

This Building is Not Sprinkled.  
This is an Existing "Remote Central Station" Job.

10701 S.W. 113 Place  
Miami, FL 33176  
Owner: Mark Tardif  
Office: (305) 596-3588  
Mobile: (305) 898-5126  
State Certified: EF #0001058

FIDRAT  
FIRE  
&  
SYSTEMS, INC.

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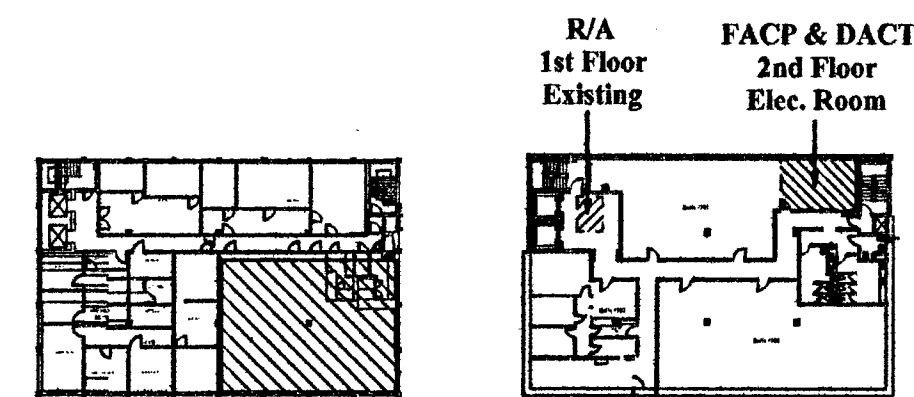
FIDRAT  
FIRE  
&  
SYSTEMS, INC.  
-With a Name like Fidrati, We have to be Good-

CABI 301 Properties  
Suites #540 & #550  
4100 Pine Tree Drive  
Miami Beach, FL

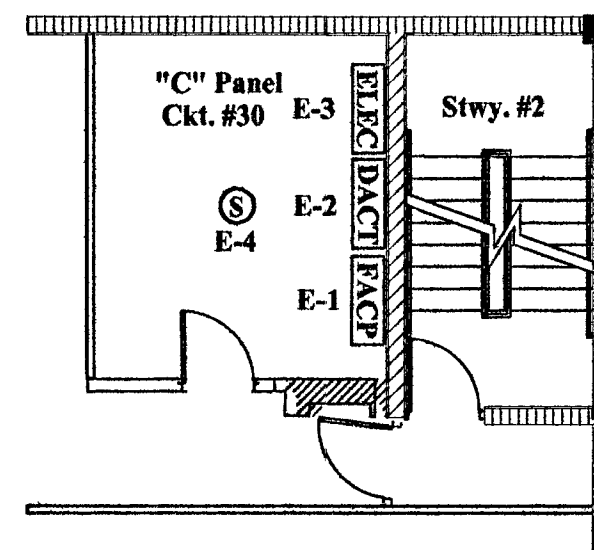
- Fire Detection & Warning System Drawings -

PARCEL #77-7777-777-7777  
Master P/N : B7777777  
CHKD BY: Mark Tardif  
Rev. #1  
Date  
DATE: August 12, 2010  
Sheet #1 of 2 Total

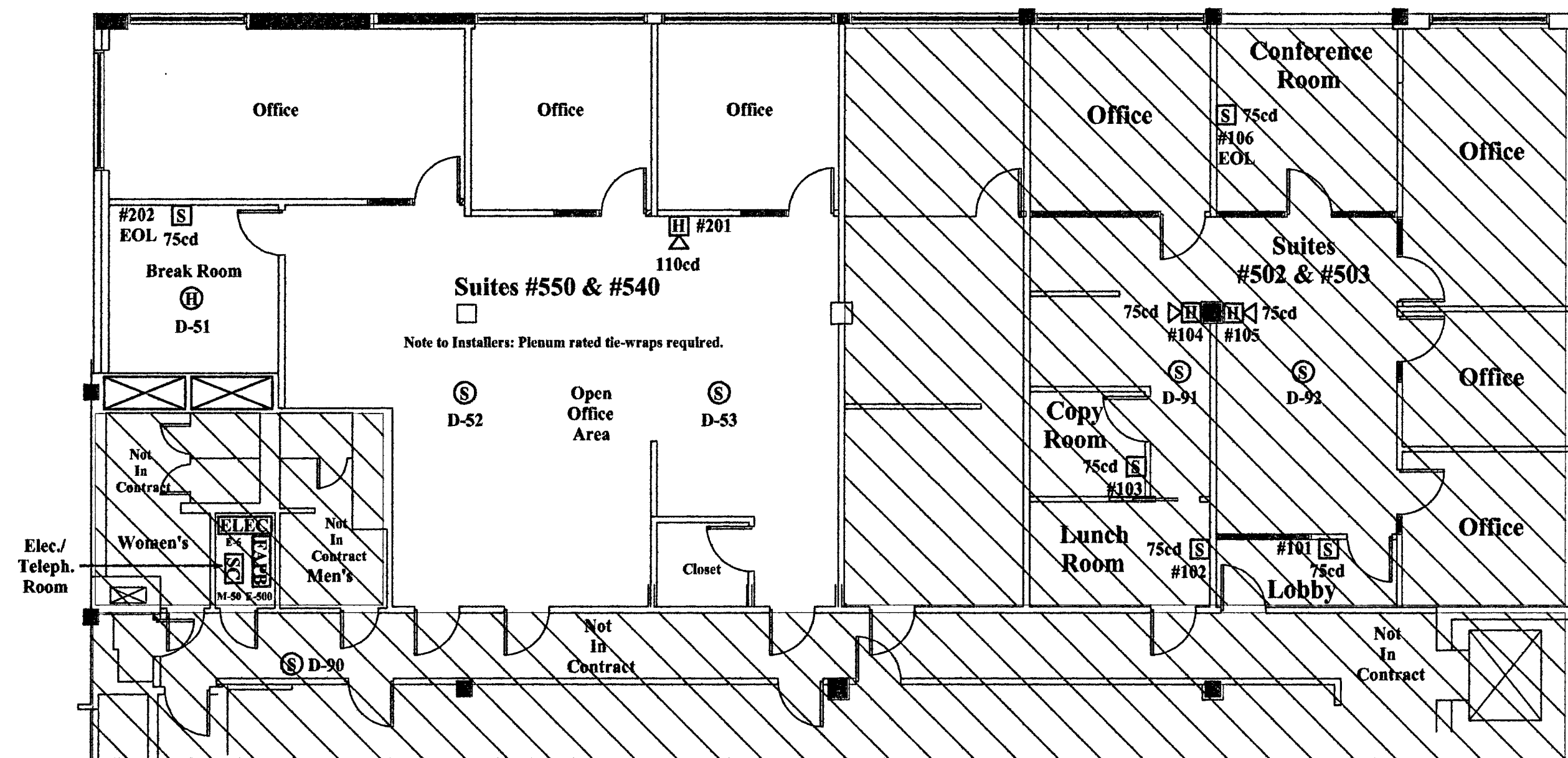
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Location Key  
Not To Scale



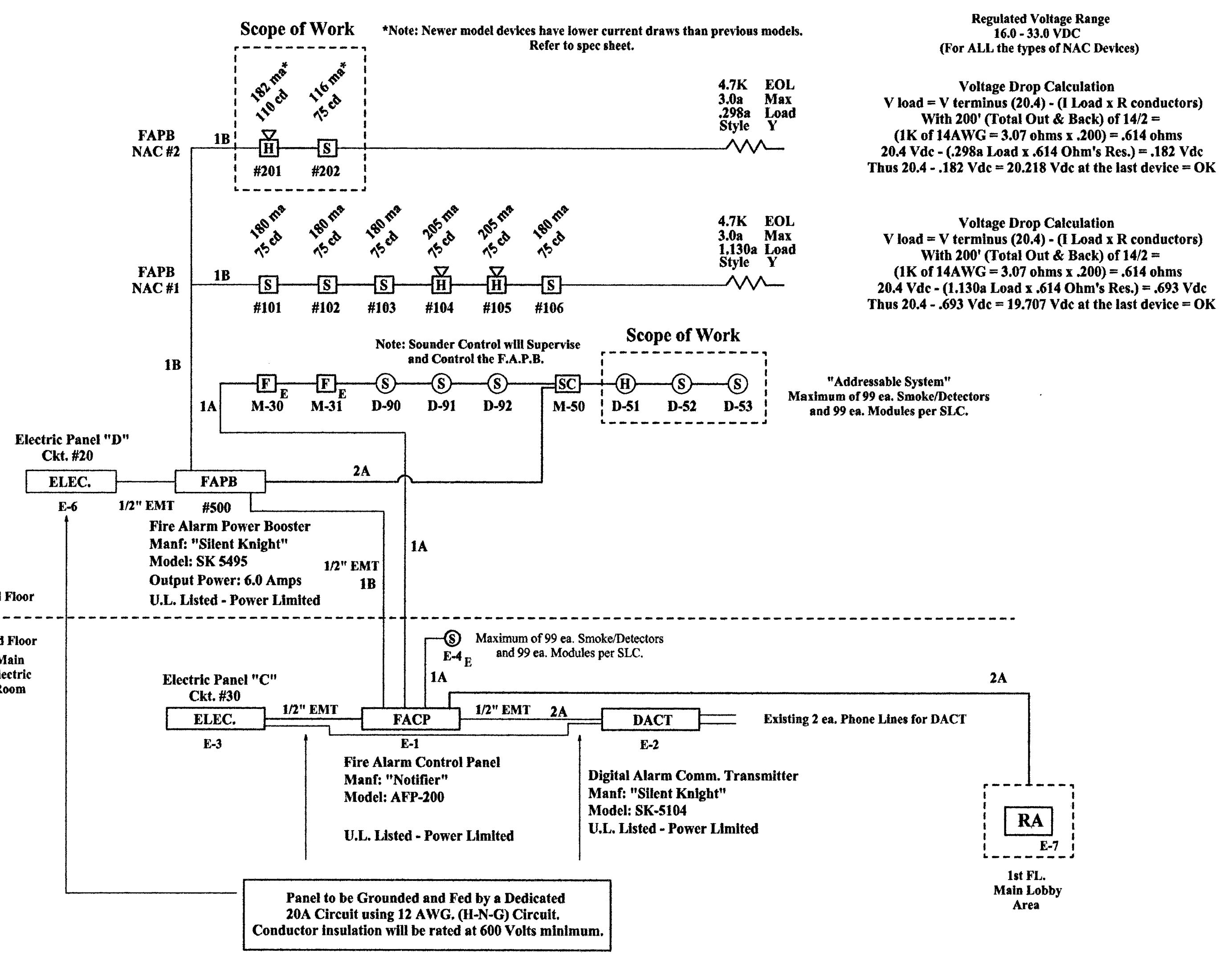
Partial 2nd FL.  
Electric Room  
Not To Scale



Note: Hatched lines indicates Existing  
"Not In Contract"

Scale; 1/8" = 1'

Partial 5th Floor Plan



Riser  
Not to Scale

Regulated Voltage Range  
16.0 - 33.0 VDC  
(For ALL the types of NAC Devices)

Voltage Drop Calculation  
V load = V terminus (20.4) - (I Load x R conductors)  
With 200' (Total Out & Back) of 14/2 =  
(1K of 14AWG = 3.07 ohms x .200) = .614 ohms  
20.4 Vdc - (.298a Load x .614 Ohm's Res.) = .182 Vdc  
Thus 20.4 - .182 Vdc = 20.218 Vdc at the last device = OK

Voltage Drop Calculation  
V load = V terminus (20.4) - (I Load x R conductors)  
With 200' (Total Out & Back) of 14/2 =  
(1K of 14AWG = 3.07 ohms x .200) = .614 ohms  
20.4 Vdc - (1.130a Load x .614 Ohm's Res.) = .693 Vdc  
Thus 20.4 - .693 Vdc = 19.707 Vdc at the last device = OK

"Addressable System"  
Maximum of 99 ea. Smoke/Detectors  
and 99 ea. Modules per SLC.

FACP  
AFP-200

AFP-200 Battery Backup Calculation					
System Components	Quantity of Devices	Stand-By Current (Amps)	Maximum Alarm Current (Amps)	Total Stand By Current (Amps)	Total Alarm Current (Amps)
Main System Board	1	.100	.240	.100	.240
<b>Detectors/Modules</b>					
FSP-851 Photo Sensor Head (Addr.)	37 + 2 = 39	.000360	.0065	.01404	.2335
CPX-551 Ion Sensor Head (Addr.)	15	.000150	.005	.000300	.010
FSD-751 Duct/Det. Photo (Addr.)	7	.000360	.0065	.00252	.0455
FST-851 Heat Det. (Addr.)	2 + 1 = 3	.000300	.0065	.000900	.0195
FRM-1 Control/Relay Module (Addr.)	9	.000350	.0065	.00315	.0585
MMX-101 Mini Module (Addr.)	24	.000300	.0065	.0072	.0072
<b>Notification Applications</b>					
NAC #1 = 2.25 Amps Max.					.900
NAC #2 = 2.25 Amps Maximum					.957
NAC #3 = 2.25 Amps Maximum					1.125
NAC #4 = 2.25 Amps Maximum					.980
<b>Maximum is Subject to Total Power Available</b>					
TOTAL CURRENT AMP'S = 5.4 Amps				.128a	4.596a
A) Supervisory (Stand-By) Current in Amps		.128a			
B) Supervisory (Stand-By) Time 24 Hrs.		.24			
C) Supervisory (Stand-By) Total		3.072a			
D) Alarm Current Total		4.596a			
E) Alarm Time in Minutes (S = .083)		.083			
F) Alarm Requirements		.381a			
G) Battery Backup Requirements (F plus C)		3.453a			
H) 20% Safety Factor (C-G x 1.2)		4.114a			
Reqd. Batt. Size (7, 12, 18 or 26) AH	7 AH				

Existing Batteries are 7 AH = OK

### Wire Legend

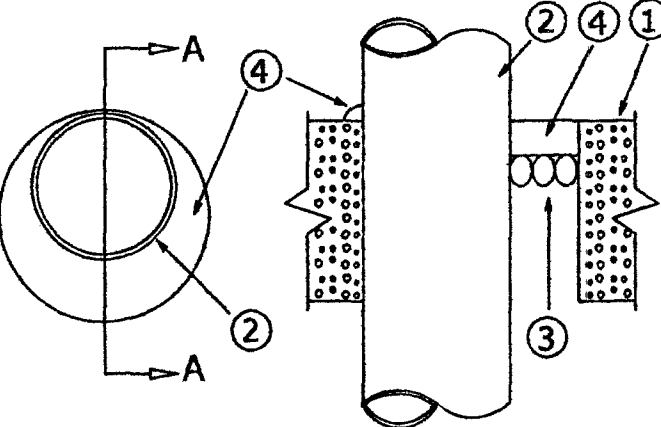
A = 1 PAIR 18/2 (FPLP if FreeLined and or THWN in EMT) (SLC - DATA)  
B = 1 PAIR 14/2 (FPLP if FreeLined and or THWN in EMT) (N.A.C.'s)

NEC NOTE:  
All Wiring Shall Be Power Limited. All New Low Voltage Fire Alarm Wiring Shall Be FreeLined And Independently Supported When Not In Raceways.

### Scope of Work

1. ADDING A TOTAL OF 5 EA. DEVICES (1 EA. STROBE, 1 EA. HORN/STROBE, 2 EA. SMOKE DETECTORS, AND 1 EA. HEAT DETECTOR) TO AN EXISTING FIRE ALARM SYSTEM.
2. UPDATED THE BATTERY CALCS FOR THE F.A.C.P. AND THE F.A.P.B. AND THE RISER.
3. TESTING F/A SYSTEM FOR THE ELECTRICAL AND FIRE-DEPT.'S APPROVAL AND ACCEPTANCE.

U11.289-System No. C-AJ-1044  
March 15, 2007  
F Ratings - 2, 3, and 4 (See Items 2A and 4)  
1 Rating - 4 (H)  
1 Rating At Ambient - 2 CPVing R  
1 Rating At 600° - 2a Max 1 CPVing R  
W Rating - Class I (See Item 4)



3M Fire Protection Products C-AJ-1044 3-15-2007  
(\SECTION A-A)

1. Floor or Wall Assembly - Lightweight or normal weight (100-150 pcf or 1600-2400 kg/m<sup>3</sup>) concrete. Except as noted in table under Item 4, min thickness of solid concrete floor or wall assembly is 4-1/2 in. (114 mm). Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units\*. When floor is constructed of hollow core precast concrete units, packing material (Item 3) and caulk fill material (Item 4) to be installed symmetrically on both sides of floor, flush with floor surface. Wall assembly may also be constructed of any UL Classified Concrete Blocks\*. Max diam of opening in solid lightweight or normal weight concrete floor is 32 in. (813 mm). Max diam of opening in floor constructed of hollow-core precast concrete units is 7 in. (178 mm).

See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

1A. Steel Sleeve (Optional, not shown) - Max 15 in. (381 mm) ID (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly. Sleeve may extend a max of 2 in. (51 mm) above top of floor or beyond either surface of wall. Max 16 in. (406 mm) ID (or smaller) min 6/32 (0.71 mm) wall thickness (or heavier) galvanized steel sleeve cast or grouted into floor or wall assembly. Sleeve may extend a max of 1/2 in. (13 mm) beyond either surface of floor or wall.

2. Through Penetrants - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Max annular space between pipe, conduit or tubing and edge of through opening or sleeve is dependent on the parameters shown in Item 4. Min annular space between pipe or conduit and edge of through opening is 9 in. (0 mm) (point contact). Pipe conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. Steel Pipe - Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. Iron Pipe - Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.

C. Conduit - Nom 6 in. (152 mm) diam (or smaller) rigid steel conduit.

D. Conduit - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.

E. Copper - Tubing Nom 6 in. (152 mm) diam (or smaller) Type 1, (or heavier) copper tube.

F. Copper Pipe - Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

3. Packing Material - Polyethylene backer rod or nom 1 in. (25 mm) thickness of tightly-packed mineral wool batt or glass fiber insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of caulk fill material (Item 4).

4. Fill, Void or Cavity Material\* - Caulk or Sealant - Applied to fill the annular space flush with top surface of floor. In wall assemblies, required caulk thickness to be installed symmetrically on both sides of wall, flush with wall surface. At point contact location between penetrant and sleeve or between penetrant and concrete, a min 1/4 in. (6 mm) diam bead of caulk shall be applied at top surface of floor and at both surfaces of wall. The hourly F Ratings and the min required caulk thicknesses are dependent upon a number of parameters, as shown in the following table:

a) Min 2 in. (51 mm) thickness of mineral wool batt insulation required in annular space.

b) Min 1 in. (25 mm) thickness of mineral wool batt insulation required in annular space on both sides of floor or wall assembly. Min 1 in. (25 mm) thickness of caulk to be installed flush with each surface of floor or wall assembly.

3M COMPANY - CP JSWB - caulk or FB-3000 WT sealant. (Note: W Rating applies only when FB-3000 WT sealant is used.)

\*Refer to the UL Classification Marking.

Min. Floor or Wall Thickness (in. (mm))	Nom pipe Tube or Conduit Diam In. (mm)	max Annular Space In. (mm)	Min Caulk Thickness In. (mm)	F Rating Hr
2-1/2" (64)	1/2-1" (13-25)	1-3/8" (35)	1/2" (13)	2
2-1/2" (64)	1/2-1" (13-25)	3-1/4" (83)	1" (25)	2
4-1/2" (114)	1/2-4" (13-102)	1-3/8" (35)	1/4 (6)(a)	2
4-1/2" (114)	1/2-1" (13-25)	1-1/4" (32)	1/2" (13)	3
4-1/2" (114)	1/2-3/4" (13-96)	2" (51)	1" (25)	3
4-1/2" (114)	1/2-1" (13-25)	3-1/4" (83)	1" (25)	3
4-1/2" (114)	3/4-3/4" (58-762)	2" (51)	2" (51)	3
5-1/2" (140)	1/2-4" (13-102)	1-3/8" (35)	1" (25)(b)	4














3M Company - CP25WB - Caulk or FB-3000 WT sealant. (Note: W Rating applies only when FB-3000 WT sealant is used.)

\* NOTE: THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS FROM THE 2004 EDITION OF THE UL FIRE RESISTANCE DIRECTORY.

## Existing "F.A.P.B. #500"

SK 5495 Battery Backup Calculation						
Devices		Quantity of Devices	Current Per Device	Total Stand-By Current (Amps)	Total Alarm Current (Amps)	
5495 Distributed Power Module (Current Draw From Battery)		1	Standby:	75 ma	75 ma	
			Alarm:	175 ma		175 ma
A	5495 Current			75 ma	175 ma	
Notification Appliances		Refer to device manual for current ratings.				
N.A.C. #1		Alarm:	ma	0 ma	1130 ma	
N.A.C. #2		Alarm:	ma	0 ma	298 ma	
N.A.C. #3		Alarm:	ma	0 ma	0 ma	
N.A.C. #4		Alarm:	ma	0 ma	0 ma	
B	Auxiliary Power: MR-101/T	0	Alarm:	18 ma		
C	Notification Appliances Current			ma	1428 ma	
D	Total current ratings of all devices in system (line A + Line B + line C)			75 ma	1603 ma	
E	Total current ratings converted to Amperes (line D x .001):			.075 A	1.603 A	
F	Number of Standby hours (24 or 60)			24 H		
G	Multiply lines E and F			Total standby AH	1.890 AH	
H	Alarm sounding period in hours. (For example, 5 min. = .083 hours & 15 min. = .25)				.083 H	
I	Multiply lines E and H			Total alarm AH	.133 AH	
J	Add lines G and I			Total standby and alarm AH	1.933 AH	
K	Multiply line J by 1.20 (20% extra insurance to meet desired performance.)			Total ampere-hours required	2.319 AH	

4 AH Batteries already installed

Fire Alarm Symbol Legend	
	FIRE ALARM CONTROL PANEL
E	Manf: "Notifier" Model: AFP-200 Output Power: 5.0 AMPS (U.L. Listed - Power Limited)
	FIRE ALARM CONTROL PANEL
	Manf: "SILENT KNIGHT" Model: SK-5495 Output Power: 6.0 AMPS (U.L. Listed - Power Limited)
	DIGITAL ALARM COMM. TRANSMIT.
E	Manf: "SILENT KNIGHT" Model: SK-5104 (U.L. Listed - Power Limited)
	SMOKE DETECTOR (Pre-Existing)
E	
	HEAT DETECTOR (ADDR.)
	Manf: "NOTIFIER" Model: FST-851 (U.L. Listed) (Refer To Spec Sheets)
	SMOKE DETECTOR (ADDR.)
	Manf: "NOTIFIER" Model: FSP-851PL (U.L. Listed) (Refer To Spec Sheets)
	DUCT/DETECTOR (ADDR.)
	Manf: "NOTIFIER" Model: FSD-751PL (U.L. Listed) (Refer To Spec Sheets)
	RELAY (ADDR.)
	Manf: "NOTIFIER" Model: FRM-1 (U.L. Listed) (Refer To Spec Sheets)
	SOUNDER/CONTROL MODULE (ADDR.)
	Manf: "NOTIFIER" Model: FCM-1 (U.L. Listed) (Refer To Spec Sheets)
	PULL STATION (ADDR.)
E	Manf: "NOTIFIER" Model: NBG-12LX (U.L. Listed) (Refer To Spec Sheets)
	HORN/STROBE
	Manf: "GENTEX" Model: GEC3-24WR (Multi-candela) (U.L. Listed) (Refer To Spec Sheets)
	STROBE
	Manf: "GENTEX" Model: GES3-24WR (Multi-candela) (U.L. Listed) (Refer To Spec Sheets)
	HORN/STROBE (Ceiling Mounted)
	Manf: "GENTEX" Model: GCC24CR (Multi-candela) (U.L. Listed) (Refer To Spec Sheets)
E	Existing

\*Note: New model strobe has lower current draw than previous model.  
Refer to spec sheet.

Sequence of Operation
1. ANY ALARM WILL CAUSE A GENERAL EVACUATION SIGNAL THROUGHOUT THE ENTIRE BUILDING.
2. THE REMOTE F/A ANNUNCIATOR IN THE MAIN LOBBY MIMIC'S THE MAIN F.A.C.P. LOCATED IN THE 2ND FLOOR MAIN ELECTRICAL ROOM.
3. THE NEW F.A.P.B. SHALL BE SUPERVISED AND CONTROLLED BY AN ADDED NEW SOUNDER/CONTROL MODULE.
4. THE NEW F.A.P.B. WILL BE CONNECTED TO THE EXISTING F.A.C.P. AND THEY BOTH SHALL FUNCTION AS ONE SYSTEM.
5. THE EXISTING SYSTEM HAS A D.A.C.T. AND WILL TRANSMIT ALL ALARMS AND TROUBLES TO THE REMOTE CENTRAL STATION.

General Fire Alarm System Notes
1. ALL FIRE ALARM EQUIPMENT FOR THIS PROJECT SHALL BE "POWER LIMITED".
2. THE FIRE ALARM SYSTEM SHALL BE PROVIDED WITH BATTERY BACK-UP FOR 24 HOURS STAND-BY AND 5 MINUTE RING MIN.
3. THE FIRE ALARM SYSTEM INSTALLATION SHALL COMPLY WITH NFPA 72, NEC 760-52(B), AND ALL APPLICABLE LOCAL CODES.
4. WIRING SHALL SPECIFICALLY CONFORM WITH N.E.C. ARTICLES 760 AND 300.4 FOR POWER LIMITED FIRE ALARM CONDUCTORS. AS PER THE N.E.C. 2008 HANDBOOK Pg. 272 AND Pg. 1163
5. ALL EQUIPMENT SHALL BE UL LISTED AND COMPATABLE.
6. FIRE ALARM WIRING/RACEWAYS TO BE IN COMPLIANCE WITH NEC ARTICLE 300 WHERE APPLICABLE.
7. MOUNT AUDIO/VISUAL DEVICES @ 82" AFF. (Bottom of device should not extend below 80" OR be within 6" of ceiling - whichever is LOWEST)
8. ALL PULL/STATIONS SHALL BE MOUNTED @ 48" A.F.F.
9. SMOKE/DETECTORS SHALL NOT BE MOUNTED WITHIN 3' OF ANY AIR DIFFUSERS.
10. CONTRACTOR SHALL NOT EXCEED 40% PIPE FILL. (AS PER THE N.E.C.)
11. ALL WIRING MAY BE FREELINED, EXCEPT FOR RISERS.
12. WHEN E.M.T. IS USED - IT SHALL BE A MINIMUM OF 1/2".

