

PROPERTY ADDRESS

743 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 14 THRU 16 BLK 33 LOT
SIZE 150.00' X 130.00' ART INCORP H99000017799 (FLA)

SCOPE OF WORK:

INTERIOR REMODELING OF EXISTING SPACE FOR A NEW NIGHTCLUB
INCLUDING:

- MINOR INTERIOR DEMOLITION(LESS THAN 25SF)
- NEW FIRE ALARM SYSTEM
- NEW LIGHTING AND SOUND EQUIPMENT
- NEW MANAGERS OFFICE
- NEW BAR
- NEW BOOTHS AND SEATING AREA
- NEW STORAGE AREA
- NEW 25 TON AC UNIT (EXISTING 35 TONS -3 UNITS)
- EXISTING 600AMP SERVICE WITH NEW CIRCUITS
- EXISTING FIRE SPRINKLERS TO REMAIN & 4 NEW SPRINKLER HEADS AS SHOWN

APPLICABLE CODES:

- 2007 FLORIDA BUILDING CODE, EXISTING BUILDING
- 2007 FLORIDA FIRE PREVENTION
- 2006 NFPA 101 LIFE SAFETY CODE

LEVEL OF ALTERATION:

ALTERATION LEVEL II

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2007 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

DEMOLITION LEGEND:

- WALLS TO BE DEMOLISHED
- EXISTING MASONRY WALL TO REMAIN UNLESS NOTED OTHERWISE
- EXISTING PARTITION WALL TO REMAIN UNLESS NOTED OTHERWISE
- E EXISTING TO REMAIN
- RM TO BE REMOVED
- RP TO BE REPLACED
- EXISTING DOOR TO REMAIN

OCCUPANCY LOAD

ASSEMBLY AREA:(A-2 NIGHT CLUB)

-LESS CONCENTRATED USE, WITHOUT FIXED SEATING
(1 PERSON PER 15 S.F)(PER TABLE 7.3.1.2)
2,127.0 S.F./ 15 = 141.80 PERS. = 142 PERS.

-BENCH-TYPE (VIP AREA & CHAIRS AREA).
(NUMBER OF SEATS)(PER TABLE 7.3.1.2)
BENCH-TYPE SEATING = 162 PERS. MAX.(REQUIRED)
(1 P./18 LINEAR INCH.)
76 FIXED SEATS + 4 HANDICAP =
TOTAL OF 80 PERSONS IN V.I.P. MAX.(PROVIDED)

-EMPLOYEE = 10 PERS.

TOTAL OF PERSONS . = 232 PERS.

-EXIT REQUIREMENTS 232 PERS. X 0.2 IN.(WIDTH
P./PERS.) (TABLE 7.3.3.1)= 46.4 IN. REQUIRED
= 309 IN. PROVIDED

SUBJECT PROPERTY
(AREA OF WORK)



EXIST. LOC./SITE PLAN

SCALE: N.T.S.

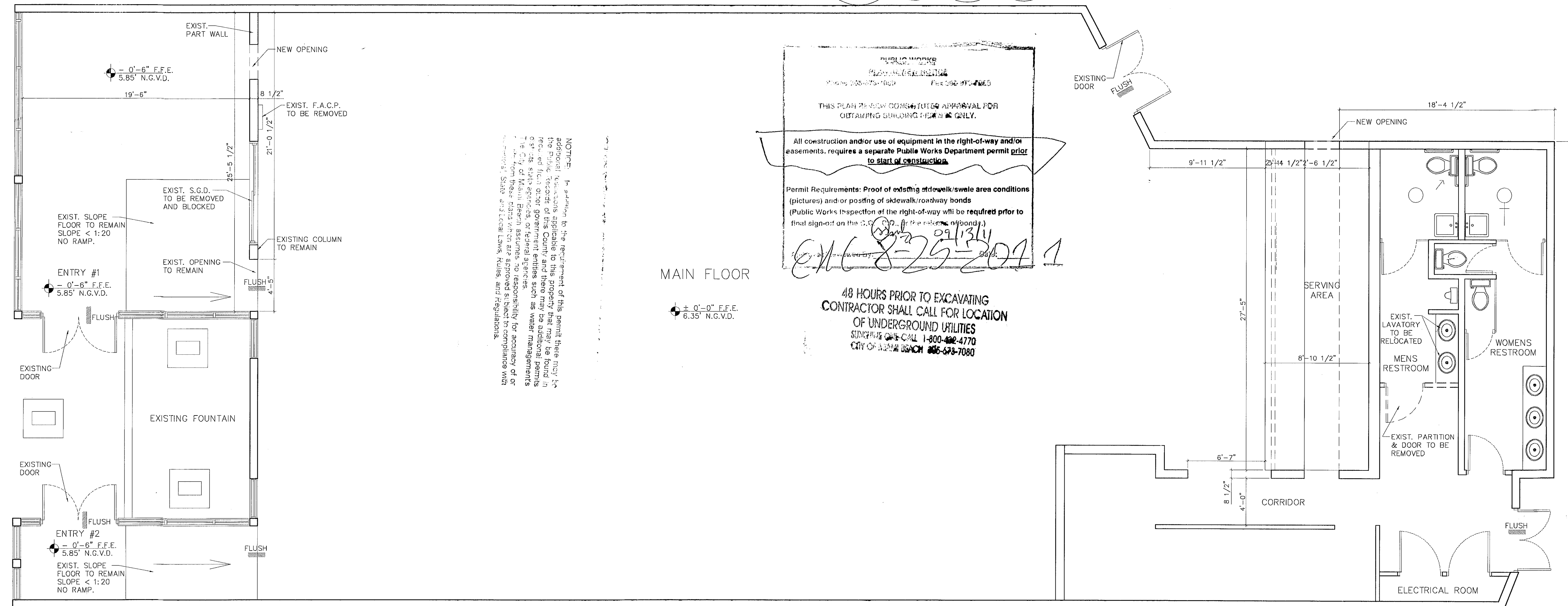
GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIS/HERSELF W/ ALL EXIST. CONDITIONS @ THE JOBSITE, & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
2. ALL AREAS ADJACENT TO DEMO/ REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS-- READY TO APPLY FINISH.
3. ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND, ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECT. PLAN OR AS REQUIRED BY DRAWINGS. PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
4. CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
5. THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK INCIDENTAL HERETO, TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
6. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
7. WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD, IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
8. ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
9. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
10. ALL PLUMBING FIXTURES TO BE REMOVED & DISPOSED AS DIRECTED BY OWNER.
11. ALL WATER SEWER LINES TO BE CAPPED & ABANDONED, OR SHOULD BE LEFT READY TO BE CONNECTED TO FUTURE INSTALLATION.
12. ALL A/C COND. DUCTS EXISTING TO REMAIN, NO CHANGES IN MECHANICAL.

WARNING:
IF A PARTICULAR PRACTICE IS NOT BEING
DONE, AND A CERTAIN NOTE DOES NOT APPLY,
IT SHALL BE DISREGARDED

GROSS AREA:

TOTAL GROSS WORK AREA: 5,981.0 sf.



EXISTING & DEMOLITION FLOOR PLAN

SCALE: 3/16" = 1'

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

BUILDING: *ran 8/28/11*
ZONING: *8/28/11*
DRB/HEB: *8/28/11*
CONCURRENCY: *8/28/11*
PLUMBING: *8/28/11*
ELECTRICAL: *8/28/11*
MECHANICAL: *8/28/11*
FIRE PREVENTION: *8/28/11*
ENGINEERING: *8/28/11*
PUBLIC WORKS: *8/28/11*
STRUCTURAL: *8/28/11*
ELEVATOR: *8/28/11*

SEE FLOOR PLAN
ON A-1

TO BE DEMOLISHED
FOR NEW DOOR

EXISTING

Revisions

- 1. 04.28.11 1ST ISSUE
- 2. 08.30.11 CITY COMM
- 3. 08.24.11 CITY COMM

- 4. 08.24.11 CITY COMM
- 5. 08.24.11 CITY COMM
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- 66. 08.24.11 CITY COMM

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Design & Development
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Job No.
Date
Scale SHOWN

RA #0015344
Sheet No.

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-EMPLOYEE = 10 PERS.

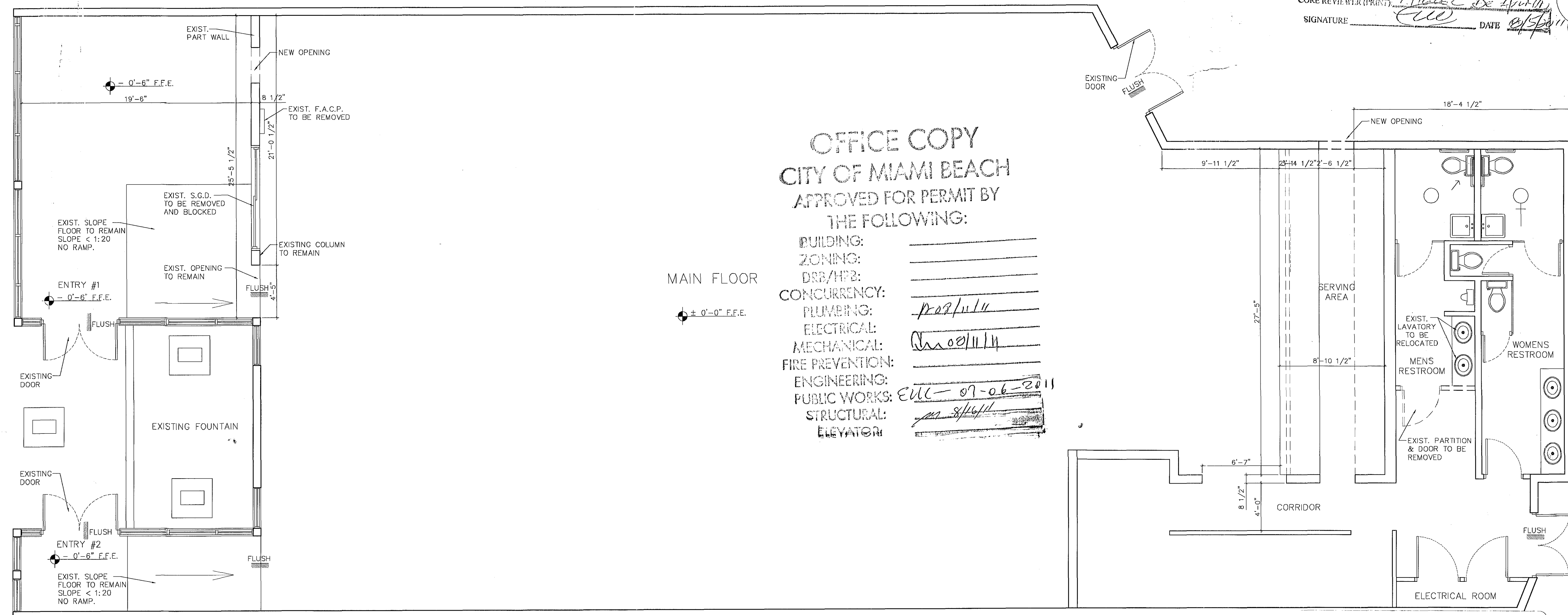
TOTAL OF PERSONS = 232 PERS.

SUBJECT PROPERTY (AREA OF WORK)



EXIST. LOC./SITE PLAN

SCALE: N.T.S.



EXISTING & DEMOLITION FLOOR PLAN

SCALE: 3/16" = 1'

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

BUILDING: _____
ZONING: _____
DRB/HF2: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____

CITY OF MIAMI BEACH REFERENCE ONLY

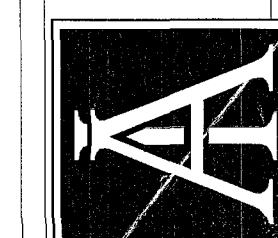
DERM PLAN REVIEW FINAL APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER (PRINT) _____
SIGNATURE _____ DATE _____

NIGHT CLUB BUILDOUT
8TH ST WASHINGTON PARTNERS INC
743 WASHINGTON AVE.
MIAMI BEACH, FLORIDA 33139

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Architecture Interiors Planning Construction
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Job No. _____

Date _____

Scale SHOWN

JUN 9 2011

Seal

RA #0015344

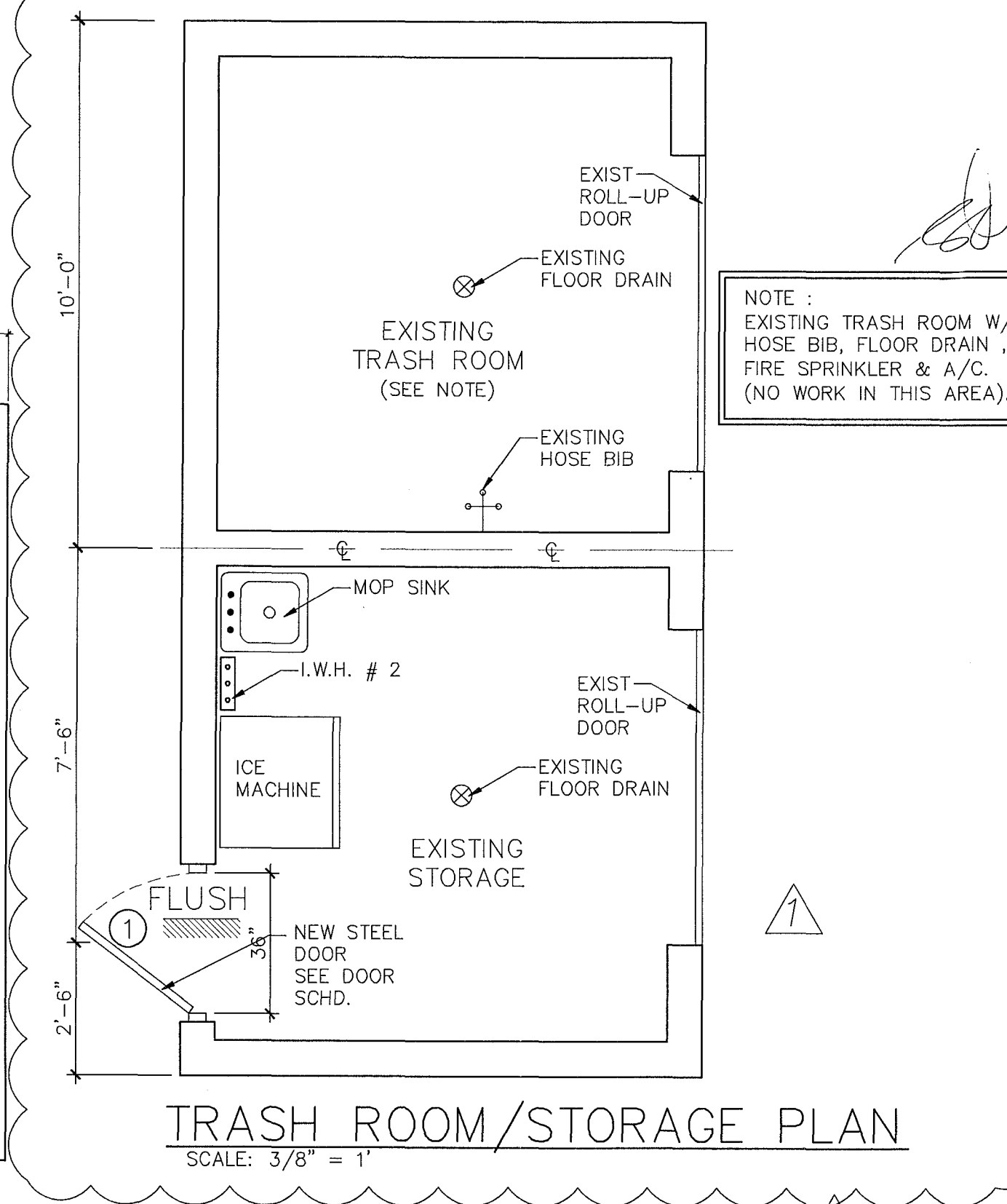
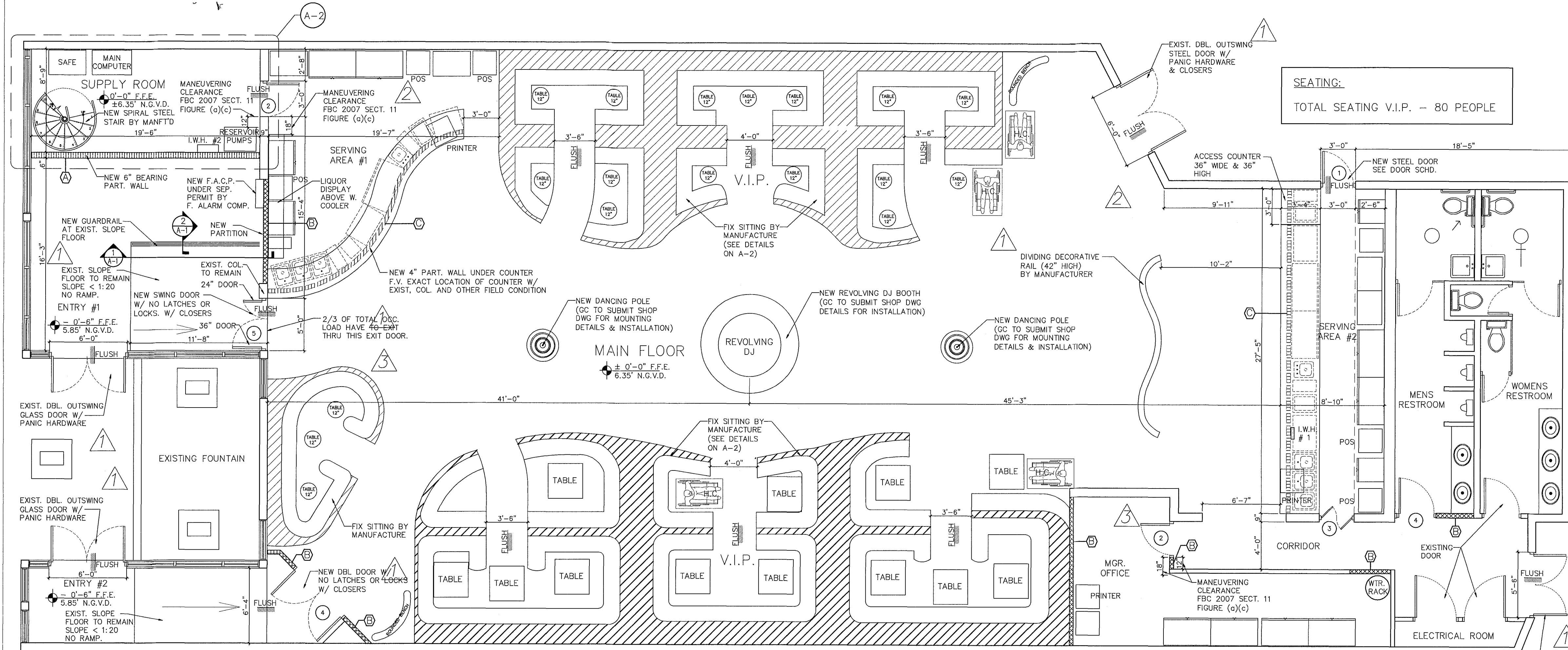
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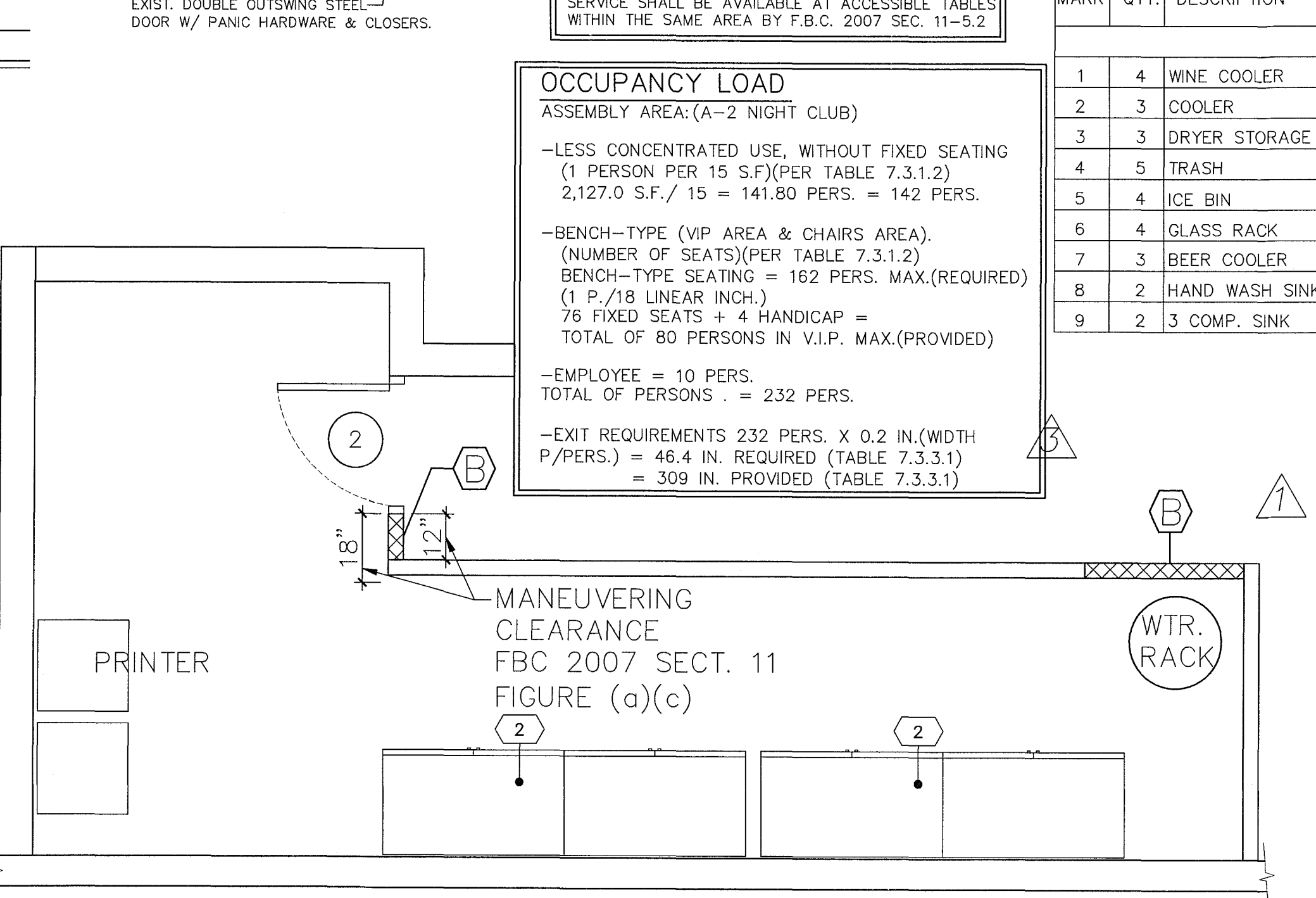
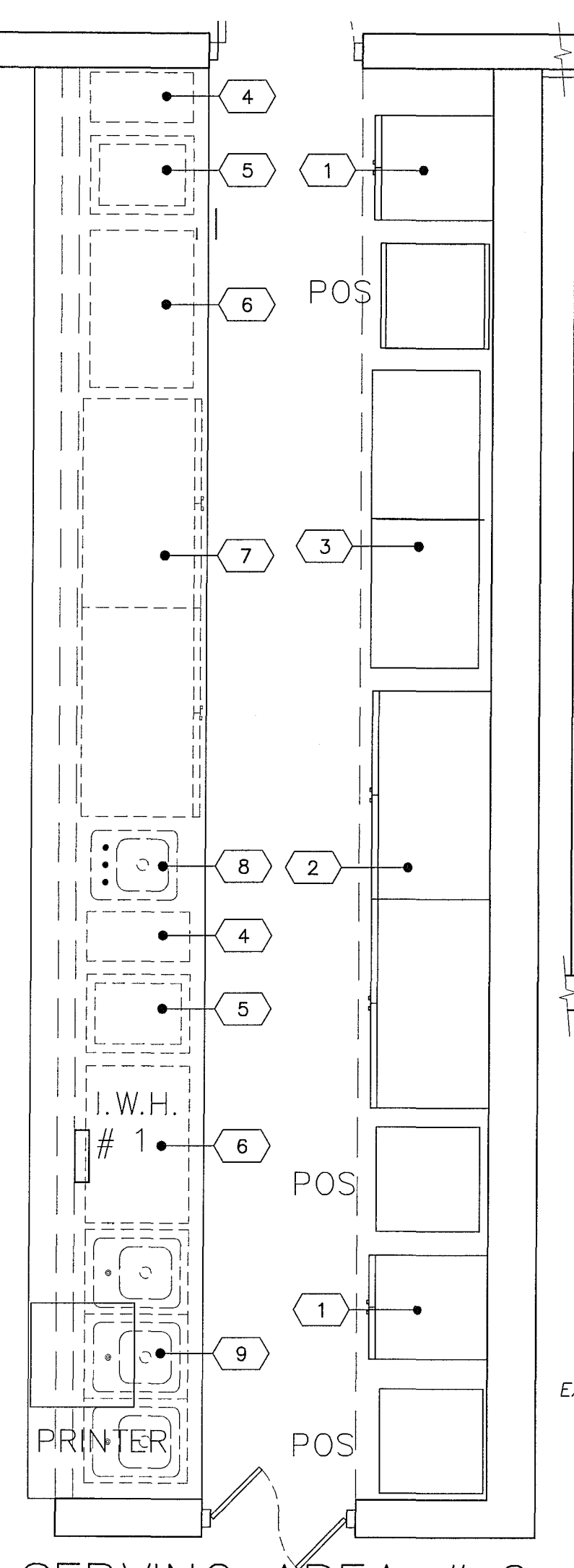
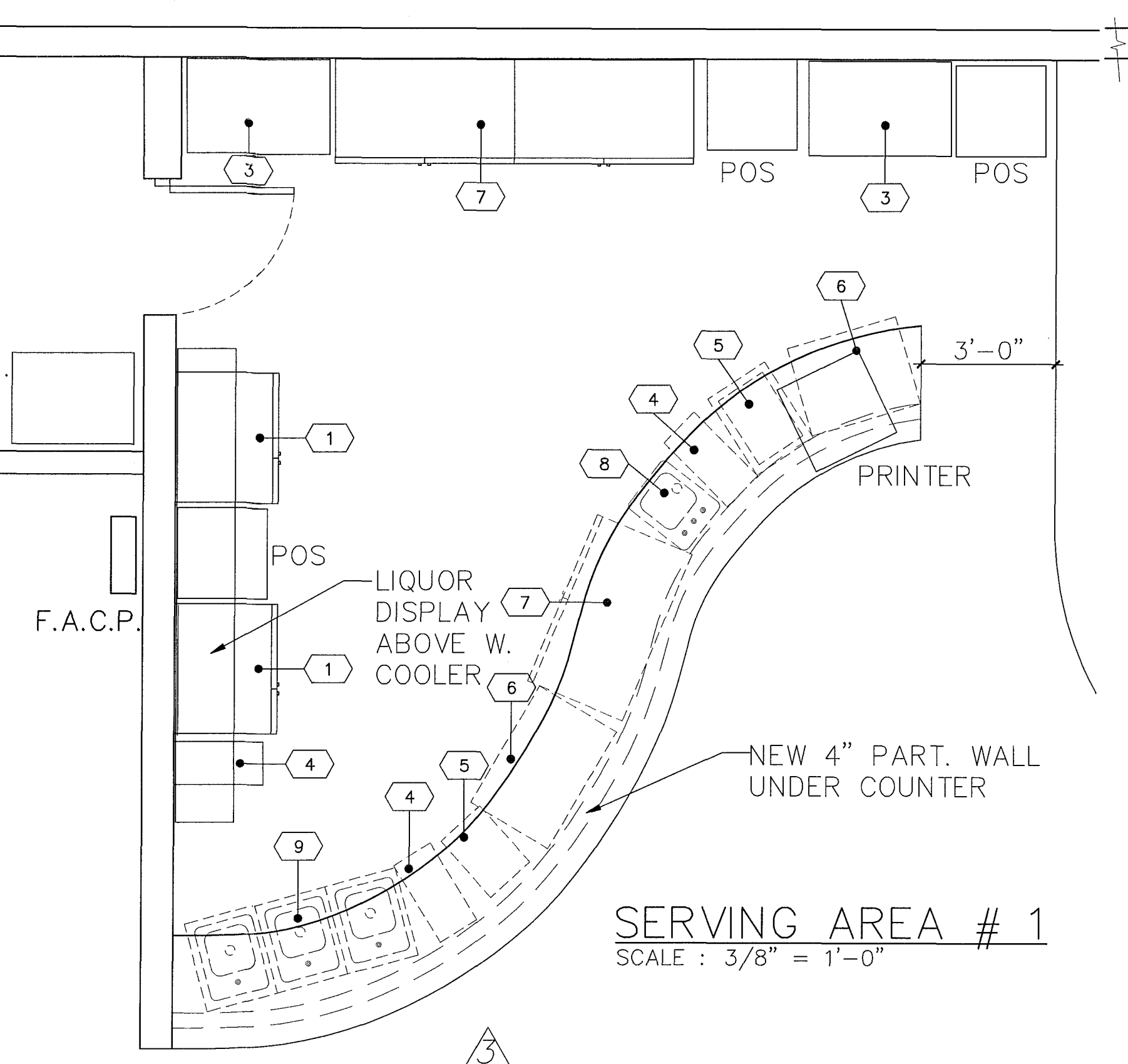
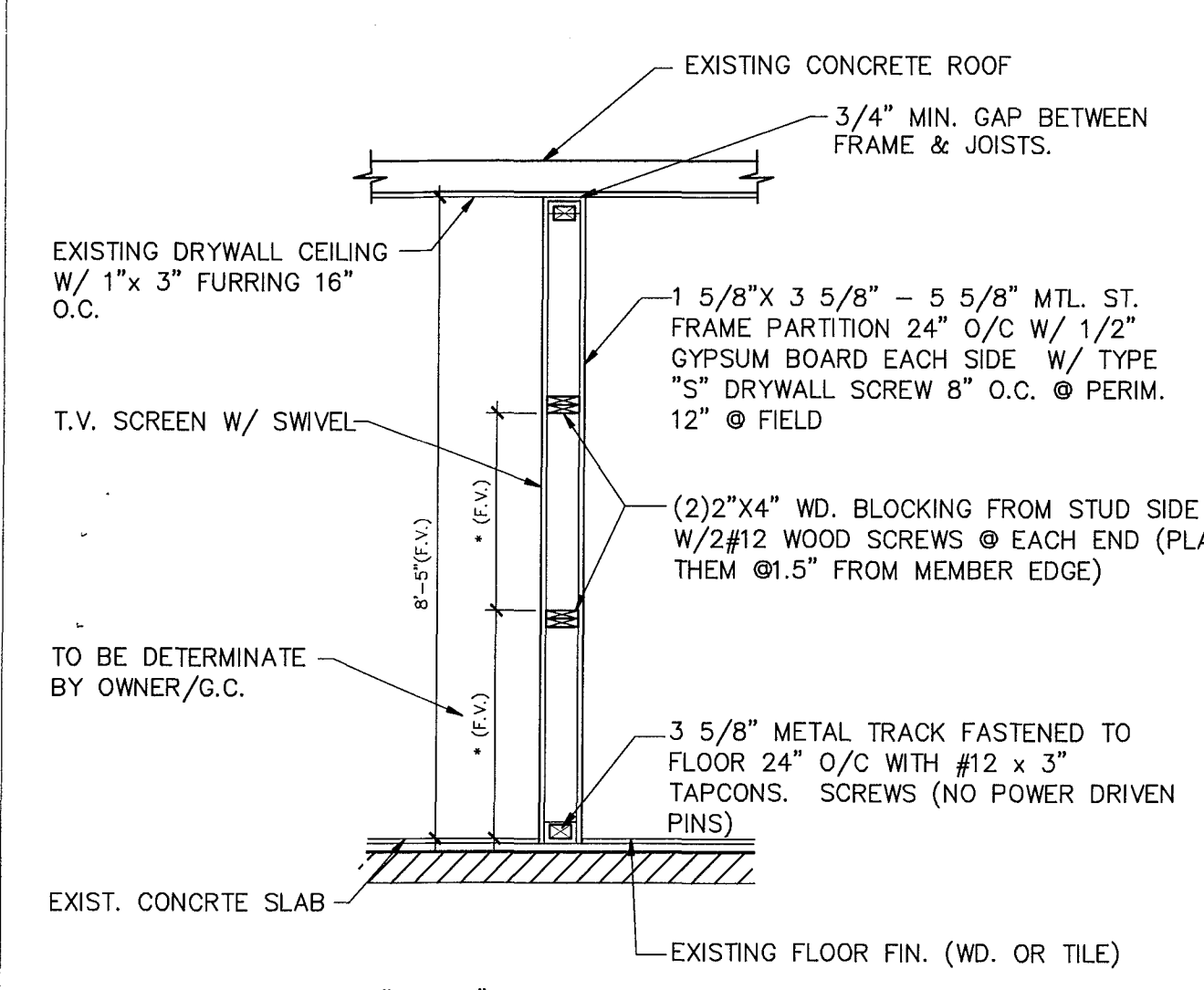


