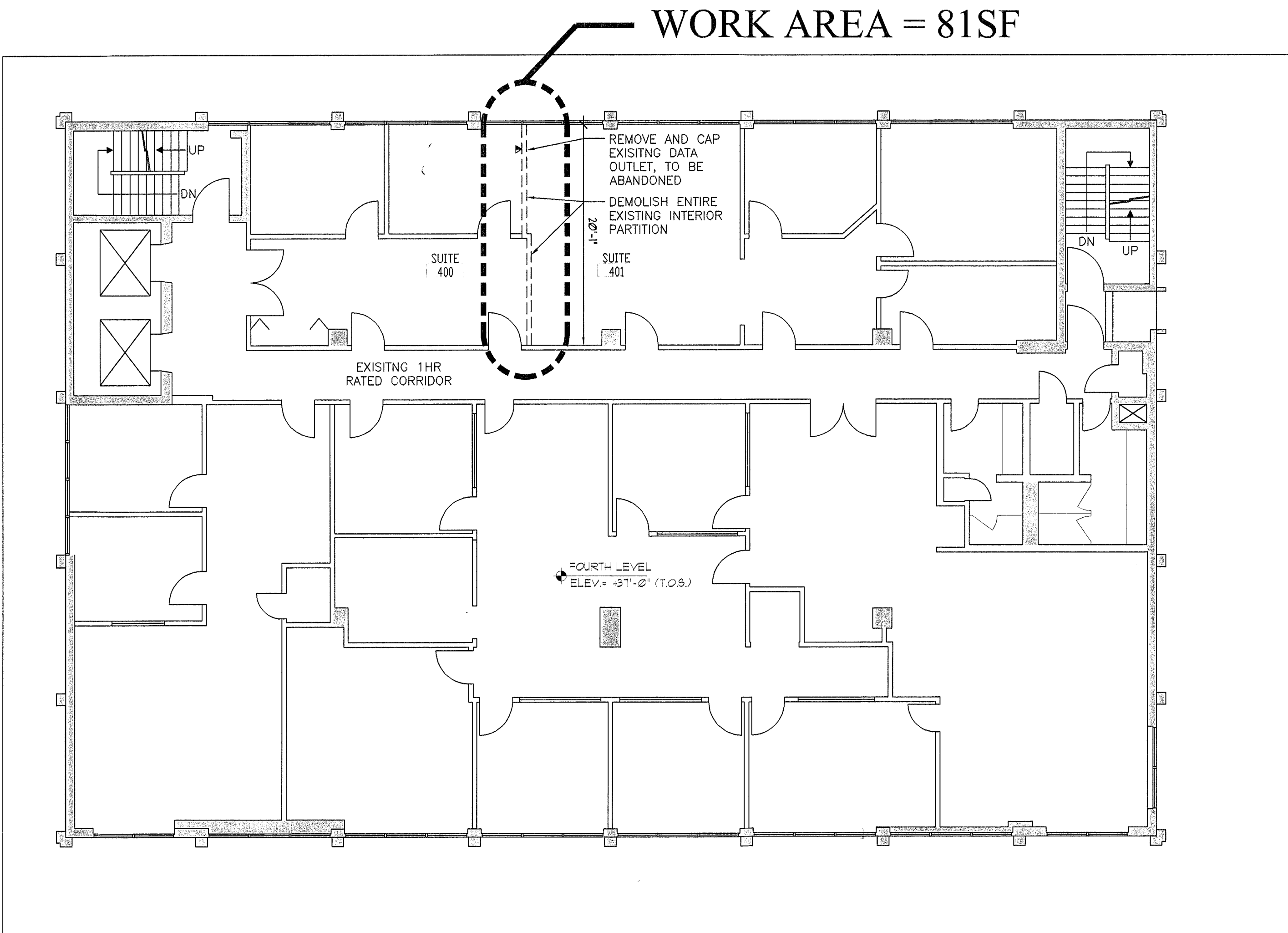
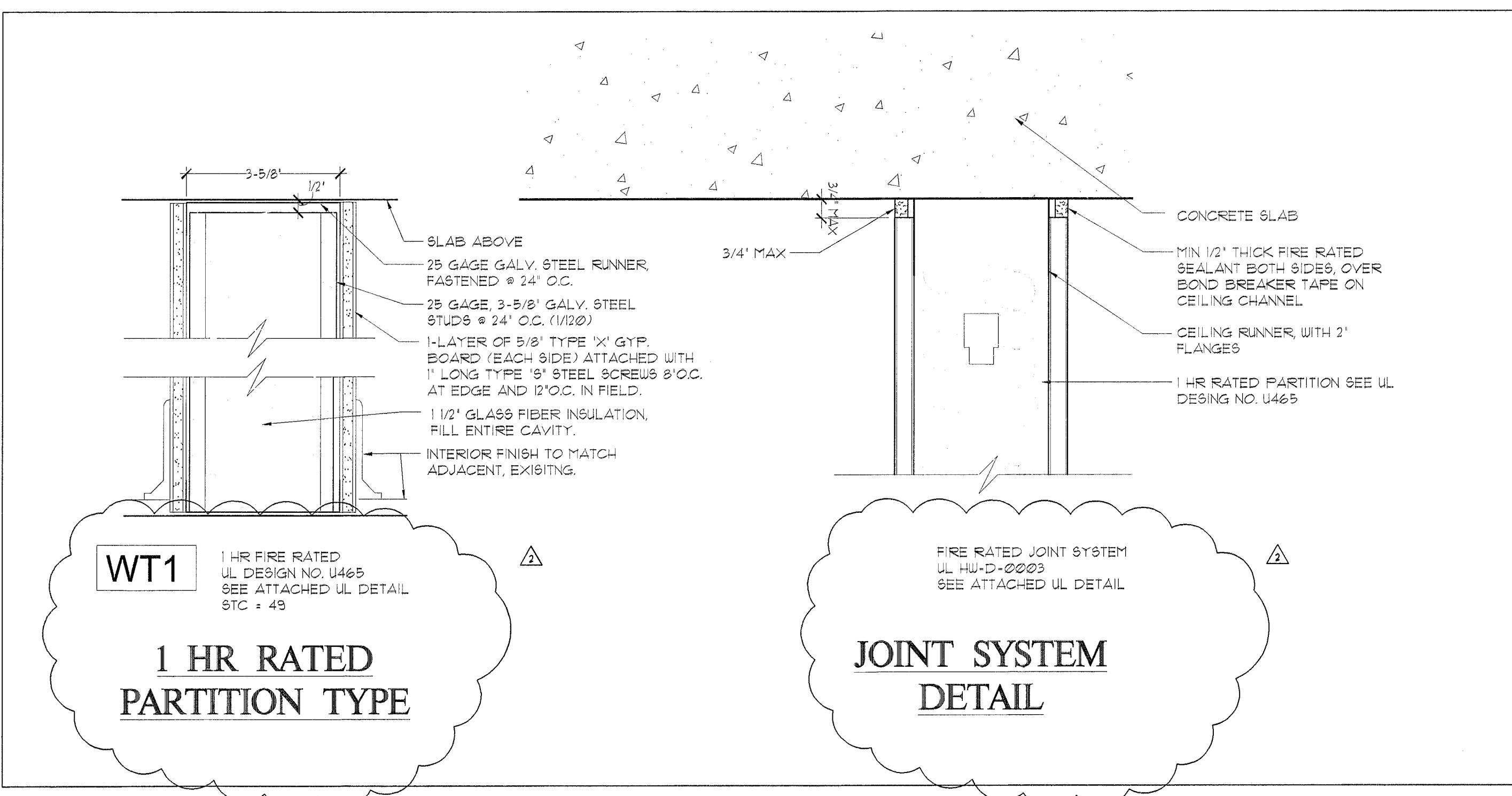


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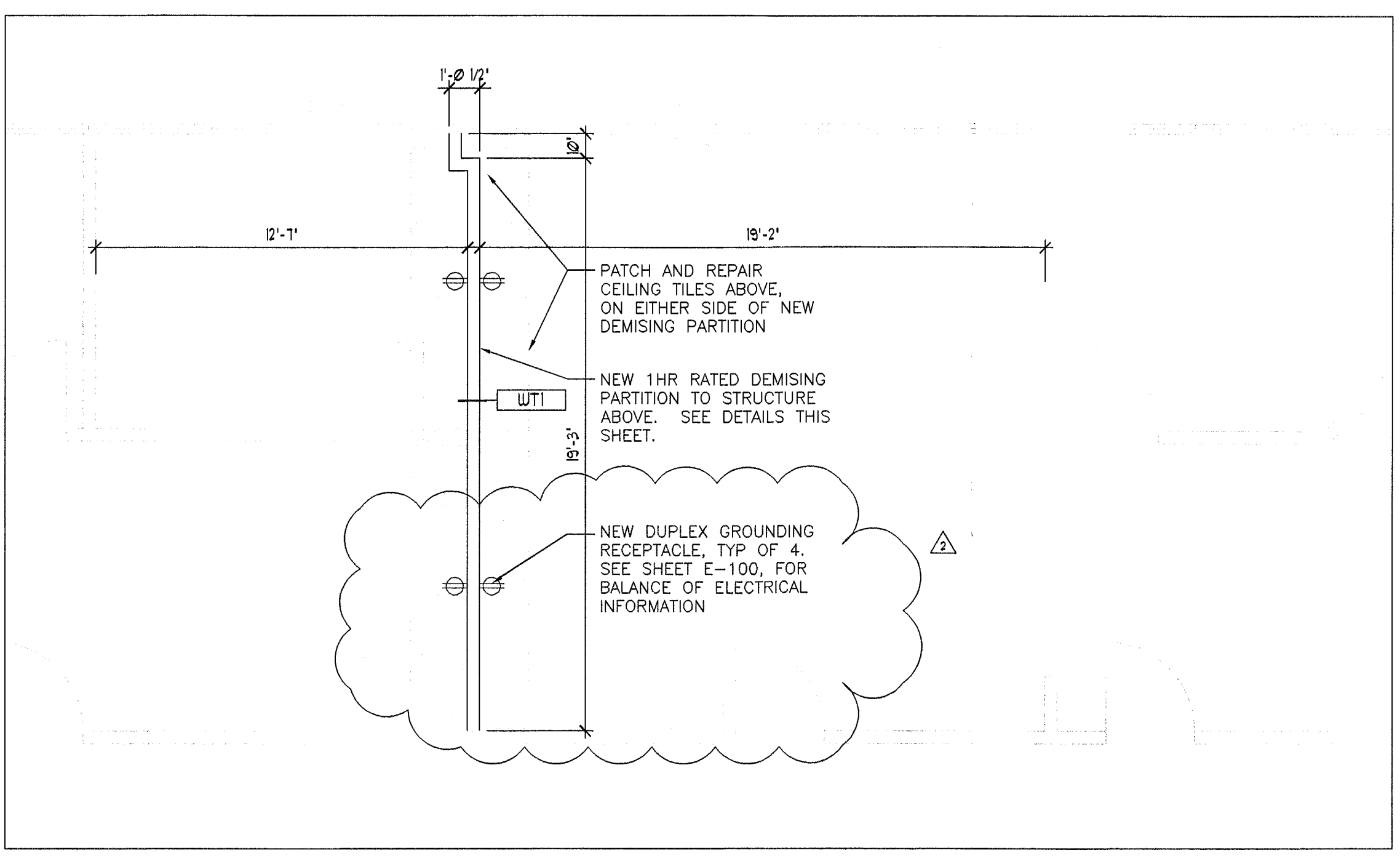
EXISTING 4th FLOOR PLAN

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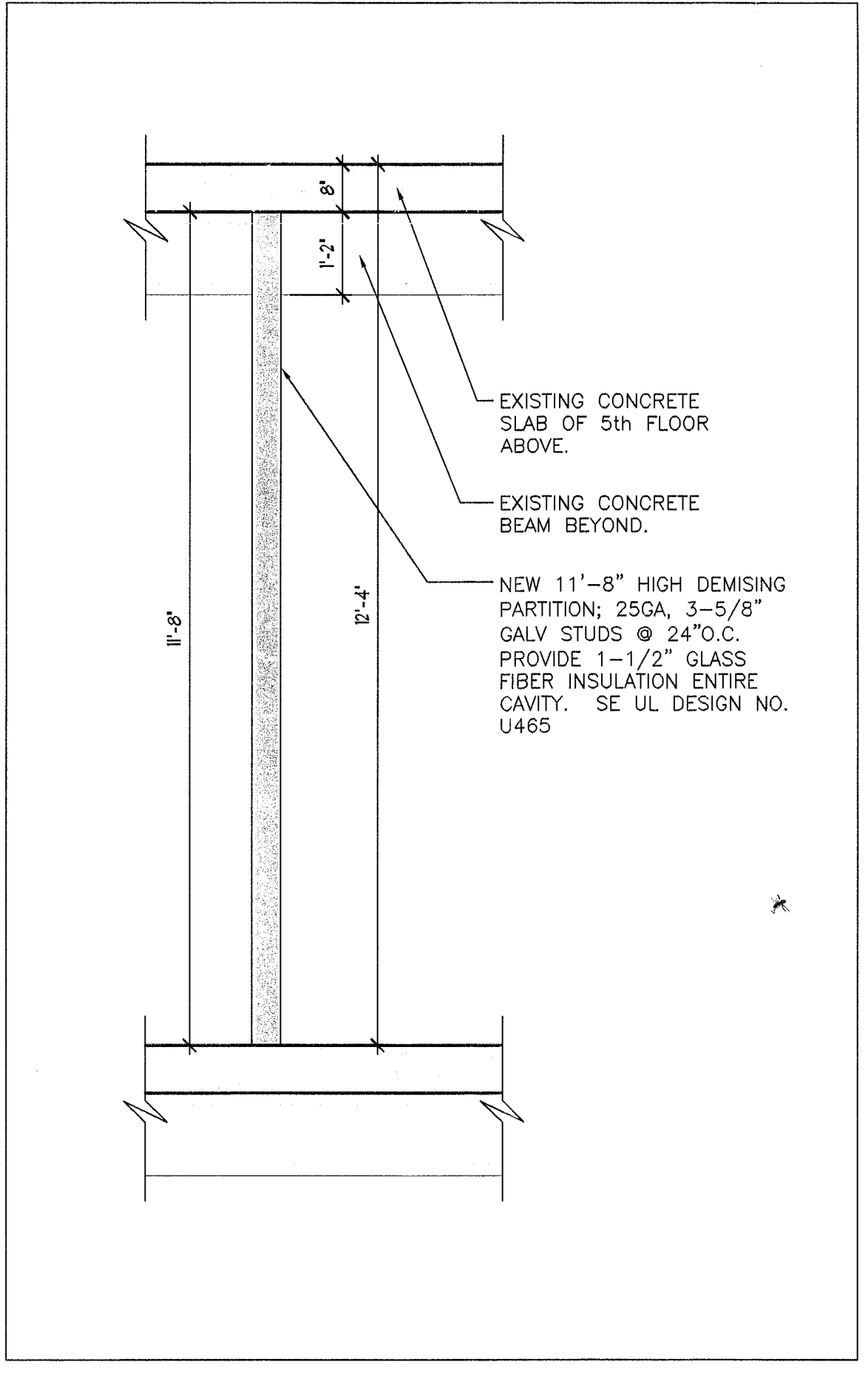
DEMISING PARTITION DTL

SCALE: 3"=1'-0"



DEMISING PARTITION PLAN

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



DEMISING PARTITION SECTION

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



ISSUED FOR PERMIT - SEPTEMBER 24th, 2012

AA 26002058

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CONSULTING

New Demising Partition - Suite 400

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Aventura, Florida 33186
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1	ISSUED FOR PERMIT	9.24.12
2	PERMIT COMMENTS	10.20.12
3	PERMIT COMMENTS	12.14.12
DRAWING HISTORY:		
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 21117.00

REGISTRATION: AA 26002058

☐ JOHN P. FULLERTON - AR 4743

14 DEC 2012

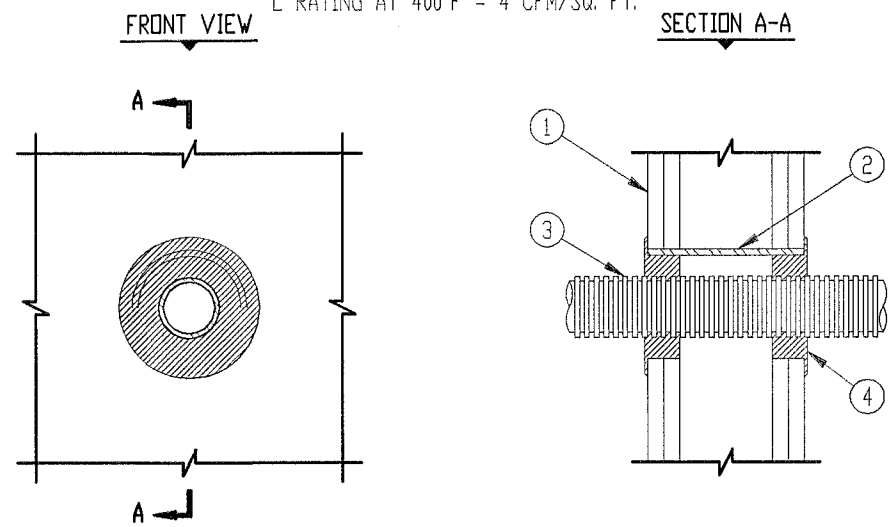
A-100

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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UL SYSTEM NO. W-L-2075
ENT THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. AND 2-HR.
T-RATING = 0-HR. AND 2-HR. (FOR 1-HR. AND 2-HR. WALLS, RESPECTIVELY)
L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L-RATING AT 400°F = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (SEE NOTE NO. 3 BELOW):
 - A. MAXIMUM 6" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
 - B. MAXIMUM 6" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
 - C. MAXIMUM 6" NOMINAL DIAMETER FRPP PLASTIC PIPE.
 - D. MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. SEE NOTE NO. 1 BELOW.
5. HILTI CP 601 OR HILTI CP 603 FIRESTOP SEALANT (SEE TABLE BELOW).
6. FASTEN EACH MOUNTING TAB TO WALL ASSEMBLY WITH APPROPRIATE HILTI ANCHORS.

