BC1705874

YORK CAPITAL

YORK CAPITAL_MIAMI OFFICE

ISSUE FOR PERMIT AND PRICING
11.15.17

119 Washington Ave. Suite 505
Miami Beach, FL 33139

Gensler
Lic. No. AA0002837

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RTM Engineering Consultants
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925 S Semoran Blvd
Suite 100
Winter Park, Florida 32792
Telephone: 407.678.2055

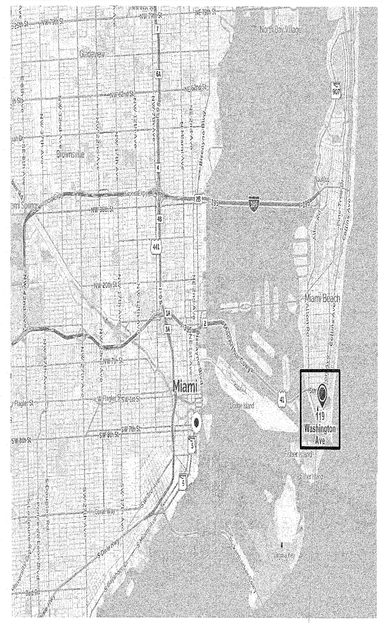
11-15-17

BC170 5874

APPLICABLE CODES

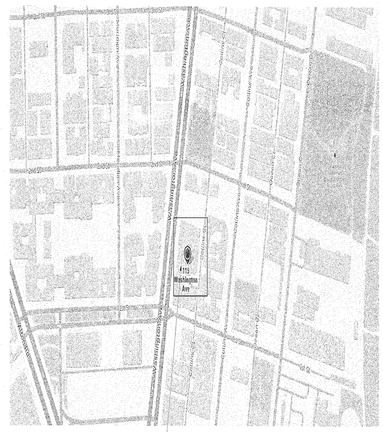
BUILDING	FLORIDA BUILDING CODE 5TH EDITION (2014) - BUILDING FLORIDA BUILDING CODE 5TH EDITION (2014) - EXISTING BUILDING
ENERGY CODE	FLORIDA BUILDING CODE 5TH EDITION (2014) - ENERGY CONSERVATION
PLUMBING	FLORIDA BUILDING CODE 5TH EDITION (2014) - PLUMBING
MECHANICAL	FLORIDA BUILDING CODE 5TH EDITION (2014) - MECHANICAL
ELECTRICAL	FLORIDA BUILDING CODE 5TH EDITION (2014) - ELECTRICAL 2011 NATIONAL ELECTRICAL CODE (NEC)
FIRE/LIFE SAFETY	FLORIDA FIRE PREVENTION CODE 5TH EDITION NFPA 101, NFPA 10
ACCESSIBILITY	FLORIDA BUILDING CODE 5TH EDITION (2014) - ACCESSIBILITY 2012 DOJ ADAAG

LOCATION MAP



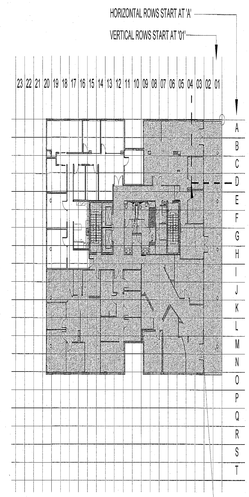
PROJECT LOCATION

AERIAL VIEW



PROJECT LOCATION

ROOM NUMBERING SYSTEM



OFFICE	OFFICE 1004 IS FLOOR 1, HORIZONTAL
1004	ROW D, VERTICAL COLUMN 04

PROJECT INFORMATION

BUILDING ADDRESS: 119 WASHINGTON AVE, MIAMI BEACH FL 33139

FOLIO #: 02-4203-003-1200

ZONING: CPS-1

OCCUPANCY TYPE: BUSINESS (B)

CONSTRUCTION TYPE: TYPE III-B (SPRINKLERED)

BUILDING AREA: 89,916 SQ FT TOTAL - (6) FLOORS TOTAL

SCOPE OF WORK AREA: APPROX. 500 SQ. FT.

PROJECT DATUM ELEVATION: 5TH FLOOR

FEMA FLOOD ZONE: AE

BASE FLOOD ELEVATION: 8

FEMA PANEL: 319L

SCOPE OF WORK

SCOPE OF WORK: ALTERATION LEVEL 2, INCLUDES THE RECONFIGURATION OF SPACE WHICH INCLUDES THE DEMOLITION OF EXISTING PARTITIONS, RECONFIGURATION OF EXISTING LIGHTING AND HVAC COMPONENTS, AND RECONFIGURATION OF EXISTING POWER/DATA RECEPTACLES AT PERIMETER OFFICES AND ROOMS AS PER NEW FURNITURE REQUIREMENTS.

FOLLOWING ARE THE PLANS OUTLINING THE SCOPE OF WORK REQUIRED FOR YORK CAPITAL WORK TO INCLUDE SELECT DEMOLITION & CONSTRUCTION OF CEILINGS, FINISHES AND ELECTRICAL AS INDICATED ON DRAWINGS.

THE DRAWINGS COMPRISE THE CONTRACT DOCUMENTS OUTLINING THE INTENT OF THE ARCHITECT, AND MAY BE SUPPLEMENTED BY FURTHER INFORMATION ISSUED BY ARCHITECT.

THE DRAWINGS ARE ARRANGED IN GENERAL TO SPECIFIC ORDER, FOLLOWING A TOP TO BOTTOM, RIGHT TO LEFT FORMAT. CONTRACTORS ARE ADVISED TO READ AND FAMILARIZE THEMSELVES WITH THE INFORMATION IN THE GENERAL LEGENDS CONTAINED IN THE G SERIES OF DRAWINGS, PRIOR TO REVIEW OF THE PLANS. ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED, PRIOR TO PROCEEDING WITH WORK.

DRAWING INDEX

Sheet Number	Sheet Name
Documentation	
G0.00	COVER
G0.01	PROJECT INFORMATION, PROJECT SCOPE DRAWING INDEX, VICINITY & LOCATION MAPS
G1.01	GRAPHIC SYMBOLS AND ABBREVIATIONS
G1.02	GENERAL NOTES & TYPICAL MOUNTING DIAGRAMS
G2.11	OCCUPANCY AND EGRESS PLAN - LEVEL 01
Documentation	
A1.105	DEMOLITION AND DEMOLITION CEILING PLANS - LEVEL 05
A1.205	CONSTRUCTION AND REFLECTED CEILING PLANS - LEVEL 05
A1.405	POWER/COMM AND FURNITURE PLANS - LEVEL 05

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925 S Semoran Blvd
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32792
Tel 407.678.2065

Date	Description
11.15.17	ISSUE FOR PERMIT AND PRICING

Seal / Signature

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

11-15-17

Carlos L. Valera, AIA, REG. FL. NO. AR98199

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 11-29-17
ZONING:
PLUMBING: 11-29-17
ELECTRICAL: 12-5-17
MECHANICAL: 11/29/17
FIRE PREVENTION: 11/15/17 11/15/17 12/8/17
FLOOD: 11/29/17
PUBLIC WORKS:
STRUCTURAL: VE 11.29.17
ELEVATOR:
ROOFING:

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
As indicated

Description
PROJECT INFORMATION, PROJECT SCOPE DRAWING INDEX, VICINITY & LOCATION MAPS

G0.01

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POWER & COMMUNICATIONS

WALL MOUNTED DEVICES

- XXX — EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
- ST — WALL MOUNTED FIRE ALARM STROBE
- FA — FIRE ALARM PULL
- FW — FIRE WARDEN STATION
- WALL MOUNTED, SINGLE RECEPTACLE - CONVENIENCE
- WALL MOUNTED, SINGLE RECEPTACLE - DEDICATED
- WALL MOUNTED, SINGLE RECEPTACLE - SEPARATE
- WALL MOUNTED, DUPLEX RECEPTACLE - CONVENIENCE
- WALL MOUNTED, DUPLEX RECEPTACLE - DEDICATED
- WALL MOUNTED, DUPLEX RECEPTACLE - SEPARATE
- WALL MOUNTED, QUADRAPLEX RECEPTACLE - CONVENIENCE
- WALL MOUNTED, QUADRAPLEX RECEPTACLE - DEDICATED
- WALL MOUNTED, QUADRAPLEX RECEPTACLE - HALF DEDICATED
- WALL MOUNTED, VOICE/DATA RECEPTACLE
- WALL MOUNTED, DATA RECEPTACLE
- WALL MOUNTED, VOICE RECEPTACLE
- T — WALL MOUNTED, THERMOSTAT
- CTV — WALL MOUNTED, CABLE TV RECEPTACLE
- AV — WALL MOUNTED, AV RECEPTACLE
- AVT — WALL MOUNTED, AV TROUGH
- J — WALL MOUNTED, ELECTRICAL JUNCTION BOX
- WALL MOUNTED, VOICE/DATA JUNCTION BOX
- P — WALL MOUNTED, SYSTEMS WORKSTATION PANEL POWER INFEED
- V — WALL MOUNTED, SYSTEMS WORKSTATION PANEL VOICE/DATA INFEED
- WALL MOUNTED, CONDUIT STUB-OUT POWER
- WALL MOUNTED, CONDUIT STUB-OUT VOICE AND DATA
- WALL MOUNTED, CONDUIT STUB-OUT A/V
- WALL MOUNTED, PLUG MOLD

FLUSH FLOOR MOUNTED, POKE THRU, DEVICES

- FLUSH FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - CONVENIENCE
- FLUSH FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - DEDICATED
- FLUSH FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - SEPARATE
- FLUSH FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - CONVENIENCE
- FLUSH FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - DEDICATED
- FLUSH FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - SEPARATE
- FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - CONVENIENCE
- FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - DEDICATED
- FLUSH FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - HALF DEDICATED
- FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - CONVENIENCE
- FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - DEDICATED
- FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - SEPARATE
- FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - CONVENIENCE
- FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - DEDICATED
- FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - HALF DEDICATED
- AV — FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES - CONVENIENCE
- AV — FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES - DEDICATED
- AV — FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES - SEPARATE
- AV — FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - CONVENIENCE
- AV — FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - DEDICATED
- AV — FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - HALF DEDICATED
- V — FLUSH FLOOR MOUNTED, POKE THRU, VOICE/DATA RECEPTACLE
- FLUSH FLOOR MOUNTED, POKE THRU, DATA RECEPTACLE
- FLUSH FLOOR MOUNTED, POKE THRU, VOICE RECEPTACLE
- AV — FLUSH FLOOR MOUNTED, POKE THRU, AV RECEPTACLE
- P — FLUSH FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL POWER INFEED
- V — FLUSH FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL VOICE INFEED

POWER & COMMUNICATIONS (CONT.)

SURFACE FLOOR MOUNTED, POKE THRU DEVICES

- SURFACE FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - CONVENIENCE
- SURFACE FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - DEDICATED
- SURFACE FLOOR MOUNTED, POKE THRU, SINGLE RECEPTACLE - SEPARATE
- SURFACE FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - CONVENIENCE
- SURFACE FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - DEDICATED
- SURFACE FLOOR MOUNTED, POKE THRU, DUPLEX RECEPTACLE - SEPARATE
- SURFACE FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - CONVENIENCE
- SURFACE FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - DEDICATED
- SURFACE FLOOR MOUNTED, POKE THRU, QUADRAPLEX RECEPTACLE - HALF DEDICATED
- SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - CONVENIENCE
- SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - DEDICATED
- SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX & VOICE/DATA RECEPTACLE - SEPARATE
- SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - CONVENIENCE
- SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - DEDICATED
- SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLES - HALF DEDICATED
- AV — SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES - CONVENIENCE
- AV — SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES - DEDICATED
- AV — SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES - SEPARATE
- AV — SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - CONVENIENCE
- AV — SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - DEDICATED
- AV — SURFACE FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLES - HALF DEDICATED
- V — SURFACE FLOOR MOUNTED, POKE THRU, VOICE/DATA RECEPTACLE
- SURFACE FLOOR MOUNTED, POKE THRU, DATA RECEPTACLE
- SURFACE FLOOR MOUNTED, POKE THRU, VOICE RECEPTACLE
- AV — SURFACE FLOOR MOUNTED, POKE THRU, AV RECEPTACLE
- P — SURFACE FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL POWER INFEED
- V — SURFACE FLOOR MOUNTED, POKE THRU, SYSTEMS WORKSTATION PANEL VOICE INFEED

FURNITURE SYSTEMS MOUNTED DEVICES

- FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE - CONVENIENCE
- FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE- DEDICATED
- FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE - SEPARATE
- FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE - CONVENIENCE
- FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE- DEDICATED
- FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE - SEPARATE
- FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE - CONVENIENCE
- FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE - DEDICATED
- FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE - HALF DEDICATED
- FURNITURE SYSTEMS MOUNTED, VOICE/DATA RECEPTACLE
- FURNITURE SYSTEMS MOUNTED, DATA RECEPTACLE
- FURNITURE SYSTEMS MOUNTED, VOICE RECEPTACLE
- FURNITURE SYSTEM ELECTRIC PIGTAIL
- PP — FURNITURE MOUNTED, POWER POLE

SECURITY DEVICES

- CR — CARD READER
- CAMERA
- B — ELECTRIC DOOR BELL PUSH
- B — ELECTRIC DOOR BELL
- IC — INTERCOM
- DR — REMOTE DOOR RELEASE BUTTON
- MS — MOTION SENSOR
- IA — INTRUSION ALARM
- EH — ELECTRIC DOOR HINGE
- H — ELECTRICAL DOOR HOLD OPEN
- DR — ELECTRICAL DOOR RELEASE
- DC — ELECTRICAL DOOR MONITOR CONTACT
- DDC — DOUBLE DOOR MONITOR CONTACT
- EL — ELECTRIC LOCKSET
- KS — ELECTRIC KEY SWITCH
- ES — ELECTRIC STRIKE
- ML — MAGNETIC LOCKSET

GRAPHIC SYMBOLS (CONT.)

CONSTRUCTION

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION
- SMOKE PARTITION
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- MILLWORK
- MILLWORK ABOVE
- XX — DETAIL NUMBER
- XX.XXX — SHEET NUMBER
- SIM — DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- 1 — LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- 2 A11.XX — SHEET NUMBER WHERE ELEVATION IS SHOWN
- INTERIOR AND EXTERIOR ELEVATION MARKER
- 1 — REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- NAME — ROOM NAME
- 1234 — ROOM NUMBER
- 01 — SHEETNOTE REFERENCE
- A3A — WALL TYPE REFERENCE
- FIRE RATING
- XXX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- XX — DOOR NUMBER
- XX — DOOR TYPE
- XXX — DOOR NUMBER
- X | X — DOOR TYPE | HARDWARE TYPE
- XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MW01 — MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- ELEVATION DATUM REFERENCE
- +6" / 0" — FLOOR ELEVATION TRANSITION
- MATCH LINE SEE XX/XX — MATCH LINE SYMBOL
- ALIGN — ALIGN WITH ESTABLISHED / ADJACENT SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

- FIRE WARDEN STATION SYMBOL
- WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FIRE ALARM PULL SYMBOL
- FEC — WALL MOUNTED, FIRE EXTINGUISHER CABINET
- WALL MOUNTED FIRE EXTINGUISHER
- WALL MOUNTED FIRE HOSE CABINET
- WALL MOUNTED FIRE VALVE
- WALL MOUNTED FIRE VALVE CABINET

FINISH

- XXXX / XXXX — WALL FINISH TAG / BASE FINISH TAG
- EXTENT OF FINISH TYP.
- XXXX — WALL FINISH TAG
- XXXX — SPECIAL FINISH TAG
- XXXX — FLOOR FINISH TAG
- XXXX — CEILING FINISH TAG
- CHANGE IN FLOOR FINISH

ELEVATION INDICATION

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STONE

GRAPHIC SYMBOLS (CONT.)

SECTION INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- EARTH
- FABRIC WRAPPED PANEL
- GLASS
- GRAVEL
- GYPSUM PLASTER
- INSULTATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTIC
- PLYWOOD
- PRE-CAST PANELS
- SAND OR GROUT
- STONE
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD (INTERRUPTED MEMBER

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- XX'-XX" / XX'-XX" — CEILING HEIGHT CHANGE SYMBOL
- GRID STARTPOINT SYMBOL
- X'-X" / AT1 — CEILING FINISH & HEIGHT TAG
- MS — MOTION SENSOR
- S — CEILING MOUNTED SPEAKER
- CEILING MOUINTED CAMERA
- CEILING MOUNTED SPRINKLER HEAD
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED STROBE LIGHT
- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS - PARALLEL
- WALL MOUNTED EXIT SIGNS - PERPENDICULAR
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING TO BE RELOCATED
- ACCESS DOOR

LIGHT FIXTURES

- FLORESCENT LIGHT FIXTURE
- FLORESCENT LIGHT FIXTURE / EMERGENCY CIRCUIT
- EXISTING LIGHT FIXTURE TO BE REMOVED
- UNDER CABINET FLORESCENT FIXTURE
- FLORESCENT STRIP FIXTURE
- FLORESCENT PENDANT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- RECESSED WALL WASHER
- TRACK LIGHTING
- SURFACE MOUNTED LIGHT FIXTURE
- WALL SCONCE
- $ — LIGHT SWITCH
- D $ — DIMMER SWITCH

MECHANICAL FIXTURES

- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

ABBREVIATIONS

ORNA	ORNAMENTAL
OVFL	OVERVLOW
OVHD	OVERHEAD
P	
PBD	PARITICLE BOARD
PEDR	PEDESTRIAN
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTRENE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRTECN	PROTECTION
PTN	PARTITION
R	
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RDR	READER
RECESS	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCED(D)(ING)(MENT)
REQD	REQUIRED
RESIL	RESILIENT
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	
SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SG	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
T&G	TOUNGUE AND GROOVE
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
U	
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VEH	VECHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING

A	
&	AND
ACCESS	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
BRDLM	BROADLOOM
BU	BUILT UP
C	
CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CIP	CAST-IN-PLACE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CPT	CARPET
D	
$	DOLLAR (US CURRENCY)
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
DWG	DRAWER
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSED(D)
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE AND CABINET
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FPLC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLAS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATIING, AND AIR CONDITIONING
I	
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
J	
JAN	JANITOR
K	
KIT	KITCHEN
L	
LAV	LAVATORY
LB	POUND
LP	LOW POINT
LT	LIGHT
LVLG	LEVELING
LVT	LOUVER
£	BRITISH POUND (CURRENCY)
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NIC	NOT IN CONTRCT
NO	NUMBER
NTS	NOT TO SCALE
O	
OPNG	OPENING(S)
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN

City of Miami
Fire Prevention Division
PLANS APPROVED

YORK CAPITAL

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	Date	Description
1	11.15.17	ISSUE FOR PERMIT AND PRICING

Seal / Signature

11-15-17

Carlos L. Valera, AIA, REG. FL. NO. AR96199

Project Name

YORK CAPITAL_MIAMI OFFICE

Project Number

79.0309.000

Scale

Description

GRAPHIC SYMBOLS AND ABBREVIATIONS

G1.01

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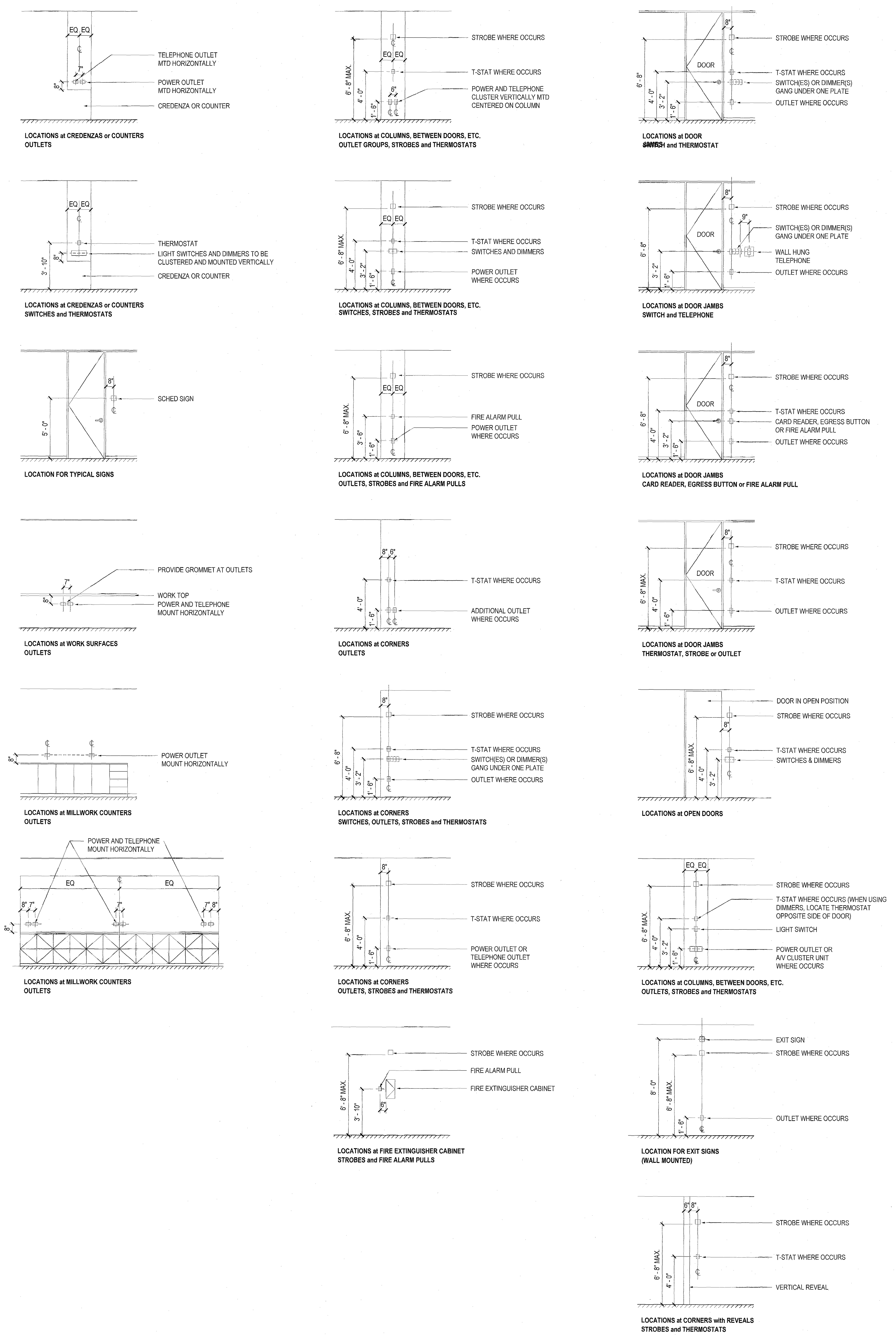

