City of Miami Beach

Last Completed Item Reviews Across All Submittals

Print Date & Time: 8/3/2021 2:29:19 PM

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2013662
08/03/2021 2:53:54 PM

Permit Type: Building - Commercial **Work Class:** Alteration (w/o Phased) **Application Date:** 05/22/2020 **Status:** Applied

Address: 235 WASHINGTON AVE **Permit:** BC2013662

Item Review Type	Status	Version	Completed Date	Assigned User
Plans Router Final – Review	Pass	1	09/03/2020	CHRISTINA PIERRE
Public Works (Building Permits)	Pass	1	09/07/2020	Eugene Egemba
Flood Review	Pass	5	05/14/2021	Gabi Chamoun
Planning Review	Pass	5	05/07/2021	James Seiberling
Fire Building Review	Pass	5	05/12/2021	Tom Armstrong
Electrical Review	Pass	6	06/10/2021	Eric Merced
DERM Review	Pass	6	06/22/2021	Oscar Larrieu
Mechanical Review	Pass	7	07/15/2021	Antonio Bruscantini
Plumbing Review	Pass	7	07/14/2021	Robert Janas
Building Review	Pass	7	07/19/2021	Oscar Larrieu
Parking CPMP Review	Pass	7	07/29/2021	Daniel Rozenblit
Structural Review	Pass	7	07/16/2021	Vicente Franco
Permit Intake Review	Pass	8	08/03/2021	CHENETRIA FARLEY
Submittal Version Complete	Pass	8	08/03/2021	Nisca Cesar

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RPA ENGINEERING, INC.

January 18, 2021

Re: Response to City Comments.

Sobe Hostel
235 Washington Ave.
Miami Beach, Florida

MECHANICAL

1. Provide cooling / heating load calculations or state on plans “exact size replacement or replacement-in-kind” for new A/C systems.
   Response: See attached cooling / heating load calculations.

2. Sheet M101. Drawing is very cluttered. Provide clarity on plans. Use larger scale to communicate information on floor plans. FBC 107.2.1. Clearly show location of radiation dampers.
   Response: See revised page M101 and added pages M102 and M103.

3. Verify compliance with FBC-MC 601.6 for balanced return air. Exceptions 1 and 2 (FMC 601.6, M1602.3) state sizing requirements for return air grilles and transfer ducts.
   Response: See revised paged M101 and Air Distribution Schedule on page M201.

4. Identify all fire / smoke rated wall/floor/ceiling assemblies on the plans. Comply with FBC-M 607.5 as applicable.
   Response: See Architectural Plans.

5. Sheet M-101 and M201. Identify new CUs as “new”. “Replaced” implies that it has been replaced previously. FBC 107.2.1.
   Response: See revised pages M101 and M201.

6. Sheet M201. FBC-M (2017) applies not FBC-R.
   Response: See general note #1 on M201.

7. Outside Air Calculations. Hotel Lobby requires 7.5 cfm /person, not 5.0 cfm /person. Table 403.3.1.1 of the FBC-M.
   Response: See revised Outside Air Calculations on page M201.

8. Provide cooling load calculations to verify existing / new A/C units are properly sized. FBC 107.2.1.
   Response: See attached cooling / heating load calculations.

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9. Sheet M202. Rheem Wind Load document shall be on a Structural sheet or a separate "supporting document". Do not provide with Mechanical sheets. Note: A stand is required for roof-top installation. Rheem document is only for tie-down bracket.
   Response: See separated support documents.

10. Sheet M202. Outside Air Wall Cap detail. Louver and barometric or motorized damper required. Wall caps and backdraft damper for exhaust air. FBC 107.2.1.
    Response: See revised Outside Air Wall Cap detail on page M202.

11. Sheet M202. Toilet Exhaust Roof Cap detail. Verify that riser is not penetrating fire-rated assemblies. FBC 107.2.1.
    Response: Toilet Exhaust only runs to the roof on second floor. Radiation dampers have been provided on toilet exhaust when installed fire rated ceilings.

12. Provide make up air for dryer per FBC-M504.6. 13. Verify that all bathrooms / toilet rooms have exhaust air ventilation or provide separate permit number that shows this information.
    Response: Make up air for dryers have been provided. See page M101, Laundry Room for correction.

ELECTRICAL

1. Provide an electrical scope of work
   Response: See Sheet E=101 for correction

2. Identify all rooms/units and areas on the electrical sheets for review.
   Response: See Sheet E=101 for correction

3. Provide the type of construction on plans allowing the use of Romex/NMC as per NEC 334.
   Response: See Sheet E=101 for correction

4. <u>Eng. Revision:</u>

   a. Added new Emergency Generator on roof for new Smoke Evacuation System
   Response: See Sheet E=101 and E-102

   b. Added new EF-1 on roof for new Smoke Evacuation System.
   Response: See Sheet E-101

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RPA ENGINEERING, INC.

PLUMBING

1 - Provide an Index of Drawings. FBC 107.2.1.
Response: See Architectural Index Plan.

2 - Show all fixture clearances to verify compliance with FBC Plb 405.3.1.
Response: See Architectural Sheet A4.00.

3 - P-101 -Unit 231: Shower and lavatory appear to be located within the shower enclosure. Provide fixture clearance compliance with FBC Plb 405.3.1.
Response: See Architectural Sheet A4.00.

4. P-101/P-202 Correct urinal connection to the horizontal branch drain of the proposed circuit vent (not to the water closet fixture drain as shown). FBC Plb 914.5.
Response: See pages P1.01 and P2.02 for corrections.

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RPA ENGINEERING, INC.

March 18, 2021

Re: Response to City Comments.

Sobe Hostel
235 Washington Ave.
Miami Beach, Florida

MECHANICAL

1. Provide cooling / heating load calculations or state on plans “exact size replacement or replacement-in-kind” for new A/C systems. Calculations provided for AHU-1 / CU-1, AHU-2 / CU-5, AHU-3, CU-6. Please provide calculations per equipment that is to be replaced per floor plan / A/C Schedule.
Response: See attached Load Calculations. AC-1, AC-2 and AC-3 are existing to remain. AC-4 it will be removed. AC-5 and AC-6 are going to be replaced for exact size and Construction Note #3 has been revised on pages M101 and M102. Load Calculations have been provided to verify the Outside Air provided.

2. Sheet M101. Clearly show location of radiation dampers. Radiation dampers appear to be shown as “FD”. Please use a different designation for radiation dampers on floor plans. Also, per plan note “hatched area is not part of scope” but work related to AHU-1 and AHU-2 is shown on “hatched” area. Please clarify.
Response: Radiation Dampers have been designated as RD, see Sheets M101, M102, and HVAC Legend on sheet M203. Hatched is been corrected, see Sheet M101.

3. Verify compliance with FBC-MC 601.6 for balanced return air. Please coordinate between Air Distribution Schedule and floor plan. Use same tag on ADS as on floor plan. Clearly show size of transfer grilles as neck size does not apply.
Response: Balance Return Air is in compliance with FBCM 601.6, see Air Distribution Schedule, I separated the ducted return and the transfer return for the inspector better understanding. Although the note “neck size” applies for TITUS Diffusers because this is how they size the grills, I removed the work “NECK” from the schedule. See page M201 for corrections.

4. Fire dampers / combination fire / smoke dampers, and radiation dampers. Provide a detail on floor plans for each type of damper shown on floor plans.
Response: See Fire dampers / combination fire / smoke dampers, and radiation dampers details on Sheet M203.

5. OK.
6. OK.
7. OK.

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8. Provide cooling load calculations to verify existing / new A/C units are properly sized. Is there an existing AHU-4 in the building? Show on floor plan as existing to remain. Roof plan shows an existing CU-4.
Response: See attached Load Calculations. AC-4 has been removed. See notes on sheets M101 and M103.

9. OK.
10. OK.
11. OK.
12. OK.
13. OK.

14. Scope of Work is still not clear. Provide a legend (showing existing work to remain and new work) or additional Keyed Notes. Per Construction Notes, a “2” signifies “existing to remain” and a “3” signifies “existing to be replaced”. None of these numbers are shown on the M101 floor plan. Sheet M102 floor plan shows a “2” everywhere except for a “3” next to AHUs. Is the intent only to replace AHU5 / 6 on Sheet M102? Please verify / clarify.
Response: AHU-5 and AHU-6 is going to be replaced on same place and same capacity.

15. New Sheet M102. Show all equipment located on the roof. Exhaust roof caps, make-up air roof caps, engine-generator, etc. Show minimum 10’ separation between outside air intakes and exhaust, plumbing vents.
Response: See Roof Plan, Sheet M103, for corrections.

16. General Mechanical Note # 17 on Sheet M201. Return air plenums are used throughout, not just in the mechanical rooms. Modify note to include all return air plenums.
See Note #17, Sheet M201, for corrections.

17. Provide a detail for Horizontal AHU similar to Vertical AHU Mounting detail. There are no fan coil units in project (delete detail on M202. Verify that AHU-6 will be mounted within the thermal envelope (roof should be insulated or insulation placed below roof). New AHU-6 should not be in an attic space as stated in M102.
Response: AHU-6 is been replaced on same place and same capacity. See M202 for corrected AHU-6 installation detail.

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KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

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March 17, 2021

To: Ortus / City of Miami Beach Building Dept.

Re: SoBe Hostel
235 Washington Avenue
Miami Beach, FL 33139
Master Permit #BC2013662

Response Narrative of Revision #1b per sheet:

Fire Dept. Comments

First review (Feb. 28th, 2021)

General:

1. Plans stated building is sprinklered, but did not provide the set to verify scope of work did not affect original approved design for the building

KKAID Response: Refer to sheets FP101 and FP201

Sheet A0.00:

1. Plans stated the building has an emergency generator for the corridors "smoke purge system" that the fire department requested, provide meeting minutes for clarification

KKAID Response: Refer to letter signed and approved by Chief Meizoso on sheet A3.00

Sheet A1.00:

1. The notes for interior finishes refer to chap. 31, this is for existing apartment buildings, this is a hotel, revise all interior specifications throughout all sheets to reflect hotel requirements

KKAID Response: Reference changed to Chapter 29 – Existing Hotels and Dormitories

Sheet A3.00:

1. Provide the rating of the exit stairs to verify compliance with the ffpc 6th ed

KKAID Response: Refer to Life-Safety sheet A2.00 for identification of the fire rated partitions (existing and proposed). This sheet is only the Proposed Floor Plan showing dimensions and wall tags of new partitions

2. Tag all walls/partitions to verify compliance with the ffpc 6th ed 6.1.14.4.1(a)(b) typical for all floors

KKAID Response: New partitions are tagged on this sheet with reference to details on sheet A6.00

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3. Plans shows a manager's office that opens into the exit enclosure that does not comply with the ffpc 6th ed 7.2.2.5.3

KKAID Response: Room condition are existing to remain and not part of this permit for renovation

4. Plans show the first floor with an area that is hatched, clarify if out of scope of work

KKAID Response: Cross hatched areas are existing and not part of this renovation

Sheet A3.01:

1. Provide ceiling height throughout (including hatched area) to verify compliance with the ffpc 6th ed 7.1.5 headroom

KKAID Response: Refer to ceiling legend for existing and proposed ceiling heights, clouded as #1A. Cross hatched area ceilings are existing to remain at height as shown

Sheet A6.00:

1. Plans provided rated partitions/walls but did not specify the UL listed number along with their UL listed joint assemblies (top & bottom) detail

KKAID Response: Refer to Joint Detail 4 for system assembly

Sheet A6.01:

1. Plans provided a typical handrail detail, provide the specific drawing of the handrail for the configuration of the stairs for this project, not just a boiler plate detail

KKAID Response: Refer to West and East stair enlarge floor plans showing exact locations and conditions for handrail replacement

Note for reviewer: Plans state contractor shall provide fire alarm shop drawings

KKAID Response: Refer to existing FA device locations on sheet FA101

Sheet M101:

1. Plans show rooms connected to the main duct along the corridor and at each entrance, fire damper, this shall be a fire/smoke damper unless the design professional shows compliance with the ffpc 6th ed 8.5.5.3 also if fsd, need to update how the damper shall be activated on either side and included with the fire alarm sequence of operation typical for both floors.

KKAID Response: The Fire Department Chief accepted not to use fire smoke dampers for rooms connected to the main duct along the corridor if we provide smoke control system and divide the second floor ceiling area in two areas.

2. Plans show fd throughout floors, clarify restrooms) how shall prevent smoke from migrating

KKAID Response: There is no duct floor penetration. There are not fire damper throughout floors.

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Sheet M102:

1. Show all exhausts and supplies on the roof to verify the 10' minimum distance has been provided

KKAID Response: See Sheet M103 for corrections.

Sheet M201:

1. Plans state smoke control system but did not provide its sequence of operation to verify compliance with the ffpc 6th ed.

KKAID Response: Refer to Culpepper Specialty Engineer sheet E-1 for Smoke Exhaust System Sequence of Operation

Sheet P202:

1. Plans did not provide pipe penetration details to verify compliance

KKAID Response: See P201 for pipe penetration details and compliance.

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KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

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April 7, 2021

To: Ortus / City of Miami Beach Building Dept.

Re: SoBe Hostel
235 Washington Avenue
Miami Beach, FL 33139
Master Permit #BC2013662

Response Narrative of Revision #1c per sheet:

Planning & Zoning Dept. Comments

First review (March 25th, 2021)

1. Provide latest City of Miami Beach Business Tax receipt
   RESPONSE: Owner and/or permit expeditor to include
2. Provide existing and proposed unit side breakdown tables with unit number and unit square footage
   RESPONSE: Refer to table on sheet A1.00
3. The plans indicate the addition of 4 units. Hostels are currently not a permitted use in the RPS-3 zoning district (CMB 142-693). A nonconforming use may not be enlarged, extended, intensified, or changed, except for a change to a use permitted in the district in which the property is located (CMB 118-394(a))
   RESPONSE: The addition of partitions to subdivide for new guestrooms has been deleted from sheets A2.00, A3.00, A3.01, M101, M102, E101, FA101, P101 and FP101, even though those guestrooms existed before but have not been found in past micro-film documentation

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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

PRODUCT CONTROL SECTION
Miami, Florida 33175-2474
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Coastal Metal Roofing Sales, LLC
225 SW 2nd Avenue
Homestead, FL 33030

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: DMC 150 SS-24Ga. Steel Panel over Plywood deck

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of pages 1 through 11.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

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ROOFING SYSTEM APPROVAL:

Category:	Roofing
Sub-Category:	Metal, Panels (Non-Structural)
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**−165.00 psf**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
DMC 150 SS – 24Ga. Steel Panel	Length: various Height: 1-1/2" Width: 16" Thickness 24 ga Min. Yield Strength: 50ksi.	TAS 110	Corrosion resistant, galvanized steel or galvalume standing seam metal panel.
DMC 150SS Butterfly Clip	Base: Length: 4.5" Height: 1-1/4" Width: 1" Thickness: 22ga Upper Clip: Length: 5.045" Height: 0.929" Width: 0.40" Thickness: 24ga		Two piece panel clip (base and upper clip) used for the field conditions of DMC 150 SS panel assembly System A.
DMC 150SS Continuous Butterfly Clip	Base: Length: 120" Height: 1-1/4" Width: 1" Thickness: 22ga Upper Clip: Length: 5.045" Height: 0.929" Width: 0.40" Thickness: 24ga		Two piece panel clip (base and upper clip) used for the perimeter and corner conditions of DMC 150 SS panel assembly System A.
24 ga. DMC 150SS Fixed Clip	Length: 2-1/4" Height: 1-5/8" Base Width: 15/16" Thickness: 24ga		One piece panel clip used for the field conditions of DMC 150 SS panel assembly System B.
22 ga. DMC 150SS Fixed Clip	Length: 6-1/4" Height: 1-5/8" Base Width: 3/4" Thickness: 22ga		One piece panel clip used for the perimeter and corner conditions of DMC 150 SS panel assembly System B.

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TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
Bostik 70-05A	N/A	TAS 110	Heavy duty construction adhesive.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
PRI Asphalt Technologies, Inc.	DMC-006-02-01	ASTM B 117	10/08/02
	DMC-009-02-01	TAS 125	03/11/13
		TAS 100	03/11/13
PRI Construction Materials Technologies	VLS-015-02-01	ASTM B 117	05/15/18
	VLS-015-02-01	ASTM G 155	05/15/18
Architectural Testing.	56842.02-122-18	TAS 100	06/08/05
Hurricane Test Laboratory, Inc.	0287-0311-07	TAS 125	08/07/07

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APPROVED ASSEMBLIES:

System A:	DMC 150 SS – 24Ga. Steel Panel 16" wide Panel
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	**See Maximum Design Pressures below**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll or any approved underlayment having a current NOA.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with the current published installation instructions and details in DMC Association of Regional Manufacturers Installation Manual.
Metal Panels and Accessories:	Install the "DMC 150 SS – 24Ga. Steel Panel 16" wide Panel" including flashing penetrations, valleys, end laps and accessories in compliance "DMC Association of Regional Manufacturers" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133.
Field Conditions:	Panels shall be secured along the male rib with approved clips fastened with two corrosion resistant #10 pancake head fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$". The panel clips shall be located at the maximum spacing listed in **Table A** below.

TABLE A
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	-99.25	-114.25
Maximum Clip Spacing	16" o.c.	12" o.c.
Clip	DMC 150SS Butterfly Clip	DMC 150SS Continuous Butterfly Clip
Mechanical Seam	180°	180°

1. Extrapolation shall not be allowed

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System B:	DMC 150 SS – 24Ga. Steel Panel 16" wide Panel
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	**See Table B below**

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced at a maximum distance specified below in **Table B**. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") The above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll or any approved underlayment having a current NOA.

Fire Barrier Board: Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with the current published installation instructions and details in DMC Association of Regional Manufacturers Installation Manual.

Metal Panels and Accessories: Install the "DMC 150 SS – 24Ga. Steel Panel 16" wide Panel" including flashing penetrations, valleys, end laps and accessories in compliance "DMC Association of Regional Manufacturers" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133.

Panels shall be secured along the male rib with approved Panel clip listed below in **Table B** with two corrosion resistant #10 pancake head fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$". The panel clips are to be placed at a spacing listed below in **Table B**. The female rib of panel is placed over the male/clip assembly and seamed. See Detail B herein.

TABLE B
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1] Option 1	Perimeter and Corner[1] Option 2
Maximum Design Pressures	–90.00 psf	–150.00 psf	–165.00 psf
Plywood Fastener Spacing	6" o.c.	6" o.c.	4" o.c.
Clip Type	24 ga. DMC 150SS Fixed Clip	22 ga. DMC 150SS Fixed Clip	22 ga. DMC 150SS Fixed Clip
Maximum Clip Spacing	16" o.c.	12" o.c.	8" o.c.
Bostik Seam Sealant	None	(1) 1/4" bead	None
Mechanical Seam	90°	90°	180°

1. Extrapolation shall not be allowed

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LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.

2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).

3. Panels may be rolls formed in continuous lengths from eave to ridge. Maximum lengths shall be as described in Roofing Application Standard RAS 133

4. All panels shall be permanently labeled with the manufacturer's name and/or logo, city and state, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

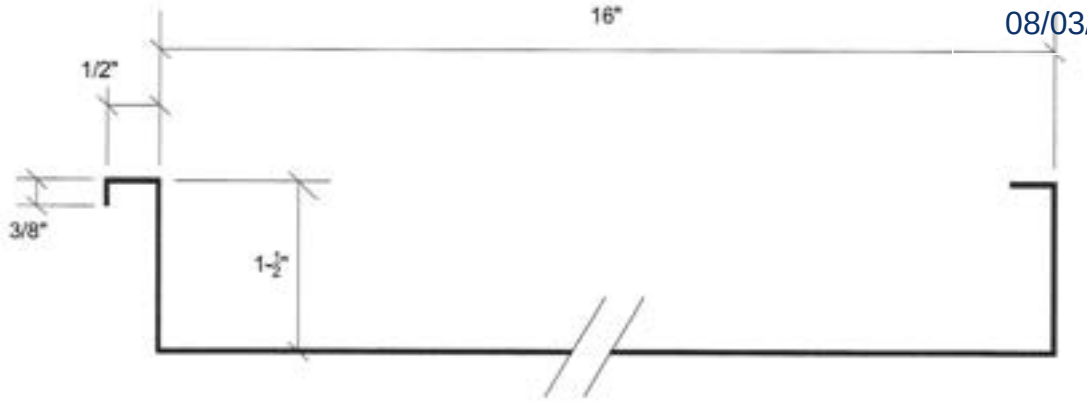


5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

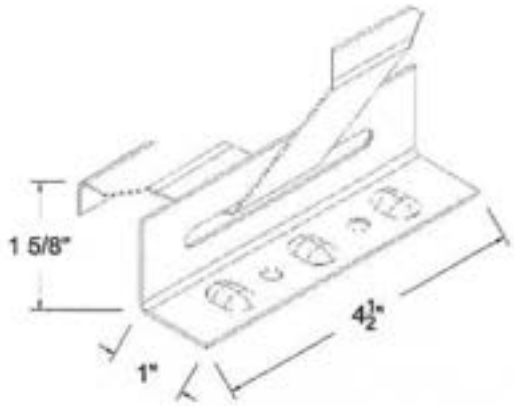
6. Panels may be jobsite roll formed with machine model # **181012761** from DMC Association of Regional Manufacturers.

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PROFILE DRAWINGS

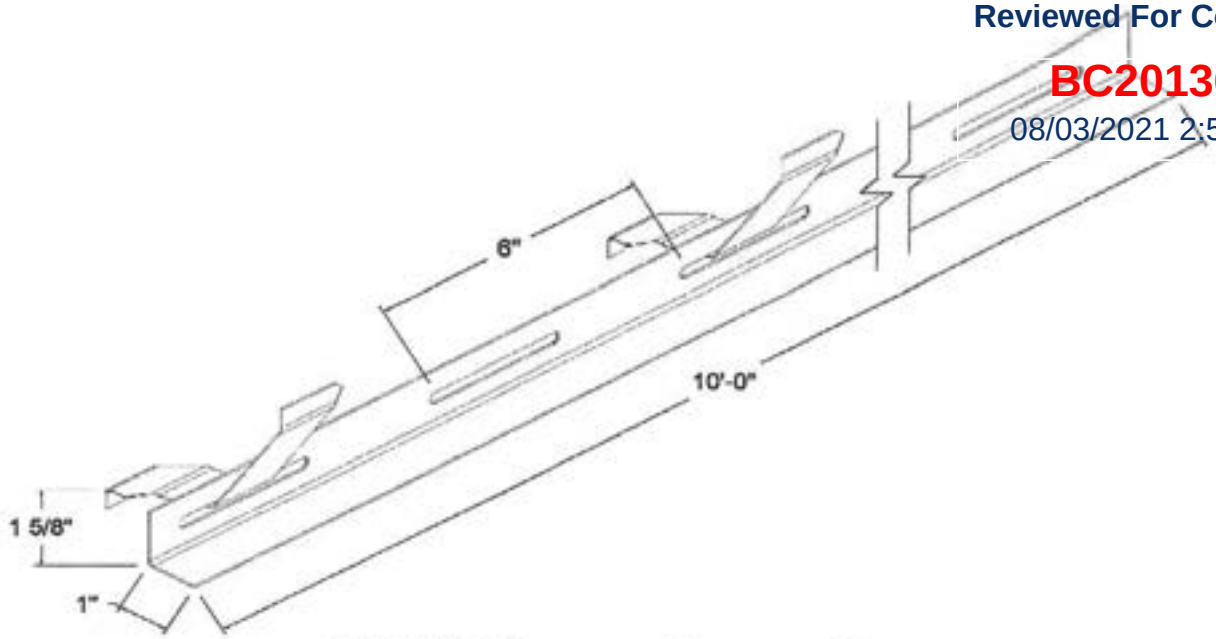


DCM 150 SS – 24GA. STEEL PANEL

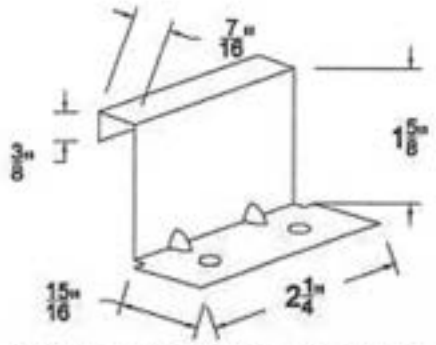


DMC 150SS BUTTERFLY CLIP

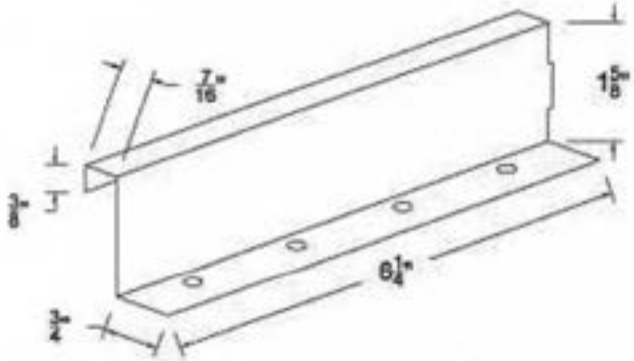
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DMC 150SS CONTINUOUS BUTTERFLY CLIP



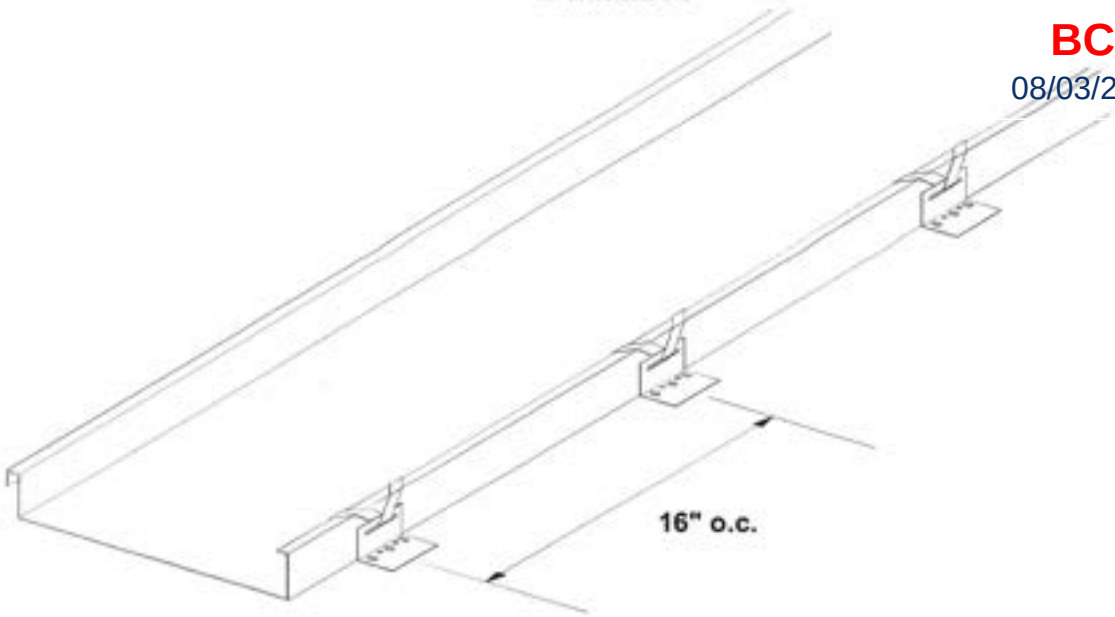
24 GA, DMC 150SS FIXED CLIP



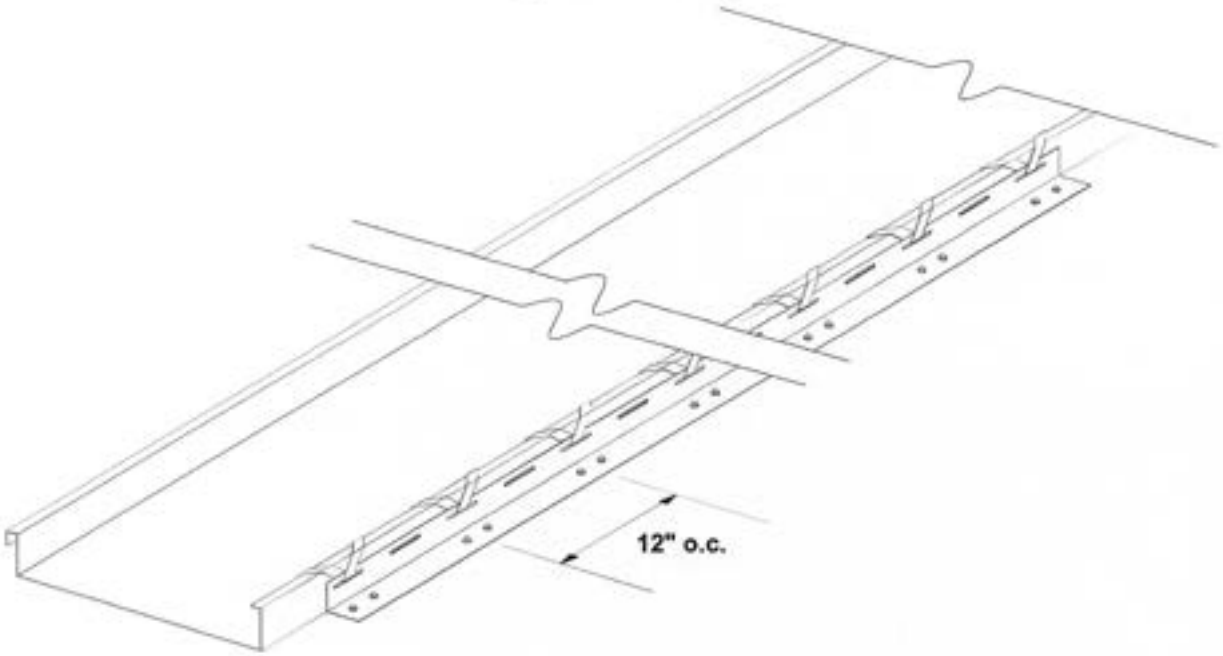
22 GA, DMC 150SS FIXED CLIP

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DETAIL A



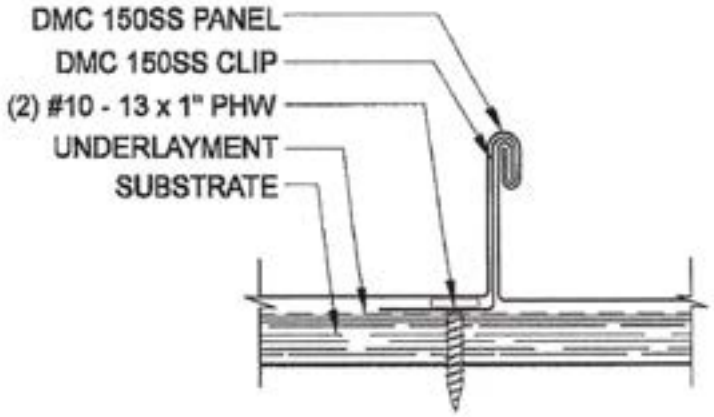
(Field Conditions)



(Perimeter and Corner Conditions)

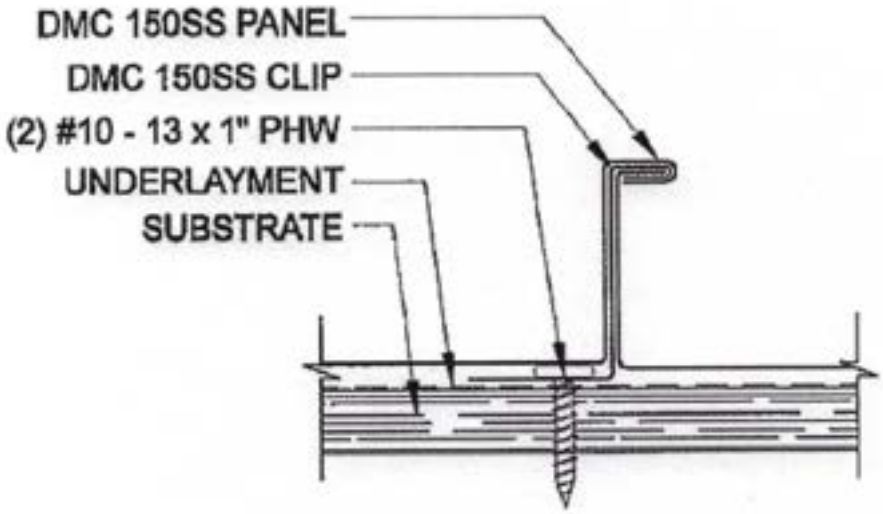
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DETAIL A (CONT.)



(Seam Detail System A – Field, Perimeter and Corner Condition)

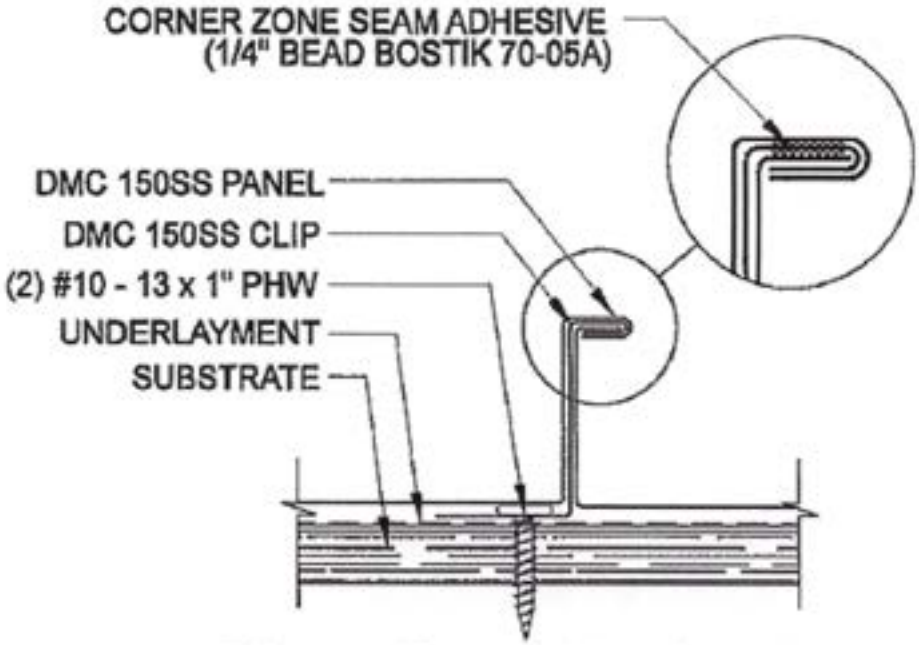
DETAIL B



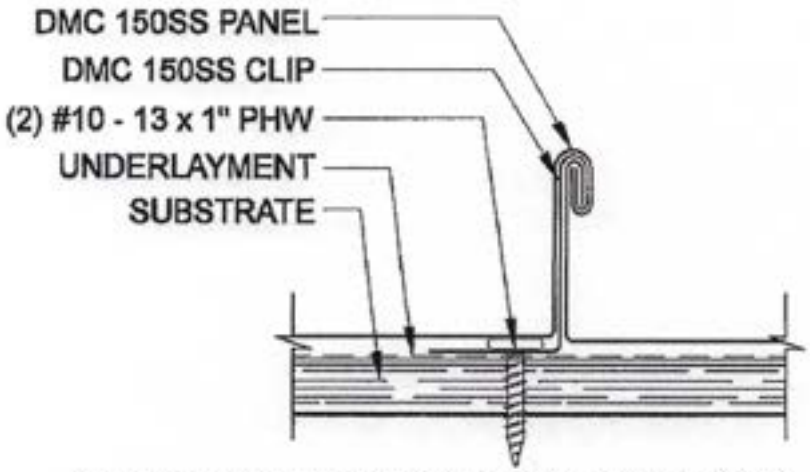
(Field Condition Seam Detail)

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DETAIL B (CONT.)