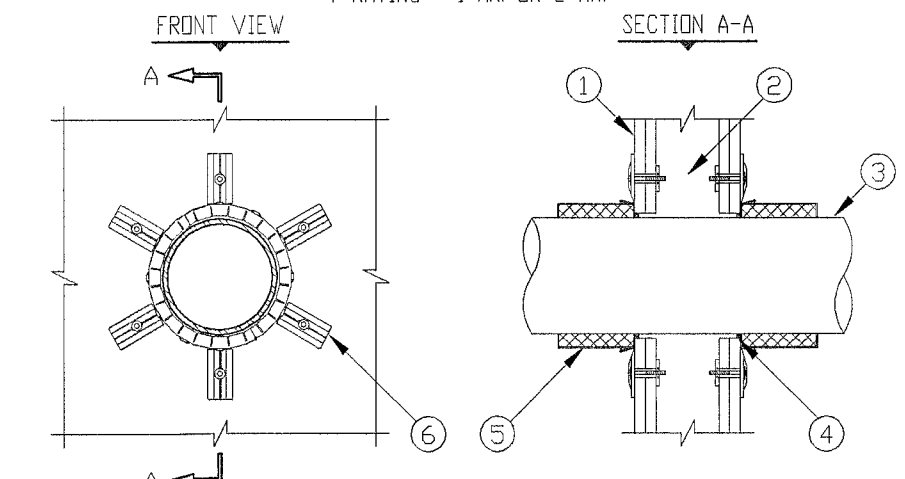
NOTES : 1. MAXIMUM DIAMETER OF OPENING = 4".
2. ANNUAL SPACE = 3/4".

ENT THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL SYSTEM NO. W-L-2078
PLASTIC PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.



1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (SEE NOTE NO. 3 BELOW):
 - A. MAXIMUM 6" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE).
 - B. MAXIMUM 6" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR OR SOLID CORE).
 - C. MAXIMUM 6" NOMINAL DIAMETER FRPP PLASTIC PIPE.
 - D. MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. SEE NOTE NO. 1 BELOW.
5. HILTI CP 601 OR HILTI CP 603 FIRESTOP SEALANT (SEE TABLE BELOW).
6. FASTEN EACH MOUNTING TAB TO WALL ASSEMBLY WITH APPROPRIATE HILTI ANCHORS.

NOM. PIPE DIA.	PRODUCT DESCRIPTION	NO. OF MOUNTING TABS	MAX. HOLE SIZE
1-1/2"	CP 643 50/15"	2	2-1/8"
2"	CP 643 63/2"	2	2-3/8"
3"	CP 643 90/3"	3	4"
4"	CP 643 110/4"	3	5"
6"	CP 642 160/6"	5	7"

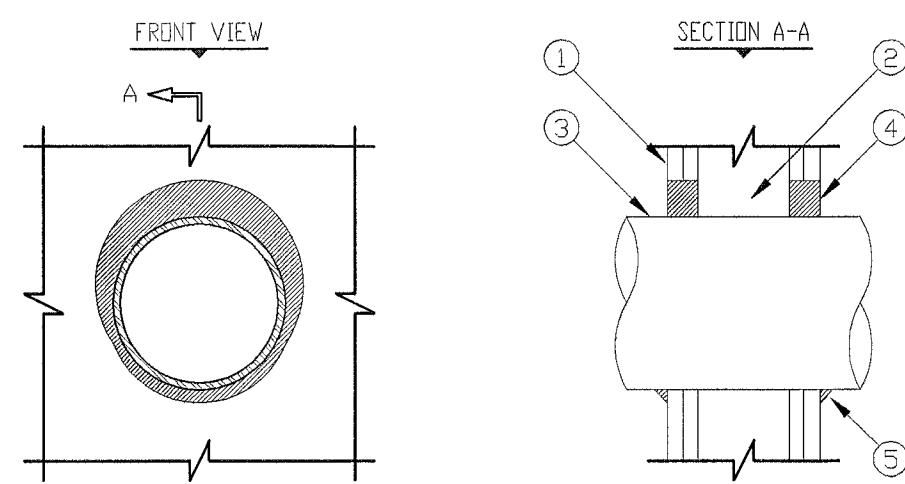
NOTES : 1. TO IMPED COLD SMOKE, PROVIDE 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRE-STOP SEALANT IN ANNUAL SPACE AROUND PLASTIC PIPE.
2. ANNUAL SPACE = MINIMUM 0", MAXIMUM 1/2".
3. CLOSED OR VENTED PIPING SYSTEMS: CPVC, ABS, FRPP = SCH. 40, CPVC= SDR 17.

PLASTIC PIPE THROUGH 1-HR. OR GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL/CUL SYSTEM NO. W-L-1054
METAL PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L-RATING AT 400°F = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 - A. MAXIMUM 30" DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
 - B. MAXIMUM 30" DIAMETER CAST IRON PIPE.
 - C. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
 - D. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
 - E. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
4. HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT :
 - A. MINIMUM 5/8" DEPTH, FOR A 1-HR. FIRE-RATING.
 - B. MINIMUM 1-1/4" DEPTH, FOR A 2-HR. FIRE-RATING.
5. MINIMUM 1/2" BEAD HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT AT POINT OF CONTACT.

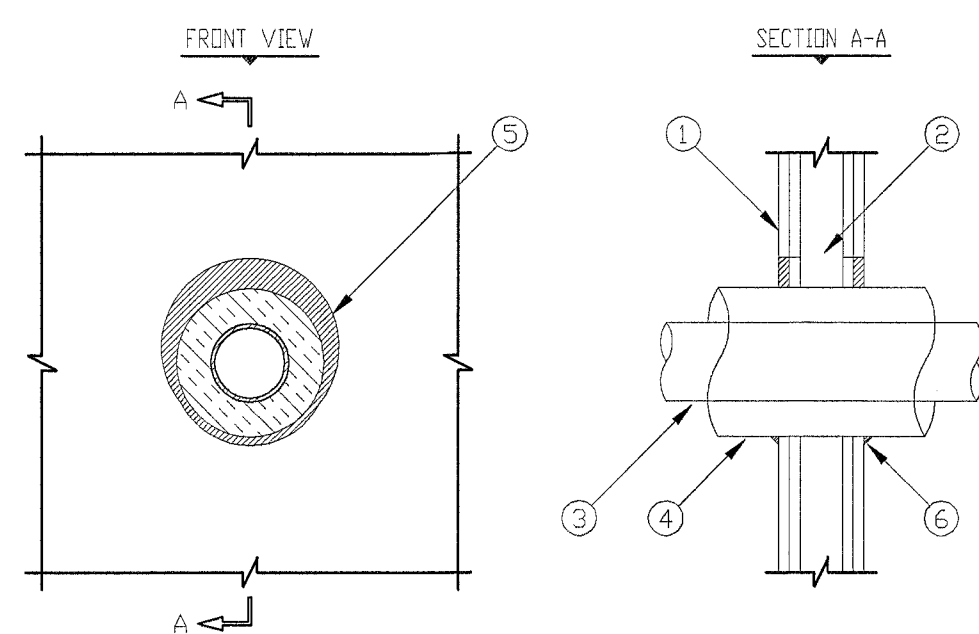
NOTES : 1. MAXIMUM DIAMETER OF OPENING :
A. 32-1/4" FOR STEEL STUD WALLS.
B. 14-1/2" FOR WOOD STUD WALLS.
2. ANNUAL SPACE = MINIMUM 0", MAXIMUM 2-1/2".

METAL PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL/CUL SYSTEM NO. W-L-5029
INSULATED METAL PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. AND 2-HR.
T-RATING = 1/2-HR., 3/4-HR., 1-HR., AND 1-3/4 HR. (SEE UL FIRE RESISTANCE DIRECTORY)
L-RATING AT AMBIENT = 4 CFM/SQ. FT.
L-RATING AT 400°F = LESS THAN 1 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 - A. MAXIMUM 12" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 20 OR HEAVIER).
 - B. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
 - C. MAXIMUM 4" NOMINAL DIAMETER STEEL CONDUIT.
 - D. MAXIMUM 4" NOMINAL DIAMETER ENT.
4. MAXIMUM 2" THICK GLASS-FIBER PIPE INSULATION.
5. MINIMUM 5/8" DEPTH HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.
6. MINIMUM 1/2" BEAD HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT AT POINT OF CONTACT.

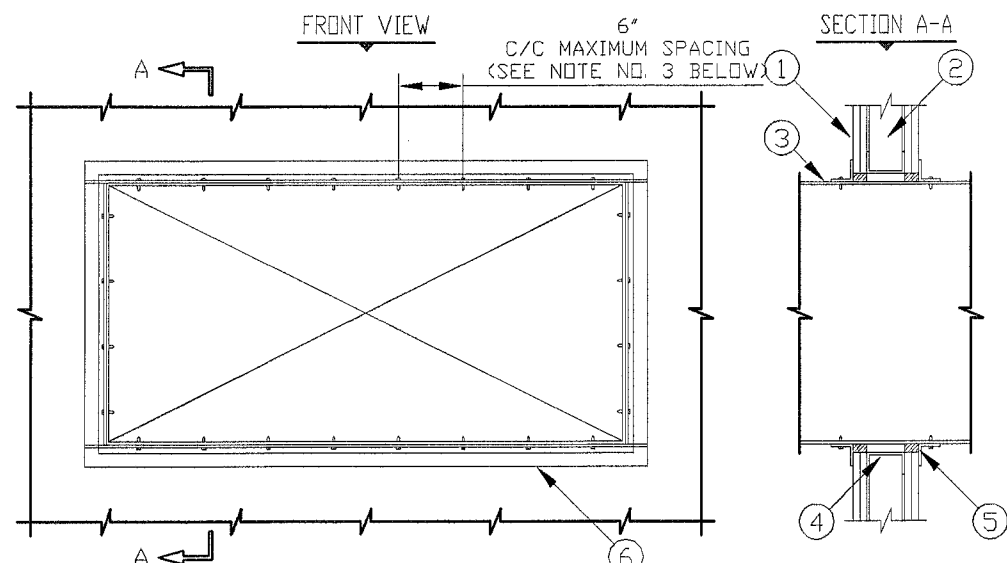
NOTES : 1. MAXIMUM DIAMETER OF OPENING = 18".
2. ANNUAL SPACE = MINIMUM 0", MAXIMUM 1-7/8".

INSULATED METAL PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL/CUL SYSTEM NO. W-L-7040
METAL DUCT (WITHOUT DAMPER) THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES WALL) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. RECTANGULAR SHEET METAL DUCT (MAXIMUM SIZE : 24" x 48", MINIMUM 24 GA. THICKNESS). (NOTE : NOT FOR USE IN DUCT SYSTEMS CONTAINING A FIRE DAMPER).
4. OPENING TO BE "FRAMED OUT" WITH LIGHTGAGE METAL FRAMING STUDS.
5. HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT, HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT, OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT :
 - A. MINIMUM 5/8" DEPTH OF SEALANT FOR A 1-HR. FIRE-RATING.
 - B. MINIMUM 1-1/4" DEPTH OF SEALANT FOR A 2-HR. FIRE-RATING.
6. SEE NOTE NO. 3 BELOW.

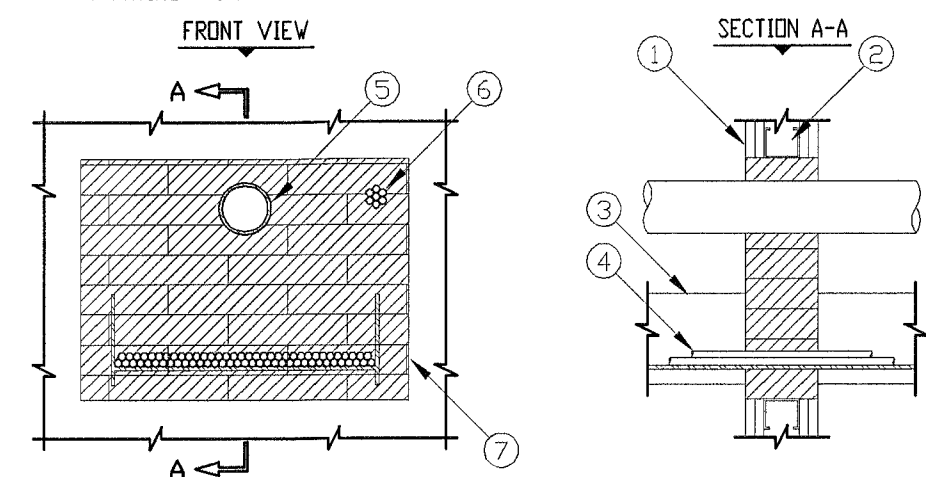
NOTES : 1. MAX. AREA OF OPENING = 1244 SQ. IN. WITH A MAXIMUM DIMENSION OF 49-1/4 IN.
2. ANNUAL SPACE = MINIMUM 1/4", MAXIMUM 1".
3. AFTER SEALING SPACE BETWEEN DUCT AND GYPSUM WALL ASSEMBLY WITH HILTI FIRESTOP SEALANT, FASTEN STEEL ANGLE (MINIMUM 1-1/2" x 1-1/2" x 16 GA.) TO DUCT WITH MINIMUM NO. 8 x 3/4" LONG SHEET METAL SCREWS. ANGLE DOES NOT HAVE TO BE FASTENED TO THE WALL ASSEMBLY.

METAL DUCT (WITHOUT DAMPER) THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL/CUL SYSTEM NO. W-L-8013
MULTIPLE PENETRATIONS THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.
L-RATING AT AMBIENT = 5 CFM/SQ. FT.
L-RATING AT 400°F = 2 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. OPEN LADDER CABLE TRAY (MAXIMUM 18" x 6", STEEL OR ALUMINUM).
4. ANY OF THE FOLLOWING CABLES MAY BE USED WITH MAXIMUM 30% FILL OF CABLE TRAY :
 - A. MAXIMUM 350 KCMIL SINGLE CONDUCTOR POWER CABLE.
 - B. MAXIMUM 7/8" NO. 12 AVG COPPER CONDUCTOR CABLE.
 - C. MAXIMUM 100 PAIR NO. 24 AVG TELEPHONE CABLE.
 - D. MAX. 7/8" NO. 12 AVG COPPER CONDUCTOR.
5. MAX. 3" NOMINAL DIAMETER PVC PLASTIC PIPE (SCHEDULE 40) (CLOSED OR VENTED PIPING SYSTEM) (SEE NOTE NO. 1 BELOW).
6. MAXIMUM 1-1/2" DIAMETER CABLE BUNDLE TO CONSIST OF ANY OF THE FOLLOWING:
 - A. FIBER-OPTIC CABLE (24 FIBER).
 - B. MAX. 25 PAIR NO. 24 AVG TELEPHONE CABLE.
 - C. MAX. 7/8" NO. 12 AVG COPPER CONDUCTOR.
 - D. MAX. 7/8" NO. 12 AVG COPPER CONDUCTOR.
7. HILTI FS 657 FIRE BLOCKS (2" THICK x 8" WIDE x 5" DEEP, REFERENCE : FRONT VIEW).