01 MOUNTING LOCATIONS - GENERAL
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF THE PUBLIC AUTHORITIES GOVERNING THE WORK.
2. OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FINAL SIGN-OFFS REQUIRED BY THE PUBLIC AUTHORITIES GOVERNING THE WORK.
   OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FINAL SIGN-OFFS REQUIRED BY THE PUBLIC AUTHORITIES GOVERNING THE WORK.
3. THE DRAWINGS AND PROJECT MANUAL ARE COMPLEMENTARY AND THEIR INTENT IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE ORGANIZATION OF THE DRAWINGS AND PROJECT MANUAL SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK PERFORMED BY ANY TRADE.
4. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/OR OMISSIONS TO THE ARCHITECT PRIOR TO PERFORMING ANY WORK IN QUESTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STATED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD.
5. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS AND/OR CHANGES TO THE ARCHITECT, IN WRITING, FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
6. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES AND USE OF ELEVATORS AS TO MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
7. OWNER WILL PROVIDE WORK NOTED AS "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
8. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS FOR DURATION OF WORK IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
9. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE FOR DURATION OF WORK. ALL DAMAGE DUE TO IMPROPER PROTECTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
10. MAINTAIN WORK AREAS SECURE AND LOCKABLE FOR THE DURATION OF WORK AND COORDINATE WITH OWNER/LANDLORD TO ENSURE SECURITY.
11. PROVIDE A DULY AUTHORIZED FULL-TIME REPRESENTATIVE ON THE JOB SITE AT ALL TIMES FOR SUPERVISION OF CONSTRUCTION AS OUTLINED IN THE PROJECT MANUAL.
12. SUBMIT SAMPLES, DATA SHEETS AND SHOP DRAWINGS AS OUTLINED IN THE PROJECT MANUAL.
13. MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION AS OUTLINED IN THE PROJECT MANUAL.
14. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OR INFORMATION TO THE ARCHITECT. TELEPHONE INQUIRIES WILL NOT BE PERMITTED.

ACCESSIBILITY NOTES

1. PILE THICKNESS OF SPECIFIED CARPETS DOES NOT EXCEED 1/2".
2. FLOOR SURFACES SPECIFIED ARE SLIP-RESISTANT.
3. ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTE DO NOT EXCEED 1/2" IN HEIGHT. CHANGES BETWEEN 1/4" AND 1/2" ARE BEVELED WITH A SLOPE NO STEEPER THAN 1:2
4. LATCHING AND LOCKING DOORS ARE SPECIFIED TO BE OPERABLE WITH A SINGLE EFFORT BY HARDWARE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. DOOR OPENING HARDWARE IS SPECIFIED TO BE MOUNTED BETWEEN 34" AND 48" ABOVE FLOOR FINISH.
5. CLOSERS FOR FIRE-RATED DOORS ARE SPECIFIED TO BE POWER LEVEL 3 FOR INTERIOR DOORS 38" OR LESS IN WIDTH.
6. MAXIMUM PULL OR PUSH EFFORT TO OPERATE NON-FIRE-RATED DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. SPECIFIED CLOSERS TO BE ADJUSTED TO COMPLY.
7. ALL DOORS ARE SPECIFIED TO BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS ARE CAPABLE OF OPENING AT LEAST 90 DEGREES AND CLEAR WIDTH IS NOT LESS THAN 32".
8. FLOOR AREAS ON EACH SIDE OF DOORS ARE SPECIFIED TO BE LEVEL AND CLEAR. THE DIMENSIONS OF THE LEVEL AREAS ARE SPECIFIED TO MEET ANSI A117.3 2003, IAC AND ADA CLEARANCE REQUIREMENTS.
9. ELECTRICAL RECEPTACLE OUTLETS ARE SPECIFIED TO BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

FIRE PREVENTION NOTES

1. EVERY EXIT DOOR IS SPECIFIED TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY AND WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
2. INTERIOR WALL AND CEILING FINISHES ARE SPECIFIED TO BE CLASS 2 (FLAME SPREAD 26-75, SMOKE DEVELOPED 450 OR LESS) OR BETTER, UNLESS NOTED OTHERWISE.
3. INTERIOR TRIM IS SPECIFIED TO BE CLASS 3 (FLAME SPREAD 76 TO 200, SMOKE DEVELOPED 450 OR LESS) OR BETTER.
4. INTERIOR TRIM FOR CEILINGS IS SPECIFIED TO BE 10% OR LESS OF TOTAL CEILING AREA. INTERIOR TRIM FOR WALLS IS SPECIFIED TO BE 20% OR LESS OF TOTAL WALL AREA.
5. THIS PROJECT DOES NOT INCLUDE STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS OR HAZARDOUS SUBSTANCES.
6. ALL WOOD BLOCKING, CLEATS, GROUNDS, SHEATHING AND OTHER MISC. CARPENTRY ITEMS SHALL BE FIRE RETARDANT TREATED
7. FLOOR COVERINGS FOR CORRIDORS, LOBBIES, STAIRS, OTHER EXIT PATHS OR EXIT AREAS ARE SPECIFIED TO BE CLASS B OR BETTER.

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11-15-17

Carlos L. Valera, AIA, REG. FL. NO. AR96199

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
GENERAL NOTES & TYPICAL MOUNTING DIAGRAMS

G1.02

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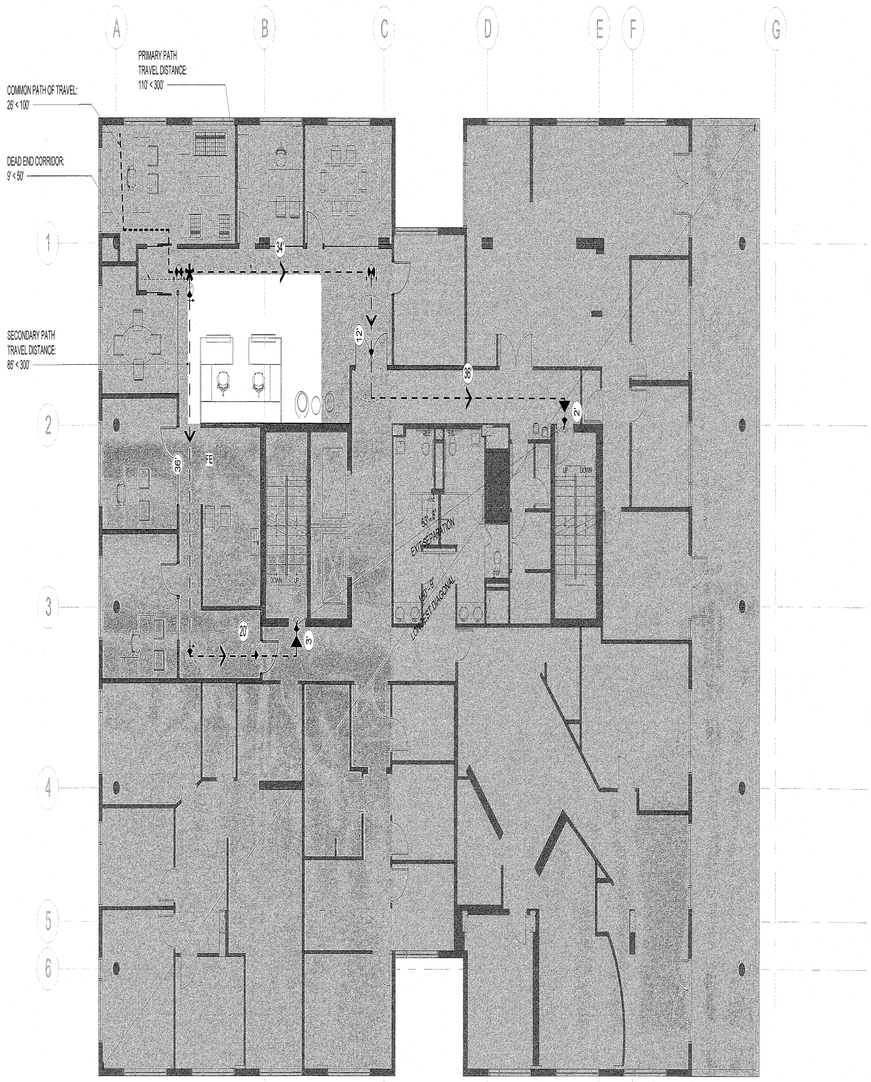

01 LIFE SAFETY PLAN - LEVEL 05
SCALE: 1/8" = 1'-0"

CODE ANALYSIS

USE GROUP: "B" BUSINESS (FBC 5TH EDITION (2014) BUILDING SEC. 304.1)
FIRE PROTECTION: FULLY SPRINKLED
ALTERATION LEVEL: LEVEL 2 (FBC 5TH EDITION (2014) EXISTING BUILDING SEC. 801)
WORK AREA: APPROX. 500 SF

OCCUPANCY CALCULATION: (FBC 5TH EDITION (2014) BUILDING SEC.1004 TABLE 1004.1.2)
TOTAL FLOOR SF: **9,725 SF**
TOTAL FLOOR OCCUPANT LOAD: **98 OCCUPANTS**
TOTAL SUITE SF: **2464 SF**
TOTAL SUITE OCCUPANT LOAD: **25 OCCUPANTS**

REQUIRED EXIT AND EGRESS WIDTH: (FBC 5TH EDITION (2014) BUILDING SEC 1005.3.1)
STAIRS WIDTH PROVIDED 40" EACH (2 STAIRS) /0.3" X 2 = **263 OCCUPANTS MAX**
DOORS WIDTH PROVIDED 34" CLEAR EACH (2 DOORS) /0.2 = 340 OCCUPANTS MAX

CORRIDOR EXIT ACCESS WIDTH: (FBC 5TH EDITION (2014) BUILDING SEC 1018.2)
44" = MINIMUM EXIT ACCESS WIDTH REQUIRED
48" = MINIMUM EXIT ACCESS WIDTH PROVIDED - **COMPLIES**

REQUIRED EXITS: (FBC 5TH EDITION (2014) BUILDING SEC. 1015)
EXITS REQUIRED = 1
EXITS PROVIDED = 2 - **COMPLIES**

EXIT SEPARATION: (FBC 5TH EDITION (2014) BUILDING SEC 1015.2).1
150'-9" = MAX. BUILDING DIAGONAL
50'-3" = REQUIRED SEPARATION (1/3 MAX. DIAGONAL WITH SPRINKLER SYSTEM)
53'8" = PROVIDED EXIT SEPARATION - **COMPLIES**

EXIT TRAVEL DISTANCE: (FBC 5TH EDITION (2014) BUILDING SEC. TABLE 1016.2)
300 FT = ALLOWED MAX. EXIT TRAVEL DISTANCE \ TYPE B OCCUPANCY W/ SPRINKLER SYSTEM)
110 FT = PROVIDED PRIMARY EXIT TRAVEL DISTANCE - **COMPLIES**
85 FT = PROVIDED SECONDARY EXIT TRAVEL DISTANCE - **COMPLIES**

COMMON PATH OF TRAVEL :(FBC 5TH EDITION (2014) BUILDING SEC. 1014.3)
100 FT = ALLOWED MAX. COMMON PATH OF TRAVEL
26 FT = PROVIDED COMMON PATH OF TRAVEL - **COMPLIES**

DEAD END CORRIDORS: (FBC 5TH EDITION (2014) BUILDING SEC. 1018.4)
50 FT = MAX. DEAD END CORRIDOR ALLOWED
9 FT = MAX. DEAD END CORRIDORS PROVIDED- **COMPLIES**

CODE ANALYSIS LEGEND

0 — **SEGMENT DISTANCE**
EXIT TRAVEL DISTANCE
COMMON PATH OF TRAVEL
EXIT
POINT OF CHOICE
DIRECTION OF TRAVEL
SECURITY DOOR
NOTE: ALL ELECTRIFIED HARDWARE & LOCKS SHALL BE FAIL SAFE AND TIED TO THE FIRE ALARM SYSTEM. REFER TO ELECTRICAL/FIRE ALARM DRAWINGS FOR MORE INFORMATION.
NOT IN CONTRACT HATCH

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Carlos L. Valera, AIA, REG. FL. NO. AR98199

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0308.000

Scale
As indicated

Description
OCCUPANCY AND EGRESS PLAN - LEVEL 01

G2.11

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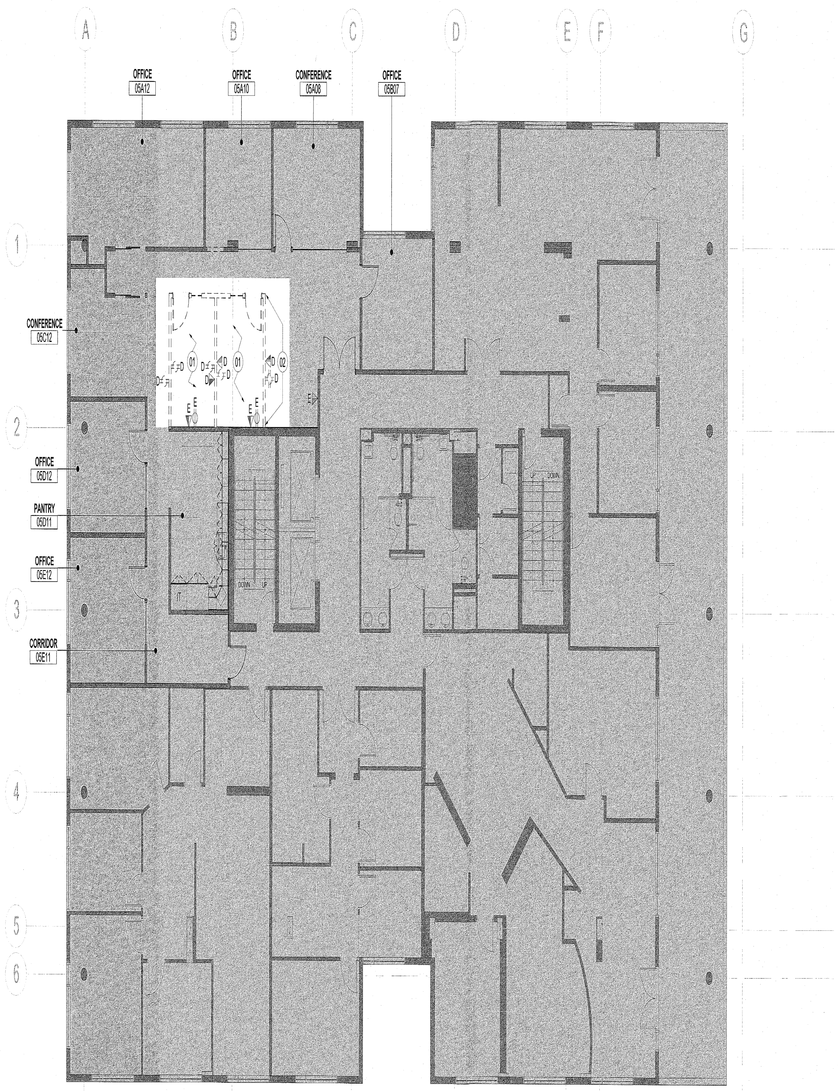
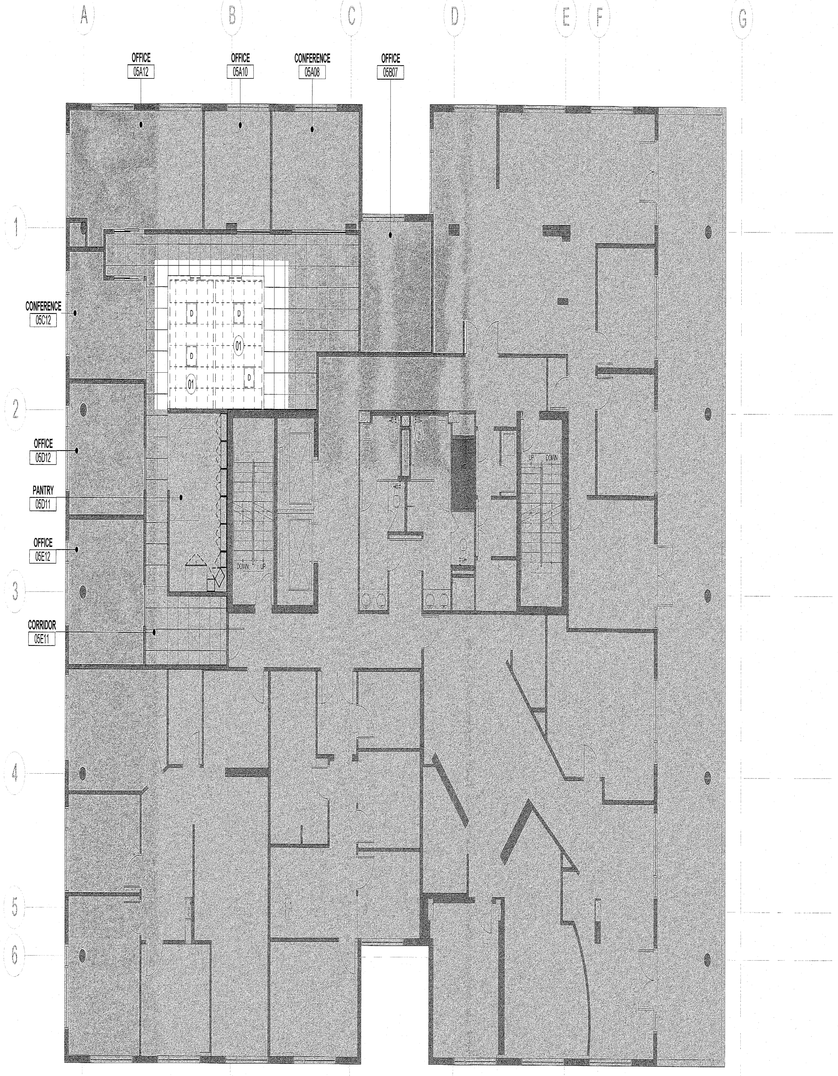


01 DEMOLITION PLAN - LEVEL 05

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



02 DEMOLITION CEILING PLAN - LEVEL 05

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

DEMO NOTES

01 REMOVE EXISTING WALLS AS SHOWN

02 SALVAGE EXISTING WOOD BOARDS ON WALL FOR POSSIBLE RELOCATION

GENERAL NOTES

A. DEVICES NOTED AS "D" ARE EXISTING TO BE REMOVED AND NOTED AS "E" ARE EXISTING TO REMAIN.

B. EXISTING FINISHES AND MILLWORK TO REMAIN AS IS THRU-OUT U.O.N.

C. REMOVE PARTITIONS, DOOR FRAMES COMPONENTS, IN THE WORK AREA U.O.N.

D. PROTECT EXISTING TO REMAIN BUILDING COMMON AREA FINISHES - MAINTAIN PROTECTION AS REQUIRED FOR DURATION OF PROJECT.

E. REFER TO ENG. DRAWINGS FOR SCOPE OF MEP DEMOLITION.

F. GC TO INSTALL CONSTRUCTION FILTERS ON THE MAIN HVAC UNIT, AS REQUIRED BY BUILDING LANDLORD.

G. SALVAGE AND INVENTORY TO PROPOERTY MANAGER ALL FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS IN THE WORK AREA.

DEMO RC NOTES

01 REMOVE EXISTING CEILING IN THIS ROOM. EXISTING LIGHT FIXTURES TO BE SALVAGED FOR RELOCATION

GENERAL NOTES

A. LIGHT FIXTURES NOTED WITH "D" ARE TO BE REMOVED AND SALVAGED TO BE RELOCATED, AND FIXTURES NOTED "X" ARE EXISTING TO REMAIN.