Derm Number: 2011-0815-1420-3469
Contact Name: DAMIAN GALLO
Contact Phone: (305) 522-5215
Folio: 02-4203-004-0090
Project Name: NIGHT CLUB
Date Received: 06/15/2011
Designer: Mabel

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes need by actual measurements, etc. as addressed prior to submission of any phase for bid or construction.

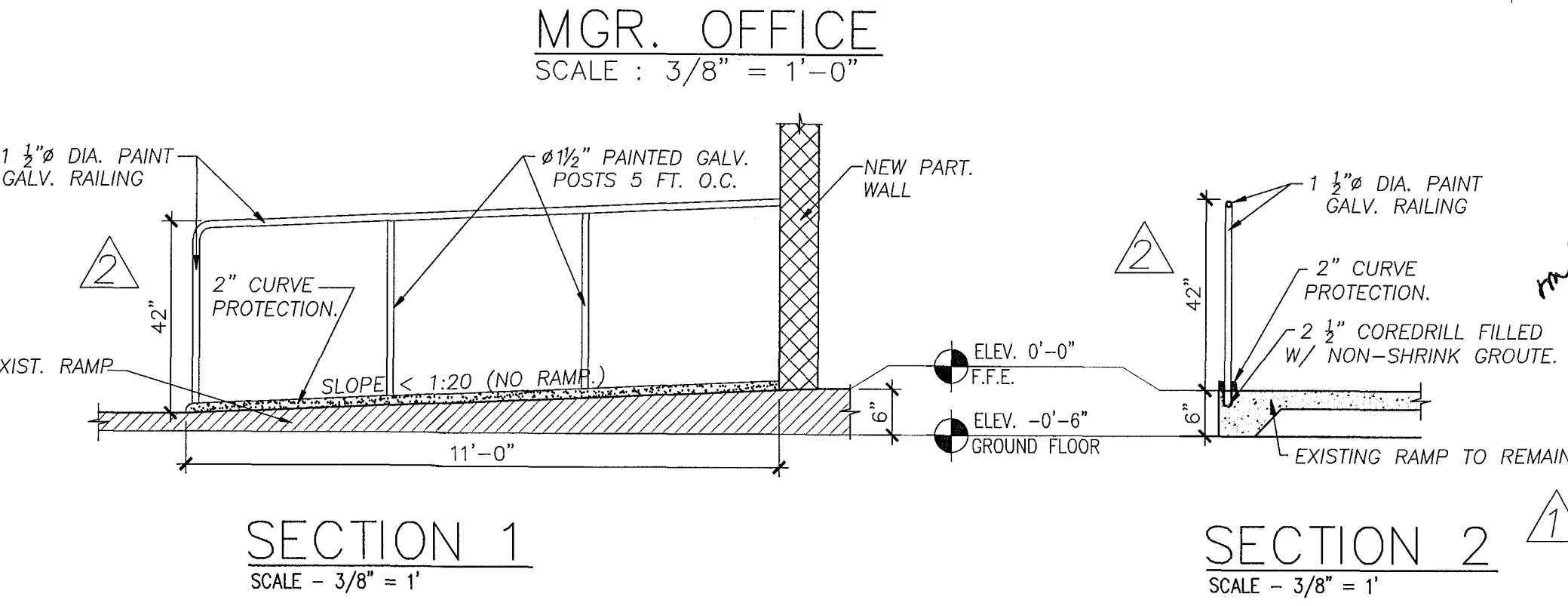


PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'



DOOR SCHEDULE								
MARK	UN.	WIDE	HIGH	THICK	TYPE	MTL.	T'HOLD	REMARKS
	EXITS	NEW						
1		2	3'-0"	6'-8"	1 3/4"	SINGLE OUTSWING W/ PANIC HARDWARE	STEEL	DADE COUNTY APP'VD, SEE NOA NOA # 07-0709.03
2		2	3'-0"	6'-8"	1 3/8"	---	FLUSH H/C DOOR	INTERIOR
3		1	(2)1'-6"	3'-0"	1 3/8"	---	DOUBLE SWING DOOR	INTERIOR
4		1	(2)3'-0"	6'-8"	1 3/8"	DOUBLE	WOOD	INTERIOR / PUSH DOOR NO LATCHES OR LOOKS
5		1	2'-0"	3'-0"	6'-8"	1 3/8"	DOUBLE	WOOD

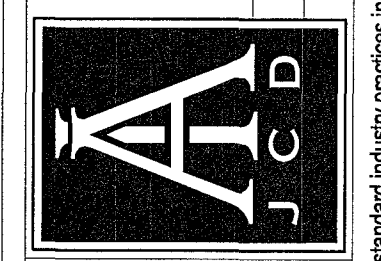
NEW CONST. LEGEND:	
(A) NEW PARTITION: 1 5/8" X 5 5/8" 18 GA. MTL. ST. FRAME PARTITION 16" O/C W/ 1/2" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERIM. 12" @ FIELD	EXISTING MASONRY WALL TO REMAIN UNLESS NOTED OTHERWISE
(B) NEW PARTITION: 1 5/8" X 3 5/8" MTL. ST. FRAME PARTITION 16" O/C W/ 1/2" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERIM. 12" @ FIELD	EXISTING PARTITION WALL TO REMAIN UNLESS NOTED OTHERWISE
(C) NEW PARTITION: 1 5/8" X 3 5/8" MTL. ST. FRAME PARTITION 16" O/C 42" HIGH	



Revisions	
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3	07.28.11 CITY COMM
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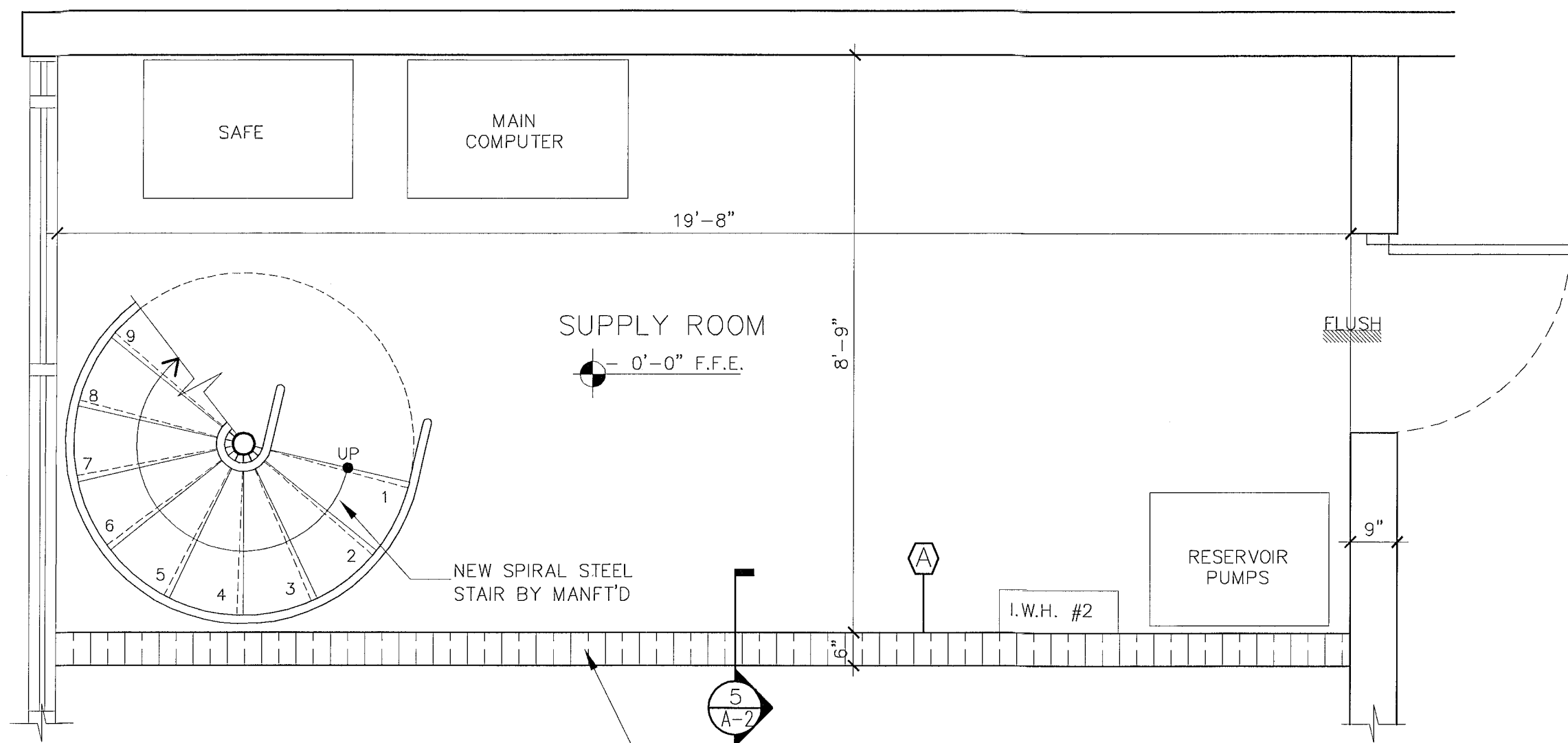
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Architecture Interiors Planning Construction
1386 Coral Way, Suite 407 Miami, Florida 33145 Phone: (305) 266-4040 Fax: (305) 266-4080

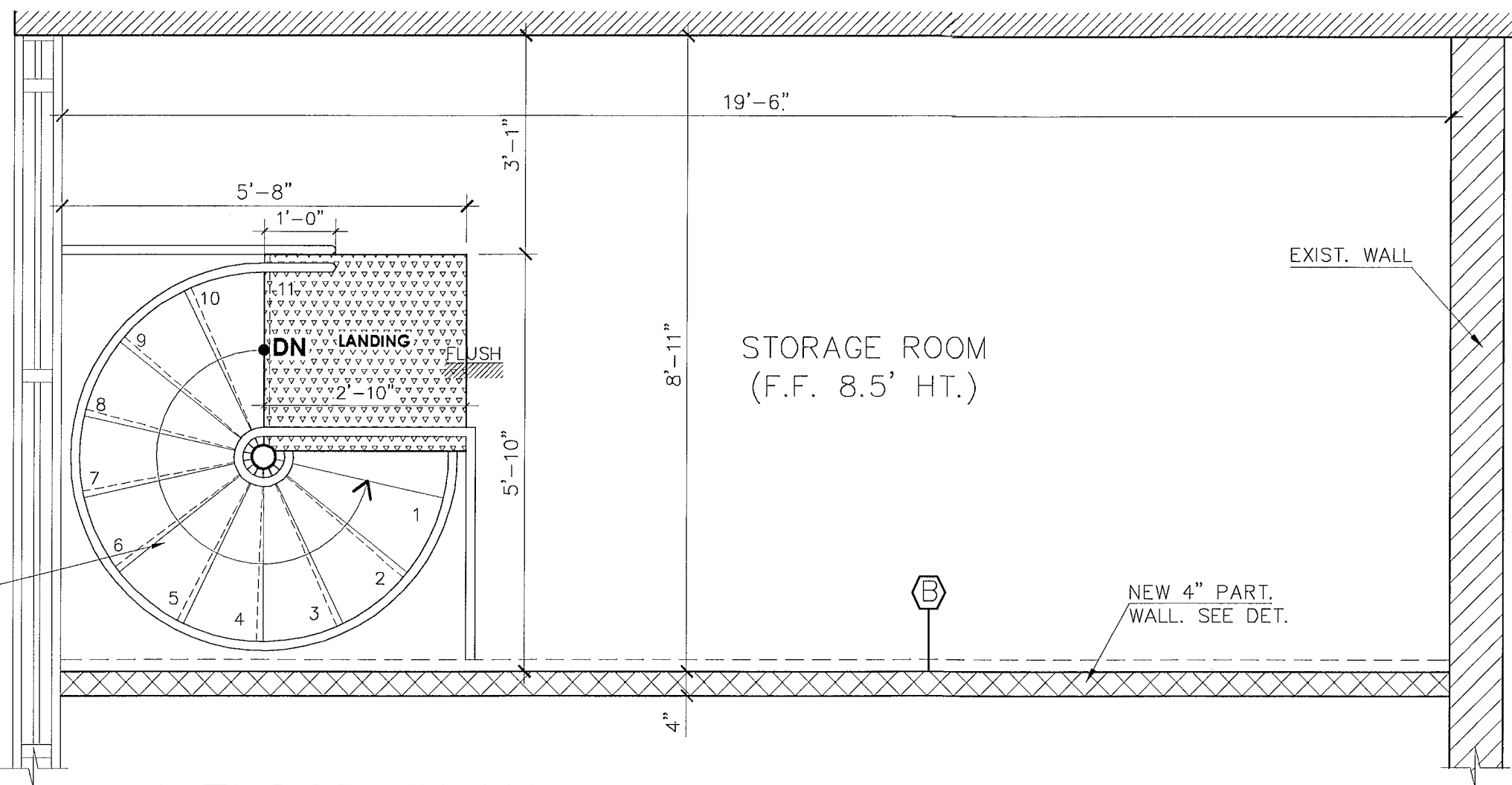


Job No.
Date
Scale SHOWN
Seal
RA #0015344
Sheet No.
A-1

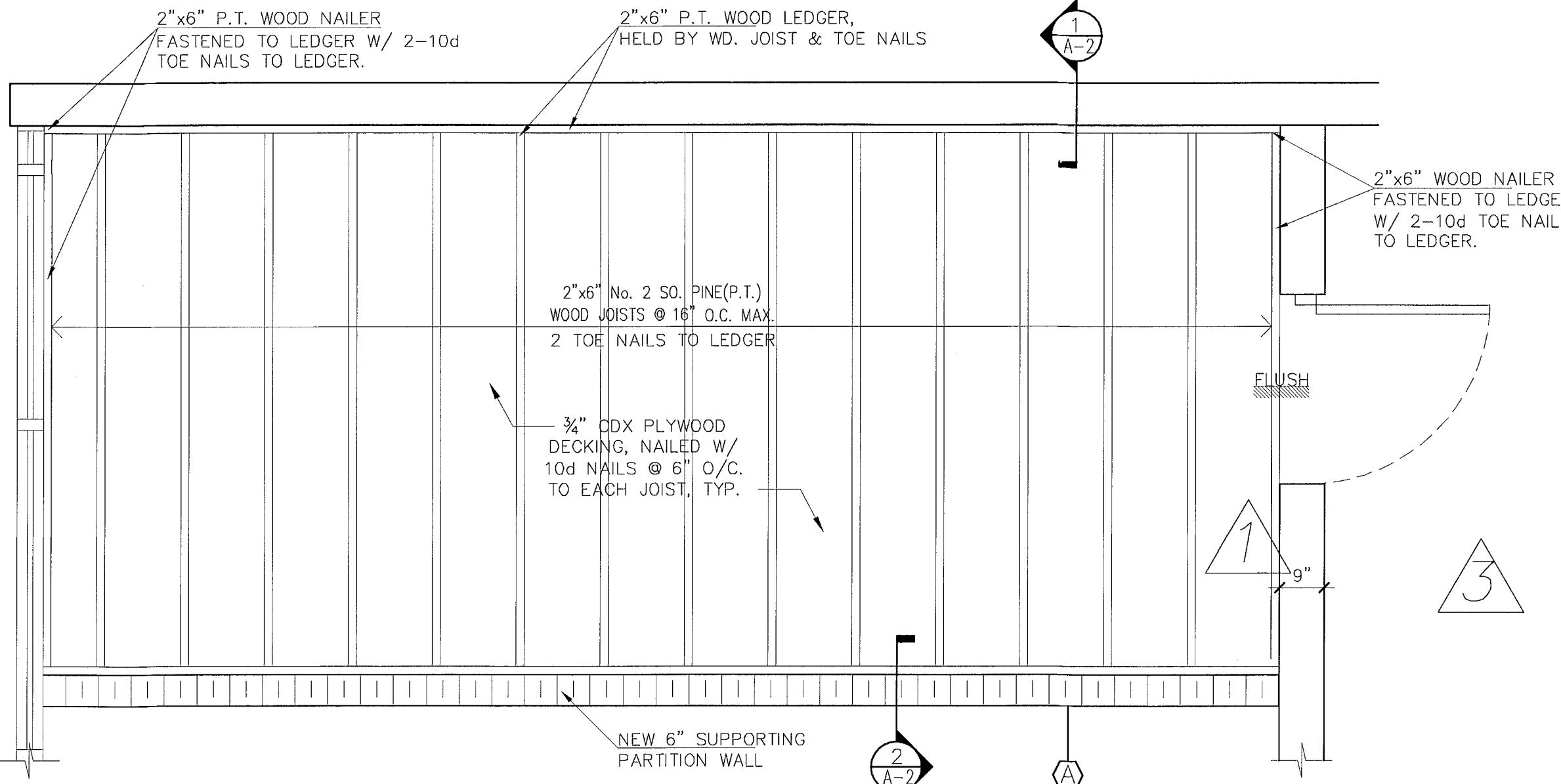
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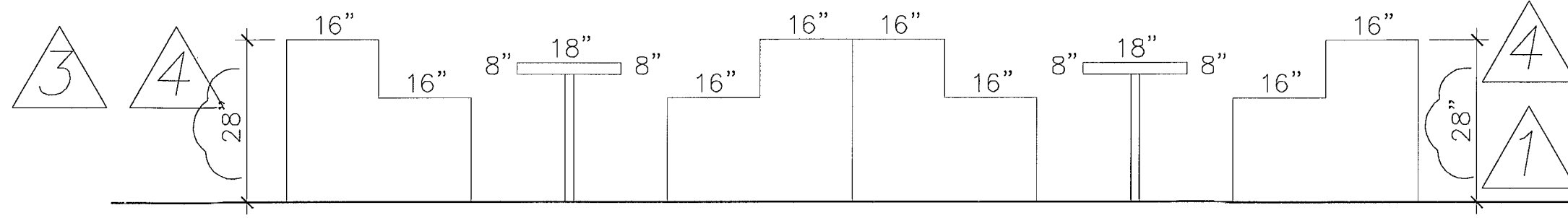
1st. FLOOR PLAN
SCALE 1/2" = 1'-0"



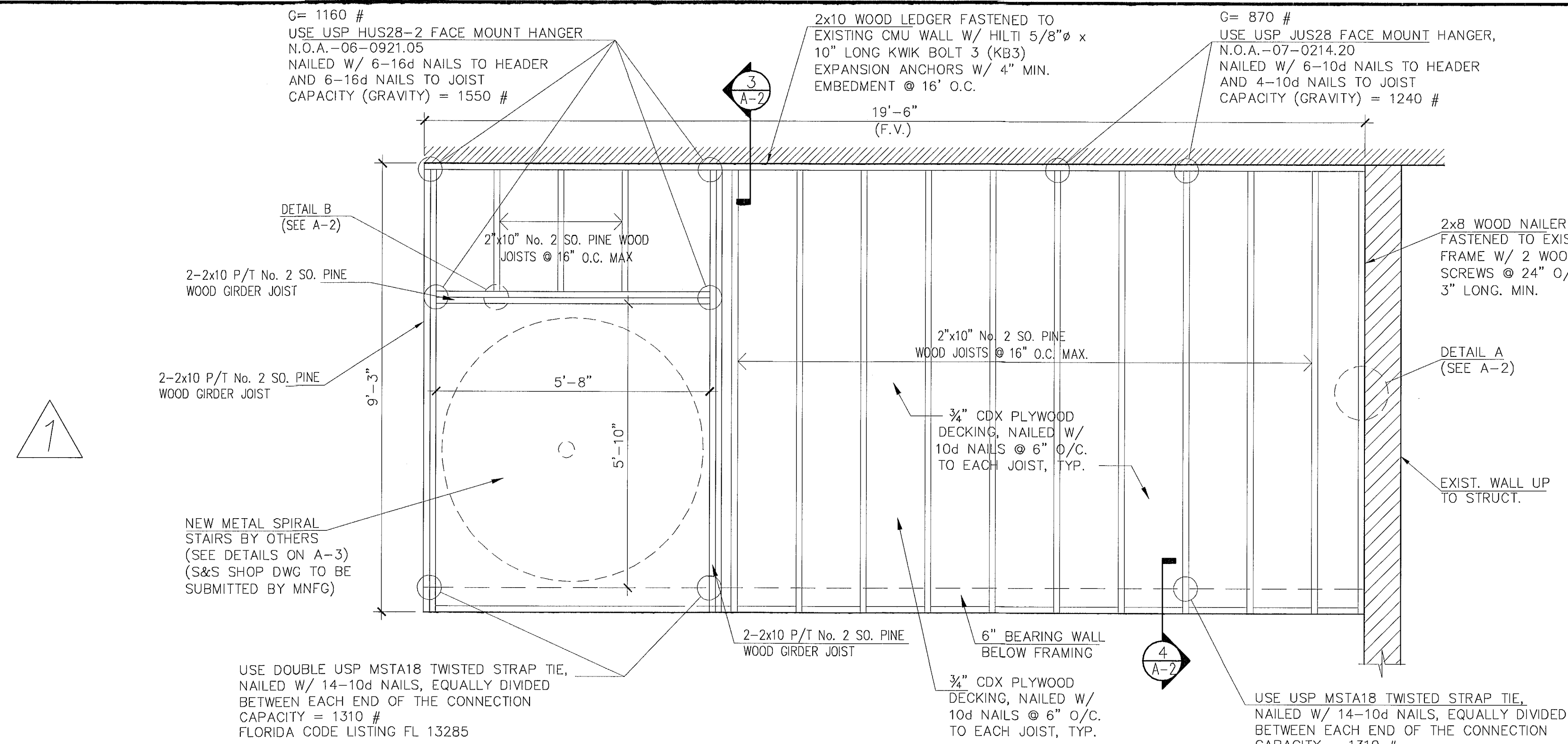
2nd FLOOR PLAN
SCALE 1/2" = 1'-0"