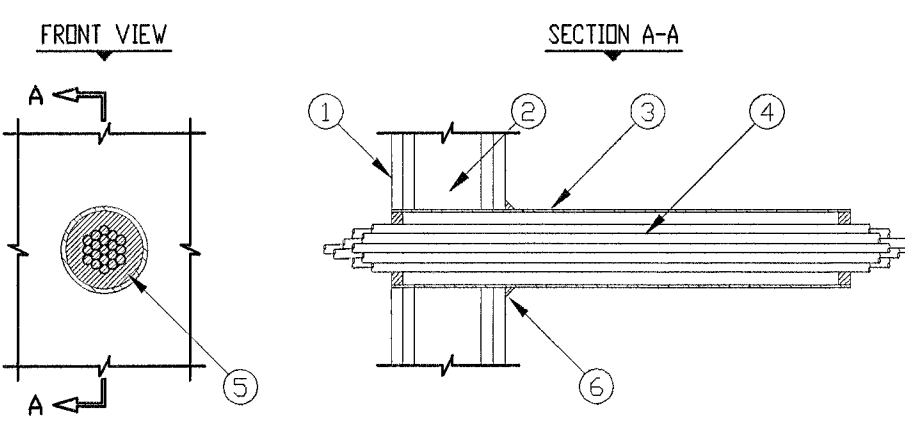
NOTES : 1. (NOT SHOWN). PENETRATING ITEMS MAY ALSO INCLUDE A MAX. 6" NOM. DIA. STEEL PIPE, MAX. 6" NOM. DIA. STEEL CONDUIT, MAX. 4" NOM. DIA. COPPER PIPE, OR MAX. 4" NOM. DIA. ENT.
2. (NOT SHOWN). MAX. 1-1/2" GLASS-FIBER INSULATION MAY BE USED IN ANY OR ALL METALLIC PIPES.
3. ANNUAL SPACE = MINIMUM 1", MAXIMUM 9-1/4".
4. APPLY HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IN ANY VOID THAT MAY EXIST AROUND PENETRANTS, INTO INTERSTICES OF CABLES, BETWEEN CABLES AND CABLE TRAY, OR BETWEEN FIRE BLOCKS) TO MAXIMUM EXTENT POSSIBLE.

MULTIPLE PENETRATIONS THROUGH 1-HR OR 2-HR, GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL/CUL SYSTEM NO. W-L-3065
CABLE BUNDLE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. (OPTIONAL) : MAXIMUM 4" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 5 OR HEAVIER) (SEE NOTE NO. 4 BELOW).
4. CABLE BUNDLE TO CONSIST OF : ANY COMBINATION OF THE FOLLOWING :
 - A. MAXIMUM 7/8" NO. 12 AVG CABLE.
 - B. MAXIMUM 25 PAIR NO. 24 AVG TELEPHONE CABLE.
 - C. RG 59 COAXIAL CABLE.
 - D. MAXIMUM 3/8" NO. 8 AVG METAL-CLAD CABLE.
 - E. MAXIMUM 3/8" (WITH GROUND) NO. 8 AVG COPPER CONDUCTOR CABLE (RDMEX).
 - F. MAXIMUM 5/8" DIAMETER FIBER-OPTIC CABLE.
5. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, CP 601S ELASTOMERIC FIRESTOP SEALANT, OR CP 606 FLEXIBLE FIRESTOP SEALANT.
6. SEE NOTE NO. 4 BELOW.

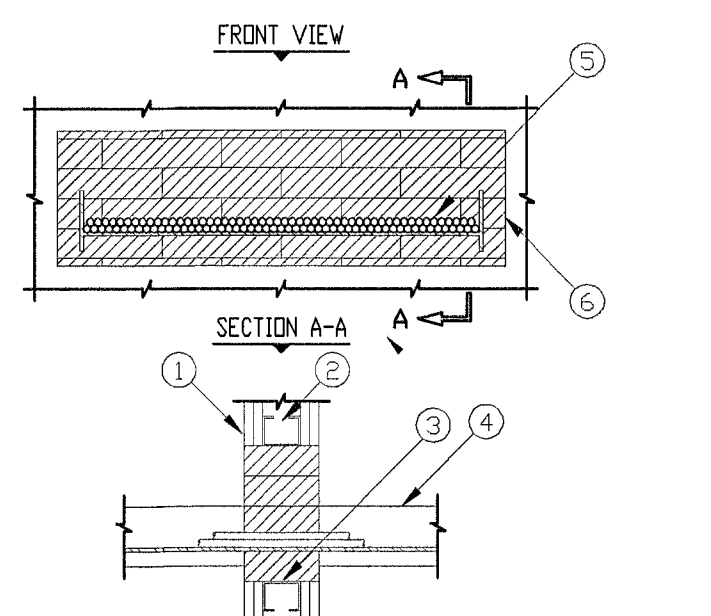
NOTES : 1. MAXIMUM SIZE OF OPENING = 4".
2. ANNUAL SPACE = MINIMUM 1/4", MAXIMUM 3/4".
3. CABLES TO FILL MAXIMUM 45% OF CROSS-SECTIONAL AREA OF OPENING.
4. STEEL SLEEVE MAY BE FLUSH WITH WALL SURFACE OR EXTEND UP TO 18" BEYOND WALL SURFACE. WHEN SLEEVE IS EXTENDED BEYOND ONE OR BOTH SIDES OF WALL, APPLY MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, CP 601S ELASTOMERIC FIRESTOP SEALANT, OR CP 606 FLEXIBLE FIRESTOP SEALANT TO WALL/SLEEVE INTERFACE.

CABLE BUNDLE THROUGH 1-HR, OR 2-HR, GYPSUM WALL ASSEMBLY

3" = 1'-0"

UL/CUL SYSTEM NO. W-L-4001
CABLE TRAY THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.
L-RATING AT AMBIENT = 5 CFM/SQ. FT.
L-RATING AT 400°F = 2 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. OPENING TO BE "FRAMED OUT" WITH LIGHTGAGE METAL FRAMING STUDS.
4. OPEN LADDER CABLE TRAY (MAXIMUM 24" x 4", STEEL OR ALUMINUM).
5. CABLES TO BE ANY COMBINATION OF THE FOLLOWING :
 - A. MAXIMUM 300 PAIR NO. 24 AVG TELEPHONE CABLE.
 - B. MAXIMUM 500 KCMIL SINGLE CONDUCTOR POWER CABLE.
 - C. MAXIMUM 1/2" DIAMETER FIBER-OPTIC CABLE (24 FIBER).
 - D. MAXIMUM 3/8" NO. 12 AVG METAL CLAD CABLE.
6. HILTI FS 657 FIRE BLOCKS (2" THICK x 8" WIDE x 5" DEEP, REFERENCE : FRONT VIEW).

NOTES : 1. MAXIMUM SIZE OF OPENING = 9" x 30".
2. ANNUAL SPACE = MINIMUM 1", MAXIMUM 4".
3. MAXIMUM AREA OF CABLES EQUALS 40% OF CROSS-SECTIONAL AREA OF CABLE TRAY.
4. APPLY HILTI FS-ONE INTO INTERSTICES OF CABLES, BETWEEN CABLES AND CABLE TRAY, AND ANY VOIDS TO MAXIMUM EXTENT POSSIBLE.

CABLE TRAY THROUGH 1-HR, OR 2-HR, GYPSUM WALL ASSEMBLY

3" = 1'-0"

Notes

1. Details shown are typical details. If field conditions do not match requirements of typical details, approved alternate details shall be utilized. Field conditions and dimensions need to be verified for compliance with the details, including but not limited to the following:

- * Minimum and maximum Width of Joints
- * Type and thickness of fire-rated construction.

The minimum assembly rating of the firestop assembly shall meet or exceed the highest rating of the adjacent construction.

2. If alternate details matching the field conditions are not available,

manufacturer's engineering judgment drawings are acceptable. Drawings shall follow the International Firestop Council (IFC)

Guidelines for Evaluating Firestop Systems Engineering Judgments.

3. References:

- * 2004 Underwriter's Laboratories Fire Resistance Directory, Volumes 1 & 2
- * NFPA 101 Life Safety Code
- * NFPA 70 – National Electric Code
- * All governing local and regional building codes

4. Firestop System installation must meet requirements of ASTM E-814 (UL 1479) tested assemblies that provide a fire rating equal to that of construction being penetrated.

5. All rated through-penetration assemblies shall be prominently labeled with the following information:

- * ATTENTION: Fire Rated Assembly
- * UL System #
- * Product(s) used
- * Hourly Rating (F-Rating)
- * Installation Date

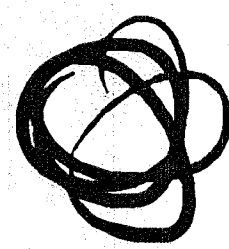
6. For outlet boxes requiring protection, use only Wall Opening Protective Materials, category CLIV as classified by Underwriter's Laboratories, Fire Resistance Directory (Volume 1.)

ISSUED FOR PERMIT - SEPTEMBER 24th, 2012

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MS

AA 26002058



THE FULLERTON GROUP
ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING

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New Demising Partition - Suite 400

4100 PINETREE DRIVE
MIAMI BEACH, FLORIDA

DEVELOPER

CABIN DEVELOPERS
19950 W. Country Club Drive, Suite 900
Aventura, Florida 33180
TEL: (305) 466-1810 FAX: (305) 466-1877

1	PERMIT COMMENTS	10.20.12
2	ISSUED FOR PERMIT	9.24.12
NO.	DESCRIPTION:	DATE:
DRAWING HISTORY:		

PROJECT NUMBER: 21117.00

REGISTRATION: AA 26002058

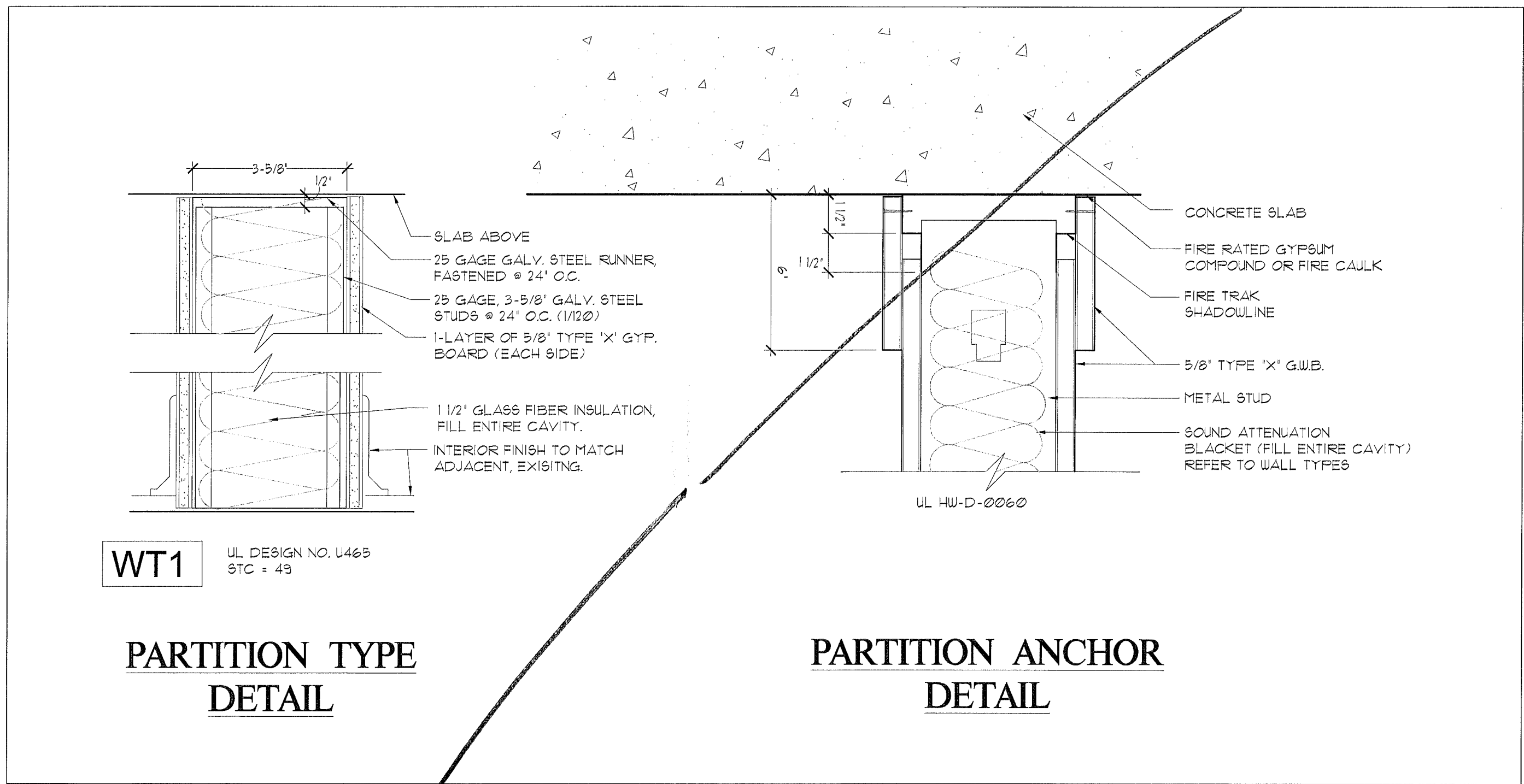
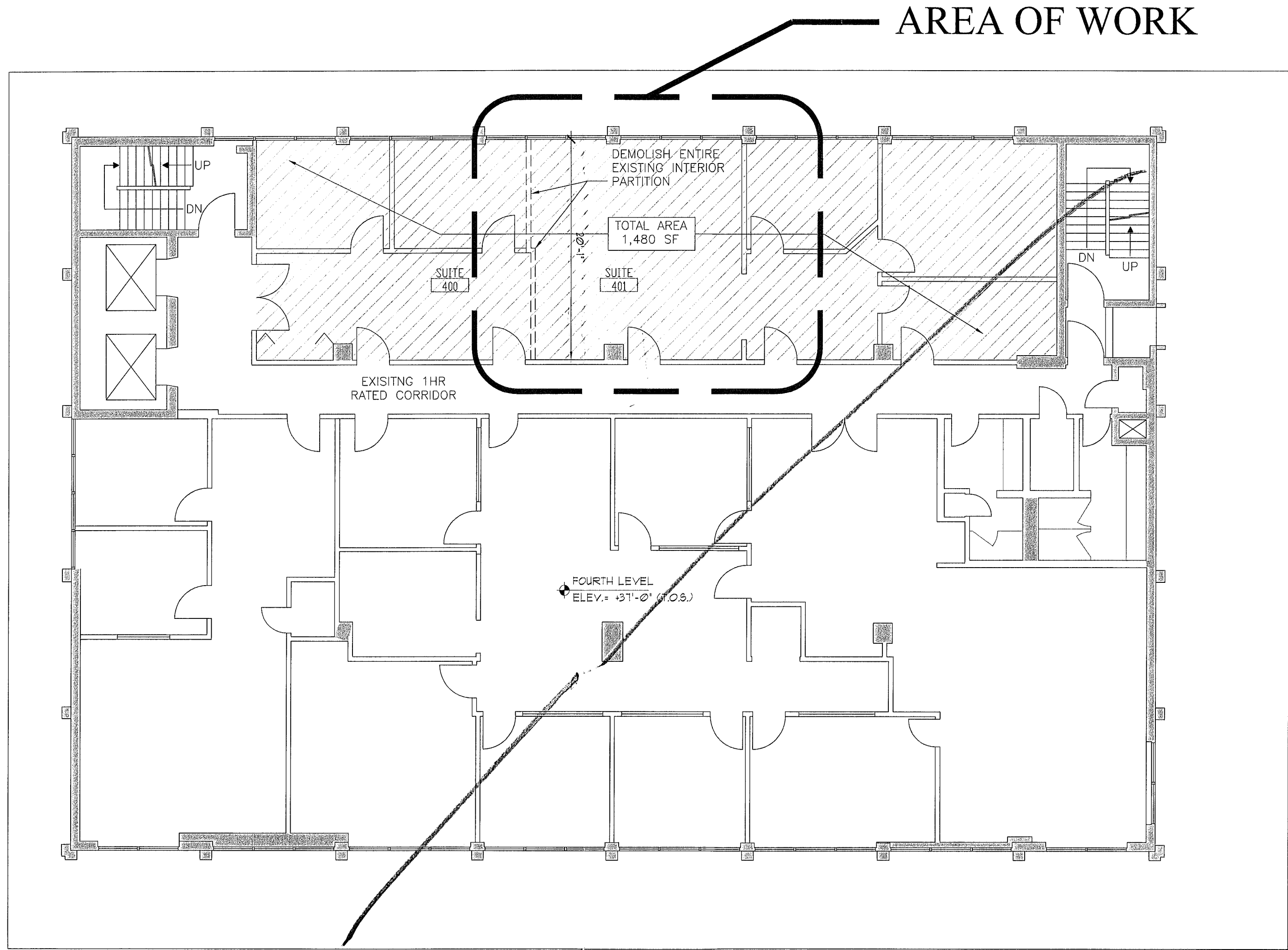
☐ JOHN P. FULLERTON - AR 4743



