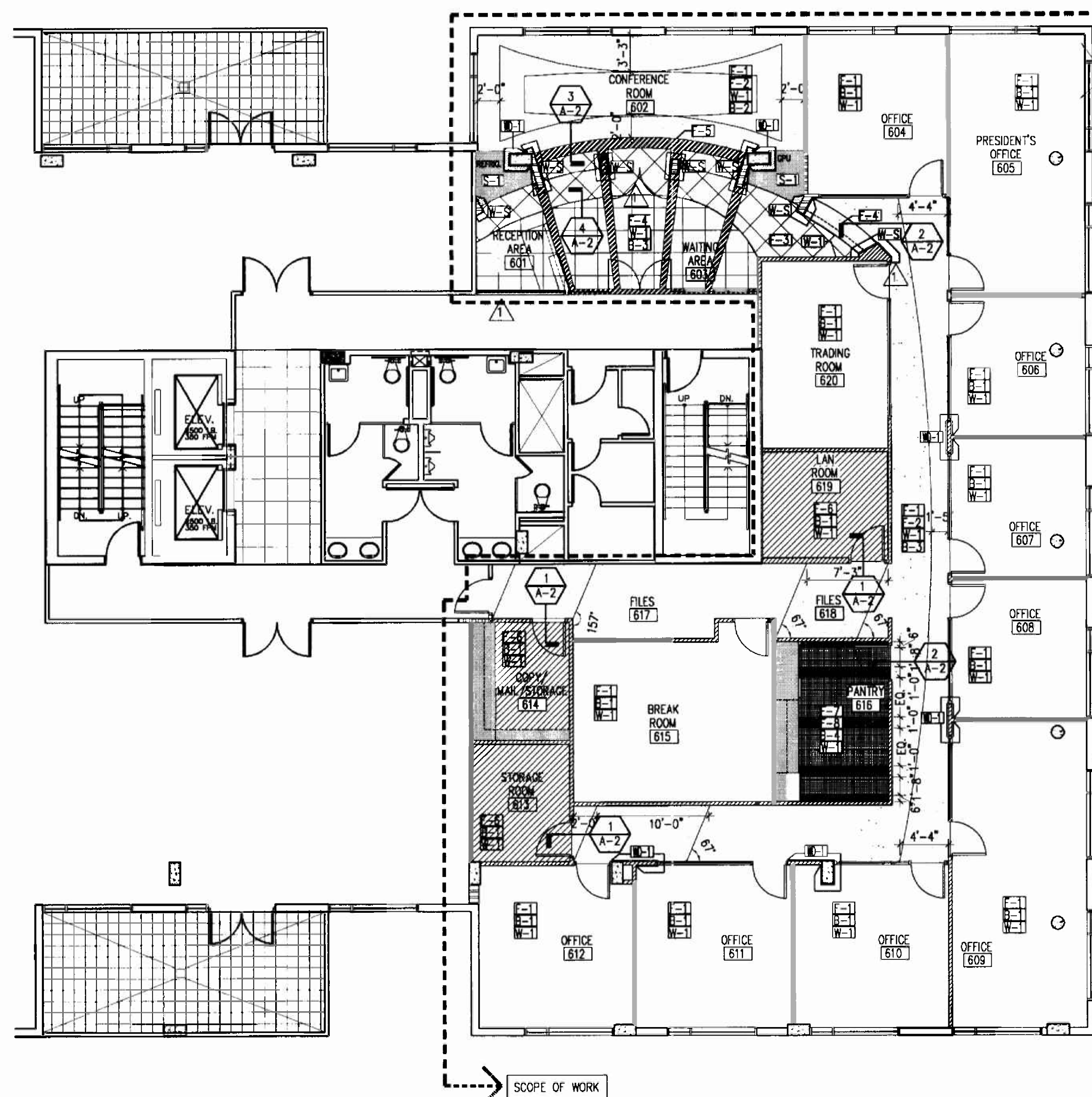
OFFICE COPY
CITY OF MIAMI
APPROVED FOR
THE FOLLOWING

PROJECT NO. 0217-08
DRAWN BY: A.C.
DATE: 11/07/05
SCALE: AS SHOWN
SHEET NO: A-1

PROJECT NO. 0217-08
DRAWN BY: A.C.
DATE: 11/07/05
SCALE: AS SHOWN
SHEET NO: A-1

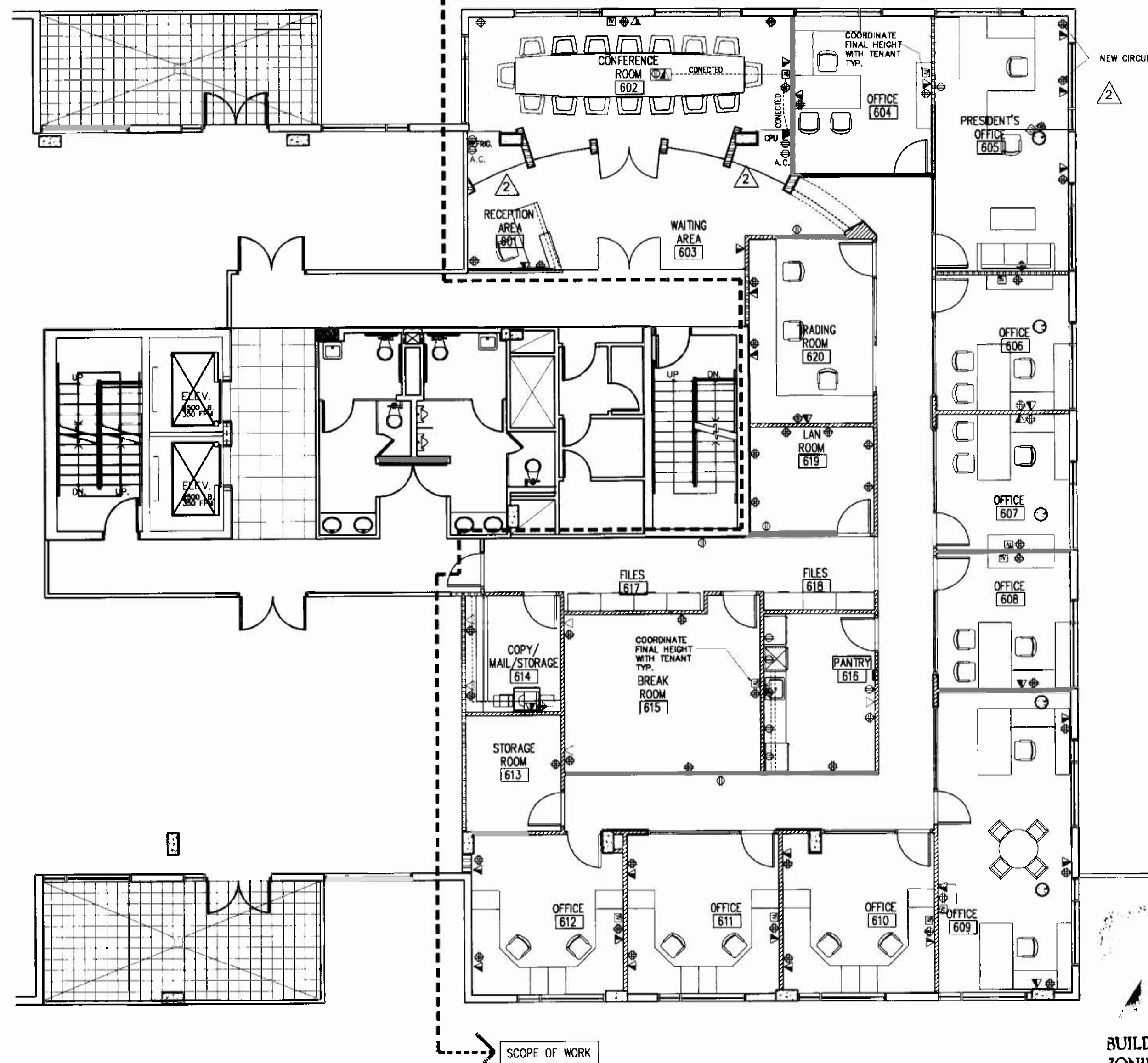
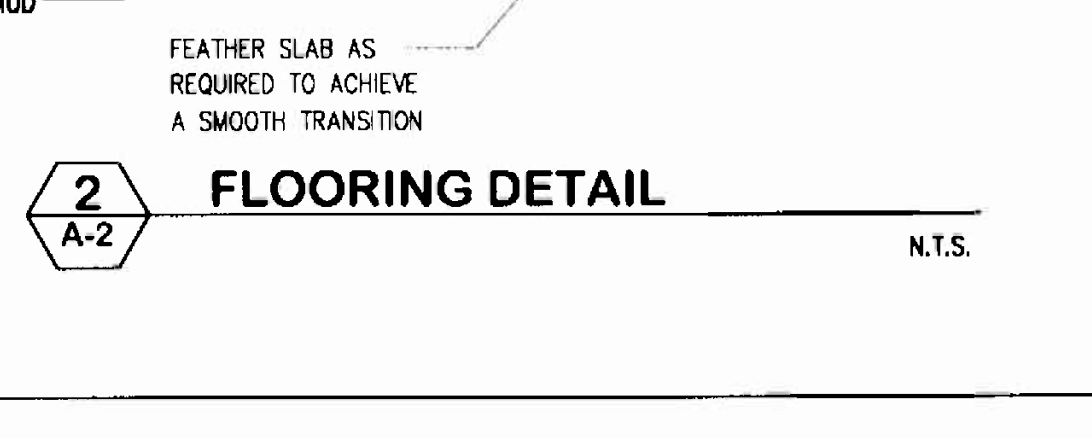
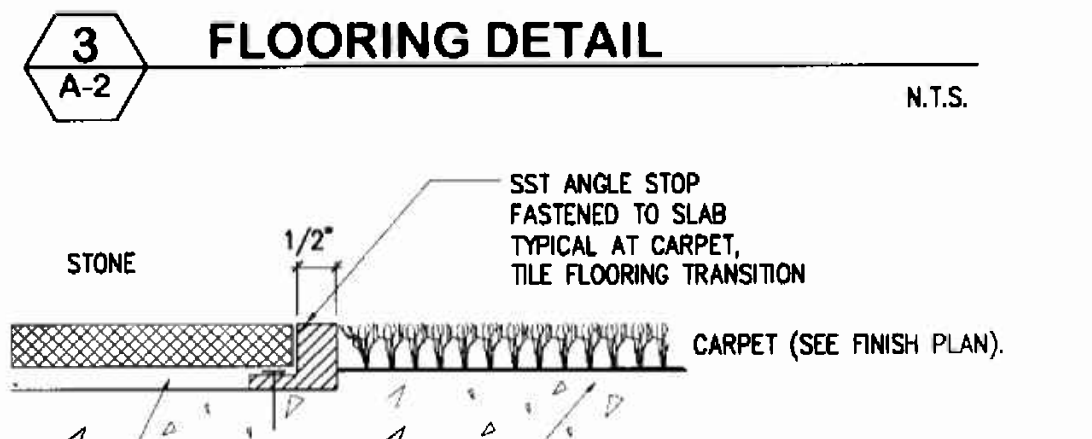
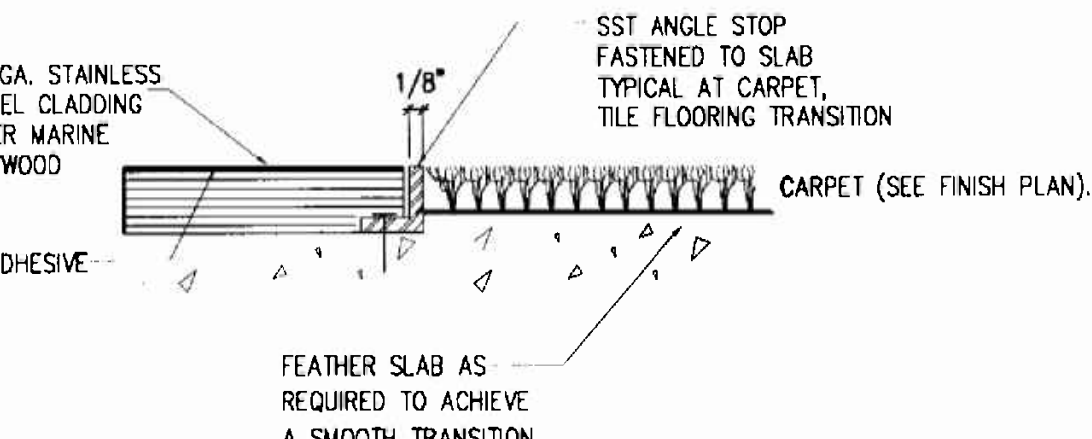
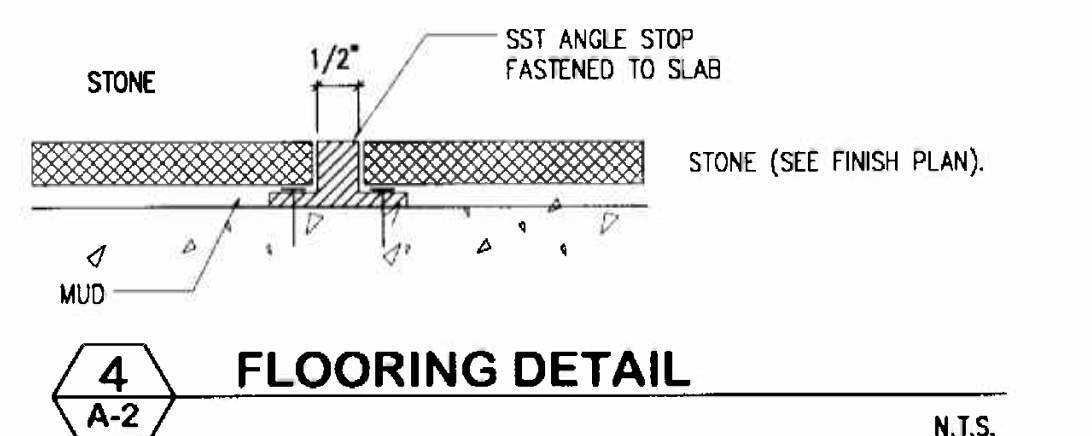


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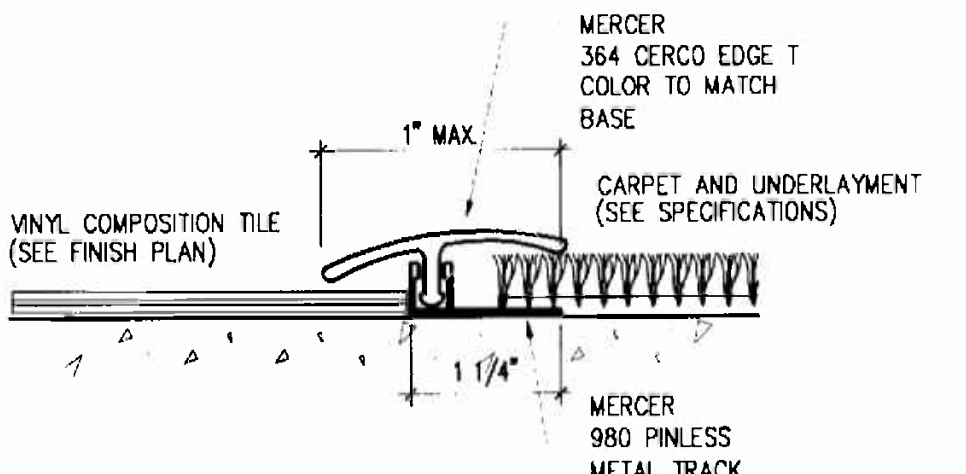
2 FINISH PLAN
A-2 6th Floor 1/8"=1'-0"

FINISH SCHEDULE	
FLOORING	
F-1 CARPET MANUFACTURER: SHAW STYLE: PAPARAZZI EW24 59320 COLOR: LAPIS LAZULI 20490	
F-2 CARPET MANUFACTURER: PRINCE STREET STYLE: 4750006201 / TIP-SHEARED COLOR: STUDIO APARTMENT 408720	
F-3 STONE MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: UNIVERSO SIZE: 24" x 24" CONTACT: LAURA LADK1786 395 4400 C.O.F. 0.80 DRY 0.80	
F-4 STONE MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: LACTEA SIZE: 24" x 24" CONTACT: LAURA LADK1786 395 4400 C.O.F. 0.80 DRY 0.80	
F-5 STAINLESS STEEL	
F-6 V.C.T. MANUFACTURER: MANNINGTON STYLE: BRUSHWORK COLOR: 700 CERULEAN MIST	
F-7 TILE MANUFACTURER: DALTILE STYLE: KEYSTONES 2"x2" COLOR: COBALT BLUE D023 C.O.F. 0.70 DRY 0.80	
F-8 TILE MANUFACTURER: DALTILE STYLE: KEYSTONES 2"x2" COLOR: ABRASSIVE PORCELAIN D335 C.O.F. 0.70 DRY 0.80	
BASES	
B-1 6" RUBBER BASE - JOHNSONITE COLOR: 20 CHARCOAL STYLE: 6" MILLWORK-REVEAL PROFILE	
B-2 6" WENGÉ WOOD BASE SATIN LAQUER FINISH	
B-3 6" STAINLESS STEEL BASE	
B-4 RUBBER BASE - JOHNSONITE COLOR: MW-01-F SNOW WHITE STYLE: MILLWORK-REVEAL PROFILE	
MILLWORK	
HPL-1 FORMICA COLOR: 949-WC VERTICAL SURFACES	
HPL-2 FORMICA COLOR: 7816-58 HORIZONTAL SURFACES	
S-1 STONE SLAB MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: LACTEA HORIZONTAL SURFACES CONTACT: LAURA LADK1786 395 4400	
WD-1 WENGÉ WOOD VENEER MATTÉ FINISH	
WALLS	
W-1 BENJAMIN MOORE COLOR: B88 FINISH: EGGSHELL	
W-2 BENJAMIN MOORE COLOR: 840 KENSINGTON BLUE FINISH: EGGSHELL	
WD-1 WENGÉ WOOD VENEER SATIN LAQUER FINISH	
W-5 18 GAUGE STAINLESS STEEL WITH BRUSHED S.S. FINISH	
S-2 TILE MANUFACTURER: DALTILE STYLE: KEYSTONES 2"x2" COLOR: COBALT BLUE D023	
GENERAL NOTES	
• ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR 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. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY. WHERE CABINETRY IS INDICATED ON PLAN USE METAL STUD GA. (#16" O.C.) TO LIMIT DEFLECTION, TO L/360 (20 GA. MIN.) AND PROVIDE 20 GA. GALV. FISH PLATES, FLAT NOT ROLLED, FOR CABINET ATTACHMENT.	



1 POWER PLAN
A-2 6th Floor 1/8"=1'-0"

POWER & COMMUNICATION LEGEND	
SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET
▶	VOICE/DATA OUTLET
▷	TELEPHONE OUTLET
⊕	FLOOR OUTLET
⊕	QUAD OUTLET
⊕	JUNCTION BOX
⊕	TELEVISION OUTLET



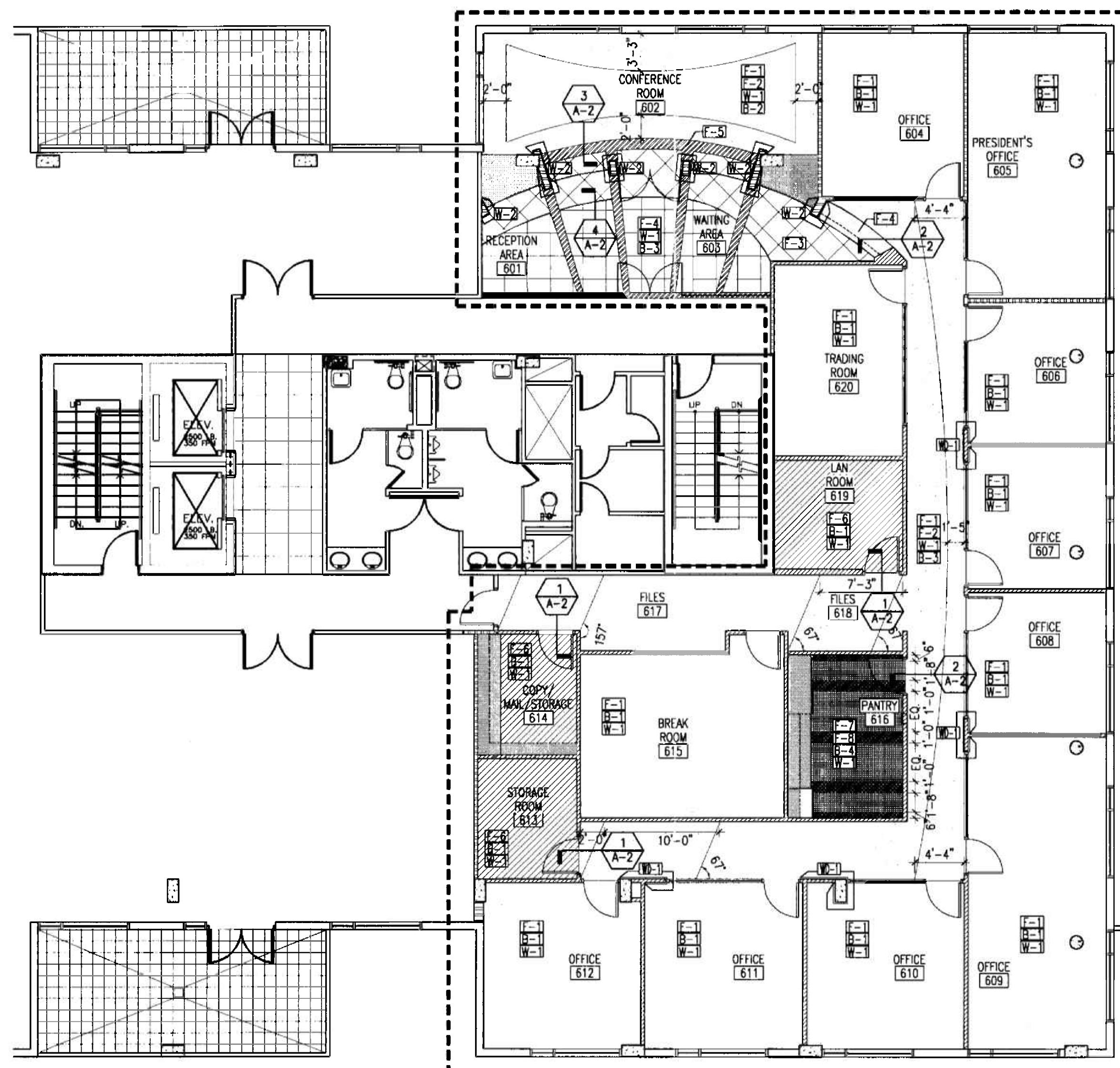
1 FLOORING DETAIL
A-2 N.T.S.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 0129-004
ZONING: 0129-004
DRB/HPB: 0129-004
CONCURRENCE: 0129-004
PLUMBING: 0129-004
ELECTRICAL: 0129-004
MECHANICAL: 0129-004
FIRE PREVENTION: 0129-004
ENGINEERING: 0129-004
PUBLIC WORKS: 0129-004
STRUCTURAL: 0129-004
ACCESSIBILITY: 0129-004

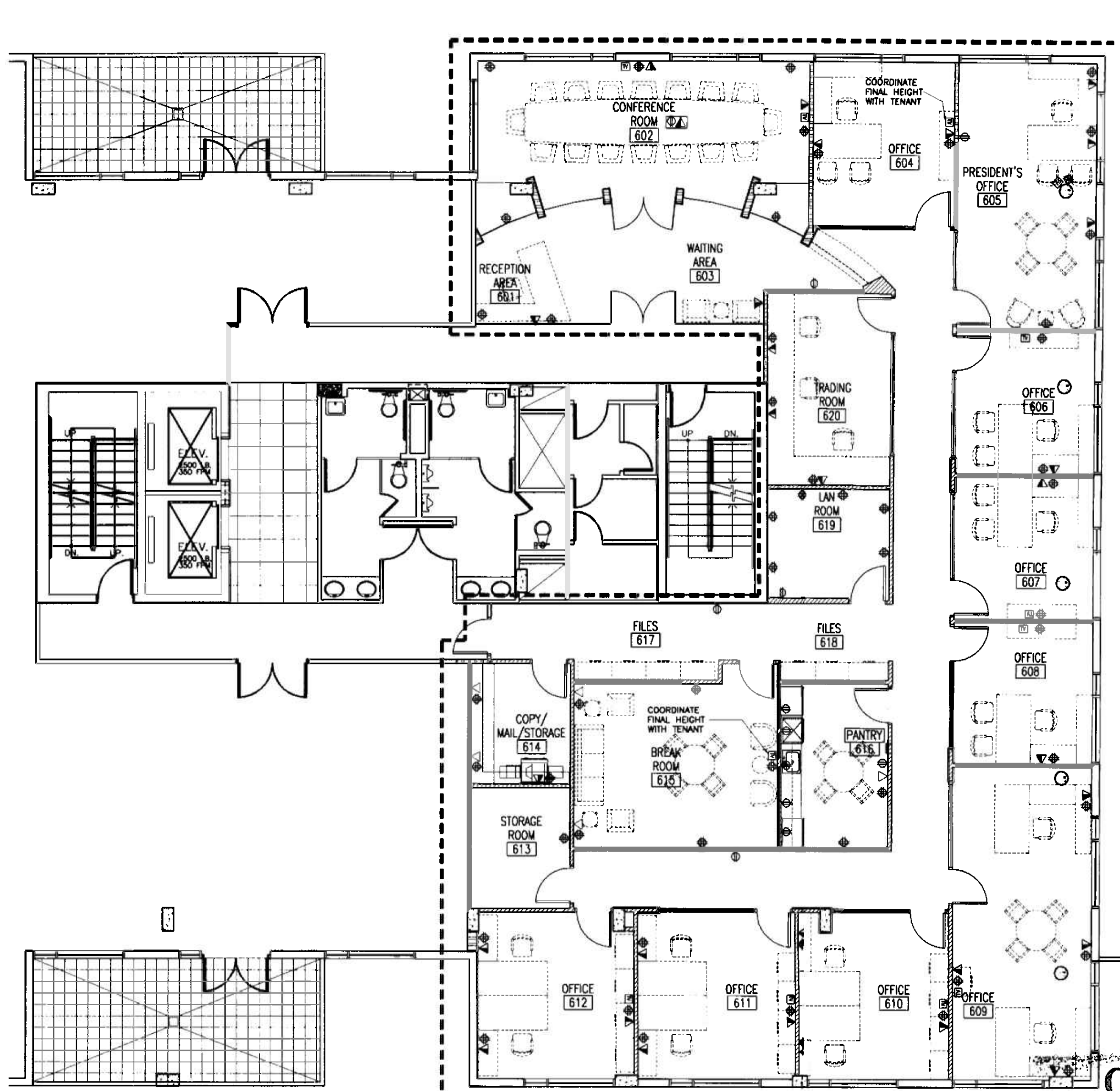
- POWER & COMMUNICATIONS NOTES
1. ALL CONVENIENCE OUTLETS ARE TO BE LOCATED 6" ON CENTER FROM EACH OTHER U.O.M.
 2. OUTLETS WILL BE LOCATED 6" ON CENTER FROM EACH OTHER U.O.M.
 3. THIS DRAWING IS FOR NEW JACK LOCATION ONLY. FOR COMPLETE SPECIFICATIONS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.
 4. ELECTRICAL SYMBOLS ARE NOT DRAWN TO SCALE.
 5. 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.
 6. ALL TELEPHONE & DATA OUTLETS SHOWN WILL CONSIST OF A SINGLE 3/4" CONDUIT CONNECTED TO A SINGLE QUAD BOX. CONDUIT TO RISE 8" ABOVE CEILING LINE WITHIN PLENUM.
 7. REFER TO ELECTRICAL PLANS FOR CIRCUITING SPECIFICATIONS ON ALL OUTLETS.
 8. ALL TELEPHONE & DATA CONNECTIONS TO BE RING & STRING TYPE.
 9. G.C. TO VERIFY THE AVAILABILITY OF POWER IS IN GOOD WORKING ORDER.
 10. REMOVE EXISTING ELECTRICAL AND COMMUNICATIONS OUTLETS IN CONFLICT WITH THE NEW LAYOUT.
 11. REMOVE ALL ABANDONED DATA CABLEING AND PHONE LINES.
 12. ALL OUTLETS SHALL BE MOUNTED 16" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED ON PLANS.
 13. G.C. TO REFER TO ELEVATIONS FOR LOCATION AND SPECIFICATIONS OF CONVENIENCE OUTLETS AND SWITCHES.

NOTE:
G.C. TO SUBMIT SAMPLES OF ALL FINISHES
FOR ARCHITECT'S REVIEW.

ALEJANDRO BONET
1/31/06

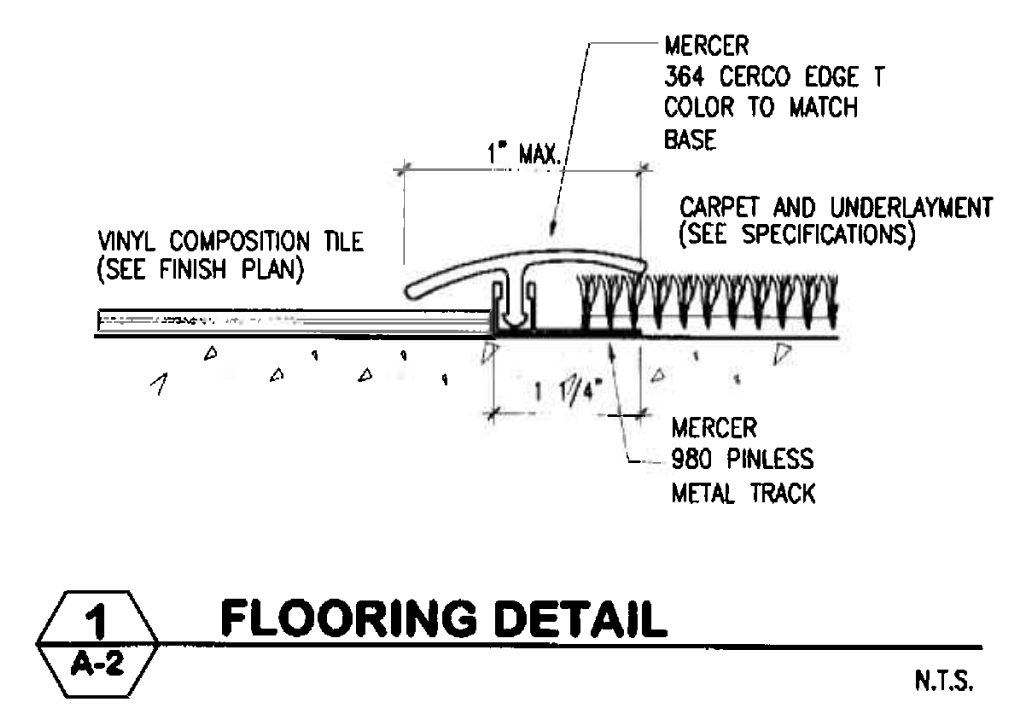
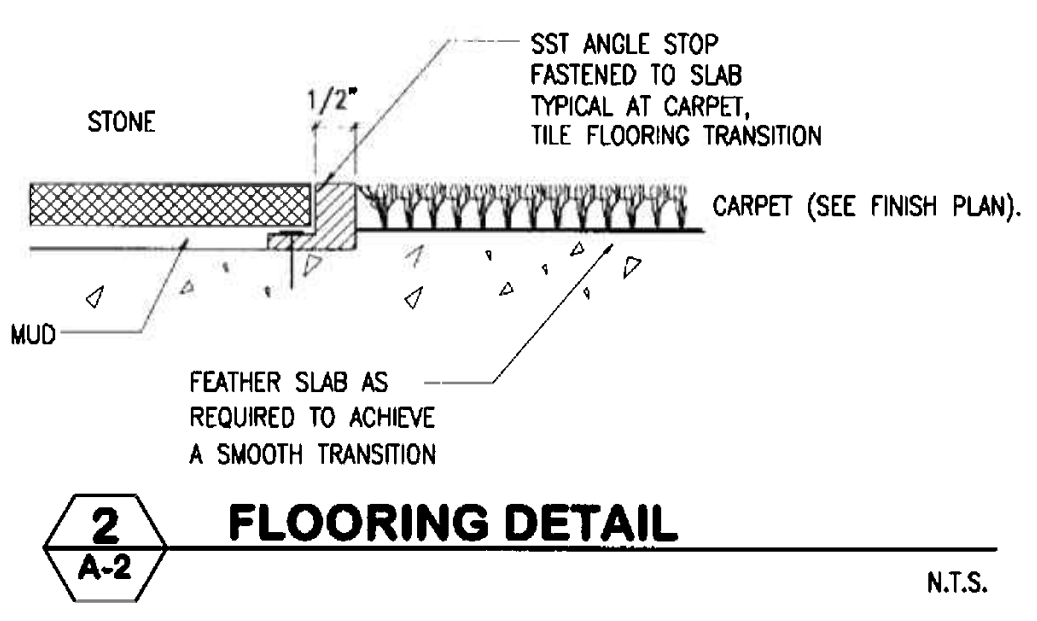
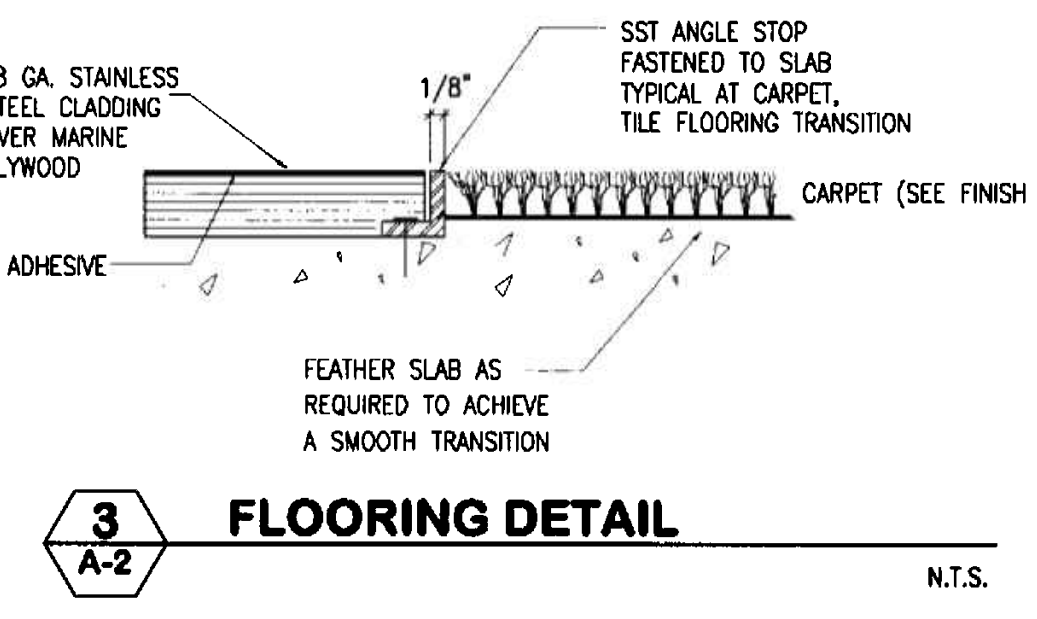
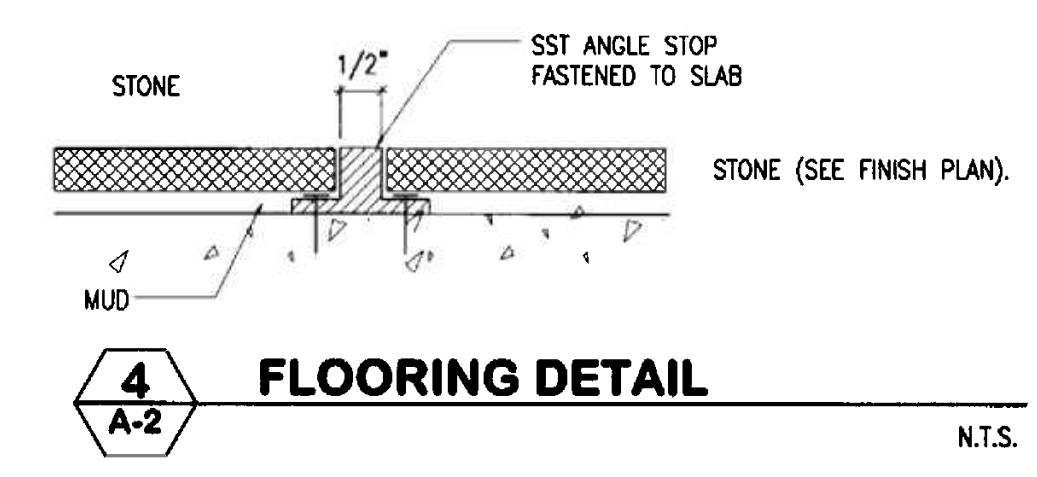


2
A-2
FINISH PLAN
6th Floor
1/8"=1'-0"



1
A-2
POWER PLAN
6th Floor
1/8"=1'-0"

FINISH SCHEDULE		
FLOORING	BASES	WALLS
F-1 CARPET MANUFACTURER: SHAW STYLE: PAPARAZZI EW24 59320 COLOR: LAPIS LAZULI 20490	B-1 6" RUBBER BASE - JOHNSONITE COLOR: 20 CHARCOAL STYLE: 6" MILLWORK-REVEAL PROFILE	W-1 BENJAMIN MOORE COLOR: 858 FINISH: EGGSHELL
F-2 CARPET MANUFACTURER: PRINCE STREET STYLE: 4750006201 / TIP-SHEARED COLOR: STUDIO APARTMENT 408720	B-2 6" WENGÉ WOOD BASE SATIN LAQUER FINISH	W-2 BENJAMIN MOORE COLOR: 840 KENSINGTON BLUE FINISH: EGGSHELL
F-3 STONE MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: UNIVERSO CONTACT: LAURA LADKI, 786 395 4400	B-3 6" STAINLESS STEEL BASE	WD-1 WENGÉ WOOD VENEER SATIN LAQUER FINISH
F-4 STONE MANUFACTURER: QUARTZ COMPAC STYLE: LINEA ASTRAL COLOR: LACTEA CONTACT: LAURA LADKI, 786 395 4400	B-4 RUBBER BASE - JOHNSONITE COLOR: MW-01-F SNOW WHITE STYLE: MILLWORK-REVEAL PROFILE	
F-5 STAINLESS STEEL		
F-6 V.C.T. MANUFACTURER: MANNINGTON STYLE: BRUSHWORK COLOR: 700 CERULEAN MIST		
F-7 TILE MANUFACTURER: DALTEC STYLE: KEYSTONES 2"x2" COLOR: COBALT BLUE D023		
F-8 TILE MANUFACTURER: DALTEC STYLE: KEYSTONES 2"x2" COLOR: ABRASSIVE PORCELAIN D335		
GENERAL NOTES		
• ALL FINISHES, SURFACES & PRODUCTS WILL BE OF CONSISTENT QUALITY THROUGHOUT INTERIOR OF OFFICE SPACE AND PUBLIC CORRIDOR. THE FINISH PRODUCT WILL HAVE THE APPEARANCE OF A TOTALLY RENOVATED SPACE. WHERE ITEMS ARE REVISED AND/OR 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. GENERAL CONTRACTOR TO PROVIDE PATCH FIRE PROOF THE BEAMS WHERE NECESSARY.		
WHERE CABINETS ARE INDICATED ON PLAN USE METAL STUD GA. (Ø16" O.C.) TO LIMIT DEFLECTION, TO 1/360 (20 GA. MIN.) AND PROVIDE 20 GA. GALV. FISH PLATES, FLAT NOT ROLLED, FOR CABINET ATTACHMENT.		

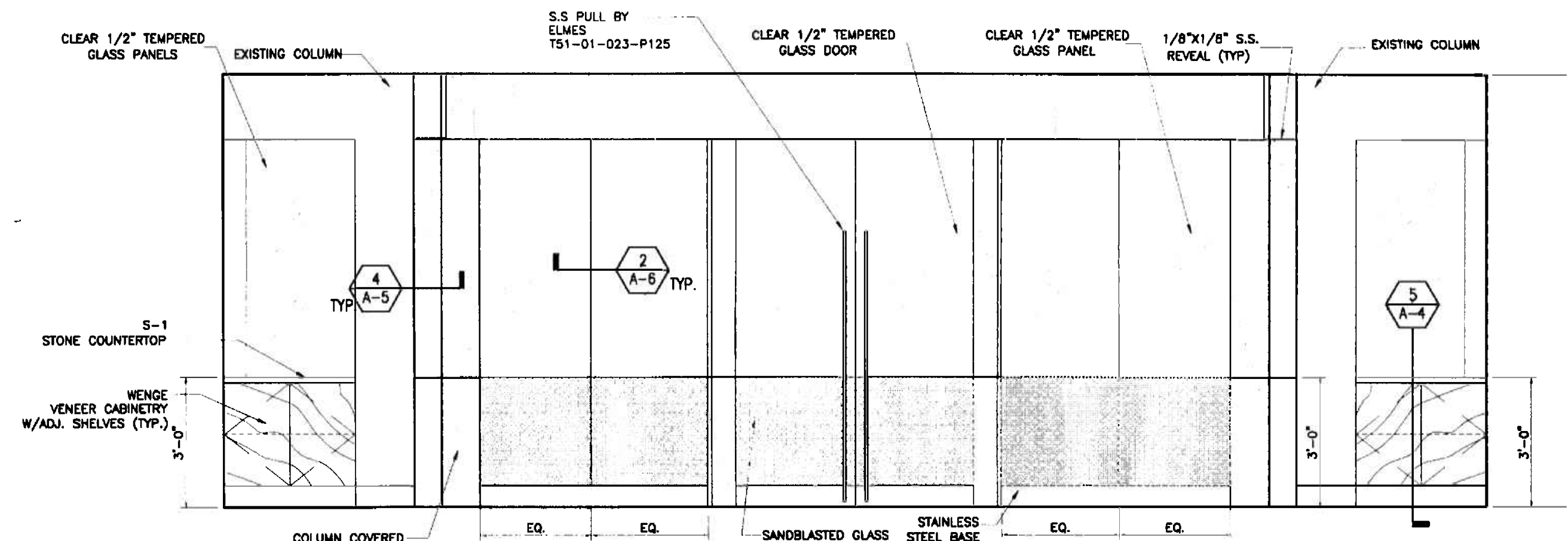


POWER & COMMUNICATIONS LEGEND	
SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET
▶	VOICE/DATA OUTLET
▷	TELEPHONE OUTLET
⊕	FLOOR OUTLET
⊕	QUAD OUTLET
⊕	JUNCTION BOX
⊕	TELEVISION OUTLET

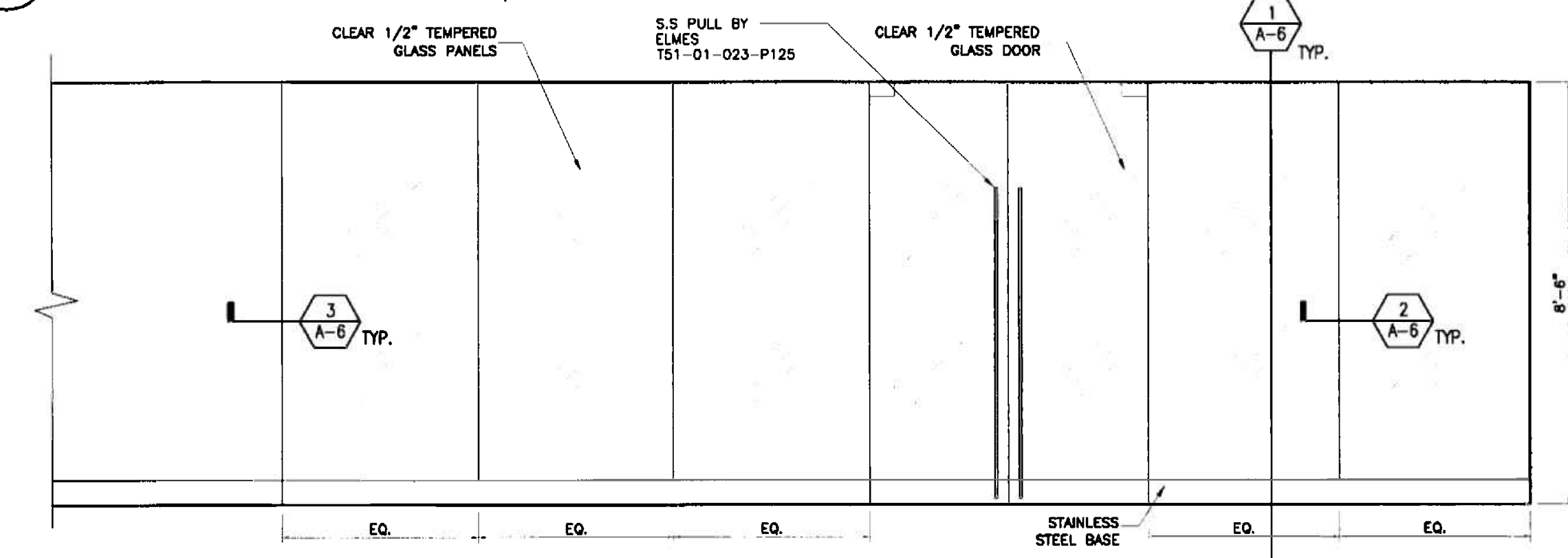
POWER & COMMUNICATIONS NOTES	
1.	ALL CONVENIENCE OUTLETS SHALL BE LOCATED HORIZONTALLY.
2.	OUTLETS WILL BE LOCATED AS SHOWN ON THIS PLAN. FOR COMPLETE SPECIFICATIONS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.
3.	THIS DRAWING IS FOR NEW INSTALLATION ONLY. FOR COMPLETE SPECIFICATIONS AND LOCATIONS REFER TO ENGINEERING DRAWINGS.
4.	ELECTRICAL SYMBOLS ARE NOT DRAWN TO SCALE.
5.	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.
6.	ALL TELEPHONE & DATA OUTLETS SHOWN WILL CONSIST OF A SINGLE 3/4" CONDUIT CONNECTED TO A SINGLE QUAD BOX. CONDUIT TO RISE 8" ABOVE CEILING LINE WITHIN PLENUM.
7.	REFER TO ELECTRICAL PLANS FOR CIRCUITING SPECIFICATIONS ON ALL OUTLETS.
8.	ALL TELEPHONE & DATA CONNECTIONS TO BE RING & STRING TYPE.
9.	G.C. TO VERIFY THE AVAILABILITY OF POWER IS IN GOOD WORKING ORDER.
10.	REMOVE EXISTING ELECTRICAL AND COMMUNICATIONS OUTLETS IN CONFLICT WITH THE NEW LAYOUT.
11.	REMOVE ALL ABANDONED DATA CABLES AND PHONE LINES.
12.	ALL OUTLETS SHALL BE MOUNTED 16" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED ON PLANS.
13.	G.C. TO REFER TO ELEVATIONS FOR LOCATION AND SPECIFICATIONS OF CONVENIENCE OUTLETS AND SWITCHES.

NOTE:
G.C. TO SUBMIT SAMPLES OF ALL FINISHES
FOR ARCHITECT'S REVIEW.