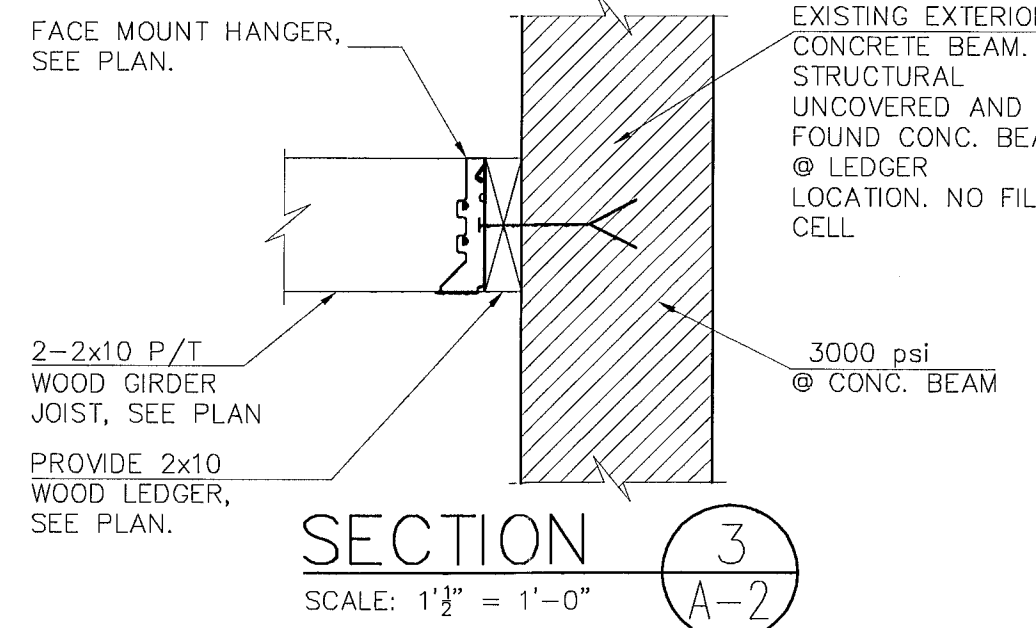
1st. FLOOR FRAMING PLAN
SCALE 1/2" = 1'-0"



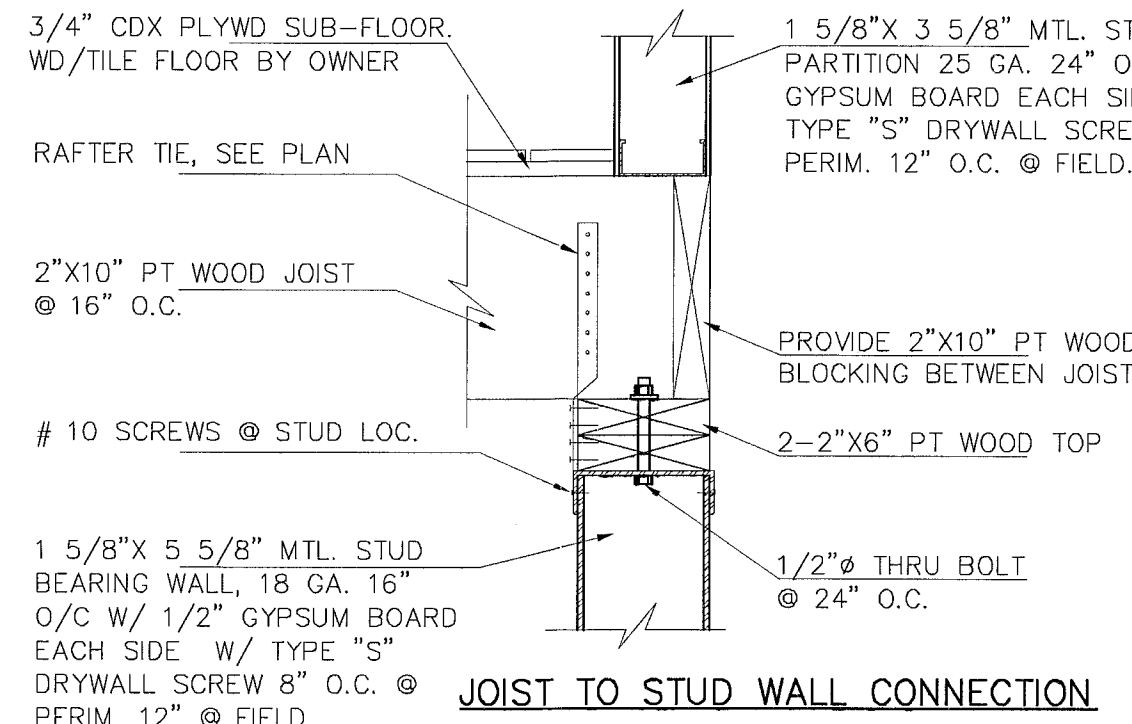
SEATING ELEVATION
SCALE 1/2" = 1'-0"



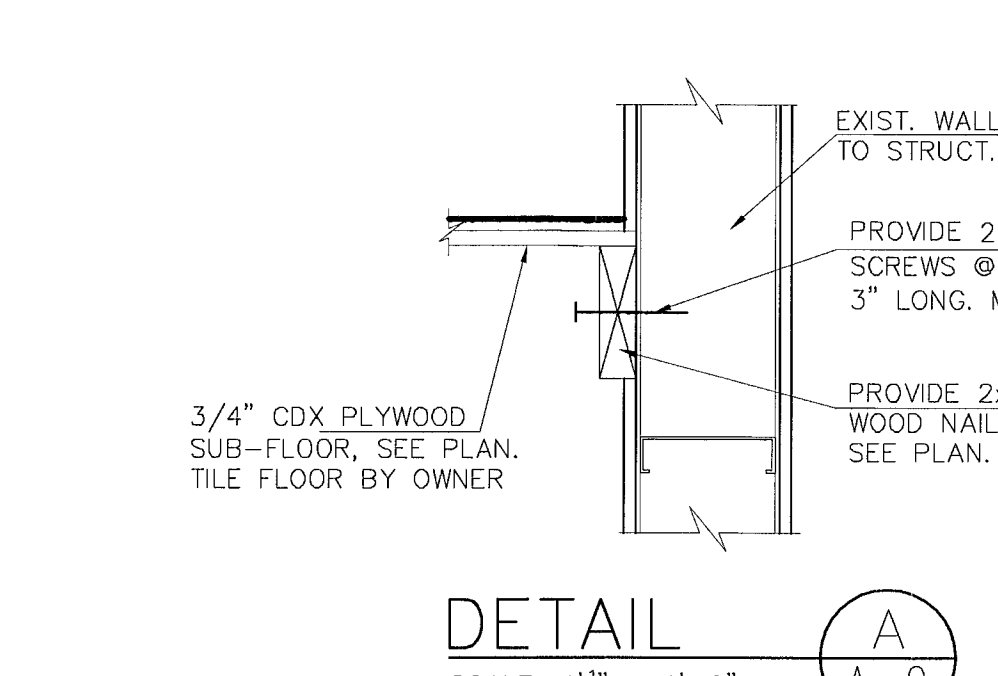
FLOOR FRAMING PLAN
SCALE 1/2" = 1'-0"



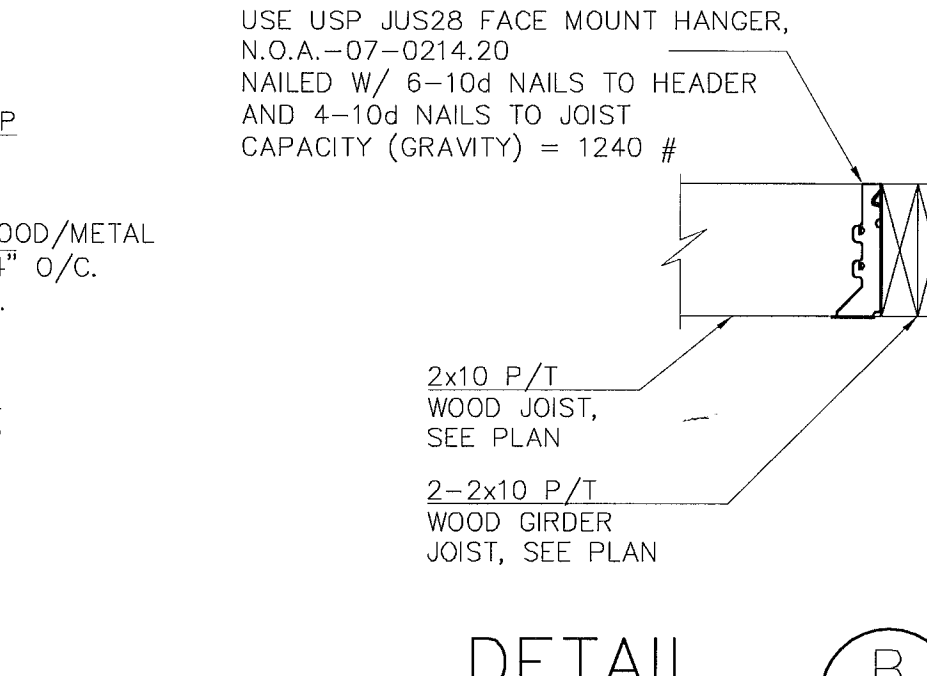
SECTION 3
SCALE: 1 1/2" = 1'-0"



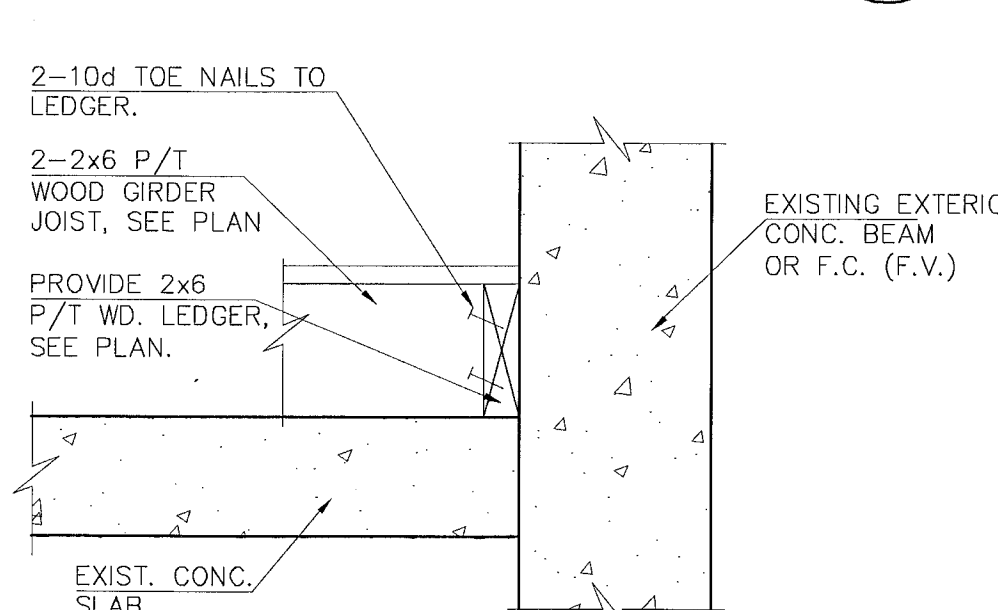
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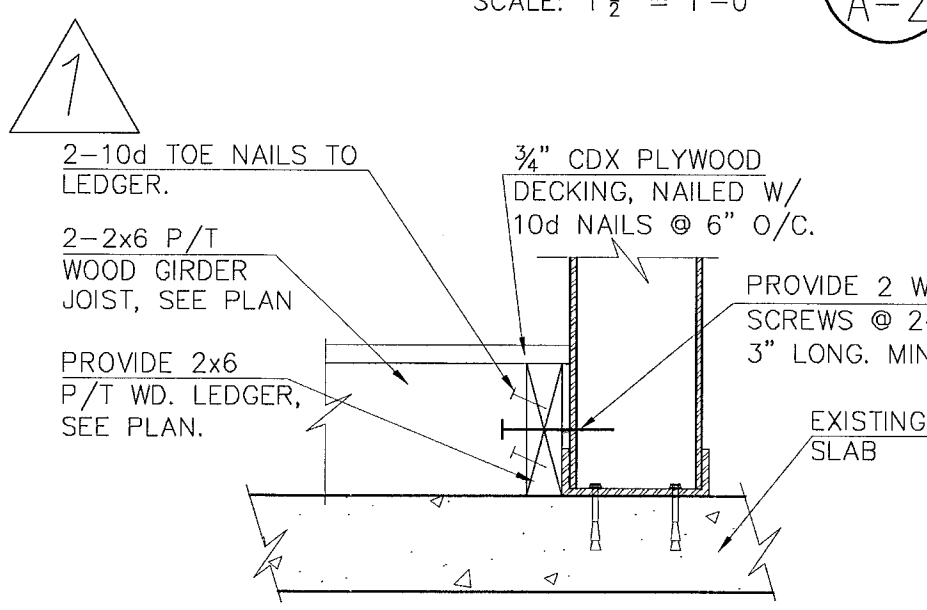
DETAIL A
SCALE: 1 1/2" = 1'-0"



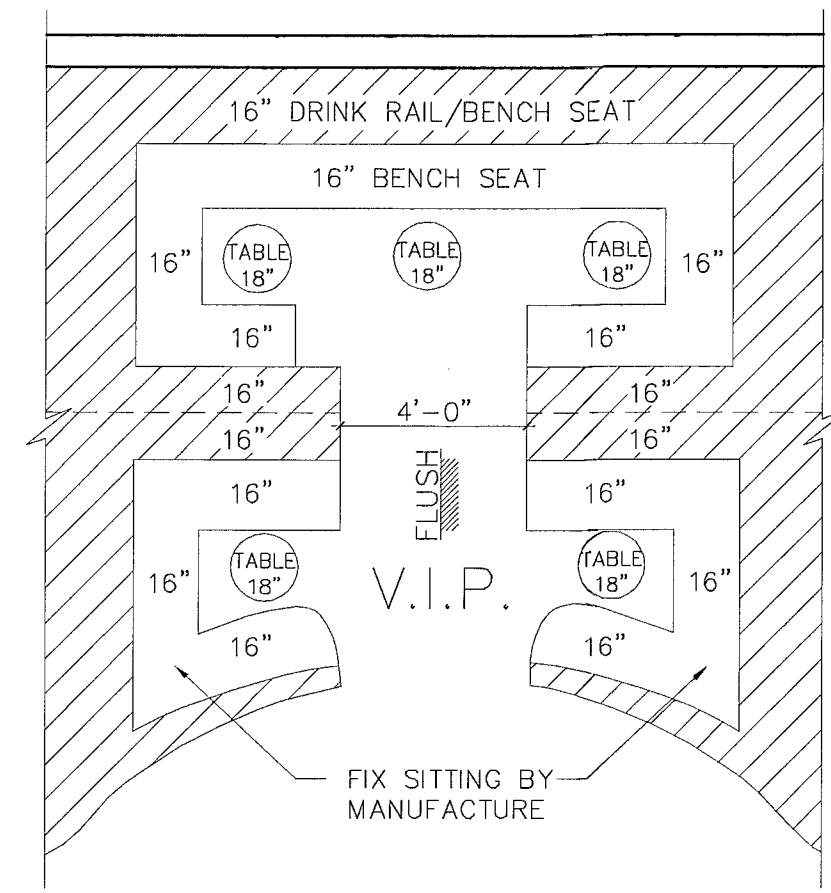
DETAIL B
SCALE: 1 1/2" = 1'-0"



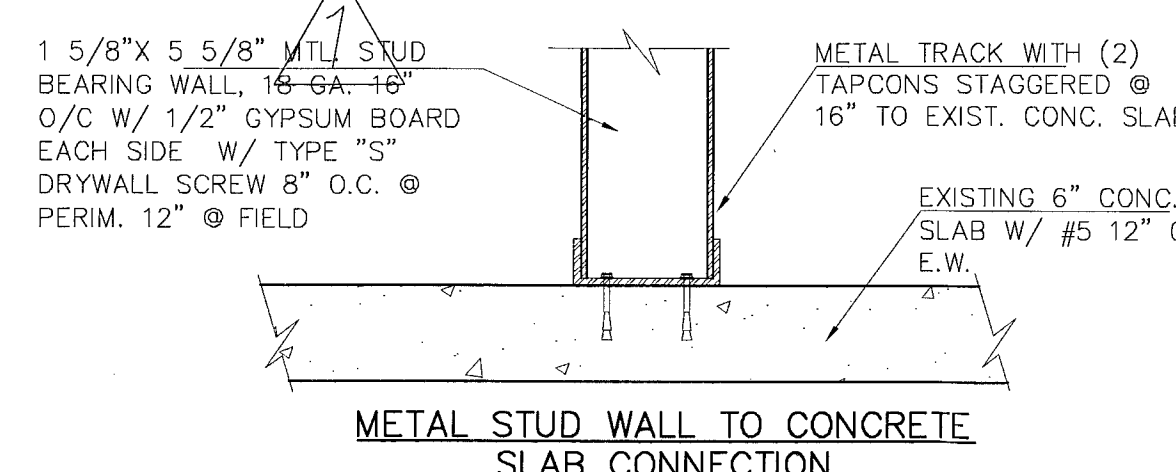
SECTION 1
SCALE: 1 1/2" = 1'-0"



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



TIERED SEATING PLAN
SCALE 1/4" = 1'-0"



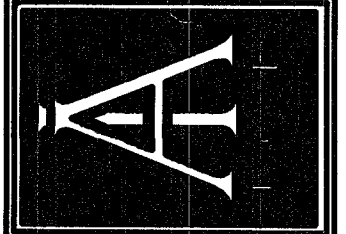
SECTION 5
SCALE: 1 1/2" = 1'-0"

- 1.- PLANS AND CALCULATIONS HAVE BEEN DESIGNED IN COMPLIANCE WITH FLORIDA BUILDING CODE 2007 EDITION.
- 2.- DESIGN LOADS: DL = 20 PSF
LL = 125 PSF / LIGHT STORAGE
- 3.- DETAILS AND SECTIONS:
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, UNLESS A DIFFERENT DETAIL, OR SECTION, IS SHOWN.
- 4.- WOOD CONSTRUCTION:
A. WOOD FRAMING MEMBERS: NO. 2 SOUTHERN YELLOW PINE (SYP) WITH A MINIMUM ALLOWABLE BENDING STRESS (Fb) = 1050 PSI AND A MODULUS OF ELASTICITY (E) = 1,600,000 PSI.
B. PLYWOOD SHEATHING: SHALL CONFORM TO THE AMERICAN PLYWOOD INSTITUTE 3/4" PLYWOOD APA STRUCTURAL I RATED SHEATHING EXPOSURE 1, PANEL IDENTIFICATION INDEX 48/24 W/ EDGE SUPPORTS PER FBC TABLE 2304.7(3). LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS.
C. ALL SAWN LUMBER IN CONTACT WITH STEEL, METAL STUDS, MASONRY OR CONCRETE, SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS.
D. WOOD CONNECTORS AS SHOWN IN PLAN.

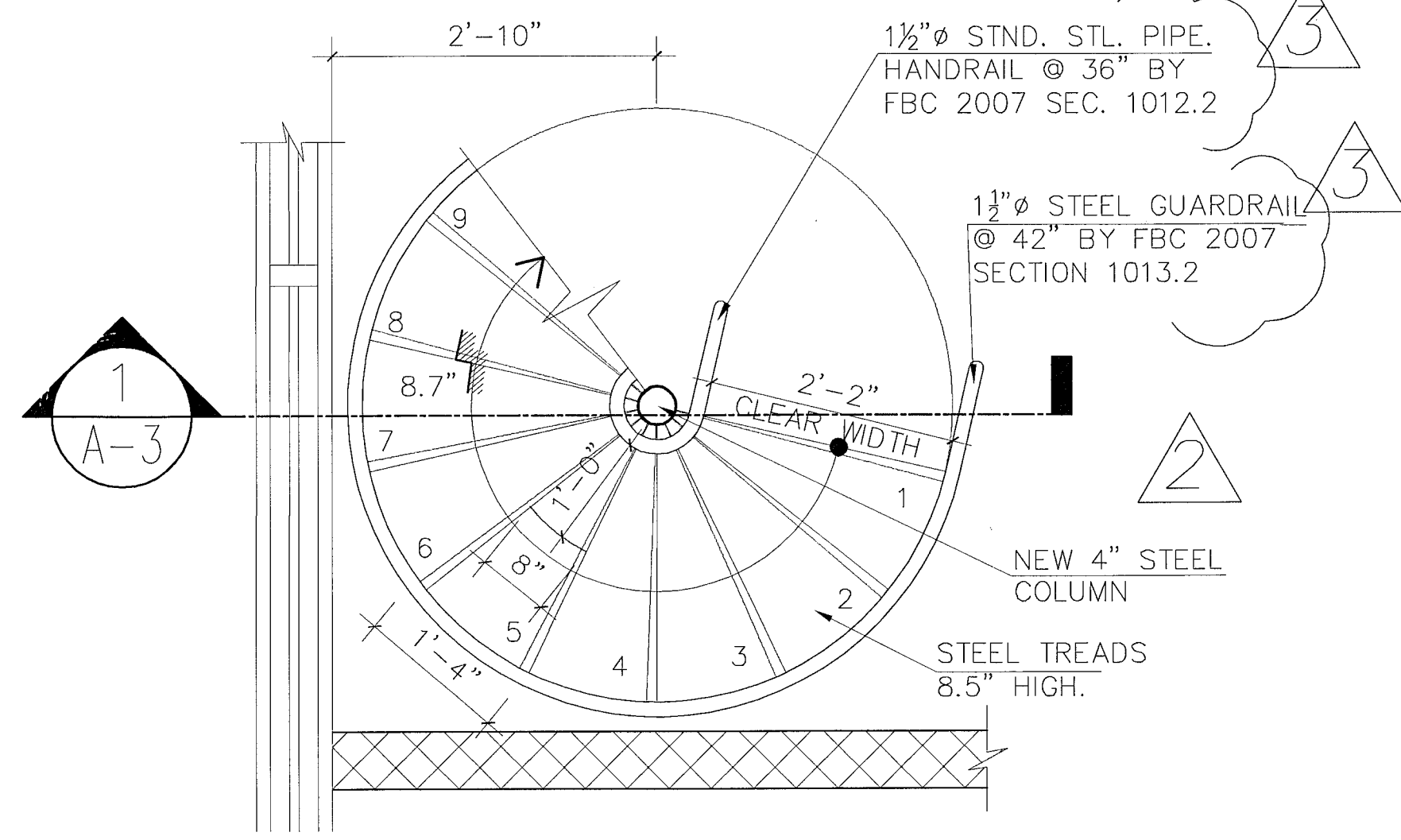
Revisions
1. 04.28.11 1ST. ISSUE
2. 08.30.11 CITY COMM
3. 08.02.11 CITY COMM
4. 08.15.11 CITY COMM
5. 08.24.11 CITY COMM

NIGHT CLUB BUILDOUT
8TH ST WASHINGTON PARTNERS INC
743 WASHINGTON AVE.
MIAMI BEACH, FLORIDA 33139

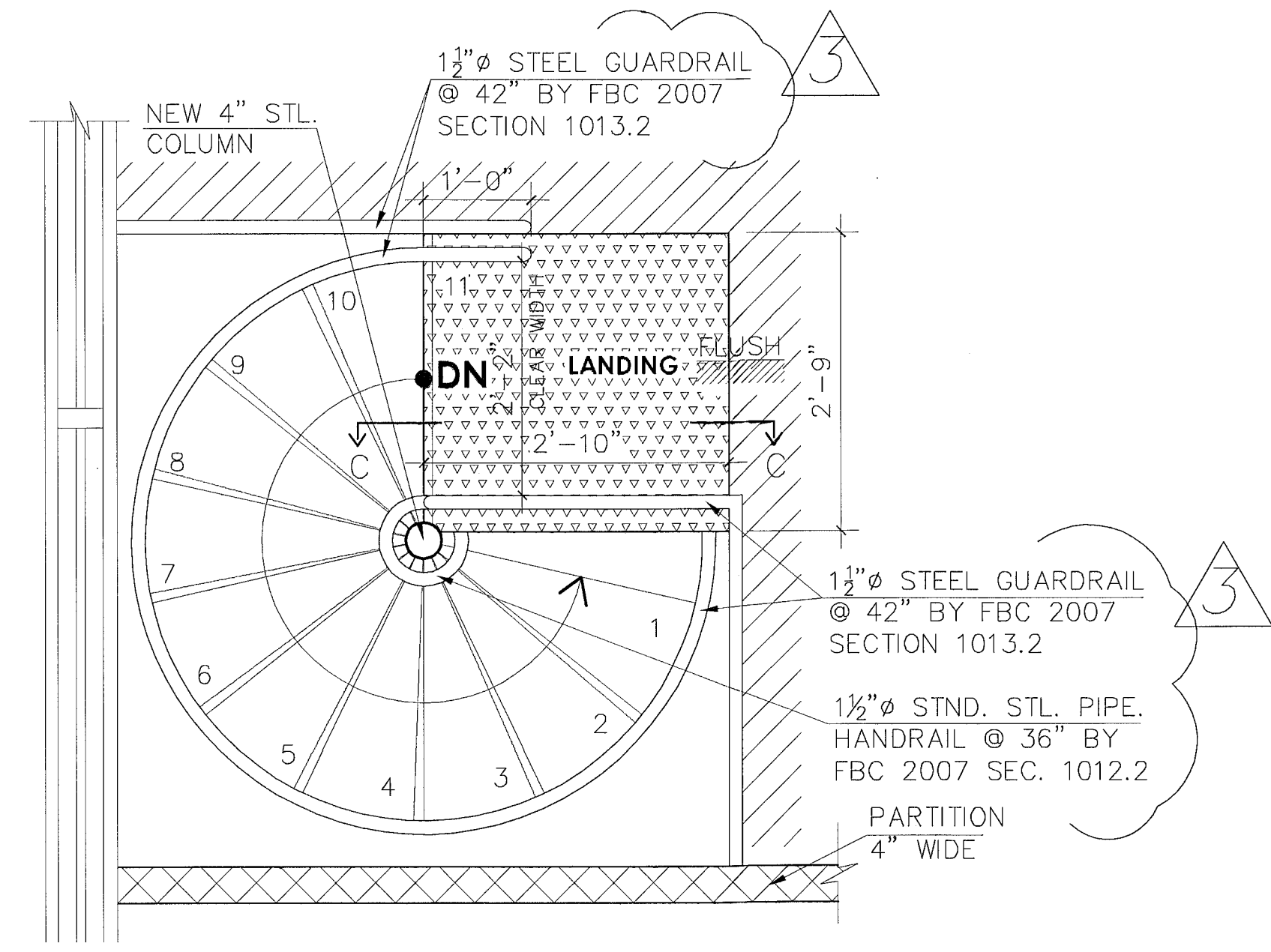
JUAN C. DAVID R.A.
LEED ACCREDITED PROFESSIONAL
Design & Development