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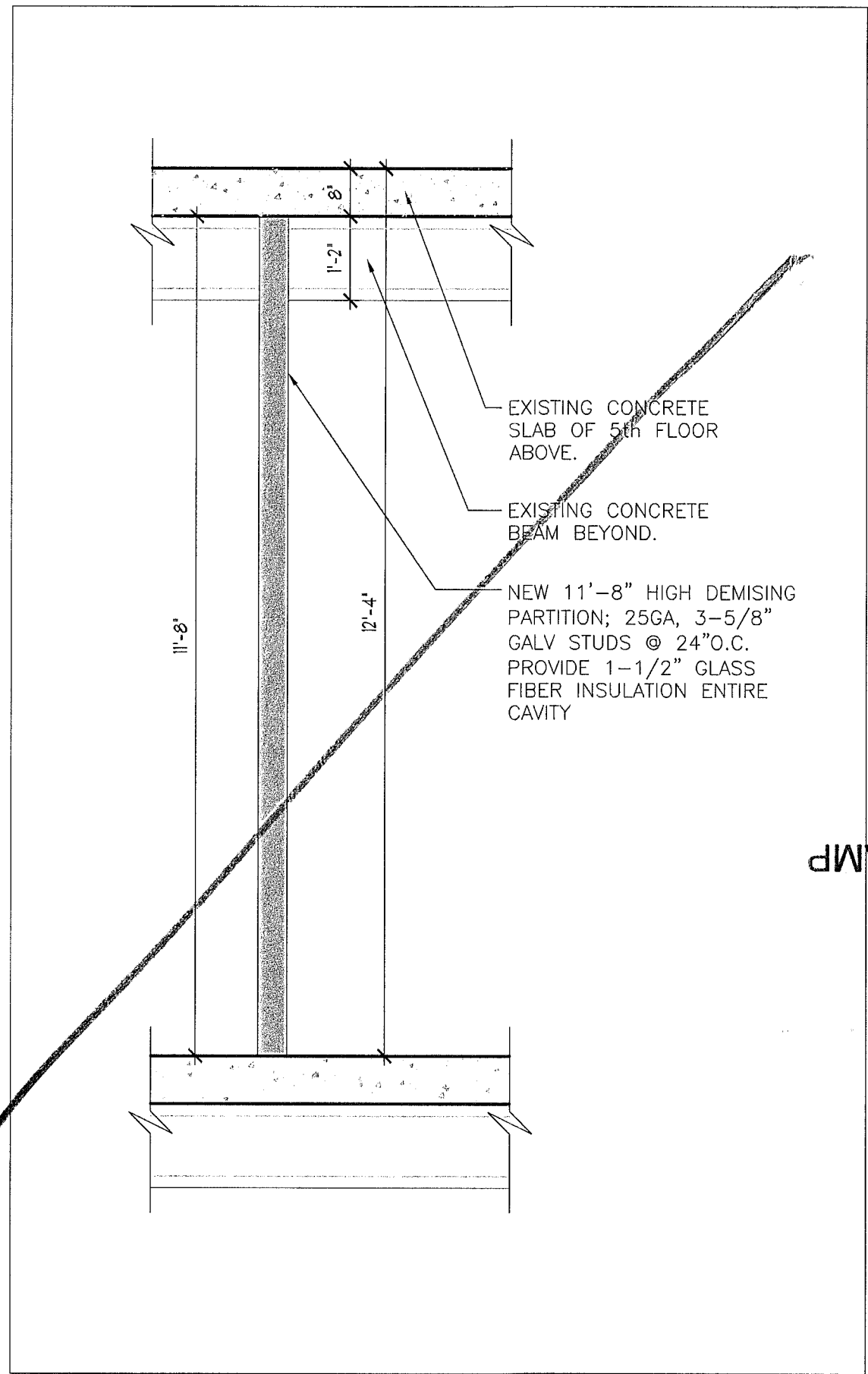
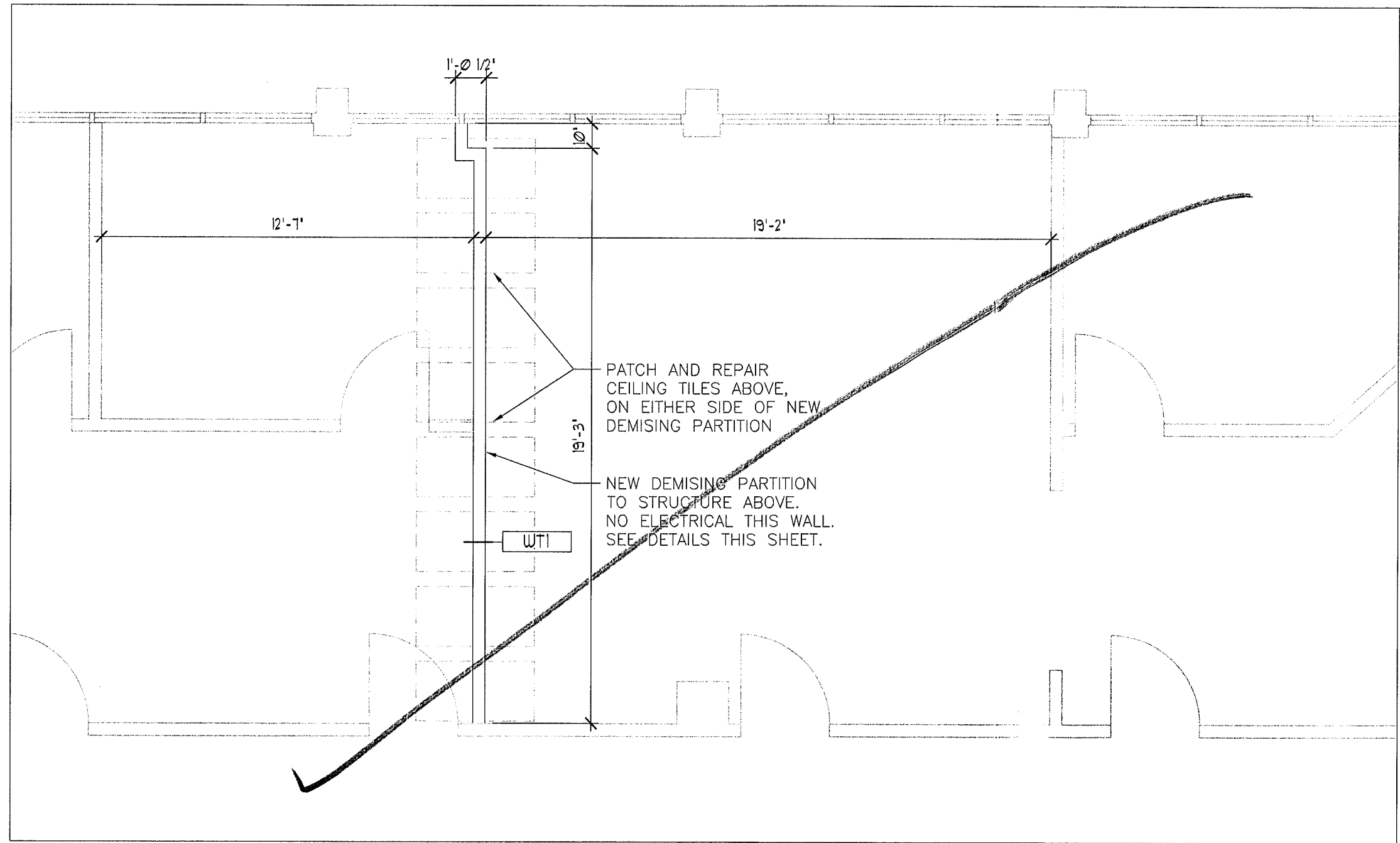
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DEMISING PARTITION DTL

SCALE: 3"=1'-0"



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

John P. Fullerton
Architect
10/01/12

John P. Fullerton
Architect
10/01/12

ISSUED FOR PERMIT - SEPTEMBER 24th, 2012

New Demising Partition - Suite 400

4100 PINETREE DRIVE
MIAMI BEACH, FLORIDA

AA 26002058

THE FULLERTON GROUP

ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING

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DEVELOPER

CARL DEVELOPERS

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TEL: 305.666.4111 FAX: 305.666.4177

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	9.24.12
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
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17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

PROJECT NUMBER: 21117.00

REGISTRATION: AA 26002058

JOHN P. FULLERTON - AR 4743



SHEET NUMBER: 1

A-100

BACK

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7000

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7000 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 satisfactory site, all available area conditions
(pictures) and/or posting of acceptable security bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C., C.O., or the release of bonds.)

EU-10-5-2012

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

BUILDING: *M. Schindler 1-9-13*
ZONING: *6/10/05/12*
DRB/HPB: *6/10/05/12*
CONCURRENCY: *6/10/05/12*
PLUMBING: *6/10/05/12*
ELECTRICAL: *6/10/05/12*
MECHANICAL: *6/10/05/12*
FIRE PREVENTION: *6/10/05/12*
ENGINEERING: *6/10/05/12*
PUBLIC WORKS: *EU-10-5-2012*
STRUCTURAL: *N/A*
ELEVATOR: *6/10/05/12*

THIS SHEET HAS BEEN
REPLACED
ORIGINAL NATURE SIGNATURE STAMP
REMAINS VALID
THIS SHEET HAS BEEN

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

Derm Number: 2013-0110-1120-4951
Contact Name: FABIO OLIVER
Contact Phone: (954) 980-3507
Project: 02-3222-001-0370
Project Name: DEMISING WALL
Date Received: 01/10/2013

Seam stamp placed
on sheet # A-000
DATED 12.14.12

GENERAL NOTES

1.- GENERAL:

- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER, IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION, IN THE EVENT THAT THE CONTRACTOR FAIL TO GIVE NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, CONTRACTOR IS RESPONSIBLE OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COSTS FOR RECTIFYING SAME, AND FOR DELAYS OR ANY OTHER COSTS INCURRED BY SAME. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC... POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RESPONSE FROM ARCHITECT/ENGINEER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATION AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
- TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW, MATERIALS AND WORKMANSHIP SHALL OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
- THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS, PRIOR TO FABRICATION AND START OF CONSTRUCTION, REPORTS ANY DISCREPANCIES TO ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.
- NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER.
- THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL AND OTHER DRAWINGS WHICH ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH MAY AFFECT THE STRUCTURAL DRAWINGS.

DEMOLITION NOTES

- THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL THE DEMOLITION CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS TO COMPLETE THE JOB.
- NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, ADDRESSED OR INCORRECTLY ADDRESSED WHICH REQUIRE REMOVAL/RELOCATION.
- CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
- THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDED WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE, IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE, SPRINKLERS, PLUMBING, MECHANICAL, COMMUNICATIONS, ETC). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES STRUCTURAL INTEGRITY, AND TO MEET OWNER'S APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
- CONTRACTOR SHALL EXPOSE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS, SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
- EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING LEVELING, ETC. AS REQUIRED.
- EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE TO THE PUBLIC AND THOSE AROUND THE SITE.
- WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATIONS SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES, DISPOSAL OF MATERIALS WILL BE AT THE DISCRETION OF THE CONTRACTOR.
- PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR RECEIVE NEW SCHEDULED FINISHES.
- KEEP SURFACES CLEAN AT ALL TIMES ENSURING THAT THERE ARE NOT LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
- ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, NFC, AND ALL APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.

BUILDING CODE DATA

FLORIDA BUILDING CODE

CRITERIA	REQUIRED	CODE SECTION
CLASSIFICATION OF WORK:	ALTERATION LEVEL 2	FBC-EXISTING CH-6, 7.

OCCUPANCY CLASSIFICATION GROUPS: BUSINESS GROUP B

AREA OF CONSTRUCTION: 180 SQFT.

APPLICABLE CODES

ZONING: RESTORATION: ELECTRICAL: FIRE:

CITY OF MIAMI BEACH
FLORIDA BUILDING CODE, EXISTING BUILDINGS, 2010 EDITION.
NFPA 70 - NATIONAL ELECTRICAL CODE.
FLORIDA PREVENTION CODE, 2010 EDITION.
NFPA 101 LIFE SAFETY CODE.
NFPA 72 NATIONAL FIRE ALARM CODE.
NFPA 80 STANDARD FOR FIRE DOORS AND FIRE WINDOWS.
NFPA 92A SMOKE CONTROL SYSTEM

SCOPE OF WORK

- BUILD A 1 HOUR RATED ELECTRICAL CLOSET WITHIN THE BANK STORAGE FOR THE ELECTRICAL EQUIPMENT.
- CORRECT/PATCH THE ONE HOUR RATED CEILING IN THE ELECTRICAL CLOSET ON THE 4TH AND 5TH FLOOR ELECTRICAL ROOMS TO FIRE SAFE CEILING PENETRATION AND SEAL OPENING



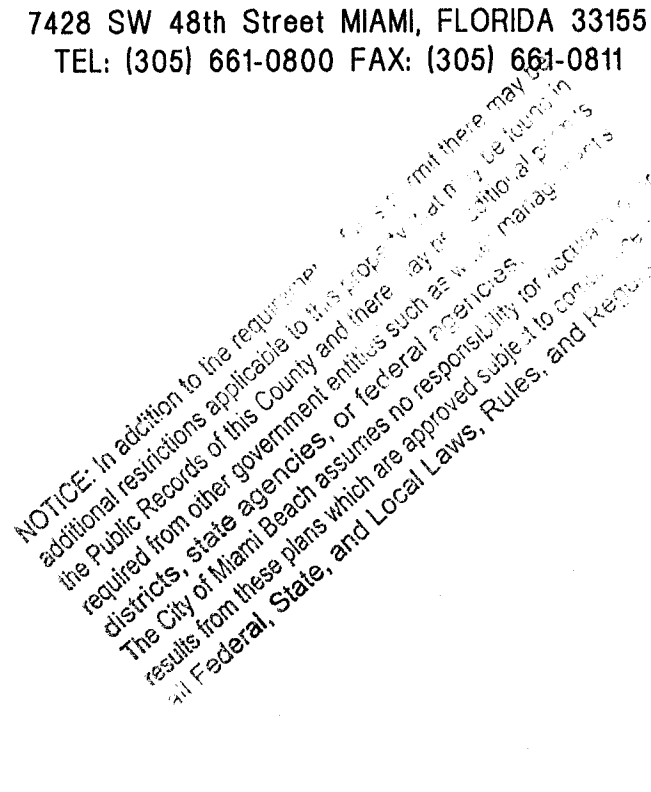
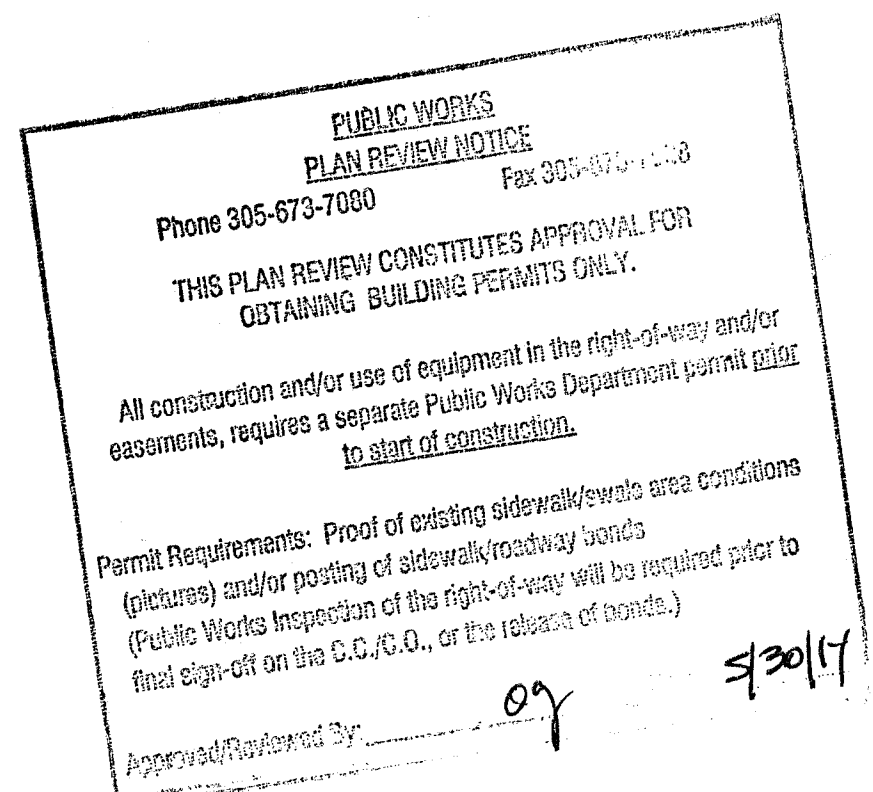
SITE LOCATION PLAN