(Perimeter and Corner Condition – Option 1 Seam Detail)



(Perimeter and Corner Condition – Option 2 Seam Detail)

END OF THIS ACCEPTANCE

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Toll Free: (800) 339-2290 | Local: (305) 693-7054

miami tech inc.

(/index.html)

MODEL AS14 HEAVY DUTY CONDENSING UNIT STAND

Metal Products (/products/metal/metalproducts.html) > Condensing Unit Stands (/products/metal/metalproducts.html)



Model AS14
Heavy Duty Condensing Unit Stand

Category:	Condensing Unit Stands
Material:	6061-T6 Aluminum

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Miami-Dade NOA#: 17-1218.03 (http://www.miamidade.gov/building/library/productcontrol/nc

Florida State Approval #: FL24546-R1 (https://floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDqsT04p5WuWRUc%2flGIbWhzIWxfKy5Pejjyr

U.S. Patent Protected: 9,052,120

FBC 6th Edition (2017) AS14 Calculator: FBC 6th Edition Calculator (https://www.engineeringexpress.com/calculators2/18-5548/calc.htm?v=0.01)

FBC 6th Edition (2017) Engineering Data: Download Engineering (/pdfs/AS14-2017.pdf)

FBC 7th Edition (2020) Engineering Data: Download Engineering (/pdfs/FL24546_R1_II_DWG.pdf)

AS14 Specification Sheet: Download Spec. Sheet (/pdfs/AS14-INFO.pdf)

Cross-Mounting Bar Engineering: Download Engineering (/pdfs/CROSSBARENGINEERING.pdf)

Vibration Pad Specification Sheet: Download Spec. Sheet (/pdfs/VP.pdf)

Purchase: Find Distributors (/distributors.html)



(img/rooftop3.jpg)



(img/rooftop2.jpg)

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(img/rooftop1.jpg)


(img/rooftop6.jpg)

Product Description

Florida Building Code 5th Edition (2014) compliant.
Florida Building Code 6th Edition (2017) compliant.
Aluminum 6061-T6 alloy construction.
Engineered to accommodate the larger SEER 13 units.
Available with optional cross-mounting angle.
Available with optional lead boots.
Available with optional electrical box mounting bracket (EMB).
Available with optional vibration pad to isolate vibration from condensing unit.
Engineer's raised-seal drawings available.

Standard Assembly

Part No.	Description
AS14S18	Standard Leg Assembly, 2014 FBC 20"-30" spread, 18" tall
AS14S24	Standard Leg Assembly, 2014 FBC 20"-30" spread, 24" tall
AS14S30	Standard Leg Assembly, 2014 FBC 20"-30" spread, 30" tall

Heavy Duty Assembly

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Part No.	Description
AS14H18	Heavy Duty Leg Assembly, 2014 FBC 36"-42" spread, 18" tall
AS14H24	Heavy Duty Leg Assembly, 2014 FBC 36"-42" spread, 24" tall
AS14H30	Heavy Duty Leg Assembly, 2014 FBC 36"-42" spread, 30" tall

I-Beams

Part No.	Description
AS14I-3	Aluminum Stand I-Beam, 3'
AS14I-6	Aluminum Stand I-Beam, 6'
AS14I-9	Aluminum Stand I-Beam, 9'
AS14I-12	Aluminum Stand I-Beam, 12'
AS14I-15	Aluminum Stand I-Beam, 15'
AS14I-18	Aluminum Stand I-Beam, 18'

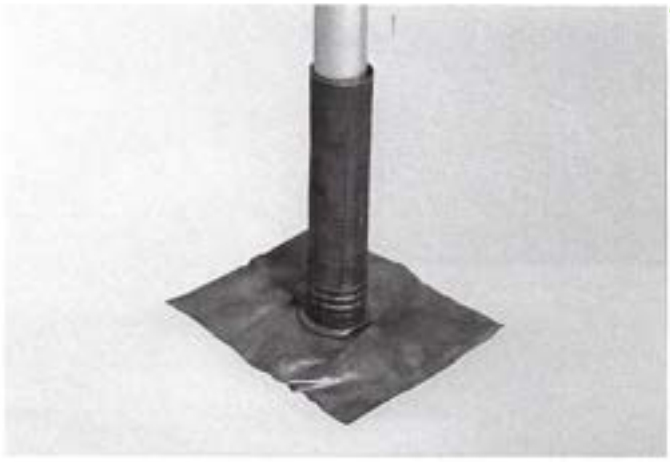
Cross Mounting Angle

Part No.	Description
AS14CAB-30	3" x 3" x 1/8" In-Beam Cross Mount Angle for 30" spread
AS14CAB-36	3" x 3" x 1/8" In-Beam Cross Mount Angle for 36" spread
AS14CAB-42	3" x 3" x 1/8" In-Beam Cross Mount Angle for 42" spread

AS14 Options

Lead Boot

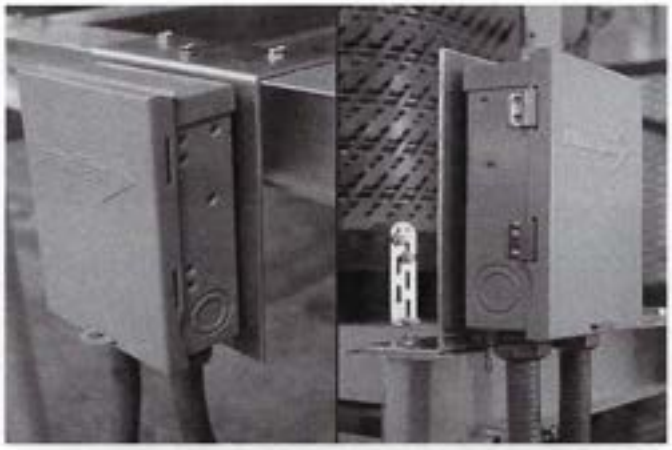
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Cross Mounting Angle



Electrical Mounting Bracket



KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

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May 28, 2021

To: Ortus / City of Miami Beach Building Dept.

Re: SoBe Hostel
235 Washington Avenue
Miami Beach, FL 33139
Master Permit #BC2013662

Response Narrative of Revision #1E per sheet:

Building Dept. Comments

4th Review after 3X Meeting held on May 6th, 2021
Comments from Gabi Chamoun and after owners rep. (Rory Greenberg) discussion with Ana Salguerio, pending building comments to remain are as follows:

- Occupancy to change from Hotel to Boarding House

KKAID reply: Refer to sheet A0.00 Applicable Codes/Occupancy

- State Waivers for ground floor and second floor access are still pending

KKAID reply: Refer to sheet A0.00 Scope of Work, first bullet point, and sheet A3.01 for State of Florida recommendation letter with pending results from hearing

- Add note to be stated on the plans that Unit Entry doors could not be widened due to conflict with existing electrical switches

KKAID reply: Refer to sheet A0.00 Scope of Work, tenth bullet point for note added

- Grab bars for one mobility toilet stall in each restroom, and grab bars and a folding seat in at least one of the existing showers, that is the closet in size to (3'x3'), in each restroom

KKAID reply: Refer to sheets A2.00, A3.00 and A4.00 for added grab bar in 1 WC stall for each bathroom on floor levels 1 and 2. Refer to same sheets for added grab bar, folding seat and hand-held shower in 1 shower stall for each bathroom on floor levels 1 and 2

Other items clouded include the Index on sheet A0.00 that indicates sheets mentioned above with the updates to the Specialty Mechanical Shop Drawings by Charles Culpepper and NOA of emergency stand-by generator support stand action stamped by the EOR RPA. No other MEP drawings are affected and are not part of this resubmittal

Prepared and Submitted By: Carlos Aguayo
caguayo@kobikarp.com
786.523.7674

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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI–DADE COUNTY, FLORIDA
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
T (786) 315–2590 F (786) 315–2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Miami Tech, Inc.
3611 NW 74 Street
Miami, FL 33147

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami–Dade County RER–Product Control Section to be used in Miami–Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Aluminum A/C Stand

APPROVAL DOCUMENT: Drawing No. **15-2476**, titled "Aluminum A/C Stand HVHZ Compliant", sheets 1 through 10 of 10, dated 01/10/2007, and last revised on 11/01/2017, prepared by Engineering Express, signed and sealed by Frank L. Bennardo, P.E., bearing the Miami-Dade County Product Control revision stamp with the Notice of Acceptance number & expiration date by Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: None.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami–Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami–Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises and renews NOA# 16-0601.01** and consists of this page 1 and evidence pages E-1, as well as approval document mentioned above.

The submitted documentation was reviewed by **Sifang Zhao, P.E.**

MIAMI-DADE COUNTY APPROVED

S.Z.
06/15/2018

NOA No. 17-1218.02
Expiration Date: January 15, 2024
Approval Date: June 21, 2018
Page 1

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

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A. DRAWINGS

1. Drawing No. **15-2476**, titled "Aluminum A/C Stand HVHZ Compliant", sheets 1 through 10 of 10, dated 01/10/2007, and last revised on 11/01/2017, prepared by Engineering Express, signed and sealed by Frank L. Bennardo, P.E.

B. TESTS

1. Load Testing of Aluminum A/C Stand Post to Welded Baseplate, prepared by QC Metallurgical, Inc., QCM Job No. 15KM-958, dated 11/13/15, signed by Jerry Iaciofano *(Voluntary Testing)* ***(Submitted under NOA No. 15-0902.05)***

C. CALCULATIONS

1. Engineering design calculations, prepared by Engineering Express, date 11/21/17 and last revised on 04/25/18, signed and sealed by Frank L. Bernardo, P.E.
2. Engineering design calculations, prepared by Engineering Express, dated 05/25/16 and last revised on 06/23/16, signed and sealed by Frank L. Bernardo, P.E. ***(Submitted under NOA No. 16-0601.01)***

D. QUALITY ASSURANCE

1. Miami Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letters dated 11/28/2017 indicating compliance to FBC 2017 (6th Edition) prepared by Engineering Express signed & sealed by Frank L. Bernardo, P.E.

G. OTHER

1. Notice of Acceptance No. **16-0601.01**, issued to Miami Tech, Inc., for their **Aluminum A/C Stand**, approved on 07/14/2016 and expiring on 01/15/2019.

Sifang Zhao, P.E.
Product Control Examiner
NOA No. 17-1218.02
Expiration Date: January 15, 2024
Approval Date: June 21, 2018

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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

PRODUCT CONTROL SECTION
Miami, Florida 33175-2474
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Coastal Metal Roofing Sales, LLC
225 SW 2nd Avenue
Homestead, FL 33030

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: DMC 150 SS-24Ga. Steel Panel over Plywood deck

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of pages 1 through 11.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

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ROOFING SYSTEM APPROVAL:

Category:	Roofing
Sub-Category:	Metal, Panels (Non-Structural)
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**−165.00 psf**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
DMC 150 SS – 24Ga. Steel Panel	Length: various Height: 1-1/2" Width: 16" Thickness 24 ga Min. Yield Strength: 50ksi.	TAS 110	Corrosion resistant, galvanized steel or galvalume standing seam metal panel.
DMC 150SS Butterfly Clip	Base: Length: 4.5" Height: 1-1/4" Width: 1" Thickness: 22ga Upper Clip: Length: 5.045" Height: 0.929" Width: 0.40" Thickness: 24ga		Two piece panel clip (base and upper clip) used for the field conditions of DMC 150 SS panel assembly System A.
DMC 150SS Continuous Butterfly Clip	Base: Length: 120" Height: 1-1/4" Width: 1" Thickness: 22ga Upper Clip: Length: 5.045" Height: 0.929" Width: 0.40" Thickness: 24ga		Two piece panel clip (base and upper clip) used for the perimeter and corner conditions of DMC 150 SS panel assembly System A.
24 ga. DMC 150SS Fixed Clip	Length: 2-1/4" Height: 1-5/8" Base Width: 15/16" Thickness: 24ga		One piece panel clip used for the field conditions of DMC 150 SS panel assembly System B.
22 ga. DMC 150SS Fixed Clip	Length: 6-1/4" Height: 1-5/8" Base Width: 3/4" Thickness: 22ga		One piece panel clip used for the perimeter and corner conditions of DMC 150 SS panel assembly System B.

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TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
Bostik 70-05A	N/A	TAS 110	Heavy duty construction adhesive.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
PRI Asphalt Technologies, Inc.	DMC-006-02-01	ASTM B 117	10/08/02
	DMC-009-02-01	TAS 125	03/11/13
		TAS 100	03/11/13
PRI Construction Materials Technologies	VLS-015-02-01	ASTM B 117	05/15/18
	VLS-015-02-01	ASTM G 155	05/15/18
Architectural Testing.	56842.02-122-18	TAS 100	06/08/05
Hurricane Test Laboratory, Inc.	0287-0311-07	TAS 125	08/07/07

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APPROVED ASSEMBLIES:

System A:	DMC 150 SS – 24Ga. Steel Panel 16" wide Panel
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	**See Maximum Design Pressures below**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll or any approved underlayment having a current NOA.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with the current published installation instructions and details in DMC Association of Regional Manufacturers Installation Manual.
Metal Panels and Accessories:	Install the "DMC 150 SS – 24Ga. Steel Panel 16" wide Panel" including flashing penetrations, valleys, end laps and accessories in compliance "DMC Association of Regional Manufacturers" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133.
Field Conditions:	Panels shall be secured along the male rib with approved clips fastened with two corrosion resistant #10 pancake head fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$". The panel clips shall be located at the maximum spacing listed in **Table A** below.

TABLE A
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	-99.25	-114.25
Maximum Clip Spacing	16" o.c.	12" o.c.
Clip	DMC 150SS Butterfly Clip	DMC 150SS Continuous Butterfly Clip
Mechanical Seam	180°	180°

1. Extrapolation shall not be allowed

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System B:	DMC 150 SS – 24Ga. Steel Panel 16" wide Panel
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	**See Table B below**

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced at a maximum distance specified below in **Table B**. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") The above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll or any approved underlayment having a current NOA.

Fire Barrier Board: Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with the current published installation instructions and details in DMC Association of Regional Manufacturers Installation Manual.

Metal Panels and Accessories: Install the "DMC 150 SS – 24Ga. Steel Panel 16" wide Panel" including flashing penetrations, valleys, end laps and accessories in compliance "DMC Association of Regional Manufacturers" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133.

Panels shall be secured along the male rib with approved Panel clip listed below in **Table B** with two corrosion resistant #10 pancake head fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$". The panel clips are to be placed at a spacing listed below in **Table B**. The female rib of panel is placed over the male/clip assembly and seamed. See Detail B herein.

TABLE B
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1] Option 1	Perimeter and Corner[1] Option 2
Maximum Design Pressures	–90.00 psf	–150.00 psf	–165.00 psf
Plywood Fastener Spacing	6" o.c.	6" o.c.	4" o.c.
Clip Type	24 ga. DMC 150SS Fixed Clip	22 ga. DMC 150SS Fixed Clip	22 ga. DMC 150SS Fixed Clip
Maximum Clip Spacing	16" o.c.	12" o.c.	8" o.c.
Bostik Seam Sealant	None	(1) 1/4" bead	None
Mechanical Seam	90°	90°	180°

1. Extrapolation shall not be allowed

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LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.

2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).

3. Panels may be rolls formed in continuous lengths from eave to ridge. Maximum lengths shall be as described in Roofing Application Standard RAS 133

4. All panels shall be permanently labeled with the manufacturer's name and/or logo, city and state, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

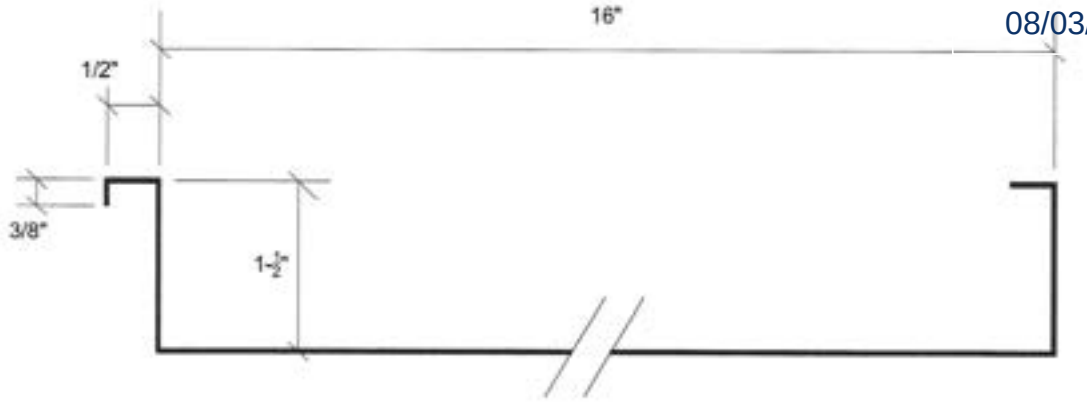


5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

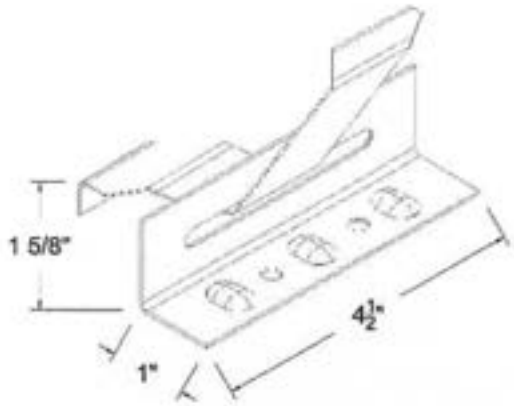
6. Panels may be jobsite roll formed with machine model # **181012761** from DMC Association of Regional Manufacturers.

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PROFILE DRAWINGS

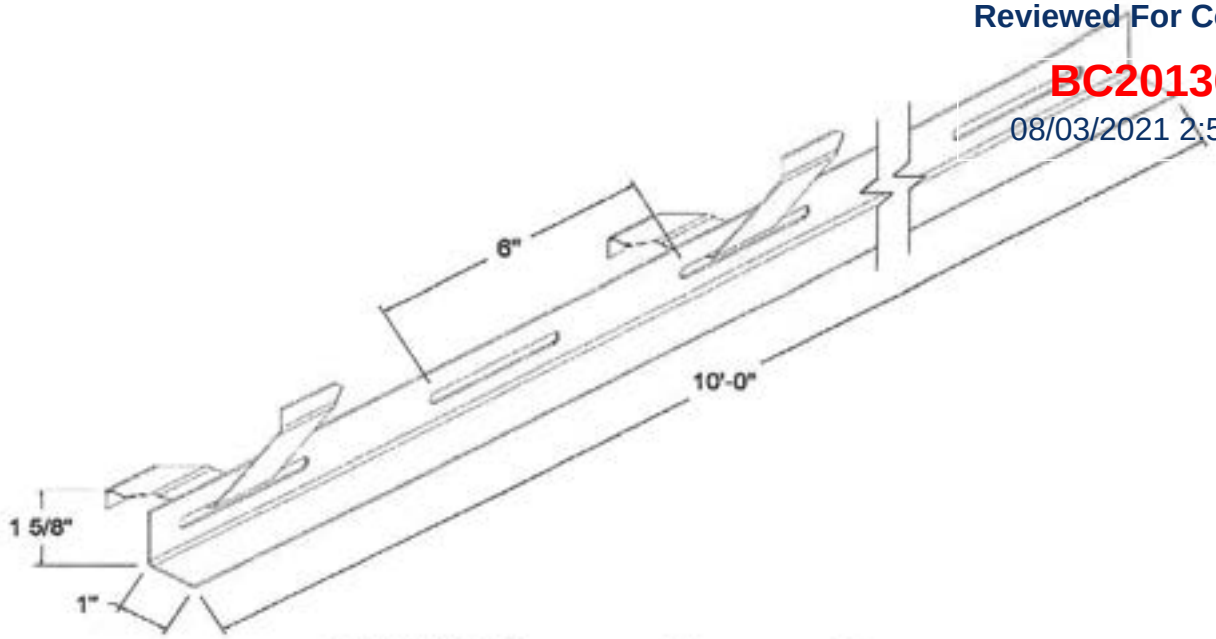


DCM 150 SS – 24GA. STEEL PANEL

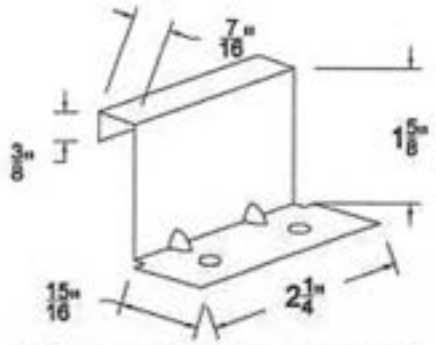


DMC 150SS BUTTERFLY CLIP

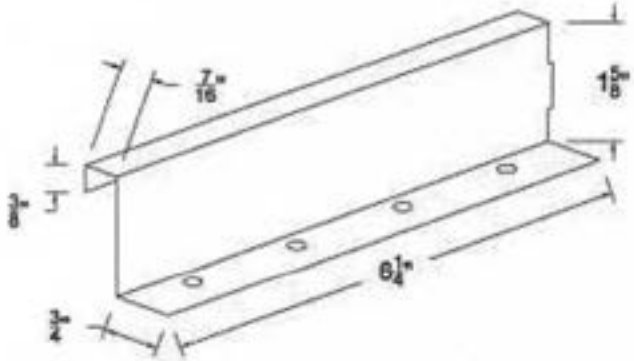
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DMC 150SS CONTINUOUS BUTTERFLY CLIP



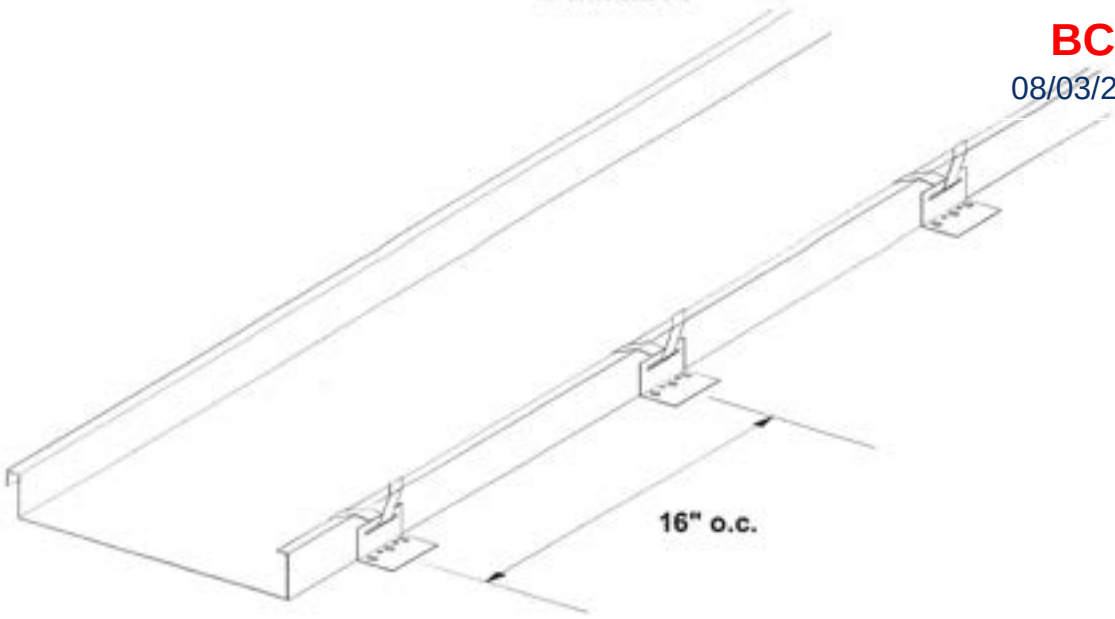
24 GA, DMC 150SS FIXED CLIP



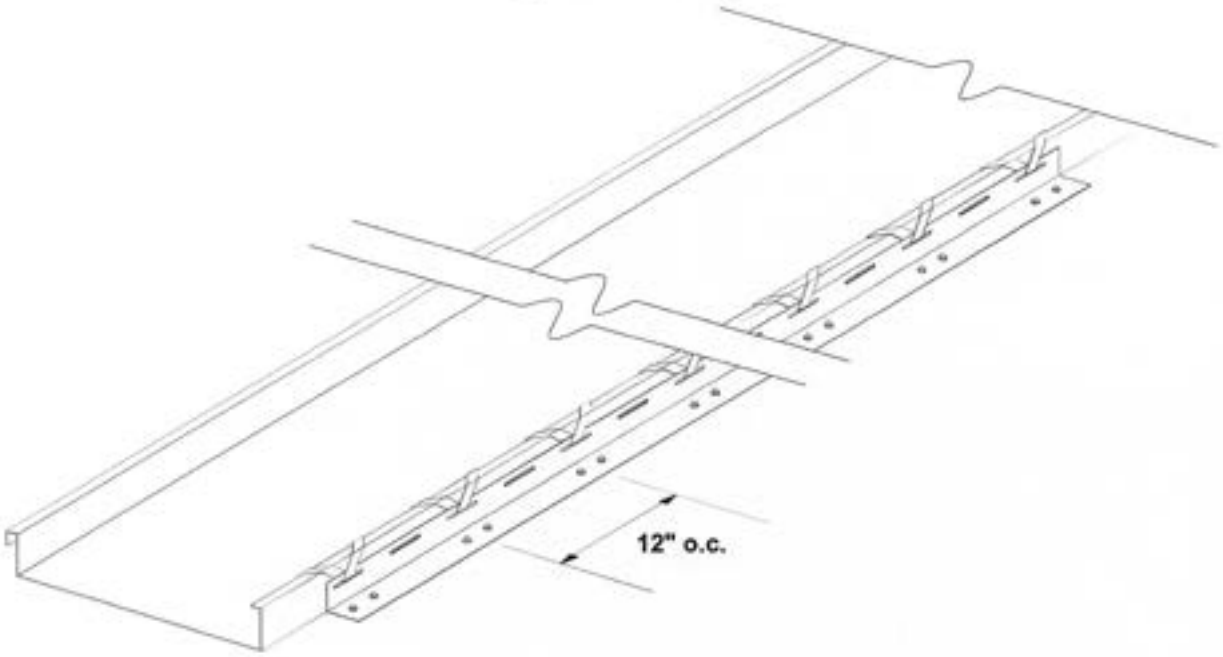
22 GA, DMC 150SS FIXED CLIP

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DETAIL A



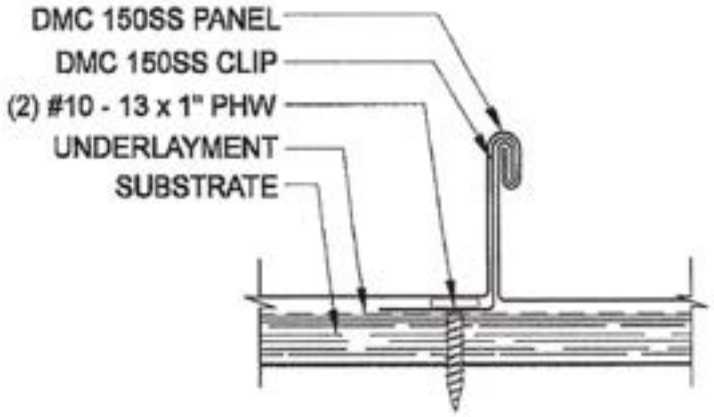
(Field Conditions)



(Perimeter and Corner Conditions)

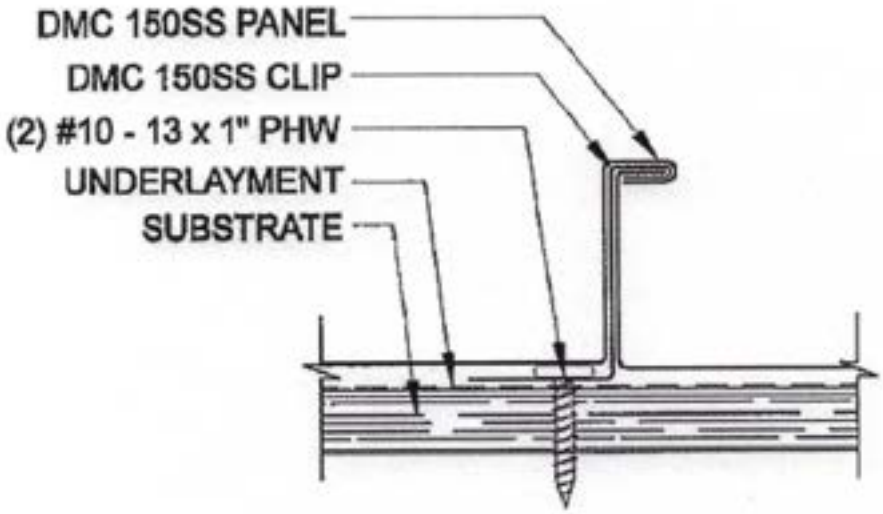
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DETAIL A (CONT.)



(Seam Detail System A – Field, Perimeter and Corner Condition)

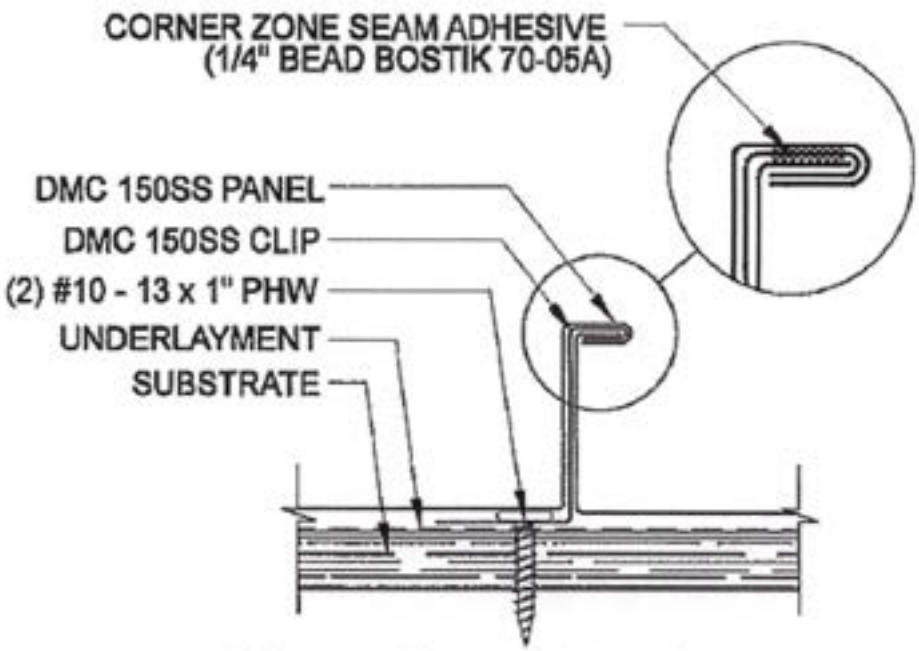
DETAIL B



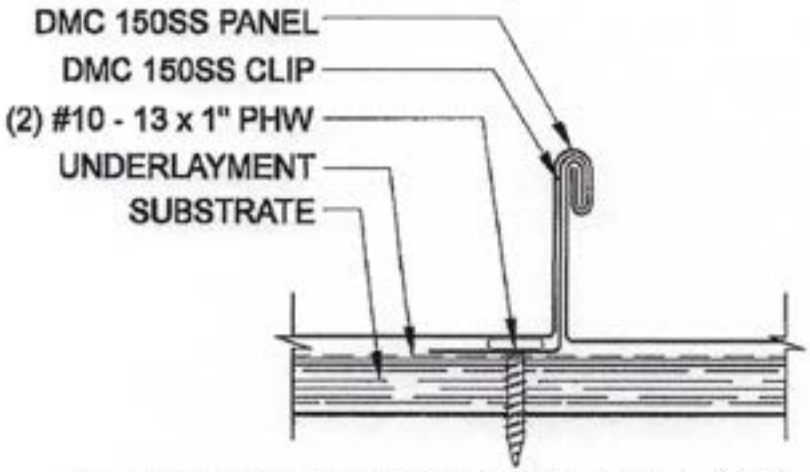
(Field Condition Seam Detail)

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DETAIL B (CONT.)



(Perimeter and Corner Condition – Option 1 Seam Detail)



(Perimeter and Corner Condition – Option 2 Seam Detail)

END OF THIS ACCEPTANCE

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Toll Free: (800) 339-2290 | Local: (305) 693-7054

miami tech inc.