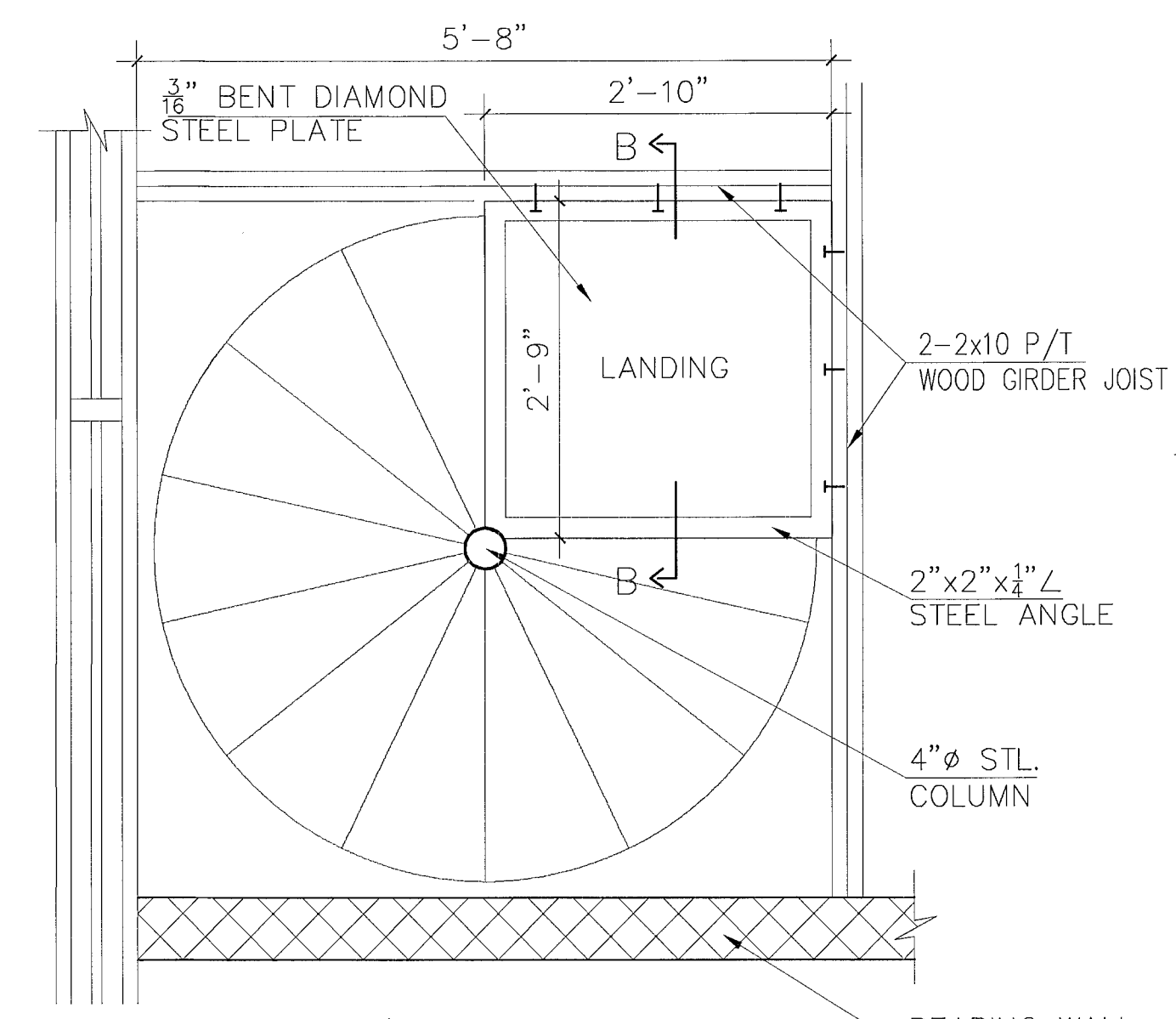
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RA #0015344
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A-2



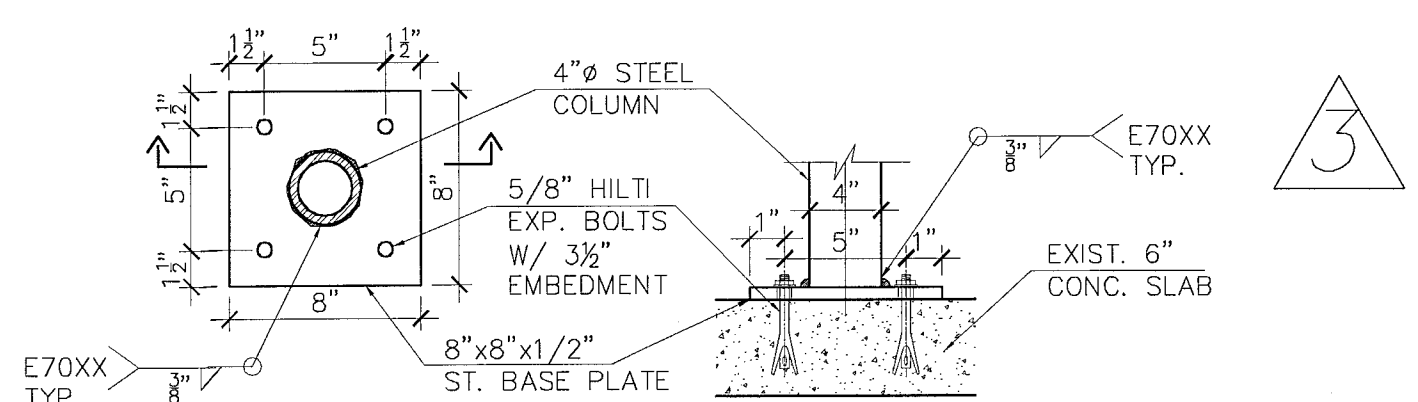
1ST FLOOR PLAN STAIR DETAIL
SCALE 3/4" = 1'-0"



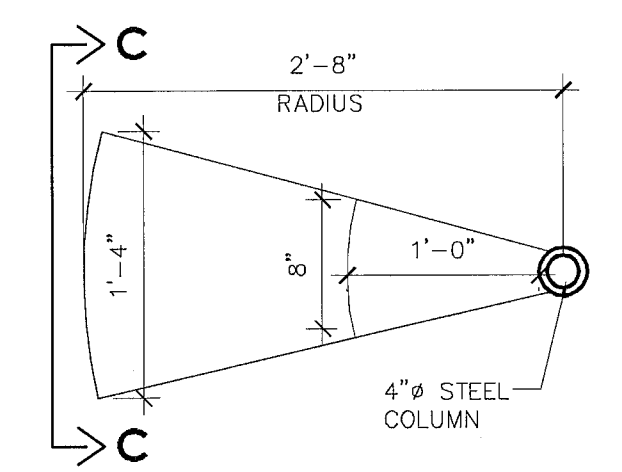
2ND FLOOR PLAN STAIR DETAIL
SCALE 3/4" = 1'-0"



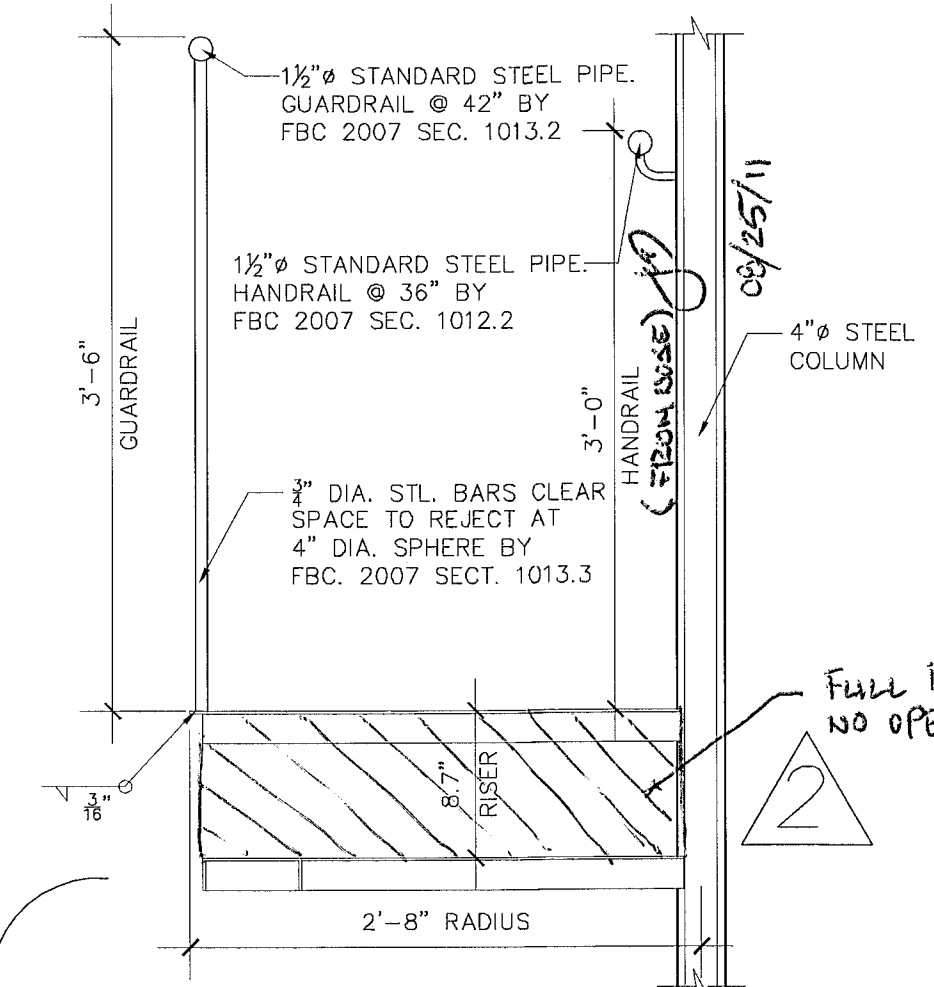
LANDING DETAIL
SCALE 3/4" = 1'-0"



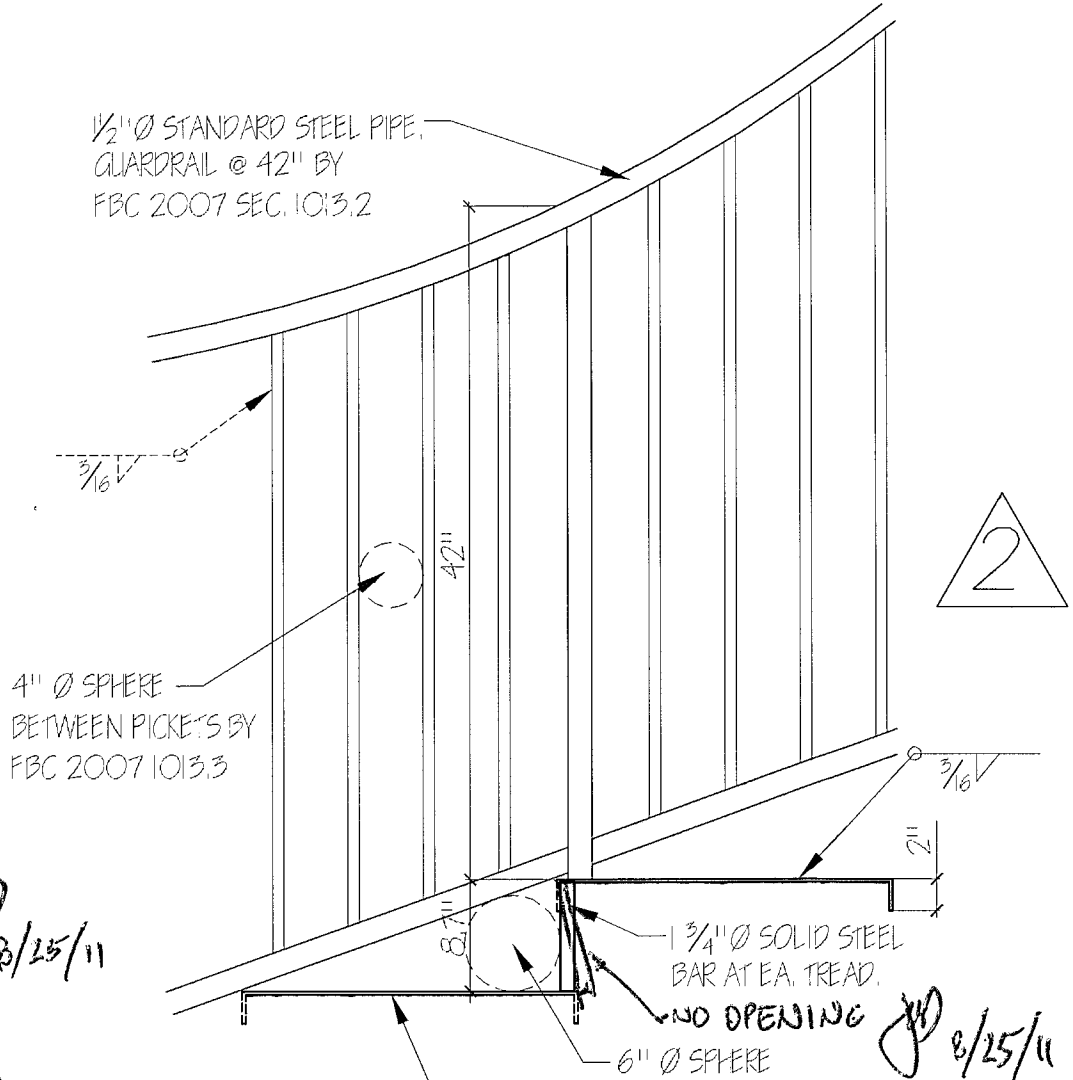
DETAIL "A"
SCALE: 1 1/2" = 1'-0"



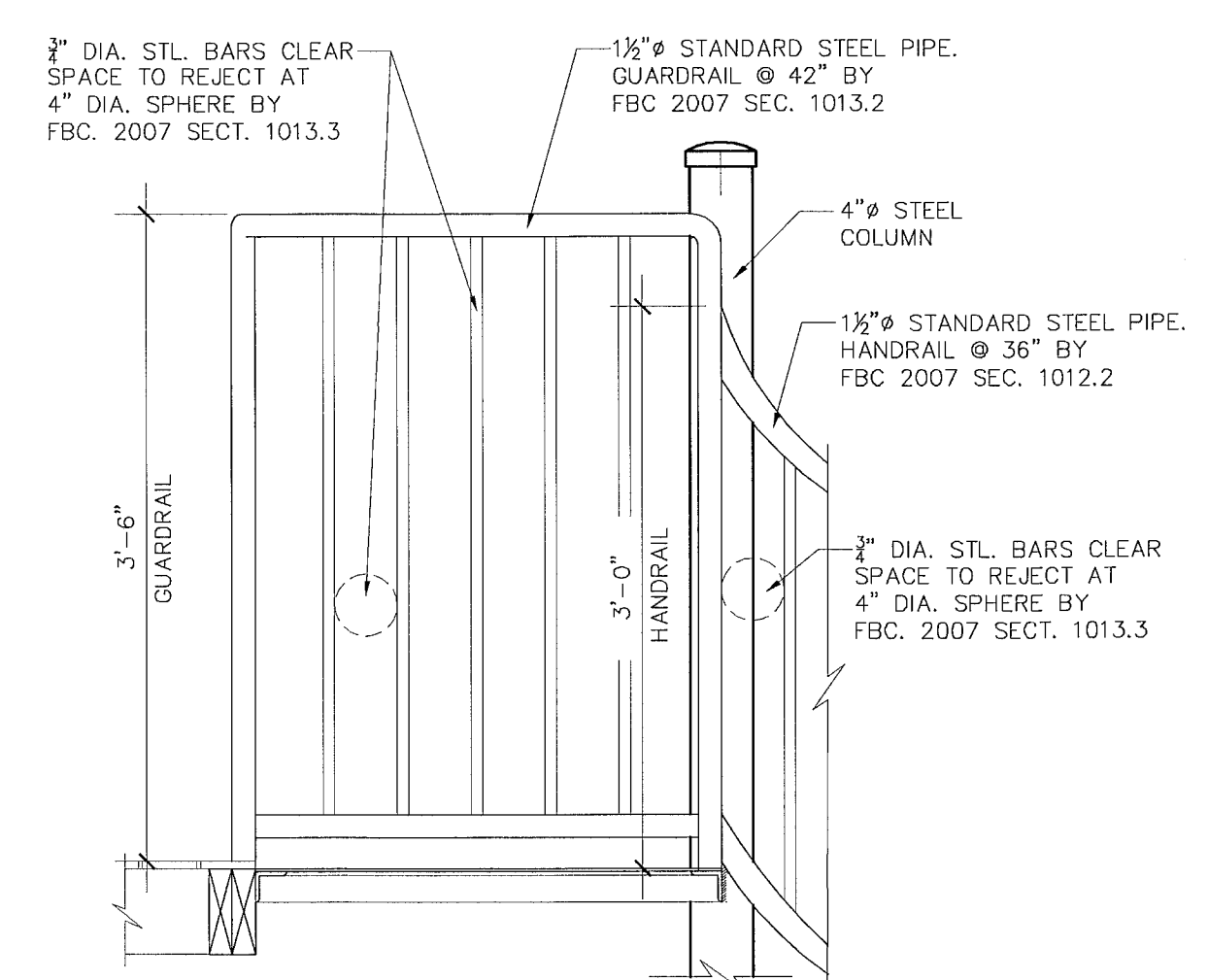
TYP. TREAD
DET. PLAN
SCALE: 1'-0" = 1"



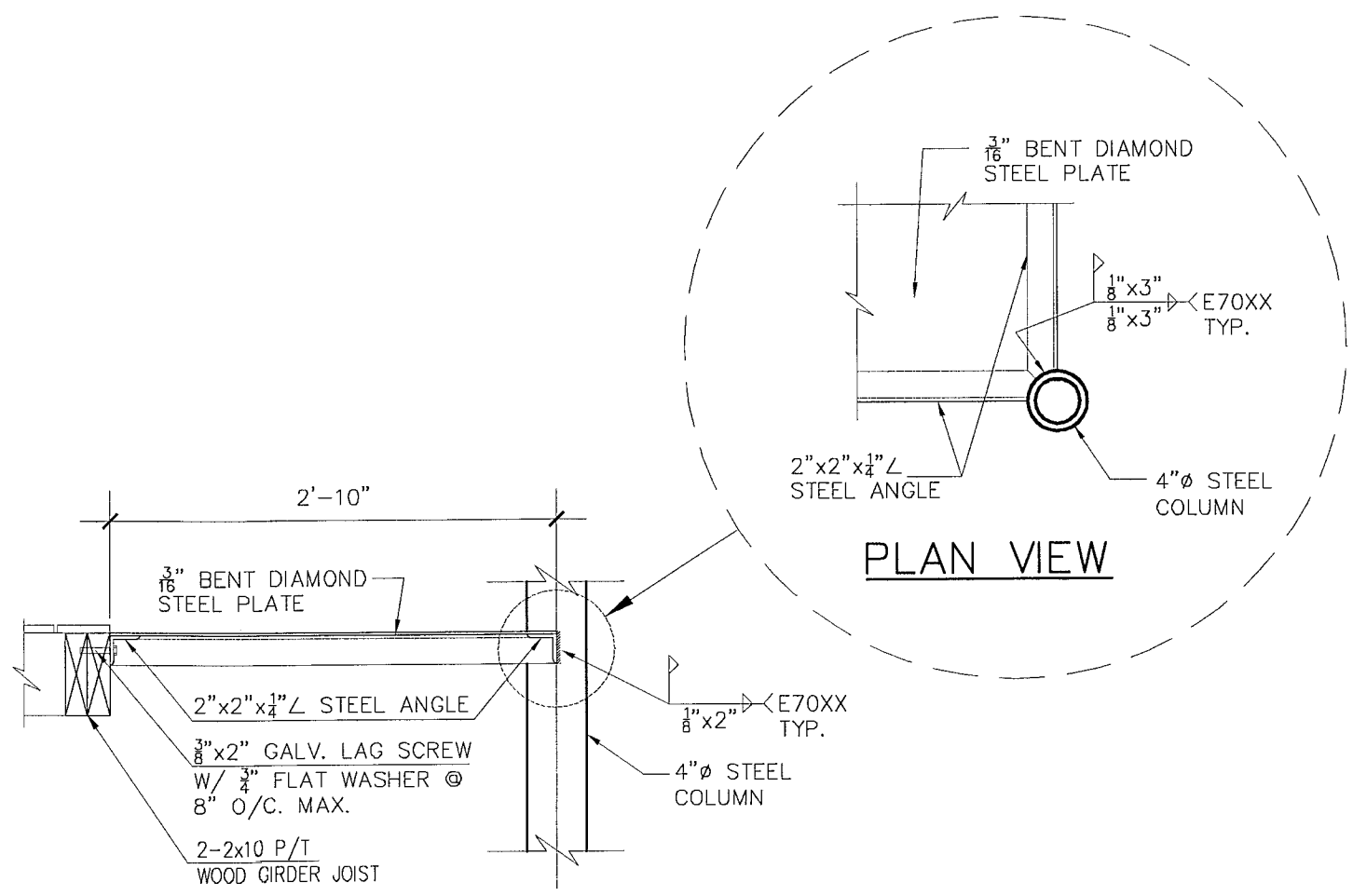
PARTIAL STAIR SECT.
SCALE: 1'-0" = 1"



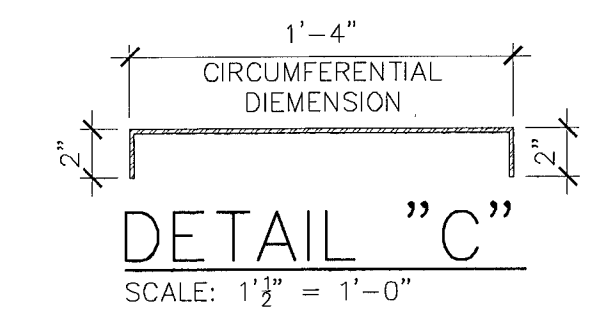
PARTIAL RAILING ELEV.
SCALE: 1'-0" = 1"



PARTIAL LANDING DET. "C"
SCALE: 1'-0" = 1"

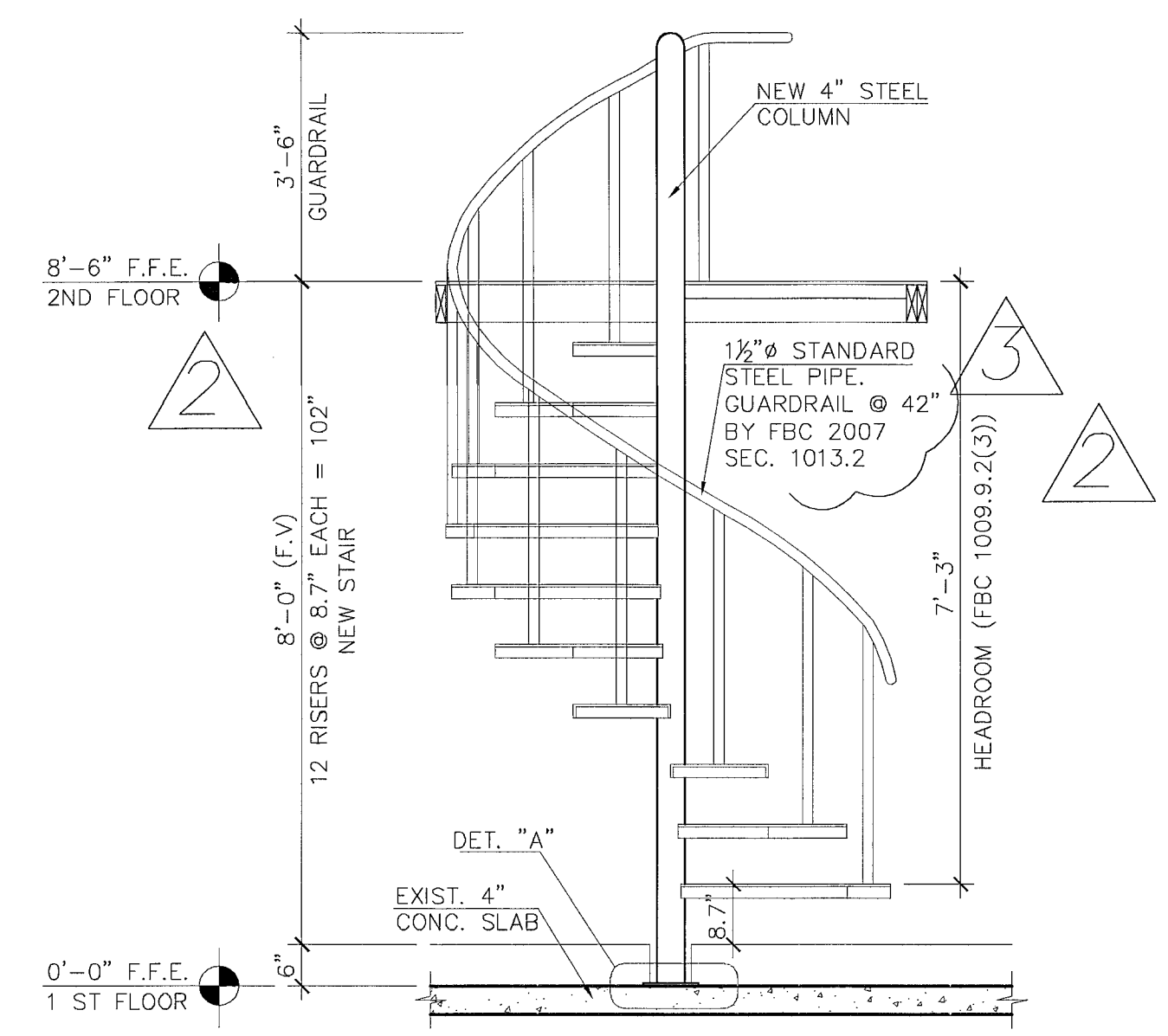


SECTION B
SCALE: 1'-0" = 1"



3" THICK DIA.
16" PLATE INT. DET.
SCALE: 1 1/2" = 1'-0"

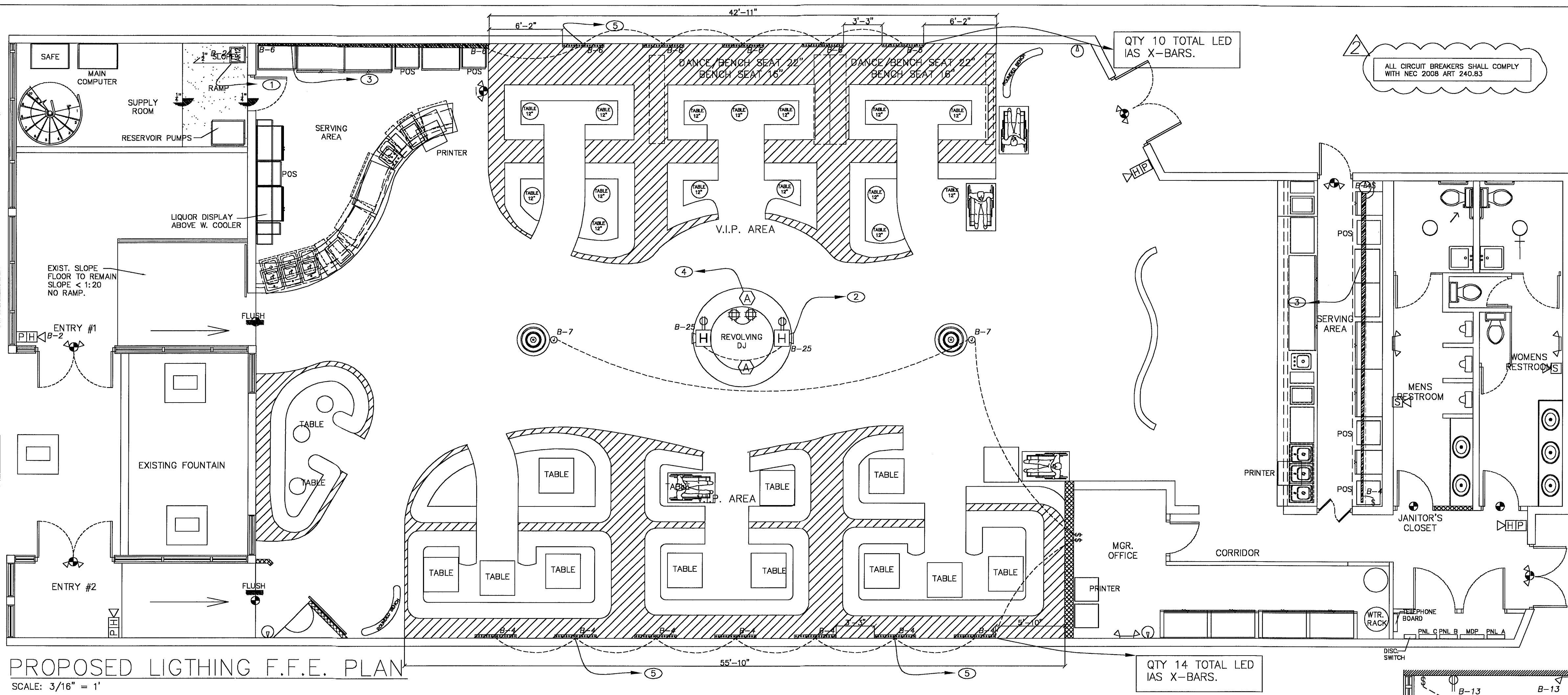
- GENERAL NOTES**
- STEEL PIPES SHALL BE ASTM A36 STEEL WITH A MINIMUM YIELD STRENGTH OF 36 KSI.
 - ALL STEEL PLATES SHALL BE A36 STEEL.
 - WELDING OF ALL PARTS SHALL BE WITH E6010 ELECTRODES AND BE DONE BY A CERTIFIED WELDER.
 - CLEAN ALL WELDS AND GRIND TO A FINISH, PAINT ALL PARTS WITH ONE COAT OF RED OXIDE PRIMER AND PAINT AS PER CONTRACT.
 - STAIR DESIG. IS BASED ON A LIVE LOAD OF 100 PSF AND TREADS HAVE BEEN DESIGN FOR THE EFFECT OF 200 POUND HORIZONTAL LOAD AT RAILING TOP.
 - ALL PARTS SHALL BE ERECTED PLUMB AND LEVEL, VERIFY ALL FIELD DIMENSIONS PRIOR FABRICATION.
- * STAIR MANUFACTURER TO SUBMIT S&S SHOP DRAWINGS FOR COUNTY APPROVAL.



