Owner Hollis Bush		Permit No.	3ee 35082 - ALL 12654	Date July 3-1939
The second secon	Subdivision Nautilus Extension	Address	4564 N. Michigan	garerio,
General Contractor Babcock- Architect Robert L. Weed	13406	Address Address	80.91 × /22.6=	
Front 58! Depth 43!	Height 18!	Stories 1		Residence- 7 rm
Type of construction c-b-s-	Cost \$ 9,000.00	Foundation	spread footing	k garage Roof Tile shingle
Plumbing Contractor Tidwell #			•	Date July 10-193
	ories; 1 bath tub;, 1 laur Rough approved by	ndry tub; 1	shower	Date
Gas Stoves 2				
Gas Heaters		Address		Date
temp closet	*Final approved by GASC	JKBell-	2/10/1941	Date
Sewer connection 1	Septic tank	Make		Date
Electrical Contractor Max Bel:	lin # 13020	Address		Date 7-17-1939
Switch 19 OUTLETS Light 14	Range Motors HEATERS Water	Fans	Temporary service	1
Receptacles - 28	Space Iron 1	Centers of D	Distribution 2	
Refrigerator 1 Electrical Contractor	Tron 1	Address		Date
No. fixtures set 14	Final approved by Lincol	ln Brown,jr		Date
Date of service September 2	29-1939			
	ADDITION of one room to be ce between roof and ceili ge, contractor:	≥ 100 sq ft ing	& 18 inches \$ 500.	Date Apr.16-1941

ELECTRICAL PERMIT # 17075-- Ace Electric- 2 light outlets- 2 receptacles- 2 fixtures- May 1-1941 PLUMBING PERMIT # 15240- Alex. Orr, jr. 1 shower - 1 laundry tray - April 25- 1941:
BUILDING PERMIT # 22628 Painting (in and out) Leichter & Klein, painters. \$ 550...6-18-1946

Over

ALTERATIONS & ADDITIONS

ALL PARKS aurice Cromer Building Permits: # 35082 Addition of new closet room in rear of Car Porte- M.S. Weintraub, arch: Owner, # 40276 Addition of Bedroom, 10x14,10-1 story: I. Fisher: \$1,730..Dec 1st, 1952 #70536 Jack Whitman: 22'x29'x14' BR & B addn. on spread footing with hip roof and cement shingles: 19'x26'x11' Fla. rm. on spread footing with flat roof - \$10,000. - 11/7/63 - T. Hunter Henderson, arch. OK Saperstein 3/17/64

#82238 Ager Inc. re-roof 17 sq's \$980.00 4/22/69

#00042 - repair roof

\$500.00

#00544 - Giffen Roofing Co. - Repair Leak with Felt & Gravel & Slate- \$250.00/8/72 #13475-Fla. Wholesale Fumigation-Tent fumigation-\$500-7-18-78

Plumbing Permits: # 31116 Alex. Orr Assoc: 5 gas space heaters- Jan. 30, 1951 #44042 J & R Plumbing: 1 water closet; 2 lavatories; 1 bath tub; 1 shower; 1 sink, bar; 1 bedet; 1 water service - 11/18/63 (Bldg.Perm.#70536) OK Jenks 2/19/64 #47651 - 1 gas grill 3/6/70 Peoples Gas System

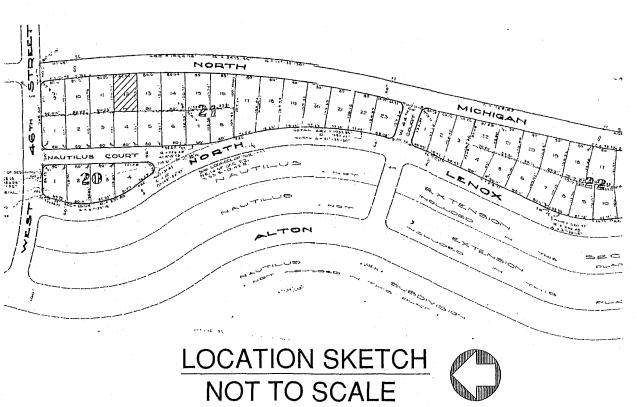
Electrical Permits:# 33502 Austin Electric: 1 switch outlet, 1 light outlet, 6 fixtures, 1 motor-Feb. 20, 1951

#33687 Austin Electric: 2 Switch outlets, 1 Receptacle, 2 Light outlets, 3 Fixtures, 1 Space heater, March 16, 1951

#3844 W. L. Austin Elec: / Switch Outlet, 5 Receptacles, 4 Light Outlets, 4 Fixtures, 1 Appliance Outlet: Jan 5, 1953 OK, Meginniss, 2-11-53

#60536 Ben's Elec: 10 switch outlets, 10 light outlets, 12 receptacles, 1 space heater, 10 fixtures, 1 fan outlet, 1 cent. dist, 1 service--1/9/64 OK Scarborough 2/17/64

BUILDING PERMITS: #M8800190 - Evercool A/C - 6ton A/C central, violation, double fine, mandatory 303.3 - 11-28-88%



LOT 11

122.23'

x2.

21.95

29.10

123.60'

UTILITY

LOT 13

33.06

Found Nail -

on Tree Root

(Basis of Bearing)

N 90.00,00, E

One Story Residence 4564 North Michigan Avenue Finish Floor Elev.=+6.88'

N 90'00'00" E

Wood Fence

(typical)

LOT 3

.00,00.00

S

LOT 5

Found 1/2" Pipe

BOUNDARY SURVEY

GRAPAIC SCALE 1 inch = 20 ft.

