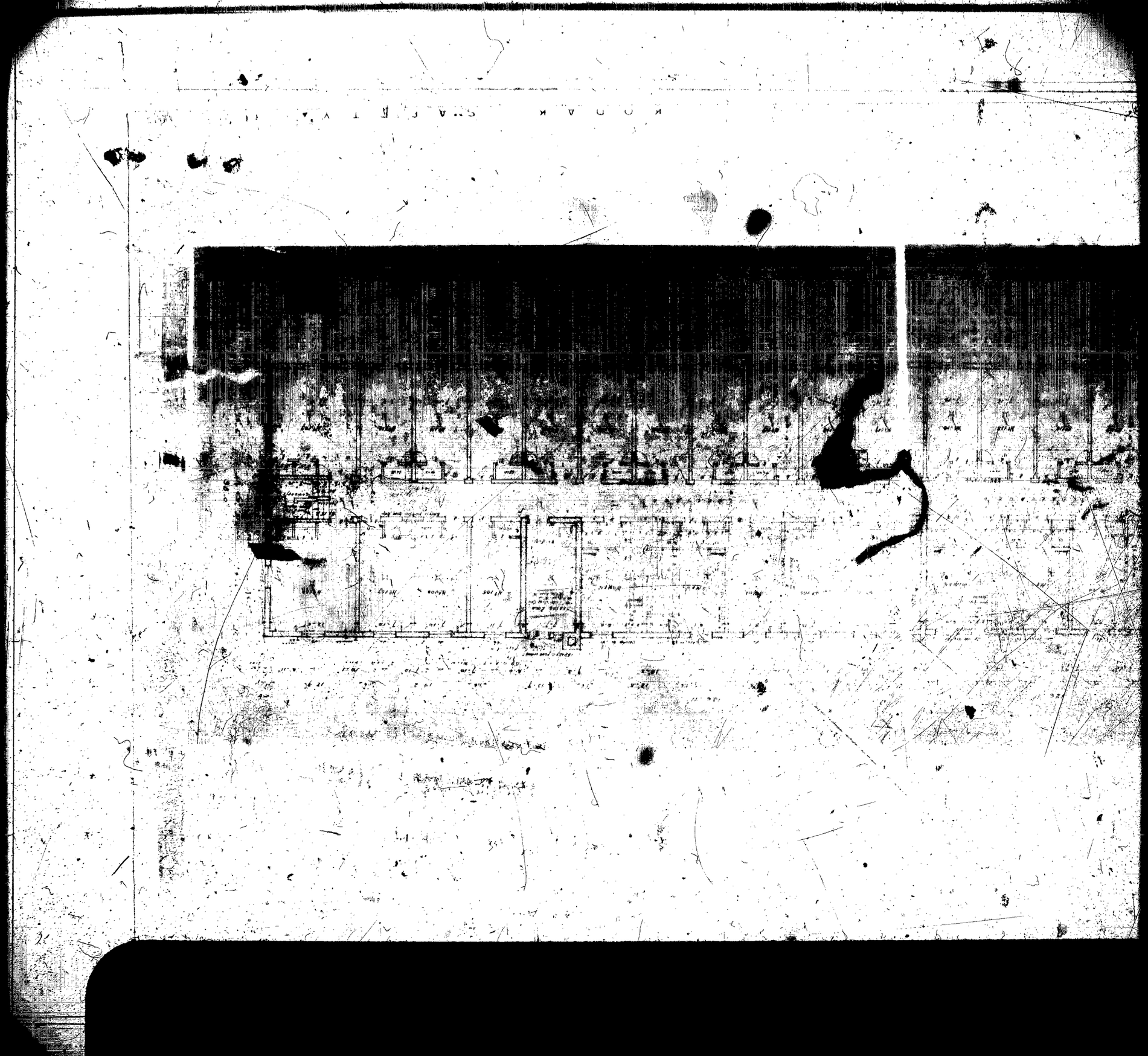
K O D A K  S A F E T Y  F I L M

KODAK SAFETY

S A F E T Y F I L M



MIAMIBEACH

# Plan Routing Sheet

| General Information | | |
|---|---|---|
| Date<br>12/17/13 | Process/Permit Number **Re-Submittals Only**<br>B13008 86 | Historic (Y/N) |
| Job Address<br>235 WASHINGTON | | |
| Contact Name<br>Gorgan Ronschomin | E-mail<br>GAP9N@GMAIL.COM | Telephone<br>305.992.7443 |

**Re-submittals - New Sheets:** ☑ **Yes** ☐ **No**

**List all new sheets:**

A1 / LS1

**OFFICE USE ONLY**

| Required Approvals - As Indicated | | |
|---|---|---|
| ☐ Planning & Zoning | ☑ Fire | ☐ Public Works |
| ☐ Flood Plain Management | ☑ Building | ☐ Structural |
| ☐ Electrical | ☐ Mechanical | ☐ Plumbing |
| ☐ Elevator | | |

Comments:

Reviewer: Date: 12/20/13

☑ **Walk Thru** ☐ **Drop Off**

NEWDOC

B1300886

N/S

TERRAZZO FLOOR TO REMAIN 10/9/12

EXISTING FIRST FLOOR
SCALE:3/16"=1'-0"

N

SCOPE OF WORK: Relocate bar.
Install ice machine,ice sink, three compartment sink, hand sink.
Electrical outlet for ice machine, refrigerator and small appliances.
Smooth finis and paint.

**PUBLIC WORKS**
**PLAN REVIEW NOTICE**
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY

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

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

Approved/Reviewed By: Date: 12-9-13

THIS SHEET HAS BEEN REVISED/REPLACED ORIGINAL SIGNATURE STAMP REMAINS VALID

EXISTING SECOND FLOOR
SCALE:3/16"=1'-0"

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

B13-00886

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

| | |
|---|---|
| BUILDING: | |
| ZONING: | |
| DRB/HPB: | |
| CONCURRENCY: | |
| PLUMBING: | 05/03/13 |
| ELECTRICAL: | N/A |
| MECHANICAL: | 05/03/13 |
| FIRE PREVENTION: | 12/17/13 |
| ENGINEERING: | |
| PUBLIC WORKS: | 12-9-13 |
| STRUCTURAL: | 05/03/13 |
| ELEVATOR: | |


RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL.: (305)510-7322
12735 SW 42 TERRACE
MECHANICAL - PLUMBING
E-MAIL: rnadesign@yahoo.com
ELECTRICAL & FIRE PROTECTION.


4/23/13
CARLOS M. RODRIGUEZ
P.E. # 55488

PROJECT TITLE: SOUTH BEACH HOSTEL

PROJECT ADRESS: 235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE: FIRST & SECOND FLOOR ARCHITECTURAL PLAN

SCALE: 3/16"= 1'-0"

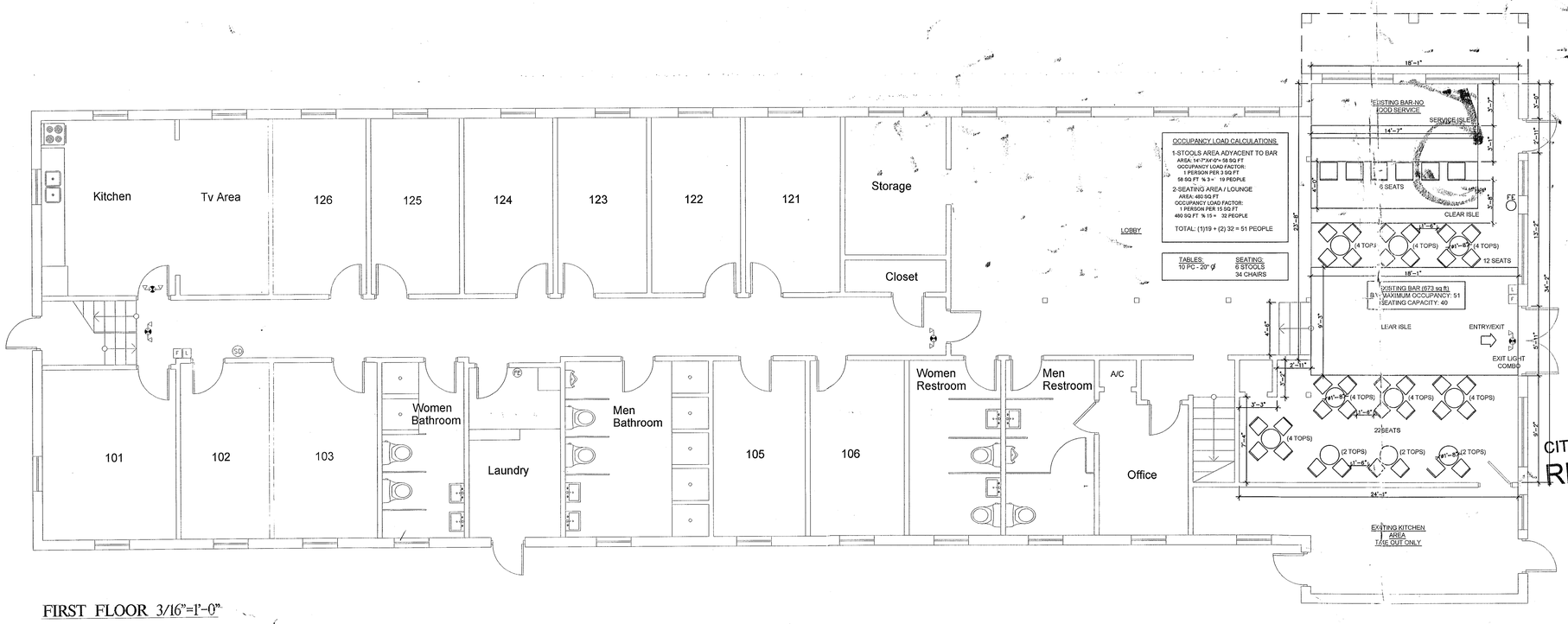
REVISIONS:

DRAWN BY: J.J.

A-1

FRONT

DRAWING NO:




OCCUPANCY LOAD CALCULATIONS

1-STOOLS AREA ADYACENT TO BAR
AREA: 14'-7"x4'-0"= 58 SQ FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 3 SQ FT
58 SQ FT % 3 = 19 PEOPLE

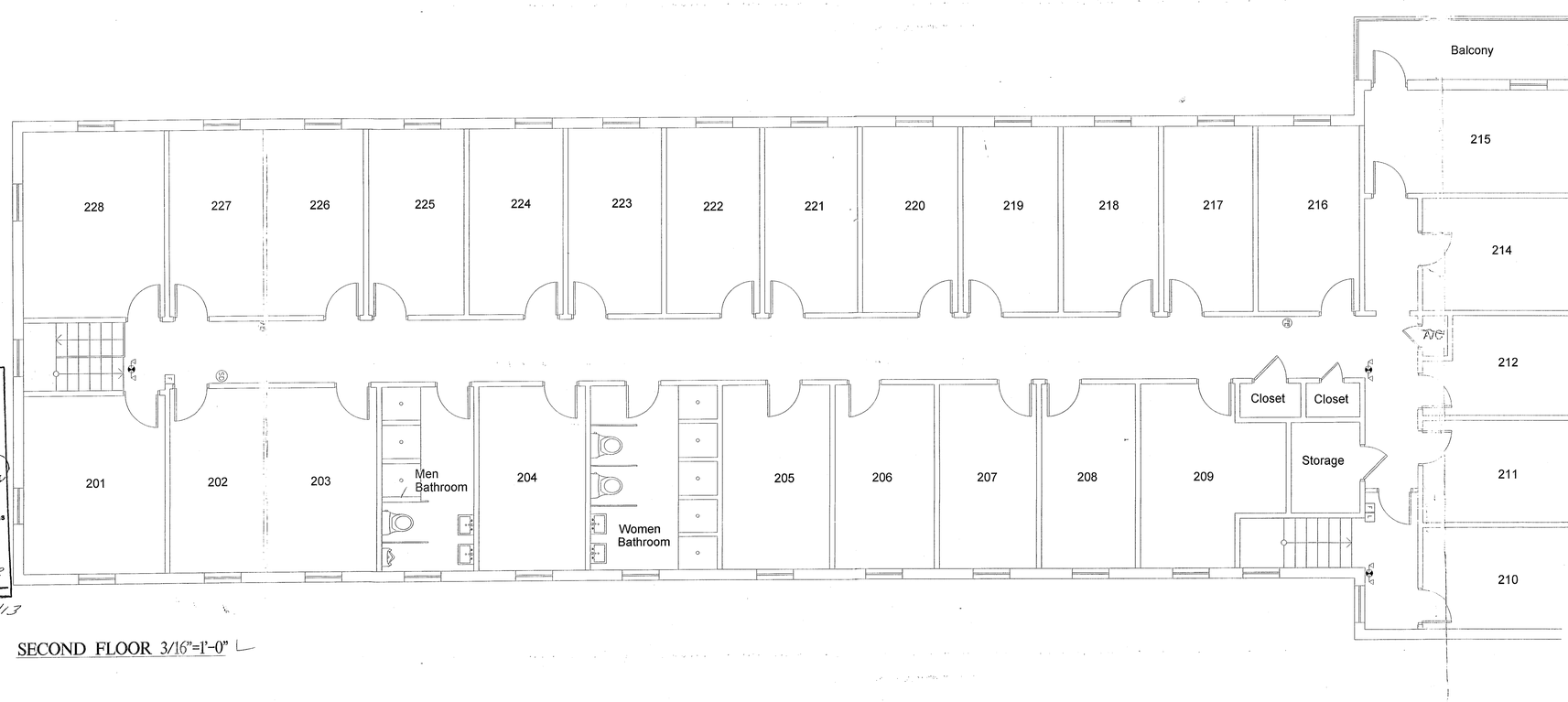
2-SEATING AREA / LOUNGE
AREA: 460 SQ FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 15 SQ FT
460 SQ FT % 15 = 32 PEOPLE

TOTAL: (1)19 + (2) 32 = 51 PEOPLE

| TABLES: | SEATING: |
|---|---|
| 10 PC - 20" ø | 6 STOOLS |
| | 34 CHAIRS |

FIRST FLOOR 3/16"=1'-0"

N




SECOND FLOOR 3/16"=1'-0"

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

Approved/Reviewed By: MJF Date: 12/19/12
MJF 03/14/13

JOB COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
DRP/FRD:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

Derm Number: 2012-1022-1549-5042
Contact Name: AVEL GONZALEZ
Contact Phone: (561)508-9606
Folio: 02-4203-005-1070
Project Name: SOUTH BEACH HOSTEL
Date Received: 10/22/2012

PLAN REVIEW FINAL APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
CUD: VIEWER PRINT: Nancy
SIGNATURE: 1/15/13

CITY OF MIAMI BEACH
REFERENCE ONLY


RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305)510-7322
12735 SW 42 TERRACE
MECHANICAL, PLUMBING,
E-MAIL: cmr_rapid@yahoo.com
ELECTRICAL & FIRE PROTECTION.


CARLOS M. RODRIGUEZ
P.E. # 55488
9/28/12

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE
FIRST FLOOR ARCHITECTURE AND BAR SEATING PLAN 2ND FLOOR ARCHITECTURE

SCALE: 3/16"= 1'-0"

REVISIONS:
MJF 03/14/13

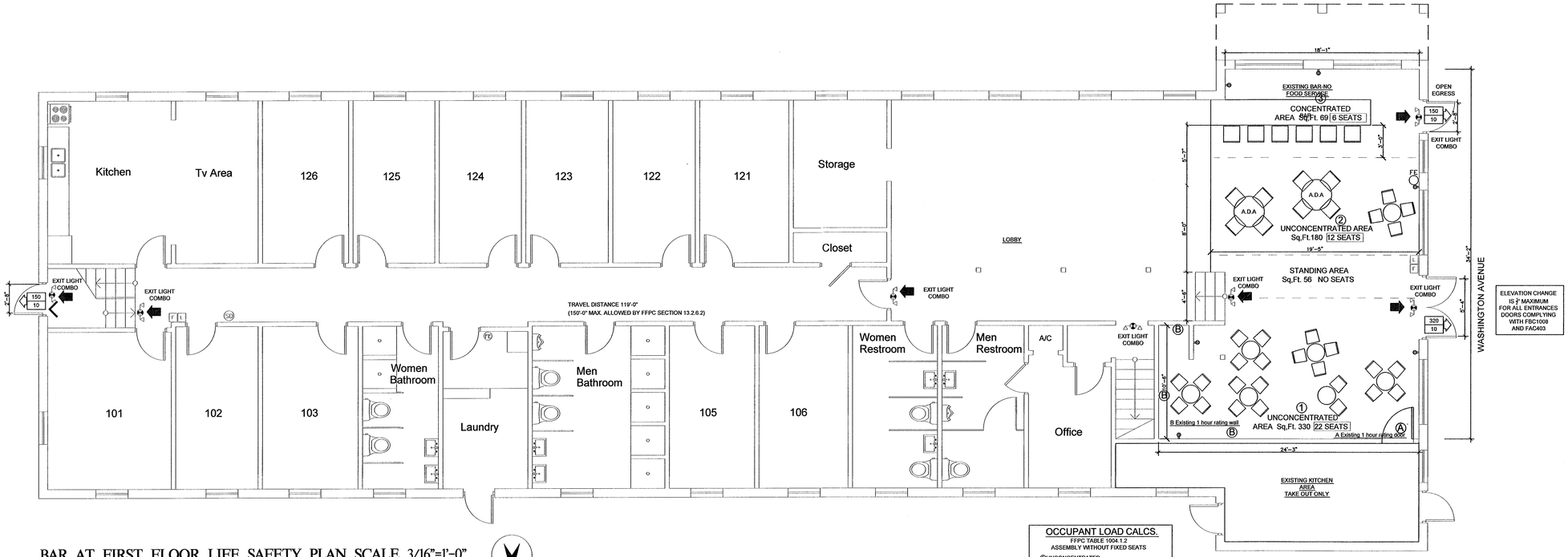
DRAWN BY: J.J.