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FIRE  
&  
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CABI 301 Commercial  
Suites #540 & #550  
4100 Pine Tree Drive  
Miami Beach, FL

- Fire Detection & Warning System Drawings -

PARCEL #71-7272-7273-7274

Master P/N : B7777777

CHKD BY: Mark Tardif

Rev. #1  
Date

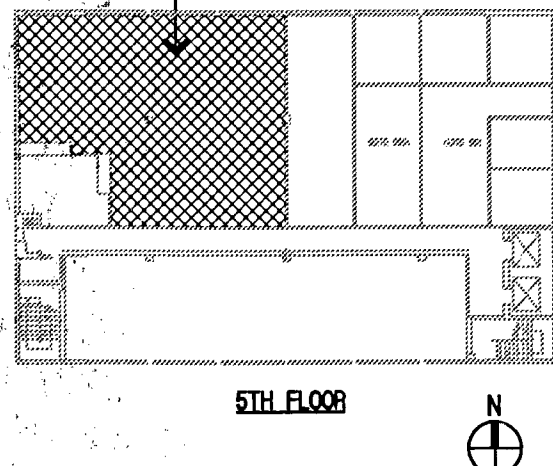
DATE: August 12, 2010

Sheet #2 of 2 Total

FA-2



0510001B  
301 Cabl Development

OFFERLE-LERNER AIA ARCHITECTS & PLANNERS			
ARCHITECT PRJ. NO. 10-001		SEAL MAY 17 2010 ALAN D. LERNER AR#0005784	
CONSULT PRJ. NO.			
CLIENT PRJ. NO.			
ARCHITECT OFFERLE-LERNER AIA 13100 SW 134TH ST SUITE 208 MIAMI, FLORIDA 33186 305-385-1700 AIA#0003139			
SUB-CONSULTANT MECHANICAL / ELECTRICAL / PLUMBING Design Build Professionals Corporation 7430 S.W. 48 Street Suite-B Miami, Fla. 33165 Tel No. (305) 740-8770 Fax No. (305) 740-8770 Design@dbprofs.net			
DB PRJ. NO. 10010		SIGNATURE / DATE / SEAL AARON L. HERTZ, P.E. 5/17/10 FEDERAL PROFESSIONAL SEALING LICENSE NO. 7888 CA 0000001	
NO.	DATE	DESCRIPTION	APPR
	05/17/2010	ISSUE FOR PERMIT	
PROJECT TITLE AN OFFICE INTERIOR FOR: 301 CABL DEVELOPMENT, LLLP <b>SUITES 540/550</b> 301 W 41ST ST. SUITES 540/550 MIAMI BEACH, FLORIDA			
KEY PLAN AREA OF WORK  5TH FLOOR			
DATE		05/15/10	
DRAWN BY		AOR	
CHECKED BY		MS	
APPROVED BY		MS	
NOT FOR CONSTRUCTION		<input type="checkbox"/>	
RELEASED FOR CONSTRUCTION		<input type="checkbox"/>	
RECORD DRAWING		<input type="checkbox"/>	
AS-BUILT DRAWING		<input type="checkbox"/>	
SHEET SCALE		NONE	
DRAWING TITLE <b>BACK COVER</b>			
DRAWING NO. <b>BC-1</b>			
SHEET 1 OF 1			

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

B1003120  
301 Arthur Godfrey Ave  
Office 608

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

BUILDING: 8/20/10  
ZONING: 12/9/10  
DRB/HPB: \_\_\_\_\_  
CONCURRENCY: \_\_\_\_\_  
PLUMBING: 8/20/10  
ELECTRICAL: 8/20/10  
MECHANICAL: 8/20/10  
FIRE PREVENTION: 8/20/10  
ENGINEERING: 8/20/10  
PUBLIC WORKS: 8/20/10  
STRUCTURAL: 8/20/10  
ELEVATOR: \_\_\_\_\_



Derm Number: 2010-0029-1217-5314  
Contact Name: AKAY PATEL  
Contact Phone: (305) 915-2960  
Folio: 02-3222-001-0370  
Project Name: STE 540 & 550 RENOVATION  
Date Received: 08/29/2010  
Reviewer Name:



**NEXT**

**PROfessional Microfilm Services, Inc.**  
Miami, Florida

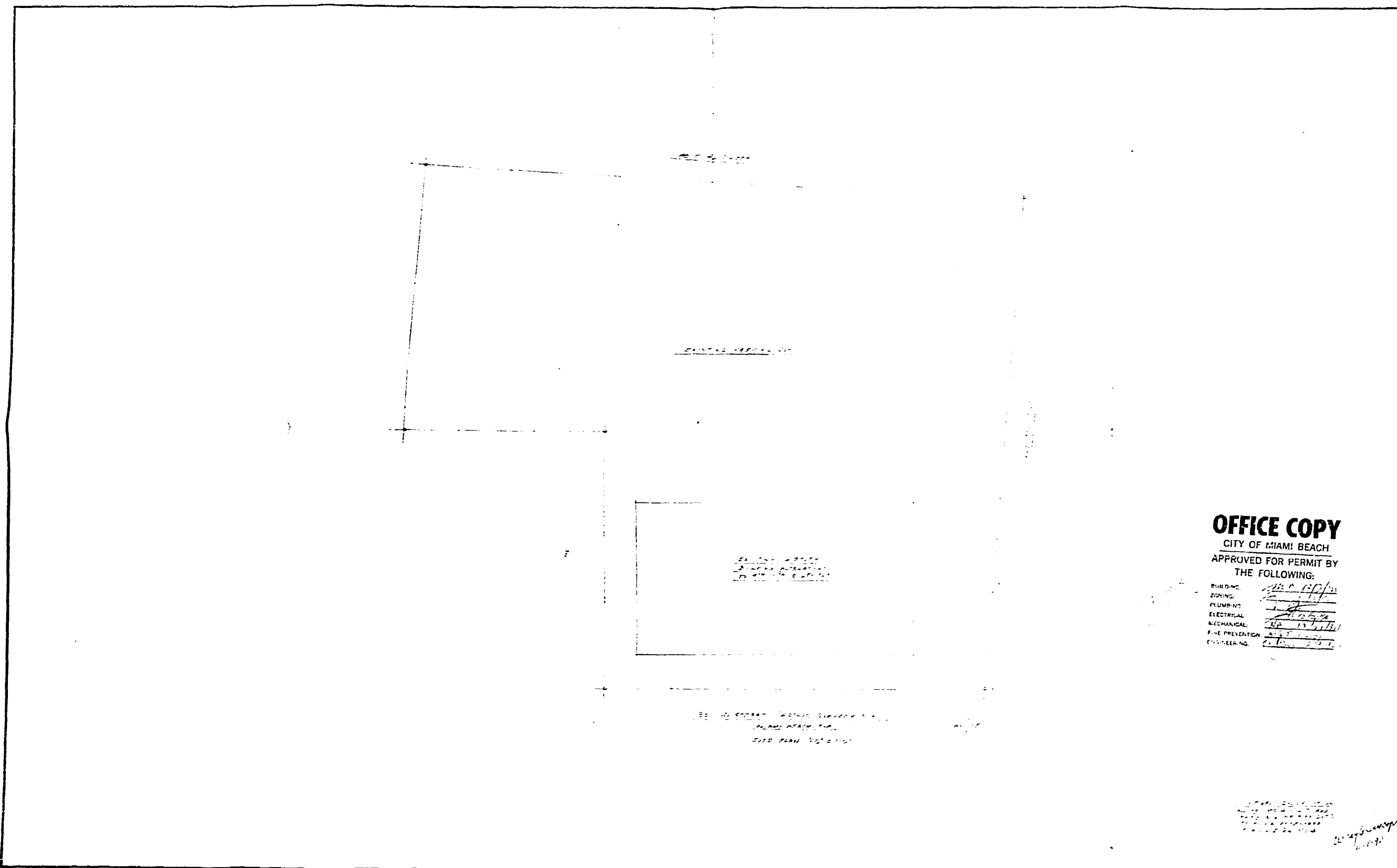
**FILE**

THIS IS TO CERTIFY THAT PROFESSIONAL MICROFILM SERVICE, INC.  
PRESENTS THE FOLLOWING IMAGES AS AN ACCURATE AND  
COMPLETE MICROFILM COPY OF THE ORIGINAL BUSINESS FILES AS  
EDITED BY THE INSTITUTION INSTRUCTIONS.

**PERMIT**

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000401



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CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

BUILDING: [Signature]  
ZONING: [Signature]  
PLUMBING: [Signature]  
ELECTRICAL: [Signature]  
MECHANICAL: [Signature]  
FIRE PREVENTION: [Signature]  
ENGINEERING: [Signature]

REVISIONS	BY
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REV. 3. 3. 3.	
REV. 4. 4. 4.	
REV. 5. 5. 5.	
REV. 6. 6. 6.	
REV. 7. 7. 7.	
REV. 8. 8. 8.	
REV. 9. 9. 9.	
REV. 10. 10. 10.	

REVISIONS  
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REVISIONS  
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City of Miami Beach
City Engineer
City Planner
City Clerk
City Attorney
City Manager
City Council
City Commission
City Board of Directors
City Board of Aldermen
City Board of Supervisors
City Board of Commissioners
City Board of Delegates
City Board of Representatives
City Board of Senators
City Board of Members
City Board of Officers
City Board of Trustees
City Board of Directors
City Board of Managers
City Board of Administrators
City Board of Executives
City Board of Presidents
City Board of Vice Presidents
City Board of Secretaries
City Board of Treasurers
City Board of Auditors
City Board of Inspectors
City Board of Commissioners
City Board of Delegates
City Board of Representatives
City Board of Senators
City Board of Members
City Board of Officers
City Board of Trustees
City Board of Directors
City Board of Managers
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City Board of Secretaries
City Board of Treasurers
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City Board of Inspectors

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1st FLOOR PLAN 1/2" = 1'-0"

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE FOLLOWING:

BUILDING: 1/2/70  
 ZONING: 1/2/70  
 PLUMBING: 1/2/70  
 ELECTRICAL: 1/2/70  
 MECHANICAL: 1/2/70  
 FIRE PREVENTION: 1/2/70  
 ENGINEERING: 1/2/70

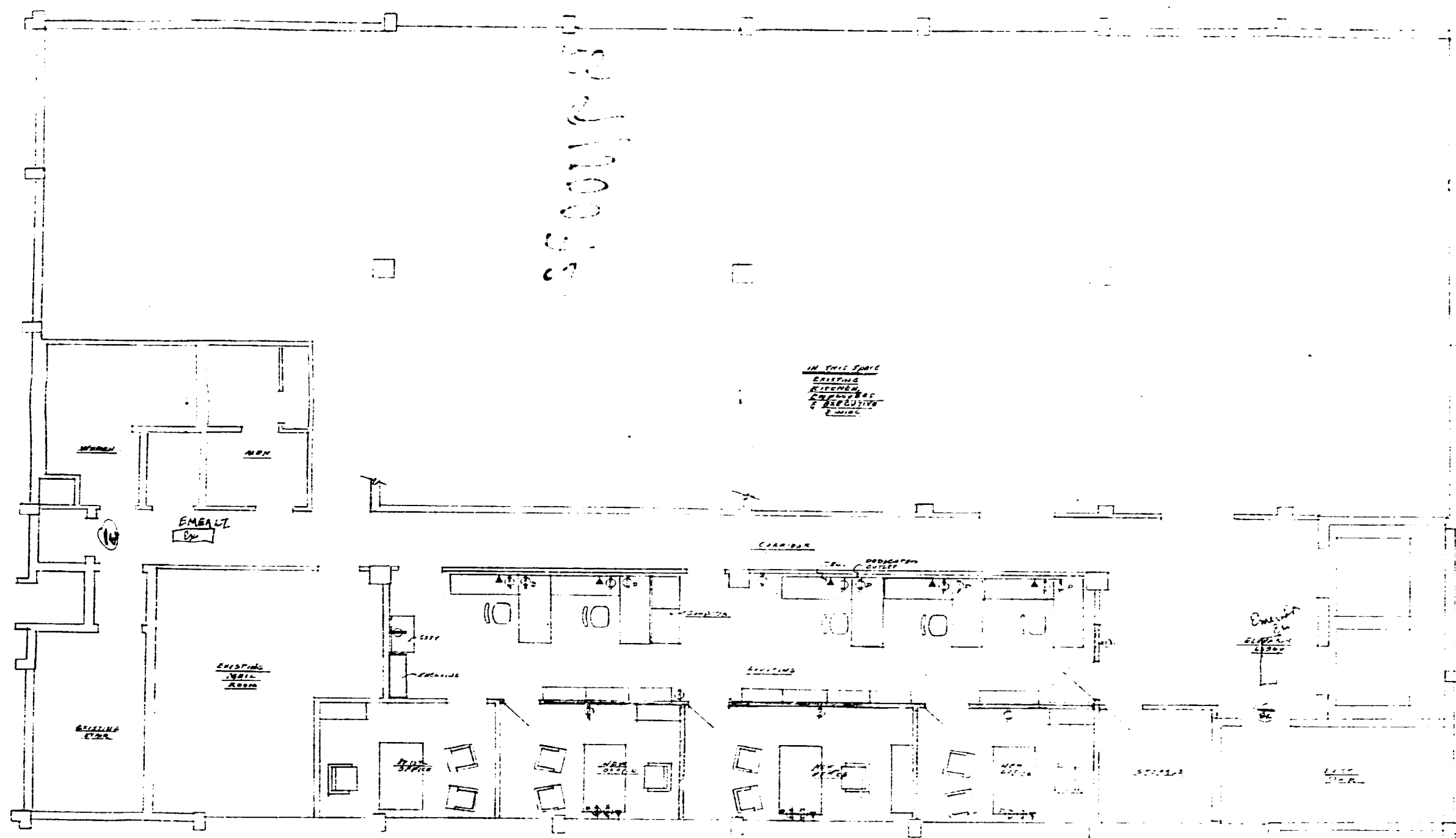
REVISIONS	BY
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10	1/2/70

DATE: 1/2/70  
 SCALE: 1/2" = 1'-0"  
 DRAWN: 1/2/70  
 CHECKED: 1/2/70  
 APPROVED: 1/2/70  
 CITY OF MIAMI BEACH  
 DEPARTMENT OF BUILDING PERMITS  
 TELEPHONE 444-1518

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# **OFFICE COPY**

CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

BUILDING: W. G. Suckop  
PLUMBING: W. G. Suckop  
ELECTRICAL: W. G. Suckop  
MECHANICAL: W. G. Suckop  
FIRE PREVENTION: W. G. Suckop  
ENGINEERING: W. G. Suckop

REVISIONS	BY
1. 10-1-73	
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3. 10-1-73	
4. 10-1-73	
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W. G. Suckop, Architect  
Approved for Permit by  
City of Miami Beach  
10-1-73

W. G. Suckop, Architect  
Approved for Permit by  
City of Miami Beach  
10-1-73

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CITY OF MIAMI BEACH  
Building Department  
1700 Convention Ctr Drive, 2nd Floor  
Miami Beach, Florida 33139  
Inspections: (305) 673-7370  
Office: (305) 673-7610

PRJ0900537 BCO10018 CO

Certificate of Occupancy

Certificate Number: BCO10018

Status: APPROVED  
BUILRAMH

Issued By:

Site Address: 301 ARTHUR GODFREY RD MBCH  
Parcel #: 32220010370

Applied: 10/27/2009  
Issued: 01/22/2010  
Extended:  
To Expire:

Tenant: GILBERT SQUIR  
301 ARTHUR GODFR  
MIAMI BEACH, FLA 33140

Property Owner: CITY NATIONA  
25 WEST FLAGLER  
MIAMI FL 331301718

Class Code: B

Issued For: CO for law office interior build out

Temporary Expiration Date:

Current Use: Business/ Office  
Previous Use: New

---

OCCUPANCY INFORMATION

Building Permit #: B0902652	Zoning Use District: CD-3
Occupancy Group: B	Construction Type:
Maximum Occupant Content	Minimum Number of Exits:
Zoning Ordinance Number: 89-2665	SS # or Taxpayer ID#:

---

This is to certify that the above tenant, whose address is noted above, has filed for premission to use the property located at the address noted above, and said proposed use or uses being in comformity with the provisions of the zoning ordinance 89-2665 and the Building Code of the City of Miami Beach, a Certificate of Occupancy is hereby granted to use said building for the purpose described below, subject to any special condition(s) detailed in this document.

**NOTE:** Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.

 1/22/10  
Building Official Signature and Date  
RICHARD MCCONACHIE

*This Certificate of Occupancy is valid only if there is an APPROVED Status and a Building Official Signature.*



CITY OF MIAMI BEACH  
BUILDING DEPARTMENT  
1700 CONVENTION CENTER DR  
2ND FLOOR - CITY HALL  
MIAMI BEACH, FLORIDA 33139  
(305) 673-7610

## **COMPLETE DESCRIPTION**

DATE: 01-22-2010

PERMIT NUMBER: **BCO10018**

STATUS: APPROVED

JOBSITE ADDRESS: **301 ARTHUR GODFREY RD MBCH**

CONTRACTOR: SOUTH FLORIDA CONSTRUCTION ASS

OWNER: CITY NATIONAL BANK OF FLORIDA

### DESCRIPTION

CO for law office interior build out







# MIAMI BEACH

BUILDING DEPARTMENT  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139  
Phone: (305) 673-7610 Fax: (305) 673-7857

## NEW CONSTRUCTION & ALTERATIONS AND REPAIRS ARCHITECTURAL/ENGINEERING AFFIDAVIT FOR JOB VALUE AND TOTAL GROSS SQUARE FOOTAGE

Date: 3/11/09

Permit Number: \_\_\_\_\_

Project Description: INTERIOR OFFICE RENOVATION  
301 ARTHUR GODFREY # 503

Owner: 301 CABI DEVELOPMENT, LLLP

Architect and/or Engineering Firm: OFFERLE-LENER AIA

Name of Architect or Engineer of Record: ALAN D. LERNER AIA

Address of Architect / Engineering Firm: 13190 SW 134 ST. # 208 MIAMI, FL. 33186

Contact Number: 305. 385. 1700 x 205

### PART ONE: ARCHITECT / ENGINEER AFFIDAVIT: TO BE SUBMITTED PRIOR TO PERMIT ISSUANCE.

I, ALAN D. LERNER as the Architect / Engineer of Record for the project covered under the permit listed above, certify the following:

Total Gross Floor Area of New Construction:	<u>0</u>
Total Gross Floor Area of Alteration / Repair:	<u>0</u>
<input type="checkbox"/> Single Family Homes, Duplexes, and Areas within Residential Condo unit.	<u>1,418 SF</u>
<input checked="" type="checkbox"/> Multi-Family, Commercial, and Industrial	<u>0</u>
Total Estimated Construction Cost * for New Construction:	<u>\$ 35,450</u>
Total Estimated Construction Cost* for Alteration / Repair:	<u>0</u>

#### Definition:

**Total Gross Floor Area:** The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building or portion thereof not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Signature of Architect/Engineer

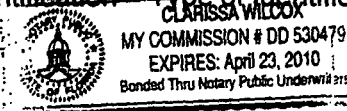
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 14 day of April 2009 by: Alan Lerner

Personally known ☒ Procured Identification ☒ Type of Identification FL DL #: L656-004-47-292-0

Signature of Notary Public



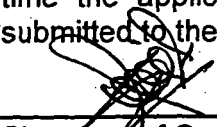




**PART TWO: OWNER AFFIDAVIT: TO BE SUBMITTED PRIOR TO PERMIT ISSUANCE.**

I Cab: 301 Commercial LLC am the Owner of the property undergoing an improvement as described in the permit above. I understand that at the time the Contractor submits the application for a Certificate of Occupancy (CO) or Certificate of Completion (CC), I will be required to submit to the City of Miami Beach Building Department verification of construction cost. The City will accept the most current "AIA Document G702/G703" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department as verification of construction cost.

I understand that as the Owner of said property and improvement, I am responsible to pay the City of Miami Beach any difference between the permit fee based on the construction cost and/ or square footage submitted with the original permit application and the permit fee based on the final construction cost including general conditions and/or final square footage as certified by the Owner, Architect and Contractor on the most current "AIA Document G702/G703" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.

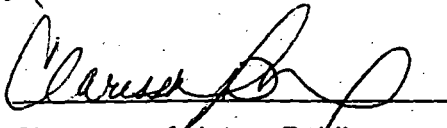
  
\_\_\_\_\_  
Signature of Owner

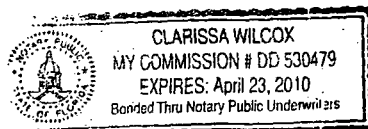
**STATE OF FLORIDA**

**COUNTY OF** Dade

Sworn to and subscribed before me this 14 day of April 2009 by: Elias Ankie

☒ Personally known [ ] Procured Identification – Type of Identification \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Notary Public



**\*Note:** It is the intention of the City of Miami Beach to use the Architect's Estimate of Construction Cost as a "Good Faith" estimate for the purpose of calculating the initial permit fee. The City agrees to hold the Architect and/or Owner harmless from any liability, professional or otherwise due to any difference in the Architect's estimate of construction cost and the construction cost as submitted by the Owner and/or Contractor at the time of Completion. The Owner will be responsible to pay the City of Miami Beach any difference between the permit fee based on the construction cost and/or square footage submitted with the original permit application and the permit fee based on the final construction cost including general conditions and/or square footage as certified by the Owner, Architect and Contractor on the most current "AIA Document G702/G703" Application for Payment approved at the time the application for the Certificate of Occupancy (CO) or Certificate of Completion (CC) is submitted to the Building Department.

14





2009-ALLOCATION-02377  
Environmental Resources Management  
Plan Review Services Division  
11805 SW 26th Street • Suite 124  
Miami, Florida 33175-2474  
T 786-315-2800 F 786-315-2919

Carlos Alvarez, Mayor

miamidade.gov

7/7/2009

CLARISSA WILCOX  
SFC ASSOCIATES, INC  
2830 STATE RD # 84  
FT LAUDERDALE, FL 33312

RE: Sewer Connection Approval For:  
SUITE: 503 RENOVATION  
301 ARTHUR GODFREY, MIAMI BEACH, FL 33140

Dear CLARISSA WILCOX:

This Department has evaluated plans and documents related to the above referenced project, which is more particularly described below:

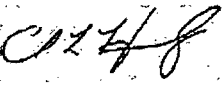
PREVIOUS USE: INTERIOR COMMON AREAS FOR THIS FACILITY  
PROPOSED USE: INTERIOR RENOVATION OF 633 SF, IN THE COMMON AREAS, REPLACEMENT OF PLUMBING FIXTURES.  
PREVIOUS FLOW (GPD): 64  
PROPOSED FLOW (GPD): 64

JOB DESCRIPTION: INTERIOR RENOVATION OF 633 SF, FOR REPLACEMENT OF PLUMBING FIXTURES IN INTERIOR COMMON AREAS.

Based on this evaluation, it has been determined that this project will not result in an increase of flows to the sanitary sewer collection/transmission system over and above the flows from the most recent use at the property. Accordingly, this request is found to be in compliance with the provisions of the First Partial Consent Decree (Case No. 93-1109 CIV MORENO) between Miami-Dade County and the U.S. Environmental Protection Agency, and a Sewer Service Capacity Certification Letter is not required.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or DERM Office of Plan Review Services, Downtown Office (305) 372-6899.

Sincerely,

  
Carlos L. Hernandez, P.E.  
Chief, Office of Plan Review Services

By:   
MARIA MOLINA  
PROFESSIONAL ENGINEER

*Delivering Excellence Every Day*



# SFC ASSOCIATES, INC.

SOUTH FLORIDA CONSTRUCTION ASSOCIATES, INC.  
STATE CERTIFIED CG C058856

2830 MARINA MILE BOULEVARD, SUITE 116  
FORT LAUDERDALE, FL 33312

TEL: (954) 318-4414  
FAX: (954) 318-4417

## FIRE PENETRATION AFFIDAVIT

TO: Building Official  
Building, Planning & Zoning Department  
City of Miami Beach

RE: Permit No. B0902652  
Job Address: 301 Arthur Godfrey Rd., 5th Floor  
Miami Beach, FL

I, Dennis Wilcox, the Registered  
Architect/Engineer/General Contractor, Florida Reg.# CGC058856 hereby  
certify that all penetrations through walls, ceilings, floors and other barriers, resulting  
from the passage of pipes, conduits, bus ducts, cables wires, air ducts, pneumatic ducts,  
and penetrations from similar building service equipment installed in connection with  
the above permit has been protected by approved materials or devices meeting the  
acceptance criteria of AMERICAN SOCIETY FOR TESTING MATERIALS ESI4 and  
have been installed by qualified persons in accordance with the manufactures'  
specifications and in compliance with the South Florida Building Code.

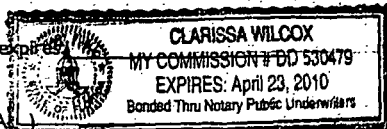
Dennis Wilcox  
PRINT NAME & TITLE

[Signature]  
SIGNATURE AND FLORIDA SEAL

## ACKNOWLEDGEMENT

SWORN-TO AND SUBSCRIBED before me on this 9th day of Sept. 2009.

My commission expires



(SEAL)

[Signature]  
Notary Public - State of Florida

TO BE SHOWN TO THE BUILDING INSPECTOR AT THE TIME OF FRAMING INSPECTION.







# MIAMIBEACH

**BUILDING DEPARTMENT**

1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
Phone: 305-673-7610 Fax: 305-673-7857

*Submitted to  
MB for CO.  
10/27/2009*

**FINAL PERMIT FEE RECONCILIATION FORM**  
(To be completed as part of Certificate of Occupancy/Completion Process)

**PART ONE: PERMIT AND OWNER INFORMATION**

Please Allow 72 Hours for Processing

Permit Number: B0902652 Date: 10-23-2009  
Folio Number: 02-3222-001-0370  
Description of Work: Interior Renovation  
Owner's Name: City Nat'l. Bank of Florida  
Contact's Name: Clarissa Wilcox  
Job Address: 301 Arthur Godfrey Rd Apt/Suite #: 503  
City/Zip Code: MB 33140  
Phone Number: 954-579-0457 Alternate Phone #: 954-318-4414 x18  
&

**REQUIRED DOCUMENTS CHECKLIST**  
(For Office Use Only)

- ☒ Architectural/Engineering Affidavit for Job Value (if alteration/remodeling)
- ☒ Total Gross Square Footage: 1,418
- ☐ Final Boundary Survey (Signed & Sealed by Professional Surveyor) N/A - NOT NEW CONSTRUCTION
- ☒ MDWSD Compliance Letter
- ☐ Final Elevation Certificate / Flood Proofing Certificate (Commercial Only) N/A 5TH FLOOR INT. SUITE
- ☒ Fire Penetration Affidavit

Comments:

CO/CC Issued by: \_\_\_\_\_ Date Issued: \_\_\_\_\_



**CITY OF MIAMI BEACH**  
**Building Department**  
**1700 Convention Ctr Drive, 2nd Floor**  
**Miami Beach, Florida 33139**  
**Inspections: (305) 673-7370**  
**Office: (305) 673-7610**

**BCO11023 B1003120 CO**

## **CERTIFICATE OF OCCUPANCY**

**Certificate Number: BCO11023**

**Status: APPROVED**

**Issued By: BUILRAMH**

**Site Address: 301 ARTHUR GODFREY RD MBCH**

**Applied: 11/01/2010**

**Parcel #: 32220010370**

**Issued: 11/08/2010**

**Tenant: CITY NATIONAL BANK OF FLORIDA  
FLORIDA**

**Property Owner: CITY NATIONAL BANK OF**

**301 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33139**

**25 WEST FLAGLER ST SUITE 711  
MIAMI FL 331301718**

**Class Code: B**

**Temporary Expiration Date:**

**Issued For: CO for Combining and remodeling of Suites 540/550**

---

### **OCCUPANCY INFORMATION**

**Building Permit #: B1003120**

**Zoning Use District: CD-3**

**Occupancy Group: B**

**Construction Type:**

**Maximum Occupant Content**

**Minimum Number of Exits:**

**Zoning Ordinance Number: 86-2665**

---

This is to certify that the above tenant, whose address is noted above, has filed for premission to use the property located at the address noted above, and said proposed use or uses being in comformity with the provisions of the zoning ordinance 89-2665 and the Florida Building Code, a Certificate of Occupancy is hereby granted to use said building for the purpose described below, subject to any special condition(s) detailed in this document.

**NOTE:** *Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.*

 11/8/10

**Building Official Signature and Date  
RICHARD MCCONACHIE**

*This Certificate of Occupancy is valid only if there is an APPROVED Status and a Building Official Signature.*

CITY OF MIAMI BEACH  
BUILDING DEPARTMENT  
1700 CONVENTION CENTER DR  
2ND FLOOR - CITY HALL  
MIAMI BEACH, FLORIDA 33139  
(305) 673-7610

## **COMPLETE DESCRIPTION**

DATE: 11-08-2010

PERMIT NUMBER: **BCO11023**

STATUS: APPROVED

JOB SITE ADDRESS: **301 ARTHUR GODFREY RD MBCH**

CONTRACTOR: PERILLO CONSTRUCTION INC

OWNER: CITY NATIONAL BANK OF FLORIDA

### **DESCRIPTION**

CO for Combining and remodeling of Suites 540/550 for administrative office.



# MIAMI BEACH

## BUILDING DEPARTMENT

1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
Phone 305-673-7610 Fax 305-673-7857

### FINAL PERMIT FEE RECONCILIATION FORM (TO BE COMPLETED AS PART OF CERTIFICATE OF OCCUPANCY/COMPLETION PROCESS)

#### PART ONE: PERMIT AND OWNER INFORMATION

Please Allow 72 Hours for Processing

Permit Number: B1003120. Date: 11-01-10.  
Folio Number: \_\_\_\_\_  
Description of Work: CO for combining units 540/550 into one.  
Owner Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Job Address: 301 Arthur Godfrey Rd. Apt/Suite #: \_\_\_\_\_  
City/Zip Code: Miami Beach, FL.  
Phone Number: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

#### REQUIRED DOCUMENTS CHECKLIST

##### For Office Use Only

- ☒ Architectural/Engineering Affidavit for Job Value (if alteration/remodeling)
- ☒ Total Gross Square Footage
  - ☐ Final Boundary Survey (Signed & Sealed by Professional Surveyor)
- ☒ MDWSD Compliance Letter
  - ☐ Final Elevation Certificate
  - ☐ Flood Proofing Certificate (Commercial Building only)
- ☒ Fire Penetration Affidavit (If applicable)

*Allocations Letter  
from Derm  
786-315-2800*

Comments:

CO/CC Issued by: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**CITY OF MIAMI BEACH  
BUILDING DEPARTMENT  
APPENDIX 20**

CITY OF MIAMI BEACH

**BUILDING DEPARTMENT**  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Phone: (305) 673-7610  
Fax: (305) 673-7857

**FIRE PENETRATION AFFIDAVIT**Date: 11/3/10

Reference:

Permit Number:

B-1003120

Job Site Address:

301 Arthur Godfrey Rd. Ste 540/SSO

I, JOSEPH PERILLO, the qualifying agent for Perillo Construction Inc.,  
C.C. Number CGC 021604, hereby certify that all penetrations through walls,  
ceilings, floors, and other barriers, resulting from the passage of pipes, conduits, bus ducts, cables,  
wires, air ducts, pneumatic ducts, and penetrations from similar building service equipments installed in  
connection with the above permit has been protected by approved materials or devices meeting the  
acceptance criteria of AMERICAN SOCIETY FOR TESTING MATERIALS E814 and have been installed by  
qualified persons in accordance with the manufacturer's specifications and in compliance with the  
Florida Building Code.