HSBC BUILDING, INTERIOR REPAIRS



PREPARED BY
**UCI
DESIGN**

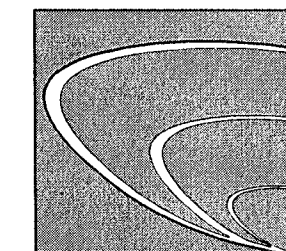
7428 SW 48th Street MIAMI, FLORIDA 33155
TEL: (305) 661-0800 FAX: (305) 661-0811



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

BUILDING: M. SCHAS
ZONING: 1-2
PLUMBING: 1-2
ELECTRICAL: 1-2
MECHANICAL: 1-2
FIRE PREVENTION: 1-2
FLOOD: 1-2
PUBLIC WORKS: 1-2
STRUCTURAL: 1-2
ELEVATOR: 1-2

PROJECT NO: 1403-025



7428 SW 48th STREET
Miami, Florida 33155
Tel: (305) 661-0800
Fax: (305) 661-0811
Email: uci@ucidesign.com
R.J. Miranda P.E. No. 35724
David A. Belsky P.E. No. 37234
EB0004041
Professional Electrical and
Mechanical Engineers

Date: 04-17-14
Drawn by: JL, GJR, TFG, P
Scale: AS SHOWN
Sheet no.: COVER
Project no.: 1403-025

PROJECT NO: 1403-025
UCI
DESIGN
From Vision to Reality
7428 SW 48th STREET
Miami, Florida 33155
Tel: (305) 661-0800
Fax: (305) 661-0811
Email: uci@ucidesign.com
License No. 35579

Revisions:

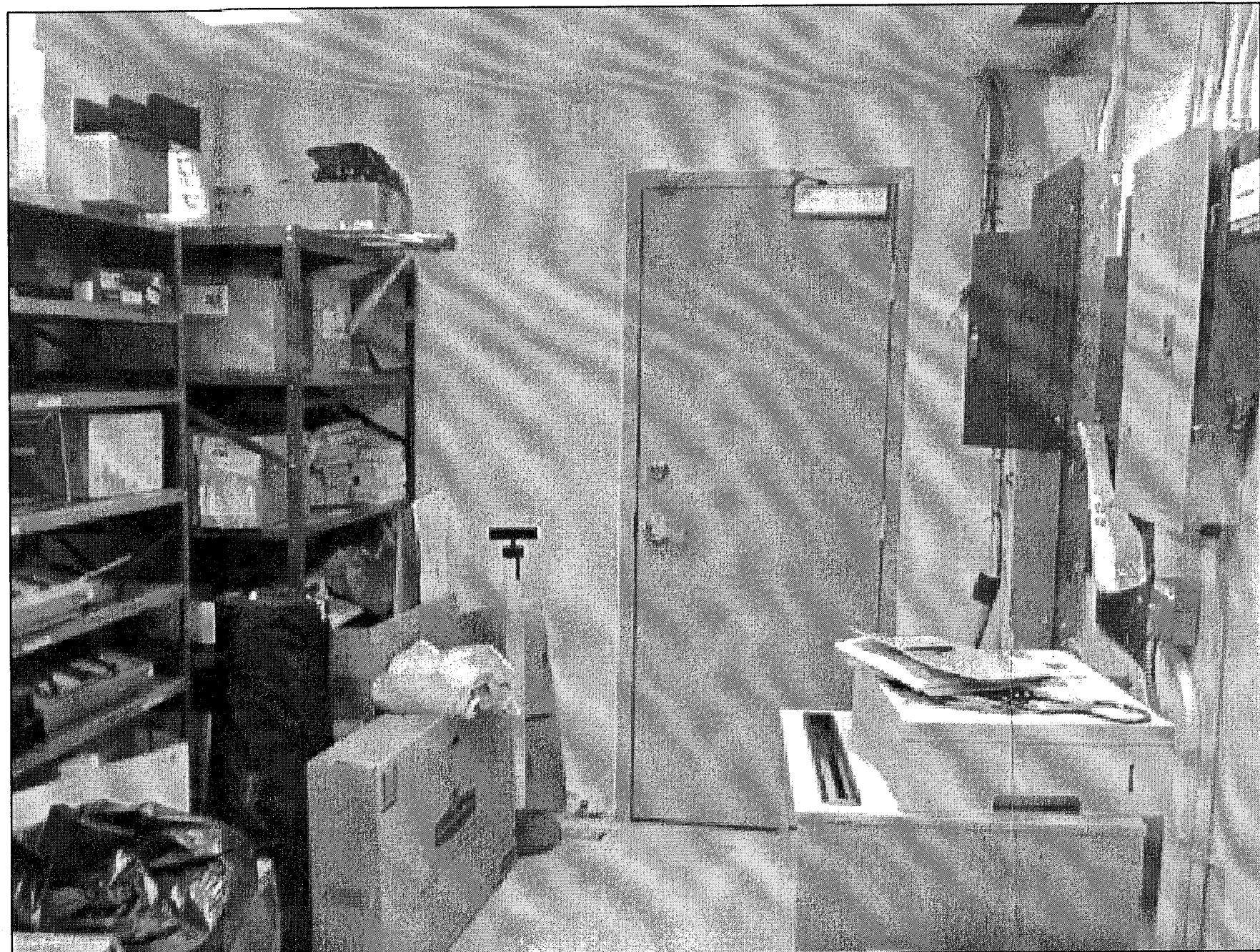
NO.	DESCRIPTION	DATE

09/24/2014
Stamp:

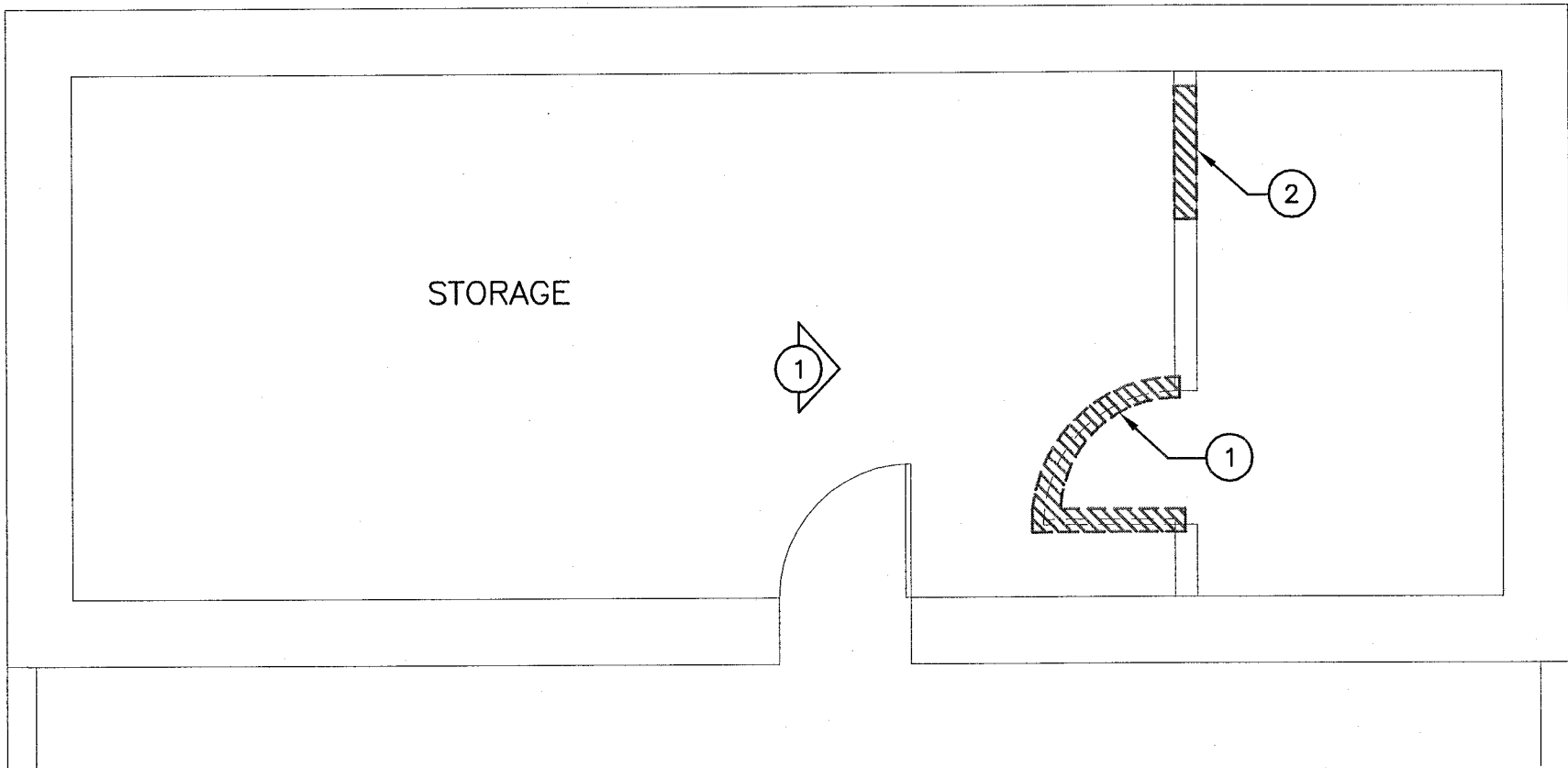
There may be additional permits required for this project. The contractor is responsible for obtaining all necessary permits and for compliance with all applicable rules and regulations.

NOTICE: In addition to the requirements of the Florida Building Code, the Public Works Department of this County and the City of Miami Beach requires that all construction projects within the City of Miami Beach assume the responsibility for obtaining and posting the necessary permits, signs, and barricades in accordance with the Florida Building Code, the City of Miami Beach Code, and the Florida Department of Transportation (FDOT) Manual of Uniform Traffic Control Devices (MUTCD). The City of Miami Beach assumes no responsibility for the construction of the project or the safety of the project.