A-1

DRAWING NO:

B1300886
2305 Washington
Ave.

CITY OF MIAMI BEACH
REFERENCE
ONLY




BAR AT FIRST FLOOR LIFE SAFETY PLAN SCALE 3/16"=1'-0"

**SCOPE OF WORK**
NO WORK TO BE DONE
NO SPRINKLERS SYSTEM

**OCCUPANT LOAD CALCS.**
FFPC TABLE 1004.1.2
ASSEMBLY WITHOUT FIXED SEATS

①UNCONCENTRATED
AREA: 240 SQ FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 15 SQ FT
330 SQ FT % 15 = 22 PERSONS

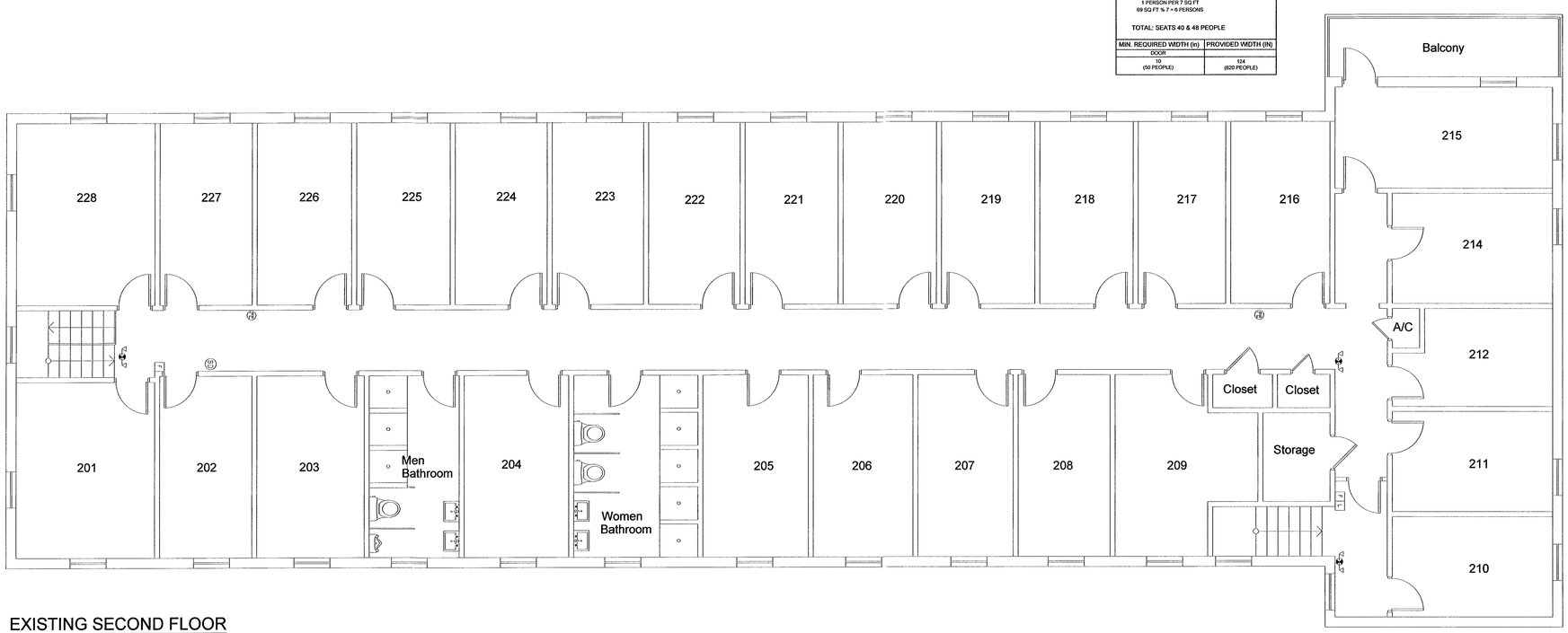
STANDING SPACE AREA
AREA: 80 SQ FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 7 SQ FT
56 SQ FT % 7 = 8 PERSONS

②UNCONCENTRATED AREA
AREA: 180 SQ FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 15 SQ FT
154 SQ FT % 15 = 12 PERSONS

③CONCENTRATED AREA
AREA: 69 SQ FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 7 SQ FT
69 SQ FT % 7 = 6 PERSONS

TOTAL: SEATS 40 & 48 PEOPLE

| MIN. REQUIRED WIDTH (in) | PROVIDED WIDTH (IN) |
|---|---|
| DOOR | |
| 10 (50 PEOPLE) | 124 (620 PEOPLE) |




EXISTING SECOND FLOOR
SCALE:3/16"=1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305)610-7322
12735 SW 42 TERRACE
MECHANICAL, PLUMBING,
E-MAIL: cmr_rapd@yahoo.com
ELECTRICAL & FIRE PROTECTION.

12/6/13

CARLOS M. RODRIGUEZ
P.E. # 55488

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE
FIRST & SECOND FLOOR ARCHITECTURAL PLAN

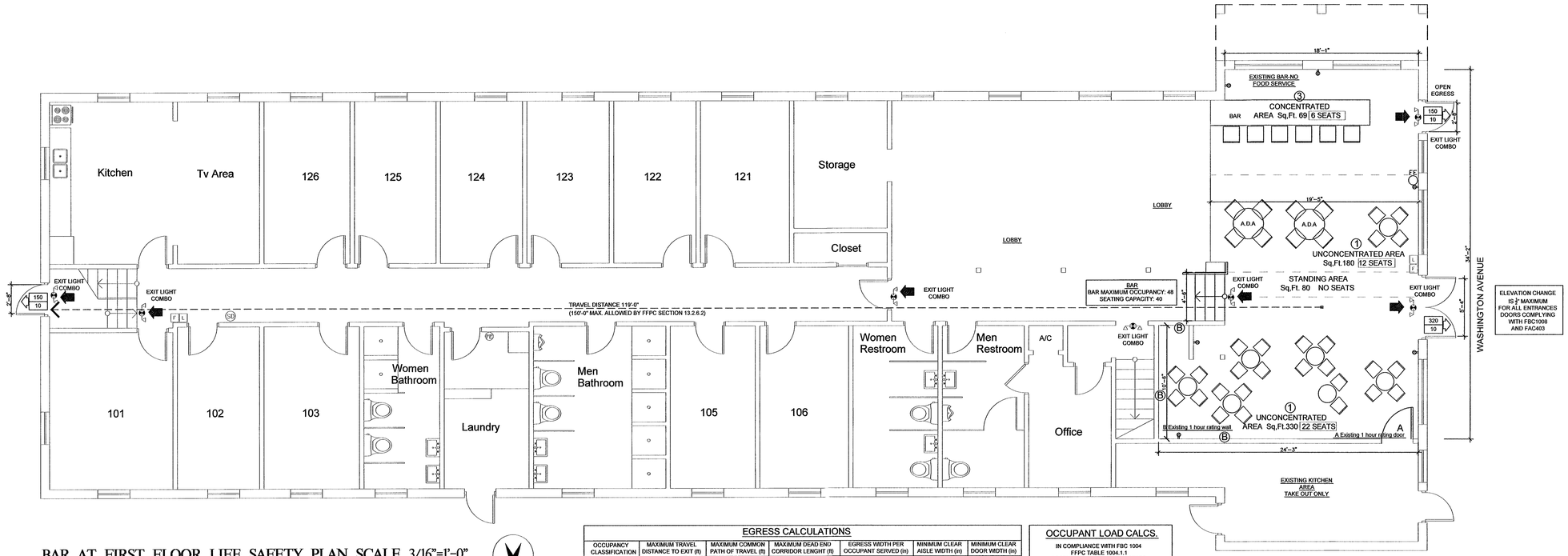
SCALE: 3/16"= 1'-0"

REVISIONS:

DRAWN BY: J.J.

A-1

DRAWING NO:




ELEVATION CHANGE IS 1/2" MAXIMUM FOR ALL ENTRANCES DOORS COMPLYING WITH FBC1008 AND FAC403

BAR AT FIRST FLOOR LIFE SAFETY PLAN SCALE 3/16"=1'-0"

## EGRESS CALCULATIONS

| OCCUPANCY CLASSIFICATION | MAXIMUM TRAVEL DISTANCE TO EXIT (ft) | | MAXIMUM COMMON PATH OF TRAVEL (ft) | | MAXIMUM DEAD END CORRIDOR LENGHT (ft) | | EGRESS WIDTH PER OCCUPANT SERVED (in) | | MINIMUM CLEAR AISLE WIDTH (in) | MINIMUM CLEAR DOOR WIDTH (in) |
|---|---|---|---|---|---|---|---|---|---|---|
| | UNSPRK. | SPRK. | UNSPRK. | SPRK. | UNSPRK. | SPRK. | LEVEL | STAIRS | | |
| GROUP A-2 (LC) | 150 | 250 | 75 | 75 | 20 | 20 | 0.2 | 0.3 | 44 | 32 |

NOTES:

1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
4- BUILDING IS GOING FROM R2 TO A-2
5- INFORMATION TAKEN FROM FFPC, EDITION 2007 AND NFPA 101, EDITION 2006, SECTION 13, EXISTING NON SPRINKLERED BUILDING
6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

## OCCUPANT LOAD CALCS.

IN COMPLIANCE WITH FBC 1004
FFPC TABLE 1004.1.1
ASSEMBLY WITHOUT FIXED SEATS

1-UNCONCENTRATED
AREA: 510SQ.FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 15 SQ.FT
510 SQ.FT % 15 = 34 PEOPLE

2-STANDING SPACE AREA
AREA: 80 SQ.FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 7SQ.FT
56 SQ.FT % 7 = 8 PERSONS

3-CONCENTRATED AREA
AREA: 69 SQ.FT
OCCUPANCY LOAD FACTOR:
1 PERSON PER 7 SQ.FT
69 SQ.FT % 7 = 6 PERSONS
TOTAL: (1) 23+(2) 16+(3)9 = 48 PERSONS

| MIN. REQUIRED WIDTH (in) | PROVIDED WIDTH (IN) |
|---|---|
| DOOR | |
| 10 (50 PERSONS) | 124 (620 PERSONS) |

City of Miami Beach
Fire Prevention Division
PLANS APPROVED


RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305)510-7322
10725 SW 127 AVENUE
ARCHITECTURAL, PLUMBING,
E-MAIL: cmr_lapc@yahoo.com
ELECTRICAL & FIRE PROTECTION.


12/6/13

CARLOS M. RODRIGUEZ
P.E. # 55488

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE
FIRST FLOOR BAR LIFE SAFETY AND SEATING PLAN

SCALE: 3/16"= 1'-0"

REVISIONS:

DRAWN BY: J.J.

LS-1

DRAWING NO:

10/11/12.

MIAMI BEACH HOTEL

DOORS (EXT.) & WINDOWS
WIND ASCE 7-10

| # | AREA | ZONE | GCP | PRESS | |
|---|---|---|---|---|---|
| A | 22 | 4 | +.9<br>-1.0 | +80<br>-87 | +48<br>-52 |
| B | 38 | 4 | +.85<br>-.95 | +76<br>-83 | x .6 → +46<br>-50 |
| C | 16 | 4 | +.9<br>-1.0 | +80<br>-87 | +48<br>-52 |
| D | 23 | 5 | +.9<br>-1.3 | +80<br>-96 | +48<br>-58 |

P = 74 (.18 + .9 → 80-
1.0 → 87
.85 → 76 x .6 →
.95 → 83-
1.3 → 96

11/11/12

MIAMI-DADE COUNTY
DEPARTMENT OF PERMITTING, ENVIRONMENT, AND REGULATORY AFFAIRS (PERA)
BOARD AND CODE ADMINISTRATION DIVISION

MIAM –DADE COUNTY, FLORIDA
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175–2474
T (786) 315–2590 F (786) 315–2599
www.miamidade.gov/pera/

# NOTICE OF ACCEPTANCE (NOA)

**Trulite Glass & Aluminum Solution, LLC**
**800 Fairway Drive, Suite # 200**
**Deerfield Beach, Fl. 33441**

B/30086

**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 PERA–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. PERA 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: Series "Resistor Series 350 Medium Stile Impact" Outswing Aluminum Storefront/ Curtain Wall System Door – L.M.I.**

**APPROVAL DOCUMENT:** Drawing No. **11-180**, titled "Resistor Series 350 Medium Stile Impact Door" sheets 1 through 13 of 13, dated 10/10/11, prepared by EngCo, Inc., signed and sealed by Pedro M. De Figueiredo, P. E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami–Dade County Product Control Section.

**MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.**

**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.

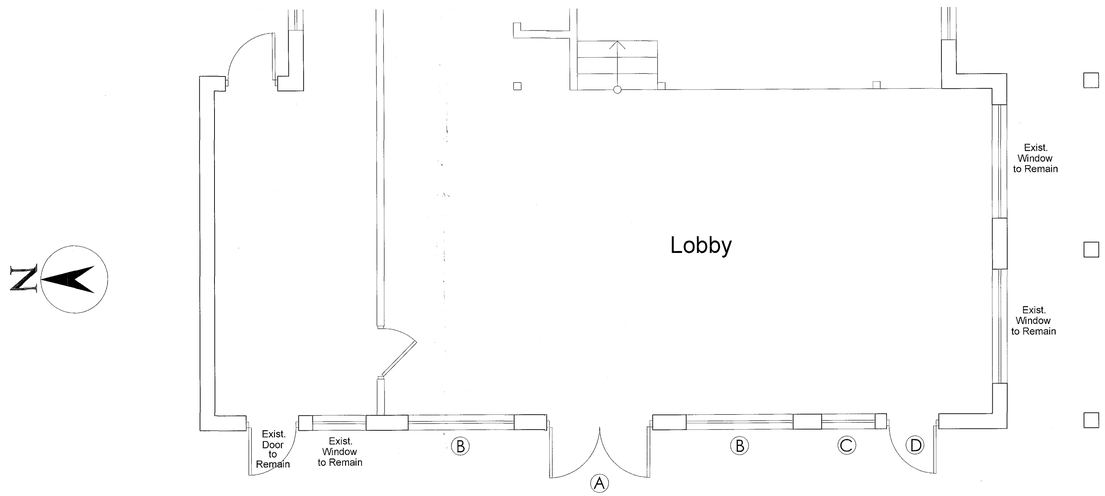
This NOA **revises NOA No. 09–1110.04** and consists of this page 1 and evidence pages E–1, and E–2, as well as approval document mentioned above.

The submitted documentation was reviewed by **Jaime D. Gascon, P. E.**

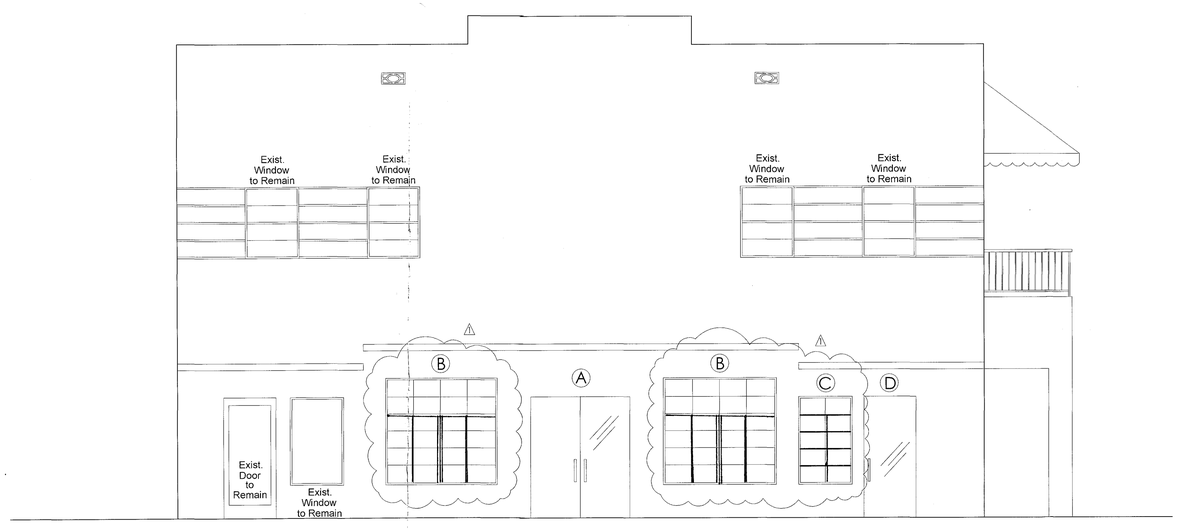
MIAMI-DADE COUNTY APPROVED

J Gascon
3/1/12

**NOA No. 12–0117.05**
**Expiration Date: March 17, 2015**
**Approval Date: March 08, 2012**




FIRST FLOOR




WEST ELEVATION

# SCOPE OF WORK

## Alteration Level II

Replace windows and doors at front elevation only.