·Found ½" Pipe

 \bigcirc

No Identification

LEGAL DESCRIPTION: Lot 12, Block 21, PLAT ENTITLED NAUTILUS EXTENSION THIRD, according to the Plat thereof, as recorded in Plat Book 34 at Page 98 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

SURVEY FOR: JAMES ORLOWSKY 4564 N. MICHIGAN AVENUE MIAMI BEACH, FLORIDA 33140

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC. 13052 SW 133RD COURT MIAMI, FLORIDA 33186 PROFESSIONAL SURVEYOR AND MAPPER NO. 6166

CERTIFICATE OF AUTHORIZATION L.B. NO. 3386 STATE OF FLORIDA

STATE OF FLORIDA

305-253-0909 FAX: 305-253-0933

PANEL NO. 12086C0309 L

THERE MAY BE ACCITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT HAY BE FOUND

EASEMENTS, OR FREEEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED

5)LOCATION AND IDENTIFICATION OF UTILITILIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT

HEREON DEPICT PHYSICAL LOCATION OF FENCE

13)ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SURBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT

14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND. 16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD OFFICER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. 0.0 DENOTES EXISTING ELEVATION ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929

BENCHMARK: D-132-R ELEVATION: +8.23' LOCATOR INDEX: 3223 SW

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 90 00'00"E FOR THE NORTH PROPERTY LINE OF LOT 12

FIELD SURVEY DATE: 5-3-11 DRAWING DATE: 5-4-11

SCALE: 1' = 20'FB: SKETCH

DRAWN BY: M.A.B. DRAWING NO.: 11-0238



05-00-2011

1'' = 20'

M.A.B.

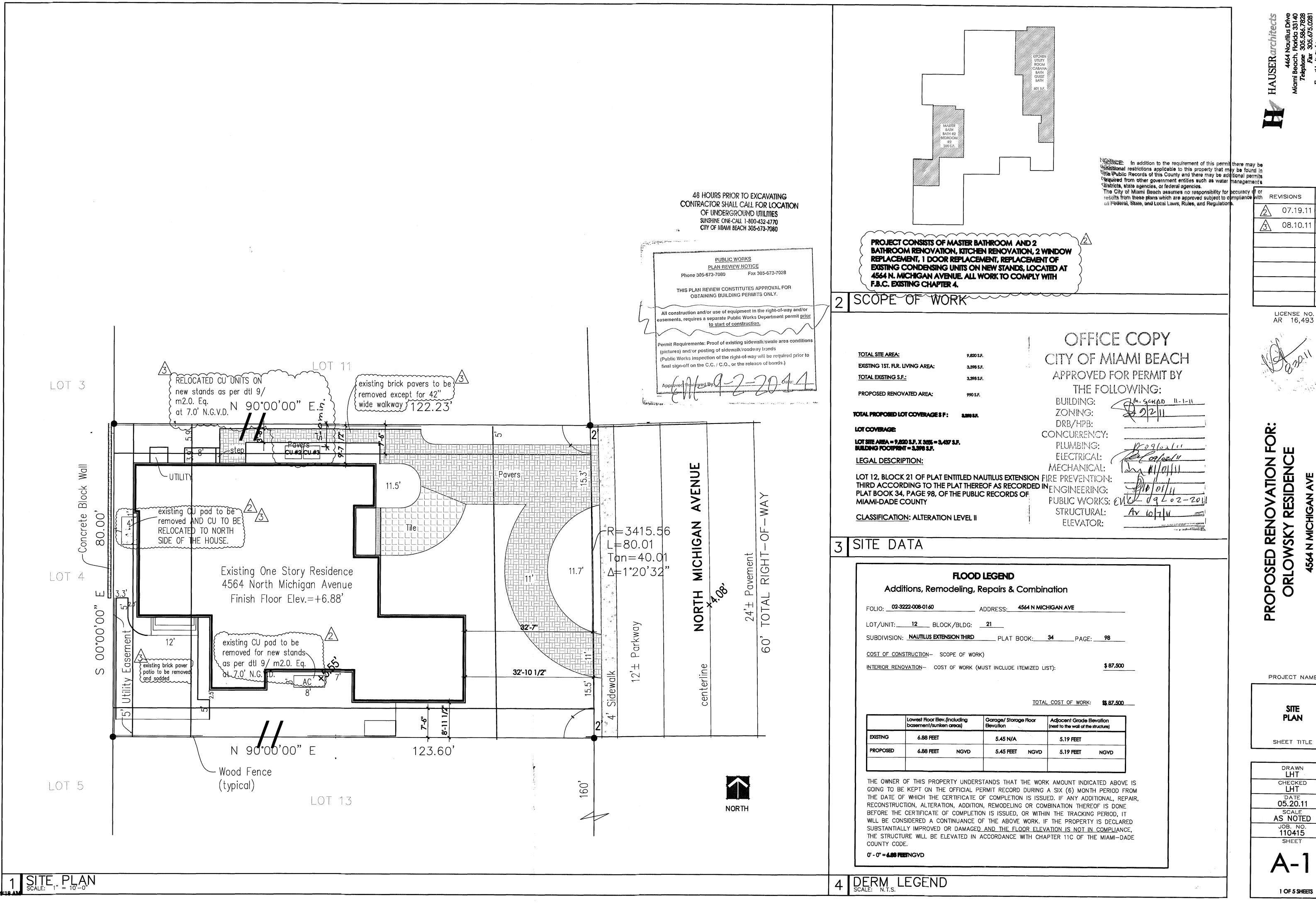
DRAWING NO:

1 OF 1

11-0238 Y

DRAWN BY:

SCALE:



07.19.11 LHT 08.10.11 LHT

LICENSE NO. AR 16,493



4564 N MICHIGAN AVE MIAMI BEACH, FLORIDA

PROJECT NAME

SITE PLAN

LHT CHECKED LHT 05.20.11 SCALE AS NOTED JOB. NO. 110415

A-I



1935 WEST AVE MIAMI BEACH, FL. 33139 PROJECT NO. 2011-005

RETAIL SPACE NO: 107

PERMIT SET - 09/07/2011

PROJECT SITE

* ' . , , ,

......