(/index.html)

MODEL AS14 HEAVY DUTY CONDENSING UNIT STAND

Metal Products (/products/metal/metalproducts.html) > Condensing Unit Stands (/products/metal/metalproducts.html)



Model AS14
Heavy Duty Condensing Unit Stand

Category:	Condensing Unit Stands
Material:	6061-T6 Aluminum

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Miami-Dade NOA#: 17-1218.03 (http://www.miamidade.gov/building/library/productcontrol/nc

Florida State Approval #: FL24546-R1 (https://floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDqsT04p5WuWRUc%2flGIbWhzIWxfKy5Pejjyr

U.S. Patent Protected: 9,052,120

FBC 6th Edition (2017) AS14 Calculator: FBC 6th Edition Calculator (https://www.engineeringexpress.com/calculators2/18-5548/calc.htm?v=0.01)

FBC 6th Edition (2017) Engineering Data: Download Engineering (/pdfs/AS14-2017.pdf)

FBC 7th Edition (2020) Engineering Data: Download Engineering (/pdfs/FL24546_R1_II_DWG.pdf)

AS14 Specification Sheet: Download Spec. Sheet (/pdfs/AS14-INFO.pdf)

Cross-Mounting Bar Engineering: Download Engineering (/pdfs/CROSSBARENGINEERING.pdf)

Vibration Pad Specification Sheet: Download Spec. Sheet (/pdfs/VP.pdf)

Purchase: Find Distributors (/distributors.html)



(img/rooftop3.jpg)



(img/rooftop2.jpg)

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(img/rooftop1.jpg)


(img/rooftop6.jpg)

Product Description

Florida Building Code 5th Edition (2014) compliant.
Florida Building Code 6th Edition (2017) compliant.
Aluminum 6061-T6 alloy construction.
Engineered to accommodate the larger SEER 13 units.
Available with optional cross-mounting angle.
Available with optional lead boots.
Available with optional electrical box mounting bracket (EMB).
Available with optional vibration pad to isolate vibration from condensing unit.
Engineer's raised-seal drawings available.

Standard Assembly

Part No.	Description
AS14S18	Standard Leg Assembly, 2014 FBC 20"-30" spread, 18" tall
AS14S24	Standard Leg Assembly, 2014 FBC 20"-30" spread, 24" tall
AS14S30	Standard Leg Assembly, 2014 FBC 20"-30" spread, 30" tall

Heavy Duty Assembly

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Part No.	Description
AS14H18	Heavy Duty Leg Assembly, 2014 FBC 36"-42" spread, 18" tall
AS14H24	Heavy Duty Leg Assembly, 2014 FBC 36"-42" spread, 24" tall
AS14H30	Heavy Duty Leg Assembly, 2014 FBC 36"-42" spread, 30" tall

I-Beams

Part No.	Description
AS14I-3	Aluminum Stand I-Beam, 3'
AS14I-6	Aluminum Stand I-Beam, 6'
AS14I-9	Aluminum Stand I-Beam, 9'
AS14I-12	Aluminum Stand I-Beam, 12'
AS14I-15	Aluminum Stand I-Beam, 15'
AS14I-18	Aluminum Stand I-Beam, 18'

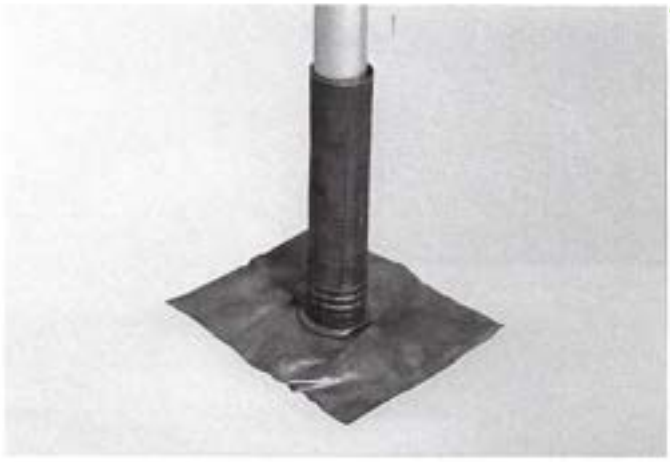
Cross Mounting Angle

Part No.	Description
AS14CAB-30	3" x 3" x 1/8" In-Beam Cross Mount Angle for 30" spread
AS14CAB-36	3" x 3" x 1/8" In-Beam Cross Mount Angle for 36" spread
AS14CAB-42	3" x 3" x 1/8" In-Beam Cross Mount Angle for 42" spread

AS14 Options

Lead Boot

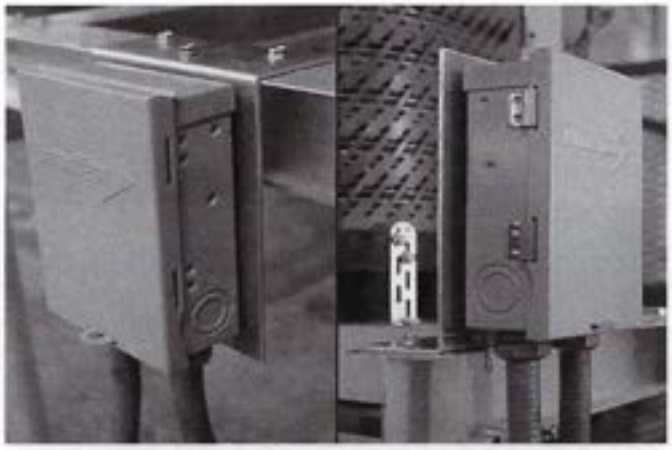
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Cross Mounting Angle



Electrical Mounting Bracket



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12-21-21
ANSWERS TO COMMENTS OF JUNE 9, 2021

Plumbing:
1. Gas piping has been resized in accordance with FBC FG 402.4/402.4.1: Refer to Sheet P-1.
2. Fuel type is natural gas: Refer to Sheet P-1.
3. Gas isometric: Refer to Sheet P-1.
4. Gas Pipe Material: Schedule 40 black iron pipe, Refer to Sheet P-1.

Mechanical:
1. OK
2. This is not a "Smoke Control System". This is a "smoke exhaust system" The "Rational Analysis" is that the City of Miami Beach requires the owner to have some type of system to remove smoke as a result of a fire. The owner contracted with me to design one. This is an existing building. A system that would fit the requirements of a "Smoke Control System" would be prohibitively expensive. If the City of Miami Beach wants a Smoke Control System for this building, so inform the owner and I will design one.
3.The smoke exhaust system push button is located in a space off the lobby next to the existing Fire Alarm Panel and is clearly marked on the First Floor Plan sheet E-1 and Sheet M-1.
4. This engineer has re-edited the sequence of operation of the smoke exhaust system notes and wiring diagram on Sheet E-1 in order to indication to the Fire Control Contractor the sequences of operation desired. This engineer does not know the existing fire control system wiring diagram; that is, how are the existing smoke detectors, pull stations, etc. connected within the building's Fire Alarm Panel. This engineer has opted to use the existing supervisory devices in order to make the system less expensive. If new supervisory devices are required by the City of Miami Beach, so inform the owner and this engineer will include in these drawings new additional smoke detectors, new additional pull stations, etc. exclusive to this smoke exhaust system and with all the necessary specific control wiring diagrams required.
5. A new sheet, Sheet S-1, has been provided for structural review. Wind force calculation are included on this sheet. NOA's are specified for all equipment on the roof.
6. Outdoor ductwork requirements are included in the SMACNA manual for ductwork. Refer to Note 2, Sheet M-1.
7. Section lines were not included on Sheet M-2 for clarity. They have been added as instructed.
8. OK

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9. (a) a new plumbing plan, P-1, has been provided for gas piping as instructed and all gas piping requirements have been included thereon. (b) a new structural plan, S-1, has been provided as instructed. (c) submittals to the City of Miami Beach will be provided in the manner instructed.

Charles E. Culpepper, Jr. PE 14203

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CONSTRUCTION COST AFFIDAVIT

For Office Use Only

Permit/Process No	
Date of Submittal	

I Rory Greenberg, acting as agent (owner, registered agent, or legal representative) and I (general contractor/ sub-contractor), Mark Gemignani

do hereby attest that the construction costs indicated herein are accurate for the construction project located at:

235 Washington Avenue Miami Beach FL 33139

Master Permits:

Total project cost: $ 539,939 Building cost (excludes roofing, windows, railings, and MEP) $: 411,500

Stand alone and sub-permits

Roofing $: 41,000 Windows $: 65,000 Railings $:

Electrical $: Mechanical $: Plumbing $:

Other $: 8,000 Description: Structural Header Repair

Registered Owner/Sub-contractor:

Signature of Owner/Sub-contractor:

Printed Name: Rory Greenberg

STATE OF Florida

COUNTY OF Dade

The foregoing instrument was acknowledged before me this 1st day of February 2021 by Rory Greenberg, who is personally known to me or who has produced as identification and who has taken an oath.

Notary Public, State of FL

Damian Gallo

Printed Name

Commission Number: GG248795

My Commission Expires: 11/19/22

Registered Contractor: Dompton Builders, LLC

Signature of Contractor:

Printed Name: Mark Gemignani

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of February 2021 by Mark Gemignani, who is personally known to me or who has produced as identification and who has taken an oath.

Notary Public, State of Florida

Veronica Vidal

Printed Name

Commission Number: 352064

My Commission Expires: 7/4/23

DAMIAN L GALLO
MY COMMISSION # GG 248795
EXPIRES: November 19, 2022
Bonded Thru Notary Public Underwriters

Notary Public State of Florida
Veronica I Vidal
My Commission GG 352064
Expires 07/04/2023

Revised December 2, 2019

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Permit Application

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Applicant Information (Blue or Black Ink Only)

Office Use Only
Submittal Date:
Permit #:

Parcel / Folio Number:
02-4203-003-1070

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Telephone: 305- 673-7610; Fax: 305-673-7857
http://www.miamibeachfl.gov/building/

Property Address:
235 Washington Ave

Unit #:

Master Permit Number (if applicable):

Violation # (If applicable):
BVC20000570

Permit Type (select one)

- ☑ Building
- ☐ Electrical
- ☐ Mechanical
- ☐ Plumbing
- ☐ Roofing
- ☐ Phased Permit
- ☐ Demo year built__
- ☐ Generator
- ☐ Temporary Structure
- ☐ Fire

Permit Request (select all that apply)

- ☑ New Permit
- ☐ Change of Contractor
- ☐ Change of Architect/Engineer
- ☐ LEED
- ☐ Permit Extension
- ☐ Permit Renewal
- ☐ Permit Revision
- ☐ Change of Use
- ☐ Private Provider
- ☐ City Project

Property Information (select one)

- ☑ Commercial
- ☐ Multi-Family Residential
- ☐ Residential: Single-Family Residential or Duplex

Occupancy Classification:
Residential Group R-2

New Construction/Addition

Total Value:

Square Footage: 150
Value of Work: $ 225,000.00

Alteration/Reconfiguration of Space

$

Description of Work: Hotel Renovation of all guest rooms and common areas.

Property Owner

Name: 235 Washington Holdings, LLC
Address: 1300 Washington Ave Suite 2346 Suite:
City: Miami Beach State: FL Zip Code: 33139
Driver's License/ State Identification Number:
E-Mail Address: Daytime phone:

Contractor

Name: Dominion Builders
Address: 4665 Ponce de Leon Blvd Suite:
City: Coral Gables State: FL Zip Code: 33146
State Identification Number/License: CGC1516478
E-Mail Address: lvelazquez@dominionbuild.com Daytime phone: 305-951-1558

Architect

Name: License Number:
E-Mail Address: Daytime phone:

Structural Engineer

Name: License Number:
E-Mail Address: Daytime phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above mentioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.

Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.

☐ Owner/Lessee for new permits (Documentation establishing ownership may be requested).
☐ Master Permit Contractor of Record (For sub-permit / change of contractor).

☐ TEMPORARY STRUCTURE PERMIT PACKAGE MUST BE SUBMITTED TWO (2) WEEKS IN ADVANCE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING $2,500.00.

Signature of Owner/Agent or GC (for Sub-permits):

PRINT NAME: Adam Hyatt
STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this Tuesday
day of July 14, 20 21
by Jennifer Milian
Signature of Notary Public
Print Name: Jennifer Milian
(SEAL)
Personally known
or Produced Identification

JENNIFER MILIAN
Notary Public - State of Florida
Commission # GG 341215
My Comm. Expires Jun 3, 2023
Bonded through National Notary Assn.

Signature of Qualifier:

PRINT NAME: Mark Gemignani
STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this 14th
day of July, 20 21
by Mark Gemignani
Signature of Notary Public
Print Name: Veronica Vidal
(SEAL)
Personally known
or Produced Identification

Notary Public State of Florida
Veronica L Vidal
My Commission GG 352064
Expires 07/04/2023

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Charles E. Culpepper, Jr., P.E.
Consulting Engineer, Fla. License No. 14203
Electrical, Mechanical, and Structural
825 Brickell Bay Drive, Suite 346
Miami, Florida 33131
Cell: 786 402 7617
Email: sjirap@bellsouth.net

September 21, 2020

Mr. Juan Meizoso, Fire Chief
Miami Beach Fire Department
Fire Prevention Division
1701 Meridian Avenue, Suite 200
Miami Beach, FL 33139

RE: SOBE Hostel; 235 Washington Avenue; Miami Beach FL, 33139

I have discussed some of the safety concerns of the subject building at length with the owner and with the current building contractor. In addition, as you know, I have also participated in several telephone conference conversations with the interested parties including the Miami Beach Fire Department. The building was constructed in 1938. In its present condition it does not meet the current building codes. An architect for the current work has been retained for the purpose of addressing some of the renovation requirements of the City of Miami Beach.

I have been asked only for my opinion as to a method of removing smoke from the building corridors in the event of a fire. For a new structure any smoke control system would be designed in accordance with NFPA 92. However, I believe a smoke exhaust system is sufficient to meet the intent of NFPA 92 without all the specific requirements thereof. My opinion is based on:

1. The size of the building (it has only two floors)
2. The occupancy of the building (all the occupants will be young and mobile-the building is a hostel).
3. Condition of the building (extensive renovations would be required to meet NFPA 92 without, in my opinion, providing any addition safety for the occupants).

Therefore, I have designed a corridor smoke exhaust system that provides, in my opinion, the security intent of NFPA 92 at considerably less cost than a system meeting NFPA 92.

If your have any further requirements, suggestions and/or comments, please contact me.

Respectfully,

Charles E. Culpepper, Jr. Digitally signed by Charles E. Culpepper, Jr. Date: 2020.09.23 06:40:33 -04'00'

Charles E. Culpepper, Jr., PE
Florida Professional Engineering License 14203



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HVAC Load Analysis

for

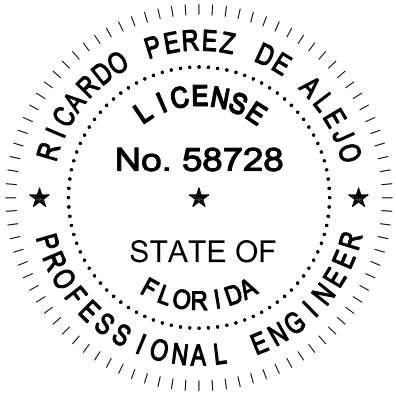
Sobe Hostel
235 Washington Ave.
Miami Beach, Florida

Elite Software

CHVAC COMMERCIAL HVAC LOADS

Ricardo Perez de Alejo

Digitally signed by Ricardo Perez de Alejo
Date: 2021.03.19 07:53:08 -04'00'



Prepared By:

Ricardo Perez

Friday, March 19, 2021

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Air Handler #1 - AC-1 - Summary Loads

Rm No	Description Room Peak Time Flr No.	Area People Volume	Htg.Loss Htg.CFM CFM/Sqft	Sen.Gain Clg.CFM CFM/Sqft	Lat.Gain S.Exh W.Exh	Htg OA Req.CFM Act.CFM	Clg OA Req.CFM Act.CFM
1	AC-1	1,822	8,924	31,351	5,797	Direct	Direct
	4pm August	34	459	1,500	0	215	215
	Flr 1	16,398	0.25	0.82	0	215	215
	Room Peak Totals:	1,822	8,924	31,351	5,797		
	Total Rooms: 1	34	459	1,500	0	215	215
	Unique Rooms: 1	16,398	0.25	0.82	0	215	215

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

Air Handler #1 - AC-1 - Total Load Summary

BC2013662
08/03/2021 2:53:58 PM

Air Handler Description: AC-1 Constant Volume - Proportion
Sensible Heat Ratio: 0.85 --- This system occurs 1 time(s) in the building. ---

Air System Peak Time: 4pm in August.
Outdoor Conditions: Clg: 91° DB, 77° WB, 118.27 grains, Htg: 44° DB
Indoor Conditions: Clg: 75° DB, 50% RH, Htg: 75° DB

Summer: Ventilation controls outside air, ----- Winter: Ventilation controls outside air.

Room Space sensible loss:	8,924	Btuh		
Infiltration sensible loss:	0	Btuh	0	CFM
Outside Air sensible loss:	7,196	Btuh	215	CFM
Supply Duct sensible loss:	992	Btuh		
Return Duct sensible loss:	496	Btuh		
Return Plenum sensible loss:	0	Btuh		
Total System sensible loss:				17,608 Btuh
Heating Supply Air: 9,916 / (1.000 X 1.08 X 20) =			459	CFM
Winter Vent Outside Air (46.8% of supply) =			215	CFM
Room space sensible gain:	31,351	Btuh		
Infiltration sensible gain:	0	Btuh		
Draw-thru fan sensible gain:	0	Btuh		
Supply duct sensible gain:	1,650	Btuh		
Total sensible gain on supply side of coil:				33,002 Btuh
Cooling Supply Air: 33,002 / (1.000 X 1.1 X 20) =			1,500	CFM
Summer Vent Outside Air (14.3% of supply) =			215	CFM
Return duct sensible gain:	353	Btuh		
Return plenum sensible gain:	0	Btuh		
Outside air sensible gain:	3,783	Btuh	215	CFM
Blow-thru fan sensible gain:	0	Btuh		
Total sensible gain on return side of coil:				4,136 Btuh
Total sensible gain on air handling system:				37,138 Btuh
Room space latent gain:	5,797	Btuh		
Infiltration latent gain:	0	Btuh		
Outside air latent gain:	7,735	Btuh		
Total latent gain on air handling system:				13,532 Btuh
Total system sensible and latent gain:				50,670 Btuh

Check Figures

Total Air Handler Supply Air (based on a 20° TD):	1,500	CFM
Total Air Handler Vent. Air (14.33% of Supply):	215	CFM
Total Conditioned Air Space:	1,822	Sq.ft
Supply Air Per Unit Area:	0.8235	CFM/Sq.ft
Area Per Cooling Capacity:	431.5	Sq.ft/Ton
Cooling Capacity Per Area:	0.0023	Tons/Sq.ft
Heating Capacity Per Area:	9.66	Btuh/Sq.ft
Total Heating Required With Outside Air:	17,608	Btuh
Total Cooling Required With Outside Air:	4.22	Tons

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

BC2013662
08/09/2021 2:59:58 PM

Air Handler #2 - AC-2 - Summary Loads

Rm No	Description Room Peak Time Flr No.	Area People Volume	Htg.Loss Htg.CFM CFM/Sqft	Sen.Gain Clg.CFM CFM/Sqft	Lat.Gain S.Exh W.Exh	Htg OA Req.CFM Act.CFM	Clg OA Req.CFM Act.CFM
2	AC-2	1,217	4,586	10,136	1,897	Direct	Direct
	1pm August	12	236	512	0	130	130
	Flr 1	12,170	0.19	0.42	0	130	130
	Room Peak Totals:	1,217	4,586	10,136	1,897		
	Total Rooms: 1	12	236	512	0	130	130
	Unique Rooms: 1	12,170	0.19	0.42	0	130	130

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BUILDING DEPARTMENT
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Air Handler #2 - AC-2 - Total Load Summary

BC2013662
08/03/2021 2:53:59 PM

Air Handler Description: AC-2 Constant Volume - Proportion
Sensible Heat Ratio: 0.85 --- This system occurs 1 time(s) in the building. ---

Air System Peak Time: 1pm in August.
Outdoor Conditions: Clg: 89° DB, 77° WB, 120.10 grains, Htg: 44° DB
Indoor Conditions: Clg: 74° DB (avg.), 50% RH, Htg: 75° DB

Summer: Ventilation controls outside air, ---- Winter: Ventilation controls outside air.

Room Space sensible loss:	4,586 Btuh			
Infiltration sensible loss:	0 Btuh	0 CFM		
Outside Air sensible loss:	4,351 Btuh	130 CFM		
Supply Duct sensible loss:	510 Btuh			
Return Duct sensible loss:	255 Btuh			
Return Plenum sensible loss:	0 Btuh			
Total System sensible loss:			9,702	Btuh
Heating Supply Air: 5,096 / (1.000 X 1.08 X 20) =		236 CFM		
Winter Vent Outside Air (55.1% of supply) =		130 CFM		
Room space sensible gain:	10,136 Btuh			
Infiltration sensible gain:	0 Btuh			
Draw-thru fan sensible gain:	0 Btuh			
Supply duct sensible gain:	563 Btuh			
Total sensible gain on supply side of coil:			10,699	Btuh
Cooling Supply Air: 10,699 / (1.000 X 1.1 X 19) =		512 CFM		
Summer Vent Outside Air (25.4% of supply) =		130 CFM		
Return duct sensible gain:	105 Btuh			
Return plenum sensible gain:	0 Btuh			
Outside air sensible gain:	2,144 Btuh	130 CFM		
Blow-thru fan sensible gain:	0 Btuh			
Total sensible gain on return side of coil:			2,250	Btuh
Total sensible gain on air handling system:			12,949	Btuh
Room space latent gain:	1,897 Btuh			
Infiltration latent gain:	0 Btuh			
Outside air latent gain:	5,157 Btuh			
Total latent gain on air handling system:			7,054	Btuh
Total system sensible and latent gain:			20,003	Btuh

Check Figures

Total Air Handler Supply Air (based on a 19° TD):	512	CFM
Total Air Handler Vent. Air (25.39% of Supply):	130	CFM
Total Conditioned Air Space:	1,217	Sq.ft
Supply Air Per Unit Area:	0.4208	CFM/Sq.ft
Area Per Cooling Capacity:	730.1	Sq.ft/Ton
Cooling Capacity Per Area:	0.0014	Tons/Sq.ft
Heating Capacity Per Area:	7.97	Btuh/Sq.ft
Total Heating Required With Outside Air:	9,702	Btuh
Total Cooling Required With Outside Air:	1.67	Tons

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BUILDING DEPARTMENT
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Air Handler #3 - AC-3 - Summary Loads

Rm No	Description Room Peak Time Flr No.	Area People Volume	Htg.Loss Htg.CFM CFM/Sqft	Sen.Gain Clg.CFM CFM/Sqft	Lat.Gain S.Exh W.Exh	Htg OA Req.CFM Act.CFM	Clg OA Req.CFM Act.CFM
3	AC-3	1,712	8,138	17,518	2,604	Direct	Direct
	1pm August	14	419	885	0	150	150
	Flr 1	17,120	0.24	0.52	0	150	150
	Room Peak Totals:	1,712	8,138	17,518	2,604		
	Total Rooms: 1	14	419	885	0	150	150
	Unique Rooms: 1	17,120	0.24	0.52	0	150	150

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Air Handler #3 - AC-3 - Total Load Summary

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Air Handler Description: AC-3 Constant Volume - Proportion
Sensible Heat Ratio: 0.88 --- This system occurs 1 time(s) in the building. ---

Air System Peak Time: 1pm in August.
Outdoor Conditions: Clg: 89° DB, 77° WB, 120.10 grains, Htg: 44° DB
Indoor Conditions: Clg: 74° DB (avg.), 50% RH, Htg: 75° DB

Summer: Ventilation controls outside air, ---- Winter: Ventilation controls outside air.

Room Space sensible loss:	8,138	Btuh		
Infiltration sensible loss:	0	Btuh	0	CFM
Outside Air sensible loss:	5,021	Btuh	150	CFM
Supply Duct sensible loss:	904	Btuh		
Return Duct sensible loss:	452	Btuh		
Return Plenum sensible loss:	0	Btuh		
Total System sensible loss:				14,514 Btuh
Heating Supply Air: 9,042 / (1.000 X 1.08 X 20) =			419	CFM
Winter Vent Outside Air (35.8% of supply) =			150	CFM
Room space sensible gain:	17,518	Btuh		
Infiltration sensible gain:	0	Btuh		
Draw-thru fan sensible gain:	0	Btuh		
Supply duct sensible gain:	973	Btuh		
Total sensible gain on supply side of coil:				18,491 Btuh
Cooling Supply Air: 18,491 / (1.000 X 1.1 X 19) =			885	CFM
Summer Vent Outside Air (16.9% of supply) =			150	CFM
Return duct sensible gain:	202	Btuh		
Return plenum sensible gain:	0	Btuh		
Outside air sensible gain:	2,474	Btuh	150	CFM
Blow-thru fan sensible gain:	0	Btuh		
Total sensible gain on return side of coil:				2,676 Btuh
Total sensible gain on air handling system:				21,168 Btuh
Room space latent gain:	2,604	Btuh		
Infiltration latent gain:	0	Btuh		
Outside air latent gain:	5,951	Btuh		
Total latent gain on air handling system:				8,555 Btuh
Total system sensible and latent gain:				29,722 Btuh

Check Figures

Total Air Handler Supply Air (based on a 19° TD):	885	CFM
Total Air Handler Vent. Air (16.95% of Supply):	150	CFM
Total Conditioned Air Space:	1,712	Sq.ft
Supply Air Per Unit Area:	0.5169	CFM/Sq.ft
Area Per Cooling Capacity:	691.2	Sq.ft/Ton
Cooling Capacity Per Area:	0.0014	Tons/Sq.ft
Heating Capacity Per Area:	8.48	Btuh/Sq.ft
Total Heating Required With Outside Air:	14,514	Btuh
Total Cooling Required With Outside Air:	2.48	Tons

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

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08/09/2021 2:59:59 PM

Air Handler #5 - AC-5 - Summary Loads

Rm No	Description Room Peak Time Flr No.	Area People Volume	Htg.Loss Htg.CFM CFM/Sqft	Sen.Gain Clg.CFM CFM/Sqft	Lat.Gain S.Exh W.Exh	Htg OA Req.CFM Act.CFM	Clg OA Req.CFM Act.CFM
4	AC-5	2,832	16,251	28,480	5,270	Direct	Direct
	10am August	34	836	1,363	0	375	375
	Flr 1	28,320	0.30	0.48	0	375	375
	Room Peak Totals:	2,832	16,251	28,480	5,270		
	Total Rooms: 1	34	836	1,363	0	375	375
	Unique Rooms: 1	28,320	0.30	0.48	0	375	375

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Air Handler #5 - AC-5 - Total Load Summary

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08/03/2021 2:53:59 PM

Air Handler Description: AC-5 Constant Volume - Proportion
Sensible Heat Ratio: 0.85 --- This system occurs 1 time(s) in the building. ---

Air System Peak Time: 1pm in August.
Outdoor Conditions: Clg: 89° DB, 77° WB, 120.10 grains, Htg: 44° DB
Indoor Conditions: Clg: 75° DB, 50% RH, Htg: 75° DB

Because of the diversity in room, plenum and ventilation loads, the room sensible peak time in August at 10am is different from the total system peak time, hence the air system CFM was computed using a room sensible load of 28,480.

Summer: Ventilation controls outside air, ----- Winter: Ventilation controls outside air.

Room Space sensible loss:	16,251	Btuh			
Infiltration sensible loss:	0	Btuh	0	CFM	
Outside Air sensible loss:	12,552	Btuh	375	CFM	
Supply Duct sensible loss:	1,806	Btuh			
Return Duct sensible loss:	903	Btuh			
Return Plenum sensible loss:	0	Btuh			
Total System sensible loss:					31,511 Btuh
Heating Supply Air: 18,056 / (1.000 X 1.08 X 20) =			836	CFM	
Winter Vent Outside Air (44.8% of supply) =			375	CFM	
Room space sensible gain:	28,380	Btuh			
Infiltration sensible gain:	0	Btuh			
Draw-thru fan sensible gain:	0	Btuh			
Supply duct sensible gain:	1,499	Btuh			
Total sensible gain on supply side of coil:					29,879 Btuh
Cooling Supply Air: 29,979 / (1.000 X 1.1 X 20) =			1,363	CFM	
Summer Vent Outside Air (27.5% of supply) =			375	CFM	
Return duct sensible gain:	272	Btuh			
Return plenum sensible gain:	0	Btuh			
Outside air sensible gain:	5,774	Btuh	375	CFM	
Blow-thru fan sensible gain:	0	Btuh			
Total sensible gain on return side of coil:					6,045 Btuh
Total sensible gain on air handling system:					35,925 Btuh
Room space latent gain:	5,270	Btuh			
Infiltration latent gain:	0	Btuh			
Outside air latent gain:	14,326	Btuh			
Total latent gain on air handling system:					19,596 Btuh
Total system sensible and latent gain:					55,521 Btuh

Check Figures

Total Air Handler Supply Air (based on a 20° TD):	1,363	CFM
Total Air Handler Vent. Air (27.51% of Supply):	375	CFM
Total Conditioned Air Space:	2,832	Sq.ft
Supply Air Per Unit Area:	0.4813	CFM/Sq.ft
Area Per Cooling Capacity:	612.1	Sq.ft/Ton
Cooling Capacity Per Area:	0.0016	Tons/Sq.ft
Heating Capacity Per Area:	11.13	Btuh/Sq.ft
Total Heating Required With Outside Air:	31,511	Btuh
Total Cooling Required With Outside Air:	4.63	Tons

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08/09/2021 2:59:59 PM

Air Handler #6 - AC-6 - Summary Loads

Rm No	Description Room Peak Time Flr No.	Area People Volume	Htg.Loss Htg.CFM CFM/Sqft	Sen.Gain Clg.CFM CFM/Sqft	Lat.Gain S.Exh W.Exh	Htg OA Req.CFM Act.CFM	Clg OA Req.CFM Act.CFM
5	AC-6	2,188	13,588	30,923	4,263	Direct	Direct
	1pm August	22	699	1,757	0	200	200
	Flr 1	21,880	0.32	0.80	0	200	200
	Room Peak Totals:	2,188	13,588	30,923	4,263		
	Total Rooms: 1	22	699	1,757	0	200	200
	Unique Rooms: 1	21,880	0.32	0.80	0	200	200

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Air Handler #6 - AC-6 - Total Load Summary

BC2013662
08/03/2021 2:53:59 PM

Air Handler Description: AC-6 Constant Volume - Proportion
Sensible Heat Ratio: 0.89 --- This system occurs 1 time(s) in the building. ---

Air System Peak Time: 1pm in August.
Outdoor Conditions: Clg: 89° DB, 77° WB, 120.10 grains, Htg: 44° DB
Indoor Conditions: Clg: 73° DB (avg.), 50% RH, Htg: 75° DB

Summer: Ventilation controls outside air, ---- Winter: Ventilation controls outside air.

Room Space sensible loss:	13,588 Btuh			
Infiltration sensible loss:	0 Btuh	0 CFM		
Outside Air sensible loss:	6,694 Btuh	200 CFM		
Supply Duct sensible loss:	1,510 Btuh			
Return Duct sensible loss:	755 Btuh			
Return Plenum sensible loss:	0 Btuh			
Total System sensible loss:			22,547	Btuh
Heating Supply Air: 15,098 / (1.000 X 1.08 X 20) =		699 CFM		
Winter Vent Outside Air (28.6% of supply) =		200 CFM		
Room space sensible gain:	30,923 Btuh			
Infiltration sensible gain:	0 Btuh			
Draw-thru fan sensible gain:	0 Btuh			
Supply duct sensible gain:	3,865 Btuh			
Total sensible gain on supply side of coil:			34,788	Btuh
Cooling Supply Air: 34,788 / (1.000 X 1.1 X 18) =		1,757 CFM		
Summer Vent Outside Air (11.4% of supply) =		200 CFM		
Return duct sensible gain:	1,285 Btuh			
Return plenum sensible gain:	0 Btuh			
Outside air sensible gain:	3,519 Btuh	200 CFM		
Blow-thru fan sensible gain:	0 Btuh			
Total sensible gain on return side of coil:			4,804	Btuh
Total sensible gain on air handling system:			39,592	Btuh
Room space latent gain:	4,263 Btuh			
Infiltration latent gain:	0 Btuh			
Outside air latent gain:	8,219 Btuh			
Total latent gain on air handling system:			12,482	Btuh
Total system sensible and latent gain:			52,073	Btuh

Check Figures

Total Air Handler Supply Air (based on a 18° TD):	1,757	CFM
Total Air Handler Vent. Air (11.38% of Supply):	200	CFM
Total Conditioned Air Space:	2,188	Sq.ft
Supply Air Per Unit Area:	0.8032	CFM/Sq.ft
Area Per Cooling Capacity:	504.2	Sq.ft/Ton
Cooling Capacity Per Area:	0.0020	Tons/Sq.ft
Heating Capacity Per Area:	10.31	Btuh/Sq.ft
Total Heating Required With Outside Air:	22,547	Btuh
Total Cooling Required With Outside Air:	4.34	Tons

MIAMIBEACH
BUILDING DEPARTMENT
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BC2013662
08/03/2021 2:53:59 PM

Charles E. Culpepper, Jr., P.E.
Consulting Engineer, Fla. License No. 14203
Electrical, Mechanical, and Structural
825 Brickell Bay Drive, Suite 346
Miami, Florida 33131
Cell: 786 402 7617
Email: sjirap@bellsouth.net

September 21, 2020

Mr. Juan Meizoso, Fire Chief
Miami Beach Fire Department
Fire Prevention Division
1701 Meridian Avenue, Suite 200
Miami Beach, FL 33139

RE: SOBE Hostel; 235 Washington Avenue; Miami Beach FL, 33139

I have discussed some of the safety concerns of the subject building at length with the owner and with the current building contractor. In addition, as you know, I have also participated in several telephone conference conversations with the interested parties including the Miami Beach Fire Department. The building was constructed in 1938. In its present condition it does not meet the current building codes. An architect for the current work has been retained for the purpose of addressing some of the renovation requirements of the City of Miami Beach.

I have been asked only for my opinion as to a method of removing smoke from the building corridors in the event of a fire. For a new structure any smoke control system would be designed in accordance with NFPA 92. However, I believe a smoke exhaust system is sufficient to meet the intent of NFPA 92 without all the specific requirements thereof. My opinion is based on:

1. The size of the building (it has only two floors)
2. The occupancy of the building (all the occupants will be young and mobile-the building is a hostel).
3. Condition of the building (extensive renovations would be required to meet NFPA 92 without, in my opinion, providing any addition safety for the occupants).

Therefore, I have designed a corridor smoke exhaust system that provides, in my opinion, the security intent of NFPA 92 at considerably less cost than a system meeting NFPA 92.

If your have any further requirements, suggestions and/or comments, please contact me.