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Description

DEMOLITION AND DEMOLITION CEILING PLANS - LEVEL 05

A1.105

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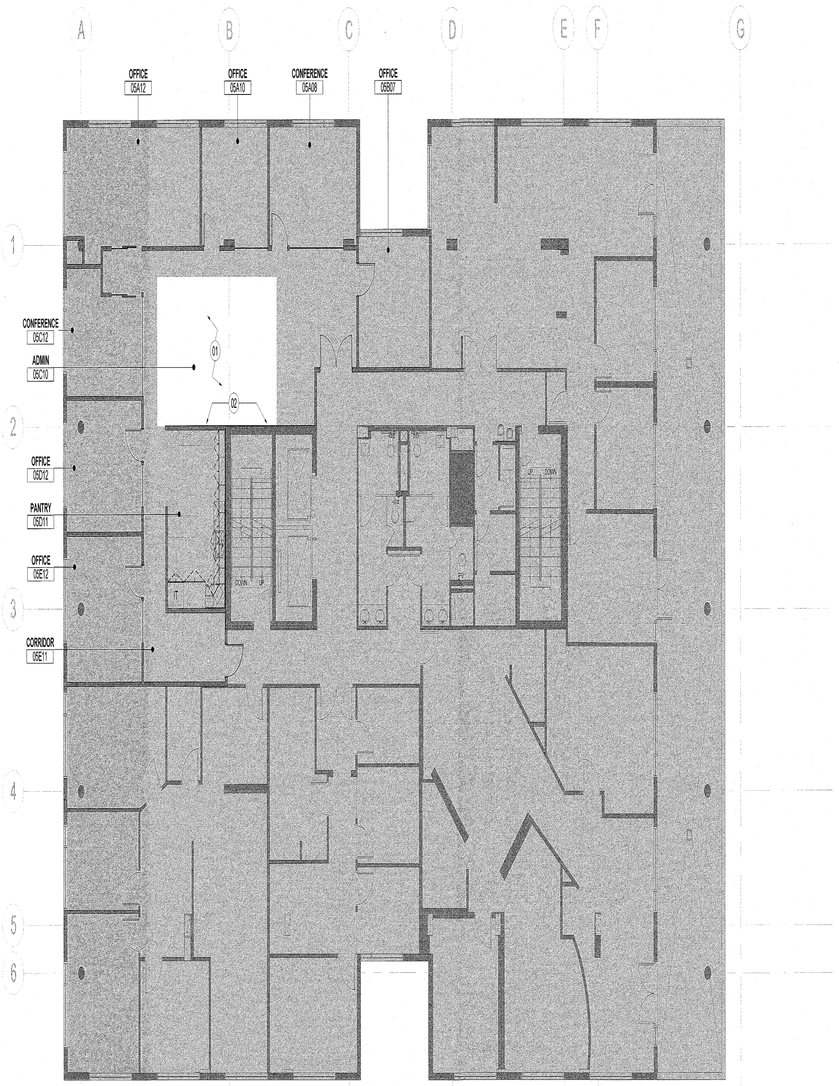
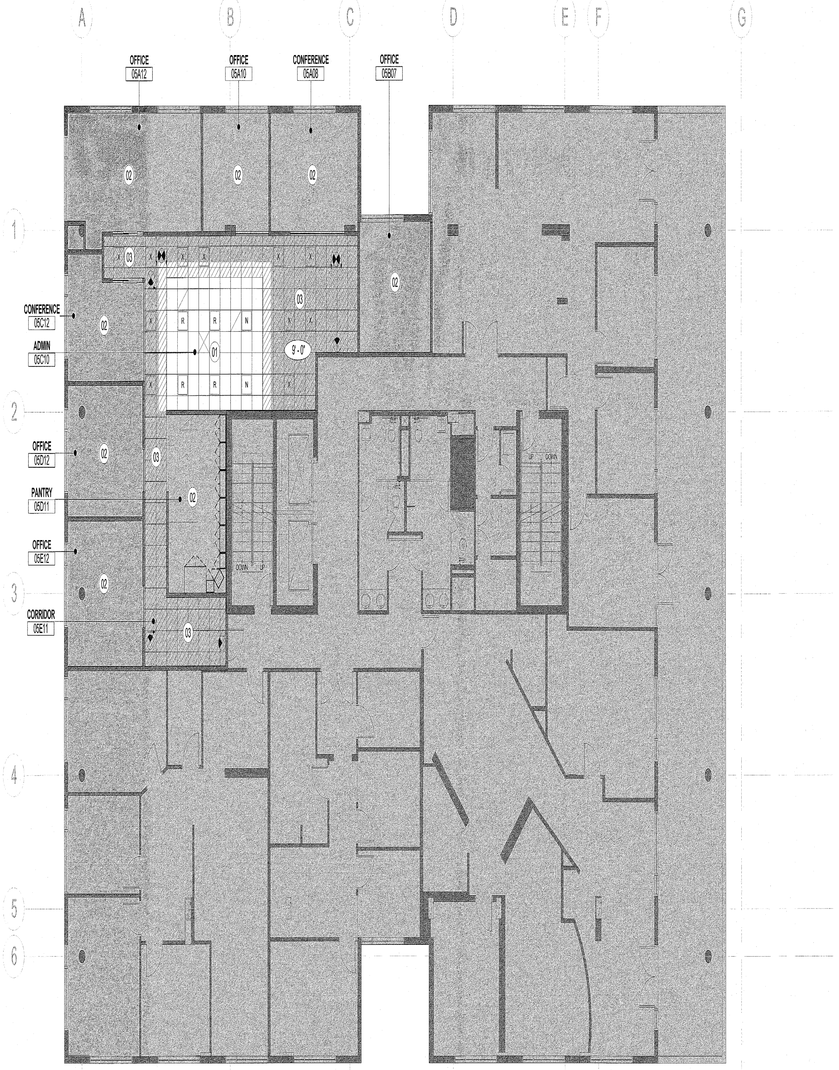


01 CONSTRUCTION PLAN - LEVEL 05
SCALE: 1/8" = 1'-0"



02 REFLECTED CEILING PLAN - LEVEL 05
SCALE: 1/8" = 1'-0"

CONSTRUCT NOTES

01 PATCH/MATCH FINISHES IN THIS AREA PER REMOVED WALLS

02 INSTALL RELOCATED WOOD BOARDS THIS AREA. ALIGN TO EXISTING ADJACENT WOOD BOARDS. CONTRACTOR TO CONFIRM EXTENT OF RELOCATED WOOD PANEL WITH ARCHITECT.

GENERAL NOTES

A. EXISTING FINISHES AND MILLWORK TO REMAIN AS IS THRU-OUT U.O.N.

B. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

C. DO NOT SCALE DRAWINGS.

E. PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH OTHER CONTRACTORS FOR SIZE, TYPE AND LOCATION OF REQUIRED BLOCKING. REFERENCE FURNITURE PLANS AND FURNITURE SPECIFICATIONS FOR REQUIRED BLOCKING.

F. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.

G. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

H. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

I. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

K. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

L. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

M. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

N. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

O. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

R. COORDINATE AND PROVIDE BACKING FOR TEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

S. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

RCP NOTES

01 EXTEND CEILING AND LIGHTING THIS AREA TO MATCH AND ALIGN ADJACENT

02 EXISTING CEILING AND LIGHTING THIS ROOM TO REMAIN AS IS

03 PROTECT DURING CONSTRUCTION EXISTING CEILING AND LIGHTING TO REMAIN AT HATCHED AREA.

GENERAL NOTES

A. EXISTING CEILING, LIGHT FIXTURES, MECHANICAL AND SPRINKLERS TO REMAIN AS IS U.O.N.

B. LIGHT FIXTURES NOTED WITH "R" ARE RELOCATED, NOTED WITH "X" ARE EXISTING TO REMAIN AS IS AND NOTED "N" ARE NEW FIXTURES TO MATCH EXISTING.

C. REPLACE/REPAIR ALL DAMAGED OR STAINED ACT THRU OUT.

D. WORK AREAS IN GRAY NOT IN CONTRACT.

E. ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS; MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.

F. PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8" DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL, OR WHERE A "FLOATING" CEILING TERMINATES.

G. SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.

H. FINISH HVAC DIFFUSERS AND OTHER ITEMS LOCATED IN CEILING TO MATCH ADJACENT FINISH, UNLESS OTHERWISE NOTED.

I. SEE MEP ENGINEERING DWGS. FOR EMERGENCY LIGHTING LOCATIONS.

J. SPRINKLER HEADS TO BE CONCEALED TYPE AND COLOR SHALL MATCH EXISTING.

K. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE PROTECTED WITH FIRE DAMPERS OR FIREPROOFING AS REQUIRED.

L. PROVIDE BLOCKING ABOVE CEILING TO ACCOMODATE AV INSTALLATIONS AND ALL OTHER CEILING HUNG ELEMENTS AS REQUIRED.

M. THERMOSTATS, AIR DEVICES, OCUNPANCY SENSORS, STROBES, ARE SHOWN FOR LAYOUT PURPOSES ONLY. REFER TO ENGINEERING DRAWINGS FOR FULL SCOPE OF WORK. GC TO ENSURE THAT ALL WALL MOUNTED DEVICES ARE INSTALLED AT EACH RESPECTIVE LOCATION AS SHOWN IN THE TYPICAL MOUNTING DIAGRAMS SHOWN ON SHEET A00.111

N. ALL EXISTING CEILING AND DEVICES IN BASE BUILDING ELECTRICAL, TELEPHONE AND MECHANICAL ROOMS TO REMAIN AND TO BE PROTECTED.

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Project Number
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Description
CONSTRUCTION AND REFLECTED CEILING PLANS - LEVEL 05

A1.205

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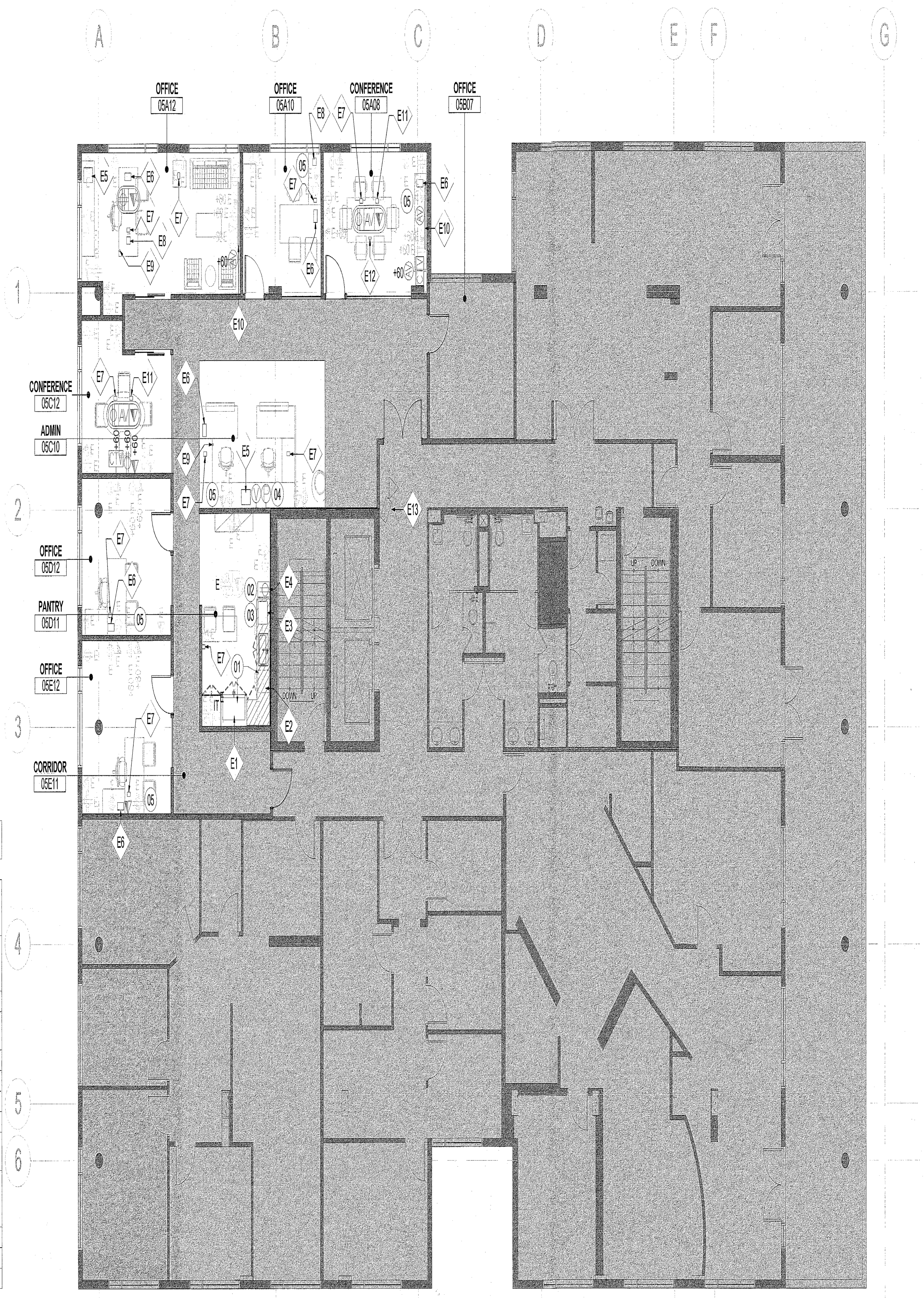
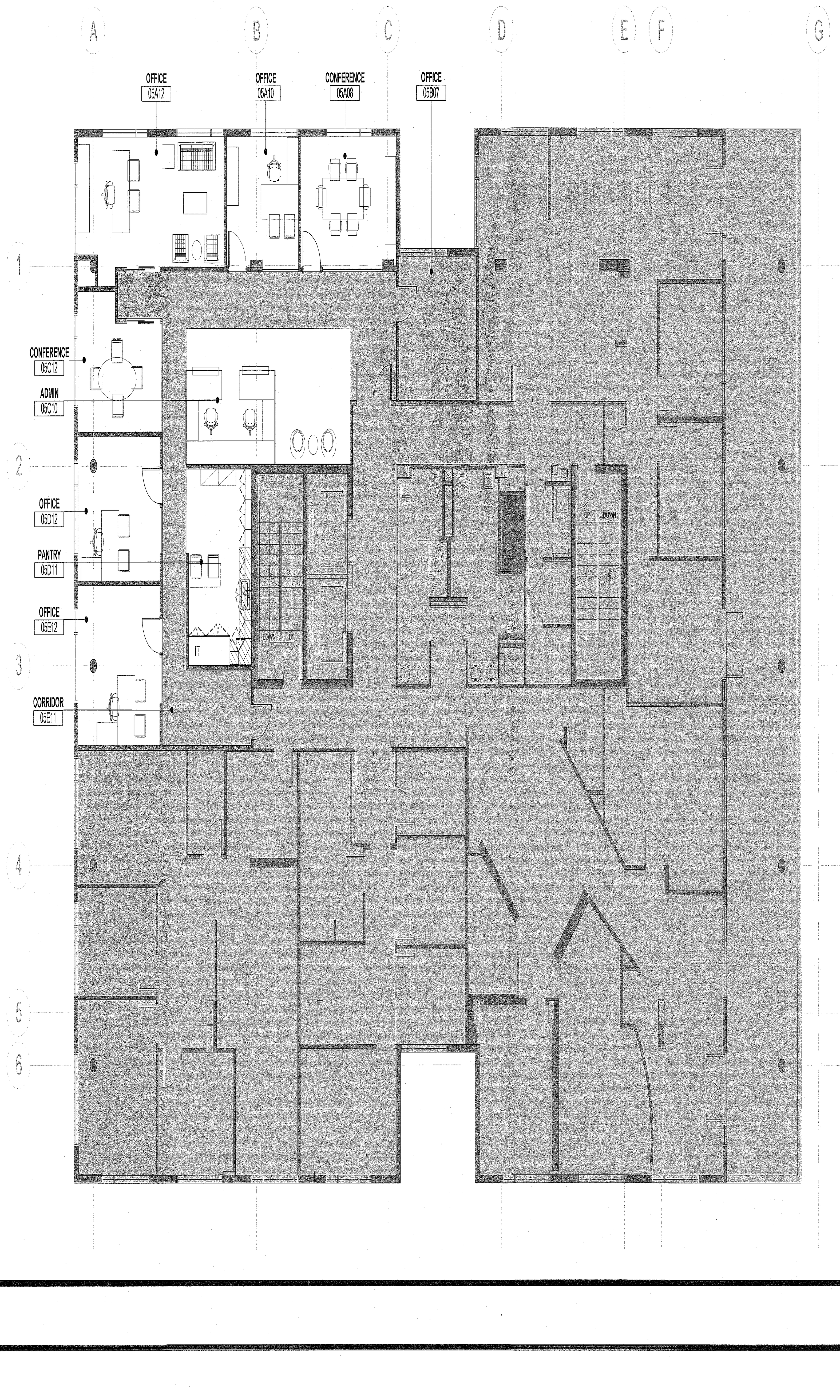


TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
E1	FULL SIZE REFRIGERATOR	KITCHENAID	KBSD612ESS	COORDINATE SIZE WITH EXISTING MILLWORK CONDIGURATION/SPACE AVAILABLE. PROVIDE FILLER PANELS AS REQUIRED FOR TIGHT FIT
E2	DISHWASHER	GE	GLDT696DSS	PROVIDE WATER LINE AND DRAIN AS REQUIRED. COORDINATE SIZE WITH EXISTING MILLWORK CONDIGURATION/SPACE AVAILABLE
E3	MICROWAVE	KITCHENAID	KCMS1655BSS	
E4	FREESTANDING ICE/WATER DISPENSER	FOLLET	7CI100A-IW-CF-ST-00	PROVIDE POWER AND WATER LINE AS REQUIRED
E5	PRINTER	-	-	PROVIDED BY OWNER
E6	PC	-	-	PROVIDED BY OWNER
E7	PHONE	-	-	PROVIDED BY OWNER
E8	SYSCO MONITOR	-	-	PROVIDED BY SECURITY/CONTRACTOR
E9	SECURITY APP/MONITOR/BUTTON	-	-	PROVIDED BY SECURITY/CONTRACTOR
E10	70" WALL MOUNTED TV	-	-	PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. VERIFY EXISTING BLOCKING, POWER AND DATA ARE EXISTING. IF NOT, PROVIDE NEW
E11	SPEAKER	-	-	PROVIDED BY OWNER
E12	MICROPHONE	-	-	PROVIDED BY OWNER
E13	CAMERA	-	-	PROVIDED BY SECURITY/CONTRACTOR

01 POWER & COMM PLAN - LEVEL 05

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



02 FURNITURE PLAN - LEVEL 05

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

POWER NOTES

01 CONNECT NEW APPLIANCE TO EXISTING POWER. VERIFY POWER DEVICE IS IN GOOD WORKING CONDITIONS
02 PROVIDE POWER FOR NEW FREESTANDING ICE/WATER DISPENSER
03 VERIFY EXISTING POWER IS SUITABLE TO CONNECT NEW MICROWAVE
04 PROVIDE AND INSTALL WIRE MOLD AT FURNITURE WORKSTATION. COORDINATE WITH FURNITURE VENDOR
05 ADD ALTERNATE: RELOCATE POWER AND DATA OUTLETS AS REQUIRED PER FURNITURE CONFIGURATION

GENERAL NOTES

A. DEVICES NOTED AS "E" ARE EXISTING TO REMAIN. CONFIRM THEY ARE IN GOOD WORKING CONDITIONS.
B. WORK AREAS TONED IN GRAY NOT IN CONTRACT.
C. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.
D. PROVIDE MATCHING COVER PLATES AND DEVICES, UNLESS NOTED OTHERWISE.
E. PRIOR TO CORING SLAB FOR POWER/COMM POKE-THROUGH DEVICES, COORDINATE LOCATIONS WITH LANDLORD, OWNER AND/OR OWNER'S FURNISHINGS CONTRACTOR AND REVIEW WITH ARCHITECT.
F. ALL A/V RECEPTACLES TO INCLUDE HDMI, VGA & AUDIO PORTS.
G. COORDINATE INSTALLATIONS OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
H. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION, REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
I. VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE, AND OTHER EQUIPMENT.
J. GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
K. MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY ADA GUIDELINES, UNLESS OTHERWISE NOTED. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT +3'-2" ABOVE FINISHED FLOOR.
L. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.
M. COORDINATE POKE THROUGHS CONDUIT SIZES WITH POWER/DATA/AV REQUIREMENTS.

FURNITURE NOTES

GENERAL NOTES
A. FURNITURE NOT IN SCOPE. ISSUED FOR REFERNCE & COORDINATION WITH OTHER TRADES.
B. GC TO FULLY COORDINATE LAYOUT WITH FURNITURE VENDOR.

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Date	Description
11.15.17	ISSUE FOR PERMIT AND PRICING

Seal / Signature

11-15-17

Carlos L. Valera, AIA, REG. FL. NO. AR96199

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/8" = 1'-0"

Description
POWER/COMM AND FURNITURE PLANS - LEVEL 05

A1.405

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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MECHANICAL GENERAL NOTES

1 APPLICABLE CODES: FLORIDA BUILDING CODE FIFTH EDITION INCLUDING MECHANICAL, PLUMBING, FUEL GAS. NEC 2011, SMACNA, ASHRAE, NFPA

2 THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS. THE APPLICABLE BUILDING CODE AND ALL OTHER APPLICABLE STATE, COUNTY, AND LOCAL ORDINANCES AND THE LATEST ADDITION OF THE FOLLOWING PUBLICATIONS; SMACNA, ASHRAE, NFPA 90A, 90B, 91, AND ANSI B-9.1 MECHANICAL REFRIGERATION.