STAIR SECTION
SCALE 1/2" = 1'-0"

Revisions	
1	4.28.11 1ST. ISSUE
2	5.30.11 CITY COMM
3	8.02.11 CITY COMM
4	8.24.11 CITY COMM
NIGHT CLUB BUILDOUT 8TH ST-WASHINGTON PARTNERS INC 743 WASHINGTON AVE. MIAMI BEACH, FLORIDA 33139	
JUAN C. DAVID R.A. LEED ACCREDITED PROFESSIONAL Design & Development	
Architecture	Interiors
Planning	Construction
1385 Coral Way, Suite 407 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4390	
Job No.	
Date	
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RA-#0015344	
Sheet No. A-3	

- IAS -RCP
- ① ROUTE 3/4" EMT CONDUIT TO STUB UP PAST FINISHED CEILING. TERMINATE @ 48" A.F.F. A/V CONTRACTOR WILL SUPPLY CONTROL ELECTRICAL BOX. A/V CONTRACTOR WILL FREE WIRE TO TELCO BACKBOARD LOCATED IN OFFICE.
 - ② ROUTE 3/4" INCH CONDUIT TO TELCO BACKBOARD. PROVIDE A DUAL GANG JUNCTION BOX WITH A DUAL GANG MUD RING INSIDE DJ BOOTH AT 18 INCHES A.F.F. NOTE FOR ANTARI Z3000:
 - ③ ROUTE 3/4" EMT CONDUIT TO STUB UP PAST FINISHED CEILING. LOCATE SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING @ FIRST SHELF LOCATION FOR LIQUOR BOTTLES. FINAL A.F.F. TBD ON SITE. A/V CONTRACTOR WILL FREE WIRE TO TELCO BACKBOARD.
 - ④ PROVIDE A 20 AMP DEDICATED CIRCUIT FOR DJ BOOTH LIGHTING EFFECTS & CONTROLLED POWER.
 - ⑤ ROUTE 3/4" INCH CONDUIT STUB UP PAST FINISHED CEILING. TERMINATE IN A SINGLE GANG JUNCTION BOX WITH SINGLE GANG MUD RING. TERMINATE @ 6 INCHES ABOVE FINISHED RAISED SEATING AREAS.
- F.F.E ELECTRICAL NOTES
- ① PROVIDE A 20-AMP 120 VAC DEDICATED CIRCUIT FOR BOTH ANTARI HAZERS.



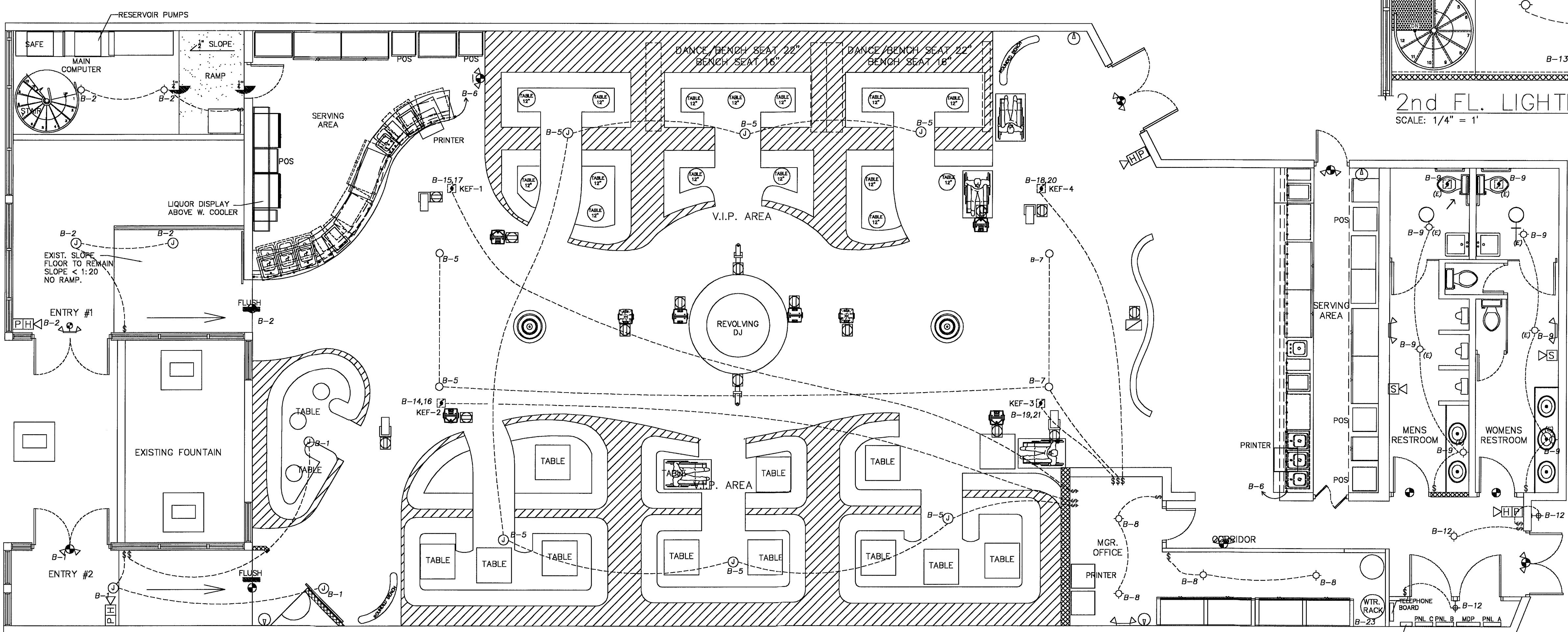
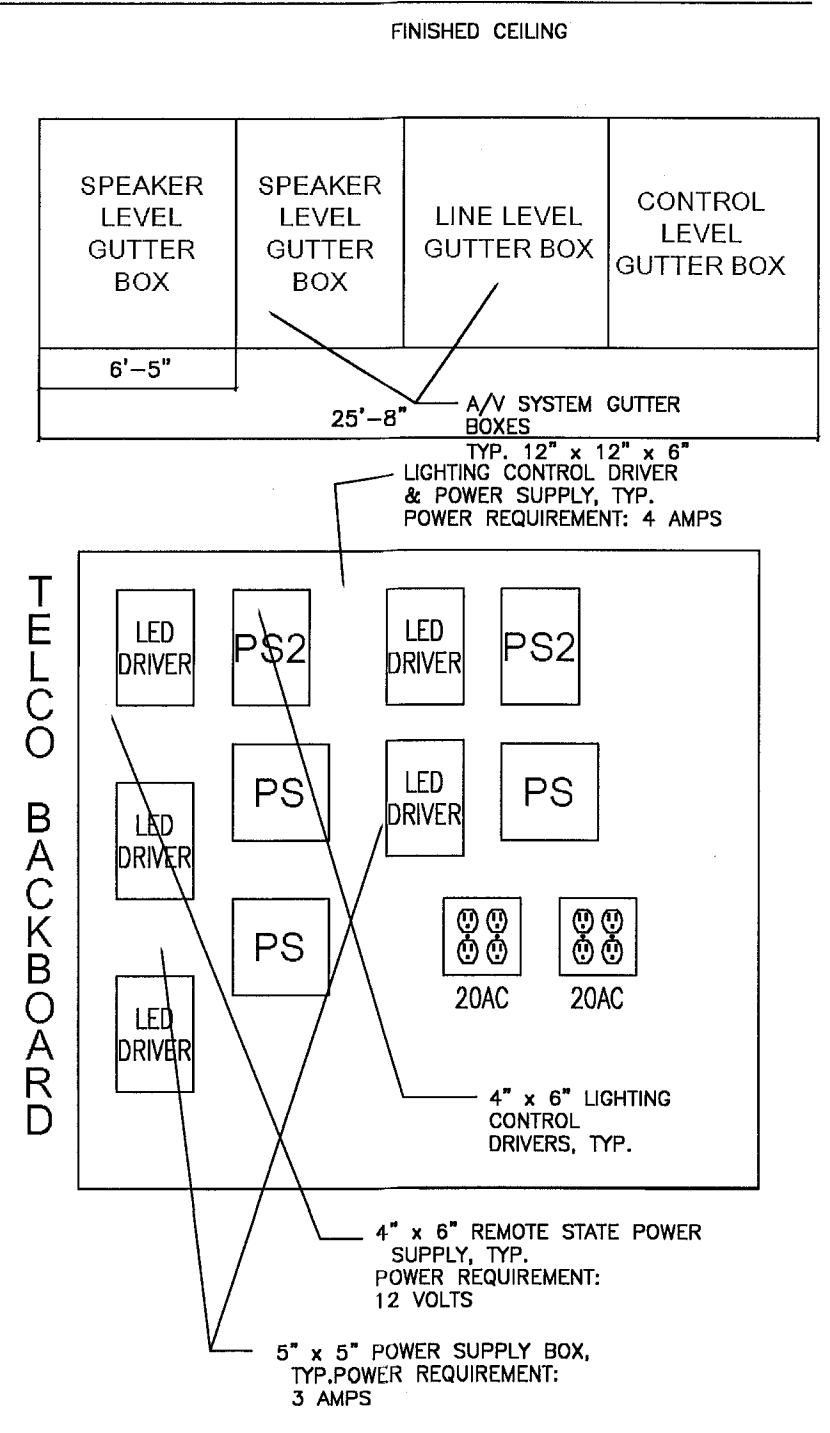
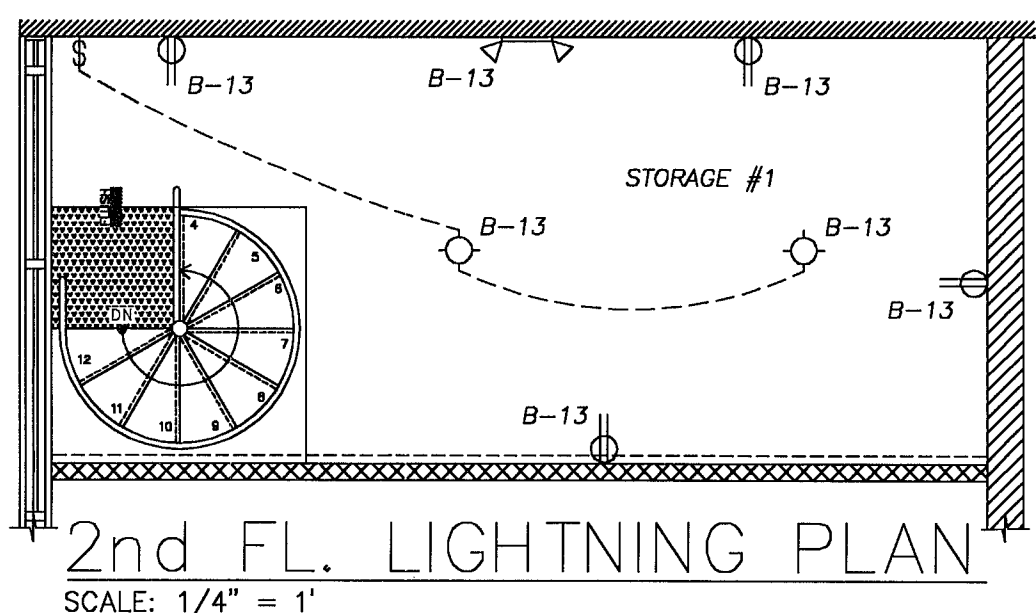
GENERAL

AUDIO SYSTEM EMPTY CONDUIT & POWER SERVICE REQUIREMENTS

- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT RUNS FOR LINE LEVEL, SPEAKER LEVEL, CONTROL LEVEL AND MICROPHONE LEVEL. (IF APPLICABLE). TERMINATING IN GUTTER BOXES ADJACENT TO A/V RACKS AS SHOWN ON THIS DRAWING TYPICAL 12"x12"x6". LOCATE THESE GUTTER BOXES IN ORDER AS SHOWN IN ELEVATION DRAWINGS. ASSURE SUFFICIENT OUTPUT CONDUIT VOLUME TO RACKS FOR ALL CONDUIT VOLUME INPUT TO GUTTER BOX.
- ELECTRICAL CONTRACTOR SHALL PROVIDE APPROPRIATE FEEDER CONDUIT VOLUME TO A/V RACKS FROM GUTTER BOXES AS DIRECTED BY A/V SYSTEMS CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND SECURE A NYLON PULL-STRING IN ALL EMPTY CONDUIT.
- ELECTRICAL CONTRACTOR SHALL PROVIDE A JUNCTION BOX FOR ANY CONDUIT RUN IN EXCESS OF 100' OR MORE THAN 180° CHANGE IN DIRECTION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SINGLE GANG COVER PLAYERS WITH A CENTER HOLE FOR CABLE.

SYMBOL	DESCRIPTION
[Symbol]	IAS XBAR 500 LED
[Symbol]	ANTARI Z3000
[Symbol]	AR-32 LIGHTING CONTROL
[Symbol]	LED BAR BOTTLE LIGHTING

FOR ADDITIONAL EQUIPMENT INFORMATION, REFER TO PRODUCT SPECIFICATIONS.



SYMBOL	DESCRIPTION
[Symbol]	IAS sky LASER - AC POWER: 100/240 NOMINAL, 50/60 HZ @ 2.5 AMPS
[Symbol]	IAS GREEN LASERS POWER CONSUMPTION: 30WATTS
[Symbol]	IAS OPTI TRI PAR POWER CONSUMPTION: 63 WATTS, 2AMPS, @ 100-240V/43-63 HZ
[Symbol]	UV CANONS POWER CONSUMPTION: 400W @ 6 AMPS
[Symbol]	IAS ACCUSPOT 250 HYBRID POWER CONSUMPTION: 250 W @ 120V
[Symbol]	IAS ACTIVEWAVE 250 POWER CONSUMPTION 300 VA

FOR ADDITIONAL EQUIPMENT INFORMATION, REFER TO PRODUCT SPECIFICATIONS.

MASTER ELECTRICAL NOTES

ALL IN CEILING INTELLIGENT AND ARCHITECTURAL LIGHTING CIRCUITS MUST HAVE MASTER BREAKERS IN ORDER TO TURN OFF AND ON LIGHTING FIXTURES AT THE END OF NIGHT FOR SHUT DOWN. MANAGEMENT MUST BE INFORMED OF THIS PROCESS PRIOR TO LEAVING THE BUILDING.

RCP ELECTRICAL NOTES

- ① PROVIDE A 20-AMP 120 VAC DEDICATED CIRCUIT FOR LIGHTING FIXTURES QUANTITY OF CIRCUITS TBD BY ELECTRICAL ENGINEERING BASED ON IAS EQUIPMENT LEGEND.
- G.C. WILL BE RESPONSIBLE TO SUPPLY 2IN PIPE ASSEMBLIES IN ORDER TO HANG INTELLIGENT LIGHTING FIXTURES.

PROPOSED LIGTHING R.C.P. PLAN
SCALE: 3/16" = 1'

Revisions

- ① 04.28.11 1st ISSUE
- ② 06.30.11 CITY CONVM
- ③
- ④
- ⑤
- ⑥

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Phone: (305) 268-4348 Fax: (305) 268-4350

Job No. _____
Date _____
Scale SHOWN
Seal JUN 8 2011
RA - 0015344
Sheet No. **E-2**

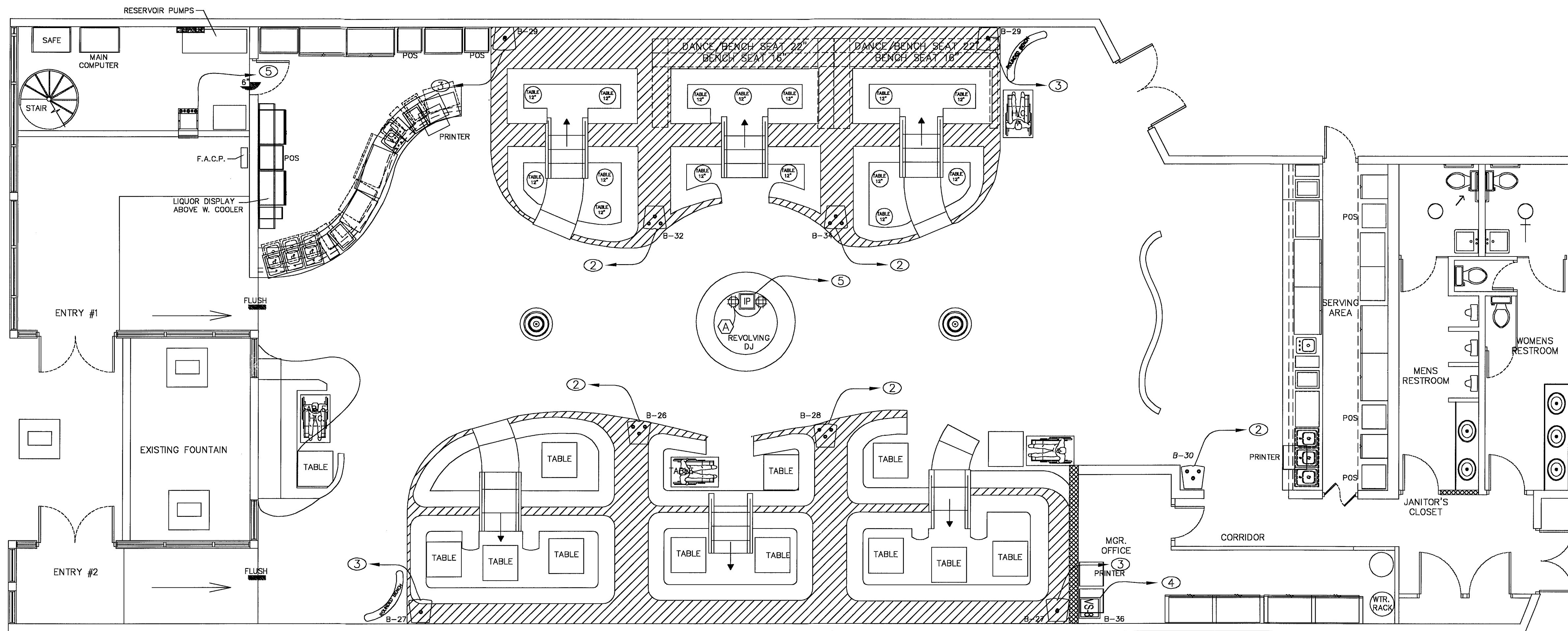
SYMBOL	DESCRIPTION
	EAW SB 250
	EAW VRS 18
	VS-8 VOLUME CONTROL
	FLOOR QUAD RECEPTACLE OUTLET
	LOWELL X-2820-A/V RACK
	12X12X4 SPEAKER LEVEL GUTTER BOX
	12X12X4 LINE LEVEL GUTTER BOX
	12X12X4 CONTROL LEVEL GUTTER BOX

FOR ADDITIONAL EQUIPMENT INFORMATION, REFER TO PRODUCT SPECIFICATIONS.

F.F.E. ELECTRICAL NOTES

- ① PROVIDE A 20 AMP 120 VAC DEDICATED CIRCUIT IN A QUAD RECEPTACLE OUTLET, WITH INDEPENDENT EARTH GROUND TIED TO AV RACK SPECIFIED FOR AUDIO EQUIPMENT ONLY.

FOR ADDITIONAL EQUIPMENT INFORMATION, REFER TO PRODUCT SPECIFICATIONS.



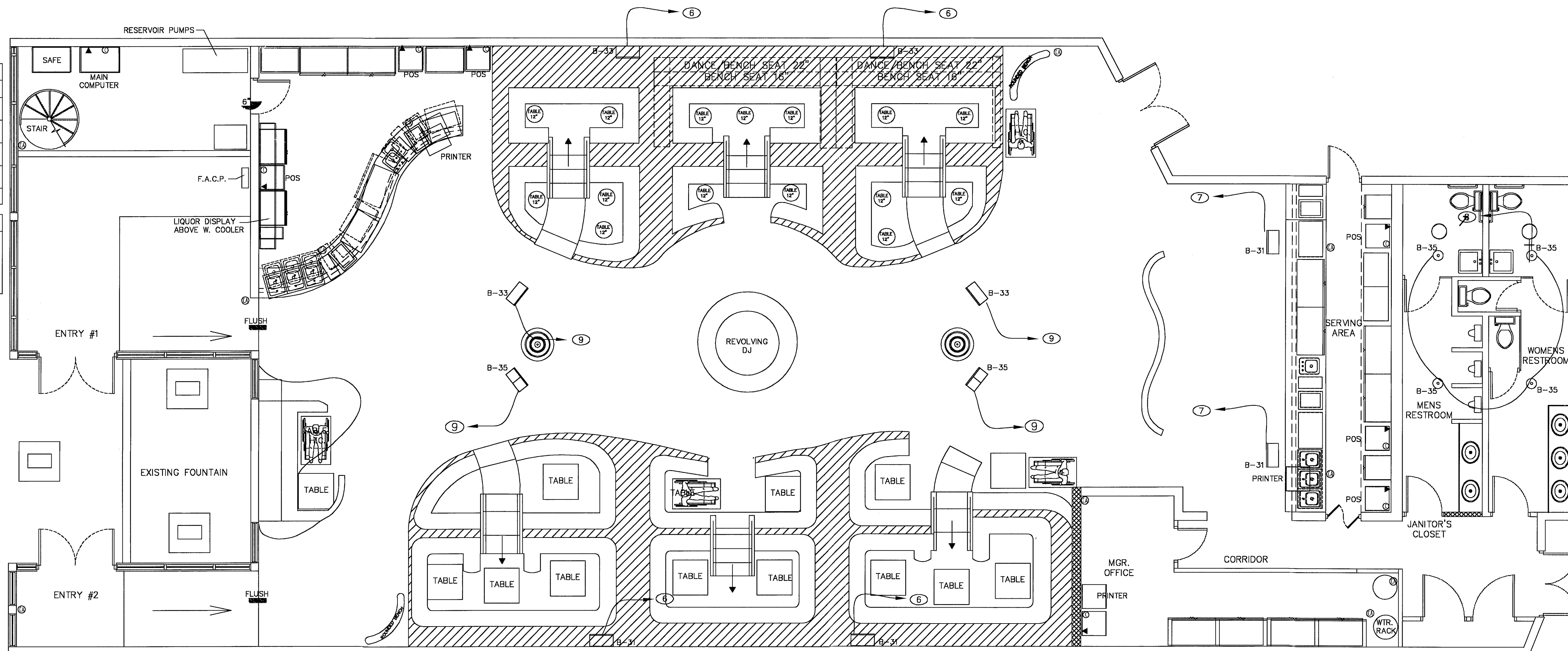
PROPOSED LOW VOLTAGE & AUDIO F.F.E.
SCALE: 3/16" = 1'

SYMBOL	DESCRIPTION
	EAW VR-62
	EAW VR-61
	EAW CS300 Spkrs

FOR ADDITIONAL EQUIPMENT INFORMATION, REFER TO PRODUCT SPECIFICATIONS.

MASTER ELECTRICAL NOTES

- ALL IN CEILING INTELLIGENT AND ARCHITECTURAL LIGHTING CIRCUITS MUST HAVE MASTER BREAKERS IN ORDER TO TURN OFF AND ON LIGHTING FIXTURES AT THE END OF NIGHT FOR SHUT DOWN. MANAGEMENT MUST BE INFORMED OF THIS PROCESS PRIOR TO LEAVING THE BUILDING.



PROPOSED LOW VOLTAGE & AUDIO R.C.P.
SCALE: 3/16" = 1'

GENERAL

- AUDIO SYSTEM EMPTY CONDUIT & POWER SERVICE REQUIREMENTS
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT RUNS FOR LINE LEVEL, SPEAKER LEVEL, CONTROL LEVEL AND MICROPHONE LEVEL (IF APPLICABLE) TERMINATING IN GUTTER BOXES ADJACENT TO A/V RACKS AS SHOWN ON THIS DRAWING TYPICAL 12X12X4". LOCATE THESE GUTTER BOXES IN ORDER AS SHOWN IN ELEVATION DRAWING. ASSURE SUFFICIENT OUTPUT CONDUIT VOLUME TO RACKS FOR ALL CONDUIT VOLUME INPUT TO GUTTER BOX.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE APPROPRIATE FEEDER CONDUIT VOLUME TO A/V RACKS FROM GUTTER BOXES AS DIRECTED BY A/V SYSTEMS CONTRACTOR.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE AND SECURE A NYLON PULL-STRING IN ALL EMPTY CONDUIT.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE A JUNCTION BOX FOR ANY CONDUIT RUN IN EXCESS OF 100' OR MORE THAN 180° CHANGE IN DIRECTION.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SINGLE GANG COVER PLATES WITH A CENTER HOLE FOR CABLE.

IAS -GROUND F.F.E.

- ② ROUTE 3/4" EMT CONDUIT TO STUB UP PAST FINISHED CEILING. LOCATE SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING Ø 18 IN A.F.F. A/V CONTRACTOR WILL FREEWIRE TO SPEAKER LEVEL GUTTERBOX LOCATED IN OFFICE.
- ③ ROUTE 3/4" EMT CONDUIT TO STUB UP PAST FINISHED CEILING. LOCATE SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING Ø 18 IN A.F.F. A/V CONTRACTOR WILL FREE WIRE TO CONTROL LEVEL GUTTER BOX LOCATED IN OFFICE.
- ④ ROUTE 3/4" EMT CONDUIT TO STUB UP PAST FINISHED CEILING. LOCATE ON A DUAL GANG MUD RING Ø 48 IN A.F.F. A/V CONTRACTOR WILL FREE WIRE TO CONTROL LEVEL GUTTER BOX LOCATED IN OFFICE.
- ⑤ ROUTE 3/4" EMT CONDUIT FOR COMMUNICATION INTERFACE BETWEEN DJ CONSOLE AREA AND AV RACK. TERMINATE INTO LINE LEVEL GUTTER BOX. TERMINATE INTO A SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING Ø 18 INCHES A.F.F. FROM INTERIOR DJ BOOTH FINISHED FLOOR. LOCATED UNDER DJ CONSOLE DESK ON WALL.