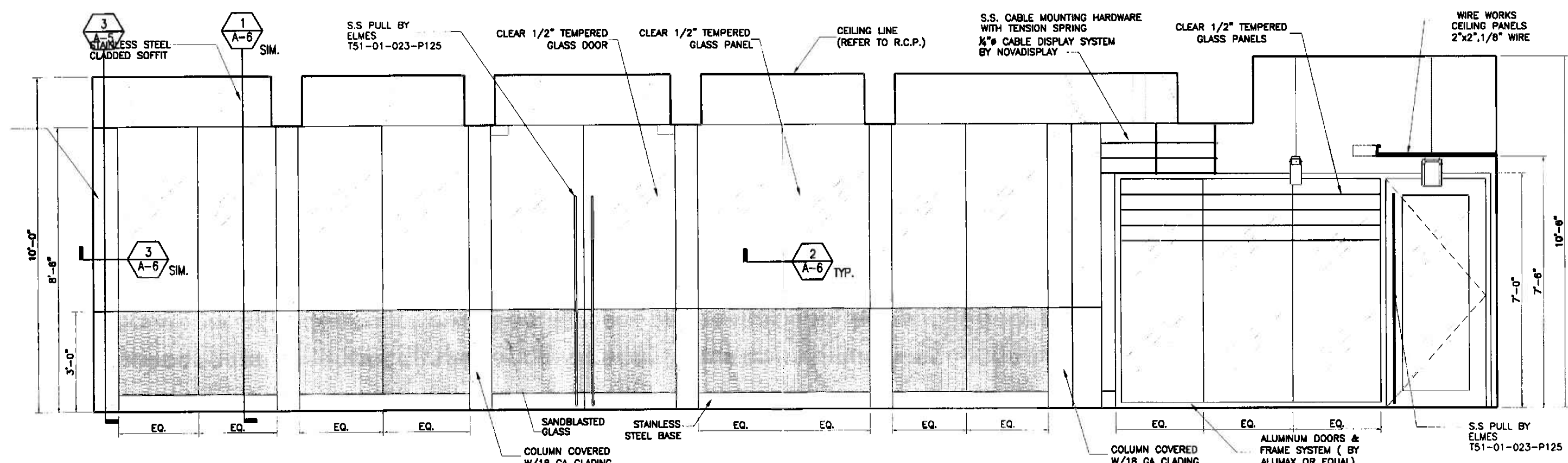
Alejandro Bonet
11/7/05



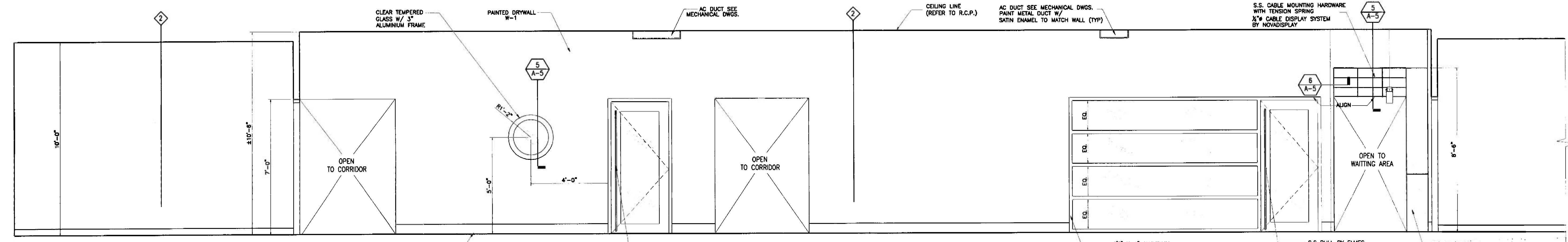
5 CONFERENCE ROOM ELEVATION
3/8"=1'-0"



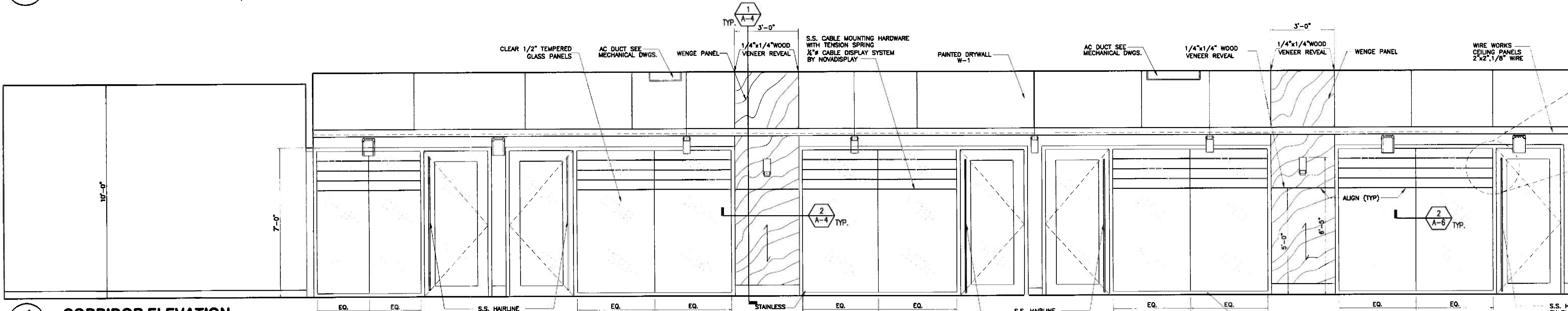
3 ENTRY ELEVATION
3/8"=1'-0"



4 WAITING AREA ELEVATION
3/8"=1'-0"



2 CORRIDOR ELEVATION
3/8"=1'-0"

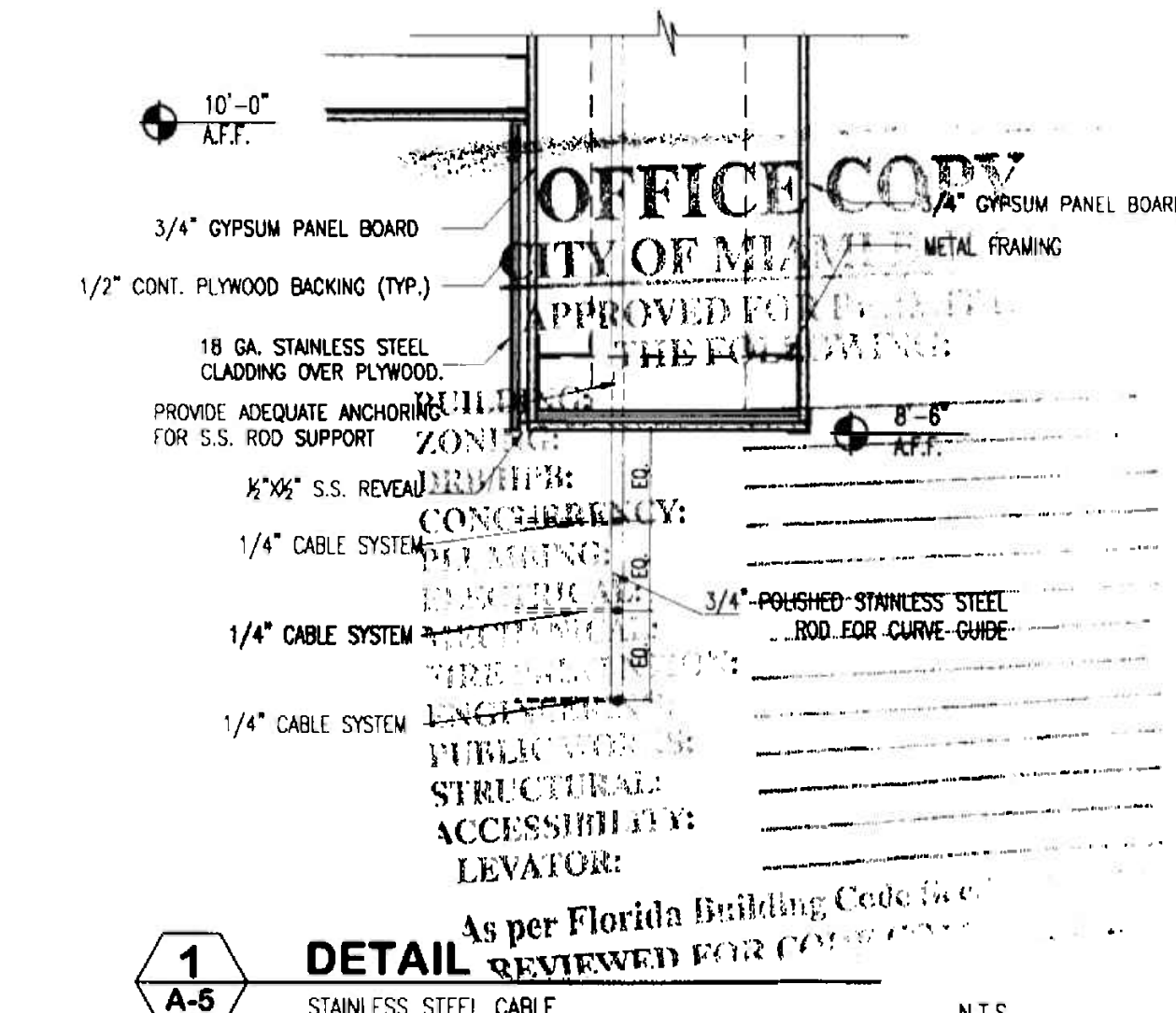
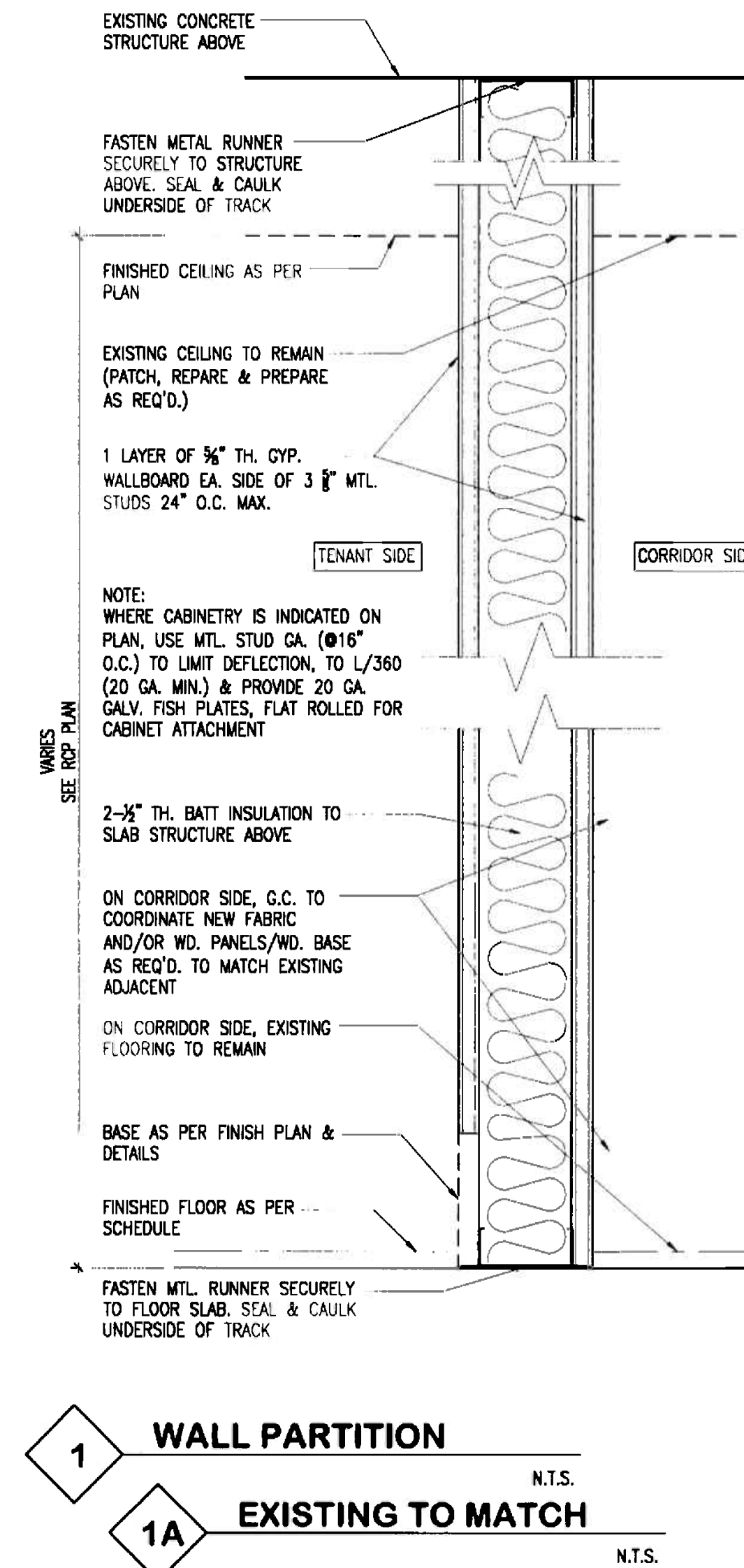
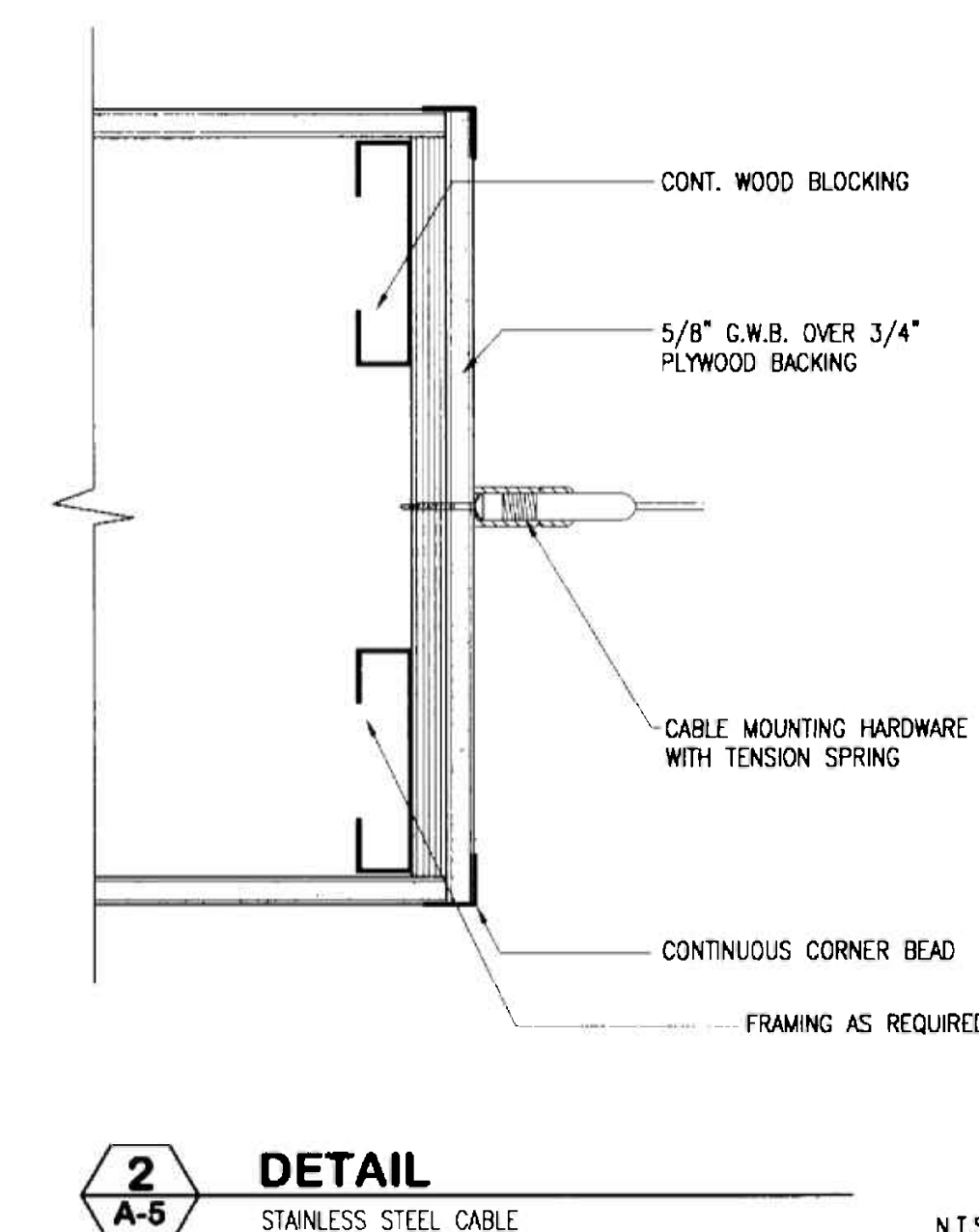
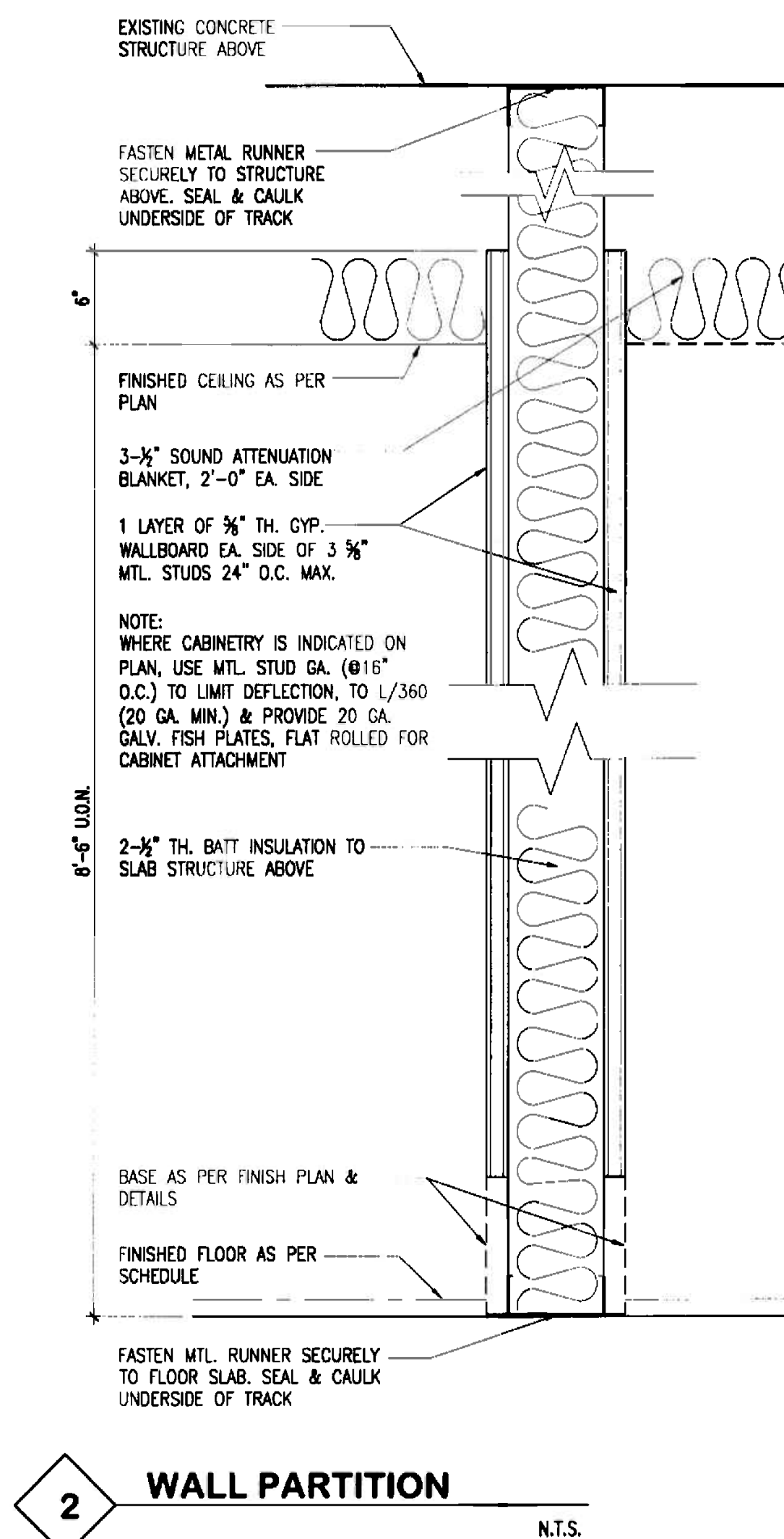
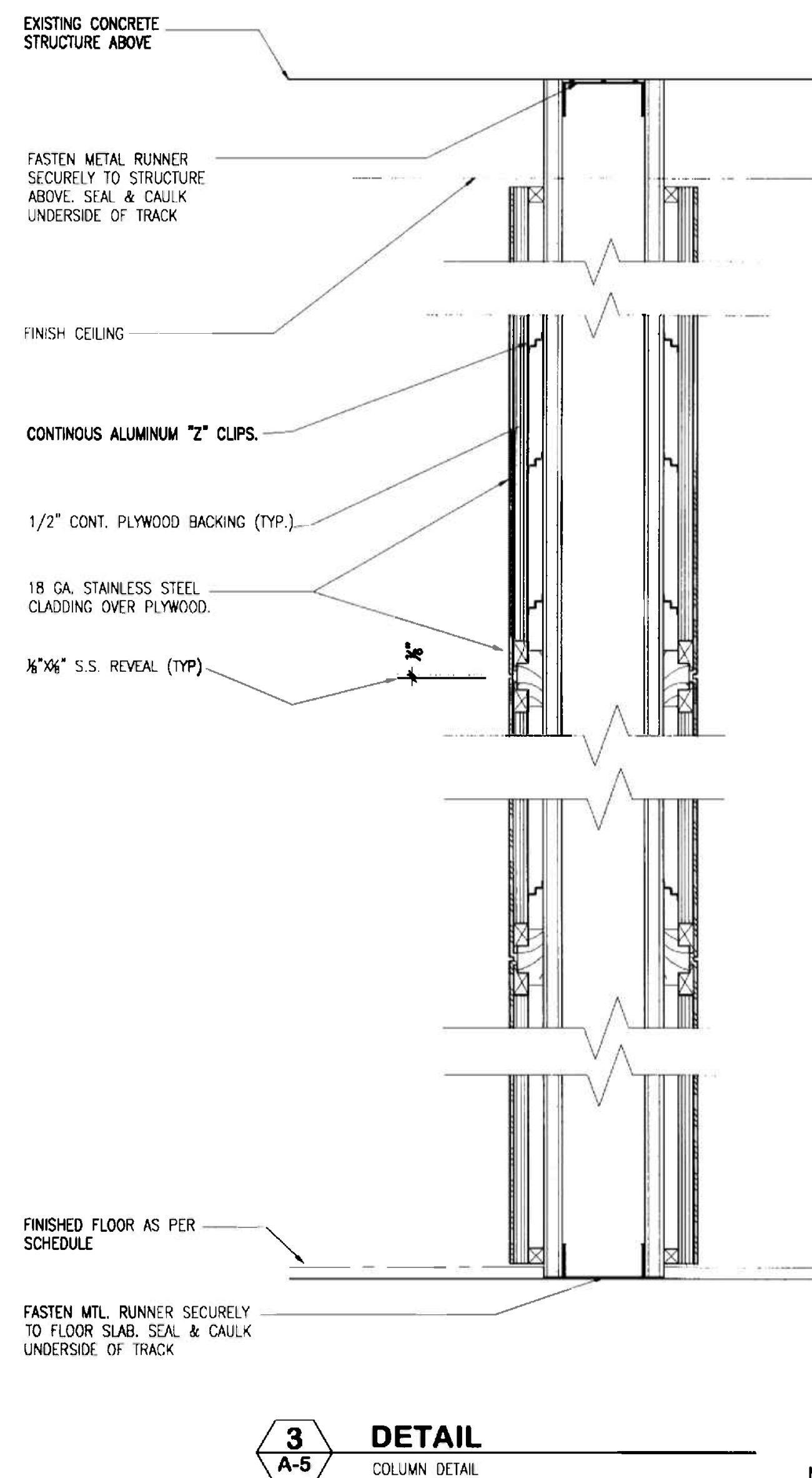
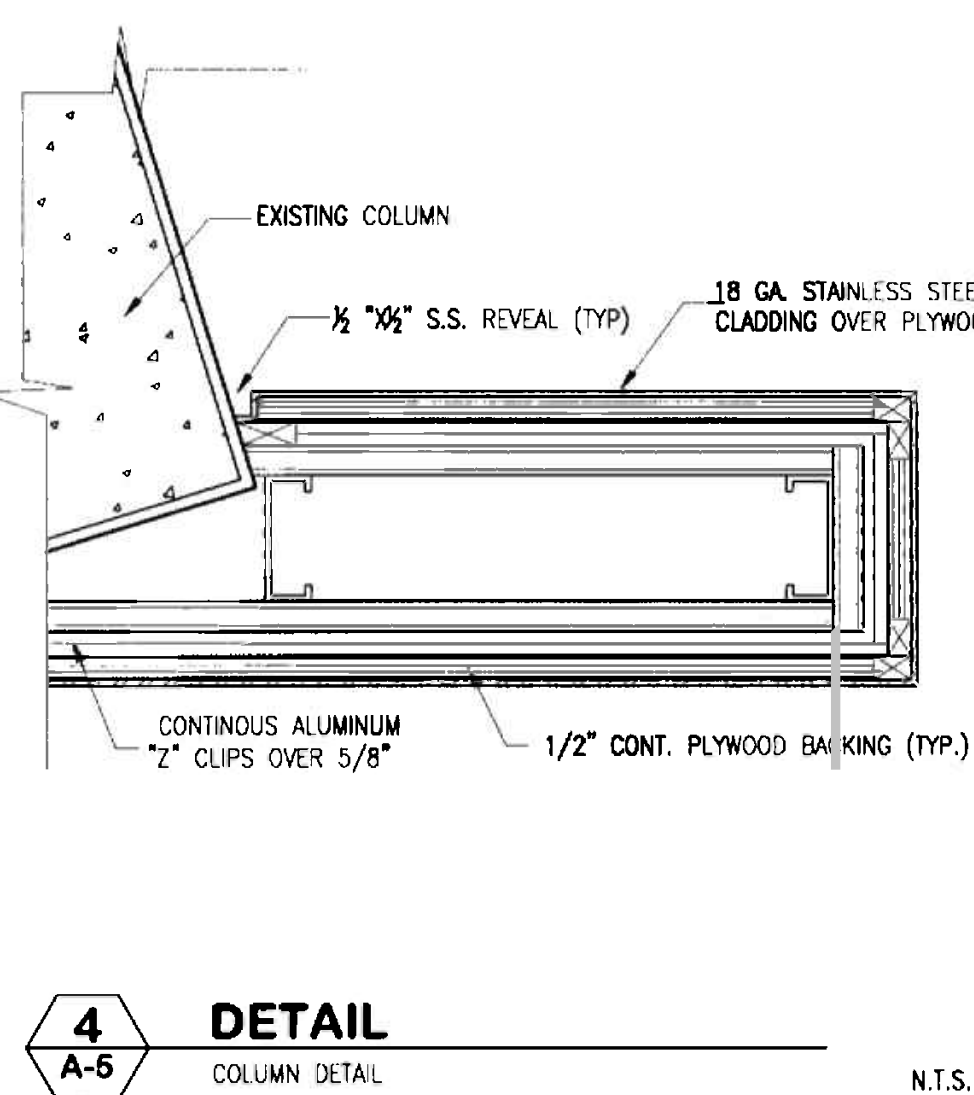
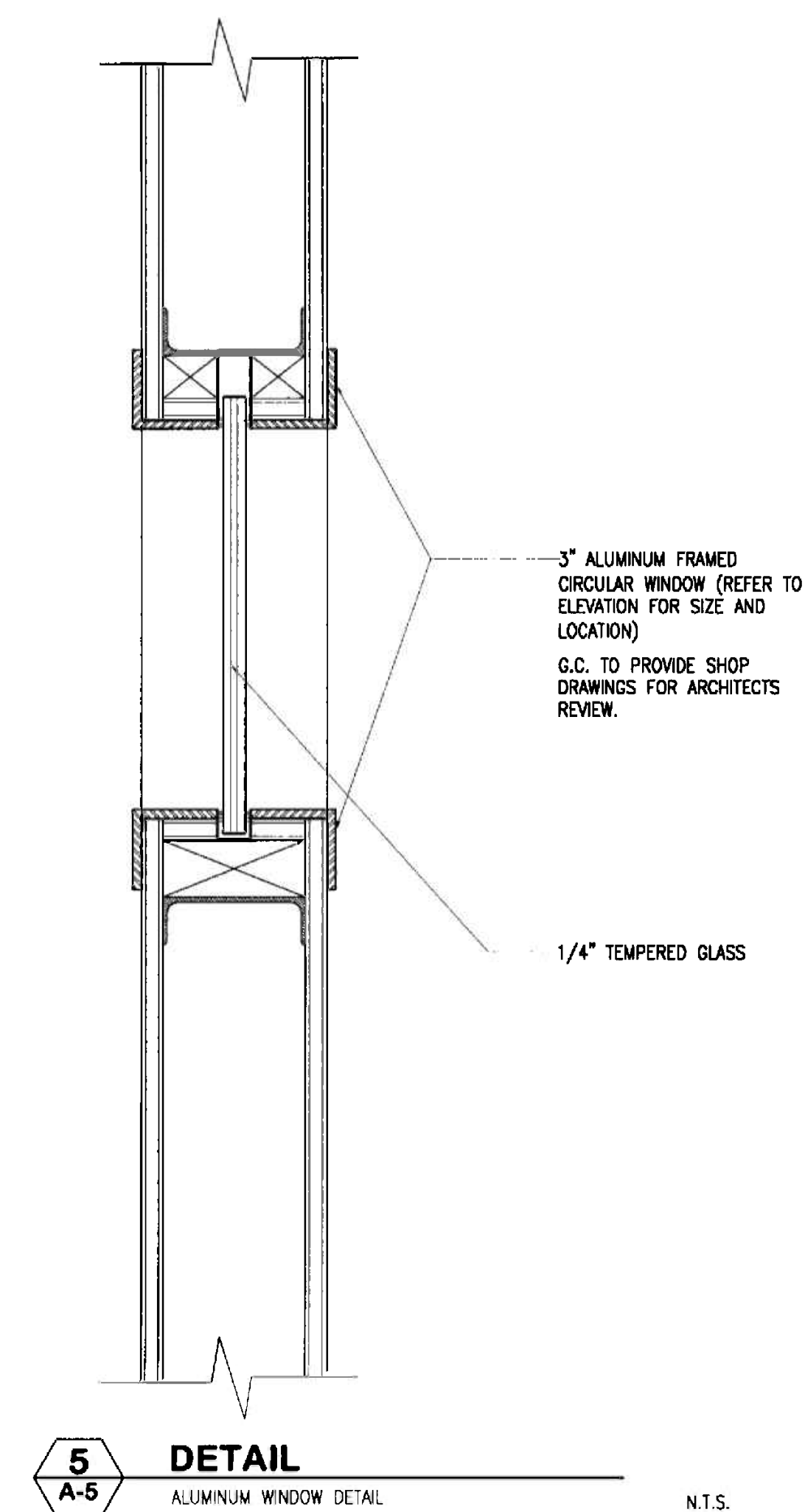


1 CORRIDOR ELEVATION
3/8"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED: [Signature] PER: [Signature]
DATE: FEB 15 2006
BUILDING ZONING: DRUGS
CONCURRENCE: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
ENGINEERING: [Signature]
PUBLIC WORKS: [Signature]
STREETCARE: [Signature]
ACCESSIBILITY: [Signature]
LEAVAS: [Signature]
As per Miami Building Code Section 184.5.3
REVIEWED FOR COMPLIANCE: [Signature]
REFERS TO PARTITION TYPES. REFER TO SHEET 5

Alejandro Bonet
11/7/05
ALEJANDRO BONET

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DOOR SCHEDULE

DOOR LOCATION	DOOR No.	TYPE	HARDWARE SET	SIZE			UNDERCUT	MATERIAL	FINISH	LABEL	DESCRIPTION											FRAME			PANIC HARDWARE	DET			THR			TRANSOM	CLOSER	WEATHER-STRIP	DOOR STOP	REMARKS	
				WIDTH	HEIGHT	THICKNESS (in.)					GLASS TYPE	SOLID CORE	HOLLOW CORE	LOUVERED	FLUSH	BY-PASS	POCKET	BIFOLD	FIXED	SGL. ACTING	DBL. ACTING	SLIDING	MATERIAL	FINISH		LABEL	JAMB	HEAD	SILL	VINYL	STONE						ALUMINUM

ENTRANCE DOOR	601	A	A	2(2'-10"	8'-6"	1/2"		CL/CL SB	CL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											</
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HARDWARE SCHEDULE

NOTE: GENERAL CONTRACTOR TO SUBMIT TO ARCHITECT A FULLY DETAIL 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.

SYMBOLS:

TBD TO BE DETERMINED
BS TO MATCH EXISTING BUILDING STANDARD
METAL FRAMES, FULL HT. DOORS & HARDWARE.
OS OFFICE STANDARD
HM HOLLOW METAL
STN STAIN
PNT PAINTED
NTR NATURAL

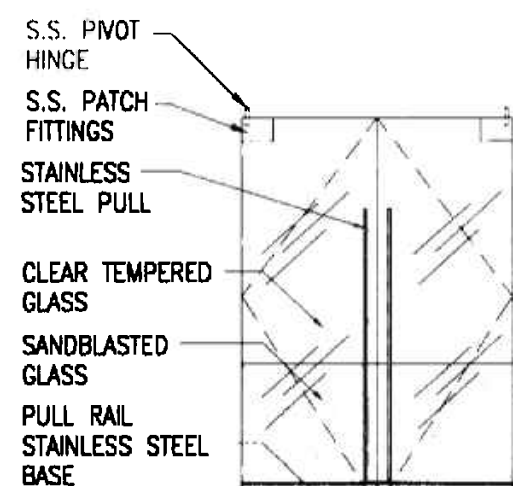
GL GLASS
CL CLEAR
ALU ALUMINUM
SS STAINLESS STEEL
SB SANDBLASTED
WD WOOD
W WENGE

GEN. NOTES:

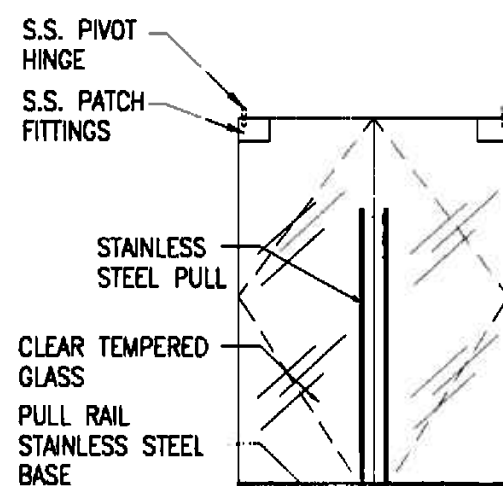
1. ALL HARDWARE ACCESSORIES AND DEVICES TO MATCH BUILDING STANDARD IN THE PARTICULAR DOOR TYPE, INCLUSIVE BUT NOT LIMITED TO DOOR SILENCERS, DOOR STOPS, HINGES, CLOSURES, ETC.
2. G.C. TO COORDINATE ALL KEYING WITH TENANT AND BUILDING MANAGEMENT.

HARDWARE SCHEDULE

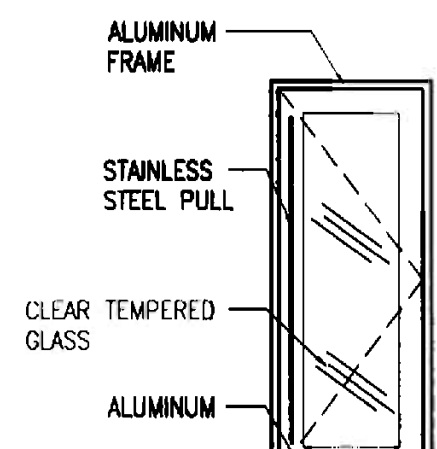
- A- STAINLESS STEEL PULL BY ELMES
T51-01-023-P125
TOP & BOTTOM PIVOT
CONCEALED HINGES & CLOSER
WITH FLOOR LOCKS
- B- STAINLESS STEEL PULL BY ELMES
T51-01-023-P125
BALL CATCH WITH STRIKE
SCREW MOUNTED
FINISH TO MATCH ELMES PULLS
HINGES- S.S. AS PER MFG. RECOMMENDATION
- C- LEVER HANDLE BY
VALI & VALI
FUSTIAL INOX
SERIES HIMALAYA
H500B RSS
REFER TO SCHEDULE
FOR LOCKSET TYPE



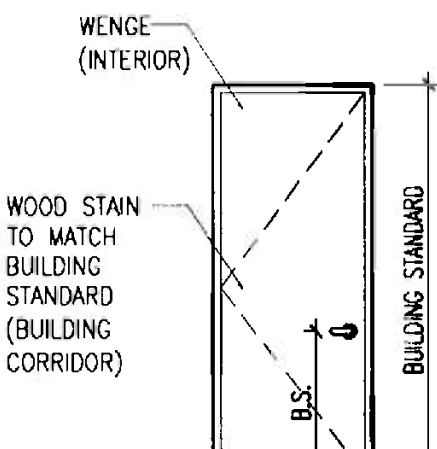
DOOR TYPE A



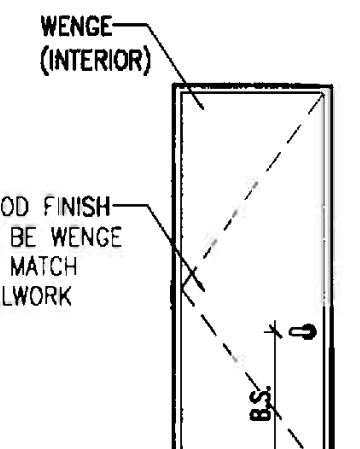
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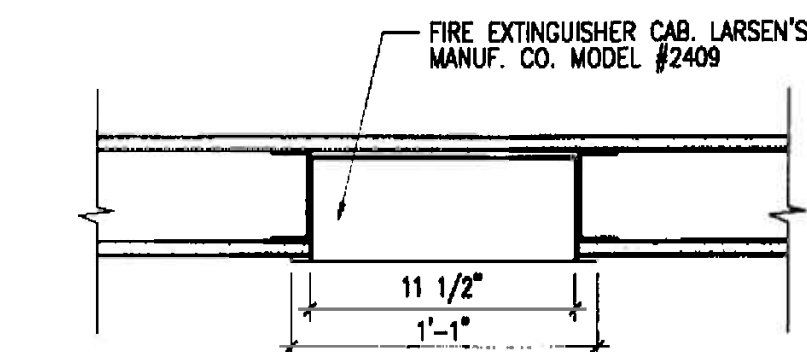
DOOR TYPE C



DOOR TYPE D



DOOR TYPE E

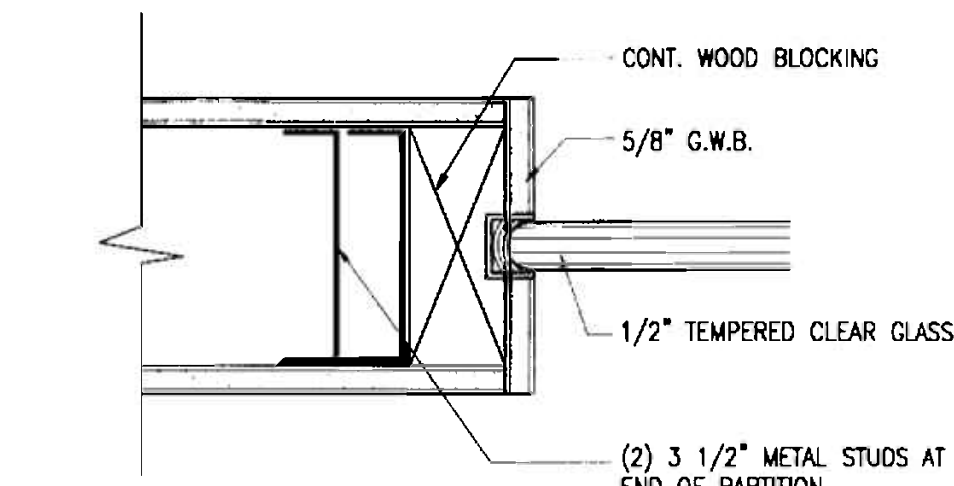


NOTES:

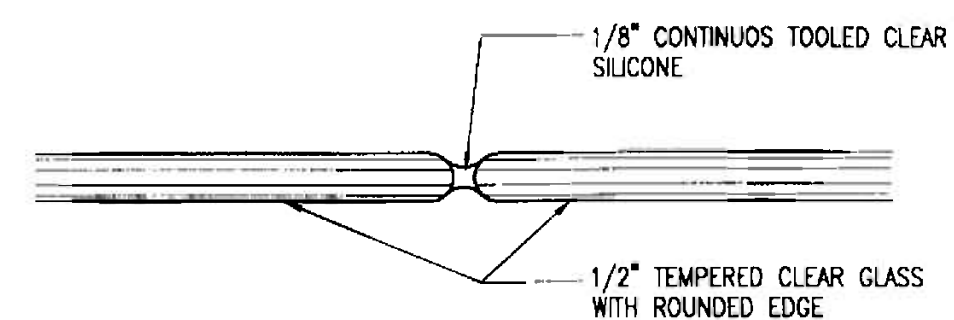
- 1) CABINET TO BE OF MANUF.'S STANDARD UNITS OF SUITABLE SIZE FOR HOUSING FIRE EXTINGUISHER.
- 2) DOOR MATERIAL: STAINLESS STEEL FINISH.
- 3) DOOR STYLE: VERTICAL DUO.
- 4) G.C. TO COORDINATE REQUIRED INSTALLATION CLEARANCE PRIOR TO PURCHASING CABINET.
- 5) NFPA APPROVED FIRE EXTINGUISHER.

4
A-6
DETAIL
TYPICAL.

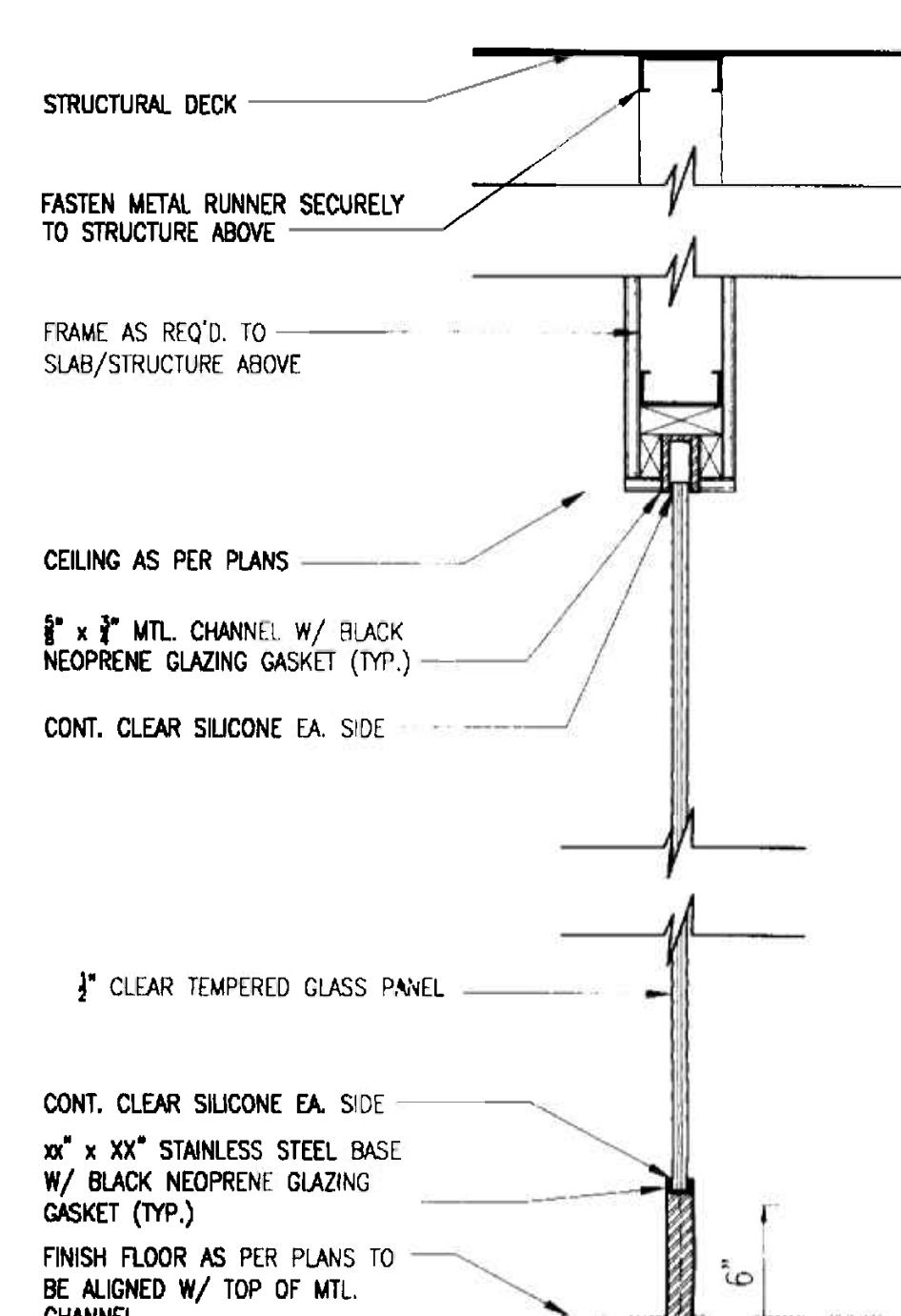
N.T.S.

3
A-6
DETAIL
GLASS PARTITION

N.T.S.

2
A-6
DETAIL
GLASS PARTITION

N.T.S.

1
A-6
DETAIL
GLASS PARTITION

N.T.S.

DELIVERY, STORAGE AND HANDLING

1. PROTECT PRODUCTS FROM DAMAGE.
2. DELIVER CARPETING MATERIALS IN ORIGINAL MILL PROTECTIVE WRAPPING WITH MILL TAGS ATTACHED.
3. STORE OPENED ROLLS IN AREA OF APPLICATION. MAINTAIN ROOM TEMPERATURE AT MINIMUM 60°F FOR AT LEAST 3 DAYS PRIOR TO INSTALLATION.

SITE CONDITIONS

1. DO NOT COMMENCE CARPET INSTALLATION UNTIL PAINTING AND FINISHING WORK IS COMPLETE AND CEILING AND OTHER OVERHEAD WORK HAS BEEN TESTED, APPROVED AND COMPLETED.
2. INSTALL CARPETING AFTER LIGHTING SYSTEM IS OPERATIONAL THROUGHOUT DESIGNATED CARPETED AREAS.

WARRANTY

1. PROVIDE WARRANTY, IN ACCORDANCE WITH SECTION 01700, SIGNED BY THE MANUFACTURER, INSTALLER AND CONTRACTOR TO PROVIDE FOR PROMPTLY MAKING GOOD OR REPLACING AT NO COST, DEFECTIVE MATERIALS OR WORKMANSHIP WITHIN THE FOLLOWING PERIODS:
2. PROVIDE A COPY OF MANUFACTURER'S STANDARD WARRANTY FOR REVIEW PRIOR TO AWARD OF CONTRACT FOR THIS WORK.

MATERIALS

1. BROADLOOM CARPET: PROVIDE CARPET OF COLOR AND MANUFACTURER AS SCHEDULED ON THE DRAWINGS; NO SUBSTITUTIONS.
2. CARPET EDGE GUARD, NON-METALLIC: PROVIDE EXTRUDED OR MOLDED HEAVY-DUST VINYL OR RUBBER CARPET EDGE GUARD OF SIZE AND PROFILE INDICATED ON DRAWINGS AND WITH MINIMUM 2 INCH WIDE ANCHORAGE FLANGE; COLOR(S) SELECTED BY ARCHITECT FROM STANDARD COLORS AVAILABLE WITHIN THE INDUSTRY.
3. ADHESIVE: WATER-RESISTANT, NON-STAINING TYPE AS RECOMMENDED BY CARPET AND PAID MANUFACTURER, TO SUIT APPLICATIONS AND TRAFFIC LOAD.
4. SEAMING CEMENT FOR DIRECT-GLUE APPLICATIONS: SEAM SEALER AS RECOMMENDED BY CARPET MANUFACTURERS FOR BUTTERING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND PREVENT PILE LOSS AT SEAMS.
5. MISCELLANEOUS MATERIALS: AS RECOMMENDED BY MANUFACTURERS OF CARPET, PAD AND OTHER CARPETING PRODUCTS, AND SELECTED BY INSTALLER TO MEET APPLICATION AND TRAFFIC LOAD.