Respectfully,

Charles E. Culpepper, Jr. Digitally signed by Charles E. Culpepper, Jr. Date: 2020.09.23 06:40:33 -04'00'

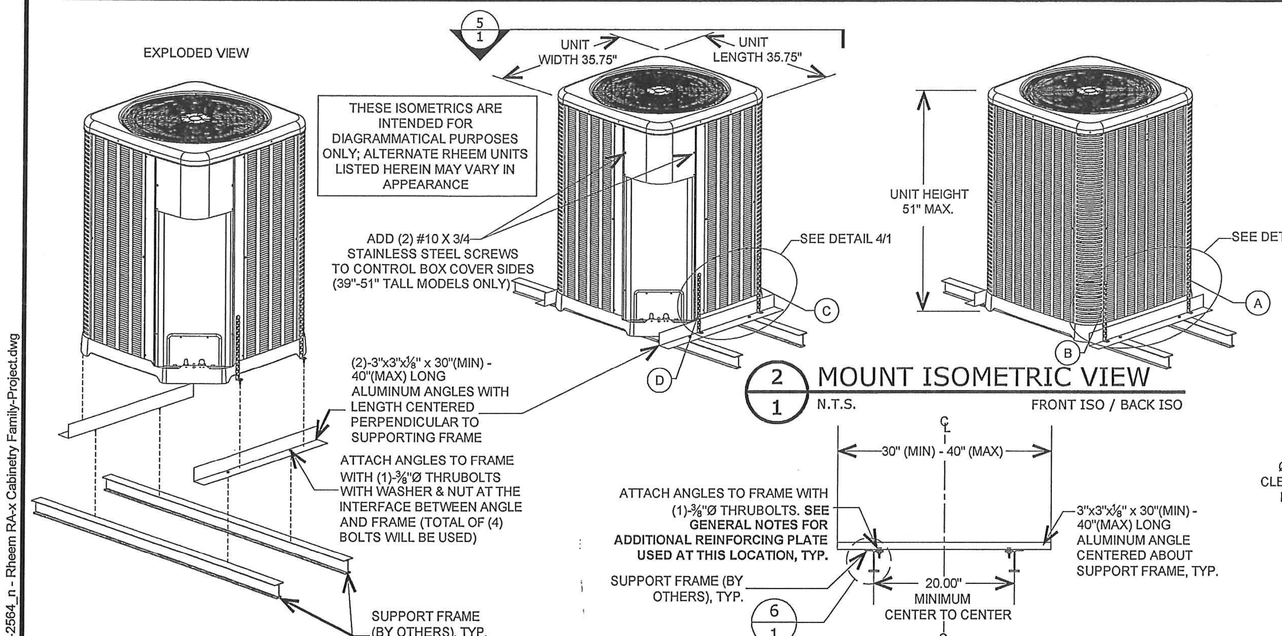
Charles E. Culpepper, Jr., PE
Florida Professional Engineering License 14203



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BC2013662
08/03/2021 2:53:39 PM

RHEEM SALES COMPANY, INC.

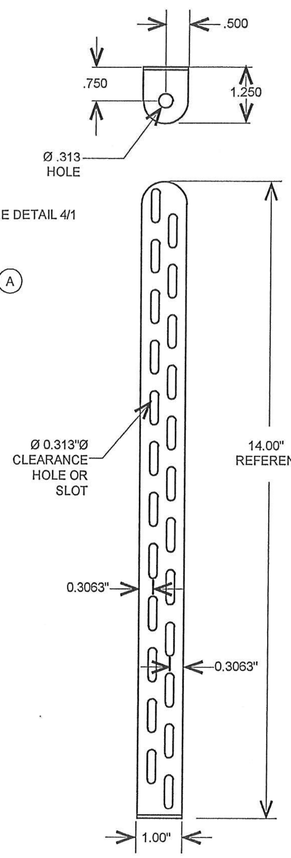
WIND LOAD CERTIFICATION OF MECHANICAL UNIT CABINETRY AND STEEL TIE-DOWN CLIPS: ROOF MOUNTED APPLICATIONS



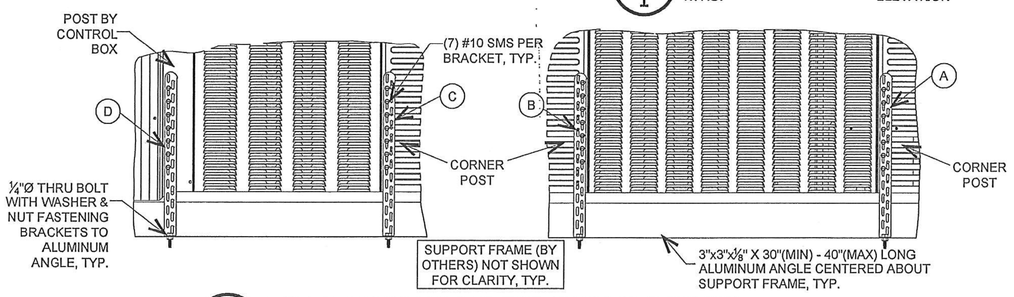
5/1 MOUNT ISOMETRIC VIEW
N.T.S. FRONT ISO / BACK ISO

2/1 MOUNT EXPLODED VIEW
N.T.S. FRONT ISOMETRIC

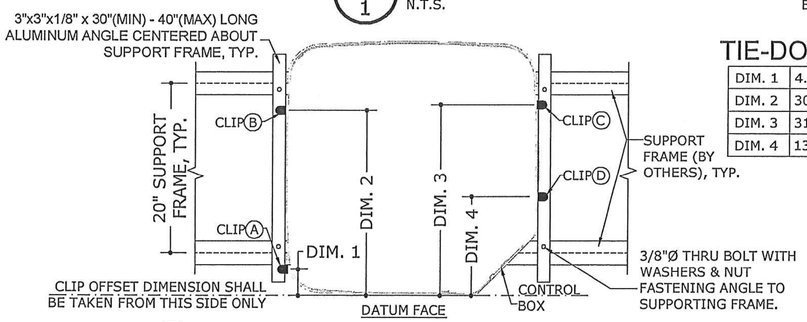
6/1 SUPPORT ANGLE
N.T.S. ELEVATION



TIE-DOWN BRACKET
MIAMI TECH CLIP: 12GA (0.09") ASTM A653 Fu=90 KSI STEEL (CUTD14), MIAMI TECH KIT # RRCUTD36K



4/1 TIE-DOWN BRACKET ATTACHMENTS
N.T.S. ELEVATIONS



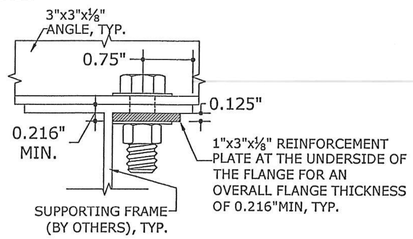
5/1 TIE-DOWN BRACKET LAYOUT
N.T.S. PLAN

NOTE: UNIT SHALL BE CENTERED ABOUT THE 20" RAIL TO RAIL SUPPORTING FRAME (BY OTHERS)

TIE-DOWN BRACKET OFFSETS:

DIM. 1	4.50" MAX OFFSET FROM DATUM FACE
DIM. 2	30.00" MIN OFFSET FROM DATUM FACE
DIM. 3	31.00" MIN OFFSET FROM DATUM FACE
DIM. 4	13.00" MAX OFFSET FROM DATUM FACE

APPLICABLE MODELS:
RA1360, RA1442A, RA1448,RA1460, RA1630, RA1636A, RP/UP2036, RA1642A, RA1648, RA1660, RP1360, RP1460, RP1548, RD1448, RP1560, RD1460, RA/UA1748, RA/UA1760, RA/UA2048, RA/UA2060, RP/UP1748, RP/UP1760, RP/UP2048, RP/UP2060,



6/1 REINFORCING PLATE
6" = 1'-0" SECTION

APPROVED DESIGN CRITERIA:

THE FOLLOWING ARE APPROVED INSTALLATION SCENARIOS FOR THE SYSTEM ILLUSTRATED HEREIN:

SCENARIO	ULTIMATE WIND SPEED	EXPOSURE	MEAN ROOF HEIGHT†	CENTROID HEIGHT*
1	175 MPH††	C	210 FT	56"
2	175 MPH††	D	130 FT	56"

*CENTROID HEIGHT IS THE HEIGHT OF THE UNIT'S GEOMETRIC CENTROID ABOVE THE LISTED MEAN ROOF HEIGHT. THE SYSTEM ILLUSTRATED HEREIN IS APPROVED FOR INSTALLATIONS TO ROOFTOP STANDS (BY OTHERS) UP TO 30" IN HEIGHT.
†MEAN ROOF HEIGHT OF THE BUILDING TO WHICH THE UNIT IS BEING INSTALLED
††ALLOWABLE WIND SPEED (Vasd)=135.6 MPH

DESIGN NOTES:

THIS SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH ASCE 7-10 AND THE FLORIDA BUILDING CODE FIFTH EDITION (2014) FOR USE WITHIN AND OUTSIDE THE HIGH VELOCITY HURRICANE ZONE AS INDICATED IN THE ACCOMPANYING DESIGN SCHEDULES. THE DESIGN CRITERIA USED TO CALCULATE THE ALLOWABLE ROOF-TOP HEIGHTS CONSIDERS ASCE 7-10 SECTION 29.5 FOR ROOF TOP HEIGHTS (H)>60 FT. $(GC_r)_{Lateral}$=1.90 OUTSIDE THE HVHZ , $(GC_r)_{Uplift}$=1.5 FOR ALL LOCATIONS (CONCURRENT). $(GC_r)_{Lateral}$=3.10 WITHIN THE HVHZ PER FBC 1620.6 (CONCURRENT WITH $(GC_r)_{Uplift}$). ALL OTHER DESIGN VARIABLES ARE IN ACCORDANCE WITH ASCE 7-10 CHAPTERS 26 & 29.

GENERAL NOTES:

1. THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FIFTH EDITION (2014) & ASCE 7-10. THIS SYSTEM MAY BE USED WITHIN AND OUTSIDE THE HIGH VELOCITY HURRICANE ZONE. THIS DESIGN IS NOT INTENDED TO CERTIFY IMPACT RESISTANCE OF THE MECHANICAL UNIT CABINETRY.
2. NO 33-1/3% INCREASE IN ALLOWABLE STRESS HAS BEEN USED IN THE DESIGN OF THIS SYSTEM.
3. DESIGN & CERTIFICATION OF THE UNIT CABINETRY IS APPROVED THROUGH TEST REPORT#0323.01-15 BY AMERICAN TEST LAB OF SOUTH FLORIDA.
4. ALL DIMENSIONS AND THE MINIMUM WEIGHT (200 LB MIN - 255LB MAX) OF MECHANICAL UNIT SHALL CONFORM TO LIMITATIONS STATED HEREIN. ALL MECHANICAL SPECIFICATIONS (CLEAR SPACE, TONNAGE, ETC.) SHALL BE AS PER MANUFACTURER RECOMMENDATIONS AND ARE THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SHEET METAL SCREWS USED TO FASTEN BRACKETS TO MECHANICAL UNITS SHALL BE #10 (14 MIN THREADS PER INCH) ASTM F593 410 STAINLESS STEEL OR EQUIVALENT ONLY. BOLTS USED TO FASTEN ALUMINUM ANGLES TO SUPPORTING FRAME (BY OTHERS) SHALL BE ASTM F593 410 STAINLESS STEEL OR EQUIVALENT AND SHALL UTILIZE SAE GRADE WASHERS & NUTS. PROVIDE (5) PITCHES MINIMUM PAST THE THREAD PLANE FOR SHEET METAL SCREWS. ALL FASTENERS SHALL HAVE APPROPRIATE CORROSION PROTECTION TO PREVENT ELECTROLYSIS. ALL FASTENER CONNECTIONS TO ALUMINUM SHALL PROVIDE 2xDIAMETER EDGE DISTANCE.
6. ALUMINUM ANGLES SPECIFIED HEREIN SHALL BE 6061-T6 ALUMINUM ONLY.
7. CONNECTIONS TO THE SUPPORTING FRAME (BY OTHERS) CONSIDER A FRAME MEMBER THAT IS 6061-T6 MIN ALUMINUM WITH A MINIMUM 0.094" THICK FLANGE AT ATTACHMENT POINT. **ADDITIONALLY A 1"x3"x⅛" REINFORCEMENT PLATE SHALL BE USED AT THE UNDERSIDE OF THE FLANGE FOR AN OVERALL FLANGE THICKNESS OF 0.216"MIN .** PERFORMANCE OF THE RAIL AS A STRUCTURAL MEMBER TO SUPPORT THE UNIT ASSEMBLY SHALL BE PER SEPARATE CERTIFICATION.
8. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
9. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS.
10. THE ADEQUACY OF ANY EXISTING STRUCTURE TO WITHSTAND SUPERIMPOSED LOADS SHALL BE VERIFIED BY THE ONSITE DESIGN PROFESSIONAL AND IS NOT INCLUDED IN THIS CERTIFICATION.EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.
11. THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE IN CONJUNCTION WITH THIS DOCUMENT.
12. WATER-TIGHTNESS OF EXISTING HOST SUBSTRATE SHALL BE THE FULL RESPONSIBILITY OF THE INSTALLING CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ANY REMOVED OR ALTERED WATERPROOFING MEMBRANE IS RESTORED AFTER FABRICATION AND INSTALLATION OF STRUCTURE PROPOSED HEREIN. THIS ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WATERPROOFING OR LEAKAGE ISSUES WHICH MAY OCCUR AS WATER-TIGHTNESS SHALL BE THE FULL RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
13. FOR AN EXPLANATION OF EXPOSURE CATEGORIES THAT ACCOMPANY THE Vult WIND SPEEDS USED IN THIS DOCUMENT, SEE SECTION 26.7.3 OF ASCE 7-10.

FRANK BENNARDO, P.E.
PE46549
06/10/2015
VALID FOR 1 PERMIT ONLY U.N.O.
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ENGINEERING EXPRESS®
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A FRANK L. BENNARDO, P.E., INC. INNOVATION

RHEEM SALES COMPANY, INC.
MECHANICAL UNIT STEEL TIE-DOWN CLIPS

REMARKS	DRWN	CHKD	DATE
INIT ISSUE	JAC	TSB	05/14/15

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15-2564

SCALE: N.T.S.

PAGE DESCRIPTION:
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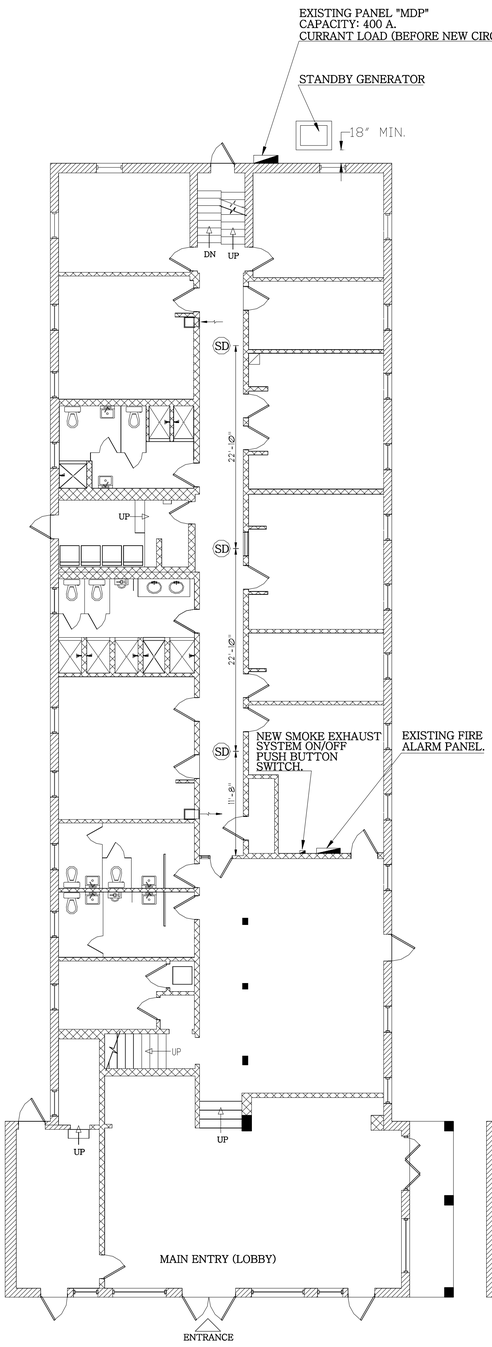
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08/11/2015 - 12:44pm troyb V:\Projects\15-2564 Rheem RA-x Cabinetry Family-Project\WP\Drawings\15-2564_n - Rheem RA-x Cabinetry Family Roof-Mounted Units-Project\WP\Drawings\15-2564_n - Rheem RA-x Cabinetry Family-Project.dwg

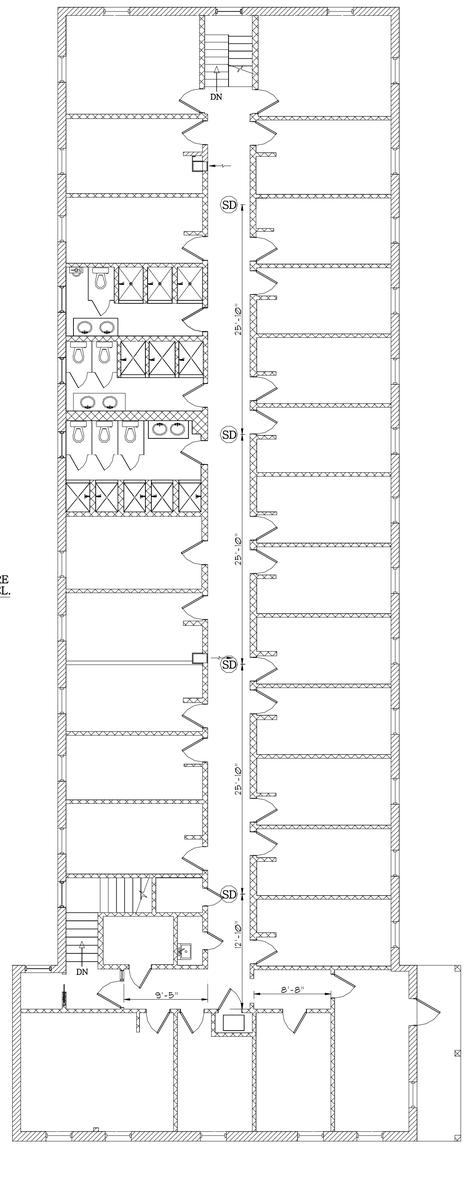
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ELECTRICAL LEGEND.

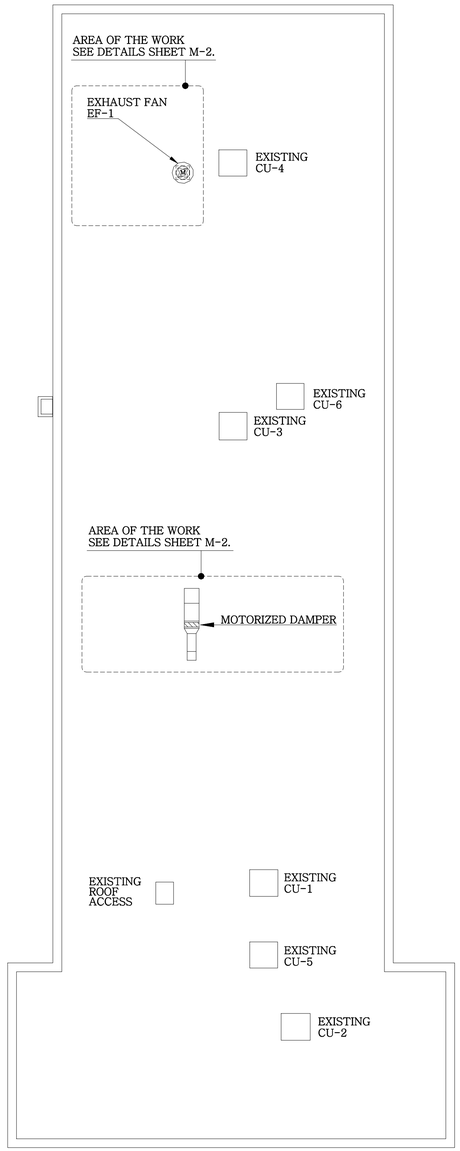
- (SD) SMOKE DETECTOR
- DISCONNECT SWITCH
- JB JUNCTION BOX
- (M) ELECTRIC MOTOR



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

SMOKE EXHAUST SYSTEM SEQUENCE OF OPERATION

1. UNDER QUIESCENT CONDITIONS THE EXHAUST FAN AND THE MOTORIZED DAMPER ON/OF SWITCHES AT THE UNITS ARE IN THE "ON" POSITION.
2. ACTIVATION OF ANY OF THE FOLLOWING WILL CAUSE THE SMOKE EXHAUST SYSTEM TO START:
   a. ACTIVATION OF THE ON/OFF SWITCH NEAR THE FIRE ALARM PANEL.
   b. A SIGNAL FROM THE FIRE ALARM PANEL ACTIVATED BY ANY SUPERVISORY DEVICE.
   c. ACTIVATION OF ANY OF THE SMOKE DETECTORS IN THE CORRIDORS.
3. DEACTIVATION OF THE SMOKE EXHAUST SYSTEM WILL BE THROUGH THE ON/OFF SWITCH NEAR THE FIRE ALARM PANEL.

SCOPE OF THE WORK:

1. THE SCOPE OF THE WORK IS TO FURNISH ALL LABOR AND PROVIDE AND INSTALL ALL NECESSARY MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE OPERATING ELECTRICAL SYSTEM IN ACCORDANCE WITH THE GENERAL NOTES INCLUDED HEREIN AND THE SPECIFIC NOTES TO FOLLOW.
2. THE COMPLETE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. ALL CIRCUIT BREAKERS.
   B. ALL DISCONNECT SWITCHES.
   C. ALL ELECTRICAL CONDUIT.
   D. ALL WIRING DEVICES.
   E. ALL POWER AND CONTROL WIRING.

A . GENERAL:

1. AS A MINIMUM ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS FOR THE TYPE OF EQUIPMENT AND INTENDED USE OF THE FOLLOWING:
   a. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
   b. NATIONAL ELECTRICAL MANUFACTURING ASSOCIATION (NEMA).
   c. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA/NEC).
   d. UNDERWRITERS LABORATORIES (UL); NOTE THAT THE ABOVE ENUMERATED CODES AND STANDARDS ARE SUBORDINATE TO UL.
2. ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC, SHALL BE LISTED FOR THE INTENDED USE WITH UNDERWRITERS LABORATORIES INC. (UL) WHERE STANDARDS HAVE BEEN ESTABLISHED BY UL.

B. MATERIALS:

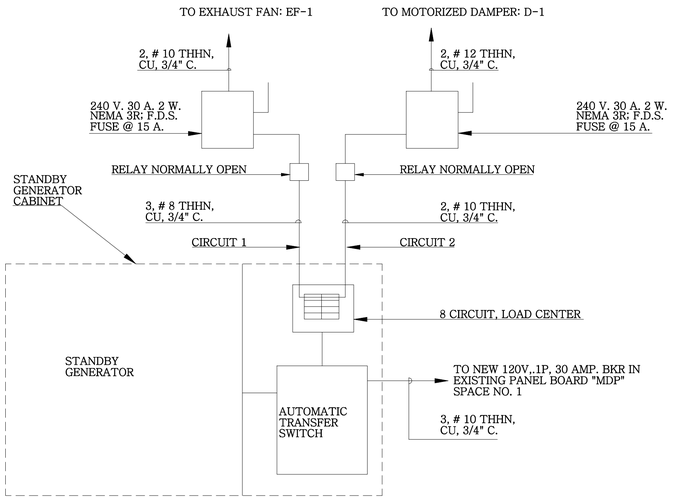
1. ALL WIRING SHALL HAVE 600 VOLT INSULATION TYPE TW, THW OR THWN FOR BRANCH CIRCUITS AND TYPE THW OR THN FOR MAIN FEEDERS OR AS SPECIFIED. MINIMUM SIZE WIRING SHALL BE #12 AWG.
2. THE ELECTRICAL DESIGN IS BASED ON COPPER CONDUCTORS; WIRE SIZES #10 AND SMALLER SHALL BE TYPE TW; WIRE SIZES #8 AND LARGER SHALL BE TYPE THW OR AS SPECIFIED. WIRE SIZES #10 AND SMALLER SHALL BE SOLID COPPER AND IN SIZES #8 AND LARGER SHALL BE STRANDED COPPER.
3. PROVIDE ALL FUSES FOR ALL EQUIPMENT WHERE FUSES ARE REQUIRED. SIZE ALL FUSES AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
4. ALL ELECTRICAL WIRING SHALL BE IN CONDUIT (NO ROMEX, SX. ETC.). ALL CONDUIT SHALL BE INTERMEDIATE METALLIC CONDUIT (IMC) OR RIDGED GALVANIZED STEEL (RGS) EXCEPT THAT:
   a. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN, OR ON WALLS AND/OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP AND/OR CORROSIVE CONDITIONS.
5. ALL FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE, UNLESS OTHERWISE NOTED.
6. WHERE OPENINGS MUST BE FIRE SEALED, USE FIRE SEAL SIMILAR TO "OZ".

C. METHODS:

1. ALL FEEDERS, SUB FEEDERS AND BRANCH CIRCUITS SHALL BE PROPERLY PHASED BALANCED.
2. WIREWAYS SHALL BE SIZED IN ACCORDANCE WITH THE NEC UNLESS OTHERWISE NOTED.
3. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS AND TYPE OF OUTLET FOR ALL ELECTRICAL EQUIPMENT.
4. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE IN WEATHERPROOF ENCLOSURES.
5. ALL PULL AND JUNCTION BOXES SHALL BE INSTALLED IN SUCH A MANNER THAT THEY WILL BE ACCESSIBLE AT ALL TIMES.

D. TESTS:

1. CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR ALL REQUIRED INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION AS THE WORK PROGRESSES
2. CONTRACTOR SHALL PERFORM TESTS ON ALL INSTALLED ELECTRICAL EQUIPMENT TO INSURE THAT ALL COMPONENTS OPERATE AS REQUIRED TO PROVIDE A COMPLETE OPERATING ELECTRICAL SYSTEM. PERFORM ANY ADDITIONAL TEST AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION AND IN ACCORDANCE WITH ANY LOCAL CODES AND ORDINANCES.



ELECTRICAL RISER
N.T.S.

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MECHANICAL · STRUCTURAL
MIAMI · NEW YORK · CHICAGO

PROJECT NAME

SMOKE EXHAUST FAN SYSTEM

SOBE HOSTEL
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

CHARLES E. CULPEPPER LICENSE No. 14203 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHARLES E. CULPEPPER, JR.
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW YORK LICENSE NO. 16-066511
STATE OF ILLINOIS LICENSE NO. 062-043107
STATE OF FLORIDA LICENSE NO, 14203

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Issue Date: SEPTEMBER 15, 2020

Revisions

No.	Date	Description

CULPEPPER

Project Number: 20-169 Drawn By: CEC
Designed By: CEC Checked By: CEC

Sheet Title: ELECTRICAL DETAILS

Sheet Number: E-1 1 OF 1

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AERIAL SITE PLAN: 235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA
N.T.S.



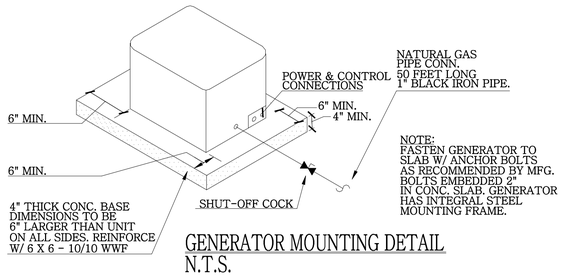
GREENHECK
Model: CUBE-141-5
Belt Drive Upblast Centrifugal Roof Exhaust Fan



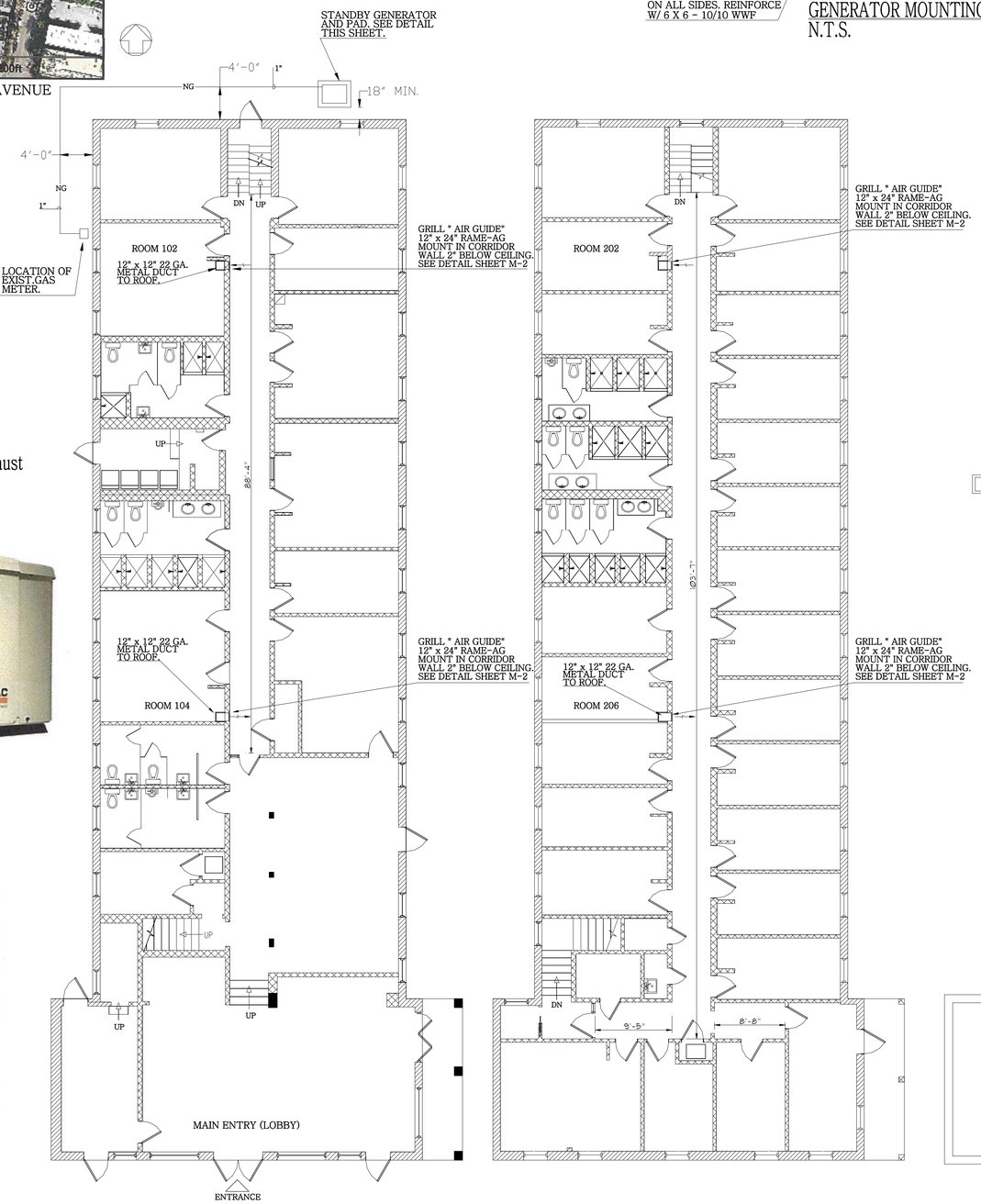
GENERAC
Model: 6698
Standby Generator
7.5 KW



DATON MFG
Model: 5NKK3
Motorized Damper
120 Volts

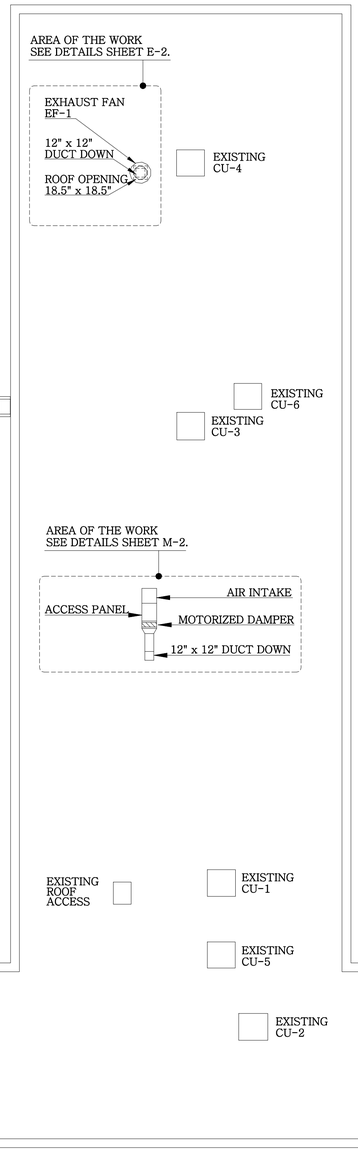


GENERATOR MOUNTING DETAIL
N.T.S.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

CODES:

THE CODES IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION ARE THE FLORIDA BUILDING CODE, EXISTING 2017 AND THE NEC 2014 (NFPA 70).

SCOPE OF THE WORK:

1. THE SCOPE OF THE WORK IS TO FURNISH ALL LABOR AND PROVIDE AND INSTALL ALL NECESSARY MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE OPERATING SMOKE EXHAUST SYSTEM IN ACCORDANCE WITH THE GENERAL NOTES INCLUDED HEREIN AND THE SPECIFIC NOTES TO FOLLOW.
2. THE COMPLETE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED, TO THE FOLLOWING:
   A. EXHAUST FAN.
   B. MOTORIZED DAMPER.
   C. STANDBY GENERATOR.
   D. AIR DUCTS AND GRILLES.
   E. ALL CONTROLS.
   F. ALL ELECTRICAL POWER AND CONTROL WIRING.
   G. ALL APPURTENANCES REQUIRED FOR A COMPLETE OPERATING SYSTEM.
4. ALL EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC. LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
5. REFER TO ALL DRAWINGS AND COOPERATE WITH ALL OTHER TRADES IN ORDER PROPERLY COORDINATE THE WORK.