All work to be in accordance with FBC 2010.

Alteration type II.

No slab penetration.

DOOR & WINDOW SCHEDULE

| MARK | QUAN. | DIMENSIONS WIDTH | DIMENSIONS HEIGHT | GLASS THICKNESS | MANUF. | TYPE | MATERIAL | ZONE | P.S.F. | N.O.A. |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 1 | 75" | 86" | X ANN-ANN | Tramnsom | ENTRANCE DOOR | ALUM/GLASS | 4 | + 48 - 52 | 12-0117.05 |
| B | 2 | 74" | 74" | X ANN-ANN | Green World | FIXED WINDOW | ALUM/GLASS | 4 | + 46 - 50 | 12-0206.09 |
| C | 1 | 37' | 63' | X ANN-ANN | Green World | FIXED WINDOW | ALUM/GLASS | 4 | + 48 - 52 | 12-0206.09 |
| D | 1 | 39' | 86" | X ANN-ANN | Tramnsom | ENTRANCE DOOR | ALUM/GLASS | 5 | + 48 - 58 | 12-0117.05 |

| WIND ASCE 7-10 |
|---|
| kZT=1.0 |
| Kd=.85 |
| Kh--1.12 |
| V=175m/h |
| IMP FACTOR +/_ .18 |
| HEIGHT (25') |
| q=62 PSF |
| RED. FACTOR - .6 |

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 11/13/12
ZONING: 11/9/12
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL: 11/13/12
ELEVATOR: 11/8/12

REVISION:

1 11/6/12

MANUEL E. SIQUES
CIVIL STRUCTURAL PE-No. 20233
8331 SW 12 TERRACE
MIAMI, FL. 33144
(305) 586 4776

The South Beach Hostel

235 Washington Avenue,
Miami Beach, Fl. 33139

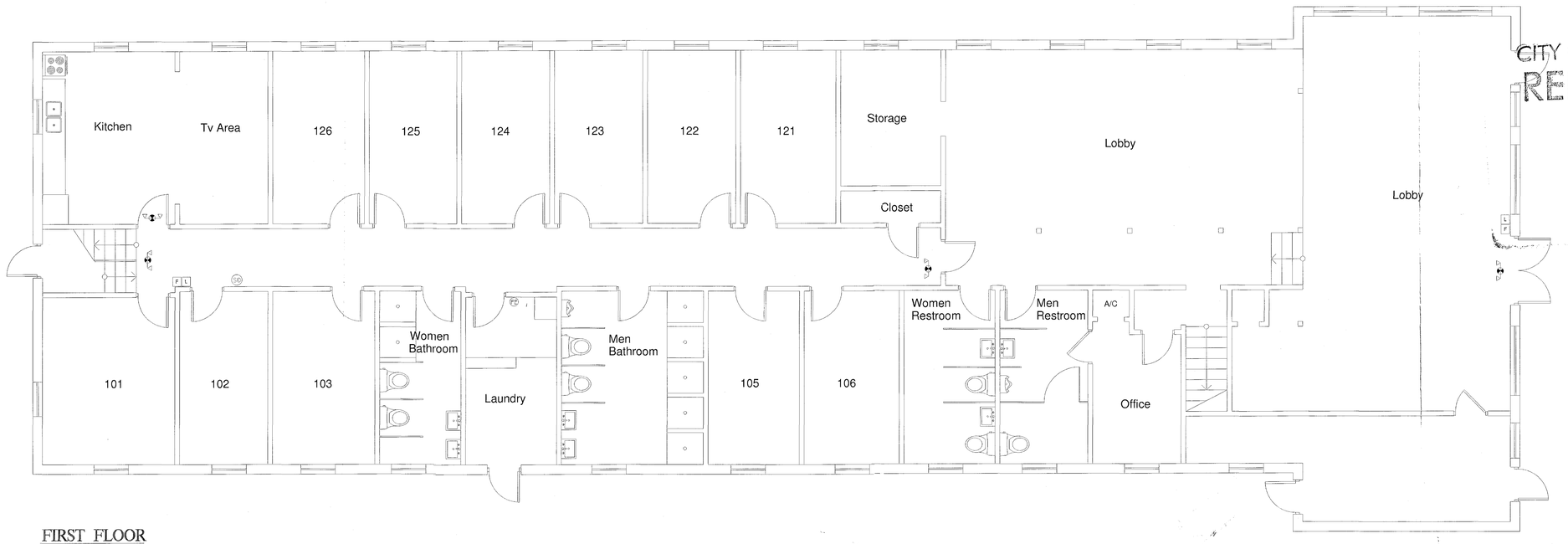
OWNER- ADDRESS

SCALE : 1'-1/4"

SHEET

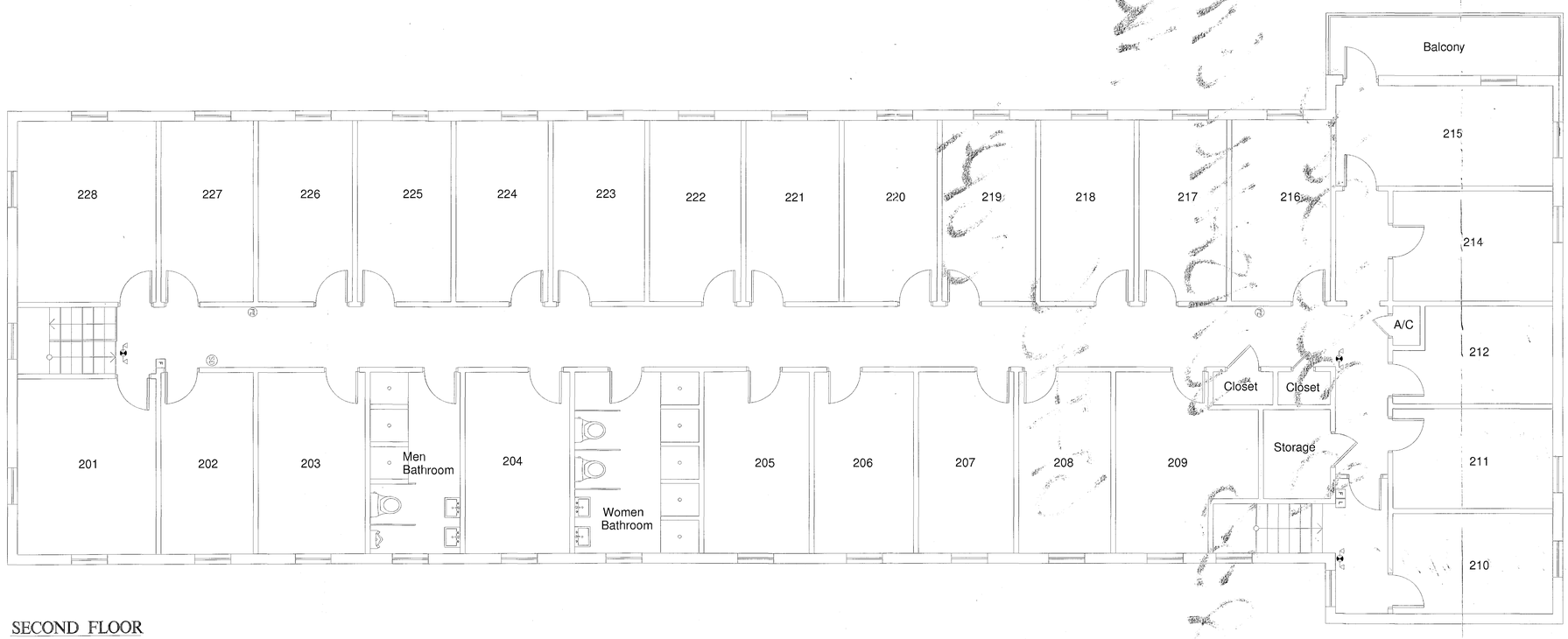
A -1

OF 1




FIRST FLOOR

N




SECOND FLOOR

CITY OF MIAMI BEACH
REFERENCE
ONLY

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT:
PROPOSED ALTERATION FOR:
SOUTH BEACH HOSTEL LLC
235 WASHINGTON AVE
MIAMI BEACH, FL 33139

REVISIONS:

MANUEL E. SIQUES
CIVIL STRUCTURAL - PE No.20233
8331 SW 12 TERRACE
MIAMI, FL 33144
(305) 586-4776

10/12/12

DRAWN BY: R.A.R.
CHECKED BY: M.S.
DATE: 10/12/12
SCALE: AS SHOWN
JOB NO.

PAGE #
A-2

B13000265
235 WASHINGTON AVE
OFFICE COPY

Master B13000265
235 Washington
Avenue

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

| | |
|---|---|
| BUILDING: | rm 10/15/12 rm 11/13/12 |
| ZONING: | 11/9/12 |
| DRB/HPB: | |
| CONCURRENCY: | |
| PLUMBING: | |
| ELECTRICAL: | |
| MECHANICAL: | |
| FIRE PREVENTION: | 10/15/12 11/9/12 11/02/12 11/13/12 |
| ENGINEERING: | 10/15/12 |
| PUBLIC WORKS: | |
| STRUCTURAL: | AV 11/5/12 AV 11/6/12 |
| ELEVATOR: | |

B 1400141.

MIAMIBEACH

# Plan Routing Sheet

| General Information | | |
|---|---|---|
| Date 10/14/2013 | Process/Permit Number Re-Submittals Only B 1400141 | Historic (Y/N) |
| Job Address 235 Washington Avenue | | |
| Contact Name D. Gallo | E-mail permitdoctor@aol.com | Telephone 3-447-0123 |

**Re-submittals - New Sheets:** ☐ **Yes** ☐ **No**

**List all new sheets:**

**OFFICE USE ONLY**

| Required Approvals - As Indicated | | |
|---|---|---|
| ☑ Planning & Zoning | ☑ Fire | ☑ Public Works |
| ☐ Flood Plain Management | ☑ Building | ☑ Structural |
| ☐ Electrical | ☐ Mechanical | ☐ Plumbing |
| ☐ Elevator | | |

Comments:

Reviewer: AS Date: 10/14/13

☑ **Walk Thru** ☐ **Drop Off**

PROJECT LOCATION:

235 WASHINGTON AVENUE
MIAMI BEACH, FL

| SCOPE OF WORK |
|---|
| ALTERATION LEVEL II |
| OCCUPANCY USE: RESIDENTIAL R-1 |
| - PROVIDE NEW WOOD FENCE (12 L.F.) AS INDICATED IN PLAN. |
| APPLICABLE CODES & REGULATIONS |
| JURISDUCTION: MIAMI BEACH, FL.<br>- 2010 EXISTING FLORIDA BUILDING CODE (FBCe). |
| NOTES |
| -NO MECHANICAL, ELECTRICAL OR PLUMBING WORK TO BE PERFORMED WITHIN THIS PERMIT. |

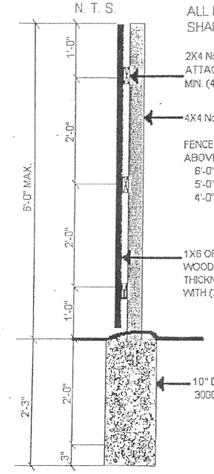
no use of key from egress side, lockbox to be provided

Florida Building Code
Section 2328

## Wood fence Design Detail

N. T. S.

ALL NAILS AND CONNECTORS SHALL BE GALVANIZED




2X4 No. 3 P.T. WOOD RAILS (3) MIN ATTACHED TO WOOD POST WITH MIN. (4) 10d NAILS

4X4 No. 2 P.T. WOOD POST

| FENCE HEIGHT ABOVE GRADE | POST SPACING |
|---|---|
| 6'-0" (MAX.) | 4'-0" o/c |
| 5'-0" | 5'-0" o/c |
| 4'-0" | 6'-0" o/c |

1X6 OR 1X8 WOOD SLATS WOOD PICKETS, 5/8" MIN. DRESSED THICKNESS. ATTACH EACH PICKET TO RAIL WITH (2) 18 GA. STAPLES 1-3/4" LONG.

10" DIA. CONCRETE FOOTING 3000 PSI MIN.

B1400141

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

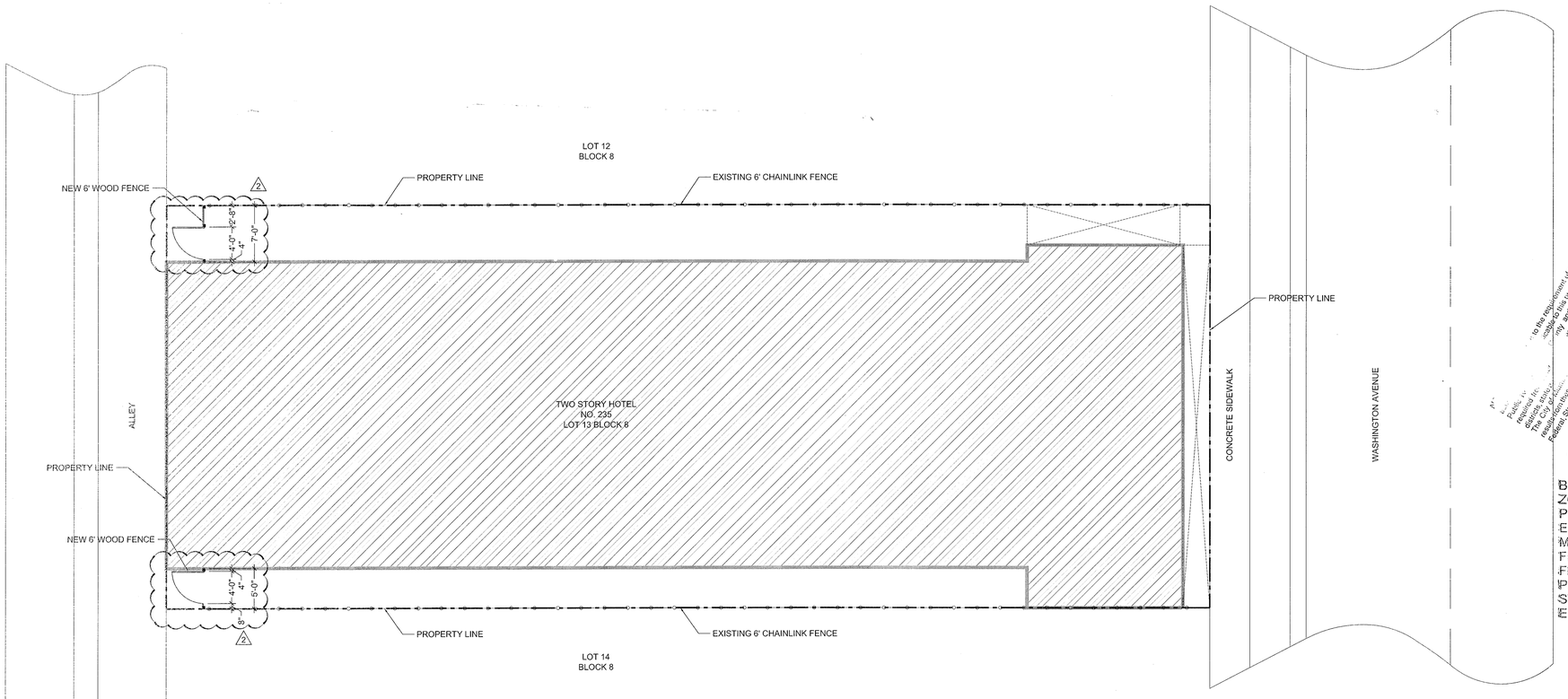
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

Approved for Issuance By: GMC Date: 10-14-2013

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080




MIAMI BEACH FIRE DEPARTMENT

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

BUILDING: 10/14/13
ZONING: 10/14/13
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS: 10-14-2013
STRUCTURAL: 10/14/13
ELEVATOR:

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT NAME
235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY: STAFF

SCALE: AS SHOWN

REVISIONS
1 10.10.13–B.D COMMENTS
2 10.14.13–B.D COMMENTS

SHEET NAME
Existing Floor Plan

SHEET NUMBER
A-1

N

EXISTING FLOOR PLAN | 1/8" = 1'-0" | 1

MIAMIBEACH

# Plan Routing Sheet

| General Information | | |
|---|---|---|
| Date | Process/Permit Number **Re-Submittals Only** B1401387 | Historic (Y/N) |
| Job Address 235 Washington | | |
| Contact Name | E-mail | Telephone |