3 THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.

4 THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WITH ALL OTHER TRADES.

5 THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH "AS-BUILT" DRAWINGS. IF FIELD CHANGES ARE MADE, CONTRACTOR NEEDING DRAWINGS CHANGES FOR INSPECTION, SHALL SUBMIT CHANGES WITH SUFFICIENT TIME TO MAKE DRAWINGS CHANGES. THE CONTRACTOR WILL BE BILLED HOURLY FOR CADD CHANGES IF THE CHANGES WERE NOT PRE-APPROVED BY THE ENGINEER AND OWNER.

6 THE CONTRACTOR SHALL SUBMIT FOR APPROVAL FIVE (5) COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT. CONTRACTOR SHALL ALSO SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT TO THE OWNER. CONTRACTOR SHALL ALSO SUBMIT WITH MANUFACTURER SUBMITTALS A NOTICE TO OWNER FOR TRAINING. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL EQUIPMENT AND CONTROLS WITH NECESSARY TIME TO ENSURE THE OWNER HAS UNDERSTOOD SYSTEM. MINIMUM TRANING HOURS SHALL BE SHEDULED AT 4-HOURS. ALL COSTS AND TIME OF TRAINING SHALL BE INCLUDED IN THE BID.

7 ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED AT INDUSTRY STANDARD QUALITY LEVEL BY CERTIFIED PROFESSIONALS. ALL EQUIPMENT SHALL BE UL OR ETL LISTED.

8 DUCT SIZES SHOWN ARE INSIDE AIRFLOW DIMENSIONS. WHERE INTERNAL LINERS ARE USED, INSIDE DIAMETER OF DUCT SHALL COMPENSATE FOR INSULATION THICKNESS.

9 ALL SUPPLY AND RETURN BRANCH TAKE-OFFS TO BE PROVIDED WITH MANUAL VOLUME DAMPERS. ALL ELBOWS AND TEE'S MUST BE FURNISHED IN TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS AND EXTRACTOR AT ALL FLEX TAKE OFFS.

10 PROVIDE "CONSTRUCTION" AIR FILTERS IN ALL AIR MOVING EQUIPMENT AND ROUGHED IN AIR DEVICE BOOTS. FOR ALL ROUGHED IN FLEX RUN-OUTS PULL AND TWIST THE END SECTION OF THE OUTER FOIL FACE ONLY, SPIN SO THE FOIL CLOSES, SECURE WEATHER TIGHT WITH ZIP TIE TO PREVENT MOISTURE INTRUSION. PROVIDE NEW FILTERS FOR ALL AIR MOVING EQUIPMENT PRIOR TO START-UP. REPLACE ALL FILTERS PRIOR TO FINAL ACCEPTANCE BY OWNER. SUBMIT A NOTICE TO THE OWNER OF FILTER QUANTITIES, SIZES AND LOCATIONS OF ALL FILTERS CHANGED.

11 ALL INSULATION SHALL HAVE FIRE/SMOKE RATING LESS THAN 25/50.

13 MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

14 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATING OR INSTALLATION OF MATERIALS OR EQUIPMENT.

15 ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE FIFTH EDITION, NFPA, ASHRAE, AND SMACNA DUCT CONSTRUCTION STANDARDS.

16 ROUTE ALL DUCTWORK, PIPING AND ACCESSORIES IN A MANNER TO AVOID BUILDING COMPONENTS STRUCTURE, AND LIGHTING. COORIDNATE TRANSITIONS MADE TO MAXIMUM PRESSURE DROPS PER FAN AND PUMP MANUFACTURERS CURVES.

17 ALL DEBRIS SHALL BE PROPERLY DISPOSED OFF SITE. CLEAN UP SITE DAILY AFTER WORK IS COMPLETE. IF CLEAN UP PERFORMED BY OWNER'S REPRESENTATIVE AS A RESULT OF SUBCONTRACTOR NOT PERFORMING CLEAN UP OPERATIONS, OWNER WILL HAVE THE RIGHT TO CHARGE SUBCONTRACTOR FOR CLEAN UP LABOR.

18 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY SUPPORTING DEVICES FOR ALL ACCESSORIES INCLUDED WITHIN THIS CONTRACT.

LEGEND

SYMBOL	DESCRIPTION
	INDICATES DIRECTION OF AIRFLOW
TYPE A 6"Ø; AIRFLOW 100; CONNECTION SIZE	USE TO IDENTIFY SUPPLY, RETURN OR EXHAUST GRILLE VALUES AND TYPE
	CEILING SUPPLY DIFFUSER
	RETURN GRILLE OR DUCT DOWN/UP
T	THERMOSTAT

ABBREVIATIONS

AC	AIR CONDITIONING	F	FAHRENHEIT	PRESS	PRESSURE
ACH	AIR CHANGES PER HOUR	FA	FILTER ACCESS	PVC	POLYVINYLCHLORIDE
AD	ACCESS DOOR	FACP	FIRE ALARM CONTROL PANEL	RA	RETURN AIR
AFF	ABOVE FINISHED FLOOR	FCD	FLOW CONTROL DAMPER	RD	ROOF DRAIN
AG	ABOVE GRADE	FCU	FAN COIL UNIT	REF	REFRIGERANT
AHU	AIR HANDLING UNIT	FD	FIRE DAMPER	RG	RETURN GRILLE
AI	ANALOG INPUT	FSD	FIRE SMOKE DAMPER	RL	RAIN LEADER
AO	ANALOG OUTPUT	FL	FLOOR	RLA	RUNNING LOAD AMPS
AP	ACCESS PANEL	FLA	FULL LOAD AMPACITY	RPM	REVOLUTIONS PER MINUTE
APPROX	APPROXIMATELY	FPF	FINS PER FOOT	RS	REFRIGERANT SENSOR
BAS	BUILDING AUTOMATION SYSTEM	FPI	FINS PER INCH	RTU	ROOFTOP A/C UNIT
BDD	BACK DRAFT DAMPER	FPM	FEET PER MINUTE	RTU	ROOF TOP UNIT
BFF	BELOW FINISHED FLOOR	FPM	FINS PER MINUTE	SA	SUPPLY AIR
BHP	BRAKE HORSE POWER	FSD	FIRE/SMOKE DAMPER	SD	SUPPLY DIFFUSER
BOD	BOTTOM OF DUCT	GPH	GALLONS PER HOUR	SD	FIRE STAT
BOT	BOTTOM	GPM	GALLONS PER MINUTE	SD	SMOKE DETECTOR
BTU	BRITISH THERMAL UNIT	H	HUMIDITY	SEN	SENSIBLE
CAP	CAPACITY	HC	HEATING COIL	SG	SUPPLY GRILLE
CC	COOLING COIL	HP	HORSEPOWER	SP	STATIC PRESSURE
CD	CONDENSATE DRAIN	HHWR	HEATING HOT WATER RETURN	STRUCT	STRUCTURAL
CFM	CUBIC FEET PER MINUTE	HHWS	HEATING HOT WATER SUPPLY	SYS	SYSTEM
CHWR	CHILLED WATER RETURN	HZ	HERTZ	T	TEMPERATURE
CHWS	CHILLED WATER SUPPLY	IN-H20	INCHES OF WATER	TSP	TOTAL STATIC PRESSURE
CLG	CEILING	KW	KILOWATT	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	LAT	LEAVING AIR TEMPERATURE	UC	UNDERCUT
CONN	CONNECTION	LAT	LATENT	UG	UNDERGROUND
CT	COOLING TOWER	LD	LOUVERED DOOR	UL	UNDERWRITERS LABORATORY
CU	CONDENSING UNIT	LPC	LOW PRESSURE CONDENSATE	UON	UNLESS OTHERWISE NOTED
DB	DRY BULB	LPS	LOW PRESSURE STEAM	UV	UNIT VENTILATOR
DDC	DIRECT DIGITAL CONTROL	LRA	LOCKED ROTOR AMPS	VAV	VARIABLE AIR VOLUME
DG	DOOR GRILLE	LVG	LEAVING	VD	VOLUME DAMPER
DI	DIGITAL INPUT	LWT	LEAVING WATER TEMPERATURE	VFD	VARIABLE FREQUENCY DRIVE
DN	DOWN	MAX	MAXIMUM	WB	WET BULB
DO	DIGITAL OUTPUT	MBH	1000xBTU		
DP	DEW POINT	MCA	MINIMUM CIRCUIT AMPACITY		
DX	DIRECT EXPANSION	MEZZ	MEZZANINE		
EA	EXHAUST AIR	MIN	MINIMUM		
EAT	ENTERING AIR TEMPERATURE	MISC	MISCELLANEOUS		
EA	EXHAUST AIR	NC	NORMALLY CLOSED		
EER	ENERGY EFFICIENCY RATIO	NIC	NOT IN CONTRACT		
EF	EXHAUST FAN	NO	NORMALLY OPEN		
EG	EXHAUST GRILLE	NTS	NOT TO SCALE		
EL	ELEVATION	OA	OUTSIDE AIR		
ELEC	ELECTRICAL	OAI	OUTSIDE AIR INTAKE		
ENT	ENTERING	OAL	OUTSIDE AIR LOUVER		
EQUIP	EQUIPMENT	OC	ON CENTER		
ESP	EXTERNAL STATIC PRESSURE	PD	PRESSURE DROP		
ET	EXPANSION TANK	PKU	PACKAGE UNIT		
EXH	EXHAUST	PH	PHASE		
EXIST	EXISTING	POC	POINT OF CONNECTION		

THIS IS A GENERAL LIST OF ABBREVIATIONS AND MAY NOT BE USED ON A SPECIFIC PROJECT. IF AN ABBREVIATION IS USED ON A PROJECT AND IS NOT REPRESENTED IN THIS LIST, CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION.

DUCTWORK LEGEND

	DESCRIPTION
	FLEXIBLE DUCTWORK
	EXISTING EQUIPMENT OR DUCTWORK TO BE REMOVED.
	EXISTING DUCTWORK TO REMAIN NEW DUCTWORK
	MANUAL VOLUME DAMPER (MVD) MOTOR OPERATED DAMPER (MOD)
AD AD	ACCESS DOOR
	RADIUS ELBOW (R=1.5)
	VANED ELBOW
	BRANCH DUCT TAKE-OFF
DN UP	RISE OR DROP DIRECTION OF AIR FLOW
	CHANGE FROM RECTANGULAR TO ROUND DUCT ON SINGLE LINE DUCT
	CHANGE IN SIZE OF DUCTWORK (CONCENTRIC)
	CHANGE IN SIZE OF DUCTWORK (ECCENTRIC)
	SPIN IN FITTING WITH MANUAL VOLUME DAMPER

TESTING, ADJUSTING, AND BALANCING FOR HVAC

A. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE" OR NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS" AND IN THIS SECTION.

COMPLY WITH REQUIREMENTS IN ASHRAE 62.1-2010, SECTION 7.2.2, "AIR BALANCING."

B. CUT INSULATION, DUCTS, PIPES, AND EQUIPMENT CABINETS FOR INSTALLATION OF TEST PROBES TO THE MINIMUM EXTENT NECESSARY FOR TAB PROCEDURES.
   1. AFTER TESTING AND BALANCING, PATCH PROBE HOLES IN DUCTS WITH SAME MATERIAL AND THICKNESS AS USED TO CONSTRUCT DUCTS.
   2. INSTALL AND JOIN NEW INSULATION THAT MATCHES REMOVED MATERIALS. RESTORE INSULATION, COVERINGS, VAPOR BARRIER, AND FINISH ACCORDING TO SECTION "HVAC INSULATION."

C. MARK EQUIPMENT AND BALANCING DEVICES, INCLUDING DAMPER-CONTROL POSITIONS, VALVE POSITION INDICATORS, FAN-SPEED-CONTROL LEVERS, AND SIMILAR CONTROLS AND DEVICES, WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIAL TO SHOW FINAL SETTINGS.

D. TAKE AND REPORT TESTING AND BALANCING MEASUREMENTS IN INCH-POUND (IP) UNITS.

E. SET HVAC SYSTEM'S AIR FLOW RATES AND WATER FLOW RATES WITHIN THE FOLLOWING TOLERANCES:
   1. SUPPLY, RETURN, AND EXHAUST FANS AND EQUIPMENT WITH FANS: PLUS OR MINUS 10 PERCENT.
   2. AIR OUTLETS AND INLETS: PLUS OR MINUS 10 PERCENT.
   3. COOLING-WATER FLOW RATE: PLUS OR MINUS 10 PERCENT.

F. PREPARE A CERTIFIED WRITTEN REPORT; TABULATE AND DIVIDE THE REPORT INTO SEPARATE SECTIONS FOR TESTED SYSTEMS AND BALANCED SYSTEMS.
   1. INCLUDE A CERTIFICATION SHEET AT THE FRONT OF THE REPORT'S BINDER, SIGNED AND SEALED BY THE CERTIFIED TESTING AND BALANCING ENGINEER.
   2. INCLUDE A LIST OF INSTRUMENTS USED FOR PROCEDURES, ALONG WITH PROOF OF CALIBRATION.

DIFFUSERS, REGISTERS, AND GRILLES

A. INSTALL DIFFUSERS, REGISTERS, AND GRILLES LEVEL AND PLUMB.

B. CEILING-MOUNTED OUTLETS AND INLETS: DRAWINGS INDICATE GENERAL ARRANGEMENT OF DUCTS, FITTINGS, AND ACCESSORIES. AIR OUTLET AND INLET LOCATIONS HAVE BEEN INDICATED TO ACHIEVE DESIGN REQUIREMENTS FOR AIR VOLUME, NOISE CRITERIA, AIRFLOW PATTERN, THROW, AND PRESSURE DROP. MAKE FINAL LOCATIONS WHERE INDICATED, AS MUCH AS PRACTICAL. FOR UNITS INSTALLED IN LAY-IN CEILING PANELS, LOCATE UNITS IN THE CENTER OF PANEL. WHERE ARCHITECTURAL FEATURES OR OTHER ITEMS CONFLICT WITH INSTALLATION, NOTIFY ARCHITECT FOR A DETERMINATION OF FINAL LOCATION.

C. INSTALL DIFFUSERS, REGISTERS, AND GRILLES WITH AIRTIGHT CONNECTIONS TO DUCTS AND TO ALLOW SERVICE AND MAINTENANCE OF DAMPERS, AIR EXTRACTORS, AND FIRE DAMPERS.

D. AFTER INSTALLATION, ADJUST DIFFUSERS, REGISTERS, AND GRILLES TO AIR PATTERNS INDICATED, OR AS DIRECTED, BEFORE STARTING AIR BALANCING.

AIR DUCT ACCESSORIES

A. INSTALL BACKDRAFT DAMPERS AT INLET OF EXHAUST FANS OR EXHAUST DUCTS AS CLOSE AS POSSIBLE TO EXHAUST FAN UNLESS OTHERWISE INDICATED.
B. INSTALL VOLUME DAMPERS AT POINTS ON SUPPLY, RETURN, AND EXHAUST SYSTEMS WHERE BRANCHES EXTEND FROM LARGER DUCTS.
C. INSTALL FIRE AND SMOKE DAMPERS ACCORDING TO UL LISTING.
D. INSTALL DUCT ACCESS DOORS ON SIDES OF DUCTS TO ALLOW FOR INSPECTING, ADJUSTING, AND MAINTAINING ACCESSORIES AND EQUIPMENT AT THE FOLLOWING LOCATIONS:
   1. ON BOTH SIDES OF DUCT COILS.
   2. UPSTREAM FROM DUCT FILTERS.
   3. AT OUTDOOR-AIR INTAKES AND MIXED-AIR PLENUMS.
   4. AT DRAIN PANS AND SEALS
   5. DOWNSTREAM FROM MANUAL VOLUME DAMPERS, CONTROL DAMPERS, BACKDRAFT DAMPERS, AND EQUIPMENT.
   6. ADJACENT TO AND CLOSE ENOUGH TO FIRE OR SMOKE DAMPERS, TO RESET OR REINSTALL FUSIBLE LINKS. ACCESS DOORS FOR ACCESS TO FIRE OR SMOKE DAMPERS HAVING FUSIBLE LINKS SHALL BE PRESSURE RELIEF ACCESS DOORS; AND SHALL BE OUTWARD OPERATION FOR ACCESS DOORS INSTALLED UPSTREAM FROM DAMPERS AND INWARD OPERATION FOR ACCESS DOORS INSTALLED DOWNSTREAM FROM DAMPERS.
   7. AT EACH CHANGE IN DIRECTION AND AT MAXIMUM 50-FOOT (15-M) SPACING.
   8. UPSTREAM AND DOWNSTREAM FROM TURNING VANES.
   9. CONTROL DEVICES REQUIRING INSPECTION.
   10. ELSEWHERE AS INDICATED.
E. INSTALL ACCESS DOORS WITH SWING AGAINST DUCT STATIC PRESSURE.
F. ACCESS DOOR SIZES:
   1. ONE-HAND OR INSPECTION ACCESS: 8 BY 5 INCHES (200 BY 125 MM).
   2. TWO-HAND ACCESS: 12 BY 6 INCHES (300 BY 150 MM).
   3. HEAD AND HAND ACCESS: 18 BY 10 INCHES (460 BY 250 MM).
   4. HEAD AND SHOULDERS ACCESS: 21 BY 14 INCHES (530 BY 355 MM).
   5. BODY ACCESS: 25 BY 14 INCHES (635 BY 355 MM).
   6. BODY PLUS LADDER ACCESS: 25 BY 17 INCHES (635 BY 430 MM).
G. LABEL ACCESS DOORS ACCORDING TO INDICATE THE PURPOSE OF ACCESS DOOR.
H. INSTALL FLEXIBLE CONNECTORS TO CONNECT DUCTS TO EQUIPMENT.
I. FOR FANS DEVELOPING STATIC PRESSURES OF 5-INCH WG (1250 PA) AND MORE, COVER FLEXIBLE CONNECTORS WITH LOADED VINYL SHEET HELD IN PLACE WITH METAL STRAPS.
J. CONNECT DIFFUSERS OR LIGHT TROFFER BOOTS TO DUCTS DIRECTLY OR WITH MAXIMUM 120-INCH LENGTHS OF FLEXIBLE DUCT CLAMPED OR STRAPPED IN PLACE.
K. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH LIQUID ADHESIVE PLUS TAPE.
L. INSTALL THRUST LIMITS AT CENTERLINE OF THRUST, SYMMETRICAL ON BOTH SIDES OF EQUIPMENT. ATTACH THRUST LIMITS AT CENTERLINE OF THRUST AND ADJUST TO A MAXIMUM OF 1/4-INCH (6-MM) MOVEMENT DURING START AND STOP OF FANS.

NONMETAL DUCTS

A. INSTALL DUCTS WITH FEWEST POSSIBLE JOINTS.
B. UNLESS OTHERWISE INDICATED, INSTALL DUCTS VERTICALLY AND HORIZONTALLY, AND PARALLEL AND PERPENDICULAR TO BUILDING LINES.
C. INSTALL DUCTS CLOSE TO WALLS, OVERHEAD CONSTRUCTION, COLUMNS, AND OTHER STRUCTURAL AND PERMANENT ENCLOSURE ELEMENTS OF BUILDING.
D. INSTALL DUCTS WITH A CLEARANCE OF 1 INCH (25 MM), PLUS ALLOWANCE FOR INSULATION THICKNESS.
E. WHERE DUCTS PASS THROUGH NON-FIRE-RATED INTERIOR PARTITIONS AND EXTERIOR WALLS AND ARE EXPOSED TO VIEW, COVER THE OPENING BETWEEN THE PARTITION AND DUCT OR DUCT INSULATION WITH SHEET METAL FLANGES. OVERLAP OPENINGS ON FOUR SIDES BY AT LEAST 1-1/2 INCHES (38 MM).
F. WHERE DUCTS PASS THROUGH FIRE-RATED INTERIOR PARTITIONS AND EXTERIOR WALLS, INSTALL FIRE DAMPERS.
G. INDOOR DUCTS AND FITTINGS ON CONSTANT VOLUME SYSTEMS WHEN RECONNECTING TO AN EXISTING FIBERGLASS DUCT SYSTEM ONLY. :
   1. FIBROUS-GLASS RECTANGULAR DUCTS AND FITTINGS:
      a. RESIN-BONDED FIBERGLASS, FACED ON THE OUTSIDE SURFACE WITH FIRE RESISTIVE FSK VAPOR RETARDER AND SMOOTH MAT FINISH ON THE AIR-SIDE SURFACE.
      b. PERMEABILITY: 0.02 PERMS
      c. COMPOUND SHALL BE TESTED FOR EFFICACY BY AN NRTL, AND REGISTERED BY THE EPA FOR USE IN HVAC SYSTEMS.
      d. MINIMUM FLEXURAL RIGIDITY: EI-800.
      e. MINIMUM BOARD THICKNESS: 2 INCHES (51 MM) OR AN R VALUE OF 6.
      f. PRESSURE SENSITIVE TAPE COMPLYING WITH UL 181A, MINIMUM THICKNESS OF 3 INCHES, MOLD AND MILDEW RESISTANT.