JOSEPH PERILLO, PRESIDENT  
Print Name and Title

Joseph Perillo  
Signature

Witness:

Michael Scarlett  
Print Name

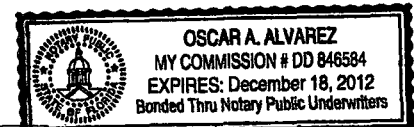
Michael Scarlett  
Signature

Michael Scarlett  
Print Name

Signature

**Acknowledgement**Sworn to and subscribed before me on this 3 day of November 2010.

[Signature]  
Notary Public - State of Florida



**TO BE GIVEN TO THE BUILDING INSPECTOR AT THE TIME OF THE FRAMING  
INSPECTION & ENGINEERING INSPECTOR AT THE TIME THE CERTIFICATE OF  
OCCUPANCY OR CERTIFICATE OF COMPLETION**



**CERTIFICATE OF COMPLETION & CERTIFICATE OF OCCUPANCY CHECK LIST**

Address: BCO11023.

BCO/BCC: \_\_\_\_\_

**C.O./C.C. Requirements**

- ☒ Final Accessibility Inspection
- ☒ Final Electrical Inspection
- ☒ Final Plumbing Inspection
- ☒ Final Mechanical Inspection
- ☒ Final Fire Inspection (Alarms & Sprinklers)
- ☒ Final Building Inspection
- ☐ Final Elevator
- ☐ Final Engineering
- ☒ Final Planning & Zoning
- ☒ Final Concurrency
- ☒ Final Public Works
  
- ☐ Final Survey (2 copies)
- ☐ Pile Log
- ☐ Threshold Inspection
- ☐ Railing Inspection (Threshold)
- ☐ Glazing Inspection (Threshold)
- ☐ Concrete Test (50 CU-YD)
- ☐ Elevation Certificate (2 copies)
- ☐ Flood proofing Certificate (2 copies)
- ☐ Proof of Impact Fee- Dade County
- ☒ Water & Sewer Compliance Letter (Ordinance 89-95)
- ☒ Certificate's Fee
- ☐ AE Final Job Value Affidavits/Fee

**T.C.O./T.C.C. Requirements**

- ☐ Partial Final Accessibility Inspection
- ☐ Partial Final Electrical Inspection
- ☐ Partial Final Plumbing Inspection
- ☐ Partial Final Mechanical Inspection
- ☐ Partial Final Fire (Alarm & Sprinkler.)
- ☐ Partial Building Inspection
- ☐ Partial Final Elevator
- ☐ Partial Final Engineering
- ☐ Partial Final Planning & Zoning
- ☐ Partial Final Concurrency
- ☐ Partial Final Public Works
  
- ☐ Final Survey (2 copies)
- ☐ Pile Log
- ☐ Threshold Inspection
- ☐ Railing Inspection (Threshold)
- ☐ Glazing Inspection (Threshold)
- ☐ Concrete Test (50 CU-YD)
- ☐ Elevation Certificate (2 copies)
- ☐ Flood proofing Certificate (2 copies)
- ☐ Proof of Impact Fee - Dade County
- ☐ Ordinance 89-95 - Water & Sewer
- ☐ Certificate's Fee
- ☐ AE Final Job Value Affidavits/Fee

- Mario Peña x 6609

- Juan Diaz x 6139

305-219-3358

8-23-2022

12/1/22

12/1

7/1



Water & Sewer  
P.O. Box 330316 • 3071 SW 38th Avenue  
Miami, Florida 33233-0316  
T 305-665-7477 F 786-552-8763

ORDINANCE 89-95  
COMPLIANCE FORM

Carlos Alvarez, Mayor

miamidade.gov

ATLAS PAGE: \_\_\_\_\_ INV#: N/A FORM #: 201026515 DATE: 8/12/2010

This form acknowledges compliance on the part of the following with the requirements in accordance with Miami-Dade County's Ordinance number 89-95.

Name of Owner: CITY OF NATIONAL BANK OF FLORIDA

Mailing:

Address: 25 WEST FLAGLER ST SUITE 711

City, State, Zip: MIAMI FL 33130-

Property Address: 301 ARTHUR GODGREY RD(PINE TREE DR) SUITE 540, 550

Property Legal Description: ORCHARD SUB NO 4 PB 25-30 LOTS 4 & 5 & S19.71FT OF LOT 6 & ALL LOT 7

Folio Number: 02-3222-001-0370

Proposed usage / No. of Units: 1622 SF OFFICE (PER ARCHITECT PLANS)

REPLACES: 1622 SF OFFICE (PER PTXA)  
Previous Usage /

Gallons per Day: 0

PREVIOUS FLOW: 162 PREVIOUS SQUARE FOOTAGE: 1,622 ☐ NEW CONSTRUCTION  
PROPOSED FLOW: 162 PROPOSED SQUARE FOOTAGE: 1,622 ☒ INTERIOR RENOVATION

Municipality:

Water Service Area: Miami Beach

Sewer Service Area: Miami Beach

Water Connection Charge: \$0.00 Invoice No.: \_\_\_\_\_

Sewer Connection Charge: \$0.00

Total Connection Charge: \$0.00

Comments: DERM Sewer Capacity Certification Letter Dated: 07/01/2010  
2010062912175314

THIS FORM IS VALID ONLY WHEN ACCOMPANIED BY A STAMPED 'PAID' COPY OF INVOICE NO.

Approved By:   
Daisy Ditzel - New Business Representative

CONTACT NAME: AXAY PATEL  
CONTACT PHONE: (305) 915-2960

Printed On: 8/12/2010  
3:00:49 PM

NB: Daisy Ditzel  
PR: \_\_\_\_\_

8/13/10

B1003120

Department of Environmental Resources Management  
Miami-Dade County  
Plan Review Summary

Process Number: 2010062912175314

FINAL CORE REVIEW DATE: 7/1/2010

OVERALL STATUS: Overall Approval

PROJECT DETAILS:

FOLIO: 02-3222-001-0370

ADDRESS: 301 ARTHUR GODFREY RD MIAMI

PERMIT TYPE DESC.:

CONTACT DETAILS:

NAME: AXAY PATEL

EMAIL:

PHONE #: 3059152960

APP

DISAPPROVAL CODES:

TASK	REVIEWED BY	STATUS DATE	STATUS
Initial Core Review	Miguel De Armas	06/30/2010	Reviewed
Comments: INTERIOR ALTERATION TO AN EXISTING OFFICE USE 5 FLOOR CONMBINE TWO SUITE 540/550 IN ONE.PTXA AS OFFICE BUILDING SINCE 1963. NO INCREASE. NO ALLOCATION LETTER REQUIRED			
ASBES Review	Jorge Frases	07/01/2010	Approved
Comments: Asbestos survey is required.			
Final Core Review	Miguel De Armas	07/01/2010	Overall Approval

PLAN CONDITIONS:

NO CONDITIONS

PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D015	Asbestos Review	DEARMM	07/01/2010	1	\$175.00
D062	Commercial & Multifam Min Review	DEARMM	07/01/2010	1	\$90.00
Total					\$265.00

FOR MORE INFORMATION PLEASE CONTACT:

YOUR DERM CORE REVIEWER: [dearrrm@miamidade.gov](mailto:dearrrm@miamidade.gov)

DERM PERMITTING AND INPECTION CENTER, 11805 SW 26 ST, 786-315-2800

DERM OVERTOWN TRANSIT CENTER, 701 NW 1 CT, 305-372-6899

Coastal: [dermcr@miamidade.gov](mailto:dermcr@miamidade.gov)

EQCB: [eqcb@miamidade.gov](mailto:eqcb@miamidade.gov)

E

D

C

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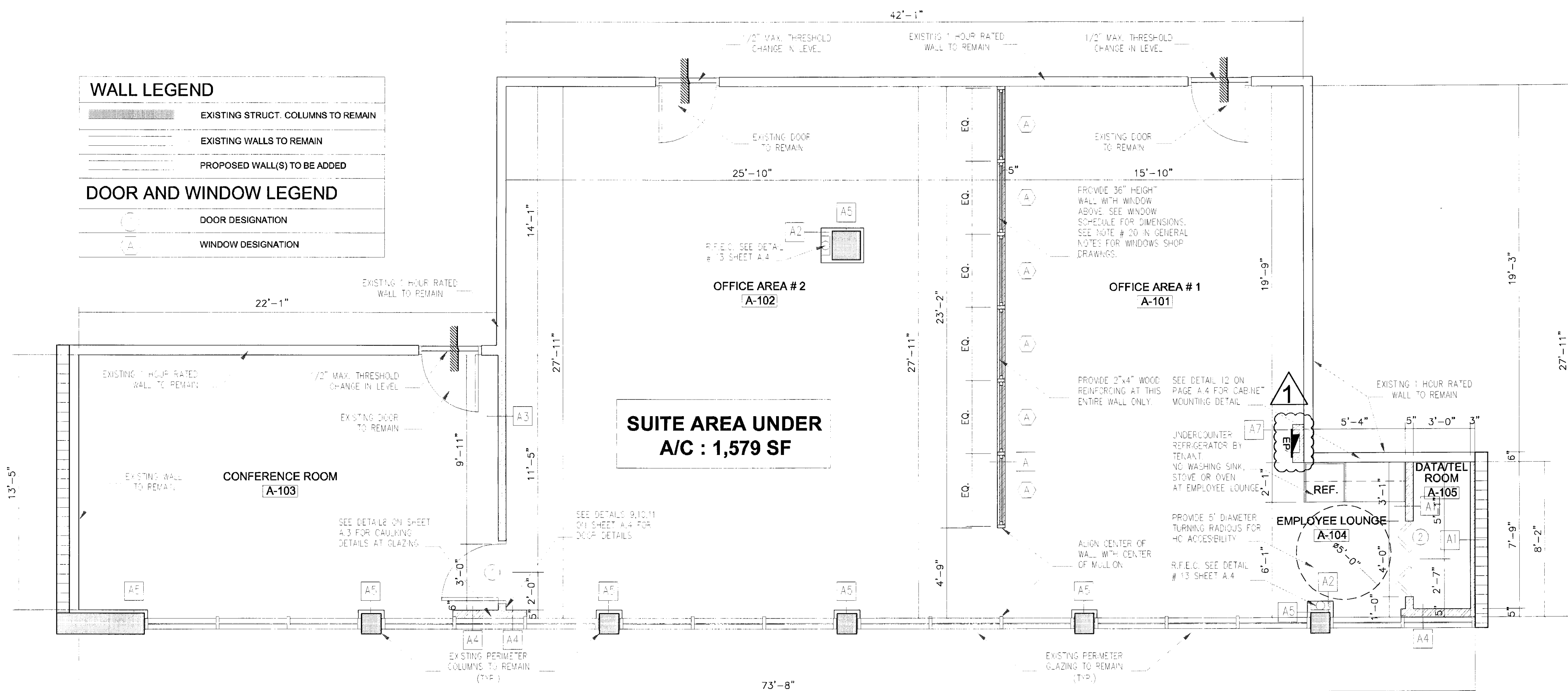
A

### WALL LEGEND

	EXISTING STRUCT. COLUMNS TO REMAIN
	EXISTING WALLS TO REMAIN
	PROPOSED WALL(S) TO BE ADDED
	DOOR DESIGNATION
	WINDOW DESIGNATION

### DOOR AND WINDOW LEGEND

	DOOR DESIGNATION
	WINDOW DESIGNATION



1 PROPOSED FLOOR PLAN  
1/4" = 1'-0"

### CEILING HEIGHT LEGEND

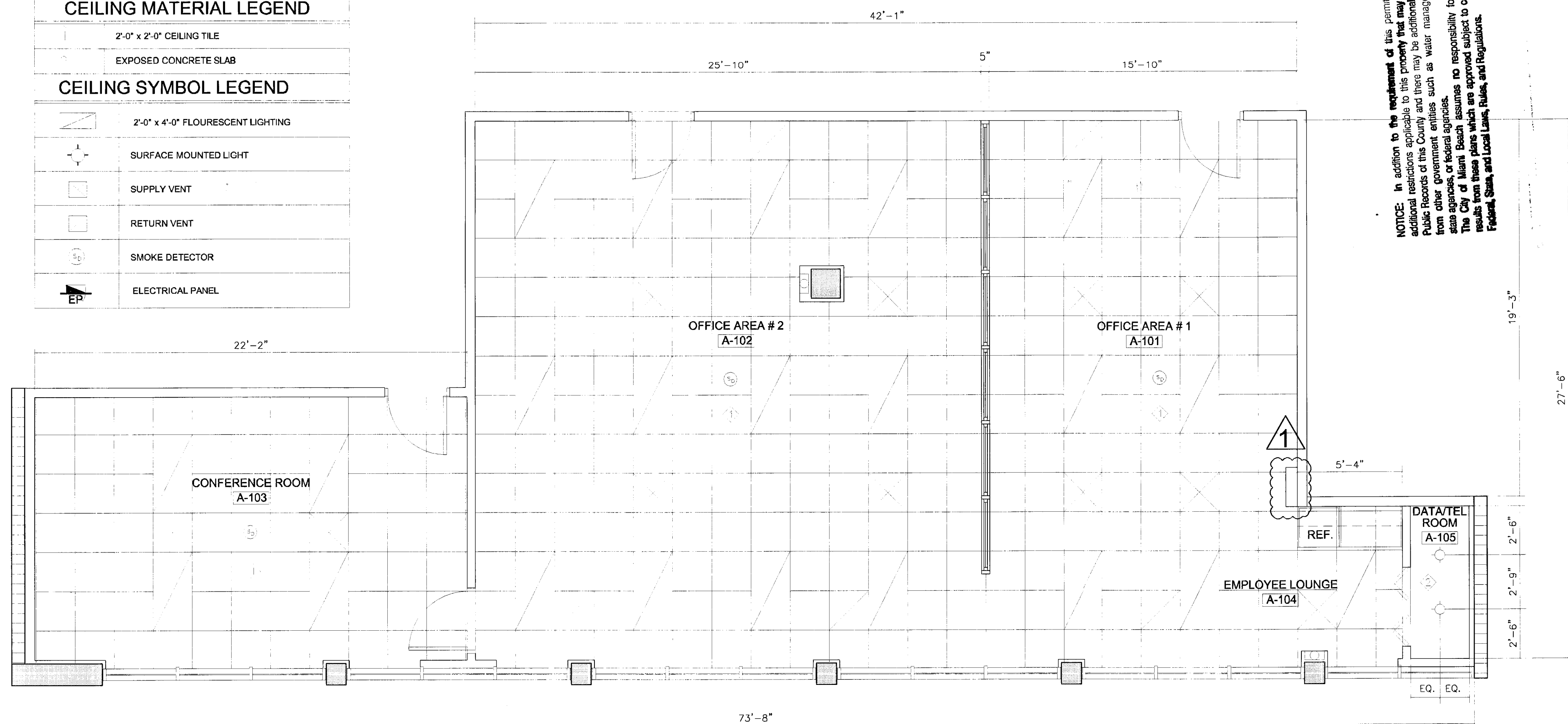
	NEW 8'-9" FIN. CLG. A.F.F.
	EXISTING 12'-0" FIN. CLG. A.F.F.

### CEILING MATERIAL LEGEND

	2'-0" x 2'-0" CEILING TILE
	EXPOSED CONCRETE SLAB

### CEILING SYMBOL LEGEND

	2'-0" x 4'-0" FLOURESCENT LIGHTING
	SURFACE MOUNTED LIGHT
	SUPPLY VENT
	RETURN VENT
	SMOKE DETECTOR
	ELECTRICAL PANEL



2 PROPOSED REFLECTED CEILING PLAN  
1/4" = 1'-0"

### LEVEL 2 ALTERATIONS:

Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of additional equipment.  
FBC (E) 304.

### SCOPE:

The scope of work is Architectural, Mechanical, Electrical and Fire Alarm only and includes proposed new interior walls, new ceiling, new flooring. No Structural work involved. No fire protection work involved as existing building does not have Fire Sprinkler System.

### BUILDING CODES:

FLORIDA BUILDING CODE 2004 (Existing Building)  
2004 Florida Fire Prevention Code and  
NFPA 101 Life Safety Code, 2003 edition).

### GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH THE LATEST VERSION OF THE FLORIDA BUILDING CODE (FBC), OSHA, NFPA, INDUSTRY STANDARDS, MANUFACTURER'S SPECIFICATIONS, ZONING, AND ANY OTHER APPLICABLE LOCAL ORDINANCES.
2. THE FOLLOWING DRAWING AND DIMENSIONS ARE APPROXIMATE AND WERE DRAWN TO BE AS ACCURATE AS POSSIBLE FROM THE EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ANY DIMENSIONS WHICH NEED TO BE REFERENCED TO THE EXISTING CONDITIONS. IN THE EVENT OF CONFLICT, DISCREPANCIES, OR AMBIGUITIES IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS AND THE SCOPE OF THE WORK PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. IN THE EVENT OF CONFLICT, DISCREPANCIES, OR AMBIGUITIES IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND IN A PROFESSIONAL AND SAFE MANNER AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. ANY WORK DEEMED TO BE DEFECTIVE SHALL BE REJECTED AND SHALL BE DEMOLISHED AND RECONSTRUCTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, ARCHITECT, AND HIS ENGINEERS/CONSULTANTS FOR ANY PERSONAL INJURY OR DAMAGE TO THE JOB AND/OR TO ADJACENT PROPERTIES, AND FOR WORK NOT PROPERLY INSPECTED.
6. GENERAL CONSTRUCTION METHODS, PROCEDURES, AND SEQUENCES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL THEREFORE TAKE THE NECESSARY PRECAUTIONS TO PROTECT PROPERTY, FURNISHINGS, AND EQUIPMENT IN AREAS WHERE THE WORK IS BEING DONE, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING SPACES, FURNISHINGS, AND EQUIPMENT DUE TO THE CONSTRUCTION OPERATIONS.
7. ALL MATERIALS FURNISHED FOR THE WORK SHALL BE NEW AND FREE FROM DEFECTS, AND SHALL BE STORED IN SUCH MANNER TO PROTECT THEM FROM ANY DAMAGE OR THE ELEMENTS.
8. AFTER COMPLETION OF THE WORK THE CONTRACTOR SHALL LEAVE THE JOB SITE CLEAN AND FREE OF DEBRIS. SPLATTERS AND SMEARS SHALL BE REMOVED FROM THE SURFACES OF THE BUILDING, FURNISHINGS, AND EQUIPMENT.
9. THE CONTRACTOR SHALL COORDINATE ALL TRADES AND WORK INCLUDING THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FIRE ALARM CONSTRUCTION DOCUMENTS, AND SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND THE LOCATION AND SIZES OF ALL CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE CONSTRUCTION DOCUMENTS.
10. ALL PROPOSED SUBSTITUTIONS, DESIGN ALTERNATIVES, OR CHANGES BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT / ENGINEER PRIOR TO THE AWARD OF CONTRACT, OR PRIOR TO ANY PERTINENT WORK TO THE SUBSTITUTION, DESIGN ALTERNATIVE, OR CHANGE.
11. THE CONTRACTOR SHALL PAY FOR ALL APPLICABLE BOND, IMPACT, PERMIT, SHOP DRAWING REVIEW, AND INSPECTION FEES AND ANY APPLICABLE TAX AND/OR SALES TAXES.
12. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST HAVE PROPER EVIDENCE OF LIABILITY INSURANCE, LOCAL AND/OR STATE LICENSES UNLESS OTHERWISE NOTED.
13. THESE DRAWINGS ARE INSTRUMENTS OF CONSTRUCTION AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTIONS OF SAID DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
14. ALL INTERIOR FINISHES AND PAINT COLORS BY OWNER, LLC.
15. DOOR PANEL, FRAME & HARDWARE STYLES, AND FINISHES SELECTION BY OWNER.
16. CEILING, FLOORING AND BASEBOARD FINISHES SELECTION BY OWNER.
17. LIGHT FIXTURE SELECTIONS BY OWNER.
18. LIGHT FIXTURES NOT DIMENSIONED ON PLANS SHALL BE CENTERED IN THE ROOM. LIGHT FIXTURES, A/C DIFFUSERS, SMOKE DETECTORS SHALL BE CENTERED IN HALLS OR LOCATED AS DIMENSIONED ON PLANS.
19. HEIGHTS ON R.C.P. ARE FROM T.O.S. TO FINISHED CEILING.
20. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY: INTERIOR WINDOWS/GLASS PARTITION ABOVE 36" WALL SHOP DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR PRIOR ORDER OF THE WORK.

### PROJECT:

#### MBFCC Offices

301 Arthur Godfrey Road Suite 300  
Miami Beach, Florida 33140

### OWNER:

#### Cabi 301 Commercial LLP

19950 W Country Club Drive, Suite 900  
Aventura, Florida 33180

### ARCHITECT OF RECORD:

#### Dynamica Group

1101 Brickell Avenue, Suite 1401N  
Miami, Florida 33131  
305.376.8888 tel  
305.397.1208 fax  
dynamicagrp.com

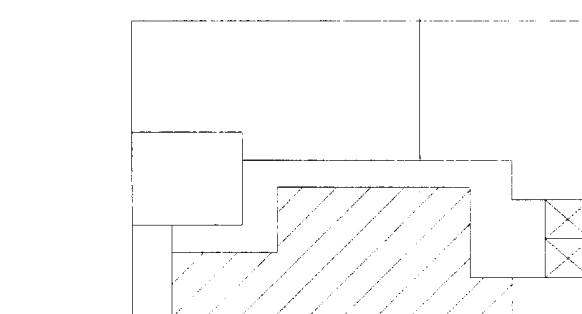
Certificate of Authorization #AA26001418

### MEP ENGINEER:

#### PGI Group, Inc.

1201 Brickell Avenue, Suite 450A  
Miami, Florida 33131  
305.374.1995 tel  
305.374.1996 fax  
pgigroupmiami.com

Certificate of Authorization #27569



### KEY PLAN

SIGNATURE / DATE / SEAL

*William A. Lai*

William A. Lai, AIA Registered Architect  
State of Florida #AR93531

## INTERIOR REMODELING ALTERATION LEVEL 2

Issue Date / For  
06.03.2008 / Permit Issue  
07.02.2008 / General Revisions

Issue	Issue Date / For
1	06.03.2008 / Permit Issue
2	07.02.2008 / General Revisions

Dynamica Project #: 0822.00

Drawn by: PC

Approved by: WL

### SHEET INDEX

- Suite 300
1. Proposed Floor Plan
  2. Proposed Reflected Ceiling Plan

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

SHEET NO.

A.2

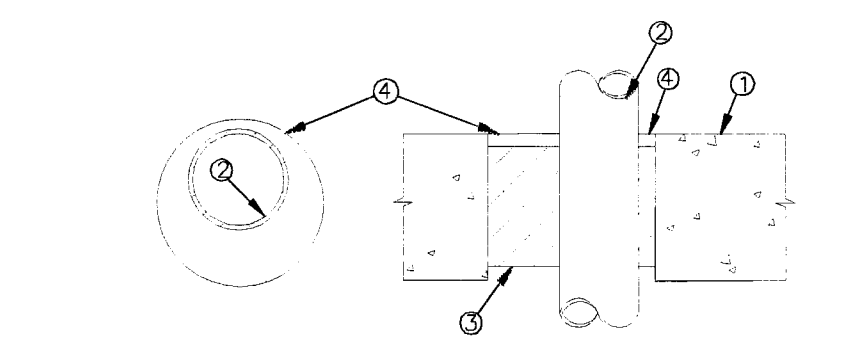


## GENERAL NOTES FOR ALL BLOCK WALLS:

- ALL CMU WALLS SHALL HAVE FIRE RATINGS PER DETAIL OR AS CALLED OUT ON PLANS.
- FIRE RATINGS SHALL BE PER UL DESIGN #U905 FOR 2 HOURS AND #U907 FOR 3 OR 4 HOURS.
- FIRE RATINGS OF CMU MAY BE INCREASED BY FILLING ALL CELLS PER UL DESIGN MANUAL FOR ABOVE DESIGN NUMBERS.
- COMPRESSIBLE FILLER & SEALANT @ WALLS SHALL BE 3M OR EQUAL FIRE STOPPING MATERIALS & SHALL MEET TEST CRITERIA OF ASTM E814 & UL 1479.
- ALL PENETRATIONS THROUGH RATED WALLS SHALL BE FIRE STOPPED.

UL#: CAJ 1064

F-Rating = 3 Hr.  
T-Rating = 0 Hr.  
3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using Fyre-SIL or Fyre-SIL S/L.



- Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
- Metallic Pipe:
  - Steel Pipe - 8" diam. (or smaller) Sch. 10 (or heavier) steel pipe.
  - Conduit - 4" diam. (or smaller) 1/2" or steel conduit.
  - Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
  - Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper pipe. The annular space shall be min. 1/2" to max. 3-3/8" within the firestop system.
- Packing Material - Min. 3-1/2" thick mineral wool (min. 6.0 pcf) insulation, firmly packed into opening as a permanent form.
- Fyre-SIL or Fyre-SIL S/L - Min. 1/2" thickness of sealant applied within annulus, flush with top of floor surface or with both sides of the wall assembly.

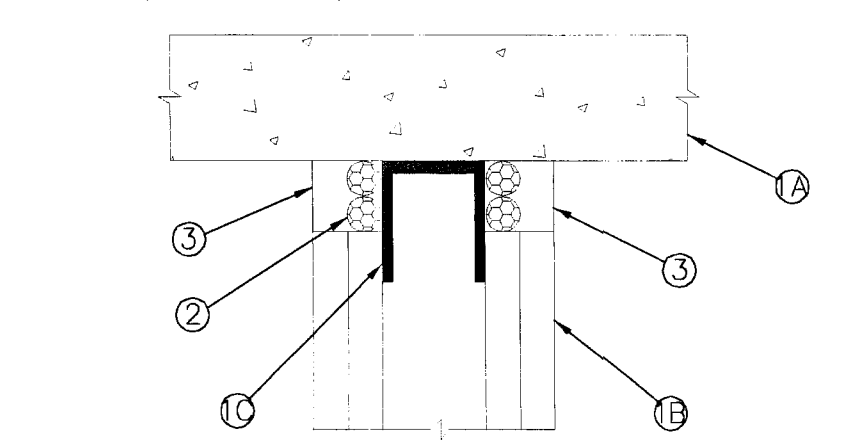
NOTE: Apply Fyre-SIL S/L to Floor Applications Only.

METAL PIPE THRU CONCRETE

SCALE: 1 1/2" = 1'-0"

UL#: HWD 0016

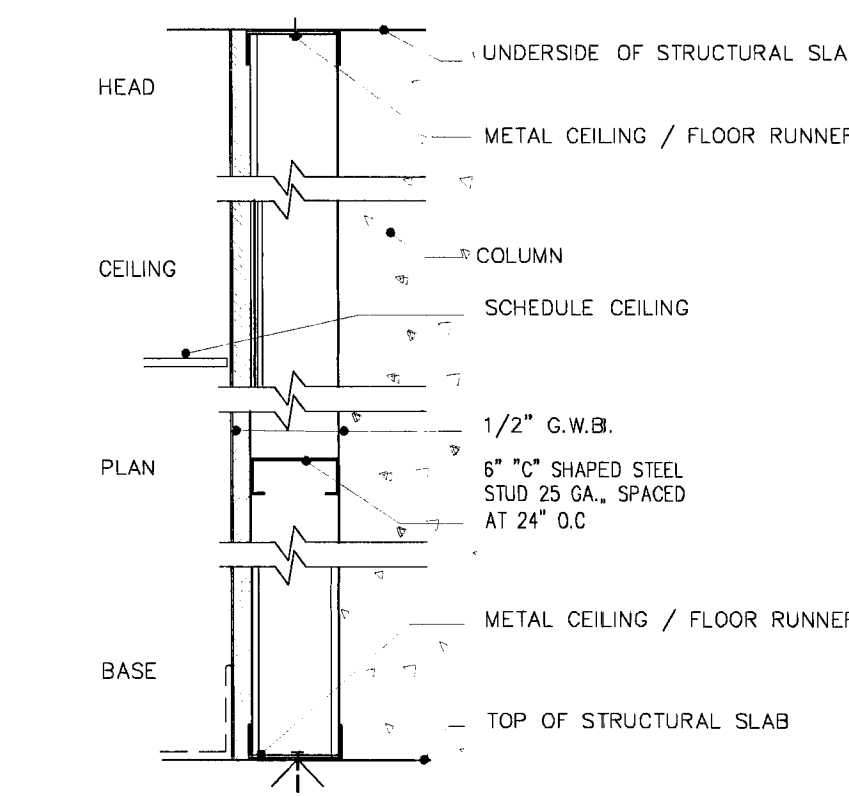
1 or 2 Hour Fire Rated Joints for Concrete Floors and Gypsum Walls using TREMstop Acrylic. Movement Capabilities = 25% Compression



- Pre-Rated Concrete Floor: Min. 4-1/2" Thickness
- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
  - Steel Floor and Ceiling Runners - Min. 28 gauge galv. steel channels mechanically fastened to the lower surface of the floor assembly. Max. joint width = 1".
  - Packing Material - For 1 Hr. Fire-Rating: Install Band Breaker Tape prior to applying sealant. For 2 Hr. Fire-Rating: Install 2 layers of 7/8" diam. polystyrene backer rod.
  - TREMstop Acrylic - Min. 1/2" thickness of sealant applied within opening, flush with both surfaces of the wall assembly.