**Re-submittals - New Sheets:** ☐ **Yes** ☐ **No**

**List all new sheets:** A-1, E-1.

**OFFICE USE ONLY**

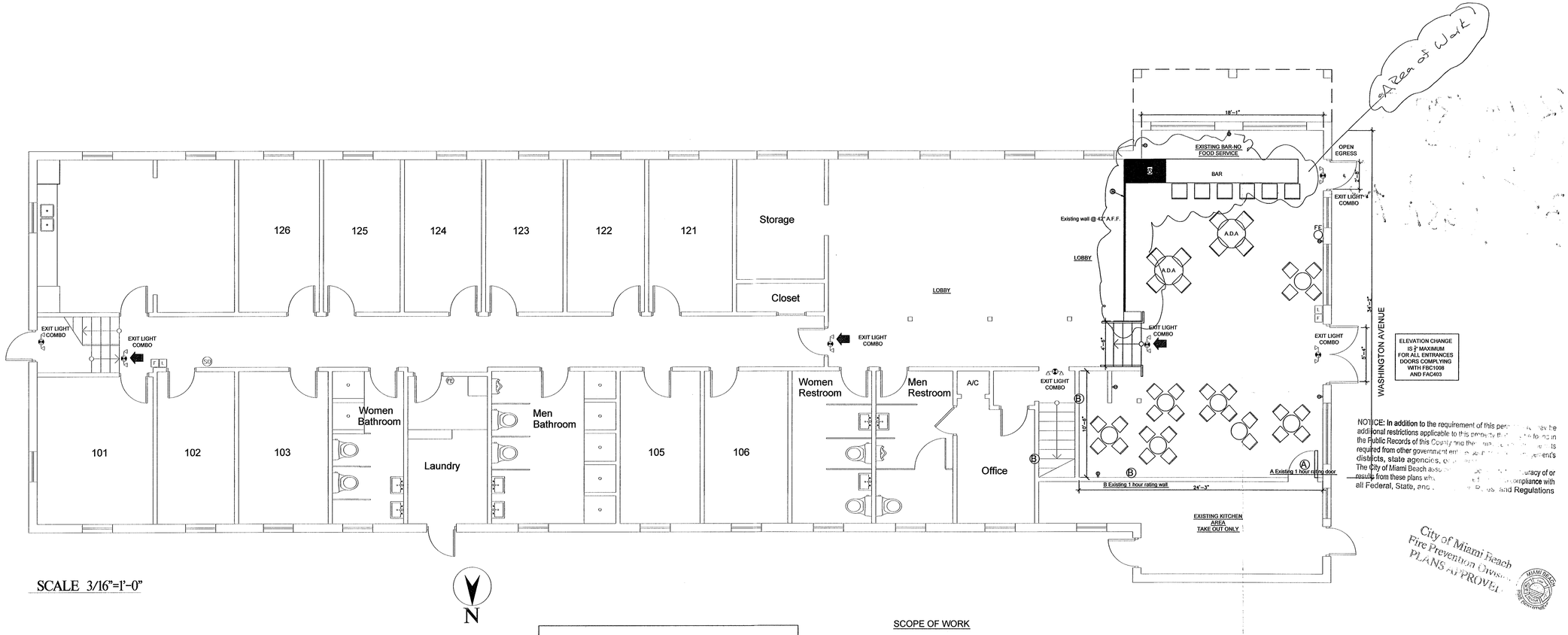
| Required Approvals - As Indicated | | |
|---|---|---|
| ☐ Planning & Zoning | ☐ Fire | ☐ Public Works |
| ☐ Flood Plain Management | ☐ Building | ☐ Structural |
| ☐ Electrical | ☐ Mechanical | ☐ Plumbing |
| ☐ Elevator | | |

Comments:

Reviewer: Date:

☐ **Walk Thru** ☐ **Drop Off**

B1401387




SCALE 3/16"=1'-0"

NOTICE: In addition to the requirement of this per... may be additional restrictions applicable to this property th... in the Public Records of this County and the ... is required from other governmental en... ...ment's districts, state agencies, o... The City of Miami Beach ass... ...uracy of or results from these plans wh... ...ompliance with all Federal, State, and ... ...s and Regulations

City of Miami Beach
Fire Prevention Divisi...
PLANS APPROVED

NOTE

1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
4- BUILDING IS GOING FROM R2 TO A-2
5- INFORMATION TAKEN FROM FFPC, EDITION 2007 AND NFPA 101, EDITION 2006, SECTION 13, EXISTING NON SPRINKLERED BUILDING
6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

SCOPE OF WORK

A- Add 4 lineal ft of wood countertop to existing bar
B- Remove PVC railing from top of existing wall @42 "

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

Approved/Reviewed By: _____ Date: 12/18/13

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

| | |
|---|---|
| BUILDING: | AL 12/18/13 |
| ZONING: | 12/18/13 |
| PLUMBING: | 12/18/13 |
| ELECTRICAL: | 12/18/13 |
| MECHANICAL: | 12/20/13 |
| FIRE PREVENTION: | 12/18/13 |
| FLOOD: | |
| PUBLIC WORKS: | 12/18/13 |
| STRUCTURAL: | 12/18/13 |
| PLANNING: | |

THIS SHEET HAS BEEN REVISED/REPLACED ORIGINAL SIGNATURE STAMP REMAINS VALID


RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305)510-7322
12735 SW 42 TERRACE
MECHANICAL, PLUMBING,
E-MAIL: omr_rapd@yahoo.com
ELECTRICAL & FIRE PROTECTION.

CARLOS M. RODRIGUEZ
P.E. # 55488


PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE
FIRST FLOOR BAR LIFE SAFETY AND SEATING PLAN

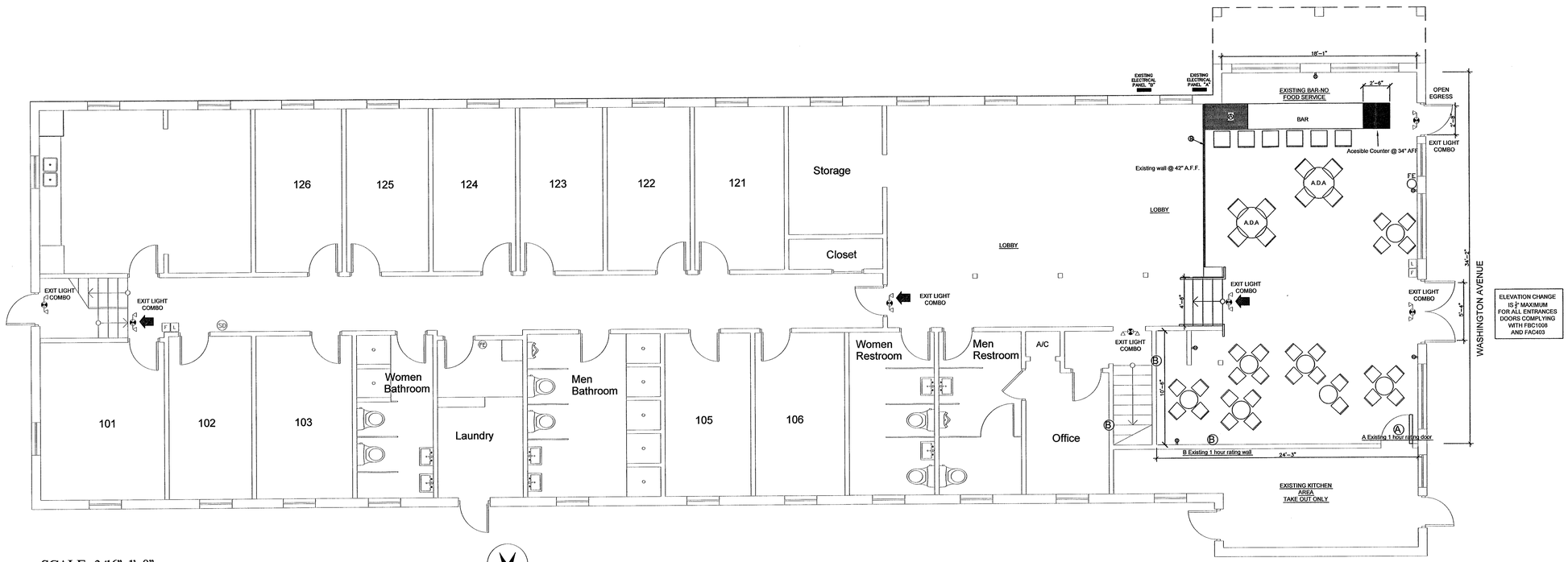
SCALE: 3/16"= 1'-0"

REVISIONS:

DRAWN BY: J.J.

FRONT

DRAWING NO:




SCALE 3/16"=1'-0"

NOTE

1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
4- BUILDING IS GOING FROM R2 TO A-2
5- INFORMATION TAKEN FROM FFPC, EDITION 2007 AND NFPA 101, EDITION 2006, SECTION 13, EXISTING NON SPRINKLERED BUILDING
6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

SCOPE OF WORK

A- Install new GFCI on wood countertop addition
B- Install new 240 30A.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MESA BROTHERS
ELECTRICAL CONTRACTOR
5215 SW 103 Ave.
Miami, Florida

RAUL MESA
E.C 13001870

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE
FIRST FLOOR BAR LIFE SAFETY AND SEATING PLAN

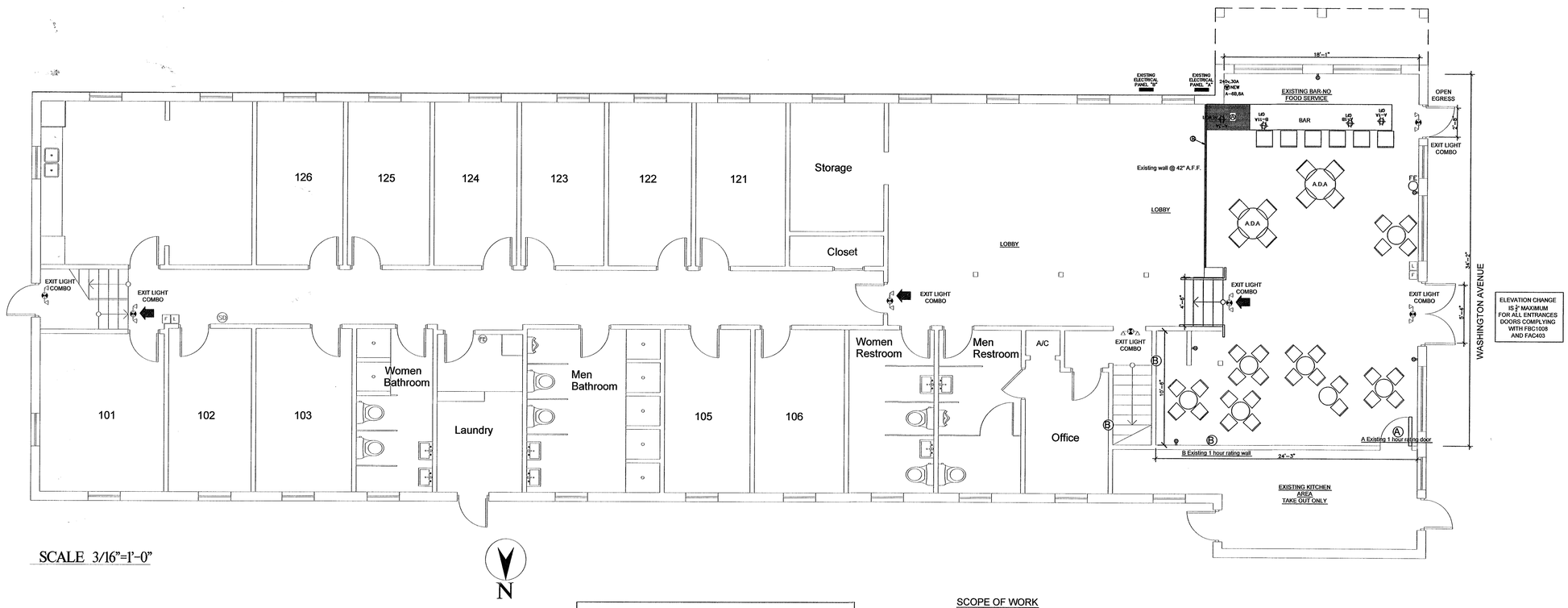
SCALE: 3/16"= 1'-0"

REVISIONS:
12/19/2013

DRAWN BY:

A1

DRAWING NO:




SCALE 3/16"=1'-0"

NOTE

1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
4- BUILDING IS GOING FROM R2 TO A-2
5- INFORMATION TAKEN FROM FFPC, EDITION 2007 AND NFPA 101, EDITION 2009, SECTION 13, EXISTING NON SPRINKLERED BUILDING
6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

SCOPE OF WORK

A- Install new GFCI on wood countertop addition
B- Install new 240 30A.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MESA BROTHERS
ELECTRICAL CONTRACTOR
5215 SW 103 Ave.
Miami, Florida

RAUL MESA
E.C 13001870

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA,33139

DRAWING TITLE
FIRST FLOOR BAR LIFE SAFETY AND SEATING PLAN

SCALE: 3/16"= 1'-0"

REVISIONS:
12/18/2013

DRAWN BY:

E1

DRAWING NO:

12/20/13

B1401387

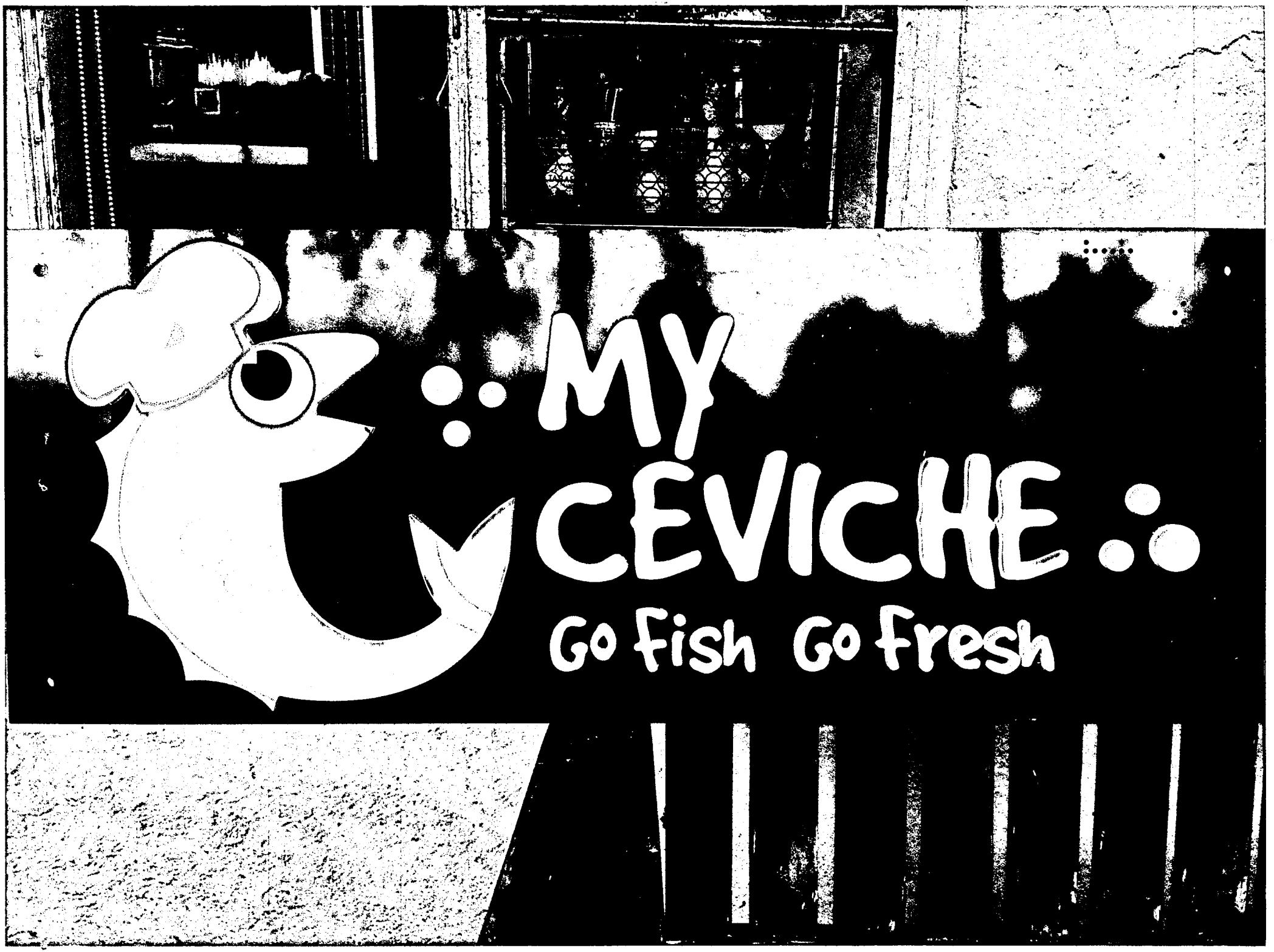
235 WASHINGTON

AV

OFFICE COPY

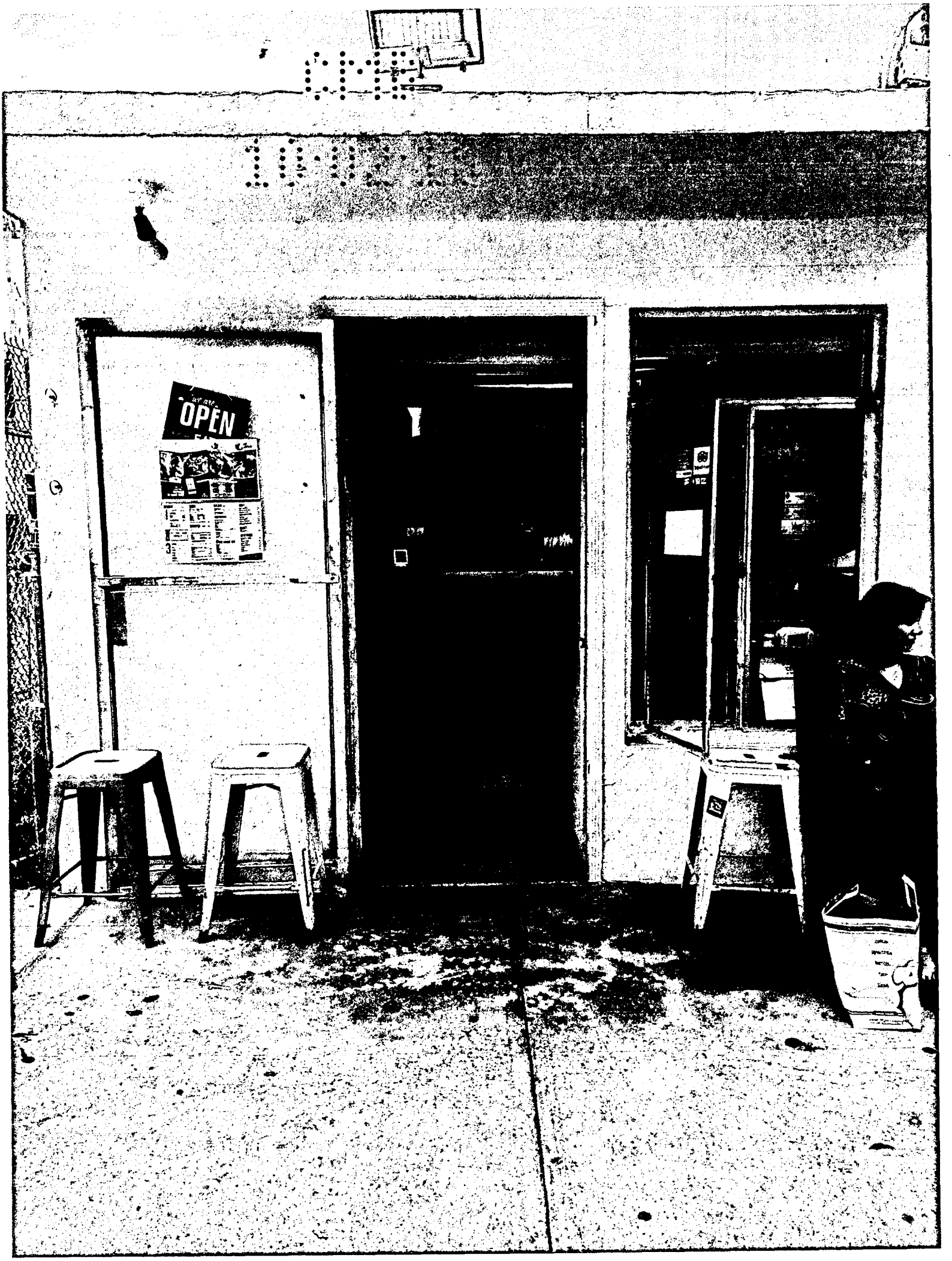
15-10-13

CMB

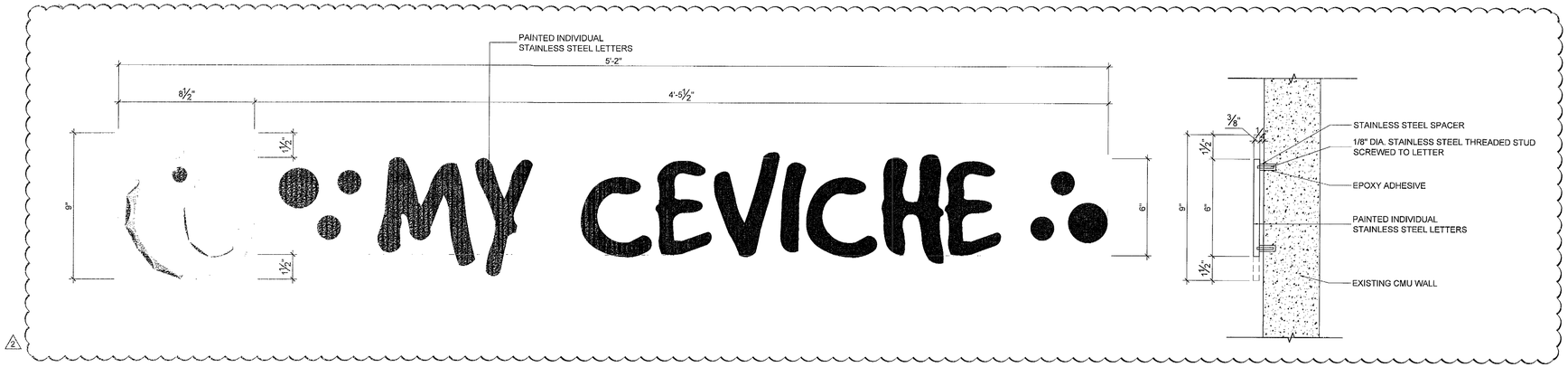

MY
CEVICHE
Go Fish Go Fresh

# MY CEVICHE™

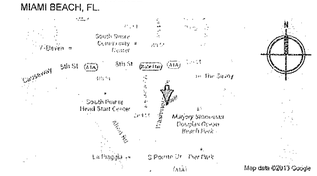
249 Washington Ave
Miami Beach, Florida
Street View · Mar 2015
Hide imagery


we are
OPEN

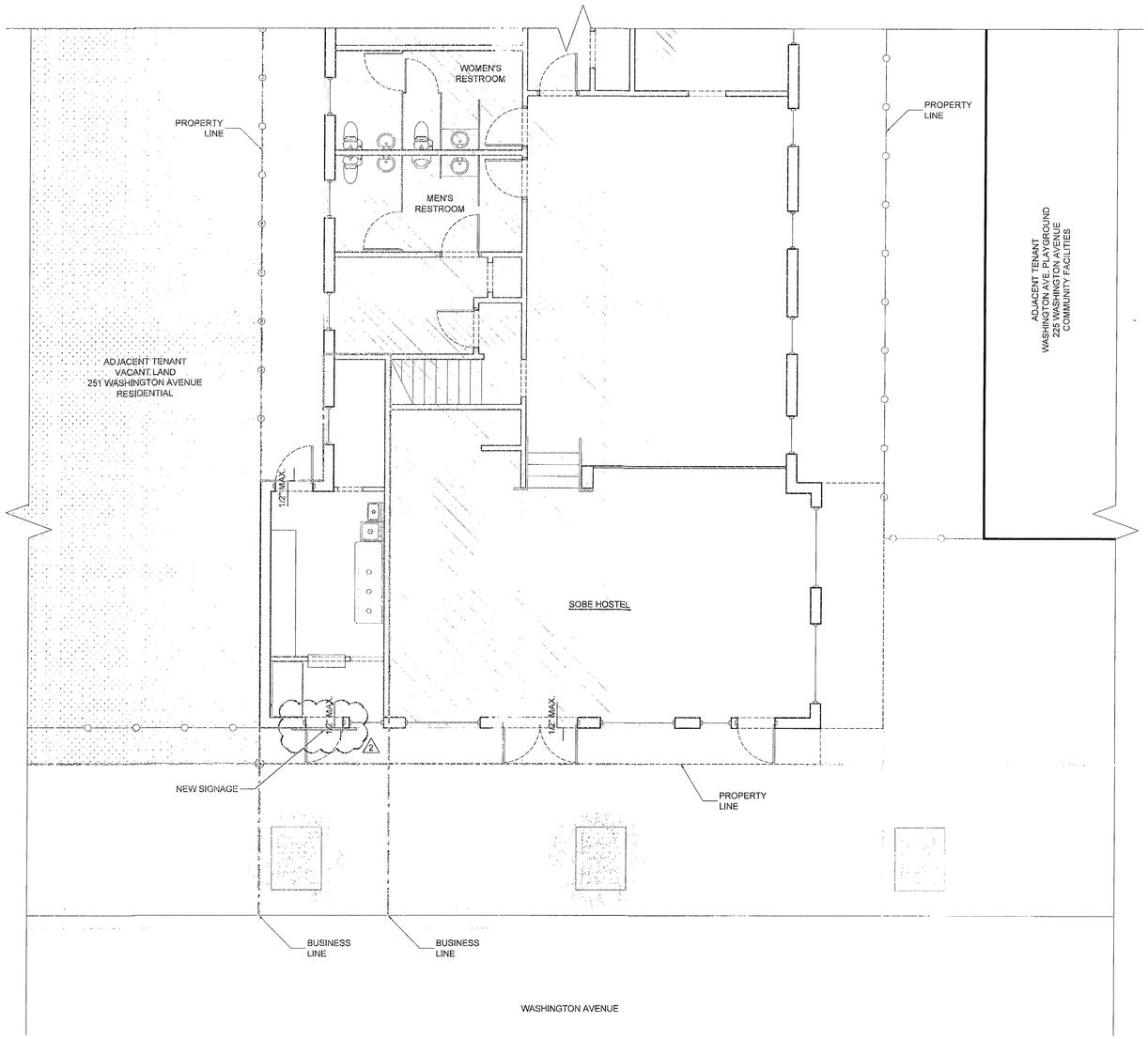
B1600031

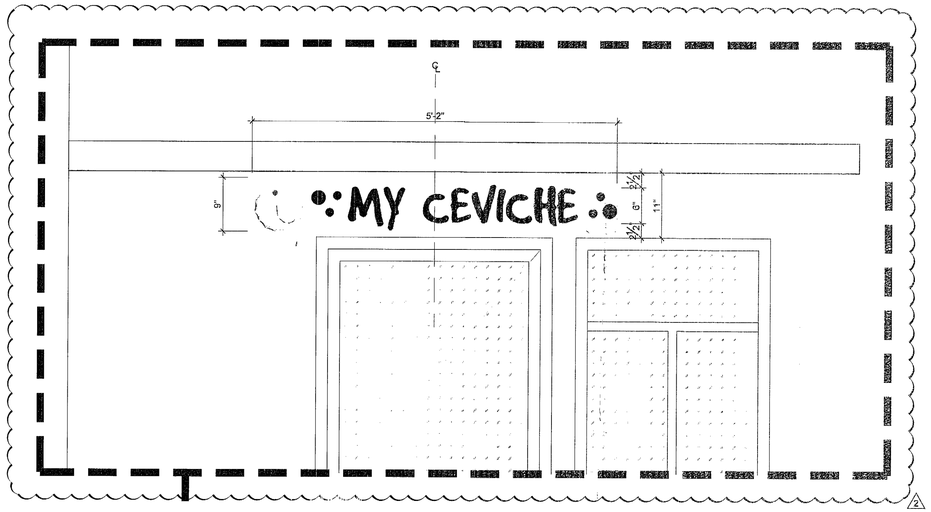


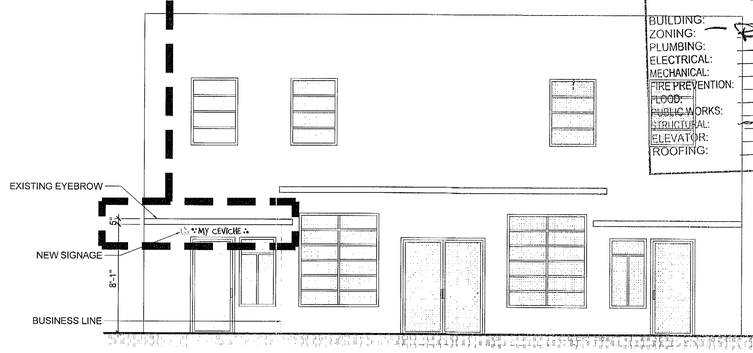

PROJECT LOCATION:
235 WASHINGTON AVENUE
MIAMI BEACH, FL.




| SCOPE OF WORK<br>WORK AREA: 3 SQ.FT. |
|---|
| ALTERATION LEVEL II - CONSTRUCTION TYPE II A |
| OCCUPANCY USE: RESIDENTIAL R-1 / MERCANTILE M |
| - PROVIDE NEW FACADE SIGNAGE AS SHOWN IN PLAN. |
| APPLICABLE CODES & REGULATIONS |
| JURISDICTION: MIAMI BEACH, FL.<br>- 2014 EXISTING FLORIDA BUILDING CODE (FBCe).<br>- 2014 RESIDENTIAL FLORIDA BUILDING CODE (FBCr). |




EXISTING ELEVATION
SCALE: AS NOTED

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

BUILDING:
ZONING: — SPA 10/15/15
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL: — AV 10/15/15
ELEVATOR:
ROOFING:

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Miami Beach Codes of the City of Miami Beach, Florida, or other governmental agencies, such as water management districts, which may apply for additional permits required from other governmental agencies or that may be required by other laws, regulations, and requirements. The City of Miami Beach assumes no responsibility for the consequences of any action taken by others in reliance upon this permit. Contractor shall comply with all applicable Federal, State and local laws, F.A.C. and Regulations.

N

FLOOR PLAN | 3/16" = 1'-0" | 1

PROJECT NAME
MY CEVICHE
235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY: MB

SCALE: AS SHOWN

REVISIONS
1 10.07.15–B.D COMMENTS
2 10.14.15–B.D COMMENTS

SHEET NAME
Signage
Floor
Plan

SHEET NUMBER
A-1

B1603248

# HOSTEL FEMALE BATHROOM RENOVATION
# 235 WASHINGTON AVENUE
# MIAMI BEACH, FL 33139

NOTICE: [illegible] Public Records of the City of Miami Beach, Florida and may be disclosed to any person requesting such record. The City of Miami Beach does not assume responsibility for accuracy of or liability for unauthorized alterations or improper distribution of electronic records. Reliance upon electronic records is at user's own risk.

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

BUILDING: [illegible] 4/20/16
ZONING: [illegible] 4/20/16
PLUMBING: [illegible] 4/20/16
ELECTRICAL: [illegible] 4/20/16
MECHANICAL: [illegible] N/A
FIRE PREVENTION: [illegible] 4/11/16
FLOOD: [illegible] 4/20/16
PUBLIC WORKS: [illegible] 4/20/16
STRUCTURAL: N/A [illegible] 4/18/16
ELEVATOR: —
ROOFING: —

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

PROJECT LOCATION:

235 WASHINGTON AVENUE
MIAMI BEACH, FL

**SCOPE OF WORK IN RESPONSE TO VIOLATION BV16000831**
**TOTAL AREA: 8,933 SQ.FT. / WORK AREA: 40 SQ.FT.**

**ALTERATION LEVEL II**
**CONSTRUCTION TYPE II A**

**OCCUPANCY USE: RESIDENTIAL R-1**

- REMOVE & REPLACE EXISTING PLUMBING FIXTURES IN FEMALE BATHROOM. PROVIDE NEW ADA FIXTURES ( 40 SQ.FT.).
- REMOVE & REPLACE EXISTING TILE FLOOR AND WALL TILES THROUGHOUT RESTROOM ( 400 SQ.FT.).

**APPLICABLE CODES & REGULATIONS**

JURISDICTION: MIAMI BEACH, FL
- 2014 EXISTING FLORIDA BUILDING CODE.
- 2014 RESIDENTIAL FLORIDA BUILDING CODE.
- 2014 FLORIDA BUILDING CODE PLUMBING.
- 2014 FLORIDA ACCESSIBILITY CODE.
- FLORIDA FIREPREVENTION CODE 5TH EDITION.

**NOTES**

- **NO MECHANICAL OR ELECTRICAL WORK TO BE PERFORMED WITHIN THISPERMIT.**
- EXIST. FIRE ALARM SYSTEM / **NO SPRINKLER SYSTEM BUILDING**.
- CEMENT BOARD BEHIND WALL TILES IN WET AREAS IN COMPLIANCE WITH FBC SEC. 2509 / FBCr SEC. 702.4.2.
- WALL TILES IN BATHROOM WET AREAS TO BE 6 FT MIN. ABOVE FLOOR IN COMPLIANCE WITH FBCr SEC. 307 / FBC SEC.1210.3.
- PLUMBING FIXTURES TO COMPLY WITH 2014 FBCp SEC. 406 THROUGH 421.
- BATHROOMS FIXTURES TO COMPLY WITH 2014 FBCp SEC. 405.3.1.
- ALL FINISH MATERIALS SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION REQUIRED BY FBC CHAPTER 8.
- ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.
- ALLINTERIOR FINISH SHALL COMPLY WITH FFPC 101 5TH ED. 10.22.