IAS -RCP

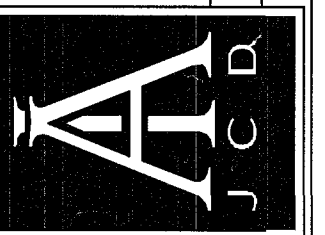
- ⑥ PROVIDE A SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING AT 7'-0" ABOVE RAISED SEATING AREA. A/V CONTRACTOR WILL FREEWIRE TO SPEAKER LEVEL GUTTERBOX LOCATED IN OFFICE.
- ⑦ PROVIDE A SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING AT 9'-0" FINISHED CEILING HEIGHT. A/V CONTRACTOR WILL FREE WIRE TO SPEAKER LEVEL GUTTER BOX LOCATED IN OFFICE.
- ⑧ PROVIDE A SINGLE GANG JUNCTION BOX WITH A SINGLE GANG MUD RING AT ABOVE FINISHED CEILING HEIGHT. A/V CONTRACTOR WILL FREEWIRE TO SPEAKER LEVEL GUTTERBOX LOCATED IN OFFICE.
- ⑨ A/V CONTRACTOR WILL FREE WIRE TO SPEAKER LEVEL BOX A 1 INCH CONDUIT TO BE INSTALLED AT TOP OF A/V OFFICE WALL WITH NYLON BUSHINGS AS A THRU FOR MAIN SPEAKER CABLES.

Revisions

04.28.11 1st ISSUE

NIGHT CLUB BUILDOUT
8TH ST WASHINGTON AVE
748 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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Job No.

Date

Scale SHOWN

Seal
RA - 0015344
Sheet No.
E-3

Seal

RA - 0015344

Sheet No.

E-3

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Location: See plan
Voltage: 120/240 v, Phase 2, Wire 3
Main BUS: 200 AMP
Main Breaker: MLO
AICS: 22,000
PANEL 'A'
GFI= Ground Fault Interrupter NCL= Non-concurrent load REC= Receptacle Ckt Lts= Lighting Ckt ST= Breaker with shunt trip T=Via timer
IS= Isolated ground Ckt C= Via contactor SWD= On-Off Switching Duty rated breaker, as per NEC 240-83(d) LV= Via low voltage transformer
HACR= Breaker suitable for the protection of heating, A/C and refrigeration equipment
* NOTE : NO NEW LOADS ADDED TO THIS PANEL. ONLY RELOCATED EQUIPMENT. EXISTING BAR EQUIPMENT WAS REDUCED , NEW WINE CAVE A/C EQUIPMENT WAS ADDED IN-LIEU. THEREFORE NO LOAD CALCULATION SUBMITTED.
** NOTE : THESE ARE THE CKTS. BEEN RELOCATED ONLY.

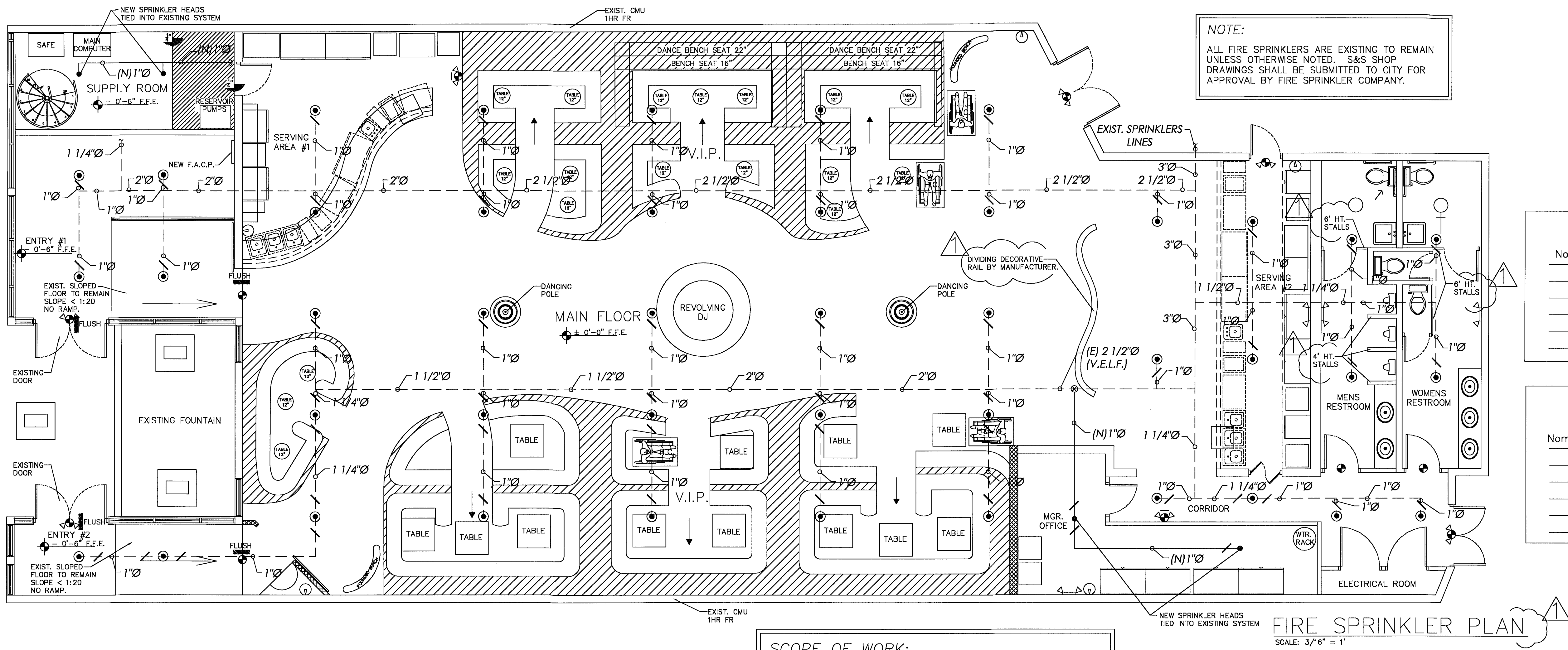
Location: See plan
Voltage: 208/120 v, Phase 3, Wire 4
Main BUS: 200 AMP
Main Breaker: MLO
AICS: 22,000
PANEL 'B'
GFI= Ground Fault Interrupter NCL= Non-concurrent load REC= Receptacle Ckt Lts= Lighting Ckt ST= Breaker with shunt trip T=Via timer
IS= Isolated ground Ckt C= Via contactor SWD= On-Off Switching Duty rated breaker, as per NEC 240-83(d) LV= Via low voltage transformer
HACR= Breaker suitable for the protection of heating, A/C and refrigeration equipment
* NOTE : NO NEW LOADS ADDED TO THIS PANEL. ONLY RELOCATED EQUIPMENT. EXISTING BAR EQUIPMENT WAS REDUCED, NEW WINE CAVE A/C EQUIPMENT WAS ADDED IN-LIEU. THEREFORE NO LOAD CALCULATION SUBMITTED.
** NOTE : THESE ARE THE CKTS. BEEN RELOCATED ONLY.

Location: See plan
Voltage: 120/240 v, Phase 2, Wire 3
Main BUS: 200 AMP
Main Breaker: MLO
AICS: 22,000
PANEL 'C'
GFI= Ground Fault Interrupter NCL= Non-concurrent load REC= Receptacle Ckt Lts= Lighting Ckt ST= Breaker with shunt trip T=Via timer
IS= Isolated ground Ckt C= Via contactor SWD= On-Off Switching Duty rated breaker, as per NEC 240-83(d) LV= Via low voltage transformer
HACR= Breaker suitable for the protection of heating, A/C and refrigeration equipment
* NOTE : NO NEW LOADS ADDED TO THIS PANEL. ONLY RELOCATED EQUIPMENT. EXISTING BAR EQUIPMENT WAS REDUCED , NEW WINE CAVE A/C EQUIPMENT WAS ADDED IN-LIEU. THEREFORE NO LOAD CALCULATION SUBMITTED.
** NOTE : THESE ARE THE CKTS. BEEN RELOCATED ONLY.

Location: See plan
Voltage: 120/240 v, Phase 3, Wire 4
Main BUS: 200 AMP
Main Breaker: MLO
AICS: 22,000
PANEL 'D'
M.D.P.
GFI= Ground Fault Interrupter NCL= Non-concurrent load REC= Receptacle Ckt Lts= Lighting Ckt ST= Breaker with shunt trip T=Via timer
IS= Isolated ground Ckt C= Via contactor SWD= On-Off Switching Duty rated breaker, as per NEC 240-83(d) LV= Via low voltage transformer
HACR= Breaker suitable for the protection of heating, A/C and refrigeration equipment
* NOTE : NO NEW LOADS ADDED TO THIS PANEL. ONLY RELOCATED EQUIPMENT. EXISTING BAR EQUIPMENT WAS REDUCED, NEW WINE CAVE A/C EQUIPMENT WAS ADDED IN-LIEU. THEREFORE NO LOAD CALCULATION SUBMITTED.
** NOTE : THESE ARE THE CKTS. BEEN RELOCATED ONLY.

ELECT. LOAD SUMMARY (SERVICE)
CONNECTED LOAD
ELECTRICAL PANEL "A" 108 AMP.
ELECTRICAL PANEL "B" 132 AMP.
ELECTRICAL PANEL "C" 100 AMP.
ELECTRICAL PANEL "D" 198 AMP.
ELECTRICAL PANEL "E" 60 AMP.
TOTAL @ SERVICE 598 AMP.
EXISTING 600 AMPS SERVICE

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NIGHT CLUB BUILDOUT
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JUAN C. DAVID R.A.
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture Interiors Planning Construction
Seal
RA - 0015344
Sheet No.
E-4



NOTE:
ALL FIRE SPRINKLERS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. S&S SHOP DRAWINGS SHALL BE SUBMITTED TO CITY FOR APPROVAL BY FIRE SPRINKLER COMPANY.

SPRINKLER LEGEND	
—	NEW SPRINKLER PIPE.
---	EXISTING SPRINKLER PIPE.
●	NEW SPRINKLER HEAD.
⊙	EXISTING SPRINKLER HEAD
⊗	DENOTES POINT OF CONNECTION
(E)	EXISTING
(N)	NEW
(V.E.L.F.)	VERIFY EXACT LOCATION @ FIELD

Table M Support Spacing Distance with an In Line Head Drop Tee		
Nominal Pipe Size	Less than 100 psi	Greater than 100 psi
3/4 inch	4'	3'
1 inch	5'	4'
1-1/4 inch	6'	5'
1-1/2 inch	7'	7'
> 1-1/2 inch	7'	7'

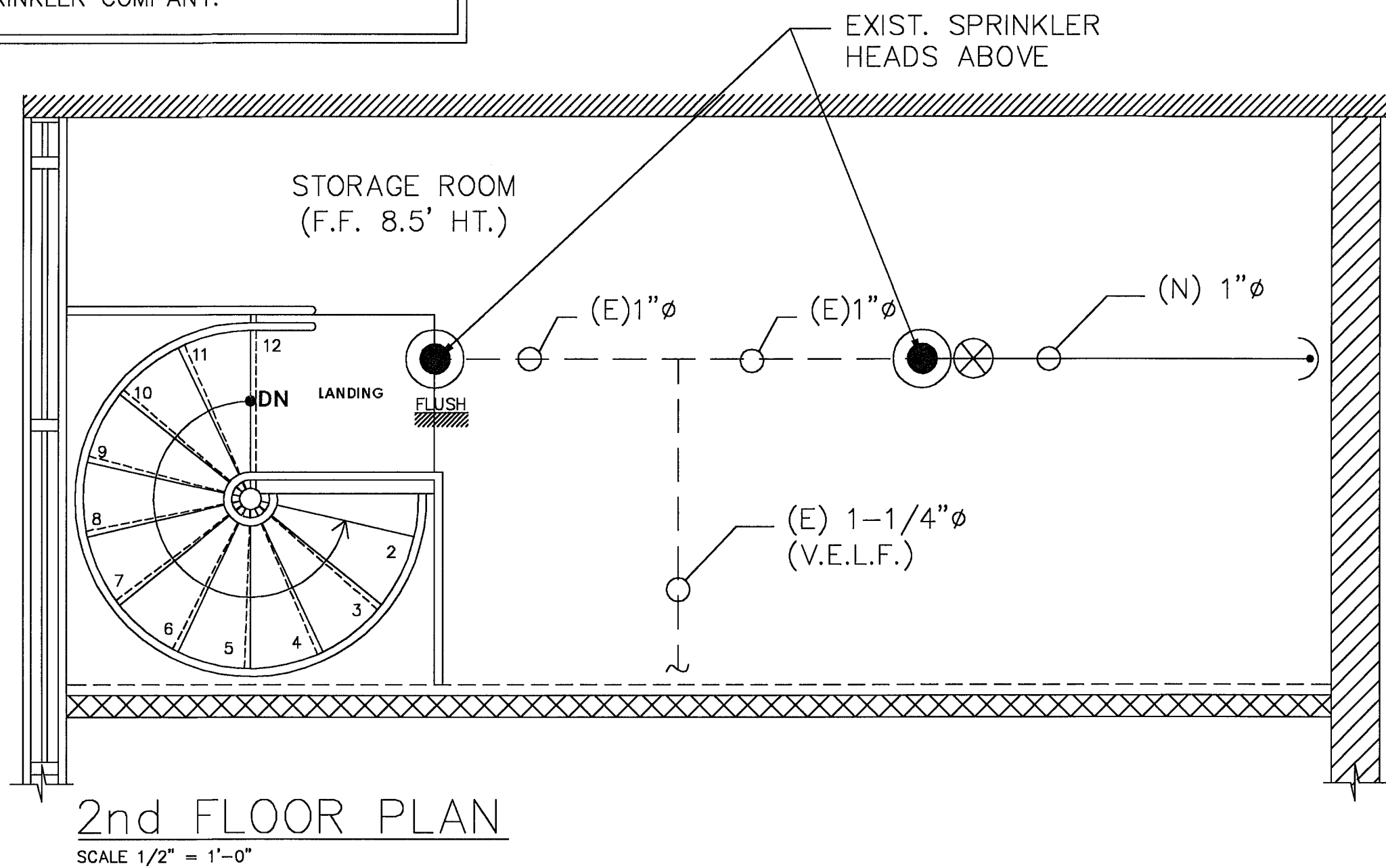
Table N Support Spacing to an End Line Sprinkler Head Drop Elbow		
Nominal Pipe Size	Less than 100 psi	Greater than 100 psi
3/4 inch	9"	6"
1 inch	1'-0"	9"
1-1/4 inch	1'-4"	1'
1-1/2 inch	2'	1'
> 1-1/2 inch	2'	1'

(Table L) Maximum Distance between Hangers "L" (ft-in.)											
Nominal Pipe Size	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	3-1/2"	4"	5"	6"
Steel pipe except threaded h/wall	-	12	12	15	15	15	15	15	15	15	15
Threaded h/wall steel pipe	-	12	12	12	12	12	12	-	-	-	-
CPVC	5-1/2	6	6-1/2	7	8	9	10	-	-	-	-

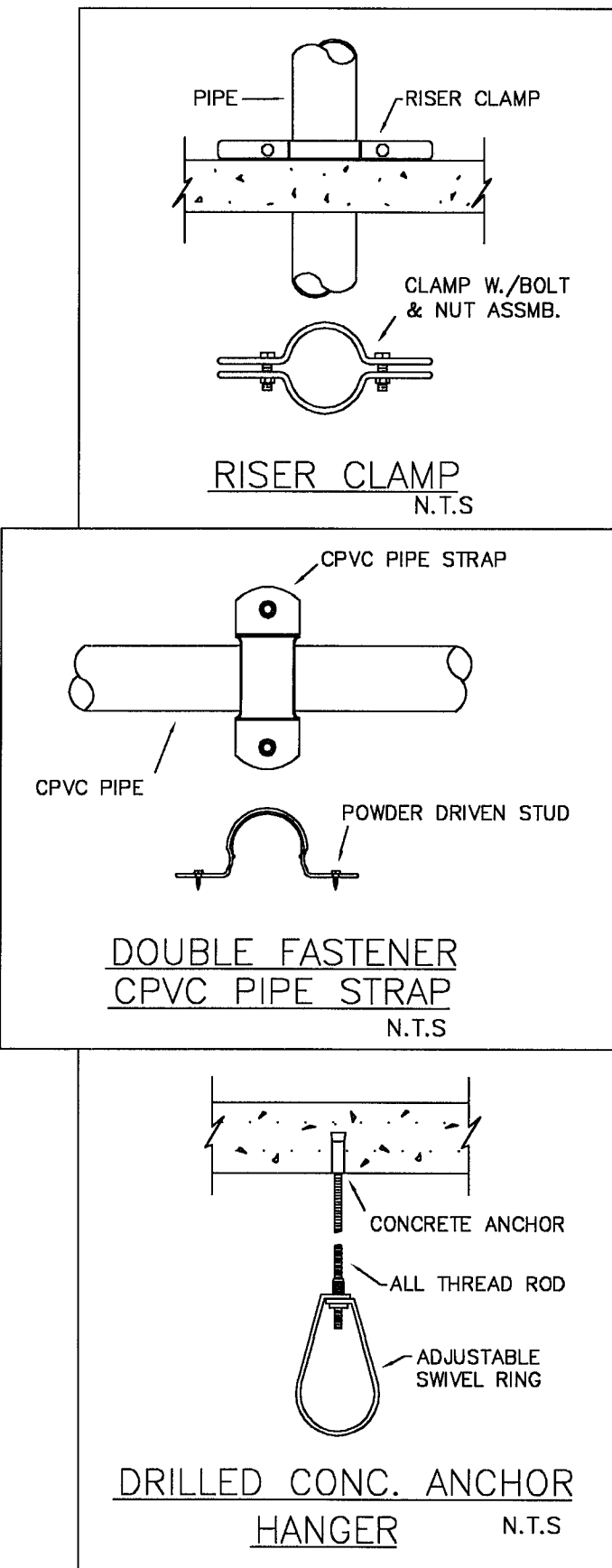
SCOPE OF WORK:
EXISTING FIRE SPRINKLERS ARE EXISTING TO REMAIN. ONLY 4 NEW SPRINKLER HEADS WILL BE INSTALLED IN LOCATIONS SHOWN, CONNECTED TO EXISTING SYSTEM. S&S SHOP DRAWINGS SHALL BE SUBMITTED TO CITY FOR APPROVAL BY FIRE SPRINKLER COMPANY.

GENERAL FIRE SPRINKLER NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER. BEFORE SUBMITTING A BID, THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL FIRE SPRINKLER ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND PLUMBING DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL DEVICES WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL THE INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.
- PROVIDE MEANS "FURNISH AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE FIRE SPRINKLER CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
- CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
- THE FIRE SPRINKLER CONTRACTOR SHALL WARRANT ALL OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- PROVIDE ALL DEVICES AS SPECIFIED OR APPROVED EQUALS.



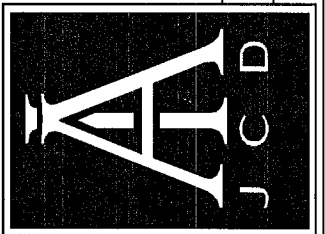
General Notes		Symbols		Number of Sprinklers	
		Symbol	Description	Total This Sheet	Total This Job
1. All Pipe Locations are to be Field Measured Prior to Fabrication and Installation by Sprinkler Contractor.		●	45	(1/2",K=5.6)	PENDENT SPRINKLER HEAD.(EXISTING)
2. All Dimensions Shown are Center to Center.		●	4	(1/2",K=5.6)	VICTAULIC MODEL V2708
3. High Temperature Heads are to be Field Located Where Required.		●	4	(1/2",K=5.6)	PENDENT SPRINKLER HEAD.(NEW)
4. All Pipes and Hangers are to be Installed per NFPA #13.					VICTAULIC MODEL V2708
5. Hangers are to be U.L. Listed and F.M. Approved.					
6. Concealed piping in units to be CPVC and exposed piping to be iron pipe					



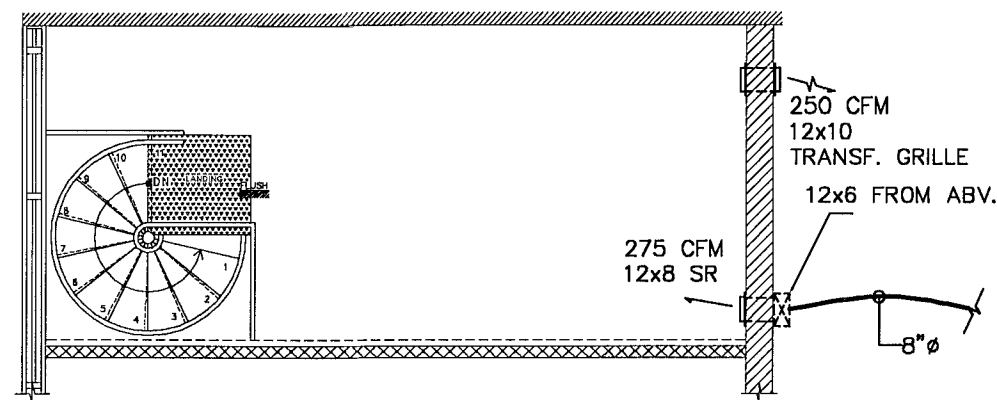
Revisions	
△	04.28.11 1ST. ISSUE
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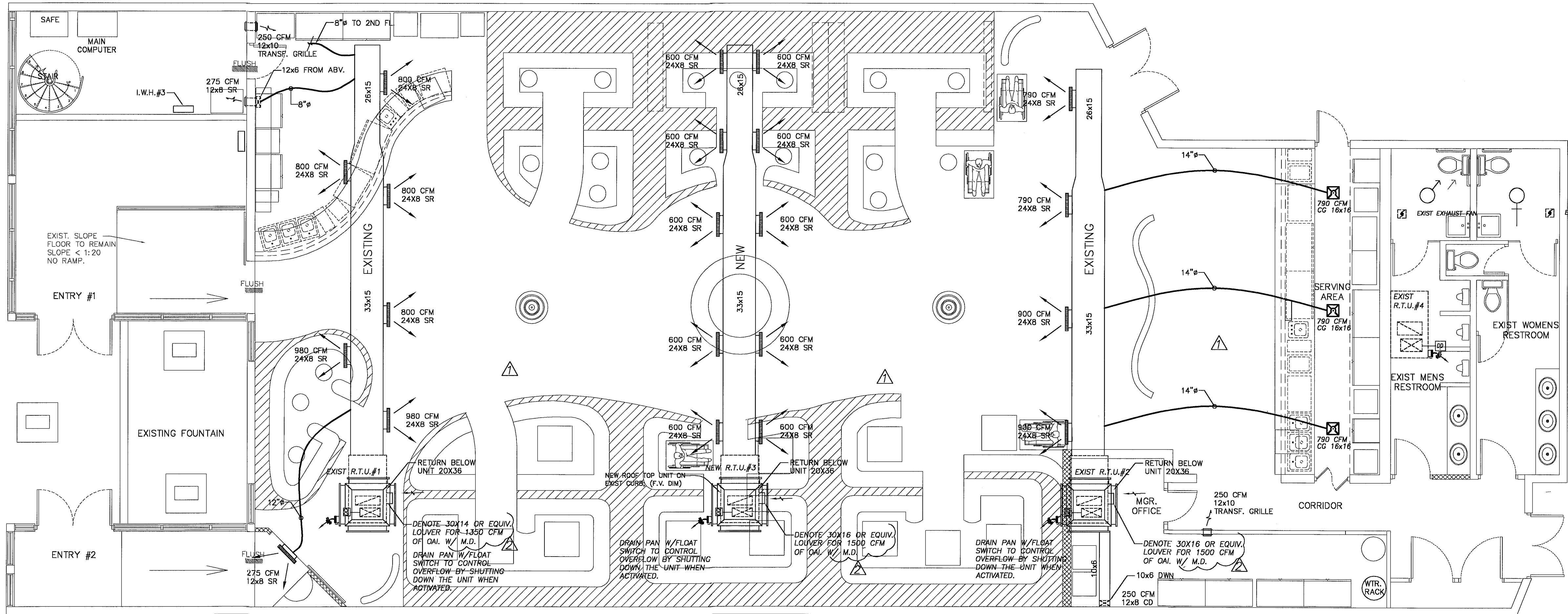


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Date
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Sheet No.
FS-1



2nd. FL. MECH. PLAN

SCALE: 3/16" = 1'



MECHANICAL PLAN

SCALE: 3/16" = 1'

GENERAL HEATING, VENTILATION AND AIR CONDITIONING NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM AND IN COMPLIANCE WITH LATEST ASHRAE AND SMACNA STANDARD.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK WITH OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEADROOM, AND SPACE CONDITIONS AT. WHERE HEADROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, NOTIFY THE ARCHITECT/ENGINEER.
- AFTER EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF CONDITIONS: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE, SINCE THE WORK INVOLVES NEW BUILDINGS, SYSTEMS, SPECIAL CONSIDERATION SHALL BE GIVEN TO THE WORKING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THE CONTRACT. THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER, BEFORE SUBMITTING A BID, IF ANY DISCREPANCIES ARE ENCOUNTERED, THEN WE WILL ISSUE INSTRUCTIONS HOW TO PROCEED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND WORKMANLIKE MANNER, THE OWNER RESERVES THE RIGHT TO REQUIRE OR REMOVAL THE PLACEMENT OF ITEMS WHICH WERE NOT RIGHT.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTIONS FEES AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ASSURING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.
- PROVIDE MEANS "FURNISH AND INSTALL".
- SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT AND DEVICES PRIOR TO PURCHASE FOR APPROVAL AND ACCEPTANCE.
- AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION. IF ANY DEVIATIONS OCCUR FROM THIS, SET OF CONTRACT DOCUMENTS.
- BETWEEN THE UNITS OR SPACES THE HVAC CONTRACTOR SHALL TEST AND BALANCE THE AIR QUANTITIES SHOWN ON THE PLANS, PROVIDE T & B REPORTS IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
- THE HVAC CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER. THE COMPRESSOR (S) SHALL HAVE A FIVE YEARS WARRANTY MINIMUM.
- MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
- MATERIALS:
 - AIR CONDITIONING DUCTWORK SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED METAL DUCT WITH 1-1/2" THICK R=4.2 WRAP AROUND STANDARD DUTY FIBERGLASS BOARD FLAMEPROOF REINFORCED ALUMINUM FACED COVER IN ACCORDANCE WITH THE S.M.A.C.N.A. AS MANUFACTURED BY OWNERS-COMING. DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING WITH MANUFACTURER'S INSTRUCTIONS INSTALL AIR VOLUME EXTRACTORS AT EACH DUCT TAP.
 - FLEXIBLE DUCTWORK SHALL BE CLASS I AIR DUCT, U.L. 181 LISTED AS FOR CONDITIONED SPACE R 4.0 AND BUILT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
 - TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
 - DUCTS SHALL BE INSTALLED FULLY EXTENDED, THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
 - TOILET EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET 26 GAUGE METAL DUCT INSTALLED IN ACCORDANCE WITH THE LATEST ASHRAE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
 - ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION, TITUS, METALAIR OR AS APPROVED BY ENGINEER.
 - CONDENSATE DRAIN - SHALL BE INSULATED WITH 3/4" THICK ARMAFLEX, WHEN EXPOSED IN CONDITIONED SPACE. IF THE PIPE-THRU THRU A RETURN PLENUM, THEN AN COMBUSTIBLE MATERIAL IS TO BE PROVIDED IN PLENUM SIDE.