FIRE RATED JOINT

SCALE: 1 1/2" = 1'-0"



4 HR. RATED  
3 5/8" MTL. STUD PARTITION  
GYP. BD. ON BOTH SIDES

4 HR. RATED WALL

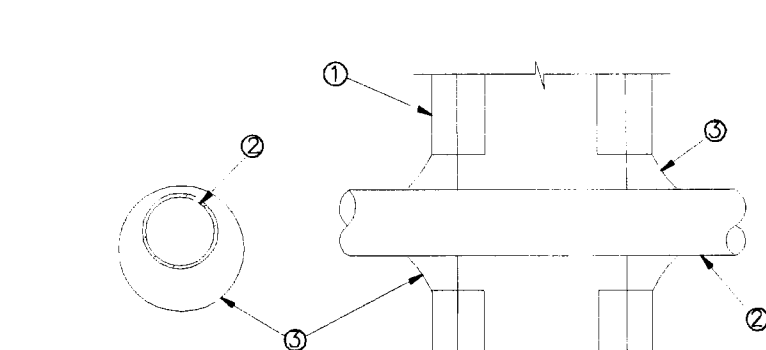
SCALE: N.T.S.

## GENERAL NOTES:

- ALL GA FILE NUMBER REFERENCES ARE FROM FIRE RESISTANCE MANUAL AS PUBLISHED BY THE GYPSUM ASSOCIATION, 1603 ORRISON AVENUE, EVANSTON ILLINOIS 60201. REFER TO THIS MANUAL FOR WALL MATERIALS AND CONSTRUCTION REQUIREMENTS.
- ALL EXPOSED JOINTS, CORNERS, ETC. SHALL BE FINISHED WITH NO METAL EXPOSED.
- ALL SLAB TO SLAB PARTITIONS SHALL BE CAULKED AT TOP AND BOTTOM WITH SEALANT TYPE PPMC, TYPICAL.
- ALL SEALANTS EXPOSED TO VIEW SHALL BE SEALANT TYPE ALS. ALL SEALANTS CONCEALED SHALL BE SEALANT TYPE PPMC. WHERE PPMC IS REQUIRED FOR SOUND RATINGS AND WILL BE IN AN EXPOSED LOCATION, TOP WITH BEAD OF ALS.
- ALL OPENINGS FOR ACCESSORIES SHALL BE FRAMED WITH METAL STUDS AND TRIMMED WITH "J" CLIPS.
- AT WALL MOUNTED CABINETS, ACCESSORIES, AND TOILET PARTITIONS, PROVIDE GAUGE AS REQUIRED BUT NO LESS THAN 20 GAUGE METAL BACK UP PLATES ANCHORED TO STUDS.
- DECREASE STUD SPACING AND/OR INCREASE STUD SIZES WHEN VERTICAL SPANS EXCEED MANUFACTURER'S LIMITING HEIGHT FOR 1/240 DEFLECTION. WHEN SCHEDULED PARTITIONS ARE DIMENSIONED WIDER THAN DETAILS, LARGER STUDS SHALL BE USED. PARTITION THICKNESS MAY NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL.

UL#: WL 1158

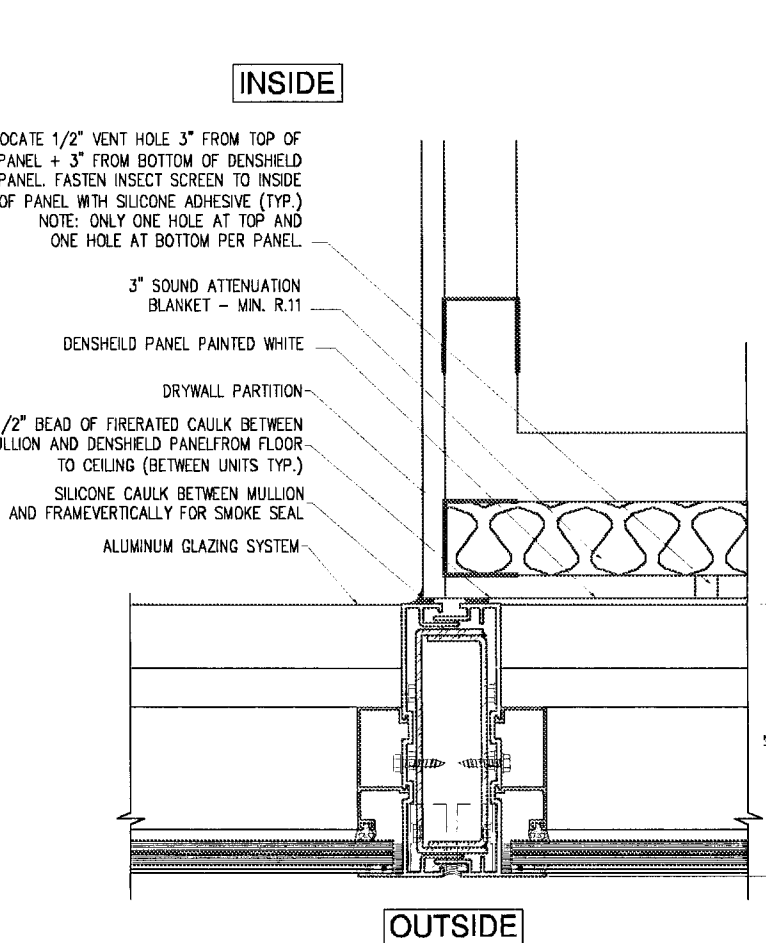
F-Rating = 1 and 2 Hr.  
T-Rating = 0 Hr.  
1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Gypsum Walls using Fyre-SHIELD.



- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
- Metallic Pipe:
  - Steel Pipe - 8" diam. (or smaller) Sch. 40 (or heavier) steel pipe.
  - Iron Pipe - 8" diam. (or smaller) cast or ductile iron pipe.
  - Conduit - 4" diam. (or smaller) EMT or rigid steel conduit.
  - Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
  - Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper pipe. The annular space shall be min. 1/4" to max. 5/8" within the firestop system.
- Fyre-SHIELD - Min. 1/2" thickness of sealant applied within opening. Additional sealant to be installed such that a min. 1/4" crown is formed around the penetrating item.

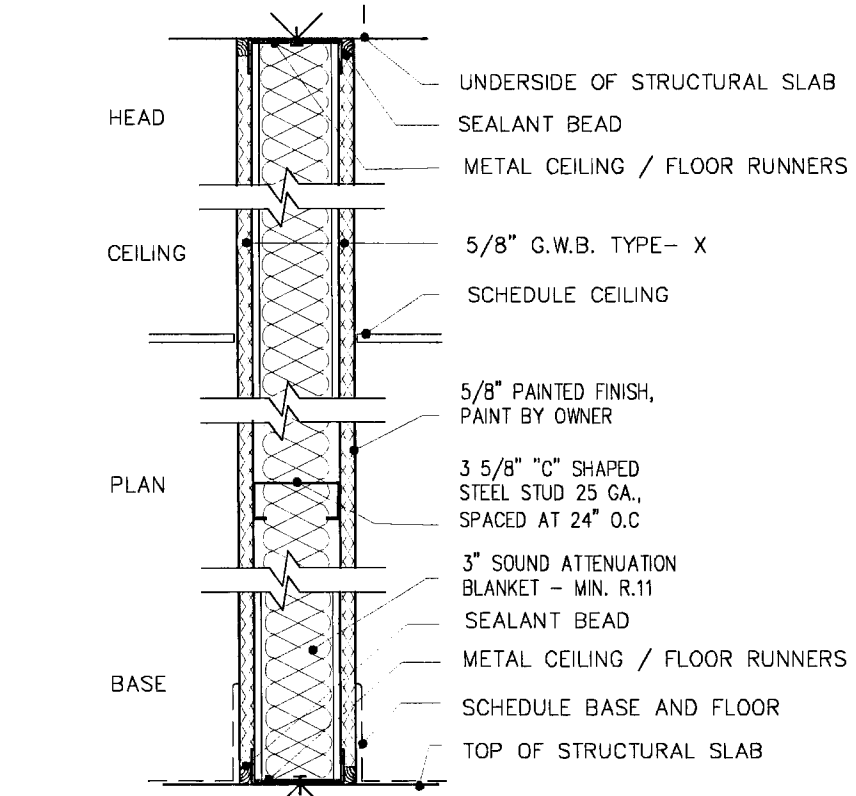
METAL PIPE THRU GYPSUM WALL

SCALE: 1 1/2" = 1'-0"



CAULKING DETAIL AT GLAZING

SCALE: N.T.S.



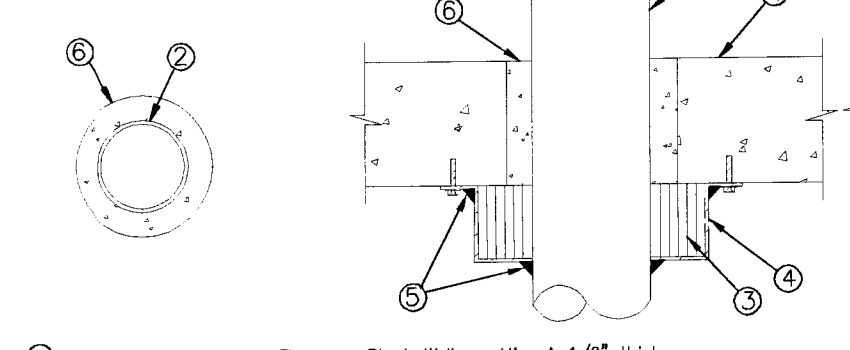
1 HR. RATED  
3 5/8" MTL. STUD  
TYPE-X GYP. BD. ON BOTH SIDES  
W/ SOUND INSULATION  
UL DESIGN 411

1 HR. RATED WALL

SCALE: N.T.S.

UL#: CAJ 2075

F-Rating = 3 Hour  
T-Rating = 0 Hour  
3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using TREMstop WS and TREMstop MCR.

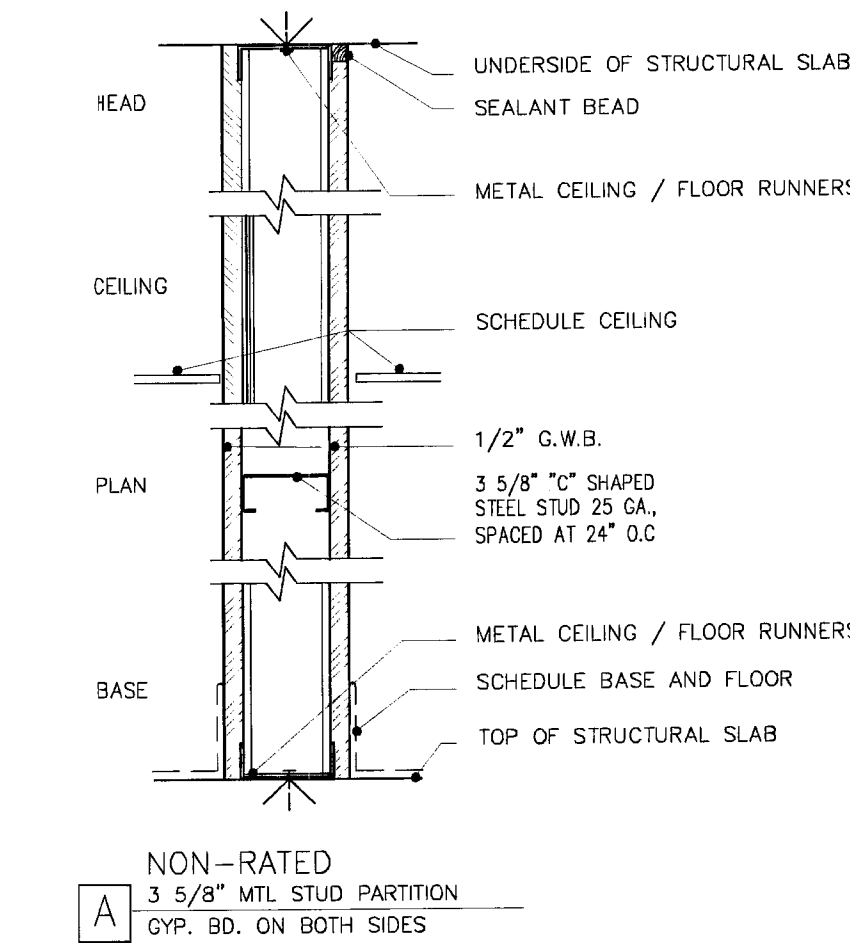


- Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
- Plastic Pipe - 4" diam. (or smaller) Sch. 40 PVC pipe for use in closed or open piping systems. A non. annular space of 1/4" is required within the firestop system.
- TREMstop WS - Intumescent wrap strips, continuously wrapped around outer circumference of the pipe six times.
- TREMstop MCR - Prefabricated steel collar wrapped over the wrap strips (item 3) and mechanically fastened to the floor or wall assembly.
- Fyre-SIL - (Optional) - Min. 1/4" bead of sealant applied at the interface of the concrete slab and steel collar, and at the interface of the steel collar and pipe.
- Mortar - Min. 4-1/2" thickness of mortar or hydraulic cement applied within annulus, flush with both surfaces of floor or wall assembly.

NOTE: In floors, apply below the concrete slab. In walls, apply to each side of assembly.

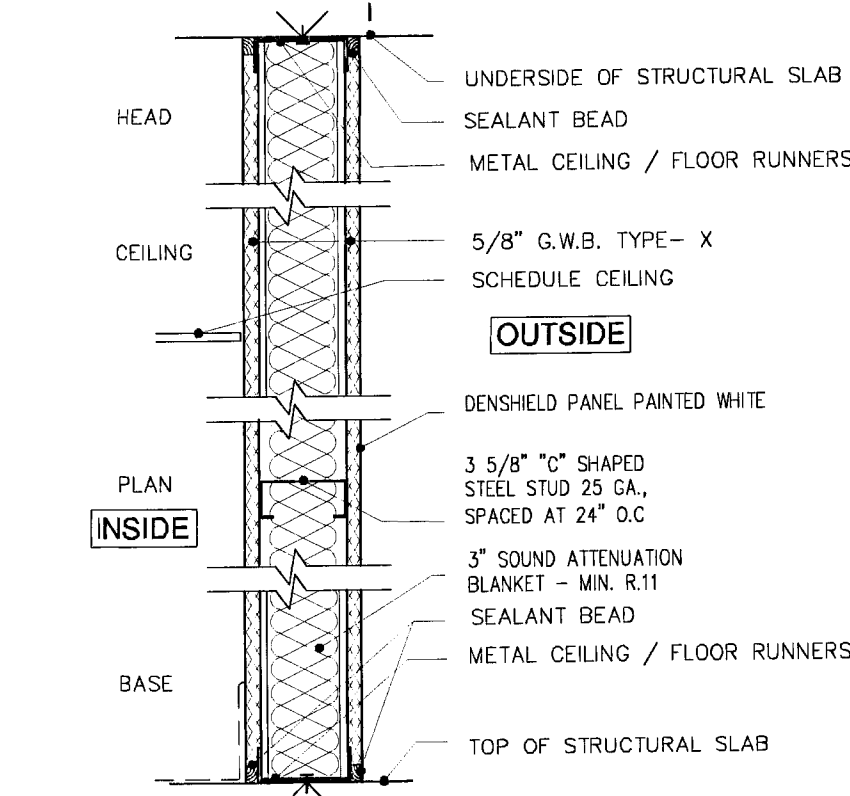
PLASTIC PIPE THRU CONCRETE

SCALE: 1 1/2" = 1'-0"



NON RATED WALL

SCALE: N.T.S.



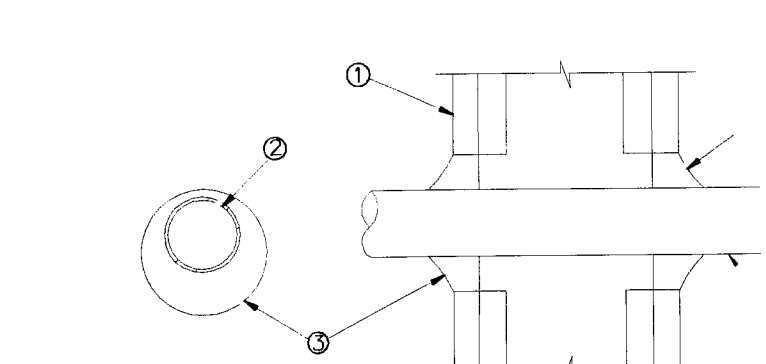
1 HR. RATED  
3 5/8" MTL. STUD  
TYPE-X GYP. BD. ON BOTH SIDES  
W/ SOUND INSULATION  
UL DESIGN 411

1 HR. RATED WALL

SCALE: N.T.S.

UL#: WL 2129

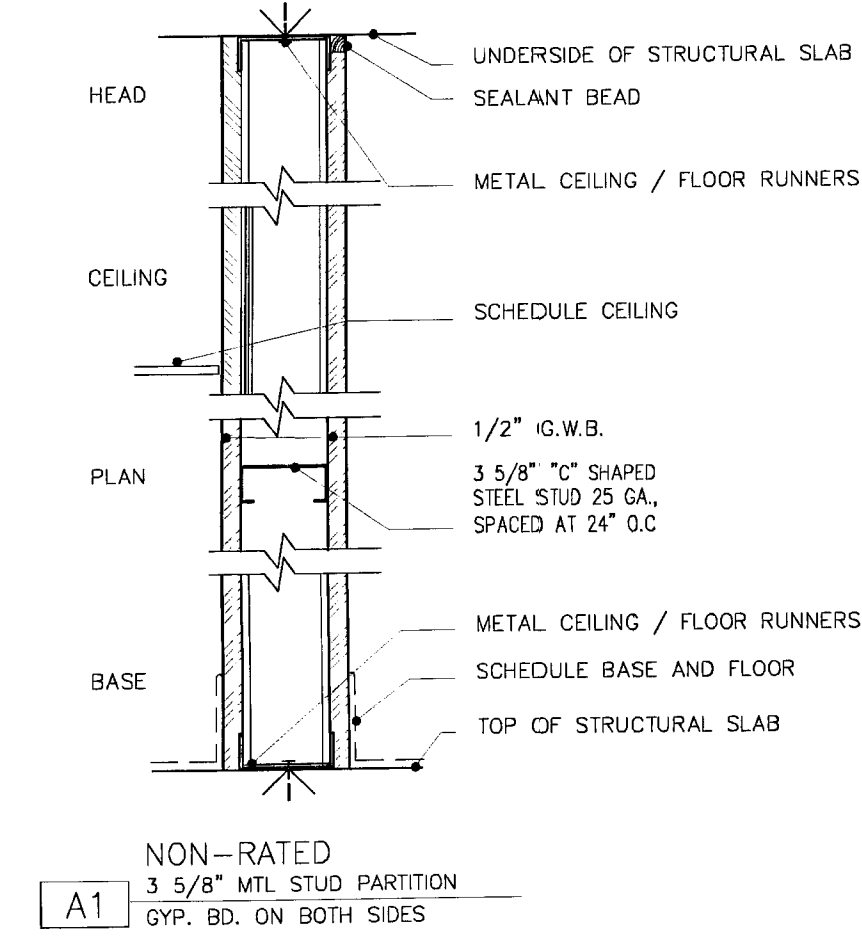
F-Rating = 1 and 2 Hr.  
T-Rating = 1 and 1-1/2 Hr.  
1 1/2 or 2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Gypsum Walls using TREMstop MWM.



- Pre-Rated Gypsum Wallboard/Stud Wall Assembly The hourly T-Rating is 1-1/2 Hr when system is installed in a 2 Hr fire-rated wall. The hourly T-Rating is 1 Hr when system is installed in a 1 Hr fire-rated wall.
- Plastic Pipe - Nom 2" diam. (or smaller) CPVC pipe for use in closed piping systems. The annular space shall be min. 1/4" to max. 1-3/8" within the firestop system.
- TREMstop MWM - Min. 1/2" thickness of sealant applied within opening. Additional sealant to be installed such that a min. 1/4" crown is formed around the penetrating item.

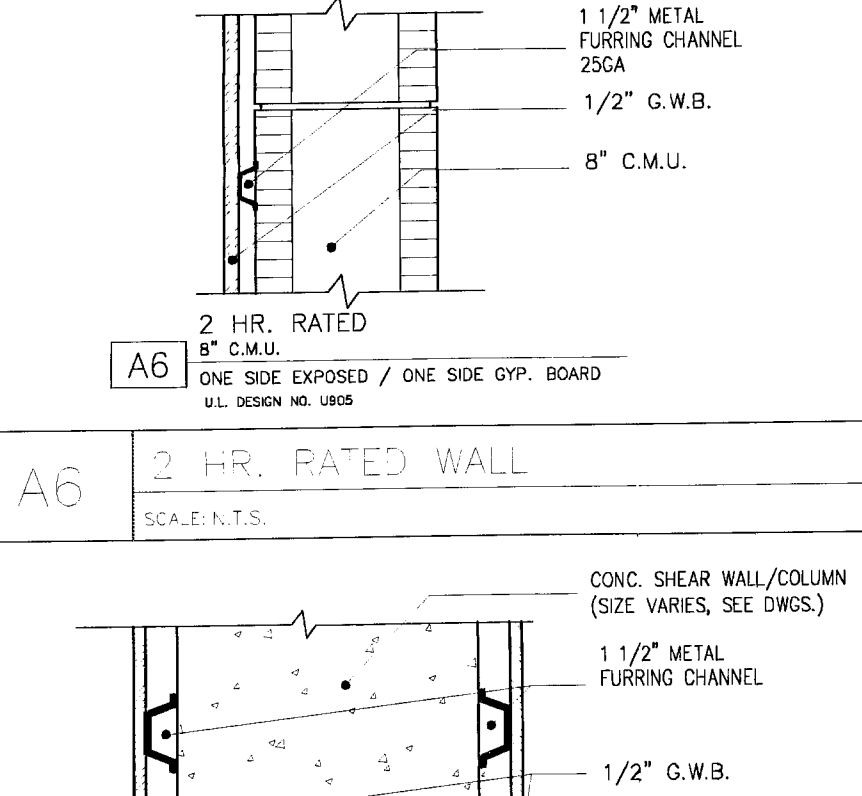
PLASTIC PIPE THRU GYPSUM WALL

SCALE: 1 1/2" = 1'-0"



NON RATED WALL

SCALE: N.T.S.



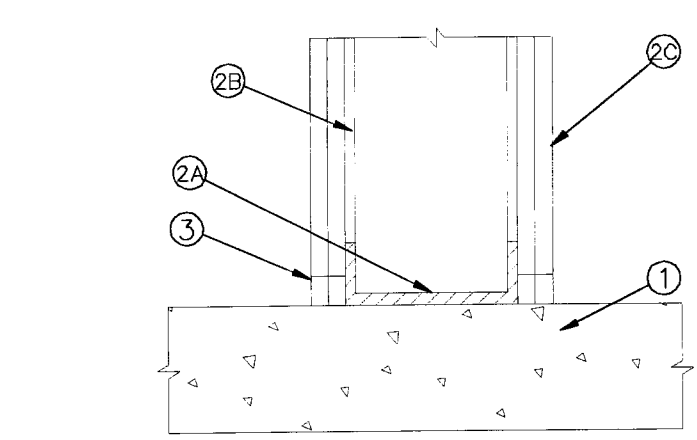
4 HR. RATED  
CONC. SHEAR WALL/COLUMN  
BOTH SIDES GYP. BOARD

4 HR. RATED WALL

SCALE: N.T.S.

UL#: BW-S-0006

1 Hour Fire Rated Joints for Concrete Floors and Bottom of Walls.



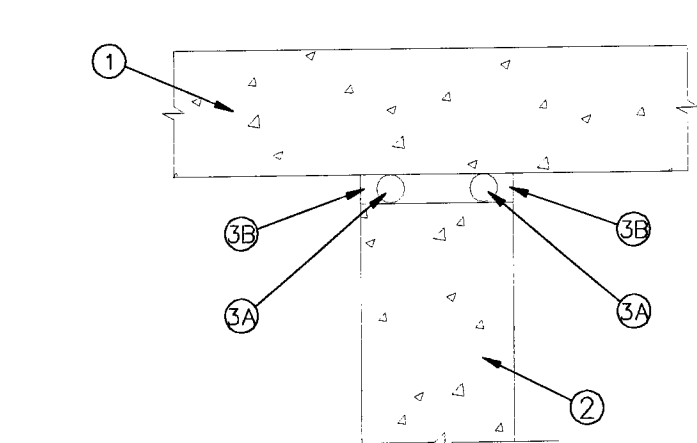
Assembly Ratings - 1 and 2 Hr (See Item 2)  
Joint Width - 1 in. (25 mm) Max

- Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100 - 150 pcf or 1600-2400 kg/m<sup>3</sup>) structural concrete. Floor may also be constructed of any 8 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units\*. See Precast Concrete Units (CUTV) category in the Fire Resistance Directory for names of manufacturers.
- Wall Assembly - The 1 or 2 hr 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 Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the 1HR Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
  - Steel Floor Runner - Floor runners of wall assembly shall consist of min. 25 gauge galv steel channels sized to accommodate steel studs (item 25). 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.
  - 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.
  - 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 1 or 2 hr rated wall, respectively. Not 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.
- Joint System - Max separation between bottom 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:
  - 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.
  - 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.
  - TREMstop NC - TREMstop Acrylic, TREMstop Intumescent Acrylic or Fyre-SIL

FIRE RATED JOINT DTL - BOTTOM OF WALL

UL#: HW-D-0189

1 Hour Fire Rated Joints for Concrete Floors and Bottom of Walls.



Assembly Ratings - 2 Hr (See Item 2)  
Joint Width - 1 in. (25 mm) Max

- Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100 - 150 pcf or 1600-2400 kg/m<sup>3</sup>) structural concrete. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units\*. See Precast Concrete Units (CUTV) category in the Fire Resistance Directory for names of manufacturers.
- Wall Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100 - 150 pcf or 1600-2400 kg/m<sup>3</sup>) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks\*. See Concrete Blocks (CA2T) category in the Fire Resistance Directory for names of manufacturers.
- 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 12.5 percent compression or extension from it's installed width. The joint system shall consist of the following:
  - Packing Material - (Optional) Open or closed cell polystyrene foam backer rod used as a form to prevent the leakage of fill material. Packing material to be recessed from both surfaces of the wall as required to accommodate the required thickness of fill material.
  - Fill, Void or Cavity Material - Sealant - Fill material applied within the joint, flush with both surfaces of wall. The thickness of fill material applied within the joint is dependent upon the type of fill material used. If FS 800+ Sealant is used, the min fill material thickness is 1/2 in. (13 mm). If FS 1800 Sealant is used, the min fill material thickness is 5/8 in. (16 mm).
  - W R GRADE & CO - CONN - FS 900+ or FS 1800 Sealant

\*Bearing the UL Classification Mark

FIRE RATED JT. DTL-TOP/BOTTOM OF WALL

CMU WALL TO FLOOR SLAB/CEILING

PROJECT:

**MBFCC Offices**  
301 Arthur Godfrey Road Suite 300  
Miami Beach, Florida 33140

OWNER:

**Cabi 301 Commercial LLP**  
19950 W Country Club Drive, Suite 900  
Aventura, Florida 33180

ARCHITECT OF RECORD

**Dynamica Group**

1101 Brickell Avenue, Suite 1401N  
Miami, Florida 33131  
305.376.9889 tel  
305.397.1208 fax  
dynamicagrp.com

Certificate of Authorization #AA28001418

MEP ENGINEER:

**PGI Group, Inc.**

1201 Brickell Avenue, Suite 450A  
Miami, Florida 33131  
305.374.1995 tel  
305.374.1996 fax  
pgigroupmiami.com

Certificate of Authorization #27569

KEY PLAN

SIGNATURE / DATE / SEAL

*William A. Lai*  
JUL 02 2008

William A. Lai, AIA Registered Architect  
State of Florida #AR93531

## INTERIOR REMODELING ALTERATION LEVEL 2

Issue Issue Date / For

1 06.03.2008 / Permit Issue  
2 07.02.2008 / General Revisions

Dynamica Project #: 0822.00

Drawn by: PC

Approved by: WL

SHEET INDEX

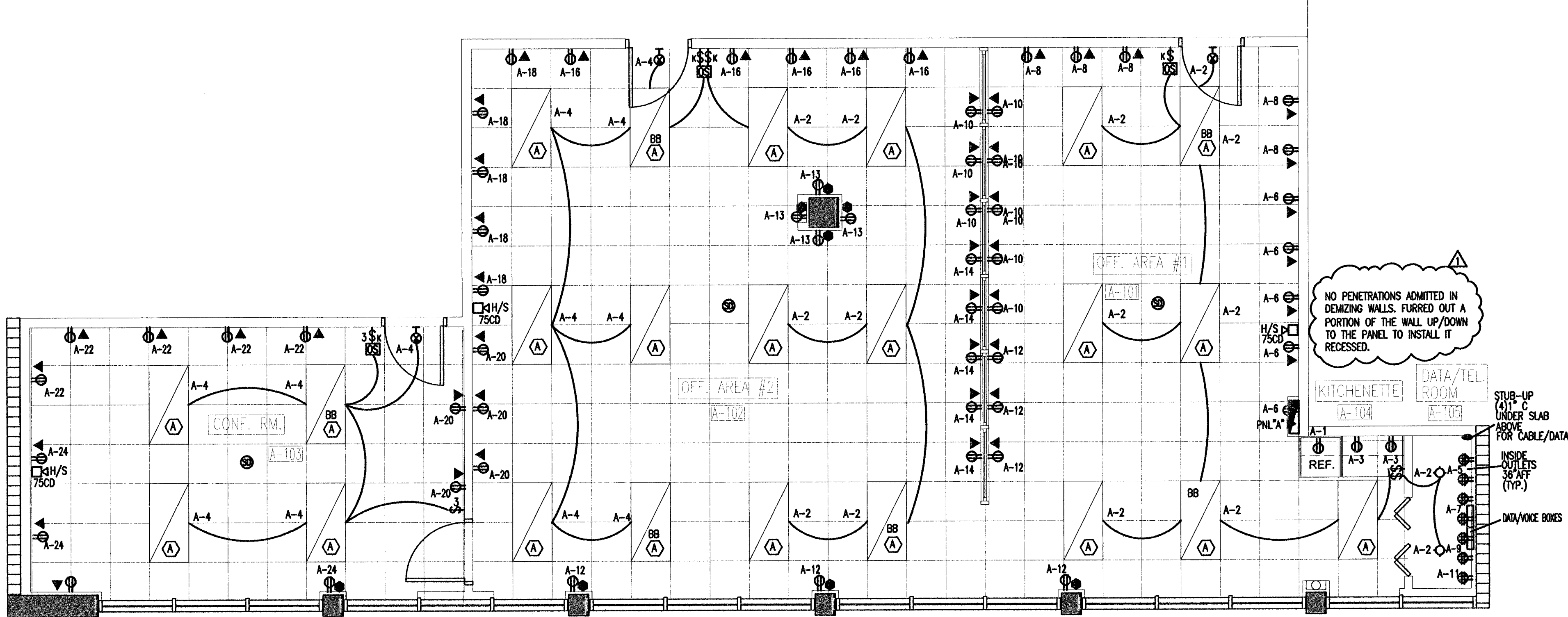
Suite 300  
UL Details  
Wall Types  
Notes

SCALE: N.T.S.