AERIAL VIEW

ARCHITECTURE

INTERIOR ELEVATIONS AND ENLARGED TOILET PLANS & TOILET ELEVATIONS | WALL DETAILS- INT. ELEVATIONS AND U.L. ASSEMBLIES/ FIRE PENETRATIONS | ● | ● |

SCALE: NTS

COVER SHEET / INDEX OF DRAWINGS

EXISTING PLAN / PHOTO KEY PLAN

FLOOR PLAN AND REFLECTED CEILING PLAN

U.L.ASSEMBLIES/ FIRE PENETRATIONS

SHEET NO. DESCRIPTION

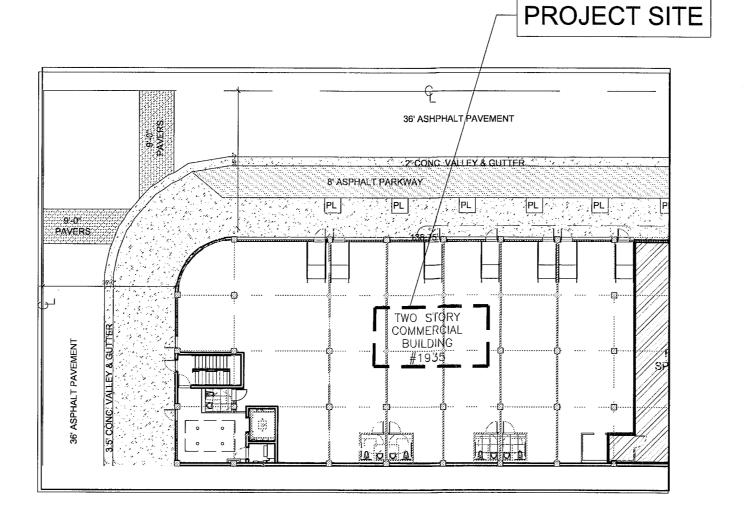
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A-401

GENERAL NOTES

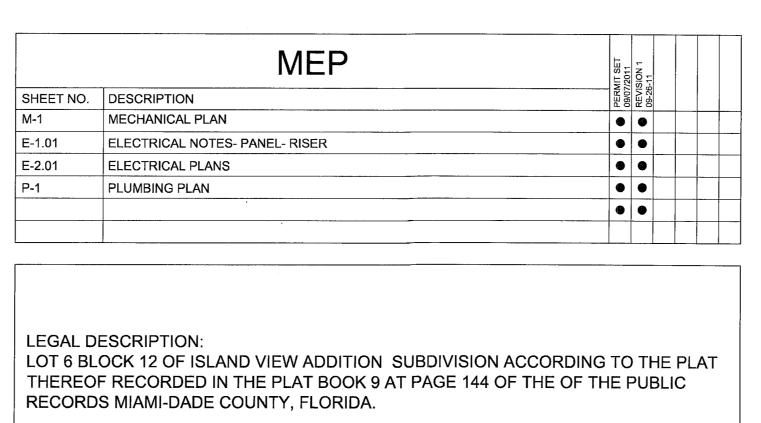
EQUIPMENT PLAN

SITE PLAN



LOCATION MAP

SCALE: NTS

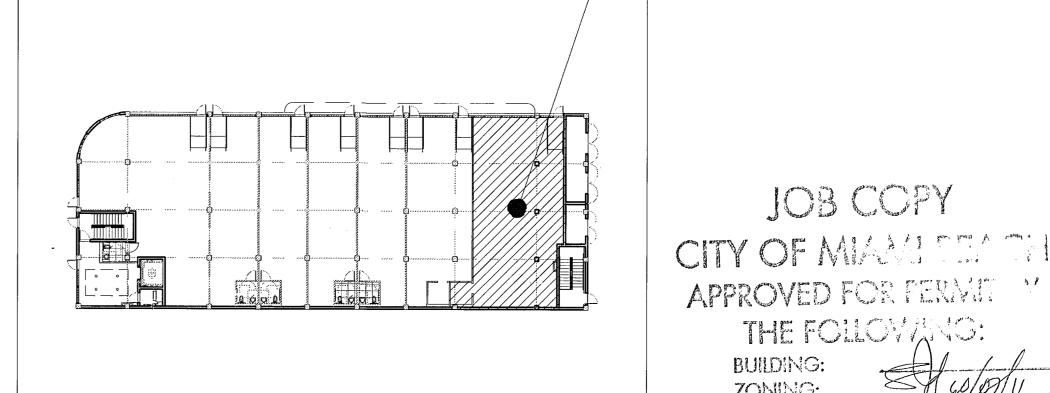


TENANT: FOOTWORKS - SOUTH BEACH L.L.C. **1935 WEST AVE** MIAMI BEACH, FL 33159

JSK ARCHITECTURAL GROUP 1521 ALTON ROAD, #331, MIAMI BEACH FL 33139 TEL: 305-674-8549 / FAX: 775-206-2139 JORGE S. KUPERMAN, AIA