PRODUCTION LOTS

1. PROVIDE SUFFICIENT MATERIAL OF EACH TYPE OF CARPET PRODUCT TO PREVENT MINGLING OF MATERIAL FROM DIFFERENT LOTS IN ANY ONE ROOM, SPACE OR FLOOR AREA.

EXTRA STOCK

1. PROVIDE SUFFICIENT QUANTITY OF EACH TYPE OF BROADLOOM CARPET TO ENSURE COMPLETE INSTALLATION AND EXTRA STOCK:
 - A. PRODUCE AS EXTRA STOCK AT LEAST 5% PERCENT OVERRUN ON CALCULATED YARDAGE, INCLUDING WASTE AND REMAINDER STOCK.
2. WRAP AND DELIVER TO OWNER ALL UNUSED CARPET GREATER THAN 2 FEET SQUARE AND/OR MORE THAN 12 INCHES WIDE:
 - A. ROLL EXCESS CARPET AND PAD ON SEPARATE ROLLS FOR EACH TYPE, SIZE LABEL ROLLS TO IDENTIFY TYPE, WIDTH, LENGTH AND LOCATIONS INSTALLED.
 - B. STORE IN PROTECTIVE COVERING AND TAG WITH PROJECT NAME, LOCATION, MILL REGISTER NUMBER AND PRODUCTION LOT IDENTITY.

EXAMINATION

1. EXAMINE SUBSTRATES AND SITE CONDITIONS.
2. EXAMINE AND ENSURE SLAB PREPARATION WORK.

PREPARATION

1. CLEAN FLOORS OF REMAINING FOREIGN MATTER. APPLY SEALER IF REQUIRED TO PREVENT DUSTING.
2. TREAT CONCRETE FLOORS AS REQUIRED TO OBTAIN NEUTRALITY RELATIVE TO ACIDITY AND ALKALINITY.
3. PROTECT OTHER WORK FROM DAMAGE RESULTING FROM CARPET INSTALLATION.

GENERAL CARPET INSTALLATION REQUIREMENTS

1. INSTALL CARPET IN ACCORDANCE WITH CRI-104. LAYOUT CARPET AS DIRECTED BY THE APPROVED SEAMING DIAGRAM.
2. DO NOT INSTALL SEAMS OCCURRING PERPENDICULAR TO OPENINGS CLOSER THAN 12 INCHES TO EDGE (JAMB) OF OPENING.
3. INSTALL SEAMS OCCURRING PARALLEL TO OPENINGS AT THE CENTERLINE OF DOORS AND AT THE CENTERLINE OF THE OPENING DEPTH WHERE NO DOORS OCCUR.
4. COMPLETE SEAMING AS LAYOUT PROGRESSES AND BEFORE STRETCHING. HAND SEW SEAMS AS REQUIRED.
5. BEFORE CUTTING, COMPLETELY UNROLL CARPET AND INSPECT FOR CONSISTENT COLOR AND PATTERN MATCH BETWEEN EACH ROLL FROM EACH PRODUCTION LOT.
6. MAINTAIN PATTERN ALIGNMENT WHERE SEAMS OCCUR IN PATTERNED CARPET.
7. INSTALL CARPET IN FULL-ROLL WIDTH. WHERE LESSER WIDTHS OCCUR, DO NOT INSTALL STRIPS NARROWER THAN 12 INCHES.
8. MAKE REQUIRED CUTS STRAIGHT AND TRUE. JOIN AND SEAL SEAMS WITH SEAM SEALER, USING METHODS RECOMMENDED BY CARPET MANUFACTURER. INSTALL SEAMS STRAIGHT, WITHOUT OVERLAPS, PEAKS AND GAPS.
9. LAY CARPET ON FLOORS WITH RUN OF PILE AS SHOWN ON SHOP DRAWINGS. DO NOT CHANGE RUN OF PILE IN ANY ONE ROOM OR FROM ONE ROOM TO NEXT.
10. CUT AND FIT CARPET NEATLY AROUND PROJECTIONS THROUGH FLOOR, SNUG TO WALLS AND OTHER VERTICAL SURFACES. WHERE NO BASE IS SCHEDULED, FIT CARPETS SNUGLY, WITHOUT GAPS OR RISERS WHERE CARPET MEETS OTHER SURFACES.
11. DO NOT PLACE HEAVY OBJECTS SUCH AS FURNITURE ON CARPETED SURFACES FOR MINIMUM 24 HOURS.
12. AT PENETRATIONS, CUT AN "X" IN THE CARPET OF SIZE REQUIRED, TO BE CONCEALED BY ESCUTCHEONS OR FLANGES, AND FOLD FLAPS UNDER.

DIRECT-GLUE INSTALLATION

1. APPLY ADHESIVE AT RATES AND WITH METHODS AND TACK-TIME RECOMMENDED BY CARPET MANUFACTURER.
2. LAY CARPET ON PROPERLY CURED ADHESIVE AND ROLL AS REQUIRED TO ACHIEVE FULL BOND BETWEEN ADHESIVE AND BACKING WITHOUT AIR POCKETS AND UNEVEN TENSION.
3. DO NOT ADHERE FLAPS TO SLAB AT "X" CUTS.

CLEANING AND PROTECTION

1. PREPARE FLOOR IN ACCORDANCE WITH CARPET AND ADHESIVE MANUFACTURERS' RECOMMENDATIONS.
2. REMOVE EXCESS ADHESIVE (SPILLS, OXIDATION) AS IT OCCURS. USE SOLVENTS APPROVED BY CARPET MANUFACTURER.
3. REPLACE DAMAGED OR DEFECTIVE WORK WHERE REQUIRED. REPLACE ENTIRE CARPET SURFACE IF REQUIRED TO ACHIEVE COLOR OR PATTERN UNIFORMITY.
4. VACUUM CARPET AFTER INSTALLATION IS COMPLETE AND AGAIN PRIOR TO DELIVERY OF COMPLETED JOB.
5. PROTECT CARPET FROM DAMAGE. USE PLYWOOD OR HARDBOARD RUNWAYS TO PROTECT FROM SUBSEQUENT OPERATIONS.

INTERIOR PAINTING (09910)

1. APPLICATOR SHALL INSPECT ALL SURFACES SCHEDULED TO RECEIVE NEW FINISH. TAPE JOINTS AND INDENTATIONS SHALL NOT "TELESCOPE" OR READ THROUGH THE PAINT FINISH AND WALLCOVERING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. WORK SHALL BE 3-COAT QUALITY, USING COMPATIBLE PRIMERS AND PREPARATION ON SUBSTRATES AS RECOMMENDED BY FINISH COAT MANUFACTURERS. ALL PAINTING MATERIALS SHALL BE USED ONLY IN STRICT CONFORMANCE WITH THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND INSTRUCTIONS.
3. PAINT SHALL BE APPLIED BY SKILLED TRADES PEOPLE AND SHALL BE FREE OF ALL RUNS, BRUSH MARKS, SAGS, HOLIDAYS AND OTHER DEFECTS. ARCHITECT WILL REJECT FOR SUCH DEFECTS.
4. EDGES ADJOINING OTHER MATERIALS OR COLORS SHALL BE SHARP AND CLEAN, WITHOUT OVERLAPPING.
5. ARRANGEMENTS SHALL BE MADE FOR PROPER VENTILATION BEFORE PAINTING WORK IS BEGUN.
6. PROPER PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL AREAS FROM PAINT DRIPS, SPLASHES, OVERSPRAY, ETC. ALL GLAZING SHALL BE MASKED ON BOTH SIDES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MASKING AND CLEANING OF GLAZED AREAS.
7. PAINT COLORS COMPLETELY HIDE AND COVER THE SUBSTRATE PAINT MANUFACTURER AND COLORS AS INDICATED ON FINISH PLAN/SCHEDULE.
8. PROVIDE A SAMPLE, MINIMUM 8-1/2" X 11" IN SIZE, OF EACH PAINT TYPE AND WHEN LIGHTING THROUGHOUT IS AT FULL FINAL ILLUMINATION LEVEL. PROVIDE A FULL HEIGHT 10" SAMPLE AT SITE ON SKIMCOAT FOR ARCHITECT'S REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
9. THE FOLLOWING ENVIRONMENTAL CONDITIONS SHALL BE PROVIDED BEFORE PAINTING WORK IS TO BEGIN:
 - A. MAINTAIN INTERIOR OF BUILDING SPACE WITH TEMPERATURE OF 60 F MINIMUM AND 85 F MAXIMUM AND A RELATIVE HUMIDITY OF LESS THAN 70% FOR THREE (3) DAYS PRIOR TO START OF PAINTING WORK, DURING THE PAINTING PROCESS AND AFTER PAINTING WORK HAS BEEN APPLIED.
 - B. LIGHTING IN ALL SPACES SHALL BE FULL FINAL ILLUMINATION LEVEL. CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING WHERE REQUIRED.
10. COLORS AND FINISHES: AS INDICATED ON FINISH PLAN OR SCHEDULE.
11. ALL DOORS FRAMES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALL FINISH UNLESS OTHERWISE NOTED.
12. PROVIDE PAINT SYSTEMS FOR VARIOUS SUBSTRATES AS SCHEDULED ON FINISH PLANS OR SCHEDULE. WORK SHALL BE 3-COAT QUALITY, USING COMPATIBLE PRIMERS ON SUBSTRATES, AS RECOMMENDED BY FINISH COAT MANUFACTURERS. WORK SHALL MATCH EXISTING WHERE APPLICABLE.
 - A. FERROUS METAL (DOOR FRAMES):
 - 1ST COAT: METAL PRIMER-RUST INHIBITIVE
 - 2ND COAT: SEMI-GLOSS ALKYO ENAMEL
 - 3RD COAT: EGGSHELL ALKYO ENAMEL
 - B. GYPSUM WALLBOARD:
 - 1ST COAT: PVA SEALER (ROLLER APPLIED)
 - 2ND COAT: EGGSHELL 100% ACRYLIC ENAMEL
 - 3RD COAT: EGGSHELL 100% ACRYLIC ENAMEL
 - C. ALUMINUM (DOOR FRAMES):
 - 1ST COAT: CHROMATE METAL PRIMER
 - 2ND COAT: SEMI-GLOSS ALKYO ENAMEL
 - 3RD COAT: SEMI-GLOSS ALKYO ENAMEL

WALLCOVERING (09950)

1. PROVIDE WALLCOVERING AND FABRIC WALL/CEILING PANELS AS INDICATED ON FINISHED FINISH PLANS OR SCHEDULE.
2. PROVIDE ALL PREPARATORY WORK TO INSURE ALL SURFACES ARE SMOOTH AND CLEAN TO RECEIVE NEW FINISH. AT WALL SURFACES, CONTRACTOR SHALL PROVIDE A PRIME COAT OF SEALER OR BASE PRIMER ACCEPTABLE TO THE MATERIAL MANUFACTURER PRIOR TO THE INSTALLATION.
3. INSTALL MATERIAL PER THE LATEST PRINTED MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS AND FOLLOW THE ESTABLISHED INDUSTRY PRACTICES.
4. MATERIAL SHALL BE OF THE SAME DYE LOT FOR EACH COLOR AND/OR TYPE OF PRODUCTS SELECTED. USE ROLLS IN CONSECUTIVE ORDER AS NUMBERED BY MANUFACTURER. FILL IN SPACES ABOVE AND BELOW WINDOWS, ABOVE DOORS AND SIMILAR AREAS IN SEQUENCE FROM ROLL.
5. MATERIAL SHOULD BE STORED HORIZONTALLY OR VERTICALLY AS RECOMMENDED BY THE MANUFACTURER IN A SEALED PROTECTIVE COVERING ELEVATED OFF THE FLOOR IN A SECURED AREA PROVIDED BY THE CONTRACTOR.
6. SEAMS SHALL BE KEPT TO A MINIMUM AND SHALL BE MADE TO BE LEAS VISIBLE. HORIZONTAL SEAMS AND CUTTING AT CORNERS ARE NOT ACCEPTABLE. BUTTING SHALL NOT BE LESS THAN 2 INCHES OFF AN INSIDE CORNER, AND NOT LESS THAN 6 INCHES OFF AN OUTSIDE CORNER. RELIEVE ALL INTERNAL TENSION IN MATERIALS PRIOR TO TRIMMING IN ORDER TO MEDIATE PULL AWAY AT JOINTS.
7. TRIM DEEPLY TEXTURED OR MATCHED PATTERNS ON A FLAT WORK TABLE.
8. HANG SMOOTH, NON-MATCHED PATTERNS BY APPLYING STRIPS ON THE WALL, OVERLAPPING THE EDGES AND DOUBLE CURING THROUGH BOTH THICKNESSES.
10. REMOVE EXCESS ADHESIVE FROM EACH SEAM BEFORE PROCEEDING TO NEXT. WIPE SEAM CLEAN WITH DRY CLOTH TOWEL.
11. WHERE ADHESIVE IS USED, THE ADHESIVE SHALL NOT BLEED THROUGH THE WALLCOVERING MATERIAL OR ALTER THE COLORATION AND / OR TEXTURE OF THE WALLCOVERING MATERIAL. A STRIPPABLE ADHESIVE SHALL BE USED FOR ALL WALLCOVERINGS. ALL FABRIC WALLCOVERING DIRECTLY ADHERED TO A WALL SURFACE SHALL BE PAPERBACK OR ACRYLIC BACKED PER MANUFACTURER'S INSTRUCTIONS AND ARCHITECT'S SPECIFICATION.
12. WALLCOVERING SHALL BE INSTALLED WITH THE SAME ENVIRONMENTAL CONDITIONS AS STATED FOR PAINTING WORK HEREIN.
13. WALLCOVERING SHALL BE INSTALLED BEFORE PLUMBING FIXTURES, CASINGS, BASES, AND CABINETS.
14. WITHOUT ADDITIONAL COST, FURNISH OWNER ADDITIONAL STOCK OF UNDAMAGED VINYL AND FABRIC WALLCOVERING IN AMOUNT OF NOT LESS THAN 1/2 OF 1 PERCENT OF AREAS USED OF EACH COLOR, AND PATTERN INSTALLED. MATERIALS TO BE WRAPPED AND IDENTIFIED AS TO MATERIAL, COLOR, AND WHERE USED.

15. SUBMITTALS.

- A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340 FOR ALL FABRIC WALLCOVERING PRIOR TO ORDERING MATERIALS.
1. IDENTIFIED PRODUCT DATA INCLUDING MATERIAL SPECIFICATIONS, PRINTED INSTALLATION INSTRUCTIONS AND MAINTENANCE RECOMMENDATIONS.
2. ONE SAMPLE MINIMUM 12" X 12" (OR MINIMUM OF ONE REPEAT FOR PATTERNED MATERIAL) OF EACH WALLCOVERING SPECIFIED.
3. SHOP DRAWING AND SEAMING DIAGRAMS.
- B. CLEARLY INDICATE JOINING OF SEAMS AND INSTALLATION METHOD FOR EACH TYPE OF FABRIC INDICATED.

FIRE EXTINGUISHERS (10522)

1. PROVIDE AND INSTALL BUILDING STANDARD FIRE EXTINGUISHERS IN ACCORDANCE WITH LOCAL CODES. USE FULLY RECESSED EXTINGUISHERS EVERYWHERE POSSIBLE, AND SEMI-RECESSED OTHERWISE.
2. EXTINGUISHERS TO BE PLACED IN OR NEAR ACCESS WAYS AT A MAXIMUM TRAVEL DISTANCE OF 75' TO A FIRE EXTINGUISHER.
3. EXTINGUISHERS TO BE PLACED AT A RATIO OF 1 EVERY 3000 U.S.F. FURNISH, AND INSTALL EXTINGUISHERS AS INDICATED ON DRAWINGS.
4. SUBMITTALS:
 - A. SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01340.
 - B. PRODUCT DATA: MANUFACTURER'S TECHNICAL DATA AND INSTALLATION INSTRUCTIONS.
 - C. INSTALL TAG INDICATING DATE AND NAME OF COMPANY PLACING CHARGE IN CANISTERS.
 - D. EXTINGUISHER CABINETS TO BE PAINTED TO MATCH ADJACENT WALL UNLESS OTHERWISE NOTED.
 - E. AFTER INSTALLATION AND FINISHING IS COMPLETE, APPLY SILK-SCREENED INTERNATIONAL FIRE EXTINGUISHER SYMBOL ON CABINET DOOR IN COLOR SELECTED BY ARCHITECT.

DIVISION 15:
MECHANICAL, ELECTRICAL, PLUMBING, FIRE & LIFE SAFETY
REFER TO MEP DOCUMENTS FOR SPECIFICATIONS AND SCHEDULES.

END OF SECTION

OFFICE COPY
CITY OF MIAMI
APPROVED FOR THE CITY OF MIAMI
THE FOLLOWING:

BUILDING:	
ZONING:	
DRAWING:	
CONCURRENCE:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
ENVIRONMENTAL:	
PUBLIC WORKS:	
STREET PLANNING:	
ACCREDITATION:	
LEVATOR:	

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

Approved
11/7/05
ALEJANDRO BONET

PROJECT NO: 0217-08
DRAWN BY: JB
DATE: 11/07/05
SCALE: N/A
SHEET NO: A-7.3

id
insight
design

REVISIONS

SHEET TITLE: SPECIFICATIONS

INTERIOR RENOVATION for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th Avenue
Miami, Florida 305 545 4964
AA0003130 ID0003964

ELECTRICAL GENERAL NOTES

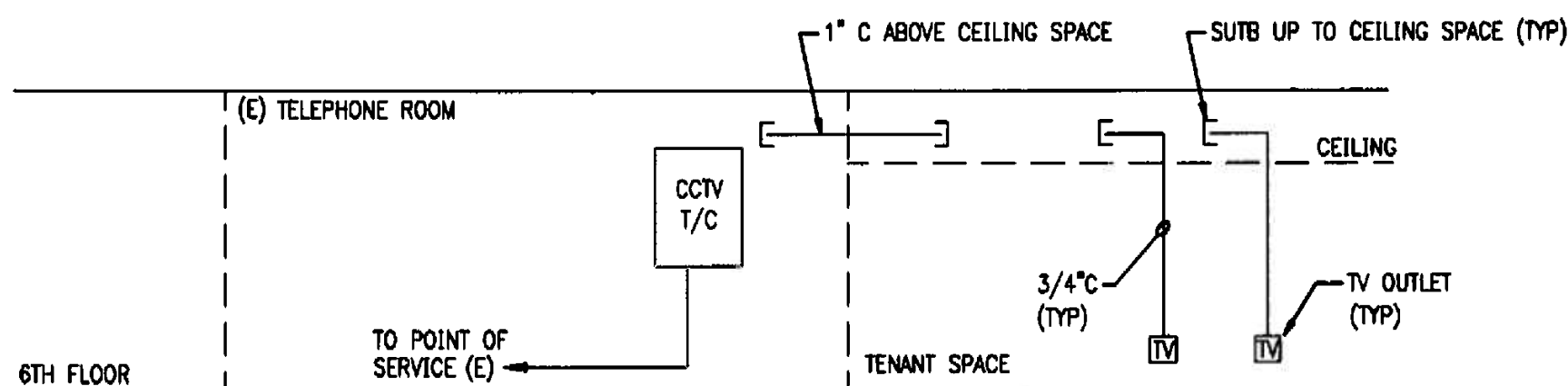
1. THE "GENERAL CONDITIONS OF THE CONTRACT", CURRENT EDITION, PUBLISHED IN STANDARD FORM BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL BE PART OF THIS CONTRACT.
2. ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH LOCAL CODES AND ORDINANCES, THE RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES AND ALL STANDARDS OF CONSTRUCTION ESTABLISHED BY THE LANDLORD, AND NATIONAL ELECTRICAL CODE CURRENT EDITION.
3. CONCRETE PENETRATIONS ARE NOT ALLOWED FOR ANY REASON WITHOUT THE PRIOR CONSENT OF THE BUILDING MANAGER.
4. ALL SLAB AND FIRE WALL PENETRATIONS SHALL BE FIRE RATED, AND SHALL CONFORM TO LANDLORD'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS.
5. CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF THE PROPER TRIM AND SUPPORT ARRANGEMENTS FOR LIGHTING FIXTURES.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ARCHITECT BEFORE ROUGH INSTALLATION OF LIGHTS, RECEPTACLES AND SWITCHES FOR EXACT LOCATION.
7. THERE SHALL BE NO BACK TO BACK TELEPHONE OR ELECTRICAL RECEPTACLES, WHERE RECEPTACLES OCCUR ON EACH SIDE OF THE WALL THEY MUST BE INSTALLED NO LESS THAN 16" APART.
8. HORIZONTAL CONDUIT ROUTING SHALL BE PERMITTED ONLY FOR INTER-CONNECTION OF MULTIPLE RECEPTACLES WITHIN THAT WALL. HORIZONTAL CONDUITS SHALL NOT BE PERMITTED TO CONNECT A SINGLE RECEPTACLE ON A WALL TO A RECEPTACLE ON AN ADJOINING WALL.
9. EXISTING RISER DIAGRAM AND/OR PANEL SCHEDULES ARE BASED ON ORIGINAL DESIGN AS-BUILT DRAWINGS AND/OR VISIT TO THE SITE BY THE ENGINEER. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
10. ALL ELECTRICAL EQUIPMENT MUST BEAR U.L. LABEL AND BE COMMERCIAL GRADE.
11. COMMUNICATION CABLES TO BE RUN BY OTHERS.
12. ELECTRICIANS SHALL NOT INSTALL MORE THAN SIX (6) OUTLETS PER CIRCUIT.
13. CONTRACTOR WILL BE HELD RESPONSIBLE FOR INTERRUPTION OF ELECTRICAL SERVICE TO OTHER AREAS IN THE BUILDING.
14. CONTRACTOR SHALL NOT RUN PIPES, WIRES, 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 PANELS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. WHEN THE PROJECT IS COMPLETE, THE CONTRACTOR SHALL RE-LABEL CIRCUITS PER "AS BUILT", AND PROVIDE NEW TYPE WRITTEN DIRECTORY.
17. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND MOTOR LOADS BEFORE INSTALLING WIRING.
18. FOR MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS AND PROVIDE FUSES AS PER EQUIPMENT MANUFACTURER RECOMMENDATIONS.
19. PROVIDE EQUIPMENT GROUND CONDUCTOR IN ALL RACEWAYS.
20. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION.
21. THE CONTRACTOR SHALL TAKE PERMITS, PROCURE CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
22. THE CONTRACTOR IS REFERRED TO THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL PLANS AND SPECIFICATIONS. SUCH PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED PART OF THE ELECTRICAL CONTRACT DOCUMENTS.
23. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS AND ARRANGEMENTS ONLY.
24. ALL MATERIALS SHALL BE NEW, OF TYPES AND MAKES CALLED FOR, OR APPROVED EQUAL.
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 MARKED DURING SHIPMENT OR INSTALLATION.
27. THE CONTRACTOR SHALL BE A LICENSED MASTER ELECTRICIAN.
28. THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER.
29. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED FOR ALL TRADES.
30. ELECTRICAL WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. SHOULD ELECTRICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF THE OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT ELECTRICAL CONTRACTOR'S EXPENSE.
31. GROUNDING SHALL COMPLY WITH THE NEC AND REQUIREMENTS OF THE POWER COMPANY AND INSPECTION AUTHORITY.
32. AT THE COMPLETION OF THE WORK, THIS CONTRACTOR SHALL REMOVE ALL RUBBISH CAUSED BY HIS WORK AND SHALL THOROUGHLY CLEAN ALL ELECTRICAL EQUIPMENT.
33. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROL WIRING FOR ALL EQUIPMENT.
 - A. ALL WIRING NOT IN CONDUIT, INCLUDED BUT NOT LIMITED TO LOW VOLTAGE, FIRE ALARM, AND CONTROLS, SHALL BE PLENUM RATED AS PER NFPA 90A-2-3.10.
34. ELECTRICAL POWER AND CONTROL WIRING FOR HVAC AND MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR WIRING DIAGRAMS AND REQUIREMENTS.
35. ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
36. WIRING DEVICES SHALL BE SPECIFICATION GRADE LEVITON, COLOR SELECTED BY THE ARCHITECT. MINIMUM SIZE OF OUTLET BOXES SHALL BE 4" TRADE.
37. ALL LIGHTING SWITCHES AND/OR DIMMERS SHALL BE GANGED TOGETHER WHERE SHOWN TOGETHER.
38. ALL CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, #12 MINIMUM EXCEPT CONTROL WIRING.
39. ALL WIRING SHALL BE IN CONDUIT OR MC CABLE. A PULL WIRE OR CORD SHALL BE INSTALLED IN ALL EMPTY CONDUITS.
40. USE RIGID GALVANIZED STEEL CONDUIT WHERE EXPOSED IN ANY LOCATION SUBJECT TO MECHANICAL INJURY. EMT MAY BE USED ELSEWHERE. ALL METALLIC CONDUIT SHALL BE STEEL, NO ALUMINUM CONDUIT WILL BE PERMITTED. WIREWAYS SHALL BE GALVANIZED OR FACTORY PAINTED, AND SHALL BE U.L. APPROVED.
41. FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES WHERE PERMITTED BY CODE. "SEALTITE" WHERE USED OUTDOORS.
42. FUSES SHALL BE BUSSMAN "FUSETRON" DUAL-ELEMENT, TIME DELAY, OR EQUAL, OR AS CALLED FOR ON DRAWINGS.
43. PROVIDE ENGRAVED PLASTIC LABELS FOR ALL NEW ELECTRICAL PANELS, CONTROLLERS, DISCONNECT SWITCHES, AND TIME SWITCHES.
44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE ORDERING OR INSTALLING LIGHT FIXTURES.
45. THE CONTRACTOR SHALL VERIFY THAT BRANCH CIRCUITS ARE BALANCED BETWEEN THE PHASES OF THE SYSTEM, AND ADJUST IF NECESSARY AS DIRECTED BY THE CONSULTANT.
46. PROVIDE RACEWAY SYSTEMS AND PULL WIRES FOR TELEPHONE SYSTEM AS SHOWN.
47. THE ELECTRICAL INSTALLATION SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVES BEFORE ACCEPTANCE.
48. GUTTERS, WIREWAYS, PULL BOXES, ETC., SHALL BE SIZED PER NATIONAL ELECTRICAL CODE, TABLE 373-6 (a) & (b).
49. COORDINATION WITH OTHER TRADES:
 - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH REVIEW OF ALL PLANS AND SPECIFICATIONS AFFECTING THIS 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 DEVIATIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY BEFORE PROCEEDING.
 - B. SPECIAL ATTENTION SHALL BE GIVEN BUT NOT BE LIMITED TO THE FOLLOWING SYSTEMS:
 1. CONDUIT, RACEWAY, TELEPHONE.
 2. AIR CONDITIONING DUCTWORK, PIPING, CONDENSATE AND WASTE.
 3. WASTE AND VENT LINES, HOT AND COLD WATER LINES AND RAIN WATER LEADER.
50. DRAWINGS AND SPECIFICATIONS:
 - A. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETE AND CONSIDERED SUPPLEMENTARY TO EACH OTHER. MATERIALS OR WORKMANSHIP INDICATED, CALLED FOR, OR IMPLIED BY ONE AND NOT THE OTHER, SHALL BE FURNISHED AND INSTALLED AS THOUGH SPECIFICALLY CALLED FOR BY BOTH. SHOULD ANY DISCREPANCY APPEAR IN EITHER, CALL SUCH DISCREPANCY TO ATTENTION OF PROJECT ARCHITECT FOR CLARIFICATION AND CORRECTION BEFORE SUBMITTING BID.
 - B. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE AND SATISFACTORY INSTALLATION. AN ATTEMPT HAS BEEN MADE TO SEPARATE AND COMPLETELY DEFINE THE WORK IN SEPARATE SECTIONS OF THE SPECIFICATIONS; HOWEVER, SUCH SEPARATION SHALL NOT RELIEVE THE CONTRACTOR FROM FULL RESPONSIBILITY OF COMPLIANCE WITH THE WORK OF HIS/HER TRADE WHICH MAY BE INDICATED ON ANY OF THE DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS.
 - C. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND SPECIFICATIONS. IN ADDITION TO THE ELECTRICAL AND OTHER RELATED TRADES AND SECTIONS, THIS COORDINATION SHALL BE DONE PRIOR TO SUBMITTING THE BID.
 - D. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS WITH REFERENCE TO BUILDING CONSTRUCTION AND DIMENSIONS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC BUT ARE TO BE FOLLOWED AS CLOSELY AS THE ACTUAL CONSTRUCTION OF THE BUILDING AND THE WORK OF OTHER TRADES WILL PERMIT.
 - E. THE DRAWINGS AND RISERS INDICATE IN DIAGRAMMATIC FORM THE ARRANGEMENTS DESIRED FOR THE EQUIPMENT FIXTURES, PRINCIPAL APPARATUS, ETC., AND SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. HOWEVER, THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL CONDUIT, BOXES AND WIRING DUE TO THE STRUCTURAL OR OTHER OBSTRUCTION AT NO EXTRA COST.

ELECTRICAL LEGEND

	2'x4' FLUORESCENT FIXTURE		20A, 125V, 2P, 3W SINGLE RECEPT. NEMA 5-20R, 18" AFF.
	2'x4' FLUORESCENT FIXTURE EMERGENCY LIGHT		20A, 125V, 2P, 3W DUPLEX RECEPTACLE NEMA 5-20R MOUNTED 18" AFF.
	2'x2' FLUORESCENT FIXTURE		20A, 125V, 2P, 3W DUPLEX RECEPTACLE NEMA 5-20R MOUNTED ABOVE COUNTER OR 48" A.F.F. IF NO COUNTER.
	2'x2' FLUORESCENT FIXTURE EMERGENCY LIGHT		20A, 125V, 2P, 3W G.F.I. DUPLEX RECEPT. NEMA 5-20R MOUNTED 18" AFF.
	RECESSED DOWNLIGHT		20A, 125V, 2P, 3W G.F.I. DUPLEX RECEPT. NEMA 5-20R MOUNTED ABOVE COUNTER OR 48" A.F.F. IF NO COUNTER.
	RECESSED WALL WASH DOWNLIGHT		FLOOR MOUNTED TEL/DATA OUTLET, RECESSED BACKBOX, VERIFY AMPERAGE, VOLTAGE AND NEMA CONFIGURATION AS REQUIRED BY EQUIPMENT MANUFACTURER.
	WALL SCONCE LIGHT FIXTURE		20A, 125V, 2P, 3W DOUBLE DUPLEX RECEPTACLE NEMA 5-20R MOUNTED 18" AFF.
	EXIT LIGHTS WITH DIRECTIONAL ARROWS AS REQUIRED		JUNCTION BOX 4x4 NOMINAL TRADE SIZE (MIN.)
	LIGHT FIXTURE TYPE DESIGNATION SEE LIGHT FIXTURE SCHEDULE.		POWER JUNCTION BOX WITH 1/2" FLEXIBLE CONDUIT FOR SYSTEMS FURNITURE, (SIX FOOT MAXIMUM LENGTH)
	SINGLE POLE SWITCH, MTD, 4"-8" A.F.F.		TEL/DATA JUNCTION BOX WITH 3/4" FLEXIBLE CONDUIT FOR SYSTEMS FURNITURE, (SIX FOOT MAXIMUM LENGTH)
	TWO POLE SWITCH, MTD, 4"-8" A.F.F.		DISCONNECT SWITCH (SIZE & POLES AS PER N.E.C.-N.F. DENOTES "NOT FUSED" 6"-8" AF TO TOP)
	THREE-WAY SWITCH, MTD, 4"-8" A.F.F.		THERMOSTAT
	LIGHT DIMMER SWITCH, MTD, 4"-8" A.F.F.		PANELBOARD. SEE PANEL SCHEDULE FOR DETAILS
	ILLUMINATED PUSHBUTTON MTD, 4"-8" A.F.F.		TEL/DATA OUTLET, PROVIDE 4" SQUARE BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.
	KEYED NOTE DESIGNATION		TELEPHONE OUTLET, PROVIDE 4" SQUARE BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.
	DENOTES EXISTING		FIRE ALARM SPEAKER AND STROBE VISUAL UNIT, WALL MTD, 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER.
	DENOTES RELOCATED		FIRE ALARM VISUAL ALARM LIGHT, WALL MTD, 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER.
	EMERGENCY LIGHTING RELAY MOUNTED ABOVE CEILING		FIRE ALARM HEAT DETECTOR, CLG. MTD.
	SPECIAL-PURPOSE OUTLET, AMPERAGE, VOLTAGE AND NEMA CONFIGURATION AS REQUIRED BY EQUIPMENT MANUFACTURER.		FIRE ALARM SMOKE DETECTOR, CLG. MTD.
	TELEVISION CABLE OUTLET, PROVIDE 4" SQ. BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING. PROVIDE PLASTIC BUSHING.		FIRE ALARM TERMINAL CABINET
	CARD READER OUTLET, PROVIDE 4" SQ. BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.		MOTION SENSOR OUTLET, PROVIDE 4" SQ. BOX. COORDINATE FINAL LOCATION WITH ARCHITECT.
	KEY PAD OUTLET, PROVIDE 4" SQ. BOX WITH BLANK COVER PLATE. STUB 3/4" CONDUIT 6" ABOVE CEILING.		CAMERA OUTLET, PROVIDE 4" SQ. BOX. COORDINATE FINAL LOCATION WITH ARCHITECT.
	SENSOR OUTLET, PROVIDE 4" SQ. BOX AND 3/4" CONDUIT TO SECURITY PANEL.		DOOR CONTACT OUTLET, PROVIDE 4" SQ. BOX, AND 3/4" CONDUIT TO SECURITY PANEL. COORDINATE WITH ARCHITECT.
	VAULT CONTACT, PROVIDE 4" SQ. BOX AND 3/4" CONDUIT TO SECURITY PANEL.		FIRE ALARM RELAY MODULE-PROVIDE 4" SQUARE BOX AND WIRING AS REQUIRED.

MOUNTED 18" A.F.F. OR AS SPECIFIED.

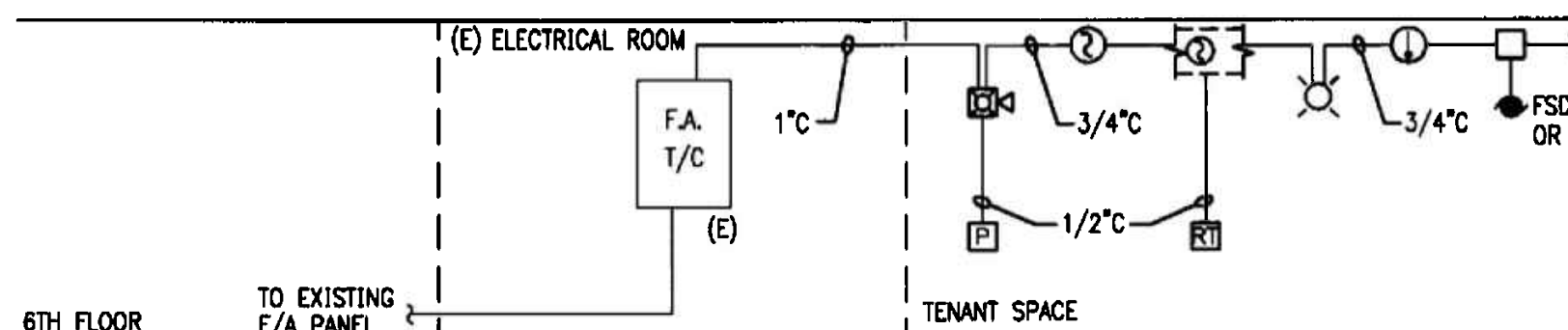
NOTE: NOT ALL SYMBOLS MAY BE USED.



NOTE: SEE FLOOR PLAN FOR EXACT NUMBER OF DEVICES.

T/C - TERMINAL CABINET

TENANT CATV RISER DIAGRAM



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

F.A. - FIRE ALARM
T/C - TERMINAL CABINET
FSD - FIRE SMOKE DAMPER
MD - MOTOR OPERATED DAMPER

TENANT FIRE ALARM RISER DIAGRAM

FIRE ALARM SYSTEM NOTES

1. THE CONTRACTOR SHALL PROVIDE, INSTALL AND CONNECT NEW FIRE ALARM DEVICES, AS SHOWN ON PLANS. NEW DEVICES SHALL BE COMPATIBLE WITH THE EXISTING FIRE ALARM SYSTEM INSTALLED IN THE BUILDING AND BE CONNECTED TO THE EXISTING SYSTEM. PRIOR TO BIDDING, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SYSTEM. NEW DEVICES SHALL BE CONNECTED, ZONED AND ANNUNCIATED TO COMPLY WITH THE EXISTING APPROVED T/A SYSTEM INSTALLATION AND THE FIRE DEPARTMENT REQUIREMENTS.
2. PROVIDE, INSTALL AND CONNECT ALL SMOKE DETECTORS AS SHOWN ON PLANS. SMOKE DETECTORS SHALL BE COMPATIBLE, U.L. LISTED AND LABELED AS IN COMPLIANCE WITH N.F.P.A. 72A, 101 AND F.B.C. 2001. SMOKE DETECTORS SHALL NOT BE WITHIN 3' OF AN A/C SUPPLY OR RETURN CIRCUITS, #18 TWISTED PAIR FOR ADDRESSABLE CIRCUITS.
3. MINIMUM CONDUCTORS SIZES SHALL BE: #14 AWG FOR SIGNAL AND POWER CIRCUITS, #18 TWISTED PAIR FOR ADDRESSABLE CIRCUITS.
4. ALL WIRING SHALL BE IN METALLIC RACEWAYS, MAXIMUM CONDUIT FILL - 40% OF CONDUIT AREA; MINIMUM RACEWAY SIZE SHALL BE 3/4". WIRING TO COMPLY WITH N.E.C. 760-16.
5. FIRE ASSEMBLIES PENETRATIONS SHALL COMPLY WITH F.B.C. CHAPTER 7.
6. CABLE PENETRATION INTO OR THROUGH PLENUM AREAS USED FOR TRANSFER OF ENVIRONMENTAL AIR SHALL BE TEFLON INSULATED TYPE OR OF AN APPROVED TYPE IN ACCORDANCE WITH SECTION 800-3(D) OF THE NATIONAL ELECTRICAL CODE.
7. THE FIRE ALARM CONTRACTOR AND EQUIPMENT SUPPLIER SHALL BE A FACTORY AUTHORIZED DISTRIBUTOR FOR THE EXISTING EQUIPMENT.
8. THE CONTRACTOR AND FIRE ALARM FACTORY REPRESENTATIVE SHALL HOLD AND SUBMIT A COPY OF A CURRENT CERTIFICATE OF COMPETENCY FROM THE STATE OF FLORIDA INDICATING THAT THE HOLDER IS QUALIFIED TO ENGAGE IN THE BUSINESS OF CONTRACTING FOR FIRE ALARM PROTECTION SYSTEMS.
9. THE FIRE ALARM CONTRACTOR SHALL EVALUATE EXISTING FACP POWER SUPPLIES, AND SUBMIT CALCULATIONS TO SUBstantiate THAT EXISTING CIRCUITS/POWER SUPPLIES ARE ADEQUATE TO ACCOMMODATE THE ADDITIONAL DEVICES SHOWN ON THE DRAWINGS. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL POWER SUPPLIES, INCLUDING 120V 20A DEDICATED POWER CIRCUIT(S), AND SHALL SUBMIT NEW BATTERY CALCULATIONS WITH SHOP DRAWINGS.
10. THE ELECTRICAL CONTRACTOR'S FIRE ALARM VENDOR SHALL BE RESPONSIBLE FOR THE COORDINATION WITH THE FIRE MARSHALL, AND MAKE SURE THAT THE WORK IS IN ACCORDANCE WITH HIS INTERPRETATION OF THE CODE. NO EXTRAS WILL BE ALLOWED HAVE 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.

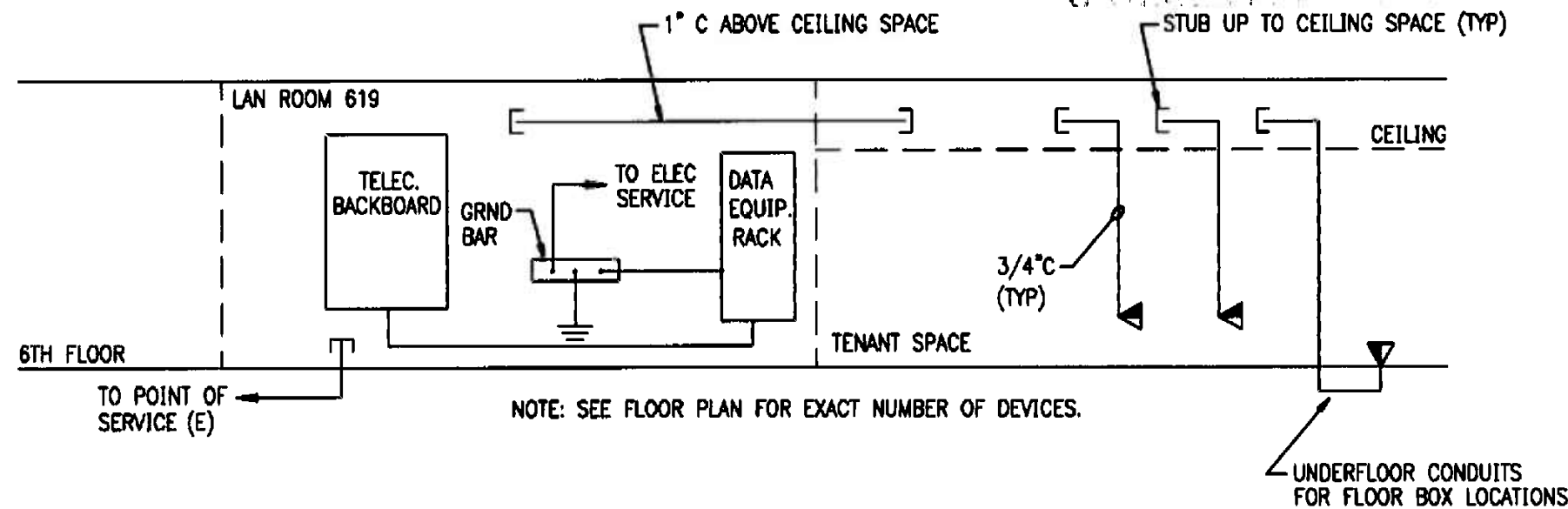
SCHEDULE TIMES AND DATES WITH THE GENERAL CONTRACTOR AND BUILDING MANAGEMENT.

OFFICE COPY

CITY OF MIAMI

BUILDING: *1229004*
ZONING: *1229004*
DIRECTIONS: *1229004*
CONCURRENCE: *1229004*
PLANNING: *1229004*
RECORDS: *1229004*
ARCHITECT: *1229004*
ENGINEER: *1229004*
PUBLIC WORKS: *1229004*
STREETCARS: *1229004*
ACCESSIBILITY: *1229004*
ELEVATORS: *1229004*

As per Florida Building Code
REVISIONS



NOTE: SEE FLOOR PLAN FOR EXACT NUMBER OF DEVICES.

TENANT TEL/DATA RISER DIAGRAM

WILLIAM ABARCA
ELECTRICAL ENGINEER
7399 FARAGUT ST.
HOLLYWOOD, FL 33024
TEL. (954) 558-6505

DATE: *11/11/05*
FLA. REG. No. 59238

PROJECT NO: 0217-08
DRAWN BY: WIA
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:

E0.1

INTERIOR RENOVATION

FOR

PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS

1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003964

insight
design

REVISIONS

ELECTRICAL LEGEND
RISERS, AND
NOTES

MANUFACTURER: SQUARE-D NODD				PANEL - B				MAINS: MLO				AIC: 22K							
MOUNTING: RECESSED								BUS RATING: 250 AMP											
LOCATION: LAN ROOM 619								VOLTAGE: 120/208 3-PH 4W											
CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT
1	1/20	0.75	LIGHTING	3#12-3/4"	2	1/20	1.00	LIGHTING	3#12-3/4"	11	1/20	1.00	LIGHTING	3#12-3/4"	21	3/35	7.30	AC-1	3 #8 & #10 G IN 3/4"
3	1/20	0.50	LIGHTING	3#12-3/4"	4	1/20	1.00	LIGHTING	3#12-3/4"	13	1/20	-	SPARE	-	23	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"
5	1/20	0.75	LIGHTING	3#12-3/4"	6	1/20	1.00	LIGHTING	3#12-3/4"	15	1/20	-	SPARE	-	25	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"
7	1/20	1.00	LIGHTING	3#12-3/4"	8	1/20	0.50	LIGHTING	3#12-3/4"	17	1/20	-	SPARE	-	27	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"
9	1/20	0.75	LIGHTING	3#12-3/4"	10	1/20	0.72	LIGHTING	3#12-3/4"	19	1/20	-	SPARE	-	29	3/15	5.25	AC-5	3 #12 & #12 G IN 3/4"
11	1/20	1.00	LIGHTING	3#12-3/4"	12	1/20	0.72	LIGHTING	3#12-3/4"	31	1/20	-	SPARE	-	33	3/15	5.25	AC-5	3 #12 & #12 G IN 3/4"
13	1/20	-	SPARE	-	14	1/20	-	SPARE	-	35	1/20	-	SPARE	-	37	1/20	-	SPARE	-
15	1/20	-	SPARE	-	16	1/20	-	SPARE	-	39	1/20	-	SPARE	-	41	1/20	-	SPARE	-
17	1/20	-	SPARE	-	18	1/20	-	SPARE	-										
19					20														
21	3/35	7.30	AC-1	3 #8 & #10 G IN 3/4"	22	3/35	9.70	AC-2	3 #8 & #10 G IN 3/4"										
23	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"	24	3/35	9.70	AC-2	3 #8 & #10 G IN 3/4"										
25	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"	26	3/35	9.70	AC-2	3 #8 & #10 G IN 3/4"										
27	3/35	9.70	AC-3	3 #8 & #10 G IN 3/4"	28	3/25	6.00	AC-4	3 #10 & #10 G IN 3/4"										
29	3/15	5.25	AC-5	3 #12 & #12 G IN 3/4"	30	3/25	6.00	AC-4	3 #10 & #10 G IN 3/4"										
31	1/20	-	SPARE	-	32	1/20	-	SPARE	-										
33	1/20	-	SPARE	-	34	1/20	-	SPARE	-										
35	1/20	-	SPARE	-	36	1/20	-	SPARE	-										
37	1/20	-	SPARE	-	38	1/20	-	SPARE	-										
39	1/20	-	SPARE	-	40	1/20	-	SPARE	-										
41	1/20	-	SPARE	-	42	1/20	-	SPARE	-										
TOTAL 27.0				TOTAL 20.0															
TOTAL CONNECTED LOAD				47.0 KVA = 130.0 AMPS															

LIGHTS LEGEND	
SYMBOL	DESCRIPTION
	DENOTES 2" x 2" PARABOLIC FLUORESCENT LIGHT FIXTURE.
	DENOTES DECORATIVE DOWNLIGHT W/BUE ACCENT
	DENOTES PENDANT LIGHT
	DENOTES MR-16 LIGHT FIXTURES ON DIMMER
	DENOTES WALL SCONCE
	DENOTES SURFACE MOUNTED
	DENOTES PENDANT
	DENOTES ROUND PENDANT
	DENOTES CONT. SINGLE LAMP UNDERCABINET
	DENOTES CONT. ROPE LIGHT

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.