GENERAL NOTES:

1. IT IS THE INTENTION OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE THE CONTRACTOR WITH SUFFICIENT INFORMATION FOR HIM/HER TO PREPARE A BID FOR A COMPLETE OPERATING INSTALLATION. IF THE CONTRACTOR FEELS HE/SHE NEEDS ADDITIONAL INFORMATION, CONTACT THE ENGINEER OF RECORD PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL EXISTING CONDITIONS. THIS INCLUDES BUT SHALL NOT BE LIMITED TO: PROPOSED LOCATION AND NATURE OF ALL NEW WORK AND ANY EXISTING CONSTRUCTION. BY SUBMITTING A BID, THE CONTRACTOR VERIFIES THAT HE/SHE HAS PERFORMED THIS TASK TO HIS/HER OWN SATISFACTION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, ALL LOCAL CODES AND ORDINANCES, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE EDITION AS NOTED AND IN ACCORDANCE WITH ANY NATIONAL REQUIREMENTS THAT ARE APPLICABLE . IN THE CASE OF ANY CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE "ADA" ACT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY RELATED OSHA REQUIREMENTS DURING CONSTRUCTION.
6. ALL WORK SHALL BE PERFORMED BY LICENSED AND INSURED STATE CERTIFIED CONTRACTORS OF THE PROPER DISCIPLINE OR, BY CONTRACTORS LICENSED AND INSURED IN THE JURISDICTION WHERE THE WORK IS TO BE PERFORMED OR, BY THE OWNER IF APPROVED BY THE LOCAL BUILDING OFFICIAL WITHIN THE JURISDICTION OF WHERE THE WORK IS TO BE PERFORMED.
7. INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. NO WORKER SHALL BE PERMITTED ON THE JOB SITE THAT IS NOT COVERED BY WORKMEN'S COMPENSATION INSURANCE.
8. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS, FEES, LICENSES, INSPECTIONS, CONNECTIONS, TESTS AND OTHER CHARGES AS REQUIRED. OBTAIN ALL THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
9. CONTRACTOR IS DIRECTED TO REVIEW ALL THE BUILDING PLANS AND SPECIFICATIONS FOR LIMITATIONS OF CONSTRUCTION, IDENTIFICATION OF MATERIALS AND PRODUCTS, AND DEFINITION OF WORKMANSHIP.
10. IT IS NOT THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO MEET THE OBJECTIVES OF THE CONSTRUCTION AS DELINEATED HEREIN.
11. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER.
12. CONTRACTOR SHALL LEAVE THE WORK AREA IN A BROOM CLEAN CONDITION AT THE END OF EACH WORK DAY.
13. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH AND DEBRIS. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL LAWS AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
14. THIS CONTRACTOR SHALL WARRANT AND GUARANTEE THE COMPLETE INSTALLATION AGAINST DEFECTIVE MATERIAL AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR. FOR MATERIALS FOR WHICH THE MANUFACTURER HAS A LONGER WARRANTY OR GUARANTEE, THE LONGER PERIOD SHALL APPLY.
15. FURNISH AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF THE WORK.
16. CONTRACTOR SHALL CORRECT ANY DEFECTS WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
17. IN THE EVENT IT BECOMES NECESSARY FOR THIS CONTRACTOR TO CORRECT ANY IMPROPER WORKMANSHIP, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COLLATERAL DAMAGE TO EXISTING MATERIALS AND/OR EQUIPMENT WHICH MAY OCCUR AS A RESULT OF ANY CORRECTIONS TO HIS/HER OWN WORK IN COMPLIANCE WITH THIS REQUIREMENT. THIS INCLUDES ANY STRUCTURAL DAMAGE OR ANY DAMAGES TO FINISHES.

MECHANICAL NOTES:

MATERIALS:

1. ALL EXHAUST DUCTWORK SHALL BE 22 GAUGE GALVANIZED SHEET STEEL.
2. ALL FASTENERS SHALL BE ZINC PLATED AND SHALL CONFORM TO ASTM A325.
3. ALL STEEL ANGLES AND PLATES SHALL CONFORM TO ASTM A-36.
4. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A187-97.
5. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

METHODS:

1. INSTALL ALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS MANUALS AND RECOMMENDATIONS. PAY SPECIAL ATTENTION TO REQUIRED CLEARANCES FOR INSTALLATION, OPERATION AND MAINTENANCE.
2. PERFORM ALL WORK IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF SMACNA, THE NFPA, THE FLORIDA BUILDING CODE LATEST EDITION AND WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS.
3. PROVIDE DOUBLE THICKNESS TURNING VANES AT ALL SQUARE ELBOWS.

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MECHANICAL · STRUCTURAL
MIAMI · NEW YORK · CHICAGO

PROJECT NAME

SMOKE EXHAUST FAN SYSTEM

SOBE HOSTEL
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

CHARLES E. CULPEPPER, JR.
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Issue Date: SEPTEMBER 15, 2020

Revisions

No.	Date	Description

CULPEPPER

Project Number: 20-169 Drawn By: CEC
Designed By: CEC Checked By: CEC

Sheet Title: EXHAUST FAN FLOOR PLANS

Sheet Number: M-1 1 OF 2

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PROJECT NAME

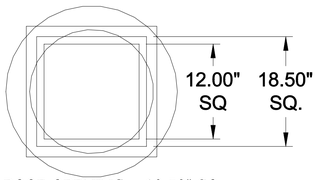
SMOKE EXHAUST
FAN SYSTEM

SOBE HOSTEL
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

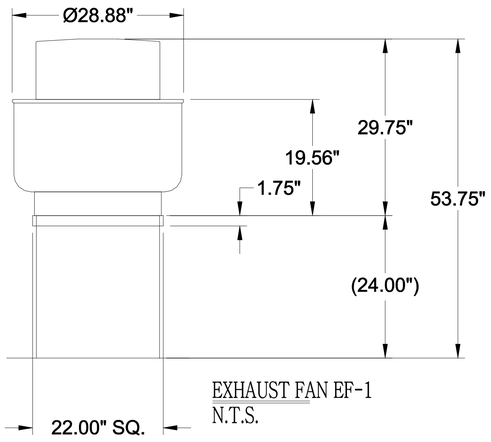
Belt Drive Upblast Centrifugal Roof Exhaust Fan

MARK INFORMATION		FAN INFORMATION						MOTOR INFORMATION					
QTY	MARK	MODEL	VOLUME (CFM)	TOTAL EXTERNAL SP (IN WG)	FAN RPM	OPERATING POWER (HP)	WEIGHT (LB.)	SIZE (HP)	V/C/P	ENCLOSURE	MOTOR RPM	WINDINGS	NEC FLA*
1	Mark 2	CUBE-141-5	1,500	0.75	1,228	0.39	78	0.5	115/60/1	OP	1725	1	9.8

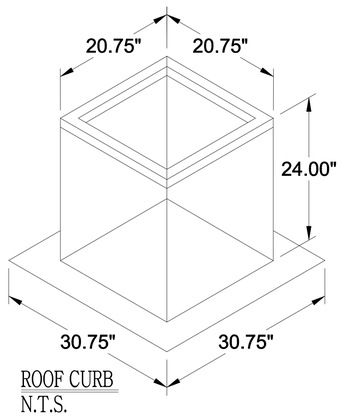
*NEC FLA - Based on table 430.□250 or 430.□248 of National Electrical Code 2017. Actual motor FLA may vary for sizing thermal overload, consult factory"



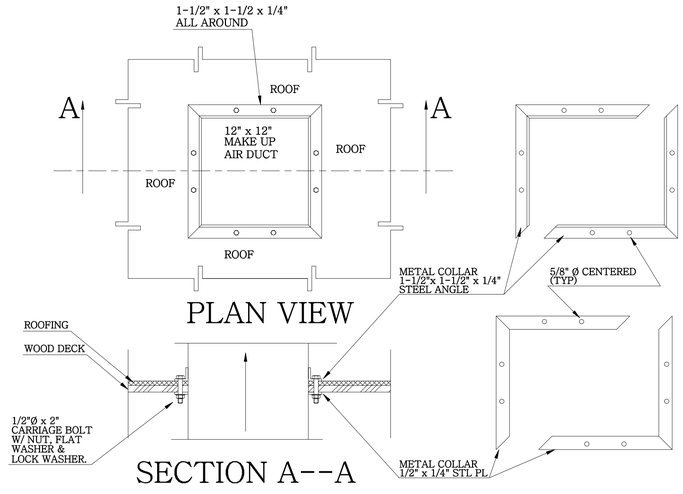
ROOF OPENING = 18.50" SQ.
EXHAUST DUCT SIZE = 12.00" SQ.



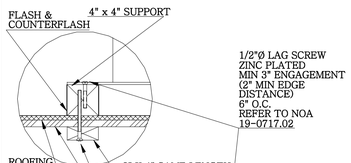
EXHAUST FAN EF-1
N.T.S.

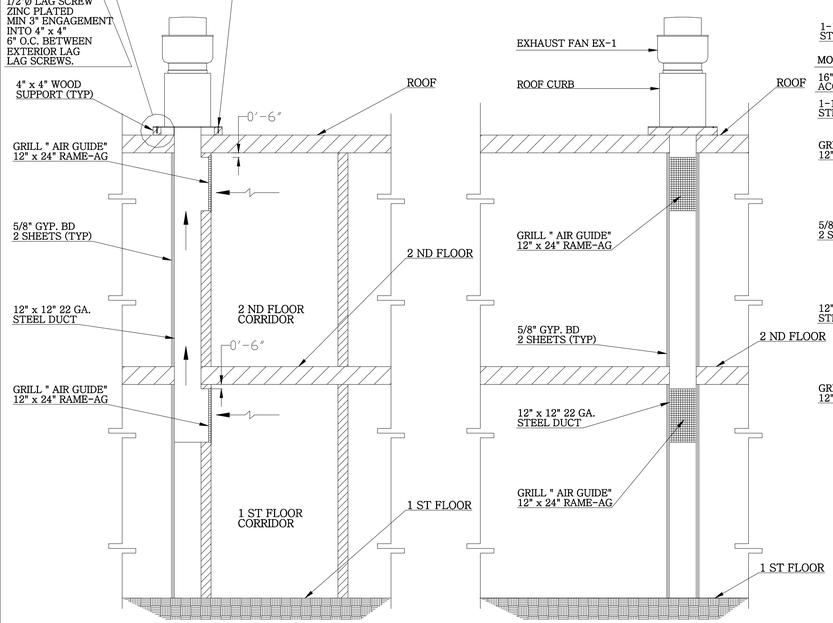


ROOF CURB
N.T.S.



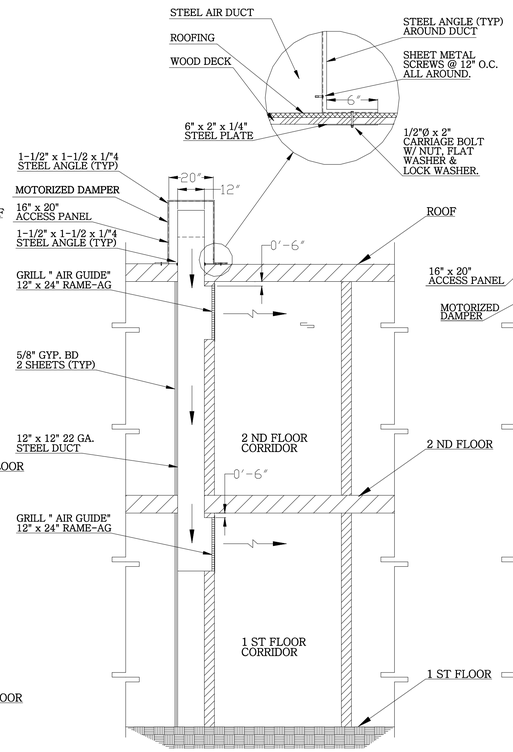
EXHAUST FAN	
Dimensional	
Quantity	1
Weight w/o Acc's (lb)	74 LBS
Weight w/ Acc's (lb)	78 LBS
Weight w/ Acc's and Curb (lb)	125 LBS
Max T Motor Frame Size	145
Roof Opening (in.)	18.5" x 18.5"
Performance	
Volume (CFM)	1,500
Total External SP (in. wg)	0.75
Fan RPM	1228
Operating Power (hp)	0.39
Motor	
Motor Mounted	Yes
Size (hp)	1/2
Voltage/Cycle/Phase	115/60/1
Enclosure	ODP
Motor RPM	1725
Efficiency Rating	Standard
Windings	1
NEC FLA* (Amps)	9.8



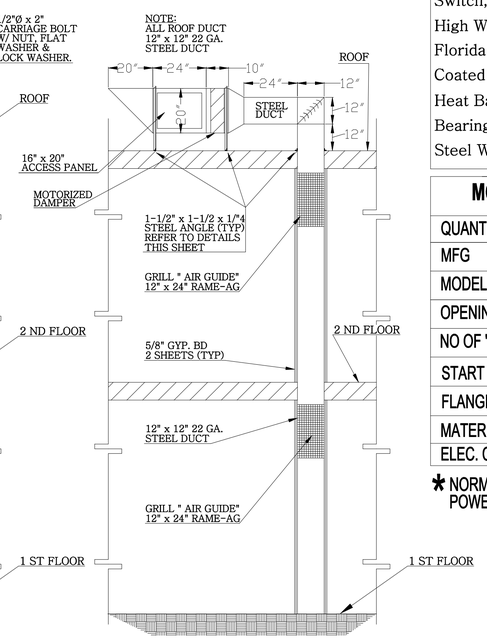


NORTH-SOUTH SECTION THRU EXHAUST DUCT
N.T.S.

EAST-WEST SECTION THRU EXHAUST DUCT
N.T.S.



NORTH-SOUTH SECTION THRU MAKE-UP AIR DUCT
N.T.S.



EAST-WEST SECTION THRU MAKE-UP AIR DUCT
N.T.S.

Mark 2 : SELECTED OPTIONS AND ACCESSORIES

Standard curb cap size - 22 in. square
UL Listed - Power Vents for Smoke Control Systems (500F/4hrs + 1000F/15 mins)
Switch, NEMA-3R, Toggle, Shipped with Unit
High Wind Rated (+/- 150 PSF Rating)
Florida Product Approval #FL13225.1 & Miami-Dade NOA #19-0717.02
Coated with Hi-Pro Polyester, Concrete Gray-RAL 7023, Fan And Attached Acc
Heat Baffle (Attached)
Bearings with Grease Fittings, L10 life of 100,000 hrs (L50 avg. life 500,000 hrs)
Steel Wheel Material

MOTORIZED DAMPER	
QUANTITY	1
MFG	DATON MFG
MODEL #	5NKK3
OPENING REQUIRED	20" x 20"
NO OF "F" PANELS	1
START	AUTOMATIC *
FLANGE WIDTH	1/2"
MATERIAL	ALUMINUM
ELEC. CHAR.	120/60/1

* NORMAL STATUS: SPRING CLOSED, POWER OPEN

STANDBY GENERATOR	
QUANTITY	1
MFG	GENERAC
MODEL #	6998
RATED WATTS	7.5 KW
FUEL TYPE	NATURAL GAS
FLOW RATE	117,000 BTU/HR.
AMPERES	25 NG
START	AUTOMATIC
PHASE	SINGLE
TRANSFER SW	YES
CIRCUITS	8
ELEC. CHAR.	240/60/1
ENCLOSURE	STEEL/NEMA 3R
MOUNTING PAD	ATTACHED
BATTERY REQUIRED	YES
BATTERY INCLUDED	NO
DIMENSIONS (L x W x H)	36 x 27 x 36
WEIGHT	280 LBS



CHARLES E. CULPEPPER, JR.
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW YORK LICENSE NO. 16-066511
STATE OF ILLINOIS LICENSE NO. 062-043107
STATE OF FLORIDA LICENSE NO, 14203

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY CHARLES E. CULPEPPER, JR. (FLA PE LISC 14203) ON THE DATE INCLUDED WITHIN THE DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATED CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Issue Date: SEPTEMBER 15, 2020

Revisions

No.	Date	Description

CULPEPPER

Project Number: 20-169 Drawn By: CEC
Designed By: CEC Checked By: CEC

Sheet Title: DETAILS

Sheet Number: M-2 2 OF 2

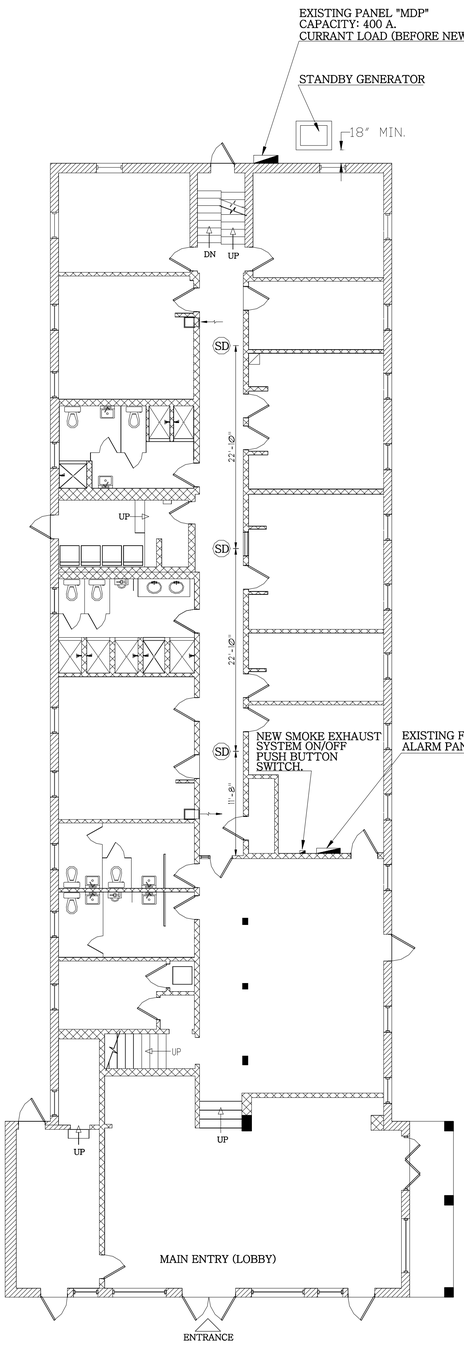
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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AND WITH REPORTING ANY DISCREPANCIES TO CHARLES E. CULPEPPER, JR. BEFORE COMMENCING ANY WORK.

ELECTRICAL LEGEND.

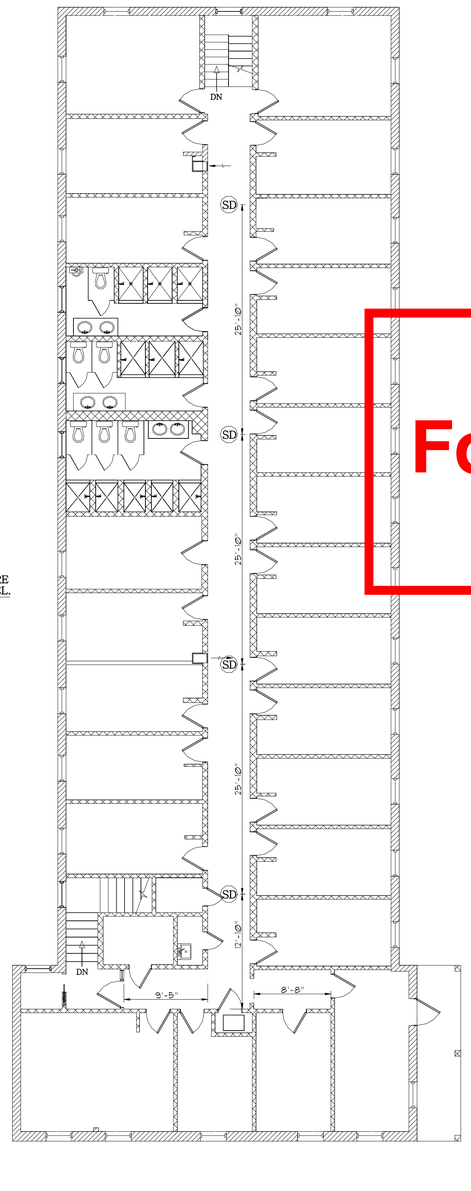
- (SD) SMOKE DETECTOR
- DISCONNECT SWITCH
- JB JUNCTION BOX
- (M) ELECTRIC MOTOR

SMOKE EXHAUST SYSTEM SEQUENCE OF OPERATION

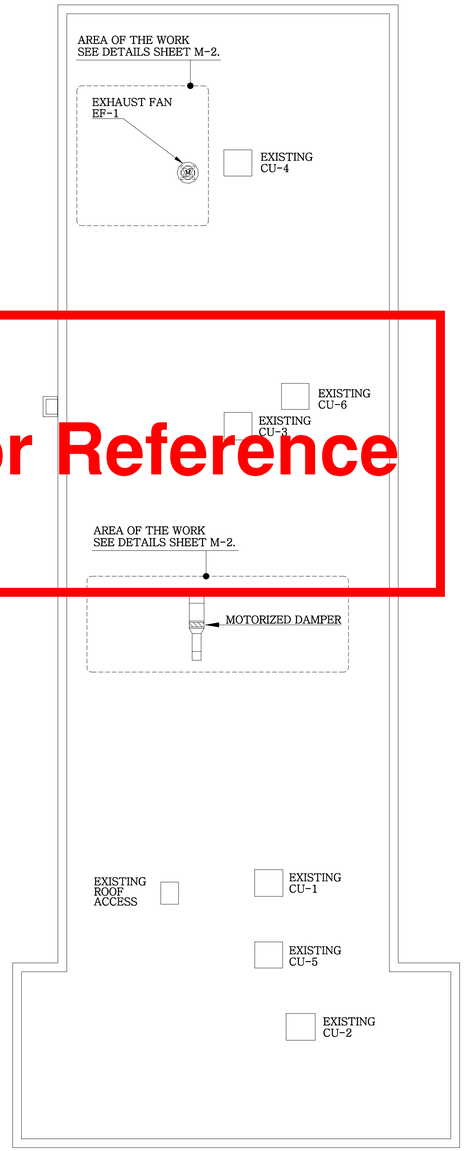
1. UNDER QUIESCENT CONDITIONS THE EXHAUST FAN AND THE MOTORIZED DAMPER ON/OF SWITCHES AT THE UNITS ARE IN THE "ON" POSITION.
2. ACTIVATION OF ANY OF THE FOLLOWING WILL CAUSE THE SMOKE EXHAUST SYSTEM TO START:
   a. ACTIVATION OF THE ON/OFF SWITCH NEAR THE FIRE ALARM PANEL.
   b. A SIGNAL FROM THE FIRE ALARM PANEL ACTIVATED BY ANY SUPERVISORY DEVICE.
   c. ACTIVATION OF ANY OF THE SMOKE DETECTORS IN THE CORRIDORS.
3. DEACTIVATION OF THE SMOKE EXHAUST SYSTEM WILL BE THROUGH THE ON/OFF SWITCH NEAR THE FIRE ALARM PANEL.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

For Reference

SCOPE OF THE WORK:

1. THE SCOPE OF THE WORK IS TO FURNISH ALL LABOR AND PROVIDE AND INSTALL ALL NECESSARY MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE OPERATING ELECTRICAL SYSTEM IN ACCORDANCE WITH THE GENERAL NOTES INCLUDED HEREIN AND THE SPECIFIC NOTES TO FOLLOW.
2. THE COMPLETE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. ALL CIRCUIT BREAKERS.
   B. ALL DISCONNECT SWITCHES.
   C. ALL ELECTRICAL CONDUIT.
   D. ALL WIRING DEVICES.
   E. ALL POWER AND CONTROL WIRING.

A . GENERAL:

1. AS A MINIMUM ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS FOR THE TYPE OF EQUIPMENT AND INTENDED USE OF THE FOLLOWING:
   a. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
   b. NATIONAL ELECTRICAL MANUFACTURING ASSOCIATION (NEMA).
   c. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA/NEC).
   d. UNDERWRITERS LABORATORIES (UL); NOTE THAT THE ABOVE ENUMERATED CODES AND STANDARDS ARE SUBORDINATE TO UL.
2. ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC, SHALL BE LISTED FOR THE INTENDED USE WITH UNDERWRITERS LABORATORIES INC. (UL) WHERE STANDARDS HAVE BEEN ESTABLISHED BY UL.

B. MATERIALS:

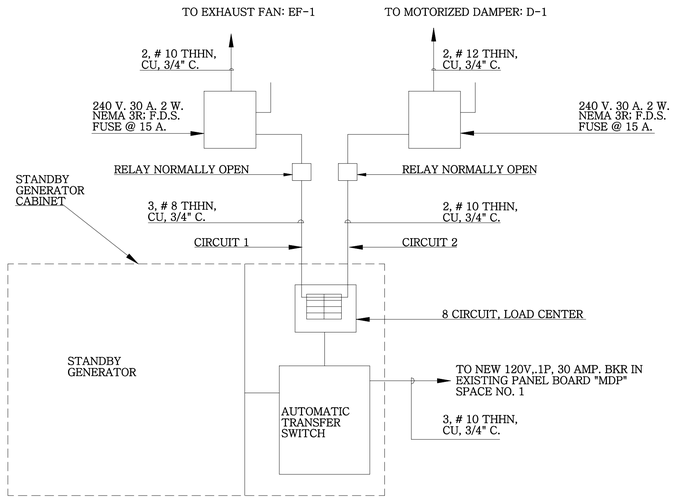
1. ALL WIRING SHALL HAVE 600 VOLT INSULATION TYPE TW, THW OR THWN FOR BRANCH CIRCUITS AND TYPE THW OR THN FOR MAIN FEEDERS OR AS SPECIFIED. MINIMUM SIZE WIRING SHALL BE #12 AWG.
2. THE ELECTRICAL DESIGN IS BASED ON COPPER CONDUCTORS; WIRE SIZES #10 AND SMALLER SHALL BE TYPE TW; WIRE SIZES #8 AND LARGER SHALL BE TYPE THW OR AS SPECIFIED. WIRE SIZES #10 AND SMALLER SHALL BE SOLID COPPER AND IN SIZES #8 AND LARGER SHALL BE STRANDED COPPER.
3. PROVIDE ALL FUSES FOR ALL EQUIPMENT WHERE FUSES ARE REQUIRED. SIZE ALL FUSES AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
4. ALL ELECTRICAL WIRING SHALL BE IN CONDUIT (NO ROMEX, SX. ETC.). ALL CONDUIT SHALL BE INTERMEDIATE METALLIC CONDUIT (IMC) OR RIDGED GALVANIZED STEEL (RGS) EXCEPT THAT:
   a. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN, OR ON WALLS AND/OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP AND/OR CORROSIVE CONDITIONS.
5. ALL FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE, UNLESS OTHERWISE NOTED.
6. WHERE OPENINGS MUST BE FIRE SEALED, USE FIRE SEAL SIMILAR TO "OZ".

C. METHODS:

1. ALL FEEDERS, SUB FEEDERS AND BRANCH CIRCUITS SHALL BE PROPERLY PHASED BALANCED.
2. WIREWAYS SHALL BE SIZED IN ACCORDANCE WITH THE NEC UNLESS OTHERWISE NOTED.
3. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS AND TYPE OF OUTLET FOR ALL ELECTRICAL EQUIPMENT.
4. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE IN WEATHERPROOF ENCLOSURES.
5. ALL PULL AND JUNCTION BOXES SHALL BE INSTALLED IN SUCH A MANNER THAT THEY WILL BE ACCESSIBLE AT ALL TIMES.

D. TESTS:

1. CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR ALL REQUIRED INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION AS THE WORK PROGRESSES
2. CONTRACTOR SHALL PERFORM TESTS ON ALL INSTALLED ELECTRICAL EQUIPMENT TO INSURE THAT ALL COMPONENTS OPERATE AS REQUIRED TO PROVIDE A COMPLETE OPERATING ELECTRICAL SYSTEM. PERFORM ANY ADDITIONAL TEST AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION AND IN ACCORDANCE WITH ANY LOCAL CODES AND ORDINANCES.



ELECTRICAL RISER
N.T.S.

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2013662
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MECHANICAL - STRUCTURAL
MIAMI • NEW YORK • CHICAGO

SMOKE EXHAUST FAN SYSTEM

PROJECT NAME

SOBE HOSTEL
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

CHARLES E. CULPEPPER, JR.
REGISTERED PROFESSIONAL ENGINEER
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STATE OF ILLINOIS LICENSE NO. 062-043107
STATE OF FLORIDA LICENSE NO. 14203

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Issue Date: SEPTEMBER 15, 2020

Revisions

No.	Date	Description

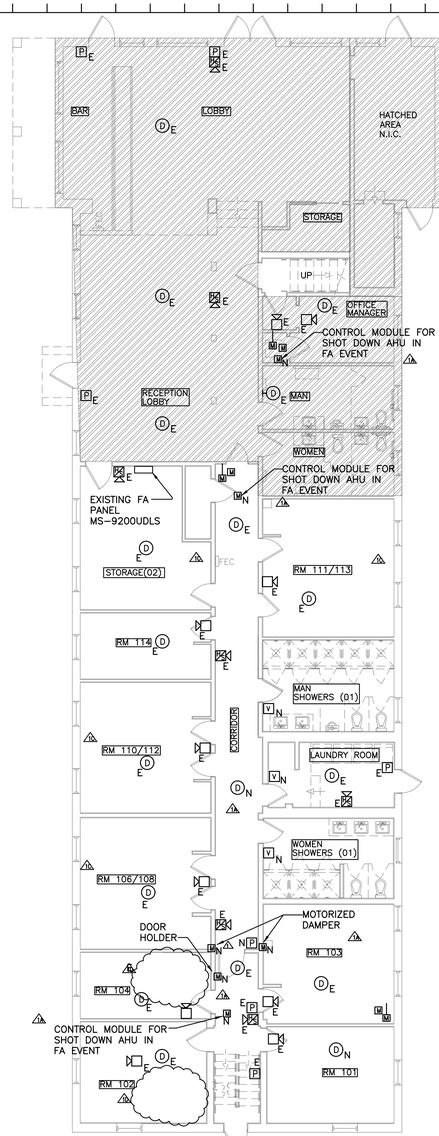
CULPEPPER

Project Number: 1786 Drawn By: CEC
Designed By: CEC Checked By: CEC

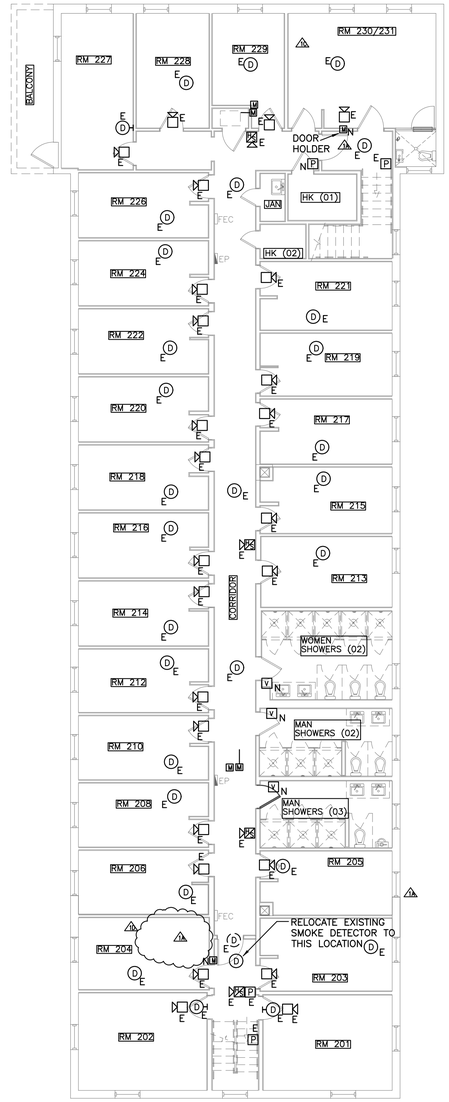
Sheet Title: ELECTRICAL DETAILS

Sheet Number: E-1 1 OF 1

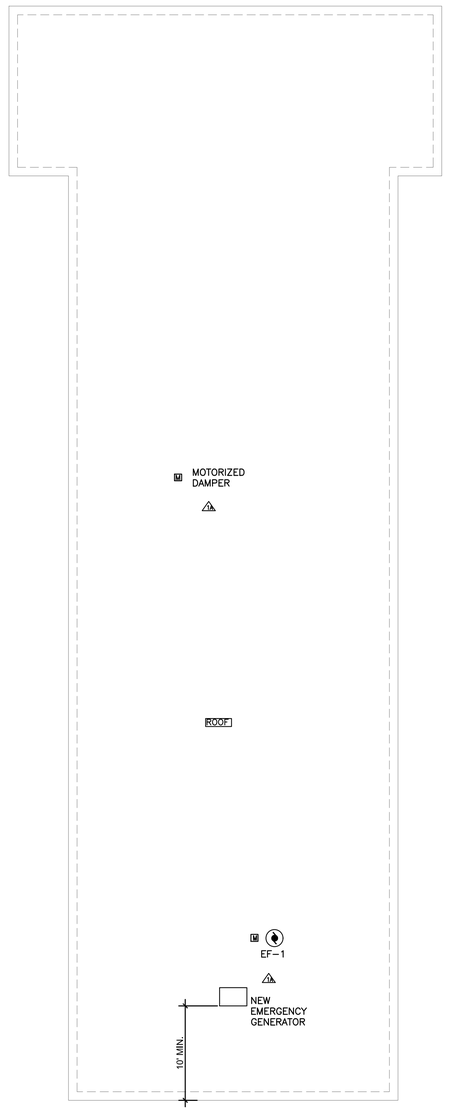
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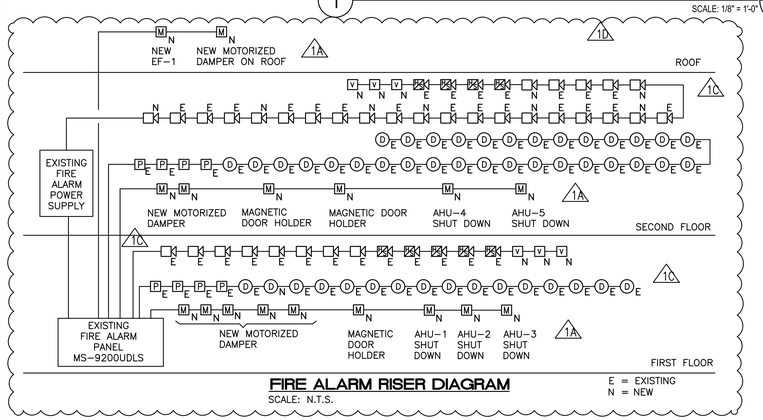
1 LEVEL ONE - PROPOSED FIRE ALARM PLAN
SCALE: 1/8" = 1'-0"



2 LEVEL TWO - PROPOSED FIRE ALARM PLAN
SCALE: 1/8" = 1'-0"



3 ROOF - PROPOSED FIRE ALARM PLAN
SCALE: 1/8" = 1'-0"



FIRE ALARM RISER DIAGRAM
SCALE: N.T.S.