LEGEND

- 24X24 CD--(SEE SCHEDULE) DUCT TO MATCH NECK SIZE TYP. CEILING GRILLE SEE SIZE SCHEDULE DUCT TO MATCH NECK SIZE TYP. RAG--(RETURN AIR GRILLE))
- VOLUME DAMPER
- THERMOSTAT
- DUCT MOUNTED SMOKE DETECTOR SEE F.A. RISER FOR SPECS.
- AIR FLOW DIRECTION (ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS)
- RETURN OR EXHAUST, SEE PLANS.
- WALL MOUNTED SIDE REGISTER.
- EXHAUST FAN
- O.A.I. OUTSIDE AIR INTAKE
- S.R. SIDE REGISTER
- CD CEILING DIFFUSER
- CG CEILING GRILLE
- H.P. HEAT PUMP UNIT
- F.L.D FULL LOUVERED DOOR
- CU CONDENSING UNIT
- AHU AIR HANDLER UNIT
- UC UNDERCUT DOOR FOR AIR RETURN
- RTU ROOF TOP UNIT
- VD MANUAL VOLUME DAMPER

HVAC DESIGN REQUIRE:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATE ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

NOTE: OAI SHALL BE MINIMUM 10 FEET HORIZONTAL DISTANCE FROM ALL VENTS.

NOTE: ALL A/C UNITS EQUAL TO A 5 TON'S OR MORE SHALL HAVE A DUCT MOUNTED SMOKE DETECTOR VIA FIRE ALARM PANEL.

NOTE: ALL MATERIALS USE INTO THE AIR PLENUM RETURN CLOSET SHALL BE NONCOMBUSTIBLE MATERIAL.

A.H.U PLENUM CONNECTION.

N.T.S.

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE, SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE WARNINGS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER, IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

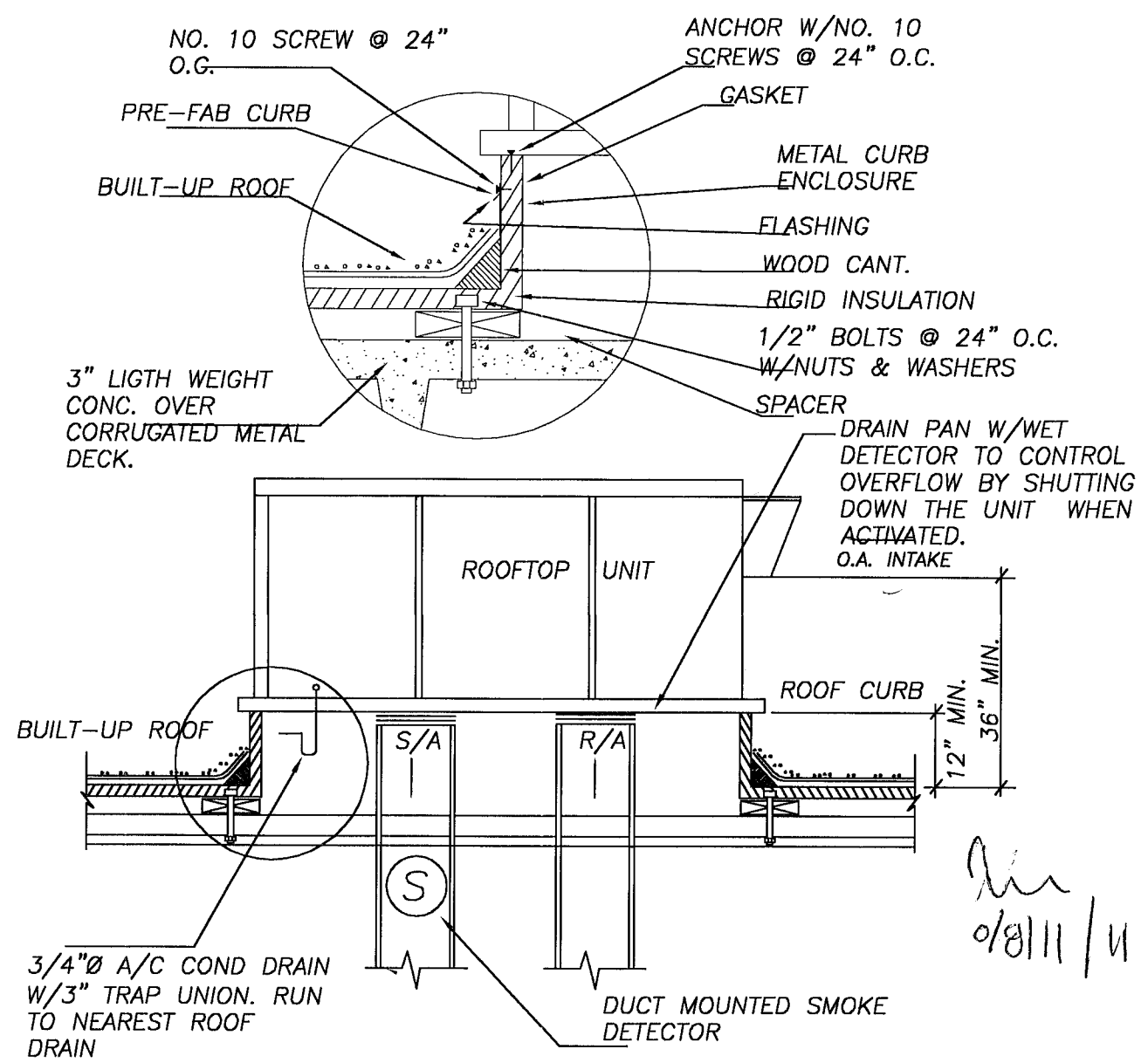
MARK NO.	RTU-3
TOTAL COOLING CAPACITY BTUH	278,000
SENSIBLE COOLING CAPACITY BTUH	195,000
SUPPLY AIR CFM	10,000
OUTSIDE AIR CFM	2,500
ENTERING AIR TEMP. (DB/WB)	80/67
OUTDOOR DESIGN TEMP. (DB)	95°F
EXTERNAL STATIC PRESS. IN.W.G.	0.4"
INDOOR FAN (AMP)	3.0
OUTDOOR FAN AMP (NO.)	2.0 AMP (1)
COMPRESSOR NO./F.L.A.	(1) 18.0 AMP
ELECTRIC SERVICE	230/3/60
HEATING KW (BTUH)	56.0
DESIGN MFG.	CARRIER
MODEL	507M-028-V5711A
PLV (1)	EER (2) SEER (3)
WEIGHT	2,500 LBS
REMARKS	#1

#1 ROOF CURB PROVIDED BY MANUFACTURER

R.T.U. #1,2 & 4 ARE EXISTING TO REMAIN

OUTSIDE AIR INTAKE CALCULATIONS AS PER ASHRAE 62.5-2007

OCCUPANCY LOAD 235 PERS X 25 CFM/PER = 5,875 CFM OAI
8075 CFM REQUIRED
8000 CFM PROVIDED
R.T.U. #1 = 1500 CFM OAI
R.T.U. #2 = 1500 CFM OAI
R.T.U. #3 = 2500 CFM OAI
R.T.U. #4 = 500 CFM OAI



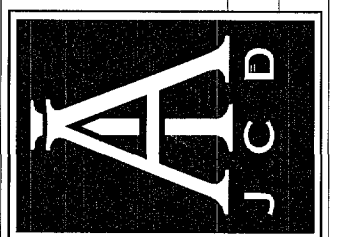
A/C UNIT (ROOF TOP) INSTALLATION DETAIL (RTU)

N.T.S.

Revisions
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06.30.11 CITY COMM
08.05.11 CITY COMM

NIGHT CLUB BUILDOUT
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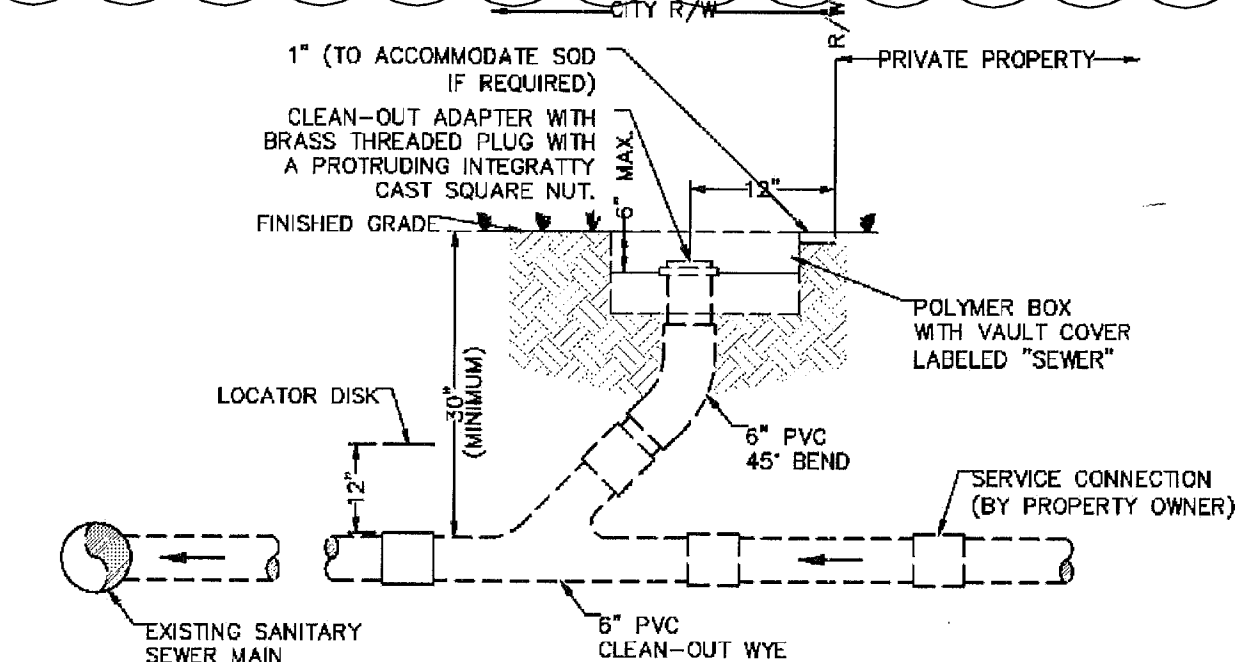
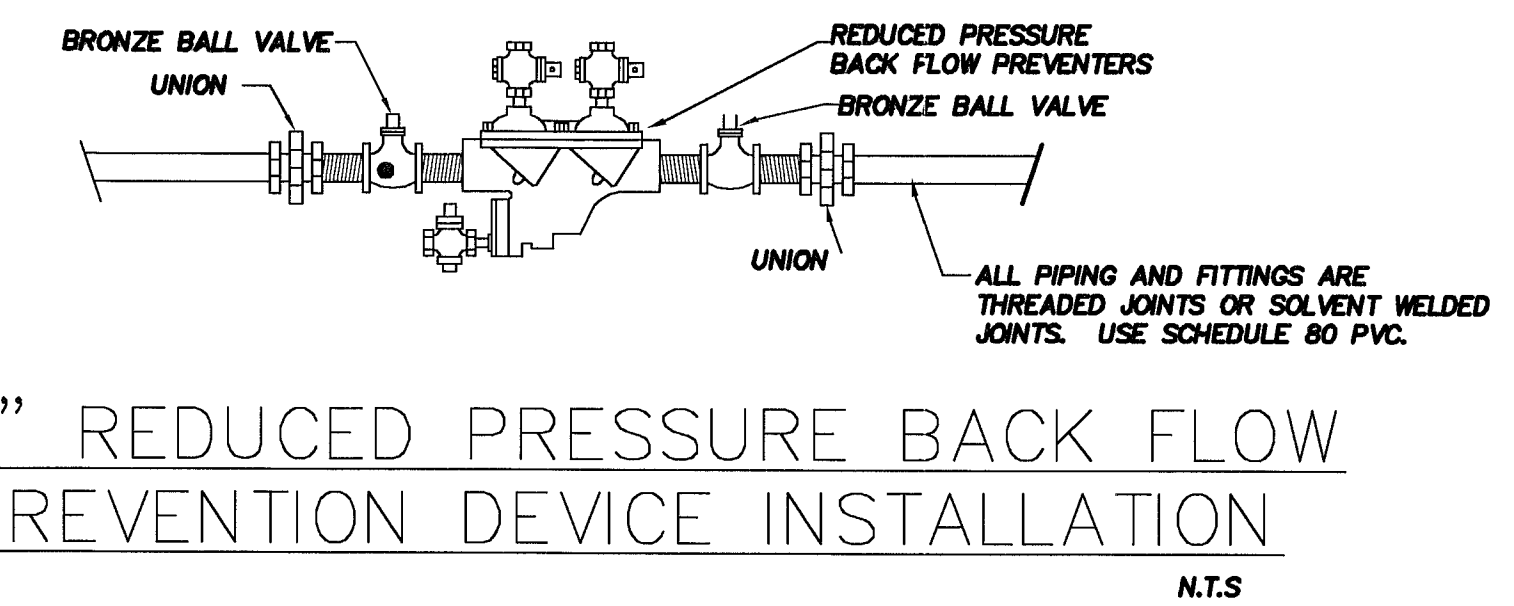
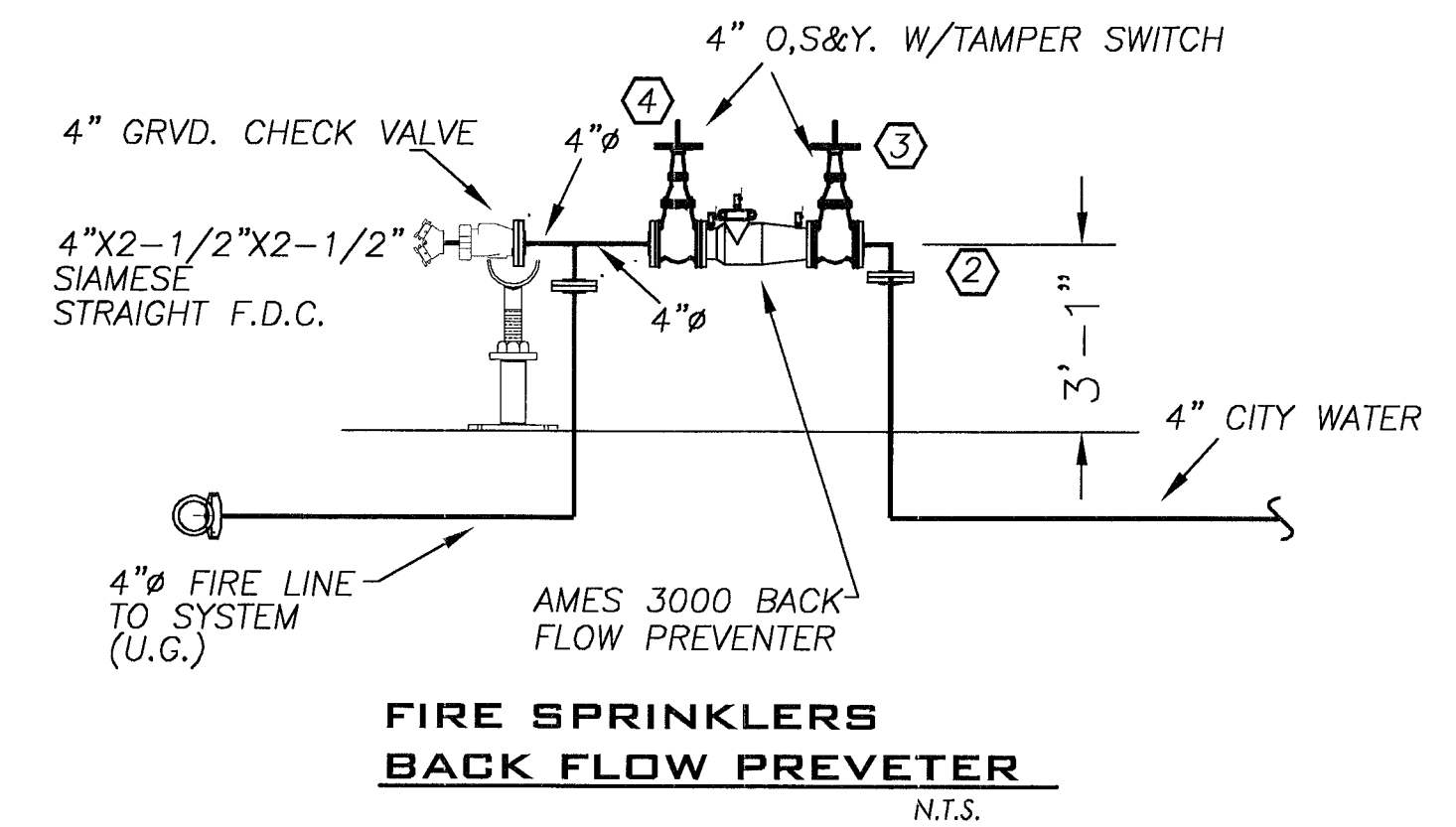
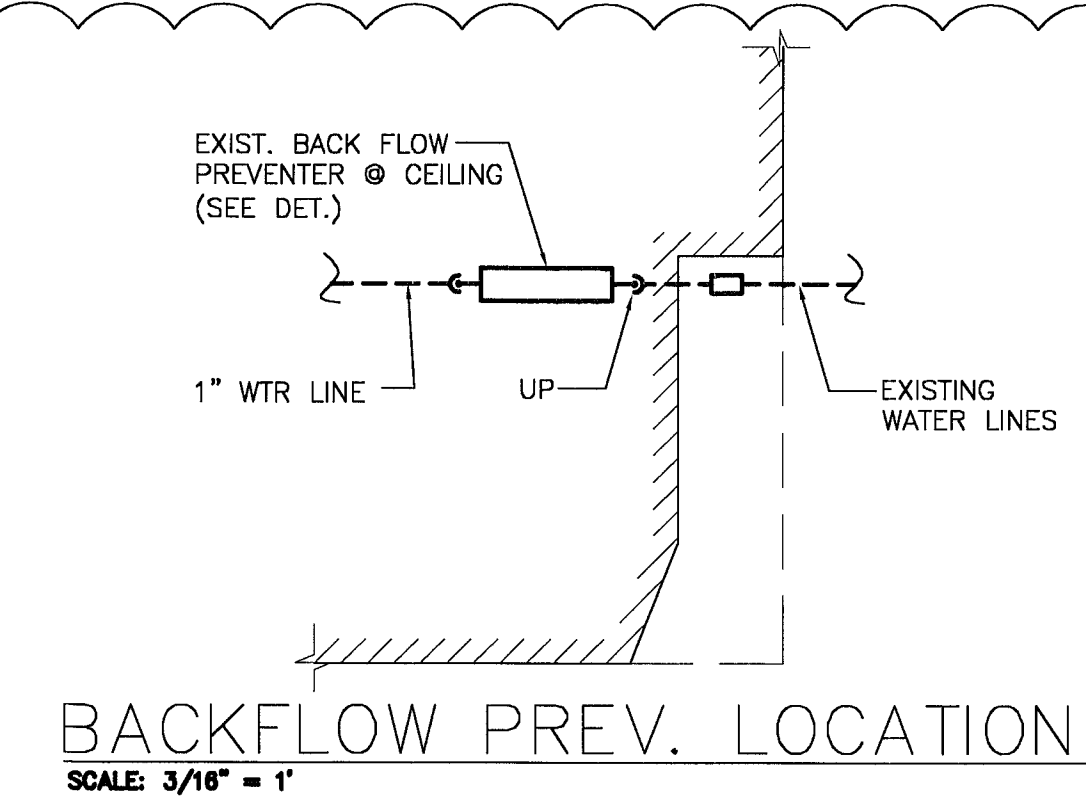
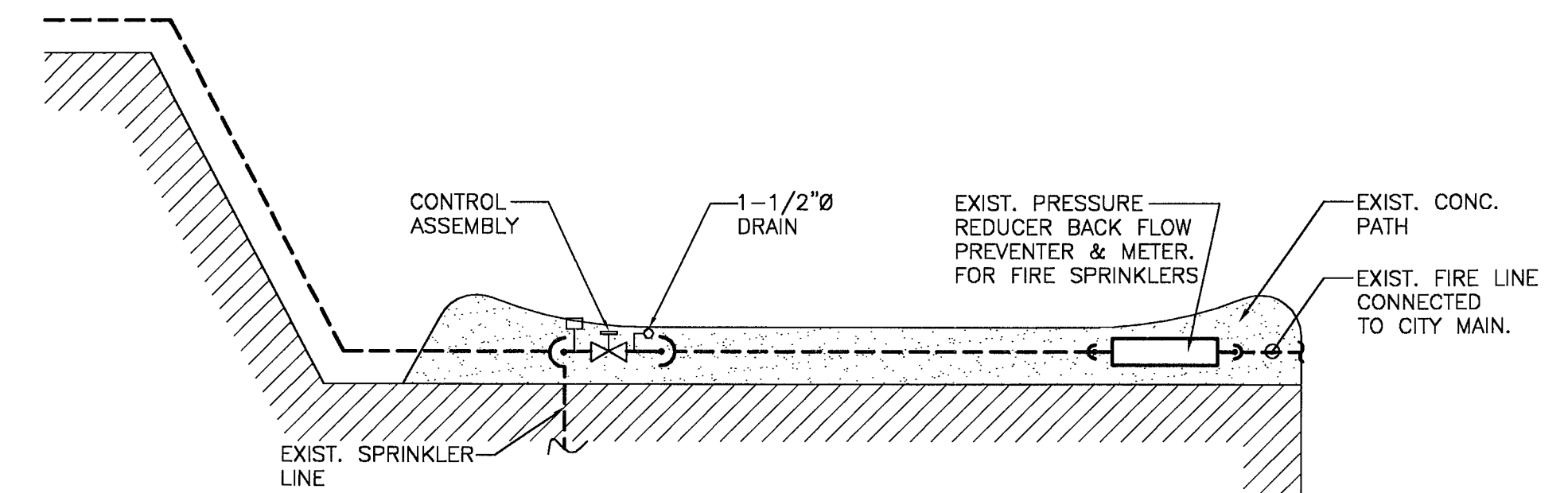
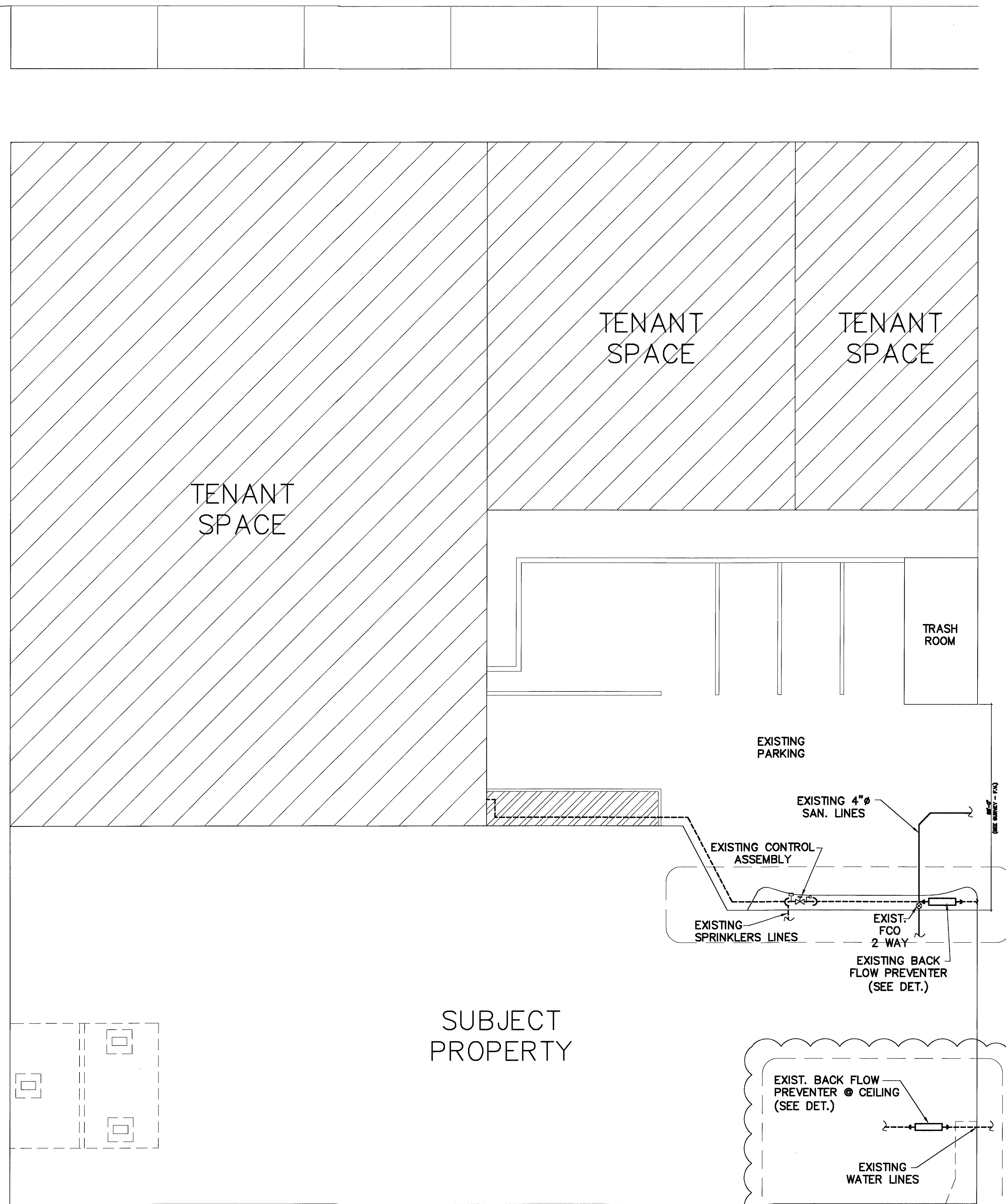