HSBC BUILDING
INTERIOR REPAIRS
4100 PINE TREE DRIVE, MIAMI BEACH, FL 33140

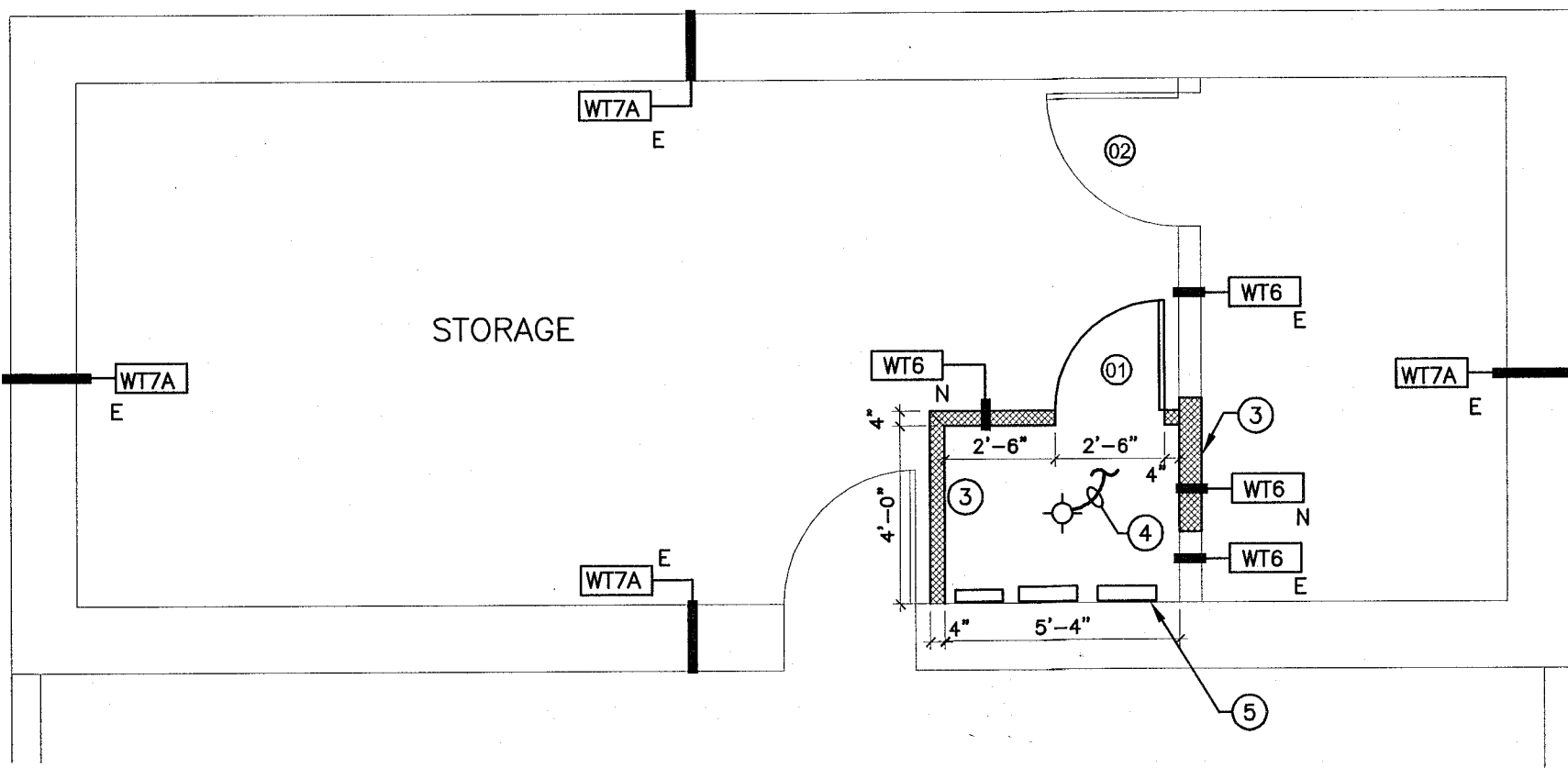


VIEW No. 1



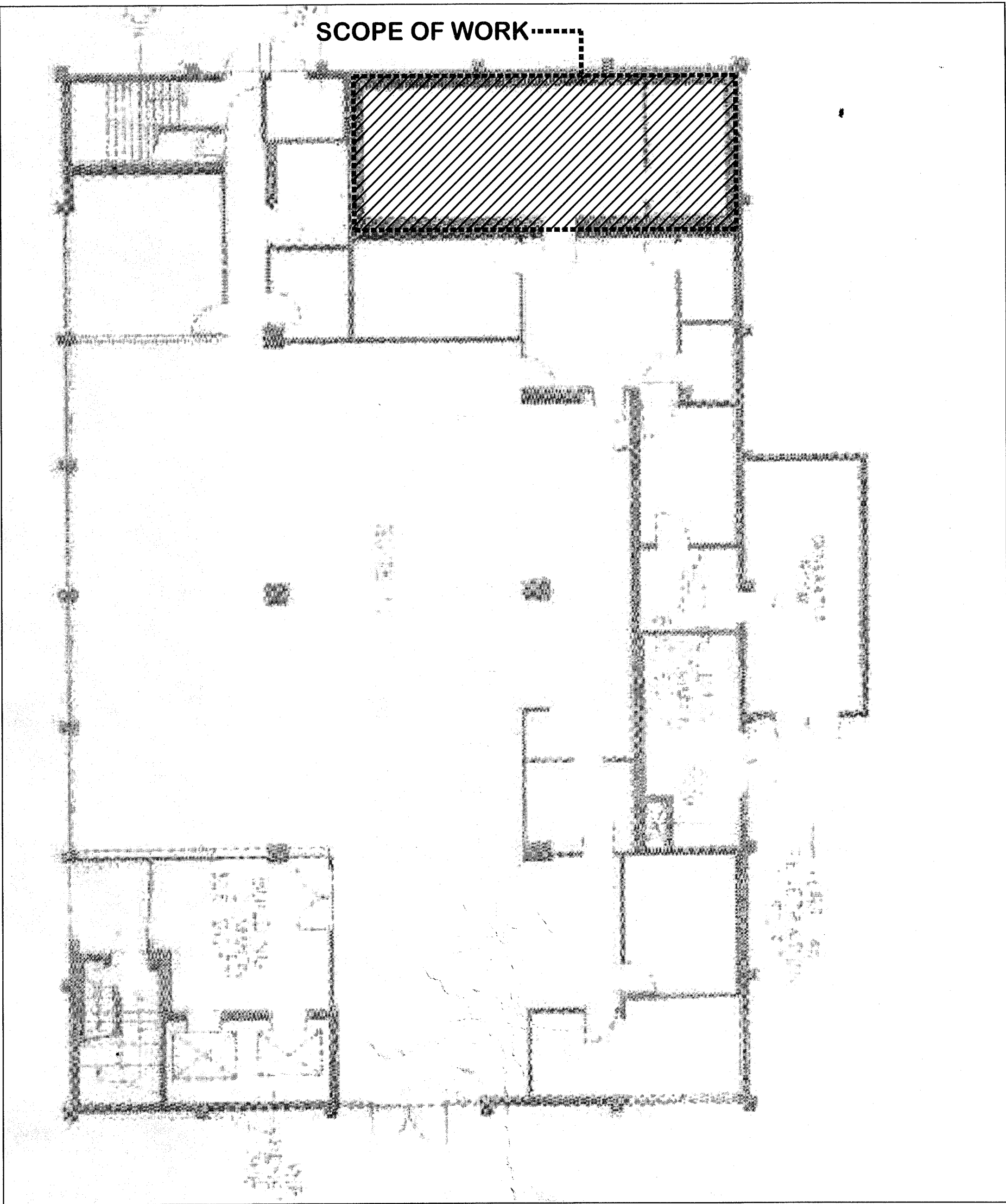
ENLARGED DEMOLITION PLAN - STORAGE ROOM

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



ENLARGED PROPOSED PLAN - STORAGE ROOM

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



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

LEVEL DOOR SCHEDULE									
ROOM NO.	DOOR NO.	LOCATION	DOOR						REMARKS
			WIDTH	HEIGHT	THICK	MAT'L	FRAME	RATING	
FIRST LEVEL	01	STORAGE, NEW CLOSET	2'-6"	6'-8"	1-3/4"	METAL	METAL	45 MIN	NEW
	02	STORAGE, EXISTIN CLOSET	3'-0"	6'-8"	1-3/4"	METAL	METAL	45 MIN	EXISTING/ RELOCATED SWING
FOURTH & FIFTH LEVEL	03	ELEC./PHONE ROOM	3'-0"	6'-8"	1-3/4"	METAL	METAL	45 MIN	NEW

DOOR NOTES

- CONTRACTOR WILL VERIFIED ALL DIMENSION AT THE JOB SITE.
- VERIFY FINISHES WITH OWNER
- VERIFY ALL ROUGH OPENING SIZES W/ DOOR MANUFACTURER.
- ALL FIRE RATED DOORS TO HAVE SELF CLOSING & SELF LATCHING HARDWARE

KEY NOTES:

- EXISTING DOOR TO BE RELOCATED TO SWING AS SHOWN ON PROPOSED ENLARGED PLAN.
- CUT OPENING IN EXISTING WALL FOR RELOCATE DOOR
- NEW 4" DRYWALL PARTITION. APPLY NEW TEXTURED STUCCO FINISH AND PAINT TO MATCH EXISTING
- INSTALL CEILING LIGHT FIXTURE AND CONNECT TO EXISTING LIGHTS CIRCUIT WITH WIRE #12 THNN CU IN 1/2" CONDUIT
- EXISTING ELECTRICAL PANEL TO REMAIN, TYP.

LEGEND:

WT6 — 1 HR FIRE RATED WALL

WT7A — 2 HR FIRE RATED WALL

E EXISTING

N NEW

THE SCOPE OF WORK FOR THIS PROJECT DO NOT AFFECT IN ANY WAY ANY LIFE SAFETY SYSTEM ON THIS BUILDING

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

NOTE: PLANS APPROVED FOR THE BUILDING

7/15/14

PROJECT NO. 1403-025

7428 SW 48 STREET
Miami, Florida 33155
Tel: (305) 661-0800
Fax: (305) 661-0811
Email: uci@ucieng.com
R.J. Miranda P.E. No. 35578
David A. Bailey P.E. No. 37234
EBC004041
Professional Electrical and Mechanical Engineers

uciengineering
From Vision to Reality

PROJECT NO. 1403-025

UCI
DESIGN
From Vision to Reality

2428 SW 48 STREET
Miami, Florida 33155
Tel: (305) 661-0800
Fax: (305) 661-0811
Email: uci@ucieng.com
License No. 35578

Revisions:

1	07/01/14	BDC
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Stamp: 7/15/14

Project: HSBC BUILDING INTERIOR REPAIRS

4100 PINE TREE DRIVE, MIAMI BEACH, FL 33140

Date: 04-17-14

Drawn by: JL,GR,TG,FG,PI

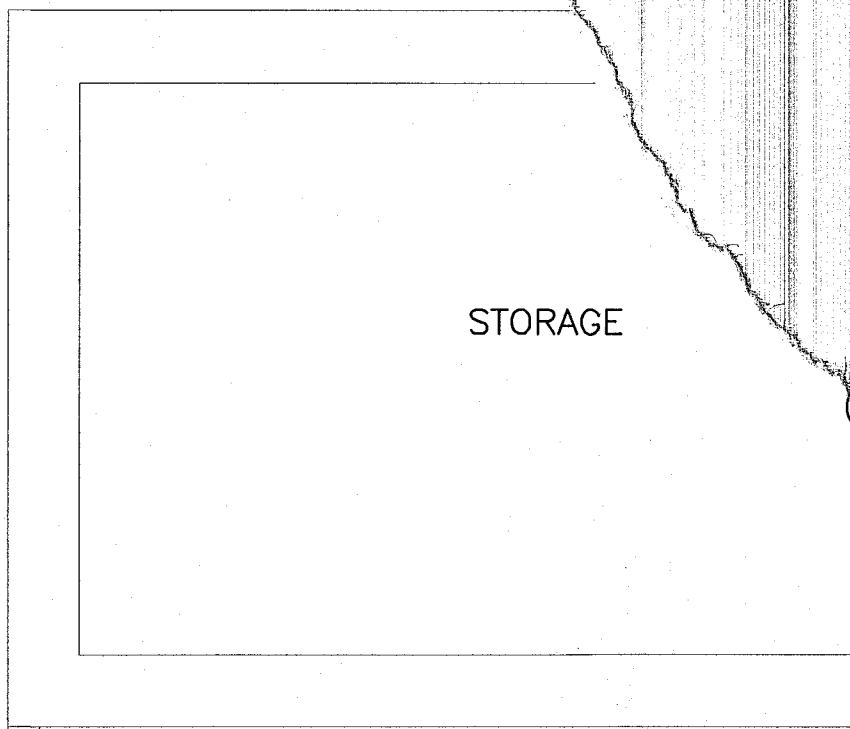
Scale: AS SHOWN

Sheet no. A-100

Project no. 1403-025

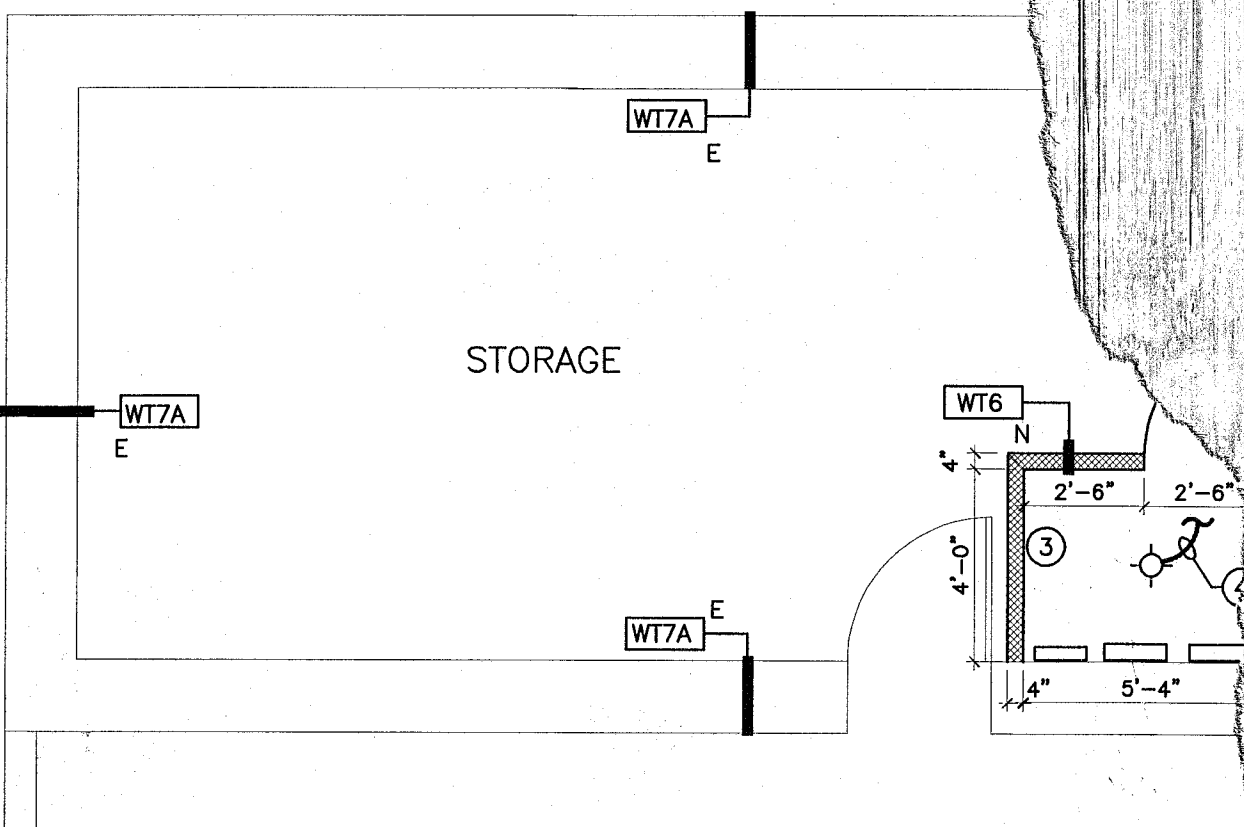


VIEW No. 1



ENLARGED DEMOLITION PLAN

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



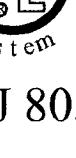
ENLARGED PROPOSED PLAN - STORAGE

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

LEVEL DOOR SCHEDULE							
ROOM NO.	DOOR NO.	LOCATION	DOOR				
			WIDTH	HEIGHT	THICK	MAT'L	FRAME
FIRST LEVEL	01	STORAGE, NEW CLOSET	2'-8"	6'-8"	1-3/4"	METAL	METAL
	02	STORAGE, EXISTIN CLOSET	3'-0"	6'-8"	1-3/4"	METAL	METAL
FOURTH & FIFTH LEVEL	03	ELEC./PHONE ROOM	3'-0"	6'-8"	1-3/4"	METAL	METAL

DOOR NOTES

1. CONTRACTOR WILL VERIFIED ALL DIMENSION AT THE JOB SITE.
2. VERIFY FINISHES WITH OWNER
3. VERIFY ALL ROUGH OPENING SIZES W/ DOOR MANUFACTURER.
4. ALL FIRE RATED DOORS TO HAVE SELF CLOSING & SELF LATCHING HARDWARE



2 Hour Fire Rated Through Penetration Firestop for Mixed Items through Concrete Floors or Walls using Fyre-SIL and TREMstop WS.

TREMCO®

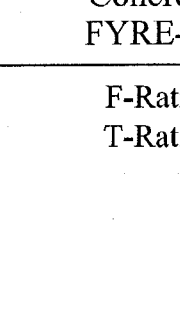
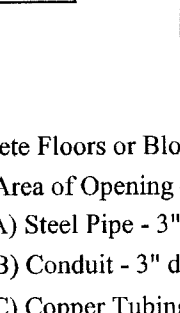
3735 Green Rd.
Beachwood, OH, 44122

CAJ 8057

F-Rating = 2 Hr.

T-Rating = 1/2 Hr.

Drawing not to scale

① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
Max. Area of Opening = 60 sq. in., with a Max. Dimension of 12".

② Metallic Pipe: A) Steel Pipe - 3" diam. (or smaller) Sch. 40 (or heavier) steel pipe.
B) Conduit - 3" diam. (or smaller) EMT or steel conduit.
C) Copper Tubing - 3" diam. (or smaller) Type L (or heavier) copper tubing.
D) Copper Pipe - 3" diam. (or smaller) Regular (or heavier) copper pipe.
E) Iron Pipe - 3" diam. (or smaller) cast or ductile iron pipe.

The annular space between pipes and openings is min. 1/4" to max. 15/16".


③ Pipe Covering - Nom. 3/4" thickness of flexible foam (AB/PVC) pipe insulation.

④ TREMstop WS - Intumescent wrap strips wrapped around pipe covering (item 3) two times.

⑤ Packing Material - Min. 4" thickness of mineral wool insulation (min. 40 pcf) firmly packed into the opening as a permanent form.

⑥ Fyre-SIL - Min. 1/2" thickness of sealant applied within opening, flush with top surface of floor or both sides of wall assembly.

Project: _____ Location: _____ Installer: _____ Signature: _____	<p style="font-size: small;">The Tremco products used above have been tested in accordance with the following:</p> <p style="font-size: x-small; text-align: center;">• ASTM E814 (UL1479) Standard Test Method for Through Penetration Fireproofing</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Date: 11/08/96 Approved by: J. Picole </div> <div style="width: 45%;"> Drawing: TR-8057 </div> </div>	The above described assembly has been tested and is based on both past and anticipated performance criteria. Tremco shall not be liable for any damages, direct or consequential, resulting from use of this material or design. Tremco shall not be responsible for replacing material found to be defective.
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WL 2082

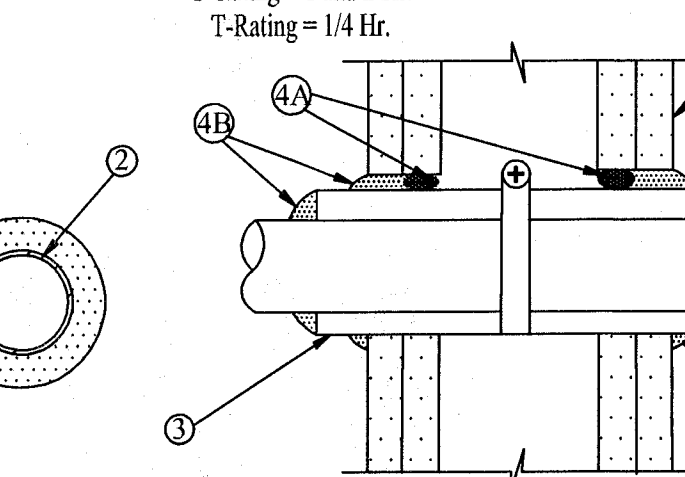
land 2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Gypsum Walls using FYRE-CAN SLEEVE.

F-Rating = 1 and 2 Hr.
T-Rating = 1/4 Hr.

TREMCO.

3735 Green Rd.
Beachwood, OH, 44122

Drawing not to scale



① Pre-Rated Gypsum Wallboard/Stud Wall Assembly

② Plastic Pipe - A) Nom. 4" diam. (or smaller) Sch. 40 solid or cellular-core PVC pipe for use in open or closed piping systems.
B) Nom. 4" diam. (or smaller) Sch. 40 solid or cellular-core ABS pipe for use in open or closed piping systems.

③ FYRE-CAN SLEEVE - Intumescent device installed around pipe and tightened with a hose clamp. Prior to installation, the gypsum wall is notched on one side to allow insertion of the device with the hose clamp into the opening. See table below for specific details:

Nom. Pipe Diam. (in.)	Device Size	Annular Space Diam. of Opening (in.)	Annular Space (in.)
1 1/2	TS1	1	1/2
2	TS2	3 1/2	1/2
3	TS3	5	1/2
4	TS4	6 1/2	1/2

④A Packing Material (optional)- Foam backer rod firmly packed into opening as a permanent form.

④B TREMSTOP IA - Min. 1/2" bead of sealant applied within annulus, flush with both sides of wall. Additional material installed such that a min. 5/8" crown is formed at the sleeve/wall and sleeve/pipe interfaces.