E = EXISTING
N = NEW

FIRE ALARM LEGEND OF SYMBOLS

- HORN/STROBE LIGHT
- MINI HORN
- STROBE LIGHT
- PULL STATION
- CONTROL MODULE
- SMOKE DETECTOR
- SMOKE DAMPER
- MOTORIZED DAMPER
  LETTER 'E' DENOTE EXISTING
  LETTER 'C' DENOTE NEW

NOTES:

1. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PLANS
2. SEE FIRE ALARM RISER ON SHEET E-202
3. SMOKE DETECTORS SHALL BE LOCATED MINIMUM 3' FROM ANY SUPPLY OR RETURN A/C DIFFUSER

DOT NOT SEND THIS SET OF FIRE ALARM PLANS FOR CONSTRUCTION PRICE UNTIL BEEN APPROVED FOR THE BUILDING DEPARTMENT.

Ricardo N Lopez
Digitally signed by Ricardo N Lopez
Date: 2021.04.28 08:30:53 -04'00'

RICARDO LOPEZ, PE
CONSULTING ENGINEER
3461 SE 1st STREET
HOMESTEAD
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TEL. 786 200 8836
PE # 59400

SEAL
RICARDO N. LOPEZ LICENSE No. 59400 STATE OF FLORIDA PROFESSIONAL ENGINEER

Rev.	Date	Rev.	Date
1 NOT USED			
2 B.D.C./ENG REV.	02/04/2021		
3 NOT USED			
4 ZONING COMMENT	04/01/2021		
5 B.D.C. COMMENT	04/19/2021		

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Architect of Record:
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2915 Biscayne Boulevard, Suite #200
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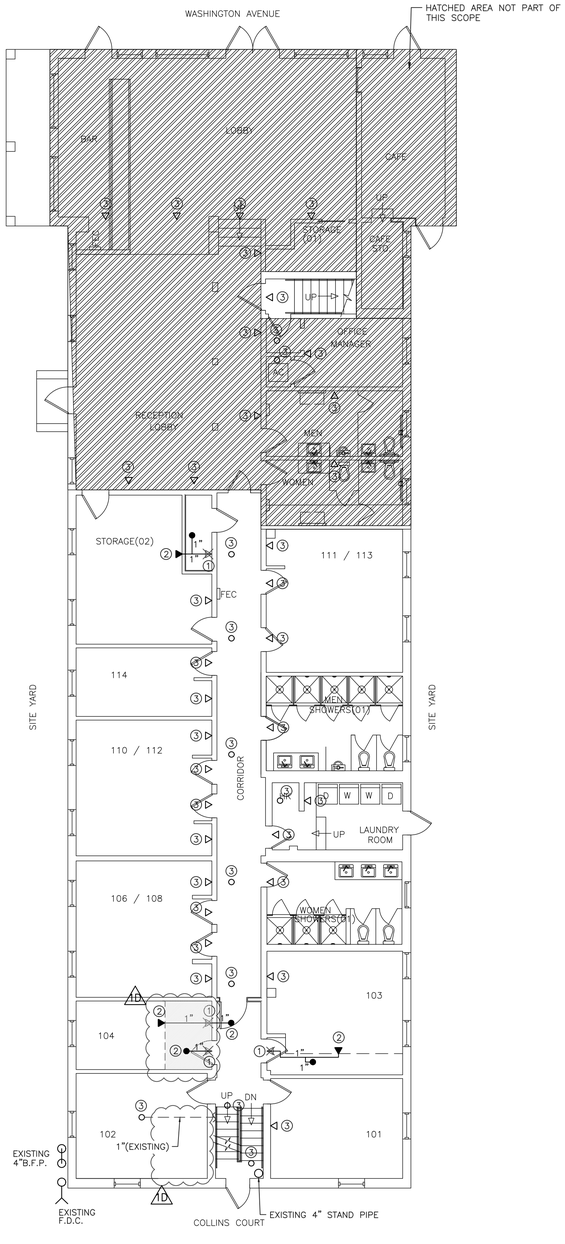
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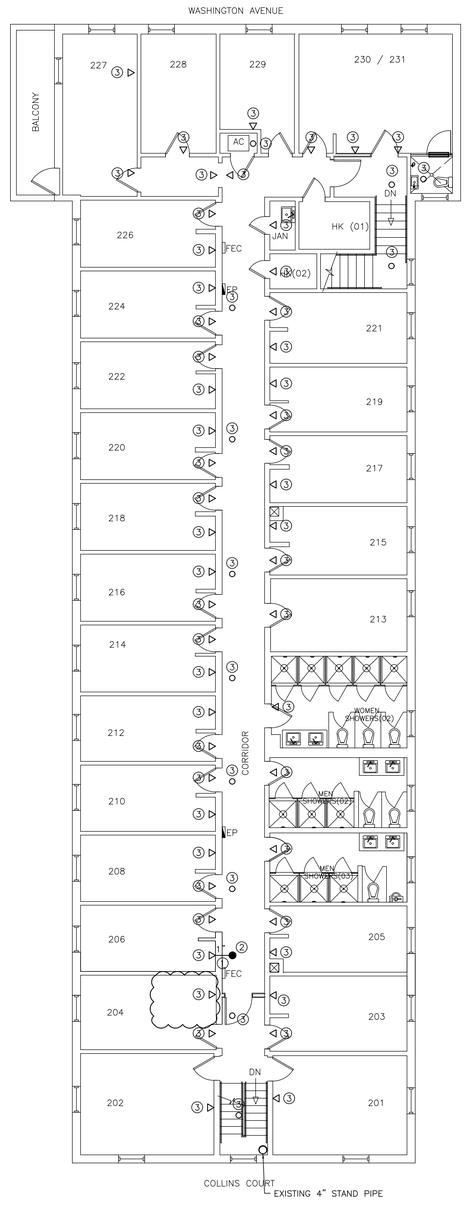
PROP. FA LEVEL 1, 2 & ROOF

Date	JUNE 08, 2020	Sheet No.	
Scale	AS INDICATED		FA-101
Project	1967		

MIAMIBEACH
BUILDING DEPARTMENT
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1 LEVEL ONE - FIRE PROTECTION FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 LEVEL TWO - FIRE PROTECTION FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

———	EXISTING PIPE.
———	NEW PIPE.
▲ ●	NEW FIRE SPRINKLER HEAD, SAME TYPE AND MODEL AS EXISTING.
△ ○	EXISTING FIRE SPRINKLER HEAD TO REMAIN.
⊠ ⊠	EXISTING FIRE SPRINKLER HEAD TO BE RELOCATED.
(E)	EXISTING TO REMAIN

CONSTRUCTION NOTES:

1. TIE–IN TO EXISTING.
2. EXISTING SPRINKLER HEAD TO BE RELOCATED. EXTEND 1" PIPING TO LOCATION INDICATED.
3. EXISTING SPRINKLER HEAD TO REMAIN.

Rev.		Date	Rev.	Date
1	P.P.C.	11/23/20		
1A	B.D.C.	02/04/21		
1B	NOT USED			
1C	ZONING COMMENT	04/01/21		
1D	B.D.C. (BUILDING)	04/19/21		

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SOBE HOSTEL
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Consultant:
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Address
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Consultant:
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Consultant:
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Architect of Record:
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KOBI KARP
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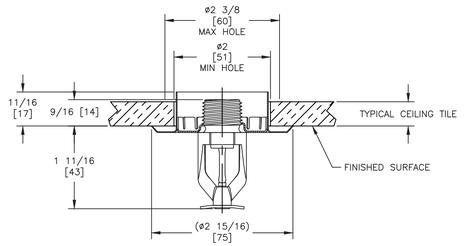
Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2021.04.27 18:23:35 -04'00'

RPA Engineering
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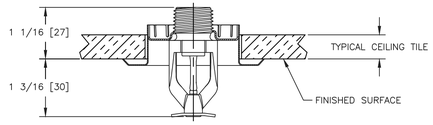
RICARDO PEREZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER
RICARDO PEREZ, P.E. 58728

PROPOSED F.P. LEVEL 1 & 2

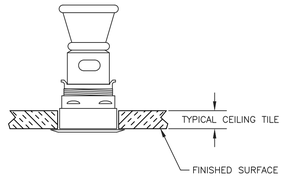
Date	JUNE 08, 2020	Sheet No. FP101
Scale	AS INDICATED	
Project	1967	



MAXIMUM EXTENSION
N.T.S.

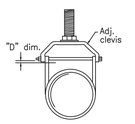


MAXIMUM RECESS
N.T.S.



FLUSH
N.T.S.





PIPE SIZE	"D" dim.
1(in.)	1/8"(in.)
1-1/4(in.)	1/8"(in.)
1-1/2(in.)	1/8"(in.)
2 (in.)	1/8"(in.)
2-1/2(in.)	1/8"(in.)



A U-TYPE HANGERS FOR BRANC
B WRAPAROUND U-HOOK
C ADJUSTABLE CLIP FOR BRANCH LINES
D SIDE BEAM ADJUSTABLE HANGER.
E ADJUSTABLE COACH SCREW CLIP FOR BRANCH LILNES
F CLEVIS HANGER.
G ADJUSTABLE SWIVEL LOOP HANGER.

SPRINKLER HANGER DETAILS
N.T.S.

MAXIMUM HANGER SPACING (FT.) (NFPA-13, 2013)

PIPE SIZE (IN.)	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3-1/2	4	5	6	8
STEEL PIPE EXCEPT THREADED LIGHTWALL (FT.)	N/A	12	12	15	15	15	15	15	15	15	15	15
THREADED LIGHTWALL STEEL PIPE (FT.)	N/A	12	12	12	12	12	12	N/A	N/A	N/A	N/A	N/A
CPVC (FT.)	5.5	6	6.5	7	8	9	10	N/A	N/A	N/A	N/A	N/A

SPRINKLER SCHEDULE

MANUFACTURER MODEL	HAZARD	MINIMUM OPERATING PRESSURE PSI	MAXIMUM COVERAGE (FEET)	SYSTEM TEMPERATURE RATING (°F)	SPRINKLER SIZE (IN)	SPRINKLER TYPE
VIKING VK 404 CONCEALED PENDANT	LIGHT	7	15	135	1/2", 5.6 K	QUICK RESPONSE
VIKING VK600 PENDANT	LIGHT	7	18' WIDE 18' THROW	135	1/2", 5.6 K	QUICK RESPONSE
VIKING VK532 UPRIGHT	LIGHT ORDINARY	7	18' WIDE 18' THROW	135	1/2", 5.6 K	QUICK RESPONSE
VIKING VK605 HORIZONTAL	LIGHT ORDINARY	7	16' WIDE 18' THROW	135	1/2", 5.6 K	QUICK RESPONSE
VIKING VK630 HORIZONTAL	LIGHT ORDINARY	7	14' WIDE 20' THROW	135	3/4", 8.0 K	QUICK RESPONSE

GENERAL SPRINKLER NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017, FLORIDA FIRE PREVENTION CODE, N.F.P.A. 13, 2013 EDITION. ALL LOCAL CODES AND ORDINANCES.

2. ALL RATED WALLS AND FLOORS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE/SMOKE STOP MATERIAL.

3. ALL SPRINKLER HEADS IN ELEVATOR MACHINE ROOMS, ELECTRICAL ROOMS AND MECHANICAL ROOMS SHALL BE PROVIDED WITH HEAD GUARDS.

4. PROVIDE INSPECTOR'S TEST CONNECTION AND DRAIN AS PER N.F.P.A. 13, 2013 EDITION REQUIREMENTS.

5. TEMPERATURE CLASSIFICATION FOR ALL SPRINKLER HEADS SHALL BE ORDINARY UNLESS NOTED OTHERWISE.

6. MATERIALS.

ALL PIPING MATERIAL SHALL HAVE A CORROSION RESISTANCE RATING (CCR) OF 1.0 OR GREATER.

ALL PIPING ABOVE GROUND SHALL BE LIGHTWALL THREADABLE STEEL PIPE OR CPVC FOR 2" AND SMALLER, ROLL AND GROOVED SCHEDULE 10 STEEL PIPE FOR PIPING 2 1/2" AND LARGER.

FITTINGS FOR PIPING 2" AND SMALLER SHALL BE MALLEABLE IRON, 150 PSI BANDED, THREADED, BLACK. ANSI B 16.3.

FITTINGS FOR PIPING 2 1/2" AND LARGER SHALL BE MECHANICAL COUPLING SYSTEM AS MANUFACTURED BY VICTAULIC CORP. OR GRINNELL CORP. "GRUVLOCK".

UNDERGROUND PIPING SHALL BE DUCTILE CAST IRON, BELL AND SPIGOT AWWA C111 AND C151. FITTINGS SHALL BE MECHANICAL JOINT CAST IRON, AWWA C110 AND C111, AND FLANGED FITTINGS AWWA C110.

FOR STRAIGHT RUNS OF PIPE: "TYTON" PUSH ON TYPE JOINT.

ALL FITTINGS SHALL BE FROM SAME MANUFACTURER. ALL PIPING AND FITTINGS AT EXTERIOR AND IN ATTIC SPACES SHALL BE FACTORY HOT DIPPED GALVANIZED FOR CORROSION PROTECTION.

GATE VALVES 2" AND SMALLER SHALL BE O.S.&Y. THREADED BRONZE, RISING STEM, WEDGE DISC, 175 WWP. GATE VALVES 2 1/2" AND LARGER SHALL BE O.S.&Y. FLANGED IBBM RISING STEM, SOLID WEDGE DISC, 175 WWP. ALL GATE VALVES SHALL BE U.L. LISTED AND F.M. APPROVED. BUTTERFLY VALVES WITH OR WITHOUT INTEGRAL SUPERVISORY SWITCH MAY BE USED WHERE PERMITTED BY N.F.P.A. 13, 2013 EDITION.

7. PRESSURE TEST AND FLUSH THE SYSTEM IN ACCORDANCE WITH N.F.P.A. 13, 2013 EDITION REQUIREMENTS. SUBMIT FORMS 85A AND 85B.

8. PROVIDE FLUSHING CONNECTIONS AS REQUIRED. REMOVABLE FITTINGS SHALL BE PROVIDED AT END OF CROSSMAINS.

9. SPRINKLER HEADS SHALL BE AUTOMATIC, CAST BRASS CLOSED FUSIBLE LINK OR GLASS BULB TYPE, ORDINARY TEMPERATURE RATING UNLESS NOTED OTHERWISE, CONFIGURATION AS NOTED ON DRAWINGS. FACTORY COATING OR FINISH SHALL BE AS NOTED ON SPRINKLER HEAD SCHEDULE. INSTALLATION SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REFER TO SPRINKLER HEAD SCHEDULE THIS SHEET.

10. PROVIDE IDENTIFICATION FOR ALL PIPING, VALVES, ETC. ASSOCIATED WITH THE FIRE PROTECTION SYSTEM. COLOR BANDS, LEGEND AND FLOW ARROWS AT PIPE MARKERS SHALL BE IN ACCORDANCE WITH ANSI A13.1 PROVIDE ANODIZED ALUMINUM ENGRAVED VALVE TAGS FOR ALL VALVES IN THE SYSTEM.

11. THE WORK THAT IS TO BE DONE UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR,MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF FIRE PROTECTION SYSTEM SHOWN ON THE DRAWINGS AND LISTED HEREIN.

12. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES. VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOBSITE PRIOR TO FABRICATION OF PIPING AND INSTALLATION OF EQUIPMENT AND MATERIALS.

13. SIZES AS INDICATED ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL SIZES MAY VARY. THE ABOVE ITEMS ARE ABOVE AND BEYOND WHAT WILL BE REQUIRED TO EFFECT THE WORK AS INDICATED ON THE DRAWINGS OR AS NECESSITATED BY COORDINATION EFFORTS. THE PRICE QUOTED SHALL INCLUDE COMPLETE INSTALLATION IN THE EVENT THESE MATERIALS REQUIRE THEIR IMPLEMENTATION DUE TO OMISSION FROM THE DRAWINGS, OR LACK OF CLARITY ON THE DRAWINGS.

14. ALL TEES, PLUGS, CAPS, BEND, REDUCERS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING RESTRAINED JOIN SYSTEMS.

15. WHERE CORROSIVE CONDITIONS EXIST OR PIPING IS EXPOSED TO THE WEATHER, CORROSION TYPES OF PIPES, FITTINGS, AND HANGARS, OR PROTECTIVE RESISTANT COATING SHALL BE USED.

16. CORROSION PROTECTION FOR ALL UNDER GROUND BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER INSTALLATION.

17. ALL FIRE PROTECTION EQUIPMENT AND DEVICES SHALL BE U.L. LISTED AND FACTORY MUTUAL (FM) APPROVED.

18. SHOP DRAWINGS WILL BE SUBMITTED BY THE FIRE SPRINKLER CONTRACTOR

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2021.04.27 18:24:04 -04'00'

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RICARDO PEREZ, P.E. 58728

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Rev.	Date	Rev.	Date

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FIRE PROTECTION NOTES & DETAILS

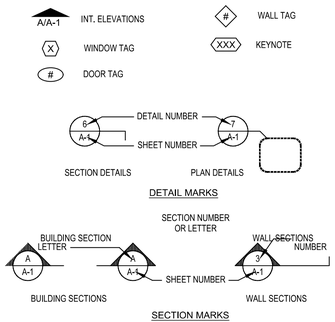
Date	JUNE 08, 2020	Sheet No.	FP201
Scale	AS INDICATED		
Project	1967		

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ABBREVIATIONS

ACOUST.	ACOUSTICAL	MAT.	MATERIAL
A.D.	AREA DRAIN	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	M.B.	MASONRY BLOCK
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
A.F.L.	ABOVE FLOOR LINE	MFG.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
ANCH.	ANCHOR	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATELY	MLDG.	MOULDING
B.E.	BURIED ELECTRIC	M.O.	MASONRY OPENING
BD.	BOARD	M.R.	MOISTURE RESISTANT
BKT.	BRACKET	M.T.	METAL THRESHOLD
BLDG.	BUILDING	MTL.	METAL
BLK.	BLOCK	N.C.	NONCORROSIVE
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
BM.	BEAM	NO. / #	NUMBER
BRK.	BRICK	NOM.	NOMINAL
B.T.	BURIED TELEPHONE	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.A.	OVER ALL
C.B.	CHALK BOARD	O.A.F.	OVERALL FRAME
C.B.	CATCH BASIN	O.C.	ON CENTER
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CER./C.T.	CERAMIC TILE	O.H.	OPPOSITE HAND
C.I.	CAST IRON	OPER.	OPERATE
C.I.P.	CAST IN PLACE	OPNG.	OPENING
C.J.	CONTROL JOINT	OVHD.	OVERHEAD
CLG.	CEILING	OZ.	OUNCE (S)
CLKG.	CAULKING	P.C.	PRECAST CONCRETE
CLR.	CLEAR	P.E.	PORCELAIN ENAMEL
CLO.	CLOSET	P.E.	POLYETHELENE PIPE
CMU	CONC. MASONRY UNIT	PERF	PREFORMED
C.O.	CLEAR OPENING	PERIM.	PERIMETER
C.O.	CLEANOUT	PERP.	PERPENDICULAR (TO)
COL.	COLUMN	PG.	PAGE
CONC.	CONCRETE	P.G.B.	PAINT GRADE BIRCH
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	PLUMB.	PLUMBING
C.R.	COLD ROLLED	PLYWD	PLYWOOD
CRS.	COURSES	P.M.	PRESSED METAL
CSK.	COUNTERSINK	PNL.	PANEL
CU.	CUBIC	POL.	POLISHED
C.U.H.	CABINET UNIT HEATER	P.P.L.	PRESSURE PLASTIC
CL	CENTERLINE	LAMINATE	
D.A.	DOUBLE ACTING	P.P.	POWER POLE
DET.	DETAIL	PR.	PAIR
D.F.	DRINKING FOUNTAIN	P.T.	PRESSURE-TREATED
DIA.	DIAMETER	PTN.	PARTITION
DIM.	DIMENSION	PTD.	PAINTED Q.T. QUARRY
D.I.P.	DUCTILE IRON PIPE	TILE	
DN	DOWN	QTY.	QUANTITY
D.O.	DOOR OPENING	RAD	RADIUS
DWG.	DRAWING	R.	RISER
EA.	EACH	RAD. ENCL.	RADIATOR ENCLOSURE
E.G.M.	EXISTING GAS MAIN	R.C.P.	REINFORCED CONC.
E.J.	EXPANSION JOINT	PIPE	
EL.	ELEVATION (GRADE)	R.D.	ROOF DRAIN
ELEC.	ELECTRICAL	REINF.	REINFORCING
ELEV.	ELEVATION (FACADE) / ELEVATOR	REQD.	REQUIRED
		RESIL.	RESILIENT
E.O.H.E.	EXISTING OVERHEAD ELEC.	RET.	RETAINING
EQ. / =	EQUAL	RF.	ROOF
EXH.	EXHAUST	RM.	ROOM
EXIST.	EXISTING	R.O.	ROUGH OPENING
EXST'G.	EXISTING	R.W.L.	RAIN WATER LEADER
EXP.	EXPANSION JOINT	SAN	SANITARY
EXT.	EXTERIOR	S.B.M.H.	SOUTHERN BELL
F.C.	FIRE CODE	MANHOLE	
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE
F.E.	FIRE EXTINGUISHER	S.D.	STORM DRAIN
F.E.C.	FIRE EXTINGUISHER CAB.	SECT.	SECTION
F.H.	FIRE HYDRANT	S.G.F.T.	STRUCT. GLAZED
FIN.	FINISH	FACING TILE	
FL	FLOOR	SHT.	SHEET
FLASH.	FLASHING	SIM.	SIMILAR
FLUOR.	FLUORESCENT	SLID.	SLIDING
F.P.	FIREPROOFING	SPEC.	SPECIFICATIONS
F.S.	FULL SIZE	SQ.	SQUARE
F.T.	FIRE-TREATED	S.S.	STAINLESS STEEL
FT.	FEET	STD.	STANDARD
FT²	SQUARE FEET	STL.	STEEL
FT³	CUBIC FEET	STOR.	STORAGE
GA.	GAUGE	STRUCT.	STRUCTURAL
GALV.	GALVANIZED	SUSP.	SUSPENDED
G.C.	GENERAL CONTRACTOR	SVC.	SERVICE
GL.	GLASS	T.	TREADS
GR.	GRADE	T.B.	TACK BOARD
GRND.	GROUND	T.B.	TEST BORING
G.S.U.	GLAZED STRUCT. UNIT	T.C.	TERRA COTTA
G.V.	GATE VALVE	TEL.	TELEPHONE
GYP.	GYPSUM	TERR.	TERRAZZO
GWB	GYPSUM WALL BOARD	THK	THICKNESS
HDWD.	HARDWOOD	THRESH.	THRESHOLD
HDWR.	HARDWARE	T.O.S.	TOP OF SLAB
H.M.	HOLLOW METAL	T.O.W.	TOP OF WALL
HORIZ.	HORIZONTAL	T.S.	TUBE STEEL
HGT.	HEIGHT	TYP.	TYPICAL
H.P.	HIGH POINT	VERT.	VERTICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
I.D.	INSIDE DIAMETER	W.	WIDE FLANGE
IN.	INCH / INCHES	W /	WITH
INCAN.	INCANDESCENT	W.M.	WATER MAIN
INSUL.	INSULATION		
INT.	INTERIOR		
INV.	INVERT		
MACH.	MACHINE		
MAS.	MASONRY		

SYMBOLS LEGEND



SOBE HOSTEL

ALTERATION LEVEL 2

235 WASHINGTON AVE
MIAMI BEACH, FL 33139

FOLIO # 02-4203-003-1070

PERMIT SET
JUNE 17th, 2020

SPECIALTY MECHANICAL SD.

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INDEX

SHEET	DESCRIPTION	ALTERATION LEVEL 2 (06-23-2020)	REVISION # 1 (11-23-2020)	REVISION # 1A (02-04-2021)	REVISION # 1B (03-18-2021)	REVISION # 1C (04-01-2021)	REVISION # 1D (04-19-2021)	REVISION # 1E (05-07-2021)	
A0.00	COVER SHEET / PROJECT DATA	●	●	●	●	●	●	●	1E
A1.00	SITE PLAN	●	●		●	●			
	SURVEY								
D1.00	SELECTIVE DEMOLITION PLAN - LEVEL 1&2	●	●						
ARCHITECTURE									
A2.00	LIFE SAFETY PLAN LEVEL 1 & 2	●	●			●	●	●	
A3.00	PROPOSED PLAN LEVEL 1 & 2	●	●	●	●	●	●	●	
A3.01	PROPOSED RCP LEVEL 1 & 2	●	●	●	●	●		●	
A4.00	ENLARGED SHOWERS AND BATHROOMS PLANS AND ELEVATIONS	●	●					●	
A6.00	PARTITIONS TYPES DETAILS	●	●				●		
A6.01	MISCELLANEOUS DETAILS		●		●		●		
A8.00	DOOR SCHEDULE		●	●			●		
MECHANICAL									
M-101	PROPOSED MECHANICAL LEVEL 1	●	●		●	●	●		
M-102	PROPOSED MECHANICAL LEVEL 2				●	●	●		
M-103	PROPOSED MECHANICAL ROOF PLAN				●				
M-201	MECHANICAL NOTES & DETAILS	●	●		●				
M-202	MECHANICAL NOTES & DETAILS	●			●				
M-203	MECHANICAL NOTES & DETAILS	●	●		●				
ELECTRICAL									
E-101	PROPOSED ELECTRICAL LEVELS 1 & 2	●	●			●	●		
E-201	ELECTRICAL PANEL SCHEDULES	●	●				●		
E-202	ELECTRICAL NOTES AND RISER	●	●			●	●		
PLUMBING									
P-101	PROPOSED MECHANICAL LEVEL 1 & 2	●	●			●	●		
P-201	PLUMBING NOTES & DETAILS	●							
P-202	PLUMBING RISERS	●					●		
FIRE									
FP-101	FIRE PROTECTION LEVEL 1 & 2	●	●				●		
FA-101	FIRE ALARMS LEVEL 1 & 2	●	●			●	●		
FP-201	FIRE PROTECTION NOTES AND DETAILS	●				●			
SPECIALTY MECHANICAL SHOP DRAWIGS									
M - 1	EXHAUST FAN FLOOR PLANS		●					●	1E
M - 2	DETAILS		●					●	
M - 3	NATURAL GAS LAYOUT							●	
E - 1	ELECTRICAL DETAILS		●					●	
-	SMOKE EVAC. LETTER		●					●	
-	NOA SUPPORT STAND							●	

SCOPE OF WORK

OWNER REVISION - THE SCOPE SHALL INCLUDE:

- REFERENCE FLORIDA DEPARTMENT OF STATE ADA VERTICAL ACCESSIBILITY WAIVER # 523-0 AND RECOMMENDATION LETTER SHOWN ON SHEET A3.01
- CONTRIBUTING BUILDING ORIGINALLY BUILT IN 1938 OF ART DECO STYLE 2-STORY WITH TOTAL BUILDING SIZE OF 8,933-SF
- RENOVATION OF GANG BATHROOMS ON FLOORS 1 AND 2 IS TO BE DONE UNDER THE EXISTING 6TH EDITION FBC AS A LEVEL 2 ALTERATION WHICH INCLUDES THE RECONFIGURATION OF SPACES, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEMS OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT AND
- UNDER NFPA 101 CHAPTER 43 BUILDING REHABILITATION WORK IS CLASSIFIED AS RECONSTRUCTION WHICH IS THE RECONFIGURATION OF A SPACE THAT AFFECTS AN EXIT OR A CORRIDOR SHARED BY MORE THAN ONE (1) OCCUPANT SPACE: OR THE RECONFIGURATION OF A SPACE SUCH THAT THE REHABILITATION WORK AREA IS NOT PERMITTED TO BE OCCUPIED BECAUSE EXISTING MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS OR THEIR EQUIVALENT ARE NOT IN PLACE OR CONTINUOUSLY MAINTAINED
- THE REMAINDER OF FLOORS 1 AND 2 ARE EXISTING TO REMAIN AND BE RENOVATED UNDER THE EXISTING 6TH EDITION FBC AS A LEVEL 1 ALTERATION THAT INCLUDES THE REMOVAL AND REPLACEMENT OR THE CONVERTING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE.
- BUILDING WILL REMAIN UNOCCUPIED DURING RENOVATION WORK.
- BUILDING HAS THE SELECTIVE INTERIOR DEMOLITION OF THE FIVE (5) GUESTROOM GANG BATHROOMS AND IT'S RECONSTRUCTION THAT WILL INCLUDE NEW FINISHES, PLUMBING FIXTURES, LIGHTING FIXTURES MECHANICAL VENTILATION AND REPAIRING DAMAGE WOOD FLOOR JOISTS, REPLACEMENT OF LIGHTING FIXTURES AND REFINISHING OF SELECTIVE FLOOR, WALLS AND CEILING FINISHES.
- CITY OF MIAMI BEACH FIRE DEPT. REQUESTED CORRIDOR SMOKE PURGE SYSTEM WITH EMERGENCY GENERATOR. REFER TO SIGNED AND APPROVED LETTER ON SHEET 3.00
- ALL LIFE-SAFETY SYSTEMS SUCH AS FIRE SPRINKLER AND FIRE ALARM ARE EXISTING TO REMAIN AND BE EXPANDED TO PROTECT NEW AREAS WITHIN BUILDING (REFER TO MEP DRAWINGS THAT ARE PART OF THE PERMIT)
- EXISTING ENTRY DOORS TO GUESTROOMS BEING REPLACED WITH SAME SIZE DOORS THUS CANNOT BE MADE WIDER TO COMPLY WITH 32" CLEAR WIDTH DUE TO AFFECTING ADJACENT ELECTRICAL DEVICES THAT ARE NOT BEING REPLACED

1E

UNIT MATRIX

LEVEL	NUMBER OF UNITS (GUEST ROOMS)		(2) BUNK BEDS PER ROM		PLUMBING FIXTURES	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
LEVEL 1	8	8	16	16	WATER CLTS. - 7 URINALS - 2 LAVATORIES - 9 SHOWERS - 8	WATER CLTS. - 7 URINALS - 2 LAVATORIES - 9 SHOWERS - 8
LEVEL 2	25	25	50	50	WATER CLTS. - 6 URINALS - 1 LAVATORIES - 7 SHOWERS - 11	WATER CLTS. - 7 URINALS - 1 LAVATORIES - 7 SHOWERS - 11
TOTAL =	33	33	66	66	WATER CLTS. - 13 URINALS - 3 LAVATORIES - 16 SHOWERS - 19	WATER CLTS. - 14 URINALS - 3 LAVATORIES - 14 SHOWERS - 19

1E

NOTE :

BUILDING WILL BE VACANT DURING CONSTRUCTION

EXISTING BUILDING CONTAINS A FIRE SUPPRESSION SYSTEM AND WILL BE PROVIDED WITH AN EMERGENCY GENERATOR FOR NEW CORRIDOR SMOKE PURGE SYSTEM. REFER TO DWGS. BY CULPEPPER SHEET M1 AND M2.

EXISTING BUILDING CONSTRUCTION (U.O.N.)

CONSTRUCTION TYPE (PER FBC TABLE 503):
GROUPS R-1, AND A-1
TYPE IA
S-UL
A-UL

1E

504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE:
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE.

COMPONENT:	EXISTING	PROVIDED
FIRST LEVEL ELELVATION		+5.50' NGVD (EXISTING)
BUILDING AREA	8,933-SF	
BUILDING ROOF HEIGHT ABOVE GRADE	24'	24"
HIGHEST OCCUPIABLE FLOOR:		+79'-0" NGVD
BUILDING HEIGHT (STORIES)		
FLOORS - RESIDENTIAL	2	2
FLOORS - ASSEMBLY	1	1
TOTAL:		

STRUCTURAL ELEMENTS (TABLE 601):FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	AT AREAS OF NEW CONSTRUCTION		
	EXISTING	PROVIDED	MATERIAL
STRUCTURAL FRAME	2 HR.	2HR	CMU / WOOD
BEARING WALLS (INT. AND EXT.)	1 HR.	1 HR.	CMU / WOOD
INTERIOR NON-BEARING	0	-	WOOD / METAL
FLOORS	1 HR.	1 HR.	WOOD JOIST W/2 LAYERS OF ⅝" TYPE X GYP BRD
ROOFS *	1 HR.	1 HR.	WOOD JOIST W/2 LAYERS OF ⅝" TYPE X GYP BRD
* CLASS A PER FBC 2017 SECTION 1516			

APPLICABLE CODES / OCCUPANCY

BUILDING:	EXISTING FLORIDA BUILDING CODE	2017 - 6TH EDITION
MECHANICAL:	FLORIDA MECHANICAL CODE	2017 - 6TH EDITION
ELECTRICAL:	NATIONAL ELECTRICAL CODE	2017 - 6TH EDITION
PLUMBING:	FLORIDA PLUMBING CODE	2017 - 6TH EDITION
LIFE SAFETY:	NFPA 101 LIFE SAFETY CODE	NFPA 101 – 2015
OTHER:	FLORIDA FIRE PREVENTION CODE	2017 - 6TH EDITION
	FLORIDA ACCESSIBILITY CODE	TBC 2017 - 6TH EDITION

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-1

RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS WHERE THE OCCUPANTS ARE PRIMARILY TRANSIENT IN NATURE, INCLUDING:
- HOSTEL (BOARDING HOUSE) 1E

ASSEMBLY GROUP A-1
ASSEMBLY USES INTENDED FOR FOOD AND / OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO:
BAR

LOCATION SKECTH



LEGAL DESCRIPTION

OCEAN BEACH FLA SUB PB 2-38
LOTS 13 BLK 8
LOT SIZE 50.000 X 130
COC 26427-2981 06 2008 1
BUILT IN 1938 ACCORDING TO PUBLIC RECORDS

BUILDING CONSTRUCTION

OCCUPANCY SEPARATION & PROTECTION REQUIREMENTS:	AT AREAS OF NEW CONSTRUCTION	
	EXISTING	PROVIDED
GUESTROOM TENANT SEPARATION	1 HR.	1 HR.
EXIT ACCESS CORRIDOR	1 HR.	1 HR.
STAIRWAY	NOT REQUIRED	2 HR.
STAIRWAY DOORS	45 MIN.	90 MIN.
SHAFT ENCLOSURES	2 HR.	2 HR.
FIRE BLOCKING (HORIZONTAL)	@ 8" AFF	@ 8" AFF

MEANS OF EGRESS - OCCUPANT LOAD

SEE THE FLOOR BY FLOOR BUILDING OCCUPANT LOAD CALCULATIONS AND EXIT ANALYSIS PROVIDED ON THE LIFE SAFETY SHEETS

COMPONENT	EXISTING	TO REMAIN*
SITE ACCESSIBLE ROUTE		TO REMAIN*
ACCESSIBLE BUILDING ENTRANCE		TO REMAIN*
ACCESSIBLE & USEABLE PUBLIC & COMMON AREAS		TO REMAIN*
USEABLE DOORS		34" MIN.
USEABLE CONTROLS		TO REMAIN*
REINFORCED WALLS		PROVIDED
USEABLE KITCHENS AND BATHROOMS		TO REMAIN*

*REFER TO ADA WAVER ON SHEET A3.01

FEMA

STRUCTURAL ELEMENTS WATERPROOFING	PROVIDED

"FLOOD [DAMAGE]-RESISTANT MATERIAL" IS DEFINED BY THE NFIP AS "ANY BUILDING PRODUCT [MATERIAL, COMPONENT OR SYSTEM] CAPABLE OF WITHSTANDING DIRECT AND PROLONGED CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE." THE TERM "PROLONGED CONTACT" MEANS AT LEAST 72 HOURS, AND THE TERM "SIGNIFICANT DAMAGE" MEANS ANY DAMAGE REQUIRING MORE THAN COSMETIC REPAIR. "COSMETIC REPAIR" INCLUDES CLEANING, SANITIZING, AND RESURFACING (E.G., SANDING, REPAIR OF JOINTS, REPAINTING) OF THE MATERIAL.