SHEET NO.

**A.3**

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF DYNAMICA GROUP, LLC. ALL COPYRIGHTS RESERVED © 2008



SYMBOL LEGEND:

SYMBOL	QTY.	TYPE
	23	INTEGRATED 2x4 FLUORESCENT LIGHTING AT GRID LIGHTOUTLET SPS26FSVA332 OR EQUAL LTNG. FIX. W/BATT. BACKUP
	3	EXIT/EMERGENCY LIGHTS
		SMOKE DETECTOR
		SPEAKER/STROBE 75 CD @80" A.F.F.
		OCCUPANCY SENSOR, 1200W MAX. @ 120V
		SWITCH
		CEILING MOUNTED LTNG. FIX.
		QUAD RECEPTACLE
		DOUBLE RECEPTACLE
		(2)DATA/(1)VOICE COMBO OUTLET
		(1)DATA/(1)VOICE COMBO OUTLET

1 ELECTRICAL FLOOR PLAN  
1/4" = 1'-0"

TYPE: PANELBOARD					PANEL: F					MAIN BUS: 225 A				
SERVICE: 3 PHASE 4 WIRE										NEUTRAL: FULL				
VOLTAGE: 120/208V										MAIN: MLO				
MOUNTING: SURFACE					(3RD FLOOR) (EXST.)					AICS: 22,000 AMPS				

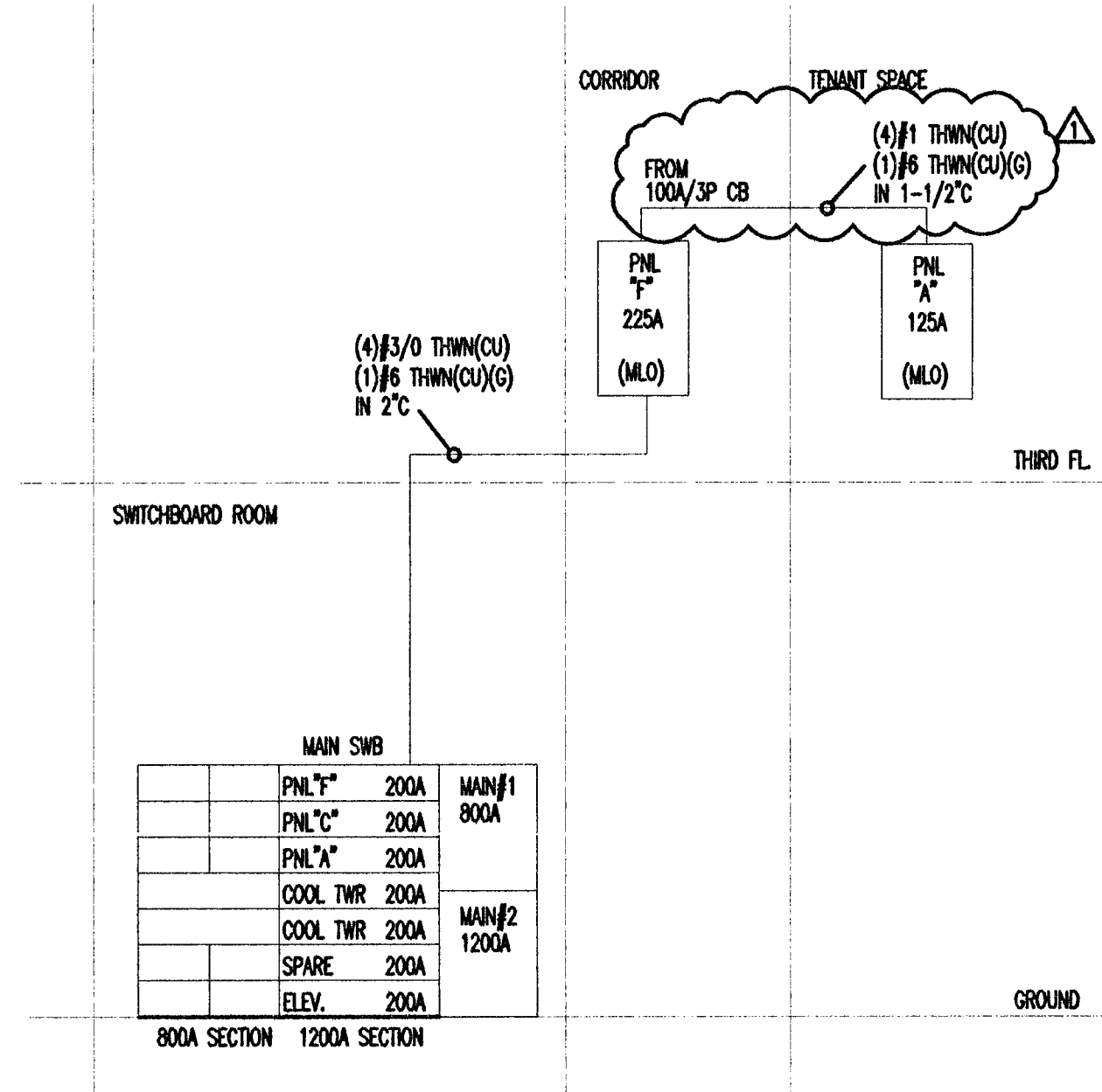
AMP	POLE	TOTAL VA	PHASE	WIRE	REMARKS	EXT. NO.	EXT. NO.	REMARKS	PHASE	WIRE	TOTAL VA	POLE	AMP
20	1	1200	1/2	12	GRAL. LTNG. (EX)	1	2	GRAL. RECEPT. (EX)	12	1/2	900	1	20
20	1	1200	1/2	12	GRAL. LTNG. (EX)	3	4	GRAL. LTNG. (EX)	12	1/2	1200	1	20
20	1	1200	1/2	12	GRAL. LTNG. (EX)	5	6	GRAL. RECEPT. (EX)	12	1/2	900	1	20
20	1	1200	1/2	12	GRAL. LTNG. (EX)	7	8	GRAL. RECEPT. (EX)	12	1/2	900	1	20
20	1	1200	1/2	12	GRAL. LTNG. (EX)	9	10	GRAL. LTNG. (EX)	12	1/2	1200	1	20
20	1	1200	1/2	12	GRAL. RECEPT. (EX)	11	12	GRAL. RECEPT. (EX)	12	1/2	900	1	20
20	1	360	1/2	12	F/A BOOSTER (EX)	13	14	GRAL. LTNG.	12	1/2	600	1	20
50	2	6010	3/4	8	EX. FAN (SHP) (EX)	15	16	GRAL. LTNG.	12	1/2	600	1	20
						17	18						
						19	20						
						21	22						
						23	24						
						25	26						
						27	28						
						29	30						
						31	32						
						33	34						
						35	36						
						37	38						
						39	40						
						41	42						

CONNECTED LOAD : AS SHOWN					FEEDER: SEE RISER				
LOAD CALCULATION :					FED FROM: SEE RISER				
GEN. LTNG. @ 100%					10800 VA				
GEN. LTNG. @ 25%					2700 VA				
GEN. RECEPT. @ 100%					3600 VA				
PNL "A"					14600 VA				
OTHER EQ. @ 100%					6370 VA				
					38070 VA				
					= 108A @ 208V/3PH				

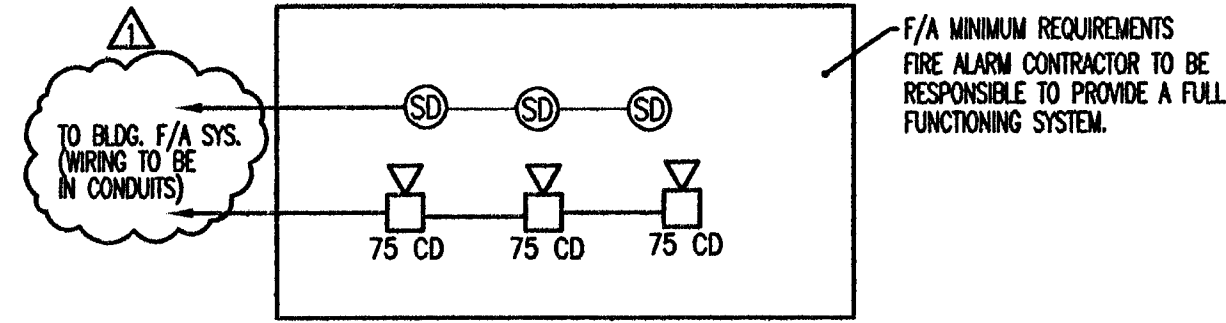


GENERAL ELECTRICAL NOTES:

- ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION (NEC) AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.
- COORDINATE ALL ELECTRICAL SITE WORK WITH GENERAL CONTRACTOR.
- ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED, FOR THE INTENDED USE, WITH UNDERWRITER'S LABORATORY, INC. (U.L.) WHERE STANDARDS HAVE BEEN ESTABLISHED BY U.L.
- ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
- IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST-CLASS WORKMANLIKE MANNER. SHD CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATION TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- MAINTAIN AS-BUILTS ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT 5 WORKING DAYS PRIOR TO ANY REQUIRED INSPECTIONS.
- PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
- POWER TO BE ON CONTINUOUSLY 5 WEEK PRIOR TO COMPLETING PROJECT.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PRECEEDS AT HIS OWN RISK.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS, AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS.
- THE ELECTRICAL CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AND UNUSED MATERIALS AT ALL TIMES AND SHD AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY. AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
- WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATER-TIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER TO BE CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED. WALL/FLOOR FIRE RATING MUST BE MAINTAINED.
- ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
- ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
- CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WIRING, CONDUIT AND BOXES.
- UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
- ALL CONDUCTORS SHALL BE COPPER, RATED 75 C WET/DRY EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES, UOM. MINIMUM WIRE SIZE SHALL BE #12 AWG EXCLUDING CONTROL WIRING. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310(B)(2).
- ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTEND AS PER NEC TABLE 250-122, UOM.
- VOID
- NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
- ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS OTHERWISE NOTED (UOM).
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, UOM. SWITCHES SHALL BE HORSE POWER RATED AND SIZED FOR 1/2 MAX. HORSEPOWER, HEAVY DUTY TYPE.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAIN TIGHT (NEMA 3R, UOM) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUID TIGHT.
- WIRE WAYS SHALL BE SIZED AS REQUIRED, PER NEC, UNLESS OTHERWISE NOTED (UOM).
- FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE. WARNING TAPE WHICH SAYS "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ALL UNDERGROUND ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDERNEATH PAVED AREAS, THEY SHALL BE RGS. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC. ALL CONDUIT RISERS SHALL BE RGS.
- ALL LOW VOLTAGE CABLEING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THAT IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
- FOR TELEPHONE SYSTEM: (A) PROVIDE GROUNDING FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF TELEPHONE COMPANY. (B) VERIFY LOCATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY, PRIOR TO SUBMITTING BID. (C) ALL CABLES INSIDE THE SPACE TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
- MAINTAIN A MINIMUM OF 48" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
- VOID
- VOID
- ALL FUSES TO BE CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHER FUSES ACCORDING TO MANUFACTURER SPECIFICATIONS.
- VOID
- PROVIDE LAMPS WITH FIXTURES, VERIFY LAMP TYPE WITH MANUFACTURER. CONTRACTOR TO RELAMP ALL EXISTING FIXTURES. ALL RECESSED LIGHT FIXTURES IN CONTACT WITH INSULATION SHALL BE RATED FOR SUCH USE.
- COORDINATE ELECTRIC SERVICE WITH POWER COMPANY.
- COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL POWER, DATA AND VOICE TO ALL EQUIPMENT MENTIONED OR NOT AND SYSTEMS INSTALLED AS REQUIRED.
- ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
- TYPICAL LIGHT SWITCHES TO BE AT 42" A.F.F. TYPICAL ELECTRICAL RECEPTACLE TO BE 18" A.F.F. ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACE PLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACES 6" O.C.
- CONTRACTOR TO BALANCE LOADS IN ALL PHASES AND PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
- ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO CONSTRUCTION. COORDINATE ALL EQUIPMENT LOAD AND PROTECTION WITH NAMEPLATE DATA PRIOR TO INSTALL OR WIRING.
- ALL EMERGENCY LIGHTS AND EXIT SIGNS TO BE CONNECTED TO UNSWITCHED CIRCUIT SIDE AND HAVE BATTERY BACKUP.
- METER CANS, HUBS, & LUGS FOR SAME ARE TO BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO VERIFY SPECIFIC TYPE OF METER CAN TO BE USED WITH F.P.L. PRIOR TO BID.
- VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION.
- SMOKE DETECTORS NOT TO BE LOCATED WITHIN 3 FEET FROM A MECHANICAL DIFFUSER OR REGISTER.
- ELECTRICAL CONTRACTOR SHALL COORDINATE SERIES RATING OF BREAKERS INTERRUPTING CAPACITY.



ELECTRICAL RISER DIAGRAM



PARTIAL FIRE ALARM SYSTEM

OCCUPANCY SENSOR NOTES:  
1. COORDINATE AND VERIFY EXACT PLACEMENT OF ALL OCCUPANCY SENSORS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF WORK.  
2. CONTRACTOR SHALL UTILIZE LOW VOLTAGE OCCUPANCY SENSORS WITH REMOTE POWER PACKS AS REQUIRED BY MANUFACTURER. CONNECT READY FOR OPERATION.

301 Arthur Godfrey Road Suite 300  
Miami Beach, Florida 33140

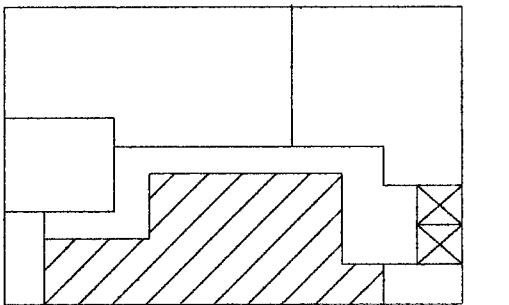
OWNER:  
**Cabi 301 Commercial LLP**  
19950 W Country Club Drive, Suite 900  
Aventura, Florida 33180

ARCHITECT OF RECORD  
**Dynamica Group**  
1101 Brickell Avenue, Suite 1401  
Miami, Florida 33131  
305.587.8838 tel  
305.397.1208 fax  
dynamicagrp.com

Certificate of Authorization #AA28001418

MEP ENGINEER:  
**PGI Group, Inc.**  
1201 Brickell Avenue, Suite 450a  
Miami, Florida 33131  
305.374.1996 tel  
305.374.1996 fax  
pgigroupmiami.com

Certificate of Authorization #27569



KEY PLAN

SIGNATURE / DATE / SEAL

William A. Lai, AIA Registered Architect  
State of Florida #AR93531

BUILDING PERMIT

Issue	Issue Date / For
1	05.30.2008 / Permit Issue
2	07/02/08 GEN. REV.

Dynamica Project #: 0726.00

Drawn by: WL, PC

Approved by: WL

SHEET INDEX

Suite 300  
1. Electrical Notes and  
Riser

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

SHEET NO.

E.2

NOTE: IF SHEET IS NOT 24"x36", IT HAS BEEN REDUCED OR ENLARGED, USE GRAPHIC SCALE.





20803583-MSR  
BMS0802452  
301 ARTHUR GODFREY RD.  
OFFICE COPY

OFFICE COPY  
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY  
THE FOLLOWING:

BUILDING:	<u>20/01/11/08</u>
ZONING:	<u>20/01/11/08</u>
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	<u>20/01/11/08</u>
MECHANICAL:	
FIRE PREVENTION:	<u>1/1/08</u>
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ELEVATOR:	

BMS0802452  
B0803583

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

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 existing street width boundary bands  
(Public Works Department or Department of Public Works will be required prior to  
start of construction. See Section 10.0 of the Code of Ordinances.)

9116-07-30-2008

OFFICE COPY  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:  
BUILDING: [Signature]  
ZONING: [Signature]  
CONCURRENCY: [Signature]  
PLUMBING: [Signature]  
ELECTRICAL: [Signature]  
MECHANICAL: [Signature]  
FIRE PREVENTION: [Signature]  
ENGINEERING: [Signature]  
PUBLIC WORKS: [Signature]  
STRUCTURAL: [Signature]  
ELEVATOR: [Signature]

PERMIT  
SET

DWG INFO:  
DRAW: OG

NOTES: In addition to the requirements of this permit, there may be  
additional requirements applicable to this property that may be found in the  
Public Records of this County and there may be additional permits required  
from other government entities such as water management districts,  
state agencies, or federal agencies.  
The City of Miami Beach assumes no responsibility for accuracy of or  
results from these plans which are approved subject to compliance with all  
Federal, State, and Local laws, rules, and regulations.

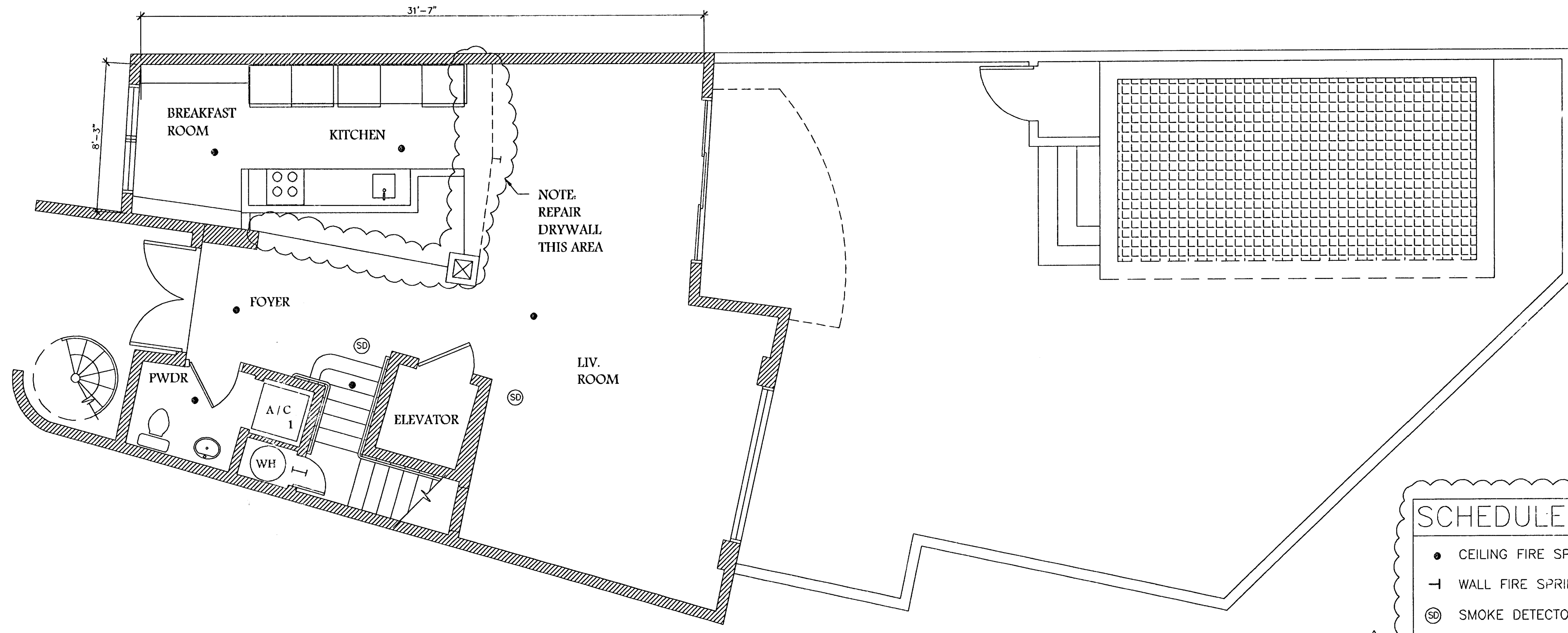
Revisions	Date
	6-17-08

TADIN  
100 S. POINT DR. TH#9  
MIAMI BEACH FL, 33139

ADDITION TO:

A-1

SHEET NUMBER



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- SCHEDULE:
- CEILING FIRE SPRINKLER HEAD
  - WALL FIRE SPRINKLER HEAD
  - ⊙ SMOKE DETECTOR
  - ◀ FIRE ALARM SPEAKER

⊙ SMOKE DETECTORS  
SMOKE DETECTORS TO BE INTEL  
CONNECTED 110V WITH BATTERY  
BACK UP AND AT LEAST 36" FROM  
ANY AIR COND. DIFFUSER

⚠ FBC 301.5 LEVEL II CLASS OF WORK  
2165 SF OF CONSTRUCTION

⚠ SCOPE OF WORK:  
FIRST FLOOR:  
\*REPAIR DRYWALL FROM DEMOLITION  
\*INSTALL NEW AND RELOCATE ELECTRICAL  
OUTLETS FOR NEW CABINETS AND APPLIANCES  
\*REPLACE ALL SWITCHES AND OUTLETS WITH  
DECOR DEVICES  
\*INSTALL NEW KITCHEN CABINETS  
\*INSTALL NEW KITCHEN PLUMBING FIXTURES  
\*RE-INSTALL APPLIANCES  
\*INSTALL NEW TILE FLOORING THRU OUT FLOOR  
\*REMOVE AND RESET PLUMBING FIXTURES IN  
POWDER RM  
\*INSTALL NEW LINEAR DIFFUSERS GRILLES  
\*INSTALL NEW LIGHT FIXTURES  
\*PAINT WALLS AND WOOD WORK

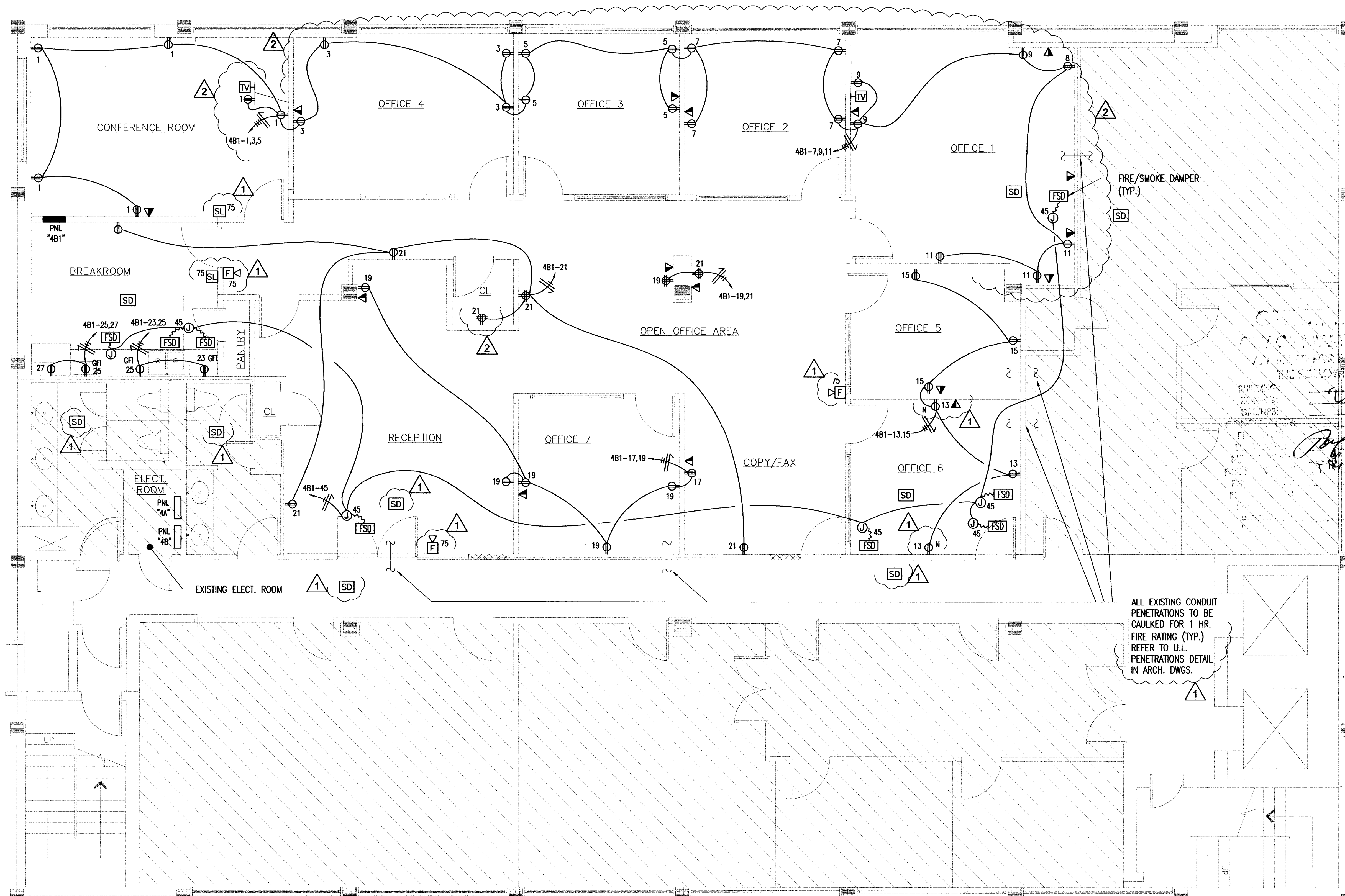
SECOND FLOOR:  
\*REPAIR DRYWALL FROM DEMOLITION  
\*REPLACE ALL SWITCHES AND OUTLETS WITH  
DECOR DEVICES  
\*INSTALL NEW TILE FLOORING  
\*RE-TILE SHOWER STALL (2 SHOWERS)  
\*INSTALL NEW BATH VANITIES (2)  
\*INSTALL NEW SHOWER DOORS (2 SHOWERS)  
\*REMOVE AND RESET PLUMBING FIXTURES IN 2  
BATHROOMS  
\*INSTALL NEW LINEAR DIFFUSERS GRILLES  
\*PAINT WALLS AND WOOD WORK