MECHANICAL / PLUMBING **HIDALGO ENGINEERING** 5901 SW 74 St. Suite 217 Miami FL 33143 786-301-5131

FOOTWORKS PROJECT LOCATION SPACE NO: RETAIL 107



KEY PLAN

SCOPE OF WORK

SCALE: NTS

THE WORK DESCRIBED HEREIN INVOLVES THE TENANT IMPROVEMENTS IN RETAIL SPACE 107 OF THE TWO STORY COMMERCIAL BUILDING # 1935 WEST AVENUE, MIAMI BEACH, FLORIDA. THE SAID WORK ENTAILS INTERIOR BUILD OUT OF THE TENANT'S DESIGNATED SPACE

TENANT S DESIGNATED SPACE.	
TOTAL SQUARE FEET OF OCCUPANCY	1800 SF
NEW SHOWER STALL NEW PARTITION STOCK RM NEW FITTING RM'S DRYWALL REPAIRS FOR ELECTRIC	9.00 SF 481.00 SF 44.00 SF 120 SF
TOTAL SQUARE FEET OF WORK	654 SF

JSK ARCHITECTURAL GROUP AA 0003187 JORGE S. KUPERMAN ,AIA NCARB - AR 0016353

HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF JSK ARCHITECTURAL GROUP, AND MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE
EXPRESS WRITTEN CONSENT OF THE ARCHITECT.





JOB COPY

APPROVED FOR FERMIT Y

THE FOLLOWING:

STRUGTURAL: 1/4 us 19/7/11

BUILDING:

DRB/HPB:

CONCURRENCY

ENGINEERING: PUBLIC WORKS:

ELEVATOR:

WES' ACH, 35 BE

. I DE ACT

PERMIT 09/07/2	
REVISIONS	DATE
BLDG. DEPT. COMMENTS	09/26/2

2011-005

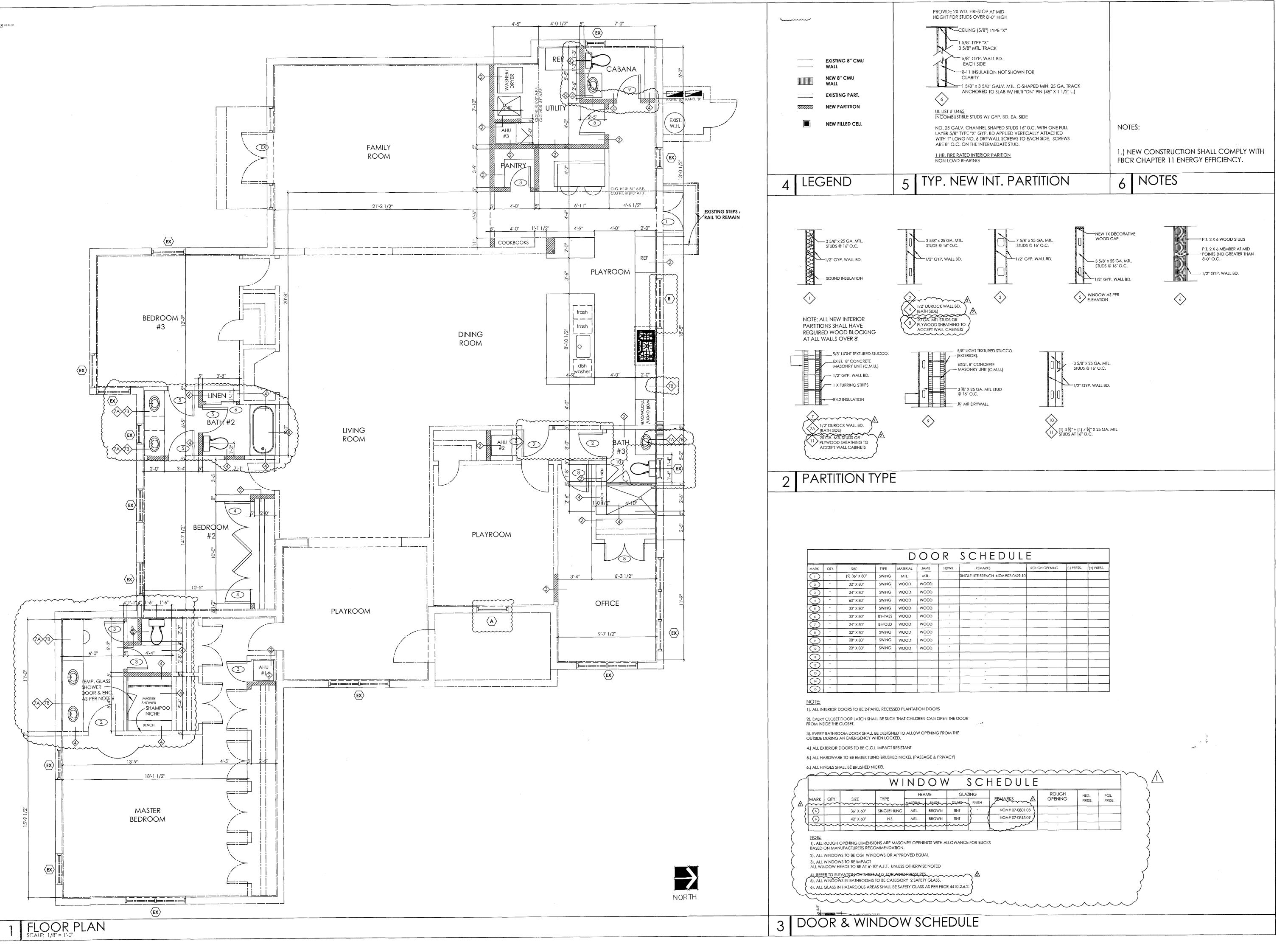
09/07/2011

COVER SHEET

G.G. J.S.K.