VIEW No. 2

KEY NOTES:

- 1 REPAIR AND PATCH EXISTING CEILING WITH ONE HOUR RATED CEILING
- 2 REPLACE LOUVERED DOOR WITH NEW 45 MIN RATED DOOR.
- 3 EXISTING DOOR TO REMAIN


LEGEND:

WT6 — 1 HR FIRE RATED WALL

WT7A — 2 HR FIRE RATED WALL

E EXISTING

N NEW

The seal of the Miami Beach Fire Department is a circular emblem. It features a central shield with a fire hose and nozzle. The words "MIAMI BEACH" are arched across the top, and "FIRE DEPARTMENT" is arched across the bottom. The shield is flanked by the words "FIRE" on the left and "RESCUE" on the right.

7428 SW 48 STREET
Miami, Florida 33155
Tel: (305) 661-0800
Fax: (305) 661-0811
Email: ucl@ucleng.com
R.J. Miranda P.E. No. 35579
David A. Belsky P.E. No. 37234
EB0004041
Professional Electrical and
Mechanical Engineers

HSBC BUILDING
INTERIOR REPAIRS
4100 PINE TREE DRIVE, MIAMI BEACH, FL 33140

Project:
Date: 04-17-14
Drawn by: JL,GIR,TG,FG,PI
Scale: AS SHOWN
Sheet no. A-101
Project no. 1403-025

FIRE STOPPING DETAILS

Design/System/Construction/Assembly Usage Disclaimer

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

Joint Systems

See General Information for Joint Systems

System No. HW-D-0016

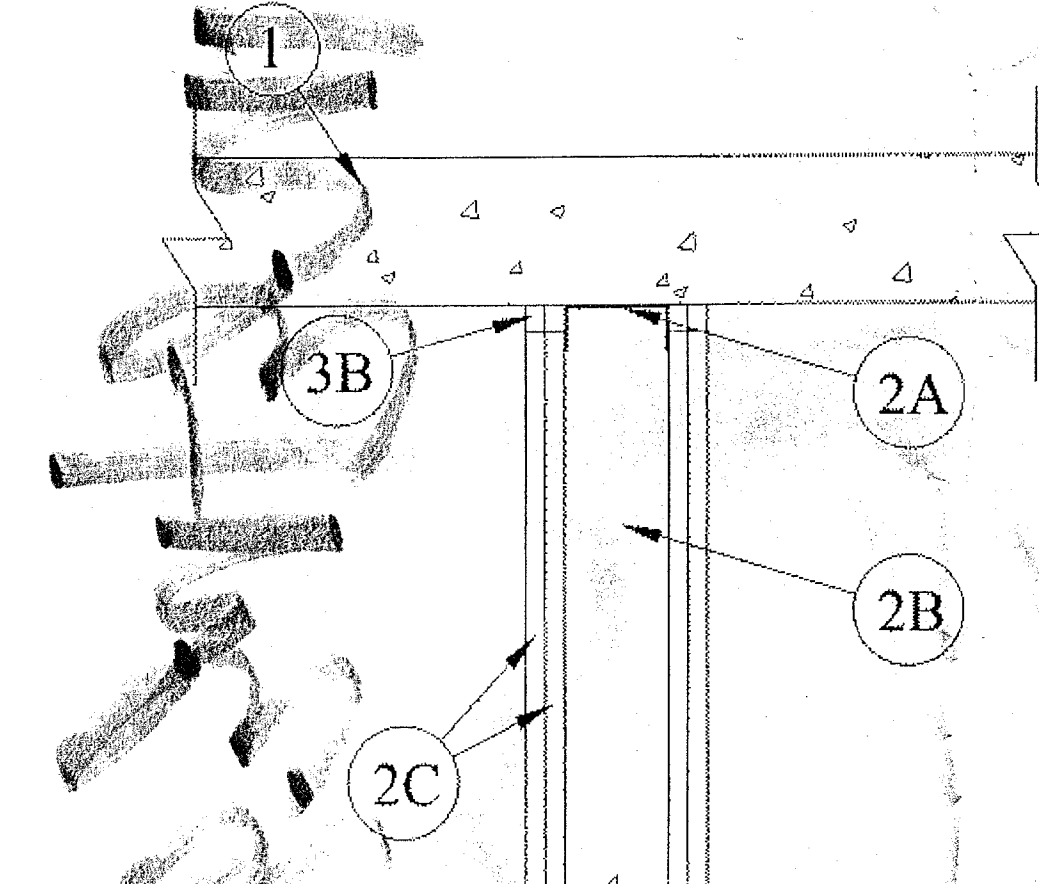
January 09, 2009

Assembly Ratings — 1 and 2 Hr (See Item 2)

Nominal Joint Width — 1 in.

Class II and III Movement Capabilities — 25% Compression (See Item 2)

<http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/showpage.html?name=XHBN.HW-D-001...> 2/9/2010



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

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

A. Floor and Ceiling Runners — Floor runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runners of wall assembly shall consist of min No. 26 galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runners to be provided with 2 in. (51 mm) flanges. Ceiling runner secured to lower surface of floor with steel fasteners spaced max 24 in. (610 mm) OC.

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

TOTAL STEEL SOLUTIONS L L C — Snap Trak

A2. Light Gauge Framing* — Floor and Ceiling Runners — As an alternate to the ceiling and floor runners in Item 2A and 2A1, floor and ceiling runners to consist of galv steel channel sized to accommodate the Light Gauge Framing* Slotted Stud (Item 2B1) or Light Gauge Framing* Slider C-Clip System (Item 2B2). Floor and ceiling runners to be provided with min 1-1/4 in. (32 mm) and 3 in. (76 mm) flanges, respectively. Ceiling runner secured to lower surface of floor with steel fasteners spaced max 24 in. (610 mm) OC.

STEELER INC — Floor and Ceiling Runners

A3. Light Gauge Framing* — Slotted Ceiling Runner — As an alternate to the ceiling runner in Items 2A, 2A1 and 2A2, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to

<http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/showpage.html?name=XHBN.HW-D-001...> 2/9/2010

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

OLMAR SUPPLY INC — Type SCR

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

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

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

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

STEELER INC — Slotted Stud

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

STEELER INC — Slider C Clip System

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

<http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/showpage.html?name=XHBN.HW-D-001...> 2/9/2010

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

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

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

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

FIBREX INSULATIONS INC — FBX Safing Insulation

IIG MINWOOL L L C — MinWool-1200 Safing

ROCK WOOL MANUFACTURING CO — Delta Board or Delta-8

ROXUL ASIA SDN BHD — Type Safe

ROXUL INC — Type Safe

THERMAFIBER INC — Type SAF

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

TREMCO INC — TREMstop Acrylic or Pyre-Sil

*Bearing the UL Classification Mark

Last Updated on 2009-01-09

Questions?

Notice of Disclaimer

Page Top

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JOINT SYSTEM ASSEMBLY DETAILS (TOP)

Design/System/Construction/Assembly Usage Disclaimer

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

Joint Systems

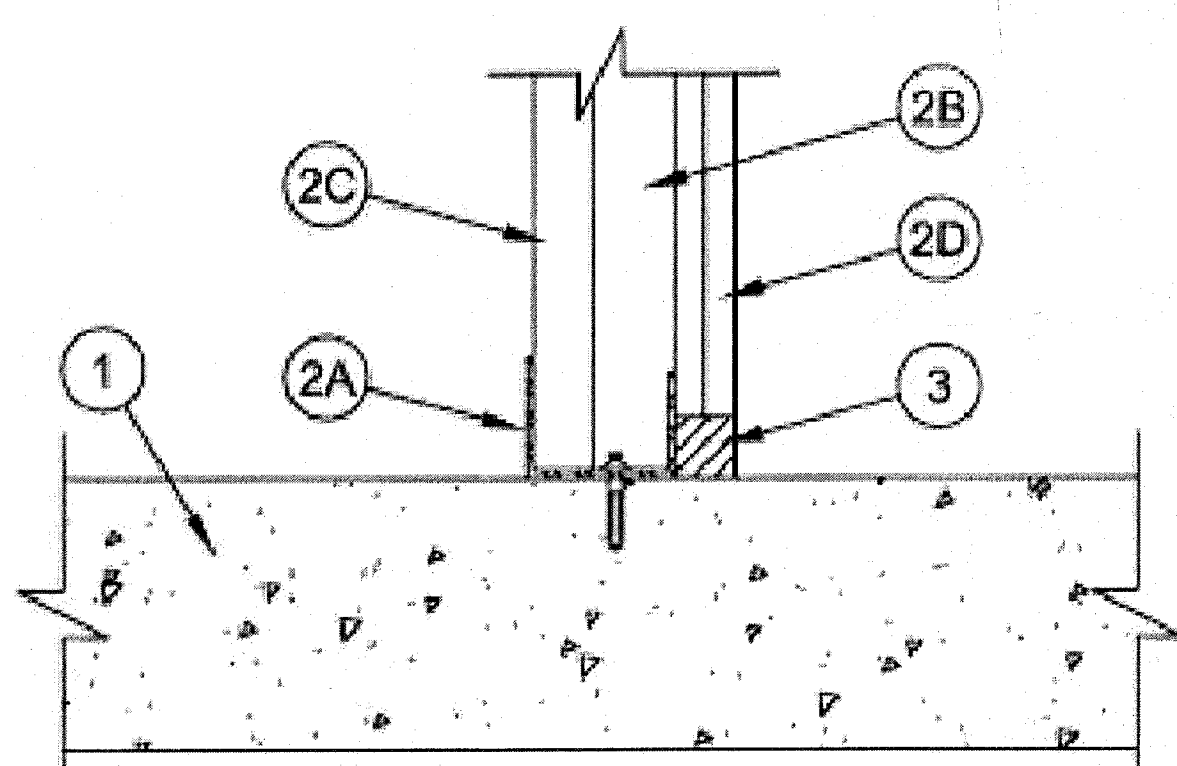
See General Information for Joint Systems

System No. BW-S-0023

May 17, 2010

Assembly Ratings — 1 and 2 Hr (See Item 2)

Joint Width — 1 in. Max



<http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/showpage.html?name=XHBN.BW-S-0023...> 2/9/2010

1. Floor Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) structural concrete.

2. Wall Assembly — The 1 or 2 hr fire rated gypsum board/steel stud shaft wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and 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 HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:

A. Floor and Ceiling Runners — J-shaped runner, 2-1/2 in. (64 mm) wide with urethane legs of min 1-1/4 in. (32 mm) and 2 in. (51 mm), fabricated from min 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. (51 mm) from ends and not greater than 24 in. (610 mm) OC.

B. Steel Studs — C-H shaped studs, 2-1/2 in. (64 mm) wide by 1-1/2 in. (38 mm) deep, fabricated from min 25 MSG galv steel, cut to lengths 3/8 to 1/2 in. (10 to 13 mm) less than floor to ceiling height and spaced 24 in. (610 mm) OC. Studs nest in floor runner at bottom and J runner or slotted ceiling track at top. After installation of gypsum board liner panels (Item 2C), studs secured to flange of floor runner on finished side of wall only with No. 6 by 1/2 in. (13 mm) long self-drilling, self-tapping steel screws. Studs secured to flange of slotted ceiling track on finished side of wall only with No. 8 by 1/2 in. (13 mm) long self-drilling, self-tapping waler head steel screws at slot midheight.

C. Gypsum Board* — 1 in. (25 mm) thick by 24 in. (610 mm) wide gypsum board liner panels as specified in the individual U400 or V400-Series design. Panels cut 1 in. (25 mm) less in length than floor to ceiling height. Vertical edges inserted in "H"-shaped section of "C-H" studs. At the ends of the assembly, the free edge of the end panels are attached to the long leg of vertical J-runners (Item 2A) with 1-5/8 in. (41 mm) long Type S steel screws spaced max 12 in. (305 mm) OC.

D. Gypsum Board* — Gypsum board sheets, 1/2 or 5/8 in. (13 or 16 mm) thick, applied vertically or horizontally in two layers on finished side of wall as specified in the individual U400 or V400-Series design. A max 1 in. (25 mm) gap shall be maintained between the bottom of the gypsum board and the top surface of the concrete floor. The screws attaching the gypsum board layers to the C-H studs shall be located 1 in. (25 mm) above the top of the J-runner or slotted ceiling track. No gypsum board attachment screws are to penetrate the ceiling J-runner and slotted ceiling track.

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

3. Fill, Void or Cavity Material* Sealant — Max separation between top of floor and bottom of gypsum board on the finish side is 1 in. The depth of sealant to be installed to fill the linear gap between the bottom of the gypsum board sheets (Item 2D) and the top of the concrete floor shall be equal to the overall thickness of the gypsum board sheets, flush with the finished side of the wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF

HILTI INC — CP 606

*Bearing the UL Classification Mark

Last Updated on 2010-05-17

Questions?

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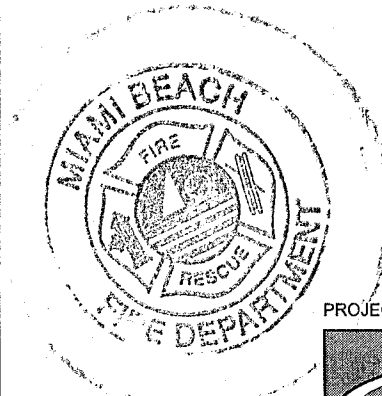
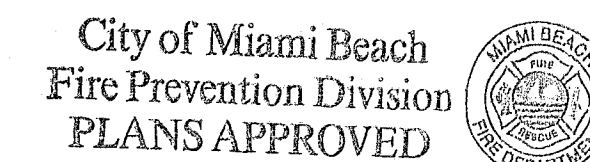
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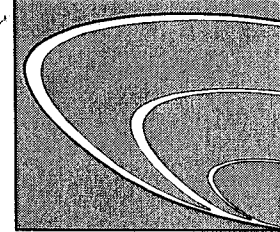
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JOINT SYSTEM ASSEMBLY DETAILS (BOTTOM)

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PROJECT NO: 1403-025



From Vision to Reality

7428 SW 48 STREET
Miami, Florida 33155
Tel: (305) 661-0800
Fax: (305) 661-0811
Email: ud@uciengeering.com
R.J. Miranda P.E. No. 35579
David A. Belsky P.E. No. 37234
EB0004041
Professional Electrical and Mechanical Engineers

AS SHOWN

A-201

Project no. 1403-025

Revisions:

Stamp:

HSBC BUILDING
INTERIOR REPAIRS
4100 PINE TREE DRIVE, MIAMI BEACH, FL 33140

Project:

Date: 04-17-14

Drawn by: JLGR,TG,F6,P1

Scale:

Sheet no.