THIRD FLOOR:  
\*REPAIR DRYWALL FROM DEMOLITION  
\*REPLACE ALL SWITCHES AND OUTLETS WITH  
DECOR DEVICES  
\*INSTALL NEW DOORS IN MASTER BEDROOM  
\*INSTALL NEW TILE FLOORING  
\*RE-TILE SHOWER STALL AND INSTALL NEW  
SHOWER DOOR  
\*REMOVE AND RESET PLUMBING FIXTURES IN  
MASTER BATH  
\*INSTALL NEW LINEAR DIFFUSERS GRILLES  
\*PAINT WALLS AND WOOD WORK

FOURTH FLOOR:  
\*REPAIR DRYWALL FROM DEMOLITION  
\*REPLACE ALL SWITCHES AND OUTLETS WITH  
DECOR DEVICES  
\*INSTALL NEW TILE FLOORING  
\*RELOCATE WASHER AND DRYER  
\*INSTALL NEW SINK AND FAUCET  
\*REMOVE AND RESET PLUMBING FIXTURES IN  
BATHROOM  
\*INSTALL NEW LINEAR DIFFUSERS GRILLES  
\*PAINT WALLS AND WOOD WORK

- FIRE RATING:
1. ALL DEMISING WALLS ARE 4 HOUR FIRE RATED AND THIS  
FIRE RATING TO BE MAINTAINED DURING DEMOLITION SPECIAL CARE  
IS TO BE TAKEN NOT PENETRATE OR DAMAGE THESE WALLS.
  2. FOLLOW UL 910 FOR ANY REPAIRS TO DEMISING WALLS  
SEE A-2
  3. ALL EXISTING SPRINKLER AREAS ARE TO BE KEPT CLEAR  
AND NOT BLOCKED
  4. ALL SMOKE DETECTORS AND FIRE ALARM SPEAKERS ARE TO  
MAINTAINED AND NOT REMOVED



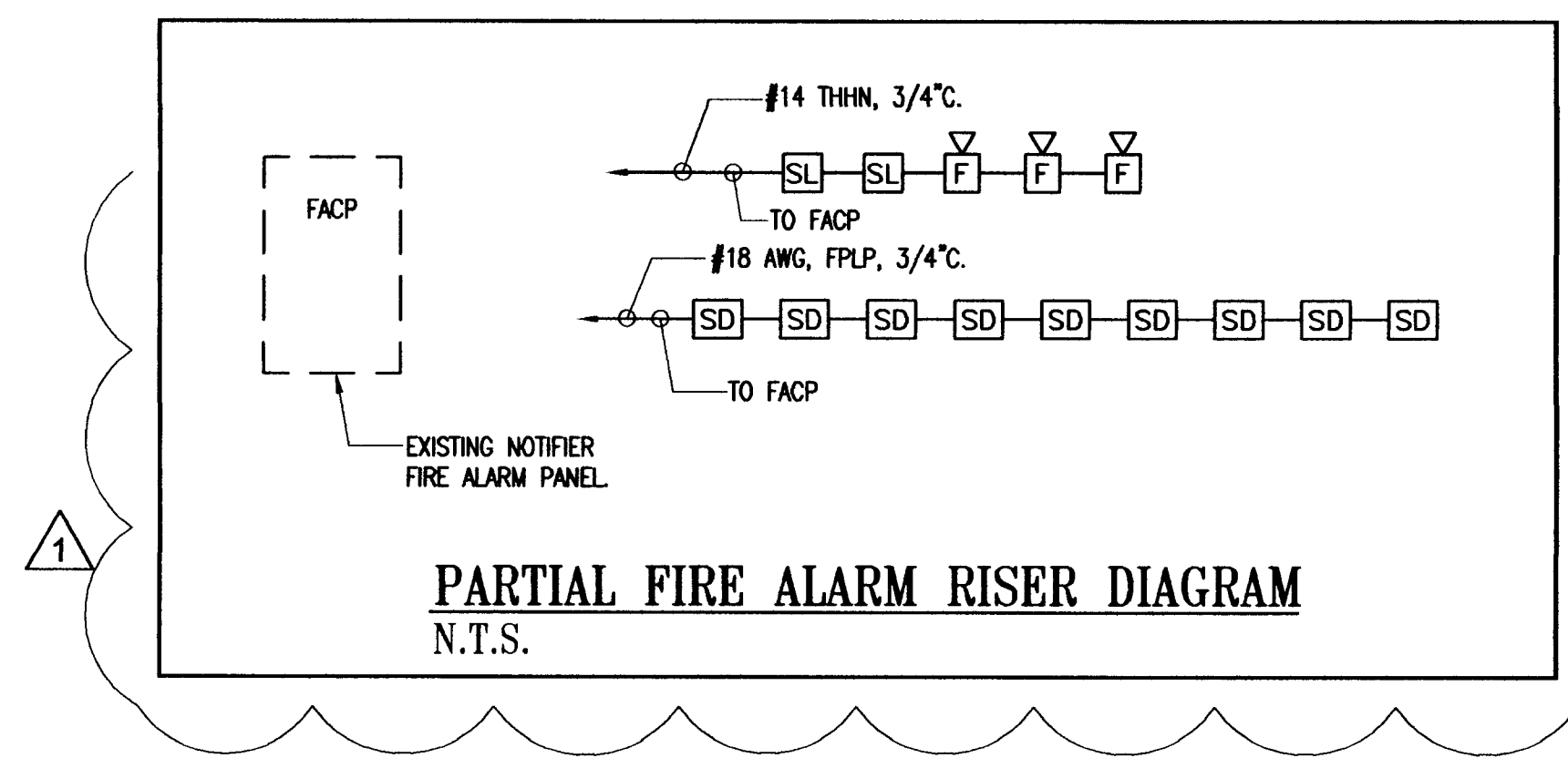


NOTICE: In addition to the requirements of the Florida Building Code, the electrical system shall be designed and installed in accordance with the National Electrical Code, as amended, and all applicable local, state, and federal laws, rules, and regulations. The City of Miami Beach assumes no responsibility for accuracy of or results from these drawings. The drawings are the property of the firm and shall not be reproduced or used in any manner without the written consent of the firm.

REVISIONS:  
3/17/10  
3/17/10  
3/17/10

ALL EXISTING CONDUIT PENETRATIONS TO BE CAULKED FOR 1 HR. FIRE RATING (TYP.) REFER TO U.L. PENETRATIONS DETAIL IN ARCH. DWGS.

**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



OFFERLE-LEPNER AIA  
ARCHITECTS  
& PLANNERS

ARCHITECT PRJ. NO. 09-003  
CONSULT. PRJ. NO. -  
CLIENT PRJ. NO. -  
ARCHITECT ALAN D. LEPNER  
AR#0005784

OFFERLE-LEPNER AIA  
13190 SW 134TH ST., SUITE 208  
MIAMI, FLORIDA 33186  
305-385-1700  
AA#0003139

SUB-CONSULTANT

NO.	DATE	DESCRIPTION	APP.
1	07.07.09	BLDG. DEPT. COMM.	
2	03.02.10	FIELD REV.	

PROJECT TITLE  
INTERIOR OFFICE FOR  
301 CABI DEVELOPMENT, LLP  
SUITE 403 & 406  
301 W 41ST ST., SUITE 503  
MIAMI BEACH, FLORIDA

KEY PLAN  
AREA OF WORK

DATE 03/06/09  
DRAWN BY W.C./A.R.  
CHECKED BY H.V.  
APPROVED BY H.V.

NOT FOR CONSTRUCTION ☒  
RELEASED FOR CONSTRUCTION ☐  
RECORD DRAWING ☐  
AS-BUILT DRAWING ☐

SHEET SCALE AS SHOWN

DRAWING TITLE

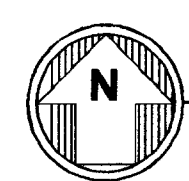
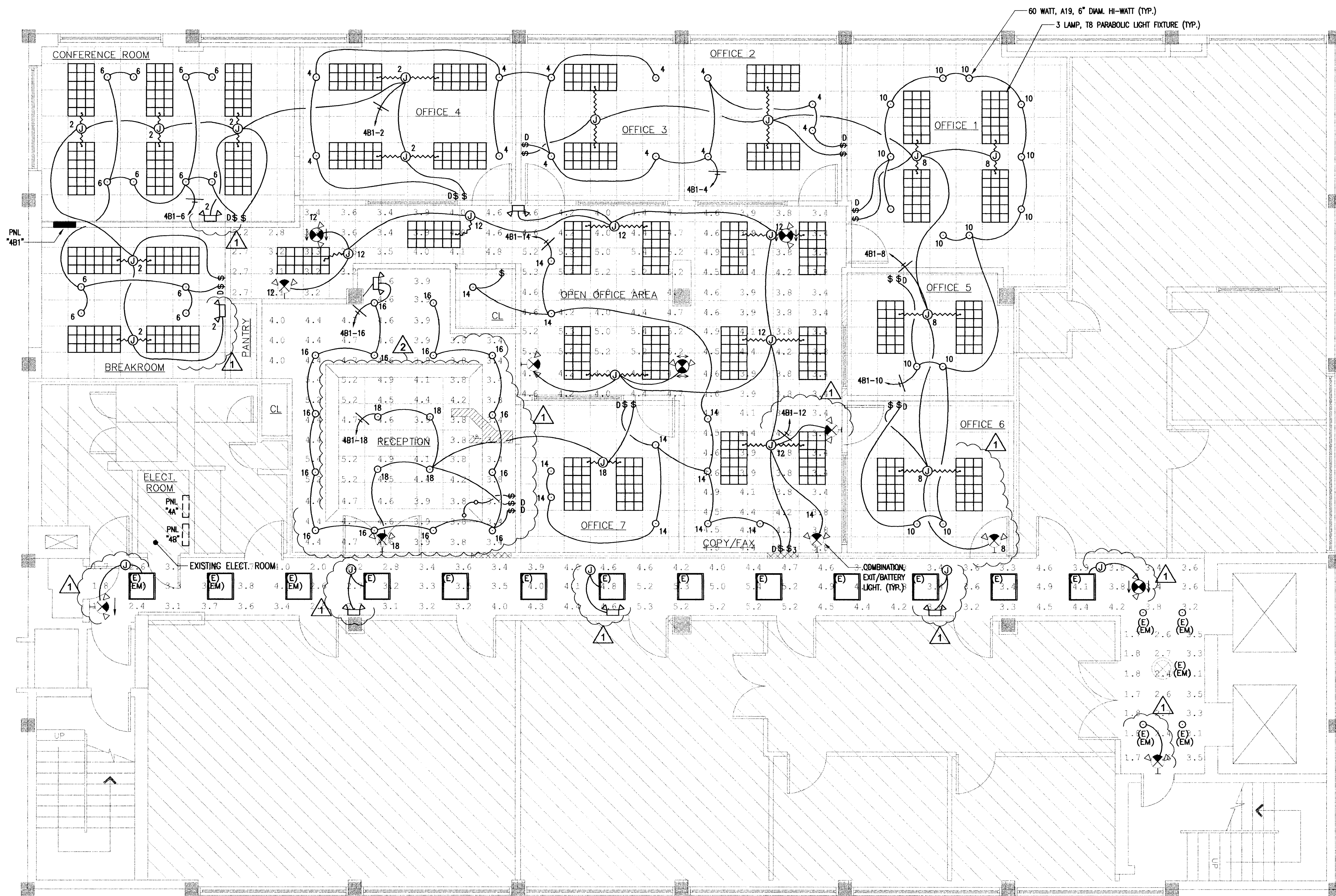
**ELECTRICAL PLAN**

03-03-10

VIDAL & ASSOCIATES INC.  
CONSULTING ENGINEERS  
2334 N.E. 2ND AVENUE  
MIAMI, FL 33137  
HENRY VIDAL P.E., P.E.P. 00204  
CERTIFICATION OF AUTHORIZATION #9056  
PHONE: (305) 571-1860 FAX: (305) 571-1861  
E-MAIL: VIDAL1961@AOL.COM

**E-2**





**ELECTRICAL LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"

OFFERLE-LERNER AIA  
 ARCHITECTS  
 & PLANNERS

ARCHITECT PROJ. NO. 09-003  
 CLIENT PROJ. NO. —  
 ARCHITECT ALAN D. LERNER  
 AR#0005784

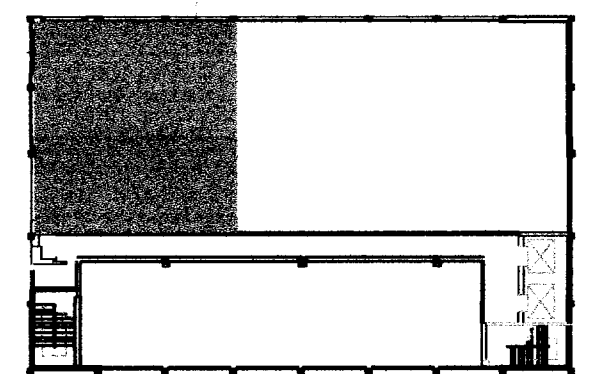
OFFERLE-LERNER AIA  
 13190 SW 134TH ST. SUITE 202  
 MIAMI, FLORIDA 33188  
 305-325-1700  
 AA#0003139

SUB-CONSULTANT

NO.	DATE	DESCRIPTION	APPR.
1	07.07.09	BLDG. DEPT. COMM.	
2	03.02.10	FIELD REV.	

PROJECT TITLE  
 INTERIOR OFFICE FOR  
 301 CABI DEVELOPMENT, LLP  
 SUITE 403 & 406  
 301 W 41ST ST. SUITE 503  
 MIAMI BEACH, FLORIDA

KEY PLAN  
 AREA OF WORK



DATE 03/05/09  
 DRAWN BY W.C./A.R.  
 CHECKED BY H.V.  
 APPROVED BY H.V.

NOT FOR CONSTRUCTION ☒  
 RELEASED FOR CONSTRUCTION ☐  
 RECORD DRAWING ☐  
 AS-BUILT DRAWING ☐

SHEET SCALE AS SHOWN

DRAWING TITLE  
**ELECTRICAL  
 LIGHTING PLAN**

**E-3**

Electrical Plans Examiner

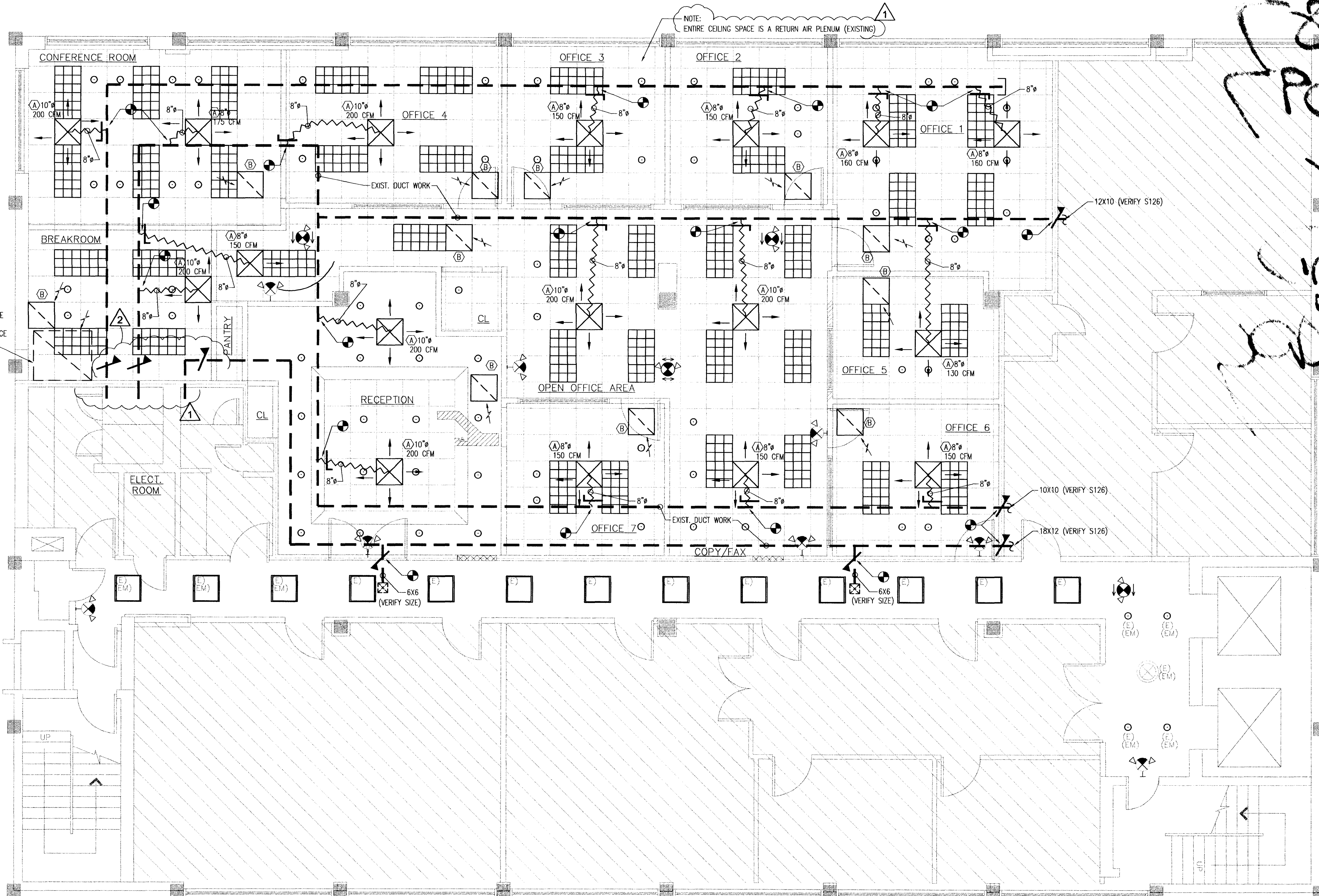
*[Signature]*

**VIDAL & ASSOCIATES INC.**  
 CONSULTING ENGINEERS  
 2234 N.E. 2ND AVENUE  
 MIAMI, FL 33137  
 HENRY VIDAL, P.E., PE# 56204  
 CERTIFICATION OF AUTHORIZATION #0056  
 PHONE: (305) 571-1860 FAX: (305) 571-1861  
 E-MAIL: VIDAL1961@AOL.COM

03.03.10



18-6000  
 PC10012M  
 with 100  
 10012M  
 10012M

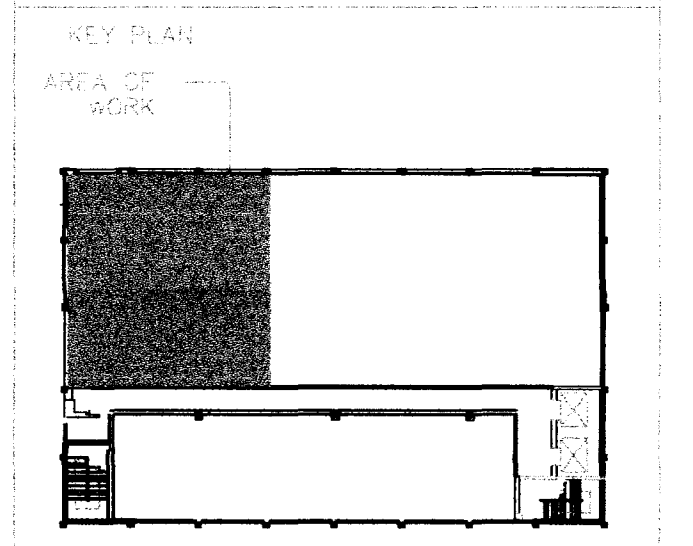


**MECHANICAL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**MECHANICAL SYMBOL LEGEND**

	EXISTING DUCTWORK TO REMAIN
	NEW FLEX. CONNECTION
	MANUAL VOLUME DAMPER (MVD)
	POINT OF CONNECTION (NEW TO EXISTING WORK)
	EXISTING FIRE DAMPER

PROJECT TITLE  
 INTERIOR OFFICE FOR  
 301 CABI DEVELOPMENT, LLP  
 SUITE 403 & 406  
 301 W 41ST ST, SUITE 503  
 MIAMI BEACH, FLORIDA



DATE	03/08/09
DRAWN BY	N.C./A.R.
CHECKED BY	H.M.
APPROVED BY	H.M.
NOT FOR CONSTRUCTION	<input checked="" type="checkbox"/>
RELEASED FOR CONSTRUCTION	<input type="checkbox"/>
RECORD DRAWING	<input type="checkbox"/>
AS-BUILT DRAWING	<input type="checkbox"/>
SHEET SCALE	AS SHOWN

DRAWING TITLE  
**MECHANICAL PLAN**  
**M-2**

VIDAL & ASSOCIATES INC.  
 CONSULTING ENGINEERS  
 2234 N.E. 2ND AVENUE  
 MIAMI, FL 33137  
 HENRY VIDAL P.E., PE# 56204  
 CERTIFICATION OF AUTHORIZATION #0056  
 PHONE: (305) 571-1860 FAX: (305) 571-1861  
 E-MAIL: VIDAL1981@AOL.COM

BOA02587  
BMS1001397  
301 Arthur  
Chad Frey MD  
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LETTER OF	
CONSENT TO	
REVIEW OF RECORDS	
BY FOLLOWING:	
FULL NAME	<u>3/17/10</u>
DATE	
TIME	
CITY/STATE	
SIGNATURE	<u>3/17/10</u>
DATE	
TIME	
CITY/STATE	

EarthLink  
return to no power Chicago students skip school in funding protest Gustav evacuees grow weary in crowded shelters Pakistani leader safe after snipers target car Officials: 6 troops killed in

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License Type	Name	Name Type	License Number/Rank	Status/Expires
Certified Alarm System Contractor I	<b>FIDRAT FIRE &amp; SYSTEMS, INC.</b>	DBA	EF0001058 Cert Alarm I	Current, Active 08/31/2010
License Location Address*: 10631 D SW 113TH PL MIAMI, FL 33176 Main Address*: 10701 SW 113TH PL MIAMI, FL 33176				
Certified Alarm System Contractor I	<b>TARDIF, MARK JOSEPH</b>	Primary	EF0001058 Cert Alarm I	Current, Active 08/31/2010
License Location Address*: 10631 D SW 113TH PL MIAMI, FL 33176 Main Address*: 10701 SW 113TH PL MIAMI, FL 33176				

Back No Back

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 this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies.

The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

IG# 2712376

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
ELECTRICAL CONTRACTORS LICENSING BOARD

SEQ# L0608120096

DATE	BATCH NUMBER	LICENSE NBR
08/12/2006	068026117	EF0001058

The ALARM SYSTEM CONTRACTOR I  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2008

TARDIF, MARK JOSEPH  
FIDRAT FIRE & SYSTEMS, INC.  
10631 D SW 113TH PL  
MIAMI FL 33176

JEB BUSH  
GOVERNOR

SIMONE MARSTILLER  
SECRETARY

DISPLAY AS REQUIRED BY LAW



CABI Corp.  
19950 W. Country Club Dr. #900  
Aventura, FL 33180  
Ofc. #305-466-1810 x705  
Mb. #305-915-2960  
Fax #305-466-1877

September 2, 2008

Attn. Axal Patel,

Subject: Subject: **301 Arthur Godfrey Rd. – Suite #300 - Fire/Alarm Proposal**

Thanks for this opportunity to do business with you. I have reviewed the plans sent. I therefore propose the following:

- 3 ea. Addressable Smoke Detectors need to be added.
- Onsite field survey for the shop drawings that are required.
- Engineering of Plans and plotting out for shop drawings.
- Drawings to be based on prints and CAD files (must be) supplied. (I need to review that center wall ASAP = possible C/O.)
- Permit fees and processing included.
- Labor to install all devices and tie into a cohesive system.
- **Labor to attend all three required inspections.** (Rough electrical, Alarm acceptance and the Final electrical inspections must be approved individually.)
- All wiring to be "free-lined" using plenum rated wiring, installed in a workman-like manner.

**Price is based on the quantities above; any changes will result in a Change/Order**

I am excluding any and all additional fees for after hour's inspections or "Specially Requested Inspections". I am excluding anything and everything related to the "existing main panel or system devices" (currently clear).

All of the above will be done for the sum of *two thousand, nine hundred dollars: \$ 2,900.00*. Payments will be 30% due upon acceptance and 30% due upon acquiring the permit and commencement of the installation and 30% due upon completion of the "rough electrical inspection" the remainder will be due upon acceptance by the Fire Dept.

**A check for all funds owed (including any Change/Orders) must be available PRIOR to the "Final Electrical Inspection" being performed.** (In other words – prior to closing out the "Permit".) **If the final payment check is unavailable prior to the Electrical Final Inspection then the Electrical Final Inspection WILL be cancelled and rescheduled and additional labor fees (for the missed inspection) will be added to the final amount owed.** A "Release of lien" will be provided upon request.

Sincerely,

Signature below signifies acceptance:

Mark Tardif  
President  
Fidrat Fire & Systems, Inc.  
Tel: 706-970-0338

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_



June 26, 2002

DN-3783 • A-105

## AFP-200 Analog Fire Panel

Section: Intelligent Fire Alarm Control Panels

### GENERAL

The AFP-200 is a compact, cost-effective, intelligent fire alarm control with a capacity of 198 individually identified and controlled points and an extensive list of powerful features. The AFP-200 provides capabilities that exceed most large intelligent systems, at a cost comparable to conventional control panels.

### FEATURES

- 198 intelligent device capacity (99 analog detectors and 99 monitor/control modules). Style 4, 6, or 7.
- Overall 301 point capability (198 intelligent points, 4 programmable NAC circuits, 99 programmable relays).
- Network ready (reference **NOTI • FIRE • NET™** and NAM-232 data sheets for more information).
- Intelligent features:
  - ✓ Manual sensitivity adjustment.
  - ✓ Day/Night automatic sensitivity adjustment.
  - ✓ Drift compensation (U.S. Patent Pending) meets UL requirements as a calibrated test instrument.
  - ✓ Auto detector test (meets NFPA 72).
  - ✓ Maintenance alert (two separate algorithms).
  - ✓ Pre-alarm (AWACS™ U.S. Patent Pending).
  - ✓ Activate local sounder base on pre-alarm.
  - ✓ LED blink control for sleeping areas.
  - ✓ Automatic device type check.
- Releasing features:
  - ✓ Four independent hazards.
  - ✓ Sophisticated cross-zone (three options)
  - ✓ Delay timer and Discharge timers (adjustable).
  - ✓ Abort (four options).
- Optional DACT, with AC fail delay.
- LCD-80 remote display/control.
- ACS annunciators (EIA-485), including LDM custom.
- Printer interface (80-column and 40-column printers).
- 5.0 A usable regulated output power, plus 6.0 A expander (maximum 8.0 A to panel circuits).
- 80-character LCD display, backlit.
- Real-time clock, with European format option.
- History file with 650-event capacity in nonvolatile memory. Includes non-erasable shadow history.
- Waterflow or supervisory selection per point.
- Alarm Verification selection per point, with tally.
- Walk Test reports two devices set to same address.
- Positive Alarm Sequence (PAS) Presignal per NFPA 72.
- Silence inhibit and Auto Silence timer options.
- March time/temporal/California code for bell circuits.
- Field-programmable on panel or on PC, with user-defined passwords, plus Autoprogram feature.
- UL-Listed modem interface allows remote/off-site system integration.

**NOTI • FIRE • NET™** is a trademark of NOTIFIER, 1994.



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State Fire  
Marshal  
7165-0028:164

**MEA**

104-93-E Vol. VI  
(not for releasing)

**U.S. Coast Guard**

161.002/23/1



94/60004 (E1)

**City of  
Chicago**

CLASS 1:  
1928E

### The AFP-200

3783afp2.wmf



- FZM-1 two-wire detector interface provides compatibility with many non-NOTIFIER detectors for retrofit applications (consult factory for latest compatibility listings).
- Dual-rate charger for up to 90 hours of standby power.
- Two-Stage option for notification circuits (Canada).
- Tornado Warning activates different notification circuit code.
- Non-alarm points for lower priority functions.
- Remote Silence/Reset/Evacuate via monitor modules.
- Automatic time control functions, with holiday exceptions.
- Rapid poll algorithm for manual stations. Responds in < 2 seconds.
- Operates with untwisted, unshielded wire (up to 1,000 ft./304.8 m) for retrofit applications (U. S. Patent 5, 210, 523).
- UL Listed for Fire Signaling per Standard 864 & NFPA 72.
- UL Listed for Burglary applications per Standard 1076.
- UL Listed for Releasing Service. Complies with NFPA 12, 12A, 12B, 13, 15, 16, 2001 Standards when installed in accordance with appropriate NFPA standard.
- FM approved for Agent Release and Preaktion/Deluge. MEA and CSFM approved; however, not approved for releasing by MEA.
- Approved for marine applications by U.S. Coast Guard and Lloyd's Register of shipping.