A-000

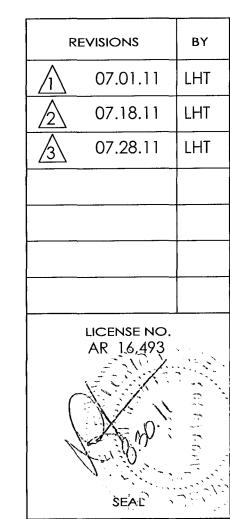
ARCHITECT:



and the second of the second

HAUSERarchitects
4464 Nautilus Drive
Suite 309
Miami Beach, Florida 33140
Telephone 305.586.7828
Fax 305.675.0281





ORLOWSKY RESIDENCE

PROJECT NAME

FIRST FLOOR PLAN

SHEET TITLE

DRAWN
LHT

CHECKED
LHT

DATE
05.31.11

SCALE
AS NOTED

JOB. NO.
110415

A2.0

REVISIONS 07.18.11 LHT

LICENSE NO.

AR 16,493

ESIDE

N MICHE BEACH.

2 SHOWER DETAIL

STRUCTURAL: FIRMATOR

AS PER FBCR 315: WALL AND CEILING FINISHES SHALL HAVE A

FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200

PER ASTM E-84.

3 FINISH NOTE

AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS

PROVIDE SHOWER LINER, .04 PVC OR CPE SHEET

JOINED AT SEAMS BY SOLVENT WELDING,

GLASS SHOWER ENCLOSURE CATERGORY

ON SHOWER FLOOR AND TURNED UP WALL A MIN OF 2 INCHES RECESSED AND FASTEND NO LOWER THAN 1" ABOVE FIN. THRESHOLD

SHOWER LINER SHALL COMPLY WITH FBCP 417.5.2

GENERAL NOTES

01 GENERAL REQUIREMENTS 01 01 GENERAL INFORMATION

ALL WRITTEN DIMENSIONS & NOTES SHALL SUPERSEDE SCALE & GRAPHICS COORDINATE ALL PHASES OF CONSTRUCTION WITH OWNER

C. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

D. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

. CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO ANY WORK IF FIELD OR SITE CONDITIONS PROHIBIT EXECUTION OF DETAILS AND PLANS AS PERMITTED.

F. ARCHITECTURAL DWGS. SHALL BE USED IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL PLUMBING & SITE SPECIFICATIONS DWGS SUCH AS SURVEY, SOIL TEST AND SITE PLAN.

G. UNLESS SITE SPECIFICATIONS ARE PROVIDED ARCHITECTURAL DWGS WILL BE VOIDED. REPEATING OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF BALFOORT FINNVOLD ARCHITECTURE INC. IS UNLAWFUL AND WILL BE SUBJECT TO LEGAL RECOURSE (INCLUDED BUT NOT LIMITED TO: REPEAT FEES, FINES, LITIGATION FEES,

H. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS AND BRING ANY CONCERNS TO THE ATTENTION OF THE ARCHITECT.

01 02 SHOP DRAWINGS, PROJECT DATA AND SAMPLES A. THE CONTRACTOR SHALL SUBMIT (3) THREE COPIES OF REVIEWED AND STAMPED SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR THE ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE

ALLOW 14 DAYS FROM ARCHITECT'S RECEIPT OF SHOP DRAWINGS FOR

01 03 TEMPORARY EROSION AND SEDIMENT CONTROL

A. CONTRACTOR TO MAINTAIN SILT FENCE DURING CONSTRUCTION, AND REMOVE

FROM THE PROPERTY WHEN CONSTRUCTION IS COMPLETE B. REFER TO CIVIL ENGINEERS DRAWINGS FOR SILT FENCE DETAILS

01 04 CLEANING AND WASTE MANAGEMENT THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AN READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT

03 CONCRETE 03 01 REFER TO STRUCTURAL DRAWINGS FOR NOTES, REQUIREMENTS AND SPECIFICATIONS

04 01 REFER TO STRUCTURAL DRAWINGS FOR NOTES, REQUIREMENTS AND SPECIFICATIONS. ALL EXTERIOR DOORS AND DOORS INTO GARAGE SHALL HAVE WEATHER STRIPPING

05 01 CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL OF STRUCTURAL METAL

06 WOOD, PLASTICS AND COMPOSITES

5 01 ALL WOOD IN CONTACT W/MASONRY OR STEEL TO BE PRESSURE 06 02 SHOP FABRICATED WOOD TRUSSES

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL

COMPONENT AND CLADDING PRESSURE IS RECOMMENDED FOR WIND PRESSURES FOR TRUSS DESIGN. TRUSS ENGINEER IS RESPONSIBLE FOR THE PERFORMANCE OF THE TRUSS SYSTEM C. ANCHORS AT WALLS AND SUPPORTS SHALL BE AS SPECIFIED IN THE STRUCTURAL DRAWINGS, DO NOT USE UPLIFT REACTIONS FROM TRUSS CALCULATIONS FOR CONNECTORS

07 THERMAL AND MOISTURE PROTECTION

07 01 REFER TO ENERGY CALCULATIONS FOR MINIMUM REQUIRED R-VALUES OF BUILDING INSULATION

07 02 SPRAY FOAM INSULATION SHALL BE ICYNENE BRAND, OPEN CELL TYPE ONLY, NO SUBSTITUTIONS ACCEPTED. APPLY 5-1/2" TO UNDERSIDE

08 01 OPENINGS a. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION OF SHELL.