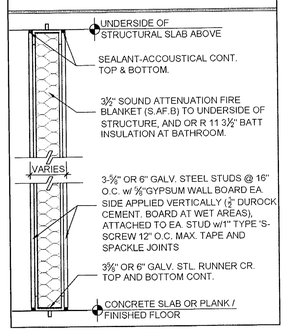
**LEGEND**

- EXIST. CMU WALL
- EXIST. 1HR FIRE RATED PARTITION
- EXIST. INTERIOR PARTITION
- TO BE REMOVED & REPLACED IN SAME LOCATION
- NEW INTERIOR PARTITION
- EXIST. WALL MOUNTED EMERGENCY LAMPS W/ BATTERY PACK
- EXIST. HORN/STROBE

**NOTE**

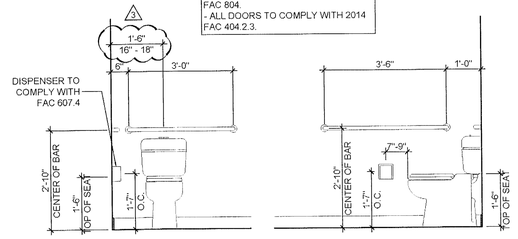
- BUILDING WILL REMAIN OCCUPIED DURING THE BATHROOM REMODELING. WORK AREA WILL BE ENCLOSED AND ALL DOORS WILL BE CLOSED AND LOCKED WHILE THE WORK IS BEING PERFORMED. ALL LIFE & SAFETY DEVICES WILL REMAIN FULLY OPERATIONAL AT ALL TIMES.

**NON RATED PARTITION (N.T.S)**

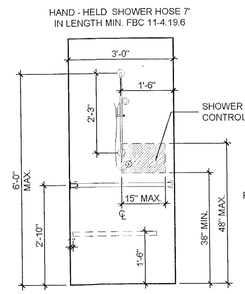



**NOTE**

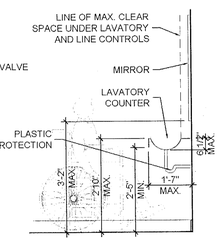
- ADA RESTROOM TO COMPLY WITH 2014 FAC, CHAPTER 6.
- TOILET, GRAB BARS, SHOWER AND LAVATORY TO COMPLY WITH 2014 FAC 202, 604, 608, 609.
- KITCHEN TO COMPLY WITH 2014 FAC 804.
- ALL DOORS TO COMPLY WITH 2014 FAC 404.2.3.



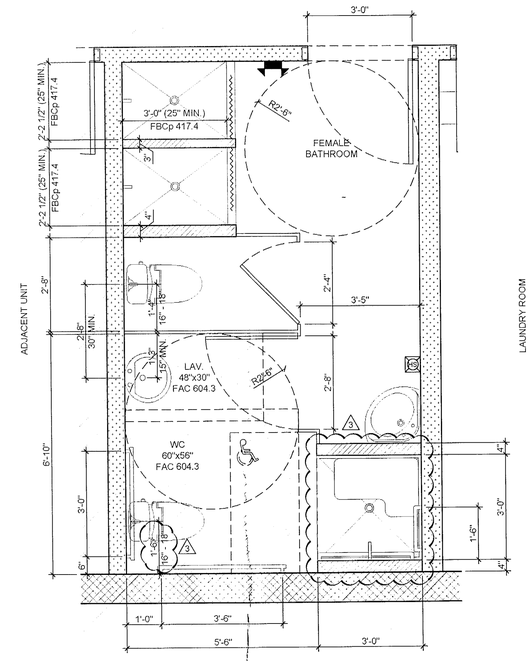

ADA @ TOILET
SCALE 1/2"=1'-0"



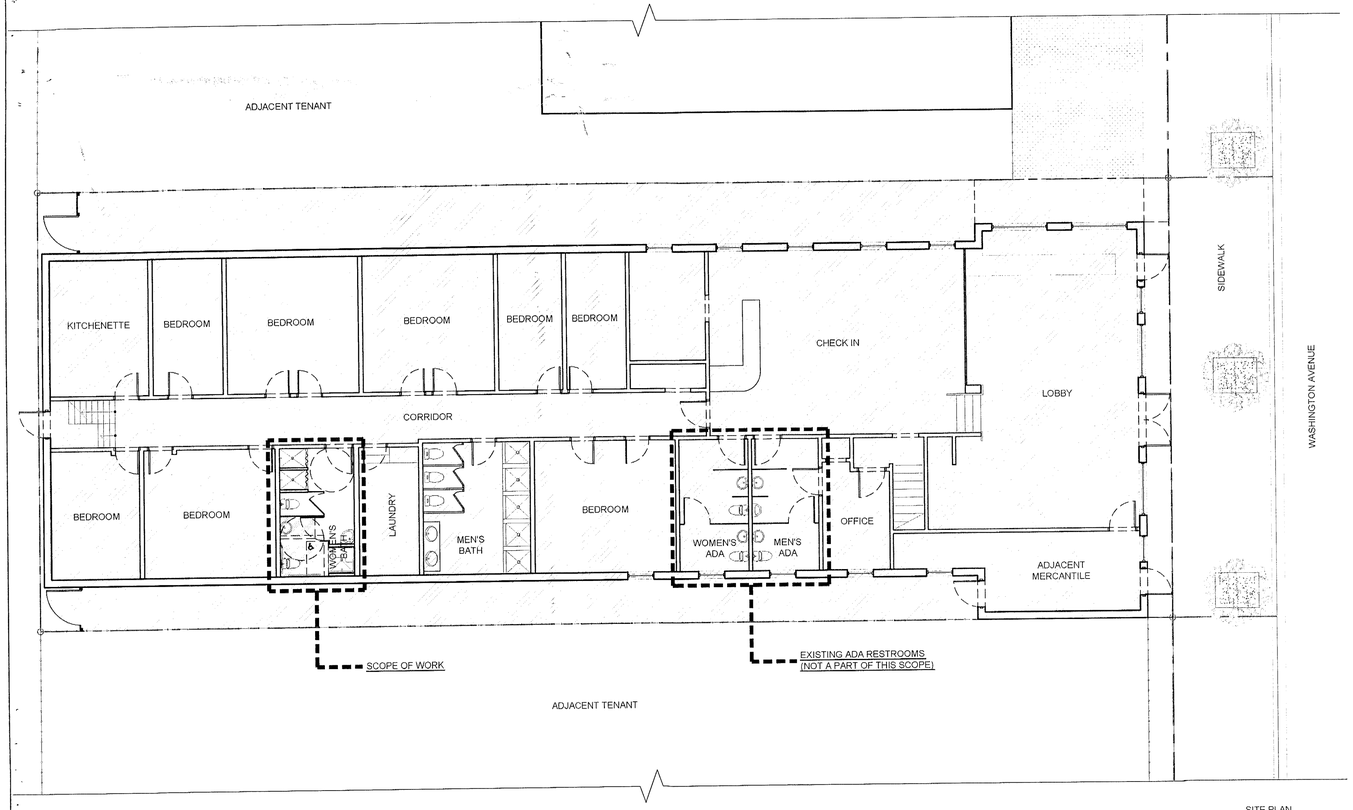

ADA SHOWER DETAIL
SCALE 1/2"=1'-0"



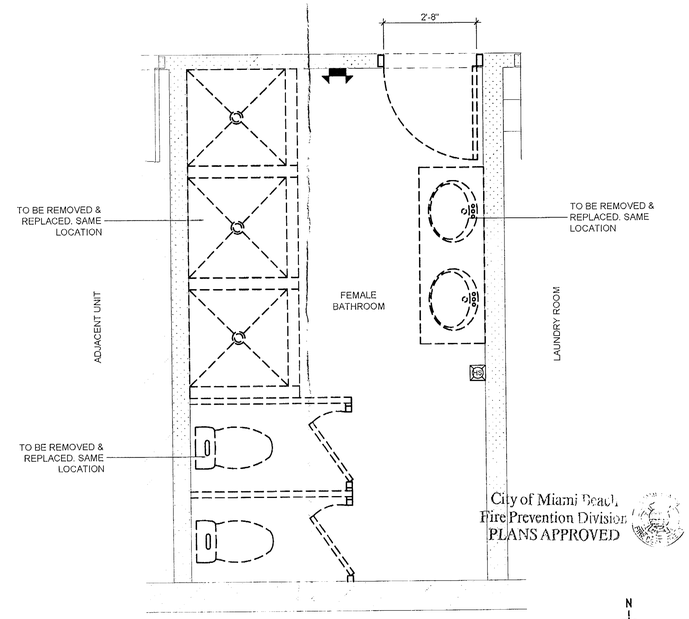

SECTION @ BATHROOM SINK
SCALE 1/2"=1'-0"




PROPOSED FLOOR PLAN
SCALE AS NOTED




SITE PLAN
SCALE 1/8"=1'-0"




City of Miami Beach
Fire Prevention Division
PLANS APPROVED

EXISTING FLOOR PLAN
SCALE AS NOTED

N

PROJECT NAME

235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

| | |
|---|---|
| BY: | MB |
| SCALE: | AS SHOWN |

**REVISIONS**

1. 04.18.16–B.D COMMENTS
2. 04.20.16–B.D COMMENTS
3. 04.21.16–B.D COMMENTS

4/21/16


CARLOS M. RODRIGUEZ
PE: 55488

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
12735 SW 42 TERRACE MIAMI, FL 33175
MECHANICAL, PLUMBING
ELECTRICAL, LIFE PROTECTION.
TEL. (305) 510-7322
FAX. (305) 222-8855
cmr_rga@yahoo.com


SHEET NAME

Existing & Proposed Floor Plans

SHEET NUMBER

A-1

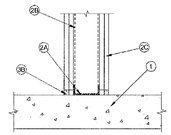
EXISTING & PROPOSED FLOOR PLANS | 1/2" = 1'-0" | 1

TOP & BOTTOM WALL ASSEMBLIES

TREMCO

## System No. BW-S-0006

August 2008
Assembly Ratings — 1 and 2 Hr (See Item 2)
Joint Width — 1 In. (25 mm) Max
*(UL/cUL)*




1. **Floor Assembly** — Min 4-1/2 In. (114 mm) thick reinforced lightweight or normal weight (100 -150 pcf (1600-2400 kg/cu meter)) structural concrete. Floor may also be constructed of any 6 In. (152 mm) thick UL Classified hollow-core **Precast Concrete Units***.

   See **Precast Concrete** Units category in the Fire Resistance Directory for names of manufactures.

2. **Wall Assembly** — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Designs in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:

   a. **Steel Floor Runner** — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 In. (32 mm) flanges. Runners secured with steel fasteners spaced 12 In. (305 mm) OC.

   b. **Studs** — Steel studs to be min 2-1/2 In. (64 mm) wide. Studs cut 1/2 to 3/4 In. (13 to 19 mm) less in length than assembly height with bottom nesting In, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 In. (610 mm) OC.

   c. **Gypsum Board*** — Gypsum board installed to a min total thickness of 5/8 In. (16 mm) or 1-1/4 In. (32 mm) on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 1 In. (25 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.

   **The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.**

3. **Joint System — Max separation between top of floor and bottom of gypsum board is 1 In. (25 mm).** The joint system consists of a packing material and a fill material, as follows:

   a. **Packing Material** — (Optional, Not Shown) - Foam backer rod firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.

   b. **Fill, Void or Cavity Material*-Sealant** — Min 1/2 In. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall.

      **TREMCO INC** — TREMstop Acrylic, TREMstop Incumescent Acrylic (IA), TREMstop Silicone (Fyre-Sil), TREMstop IA+, or FyreCaulk

*Bearing the UL Classification Mark

Reprinted from the Online Certifications Directory with permission from Underwriters Laboratories Inc.
Copyright © 2008 Underwriters Laboratories Inc. ®

**Tremco Commercial Sealants & Waterproofing**
3735 Green Road, Beachwood, OH 44122 // Phone: 216.292.5000 // 800.321.7906
220 Wicksteed Avenue, Toronto, ON M4H 1G7 // Phone: 416.421.3300 // 800.363.3213
1451 Jacobson Avenue, Ashland OH 44805 // Phone: 419.289.2050 // 800.321.6357

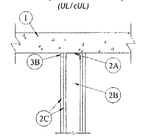
An RPM Company

www.tremcosealants.com

TREMCO

## System No. HW-D-0016

July 22, 2005
Assembly Ratings — 1 and 2 Hr (See Item 2)
Nominal Joint Width — 1 In.
Class II and III Movement Capabilities — 25% Compression (See Item 2)
*(UL/cUL)*




1. **Floor Assembly** — Min 4-1/2 In. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf (1600-2400 kg/m³) ) structural concrete.

2. **Wall Assembly** — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Steel Floor and Ceiling Runners** — Floor runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runners of wall assembly shall consist of min No. 26 gauge galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runners to be provided with 2 In. (51 mm) flanges. Ceiling runner secured to lower surface of floor with steel fasteners spaced max 7 In. (178 mm) OC.

   A1. **Light Gauge Framing* — Clipped Ceiling Runner** — As an alternate to the ceiling runner in Item 2A, clipped runner to consist of galv steel channel with clips preformed in track flanges which positively engage the inside flange of the steel studs (Item 2B). Track sized to accommodate steel studs (Item 2B). Track flanges to be min 2-1/2 In. (64 mm). Clipped ceiling runner installed to concrete floor (Item 1) with steel fasteners spaced max 24 In. (610 mm) OC.

   **TOTAL STEEL SOLUTIONS L L C** — Snap Trak

   A2. **Light Gauge Framing —Floor and Ceiling Runners** — As an alternate to the ceiling and floor runners in Item 2A and 2A1, floor and ceiling runners to consist of galv steel channel sized to accommodate the **Light Gauge Framing* Slotted Stud** (Item 2B1) or **Light Gauge Framing* Slider C-Clip System** (Item 2B2). Floor and ceiling runners to be provided with min 1-1/4 In. (32 mm) and 3 In. (76 mm) flanges, respectively. Ceiling runner secured to lower surface of floor with steel fasteners spaced max 12 In. (305 mm) OC.

   **STEELER INC** — Floor and Ceiling Runners

   A3. **Light Gauge Framing* - Slotted Ceiling Runner** — As an alternate to the ceiling runner in Items 2A, 2A1 and 2A2, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2B). Ceiling runner secured to concrete floor with steel fasteners spaced max 24 In. (610 mm) OC.

   **SLIPTRACK SYSTEMS INC** — SLP-TRK

   A4. **Light Gauge Framing*- Notched Ceiling Runner** — As an alternate to the ceiling runners in Items 2A through 2A3, notched ceiling runners to consist of C-shaped galv steel channel with notched return flanges sized to accommodate steel studs (Item 2B). Notched ceiling runner secured to concrete floor slab with sheet masonry anchors spaced max 24 In. (610 mm) OC. When notched ceiling runner is used, deflection channel (Item 3A) shall not be used.

   **DENMAR STEEL INC** — Type SCR

   A5. **Light Gauge Framing* —Vertical Deflection Clip** — (Optional) Steel clips can be used in conjunction with steel stud studs (Item 2B) or ceiling runner (Item 2A). Clips installed over the top of studs and inserted within the ceiling runner. Clip shall be secured to the ceiling runner with No. 8 self drilling, self tapping steel fasteners through holes provided within the clip. Clip may be secured to the stud with No. 6 pan head steel screw through holes provided within the clip. As an alternate, the legs of the clip may be installed over the top of the stud without attachment in accordance with manufacturer's installation instructions.

   **FLEX-ABILITY CONCEPTS L L C** — Three Legged Dog Deflection Clip

   B. **Studs** — Steel studs to be min 2-1/2 In. (64 mm) wide. Studs cut 1 In. (25 mm) less in length than assembly height with bottom nesting In and resting on floor runner and with top nesting In ceiling runner without attachment. When slotted ceiling runner (Item 2A3) is used, steel studs secured to slotted ceiling runner with No. 8 by 1/2 In. (13 mm) long wafer head steel screws at midheight of slot on each side of wall. Stud spacing not to exceed 24 In. (610 mm) OC.

   B1. **Light Gauge Framing* —Slotted Studs** — Slotted steel stud to be used in conjunction with **Light Gauge Framing* —Floor and Ceiling Runners** (Item 2A4). Slotted steel studs to be min 2-1/2 In. (64 mm) wide. Slotted steel studs cut 1 In. (25 mm) less in length than assembly height with bottom nesting In and secured to both ceiling and floor runners. Ceiling runner secured to preformed slot within steel stud by means of No. 10 by 3/4 In. (19 mm) long low profile head steel screw. Floor runner attached to bottom of steel stud by means of No. 8 by 1/2 In. (13 mm) long pan head steel screw. Slotted steel stud spacing not to exceed 24 In. (610 mm) OC.

   **STEELER INC** — Slotted Stud

   B2. **Light Gauge Framing* —Slider C-Clip System** — As an alternate to the **Light Gauge Framing* —Slotted Steel Studs** (Item 2B1), a Slider C-Clip System consisting of a C shaped steel clip with a slotted opening and a steel stud to be used in conjunction with **Light Gauge Framing —Floor and Ceiling Runners** (Item 2A2). Steel clips and studs to be min 2-1/2 In. (64 mm) wide. Steel clip inserted into inside flange of steel stud without attachment. Total length of steel stud cut 1 In. (25 mm) less than assembly height with bottom of steel stud resting in and secured to floor runner. Floor runner attached to bottom of steel stud by means of No. 8 by 1/2 In. (13 mm) long pan head steel screw. Ceiling runner secured to steel C-Clip by means of No. 10 by 3/4 In. (19 mm) long pan head steel screw located 3/8 In. (10 mm) below top of ceiling runner. Top row of gypsum board screws shall be centered within the preformed slot of the C-Clip. Steel stud and steel clips spacing not to exceed 24 In. (610 mm) OC.