BASIC MATERIAL AND METHODS

SCOPE OF WORK

PROVIDE LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED. ALL DISCREPANCIES ON DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BIDS.

GENERAL AND SPECIAL CONDITIONS

ALL DIVISION 1 SPECIFICATIONS AND ARCHITECTURAL GENERAL AND SPECIAL CONDITIONS OUTLINED IN THE CONTRACT DOCUMENTS APPLY TO MECHANICAL SYSTEMS. ADDITIONALLY, WORK SHALL COMPLY WITH FLORIDA BUILDING CODE (2007 W/2009 AMENDMENTS), ORDINANCES AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION, NATIONAL FIRE PROTECTION ASSOCIATION, AND NATIONAL ELECTRICAL CODE. ALL EQUIPMENT SHALL CARRY THE UNDERWRITER'S LABORATORIES (UL) SEAL WHERE APPLICABLE.

QUALITY CONTROL

UNLESS OTHERWISE NOTED, PROVIDE NEW MATERIALS FREE OF DEFECTS. WHERE NO SPECIFIC WEIGHTS OR GRADES ARE SPECIFIED PROVIDE MATERIALS OF AN ACCEPTED STANDARD WEIGHT AND GRADE ACCORDING TO CODE AND GOVERNING STANDARDS BY ASHRAE, SMACNA, NFPA, AND UL. INSTALL ALL EQUIPMENT, PIPING, DUCTWORK, AND CONTROLS IN ACCORDANCE WITH CODES, GOVERNING STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.
FIRE PERFORMANCE CHARACTERISTICS OF INSTALLED MATERIALS SHALL BE RATED IN ACCORDANCE WITH ASTM E84. MAXIMUM FLAME SPREAD RATING SHALL BE 25 AND MAXIMUM SMOKE DEVELOPED RATING SHALL BE 50.
SUPPLIED EQUIPMENT SHALL BE AS SCHEDULED OR OWNER APPROVED EQUAL IN QUALITY AND PERFORMANCE

COORDINATION

COORDINATE ALL WORK FOR PROPER LOCATION, POWER, AND UTILITY REQUIREMENTS. SCHEDULE INSTALLATIONS TO AVOID CONFLICT AMONG TRADES. ADDITIONS TO THE CONTRACT FOR COORDINATION AMONG TRADES WILL NOT BE ALLOWED.

SUBMITTALS

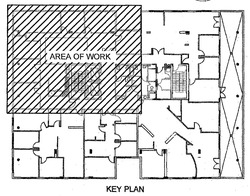
PROVIDE 6-SETS (EACH) OF MANUFACTURER;S DATA, O&M MANUALS, ELECTRICAL DATA, DIMENSIONAL DATA AND CLEARENCES, CONNECTION DATA, COLOR SAMPES (IF REQUIRED), AND TEST DATA FOR THE FOLLOWING:

A/C EQUIPMENT, CONTROLS, EXHAUST FANS, DIFFUSER/GRILLES, T&B REPORT

SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED PRIOR TO ORDERING OF EQUIPMENT. ENGINEER WILL REQUIRE 7 WORKING DAYS TO REVIEW DRAWINGS.

Vfor 11/29/17

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



KEY PLAN

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Seal / Signature

Engineer of Record
DARIO ARTNEL LEWIS
LICENSE No. 77571
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/15/2017
Dario Lewis, PE 77571 (FL)

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
MECHANICAL GENERAL INFORMATION

M1.01

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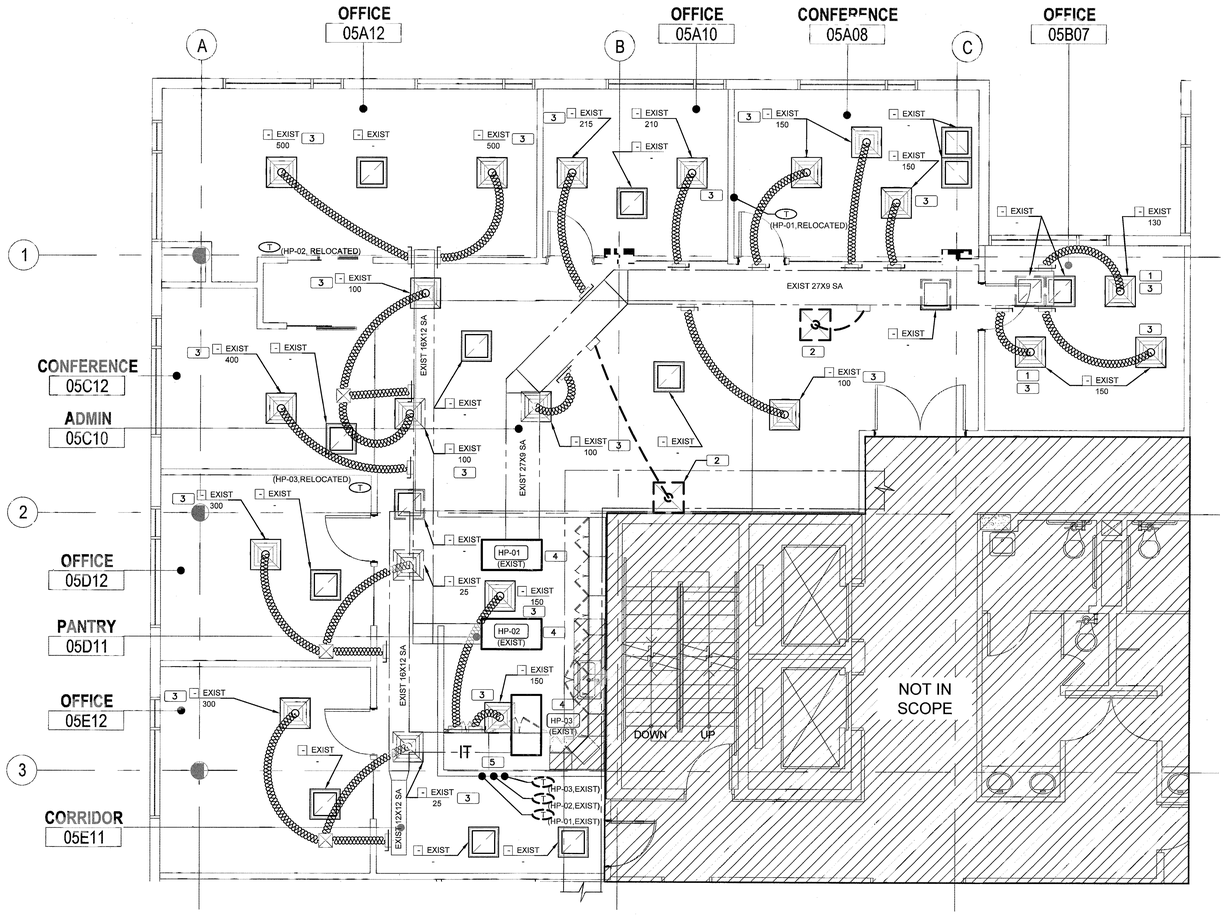


2 MECHANICAL PLAN - LEVEL 05

1/4" = 1'-0"

NORTH

KEY NOTES

1. PROVIDE AND INSTALL NEW FLAT FACE PANEL TO MATCH EXISTING
2. REMOVE EXISTING DIFFUSER TO THE POINT OF DEMOLITION SHOWN AND RETURN TO OWNER. PATCH, SEAL, AND INSULATE EXISTING DUCTWORK.
3. REBALANCE EXISTING DIFFUSER TO NEW CFM AS SHOWN. CONTRACTOR TO VERIFY EXISTING DIFFUSER NECK SIZE AND REPLACE DIFFUSER AND FLEX DUCT AS NECESSARY TO NOT EXCEED PER:

CFM RANGE	NECK SIZE
0-100	6"Ø
100-200	8"Ø
200-400	10"Ø
400-600	12"Ø

4. REBALANCE AIR HANDLER TO NEW CFM AS SHOWN. REBALANCE OUTSIDE AIR PER VENTILATION SCHEDULE
5. RELOCATE EXISTING PROGRAMMABLE THERMOSTATS TO NEW LOCATIONS INDICATED.

NOTE: ALL CEILINGS IN THIS BUILDING ARE RETURN AIR PLENUMS. NONCOMBUSTIBLE MATERIALS WITHIN RETURN AIR PLENUM OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.

VENTILATION SCEHDULE

SPACE	NOTES	GROSS AREA Az' (SF)	NET AREA Az (SF)	Table 403.3 Default Occupant Density (People/1000SF)	No. of People (Rounded) Pz	Table 403.3 OUTDOOR AIR RATE PEOPLE Rp (CFM/Person)	AREA Ra (CFM/SF)	Outdoor Airflow Rate Required in the Breathing Zone (in Occupied Space) Vbz (CFM)	Table 403.3.1.2 Zone Air Distrib. Effectiveness Ez	Zone Outdoor Airflow Voz(m) = Voz (CFM)	Approx. Outdoor Air Intake Flow Rate Vot (CFM)
<<HP-1 (EXIST)>>											
CONFERENCE - 05A08	1	185	185	50	6	5	0.06	41	0.8	51	55
OFFICE - 05A10	1	140	140	5	1	5	0.06	13	0.8	17	20
OFFICE - 05B07	1	165	165	5	1	5	0.06	15	0.8	19	20
ADMIN - 05C10	1	545	545	30	2	5	0.06	43	0.8	53	55
TOTAL					10			112		140	150
<<HP-2 (EXIST)>>											
OFFICE - 05A12	1	280	280	5	2	5	0.06	27	0.8	34	35
CONFERENCE - 05C12	1	150	150	50	4	5	0.06	29	0.8	36	40
CORRIDOR - 05E11A	1	165	165	0	0	0	0.06	10	0.8	12	15
TOTAL					6			66		82	90
<<HP-3 (EXIST)>>											
PANTRY - 05D11	1	140	140	5	1	5	0.06	13	0.8	17	20
OFFICE - 05D12	1	175	175	5	1	5	0.06	16	0.8	19	20
OFFICE - 05E12	1	195	195	5	1	5	0.06	17	0.8	21	25
CORRIDOR - 05E11B	1	100	100	0	0	0	0.06	6	0.8	8	10
TOTAL					3			52		65	75

NOTES:
1. BASED ON VENTILATION REQUIREMENTS FROM FLORIDA BUILDING CODE MECHANICAL FIFTH EDITION

FBC 13-407.1.ABC.1 HVAC Sizing Calculations

Project Name/Owner	YORK CAPITAL - MIAMI	
Project Address	MIAMI, FL	
Sizing method used	Peak load sizing	
Outdoor Dry bulb used	91.0	F
Outdoor wet bulb used	78.2	F
Indoor Dry Bulb	75.0	F
Max RH used	60%	%RH

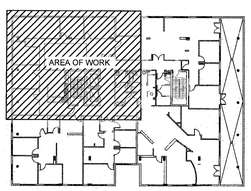
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

Zone	Area SQFT	Cooling Capacity Total MBH	Sensible MBH	Latent MBH	Grains of water/ LB Air Entering	Leaving	Difference	Heating Capacity TOTAL (MBH)
HP-01 (EXIST)	1035	36.4	28.6	7.8	70.3	62.6	7.7	7.8
HP-02 (EXIST)	445	17.4	15.1	2.3	67.8	64.2	3.6	4.3
HP-03 (EXIST)	760	24.5	18.6	5.9	71.4	63.8	7.6	8.1

* Above listed capacities include Outside Air required to meet ASHRAE 62

AIR BALANCE SCHEDULE

System	Intake (cfm)	Exhaust (cfm)
HP 1	150	
HP 2	90	
HP 3	75	
TOTAL	315	0
BUILDING PRESSURE	315	(pos)



KEY PLAN

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△	Date	Description
	111517	ISSUE FOR PERMIT AND PRICING

Seal / Signature

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MECHANICAL PLAN - LEVEL 05

M1.105

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GENERAL SCOPE OF WORK

THESE DRAWINGS ARE ISSUED FOR ENGINEERING AND DESIGN OF THE ELECTRICAL SYSTEM FOR THE NEW OFFICE SPACE FITOUT. ELECTRICAL DOCUMENTATION INCLUDES THE FOLLOWING:

- PANELBOARD, FEEDER SIZING, AND SCHEDULES
- GENERAL AND SPECIALTY RECEPTACLE LOCATION AND CIRCUITING
- GENERAL LIGHTING CIRCUITING
- LIFE SAFETY, EMERGENCY, EXIT AND NIGHT LIGHTING
- LIGHTING CONTROL SCHEME AND SWITCHING ARRANGEMENTS

ELECTRICAL SCOPE OF WORK IS DETAILED AS FOLLOWS:

- NEW FLUSH MOUNTED FLOOR RECEPTACLES IN OFFICE SPACE 05A12, AND CONFERENCE ROOM 05C12 TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.
- NEW JUNCTION BOX PER SYSTEM FURNITURE IN ADMIN 05C10 TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.
- NEW DEDICATED GFI RECEPTACLE IN THE PANTRY FOR KITCHEN EQUIPMENT TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.
- RELOCATED FIRE ALARM DEVICE TO NEW LOCATION AS INDICATED ON ELECTRICAL SHEET E1.205.
- NEW WALL MOUNTED AV BOX AND CABLE TV RECEPTACLE FOR TV IN CONFERENCE ROOM 05A08 AND 05C12 TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.
- RELOCATED LIGHTS IN THE ADMIN ROOM AS INDICATED ON ELECTRICAL SHEET E1.205.
- NEW LIGHTING FIXTURES TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.
- NEW EMERGENCY BATTERY BACKUP LIGHT FIXTURE TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.
- NEW SECURITY CAMERA TO BE INSTALLED AS INDICATED ON ELECTRICAL SHEET E1.205.

1

GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL WORK IS SUBJECT TO ALL OF THE PURCHASER'S TERMS, CONDITIONS AND SPECIFICATIONS, INCLUDING WORKMANSHIP.
2. GENERAL WORK PRACTICES FOR ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NECA 1 STANDARD FOR GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION" (ANSI).
3. IT IS THE INTENT OF THESE ELECTRICAL DRAWING SHEETS TO CALL FOR FINISHED WORK; TESTED, AND READY FOR OPERATION. FOR THE ELECTRICAL WORK, "PROVIDE" IS AN ALL–INCLUSIVE TERM REQUIRING CONTRACTOR TO PROCURE, FABRICATE, FURNISH, INSTALL, MOUNT, WIRE, CONNECT AND SUPPLY ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK TO THE ACCEPTANCE OF THE OWNER AND THE AUTHORITY HAVING JURISDICTION (AHJ).
4. ALL MATERIAL PROVIDED BY THE CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS, LISTED/LABELED FOR THE INTENDED PURPOSE BY UNDERWRITERS LABORATORY (UL) OR OTHER ORGANIZATION THAT IS ACCEPTABLE TO THE AHJ,
5. ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL INSPECT SITE FOR FIELD VERIFICATION OF ALL ASPECTS OF THE WORK PRIOR TO BIDDING.
7. ALL DISCREPANCIES ON DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF BIDS. CONTRACTORS SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF ALL CONDITIONS INCLUDING FIELD CONDITIONS.
8. THE CONTRACTOR SHALL OBTAIN AND FURNISH ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS. THE CONTRACTORS BID SHALL INCLUDE COST OF ALL REQUIRED PERMITS AND FEES, INCLUDING UTILITY FEES.
9. THE ELECTRICAL SHEETS ARE DIAGRAMMATICAL IN NATURE AND INDICATE THE GENERAL LOCATION OF OUTLETS, EQUIPMENT, AND THE CIRCUIT ARRANGEMENT OF THE REQUIRED WIRING. ALTHOUGH THE DRAWINGS DO NOT NECESSARILY INDICATE THE ACTUAL ROUTES OF CONDUITS, WHERE INDICATED, THEY SHALL BE FOLLOWED AS CLOSELY AS PROPER COORDINATION WITH THE WORK OF OTHER TRADES AND SPACE WILL PERMIT. WHERE CONDUIT RUNS ARE NOT SHOWN ON THE DRAWINGS, COORDINATE CONDUIT RUNS WITH THE WORK OF OTHER TRADES AND STRUCTURE. SIMPLIFY INSTALLATION WHEREVER POSSIBLE, BUT SUBJECT TO APPROVAL BY THE ARCHITECT FOR VISUAL AND STRUCTURAL REASONS. IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS, BENDS, PULL BOXES, AND OBSTRUCTIONS. THE DRAWINGS ARE NOT INTENDED TO BE SCALED, REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS. IN CASE OF DISCREPANCY BETWEEN ELECTRICAL AND ARCHITECT SHEET SET FOR MOUNTING ELEVATIONS OR REFLECTED CEILINGS, FOLLOW ARCHITECT SHEETS.
10. MAINTAIN ON THE JOB SITE, IN GOOD CONDITION, ONE SET OF UP–TO–DATE ELECTRICAL DRAWINGS. PROGRESSIVELY, NEATLY, LEGIBLY, AND EXACTLY RECORD ON THESE DRAWINGS THE LOCATION OF ALL CONCEALED CONDUIT RUNS AND ALL WORK WHICH IS INSTALLED DIFFERENTLY THAN IN THE LOCATION AND MANNER INDICATED ON THE DRAWINGS. ON COMPLETION OF THE WORK, THE DRAWINGS SHALL BE TURNED OVER TO THE ARCHITECT FOR APPROVAL AND POSSESSION AS A PERMANENT AND COMPLETE RECORD DOCUMENT OF THE ELECTRICAL WORK.
11. WHEN FOLLOWED BY THE PHRASE "OR EQUAL", SPECIFIC MANUFACTURERS PRODUCTS ARE USED AS AS A BASIS OF DESIGN. ALTERNATE PRODUCT MAY BE PROVIDED IF APPROVED "AS EQUAL" BY THE ENGINEER OF RECORD AND THE AHJ.
12. FOR ALL ELECTRICAL & COMMUNICATIONS DEVICES AND CIRCUITS, CONTRACTOR SHALL FIELD VERIFY WIH OWNER AND COORDINATE WITH ALL OTHER TRADES FINAL LOCATION(S) PRIOR TO ROUGH IN.
13. PRIOR TO FINAL ACCEPTANCE, CLEAN ALL SWITCHES, CABINETS, DEVICE PLATES, FIXTURES, AND OTHER ITEMS FURNISHED UNDER THIS CONTRACT,AND ENSURE THAT ALL PANEL BOARD DIRECTORIES ARE IN PLACE AND COMPLETED OR REVISED AS REQUIRED BY THE WORK, AND THAT ALL MARKING AND IDENTIFICATION OF ALL EQUIPMENT, JUNCTION BOXES, AND OTHER ITEMS IS COMPLETED. REPAIR OR REPLACE, AS DIRECTED BY THE OWNER, ANY ITEMS DAMAGED DUE TO INSTALLATION OR RELOCATION OF EQUIPMENT OR DEVICES AT NO ADDITIONAL COST TO THE OWNER.
14. UPON THE COMPLETION OF THE WORK, THE ENTIRE ELECTRICAL SYSTEM SHALL BE TESTED AND SHALL BE SHOWN TO BE IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH OR UNDER THE SUPERVISION OF THE ARCHITECT/ENGINEER AND OR AHJ.
THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS. ETC. TO PERMIT INSPECTION AS REQUIRED.
15. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE (NFPA 70), LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
16. FLEXIBLE CONDUIT INSTALLED OUT OF DOORS, IN ANY MECHANICAL EQUIPMENT ROOM, OR IN NORMALLY WET AREAS SHALL BE LIQUID TIGHT FLEX WITH SUITABLE FITTINGS.
17. COORDINATE WITH ALL MECHANICAL TRADES FOR SPACE REQUIREMENTS IN MECHANICAL ROOMS, CORRIDORS, SHAFTS, ABOVE CEILING, ETC. THIS INCLUDES SPACE ABOVE PANELS WHERE DUCTS AND PIPING ARE PROHIBITED.
18. FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS.
19. PROVIDE CONDUIT EXPANSION FITTINGS WITH BONDING JUMPERS FAR ALL CONDUITS PASSING THROUGH EXPANSION JOINTS.
20. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT.
21. ALL RECEPTACLES BESIDE SINKS SHALL BE LOCATED AT LEAST 6" HORIZONTALLY FROM THE TOWEL DISPENSER. UNDER NO CONDITION SHALL A RECEPTACLE BE LOCATED UNDER A TOWEL DISPENSER.
22. CONTRACTOR SHALL VERIFY AND COORDINATE ALL MOUNTING HEIGHTS OF ALL DEVICES MOUNTED IN CASEWORK OR IN OR ABOVE COUNTERS WITH EXISTING EQUIPMENT AND EQUIPMENT FURNISHED.