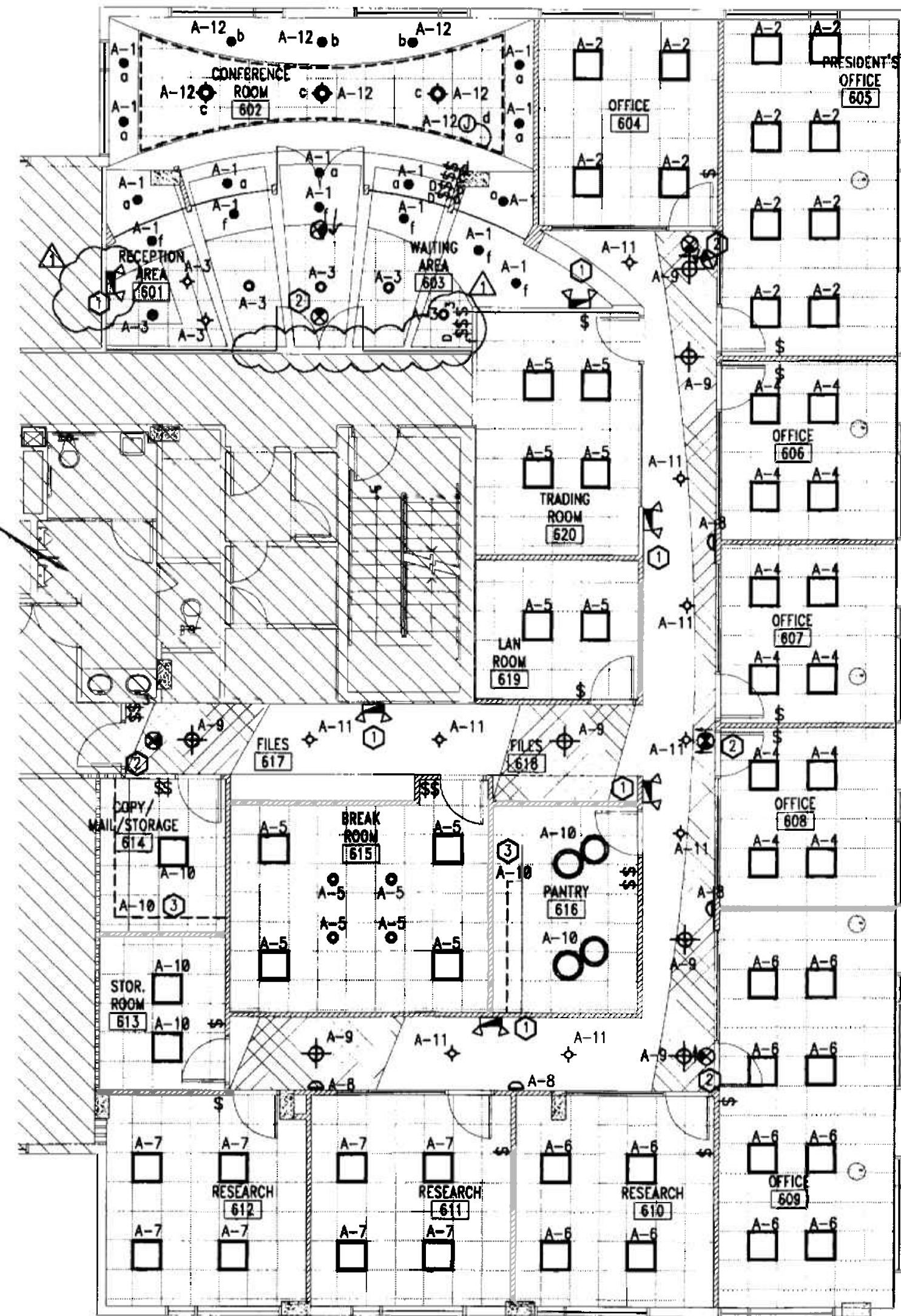
NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
2. PROVIDE BATTERY BACK-UP FOR EXIT LIGHTS AND EMERGENCY LIGHT UNITS. COORDINATE FINISH/COLOR WITH ARCHITECT.
3. PROVIDE DIMMING BALLAST FOR DOWNLIGHT FIXTURES IN CONFERENCE ROOMS AND RECEPTION AREAS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL REMOVE EXISTING SHELL SPACE SPOT LIGHTS, DISCONNECT AND REMOVE WIRING AND CONDUIT BACK TO SOURCE. RETURN LIGHTS TO OWNER.

KEYED NOTES:

1. CONTRACTOR SHALL PROVIDE NEW EMERGENCY LIGHT UNIT AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
2. CONTRACTOR SHALL PROVIDE NEW EXIT SIGN AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
3. CONTRACTOR SHALL INSTALL AND WIRE UNDER CABINET LIGHTS PER ARCHITECTURAL PLANS.

SHADED AREAS ARE NOT PART OF THIS PROJECT

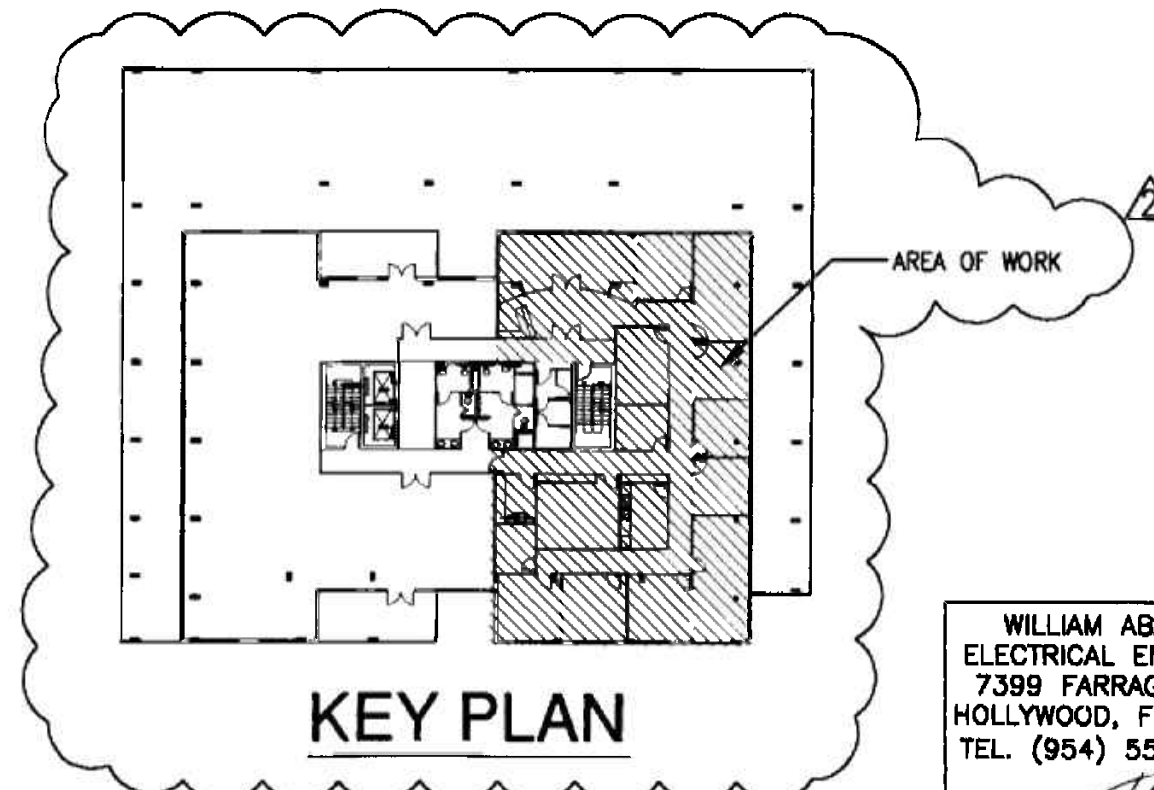


OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: 0129-000
ZONING: 0129-000
DRB/HPB: 0129-000
CONCURRENCY: 0129-000
PLUMBING: 0129-000
ELECTRICAL: 0129-000
MECHANICAL: 0129-000
FIRE PREVENTION: 0129-000
ENGINEERING: 0129-000
PUBLIC WORKS: 0129-000
STRUCTURAL: 0129-000
ACCESSIBILITY: 0129-000
ELEVATOR: 0129-000

As per Florida Building Code Section 104.5.3
REVIEWED: 0129-000 CODE COMPLIANCE

N LIGHTING FLOOR PLAN
SCALE 1/8" = 1'-0"



WILLIAM ABARCA
ELECTRICAL ENGINEER
7399 FARRAGUT ST.
HOLLYWOOD, FL 33024
TEL. (954) 558-6505
DATE: 11/1/06
FLA. REG. NO. 59238

PROJECT NO: 0217-08
DRAWN BY: WA
DATE: 11/07/06
SCALE: AS NOTED
SHEET NO:

E0.2

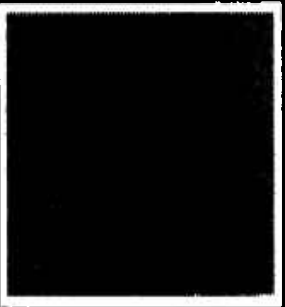
insight design
ARCHITECTURE & INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AN92162 o AA0003130 o ID0003964

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

LIGHTING
FLOOR PLAN

REVISIONS
1. OWNER CHANGES 1/27/06
2. DATE: 1/27/06

insight
design



insight
design

REV	NO.	DESCRIPTION

LIGHTING
FLOOR PLAN

SHEET TITLE:

INTERIOR RENOVATION for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 • AA0003130 • ID0003964

MANUFACTURER: SQUARE-D NOOD				PANEL - B		MAINS: MLO		AIC: 22K	
MOUNTING: RECESSED						BUS RATING: 250 AMP			
LOCATION: LAN ROOM 619						VOLTAGE: 120/208		3-PH 4W	
CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT
1	1/20	0.75	LIGHTING	3#12-3/4"	2	1/20	1.00	LIGHTING	3#12-3/4"
3	1/20	0.50	LIGHTING	3#12-3/4"	4	1/20	1.00	LIGHTING	3#12-3/4"
5	1/20	0.75	LIGHTING	3#12-3/4"	6	1/20	1.00	LIGHTING	3#12-3/4"
7	1/20	1.00	LIGHTING	3#12-3/4"	8	1/20	0.50	LIGHTING	3#12-3/4"
9	1/20	0.75	LIGHTING	3#12-3/4"	10	1/20	0.72	LIGHTING	3#12-3/4"
11	1/20	1.00	LIGHTING	3#12-3/4"	12	1/20	0.72	LIGHTING	3#12-3/4"
13	1/20	-	SPARE	-	14	1/20	-	SPARE	-
15	1/20	-	SPARE	-	16	1/20	-	SPARE	-
17	1/20	-	SPARE	-	18	1/20	-	SPARE	-
19					20				
21	3/35	7.30	AC-1	3 #8 & #10 6 IN 3/4"	22	3/35	9.70	AC-2	3 #8 & #10 6 IN 3/4"
23					24				
25					26				
27	3/35	9.70	AC-3	3 #8 & #10 6 IN 3/4"	28	3/25	6.00	AC-4	3 #10 & #10 6 IN 3/4"
29					30				
31					32	1/20	-	SPARE	-
33	3/15	5.25	AC-5	3 #12 & #12 6 IN 3/4"	34	1/20	-	SPARE	-
35					36	1/20	-	SPARE	-
37	1/20	-	SPARE	-	38	1/20	-	SPARE	-
39	1/20	-	SPARE	-	40	1/20	-	SPARE	-
41	1/20	-	SPARE	-	42	1/20	-	SPARE	-
TOTAL 27.0						TOTAL 20.0			
TOTAL CONNECTED LOAD				47.0 KVA = 130.0 AMPS					

LIGHTS LEGEND	
SYMBOL	DESCRIPTION
	DENOTES 2" x 2" PARABOLIC FLUORESCENT LIGHT FIXTURE.
	DENOTES DECORATIVE DOWNLIGHT W/BUE ACCENT
	DENOTES PENDANT LIGHT
	DENOTES MR-16 LIGHT FIXTURES ON DIMMER
	DENOTES WALL SCONCE
	DENOTES SURFACE MOUNTED
	DENOTES PENDANT
	DENOTES ROUND PENDANT
	DENOTES CONT. SINGLE LAMP UNDERCABINET
	DENOTES CONT. ROPE LIGHT

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.

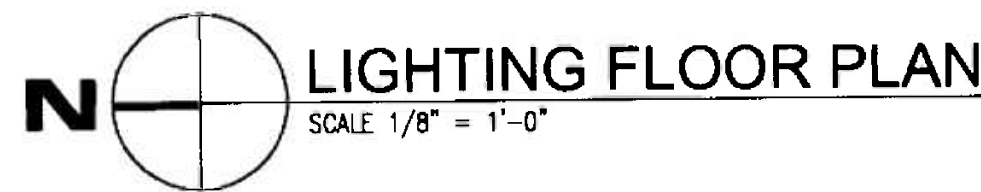
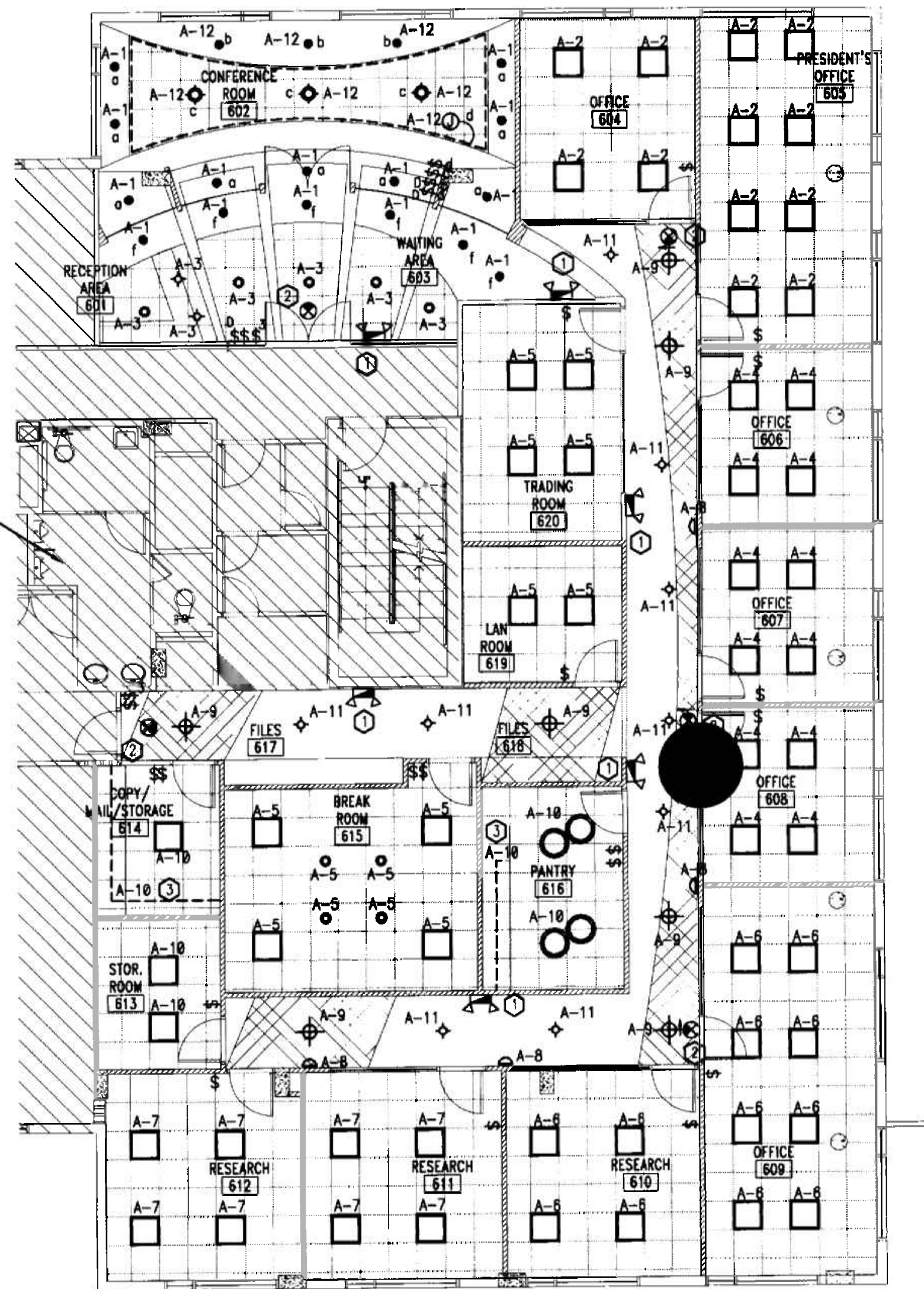
NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
2. PROVIDE BATTERY BACK-UP FOR EXIT LIGHTS AND EMERGENCY LIGHT UNITS. COORDINATE FINISH/COLOR WITH ARCHITECT.
3. PROVIDE DIMMING BALLAST FOR DOWNLIGHT FIXTURES IN CONFERENCE ROOMS AND RECEPTION AREAS. COORDINATE WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL REMOVE EXISTING SHELL SPACE SPOT LIGHTS, DISCONNECT AND REMOVE WIRING AND CONDUIT BACK TO SOURCE. RETURN LIGHTS TO OWNER.

KEYED NOTES:

- ① CONTRACTOR SHALL PROVIDE NEW EMERGENCY LIGHT UNIT AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- ② CONTRACTOR SHALL PROVIDE NEW EXIT SIGN AND CONNECT AHEAD OF LOCAL SWITCH. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.
- ③ CONTRACTOR SHALL INSTALL AND WIRE UNDER CABINET LIGHTS PER ARCHITECTURAL PLANS.

SHADED AREAS ARE NOT PART OF THIS PROJECT



LIGHTING FLOOR PLAN

SCALE 1/8" = 1'-0"

OFFICE COPY
CITY OF MIAMI
APPROVED FOR THE FOLLOWING:

BUILDING: _____
ZONING: _____
DRAINAGE: _____
CONCRETE: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
LEVATOR: _____

As per Florida Building Code, Building, Part 3
REVIEWED FOR CODE COMPLIANCE

WILLIAM ABARCA
ELECTRICAL ENGINEER
7399 FARRAGUT ST.
HOLLYWOOD, FL 33024
TEL. (954) 558-6505

DATE: 11/07/05
FLA. REG. No. 59238

PROJECT NO: 0217-06
DRAWN BY: WA
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:

E0.2

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MANUFACTURER: SQUARE-D MOOD

MOUNTING: RECESSED

LOCATION: LAN ROOM 619

PANEL - A

MAINS: MLO

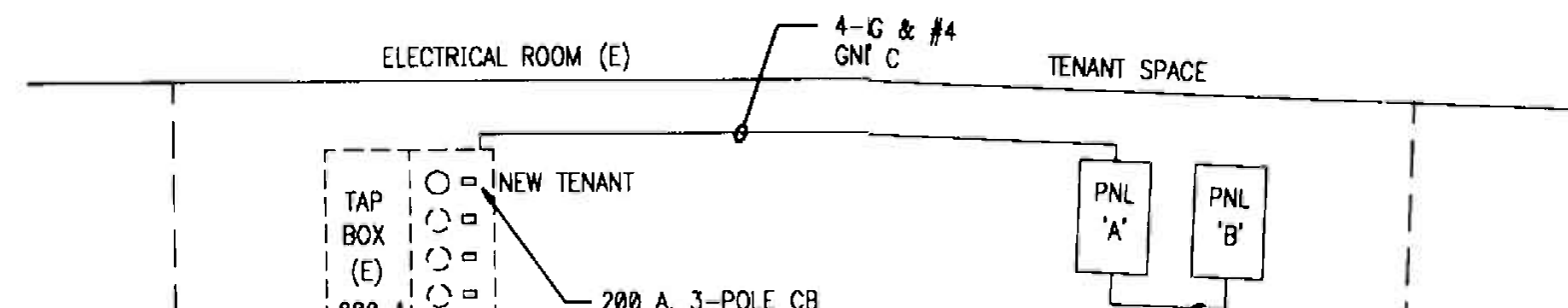
BUS RATING: 250 AMP

VOLTAGE: 120/208 3-PH 4W

AIC: 22K

CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WRING & CONDUIT	
1	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"	
3	1/20	0.72	RECEPTACLES	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	0.72	RECEPTACLES	3/12-3/4"	12	1/20	0.72	RECEPTACLES	3/12-3/4"	
13	1/20	0.72	RECEPTACLES	3/12-3/4"	14	1/20	0.72	RECEPTACLES	3/12-3/4"	
15	1/20	0.72	RECEPTACLES	3/12-3/4"	16	1/20	0.72	RECEPTACLES	3/12-3/4"	
17	1/20	0.72	RECEPTACLES	3/12-3/4"	18	1/20	0.72	RECEPTACLES	3/12-3/4"	
19	1/20	0.72	RECEPTACLES	3/12-3/4"	20	1/20	0.72	RECEPTACLES	3/12-3/4"	
21	1/20	0.72	RECEPTACLES	3/12-3/4"	22	1/20	0.72	RECEPTACLES	3/12-3/4"	
23	1/20	0.72	RECEPTACLES	3/12-3/4"	24	1/20	0.72	RECEPTACLES	3/12-3/4"	
25	1/20	0.72	RECEPTACLES	3/12-3/4"	26	1/20	0.72	RECEPTACLES	3/12-3/4"	
27	1/20	0.72	RECEPTACLES	3/12-3/4"	28	1/20	0.72	RECEPTACLES	3/12-3/4"	
29	1/20	0.72	RECEPTACLES	3/12-3/4"	30	1/15	1.00	AC-6	3/12-3/4"	
31	2/20	3.33	CU-6	3/12-3/4"	32	2/30	4.10	INSTANT WATER HEATER	3/10-3/4"	
33					34					
35	1/20	0.72	RECEPTACLES	3/12-3/4"	36	1/20	0.00	SPARE	-	
37	1/20	0.00	SPARE	-	38	1/20	0.00	SPARE	-	
39	1/20	0.00	SPARE	-	40	1/20	0.00	SPARE	-	
41	1/20	0.00	SPARE	-	42	1/20	0.00	SPARE	-	
TOTAL <u>14.1</u>					TOTAL <u>15.2</u>					
TOTAL CONNECTED LOAD					<u>29.3 KVA = 81.3 AMPS</u>					

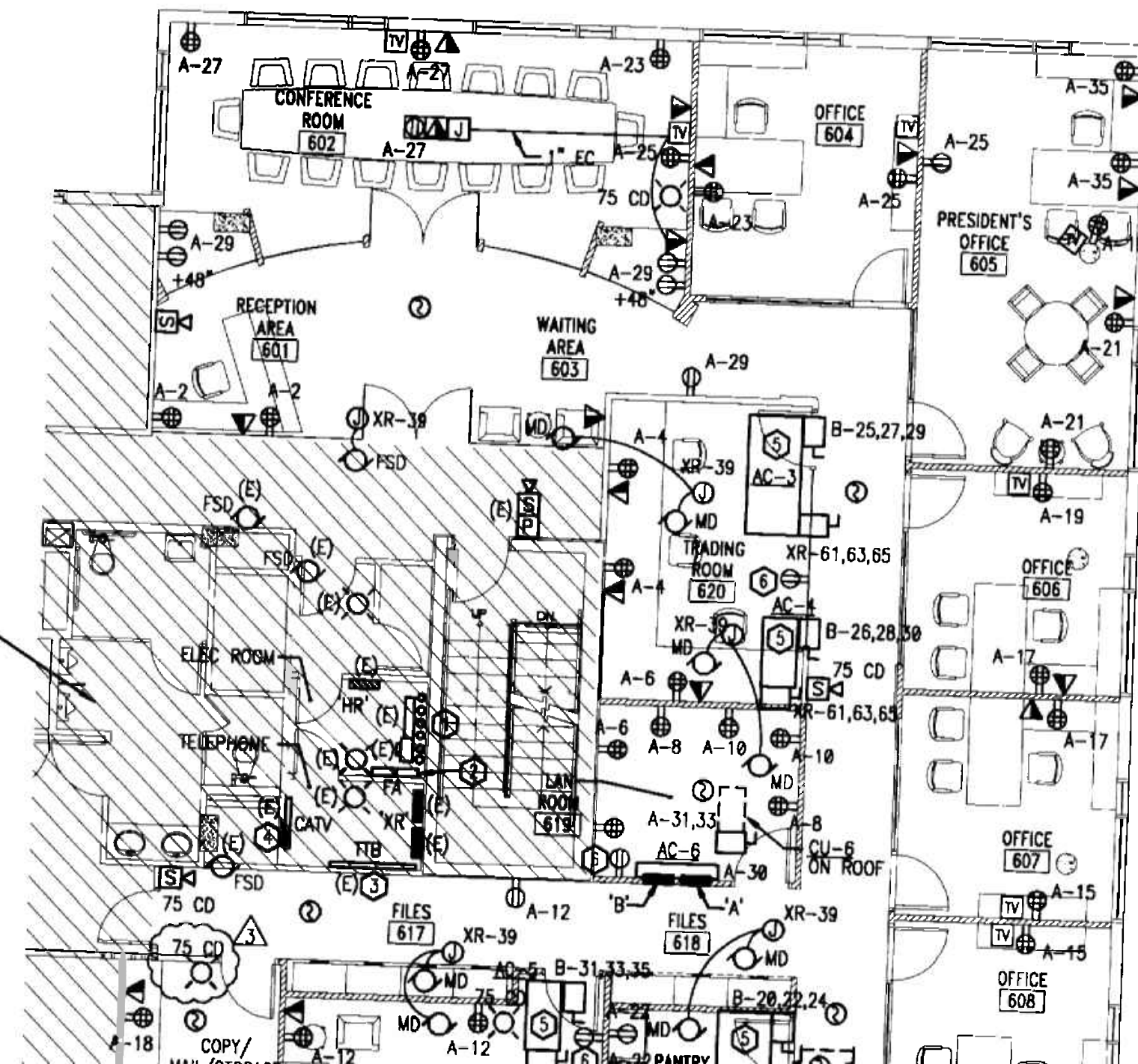
NOTE: PROVIDE FEED THROUGH LUGS.



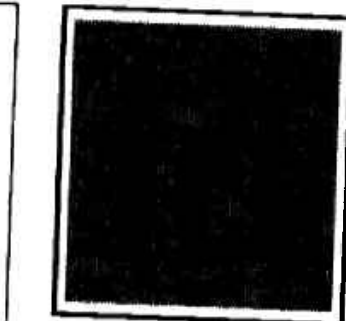
LOAD CALCULATION (6TH FLOOR TENANTS)

EXISTING ESTIMATED LOAD = 36.0 KVA

ADDED LOAD (PANELS A & B)



SHADED AREAS ARE NOT PART OF THIS PROJECT



insight
design

REVISIONS	DATE	BY	CHKD
1	1/21/00	OWNER	OWNER
2	1/21/00	BLDG. DEPT.	COMM.
3	2/10/00	BLDG. DEPT.	COMM.

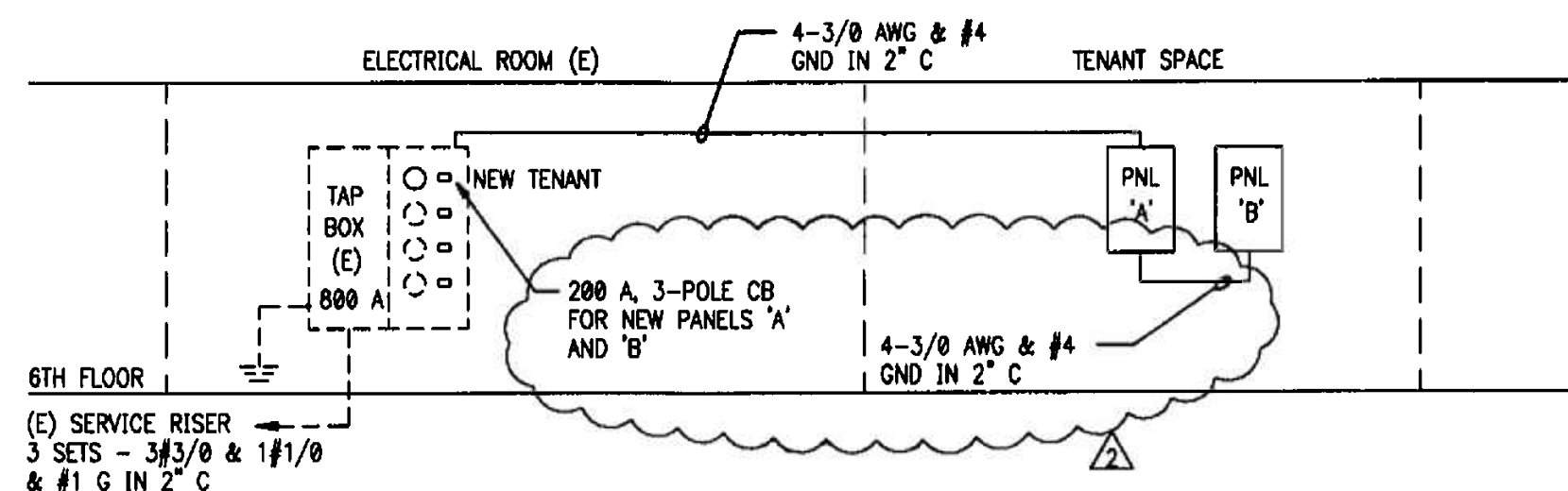
POWER
FLOOR PLAN

SHEET TITLE

AGENT LLC
6th Floor
RIDA

MANUFACTURER: SQUARE-D WOOD				PANEL - A		MAINS: MLO				AIC: 22K	
MOUNTING: RECESSED				BUS RATING: 250 AMP				VOLTAGE: 120/208 3-PH 4W			
LOCATION: LAN ROOM 619											
CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/ TRIP	KVA	DESCRIPTION	WIRING & CONDUIT		
1	1/20	0.72	RECEPTACLES	3/12-3/4"	2	1/20	0.72	RECEPTACLES	3/12-3/4"		
3	1/20	0.72	RECEPTACLES	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	0.72	RECEPTACLES	3/12-3/4"	12	1/20	0.72	RECEPTACLES	3/12-3/4"		
13	1/20	0.72	RECEPTACLES	3/12-3/4"	14	1/20	0.72	RECEPTACLES	3/12-3/4"		
15	1/20	0.72	RECEPTACLES	3/12-3/4"	16	1/20	0.72	RECEPTACLES	3/12-3/4"		
17	1/20	0.72	RECEPTACLES	3/12-3/4"	18	1/20	0.72	RECEPTACLES	3/12-3/4"		
19	1/20	0.72	RECEPTACLES	3/12-3/4"	20	1/20	0.72	RECEPTACLES	3/12-3/4"		
21	1/20	0.72	RECEPTACLES	3/12-3/4"	22	1/20	0.72	RECEPTACLES	3/12-3/4"		
23	1/20	0.72	RECEPTACLES	3/12-3/4"	24	1/20	0.72	RECEPTACLES	3/12-3/4"		
25	1/20	0.72	RECEPTACLES	3/12-3/4"	26	1/20	0.72	RECEPTACLES	3/12-3/4"		
27	1/20	0.72	RECEPTACLES	3/12-3/4"	28	1/20	0.72	RECEPTACLES	3/12-3/4"		
29	1/20	0.72	RECEPTACLES	3/12-3/4"	30	1/15	1.00	AC-6	3/12-3/4"		
31	2/20	3.33	CU-6	3/12-3/4"	32	2/30	4.10	INSTANT WATER HEATER	3/10-3/4"		
33					34						
35	1/20	0.72	RECEPTACLES	3/12-3/4"	36	1/20	0.00	SPARE	-		
37	1/20	0.00	SPARE	-	38	1/20	0.00	SPARE	-		
39	1/20	0.00	SPARE	-	40	1/20	0.00	SPARE	-		
41	1/20	0.00	SPARE	-	42	1/20	0.00	SPARE	-		
TOTAL 14.1				TOTAL 15.2							
TOTAL CONNECTED LOAD 29.3 KVA = 81.3 AMPS											

NOTE: PROVIDE FEED THROUGH LUGS.



ELECTRICAL RISER DIAGRAM

NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FURNITURE.
2. EXISTING FIRE ALARM DEVICES SHALL NOT BE DISTURBED. CONTRACTOR SHALL TEST AND CONFIRM OPERATION OF EXISTING DEVICES ACCORDINGLY.
3. CONTRACTOR SHALL PROVIDE NEW TEL/DATA OUTLETS AND RUN 3/4" CONDUIT TO NEW TEL/DATA LOCATION ACCORDINGLY. SEE FLOOR PLANS.
4. CONTRACTOR SHALL REMOVE EXISTING SMOKE DETECTORS IN SHELL SPACE. RE-USE EXISTING SMOKE DETECTOR CIRCUIT FOR NEW DEVICES. SEE FA NOTES.

KEYED NOTES:

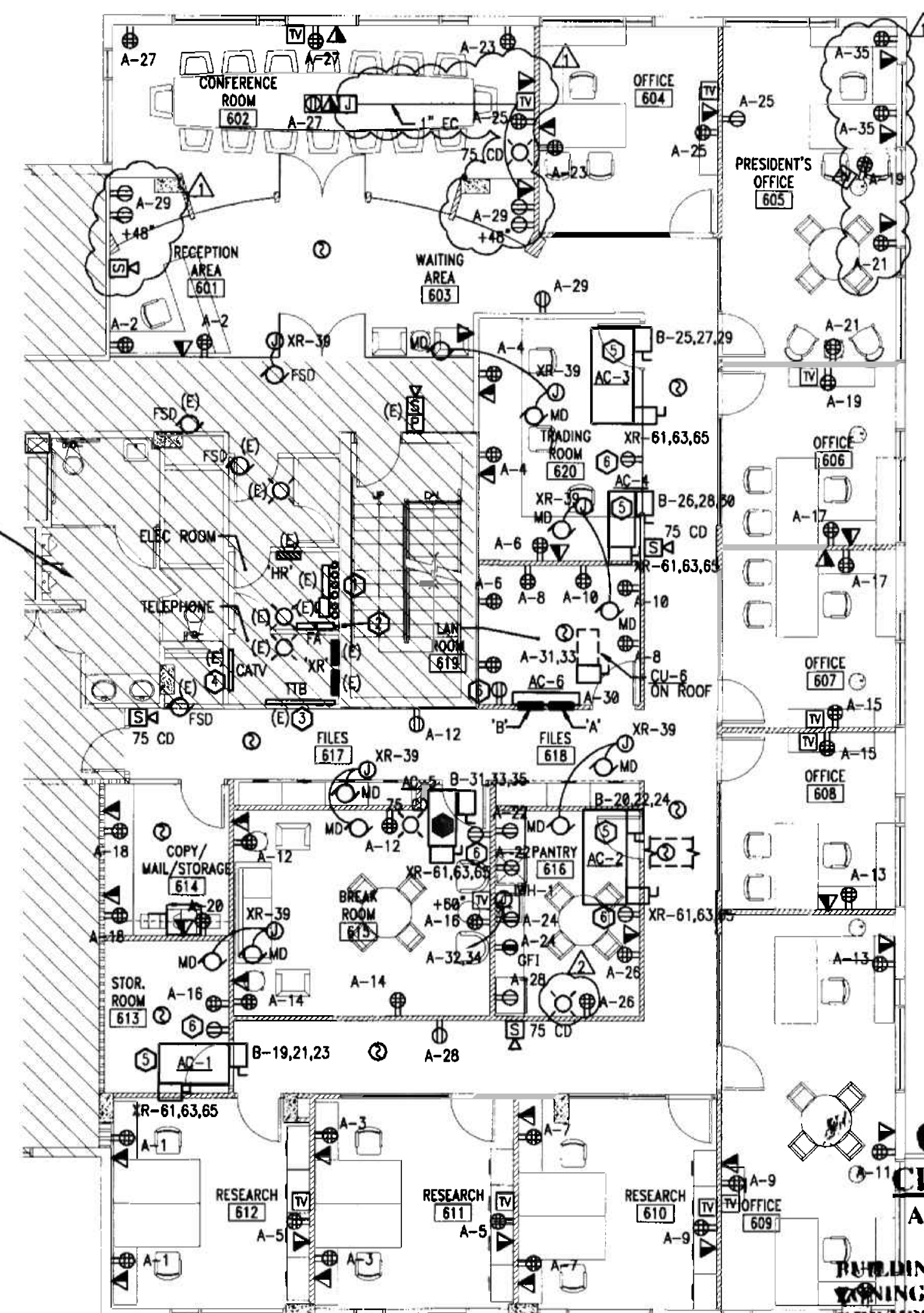
1. CONTRACTOR SHALL PROVIDE NEW MAIN CIRCUIT BREAKER FOR TENANT PANEL IN EXISTING SQUARE-D METER CENTER. SEE ELECTRICAL RISER DIAGRAM THIS SHEET.
2. CONTRACTOR SHALL PROVIDE NEW FIRE ALARM WIRING FOR NEW TENANT SPACE AND CONNECT NEW DEVICES TO EXISTING FIRE ALARM TERMINAL CABINETS AS REQUIRED. SEE FIRE ALARM NOTES ON SHEET E0.1.
3. CONTRACTOR SHALL PROVIDE NEW TELEPHONE SERVICE FOR NEW TENANT SPACE AND CONNECT TO EXISTING TELEPHONE SYSTEM AS REQUIRED. SEE TEL/DATA RISER DIAGRAM ON SHEET E0.1.
4. CONTRACTOR SHALL PROVIDE NEW CATV SERVICE FOR NEW TENANT SPACE AND CONNECT TO EXISTING CATV TERMINAL CABINET AS REQUIRED. SEE CATV RISER DIAGRAM ON SHEET E0.1.
5. 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 XR IS LOCATED IN THE ELECTRICAL ROOM ON THE SAME FLOOR. PROVIDE CONDUIT AND WIRING TO THIS PANEL AND USE CIRCUIT SHOWN. USE EXISTING DAMPER CIRCUIT SHOWN FOR ALL DAMPER ACTUATORS. CIRCUIT XR-49,51,53 TO FEED FAN PART ONLY TO NEW AC UNITS DURING FIRE ALARM OPERATION. PROVIDE NEW 20 AMP 3-POLE CIRCUIT BREAKER IN EXISTING PANEL XR AS REQUIRED.
6. RECEPTACLE LOCATED ABOVE CEILING FOR CONDENSATE PUMP. CONNECT TO NEAREST RECEPTACLE CIRCUIT.
7. CONTRACTOR SHALL PROVIDE RUN 1" CONDUIT FROM FLOOR BOX TO TV J-BOX ON WALL AND TO TEL/DATA OUTLET FOR COMPUTER. COORDINATE EXACT LOCATION OF POWER RECEPTACLE AND TV OUTLET FOR TV MONITOR WITH ARCHITECTURAL DRAWINGS AND EQUIPMENT REQUIREMENTS.

LOAD CALCULATION

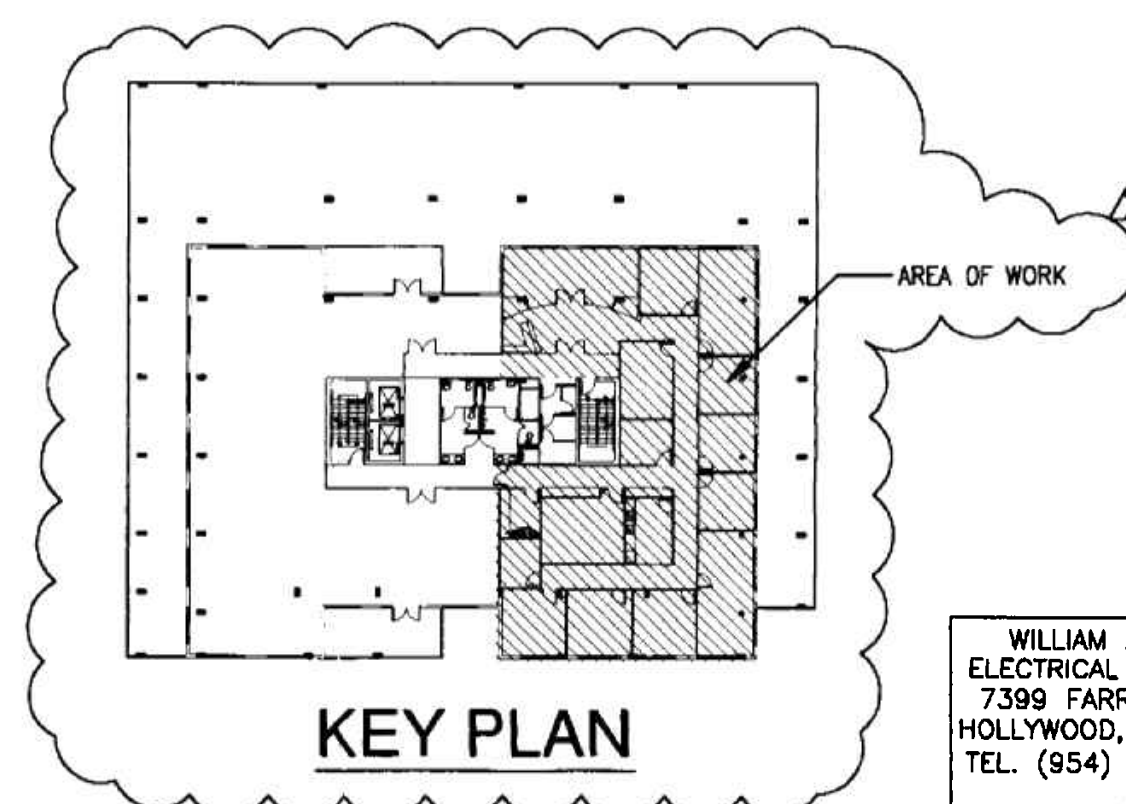
(6TH FLOOR TENANTS)

EXISTING ESTIMATED LOAD = 36.0 KVA
 ADDED LOAD (PANELS A & B) = 76.0 KVA
 TOTAL NEW LOAD = 112.0 KVA = 311 AMPS

SHADED AREAS ARE NOT PART OF THIS PROJECT



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



KEY PLAN

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

BUILDING: _____
 ZONING: _____
 DRUM/MPB: _____
 CONCURRENCY: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____
 LEVATOR: _____

As per Florida Building Code Section 104.5.3
 REVIEWED FOR CODE COMPLIANCE

WILLIAM ABARCA
 ELECTRICAL ENGINEER
 7399 FARRAGUT ST.
 HOLLYWOOD, FL 33024
 TEL. (954) 558-6505

DATE: 11/10/06
 FLA. REG. NO. 59238

PROJECT NO: 0217-08
 DRAWN BY: WA
 DATE: 11/07/06
 SCALE: AS NOTED
 SHEET NO: E0.3

insight design
 ARCHITECTURE o INTERIORS
 1955 N.W. 17th AVENUE
 Miami, Florida 305 545 4964
 AR92162 o AA0003130 o ID0003864

INTERIOR RENOVATION
 for
 PRAETORIAN CAPITAL MANAGEMENT LLC
 119 Washington Avenue, 6th Floor
 MIAMI BEACH, FLORIDA

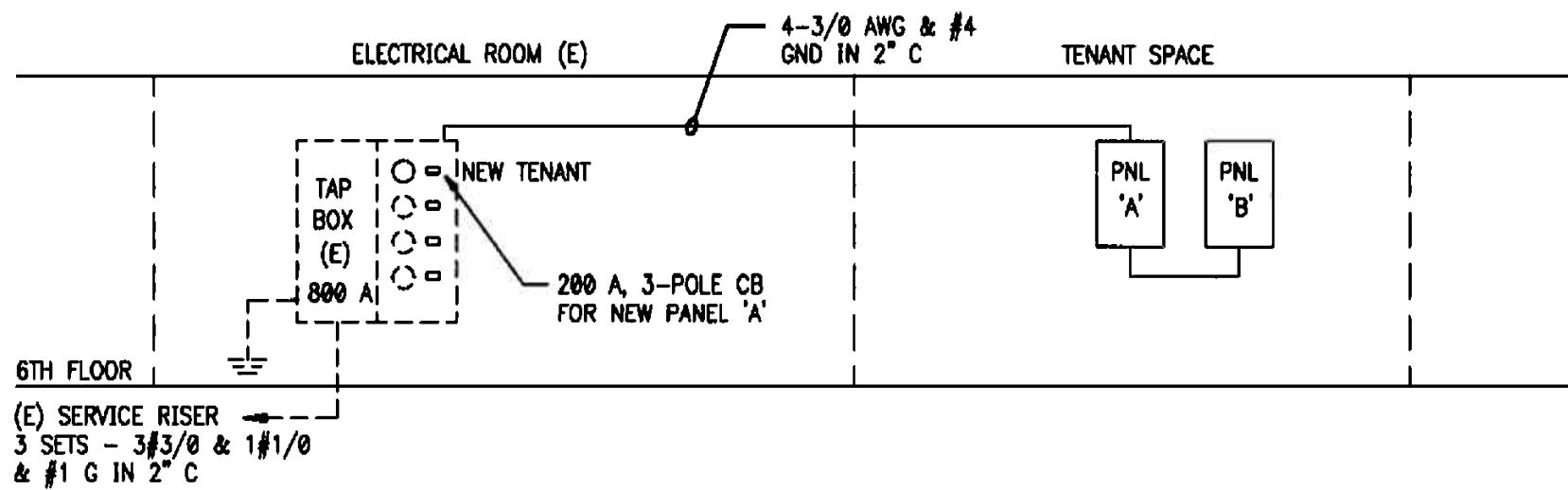
POWER
 FLOOR PLAN

REVISIONS
 1 OWNER CHANGES 1/21/06
 2 BAC. REPT. COR. 1/21/06

insight
 design

MANUFACTURER: <u>SQUARE-D NQ00</u>				PANEL - <u>A</u>				MAINS: <u>MLO</u>		AIC: <u>22K</u>	
MOUNTING: <u>RECESSED</u>								BUS RATING: <u>250 AMP</u>			
LOCATION: <u>LAN ROOM 619</u>								VOLTAGE: <u>120/208 3-PH 4W</u>			
CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT	CKT. NO.	POLE/TRIP	KVA	DESCRIPTION	WIRING & CONDUIT		
1	1/20	0.72	RECEPTACLES	3#12-3/4"	2	1/20	0.72	RECEPTACLES	3#12-3/4"		
3	1/20	0.72	RECEPTACLES	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	0.72	RECEPTACLES	3#12-3/4"	12	1/20	0.72	RECEPTACLES	3#12-3/4"		
13	1/20	0.72	RECEPTACLES	3#12-3/4"	14	1/20	0.72	RECEPTACLES	3#12-3/4"		
15	1/20	0.72	RECEPTACLES	3#12-3/4"	16	1/20	0.72	RECEPTACLES	3#12-3/4"		
17	1/20	0.72	RECEPTACLES	3#12-3/4"	18	1/20	0.72	RECEPTACLES	3#12-3/4"		
19	1/20	0.72	RECEPTACLES	3#12-3/4"	20	1/20	0.72	RECEPTACLES	3#12-3/4"		
21	1/20	0.72	RECEPTACLES	3#12-3/4"	22	1/20	0.72	RECEPTACLES	3#12-3/4"		
23	1/20	0.72	RECEPTACLES	3#12-3/4"	24	1/20	0.72	RECEPTACLES	3#12-3/4"		
25	1/20	0.72	RECEPTACLES	3#12-3/4"	26	1/20	0.72	RECEPTACLES	3#12-3/4"		
27	1/20	0.72	RECEPTACLES	3#12-3/4"	28	1/20	0.72	RECEPTACLES	3#12-3/4"		
29	1/20	0.72	RECEPTACLES	3#12-3/4"	30	1/15	1.00	AC-8	3#12-3/4"		
31	2/20	3.33	CU-6	3#12-3/4"	32	2/30	4.10	INSTANT WATER HEATER	3#10-3/4"		
33					34						
35	1/20	0.00	SPARE	-	36	1/20	0.00	SPARE	-		
37	1/20	0.00	SPARE	-	38	1/20	0.00	SPARE	-		
39	1/20	0.00	SPARE	-	40	1/20	0.00	SPARE	-		
41	1/20	0.00	SPARE	-	42	1/20	0.00	SPARE	-		
TOTAL <u>14.1</u>				TOTAL <u>15.2</u>							
TOTAL CONNECTED LOAD <u>29.3 KVA = 81.3 AMPS</u>											

NOTE: PROVIDE FEED THROUGH LUGS.