NOTIFIER® is an operation of **Honeywell**.

This document is not intended to be used for installation purposes. We try to keep our product information up-to-date and accurate. We cannot cover all specific applications or anticipate all requirements. All specifications are subject to change without notice. For more information, contact NOTIFIER. Phone: (203) 484-7161 FAX: (203) 484-7118



**NOTIFIER**

12 Clintonville Road, Northford, Connecticut 06472

**ISO 9001  
CERTIFIED**  
ENGINEERING & MANUFACTURING



Made in the U.S.A.

## AGENCY LISTINGS AND APPROVALS

See page 1 for listing agencies and file numbers. These listings and approvals apply to the basic AFP-200 control panel. In some cases, certain modules may not be listed by certain approval agencies, or listing may be in process. Consult factory for latest listing status.

## SPECIFICATIONS

- Primary input power, 120 VAC, 50/60 Hz, 3.0 Amps.
- Total Internal 24 VDC Power - 5.0 A (total shared power).
  - ✓ High-ripple regulated power: 1.5 A (suitable for EIA-485 devices, except ACM-8R); 1.0 A maximum standby.
  - ✓ Non-resettable power: 500 mA.
  - ✓ Four-wire smoke detector power: 500 mA.
  - ✓ Four built-in notification circuits:
    - NAC Circuit 1: 2.25 A.
    - NAC Circuits 2-4: 2.25 A (shared total).

**NOTE:** with optional APS-6R Power Supply NAC circuits 3 & 4 are expanded to 3.0 A (8.0 A total power).

- Battery charger range: 7 AH - 18 AH.
- Charge high rate: 29.1 V. Float rate: 27.0 V.
- Relay contact rating: 2.0 A @ 30 VDC.
- Cabinet dimensions: 16.125" (40.9575 cm) high x 14.5" (36.83 cm) wide x 5.5" (13.97 cm) deep.

## SYSTEM CAPACITY

- Total programmable input/output points: 301
- Intelligent detectors: 99
- Addressable monitor/control modules: 99
- Programmable NAC circuits in panel: 4
- Programmable software zones: 99
- Programmable remote relay/annunciator points: 99
- LCD-80 annunciators per system: 4
- ACS annunciators per system: 10

## CONTROLS AND INDICATORS

**6 LED Indicators:** AC Power; Fire Alarm; Pre-Alarm; Supervisory/Security; Alarm Silenced; System Trouble.

**21 Membrane Switch Controls:** Acknowledge/Step; Silence; Evacuate; System Reset; 12-key Alpha pad; 4 cursor keys; Enter.

**LCD Display:** 80 characters (4 x 20) with long-life LED backlight.

## COMPATIBLE INTELLIGENT DEVICES

- FSI-751** Ion detector.
- FSP-751** Photo detector.
- FSP-751T** Photo detector with fixed thermal element.
- FST-751** Thermal detector, fixed.
- FST-751R** Thermal detector, fixed and rate-of-rise.
- FSH-751** HARSH™ photo detector (requires special base).
- LPX-751L** VIEW® laser detector.
- FSD-751P** Duct detector, with housing.
- FSD-751RP** Duct detector, with housing and relay.

## INTELLIGENT DETECTOR BASES

- B710LPBP** Standard flanged base, package of ten.
- B501BP** Standard flangeless base, package of ten.

**NOTE:** Remove "BP" suffix for single-pack bases.

- B710HD** Base for FSH-751 (HARSH™) only.
- B224RB** Relay base.
- B224BI** Isolator base.
- B501BH** Sounder base.
- B501BHT** Sounder base with temporal sounder.

## COMPATIBLE ADDRESSABLE DEVICES

- NBG-12LX** Addressable pull station, visible LED.
- FMM-1** Monitor module.
- FMM-101** Monitor module, miniature.
- FDM-1** Monitor module, dual, two independent Class B circuits.
- FZM-1** Monitor module, two-wire smoke detectors.

- FCM-1** Control module.
- FRM-1** Relay module.
- XP5-M** Transponder, monitor, five addressable Class B circuits.
- XP5-C** Transponder, control/relay, five addressable Class B circuits.
- ISO-X** Isolator module.

## COMPATIBLE DEVICES, EIA-232 Port (see data sheets)

- PRN Series:** 80-column printer.
- VS4095/S2:** Printer, 40 column, 24 volts. Mounted in external backbox (order from Keltron, Inc.).
- CRT-2:** Video display terminal.
- NAM-232:** Network Interface Module to **NOTI-FIRE-NET™** wire or fiber models.

## COMPATIBLE DEVICES, RS-485 Port (see data sheets)

- ACS Series:** Remote Serial Annunciator/Control systems.
- LCD-80:** Remote LCD display.
- LDM Series:** Remote custom graphic driver modules.
- ACM-8R:** Remote relay module. Eight Form-C relays.
- NIB-96:** Network Interface Board.
- RPT-485:** Series Repeater, isolator and/or fiber-optic modem.
- UDACT:** Universal Digital Communicator.

## PRODUCT LINE INFORMATION

**AFP-200:** AFP-200 system. Includes main PC board with display and keypad, backbox and door (gray), hardware and instruction manual. 120 VAC.

**AFP-200E:** Same as AFP-200, but 230 VAC.

**AFP-200R:** Same as AFP-200, but with red backbox and door.

**AFP-200RE:** Same as AFP-200R, but 230 VAC.

**AFP-200C:** Same as AFP-200, but ULC-approved version.

**AFP-200RC:** Same as AFP-200R, but ULC-approved version.

**DR-AFP200\***: Replacement door, gray.

**DR-AFP200R\***: Replacement door, red.

\*Add an "E" to end of part number for 230 VAC labeling.

**SBB-4X:** AFP-200 backbox (no door), gray, for replacement only.

**SBB-4XR:** AFP-200 backbox (no door), red, for replacement only.

**CAB-AM:** Heavy-duty outer enclosure. Required for marine agency approved applications.

**4XTM:** Plug-in Transmitter Module. Provides municipal box and remote station connection.

**RTM-8:** Plug-in Relay Transmitter Module. Provides eight Form-C relays, plus transmitter.

**4XMM:** Ammeter/Voltmeter.

**TR-4XG:** Gray Trim Ring for semi-flush mounting (TR-4XR for red).

**DP-AFP200:** Full-length dead-front panel (required for Canadian applications).

**PS-1270:** Battery, 12 volt, 7.0 AH, (two required).

**PS-12120:** Battery, 12 volt, 12.0 AH, (two required).

**PS-12180:** Battery, 12 volt, 18.0 AH (two required).

**APS-6R:** 6.0 A expansion supply (requires BB-17).

**BB-17:** Battery box, required for PS-12180, or if APS-6R is used.

**CHG-120:** 120 AH battery charger for use with 25 to 120 AH batteries (see separate data sheet).

**411 Series:** Digital Alarm Communicator/Transmitter.

**VeriFire-CD:** Programming kit for PC. Includes a CD with a variety of VeriFire™ programs (including VeriFire-200), cable, and instructions.

**ROM-AFP200SP:** Spanish language kit. Includes software IC, manual, and labels.

## ARCHITECTURAL/ ENGINEERING SPECIFICATIONS

Specifications are available on CD-ROM with NOTIFIER's **SpeciFire™** software. Contact NOTIFIER for details.

Table 47 contains three columns for calculating current draws. For each column, calculate the current and enter the total (in amps) in the bottom row. When finished, copy the totals from Calculation Column 2 and Calculation Column 3 to Table 48 on page 131.

## Notes for Table 47:

1. Refer to the Notifier Device Compatibility Document for compatible devices and their current draws.
2. For non-English language systems, the LCD-80TM (Terminal Mode) standby current is 0.100 A.
3. Do not enter current for NAC #3 and NAC #4 in Table 47 if powering these circuits from an AVPS-24 or APS-6R. For more information on the AVPS-24 and APS-6R, refer to Appendix J.
4. The RTM-8 alarm current is based on all eight alarm relays being activated. The alarm current can be reduced by 0.019 A for each zone (between zone 1 and zone 8) that is not used by the system.
5. Enter in Column 2: "number of MMX-2 plus FZM-1" multiplied by 0.090

Row	Category	Calculation Column 1 Primary, Non-Fire Alarm Current (amps)			Calculation Column 2 Primary, Fire Alarm Current (amps)			Calculation Column 3 Secondary, Non-Fire Alarm Current (amps)		
		Qty	X (current draw)=	total	Qty	X (current draw)=	total	Qty	X (current draw)=	total
1	Basic System	N/A	N/A	N/A	1	X [0.240]=	0.240	1	x [0.10]	0.10
2	APS-6R							[ ]	x [0.025]=	
3	AVPS-24							[ ]	x [0.009]=	
4	High ripple power TB1 terminals 1 and 2 Notification apps. via control module Notification apps. via control module Releasing devices via control module Other compatible devices (Note 1)	N/A N/A N/A N/A	N/A N/A N/A N/A	N/A N/A N/A N/A	[ ] [ ] [ ] [ ]	x [ ] x [ ] x [ ] x [ ]	    	[ ] [ ] [ ] [ ]	x [ ] x [ ] x [ ] x [ ]	    
5	Non-resettable power TB1 terminals 3 and 4 AFM-16AT/AFM-32A Series ACM-16AT/ACM-32A Series AEM-16AT/AEM-32A Series AFM-16A LCD-80, LCD-80TM (Note 2) ACM-8R (refer to Doc. 15342) LDM (refer to Doc. 15885) UDACT Communicator Other compatible devices (Note 1)	[ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]	x [0.040]= x [0.040]= x [0.002]= x [0.025]= x [0.100]= x [ ]= x [ ]= x [0.040]= x [ ]=	         	[ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]	x [0.056]= x [0.056]= x [0.018]= x [0.065]= x [0.100]= x [ ]= x [ ]= x [0.100]= x [ ]=	         	[ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]	x [0.040]= x [0.040]= x [0.002]= x [0.025]= x [0.050]= x [ ]= x [ ]= x [0.040]= x [ ]=	         
6	Resettable Power Four-wire smoke detector Two-wire smoke detector connected to MMX-2/FZM-1 (Note 5) A77-716B Relay Other compatible devices (Note 1)	[ ] [ ] [ ] [ ]	x [ ]= x [ ]= x [0.020]= x [ ]=	    	[ ] [ ] [ ] [ ]	x [ ]= x [ ]= x [0.020]= x [ ]=	    	[ ] [ ] [ ] [ ]	x [ ]= x [ ]= x [0.020]= x [ ]=	    
7	NAC #1 (Note 1) TB2 terminals 1 and 2 Notification Appliance Releasing Solenoid				[ ] [ ]	x [ ]= x [ ]=				
8	NAC #2 (Note 1) TB2 terminals 3 and 4 Notification Appliance Releasing Solenoid				[ ] [ ]	x [ ]= x [ ]=				
9	NAC #3 (Notes 1 and 3) TB2 terminals 5 and 6 Notification Appliance Releasing Solenoid				[ ] [ ]	x [ ]= x [ ]=				
10	NAC #4 (Notes 1 and 3) TB2 terminals 7 and 8 Notification Appliance Releasing Solenoid				[ ] [ ]	x [ ]= x [ ]=				
Subtotals (carry to top line of Part 2)										

Table 47 System Current Draw Calculations  
(Part 1)

Row	Category	Calculation Column 1 Primary, Non-Fire Alarm Current (amps)			Calculation Column 2 Primary, Fire Alarm Current (amps)			Calculation Column 3 Secondary, Non-Fire Alarm Current (amps)		
		Qty	X [current draw]=	total	Qty	X [current draw]=	total	Qty	X [current draw]=	total
SUBTOTALS FROM PREVIOUS PAGE										
11	SLC Communication Loop									
	B501BH (Horn in base)	[ ]	x [0.00100]=		[ ]	x [0.01500]=		[ ]	x [0.00100]=	
	CMX-2 (relay/NAC)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	FCM-1 (Supervised NAC)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	DHX-501	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	DHX-502	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	FZM-1 (IDC) (SLC Current)	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	CPX-551	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	CPX-751	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	FSI-751	[ ]	X 0.00027		[ ]	X 0.00027		[ ]	X 0.00027	
	ISO-X	[ ]	X 0.00045		[ ]	X 0.00045		[ ]	X 0.00045	
	NBG-12LX (with FSM-101)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	BGX-101L (with MMX-101)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	FMM-1 (IDC)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	FMM-101 (IDC)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	MMX-1 (IDC)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	MMX-2 (IDC)(SLC current)	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	MMX-101 (IDC)	[ ]	X 0.00030		[ ]	X 0.00030		[ ]	X 0.00030	
	IPX-751	[ ]	X 0.00035		[ ]	X 0.00035		[ ]	X 0.00035	
	FSP-751T	[ ]	X 0.00027		[ ]	X 0.00027		[ ]	X 0.00027	
	FSP-751	[ ]	X 0.00027		[ ]	X 0.00027		[ ]	X 0.00027	
	HPX-751	[ ]	X 0.00029		[ ]	X 0.00029		[ ]	X 0.00029	
	SDX-551	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	SDX-751	[ ]	X 0.00029		[ ]	X 0.00029		[ ]	X 0.00029	
	SDX-551TH	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	SDX-751TH	[ ]	X 0.00029		[ ]	X 0.00029		[ ]	X 0.00029	
	FRM-1	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	FDX-551 and FDX-551R	[ ]	X 0.00020		[ ]	X 0.00020		[ ]	X 0.00020	
	XP5-M	[ ]	X 0.001651		[ ]	X 0.003000		[ ]	X 0.001651	
	XP5-C (Relay)	[ ]	X 0.000840		[ ]	X 0.000840		[ ]	X 0.000840	
	XP5-C (NAC/Telephone)	[ ]	X 0.001481		[ ]	X 0.001481		[ ]	X 0.001481	
	FST-751	[ ]	X 0.00027		[ ]	X 0.00027		[ ]	X 0.00027	
	B524RB	[ ]	X 0.00050		[ ]	X 0.00050		[ ]	X 0.00050	
	B524BI	[ ]	X 0.00050		[ ]	X 0.00050		[ ]	X 0.00050	
12	CHG-120							[ ]	x [0.060]=	
13	Optional modules									
	RTM-8 (Note 4)	[ ]	x [0.0010]=		[ ]	x [0.160]=		[ ]	x [0.0010]=	
	4XTM	[ ]	x [0.0110]=		[ ]	x [0.020]=		[ ]	x [0.0110]=	
	Municipal Box (Note 5)	[ ]	N/A		[ ]	=		[ ]	N/A	
	Reverse Polarity Outputs used	[ ]	x [0.0050]=		[ ]	x [0.0050]=		[ ]	x [0.0050]=	
14	Compatible Devices not listed above (Note 3)	[ ]	x [ ]=		[ ]	x [ ]=		[ ]	x [ ]=	
		[ ]	x [ ]=		[ ]	x [ ]=		[ ]	x [ ]=	
15	Sum each column for totals	Primary non-alarm: (1.0 A max.):			Primary alarm (5.0 A max): Copy to Table 48 "Secondary Alarm Load"			Secondary alarm: Copy to Table 48 "Secondary Standby load"		

**Table 47 System Current Draw Calculations  
(Part 2)**

## A.5 Calculating the Battery Size

Use Table 48 to calculate the total Standby and Alarm load in ampere hours (AH). This total load determines the battery size (in AH), required to support the control panel under the loss of AC power. Complete Table 48 as follows:

1. Enter the totals from Table 47 Calculation Columns 2 and 3 where shown.
2. Enter the NFPA Standby and Alarm times (refer to "NFPA Battery Requirements" below.)
3. Calculate the ampere hours for Standby and Alarm; then, sum the Standby and Alarm ampere hours.
4. Multiply the sum by the derating factor of 1.2 to get the proper battery size (in ampere hours).
5. Write the ampere-hour requirements on the Protected Premises label located inside

the cabinet door.

Secondary Standby Load (total from Table 47 Calculation Column 3) [                      ]	Required Standby Time (24 or 60 hours) x [                      ]	=                      AH
Primary Alarm Load (total from Table 47 Calculation Column 2) [                      ]	Required Alarm Time (For 5 min., enter 0.084, for 10 min., enter 0.168) x [                      ]	=                      AH
AVPS-24/APS-6R Alarm Load (if using AVPS-24, enter 3.0 A, if using APS-6R enter 6.0 A) [                      ]	Required Alarm Time (For 5 min., enter 0.084, for 10 min., enter 0.168) x [                      ]	=                      AH
Sum of Standby and Alarm Ampere Hours		=                      AH
Multiply by the Derating Factor		x 1.2
Battery Size, Total Ampere Hours Required		=                      AH

**Table 48 Total Secondary Power Requirements at 24 VDC**

## A.6 Selecting and Locating Batteries

Select batteries that meet or exceed the total ampere hours calculated (Table 47 on pages 129-130). The control panel can charge batteries in the 7 AH to 18 AH range. Table 49 contains information, such as the battery size and location, for the batteries required to power the control panel if an AC power loss occurs.

Note: 15 AH to 18 AH batteries require the BB-17 or other UL-listed external battery cabinet.

Battery Size	Voltage Rating	Number Required	Part Number	Location
7 AH *	12 volts	two	PS-1270	In control panel
12 AH	12 volts	two	PS-12120	backbox
18 AH	12 volts	two	PS-12180	BB-17 Battery Box
* Maximum alarm load on 7 AH battery is 2.5 Amps				

**Table 49 Battery Size and Location**

## A.7 NFPA Battery Requirements

- NFPA 72 Local and NFPA 72 Remote Station Fire Alarm Systems require 24 hours of standby power followed by 5 minutes in alarm.
- NFPA 72 Central Station, NFPA 72 Auxiliary, and NFPA 72 Remote Station require 60 hours of standby power followed by 5 minutes in alarm. Batteries installed in a system powered by a generator need to provide at least 4 hours of standby power. If sizing battery for 4 hour standby use a derating factor of 1.5
- NFPA 12, 12A, 12B require 24 hours plus 5 minutes activation. The total ampere hours required cannot exceed 18 AH with an internal charger.



July 18, 2005

DN-6935 • H-202

## FSP-851 and FSP-851T

### Intelligent Plug-in Photoelectric Smoke Detectors with FlashScan®

Section: Intelligent/Addressable Devices

#### GENERAL

NOTIFIER 851 Series intelligent plug-in smoke detectors with integral communication provide features that surpass conventional detectors. Detector sensitivity can be programmed in the control panel software. Sensitivity is continuously monitored and reported to the panel. Point ID capability allows each detector's address to be set with decade address switches, providing exact detector locations for selective maintenance when chamber contamination reaches an unacceptable level. The **FSP-851 photoelectric detector's** unique optical sensing chamber is engineered to sense smoke produced by a wide range of combustion sources. Dual electronic thermistors add 135°F (57°C) fixed-temperature thermal sensing on the **FSP-851T**. FSP-851 and FSP-851T detectors are compatible with all NOTIFIER intelligent Fire Alarm Control Panels (FACPs).

**FlashScan®** (U.S. Patent 5,539,389) is a communication protocol developed by NOTIFIER Engineering that greatly enhances the speed of communication between analog intelligent devices and certain NOTIFIER systems. Intelligent devices communicate in a grouped fashion. If one of the devices within the group has new information, the panel's CPU stops the group poll and concentrates on single points. The net effect is response speed *greater than five times* that of earlier designs.

#### FEATURES

- Sleek, low-profile design.
- Addressable-analog communication.
- Stable communication technique with noise immunity.
- Low standby current.
- Two-wire SLC connection.
- FlashScan® (NFS-640, NFS-3030) and classic CLIP system (AFP-100, AFP-200, AFP-300, AFP-400, NFS-640, AFP-1010, AM2020, and NFS-3030) compatible.
- Rotary, decimal addressing (1 – 99 on current classic systems, 1 – 159 on FlashScan® systems).
- Optional remote, single-gang LED accessory (RA400Z).
- Dual LED design provides 360° viewing angle.
- Visible bicolor LEDs blink green every time the detector is addressed, and illuminate steady red on alarm.
- Remote test feature from the panel.
- Walk test with address display (an address of 121 will blink the detector LED: 12-(pause)-1) (FlashScan® systems only).
- Built-in functional test switch activated by external magnet.
- Built-in tamper-resistant feature.
- Sealed against back pressure.
- Constructed of off-white Bayblend®, designed to commercial standards, and offers an attractive appearance.
- 94-5V plastic flammability rating.
- SEMS screws for wiring of the separate base.
- Optional relay, isolator, or sounder bases.
- Listed to UL 268.
- Backward-compatible.

#### SPECIFICATIONS

**Size:** 2.1" (5.3 cm) high x 4.1" (10.4 cm) diameter installed in B501 base, 6.1" (15.5 cm) diameter installed in B710LP base.

**Shipping weight:** 5.2 oz. (147 g).

LISTED  
S1115CS915  
(FSP-851A,  
FSP-851TA)

225-02-E



APPROVED

California  
State Fire  
Marshal

7272-0028/206

BSMI

CI313066760036



02/6001\*

MARYLAND  
State Fire Marshal  
Permit # 2122  
U.S. Coast Guard

161.002/23/3 (AFP-200)

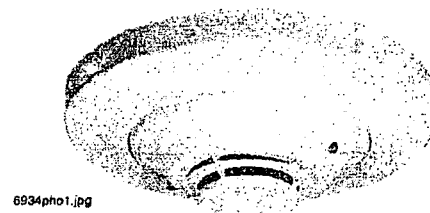
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CCCF

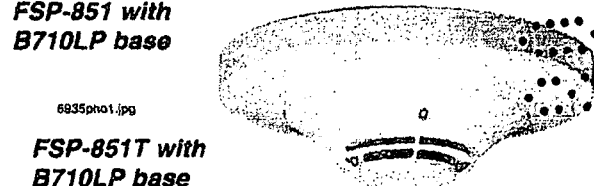
Certif. # 2004081801000017 (FSP-851T)

Certif. # 2004081801000016 (FSP-851)



6934photo1.jpg

FSP-851 with  
B710LP base



6935photo1.jpg

FSP-851T with  
B710LP base

**Operating temperature:** FSP-851: 0°C to 49°C (32°F to 120°F); FSP-851T: 0°C to 38°C (32°F to 100°F). Low-temperature signal for FSP-851T at 45°F +/- 10°F (7.22°C +/- 5.54°C).

**UL-Listed velocity range:** 0 – 4000 ft./min. (1219.2 m/min.), suitable for installation in ducts.

**Relative humidity:** 10% – 93% noncondensing.

**Thermal ratings:** fixed-temperature setpoint 135°F (57°C).

#### DETECTOR SPACING and APPLICATIONS:

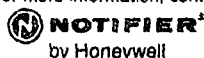
NOTIFIER recommends spacing detectors in compliance with NFPA 72. In low airflow applications with smooth ceilings, space detectors 30 feet (9.144 m) for ceiling heights 10 feet (3.048 m) and higher. For specific information regarding detector spacing, placement, and special applications, refer to NFPA 72. *System Smoke Detector Application Guide*, document A05-1003, is available at [systemsensor.com](http://systemsensor.com).

FSP-851 and FSP-851T are Listed for use in ducts, but they are **NOT** Listed for use inside duct smoke detector housings.

**FlashScan® NOTIFIER®** and **System Sensor®** are registered trademarks of Honeywell International INC.

**Bayblend®** is a registered trademark of Bayer Corporation.

This document is not intended to be used for installation purposes. We try to keep our product information up-to-date and accurate. We cannot cover all specific applications or anticipate all requirements. All specifications are subject to change without notice. For more information, contact NOTIFIER. Phone: (203) 484-7161 FAX: (203) 484-7118



12 Clintonville Road, Northford, Connecticut 06472



See *Duct Application Smoke Detectors Guide*, document A05-1004, available at [systemsensor.com](http://systemsensor.com), for details on pendant-mount applications.

#### ELECTRICAL SPECIFICATIONS:

**Voltage range:** 15 - 32 volts DC peak.

**Standby current (max. avg.):** 250  $\mu$ A @ 24 VDC (with no communication enabled); 360  $\mu$ A @ 24 VDC (one communication every 5 seconds with LED enabled).

**LED current (max.):** 6.5 mA @ 24 VDC ("ON").

#### BASES AVAILABLE:

**B710LP:** 6.1" (15.5 cm) diameter.

**B501:** 4.1" (10.4 cm) diameter.

**B501BH or B501BHT:** Sounder base assembly. Includes B501 base.

**B224RB Relay Base:** **Screw terminals:** up to 14 AWG (2.0 mm<sup>2</sup>). **Relay type:** Form-C. **Rating:** 2.0 A @ 30 VDC resistive; 0.3 A @ 110 VDC inductive; 1.0 A @ 30 VDC inductive. **Dimensions:** 6.2" (15.748 cm) x 1.2" (3.048 cm).

**B224BI Isolator Base:** **Dimensions:** 6.2" (15.748 cm) x 1.2" (3.048 cm). **Maximum:** 25 devices between isolator bases.

#### INSTALLATION

FSP-851 plug-in detectors use a separate base to simplify installation, service, and maintenance. A special tool allows maintenance personnel to plug in and remove detectors without using a ladder.

Mount base on an electrical backbox which is at least 1.5" (3.81 cm) deep. Suitable mounting base boxes include:

- 4.0" (10.16 cm) square box.
- 3.5" (8.89 cm) or 4.0" (10.16 cm) octagonal box.
- Single-gang box (*except relay or isolator base*).
- **With B501BH or B501BHT base**, use a 4.0" (10.16 cm) square box.
- **With B224RB or B224BI base**, use a 3.5" (8.89 cm) octagonal box, or a 4.0" (10.16 cm) octagonal or square box.

**NOTES:** 1) Because of the inherent supervision provided by the SLC loop, **end-of-line resistors are not required.** Wiring "T-taps" or branches are permitted for Style 4 (Class "B") wiring. 2) When using **relay or sounder bases**, consult data sheet DN-2243 (ISO-X) for device limitations between isolator modules and isolator bases.

#### PRODUCT LINE INFORMATION

**NOTE:** "A" suffix indicates ULC Listed model.

**FSP-851:** Low-profile intelligent photoelectric sensor. Must be mounted to one of the bases listed below.

**FSP-851A:** Same as FSP-851 but with ULC Listing.

**FSP-851T:** Same as FSP-851 but includes a built-in 135°F (57°C) fixed-temperature thermal device.

**FSP-851TA:** Same as FSP-851T but with ULC Listing.

#### Bases:

**B710LPBP:** Standard U.S. low-profile base, pkg. of 10.

**B710LPA:** Standard U.S. low-profile base, ULC Listing.

**B501BP:** Standard European flangeless base, pkg. of 10.

**B501A:** Standard European flangeless base, ULC Listing.

**B501BH(A):** Sounder base, includes B501(A) base above.

**B501BHT(A):** Same as B501BH(A), but includes temporal sounder.

**B224RB(A):** Intelligent relay base.

**B224BI(A):** Intelligent isolator base. Isolates SLC from loop shorts.

#### Accessories:

**F110:** Retrofit replacement flange for BX-501 base. Converts BX-501 base for use with FlashScan® detectors.

**RA400Z(A):** Remote LED annunciator. 3--32 VDC. Fits U.S. single-gang electrical box. *Supported by B710LP(A) and B501(A) bases only.*

**SMK400:** Surface mounting kit provides for entry of surface wiring conduit. *For use with B501(A) base only.*

**RMK400:** Recessed mounting kit. *For use with B501(A) base only.*

**SMB600:** Surface mounting kit for use with B710LP(A).

**BCK-200B:** Black detector covers, box of 10.

**M02-04-01:** Test magnet.

**M02-09-00:** Test magnet with telescope stick.

**XR2B:** Detector removal tool. Allows installation and/or removal of FlashScan® Series detector heads from base in high ceiling installations.