ABBREVIATIONS

A	AMPERE
AF	AMPERE FRAME
AFC	AVAILABLE FAULT CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLER UNIT (HVAC)
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
C	CONDUIT OR CONDUCTOR
CB	CIRCUIT BREAKER
CLG	CEILING
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CU	CONDENSING UNIT (HVAC), COPPER
DS	DISCONNECT (SAFETY) SWITCH
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EL	EMERGENCY LIGHT (UNSWITCHED)
ELE	ELECTRICAL, ELECTRIC
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
EWH	ELECTRIC WATER HEATER
EX	EXISTING
FBC	FLORIDA BUILDING CODE
FDS	FUSED DISCONNECT (SAFETY) SWITCH
FLOUR	FLUORESCENT
FMC	FLEXIBLE METAL CONDUIT
FMT	FLEXIBLE METAL TUBING
GND	GROUND (ELECTRICAL)
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GWH	GAS WATER HEATER
HH	HAND HOLE
HID	HIGH INTENSITY DISCHARGE LIGHT
HP	HORSE POWER
HPS	HIGH PRESSURE SODIUM LIGHT
HZ	HERTZ (ELECTRICAL)
ICCB	INSOLATED CASE CIRCUIT BREAKER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT–AMPERE
KW	KILOWATT
KWH	KILOWATT–HOUR
LTG	LIGHT, LIGHTING
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MH	METAL HALIDE LIGHT, MAN HOLE
MLO	MAIN LUGS ONLY
N, NEUT	NEUTRAL (ELECTRICAL)
NEC	NATIONAL ELECTRICAL CODE)
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSN.
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
P	POLE
PB	PULL BOX
PCB	POWER CIRCUIT BREAKER
PH	PHASE (ELECTRICAL)
PNL	PANEL
PNLB	PANELBOARD
PVC	PLASTIC CONDUIT
PWR	POWER (ELECTRICAL)
RCPT	RECEPTACLE
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETALLIC CONDUIT
RTU	ROOF TOP UNIT (HVAC)
SD	SMOKE DETECTOR
SF	SUPPLY FAN
SH	SHIELDED
SW	SWITCH
SWBD	SWITCHBOARD
TEL	TELEPHONE
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UPS	UNINTERRUPTABLE POWER SUPPLY
UON	UNLESS OTHERWISE NOTED
V, VAC	VOLT, VOLT AC
W	WATT
WP	WEATHERPROOF
XFMR	POWER TRANSFORMER

NOT ALL ABBREVIATIONS ARE USED IN EVERY DESIGN

RENOVATION/DEMOLITION LEGEND

SYMBOL:	DESCRIPTION:
<E>	EXISTING TO REMAIN.
	EXISTING TO BE REMOVED.
<R>	EXISTING TO BE RELOCATED.

CONDUIT RACEWAY & WIRING LEGEND

SYMBOL:	DESCRIPTION:
	RACEWAY CONDUIT CONCEALED ABOVE CEILING OR WITHIN WALL UNLESS OTHERWISE NOTED. EACH CIRCUIT SHALL CONSIST OF PHASE, NEUTRAL AND GROUND CONDUCTORS. EVERY CIRCUIT SHALL HAVE IT'S OWN INDIVIDUAL NEUTRAL. FOR LIGHTING CIRCUITS PROVIDE REQUIRED SWITCH LEGS TO ACHIEVE SWITCHING INDICATED ON PLANS.
A–1:3	HOME RUN TO PANEL ALL HOMERUNS SHALL BE #10 AWG, 3/4"C., MINIMUM. WIRING HOME RUN: LETTER INDICATES PANEL; NUMBER IS BRANCH CIRCUIT(S)
	GROUNDING CONDUCTOR.
	CONDUIT IN/UNDER SLAB OR UNDERGROUND.
	CONDUIT CAP.
P	CONDUIT FOR POWER.
DN	CONDUIT STUB–DOWN.
UP	CONDUIT STUB–UP.

CODE DISCLAIMERS

ELECTRICAL DESIGN IN ACCORDANCE WITH 2011 NATIONAL ELECTRIC CODE (NFPA–70), AS INCORPORATED BY THE 2014 FLORIDA BUILDING CODE AND 2014 EDITION OF THE FLORIDA FIRE PREVENTION CODE.

ALL MAIN FEEDERS HAVE BEEN SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP AND ALL BRANCH CIRCUIT FEEDERS HAVE BEEN SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP PER FBC–5TH EDITION.

SUBMITTAL/ SHOP DRAWING DATA

PROVIDE 6–SETS (EACH) OF MANUFACTURER'S DATA, O&M MANUALS, ELECTRICAL DATA, DIMENSIONAL DATA AND CLEARANCES, CONNECTION DATA, COLOR SAMPLES (IF REQUIRED), AND TEST DATA FOR THE FOLLOWING:

LIGHTING FIXTURES, PANELS, SWITCHBOARDS, TRANSFORMERS, GENERATORS, UPS,

SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED PRIOR TO ORDERING OF EQUIPMENT. ENGINEER WILL REQUIRE 7 WORKING DAYS TO REVIEW DRAWINGS. ANY ITEM FURNISHED AND/OR INSTALLED WITHOUT THE BENEFIT OF REVIEW AND ACCEPTANCE FOUND TO BE DEFICIENT SHALL BE SUBJECT TO REPLACEMENT AT THE DIRECTION OF THE ENGINEER AND AT THE CONTRACTOR'S SOLE EXPENSE. ENGINEER WILL REQUIRE DETAILED, COMPLETED SUBMITTALS. IF ENGINEER IS REQUIRED TO REVIEW SUBMITTAL DATA MORE THAN TWICE, THAN THE CONTRACTOR WILL BE CHARGED $125 PER HOUR FOR ADDITIONAL ENGINEERING TIME TO RELEASE SUBMITTALS.

POWER PLAN LEGEND

SYMBOL:	DESCRIPTION:
	DUPLEX RECEPTACLE, NEMA 5–20R, MOUNT 18" AFF UON.
	DUPLEX RECEPTACLE, NEMA 5–20R, MOUNT 42" AFF OR ABOVE COUNTER.
	QUAD RECEPTACLE, 2 OF NEMA 5–20R, MOUNT 18" AFF UON.
GFI	DUPLEX RECEPTACLE, NEMA 5–20R, MOUNT 18" AFF UON (GROUND FAULT CIRCUIT INTERRUPTED)
GFI	DUPLEX RECEPTACLE, NEMA 5–20R, MOUNT 42" AFF OR ABOVE COUNTER (GROUND FAULT CIRCUIT INTERRUPTED)
	JUNCTION BOX WITH BLANK PLATE; BRACKET INDICATES WALL MOUNTED.
	PANELBOARD (RECESSED FLUSH–MOUNTED UON).
	COMMUNICATIONS OUTLET BOX FOR OWNER FURNISHED VOICE AND/OR DATA. STUB 1" C. TO CEILING CAVITY AND TERMINATE WITH PLASTIC BUSHINGS. C=MOUNTED 6" ABOVE COUNTER OR BACKSPLASH, W=WALL MOUNTED AT +54" AFF.
TV	WALL MOUNTED CABLE TV OUTLET BOX FOR OWNER FURNISHED CABLE TV SYSTEM. STUB 3/4" C. TO CEILING CAVITY AND TERMINATE WITH PLASTIC BUSHINGS.
S	SPEAKER
	SECURITY CAMERA
AV	WALL MOUNTED AV OUTLET BOX FOR OWNER FURNISHED AV SYSTEM. STUB 3/4" C. TO CEILING CAVITY AND TERMINATE WITH PLASTIC BUSHINGS.
AV	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLES. CONVENIENCE (VERIFY FLOOR COVERING AND DESIRED COVERPLATE PRIOR TO ORDERING). COORDINATE REQUIRED COMMUNICATIONS BRACKETS WITH OWNER AND PROVIDE THOSE DESIRED BRACKETS. PROVIDE (1)"C. AS A MINIMUM TO NEAREST WALL AND ROUTE CONDUIT UP WALL TO ACCESSIBLE CEILING CAVITY FOR EVERY FLOORBOX SHOWING COMMUNICATION OUTLETS. MANUFACTURER HUBBLE OR EQUAL. FLOORBOXES MAY BE STAMPED STEEL IF NOT IN DIRECT CONTACT WITH THE EARTH. PROVIDE LAYER OF CONCRETE IF REQUIRED. OTHERWISE, IF IN DIRECT CONTACT WITH EARTH, PROVIDE CAST IRON FLOORBOXES.
	FLUSH FLOOR MOUNTED, POKE THRU, COMBINATION QUADRAPLEX AND VOICE/DATA RECEPTACLES. CONVENIENCE (VERIFY FLOOR COVERING AND DESIRED COVERPLATE PRIOR TO ORDERING). COORDINATE REQUIRED COMMUNICATIONS BRACKETS WITH OWNER AND PROVIDE THOSE DESIRED BRACKETS. PROVIDE (1)"C. AS A MINIMUM TO NEAREST WALL AND ROUTE CONDUIT UP WALL TO ACCESSIBLE CEILING CAVITY FOR EVERY FLOORBOX SHOWING COMMUNICATION OUTLETS. MANUFACTURER HUBBLE OR EQUAL. FLOORBOXES MAY BE STAMPED STEEL IF NOT IN DIRECT CONTACT WITH THE EARTH. PROVIDE LAYER OF CONCRETE IF REQUIRED. OTHERWISE, IF IN DIRECT CONTACT WITH EARTH, PROVIDE CAST IRON FLOORBOXES.

LIGHTING PLAN LEGEND

SYMBOL:	DESCRIPTION:
A-11	LED FIXTURE. UPPER CASE LETTER DENOTES FIXTURE TYPE. REFER TO 'LIGHTING FIXTURE SCHEDULE' FOR FIXTURE SPECIFICATIONS AND MOUNTING. CIRCUIT CONDUIT OR SIDE NUMBERING DESIGNATES WHICH PANEL BOARD/CIRCUIT FIXTURES ARE CONNECTED TO. (TYPICAL FOR ALL LIGHTING FIXTURES)
	EXIT LIGHT, UNIVERSAL MOUNT AS SPECIFIED IN THE FIXTURE SCHEDULE. SHADING INDICATES FACE DIRECTION. ARROW(S) INDICATE DIRECTION OF TRAVEL. VERIFY WITH ARCHITECTURAL FOR OPTIMUM MOUNTING LOCATION AND SINGLE OR DUAL FACE. CONNECT FIXTURE TO SAME CIRCUIT AS NORMAL LIGHTING CIRCUIT IN THAT ROOM AHEAD OF ANY CONTROL DEVICE. DOUBLE ARROW INDICATES NON DIRECTIONAL SIGN TYPICALLY PLACED OVER DOORS.
	UNIVERSAL MOUNT BATTERY OPERATED EMERGENCY LIGHT FIXTURE MOUNTED AT 8'–0" AFF UON. PROVIDE INTEGRAL EMERGENCY BATTERY FOR 90 MIN OPERATION. FIXTURE SHALL BE CONNECTED TO SAME LIGHT CIRCUIT IN ROOM AHEAD OF ANY CONTROL DEVICE FOR CONSTANT POWER. VERIFY OPTIMUM MOUNTING LOCATION IN FIELD.
$	WALL SWITCH, SINGLE POLE, 125/277VAC, 20A, MOUNT 48" AFF UON.
$OS	WALL SWITCH OCCUPANCY SENSOR SWITCH, SEE OCCUPANCY SENSOR SCHEDULE FOR MORE INFORMATION, MOUNT 48" AFF UON.
OS	CEILING MOUNT OCCUPANCY SENSOR. (LINE VOLTAGE)

NOT ALL SYMBOLS ARE USED IN EVERY DESIGN

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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	Date	Description
	11.15.17	ISSUE FOR PERMIT AND PRICING
1	12.08.17	PERMIT COMMENTS

Seal / Signature

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STATE OF FLORIDA
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Mitesh K. Smart, PE 52772 (FL)

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
ELECTRICAL GENERAL PLAN

E1.01

12-13-17

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DIVISION 16 - ELECTRICAL SPECIFICATIONS

DIVISION 16 – ELECTRICAL SPECIFICATIONS

GENERAL ELECTRICAL REQUIREMENTS

A. THE COMPLETE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES & STANDARDS:
   1. NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS.
   2. NFPA 20 STANDARD FOR THE INSTALLATION OF CENTRIFUGAL FIRE PUMPS.
   3. NFPA 37 STANDARD FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION ENGINES AND GAS TURBINES.
   4. NFPA 70 NATIONAL ELECTRICAL CODE 2008 ED.
   5. NFPA 72 NATIONAL FIRE ALARM CODE.
   6. NFPA 780 LIGHTNING PROTECTION CODE.
   7. NFPA 90A STANDARD TO THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS.
   8. NFPA 96 STANDARD FOR VENTILATION CONTROL AND FIRE PREVENTION OF COMMERCIAL COOKING OPERATIONS.
   9. NFPA 101 LIFE SAFETY CODE.
   10. NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS.
   11. ANSI A17.1 ELEVATOR CODE.
   12. ANSI A117.1 ACCESSIBILITY CODE.
   13. FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT AS DESCRIBED IN ACCESSIBILITY REQUIREMENTS MANUAL, DEPARTMENT OF COMMUNITY AFFAIRS.
   14. AMERICANS WITH DISABILITIES ACT.
   15. FLORIDA BUILDING CODE 2010.
   16. FLORIDA FIRE PREVENTION CODE 2010 Ed.

B. 'FURNISH AND INSTALL' AND 'PROVIDE' ARE EQUIVALENT TERMS WHICH INDICATE MATERIAL AND/OR EQUIPMENT SUPPLIED AND INSTALLED BY THIS CONTRACTOR. FURNISHED' DENOTES MATERIAL OR EQUIPMENT SUPPLIED BUT NOT INSTALLED BY THIS CONTRACTOR. 'INSTALLED' DENOTES THE SETTING IN POSITION OR CONNECTION OF MATERIAL OR EQUIPMENT BY THIS CONTRACTOR BUT SUPPLIED BY OTHERS.

C. IT IS THE REQUIREMENT OF THESE CONTRACT DOCUMENTS TO HAVE THE CONTRACTOR PROVIDE SYSTEMS AND COMPONENTS THAT ARE FULLY COMPLETE AND OPERATIONAL AND FULLY SUITABLE FOR THE INTENDED USE.

D. DRAWINGS ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED TO DETERMINE EXACT LOCATIONS. VERIFY ALL LOCATIONS AND REQUIREMENTS OF EQUIPMENT FURNISHED AND/ORINSTALLED BY OTHERS BEFORE ROUGHING IN.

E. ELECTRICAL SYSTEMS SHALL BE INSTALLED AS A COMPLETE INSTALLATION. INCIDENTAL DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION SHALL BE INCLUDED IN THE WORK OF THIS CONTRACTOR.

F. PREBID SURVEY.

1. THIS CONTRACTOR SHALL SURVEY THE JOBSITE PRIOR TO SUBMITTING THEIR BID TO DETERMINE THE FOLLOWING:
   a. AREAS REQUIRING DEMOLITION, TEMPORARY POWER, RELOCATING, ETC. WHICH ARE INADVERTENTLY NOT SHOWN ON THE DRAWINGS.
   b. PROBLEMS WITH WORK SEQUENCE.
2. ANY UNUSUAL CONDITIONS NOT SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BIDDING.

G. ACCEPTABLE MANUFACTURERS: THE LISTING OF A MANUFACTURER AS "ACCEPTABLE" UNDER ANY DIVISION 16 REQUIREMENTS DOES NOT IMPLY AUTOMATIC APPROVAL. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY SUBMITTALS MADE ARE FOR PRODUCTS THAT MEET OR EXCEED THE SPECIFICATIONS INCLUDED HERE.

H. UPON COMPLETION OF THE WORK, BUT BEFORE FINAL ACCEPTANCE OF THE SYSTEM AND REQUEST FOR FINAL PAYMENT,FURNISH THE OWNER, FOR APPROVAL, OPERATION AND MAINTENANCE MANUALS IN LOOSE–LEAF BINDERS. PROVIDE A MINIMUM OF 6 SETS. MANUAL SHALL INCLUDE:
   1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
   2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
   3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

I. PROVIDE OWNER WITH A RECORD SET OF AS–BUILT DRAWINGS WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE FROM A DESIGNATED MARKED–UP SET OF BLUELINES INCLUDING:
   1. A SINGLE–LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
   2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.

J. PROVIDE TEMPORARY ELECTRICAL POWER TO JOBSITE FOR THE DURATION OF THE PROJECT.

K. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR ALL ELECTRICAL ITEMS. THE SHOP DRAWINGS SHALL BE SUBMITTED COMPLETE FOR ALL ELECTRICAL ITEMS. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT BEING REVIEWED OR THE CONTRACTOR SHALL AGREE TO PAY THE ELECTRICAL ENGINEER DIRECTLY AT AN HOURLY RATE OF $125.00 TO REVIEW SUBSEQUENT SUBMITTALS. SHOP DRAWING RE–SUBMITTALS DUE TO REJECTIONS FOR NOT SUBMITTING THE SPECIFIED ITEMS ARE ALSO SUBJECT TO THE HOURLY REVIEW FEE.

L. PROVIDE 4" HIGH CONCRETE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT (SWITCHBOARDS, TRANSFORMERS, ETC.).

M. DIVISION 16 SUB–CONTRACTOR SHALL REVIEW DIVISION 15 SHOP DRAWINGS AND VERIFY EQUIPMENT VOLTAGE, PHASE AND AMPS PRIOR TO ROUGH–IN OF ALL EQUIPMENT.

N. ALL EQUIPMENT, DEVICES, ETC. FURNISHED BY ELECTRICAL CONTRACTOR SHALL BE U.L. LISTED (OR EQUIVALENT NATIONAL TESTING AGENCY) FOR IT'S INTENDED PURPOSE. INFORM OWNER THAT ALL OWNER FURNISHED EQUIPMENT, DEVICES, ETC. MUST ALSO HAVE A U.L. LISTING (OR EQUIVALENT LISTING).

O. ALL ELECTRICAL COMPONENTS (CONDUIT, WIRE, FITTINGS, SUPPORTS, CIRCUIT BREAKERS,LAMPS, ETC.) PROVIDED AND INSTALLED IN THIS PROJECT SHALL BE BRAND NEW. RE–USE OF EXISTING COMPONENTS WILL NOT BE APPROVED. UTILITY COORDINATION: CONTRACTOR SHALL SUBMIT A COMPLETE SET OF CONSTRUCTION DOCUMENTS TO UTILITY COMPANY IMMEDIATELY AFTER RECEIVING NOTICE TO PROCEED OR PRIOR TO ANY SITE OR BUILDING ROUGH–IN. COORDINATE EASEMENT LOCATIONS BETWEEN OWNER AND UTILITY COMPANY. VERIFY WITH UTILITY COMPANY: PROPOSED VOLTAGE, PHASE, POLE/PAD–MOUNT TRANSFORMER LOCATIONS, METERING, UTILITY PRIMARY ROUTING AND CONDUIT REQUIREMENTS, ETC.

ELECTRICAL IDENTIFICATION

A. PROVIDE CABLE/CONDUCTOR IDENTIFICATION BANDS.
B. PROVIDE ENGRAVED PLASTIC LAMINATE SIGNS, WHITE LETTERING ON A BLACK BACKGROUND, FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL WORK: SWITCHBOARDS, MOTOR STARTERS, TRANSFORMERS, PANEL BOARDS, DISCONNECTS, AND JUNCTION BOXES. NAME PLATES SHALL IDENTIFY PANEL DESIGNATION (NAME), VOLTAGE, PHASE AND WIRE CONFIGURATION.
C. UNDERGROUND CABLE/CONDUIT IDENTIFICATION PLASTIC LINE MARKERS SHALL BE PROVIDED FOR THE CONTINUOUS TRENCH LENGTH.

ELECTRICAL DEMOLITION AND ALTERATIONS

A. ANY EXISTING CIRCUITS OR EQUIPMENT NOT SHOWN ON DRAWINGS AND WHICH ARE LOGICALLY EXPECTED TO BE CONTINUED IN SERVICE SHALL BE RECONNECTED IN AN APPROVED MANNER.
B. WIRING TO ELECTRICAL EQUIPMENT BEING DISCONNECTED SHALL BE REMOVED BACK TO THEIR OVERCURRENT DEVICE OR BACK TO NEAREST ACTIVE JUNCTION BOX.
C. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING CONDUIT IN REMODELED AREA THAT IS TO REMAIN AND IS NOT PROPERLY SUPPORTED IN ACCORDANCE WITH N.E.C. REQUIREMENTS.
D. EXCEPT FOR CONDUIT, CONDUCTORS AND MISCELLANEOUS HARDWARE, ALL ELECTRICAL EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STORED OR DISPOSED OF AS DIRECTED BY OWNER.