   **STEELER INC** — Slider C Clip System

   C. **Gypsum Board*** — Gypsum board sheets installed to a min total thickness of 5/8 or 1-1/4 In. (16 or 32 mm) on each side of wall for a 1 or 2 h fire rated wall, respectively. Wall to be constructed as specified in the Individual Wall and Partition Design in the UL Fire Resistance Directory, except that a max 1 In. (25 mm) gap shall be maintained between the top of the gypsum board and the lower surface of the floor. The top row of screws shall be installed into the studs 4 In. (102 mm) below the lower surface of the floor. **The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.**

   **The hourly fire rating of the joint system is equal to the hourly fire rating of the wall. The movement capability of the joint system is Class II and III except that when the vertical deflection clip (Item 2A5) is used, the movement capability is Class II only.**

3. **Joint System — Max separation between bottom of floor and top of wall (at time of installation of joint system) is 1 In. (25 mm). The joint system is designed to accommodate a max 25 percent compression from its installed width.** The joint system consists of a packing or forming material and a fill material between the top of the wallboard and the bottom of the floor, as follows:

   A. **Packing Material** — (Optional, Not Shown)- For 2 h rated systems, two layers of nom 7/8 In. (22 mm) diam polyurethane backer rod friction-fitted on top of each other into the gap between the top of the gypsum board and the bottom of the concrete floor on both sides of the wall and recessed from each surface of wall to accommodate the required thickness of fill material.

   A1. **Forming Material* —** (Optional, Not Shown)-For 2 h rated systems, min 3/4 In. (19 mm) width of 4 pcf (64 kg/m³) mineral wool batt insulation compressed 50 percent in thickness and packed into the gap between the top of the gypsum board and bottom of the floor on both sides of the wall.

   **FIBREX INSULATIONS INC** — FBX Safing Insulation

   **HG INNWOOD L L C** — InnWood-1200 Safing

   **ROCK WOOL MANUFACTURING CO** — Delta Board or Delta-8

   **ROXUL INC** — Type Safe

   **THERMAFIBER INC** — Type SAF

   B. **Fill, Void or Cavity Material*** — A min 1/2 In. (13 mm) thickness of fill material installed on each side of the wall between the top of the gypsum board and bottom of the concrete floor. As an option for 1 hr systems and in 2 hr systems where packing material (Item 3A) or forming material (Item 3B) are not used, bond breaker tape may be applied to ceiling runner on each side of wall.

   **TREMCO INC** — TREMstop Acrylic or Fyre-Sil

*Bearing the UL Classification Mark

Reprinted from the Online Certifications Directory with permission from Underwriters Laboratories Inc.
Copyright © 2008 Underwriters Laboratories Inc. ®

**Tremco Commercial Sealants & Waterproofing**
3735 Green Road, Beachwood, OH 44122 // Phone: 216.292.5000 // 800.321.7906
220 Wicksteed Avenue, Toronto, ON M4H 1G7 // Phone: 416.421.3300 // 800.363.3213
1451 Jacobson Avenue, Ashland OH 44805 // Phone: 419.289.2050 // 800.321.6357

An RPM Company

www.tremcosealants.com

FOR FIRE RATED WALLS / WET AREAS



ONLINE CERTIFICATIONS DIRECTORY

# Design No. V452
## BXUV.V452
## Fire Resistance Ratings - ANSI/UL 263

Page Bottom

### Design/System/Construction/Assembly Usage Disclaimer

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

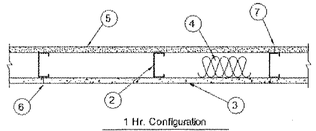
### Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

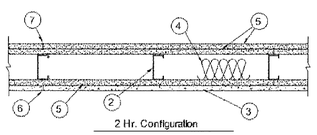
## Design No. V452

June 06, 2013

**Nonbearing Wall Rating — 1 and 2 Hr (See Items 3, 5 and 5A)**




1 Hr. Configuration




2 Hr. Configuration





1. **Steel Floor and Ceiling Runners** — (Not Shown) - Channel shaped, min 3-5/8 In. wide by 1-1/4 In. deep, fabricated from min 25 MSG galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 In. OC max.

1A. **Framing Members* - Floor and Ceiling Runner** — Not shown - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped runners, 1-1/4 In. deep by min 3-5/8 In. wide fabricated from min 0.020 In. thick galv steel, attached to floor and ceiling with fasteners spaced 24 In. OC max.

**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper20™ Track

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

**PHILLIPS MFG CO L L C** — Viper20™ Track

1B. **Framing Members*— Floor and Ceiling Runners** — As an alternate to Item 1 - For use with Item 2B, channel shaped, min 3-5/8 In. wide fabricated from min 0.018 In. thick galv steel, attached to floor and ceiling with fasteners spaced max 24 In. OC.

**CLARKDIETRICH BUILDING SYSTEMS** — CD ProTRAK

**DMFCWBS L L C** — ProTRAK

**MBA BUILDING SUPPLIES** — ProTRAK

**RAM SALES L L C** — Ram ProTRAK

**SOUTHEASTERN STUD & COMPONENTS INC** — ProTRAK

**STEEL STRUCTURAL SYSTEMS L L C** — Tri-S ProTRAK

1C. **Framing Members* - Floor and Ceiling Runner** — Not shown - In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 In. deep by min 3-5/8 In. wide fabricated from min 0.020 In. thick galv steel, attached to floor and ceiling with fasteners spaced 24 In. OC max.

**TELLING INDUSTRIES L L C** — Viper20™ Track

1D. **Framing Members*— Floor and Ceiling Runners** — As an alternate to Item 1 - For use with Item 2D, channel shaped, min 3-5/8 In. wide fabricated from min 0.018 In. thick galv steel, attached to floor and ceiling with fasteners spaced max 24 In. OC.

**TELLING INDUSTRIES L L C** — TRUE-TRACK™

2. **Steel Studs** — Channel shaped, fabricated from min 25 MSG galvanized steel, min 3-5/8 In. deep, min 1-1/4 In. flanges and 1/4 In. return, spaced max 16 In. OC. Studs to be cut 1/2 In. less than assembly height and friction-fitted into floor and ceiling runners.

2A. **Framing Members* - Metal Studs** — Not shown - In lieu of Item 2 — For use with Item 1A, proprietary channel shaped steel studs, 1-1/4 In. deep by n 3-5/8 In. wide fabricated from min 0.020 In. thick galv steel. Studs cut 1/2 In. less in length than assembly height. Spaced 16 In. OC max.

**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper20™

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

**PHILLIPS MFG CO L L C** — Viper20™

2B. **Framing Members*— Steel Studs** — As an alternate to Item 2 - For use with Item 1B, channel shaped studs, min 3-5/8 In. wide fabricated from min 0.018 In. thick galv steel, spaced a max of 16 In. OC. Studs to be cut 1/2 In. less than assembly height.





**CLARKDIETRICH BUILDING SYSTEMS** — CD ProSTUD

**DMFCWBS L L C** — ProSTUD

**MBA BUILDING SUPPLIES** — ProSTUD

**RAM SALES L L C** — Ram ProSTUD

**SOUTHEASTERN STUD & COMPONENTS INC** — ProSTUD

**STEEL STRUCTURAL SYSTEMS L L C** — Tri-S ProSTUD

2C. **Framing Members* - Metal Studs** — Not shown - In lieu of Item 2 — For use with Item 1C, proprietary channel shaped steel studs, 1-1/4 In. deep by n 3-5/8 In. wide fabricated from min 0.020 In. thick galv steel. Studs cut 1/2 In. less in length than assembly height. Spaced 16 In. OC max.

**TELLING INDUSTRIES L L C** — Viper20™

2D. **Framing Members*— Steel Studs** — As an alternate to Item 2 - For use with Item 1D, channel shaped studs, min 3-5/8 In. wide fabricated from min 0.018 In. thick galv steel, spaced a max of 16 In. OC. Studs to be cut 1/2 In. less than assembly height.

**TELLING INDUSTRIES L L C** — TRUE-STUD™

3. **Cementitious Backer Units*** — 7/16 In., 1/2 In., 5/8 In., 3/4 In. or 1 In. thick, min. 32 In. wide. **1 Hr System** - Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with 1-1/4 In. long, sharp point cement board screws spaced a max of 8 In. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing. When boards less than 4 ft. wide are used, they shall be applied vertically, or one row of horizontal joints shall be backed by steel studs if applied horizontally. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. 2-Hr System - Applied vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with 1-5/8 In. long, sharp point cement board screw spaced a max of 8 In. OC. All face layer joints offset min 16 In. from underlying base layer joints. Base layer joints shall be staggered from base layer joints on the opposite side of the wall.

**NATIONAL GYPSUM CO** — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

4. **Batts and Blankets*** — Nom. 3 In. thick mineral wool batts having a min. density of 2.6 lbs per cubic foot, friction-fitted between studs.

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

5. **Gypsum Board* — 1 Hr System** - 5/8 In. thick, with square or tapered edges, applied vertically with vertical joints centered over studs. Fastened to studs and runners with 1-1/8 In. long Type S screws spaced max 8 In. OC at vertical edges and spaced max 12 In. OC in the field. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs.

**NATIONAL GYPSUM CO** — Types FSL, FSW, FSK, FSW-C, FSK-C, or FSW-S.

5A. **Gypsum Board* — 2 Hr System** - 1/2 In. or 5/8 In. thick, with square or tapered edges, applied vertically with vertical joints centered over studs. Base layers fastened with 1 In. long Type S screws spaced max 24 In. OC to studs and runners. Face layer fastened with 1-5/8 In. long Type S screws spaced max 16 In. OC to studs and runners with screws offset from base layer screws. Face layer joints offset min 16 In. from base layer joints. Base layer joints shall be staggered from base layer joints on the opposite side of the wall.

**NATIONAL GYPSUM CO** — Types FSL, FSW, FSW-C, FSW-3, FSW-G, FSW-5, FSMR-C, FSW-6, FSK or FSK-C.

6. **Joints of Cementitious Backer Units** — Covered with glass fiber mesh tape and latex modified Portland cement mortar meeting ANSI A118.4.

7. **Joints of Gypsum Board** — When tapered edge gypsum board is used, face layer joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced. When square-edge gypsum board is used, treatment of joints is optional.





*Bearing the UL Classification Mark

Last Updated on 2013-06-06

Questions? Print this page Terms of Use Page Top

© 2013 UL LLC

When the UL Leaf Mark is on the product, or when the word "Environment" is included in the UL Mark, please search the UL Environment database for additional information regarding this product's certification.

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2013 UL LLC".

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

GC

PROJECT NAME

235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY: MB

SCALE: AS SHOWN

REVISIONS

4/21/14

SHEET NAME

UL Notes & Details

SHEET NUMBER

A-2

UL NOTES & DETAILS | N.T.S. | 1

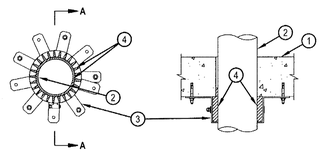
FOR VERTICAL PENETRATIONS

CLASSIFIED
Classified by Underwriters Laboratories, Inc. to UL 1479

## System No. C-AJ-2095

**F Rating - 3 Hr**
**T Rating - 2-1/2 Hr**

C-AJ2095




SECTION A-A

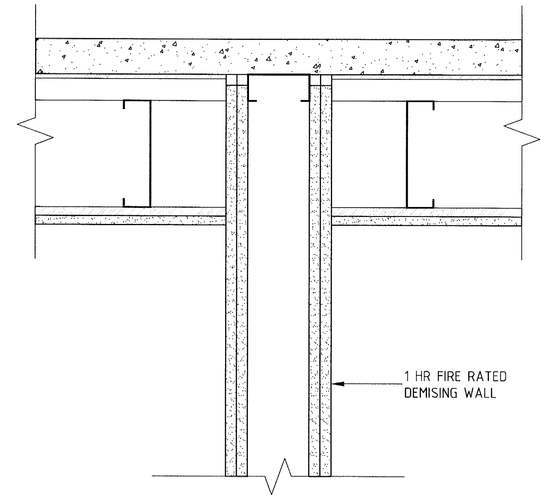
1. Floor or Wall Assembly – Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 5 in.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Nonmetallic Pipe – Nom 4 in. diam (or smaller) Schedule 40 solid-core polyvinyl chloride (PVC) or SDR 17 chlorinated polyvinyl chloride (CPVC) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. (point contact) to max 1/2 in. Pipe to be rigidly supported on both sides of floor or wall assembly.
3. Steel Collars – Collar fabricated from coils of precut min 0.017 in. thick (No. 26 MSG) galv steel available from the sealant manufacturer. Collar shall be nom 1-3/4 in. deep with 1 in. wide by 2 in. long anchors tabs on 2 in. centers for securement to floor or wall assembly. The opposite side incorporates retainer tabs, 1/2 in. wide by 3/16 in. long, prebent toward the pipe surface. Collar shall be wrapped around pipe maintaining a 1 in. distance between pipe and collar, and overlapping min 1 in at seam. Collar secured to concrete slab with 1/4 in. diam by 1-3/4 in. long steel expansion type masonry fasteners or 0.145 in. diam by 1-1/4 in. long powder actuated fasteners utilizing a 1-7/16 in. diam by 1/16 in. thick steel washer. In floor assemblies, one collar to be used at the bottom of the concrete floor only. In wall assemblies, a collar is used on both surfaces. After sealant is installed (Item 4), the collar shall be compressed around the pipe using a 1/2 in wide by 0.028 in. thick stainless steel band clamp fastened at the collar mid-height.
4. Fill, Void or Cavity Material* – Sealant – Min 1-1/2 in. thickness of fill material applied within the annulus, flush with bottom surface of floor or with both surfaces of wall and applied to completely fill the steel collar.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC – FS611A or FS-ONE Sealant

*Bearing the UL Classification Mark

HILTI
**Hilti Firestop Systems**

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc.
July 27, 2005

FOR CEILING ASSEMBLIES




## GA-FC-1145

Steel C-Joist

| | |
|---|---|
| Fire Rating | 1 hour |
| System Thickness | 10-1/2" |

Assembly Description

- 2" concrete on steel deck
- 6" 18 gauge structural steel joists 24" o.c.
- resilient channel or equivalent
- 1/2" **Sheetrock® Brand Firecode® C Core Gypsum Panels** or **Sheetrock® Brand Firecode® C Core Gypsum Panels Mold Tough**
- joints finished

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

PROJECT NAME
235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

| | |
|---|---|
| BY: | MB |
| SCALE: | AS SHOWN |

REVISIONS

4/21/16
CARLOS H. RODRIGUEZ
PE55488

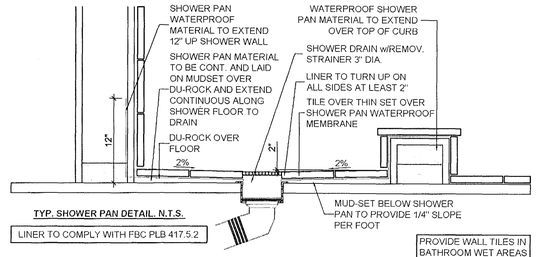
SHEET NAME
UL Notes & Details

SHEET NUMBER
A-3

| TABLE 604.4<br>MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES | |
|---|---|
| PLUMBING FIXTURE OR FIXTURE FITTING | PLUMBING FIXTURE OR FIXTURE FITTING MAXIMUM FLOW RATE |
| LAVATORY FAUCET | 1.0 GPM AT 60 PSI |
| SINK FAUCET | 1.0 GPM AT 60 PSI |
| SHOWER HEAD | 1.5 GPM AT 80 PSI |
| WATER CLOSET | 1.28 GALLONS PER FLUSHING CYCLE |
| NOTE: THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES SHALL BE IN ACCORDANCE WITH TABLE 604.4 EFFECTIVE JANUARY 1, 2014. | |