Rev.	Date	Rev.	Date
1	GENERAL COMMENTS		11.23.2020
1A	FIRE DEPT. COMMENTS		02.04.2021
1B	FIRE DEPT. COMMENTS		03.18.2021
1C	ZONING COMMENTS		04.01.2021
1E	BUILDING DEP. COMMENTS		05.07.2021

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ALTERATION LEVEL 2

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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT
Lic. # AR0012578

KOBI KARP

REVISION 1E - (05.07.2021)

COVER / PROJECT DATA

Date	JUNE. 08, 2020	Sheet No.	A0.00
Scale	AS INDICATED		
Project	1967		

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BUILDING DEPARTMENT
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INTERIOR FINISH CLASSIFICATION REQUIREMENTS

INTERIOR WALL OR CEILING FINISH REQUIREMENTS
THE FFPC 6TH EDITION REQUIRES THAT NEW INTERIOR FINISHES TO BE IN ACCORDANCE WITH CHAPTER 29 EXISTING HOTELS AND DORMITORIES, SECTION 29.3.3.3 OF THE FFPC 6TH EDITION, INTERIOR WALL AND CEILING FINISHES CLASSIFIED IN ACCORDANCE WITH SECTION 10.2 ARE PERMITTED AS FOLLOWS:

- EXIT ENCLOSURES - CLASS A (SPRINKLER REDUCTION - CLASS A OR B)
- LOBBIES AND CORRIDORS - CLASS A OR CLASS B (SPRINKLER REDUCTION - CLASS A, B OR C)
- OTHER SPACES - CLASS A, CLASS B, OR CLASS C

SECTION 10.2.3 OF THE FFPC REQUIRES MATERIALS FOR INTERIOR WALL OR CEILING TO BE TESTED AND CLASSIFIED IN ACCORDANCE WITH:

- NFPA 255, *STANDARD METHOD OF TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIAL*
- ASTM E 84, *STAND TEST METHOD SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS*
- UL 723, *STANDARD FOR TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.*

ADDITIONALLY, SECTION 10.2.3.2 ALLOWS MATERIAL TO BE TESTED IN ACCORDANCE WITH NFPA 286, *STANDARDS OF FIRE TEST FOR EVALUATING CONTRIBUTION OF WALL AND CEILING INTERIOR FINISH TO ROOM FIRE GROWTH,* AND MEET THE REQUIREMENTS OF SECTION 10.2.3.7.2 WHEN FINISH IS REQUIRED TO BE A CLASS A RATING. INTERIOR FINISHES TESTED IN ACCORDANCE WITH NFPA 255, NFPA 286, ASTM E 84, AND UL 723 ARE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD AND SMOKE DEVELOPMENT AS INDICATED BELOW:

- **CLASS A**
  -FLAME SPREAD, 0-25
  -SMOKE DEVELOPMENT, 0-450
  -NO CONTINUED PROPAGATION OF FIRE IN ANY ELEMENT THEREOF WHEN SO TESTED
- **CLASS B**
  -FLAME SPREAD, 26-75
  -SMOKE DEVELOPMENT, 0-450
- **CLASS C**
  -FLAME SPREAD, 76-200
  -SMOKE DEVELOPMENT, 0-450

CERTAIN FINISHES ARE ALSO REQUIRED BY SECTION 10.2.3.7.1 AND SECTION 10.2.3.7.2 OF THE FFPC TO UNDERGO ADDITIONAL TESTING. SECTION 10.2.3.7.1 OF THE FFPC REQUIRES FINISHES TO BE TESTED AND PASS USING METHOD B OF NFPA 265, *STANDARD METHODS OF FIRE TESTS FOR EVALUATING ROOM FIRE GROWTH CONTRIBUTION OF TEXTILE COVERINGS ON FULL HEIGHT PANELS AND WALLS.* SECTION 10.2.3.7.2 OF THE FFPC REQUIRES FINISHED TO BE TESTED AND PASS USING NFPA 286.

INTERIOR FLOOR FINISHES REQUIREMENTS
THE FFPC REQUIRES THAT NEW INTERIOR FLOOR FINISHED BE IN ACCORDANCE WITH SECTION 29.3.3.3 INTERIOR FLOOR FINISHES CLASSIFIED IN ACCORDANCE WITH SECTION 10.2 ARE NOT PERMITTED TO BE LESS THAN A CLASS II INTERIOR FLOOR FINISH. THE FFPC SECTION 10.2.7.1 REQUIRES THAT CARPET AND CARPET-LIKE INTERIOR FLOOR FINISHES COMPLY WITH ASTM D 2859, STANDARD *TEST METHOD FOR IGNITION CHARACTERISTICS OF FINISHED TEXTILE FLOOR COVERING MATERIALS.* ALL OTHER INTERIOR FLOOR FINISHES ARE REQUIRED BY FFPC, SECTION 10.2.7.3 TO BE TESTED IN ACCORDANCE WITH NFPA 253, *STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE1.* INTERIOR FLOOR FINISHES TESTED IN ACCORDANCE WITH NFPA 253 MUST BE CLASSIFIED AS IN ACCORDANCE WITH FFPC, SECTION 10.2.7.4 AS INDICATED BELOW:

- **CLASS I INTERIOR FLOOR FINISH**
  -IGNITION BY A RADIANT FLUX NOT LESS THAN 0.45 W / CM²
- **CLASS II INTERIOR FLOOR FINISH**
  -IGNITION BY A RADIANT FLUX NOT LESS THAN 0.22 W /CM² BUT LESS THAN 0.45 W/CM²

INTERIOR CONTENTS AND FURNISHING REQUIREMENTS
SECTION 29.7.6 OF THE FFPC 6TH EDITION DOES NOT REQUIRE CONTENTS AND FURNISHING TO COMPLY WITH SECTION 10.3 OF THE FFPC 6TH EDITION. WHILE NOT REQUIRED, A NUMBER OF FURNISHING HAVE BEEN PROVIDED WITH FLAME-SPREAD RATINGS IN EXCESS OF MINIMUM CODE REQUIREMENTS AND ARE IDENTIFIED IN THIS REVIEW LETTER. IF IT WERE APPLICABLE. SECTION 10.3.2.1 OF THE FFPC 6TH EDITION REQUIRES THAT NEWLY INTRODUCED UPHOLSTERED COMPONENTS TO MEET THE REQUIREMENTS FOR CLASS I WHEN TESTED IN ACCORDANCE WITH NFPA 260, *STANDARD METHODS OF TEST AND CLASSIFICATION SYSTEM FOR CIGARETTE IGNITION RESISTANCE OF COMPONENTS OF UPHOLSTERED FURNITURE,* OR WITH ASTM E 1353, *STANDARD TEST METHODS FOR CIGARETTE IGNITION RESISTANCE OF COMPONENTS OF UPHOLSTERED FURNITURE.*
NEW DRAPERIES, CURTAINS AND OTHER SIMILARLY LOOSELY HANGING FURNISHING AND DECORATIONS BE FLAME RESISTANCE AS DEMONSTRATED BY TESTING IN ACCORDANCE WITH NFPA 701, *STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS.*

GENERAL CONSTRUCTION NOTES

1. THE SEQUENCE OF OPERATIONS AND PLACES OF COMMENCEMENT OF THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR IN ORDER TO MEET THE REQUIREMENTS OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.
3. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AND BE INSURED TO MEET THE REQUIREMENTS OF MIAMI DADE COUNTY AND THE CITY OF MIAMI BEACH
4. THE REMOVAL OF ALL TEMPORARY INSTALLATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TO BRING DISTURBED AREAS BACK TO THEIR ORIGINAL CONDITION.
5. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBS TO THE OWNER FOR THIS PURPOSE.
6. THE GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED.
7. THE CONTRACTOR SHALL PREVENT UNAUTHORIZED PERSONNEL FROM ACCESS TO CONSTRUCTION AREAS.
8. ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE W/ ALL APPLICABLE NATIONAL, STATE & LOCAL CODES AND ORDINANCES, WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AS PER STANDARD BUILDING TECHNIQUES AND PRACTICES.
10. G.C. IS RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION.
11. G.C. IS TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT IN WRITING.
12. ALL SUBCONTRACTORS SHALL MAKE A SITE VISIT TO VERIFY CONDITIONS PRIOR TO BIDDING. VERIFY EXISTING STRUCTURAL AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
13. G.C. IS TO CONTROL JOB CLEANING TO PREVENT DIRT, DEBRIS AND DUST FROM THE PREMISES BEING ALTERED EACH WORK DAY.
14. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT APPROVAL BY ARCHITECT. G.C. IS TO SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLE FOR APPROVAL, IN WRITING TO ARCHITECT, PRIOR TO COMMENCEMENT OF WORK.
15. NO TOXIC OR COMBUSTIBLE MATERIALS TO BE USED ABOVE FINISH CEILING LINE.
16. G.C. TO COORDINATE DISCONNECTION AND RECONNECTION OF ALL UTILITIES AS REQUIRED FOR COMMENCEMENT AND COMPLETION OF WORK.
17. G.C. TO VERIFY ALL ITEMS AND/ OR SERVICES TO BE PROVIDED.
18. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
19. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
20. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
21. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE EXISTING ADJACENT UTILITIES. IF THE CONTRACTOR FINDS A CONFLICT WITH THE EXISTING AND THE NEW, HE SHALL CONTACT THE ARCHITECT IN WRITING.
22. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE, AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS NOT REPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED.
23. THE CONSTRUCTION SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, EXTENSIONS, CONNECTIONS, CUTTING, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK, INCIDENTAL TO, AND TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. THE CONSTRUCTION SHALL ALSO INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED.
24. ALL MEASUREMENTS MUST BE VERIFIED AND CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK AND REQUEST CLARIFICATION.
25. STORE MATERIALS IN A SAFE AND APPROVED LOCATION.
26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS WHETHER UNDER CONTRACT TO HIM OR TO THE OWNER.
27. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED AND ALL WOOD IN CONCEAL SPACES SHALL BE FIRE RETARDANT



LOCATION MAP
NOT TO SCALE

PLAN NORTH

2 LOCATION PLAN

N.T.S.

LEGAL DESCRIPTION:

LOT 13, BLOCK 8 OF OCEAN BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 02-4203-003-1070

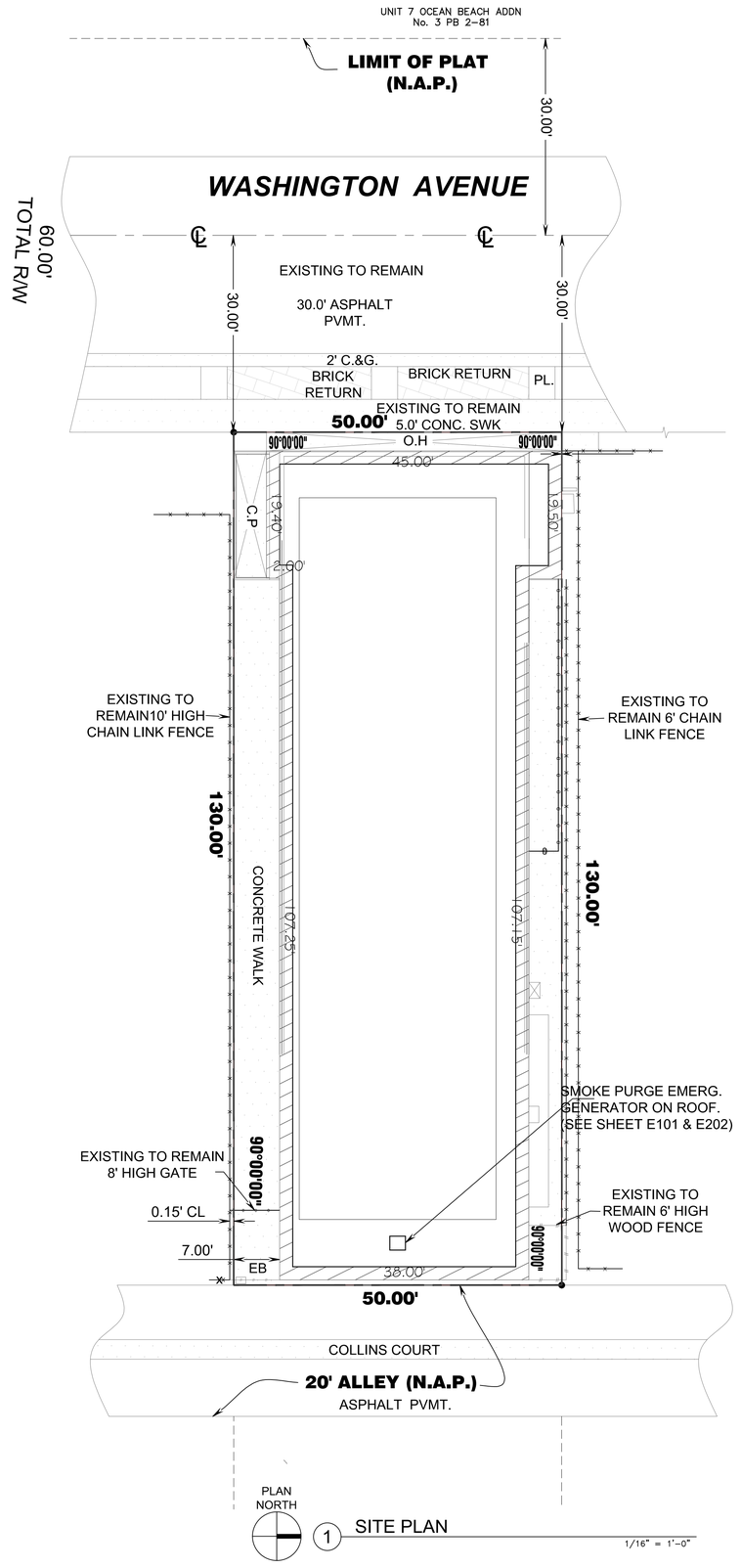
FLOOD ZONE INFORMATION

PROJECT FLOOD ZONE INFORMATION			
FLOOD ZONE		AE	
COMMUNITY-PANEL NUMBER		120651	
MAP NO.		12086C0319, SUFFIX L	
FIRM INDEX DATE:		09-11-2009	
		EXISTING	PROVIDED
	BFE:	8.00' NGVD MIN.	-
DESIGN FLOOD ELEVATION:	BFE +1:	9.00' NGVD	9.00' NGVD
TOP OF BOTTOM FLOOR:		-	5.50' NGVD
NEXT HIGHER FLOOR ELEVATION: (LEVEL 2)		-	21.50' NGVD
TRASH ROOM SLAB ELEVATION: (LEVEL 1)		-	5.50' NGVD
LOWEST ELEVATION OF EQUIPMENT OR MACHINERY SERVICING THE BUILDING: (LEVEL 1, ALL EQPT. RMs)		-	9.00' NGVD
LOWEST ADJACENT GRADE NEXT TO BUILDING		-	4.50' NGVD
HIGHEST ADJACENT GRADE NEXT TO BUILDING		-	5.75' NGVD
HEIGHT OF FLOOD PROOFING ABOVE THE LOWEST ADJACENT GRADE NEXT TO BUILDING:		-	9.00' NGVD
HIGHEST OF CROWN OF ROAD ELEVATION		-	
ADJUSTED GRADE ELEVATION			5.50' NGVD (EXIST.)

GENERAL NOTES:
1. DRY-FLOOD PROOFING IS SOLELY FOR NON-RESIDENTIAL AREAS.
2. THE STRUCTURE WILL BE DESIGNED AND CONSTRUCTED SO THAT ANY STRUCTURE OR AREA BELOW DESIGN FLOOD ELEVATION (+9.00' NGVD), TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES, IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER.
3. ALL STRUCTURE COMPONENTS ARE CAPABLE OF RESISTING HYDROSTATIC AND HYDRO DYNAMIC FLOOD FORCES, INCLUDING THE EFFECT OF BUOYANCY TO AN ELEVATION OF +10.00' NGVD, AND ANTICIPATED DEBRIS IMPACT FORCES.

ROOM NAME	EXISTING SQ. FTS
LEVEL 1	
101	164.7 SF.
102	172.3 SF.
103	209.8 SF.
104	116.3 SF.
106 / 108	231.3 SF
110 / 112	230 SF.
111 / 113	244 SF.
114	116.3 SF.
STG (02) / CLOSET	223 SF. / 24 SF.
LEVEL 2	
201	166.2 SF.
202	169.1 SF.
203	129.1 SF.
204	126.4 SF.
205	111.5 SF.
206	111.9 SF.
208	111.9 SF.
210	111.9 SF.
212	110.6 SF.
213	124.5 SF.
214	113.1 SF.
215	115.1 SF.
216	113.1 SF.
217	115 SF.
218	113.1 SF.
219	111.2 SF.
220	113.1 SF.
221	121.4 SF.
222	113.1 SF.
224	113.1 SF.
226	113.1 SF.
227	151.1 SF.
228	112.2 SF.
229	98.8 SF.
230 / 231	249.9 SF.

1E



Rev.		Date	Rev.	Date
1E	FIRE DEPT. COMMENTS	03.18.2021		
1C	ZONING COMMENTS	04.01.2021		
1E	BUILDING DEP. COMMENTS	05.07.2021		

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ALTERATION LEVEL 2

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Date: 2021.06.01 09:41:47-04'00'

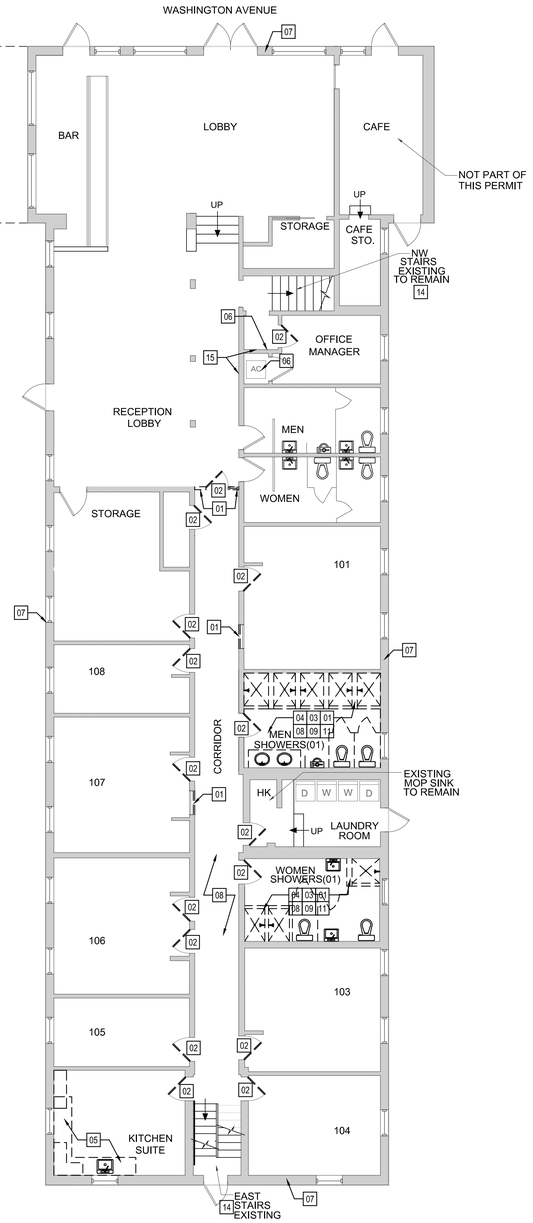
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KOBI KARP
AR0012578
REGISTERED ARCHITECT
Lic. # AR0012578

KOBI KARP

REVISION 1E - (05.07.2021)

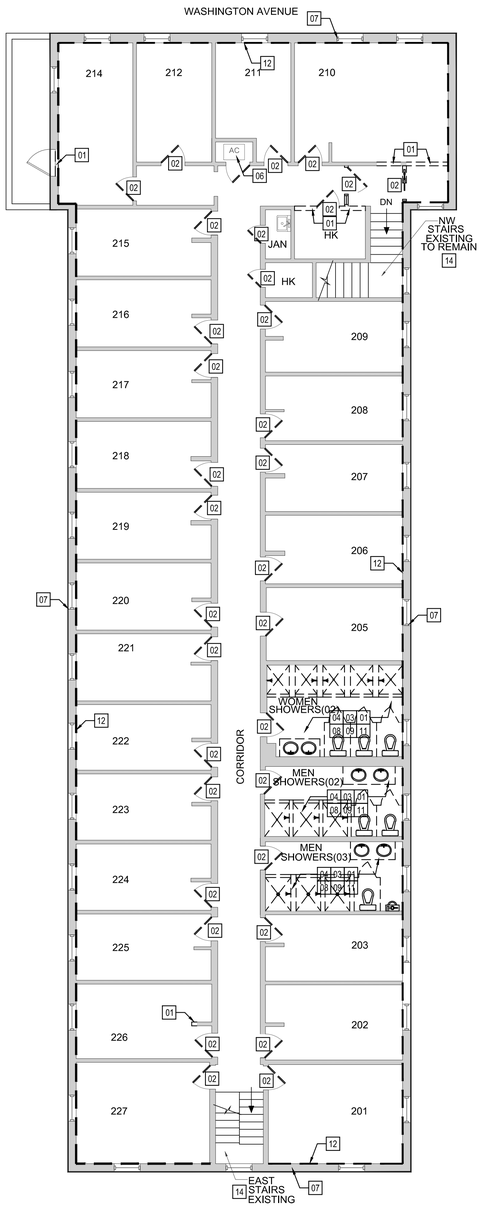
SITE PLAN

Date	JUNE, 08, 2020	Sheet No.	A1.00
Scale	AS INDICATED		
Project	1967		



1 LEVEL ONE - SELECTIVE DEMO PLAN

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



2 LEVEL TWO - SELEVCTED DEMO PLAN

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

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE.
- 1 HR RATED PARTITION (EXISTING TO REMAIN, IF COMPROMISED G.C. SHALL REPAIR AND PROPERLY FIRE SAFE TO RECTIFY CONDITION PRIOR TO NEW WALL FINISH

GENERAL NOTES

1. ALL LIFE SAFETY DEVICES (PULL STATIONS, FIRE ALARMS, FIRE SPRINKLERS, ETC.), SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
2. ALL EGRESS DOORS AND ROUTES SHALL REMAIN UNOBSTRUCTED DURING CONSTRUCTION.

SELECTIVE DEMOLITION KEY TAGS

01 INTERIOR PARTITION WALLS SHALL BE REMOVED IN ITS ENTIRETY, AND REMOVE UP TO ITS SOURCE ANY INTERFERING DEVICES; INCLUDING OUTLETS, CONDUITS, ETC. REFER TO PROPOSED FLOOR PLAN FOR REPAIRS NEEDED.

02 REMOVE ALL INTERIOR DOORS, CASINGS, AND FRAMES IN ITS ENTIRETY

03 EXISTING PLUMBING FIXTURES (WATER CLOSETS, LAVATORIES, FOUNTAINS, ETC) SHALL BE REMOVED IN ITS ENTIRETY AND CAPPED AT ITS SOURCE.REPAIR OR REPLACE DAMAGE PIPING AS REQUIRED.

04 REMOVE ALL INTERIOR FINISHES (CARPET, TILE, WALL PAPER, ETC.) TO EXISTING SUBSTRATE AND PREP TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE SHEET A____

05 REMOVE KITCHEN IN ITS ENTIRETY INCLUDING CABINETS AND COUNTERTOPS; AND CAP ALL PLUMBING LINES UP TO SOURCE. REPAIR OR REPLACE DAMAGE PIPING AS REQUIRED.

06 EXISTING MECHANICAL EQUIPMENT TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION

07 EXISTING EXTERIOR CMU WALL, DOORS, AND WINDOWS TO REMAIN.

08 EXISTING CEILING SHALL BE REMOVED IN ITS ENTIRETY INCLUDING ALL FRAMING, FASTENERS, LIGHTING AND DUCTWORK.

09 EXISTING INTERIOR LIGHT FIXTURE SHALL BE REMOVED IN ITS ENTIRETY UP TO SOURCE

10 EXISTING LOW-VOTAGE DEVICES SHALL BE REMOVED IN ITS ENTIRETY UP TO SOURCE

11 EXISTING MECHANICAL EQUIPMENT SHALL BE REMOVED IN ITS ENTIRETY UP TO ITS SOURCE, INCLUDING DUCTS, DIFFUSERS, AND EXHAUST

12 PERIMETER GYP, BOARD AND PLASTER FINISH TO REMOVED (TYP. AT 2ND FLOOR)

13 REMOVE AND REINSTALL IN A NEW LOCATION EXISTING R/A WALL GRILLE.

14 REMOVE AND REPLACE WITH NEW EXISTING STAIR HANDRAILS.

15 REMOVE AND RELOCATE EXISTING R/A WALL GRILLE, REPAIR NON.RATED PARTITION TO MATCH EXISTING.

N

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Rev.	Date	Rev.	Date
1 GENERAL COMMENTS	11.23.2020		

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ALTERATION LEVEL 2

SOBE HOSTEL

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Consultant:
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Address
Address
Tel:
Email

Consultant:
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Address
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Date: 2021.06.01 09:41:52-04'00'

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

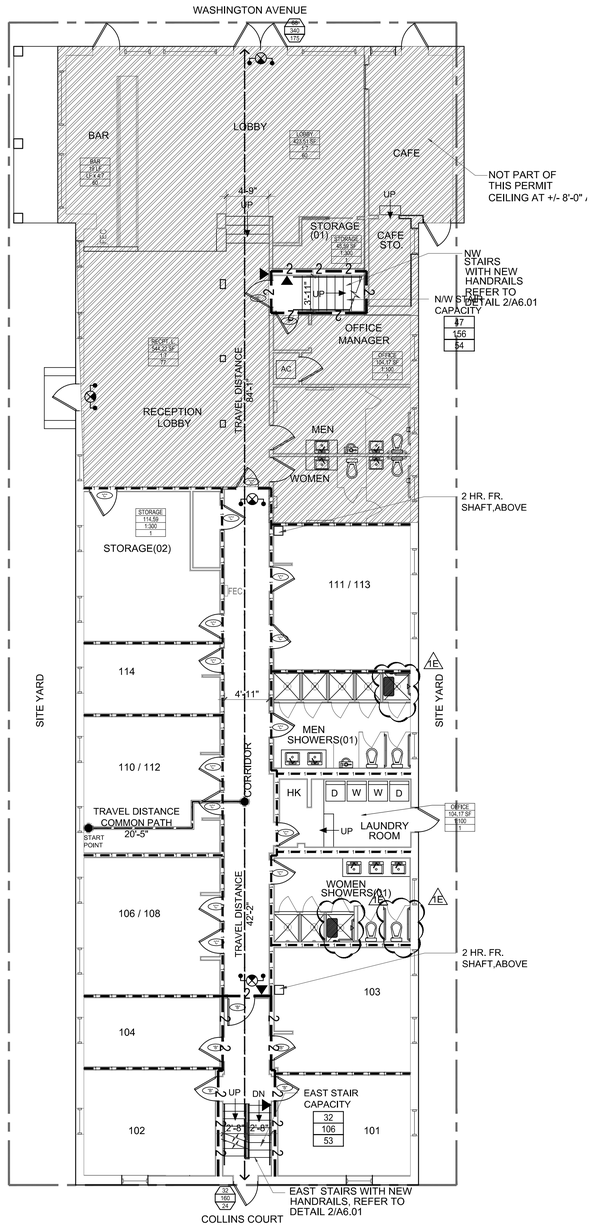
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REVISION 1E - (05.07.2021)

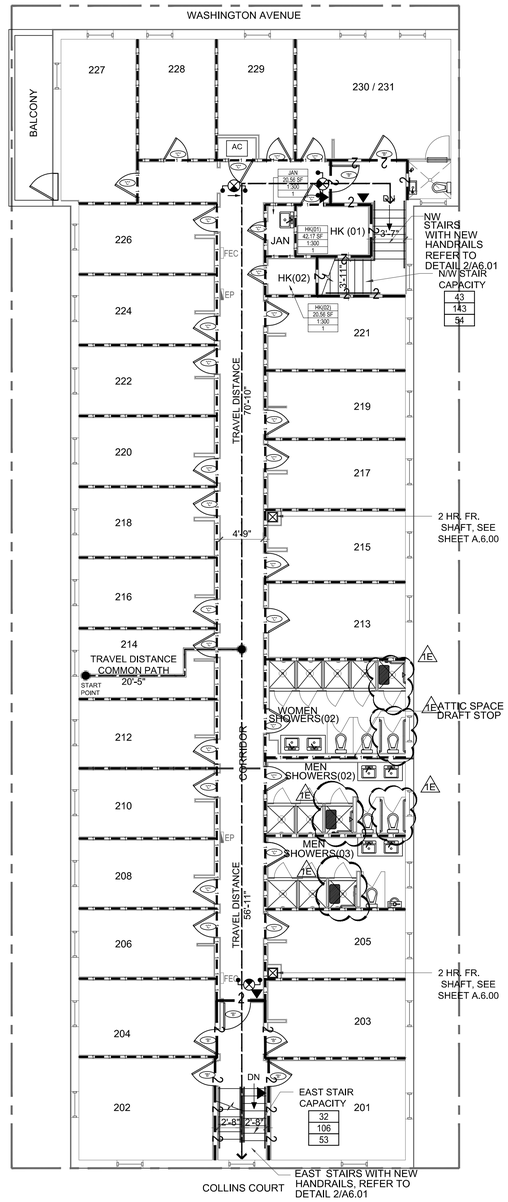
SELECTIVE DEMO PLAN LV 1 & 2

Date	JUNE. 08, 2020	Sheet No.
Scale	AS INDICATED	D1.00
Project	1967	



1 LEVEL ONE - LIFE SAFETY FLOOR PLAN

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



2 LEVEL TWO - LIFE SAFETY FLOOR PLAN

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

LIFE SAFETY LEGEND & NOTES

- EXIT SIGN
- EXIT/EMERGENCY COMBO BATTERY BACKUP SIGN
- EMERGENCY LIGHT
- FEC — FIRE EXTINGUISHER CABINET SEMI-RECESS
- EP — ELECTRICAL PANEL
- 1 1 1 — 1 HR RATED PARTITION
- 2 2 2 — 2 HR RATED SHAFT
- TRAVEL DISTANCE
- TRAVEL DISTANCE COMMON PATH
- STAIR SIGNAGE
- N/A — EVACUATION MAP LOCATION AND IN CASE OF FIRE DO NOT USE ELEVATORS USE STAIRS
- D — SMOKE DETECTOR
- H — HEAT DETECTOR

DOOR RATING TYPE

- "A" — 120 MIN
- "C" — 45 MIN
- "B" — 90 MIN

DOOR CAPACITY (0.2)

- W# — OPENING CLEAR WIDTH
- A# — MAXIMUM DOOR CAPACITY
- P# — PROPOSED DOOR CAPACITY

STAIR CAPACITY (0.3)

- W# — STAIR WIDTH
- A# — MAXIMUM STAIR CAPACITY
- P# — PROPOSED STAIR CAPACITY

OCCUPANT LOAD

- TYPE — OCCUPANT TYPE
- SQFT — SQUARE FOOTAGE
- 1:100 — OCCUPAND LOAD FACTOR
- #OCC — OCCUPANT LOAD

NOTE:
1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE TO ESSENTIAL FIRE PROTECTION, DETECTION AND LIFE SAFETY COMPONENTS, THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES FOR EXACT LOCATIONS REFER TO DRAWINGS PREPARED BY MEP & FP ENGINEERS.
2. ALL PLANS SHALL COMPLY WITH SECTION 7.1.6.3 AND 7.1.6.4 ,FFPC.
3. ALL PARTITIONS NOT TAGGED ARE EXISTING TO REMAIN, REFER TO SHEET A6.00 AND A6.02 FOR NEW AND EXISTING WALL TYPES WITH THEIR COMPOSITIONS.