 ALL EXTERIOR WINDOWS AND DOORS SHALL BE APPROVED HURRICANE WINDOWS
 DOORS, OR WILL HAVE AN APPROVED HURRICANE SHUTTER PROTECTION WINDOW AND DOOR BUCKS ARE CONSIDERED AS FILLERS AND THE WINDOW

AND/OR DOOR SHALL BE SECURED TO THE STRUCTURE THROUGH THE BUCKS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL AND SPECIFICATIONS d. GLASS IN INTERIOR DOORS AND/OR SIDELIGHTS SHALL BE TEMPERED

AND METAL THRESHOLD f. REFER TO DOOR & WINDOW SCHEDULES SHEET A4.00 FOR ADDITIONAL INFORMATION & SPECIFICATIONS

09 01 REFER TO FINISH SCHEDULES FOR MANUFACTURER, LOCATIONS, AND COLORS OF FINISHES. ARCHITECT WILL COORDINATE COLOR SELECTIONS AND FIXTURE SELECTIONS PRIOR TO CONSTRUCTION

09 02 GYPSUM BOARD ASSEMBLIES
a. STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OR THE GYPSUM WALLBOARD, WHOSÉ REQUIREMENTS SHALL BE FOLLOWED.

b. ALL GYPSUM BOARD SHALL BE 5/8" THICK, FINISHED AND PAINTED

c. ALL BATHROOMS TO HAVE DENSARMOR MOISTURE RESISTANT BOARD THROUGHOUTSPECIFICATIONS d. AIR HANDLER CLOSETS SHALL HAVE DENSARMOR BOARD ON INSIDE

09 03 NON STRUCTURAL METAL STUD FRAMING: METAL STUDS SHALL BE 25 GA. MINIMUM, SPACED AT 16" O.C. 09 04 ALL TILES OR STONE IN BATHROOMS SHALL HAVE A SLIP RESISTANT COEFFICIENT 0.6 MIN. (WHEN WET) AND BASE MATERIAL

09 05 PAINTIING: ALL STUCCO AND GYPSUM BOARD SURFACES SHALL BE PAINTED WITH BENJAMIN MOORE OR SHERWIN WILLIAMS LOW V.O.C. PAINT

09 06 CEMENTITIOUS COATINGS

 a. ALL CEMENTITIOUS COATINGS TO BE 5/8" THICK MINIMUM, APPLIED IN TWO COATS, AND PAINTED b. CONTINUOUS EXPANSION JOINTS SHALL BE INSTALLED AT ALL AREAS OF DISSIMILAR MATERIALS, MULTIPLE STORY PLATE LINES, OR NEW/EXISTING CONSTRUCTION JOINTS. PER ASTM C 1063, EXPANSION AND OR CONTRACTION JOINTS SHALL BE INSTALLED IN WALLS NOT MORE THAN 144 S.F. IN AREA AND NOT MORE THAN 100 S.F. IN ALL HORIZONTAL APPLICATIONS. THE DISTANCE BETWEEN JOINTS SHALL NOT EXCEED 18 FT. IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATION

10 SPECIALTIES 10 01 INSTALLATION: ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS

1 EQUIPMENT 11 01 RESIDENTIAL APPLIANCES: REFER TO APPLIANCE SCHEDULE FOR MANUFACTURER, MODEL NUMBER, QUANTITY, AND LOCATION

12 FURNISHINGS 12 01 MANUFACTURED WOOD CASEWORK

OF 2-1/2 TO 1

LOCATIONS

REFER TO PLANS AND FINISH SCHEDULE FOR MANUFACTURER, SIZES, FINISHES, AND LOCATIONS b. ALL CABINETRY BOXES AND DOORS TO BE CONSTRUCTED OF PLYWOOD OR HARDWOOD 12 02 COUNTERTOPS: REFER TO PLANS AND FINISH SCHEDULE FOR COUNTER TOP AND BACK SPLASH MATERIAL AND/OR MANUFACTURER, SIZES, COLOR, AND

22 PLUMBING 2 01 REFER TO STRUCTURAL DRAWINGS FOR NOTES, REQUIREMENTS AND

22 02 RESIDENTIAL PLUMBING FIXTURES a. REFER TO PLUMBING FIXTURE SCHEDULE FOR MANUFACTURER, FINISH, QUANTITY b. FIXTURES ARE SELECTED WITH ARCHITECT AND HOMEOWNER

23 HEATING, VENTILATION, AND AIR CONDITIONING 23 01 REFER TO MECHANICAL DRAWINGS FOR NOTES, REQUIREMENTS AND

26 ELECTRICAL 26 01 REFER TO ELECTRICAL DRAWINGS FOR NOTES, REQUIREMENTS AND

28 ELECTRONIC SAFETY AND SECURITY

28 01 SECURITY SYSTEMS SHALL BE COORDINATED WITH HOMEOWNER, PERMI' IS BY OTHERS.