**T65-127-000:** Detector removal tool without pole.

**XP-4:** Extension pole for XR2B. Comes in three 5-ft. sections.

#### Detector Guards:

**NOTE:** Some guards listed below may not be applicable to FSP models.

**SDG-773:** Smoke detector guard; cover is 7.0" (17.78 cm) square x 3.0" (7.62 cm) deep. *This guard is mechanically compatible with FSP-751. It is UL-compatibility listed with the FSP-851 (file UL S5515).*

**STI 9601:** Low-profile, flush-mount smoke detector guard, wire.

**STI 9602:** Low-profile, surface-mount, smoke detector guard, wire.

**STI 9609:** High-profile, flush-mount, smoke detector guard, wire.

**STI 9605:** High-profile, surface-mount, smoke detector guard, wire.

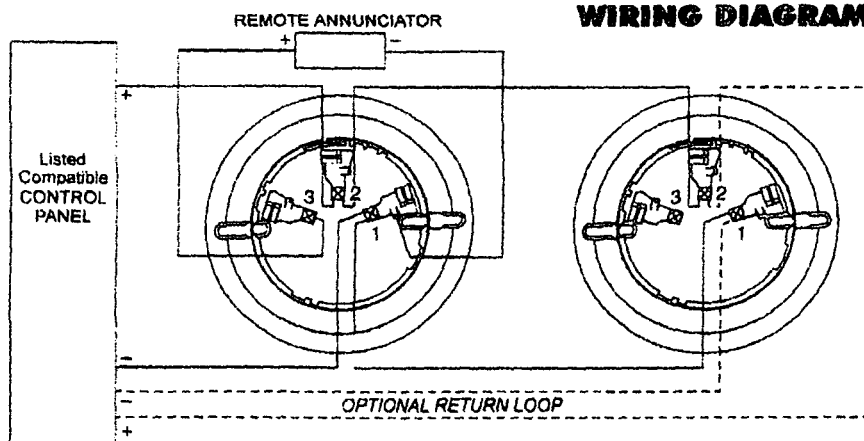
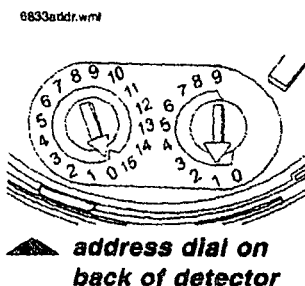
**STI 9604:** Flush-mount heat detector guard, wire.\*

**STI 9610:** Surface-mount heat detector guard, wire.\*

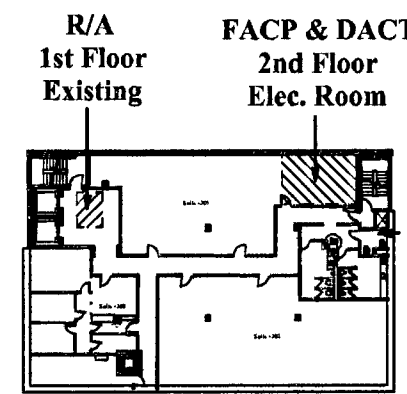
\*For dimensions and additional information on STI Steel Web Stoppers, see data sheet DN-4936.

**STI-8200-SS:** Flush-mount stainless steel smoke detector guard (compatibility pending).

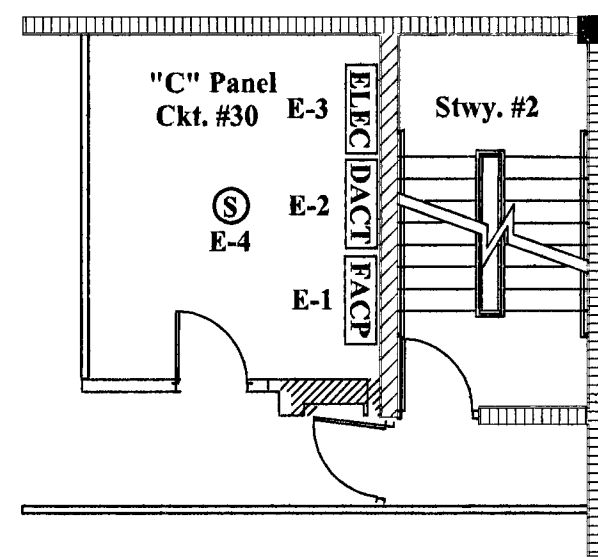
**STI-8230-SS:** Surface-mount stainless steel smoke detector guard (compatibility pending).







**Location Key**  
**Not To Scale**



**Partial 2nd FL.**  
**Electric Room**  
**Not To Scale**

Regulated Voltage Range  
16.0 - 33.0 VDC  
(For ALL the types of NAC Devices)

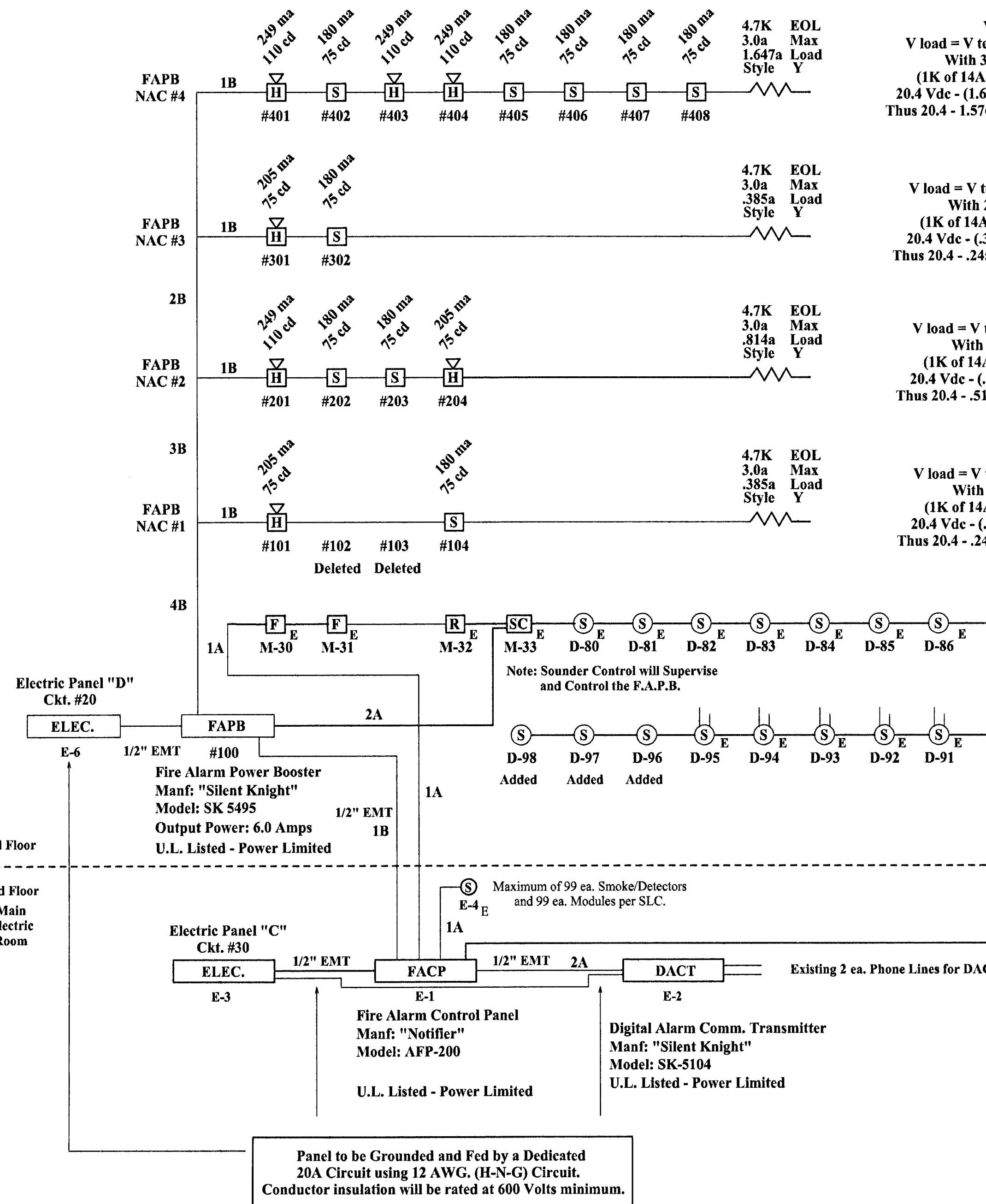
**Voltage Drop Calculation**  
V load = V terminus (20.4) - (I Load x R conductors)  
With 300' (Total Out & Back) of 14/2 =  
(1K of 14AWG = 3.19 ohms x .300) = .957 ohms  
20.4 Vdc - (.1647a Load x .957 Ohm's Res.) = 1.576 Vdc  
Thus 20.4 - 1.576 Vdc = 18.824 Vdc at the last device = OK

**Voltage Drop Calculation**  
V load = V terminus (20.4) - (I Load x R conductors)  
With 200' (Total Out & Back) of 14/2 =  
(1K of 14AWG = 3.19 ohms x .200) = .638 ohms  
20.4 Vdc - (.385a Load x .638 Ohm's Res.) = .245 Vdc  
Thus 20.4 - .245 Vdc = 20.155 Vdc at the last device = OK

**Voltage Drop Calculation**  
V load = V terminus (20.4) - (I Load x R conductors)  
With 200' (Total Out & Back) of 14/2 =  
(1K of 14AWG = 3.19 ohms x .200) = .638 ohms  
20.4 Vdc - (.814a Load x .638 Ohm's Res.) = .519 Vdc  
Thus 20.4 - .519 Vdc = 19.881 Vdc at the last device = OK

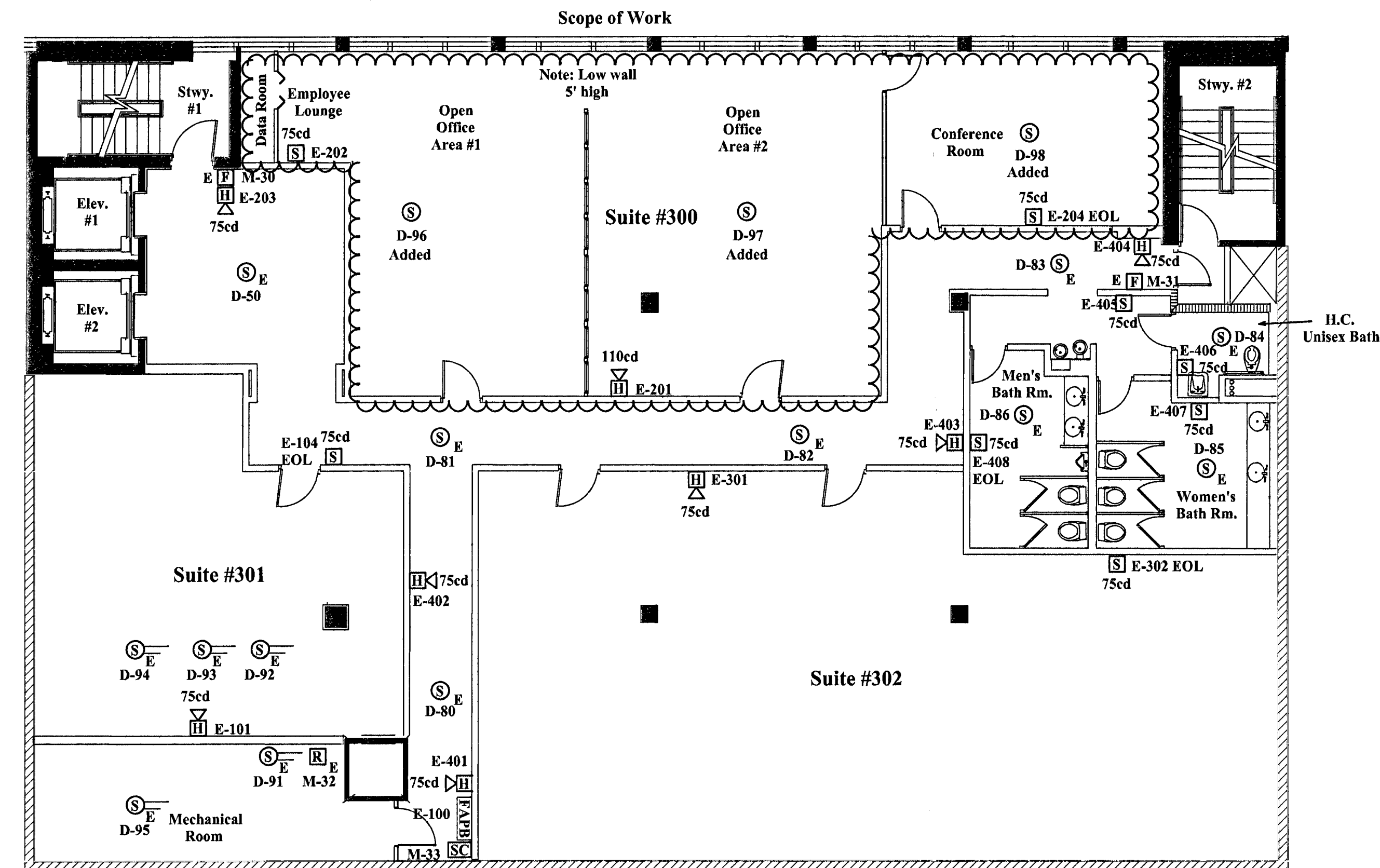
**Voltage Drop Calculation**  
V load = V terminus (20.4) - (I Load x R conductors)  
With 200' (Total Out & Back) of 14/2 =  
(1K of 14AWG = 3.19 ohms x .200) = .638 ohms  
20.4 Vdc - (.385a Load x .638 Ohm's Res.) = .245 Vdc  
Thus 20.4 - .245 Vdc = 20.155 Vdc at the last device = OK

"Addressable System"  
Maximum of 99 ea. Smoke/Detectors  
and 99 ea. Modules per SLC.



**Riser** **Not to Scale**

This Building is Not Sprinkled.  
This is an Existing "Remote Central Station" Job.



Scale; 1/8" = 1'

**3rd Floor Plan**

**FACP**  
**AFP-200**

AFP-200 Battery Backup Calculation					
System Components	Quantity of Devices	Stand-By Current (Amps)	Maximum Alarm Current (Amps)	Total Stand-By Current (Amps)	Total Alarm Current (Amps)
Main System Board	1	.100	.240	.100	.240
<b>Detectors/Modules</b>					
FSI-751 Photo Sensor Head (Addr.)	53 + 3 = 56	.000300	.000300	.0168	.0168
FRM-1 Control/Relay Module (Addr.)	23	.000350	.0065	.00805	.1495
MMX-101 Mini Module (Addr.)	16	.000300	.000300	.0048	.0048
<b>Notification Applications</b>					
NAC #1 = 2.25 Amps Max.					.900
NAC #2 = 2.25 Amps Maximum					.957
NAC #3 = 2.25 Amps Maximum					1.125
NAC #4 = 2.25 Amps Maximum					.980
Maximum is Subject to Total Power Available					
<b>TOTAL CURRENT AMP's = 5.4 Amps</b>				.129a	4.373a
A) Supervisory (Stand-By) Current in Amps	.129a	Changed	Changed		
B) Supervisory (Stand-By) Time 24 Hrs.	24				
C) Supervisory (Stand-By) Total	3.096a	Changed			
D) Alarm Current Total	4.373a	Changed			
E) Alarm Time in Minutes (S = .083)	.083				
F) Alarm Requirements	.362a	Changed			
G) Battery Backup Requirements (F plus C)	3.458a	Changed			
H) 20% Safety Factor (=G x 1.2)	4.150a	Changed			
Reqd. Batt. Size (7, 12, 18 or 26) AH	7 AH				

#### Wire Legend

A = 1 PAIR 18/2 (FPLP if FreeLined and or THWN in EMT) (SLC - DATA)  
B = 1 PAIR 14/2 (FPLP if FreeLined and or THWN in EMT) (N.A.C.'s)

**NEC NOTE:**  
All Wiring Shall Be Power Limited. All New Low Voltage Fire Alarm Wiring Shall Be FreeLined And Independently Supported When Not In Raceways.

#### Scope of Work

1. ADDING A TOTAL OF 3 EA. SMOKE DETECTORS TO SUITE #300.
2. TESTING F/A SYSTEM FOR THE ELECTRICAL AND FIRE-DEPT.'S APPROVAL FOR PERMIT ACCEPTANCE.

NOTICE: In addition to the requirements of this permit, these may be applicable to the jurisdiction of the City of Miami Beach, Florida, and the State of Florida. Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

BUILDING:  
ZONING:  
CER/HPB:  
CONCURRENCY:  
FIRMING:  
ELECTRICAL:  
MECHANICAL:  
FIRE PREVENTION:  
ENGINEERING:  
PULING WORKS:  
STRUCTURAL:  
ELEVATOR:

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

**Suite #300 - Build Out**  
**CABI - 301 Commercial LLLP**  
4100 Pine Tree Drive  
Miami Beach, FL

Master P/N : B-0803583  
CHKD BY: Mark Tardif  
Rev. #1  
Date: September 03, 2008  
Sheet #1 of 2 Total

**FA-1**

**FIDRAT**  
**FIRE**  
**&**  
**SYSTEMS, INC.**

10701 S.W. 113 Place  
Miami, FL 33176

Owner: Mark Tardif  
Office: (305) 596-3588  
Mobile: (305) 898-5126

State Certified: EF #0001058

-With a Name like Fidratt, We have to be Good -

10701 S.W. 113 Place  
Miami, FL 33176

Owner: Mark Tardif  
Office: (305) 596-3588  
Mobile: (305) 898-5126

State Certified: EF #0001058

-With a Name like Fidratt, We have to be Good -

W11.389+System No. C-AJ-1044  
June 15, 2005  
F Ratings - 2, 3, and 4 (See Items 2A and 4)  
T Rating - 0 1/2  
L Rating At 400 F - 15 min  
W Rating - Class 1 (See Item 4)

3M Fire Protection Products  
C-AJ-1044  
06-15-2005  
(\SECTION A-A)

1. Floor or Wall Assembly - Lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Except as noted in table under Item 4, min thickness of solid concrete floor or wall assembly is 4-1/2 in. (114 mm). Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units\*. When floor is constructed of hollow core precast concrete units, packing material (Item 5) and caulk fill material (Item 6) is to be installed symmetrically on both sides of floor, flush with floor surface. Wall assembly may also be constructed of any UL Classified Concrete Blocks\*. Max diam of opening is in solid lightweight or normal weight concrete. Floor is 32 in. (813 mm). Max diam of opening in floor constructed of hollow-core precast concrete units is 7 in. (178 mm).

See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.

1A. Steel Sleeve (Optional, not shown) - Max 15 in. (381 mm) ID (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly. Sleeve may extend a max of 2 in. (51 mm) above top of floor or beyond either surface of wall. Max 16 in. (406 mm) ID (or smaller) min 0.028 (0.71 mm) wall thickness (or heavier) galvanized steel sleeve cast or grouted into floor or wall assembly. Sleeve may extend a max of 1/2 in. (13 mm) beyond either surface of floor or wall.

2. Through Penetrants - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Max annular space between pipe, conduit or tubing and edge of through opening or sleeve is dependent on the parameters shown in Item 4. Min annular space between pipe or conduit and edge of through opening is 0 in. (0 mm) (point contact). Pipe conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. Steel Pipe - Nom 3/8 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. Iron Pipe - Nom 3/8 in. (762 mm) diam (or smaller) cast or ductile iron pipe.

C. Conduit - Nom 6 in. (152 mm) diam (or smaller) rigid steel conduit.

D. Conduit - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.

E. Copper - Tubing Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tube.

F. Copper Pipe - Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

3. Packing Material - Polyethylene backer rod or nom 1 in. (25 mm) thickness of tightly-packed mineral wool batt or glass fiber insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of caulk fill material (Item 4).

4. Fill/Void or Cavity Material\* - Caulk or Sealant - Applied to fill the annular space flush with top surface of floor. In wall assemblies, required caulk thickness to be installed symmetrically on both sides of wall, flush with wall surface. At point contact location between penetrant and sleeve or between penetrant and concrete, a min 1/4 in. (6 mm) diam bead of caulk shall be applied at top surface of floor and at both surfaces of wall. The hourly F Ratings and the min required caulk thicknesses are dependent upon a number of parameters, as shown in the following table:

(a) Min 1 in. (25 mm) thickness of mineral wool batt insulation required in annular space.

(b) Min 1 in. (25 mm) thickness of mineral wool batt insulation required in annular space on both sides of floor or wall assembly. Min 1 in. (25 mm) thickness of caulk to be installed flush with each surface of floor or wall assembly.

3M COMPANY - CP 250 BT caulk or FB-3000 WT sealant. (Note: W Rating applies only when FB-3000 WT sealant is used.)

\*Bearing the UL Classification Marking

Min. Floor or Wall Thickness In. (mm)	Nom pipe Tube or Conduit Diam In. (mm)	Max Annular Space In. (mm)	Min Caulk Thickness In. (mm)	F Rating Hr
2-1/2" (64)	1/2-12" (13-305)	1-3/8" (35)	1/2" (13)	2
2-1/2" (64)	1/2-12" (13-305)	3-1/4" (83)	1" (25)	2
4-1/2" (114)	1/2-6" (13-152)	1-3/8" (35)	1/4 (6)(a)	2
4-1/2" (114)	1/2-12" (13-305)	1-1/4" (32)	1/2" (13)	3
4-1/2" (114)	1/2-20" (13-508)	2" (51)	1" (25)	3
4-1/2" (114)	1/2-12" (13-305)	3-1/4" (83)	1" (25)	3
4-1/2" (114)	22-30" (558-762)	2" (51)	2" (51)	3
5-1/2" (140)	1/2-6" (13-152)	1-3/8" (35)	1" (25)(b)	4

3M Company - CP250BT Caulk or FB-3000 WT sealant. (Note: W Rating applies only when FB-3000 WT sealant is used.)

\* NOTE  
THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS FROM THE 2004 EDITION OF THE UL FIRE RESISTANCE DIRECTORY.

Existing  
"F.A.P.B. #100"

SK 5495 Battery Backup Calculation					
Devices	Quantity of Devices	Current Per Device		Total Stand-By Current (Amps)	Total Alarm Current (Amps)
5495 Distributed Power Module (Current Draw From Battery)	1	Standby:	75 ma	75 ma	
		Alarm:	175 ma		175 ma
5495 Current				75 ma	175 ma
Notification Appliances		Refer to device manual for current ratings.			
N.A.C. #1		Alarm:	ma	0 ma	385 ma
N.A.C. #2		Alarm:	ma	0 ma	814 ma
N.A.C. #3		Alarm:	ma	0 ma	385 ma
N.A.C. #4		Alarm:	ma	0 ma	1647 ma
Auxiliary Power: MR-101/T	1	Alarm:	18 ma		
Notification Appliances Current				ma	3231 ma
Total current ratings of all devices in system (line A + Line B + line C)				75 ma	3406 ma
Total current ratings converted to Amperes (line D x .001):				.075 A	3.406 A
F Number of Standby hours (24 or 60)				24 H	
Multiply lines E and F				Total standby AH	1.800 AH
Alarm sounding period in hours. (For example, 5 min. = .083 hours & 15 min. = .25)					.083 H
Multiply lines E and H				Total alarm AH	.282 AH
Add lines G and I		Total standby and alarm AH		2.082 AH	
Multiply line J by 1.20 (20% extra insurance to meet desired performance)		Total ampere-hours required		2.499 AH	

4 AH Batteries to be Installed

FIRE ALARM CONTROL PANEL

Manf: "Notifier"  
Model: AFP-200  
Output Power: 5.0 AMPS  
(U.L. Listed - Power Limited)

FIRE ALARM CONTROL PANEL

Manf: "SILENT KNIGHT"  
Model: SK-5495  
Output Power: 6.0 AMPS  
(U.L. Listed - Power Limited)

DIGITAL ALARM COMM. TRANSMIT.

Manf: "SILENT KNIGHT"  
Model: SK-5104  
(U.L. Listed - Power Limited)

SMOKE DETECTOR (Pre-Existing)

SMOKE DETECTOR (ADDR.)

Manf: "NOTIFIER"  
Model: FSD-851PL  
(U.L. Listed)  
(Refer To Spec Sheets)

DUCT/DETECTOR (ADDR.)

Manf: "NOTIFIER"  
Model: FSD-751PL  
(U.L. Listed)  
(Refer To Spec Sheets)

RELAY (ADDR.)

Manf: "NOTIFIER"  
Model: FRM-1  
(U.L. Listed)  
(Refer To Spec Sheets)

SOUNDER/CONTROL MODULE (ADDR.)

Manf: "NOTIFIER"  
Model: FCM-1  
(U.L. Listed)  
(Refer To Spec Sheets)

PULL STATION (ADDR.)

Manf: "NOTIFIER"  
Model: NBG-12LX  
(U.L. Listed)  
(Refer To Spec Sheets)

HORN/STROBE

Manf: "GENTEX"  
Model: GEC3-24WR (Multi-candela)  
(U.L. Listed)  
(Refer To Spec Sheets)

STROBE

Manf: "GENTEX"  
Model: GES3-24WR (Multi-candela)  
(U.L. Listed)  
(Refer To Spec Sheets)

Existing

Sequence of Operation

1. ANY ALARM WILL CAUSE A GENERAL EVACUATION SIGNAL THROUGHOUT THE ENTIRE BUILDING.

2. ALL TROUBLE CONDITIONS SHALL BE ACCOMPANIED BY A YELLOW L.E.D. AND AN AUDIBLE SOUNDER AT THE F.A.C.P.

3. THERE ARE NO CONTROL FUNCTIONS ADDED TO THIS SYSTEM.

4. THE F.A.P.B. IS CONNECTED TO THE EXISTING F.A.C.P. AND THEY BOTH FUNCTION AS ONE SYSTEM.

5. THE EXISTING SYSTEM HAS A D.A.C.T. AND WILL TRANSMIT ALL ALARMS AND TROUBLES TO THE REMOTE CENTRAL STATION.

General Fire Alarm System Notes

1. ALL FIRE ALARM EQUIPMENT FOR THIS PROJECT SHALL BE "POWER LIMITED".

2. THE FIRE ALARM SYSTEM SHALL BE PROVIDED WITH BATTERY BACK-UP FOR 24 HOURS STAND-BY AND 5 MINUTE RING MIN.

3. THE FIRE ALARM SYSTEM INSTALLATION SHALL COMPLY WITH NFPA 72, NEC 760-52(B), AND ALL APPLICABLE LOCAL CODES.

4. WIRING SHALL SPECIFICALLY CONFORM WITH N.E.C. ARTICLE 760-52(B)1 FOR POWER LIMITED FIRE ALARM CONDUCTORS WHICH STATES THAT "EXPOSED OR FISHED IN CONCEALED SPACES IS ALLOWED" REFERENCED AS PER THE N.E.C. 2002 HANDBOOK Pg. 1032.

5. ALL EQUIPMENT SHALL BE UL LISTED AND COMPATABLE.

6. FIRE ALARM WIRING/RACEWAYS TO BE IN COMPLIANCE WITH NEC ARTICLE 300 WHERE APPLICABLE.

7. MOUNT AUDIO/VISUAL DEVICES @ 82" AFF. (Bottom of device should not extend below 80" OR be within 6" of ceiling - whichever is LOWEST)

8. ALL PULL/STATIONS SHALL BE MOUNTED @ 48" A.F.F.

9. SMOKE/DETECTORS SHALL NOT BE MOUNTED WITHIN 3' OF ANY AIR DIFFUSERS.

10. CONTRACTOR SHALL NOT EXCEED 40% PIPE FILL. (AS PER THE N.E.C.)

11. ALL WIRING MAY BE FREELINED, EXCEPT FOR RISERS.

12. WHEN E.M.T. IS USED - IT SHALL BE A MINIMUM OF 1/2".

FIDRAT  
FIRE  
&  
SYSTEMS, INC.

10701 S.W. 113 Place  
Miami, FL 33176  
Owner: Mark Tardif  
Office: (305) 596-5588  
Mobile: (305) 898-5126  
State Certified: EF #0001058  
-With a Name like Fidrat, We have to be Good -

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Suite #300 - Build Out  
CABI - 301 Commercial LLLP  
4100 Pine Tree Drive  
Miami Beach, FL

- Fire Detection & Warning System Drawings -

PARCEL #0232220010370  
Master P/N : B-0803583  
CHKD BY: Mark Tardif  
Rev. #1  
Date  
DATE: September 03, 2008  
Sheet #2 of 2 Total  
FA-2

0803583-15TR  
FP080599  
301 ARTHUR GODFREY RD.  
OFFICE COPY

FP080599  
OFFICE COPY  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:  
BUILDING: 08/04/08  
ZONING: 08/04/08  
DRB/HPB: \_\_\_\_\_  
CONCURRENCY: \_\_\_\_\_  
PLUMBING: \_\_\_\_\_  
ELECTRICAL: 08/04/08  
MECHANICAL: \_\_\_\_\_  
FIRE PREVENTION: \_\_\_\_\_  
ENGINEERING: \_\_\_\_\_  
PUBLIC WORKS: \_\_\_\_\_  
STRUCTURAL: \_\_\_\_\_  
ELEVATOR: \_\_\_\_\_



DOOR SCHEDULE