NFPA-101 LIFE SAFETY CODE TABLE A.7.6 COMMON PATH, DEAD-END AND TRAVEL DISTANCE LIMITS (SPRINKLERED)

TYPE OF OCCUPANCY	FLOOR LEVEL	COMMON PATH	DEAD-END	TRAVEL DISTANCE
RESIDENTIAL HOTEL AND DORMITORIES (EXISTING)	LEVELS 1 - 2	50'-0"	50'-0"	325'-0"

NFPA-101 LIFE SAFETY CODE TABLE 7.3.1.2 / FBC TABLE 1004.1.2 OCCUPANT LOAD FACTOR

USE	FLOOR LEVELS	FT²-PER PERSON
RESENDENTIAL USE RESIDENTIAL HOTEL AND DORMITORIES	LEVELS 1 - 2	200
STORAGE USE IN OTHER THAN STORAGE AND MERCANTILE	LEVEL 1 - 2	300

NFPA 101 LIFE SAFETY - TABLE 7.3.1.2 AND FBC TABLE 1004.1.2

FLOOR	ROOM NAME	SF.	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 1	ROOMS 101 - 116 (12 ROOMS)	1,477.85 SQ FT	2 BUNK BEDS / PER GUESTROOM*	44
	KITCHEN SUITE	172.33 SQ. FT	2 BUNK BEDS*	4
	LOBBY	423.57 SQ. FT.	1/ 7 SF	60
	BAR	19' L FT	L FT X 4 / 7	10
	RECEPTION LOBBY	544.22 SQ. FT	1/ 7 SF,	77
	STORAGE (01)	45.59 SQ. FT.	1 / 300 SF,	1
	STORAGE (02)	114.59 SQ. FT.	1 / 300 SF,	1
	OFFICE MANAGER	104.17 SQ FT.	1 / 100 SF,	1
	LAUNDRY ROOM	109.37 SQ. FT.	1 / 200 SF,	1
LEVEL 2	ROOMS 201 - 231 (26 ROOMS)	2,906.78 SQ. FT	2 BUNK BEDS / PER GUESTROOM *	100
	HK 01	42.17 SQ. FT	1 / 300 SF,	1
	HK 02	20.56 SQ FT	1 / 300 SF,	1
	JAN	15.58 SQ FT	1 / 300 SF,	1

*2 BUNK BED ROOMS CALCULATED OCCUPANCY OF 4 PERSONS PER ROOM

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BUILDING DEPARTMENT
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BC2013662
08/03/2021 2:54:00 PM

Rev.		Date	Rev.	Date
1	GENERAL COMMENTS	11.23.2020		
1C	ZONING COMMENTS	04.01.2021		
1D	BUILDING DEP. COMMENTS	04.19.2021		
1E	BUILDING DEP. COMMENTS	05.07.2021		

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ALTERATION LEVEL 2

SOBE HOSTEL

235 WASHINGTON AVE
MIAMI BEACH, FL 33139

Owner:
Name ADAM HYATT
Address 235 WASHINGTON AVENUE
Address MIAMI BEACH, FL, 33139
Tel: 305.4901018
Email ADAM@VULTUREFUND.COM

Consultant:
Name RPA - ENGINEERING
Address 19570 NW 84TH AVE,
Address MIAMI, FLORIDA 330
Tel: Tel: (305) 308.9857
Email Email: RPEREZ@RPA-ENGINEERING.COM

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

Date: 2021.06.01 09:41:56-04'00'

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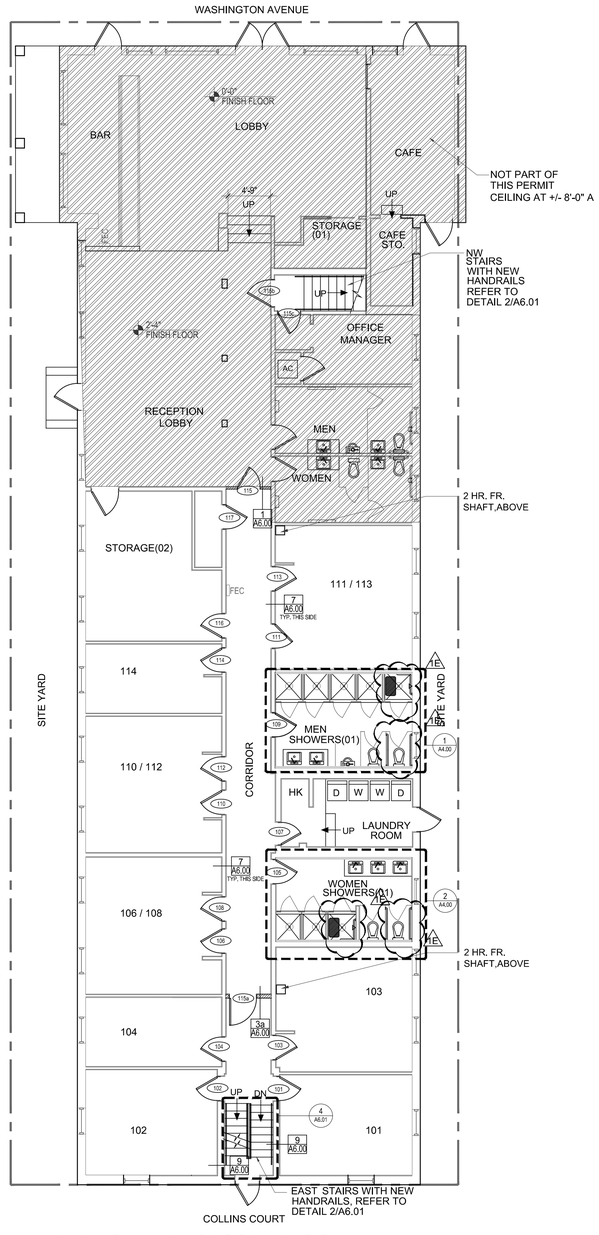
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REVISION 1E - (05.07.2021)

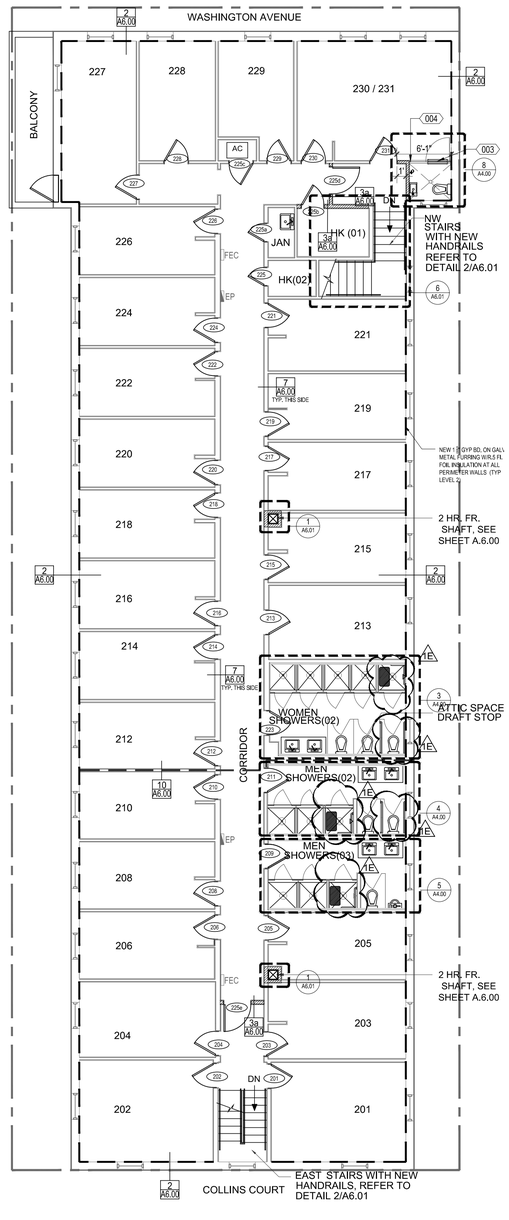
LIFE SAFETY PLAN LEVEL 1 & 2

Date	JUNE, 08, 2020	Sheet No.	A2.00
Scale	AS INDICATED		
Project	1967		



1 LEVEL ONE - PROPOSED FLOOR PLAN

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



2 LEVEL TWO - PROPOSED FLOOR PLAN

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

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KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

March 3, 2021

To: City of Miami Beach
Fire Department/Fire Prevention Division
1701 Meridian Avenue
2nd Floor
Miami Beach, FL. 33139

Attn: Chief Juan L. Meizoso
Fire Marshal

Re: SoBe Hostel
235 Washington Avenue
Miami Beach, FL 33139
Process Permit #BC2013662

Dear Chief Meizoso,

This letter regarding the above reference existing 2-story structure built in 1938 is being prepared on behalf of the project team to outline the acceptable alternative method for life-safety as agreed with you in past telephone conference conversations and the most recent call held on March 3rd, 2021.

- The use of fire dampers in lieu of fire/smoke dampers at guestrooms and other adjunct spaces in combination with an engineered design smoke purge system connected to an emergency generator in case of power loss
- The enclosure of the 2 existing egress stairs (east and west side) in a 2-hour fire rated assembly
- The subdividing of the attic space with a non-rated draft stop partition
- The exit signs with emergency lighting having 90-minute battery back-up in case of power loss

We respectfully ask that if this method of approach agreed to meets or exceeds the level of life-safety required for the renovation of this facility that you execute this correspondence below and return back to us.

If you should have any further questions, please do not hesitate to contact us.

Best Regards,

Kobi Karp
President
Kobi Karp Architecture & Interior Design, Inc.
State License: AR0012578

Chief Juan Meizoso
Fire Marshal

APPROVED

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137
O: 305.573.1818 F: 305.573.3766
Info@KobiKarp.com
WWW.KOBIKARP.COM

LEGEND

- NEW NON RATED WALL AT BATHROOM.
- NEW 1 HOUR FIRE RATED PARTITION ONLY AT DEMISING UNIT.
- NEW 1 5/8" GYP BD. ON GALV. METAL FURRING W/R.5 FL FOIL INSULATION (TYP LEVEL 2).
- PLUMBING WALL SAME AS DEMISING EXIST. STUDS NEW GYP BD.

GENERAL NOTES

1. ALL LIFE SAFETY DEVICES (PULL STATIONS, FIRE ALARMS, FIRE SPRINKLERS, ETC.), SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
2. ALL EGRESS DOORS AND ROUTES SHALL REMAIN UNOBSTRUCTED DURING CONSTRUCTION.
3. ALL PARTITIONS NOT TAGGED ARE EXITING TO REMAIN, REFER TO SHEET A6.00 AND A6.02 FOR NEW AND EXISTING WALL TYPES WITH THEIR COMPOSITIONS.

CONSTRUCTION KEY NOTES

XXX

001 G.C. TO PREP FLOOR LEVEL FOR INSTALLATION OF NEW FLOOR FINISH THROUGHOUT WITH SOUND PROOFING ISOLATION SIMILAR TO WHISPER MAT-CS COMPOSITE SYSTEM TO ACHIEVE A MIN. STC AND IIC OF 50.

002 NEW INT. GLASS PARTITION.

003 NEW INT. FROSTED CATEGORY II SAFETY GLASS FRAMELESS DOOR.

FINISH LEGEND

#	LOCATION	FLOOR	BASE	WALLS	CEILING	REMARKS
-	LOBBY / BAR	TERRAZZO	WOOD - 6" HIGH	GWB / PAINTED	CLIPSO CEILING	
-	RECEPTION LOBBY	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED / WALLCOVERING	GWB / PAINTED	
-	STORAGE 01	TERRAZZO	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
-	STORAGE 02	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
101-231	GUESTROOMS	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	
-	MANAGER OFFICE	VINYL TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
-	WOMEN PUBLIC RESTROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	EXISTING TO REMAIN
-	MEN PUBLIC RESTROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	EXISTING TO REMAIN
104	PRIVATE BATHROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, MIN. 72" HEIGHT PER F.B.C.
102	PRIVATE BATHROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, MIN. 72" HEIGHT PER F.B.C.
204	PRIVATE BATHROOM	PORCELAIN TILE	TILE	GWB / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, MIN. 72" HEIGHT PER F.B.C.
HK	HK (01,02)	PORCELAIN TILE	TILE	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
JAN	JANITOR'S CLOSET	PORCELAIN TILE	TILE	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN
-	WOMEN SHOWER	PORCELAIN TILE	TILE	GWB / PAINTED / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, MIN. 72" HEIGHT PER F.B.C.
-	MEN SHOWER	PORCELAIN TILE	TILE	GWB / PAINTED / TILE	GWB / PAINTED	PROVIDE TILE ON SHOWER WALLS, MIN. 72" HEIGHT PER F.B.C.
-	LAUNDRY ROOM	PORCELAIN TILE	WOOD - 6" HIGH	GWB / PAINTED	GWB / PAINTED	EXISTING TO REMAIN

GENERAL NOTES:

1. ALL GWB @ WET AREAS & WHERE TILE BOARD WILL BE APPLIED SHALL BE DENS-SHIELD AND/OR FIRE RATED DENS-SHIELD
2. ALL TILE & STONE AS CALLED OUT ON INTERIOR DESIGN FINISH INDEX TO BE SEALED W/HMK S34 OR EQUAL.
3. ALL GWB & PLASTER FINISHES SHALL BE A LEVEL 3 FINISHED SMOOTH, PRIMED AND PAINTED.
4. STUD GAUGE SHALL BE AS SPECIFIED, EXCEPT AT BATHROOMS, A MIN. 25 GAUGE AT 24" OC, SHALL BE USED WHERE CABINETS OR PLUMBING FIXTURES ARE HUNG.
5. DROP CEILINGS TO BE 5/8" GYP. BOARD WITH "SMOOTH" TEXTURE & PRIME COAT AND PAINT FINISH.
6. PROVIDE BATHROOM ACCESSORIES AS FOLLOWS: TP, HOLDER MOUNTED AT SIDE OF WC. TB. MOUNTED AT ALL SHOWERS, TUBS AND ADJACENT TO LAV. TH. MOUNTED ADJACENT TO ALL SHOWERS, AND TUBS. SD. MOUNTED AT SIDE OF LAV., TUBS AND SHOWERS. M.C. AT MASTER BATHS LAV ONLY. (U.O.N) VANITY WALL TH (NOT MOUNTED)JUST BACKING PROVIDED.
7. SHOWERS TO BE TILE PAN WITH 4" HIGH CURB OR CURBLESS AT ROLL IN SHOWER LOCATIONS . SHOWER SURROUND TO BE PROVIDED.
8. ALL INTERIOR FINISHES (WALL / CEILING / FLOOR) OTHER THAN PAINT SHALL COMPLY WITH THE REQUIREMENTS NOTED ON SHEET A1.00
9. SELECTION OF ALL FINISHES HAVE BEEN MADE BY OWNER HIRED INTERIOR DESIGNER, UNDER SEPARATE CONTRACT

Rev.	Date	Rev.	Date
1	GENERAL COMMENTS		11.23.2020
1A	FIRE DEPT COMMENTS		02.04.2021
1B	FIRE DEPT COMMENTS		03.18.2021
1C	ZONING COMMENTS		04.01.2021
1D	BUILDING DEP. COMMENTS		04.19.2021
1E	BUILDING DEP. COMMENTS		05.07.2021

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ALTERATION LEVEL 2

SOBE HOSTEL

235 WASHINGTON AVE
MIAMI BEACH, FL 33139

Owner:
Name ADAM HYATT
Address 235 WASHINGTON AVENUE
Address MIAMI BEACH, FL, 33139
Tel: 305.4901018
Email ADAM@VULTUREFUND.COM

Consultant:
Name RPA - ENGINEERING
Address 19570 NW 84TH AVE,
Address MIAMI, FLORIDA 330
Tel: Tel: (305) 308.9857
Email Email: RPEREZ@RPA-ENGINEERING.COM

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766
Date: 2021.06.01 09:42:01-04'00'

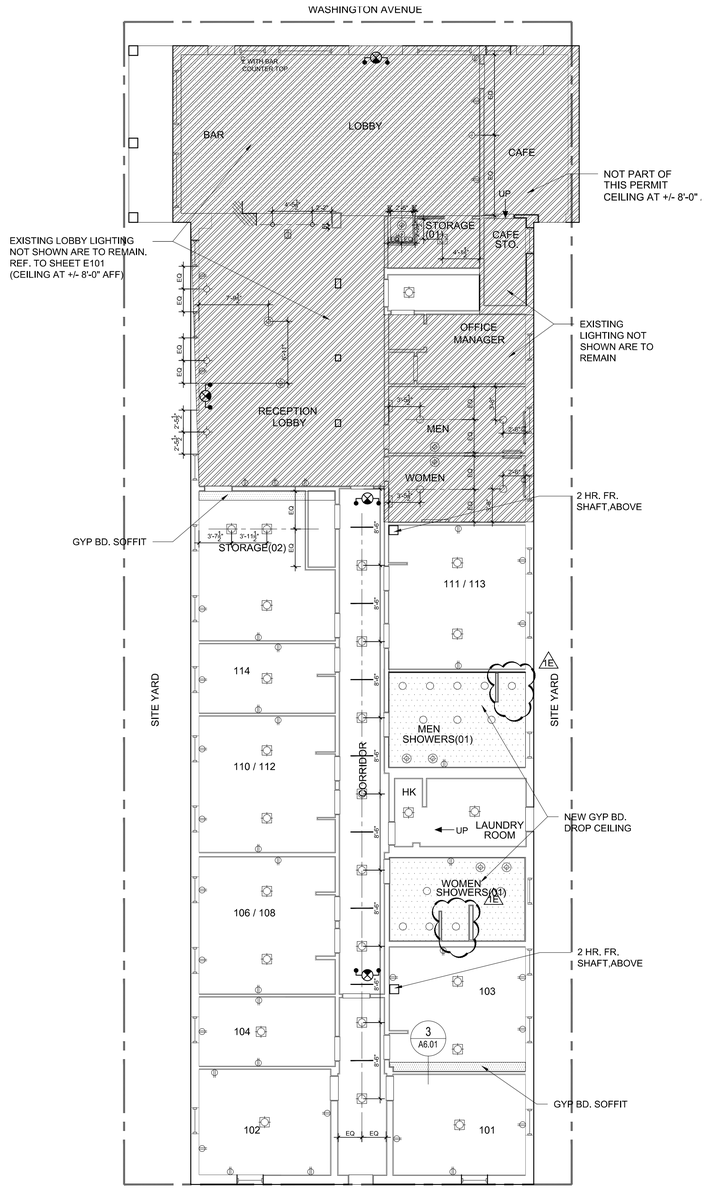
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AR0012578
REGISTERED ARCHITECT
Lic. # AR0012578

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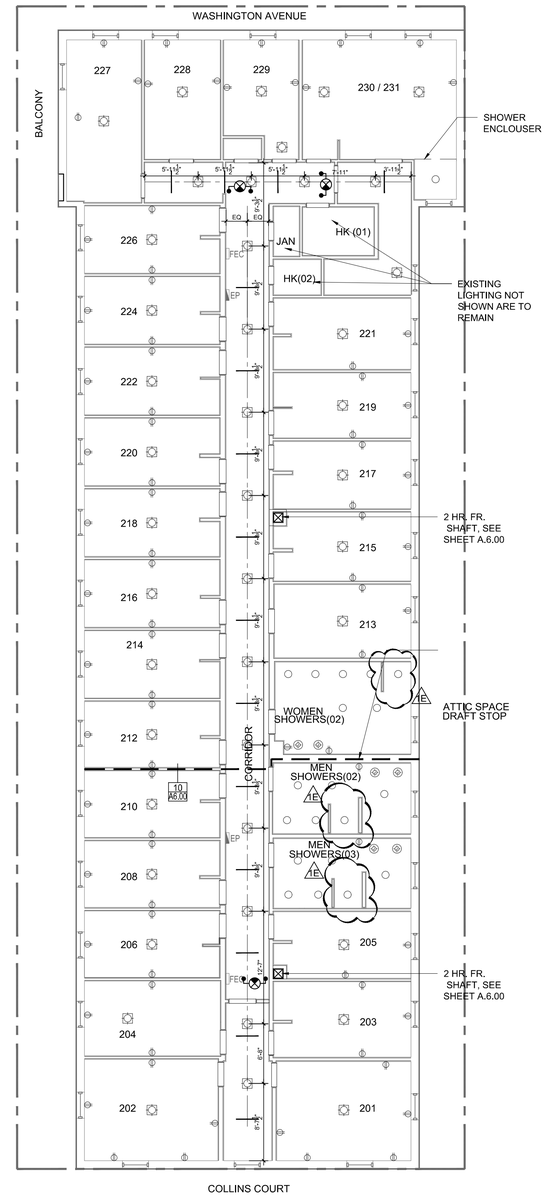
PROPOSED PLAN LEVEL 01 & 2

Date	JUNE, 08, 2020	Sheet No.
Scale	AS INDICATED	A3.00
Project	1967	



1 LEVEL ONE - PROPOSED RCP

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



2 LEVEL TWO - PROPOSED RCP

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

CEILING LEGEND

- REPAIR TO MATCH EXISTING TEXTURE AND PAINT GYP BRD. AT +/- 8'-6" AFF
- NEW GYPSUM WALLBOARD
  USG DRYWALL SUSPENSION SYSTEM FINISH TO MATCH EXISTING AT +/- 7'-6"AFF
- PUCK LIGHT SURFACE MOUNTED
- RECESSED DOWNLIGHT (EMERGENCY)
- WALL WASHER
- WALL JBOX
- WALL SCONCE
- JBOX FOR DECORATIVE LIGHT
- RECESS DOWN LIGHT
- JBOX
- EXIT SIGN WITH BATTERY BACK UP LIGHTING

GENERAL NOTES

1. ALL LIFE SAFETY DEVICES (PULL STATIONS, FIRE ALARMS, FIRE SPRINKLERS, ETC.), SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
2. ALL EGRESS DOORS AND ROUTES SHALL REMAIN UNOBSTRUCTED DURING CONSTRUCTION.
3. NEW CEILING IN LEVEL 1 CORRIDORS BATHROOMS AND GANG SHOWER ROOMS SHALL BE NON.FIRE RATED AND INSTALLED AFTER 2-LAYERS OF ⅝" TYPE X GYP. BD. IS INSTALLED ON BOTTOM OF EXISTING WOOD JOIST AT 7'-6" AFF.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

July 9, 2020

Mr. Adam Hyatt
235 Washington Holdings LLC
235 Washington Ave
Miami Beach, Fl 33139

RE: Determination of potential adverse impact(s) to the SoBe Hostel located at 235 Washington Ave, a Qualified Historic Building or Facility, resulting from alterations for ADA Code compliance

Dear Mr. Hyatt,

At your request we reviewed the above listed privately held property, pursuant to the procedures set forth in *Section 202.5, 2017 (Sixth Edition) Florida Accessibility Code for Building Construction (FACBC)*, adopted pursuant to *Section 553.503 Florida Statutes*, and as codified in *28 CFR Part 36 - Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities*. This review is based on information provided in drawings, photographs and letters you submitted to this office dated July 2, 2020.

It is the opinion of this office that compliance with *Section 202.5 - Alterations to Qualified Historic Buildings* of the *FACBC*, including those for routes, including vertical accessibility, will threaten or destroy the historic significance of the SoBe Hostel located at 235 Washington Ave, *from the 1st floor Lobby level to the second floor level only*, and that exception(s) for this/these element(s) shall be permitted to apply.

Please be aware that other issues relating to proposed accessibility solutions, such as technical infeasibility, disproportionate costs, accessibility waivers or other related code issues are beyond the scope of this review, and should be addressed by a qualified design professional. In all such projects, the Division strongly advises that the owner secure qualified professional design services to perform a formal evaluation for adverse impacts if any proposed physical changes to the property are planned in order to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street• Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com

For further information regarding this request, contact:

Richard L. Hilburn R.A.,
Senior Preservation Architect,
Bureau of Historic Preservation
500 S. Bronough Street, Suite 421
Tallahassee, FL 32399
850-245-6363
Richard.Hilburn@dos.myflorida.com

CC: Project File

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Rev.		Date	Rev.	Date
1	GENERAL COMMENTS	11.23.2020		
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ALTERATION LEVEL 2

SOBE HOSTEL

235 WASHINGTON AVE
MIAMI BEACH, FL 33139

Owner:
Name ADAM HYATT
Address 235 WASHINGTON AVENUE
Address MIAMI BEACH, FL, 33139
Tel: 305.4901018
Email ADAM@VULTUREFUND.COM

Consultant:
Name RPA - ENGINEERING
Address 19570 NW 84TH AVE.
Address MIAMI, FLORIDA 330
Tel: Tel: (305) 308.9857
Email Email: RPEREZ@RPA-ENGINEERING.COM

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

Date: 2021.06.01 09:42:06-04'00'

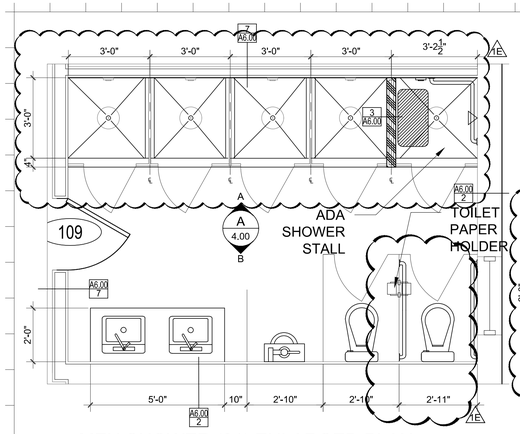
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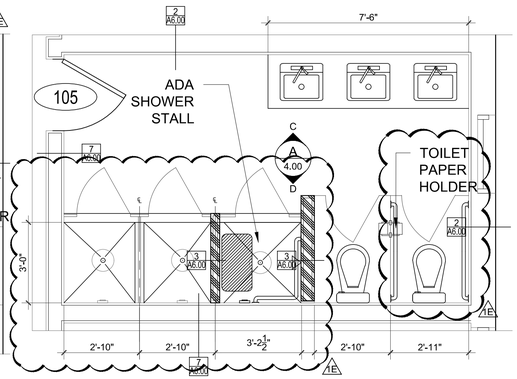
PROPOSED RCP LEVEL 1 & 2

Date	JUNE, 08, 2020	Sheet No.	A3.01
Scale	AS INDICATED		
Project	1967		



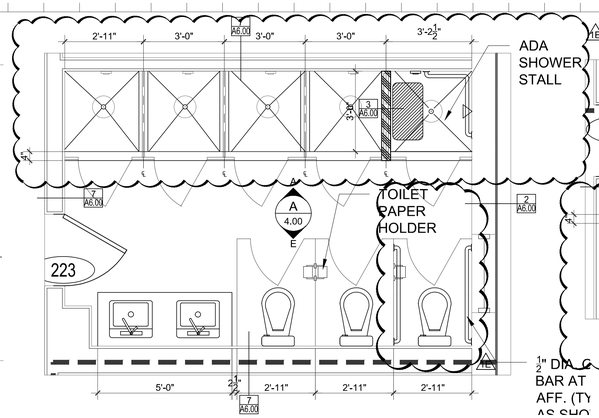
1 MEN SHOWER (01) ENLARGED PLAN

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



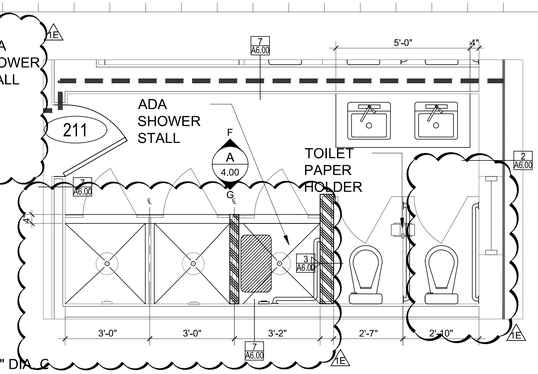
2 WOMEN SHOWER (01) ENLARGED PLAN

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



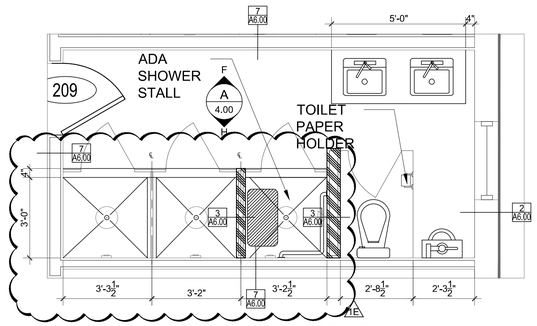
3 WOMEN SHOWER (02) ENLARGED PLAN

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



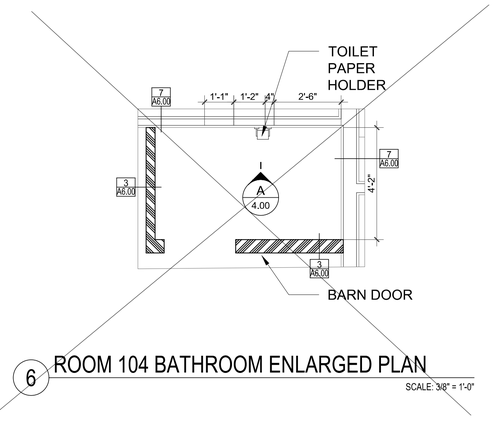
4 MEN SHOWER (02) ENLARGED PLAN

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



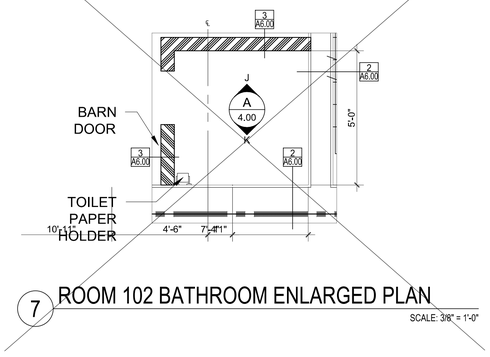
5 MEN SHOWER (03) ENLARGED PLAN

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



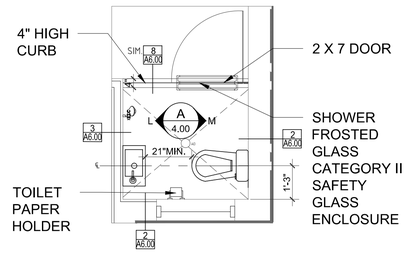
6 ROOM 104 BATHROOM ENLARGED PLAN

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



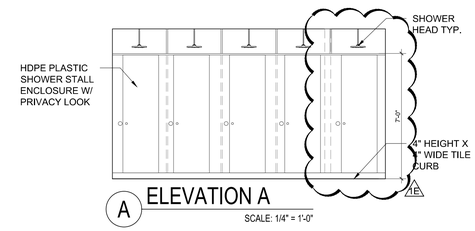
7 ROOM 102 BATHROOM ENLARGED PLAN

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



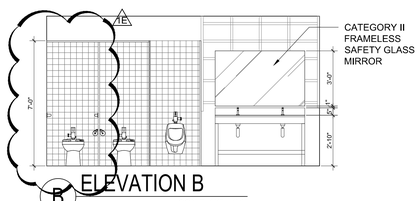
8 ROOM 231 BATHROOM ENLARGED PLAN

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



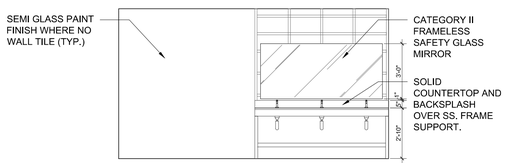
A ELEVATION A

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



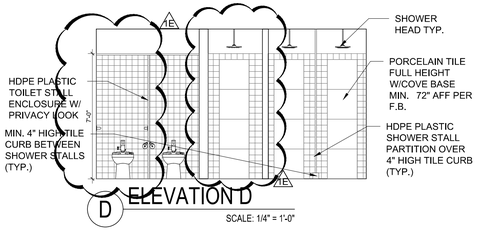
B ELEVATION B

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



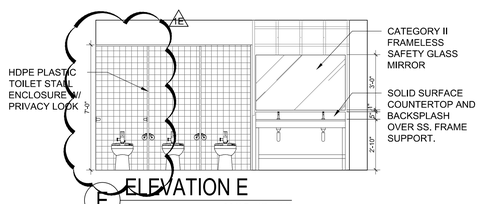
C ELEVATION C

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



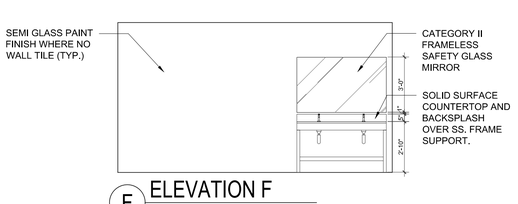
D ELEVATION D

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



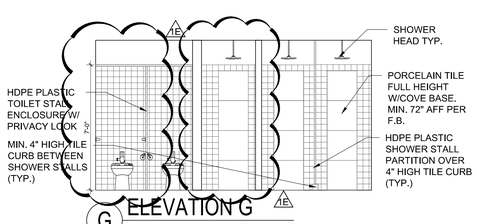
E ELEVATION E

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



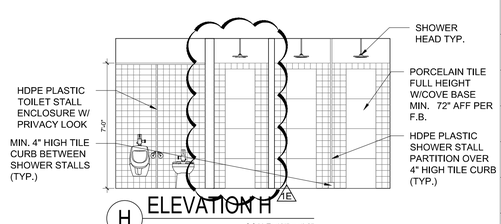
F ELEVATION F

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



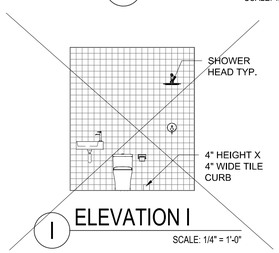
G ELEVATION G

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



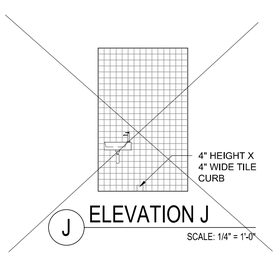
H ELEVATION H

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



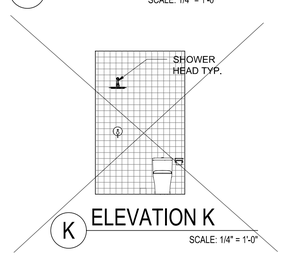
I ELEVATION I

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



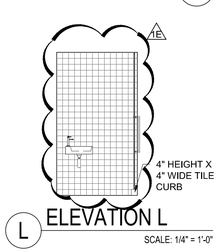
J ELEVATION J

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



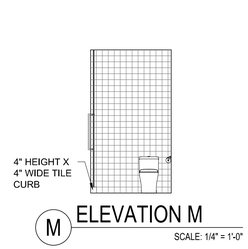
K ELEVATION K

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



L ELEVATION L

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



M ELEVATION M

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



N ADA SHOWER STALL DIAGRAM

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

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2013662
08/03/2021 2:54:00 PM

Rev.	Date	Rev.	Date
1	GENERAL COMMENTS		11.23.2020
1D	BUILDING DEP. COMMENTS		04.19.2021
1E	BUILDING DEP. COMMENTS		05.07.2021

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1967

ALTERATION LEVEL 2

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Date: 2021.06.01 09:42:11-04'00'

STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT
Lic. # AR0012578

KOBI KARP

REVISION 1E - (05.07.2021)

ENLARGED SHOWERS
PLANS AND ELEVATIONS

Date	JUNE, 08, 2020	Sheet No.
Scale	AS INDICATED	A4.00
Project	1967	