ELECTRICAL RISER DIAGRAM

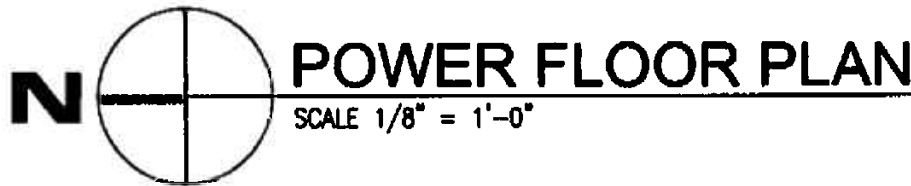
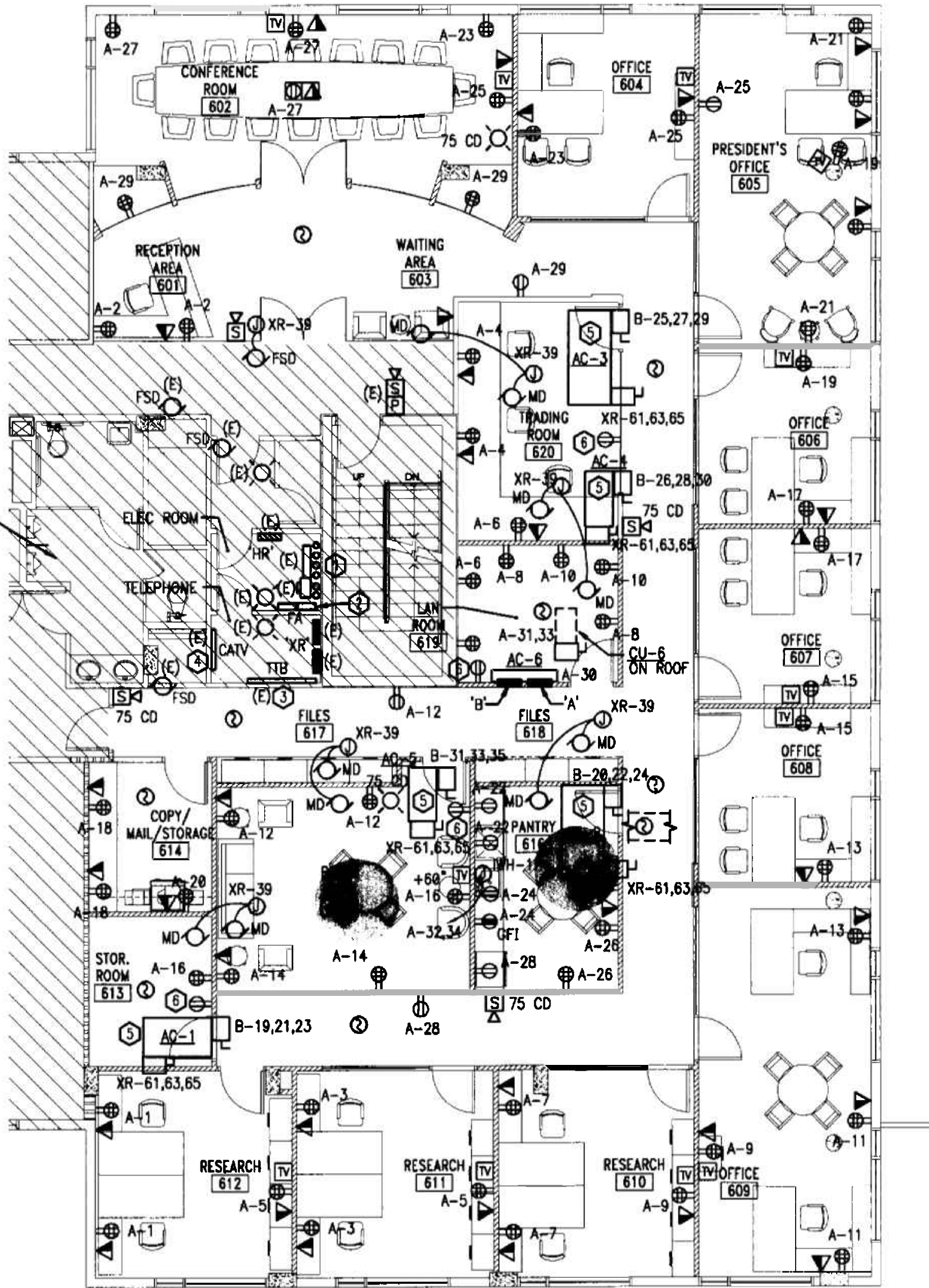
NOTES:

- 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 TEL/DATA OUTLETS AND RUN 3/4" CONDUIT TO NEW TEL/DATA LOCATION ACCORDINGLY. SEE FLOOR PLANS.
- CONTRACTOR SHALL REMOVE EXISTING SMOKE DETECTORS IN SHELL SPACE. RE-USE EXISTING SMOKE DETECTOR CIRCUIT FOR NEW DEVICES. SEE FA NOTES.

KEYED NOTES:

- CONTRACTOR SHALL PROVIDE NEW MAIN CIRCUIT BREAKER FOR TENANT PANEL IN EXISTING SQUARE-D METER CENTER. SEE ELECTRICAL RISER DIAGRAM THIS SHEET.
- CONTRACTOR SHALL PROVIDE NEW FIRE ALARM WIRING FOR NEW TENANT SPACE AND CONNECT NEW DEVICES TO EXISTING FIRE ALARM TERMINAL CABINETS AS REQUIRED. SEE FIRE ALARM NOTES ON SHEET E0.1.
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- RECEPTACLE LOCATED ABOVE CEILING FOR CONDENSATE PUMP. CONNECT TO NEAREST RECEPTACLE CIRCUIT.

SHADED AREAS ARE NOT PART OF THIS PROJECT



POWER FLOOR PLAN

OFFICE COPY
CITY OF MIAMI
APPROVED FOR THE CITY OF MIAMI
DATE: 01/11/2011

BUILDING	
ZONING	
PERMIT	
CONTRACTOR	
DATE	
BY	
REVISION	
PROJECT	
LOCATION	
DESCRIPTION	
DATE	
BY	
REVISION	

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 • AA0003130 • ID0003964

INTERIOR RENOVATION
for

PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

SHEET TITLE

POWER
FLOOR PLAN

REVISIONS	

insight
design

FIRE SPRINKLER HEAD SCHEDULE

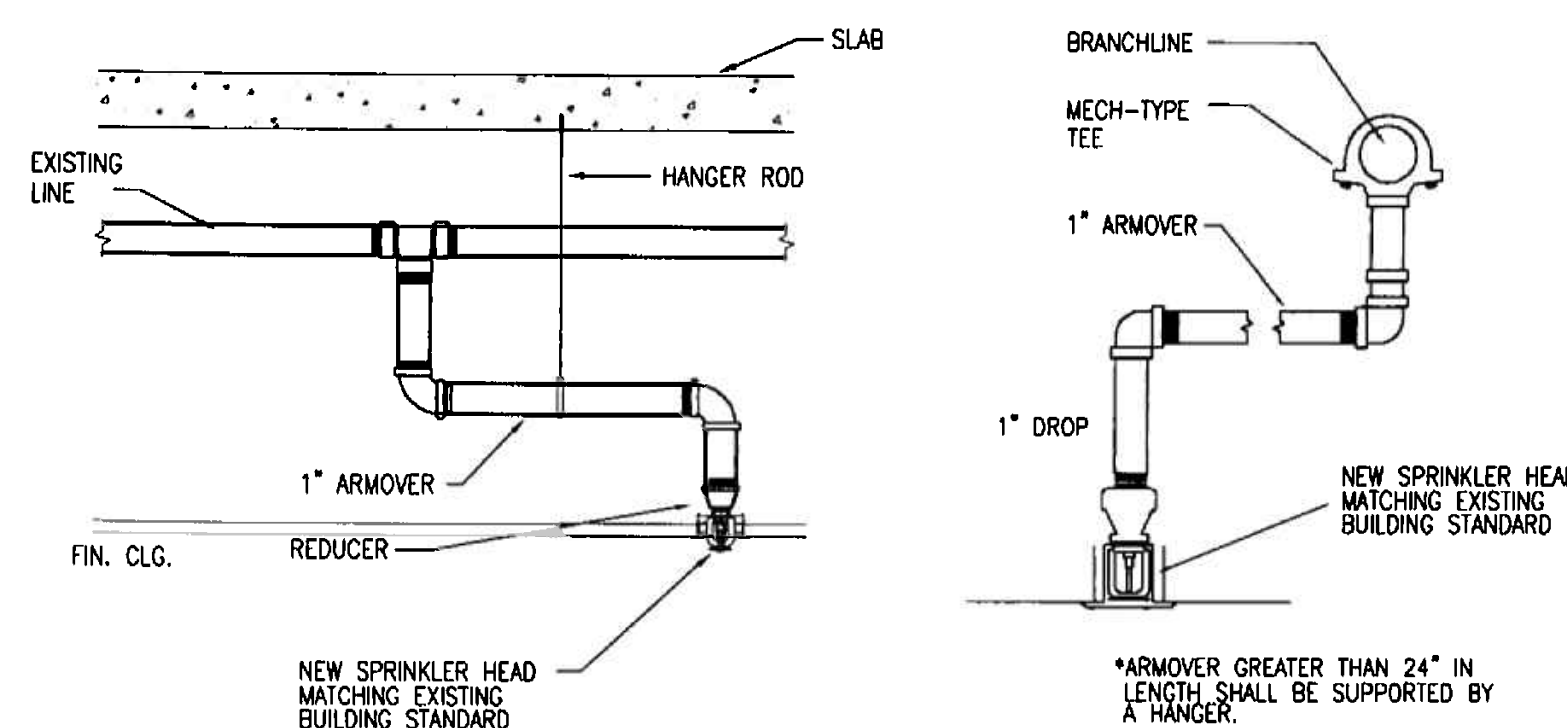
SYM.	AREA SERVED	ORIFICE SIZE	TEMP. RATING	CONFIGURATION	MANUFACTURER AND MODEL	REMARKS
●	SPACES WITH CEILING	1/2" K=5.6	155°F/68°C	CONCEALED PENDENT FLAT PLATE, QUICK RESPONSE 4.9m X 4.9m [16'X16'] COVERAGE	CENTRAL/TYCO SERIES RPI (TY3531)	CONSULT ARCH. FOR FINISH

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, CONTRACTOR TO VERIFY THAT LOCATION MEETS COVERAGE REQUIREMENTS
- NEW CONCEALED TYPE SPRINKLER HEAD

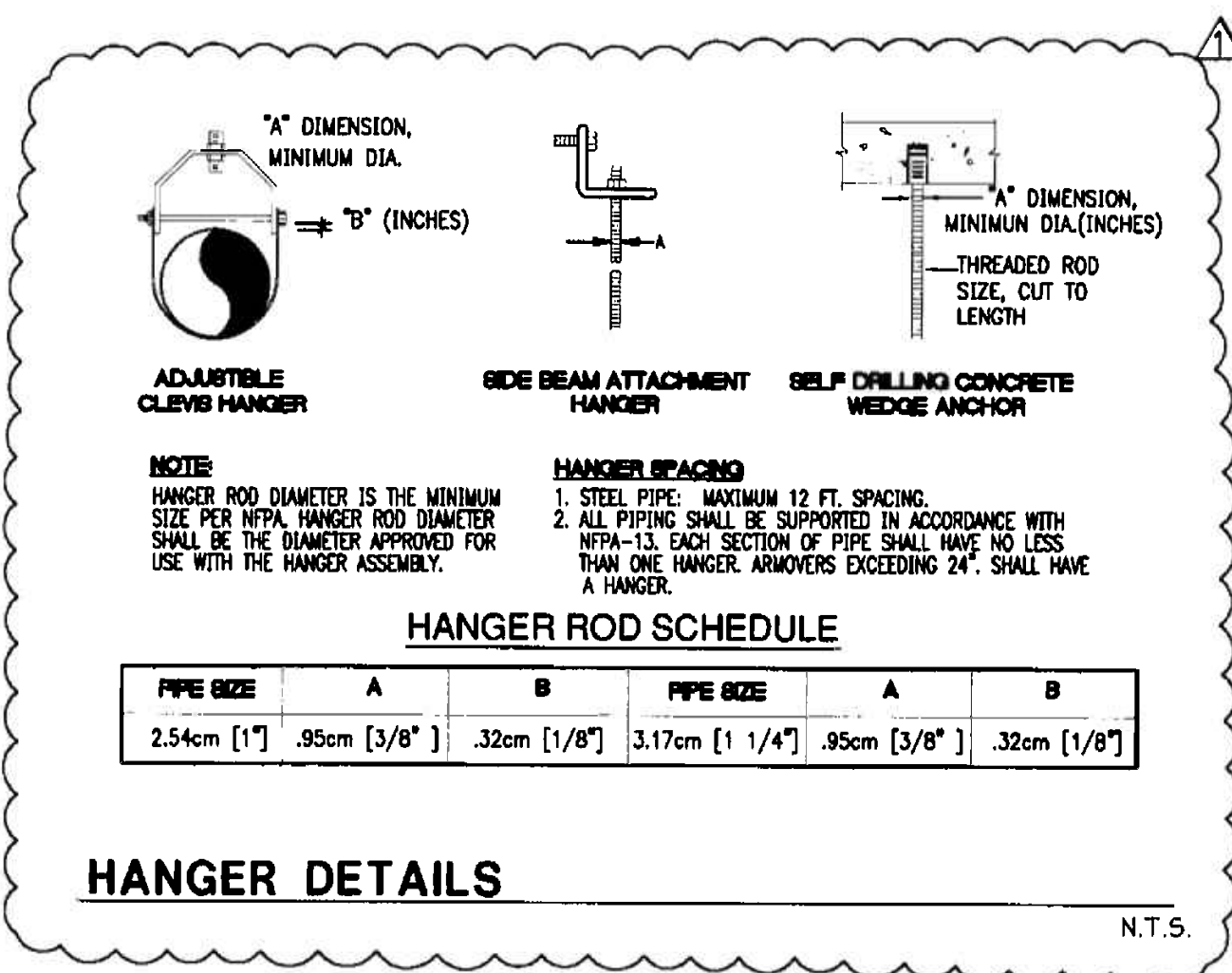
FIRE PROTECTION NOTES

- FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
- 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 61G15-32.002 (6).
- CONTRACTOR SHALL RELOCATE HEADS, EXTEND PIPES TO NEW/RELOCATED SPRINKLER HEADS, PROVIDE NEW SPRINKLER HEADS, ETC. AS REQUIRED TO ACCOMMODATE NEW LAYOUTS.
- ALL PIPING SHALL BE SCH. 40 BLACK STEEL OR LIGHTWALL XL PIPING IN ACCORDANCE WITH BUILDING STANDARD. ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS AS PER N.F.P.A. 13.
- BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
- HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
- PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARD REQUIREMENTS.
- DESIGN CRITERIA:
LIGHT HAZARD, 0.10 GPM PER SQ. FT. DENSITY, 100 GPM HOSE ALLOWANCE, MINIMUM 1500 SQ. FT. REMOTE AREA OF APPLICATION.
- COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE SPRINKLER HEAD ABOVE AND BELOW HVAC EQUIPMENT WIDER THAN 48".



TYPICAL ARMOVER DETAILS

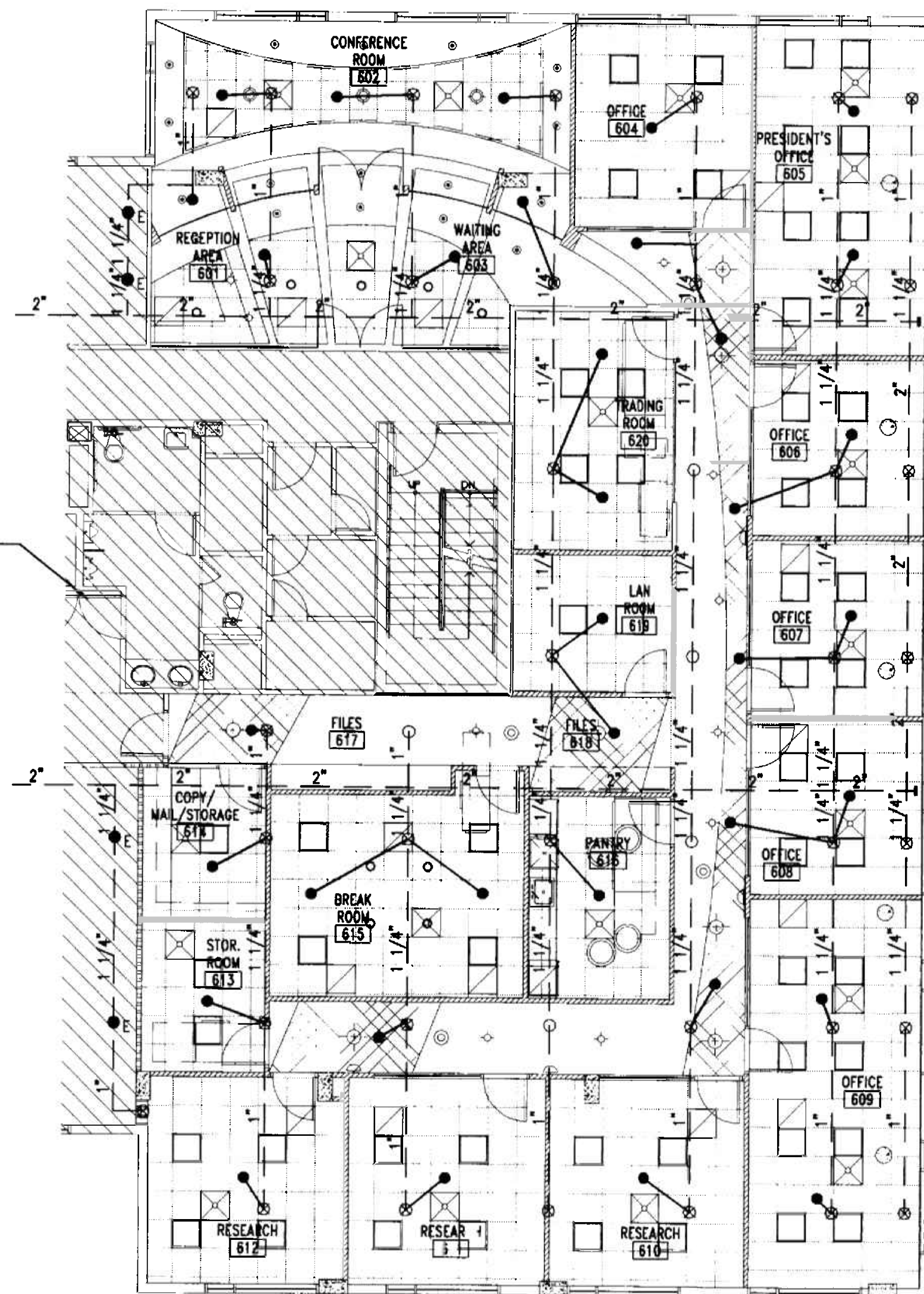
N.T.S.



HANGER DETAILS

N.T.S.

SHADED AREAS ARE NOT PART OF THIS PROJECT

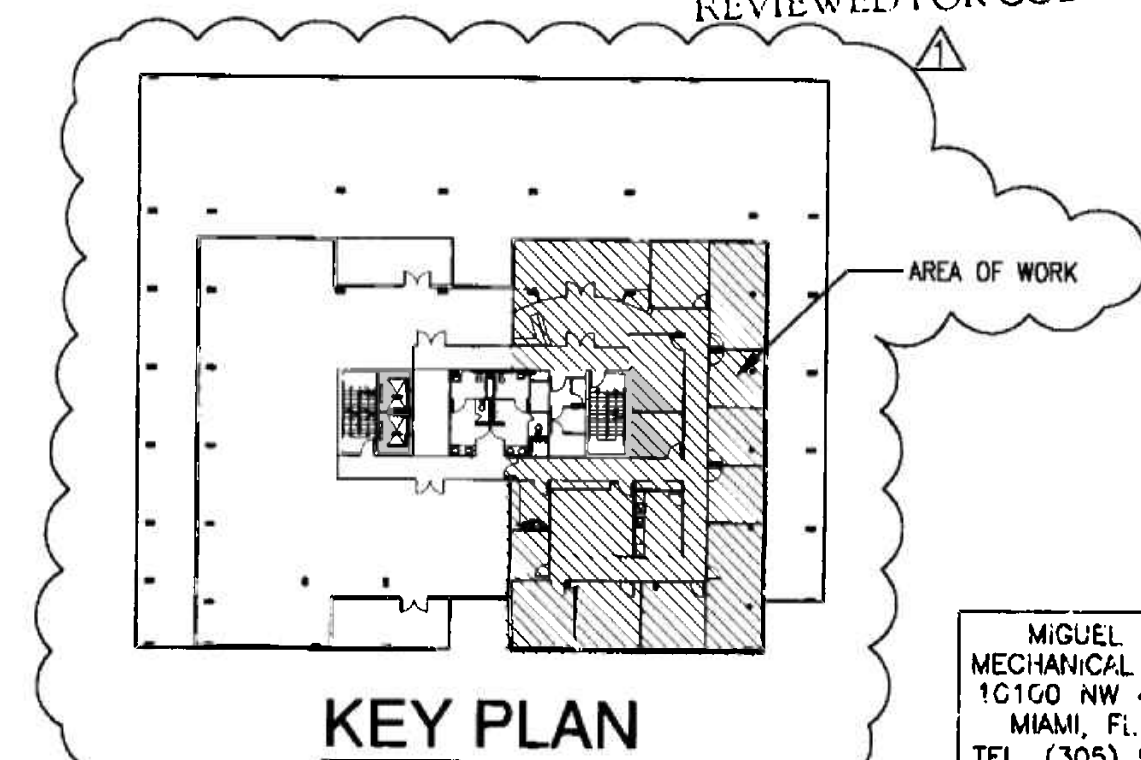


OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: DRB/HPB
ZONING: DRB/HPB
CONCURRENC? PLUMBING
PLUMBING: ELECTRICAL
ELECTRICAL: Mechanical
MECHANICAL: Fire Prevention
FIRE PREVENTION: Engineering
ENGINEERING: Public Works
PUBLIC WORKS: Structural
STRUCTURAL: Accessibility
ACCESSIBILITY: Elevator
ELEVATOR:

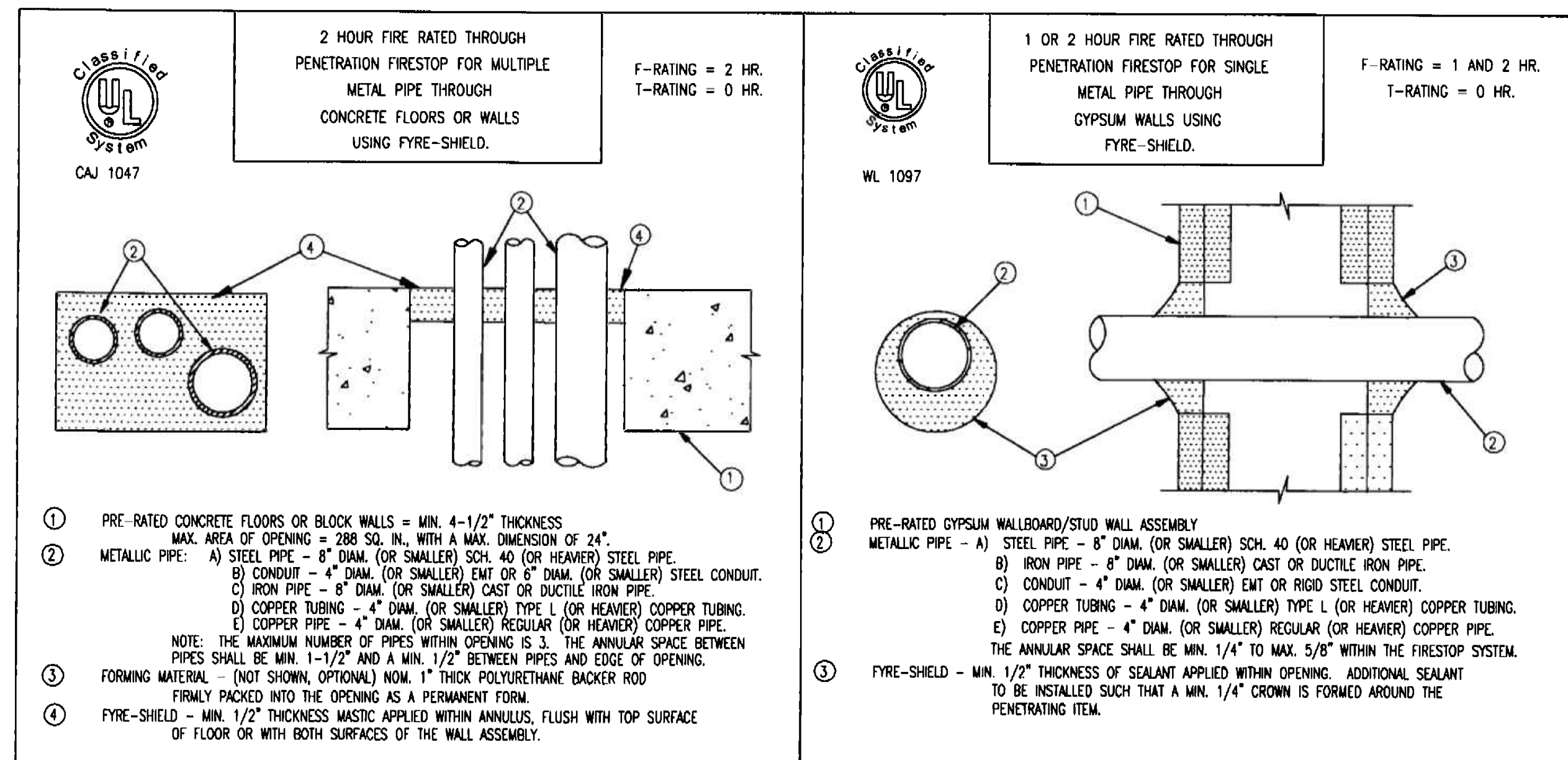
As per Florida Building Code Section 14.5.1
REVIEWED FOR CODE COMPLIANCE

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



KEY PLAN

MIGUEL LANDE
MECHANICAL ENGINEER
16160 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/31/05
FLA. REC. NO. 82447



FIRE PROTECTION LEGEND (FIRE SPRINKLER SYSTEM)

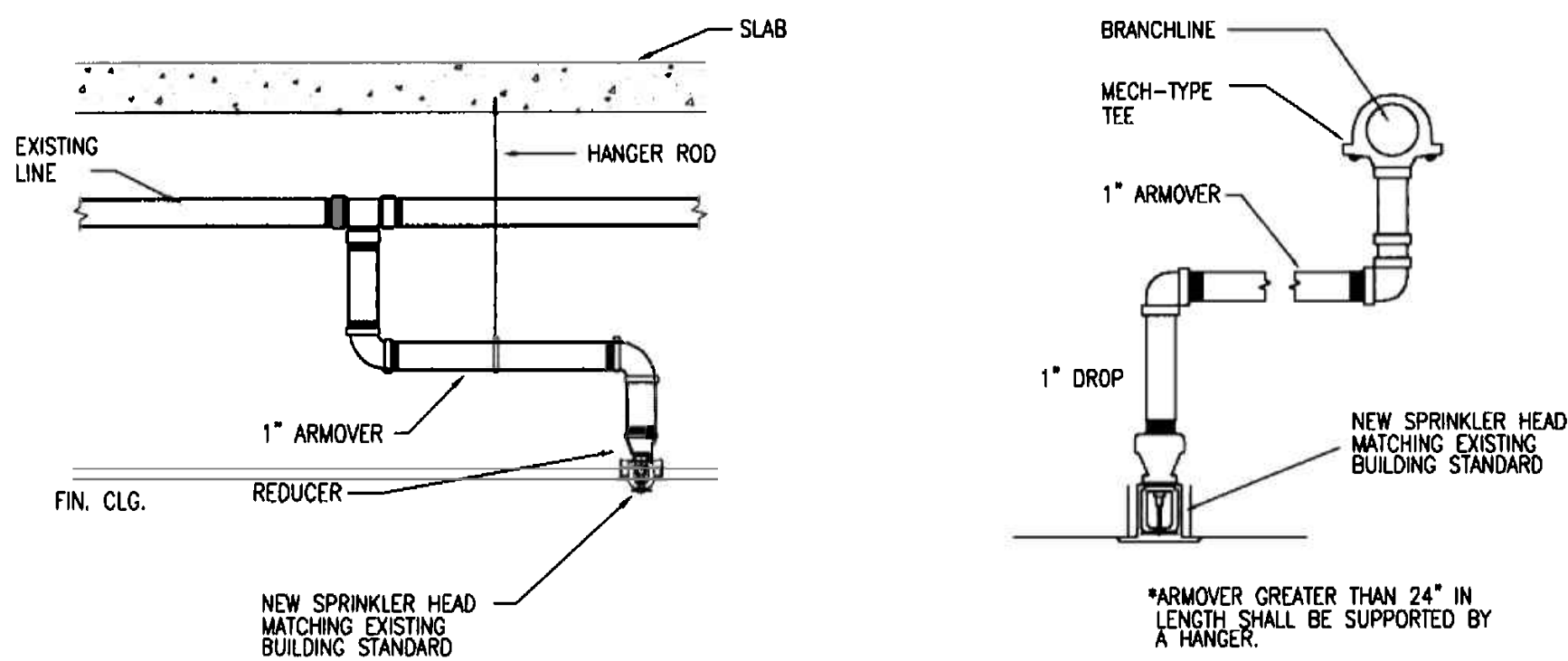
- EXISTING FIRE SPRINKLER PIPE TO REMAIN
- NEW FIRE SPRINKLER PIPE
- REMOVE EXISTING SPRINKLER HEAD AND 1" RISER, CONNECT NEW 1" SPRINKLER PIPE TO EXISTING 1" OUTLET
- EXISTING SPRINKLER HEAD TO BE REMOVED AND RISER CAPPED
- EXISTING SPRINKLER HEAD TO REMAIN CONTRACTOR TO VERIFY THAT LOCATION MEETS COVERAGE REQUIREMENTS
- NEW CONCEALED TYPE SPRINKLER HEAD

FIRE PROTECTION NOTES

- FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
- 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 61G15-32.002 (6).
- CONTRACTOR SHALL RELOCATE HEADS, EXTEND PIPES TO NEW/RELOCATED SPRINKLER HEADS, PROVIDE NEW SPRINKLER HEADS, ETC. AS REQUIRED TO ACCOMMODATE NEW LAYOUTS.
- ALL PIPING SHALL BE SCH. 40 BLACK STEEL OR LIGHTWALL XL PIPING IN ACCORDANCE WITH BUILDING STANDARD. ALL PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI FOR TWO HOURS AS PER N.F.P.A. 13.
- BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
- HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
- ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
- PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARD REQUIREMENTS.
- DESIGN CRITERIA:
LIGHT HAZARD, 0.10 GPM PER SQ. FT. DENSITY, 100 GPM HOSE ALLOWANCE, MINIMUM 1500 SQ. FT. REMOTE AREA OF APPLICATION.
- COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE SPRINKLER HEAD ABOVE AND BELOW HVAC EQUIPMENT WIDER THAN 48".

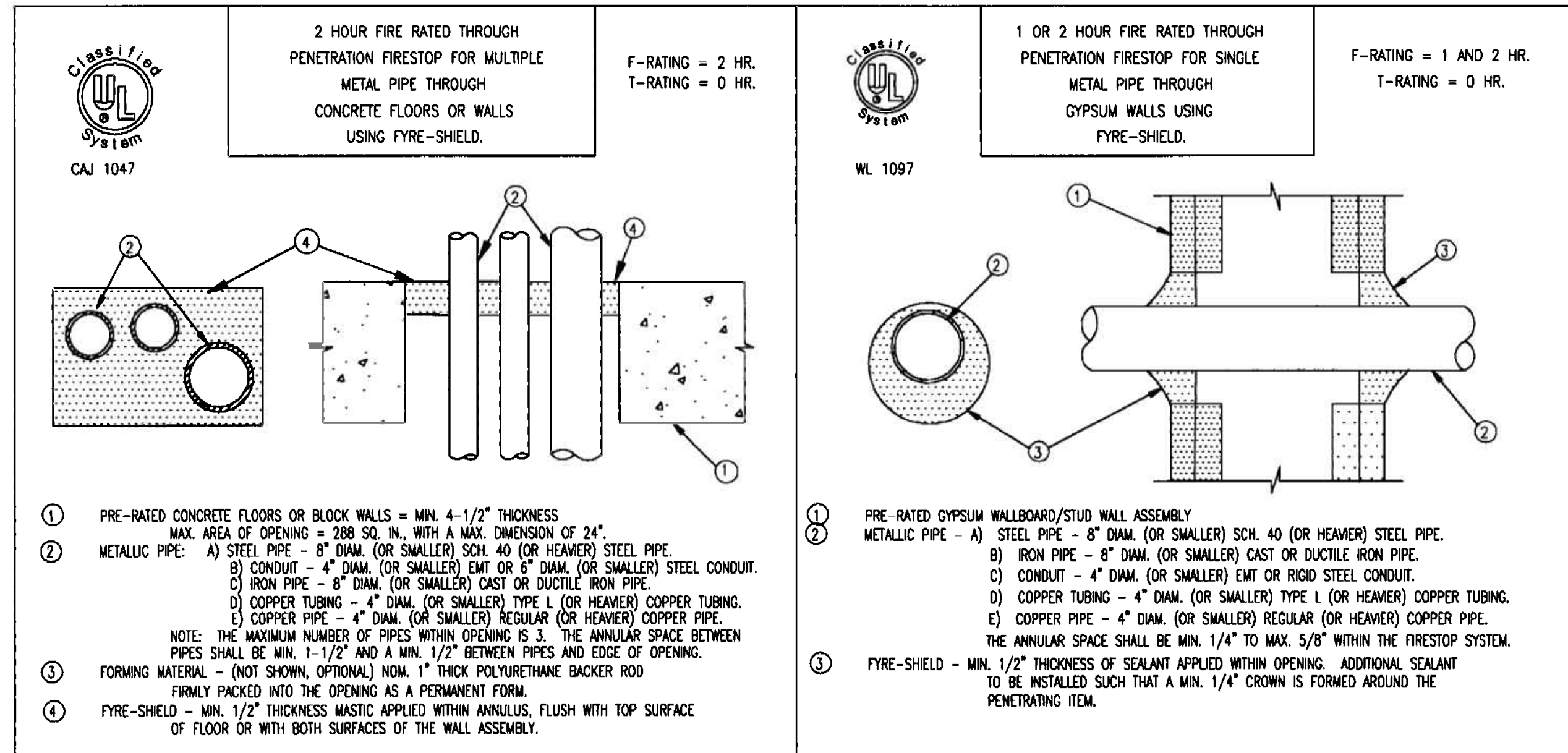
FIRE SPRINKLER HEAD SCHEDULE

SYM.	AREA SERVED	ORIFICE SIZE	TEMP. RATING	CONFIGURATION	MANUFACTURER AND MODEL	REMARKS
●	SPACES WITH CEILING	1/2" K=5.6	155°F/68°C	CONCEALED PENDENT FLAT PLATE, QUICK RESPONSE 4.9m X 4.9m(16'X16') COVERAGE	CENTRAL/TYCO SERIES RFI (TY3531)	CONSULT ARCH. FOR FINISH

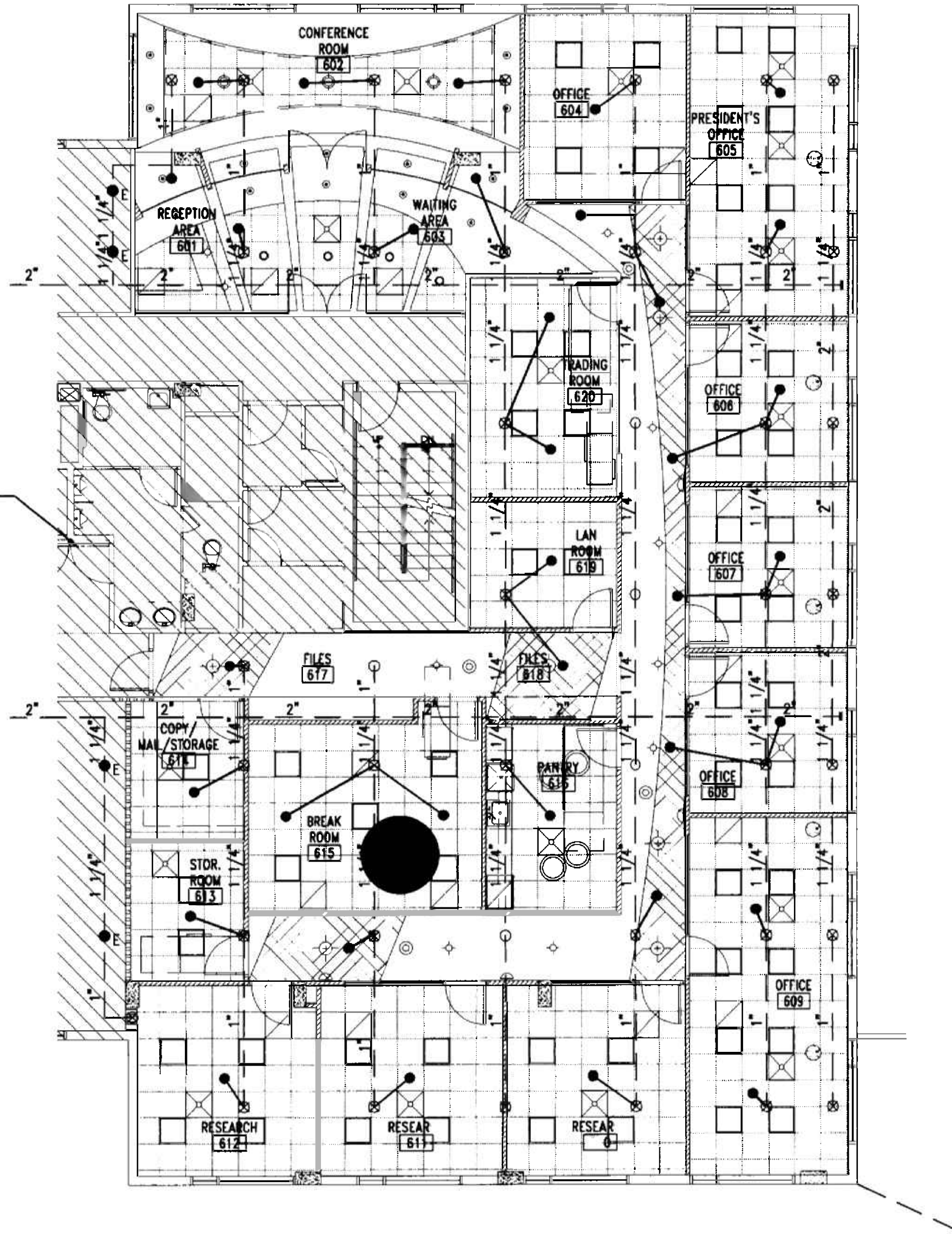


TYPICAL ARMOVERT DETAILS

N.T.S.



SHADED AREAS ARE NOT PART OF THIS PROJECT



FIRE PROTECTION FLOOR PLAN

SCALE 1/8" = 1'-0"

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CIVIL ENGINEER
APPROVED FOR THE FOLLOWING:

BUILDING ZONING	
DIRECTOR	
CONSENYENCY	
PLANNING	
ENVIRONMENTAL	
TECHNICAL	
ENGINEERING	
PERMITS	
STRUCTURAL	
ACCIDENTALITY	
LEVATOR	

As per Florida Building Code Section 100.7.1
REVIEWED FOR CODE COMPLIANCE

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL (305) 510-6448
DATE: 11/07/05
FLA. REG. No. 62447

insight
design

REVISIONS	DATE	BY	CHK	APP
1	11/07/05	ML		

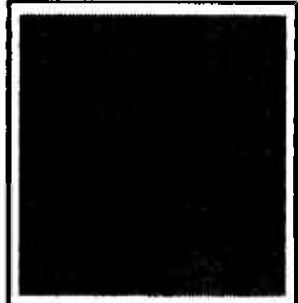
FIRE PROTECTION
FLOOR PLAN
AND DETAILS

INTERIOR RENOVATION
OF
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003864

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:
F0.1

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REVISIONS

SHEET TITLE

INTERIOR RENOVATION
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
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AR92162 • AA0003130 • ID0003964

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:

M0.1

HVAC GENERAL NOTES

- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TEST, INSURANCE, ETC., REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING, HEATING AND VENTILATION SYSTEMS SHOWN ON DRAWINGS OR LISTED BELOW.
 - THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFF-SET, ELBOW OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES.
 - DRAWINGS ARE NOT TO BE SCALED. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS, AND SITE CONDITIONS SHALL GOVERN EXACT LOCATION OF MECHANICAL EQUIPMENT AND APPURTENANCES.
 - INTENT:
 - IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL NECESSARY ITEMS REQUIRED, EVEN THOUGH ITEMS ARE NOT INDICATED ON THE DRAWINGS OR IN THE NOTES. WORK CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER NOT SHOWN ON THE PLANS OR INDICATED IN THE NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING, PRIOR TO BID, FOR REVIEW & RESOLUTION OTHERWISE WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
 - CONTRACTOR SHALL COORDINATE ALL BUILDING STANDARD REQUIREMENTS PRIOR TO BID.
 - THE NATURE OF THIS CONTRACT INVOLVES THE IMPROVEMENT OF AN EXISTING SHELL SPACE AND THE CONTRACTOR, PRIOR TO BID, MUST INSPECT THE EXISTING FACILITIES AND CONDITIONS AT THE JOBSITE AND BECOME ACQUAINTED WITH CONDITIONS THAT WILL AFFECT WORK TO BE PERFORMED UNDER THIS CONTRACT.
 - ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS 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.
 - SUBMIT A COMPLETE "AS-BUILT" RECORD SET IN ELECTRONIC FORMAT 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 PART 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 5 YEAR FACTORY GUARANTEE. FURNISH ONE YEAR FREE SERVICE.
- DUCTWORK:
 - ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
 - RIGID LOW PRESSURE DUCTWORK: ALL NEW S/A AND R/A DUCTWORK SHALL BE CONSTRUCTED OF 1/2" THICK STANDARD DUTY FIBERGLASS BOARD (R=6.0 MIN.) WITH REINFORCED FLAMEPROOF ALUMINUM FOIL FACED COVERING IN ACCORDANCE WITH N.F.P.A. BULLETIN 90-A. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. DUCTWORK SHALL BE CERTAINTED ULTRA DUCT OR EQUIVALENT.
 - NEW O/A DUCTWORK SHALL BE CONSTRUCTED OF ZINC COATED GALVANIZED SHEET METAL IN ACCORDANCE WITH S.M.A.C.N.A. HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE". PRESSURE CLASSIFICATION 3.0" WG.
 - FLEXIBLE DUCTWORK SHALL BE ROUND, REINFORCED WITH A WIRE HELIX AND INSULATED WITH R=6.0 MIN. BLANKET TYPE INSULATION WITH EXTERIOR VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, U.L. CLASS 1 AIR DUCT. FLEXIBLE DUCT SIZE SHALL MATCH DIFFUSER NECK 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.
 - EXPOSED ROUND DUCT SHALL BE OF SPIRAL CONSTRUCTION.
 - PROVIDE ACCESS PANELS IN HARD CEILINGS FOR ALL VALVES, DAMPERS, CONTROL DEVICES, VAV BOXES, ETC. ACCESS PANELS SHALL BE MILCOR FLUSH TYPE MINIMUM OF 12" X 12" UNLESS NOTED OTHERWISE.
 - COMBINATION FIRE AND SMOKE DAMPERS SHALL BE RUSKIN FSD60 OR APPROVED EQUIVALENT, WITH 285" FUSIBLE LINK. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S AND BEAR A UL LABEL.
 - SMOKE DAMPERS SHALL BE RUSKIN SD60 OR APPROVED EQUIVALENT MEETING UL555S REQUIREMENTS AND BEARING A UL LABEL. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. DAMPER AND ACTUATOR SHALL BE SUPPLIED AS A SINGLE ENTITY MEETING UL555 AND UL555S.
 - FIRE DAMPERS SHALL BE RUSKIN DIBD20 STYLE "B" OR APPROVED EQUIVALENT, WITH 285" FUSIBLE LINK. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. FIRE DAMPERS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH UL555 AND BEAR A UL LABEL. EACH FIRE DAMPER SHALL BE SHIPPED WITH UL INSTALLATION INSTRUCTIONS AND INSTALLED ACCORDINGLY.
 - MOTORIZED CONTROL DAMPERS SHALL BE RUSKIN CDB60 OR APPROVED EQUIVALENT, WITH GALVANIZED STEEL FRAME, AIRFID, BLADES AND ELECTRIC ACTUATOR. OTHER APPROVED MANUFACTURERS ARE GREENHECK AND NALOR. SUBMITTAL MUST INCLUDE LEAKAGE, MAXIMUM AIRFLOW AND MAXIMUM PRESSURE RATING BASED ON AMCA 500. CONTROL DAMPERS ON OUTSIDE AIR DUCTS SHALL BE PROVIDED WITH LIMIT STOP FOR NORMAL OPERATION.
 - 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 T&B CONTRACTOR CERTIFIED BY THE A.A.B.C. OR N.E.B.B. AND APPROVED BY THE BUILDING MANAGEMENT. THE SUBMITTED TEST AND BALANCE REPORT SHALL BE ON OFFICIAL A.A.B.C. OR N.E.B.B. REPORT FORMS.
 - BALANCE AIR SYSTEM TO DELIVER SPECIFIED QUANTITIES AT EACH OUTLET WITHIN 10% USING A.A.B.C. OR N.E.B.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 HIM WITH LANDLORD'S 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.

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER	X	
SMOKE DAMPER	X	
FIRE-RATED ENCLOSURE		X
FIRE-RATED FLOOR/ROOF-CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL (1)	X	

(1) SMOKE EVACUATION SYSTEM IN THE BUILDING IS EXISTING

DUCTLESS MINISPLIT SYSTEM

DUCTLESS MINISPLIT UNIT AC-6/CU-6 SHALL BE MITSUBISHI, INDOOR UNIT MODEL PK18F13, 18,500 BTU/H, 11.3 SEER, 600 CFM, 115"-1-60, MCA 1, MFS 15A, 53 LBS, OUTDOOR UNIT MODEL PU18EK 208/230-1-60, MCA 16, MFS 20A, 155 LBS, 3/8" LIQUID LINE, 5/8" GAS LINE WITH 1" ARMAFLEX INSULATION. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE OPTIONAL CONDENSATE PUMP ACCESSORY.

NOTE:
OTHER APPROVED MANUFACTURERS ARE TRANE AND FUJITSU.

AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	ACCESSORIES	MFG. & MODEL
'A'	SUPPLY AIR	PERFORATED CLG DIFFUSER	LAY-IN TYPE	TITUS, PAS-AA
'B'	SUPPLY AIR	ROUND CLG DIFFUSER	-	TITUS, TMR-AA
'D'	RETURN AIR	EGGCRATE WALL GRILLE	SURFACE MOUNTED	TITUS, 50F
'R'	RETURN AIR	PERFORATED CLG GRILLE	LAY-IN TYPE	TITUS, PAR-AA

NOTE:

OTHER APPROVED MANUFACTURERS ARE PRICE AND METALAIR.

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	6	20	120	120
AC-2	10	20	200	200
AC-3	14	7.5 (1)	105	250
	7	20	140	
AC-4	4	20	80	80
AC-5	10	7.5 (1)	75	80

NOTE:

(1) REDUCED ACCORDING TO ASHRAE 62 FOR INTERMITTENT OCCUPANCY.