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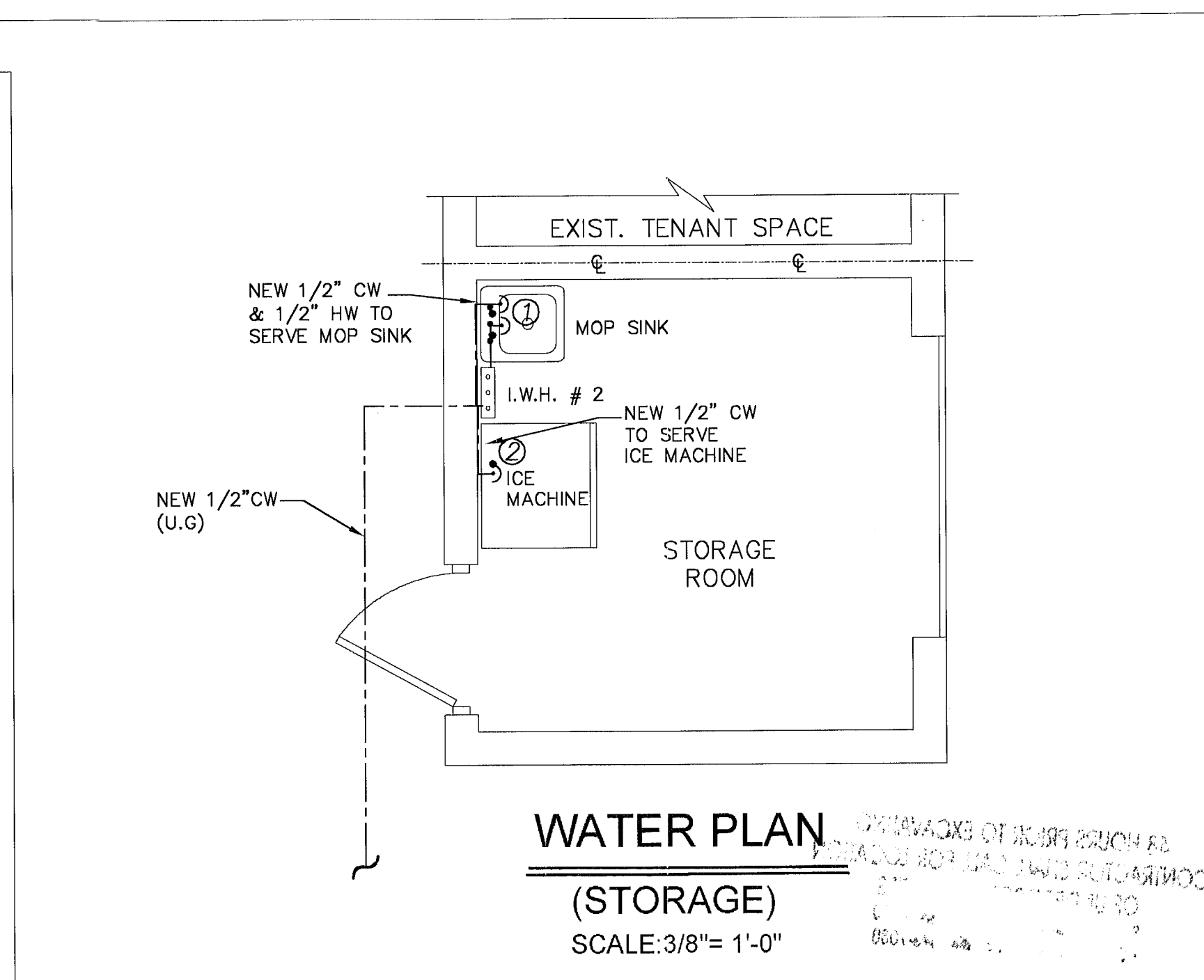
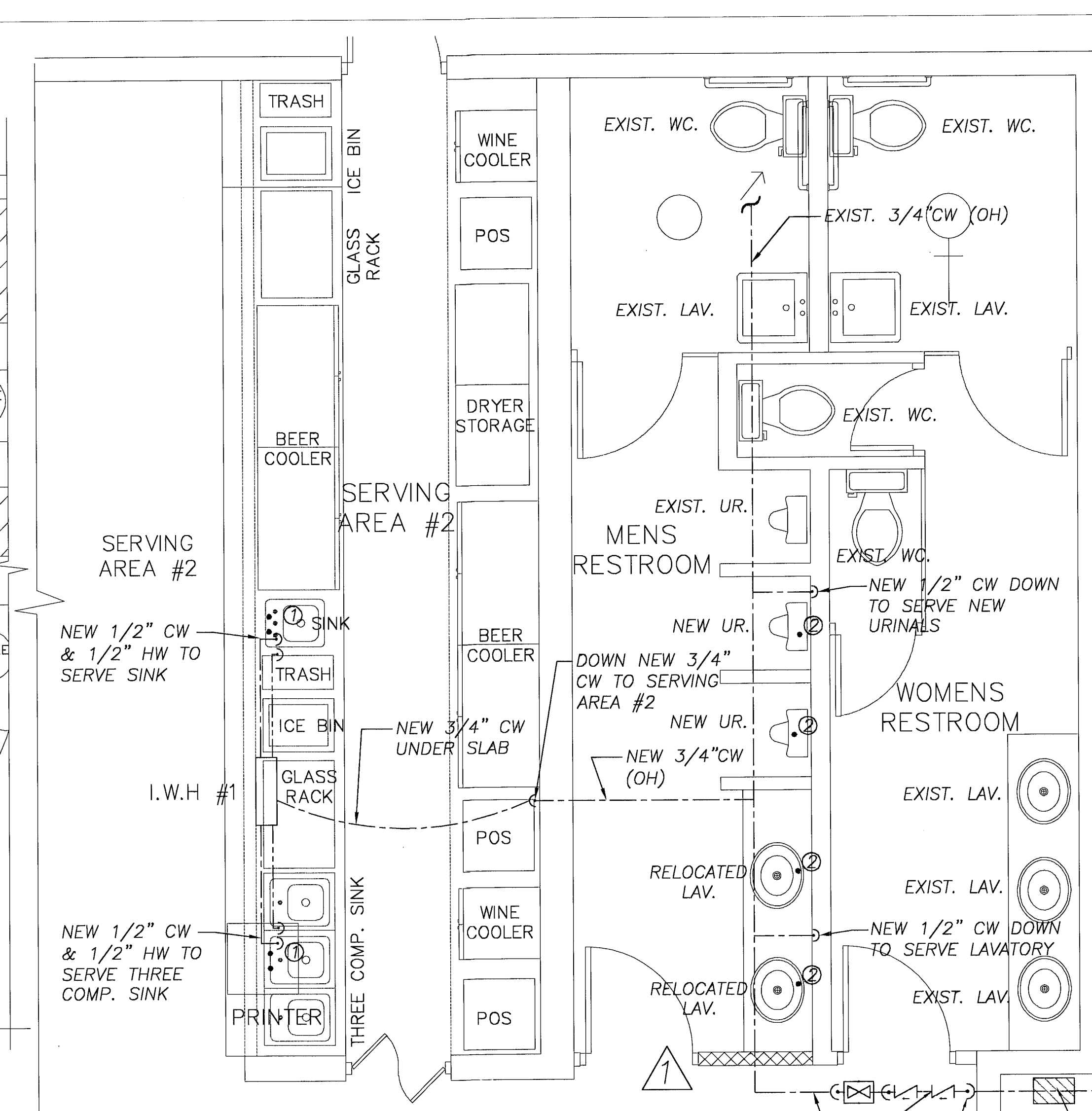
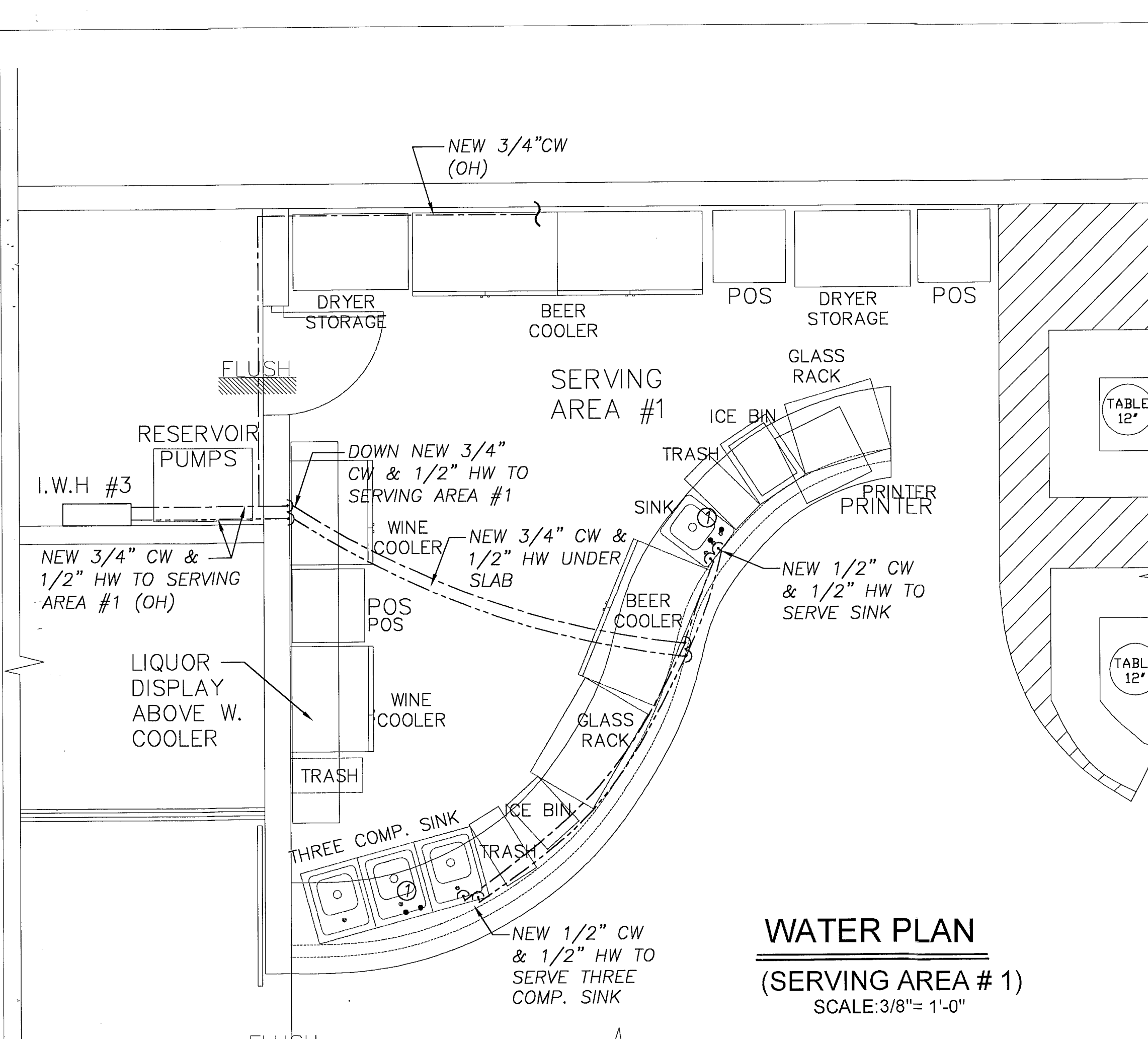
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NOTE:
1. PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR HOUSE SERVICE CONNECTION.
2. CLEAN-OUT ASSEMBLY SHALL BE INSTALLED AT PROPERTY LINE.
3. 3/4" MIN. FOR RESIDENTIAL SERVICE UNLESS OTHERWISE SHOWN.
4. 8" DIAMETER LATERALS FOR MULTI-FAMILY AND NON-RESIDENTIAL PROPERTIES ARE TO BE CONNECTED TO THE MAIN THROUGH A MANHOLE.

Revisions 06.30.11 1ST. ISSUE 08.02.11 CITY COMMENT	
NIGHT CLUB BUILDOUT 8TH ST. WASHINGTON PARTNERS INC 743 WASHINGTON AVE. MIAMI BEACH, FLORIDA 33139	
JUAN C. DAVID R.A. LEED ACCREDITED PROFESSIONAL Design & Development Architecture Interiors Planning Construction 1885 Coral Way, Suite 407 • Miami, Florida 33145 • Phone: (305) 285-4243 • Fax: (305) 285-4300	Job No. Date Scale SHOWN Seal AUG 0 2 2011 RA #0015344 Sheet No. P-0



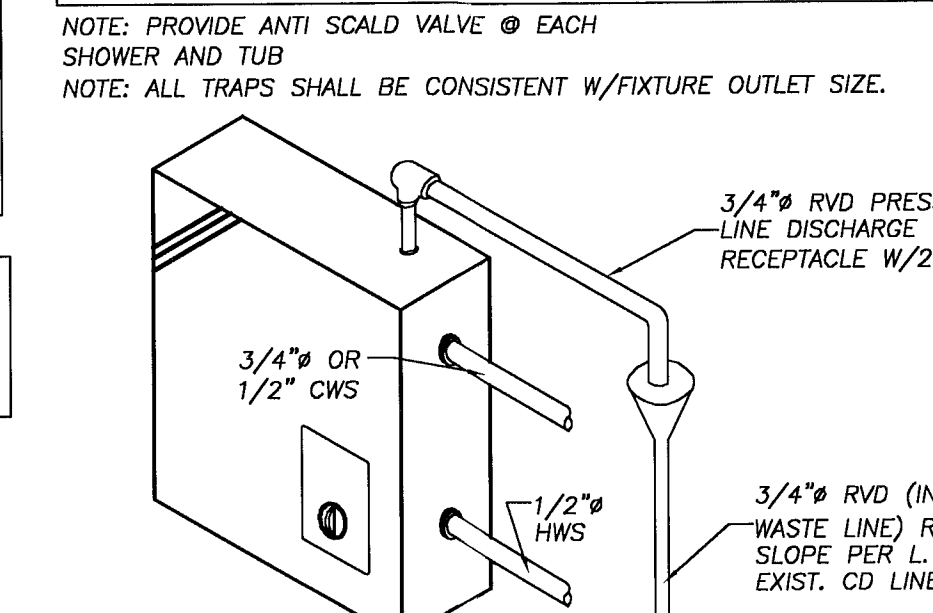
MAXIMUM FLOW RATE AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PRIVATE	1.5 GPM @ 60 PSI
LAVATORY, PUBLIC	0.5 GPM @ 60 PSI
LAVATORY, PUBLIC, METERING OR SELF-CLOSING	0.25 GALLONS PER METERING CYCLE
SHOWER HEAD	1.5 GPM @ 80 PSI
SINK FAUCET	1.5 GPM @ 60 PSI
URINAL	WATER LESS OR 0.5 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED) (C)
DISHWASHER (COMMERCIAL)	LESS THAN 1.2 GALLONS PER RACK FOR FILL & DUMP MACHINES & LESS THAN 0.9 GALLONS PER RACK FOR ALL OTHER TYPES OF MACHINES
DISHWASHER (UNDER THE COUNTER MACHINES)	1.0 GALLON OR LESS PER RACK FOR HIGH-TEMP. MACHINES & 1.1 GALLONS PER RACK FOR LOW-TEMPERATURE MACHINES
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED) (C)

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3"	1/2"	--
TUB	2"	1/2"	1/2"
WHIRLPOOL	2"	1/2"	1/2"
BIDET	1-1/4"	1/2"	1/2"
LAVATORY	1-1/4"	1/2"	1/2"
KITCHEN SINK	1-1/2"	1/2"	1/2"
DISHWASHER	1" hose	--	1/2"
HOSE BIBB	--	1/2"	--
FLOOR DRAINS	2" MIN.	1/2"	--
SHOWER	2"	1/2"	1/2"
REFRIGERATOR	--	1/2"	--

- WATER PIPING SIZE-2**
- ① 1/2" CW/HW
 - ② 1/2" CW
 - ③ 3/4" CW, 1/2" HW
 - ④ 1/2" HW
 - ⑤ 1" CW, 3/4" HW
 - ⑥ 3/4" CW
 - ⑦ 1" CW
 - ⑧ 3/4" HWS



NOTE:
PROVIDE WATER HAMMER ARRESTOR AT WASHER MACHINES IN ACCESS LOCATION.

NOTE:
EXPOSED PIPES AND SURFACES. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

NOTE:
ALL PLUMBING WATER DEVICE PROVIDE SHUT-OFF VALVE.

NOTE:
ALL VTR SHALL BE OFF SET A MIN. OF 4'-0" FROM FIRE SEPARATION WALL.

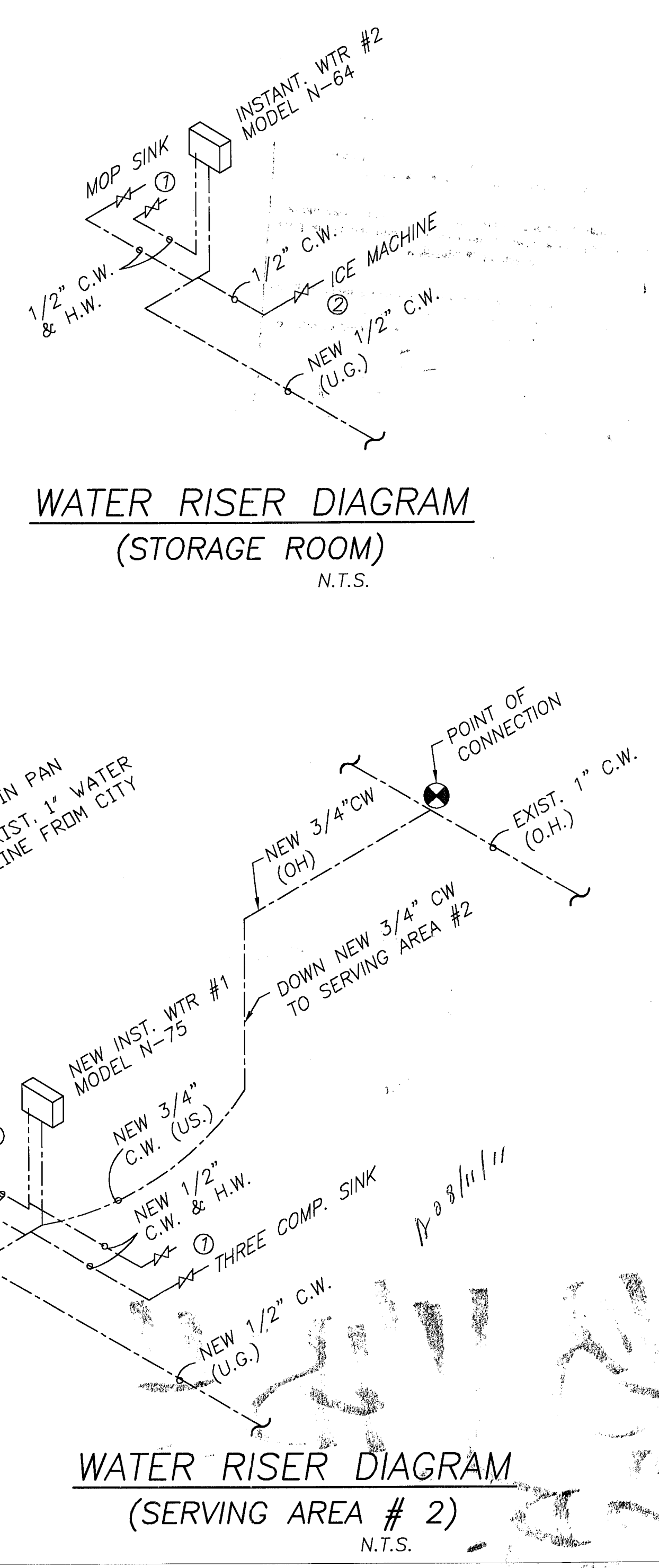
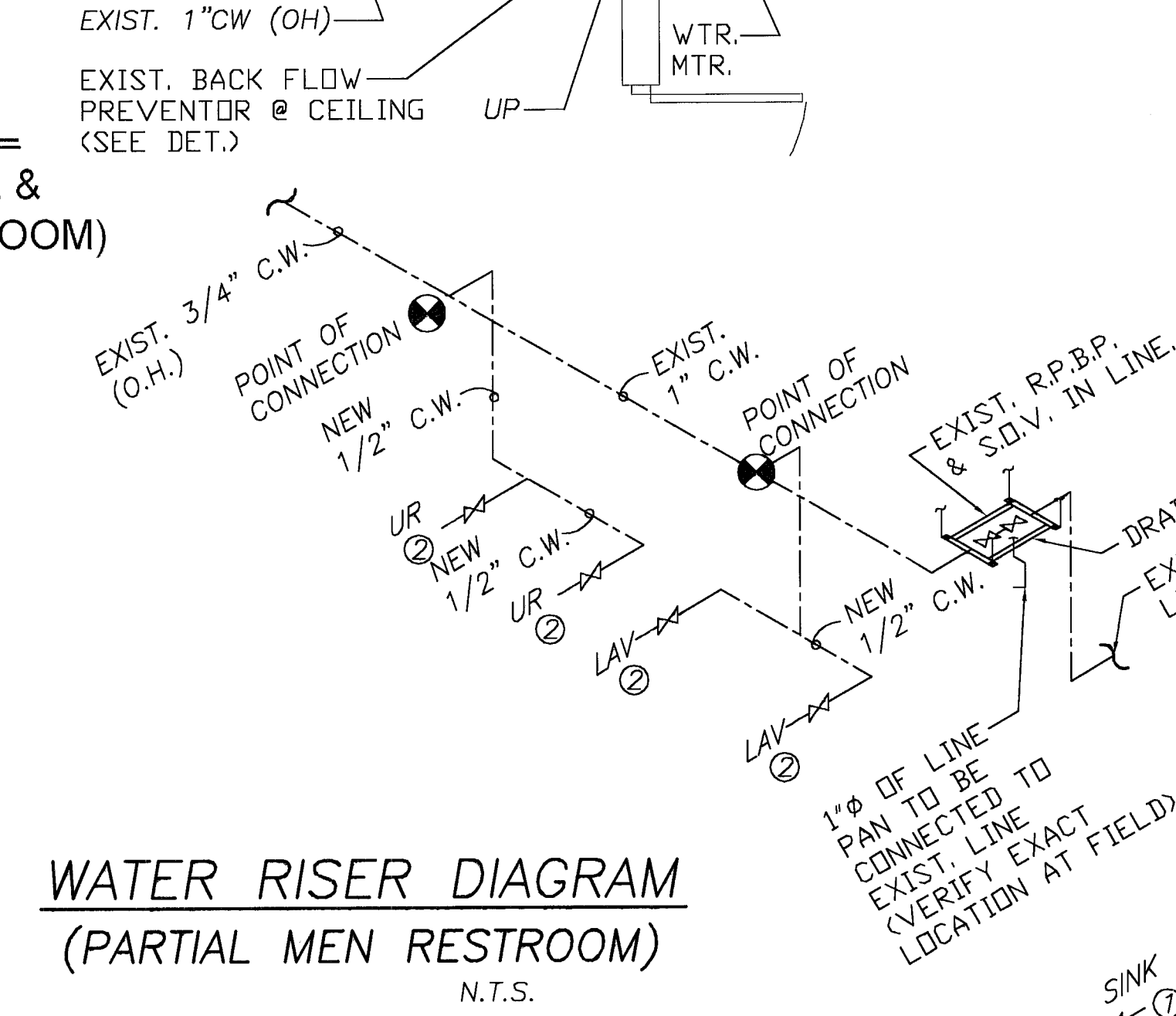
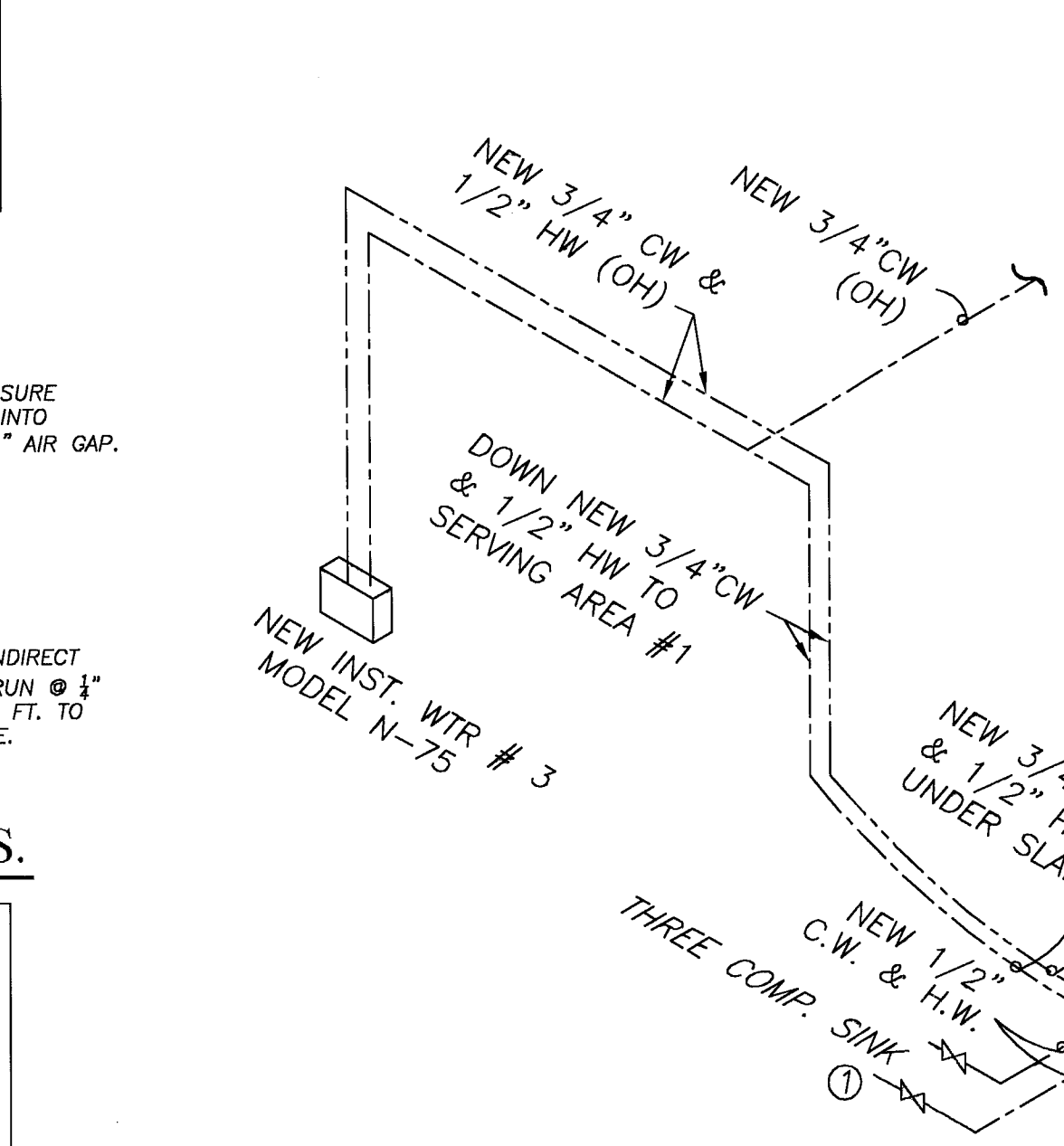
NOTE:
PROVIDE OPEN FULL VALVE BY THE WATER METER IN CONCRETE BOX (EXACT LOCATION @ FIELD.)

NOTE:
ALL SANITARY PIPE 2 1/2" OR SMALLER SHALL RUN @ 1/4" SLOPE PER L.F.T. 3" AND LARGER @ 1/8" SLOPE PER L.F.T.

LEGEND:
O.H. - OVER HEAD
U.S. - UNDER SLAB
U.G. - UNDER GROUND
C.S. - CRAWL SPACE

HAMMER ARRESTOR:
- AMTROL, MODEL 500
- INSTALL IN ACC. LOCATION.
- CONNECTION SIZE: 1/2" NPT
- HEIGHT: 4'-1/2"
- DIAMETER: 3-3/8"
- MAX. PRESSURE: 150 PSI
- MAX. TEMP: 200
- MAX. SHOCK PRESSURE: 200 PSI
TO BE INSTALLED IN CWS AND HWS HIGH POINT FOR EACH GROUP OF FIXTURE SERVICING.

NOTE:
ALL PIPES TO DISCHARGE MIN. 12" FROM STRUCTURE



Revisions

04.28.11	1ST. ISSUE
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NIGHT CLUB BUILDOUT
8TH ST WASHINGTON PARTNERS INC
743 WASHINGTON AVE.
MIAMI BEACH, FLORIDA 33139

JUAN C. DAVID R.A.
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture
Interiors
Planning
Construction

1385 Coral Way, Suite 407 • Miami, Florida 33146 • Phone: (305) 285-4343 • Fax: (305) 285-4590

Job No. _____
Date _____
Scale: SHOWN
Seal AUG 6 2 2011
AR#0015344
Sheet No. P-2

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SINCE 1985 CALL 1-800-426-4770
CITY OF MIAMI BEACH 305-529-7080

THIS PLAN IS FOR INFORMATION ONLY AND IS NOT A PERMIT. FOR OBTAINING BUILDING PERMIT, SEE 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/swee area conditions (pictures) and/or posting of the right-of-way will be required prior to final alignment on the sidewalk/swee area.

8-25-2011

B1103108

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

BUILDING:	mm 8/25/11 mm 9/13/11
ZONING:	mm 8/25/11
DRB/HPB:	mm 8/25/11
CONCURRENCY:	mm 8/25/11
PLUMBING:	mm 8/25/11
ELECTRICAL:	mm 8/25/11
MECHANICAL:	mm 8/25/11
FIRE PREVENTION:	mm 8/25/11
ENGINEERING:	mm 8/25/11
PUBLIC WORKS:	mm 8/25/11
STRUCTURAL:	mm 8/25/11
ELECTRICAL:	mm 8/25/11

743 WABH
AUB.