1403-025

3140 4012

400 Pine Tree drive

NEXT

Professional Microfilm Services, Inc.
Miami, Florida

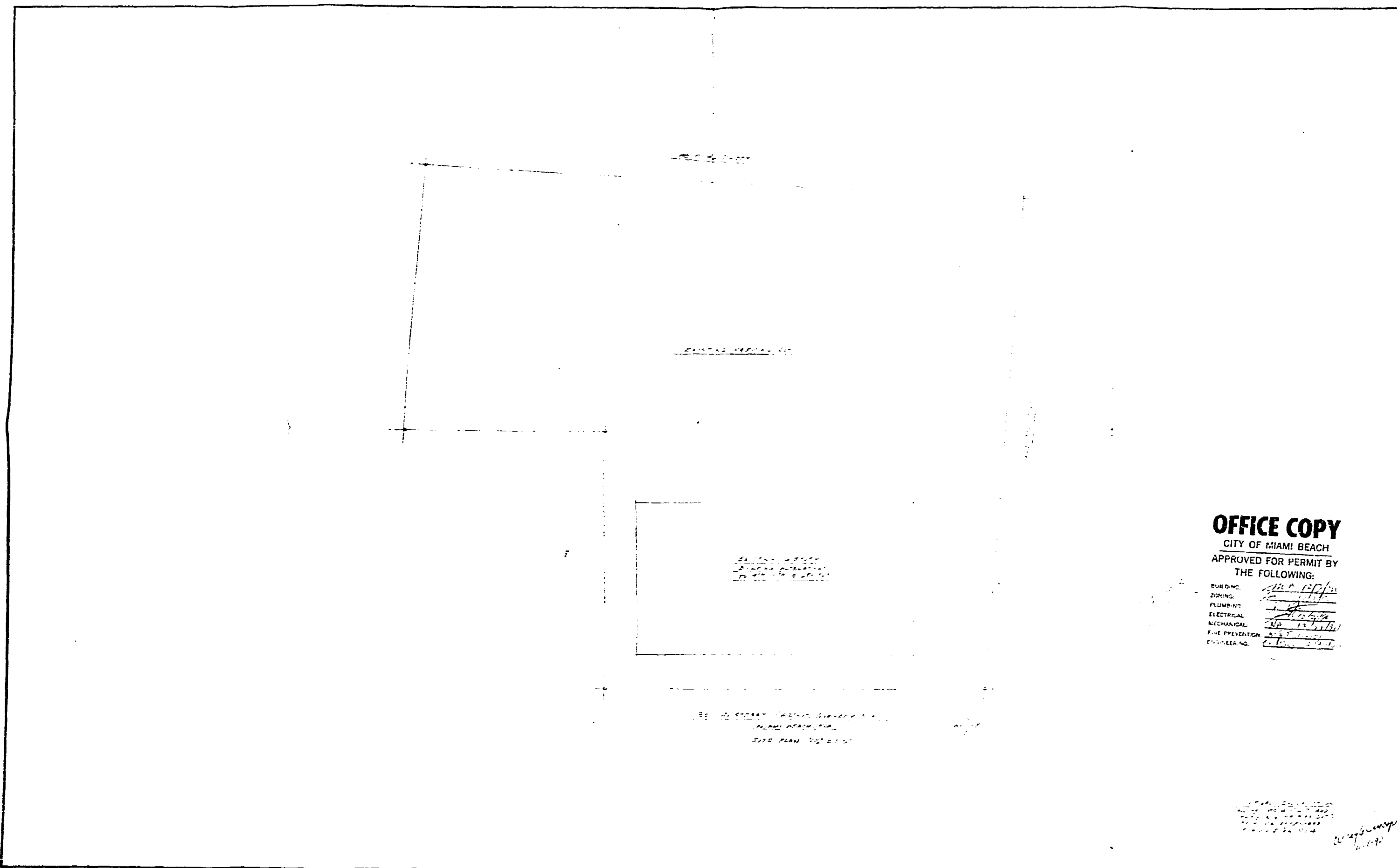
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PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]
ENGINEERING: [Signature]

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REV. 5.0	[Signature]

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

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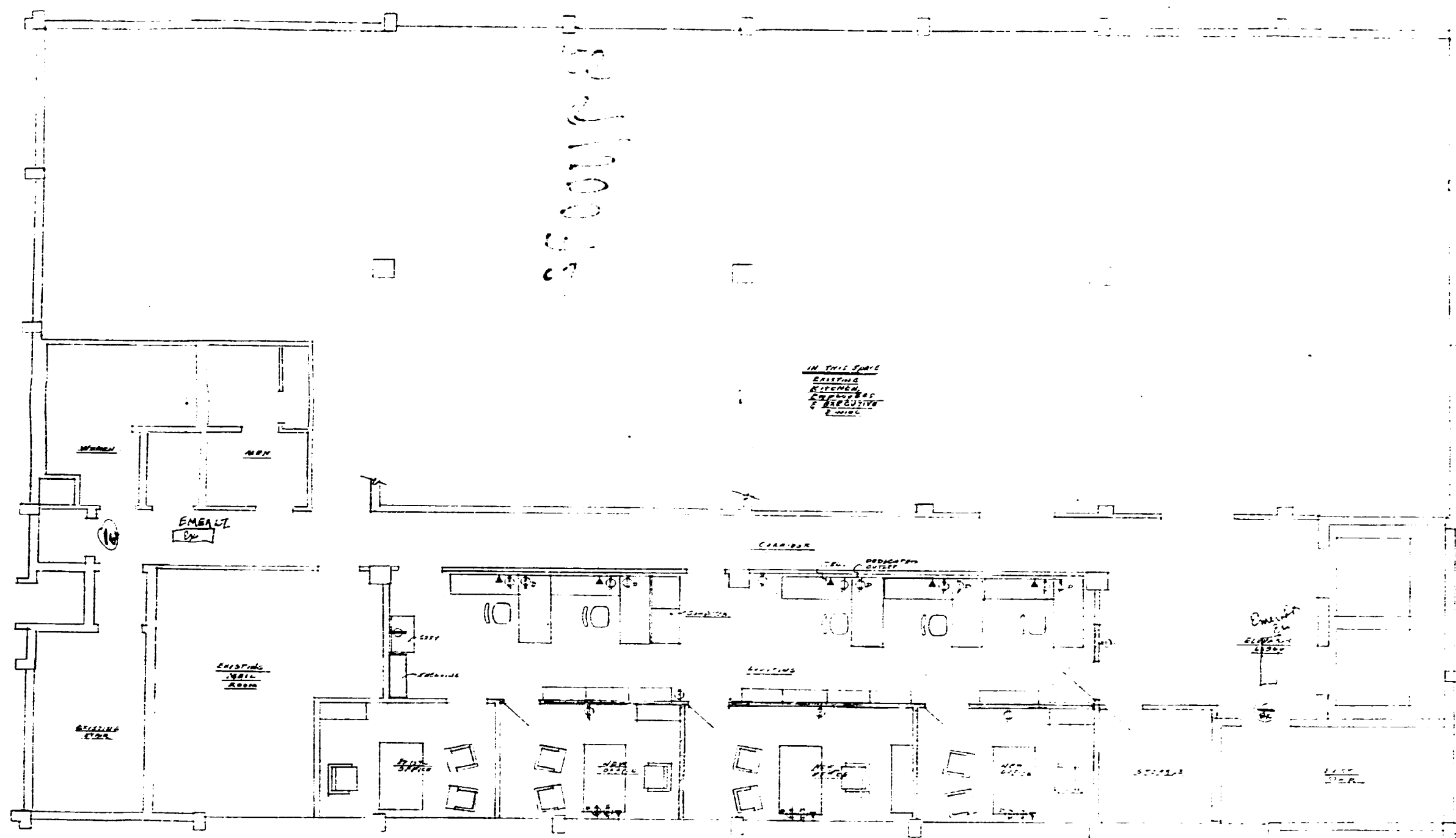
BUILDING: W. H. H. H.
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W. H. H. H. ARCHITECT
 1111 N. MIAMI AVE., SUITE 100
 MIAMI, FLORIDA 33136
 TELEPHONE 444-1111

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

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ZONING: 2200123
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ELECTRICAL: 2200123
MECHANICAL: 2200123
FIRE PREVENTION: 2200123
ENGINEERING: 2200123

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J. E. S. ARCHITECT
ARCHITECTS IN MIAMI BEACH
1000 BROADWAY, SUITE 100
MIAMI BEACH, FLORIDA 33139

W. G. S. ARCHITECT
ARCHITECTS IN MIAMI BEACH
1000 BROADWAY, SUITE 100
MIAMI BEACH, FLORIDA 33139

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CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
(305) 673-7610 Ext. 1436

Certificate of Completion

CERTIFICATE NO.: BCC08107

09-30-2008

Status: **APPROVED**

Site Address: **4100 PINETREE DR MBCH**

Parcel #: 32220010370

Class Code: B

Date Applied: 08/26/2008
Date To Expire:

Date Approved: 09/29/2008
Extended:

Applicant: C&S CONSTRUCTION
560 MILFORD POINT DR
MERRIT ISLAND, FL
32952

Owner: CITY NATIONAL BANK OF FLORIDA
25 WEST FLAGLER ST SUITE 711
MIAMI FL
331301718

Issued For: CC for 3rd floor interior renovation

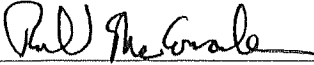
Building Permit #: B0703092

Temporary Expire Date:
Temporary/Partial Description:

This is to certify that all work done in reference to the permit mentioned on this document have been completed according to the **FLORIDA BUILDING CODE** and has been given final approval.

Applicable for Temporary Certificates Only

1. This **APPLICANT** must do everything necessary to obtain a **FINAL CERTIFICATE of COMPLETION** before the Expiration Date of this document.
2. This Certificate may be revoked by the Building Official upon 24 hours notice.
3. Special condition(s) may be applicable.

 9.30.08
Building Official Signature and Date
RICHARD MCCONACHIE

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
(305) 673-7610 Ext. 1436

Certificate of Completion

CERTIFICATE NO.: BCC08107

09-30-2008

Status: APPROVED

Site Address: 4100 PINETREE DR MBCH

Parcel #: 32220010370

Class Code: B

Date Applied: 08/26/2008
Date To Expire:

Date Approved: 09/29/2008
Extended:

Applicant: C&S CONSTRUCTION
560 MILFORD POINT DR
MERRIT ISLAND, FL
32952

Owner: CITY NATIONAL BANK OF FLORIDA
25 WEST FLAGLER ST SUITE 711
MIAMI FL
331301718

Issued For: CC for 3rd floor interior renovation

Building Permit #: B0703092

Temporary Expire Date:
Temporary/Partial Description:

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2. This Certificate may be revoked by the Building Official upon 24 hours notice.
3. Special condition(s) may be applicable.

 9.30.08

Building Official Signature and Date
RICHARD MCCONACHIE



MIAMIBEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

CERTIFICATE OF OCCUPANCY/COMPLETION REQUEST FORM

Please Allow 72 Hours for Processing

Permit Number: B0703092 Date: 9-30-08

Folio Number: _____

Description of Work: CC for 3rd floor int. renovation.

Owner Name: _____

Contact Name: _____

Job Address: 4100 Pine tree Drv. Apt/Suite #: _____

City/Zip: Miami Beach, Fla.

Phone Number: _____ Alternate Phone #: _____

REQUIRED DOCUMENTS (CHECKLIST)

For Office Use Only

☒ A/E Affidavit

☐ Final Boundary Survey (Signed & Sealed by Professional Surveyor)

☒ MDWSD Compliance Letter

☐ Final Elevation Certificate / Flood Proofing Certificate (Commercial Only)

Comments:

CO/CC Issued by: [Signature] Date Issued: 9-30-08



MIAMIBEACH

BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd 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: August 22, 2008

Permit Number: B0703092

Project Description: Build out of third floor

Owner: City National Bank by Cabi 301 Commercial LLLP

Architect and/or Engineering Firm: Fullerton Diaz Architects

Name of Architect or Engineer of Record: _____

Address of Architect / Engineering Firm: 366 Altara Ave., Coral Gables, FL 33146

Contact Number: (305) 442-4200

Part One: Architect / Engineer Affidavit: To be Submitted Prior to Permit Issuance.

I, John Fullerton 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:

Total Gross Floor Area of Alteration / Repair:

- ☐ Single Family Homes, Duplexes, and Areas within Residential Condo unit.
- ☐ Multi-Family, Commercial, and Industrial

1,543 #

Total Estimated Construction Cost * for New Construction:

Total Estimated Construction Cost* for Alteration / Repair:

\$60,000.- LTR

Definitions:

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]
Signature of Architect/Engineer

STATE OF FLORIDA

COUNTY OF DADE

Sworn to and subscribed 4th day of September

2008 by: JOHN P. FULLERTON

☒ Personally known to me:

☐ or Procured Identification

Type of Identification: _____

☒ DID TAKE OATH

☐ DID NOT TAKE OATH

[Signature]
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" 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.

Part Two: Owner Affidavit: To be Submitted Prior to Permit Issuance.

I Cob: 301 Commercial LLP 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" 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" 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]
Signature of Owner

STATE OF FLORIDA

COUNTY OF DADE

Sworn to and subscribed 5 day of September

2008 by: Rafael Harari

☒ Personally known to me:

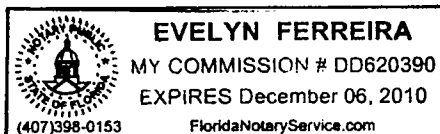
☐ or Procured Identification

Type of Identification: _____

☐ DID TAKE OATH

☐ DID NOT TAKE OATH

[Signature]
Signature of Notary Public



Part Three: Contractor Affidavit: To be Submitted at the Time of CO / CC:

I Carlos Hernandez am the Qualifier / General Contractor under contract with Cabi 301 Commercial Owner of the property undergoing an improvement as described in permit above.

I certify that the total contract value, including all change orders and all permit revisions under PERMIT NUMBER B0703092 is \$ \$60000

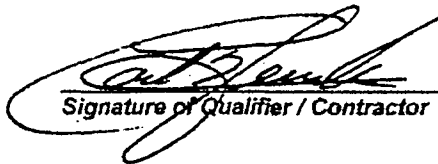
I understand that at the time Carlos Hernandez (Qualifier / Contractor) submits the application for a Certificate of Occupancy (CO) or Certificate of Completion (CC), I will be required to submit to the City of Miami Beach Building Department verification of construction cost. The City will accept the most current "AIA Document G702" 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.

At that time, the Owner is 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" 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.

Notes:

The City of Miami Beach reserves the right to request G706 Contractor's Affidavit of Debts and Claims after the issuance of CO.

If a G702 has not been used for construction draws by the parties, then the City of Miami Beach will accept alternate evidence of the final construction cost (for example final statement, final invoice etc..) which evidence must be satisfactory to the Building Director and /or Assistant Director, In his/her sole discretion.


Signature of Qualifier / Contractor

STATE OF FLORIDA COUNTY OF DADE

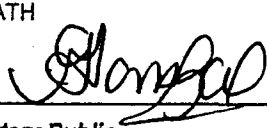
Sworn to and subscribed 10 day of September

2008 by: Carlos Hernandez

☒ Personally known to me: ☐ or Procured Identification

Type of Identification: _____

☒ DID TAKE OATH ☐ DID NOT TAKE OATH


Signature of Notary Public



Giselle Gonzalez
Commission #DD411849
Expires: MAR. 27, 2009
www.AARONNOTARY.com



ORDINANCE 89-95
COMPLIANCE FORM

Water & Sewer
P.O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

ATLAS PAGE: INV#: N/A FORM #: 200713171 DATE: 4/23/2007

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: CABI DEVELOPERS

Mailing:

Address: 19950 W COUNTRY CLUB DR STE 300

City, State, Zip: AVENTURA FL 33180-2402

Property Address: 4100 PINE TREE DR

Property Legal Description: ORCHARD SUB NO 4 PB 25-30 LOTS 4 & 5 & S19.71FT OF LOT 6 & ALL LOT 7 & E25FT OF LOT 8 BLK 3

Folio Number: 02-3222-001-0370

Proposed usage / No. of Units: OFFICE

REPLACES: OFFICE
Previous Usage /

Gallons per Day: 0

PREVIOUS FLOW:	670	PREVIOUS SQUARE FOOTAGE:	6,700	<input type="checkbox"/> NEW CONSTRUCTION
PROPOSED FLOW:	670	PROPOSED SQUARE FOOTAGE:	6,700	<input checked="" type="checkbox"/> INTERIOR RENOVATION

Municipality:

Water Service Area: Miami Beach

Sewer Service Area: Miami Beach

Water Connection Charge: \$0.00 Invoice No.: N/A

Sewer Connection Charge: \$0.00

Total Connection Charge: \$0.00

Comments: Subject to DERM Sewer Capacity Certification Letter Dated: 04/18/2007 # 2007-ALLOCATION-06058.

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

Approved By:


Hyacinth Derby-Rudd - New Business Rep

CONTACT NAME: JANETTE SUAREZ
CONTACT PHONE: (786) 286-9957

Printed On: 4/23/2007
2 28 08 PM

NB: Hyacinth Derby-Rudd
PR:

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
(305) 673-7610 Ext. 1436

B1004578 BCC11056 CC

Certificate of Completion

Certificate Number: BCC11056

02-04-2011

Status: **APPROVED**

Site Address: **4100 PINETREE DR MBCH**

Parcel #: 32220010370

Class Code: B

Date Applied: 02/02/2011
Date To Expire:

Date Approved: 02/04/2011
Extended:

Applicant: GARY BERNHARDT CONSTRUCTION
8515 SW 129 TERRACE
MIAMI FL
33176 33176

Owner: CITY NATIONAL BANK OF FLORIDA
25 WEST FLAGLER ST SUITE 711
MIAMI FL
331301718

Issued For: CC for office space interior remodeling unit # 301

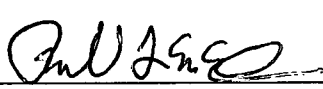
Building Permit #: B1004578

Temporary Expire Date:
Temporary/Partial Description:

Thsi is to certify that all work done in reference to the permit mentioned on this document have been completed according to the **SOUTH FLORIDA BUILDING CODE/ FLORIDA BUILDING CODE** and has been given final approval.

Applicable for Temporary Certificates Only

1. This **APPLICANT** must do everything necessary to obtain a **FINAL CERTIFICATE of COMPLETION** before the Expiration Date of this document.
2. This Certificate may be revoked by the Building Official upon 24 hours notice.
3. Special condition(s) may be applicable.

 2/14/11
Building Official Signature and Date
RICHARD MCCONACHIE