CONDUIT & RACEWAYS

A. MINIMUM SIZE CONDUIT SHALL BE 1/2". DOES NOT APPLY TO MC CABLE.
B. CONDUIT SHALL BE MC CABLE, ELECTRICAL METALLIC TUBING, OR RIGID GALVANIZED STEEL CONDUIT. SCHEDULE 40 PVC CONDUIT IS ALLOWED FOR CONDUITS IN/UNDER THE SLAB AND UNDERGROUND. MC CABLE MAY NOT BE USED FOR ANY HOMERUN.
C. ALL CONDUIT SHALL BE CONCEALED. CONDUIT SHALL BE EMT IN INTERIOR AREAS, AND RIGID GALVANIZED STEEL CONDUIT IN EXTERIOR AREAS.
D. COORDINATE ROUTING (LOCATION) OF CONDUIT WITH HVAC DUCTWORK, PLUMBING PIPING AND SPRINKLER PIPING.
E. SECURE CONDUIT IN PLACE WITH CORROSION–PROOF ALLOY STRAPS AT SPACINGS AS REQUIRED BY N.E.C. CONDUIT SHALL BE SECURED TO BUILDING STRUCTURE.
F. INSTALL FLEXIBLE STEEL CONDUIT NOT OVER 3' LONG TO MOTORS, TRANSFORMERS AND EQUIPMENT SUBJECT TO VIBRATION.
G. INSTALL LIQUID–TIGHT FLEXIBLE CONDUIT NOT OVER 3' LONG WHERE SUBJECT TO MOISTURE, DIRT OR FUMES.
H. TYPE MC CABLE SHALL BE OF THE INTERLOCKING JACKET TYPE. CABLE SHALL BE SUPPORTED AT NOT MORE THAN SIX–FOOT INTERVALS, AND ALL FITTINGS SHALL BE IDENTIFIED FOR USE WITH SAID CABLE. MC CABLE SHALL NOT BE USED FOR SERVICE ENTRANCE OR IN EXPOSED AREAS. MC CABLE MAY BE USED ABOVE DROP CEILINGS AND IN INTERIOR PARTITIONS.
I. CONTRACTOR SHALL MINIMIZE FLOOR SLAB PENETRATIONS.
J. ALL CONDUIT RUNS SHALL BE DESIGNED TO PRESENT A NEAT AND ORDERLY APPEARANCE,RUNNING LINES PARALLEL WITH BUILDING STRUCTURE OR WALLS.
K. ROOFTOP UNITS AND EXHAUST FANS ARE TO BE WIRED THROUGH THE ROOF CURBS OR UTILIZE FACTORY–FABRICATED ROOF PIPING CURBS. PITCH POCKETS ARE NOT ALLOWED.
L. ROMEX CABLE IS NOT PERMITTED.
M. CONDUIT SHALL BE ROUTED PERPENDICULAR THROUGH RATED WALLS. PROVIDE PROPER SLEEVES AND FIRE SAFING/SEALANTS.
N. PROVIDE UL APPROVED FIRE SEALS FOR ALL FIRE RATED WALL AND FLOOR PENETRATIONS.

CONDUIT FITTINGS

A. COMPRESSION TYPE STEEL OR STEEL SETSCREW TYPE SHALL BE UTILIZED.
B. PROVIDE PROPER EXPANSION FITTINGS WHEN CROSSING BUILDING EXPANSION LINES.

WIRES, CABLES AND CONNECTORS

A. ALL CONDUCTORS SHALL BE COPPER WITH 600V 90°C WITH THHN/THWN–2 INSULATION FOR USE WITHIN BUILDING CONFINES. WHERE INSTALLED BEYOND THE BUILDING CONFINES, SUCH AS IN UNDERGROUND FEEDER BANKS OR CIRCUITRY TO SITE LUMINARES IT SHALL BE COPPER WITH 600V, 90°, XHHW–2 INSULATION.
B. USE SOLID CONDUCTOR, SINGLE CONDUCTOR, NO. 12 AWG MINIMUM FOR GENERAL USE WIRING.
C. USE STRANDED CONDUCTOR, SINGLE CONDUCTOR NO. 12 AWG AND LARGER, FOR MOTORS AND OTHER INSTALLATIONS WHERE VIBRATION IS GENERATED.
D. COLOR–CODING SHALL IDENTIFY THE SAME PHASE THROUGHOUT THE SYSTEM, FROM SERVICE SWITCH OR TRANSFORMER THROUGH ALL BRANCH CIRCUITRY. ALL WIRING SHALL BE COLOR–CODED AS FOLLOWS:

208/120 VOLT	480/277 VOLT
PHASE A–BLACK	PHASE A–BROWN
PHASE B–RED	PHASE B–ORANGE
PHASE C–BLUE	PHASE C–YELLOW
NEUTRAL–WHITE	NEUTRAL–WHITE TRACER OR GRAY

E. A STANDARD 500V MEGGER INSULATION TEST SHALL BE MADE AND RECORDED FOR ALL FEEDER CIRCUITS. PROVIDE A COPY OF TEST RESULTS TO ENGINEER FOR REVIEW.
F. PROVIDE LUGS FOR FEEDER SIZES INDICATED ON DRAWINGS OR AS REQUIRED.
G. WIRE SIZE FOR 120V BRANCH CIRCUITS SHALL BE PER THE FOLLOWING LENGTH OF RUNS:
   1. 0 TO 50 FT: RUN FROM PANELBOARD TO FIRST OUTLET; NO.12 AWG MINIMUM.
   2. 51 TO 200 FT RUN: INCREASE ONE WIRE SIZE, I.E. NO.12 AWG BECOMES NO.10 AWG TO FIRST OUTLET.
   3. 201 TO 325 FT RUN: INCREASE TWO WIRE SIZES, I.E. NO.12 AWG BECOMES NO.8 AWG TO FIRST OUTLET.
   4. 326 AND ABOVE: WIRING SHALL BE SIZED FOR 3% MAXIMUM VOLTAGE DROP.

BOXES

A. WALL OUTLET BOXES SHALL BE 4 INCH SQUARE WITH A TOTAL DEPTH OF LESS THAN 2–1/2" GALVANIZED PRESSED STEEL WITH PLASTER RINGS OR GANG COVER, OR SIZED AS REQUIRED.
B. WHERE MORE THAN TWO SWITCHES OR DEVICES ARE LOCATED AT ONE POINT, USE GANGED BOXES AND COVERS.
C. ALL BOXES FOR ELECTRICAL EQUIPMENT SHALL HAVE COVERS.
D. DO NOT INSTALL BOXES BACK TO BACK OR THROUGH WALL. OFFSET OUTLET BOXES ON OPPOSITE SIDES OF WALL A MINIMUM OF 12" OR ON OPPOSITE SIDES OF STUD IN PARTITION WALLS. WHERE BACK TO BACK BOXES CANNOT BE AVOIDED, PROVIDE GYPSUM BOARD BETWEEN BOXES. PROVIDE PUTTY PADS ON ALL BOXES WHERE REQUIRED PER FBC 712.3.2.
E. IF A K.O. IS AVAILABLE IN THE BASE JUNCTION BOX, THEN NO TERMINATIONS ARE ALLOWED IN THE EXTENSION RINGS.

WIRING DEVICES

A. WIRING DEVICES SHALL BE MANUFACTURED BY HUBBELL, BRYANT OR LEVITON.
B. RECEPTACLES SHALL BE HEAVY DUTY DUPLEX, 2 POLE, 3W, GROUNDING, 20A, 125V, DESIGNED FOR SIDE AND BACK WIRING WITH NEMA CONFIGURATION 5–20R. DESIGN SELECTION: HUBBELL CR–5352–I.
C. RECEPTACLES NEXT TO DATA OUTLETS SHALL BE TVSS. DESIGN SELECTION: HUBBELL 5360–ISA.
D. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES SHALL BE NEMA 5–20R AND EQUAL TO HUBBELL GFR–5352–I.
E. SWITCHES SHALL BE HEAVY DUTY SINGLE POLE AC QUIET SWITCHES, 20 A, EQUAL TO HUBBELL CS–1221–I, CS–1223–I (3–WAY), CS–1224–I (4–WAY).
F. OCCUPANCY SENSOR SWITCHES SHALL BE LEVITON OSSMT–MD.
G. PROVIDE SMOOTH NYLON COVERS FOR ALL DEVICES.
H. INCANDESCENT DIMMERS SHALL BE 2000WATTS, 120V, LUTRON NOVA NT SERIES FOR LINE VOLTAGE AND LUTRON NOVA NTLV SERIES FOR LOW VOLTAGE. CONTRACTOR SHALL PROVIDE MAGNETIC LV DIMMERS FOR MAGNETIC TRANSFORMERS AND ELECTRONIC LV DIMMERS FOR ELECTRONIC TRANSFORMERS. CONTRACTOR SHALL PROVIDE MAGNETIC LV DIMMERS FOR MAGNETIC TRANSFORMERS AND ELECTRONIC LV DIMMERS FOR ELECTRONIC TRANSFORMERS.
I. FLUORESCENT DIMMERS SHALL BE LUTRON NTHF SERIES WITH WATTAGE & VOLTAGE AS REQUIRED. PROVIDE LUTRON HI–LUME BALLASTS IN ALL FIXTURES AS REQUIRED.
J. 3–WAY DIMMERS SHALL BE LUTRON MA–600–COLOR (600 WATT), MA–1000–COLOR (1000 WATT) WITH LUTRON MA–R–COLOR REMOTE DIMMER. PROVIDE LUTRON HI–POWER 2–4–6 DIMMING MODULE FOR 1900 WATT, 3800WATT & 5700WATT DIMMING LOADS AS REQUIRED. PROVIDE LUTRON POWER BOOSTERS PB/ELVI OR FDBI AS REQUIRED.

SUPPORTING DEVICES

A. LIGHTING FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE & NOT FROM CEILING GRID. SECURE A MINIMUM OF TWO CORNERS (OPPOSITE) TO STRUCTURE ABOVE WITH CHAIN OR WIRE.
B. FASTEN CONDUIT TO STRUCTURAL PARTS OF BUILDING.

GROUNDING

A. PROVIDE INSULATED GROUND CONDUCTORS IN ALL CONDUITS.
B. PROVIDE GROUNDING BUSHINGS FOR FEEDER CONDUITS.
C. TRANSFORMERS SHALL BE GROUNDED TO BUILDING STEEL WITH EXOTHERMIC CONNECTIONS.
D. SERVICE GROUND RESISTANCE SHALL BE MEASURED WITHOUT DEPENDING ON WATER PIPING SYSTEM & SHALL BE 25Ω OR LESS, IF GREATER THAN 25Ω, DRIVE ADDITIONAL GROUND RODS TO OBTAIN REQUIRED RESISTANCE.
E. GROUND METAL LIGHTING POLES AS REQUIRED BY N.E.C.

LIGHTING

A. U.L. LABELS MUST APPEAR ON ALL NEW LIGHTING FIXTURES. FLEXIBLE CONDUIT TAILS, UP TO 6' IN LENGTH, MAY BE USED BETWEEN JUNCTION BOXES & RECESSED LIGHTING FIXTURES. OUTLET BOXES MAY SERVE UP TO FOUR SEPARATELY RECESSED FIXTURES. BALLASTS SHALL BE ELECTRONIC HIGH–POWER FACTOR CBM LABELED.
B. PROVIDE PROPER TRIM PER REFLECTED CEILING PLAN OR ACTUAL CEILING INSTALLED.
C. PROVIDE NEW LAMPS IN ALL NEW FIXTURES.
D. PROVIDE FOUNDATIONS FOR ALL SITE LIGHTING FIXTURES/POLES AS RECOMMENDED BY MANUFACTURER.
E. SITE LIGHTING POLE FIXTURES SHALL BE RATED FOR 120 mph WINDS WITH 1.3 GUST FACTOR FOR 3SEC. PER FLORIDA BUILDING CODE 'FIGURE 1606'.
F. SITE LIGHTING FIXTURES LOCATED BETWEEN PARKING SPACES OR SUBJECT TO BEING DAMAGED BY VEHICLES, SHALL BE PROVIDED WITH 2' HIGH X 2' DIAMETER CONCRETE BASES.
G. LIGHTING FIXTURES IN MECHANICAL ROOMS, ETC., SHALL BE COORDINATED WITH EQUIPMENT.
H. H.LAMPS SHALL BE MANUFACTURED BY OSRAM–SYLVANIA, G.E., PHILLIPS OR VENTURE.
I. BALLASTS SHALL BE MANUFACTURED BY OSRAM–SYLVANIA, MAGNETIC–UNIVERSAL, ADVANCE, ESI OR VENTURE.
J. EMERGENCY BATTERY BALLASTS SHALL BE 1400 LUMENS MINIMUM.
K. PROVIDE ADDITIONAL BALLAST IN ALL FIXTURES INDICATED ON DRAWINGS AS BEING CONTROLLED VIA 'DUAL LEVEL SWITCHING.'
L. ALL INTERIOR LAMPS SHALL BE 3000°K, 3500°K, 4100°K KELVIN TEMPERATURE. COORDINATE WITH ARCHITECT FOR EXACT COLOR REQUIRED.
M. EMERGENCY BATTERY BALLASTS AND BATTERY OPERATED EXIT SIGNS AND/OR EMERGENCY LIGHTS SHALL BE WIRED AHEAD OF LOCAL SWITCHING MEANS.

COMMUNICATIONS CONDUIT RACEWAY SYSTEM

A. PROVIDE 1"C. FROM 4" SQUARE COMMUNICATIONS OUTLET BOX TO ACCESSIBLE CEILING CAVITY & TERMINATE WITH PLASTIC BUSHINGS, BENDS: SIX TIMES INTERNAL DIAMETER OF CONDUIT. PROVIDE NYLON PULL STRING.
B. PROVIDE 3/4"X8' HIGH PLYWOOD BACKBOARDS IN WIDTHS AS SHOWN ON DRAWINGS. PAINT WITH FIREPROOF GRAY PAINT. PROVIDE #6 INSULATED COPPER GROUND WIRE FROM BACKBOARD TO SERVICE GROUND.
C. PROVIDE 36"x36"x6" DEEP NEMA 3R ENCLOSURE WITH HINGED COVER FOR TELEPHONE SERVICE ENTRANCE. PROVIDE ¾" PLYWOOD BACKBOARD INSIDE & 120V TVSS RECEPTACLE. PROVIDE #6 INSULATED COPPER GROUND WIRE FROM BOX TO SERVICE GROUND.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

YORK CAPITAL

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	111517	ISSUE FOR PERMIT AND PRICING

Seal / Signature

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/15/2017
Mitesh K. Smart, PE 52772 (FL)

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
ELECTRICAL SPECIFICATIONS

E1.02

12.3.17

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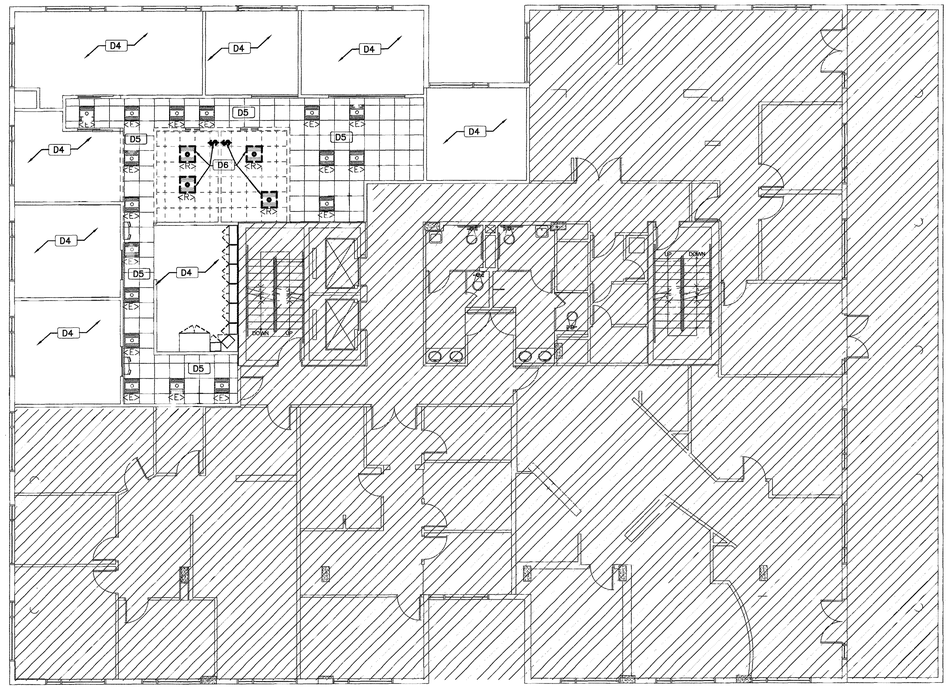
DEMO NOTES

D#

- D1 REMOVE EXISTING DATA AND OUTLETS. REMOVE EXISTING WIRING AND CONDUIT BACK TO SOURCE.
- D2 EXISTING OUTLET AND DATA TO REMAIN.
- D3 REMOVE AND RELOCATE EXISTING HORN STROBE TO NEW LOCATION.
- D4 EXISTING LIGHTING FIXTURES AND CONTROLS IN THIS ROOM TO REMAIN.
- D5 EXISTING LIGHTING FIXTURES AND CONTROLS IN THIS ROOM TO REMAIN. PROTECT DURING CONSTRUCTION.
- D5 REMOVE EXISTING LIGHT FIXTURES AND LIGHTING CONTROLS IN THIS ROOM. EXISTING LIGHT FIXTURES AND SWITCHES TO BE SALVAGED FOR RELOCATION.

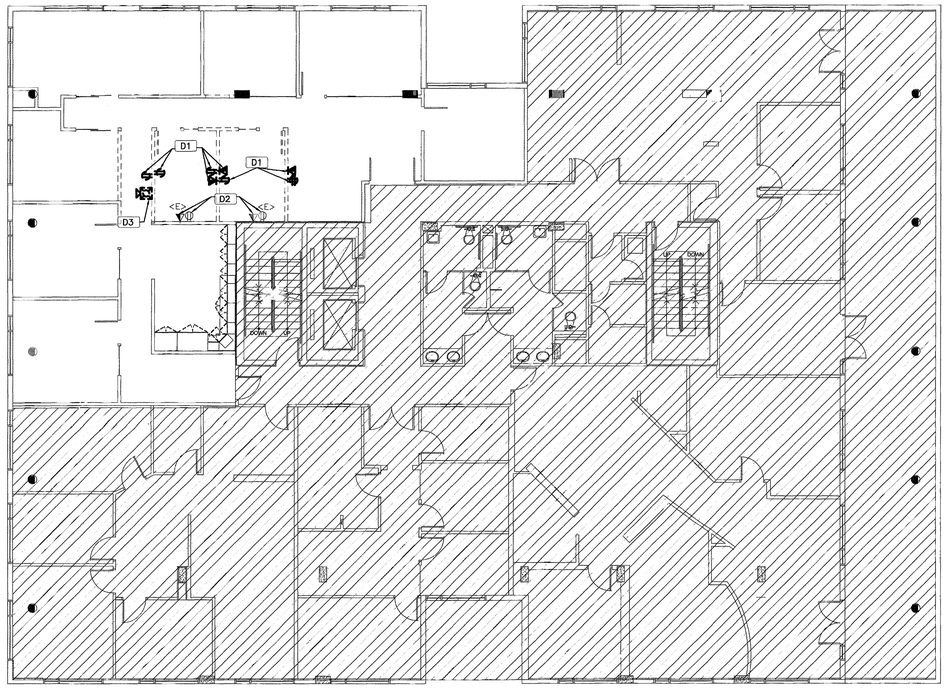


1 ELECTRICAL DEMO REFLECTED CEILING PLAN - LEVEL 05

NORTH

0 4' 8' 16' 24'

1/8" = 1'-0"



2 ELECTRICAL DEMO POWER PLAN - LEVEL 05

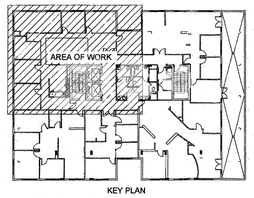
NORTH

0 4' 8' 16' 24'

1/8" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NOTE: ALL CEILINGS IN THIS BUILDING ARE RETURN AIR PLENUMS. NONCOMBUSTIBLE MATERIALS WITHIN RETURN AIR PLENUM OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.