A/C UNIT SCHEDULE

UNIT DESIGNATION	AC-1	AC-2	AC-3	AC-4	AC-5
A/C UNIT TYPE	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP	WATER-SOURCE HEAT PUMP
CONFIGURATION	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL	HORIZONTAL
OPERATING WEIGHT, LB	400	600	600	250	250
TOTAL AIR, CFM	1350	2300	1900	1200	900
OUTSIDE AIR, CFM	120	200	250	80	80
EXTERNAL STATIC, INWG	0.50	0.50	0.50	0.50	0.50
FACE VELOCITY, FPM	335	255	210	458	426
ENTERING AIR TEMPERATURE DB/WB, °F	78/63	77/62	78/64	72/60	76/64
TOTAL COOLING CAPACITY, BTUH	44410	65770	65650	29260	27330
SENSIBLE COOLING CAPACITY, BTUH	35230	57220	49610	24210	21430
LEAVING AIR TEMPERATURE DB/WB, °F	54.2/51.5	54.3/51.3	54.4/52.2	53.6/51.1	56.2/53.7
CONDENSER WATER FLOW, GPM / PRESSURE DROP, FTWG	13/12.5	20/4.0	20/4.0	10/4.5	8/17.5
CONDENSER WATER TEMP. ENTERING/LEAVING, °F	85/95	85/95	85/95	85/95	85/95
ENTERING AIR TEMPERATURE DB, °F	68	68	68	68	68
TOTAL HEATING CAPACITY, BTUH	56500	78310	78580	42100	33800
CONDENSER WATER TEMP. ENTERING/LEAVING, °F	68/60	68/60	68/60	68/60	68/60
ELECTRICAL SERVICE AVAILABLE	208-3-60	208-3-60	208-3-60	208-3-60	208-3-60
FAN MOTOR STARTER TYPE	ATL	ATL	ATL	ATL	ATL
STARTER FURNISHED BY	MECH. CONT.	MECH. CONT.	MECH. CONT.	MECH. CONT.	MECH. CONT.
UNIT EER/COP	12.8/4.3	14.4/4.6	14.4/4.6	13.7/4.7	12.5/4.3
TOTAL UNIT POWER, KW	4.3	5.5	5.5	2.9	2.3
MCA/MAX HACR	20.3/35	26.9/35	26.9/35	16.6/25	11.4/15
COMPRESSOR NUMBER/TYPE	1/RECIP.	2/RECIP.	2/RECIP.	1/RECIP.	1/RECIP.
COMPRESSOR RLA/LRA, EA.	14.0/91	10.4/85	10.4/85	10.4/85	7.7/66
FAN MOTOR HP/FLA	0.5/2.8	1.0/3.5	1.0/3.5	0.8/3.8	0.5/1.8
CONDENSER WATER CONNECTIONS, IN	1	1 1/4	1 1/4	3/4	3/4
UNIT DIMENSIONS (H.W.L.), IN	21/33/58	23/36/79	23/36/79	19/25/50	17/23/46
DESIGN MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE
DESIGN MFG. MODEL NUMBER	GEH-048	GEH-072	GEH-072	GEH-036	GEH-030
STAINLESS STEEL BRAIDED HOSES (2 FT MAX)	YES	YES	YES	YES	YES
VIBRATION ISOLATION HANGING SUPPORT KIT	YES	YES	YES	YES	YES
PROGRAMMABLE DIGITAL THERMOSTAT	YES	YES	YES	YES	YES
1" FILTER RACK	YES	YES	YES	YES	YES
CONDENSATE OVERFLOW PROTECTION SENSOR (FACTORY INSTALLED AND WIRED)	YES	YES	YES	YES	YES

NOTE:

- 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 GIANT 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.

HVAC LEGEND

- RIGID DUCTWORK NEW
- RIGID DUCTWORK EXISTING
- FLEXIBLE DUCTWORK
- SUPPLY AIR CEILING DIFFUSER
- RETURN/EXHAUST AIR GRILLE
- FIRE DAMPER
- COMBINATION FIRE/SMOKE DAMPER
- LOW LEAKAGE MOTOR OPERATED DAMPER
- DUCT MOUNTED SMOKE DETECTOR
- MANUAL VOLUME DAMPER
- THERMOSTAT
- CUBIC FEET PER MINUTE
- TRANSFER DUCT
- SUPPLY AIR
- RETURN AIR
- EXHAUST AIR
- TYPICAL
- EACH
- OPPOSED BLADE DAMPER
- ABOVE FINISHED FLOOR
- UNDERCUT DOOR 1"
- AIR CONDITIONING
- CONDENSER WATER SUPPLY, RETURN
- EXHAUST FAN
- CONNECT NEW TO EXISTING

REVISIONS	DATE	BY	CHK
1	11/13/06	ML	

MECHANICAL
FLOOR PLAN
AND DETAILS

INTERIOR RENOVATION
FOR
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th Avenue
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PROJECT NO:	0217-08
DRAWN BY:	ML
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SCALE:	AS NOTED
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M0.2

GENERAL NOTES

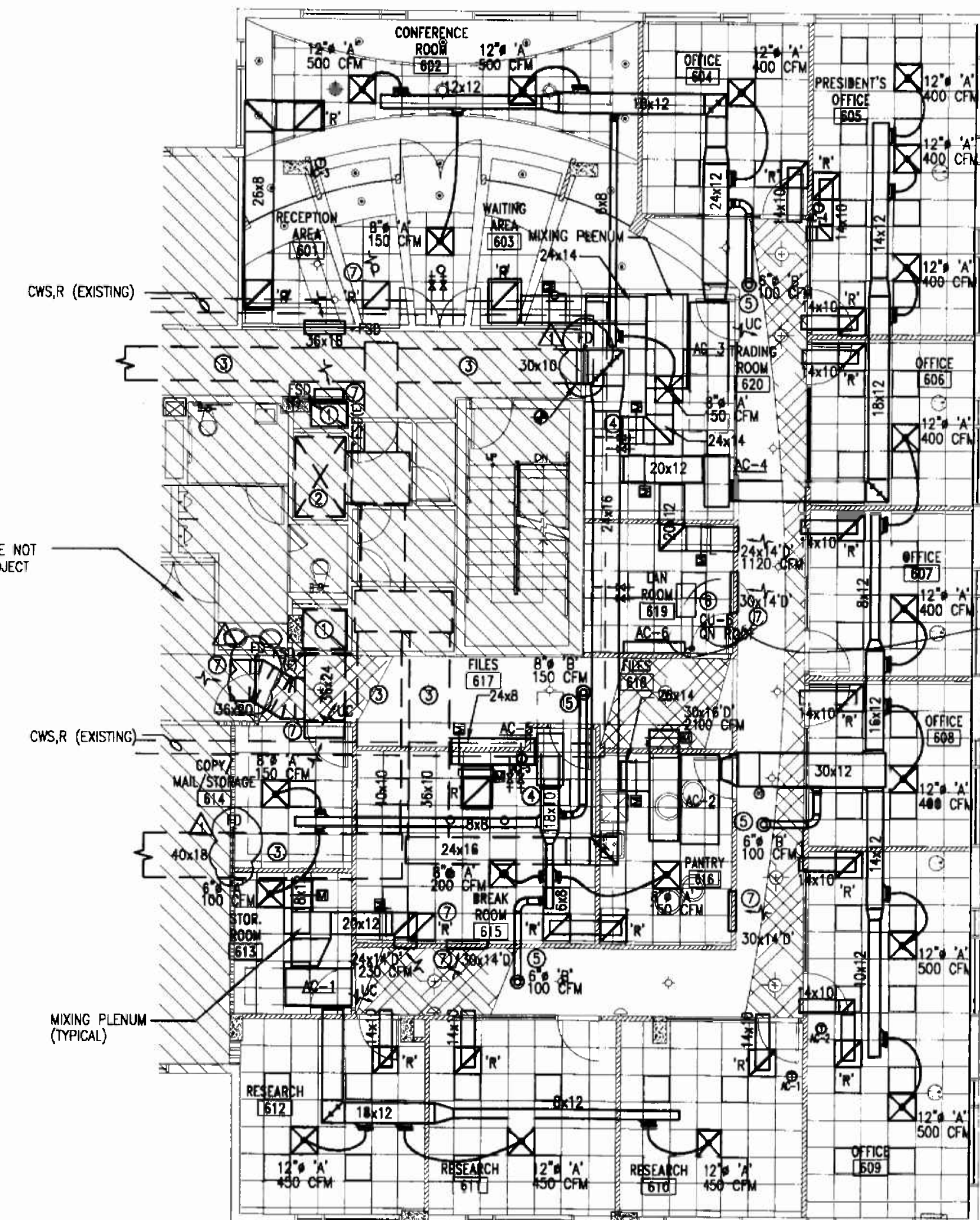
1. MATERIALS EXPOSED WITHIN RETURN PLENUM SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND SHALL COMPLY WITH FMC 602.2.1.
2. THE DUCTWORK LAYOUT, PIPING, DEVICES, EQUIPMENT LOCATIONS ETC. INDICATED AS EXISTING ON THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN 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 FACILITIES 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.
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 CWS & R PIPING TO EXISTING 2" VALVES.
- 5 PROVIDE ROUND SPIRAL SHEET METAL DUCT WITH 90° ELBOW DOWN TO ROUND CEILING DIFFUSER. DUCT SHALL BE UNINSULATED AND PAINTED WHERE EXPOSED ONLY.
- 6 INSTALL CONDENSING UNIT ON THE ROOF INSIDE MECHANICAL ENCLOSURE. COORDINATE EXACT LOCATION FOR CU AND REFRIGERANT PIPE PENETRATION WITH BUILDING MANAGEMENT.
- 7 SMOKE EXHAUST SYSTEM INTAKE.

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 DUCT SMOKE DAMPERS IN FLOORS 4, 5 & 6.
 - OPEN SMOKE DAMPERS IN SMOKE EXHAUST SHAFT OPENINGS ON FLOOR OF INCIDENT.
 - 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.

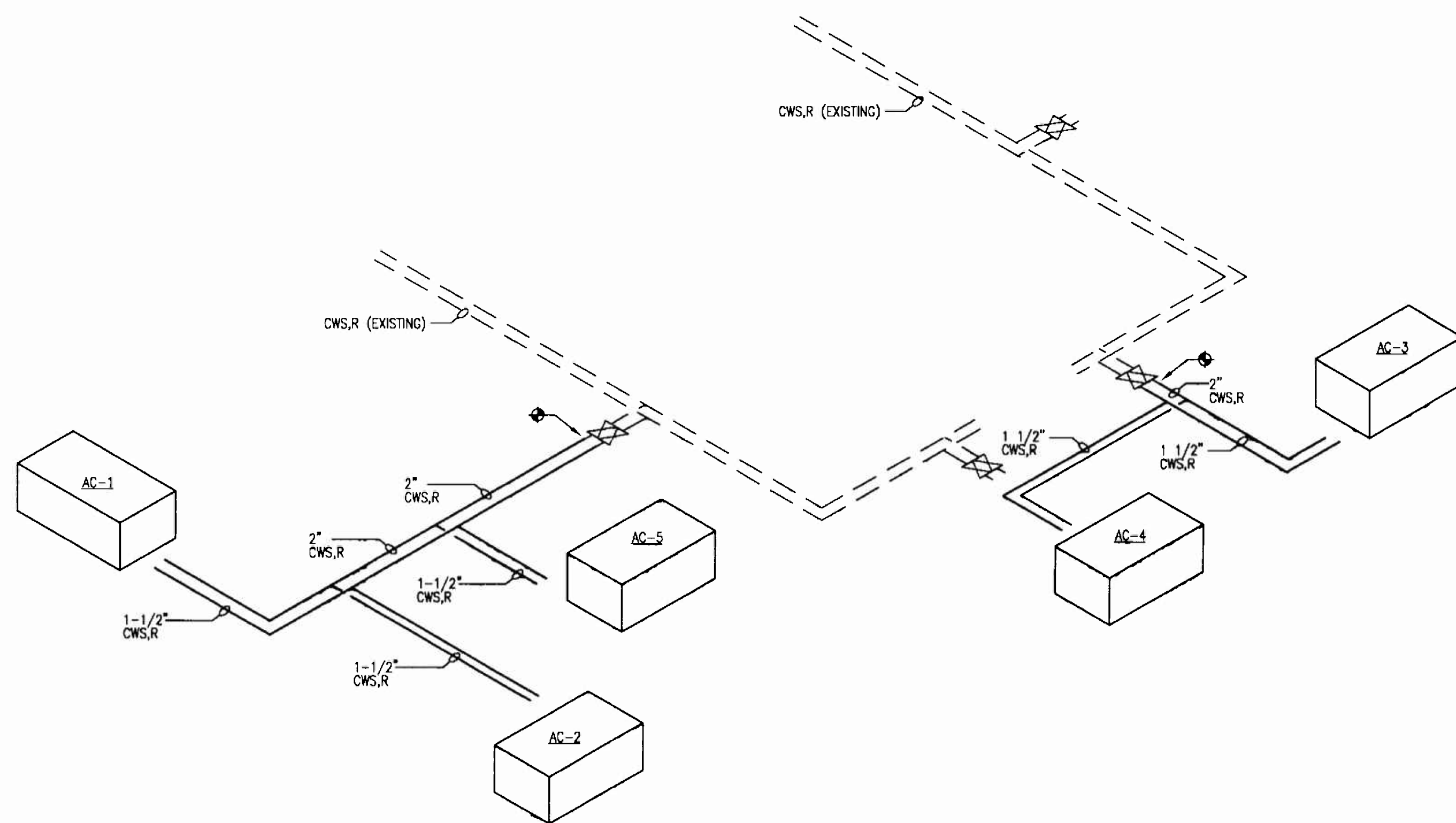
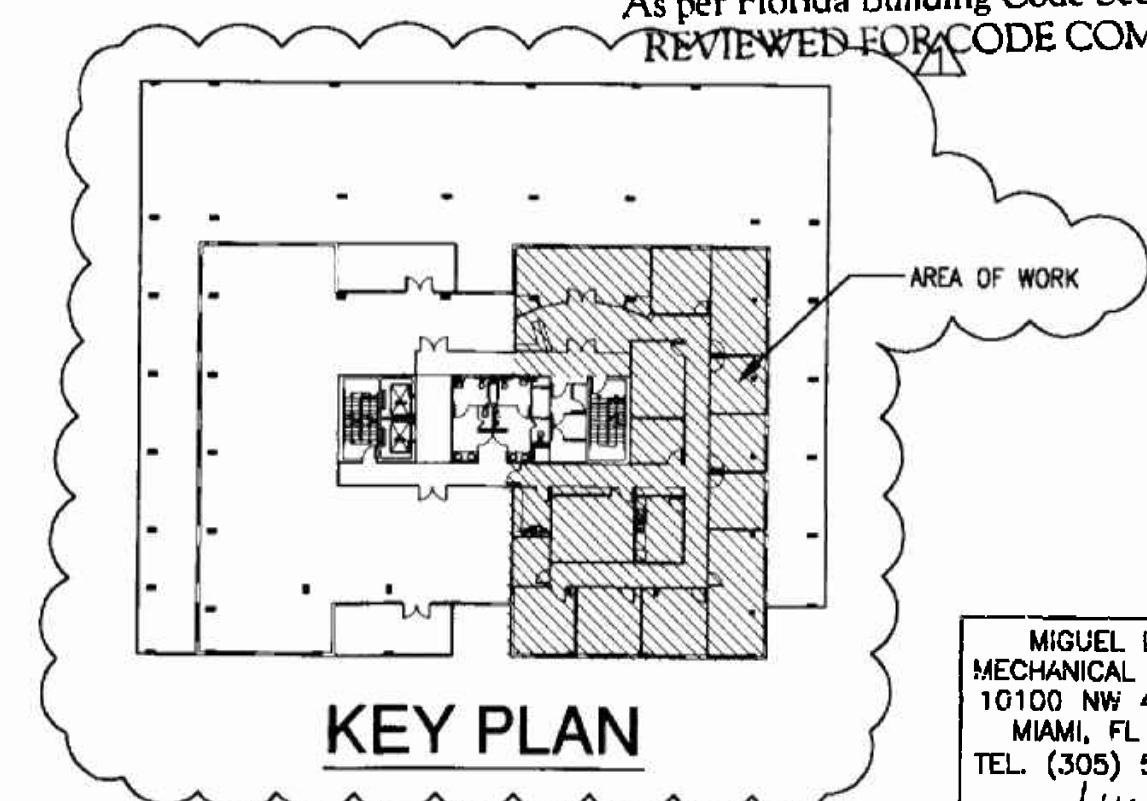


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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	ML 2900
ZONING:	
DRB/HPB:	
CONCURRENCE:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

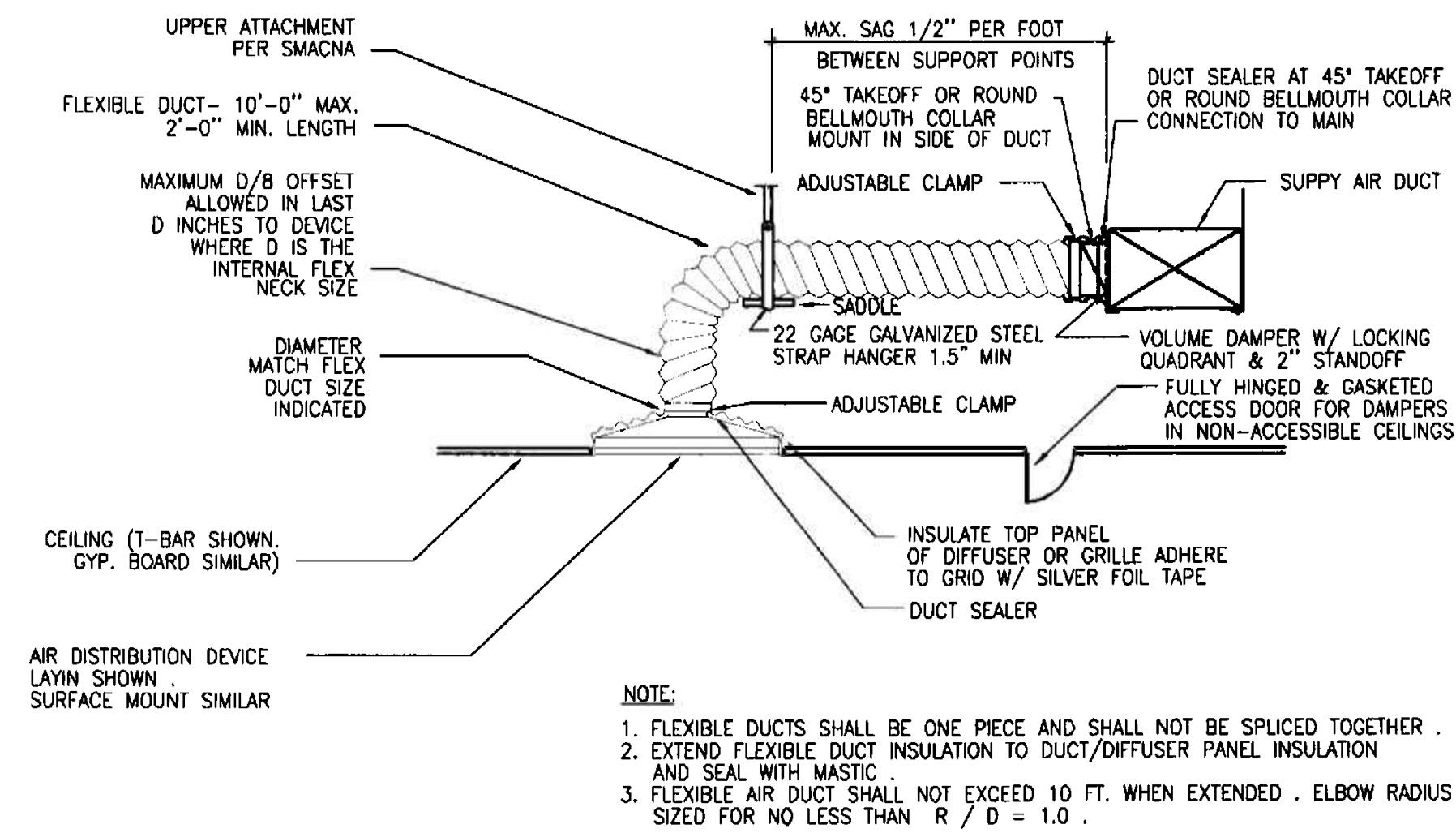
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

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



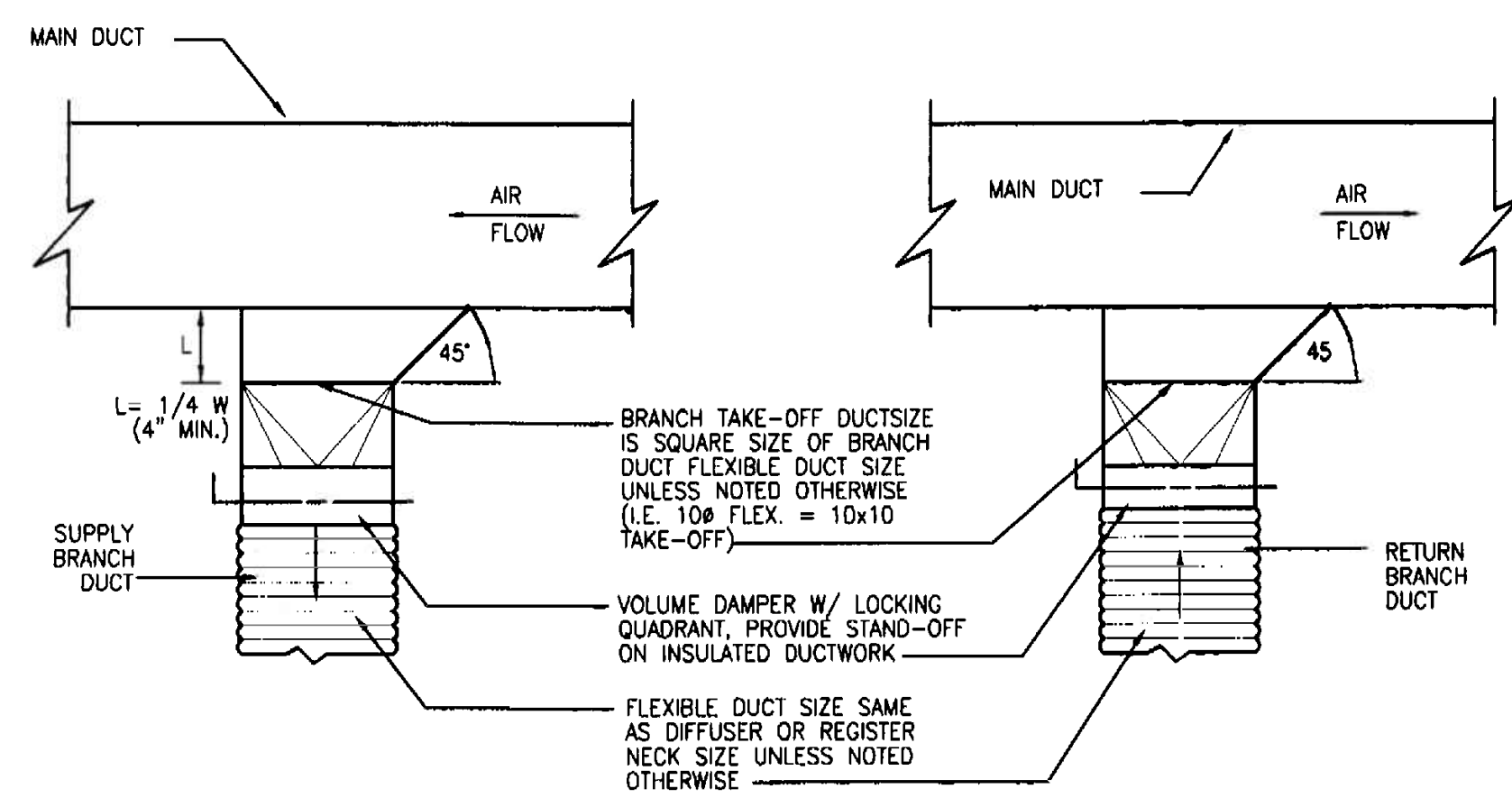
CONDENSER WATER PIPING LAYOUT
SCALE N.T.S.

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/13/06
FLA. REG. No 62447



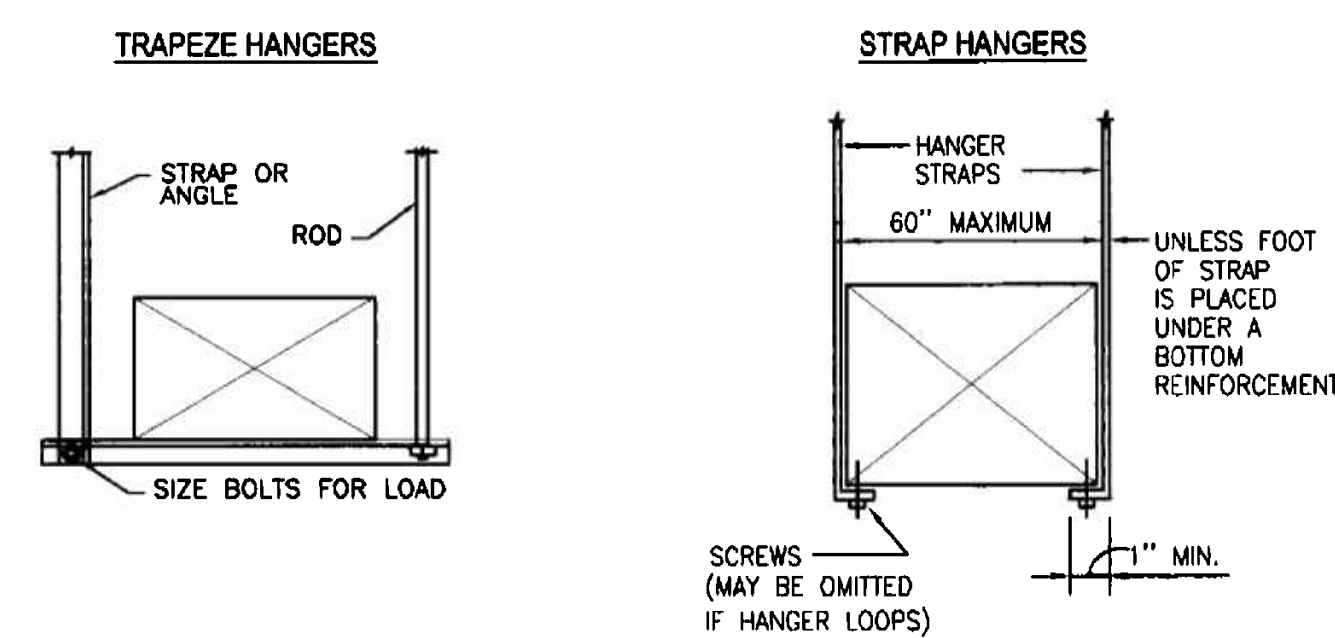
FLEXIBLE DUCT TAKEOFF DETAIL

SCALE: NTS



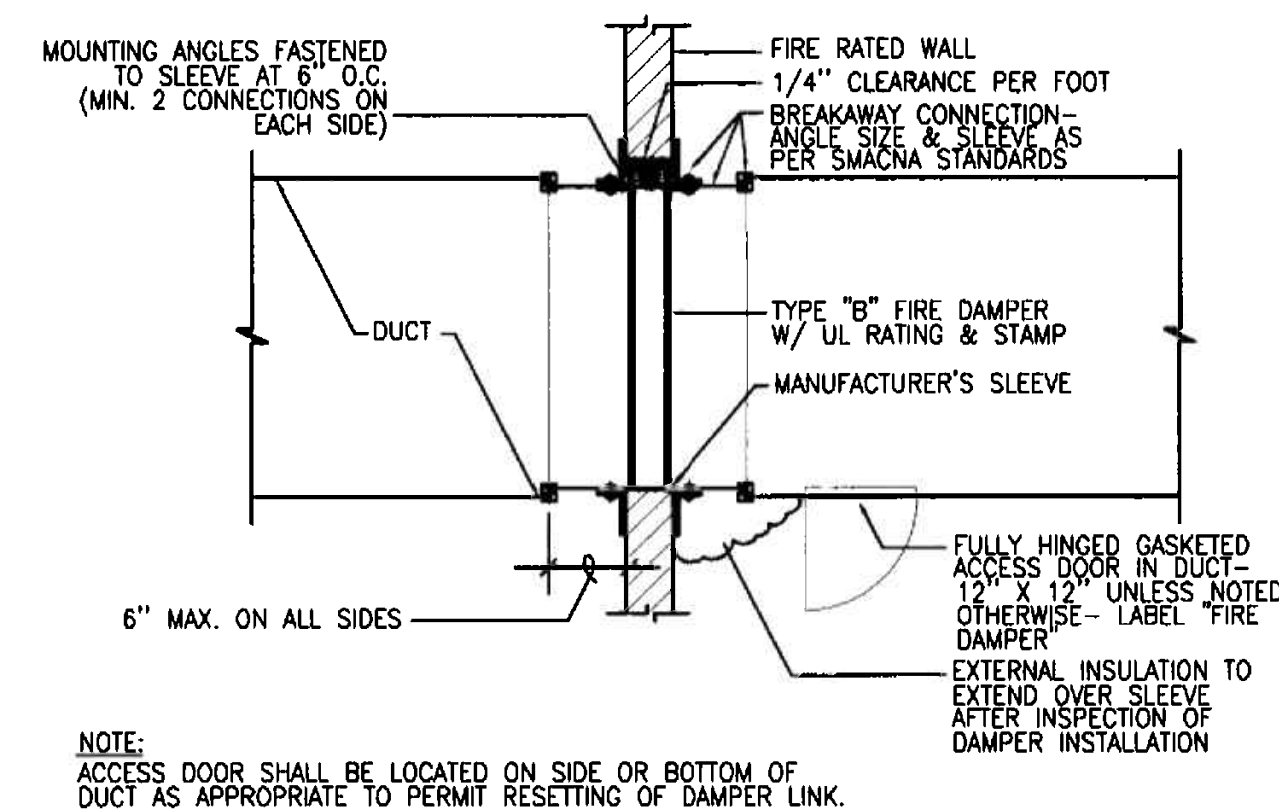
DUCT BRANCH TAKE OFF TO DIFFUSER

SCALE: NTS



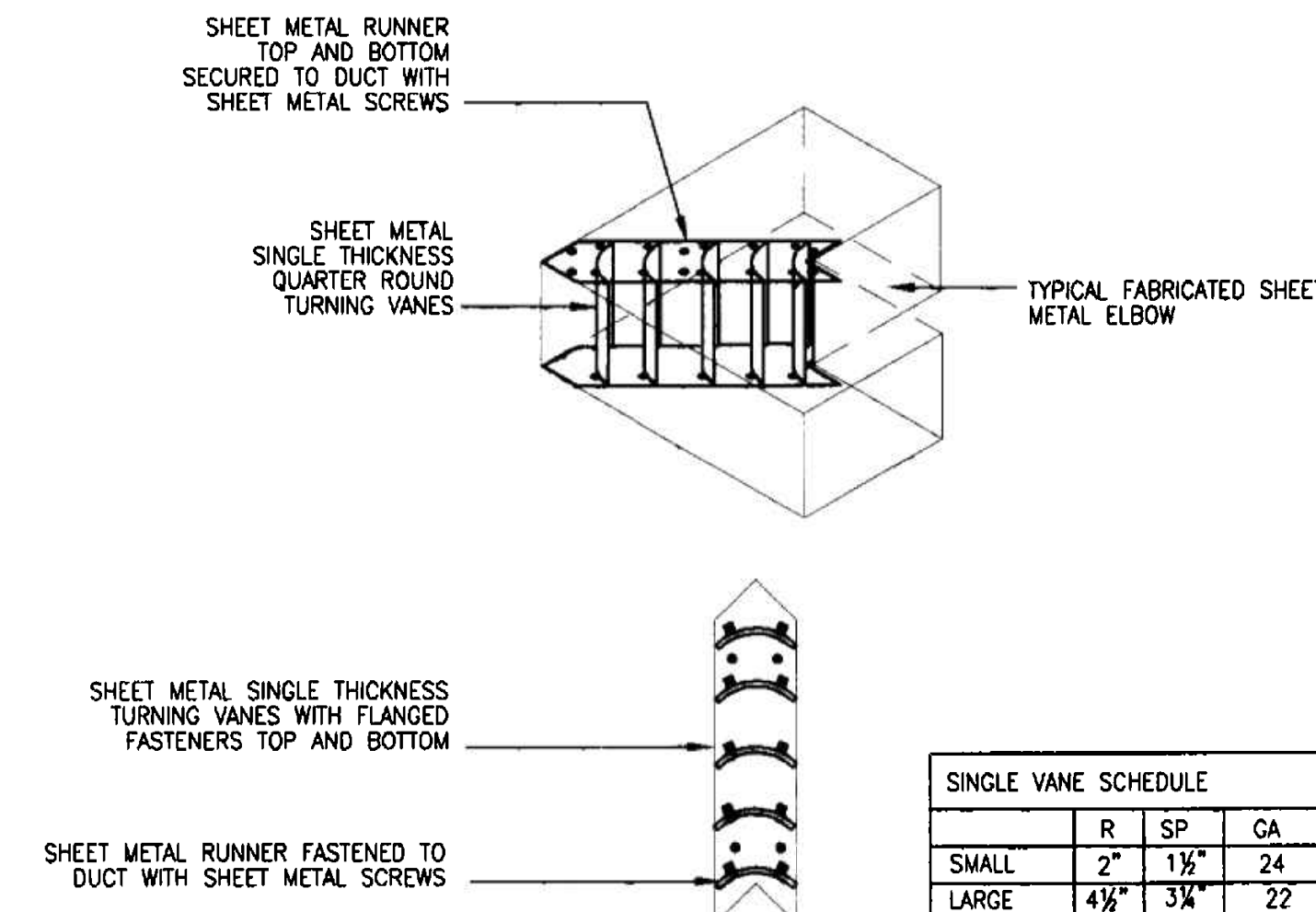
DUCT SUPPORT DETAIL

SCALE: NTS



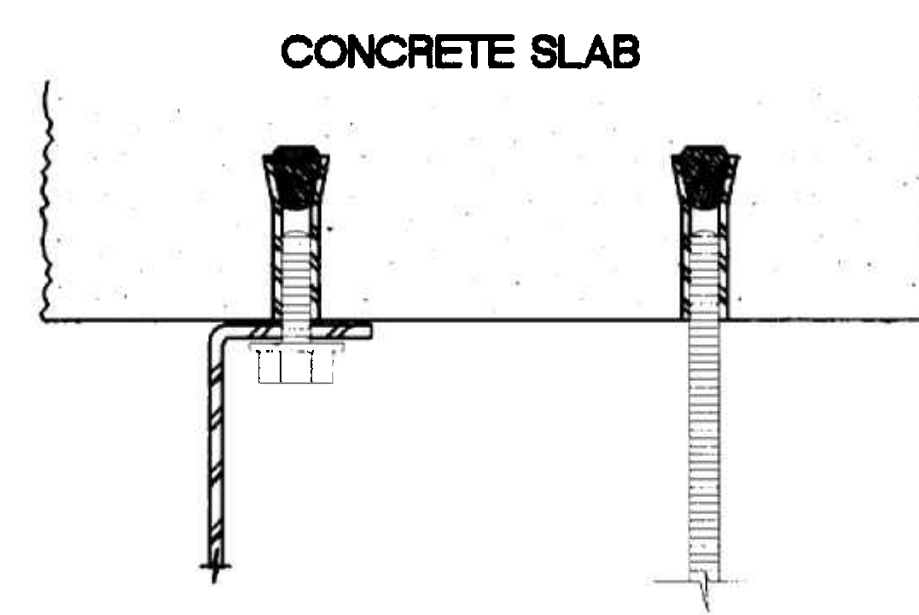
FIRE DAMPER DETAIL

SCALE: NTS



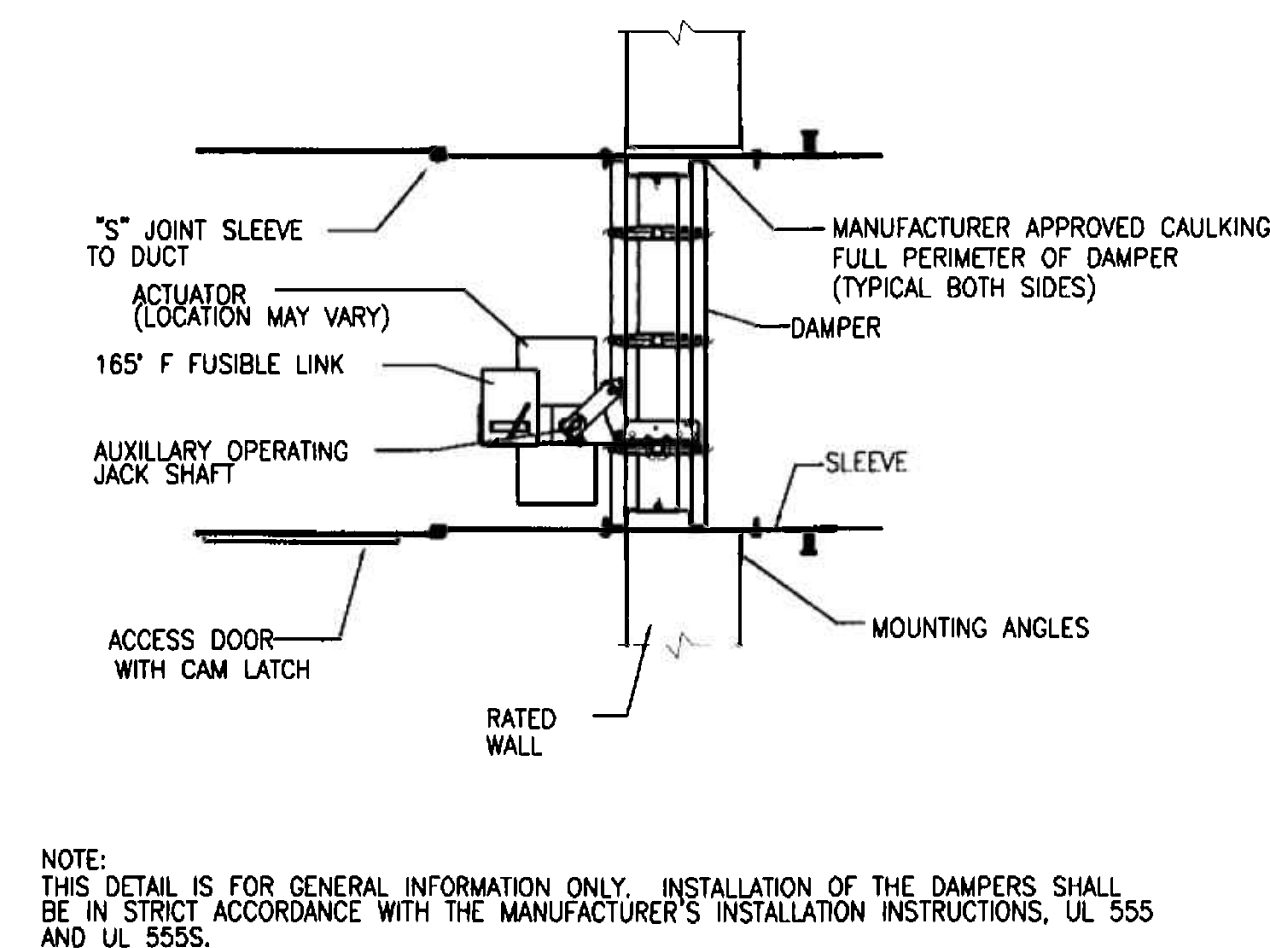
DUCT TURNING VANE DETAIL

SCALE: NTS



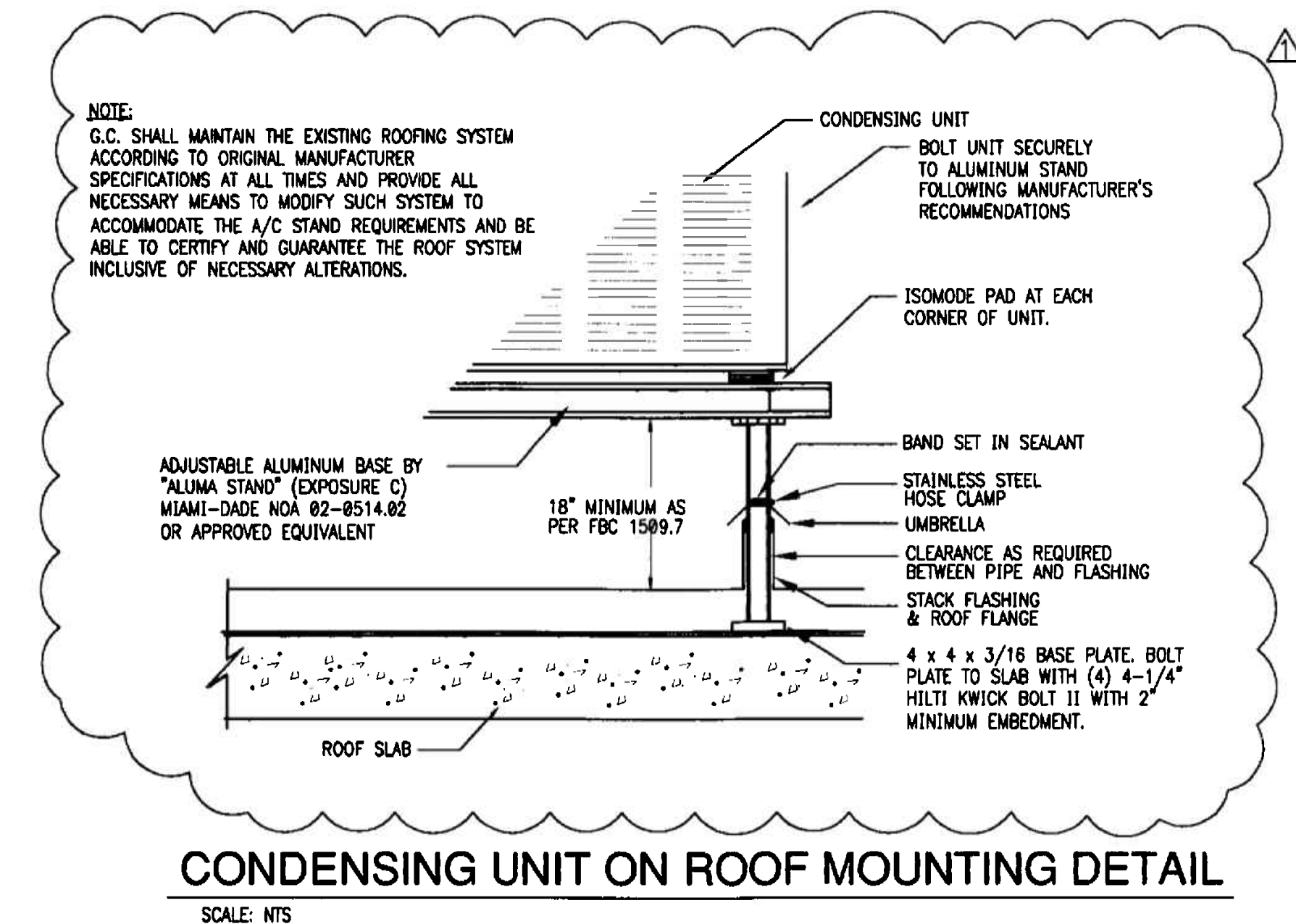
CONCRETE ANCHORS (EXP. SHIELDS)

SCALE: NTS



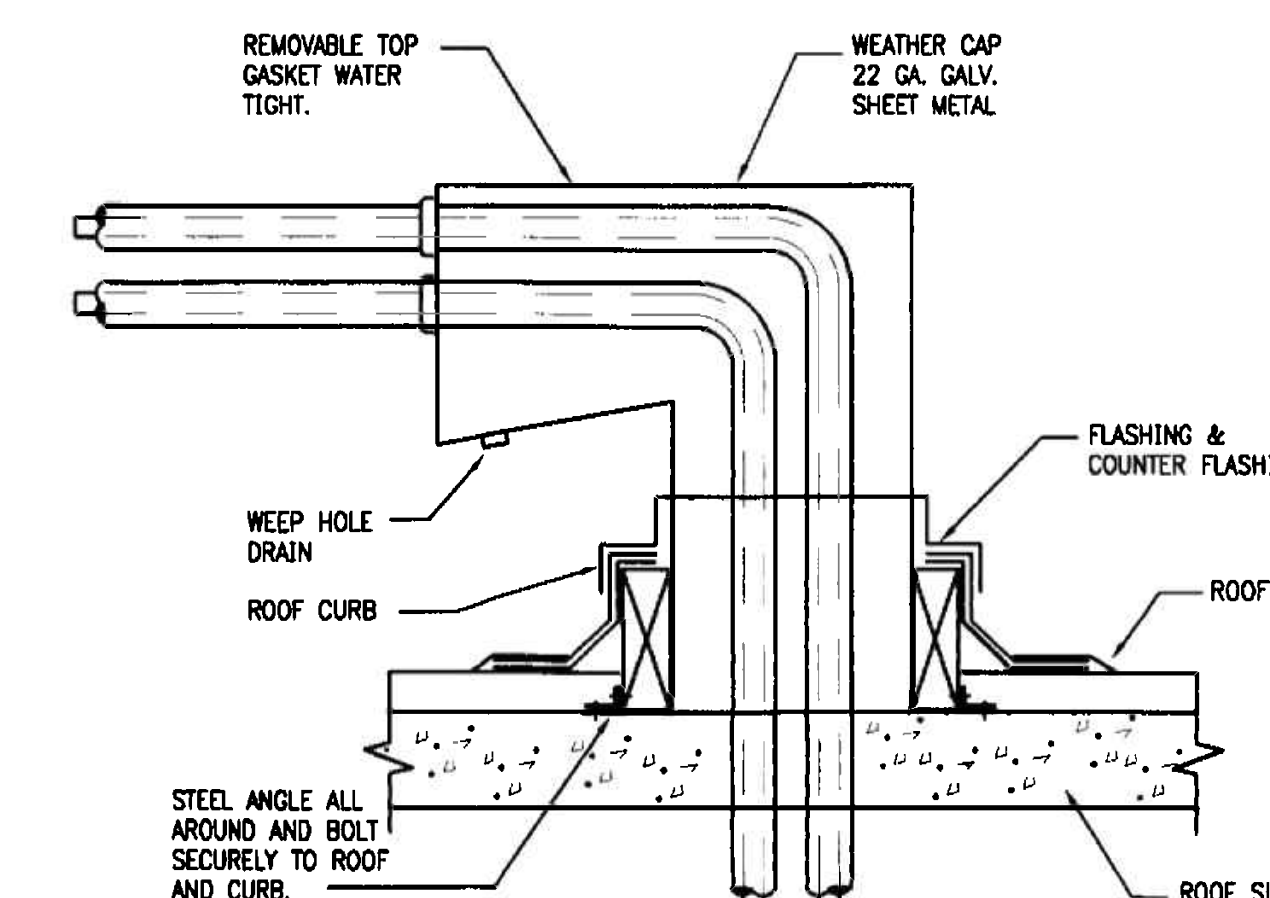
FIRE/SMOKE DAMPER DETAIL

SCALE: NTS



CONDENSING UNIT ON ROOF MOUNTING DETAIL

SCALE: NTS



REFRIGERANT PIPE ROOF PENETRATION DETAIL

SCALE: NTS

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

insight design
ARCHITECTURE • INTERIOR DESIGN
119 Washington Avenue, 6th Floor
Miami Beach, Florida 33139
Tel: (305) 510-6448
Fax: (305) 510-6449

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCE: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/06
SCALE: AS NOTED
SHEET NO: M0.3

DATE: 11/3/06
FLA. REG. NO 62447

GENERAL NOTES

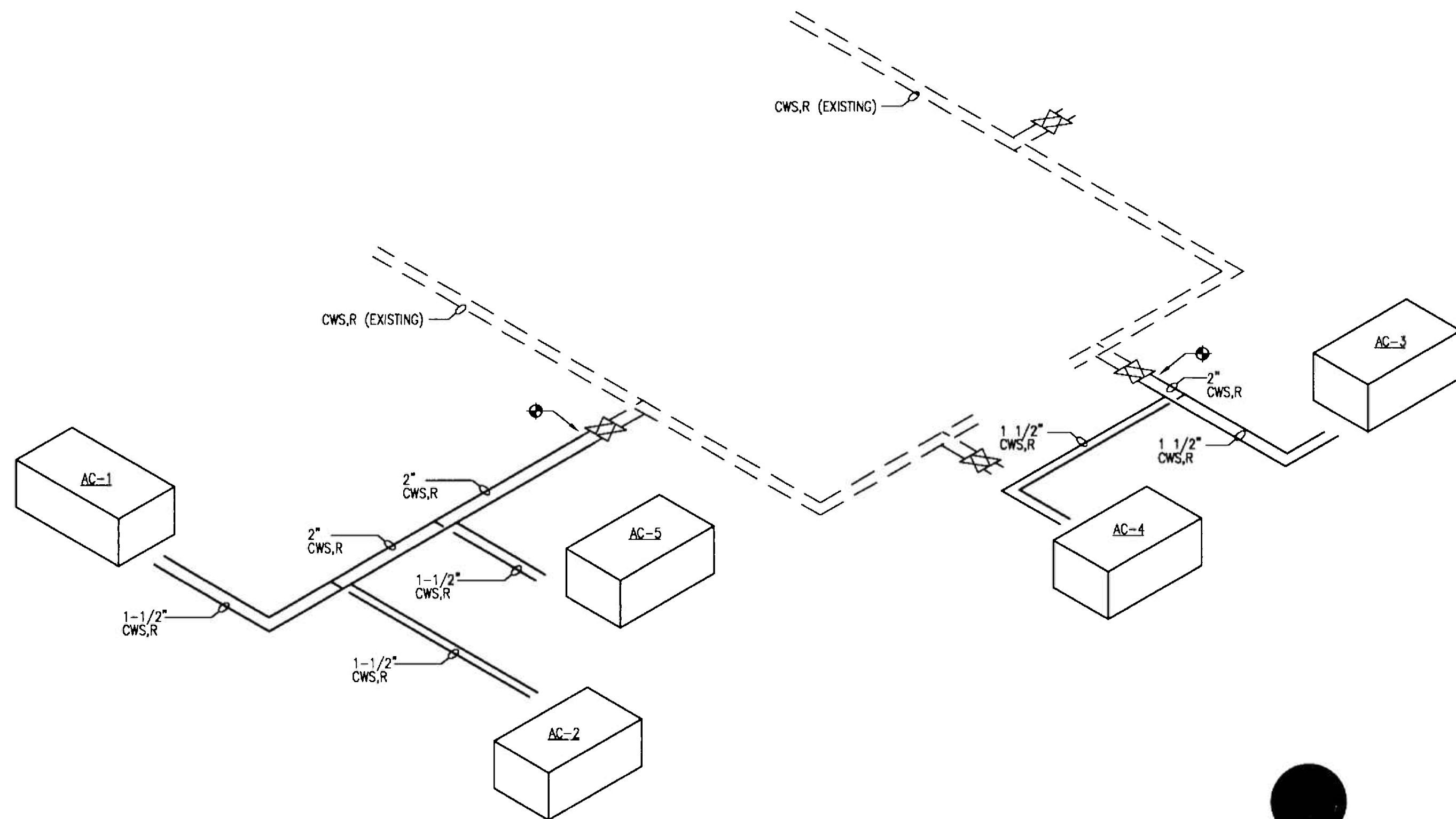
1. MATERIALS EXPOSED WITHIN RETURN PLENUM SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84, AND SHALL COMPLY WITH FMC 602.2.1.
2. THE DUCTWORK LAYOUT, PIPING, DEVICES, EQUIPMENT LOCATIONS ETC. INDICATED AS EXISTING ON THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN 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 FACILITIES 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.
3. CLEARANCE IN FRONT OF A/C UNITS ELECTRIC PANELS SHALL BE KEPT ACCORDING TO N.E.C. AND MANUFACTURER'S RECOMMENDATIONS.