31 EARTH WORK

SPECIFICATIONS

SPECIFICATIONS

a. PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION, AND GEOLOGICAL REPORTS

b. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION

31 02 SELECTIVE TREE AND SHRUB REMOVAL

a. WHEN CLEARING PROPERTY, DO NOT DISTURB NATIVE TREES WITH A TRUNK THICKNESS OF 6" OR GREATER, UNLESS IN THE FOOTPRINT OF THE

31 03 FILL COMPACTION

a. FOLLOWING SOIL REPORT FOR SPECIFIC DETAILS AND INFORMATION REGARDING THIS SITE. FILL SHALL BE CLEAN, WELL GRADED SAND MATERIAL FILL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED T 95% MODIFIED PROCTOR (ASTM D1557). AT LEAST ONE DENSITY TEST SHALL BE MADE PER 2500 S.F. OF COMPACTED AREA (VERIFY WITH SOIL REPORT). THE RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER

33 01 UTILITIES: COORDINATE REQUIREMENTS OF THE UTILITY DEPARTMENT PRIOR TO CONSTRUCTION

PROJECT NAME

SHEET TITLE

GENERAL NOTES

CHECKED 05.31.11 SCALE AS NOTED 110415

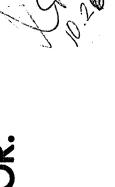
SHEET 3 OF 3

GENERAL NOTES



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PROPOSED RENOVATIC ORLOWSKY REISDEI

PROJECT NAME

ELEVATIONS

07.17.11 SCALE AS NOTED JOB. NO. 110415

SHEET 4 OF 4

The second second and the second seco

REVISIONS 08.10.11

AR 16,493

SEAL

LICENSE NO.

PROJECT NAME

FOUNDATION PLAN

SHEET TITLE

DRAWN LHT CHECKED LHT DATE 06.22.11 SCALE AS NOTED 110415

9 OF OF SHEETS TS

GENERAL NOTES

NEW HSS 4" X 4" X 14" COLUMN: TO CONNECT TO EXISTING FOOTING EXISTING 2 X10 FLOOR JOISTS 16" OC NEW HSS 4" X 4" X 1/4" COLUMN. -TO CONNECT TO EXISTING FOOTING (SEE "F"/S-3, TYPICAL) (SEE $^{\circ}D^{\circ}/S-3$) __ _ _ _ _ _ _ _ _ _ _ _ NAILED TO EA! OTHER W/ 16 d NEW HSS 4" X 4" X 1/4" COLUMN. NAILS @ 8 O,C. (TYP.) TO CONNECT TO EXISTING FOOTING I (SEE "F"/S-3) -REMOVE EXÍSTING PARTITION. LEAVE THE EX. MEMBERS ABOVE CLG. AS NEW STUD TO BE CONNECTED TO EXISTING BOTTOM PLATE

GENERAL:

THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS

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, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUB-CONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE existing conditions at the Job Site With the Plans and Specifications. They shall REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

EXISTING STRUCTURES AND/OR EXISTING STRUCTURAL CONDITIONS SHOWN IN THESE DOCUMENTS HAVE BEEN OBTAINED BY THE ARCHITECT/ENGINEER TO THE EXTENT POSSIBLE DURING THE DESIGN OF THE PROJECT, AND IS BASED ON LIMITED FIELD INVESTIGATION. THIS INFORMATION MAY BE PARTIAL, INCOMPLETE OR INACCURATE. AT THE START OF THE WORK, THE EXISTING ELEMENTS THAT ARE AFFECTED BY, OR AFFECT THE NEW CONSTRUCTION, SHALL BE EXPOSED AND FULLY INVESTIGATED AS REQUIRED TO DETERMINE THEIR STRUCTURAL INTEGRITY, CAPACITY AND GENERAL CONDITION. NO NEW WORK SHALL COMMENCE UNTIL EXISTING CONDITIONS HAVE BEEN CONFIRMED, REPORTED TO OR OBSERVED BY THE A/E FOR A POSSIBLE MODIFICATION OR REDESIGN.

SHOP DRAWINGS REVIEW:

ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP.

THE SHOP DRAWING REVIEW BY THE A/E OF RECORD IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. CORRECTIONS OR COMMENTS MADE ON THE SHOP DRAWINGS DURING THE A/E REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE, REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE JOBSITE INFORMATION THAT PERTAINS SOLELY TO THE FABRICATION PROCESSES OR TO THE MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION; COORDINATION OF THE WORK WITH THAT OF ALL OTHER TRADES AND PERFORMING ALL WORK IN A SAFE AND

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN PREPARED BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH

BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.

ALL SHOP DRAWINGS SHALL CONTAIN THE MINIMUM INFORMATION, OUTLINED IN THE LOCAL BUILDING CODE.

UNLESS OTHERWISE AGREED UPON, ALL SHOP DRAWINGS SHALL BE SUBMITTED THRU THE ARCHITECT. THE ENGINEER WILL RETURN REVIEWED SHOP DRAWINGS TO THE

ARCHITECT.

THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RIGHTS AND RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT INCLUDE THE DUTY, GUARANTEE, RESPONSIBILITY OR LIABILITY FOR JOB SAFETY PRECAUTIONS AND PROGRAMS (SUCH AS TEMPORARY SHORING AND BRACING) AND THE PERFORMANCE OF THE CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF LOCAL BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND

PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN

AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR TH SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE. PROVIDE ADEQUATE BRACING TO THE ELEMENTS ALREADY IN PLACE (ESPECIALLY MASONRY WALLS) AGAINST WIND FORCES CAPABLE OF DAMAGING THIS WORK.

5. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

"OSHA" SAFETY INSPECTIONS ARE <u>NOT</u> A PART OF OUR SERVICES. OUR PRESENCE ON SITE (FOR OBSERVATIONS, INSPECTIONS OF THE WORK IN PROGRESS OR MEETINGS) SHALL NOT CONSTRUED AS OUR ACTING AS "OSHA" INSPECTORS. CONFORMING WITH ALL APPLICABLE "OSHA" SAFETY REGULATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE AND REINFORCING:

CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"-(A.C.I 315 - LATEST EDITION).

ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND

CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R). ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD

ALL REINFORCING SHALL BE DEFORMED BARS, CLEAN OF OIL, SCALE AND RUST.