KEY PLAN

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Seal / Signature

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PROFESSIONAL ENGINEER

11/15/2017

Mitesh K. Smart, PE 52772 (FL)

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
ELECTRICAL DEMO PLAN - LEVEL 05

E1.105

12-13-17

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GENERARAL NOTES

1. REFER TO ARCHITECTURAL SHEET A1.405 FOR THE LOCATION OF SPEAKER, MICROPHONE AND PHONE LOCATION
2. REFER TO ARCHITECTURAL SHEET A1.405 FOR OUTLETS/DATA ELEVATIONS
3. COORDINATE WITH SECURITY DRAWINGS FOR ALL CAMERA REQUIREMENTS.
4. ALL NEW EMERGENCY LIGHTS MUST BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT IN THE AREA AHEAD OF ANY LIGHTING CONTROLS. (1)

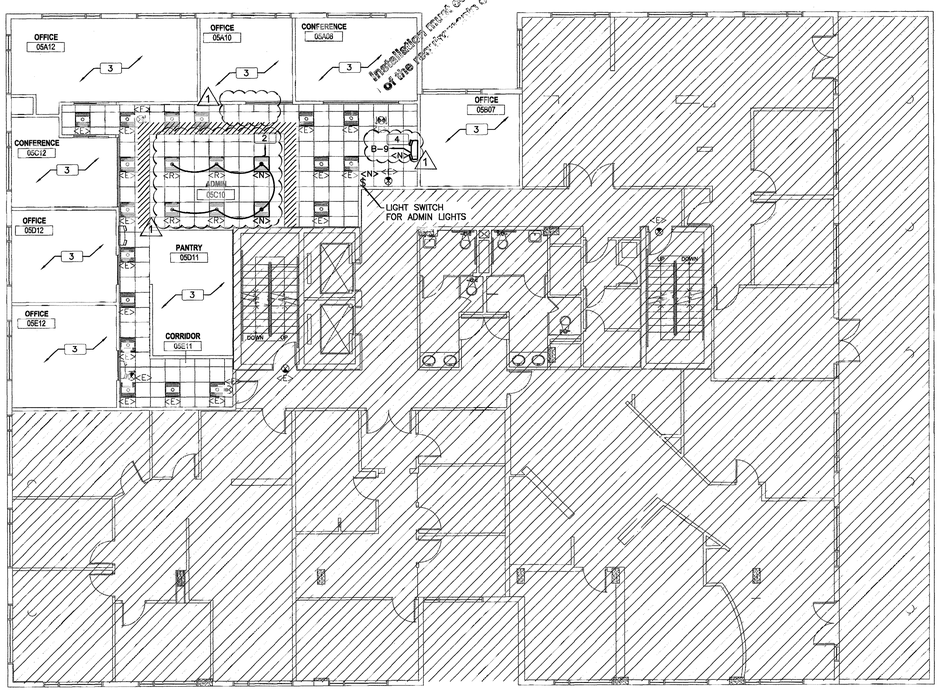
POWER PLAN NOTES

1. JBOX FOR FURNITURE POWER FEED. COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECTURAL SHEET.

LIGHTING PLAN NOTES

2. NEW 2X2 LIGHT FIXTURES. MATCH AND ALIGN ADJACENT LIGHT FIXTURES. CONNECT TO NEAREST EXISTING LIGHTING CIRCUIT AHEAD OF ANY LIGHTING CONTROLS. (1)
3. ALL EXISTING LIGHTS AND CONTROLS IN THE ROOM TO REMAIN IN PLACE.
4. CONNECT NEW BATTERY BACKUP LIGHT FIXTURE TO THE EXISTING LOCAL LIGHTING CIRCUIT AHEAD OF ANY LIGHTING CONTROLS. (1)

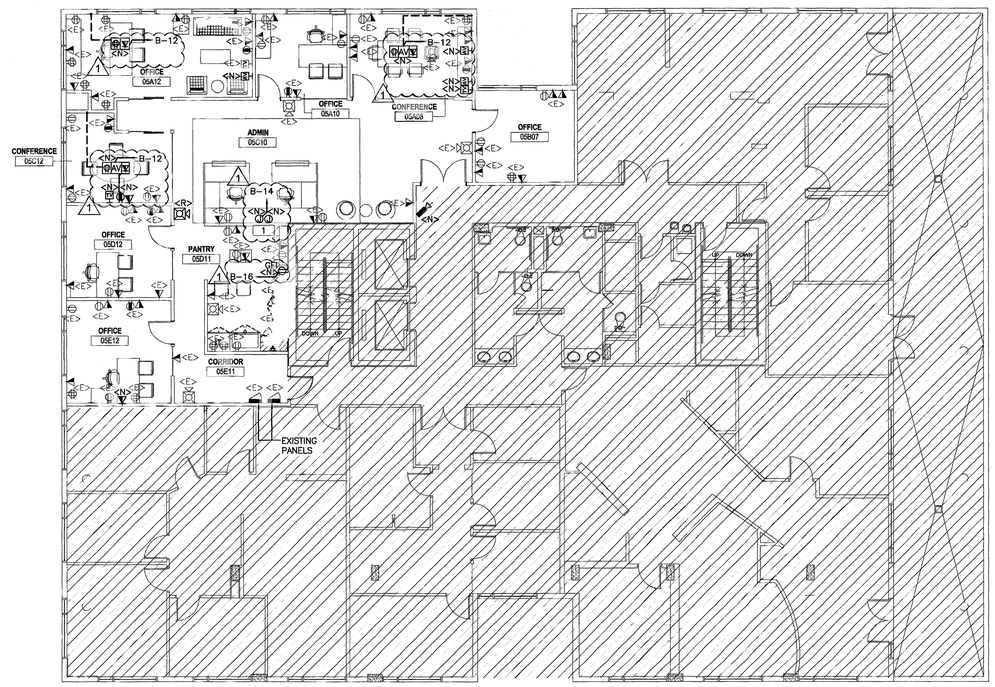
Installation must comply with all of the requirements of NEC 760.12 F



1 ELECTRICAL NEW REFLECTED CEILING PLAN - LEVEL 05

NORTH

0 4' 8' 16' 24'
1/8" = 1'-0"



2 ELECTRICAL NEW POWER PLAN - LEVEL 05

NORTH

0 4' 8' 16' 24'
1/8" = 1'-0"

PANEL A (EXISTING)

UPDATED: 12/8/2017 9:59 am
ISSUED FOR: APPROVAL

LOCATION: ELEC RM
VOLTAGE: 120Y/208V
TRIM: SURFACE

MAIN: 225A MLO
SYSTEM: 3ø, 4W
BUS RATING 225A

CONN. LOAD: 66.3 KVA
FEED: TOP
GROUND BUS: YES COPPER

CKT	LOAD SERVED	COND	PHASE	NEUT	GND	BKR	DMD	L1	L2	L3	DMD	BKR	COND	PHASE	NEUT	GND	LOAD SERVED	CKT
1	EXISTING – HEAT PUMP 1					30/3					A	30/3					EXISTING – HEAT PUMP 3	2
3											A							4
5											A							6
7	EXISTING – HEAT PUMP 2					30/3					L	20/1					EXISTING – LIGHTS OFFICE 3 & 4	8
9											L	20/1					EXISTING – LIGHTS OFFICE 7 & 8	10
11											R	20/1					EXISTING – ELECTRIC SHADES 5	12
13	EXISTING – OFFICE RECEPTACLES					20/1					R	20/1					EXISTING – HALLWAY RECEPTACLES	14
15	EXISTING – ELECTRIC SHADES 7 & 8					20/1					N	20/1					EXISTING	16
17	EXISTING – HALLWAY RECEPTACLES					20/1					N	20/1					EXISTING	18
19	EXISTING – ELECTRIC SHADES 6					20/1					L	20/1	–	–	–	–	EXISTING–LIGHTS OFFICE 9, 10, CONF.	20
21	EXISTING – LIGHTS OFFICE 5 & 6					20/1					L	20/1	–	–	–	–	EXISTING – LIGHTS OFFICE 1 & 2	22
23	EXISTING					20/1					R	20/1	–	–	–	–	EXISTING – RECEPTACLES	24
25	EXISTING					20/1					L	20/1	–	–	–	–	EXISTING – LIGHTS COMMON AREAS	26
27	EXISTING					20/1					N	20/1	–	–	–	–	EXISTING	28
29	EXISTING					20/1					R	20/1	–	–	–	–	EXISTING–ELECTRIC SHADES 1,2,3 & 4	30
31	EXISTING					20/1					W	50/3					IWH	32
33	EXISTING					20/1					W							34
35	EXISTING					20/1					W							36
37	EXISTING					20/1					SF	100/3					EXISTING – PANEL B	38
39	EXISTING					20/1					SF							40
41	SPACE	–	–	–	–	–	–				SF							42

INTERRUPT RATING: FROM:

ESTIMATED LOADS PRIOR TO NEW ADDITIONS
TOTAL CONNECTED LOAD 64.3 KVA 178.6 AMPS
MIN. FEEDER/PANEL CAP. 61.3 KVA 170.4 AMPS

NEW ADDITIONAL LOAD
NEW CONNECTED LOAD 2 KVA 5.5 AMPS
MIN. FEEDER/PANEL CAP. 1 KVA 2.8 AMPS

NEW CONNECTED LOAD
TOTAL CONNECTED LOAD 66.3 KVA 184.2 AMPS
MIN. FEEDER/PANEL CAP. 62.3 KVA 173.2 AMPS

NOTE: NO ADDITIONAL WORK ON PANEL A. SHOWN FOR INFORMATIONAL PURPOSE ONLY.

PANEL B (EXISTING)

UPDATED: 12/8/2017 9:59 am
ISSUED FOR: APPROVAL

LOCATION: ELEC RM
VOLTAGE: 120Y/208V
TRIM: SURFACE

MAIN: 225A MLO
SYSTEM: 3ø, 4W
BUS RATING 225A

CONN. LOAD: 14.7 KVA
FEED: TOP
GROUND BUS: YES COPPER

CKT	LOAD SERVED	COND	PHASE	NEUT	GND	BKR	DMD	L1	L2	L3	DMD	BKR	COND	PHASE	NEUT	GND	LOAD SERVED	CKT
1	EXISTING	1/2"				20/1					20/1	1/2"					EXISTING – RECEPTACLES OFFICE 3	2
3	EXISTING	1/2"				20/1					20/1	1/2"					EXISTING – RECEPTACLES OFFICE 2	4
5	EXISTING – RECEPTACLES	1/2"				20/1					20/1	1/2"					EXISTING – SUBZERO	6
7	EXISTING	1/2"				20/1					20/1	1/2"					EXISTING – DISHWASHER	8
9	EXISTING	1/2"				20/1					20/1	1/2"					EXISTING – KITCHEN	10
11	EXISTING – RECEPTACLES OFFICE 8	1/2"				20/1			500	R	20/1	3/4"	#10	#10	#10		OUTLET – OFFICE A12,C12	12
13	EXISTING – RECEPTACLES OFFICE 7	1/2"				20/1	500			R	20/1	3/4"	#10	#10	#10		OUTLET – ADMIN C10	14
15	EXISTING – RECEPTACLES OFFICE 6	1/2"				20/1		1000		R	20/1	3/4"	#10	#10	#10		OUTLET – OFI PANTRY D11	16
17	EXISTING – RECEPTACLES OFFICE 5	1/2"				20/1				–	–	–	–	–	–	–	SPACE	18
19	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	20
21	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	22
23	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	24
25	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	26
27	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	28
29	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	30
31	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	32
33	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	34
35	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	36
37	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	38
39	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	40
41	SPACE	–	–	–	–	–	–			–	–	–	–	–	–	–	SPACE	42

INTERRUPT RATING: FROM:

ESTIMATED LOADS PRIOR TO NEW ADDITIONS
TOTAL CONNECTED LOAD 12.7 KVA 35.3 AMPS
MIN. FEEDER/PANEL CAP. 12.3 KVA 34 AMPS

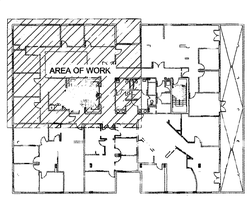
NEW ADDITIONAL LOAD
NEW CONNECTED LOAD 2 KVA 5.5 AMPS
MIN. FEEDER/PANEL CAP. 1 KVA 2.8 AMPS

ESTIMATED LOADS
TOTAL CONNECTED LOAD 14.7 KVA 40.8 AMPS
MIN. FEEDER/PANEL CAP. 13.3 KVA 36.8 AMPS

NOTE: ADDED (3) NEW BREAKERS FOR ADDITIONAL WORK SHOWN ON PANEL B SCHEDULE.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NOTE: ALL CEILINGS IN THIS BUILDING ARE RETURN AIR PLENUMS. NONCOMBUSTIBLE MATERIALS WITHIN RETURN AIR PLENUM OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.



KEY PLAN

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MEP Engineers
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32792
Tel 407.678.2055

	Date	Description
	11.15.17	ISSUE FOR PERMIT AND PRICING
1	12.08.17	PERMIT COMMENTS

Seal / Signature

Engineer of Record
MITESH K. SMART
LICENSE No. 52772
STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/08/2017
Mitesh K. Smart, PE 52772 (FL)

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
ELECTRICAL NEW PLAN - LEVEL 05

E1.205

12.13.17

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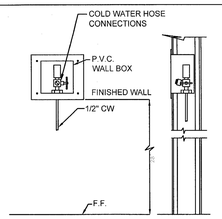
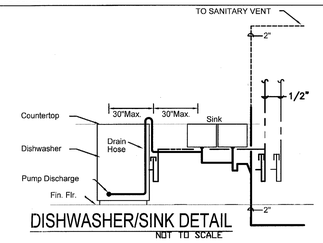


NOTE:
COORDINATE WALL BOX INSTALLATION AS PER MANUFACTURERS RECCOMMENDATIONS. LSP PRODUCTS.

TYPICAL REFRIGERATOR OR ICE MAKER BOX

NOT TO SCALE



DISHWASHER/SINK DETAIL

NOT TO SCALE

SYMBOLS

SYMBOL	
	COLD WATER
	HOT WATER SUPPLY
	HOT WATER RETURN
PW	PURIFIED WATER
SS	WASTE OR SANITARY
SS	WASTE OR SANITARY BELOW GRADE
V	VENT
	SHUT OFF VALVE
	DIRECTION OF FLOW
	VALVE IN RISER

PLUMBING ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
ACW	AUTOMATIC CLOTHES WASHER
ADA	AMERICANS WITH DISABILITIES ACT
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
AST	AUTOMATIC SPRAY TAN UNIT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
BWV	BACKWATER VALVE
C/I	CONTRACTOR INSTALLED
CD	CONDENSATE
CONN	CONNECTION
CONT	CONTINUOUS
CV	CHECK VALVE
CW	COLD WATER
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
DSB	DOWN SPOUT BOOT
DWG	DRAWING
ECO	EXTERIOR CLEAN OUT
F	DEGREES FAHRENHEIT
FBC	FLORIDA BUILDING CODE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
GAL	GALLONS
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HR	HOUR
HW	HOT WATER
IR	INDIRECT RECEPTOR
MAX	MAXIMUM
MIN	MINIMUM
MX	MIXING VALVE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NTS	NOT TO SCALE
O/F	OWNER FURNISHED
PD	PUMP DISCHARGE
PDI	PLUMBING DRAINAGE INSTITUTE
POD	POINT OF DEMOLITION
PSIG	POUNDS PER SQUARE INCH
RM	ROOM
RCP	RE-CIRCULATING PUMP
SPC	STANDARD PLUMBING CODE
T & P	TEMPERATURE & PRESSURE
TPV	TRAP PRIMER VALVE
TYP	TYPICAL
U/G	UNDERGROUND
W/	WITH
WCO	WALL CLEAN OUT
WFU	WATER FIXTURE UNITS

GENERAL NOTES - PLUMBING

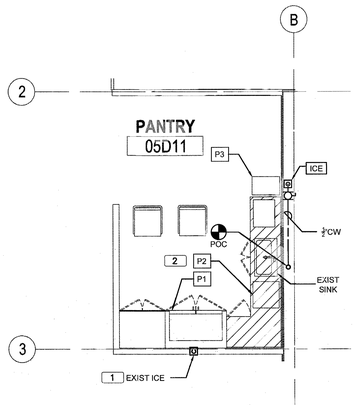
1. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL WORK IN STRICT ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY AND CORRECT AS REQUIRED TO MEET ALL CODES AND REGULATIONS ANY POSSIBLE DISCREPANCIES BETWEEN TYPE AND SIZE OF CONNECTION SPECIFIED IN PLUMBING FIXTURE SCHEDULE AND FIXTURES ACTUALLY INSTALLED ON THE SITE.
3. ALL SANITARY PIPING 3" AND LARGER SHALL HAVE A 1/8" PER FOOT. ALL SANITARY PIPING SMALLER THAN 3" SHALL HAVE A SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE NOTED.
4. VALVES AND FITTINGS SHALL BE OF SAME SIZE OF LINE ON WHICH THEY ARE LOCATED.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
6. CONTRACTOR SHALL FIELD VERIFY ALL GIVEN MEASUREMENTS PRIOR TO LAYING AND CONNECTING ALL PIPING SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. ALL WATER SUPPLY AND SANITARY LINES SHALL BE RUN AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGES IN SIZING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT OR HEREIN SPECIFIED OTHERWISE.
9. CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS.
10. PIPING SHALL ESSENTIALLY BE ROUTED AND LOCATED AS INDICATED ON THE DRAWINGS. HOWEVER, ACTUAL PLACEMENT SHALL BE VERIFIED BY CONFIRMING EXACT LOCATION OF STRUCTURES AND OTHER UTILITIES IN THE FIELD AND BY CAREFUL LAYOUT PRIOR TO EXECUTION OF THE WORK. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND PIPING SHALL BE CONCEALED EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
11. STORM WATER, SANITARY, VENT AND WASTE PIPING SHALL BE COLLECTED AND TERMINATED AT A POINT SHOWN ON THE DRAWINGS. PIPING SHALL BE SCHEDULE 40 PVC-DWV WITH SOLVENT JOINTS. PROVIDE ASJ FIBERGLASS INSULATION TO MEET PLENUM RATING IN ALL CEILING RETURN AIR PLENUMS.
12. ALL DEBRIS SHALL BE PROPERLY DISPOSED OFF SITE. CLEAN UP SITE DAILY AFTER WORK IS COMPLETE. IF CLEAN UP PERFORMED BY OWNER'S REPRESENTATIVE AS A RESULT OF SUBCONTRACTOR NOT PERFORMING CLEAN UP OPERATIONS, OWNER WILL HAVE THE RIGHT TO CHARGE SUBCONTRACTOR FOR CLEAN UP LABOR.
13. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATING OR INSTALLATION OF MATERIALS OR EQUIPMENT.
14. ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED AT INDUSTRY STANDARD QUALITY LEVEL BY CERTIFIED PROFESSIONALS. ALL EQUIPMENT SHALL BE UL OR ETL LISTED.
15. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL FIVE (5) COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT. CONTRACTOR SHALL ALSO SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT TO THE OWNER. CONTRACTOR SHALL ALSO SUBMIT WITH MANUFACTURER SUBMITTALS A NOTICE TO OWNER FOR TRAINING. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL EQUIPMENT AND CONTROLS WITH NECESSARY TIME TO ENSURE THE OWNER HAS UNDERSTOOD SYSTEM. MINIMUM TRAINING HOURS SHALL BE SCHEDULED AT 4-HOURS. ALL COSTS AND TIME OF TRAINING SHALL BE INCLUDED IN THE BID.
16. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" DRAWINGS. IF FIELD CHANGES ARE MADE, CONTRACTOR NEEDING DRAWINGS CHANGES FOR INSPECTION, SHALL SUBMIT CHANGES WITH SUFFICIENT TIME TO MAKE DRAWINGS CHANGES. THE CONTRACTOR WILL BE BILLED HOURLY FOR CADD CHANGES IF THE CHANGES WERE NOT PRE-APPROVED BY THE ENGINEER AND OWNER.
17. BUILDING DOMESTIC WATER PIPING (ABOVE FLOOR) SHALL BE HARD COPPER TUBING, ASTM B-88 TYPE L & M, WATER TUBE, DRAWN TEMPER. COPPER PRESSURE FITTINGS WITH SOLDERED JOINTS. PIPING 2" AND LARGER SHALL HAVE GROOVED END FITTINGS, KEYED COUPLINGS AND GROOVED JOINTS. ALL PIPING SHALL BE WATERTIGHT WHEN FINISHED. INSULATE HOT WATER LINES WITH 3/4" CELLULAR ELASTOMERIC INSULATION.
18. BALL VALVES 1/4" THROUGH 2" SHALL BE TWO PIECE - 600 WOG, TEFLON SEATS, ANSI 316 STAINLESS STEEL BALL AND STEM (EXTENSION STEM ON INSULATED HOT WATER AND TEMPERED HOT WATER), BRONZE BODY WITH THREADED OR SOLDER END.

YORK CAPITAL - PLUMBING FIXTURES

KEY	ITEM	DESCRIPTION	SUPPLY CW SIZE	SUPPLY HW SIZE	SUPPLY CW HT AFF	SUPPLY HW HT AFF	SUPPLY CTW FLOW RATE	WASTE DIRECT SIZE	WASTE INDIRECT SIZE	REMARKS
P1	E1	FULL SIZE REFRIGERATOR	1/2"							KBSD612ESS
P2	E2	DISHWASHER	1/2"	1/2"				TO SINK		GE GLDT696DSS
P3	E4	FREE STANDING ICEWATER DISPENSER	1/4"							7CI 100A-IW-CF-ST-00
ICE	-	ICE MAKER OUTLET BOX	1/2"							SIOUX CHIEF 696-10-C-F

KEY NOTES

1. CONNECT NEW REFRIGERATOR TO EXIST OUTLET BOX
2. CONNECT NEW DISHWASHER HOT/COLD DOMESTIC & DRAIN TO EXIST SINK. SEE DETAIL FOR MORE INFORMATION.



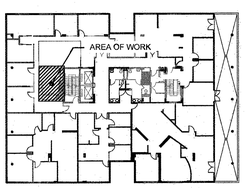
1 PLUMBING NEW PLAN - LEVEL 05

NORTH

0 2' 4' 8' 12'
1/4" = 1'-0"

11-29-17
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NOTE: ALL CEILINGS IN THIS BUILDING ARE RETURN AIR PLENUMS. NONCOMBUSTIBLE MATERIALS WITHIN RETURN AIR PLENUM OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.



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△	Date	Description
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Seal / Signature

Engineer of Record
DALRIO ARTNEL LEWIS
LICENSE No. 77571
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/15/2017
Dalrio Lewis, PE 77571 (FL)

Project Name
YORK CAPITAL_MIAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
PLUMBING PLAN - LEVEL 05

P1.205

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