KEYED NOTES

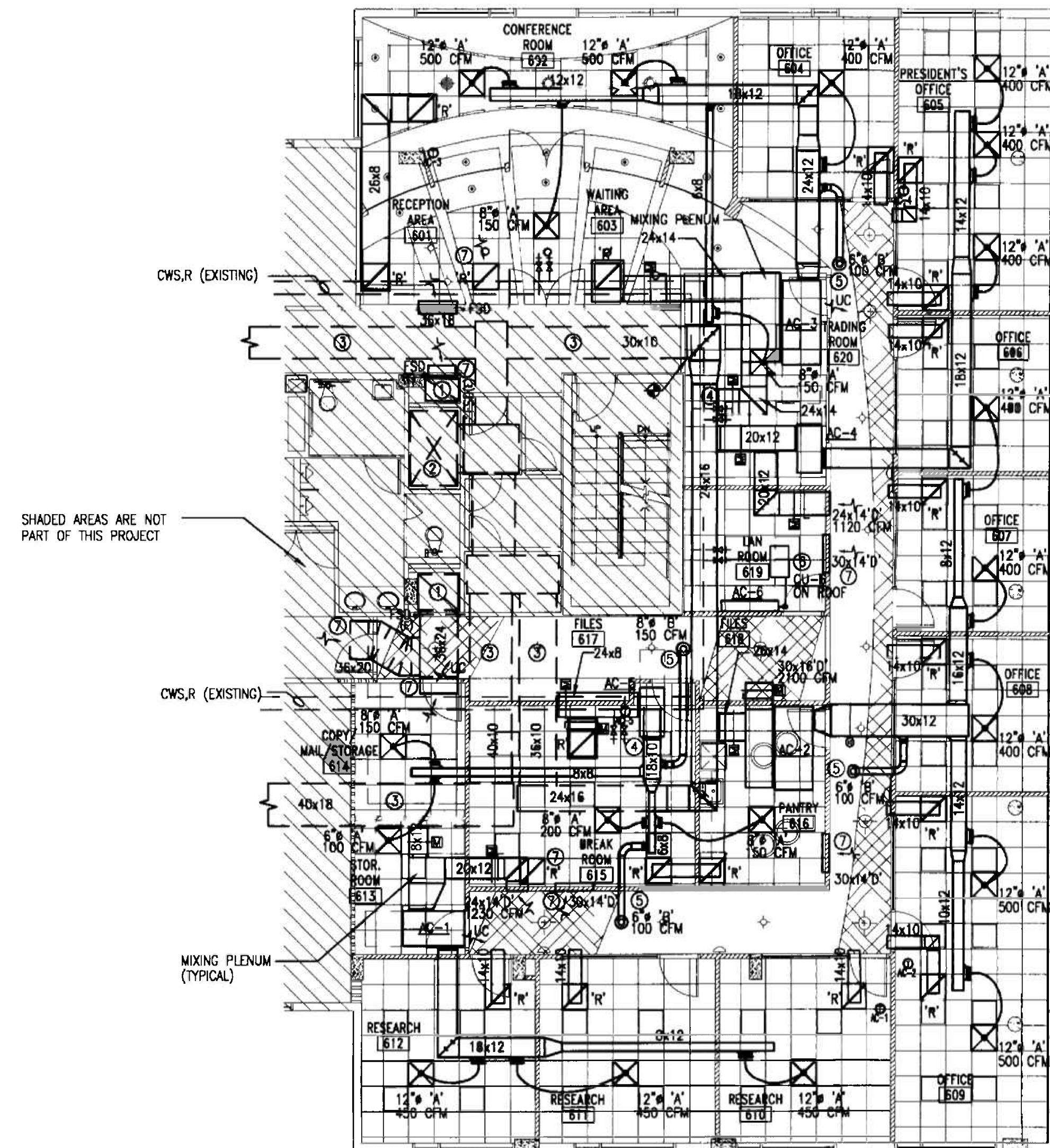
1. EXISTING SMOKE EXHAUST RISER WITH SMOKE DAMPER.
2. EXISTING MAKE-UP AIR/OUTSIDE AIR RISER WITH SMOKE DAMPER.
3. EXISTING MAKE-UP AIR/OUTSIDE AIR DUCT.
4. CONNECT NEW CWS & R PIPING TO EXISTING 2" VALVES.
5. PROVIDE ROUND SPIRAL SHEET METAL DUCT WITH 90° ELBOW DOWN TO ROUND CEILING DIFFUSER. DUCT SHALL BE UNINSULATED AND PAINTED WHERE EXPOSED ONLY.
6. INSTALL CONDENSING UNIT ON THE ROOF INSIDE MECHANICAL ENCLOSURE. COORDINATE EXACT LOCATION FOR CU AND REFRIGERANT PIPE PENETRATION WITH BUILDING MANAGEMENT.
7. SMOKE EXHAUST SYSTEM INTAKE.

**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 DUCT SMOKE DAMPERS IN FLOORS 4, 5 & 6.
 - OPEN SMOKE DAMPERS IN SMOKE EXHAUST SHAFT OPENINGS 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.



CONDENSER WATER PIPING LAYOUT
SCALE: N.T.S.



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

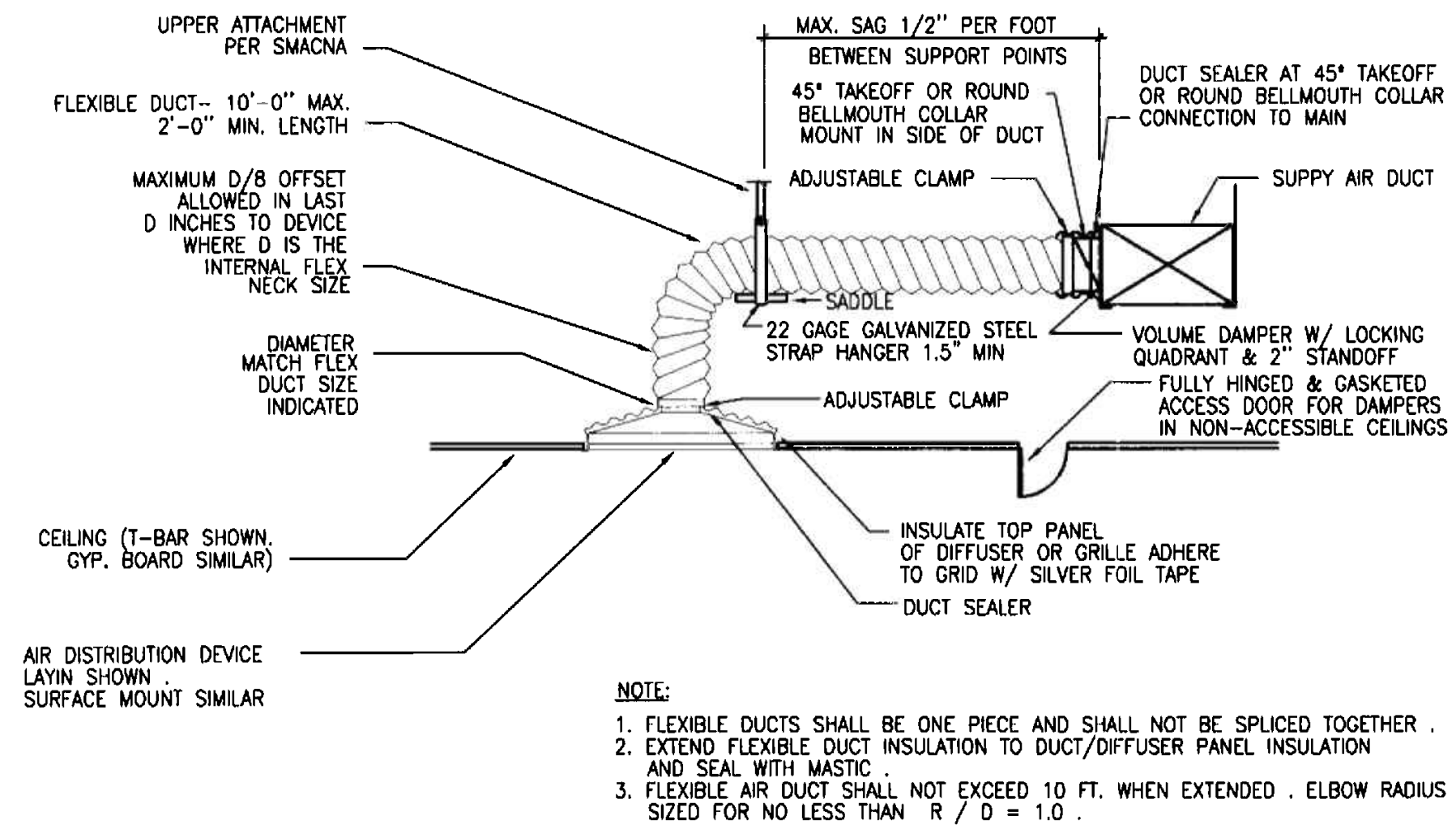
OFFICE COPY
CITY OF MIAMI
APPROVAL FOR THE FOLLOWING:

BUILDING: _____
ZONING: _____
REPLACES: _____
CROSS REFERENCE: _____
PLANS: _____
SECTION: _____
DETAILS: _____
TYPE: _____
PROJECT NAME: _____
PROJECT NUMBER: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

As per Florida Building Code Section 105.3
REVIEWED FOR COMPLIANCE

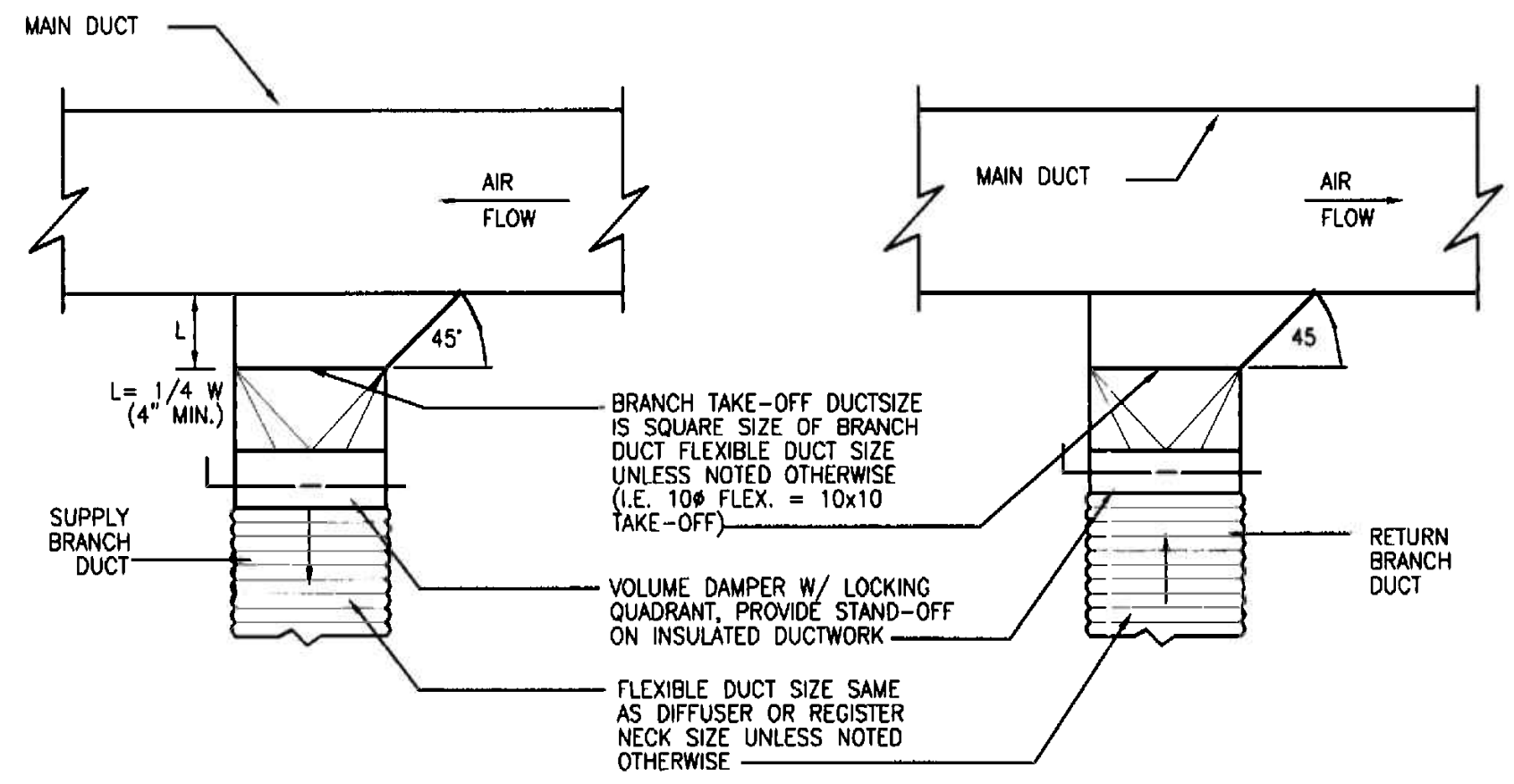
MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/17/05
FLA. REG. No. 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: M0.2



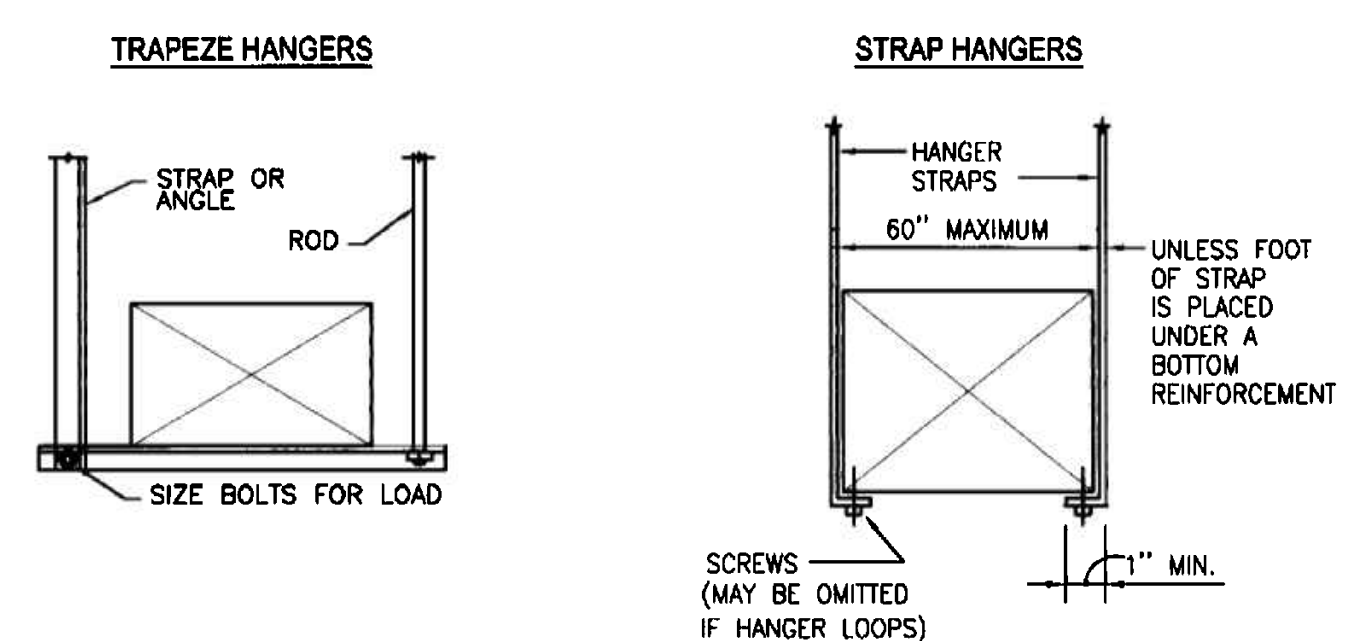
FLEXIBLE DUCT TAKEOFF DETAIL

SCALE: NTS



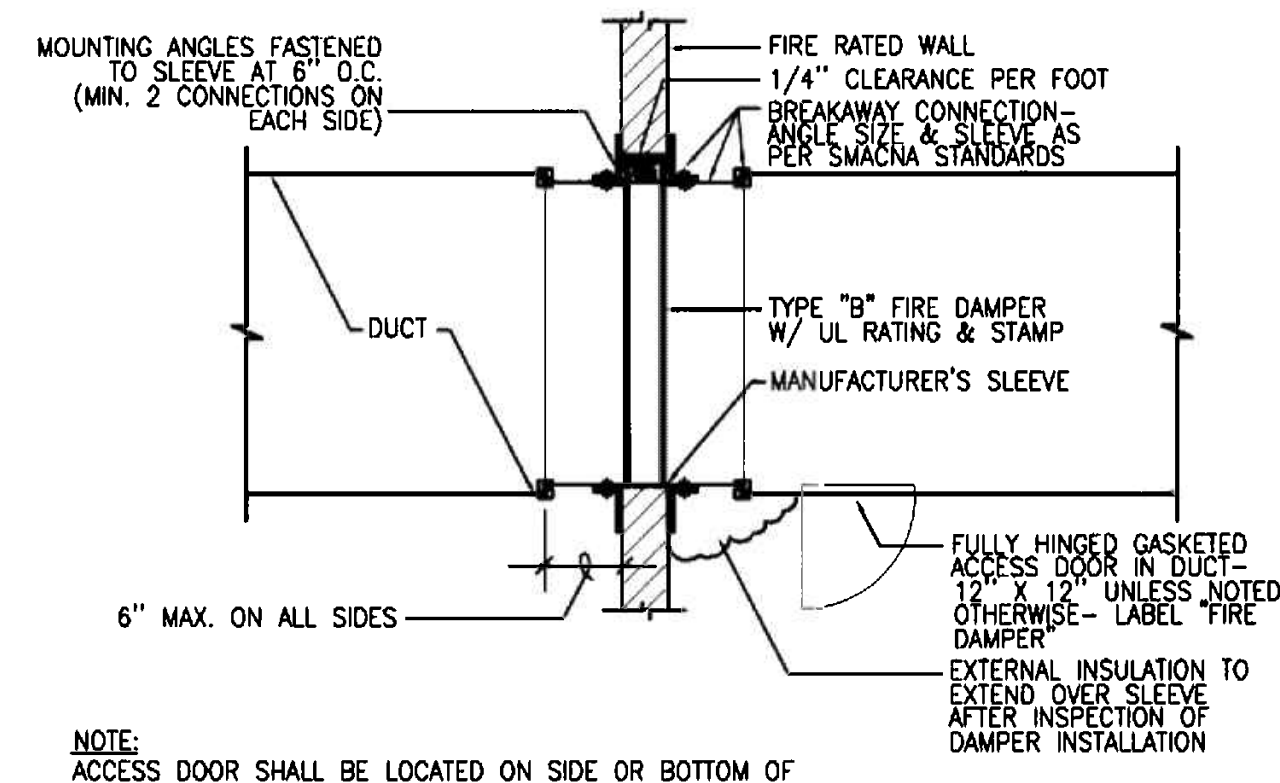
DUCT BRANCH TAKE OFF TO DIFFUSER

SCALE: NTS



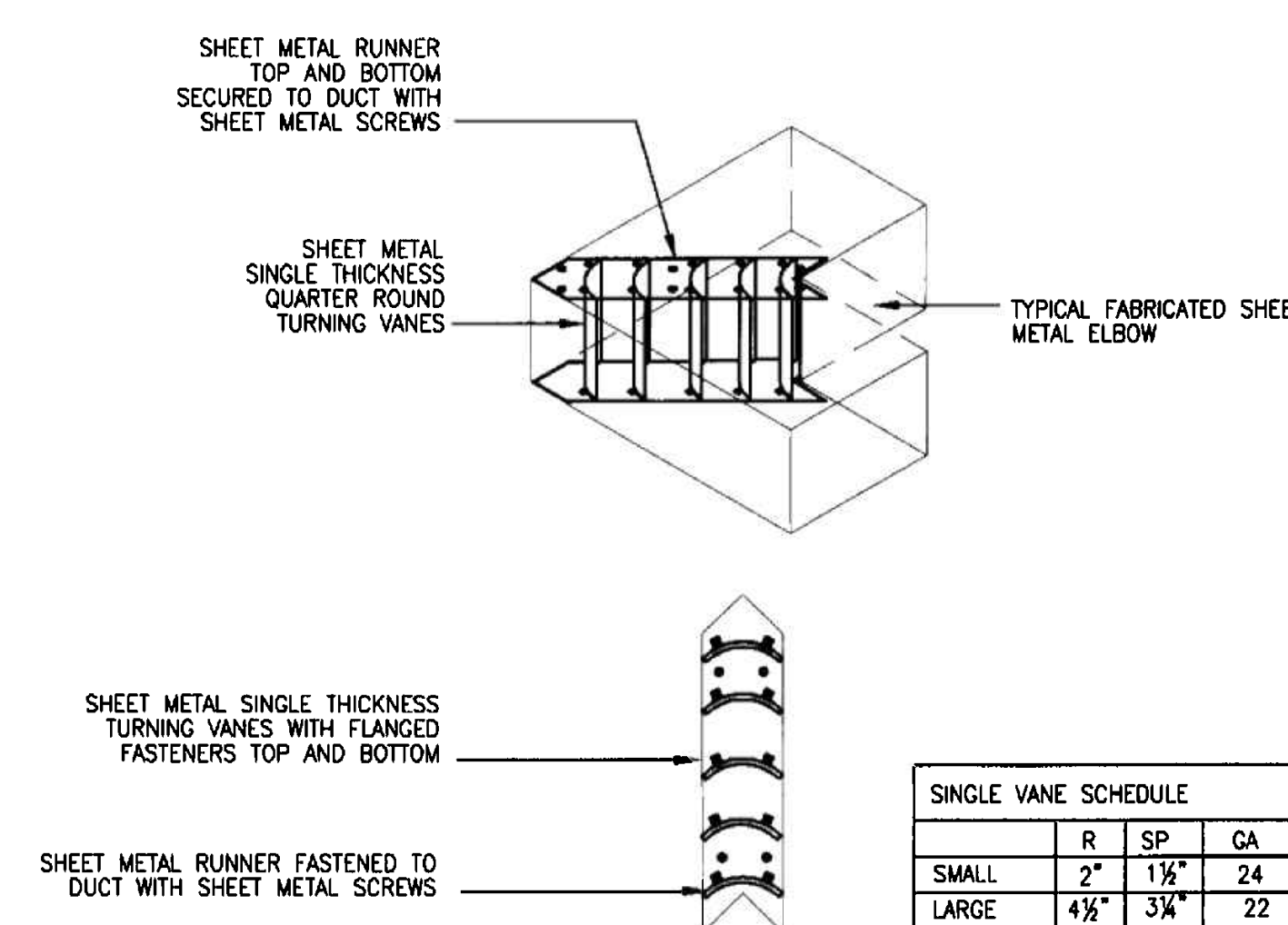
DUCT SUPPORT DETAIL

SCALE: NTS



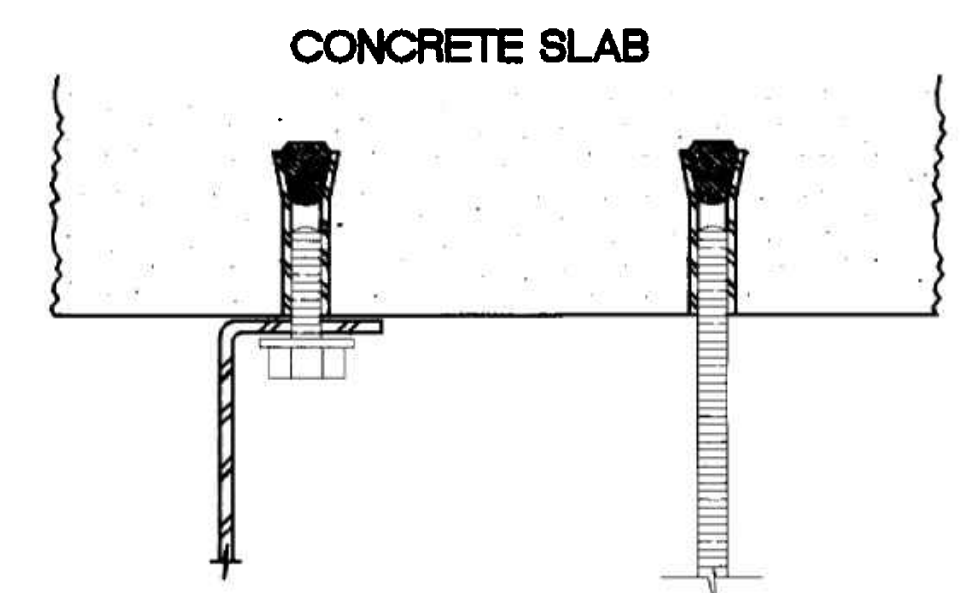
FIRE DAMPER DETAIL

SCALE: NTS



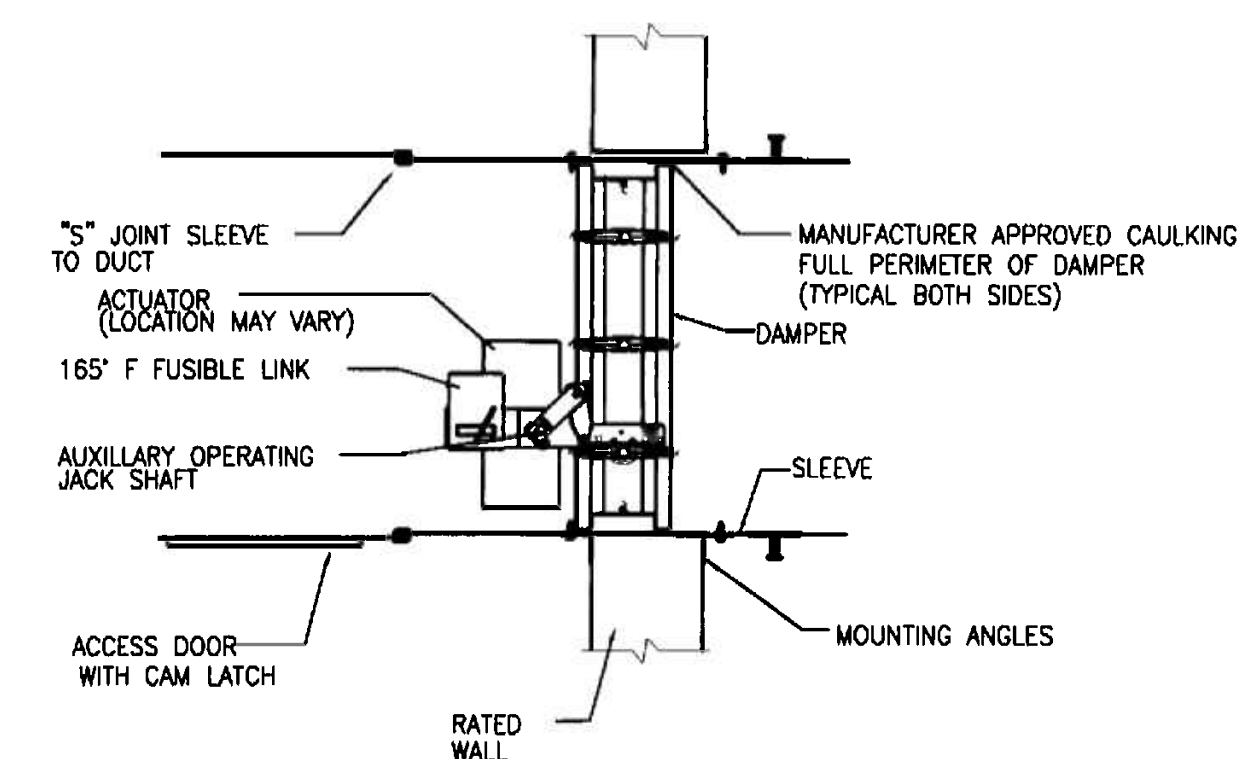
DUCT TURNING VANE DETAIL

SCALE: NTS



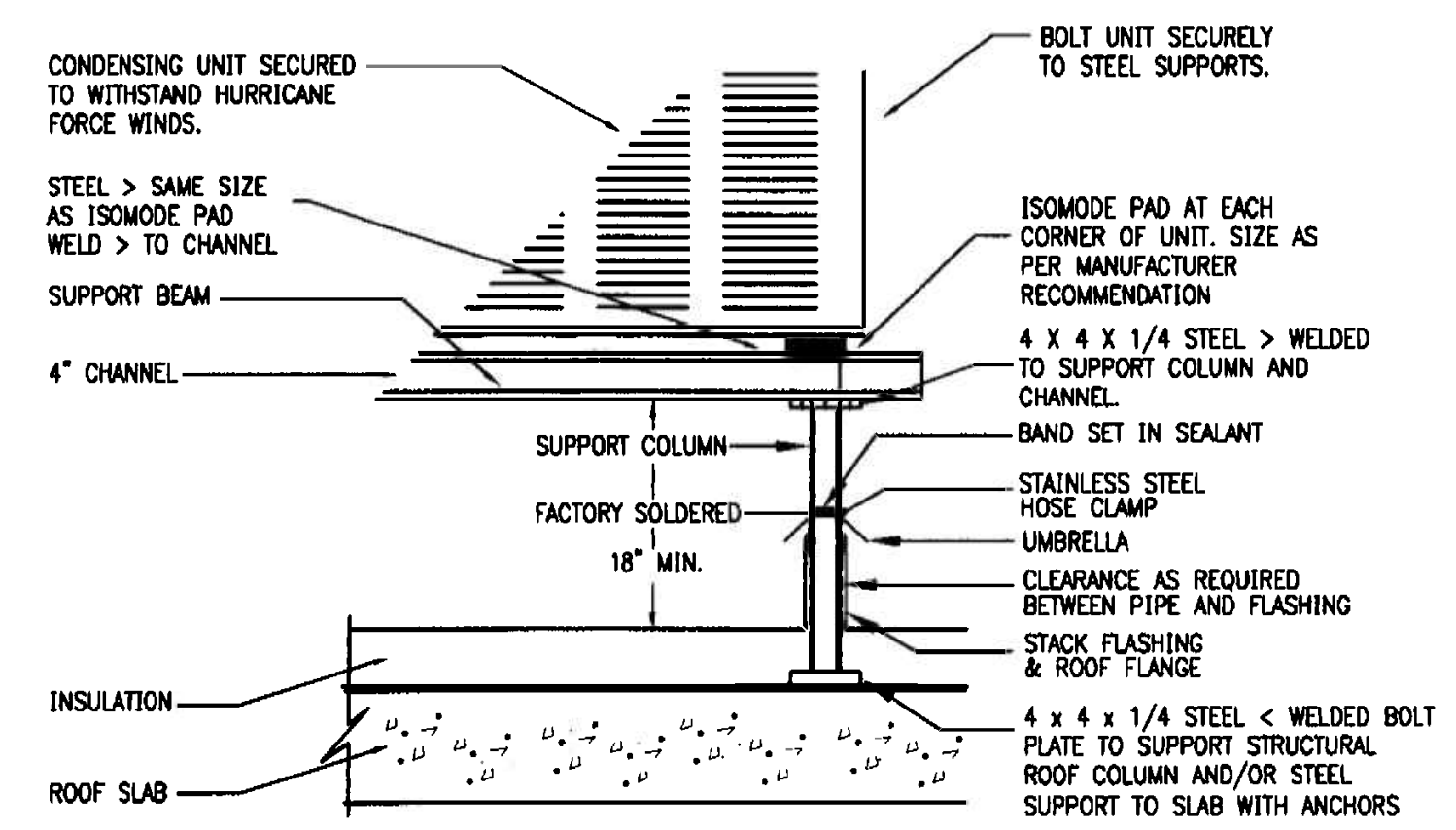
CONCRETE ANCHORS (EXP. SHIELDS)

SCALE: NTS



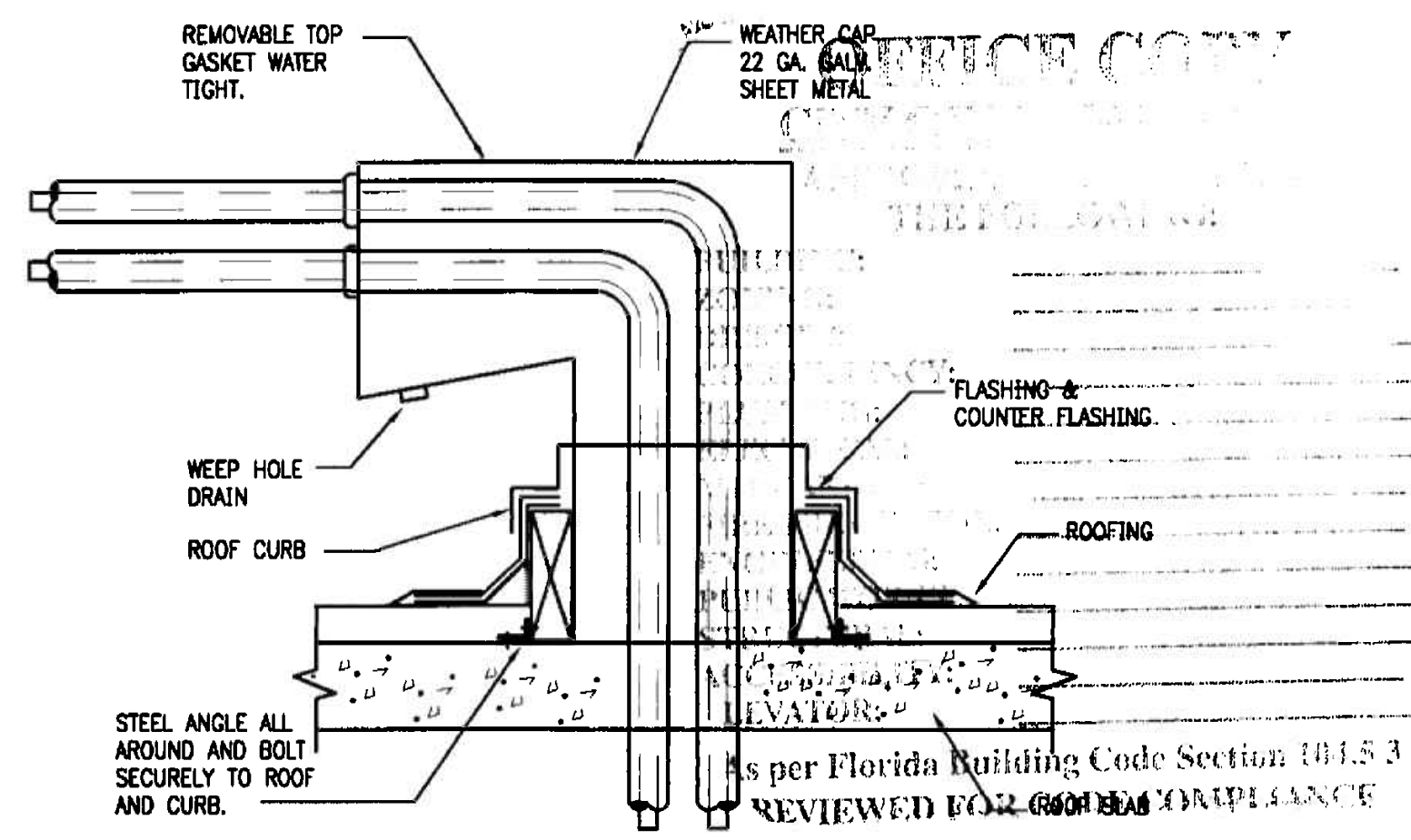
FIRE/SMOKE DAMPER DETAIL

SCALE: NTS



CONDENSING UNIT ON ROOF MOUNTING DETAIL

SCALE: NTS



REFRIGERANT PIPE ROOF PENETRATION DETAIL

SCALE: NTS

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL (305) 510-6448
DATE: 11/17/05
FLA. REG. No 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: M0.3

insight design
REVISIONS
HVC DETAILS
INTERIOR RENOVATION AT
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003864



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design

REVISIONS

REVISIONS

SHEET TITLE

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

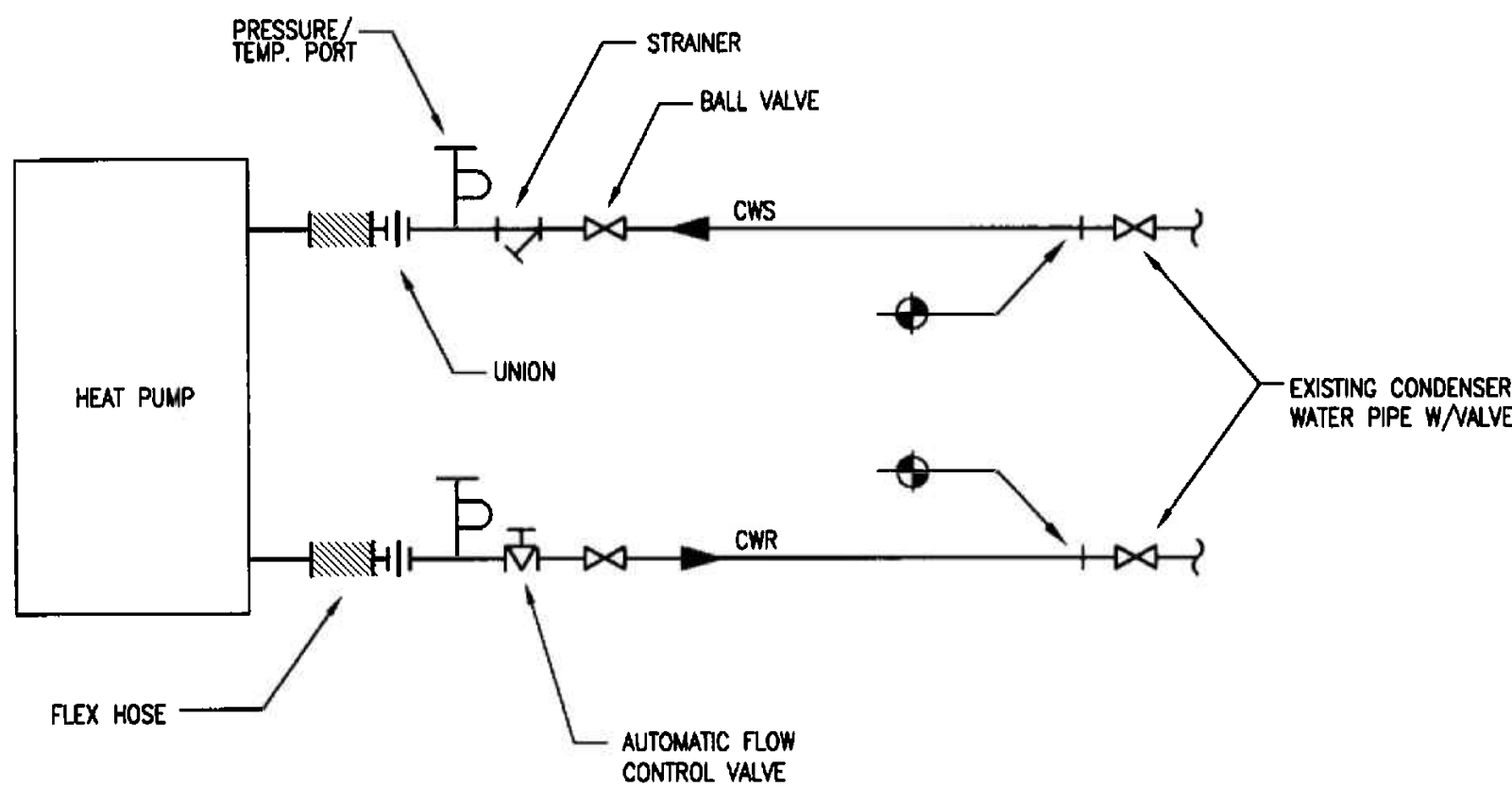
insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 • AA0003130 • ID0003964

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:
M0.4

As per Florida Building Code Book or 1955
REVIEWED FOR CODE COMPLIANCE

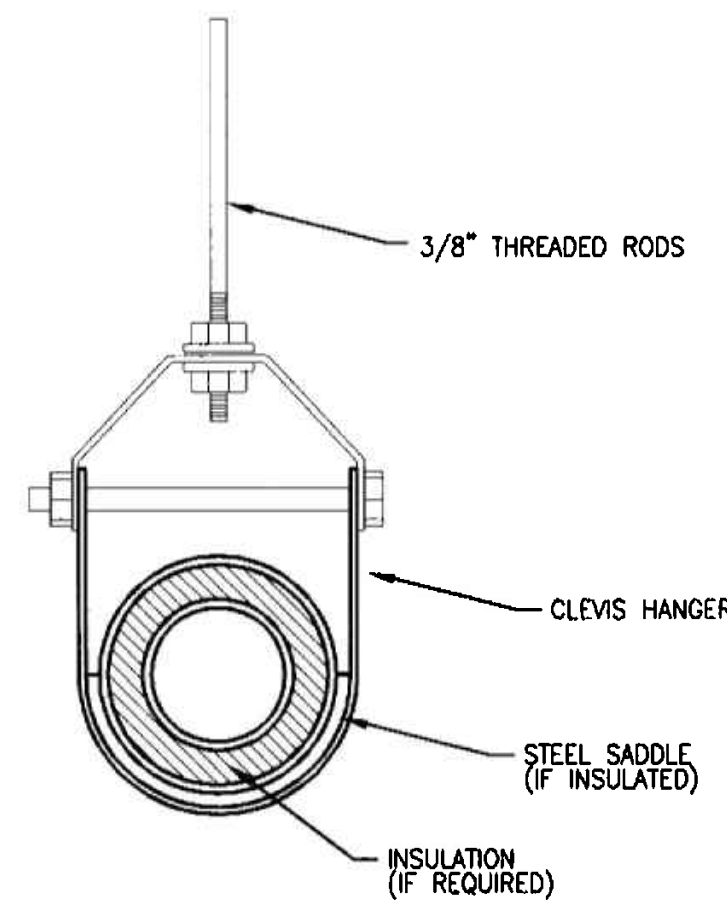
DATE: 11/17/05
FLA. REG. No 62447

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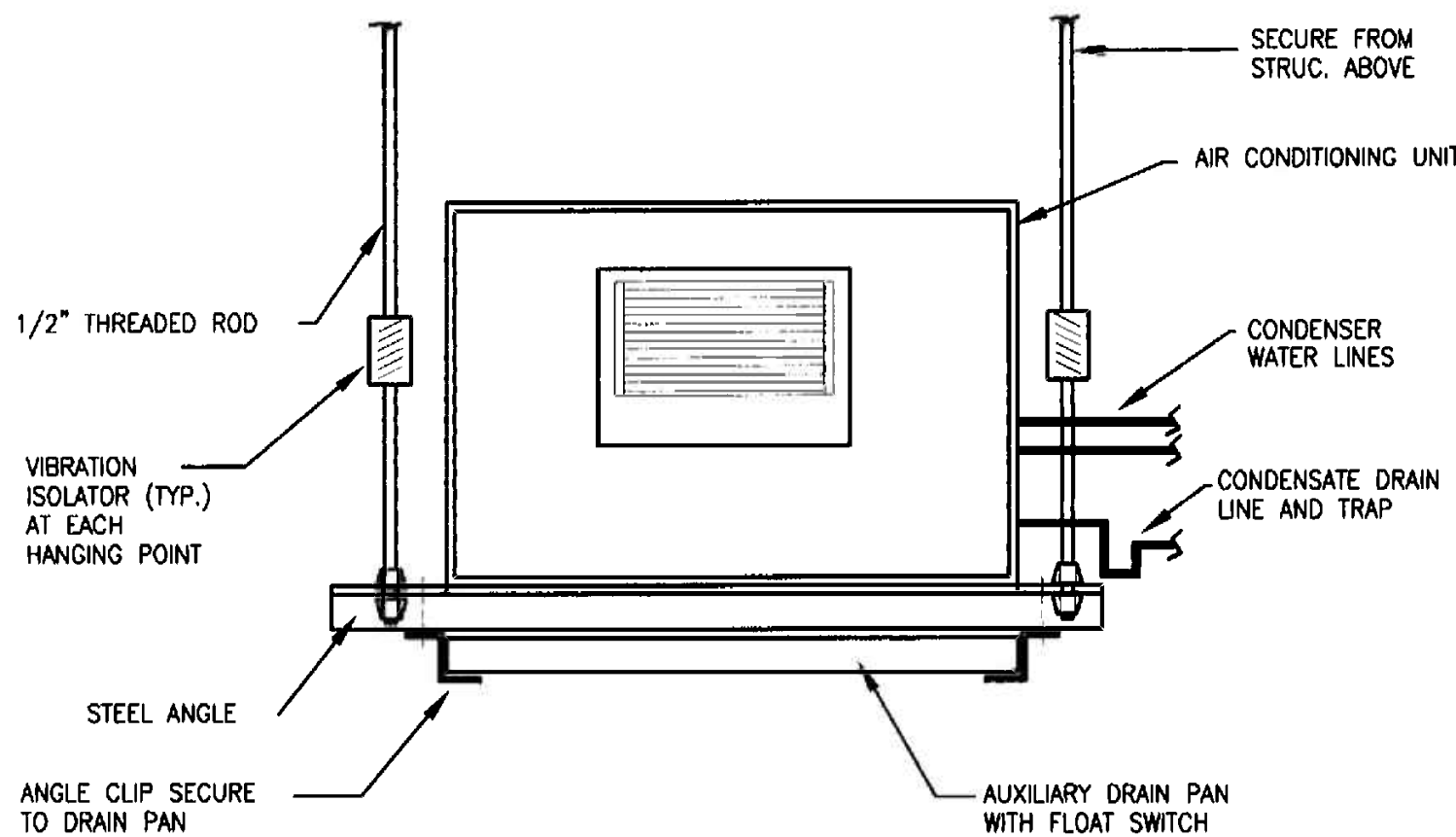
CONDENSER WATER PIPING SCHEMATIC

SCALE: NTS



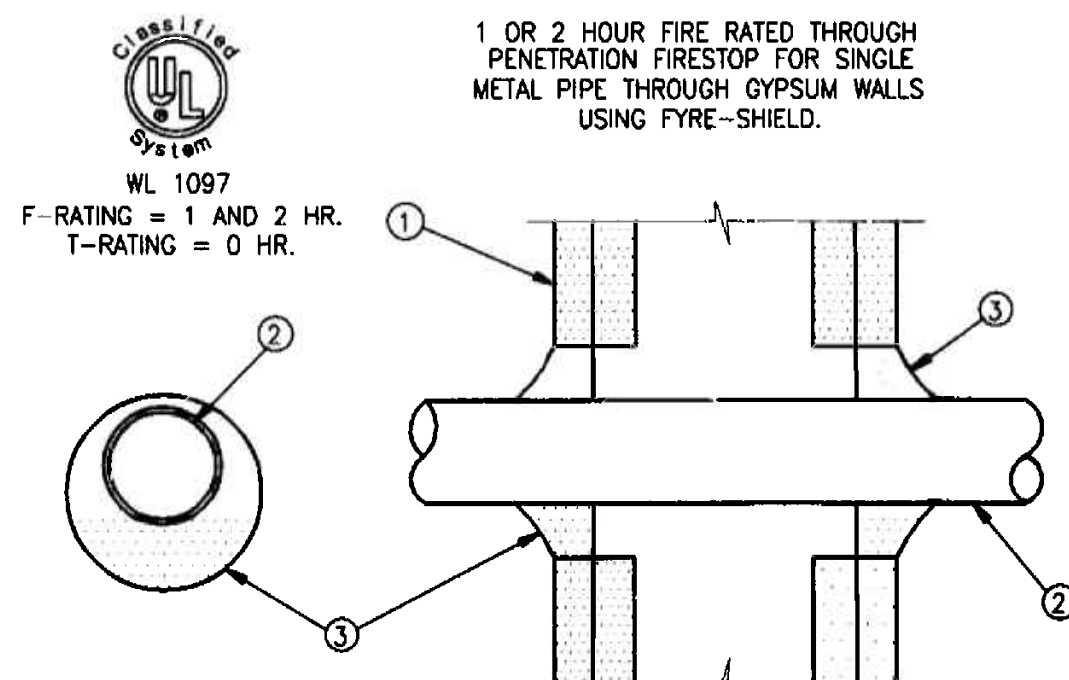
PIPE HANGER DETAIL

SCALE: NTS



A/C UNIT MOUNTING DETAIL

SCALE: NTS



- ① PRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY
② METALLIC PIPE - A) STEEL PIPE - 8" DIAM. (OR SMALLER) SCH. 40 (OR HEAVIER) STEEL PIPE.
B) IRON PIPE - 8" DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
C) CONDUIT - 4" DIAM. (OR SMALLER) EMT OR RIGID STEEL CONDUIT.
D) COPPER TUBING - 4" DIAM. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
E) COPPER PIPE - 4" DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
THE ANNULAR SPACE SHALL BE MIN. 1/4" TO MAX. 5/8" WITHIN THE FIRESTOP SYSTEM.
③ FYRE-SHIELD - MIN. 1/2" THICKNESS OF SEALANT APPLIED WITHIN OPENING. ADDITIONAL SEALANT TO BE INSTALLED SUCH THAT A MIN. 1/4" CROWN IS FORMED AROUND THE PENETRATING ITEM.