**PLUMBING NOTES**

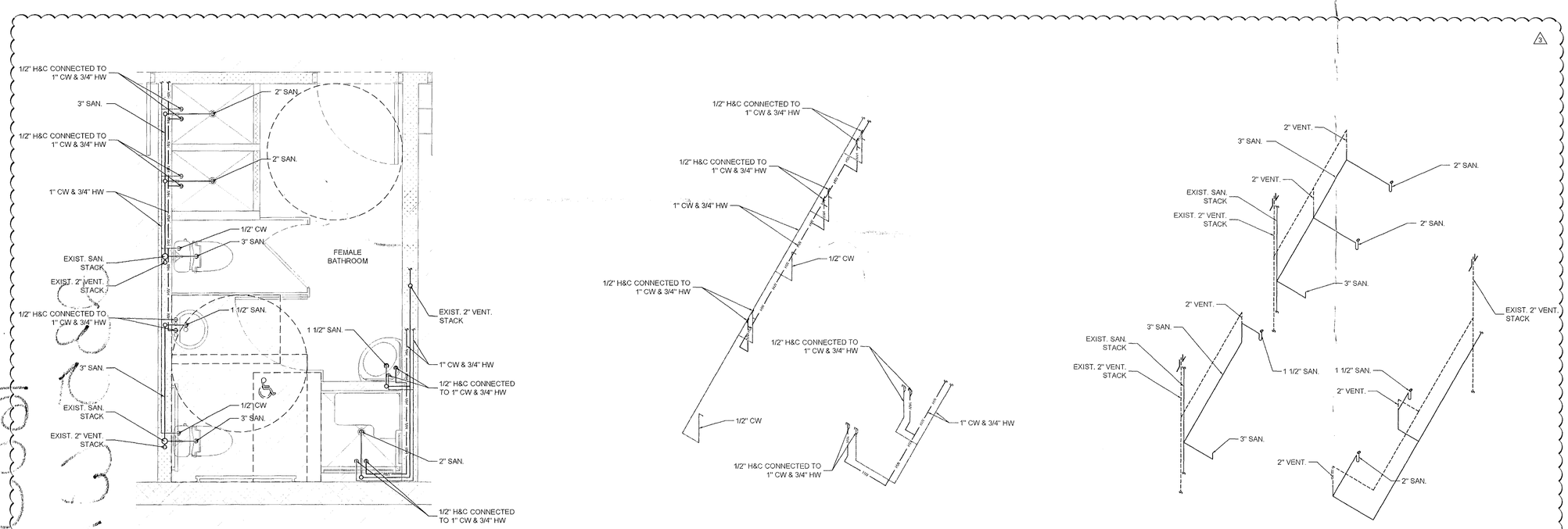
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE LATEST EDITION OF THE FBC,LOCAL ORDINANCES AND IN COMPLIANCE W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BLDG. CONSTRUCTION.
- CONTRACTOR TO VERIFY AT SITE LOCATION, ELEVATION AND SIZE OF ALL EXISTING MAIN, WATER AND SEWER FOR CONNECTION OF NEW SERVICE BEFORE INSTALLATION OF ANY PIPING OR SEPTIC TANK.
- UNDERGROUND METAL PIPING SHALL BE PROTECTED W/ A COAT OF BITUMINOUS COMPOUND BEFORE COVERING BITUMMASTIC OR EQUAL.
- PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS W/ HOSE-END CONNECTION.
- ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER W/ AIR CHAMBER OR SHOCK ABSORBERS AS INDICATED ON PLAN.
- VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH W/ LEAD OR CONNECT TO EXISTING VENT SYSTEM.
- PROVIDE CONTROL VALVE TO ALL MAIN ENTERING THE BUILDING RISER, BRANCHES, GROUP OF FIXTURE, AND TO EACH PIECE OF EQUIPMENT.
- PLUMBING FIXTURE SHALL BE (AMERICAN STANDARD) OR APPROVE EQUAL, ALL FIXTURE TRIM SHALL BE CHROME PLATED, FIXTURE SHALL BE PROVIDED W/ SUPPORT HANGERS, ETC.
- WASTE LINES TO SLOPE MIN. 1/4" PER FT. UNLESS OTHERWISE NOTED.
- PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING, AT EVERY CHANGE OF DIRECTIONS, AND AT BOTTOM OF STACKS, CLEAN OUTS LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODES.
- FEED ALL PLUMBING FIXTURES W/ TYPE "M" COPPER ABOVE GROUND AND TYPE "L" COPPER BELOW GROUND.
- ALL SANITARY WASTE TO BE PVC SCHEDULE 40.
- CLEANOUTS SHALL BE PROVIDED AT THE BASE OF ALL STACKS AND ALL BLDG. DRAIN OUTSIDE THE BUILDING WALL.
- NO SOLDERING JOINTS BELOW THE SLAB.
- ANTI SCALD PREVENTATIVE VALVES REQUIRED FOR ALL SHOWERS AS PER FBC.
- WATER HEATER AS PER FBC.
- 2" MIN. DRAIN UNDER SLAB AT MIN. 1/4" DROP.
- ALL FLOOR DRAIN SHALL HAVE TRAP PRIMER TO PROTECT THE SEAL OF THE TRAP.
- PROVIDE 1" RESEAL LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
- ALL PLUMBING PENETRATIONS IN FIRE RESISTANT RETED WALLS, PARTITIONS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED W/APPROVED FIRE STOP FOAM.
- PLUMBING FIXTURES TO COMPLY WITH 2014 FBCp SEC. 406 THROUGH 421.
- BATHROOM FIXTURES TO COMPLY WITH 2014 FBCp SEC. 405.3.1




TYP. SHOWER PAN DETAIL, N.T.S.

LINER TO COMPLY WITH FBC PLB 417.5.2

PROVIDE WALL TILES IN BATHROOM WET AREAS TO 6 FEET MINIMUM A.F.F. IN COMPLIANCE WITH 2014 FBC SEC. 1210.3




PLUMBING & SANITARY FLOOR PLAN
SCALE: AS NOTED

PLUMBING ISOMETRIC
SCALE: N.T.S.

SANITARY ISOMETRIC
SCALE: N.T.S.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT NAME

235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

| BY: | MB |
|---|---|
| SCALE: | AS SHOWN |

REVISIONS

1. 04.18.16–B.D COMMENTS
2. 04.20.16–B.D COMMENTS
3. 04.21.16–B.D COMMENTS

CARLOS M. RODRIGUEZ
PE: 55488


RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
12739 SW 42 TERRACE MIAMI, FL 33175
MECHANICAL, PLUMBING,
ELECTRICAL & FIRE PROTECTION.
TEL (305) 510-7322
FAX (305) 220-2346
crr_rea@yahoo.com


SHEET NAME

Plumbing Floor Plan

SHEET NUMBER

P-1

PLUMBING FLOOR PLAN | 1/2" = 1'-0" | 1

# MIAMI BEACH

Building Department
1700 Convention Center Drive,
2nd Fir Miami Beach, Fl 33139

**NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE**

I have been retained by: Dominion Builders LLC to perform special inspector services under the Florida Building Code at the 235 Washington Ave project on the below listed structures as of 02/04/20. I am a Professional Engineer licensed in the State of Florida.

**Process Number** BC2012896 **Master Permit Number (IF APPLICABLE)** _____

O Special Inspector for Pilings, FBC 1822.1.20
O Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
O Special Inspector for Soil Compaction, FBC 1820.3.1
O Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A.)
✓ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
O Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A.)
O Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R.A.)
O Special Inspector for _____

**NOTE: Only the marked boxes apply.**

The following individuals employed by this firm or me are authorized representatives to perform inspections.

1. Only myself
2. _____
3. _____
4. _____

"Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

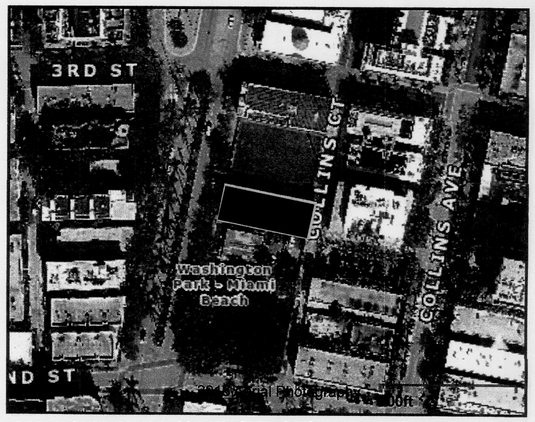
I, understand that all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment these portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Architect/Engineer Signature: _____
Architect/Engineer
Name Printed: Charles E. Culpepper, Jr.
Address: 825 Brickell Bay Drive, Suite 346; Miami, Florida 33131
Phone number: 786 402 7617
Owner/Agent Signature: _____
Owner/Agent Name Printed: _____
Building Department
Accepted By: VF 2-7-20

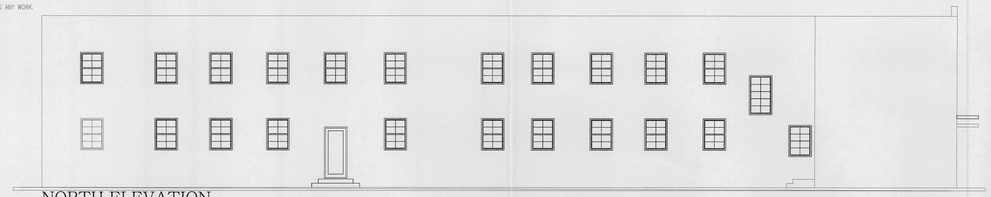
Signed and Sealed
License Number 14203
Date: 4-3-19

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF CHARLES E. CULPEPPER, JR. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF CHARLES E. CULPEPPER, JR.
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.

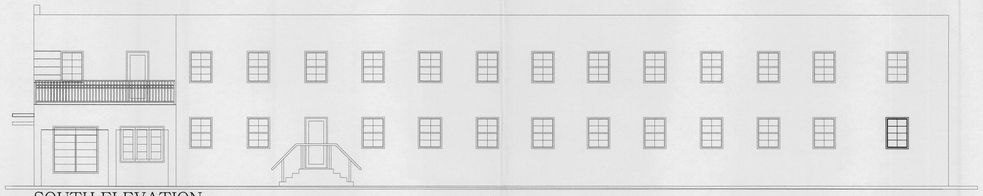
Bc 20128896



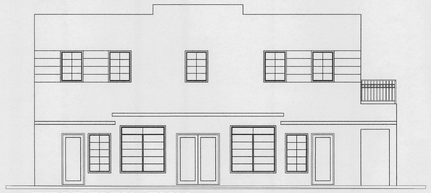

AERIAL SITE PLAN: 235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA
N.T.S.



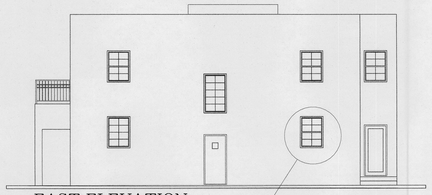
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



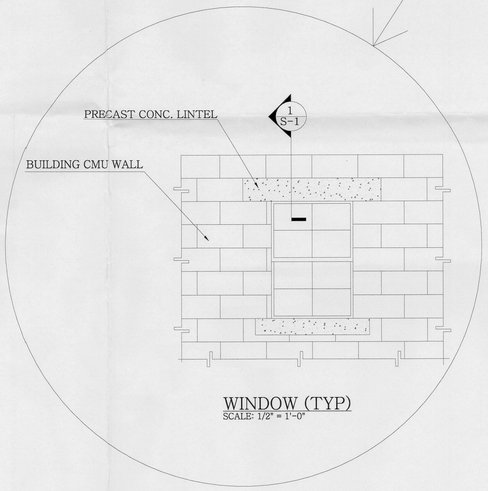
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



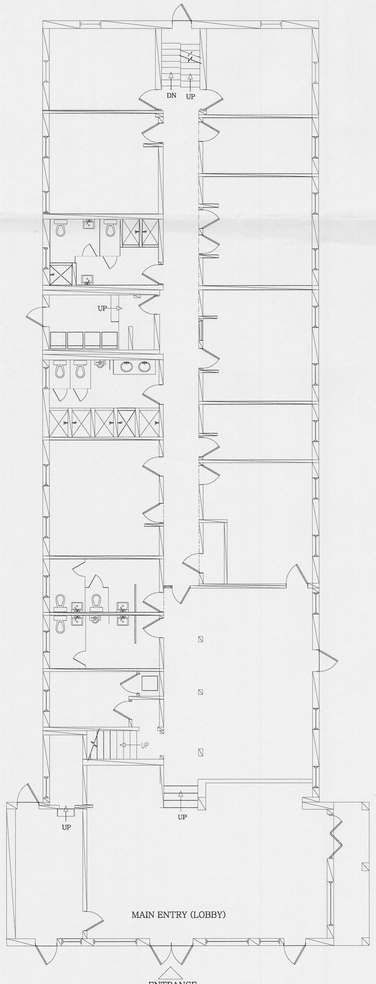
WEST ELEVATION
SCALE: 1/8" = 1'-0"



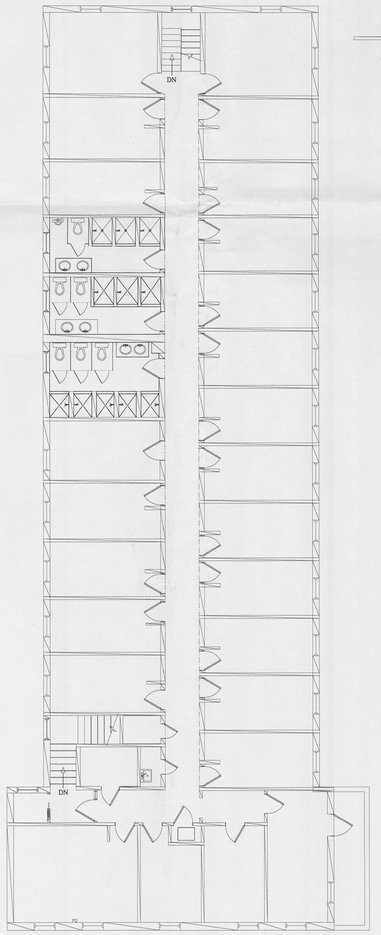
EAST ELEVATION
SCALE: 1/8" = 1'-0"



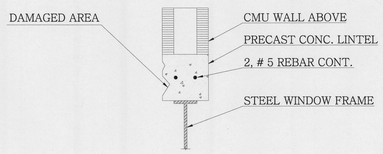

WINDOW (TYP)
SCALE: 1/2" = 1'-0"




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



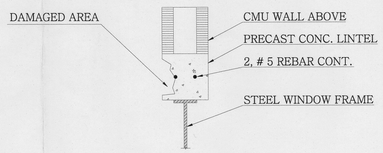

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"




1 S-1 SECTION: NO EXPOSED REBAR
SCALE: 1" = 1'-0"

### REPAIR METHOD

1. REMOVE LOOSE OR DAMAGED CONC. WITH WIRE BRUSH; DO NOT USE POWER TOOLS.
2. CLEAN CONC. SURFACE W/ DAMPENED CLOTH.
3. APPLY STRUCTURAL CONC. AS RECOMMENDED BY MFG.




1 S-1 SECTION: EXPOSED REBAR
SCALE: 1" = 1'-0"

### REPAIR METHOD

1. REMOVE LOOSE OR DAMAGED CONC. WITH WIRE BRUSH; DO NOT USE POWER TOOLS.
2. CLEAN CONC. SURFACE W/ DAMPENED CLOTH.
3. INSPECT REBAR. IF REBAR RETAINS 75% OF DIAMETER, CLEAN WITH WIRE BRUSH. DO NOT USE POWER TOOLS. APPLY EPOXY TO SURFACE.
4. WHEN EPOXY IS DRY, APPLY STRUCTURAL CONC. AS RECOMMENDED BY MFG.
5. IF REBAR DIAMETER RETAINS LESS THAN 75% OF DIAMETER, CLEAN WITH WIRE BRUSH; ADD NEW #5 REBAR PARALLEL TO EXISTING REBAR. APPLY EPOXY TO SURFACE OF BOTH REBARS.
6. WHEN EPOXY IS DRY, APPLY STRUCTURAL CONC. AS RECOMMENDED BY MFG.

## NOTE:

1. THE ENGINEER OF RECORD (CHARLES E. CULPEPPER) INSPECTED THE BUILDING ON FEBRUARY 3, 2020 AND IIS CONCLUSION IS THAT "THE DAMAGE IS LESS THAN SUBSTANTIAL AS DEFINED N THE FBC - 6TH EDITION-2017, SECTION 202 AND IF REPAIRED AS DESCRIBED, THE BUILDING WILL BE RESTORED TO ITS PRE-DAMAGE CONDITION.

## CODE:

THE CODE IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION IS THE FLORIDA BUILDING CODE, EXISTING 2017.

## SCOPE OF THE WORK:

THE SCOPE OF THE WORK IS TO REPAIR ALL THE DAMAGED WINDOW LINTELS IN THE BUILDING.

## 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.

## MATERIALS:

1. STRUCTURAL CONCRETE: AS CONFORMING TO ISO 9001-2015 STANDARD.
2. REINFORCING STEEL BARS: AS CONFORMING TO ASTM A615-81
3. EPOXY: AS CONFORMING TO -HILTI HILT HY200.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THIS DATE: 02.07.20
BUILDING:
OWNING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:
ROOFING:
APPROVED
MIAMI BEACH
FIRE DEPARTMEN

Architectural Engineers
CHARLES E. CULPEPPER, JR.
801 BRICKELL BAY DRIVE
LOBBY, SUITE SEVEN
MIAMI, FLORIDA 33131
TELF (305) 372-0180
CELL (786) 402-7817
ARCHITECTURAL - CIVIL - ELECTRICAL - ENVIRONMENTAL
MECHANICAL - STRUCTURAL
MIAMI • NEW YORK • CHICAGO

LINTEL REPAIR

PROJECT NAME

SOBE HOSTEL
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

CHARLES E. CULPEPPER, JR.
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW YORK LICENSE NO. 18-[illegible]
STATE OF ILLINOIS LICENSE NO. 062-043107
STATE OF FLORIDA LICENSE NO. 14803

Copyright CHARLES E. CULPEPPER, JR. 1992

Issue Date: FEBRUARY 4, 2020

Revisions

| No. | Date | Description |
|---|---|---|
| | | |

CULPEPPER

Project Number: 1784 Drawn By: CEC
Designed By: CEC Checked By: CEC
Sheet Title: LINTEL REPAIR
Sheet Number: S-1 1 OF 1