FIRESTOPPING DETAIL

SCALE: NTS

OFFICE COPY	
CITY OF MIAMI	
APPROVED BY	
THE POLICE	
BUILDING:	
ZONING:	
DRAWING:	
CONSULTANCY:	
DATE:	
MECHANICAL:	
STRUCTURAL:	
PUBLIC WORKS:	
STREET LIGHTS:	
ACCESSIBILITY:	
ELEVATOR:	

As per Florida Building Code Book or 1955
REVIEWED FOR CODE COMPLIANCE

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL: (305) 510-6448
DATE: 11/17/05
FLA. REG. No 62447

REV	DATE	DESCRIPTION
1	01/07/06	REV. BY: CHAN, Y/N
2	01/07/06	REV. BY: CHAN, Y/N

SMOKE CANDLE
LOCATION PLAN

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

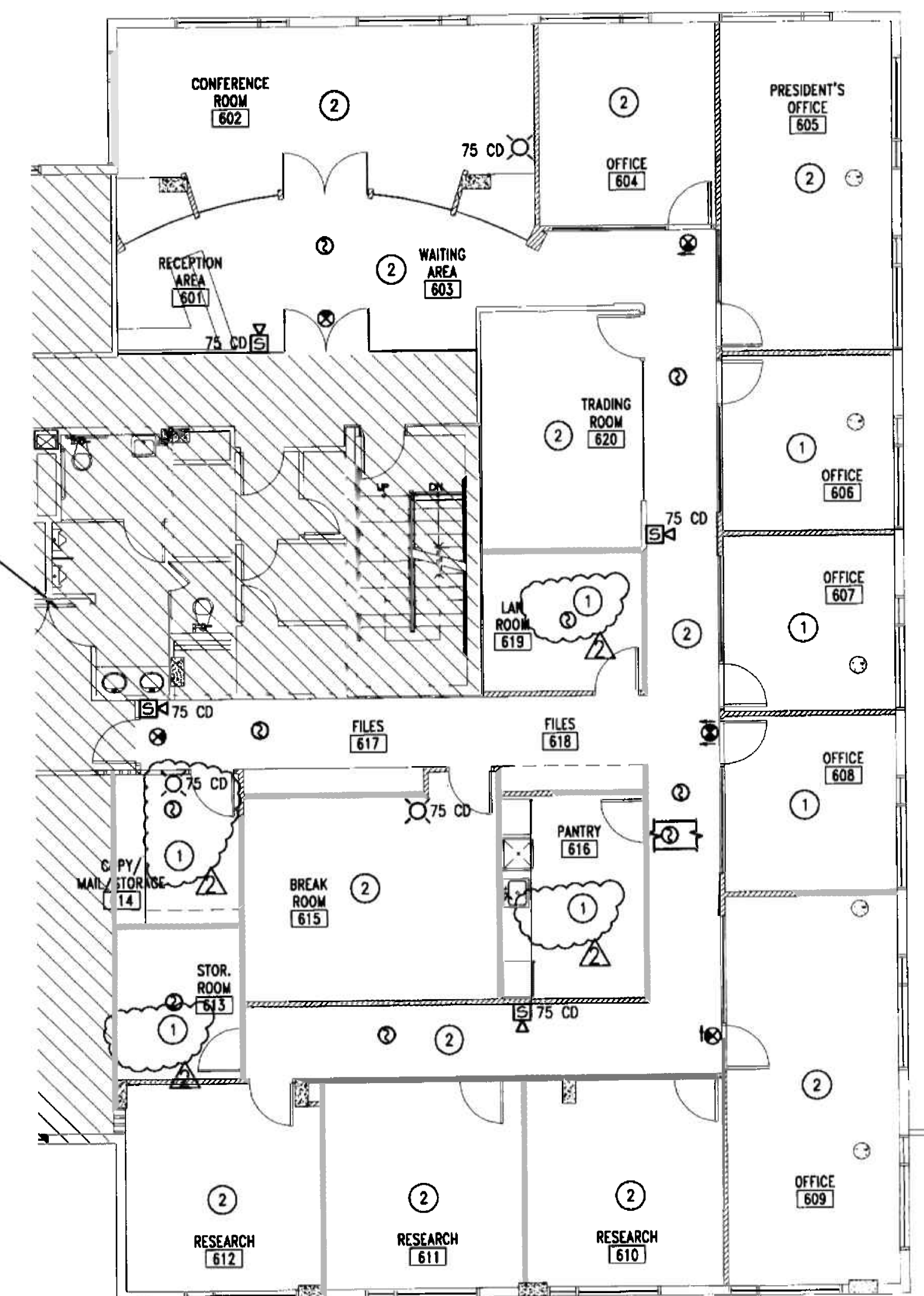
SMOKE CANDLE KEY
① 30 SEC WHITE SMOKE CANDLE (4,000 FT3)
② 60 SEC WHITE SMOKE CANDLE (8,000 FT3)

SMOKE TEST PROCEDURE
1. SUFFICIENT SMOKE SHALL BE GENERATED TO MEET OR EXCEED DOUBLE THE VOLUME OF THE SMOKE ZONE BEING TESTED.
2. SMOKE CANDLES SHALL BE LOCATED AS PER THE LAYOUT INCLUDED IN THIS SHEET.
3. TIMING OF THE TEST SHALL BEGIN WHEN VISIBLE SMOKE BEGINS EMITTING FROM THE SMOKE CANDLES. THE SMOKE CONTROL SYSTEM SHALL BE ACTIVATED WITHIN 60 SECONDS.
4. THE TEST SHALL BE CONSIDERED 'PASSED' WHEN WITHIN 13 MINUTES OF THE START OF THE TEST EXIT SIGNS ARE LEGIBLE FROM A DISTANCE OF 20 FEET.

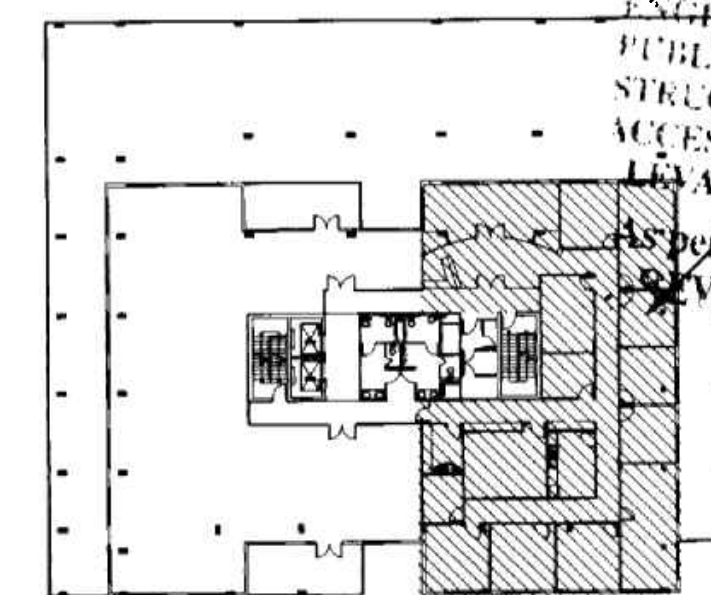
FIRE ALARM DEVICE LEGEND
EXIT LIGHT WITH DIRECTIONAL ARROWS AS INDICATED
SMOKE DETECTOR, CEILING MOUNTED
SPEAKER WITH VISUAL ALARM LIGHT
VISUAL ALARM LIGHT

DEVICES SHOWN FOR REFERENCE ONLY

SHADED AREAS ARE NOT
PART OF THIS PROJECT



SMOKE CANDLE LAYOUT PLAN
SCALE 1/8" = 1'-0"



KEY PLAN

APPROVED FOR THE FOLLOWING:

ARCHITECTURE: INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR82162 o AA0003130 o ID0003984

insight design
ARCHITECTURE & INTERIORS

As per Florida Building Code Section 107
REVIEWED FOR CODE

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/07/06
FLA. REG. No. 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO:
M0.5

REVISIONS	DATE	BY
1	04/04/06	ML

SMOKE CANDLE
LOCATION PLAN

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE • INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 • AA0003130 • ID0003864

PROJECT NO:	0217-08
DRAWN BY:	ML
DATE:	11/07/05
SCALE:	AS NOTED
SHEET NO:	

M0.5

SMOKE CANDLE KEY

1 30 SEC WHITE SMOKE CANDLE (4,000 FT3)

2 60 SEC WHITE SMOKE CANDLE (8,000 FT3)

SMOKE TEST PROCEDURE

1. SUFFICIENT SMOKE SHALL BE GENERATED TO MEET OR EXCEED DOUBLE THE VOLUME OF THE SMOKE ZONE BEING TESTED.

2. SMOKE CANDLES SHALL BE LOCATED AS PER THE LAYOUT INCLUDED IN THIS SHEET.

3. TIMING OF THE TEST SHALL BEGIN WHEN VISIBLE SMOKE BEGINS EMITTING FROM THE SMOKE CANDLES. THE SMOKE CONTROL SYSTEM SHALL BE ACTIVATED WITHIN 60 SECONDS.

4. THE TEST SHALL BE CONSIDERED 'PASSED' WHEN WITHIN 13 MINUTES OF THE START OF THE TEST EXIT SIGNS ARE LEGIBLE FROM A DISTANCE OF 20 FEET.

FIRE ALARM DEVICE LEGEND

EXIT LIGHT WITH DIRECTIONAL ARROWS AS INDICATED

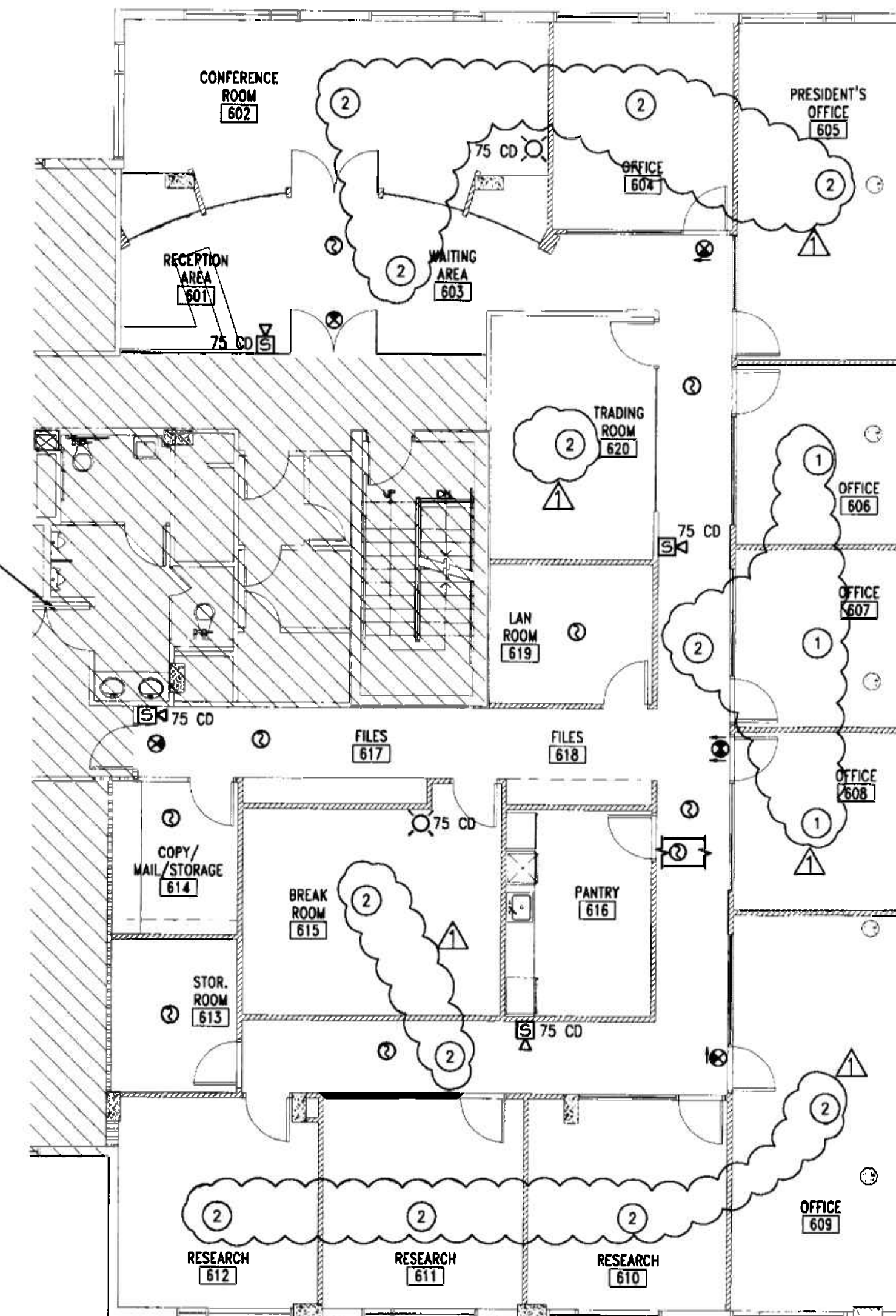
SMOKE DETECTOR, CEILING MOUNTED

SPEAKER WITH VISUAL ALARM LIGHT

VISUAL ALARM LIGHT

DEVICES SHOWN FOR REFERENCE ONLY

SHADED AREAS ARE NOT
PART OF THIS PROJECT

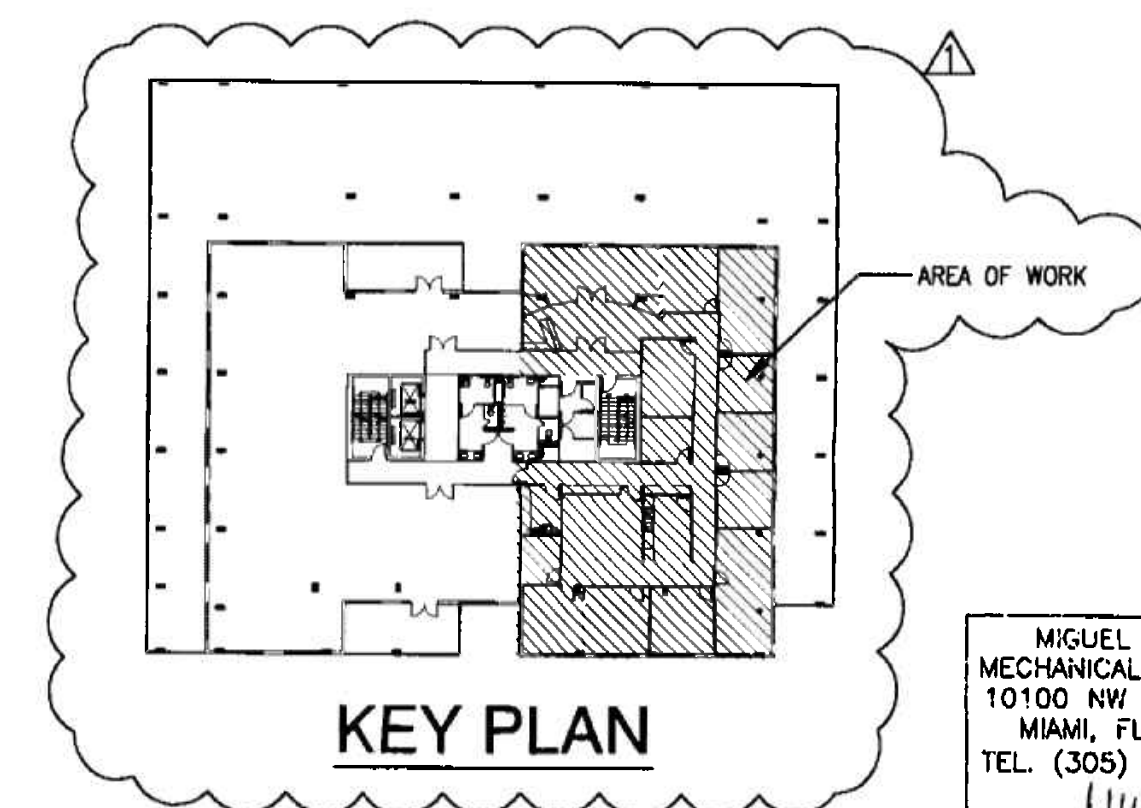


SMOKE CANDLE LAYOUT PLAN
SCALE 1/8" = 1'-0"

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

BUILDING:	
ZONING:	DR 2-9.00X
DRB/HPB:	
CONCURRENCT:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE



KEY PLAN

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL: (305) 510-6448
DATE: 11/3/06
FLA. REG. No 62447

NO.	DESCRIPTION	DATE

SHEET TITLE
**SMOKE CANDLE
LOCATION PLAN**

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

insight design
ARCHITECTURE o INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003964

PROJECT NO:	0217-08
DRAWN BY:	ML
DATE:	11/07/05
SCALE:	AS NOTED
SHEET NO:	M0.5

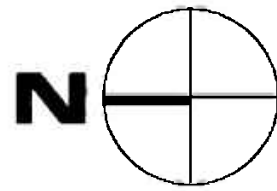
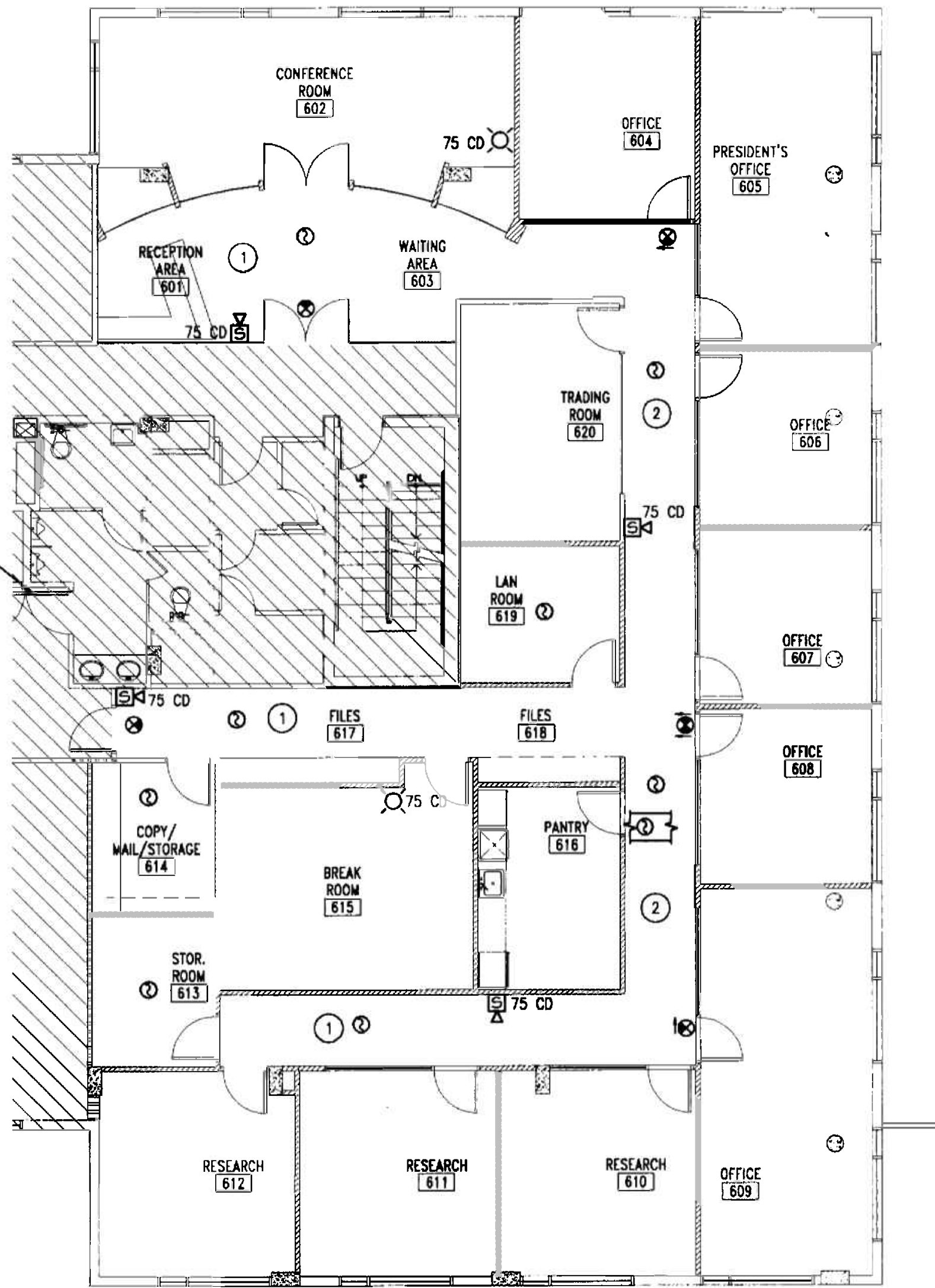
SMOKE CANDLE KEY	
①	1 MIN WHITE SMOKE CANDLE (8,000 FT3)
②	3 MIN WHITE SMOKE CANDLE (40,000 FT3)

SMOKE TEST PROCEDURE	
1. SUFFICIENT SMOKE SHALL BE GENERATED TO MEET OR EXCEED DOUBLE THE VOLUME OF THE SMOKE ZONE BEING TESTED: A. SPACE VOLUME = 4,200 SQFT X 12 FT (AREA X HEIGHT) = 50,400 CUFT B. MIN. SMOKE VOLUME = 2 X 50,400 CUFT (2 X SPACE VOLUME) = 100,800 CUFT C. NUMBER OF SMOKE CANDLES TO BE USED: (2) 3-MINUTE + (3) 1-MINUTE TOTAL SMOKE VOLUME = 2 X 40,000 CUFT + 3 X 8,000 CUFT = 104,000 CUFT	
2. SMOKE CANDLES SHALL BE LOCATED AS PER THE LAYOUT INCLUDED IN THIS SHEET.	
3. TIMING OF THE TEST SHALL BEGIN WHEN VISIBLE SMOKE BEGINS EMITTING FROM THE SMOKE CANDLES. THE SMOKE CONTROL SYSTEM SHALL BE ACTIVATED WITHIN 60 SECONDS.	
4. THE TEST SHALL BE CONSIDERED 'PASSED' WHEN WITHIN 13 MINUTES OF THE START OF THE TEST EXIT SIGNS ARE LEGIBLE FROM A DISTANCE OF 20 FEET.	

FIRE ALARM DEVICE LEGEND	
EXIT LIGHT WITH DIRECTIONAL ARROWS AS INDICATED	SMOKE DETECTOR, CEILING MOUNTED
SPEAKER WITH VISUAL ALARM LIGHT	VISUAL ALARM LIGHT

DEVICES SHOWN FOR REFERENCE ONLY

SHADED AREAS ARE NOT
PART OF THIS PROJECT



SMOKE CANDLE LAYOUT PLAN

SCALE 1/8" = 1'-0"

OFFICE COPY
CITY OF MIAMI
APPROVED FOR SUBMIT BY
THE FOLLOWING:

BUILDING	_____
ZONING	_____
DIRECTIONS	_____
CONCURRENCY	_____
PERMITS	_____
ELECTRICAL	_____
Mechanical	_____
TELEPHONE	_____
PLUMBING	_____
PAINTING	_____
LANDSCAPE	_____

As per Florida Building Code for Fire Protection
REVIEWED FOR CODE COMPLIANCE

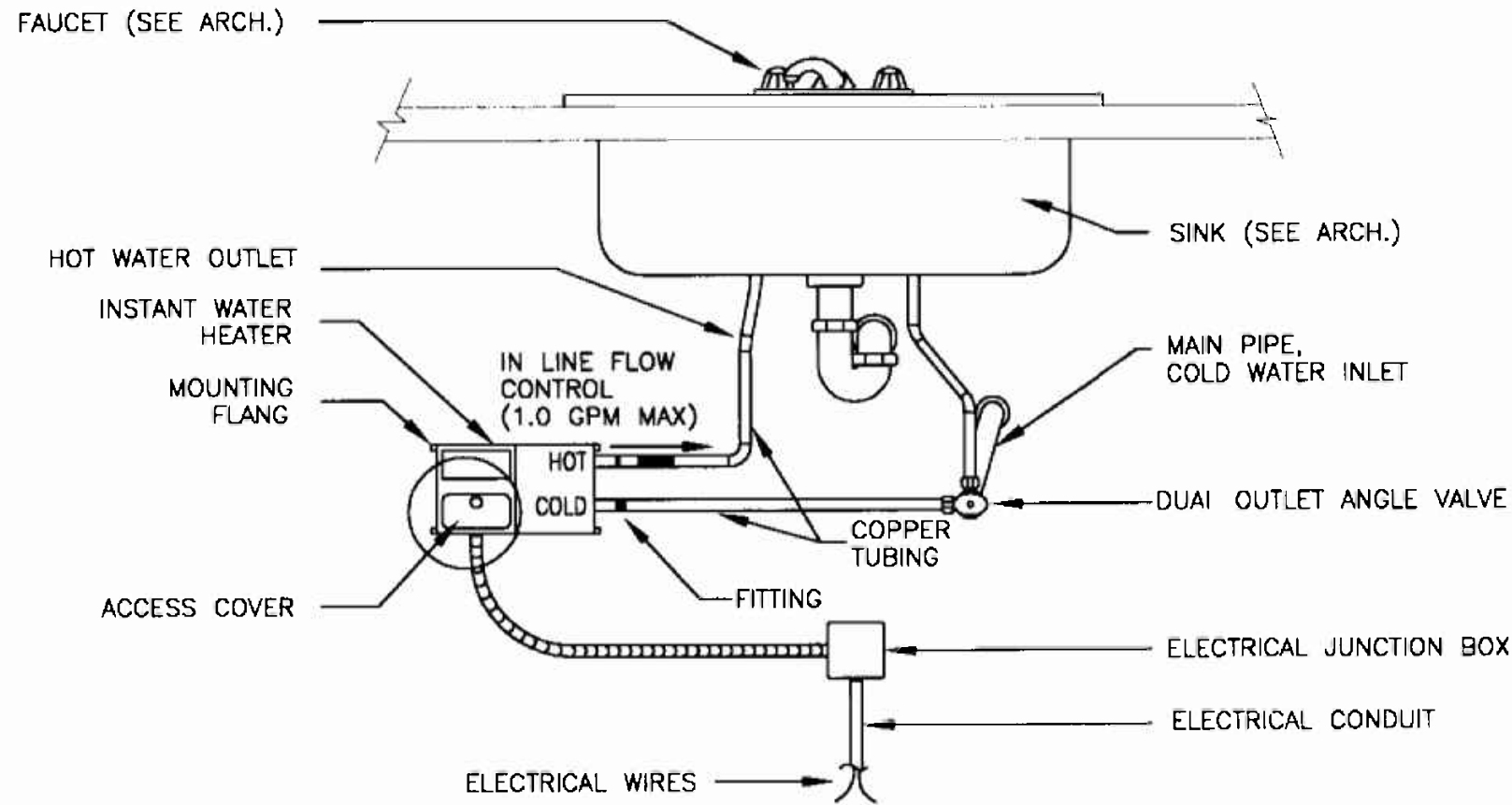
MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 11/07/05
FLA. REG. No 62447

PLUMBING SYMBOL LEGEND	
	SAN - SANITARY LINE
	VENT LINE
	CD - CONDENSATE DRAIN LINE
	COLD WATER LINE
	HOT WATER LINE
	CO - CLEAN OUT
	FD - FLOOR DRAIN
	IWH - INSTANT WATER HEATER
	AIR HAMMER ARRESTER
	CONNECT NEW TO EXISTING

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

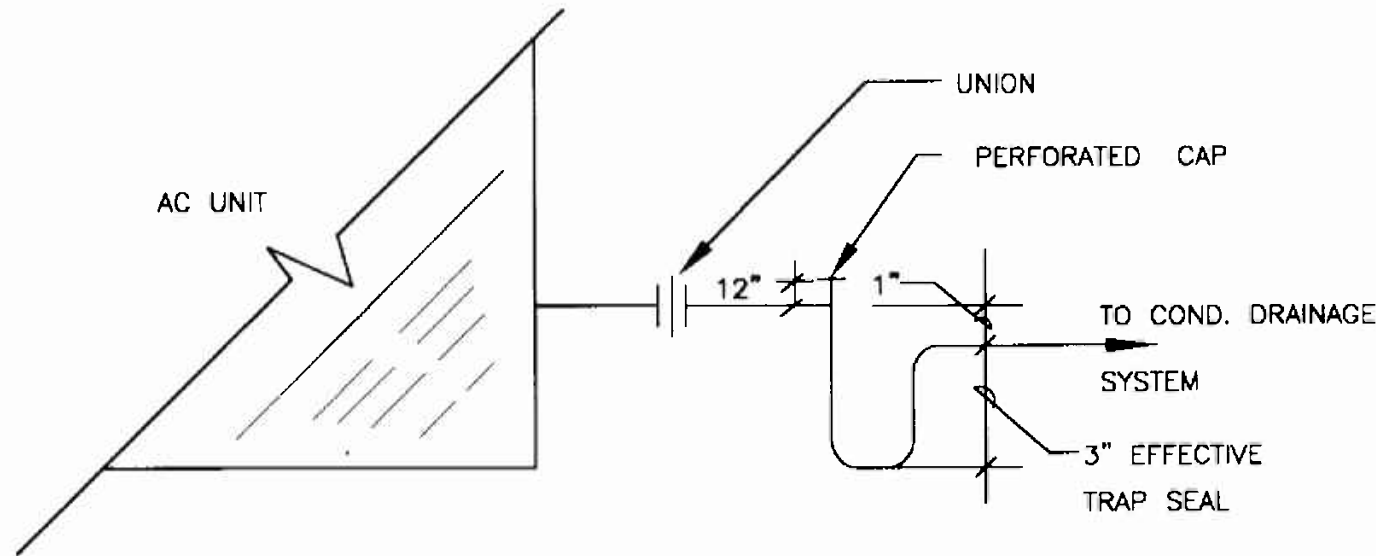
INSTANT WATER HEATER SCHEDULE							
NO.	LOCATION	KW	VOLTAGE	NO. ELEM.	MANUFACTURER/MODEL	TEMP. SET	REMARKS
IWH-1	DINING ROOM	4.1	208 V, 1 PH	1	EEMAX #SP4277	110° F	UNDER COUNTER & BELOW SINK

- 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 AT JOB 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 DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
 - PROVIDE PIPING AS FOLLOW:
DOMESTIC COLD AND HOT WATER AND WATER HEATER RELIEF PIPING
COPPER TUBE TYPE "K" OR "L" WITH SOLDER JOINTS, MIN. 125 LB. WGO BRONZE VALVES.
SANITARY WASTE AND VENT: BELL AND SPIGOT CAST IRON PIPING WITH COMPRESSION GASKETS UNDERGROUND, NO-HUB CAST IRON PIPING OR COPPER DWV ABOVE FLOOR SLAB.
AIR CONDITIONING CONDENSATE: COPPER DWV 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 56020 OR EQUAL, NIKALOY COVER
B - WALL CLEANOUT: CAST IRON "1" BRANCH WITH BRASS COUNTERSUNK PLUG, C.B. ACCESS COVER WITH SATIN CHROME PLATED TOP, JOSAM 58770-3-12 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. LOCATIONS AND SIZES 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.
 - X-RAY OF REQUIRED SLAB DRILLING IS MANDATORY. CONTRACTOR SHALL SUBMIT X-RAYS 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 THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
 - THIS SET OF DRAWINGS HAS BEEN ASSEMBLED FROM AN AS-BUILT SET PROVIDED TO THIS ENGINEER AS AN AD IN THIS PROJECTS 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 FACILITIES 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.



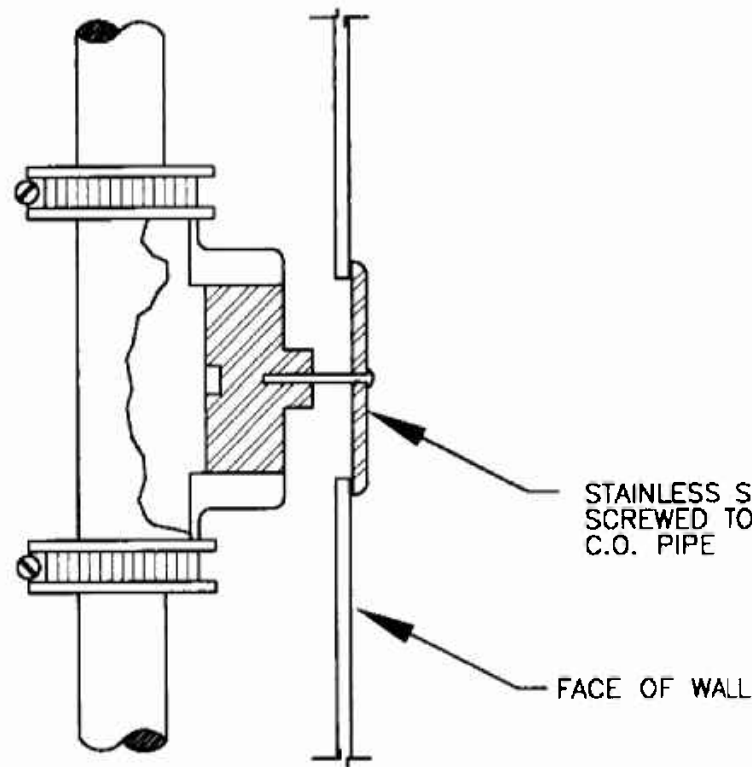
INSTANT WATER HEATER MOUNTING DETAIL

N.T.S.



A/C CONDENSATE DRAIN CONNECTION DETAIL

N.T.S.



WALL CLEANOUT DETAIL

OFFICE COPY
CHECKED BY: [Signature]
DATE: 2/7/16
REVIEWED BY: [Signature]
DATE: 2/7/16
As per Florida Building Code Section 104.5
REVIEWED FOR CODE COMPLIANCE
N.T.S.

MICHAEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL: (305) 510-6448
DATE: 11/17/05
FLA. REG. No 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: P0.1

insight design
ARCHITECTURE & INTERIORS
1955 N.W. 17th AVENUE
Miami, Florida 305 545 4964
AR92162 o AA0003130 o ID0003964

INTERIOR RENOVATION
for
PRAETORIAN CAPITAL MANAGEMENT LLC
119 Washington Avenue, 6th Floor
MIAMI BEACH, FLORIDA

PLUMBING
NOTES, DETAILS,
AND SCHEDULES

REVISIONS

insight
design

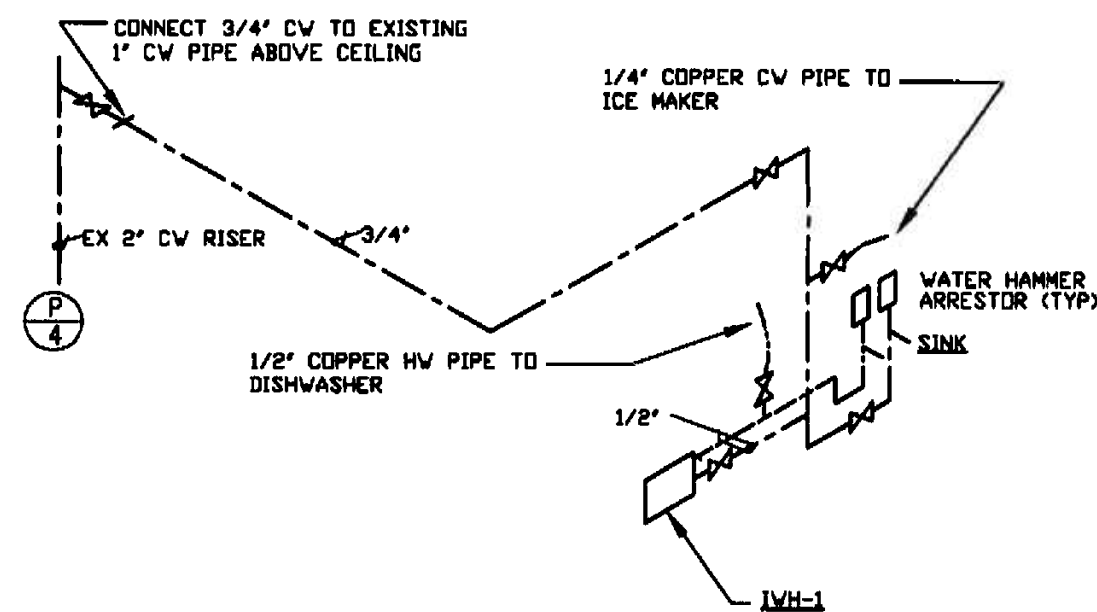
REVISIONS	DATE	BY	DESCRIPTION

PLUMBING
FLOOR PLAN
AND RISERS

SHEET TITLE

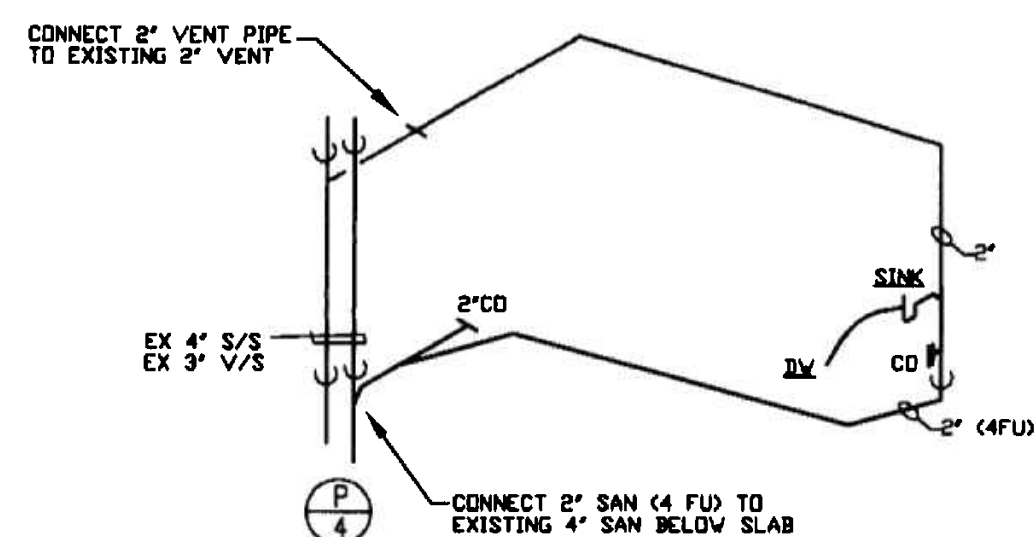
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WATER ISOMETRICS

N.T.S.



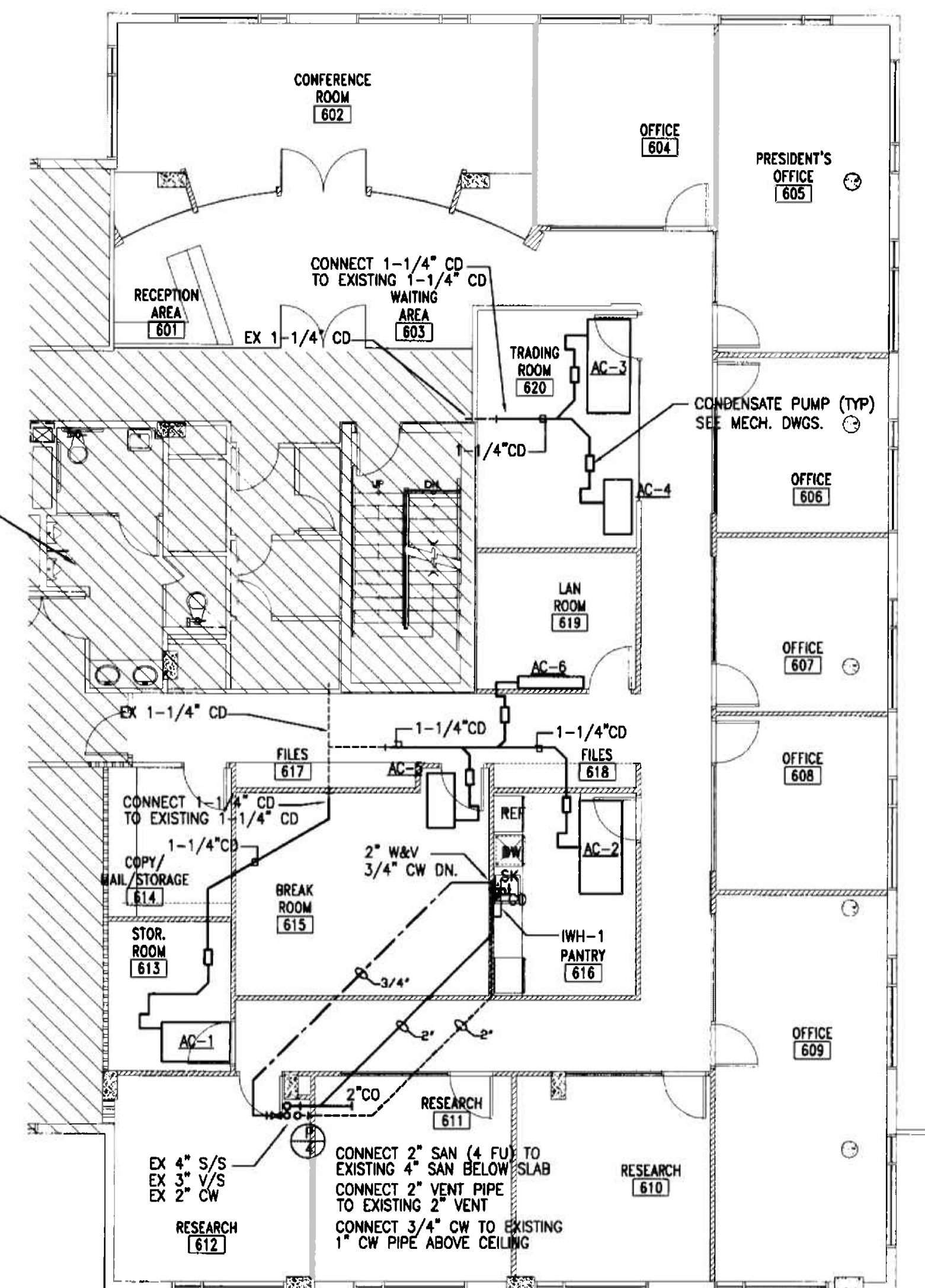
SANITARY ISOMETRICS

N.T.S.

GENERAL NOTE

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SHADED AREAS ARE NOT PART OF THIS PROJECT



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

OFFICE COPY
CITY OF MIAMI
APPROVED FOR CONSTRUCTION

DATE: 2/7/06
REVIEWED FOR CODE COMPLIANCE

MIGUEL LANDE
MECHANICAL ENGINEER
10100 NW 43RD TER
MIAMI, FL 33178
TEL. (305) 510-6448
DATE: 2/7/06
FLA. REG. No. 62447

PROJECT NO: 0217-08
DRAWN BY: ML
DATE: 11/07/05
SCALE: AS NOTED
SHEET NO: P0.2