CONCRETE COVER (UNLESS OTHERWISE DETAILED ON DRAWINGS):

ELEMENT:	CONCRETE	COVER: BOTTOM	SIDES	REMARKS:
WALL & COLUMN PAD FOOTING	2*	3"	2"	
BEAMS/COLUMNS (TO TIES)	1-1/	2" ALL AR	OUND	
6. ALL CONCRETE TO BE REGU	LAR WEIGH	T WITH A	DESIGN	STRENGTH AS FOLLOWS:

ELEMENT:	AT 28 DAYS STRENGTH:	MAX. SLUMP:
ALL CONCRETE	4,000 PSI	5*

STRUCTURAL STEEL: (SHOP DRAWINGS REQUIRED)

ALL STRUCTURAL STEEL TO BE DOMESTIC A.S.T.M. A-36 (Fy=36 K.S.I.) AND DESIGNED IN ACCORDANCE WITH A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND THE A.I.S.C. CODE OF STANDARD PRACTICE.

STEEL TUBES TO BE DOMESTIC STEEL CONFORMING TO A.S.T.M. A-500 GRADE B

IF SO REQUIRED FOR FIRE RESISTANCE (SEE ARCHITECTURAL DOCUMENTS) TUBE AND PIPE COLUMNS SHALL BE CONCRETE FILLED WITH VENT HOLES AT TOP, MID HEIGHT AND

4. ALL COLUMN BASE AND CAP PLATES SHALL BE 3/4" THICK (UNLESS OTHERWISE NOTED). WIDTH AND LENGTH AS REQUIRED FOR PROPER BOLTING AND AS INDICATED ON THE PLANS AND DETAILS.

ALL STEEL SHALL BE SHOP PAINTED WITH AN APPROVED PRIME COAT. STEEL EXPOSED TO THE ELEMENTS OR ANY STEEL IN STRUCTURES CLOSE TO THE OCEAN, SHALL BE EPOXY PAINTED. SEE ARCHITECTURAL DRAWINGS FOR FINISH PAINT INFORMATION. ALL DAMAGES TO THE PAINT ON SITE OR DURING DELIVERY (INCLUDING DRILLING AND WELDING OPERATIONS) SHALL BE FIELD TOUCHED-UP WITH THE SAME SPECIFIED RUSTPROOFING

ALL WELDING TO BE IN ACCORDANCE WITH A.W.S. "STRUCTURAL WELDING CODE -STEEL". ALL WELDERS TO BE A.W.S. CERTIFIED (CERTIFICATION TO BE AVAILABLE ON-SITE DURING WELDING INSPECTION). ALL WELDS TO BE FILLET OR PENETRATION WELDS (THICKNESS TO BE IN ACCORDANCE WITH BASE METAL THICKNESS). USE MINIMUM E70XX LECTRODES. CLEAN AND RUSTPROOF ALL FIELD WELDS WITH HEAVY DUTY RUSTPROOFING

ALL CONNECTIONS TO BE SHOP WELDED AND/OR FIELD WELDED. UNLESS OTHERWISE SPECIFICALLY INDICATED ON PLANS AND DETAILS, ALL WELDS SHALL BE CONSIDERED FULL WELDS (ALONG THE CONTACT LENGTHS OF THE CONNECTING STEEL ELEMENTS). BOLTED CONNECTIONS MAY BE USED AS DIRECTED. WHERE SPECIFIED ON PLANS AND DETAILS, BOLTS SHALL BE A325 STEEL (U.O.N.).

UNLESS OTHERWISE DETAILED IN THESE DRAWINGS, SPLICE TYPES AND LOCATIONS SHALL BE INDICATED ON THE SHOP DRAWINGS TO BE REVIEWED BY THE ARCHITECT/

9. "<u>SPECIAL INSPECTION</u>" SERVICES ARE REQUIRED FOR THIS TYPE OF STRUCTURE IN MIAMI-DADE COUNTY, IN ADDITION TO THE INSPECTIONS PROVIDED BY THE LOCAL BUILDING DEPARTMENT. CONTACT A/E FOR ANY REQUIRED INFORMATION AND/OR QUESTIONS.

TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES HE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).

TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.

TO BE SOUTHERN PINE, WITH THE FOLLOWING PROPERTIES: (ALL IN P.S.I. UNITS)

2-4 x 4 NO. 2 Fb(s)=1,500 Fb(r)=1,720 Ft=825 Fc=1,650 E=1,600,000 2-4 x 6 NO. 2 Fb(s)=1,250 Fb(r)=1,440 Ft=725 Fc=1,600 E=1,600,000 2-4 x 8 NO. 2 Fb(s)=1,200 Fb(r)=1,380 Ft=650 Fc=1,550 E=1,600,000 2-4 x10 NO. 2 Fb(s)=1,050 Fb(r)=1,210 Ft=575 Fc=1,500 E=1,600,000 2-4 x12 NO. 2 Fb(s)= 975 Fb(r)=1,120 Ft=550 Fc=1,450 E=1,600,000

Fb(s) = EXTREME FIBER IN BENDING (SINGLE MEMBER)

SPECIFIC CONNECTORS).

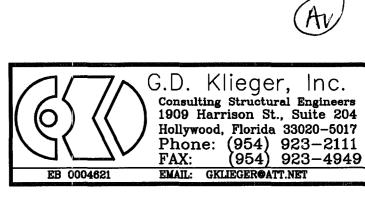
b(r) = EXTREME FIBER IN BENDING (REPETITIVE MEMBER)Ft = TENSION PARALLEL TO GRAIN c = COMPRESSION PARALLEL TO GRAIN = MODULUS OF ELASTICITY

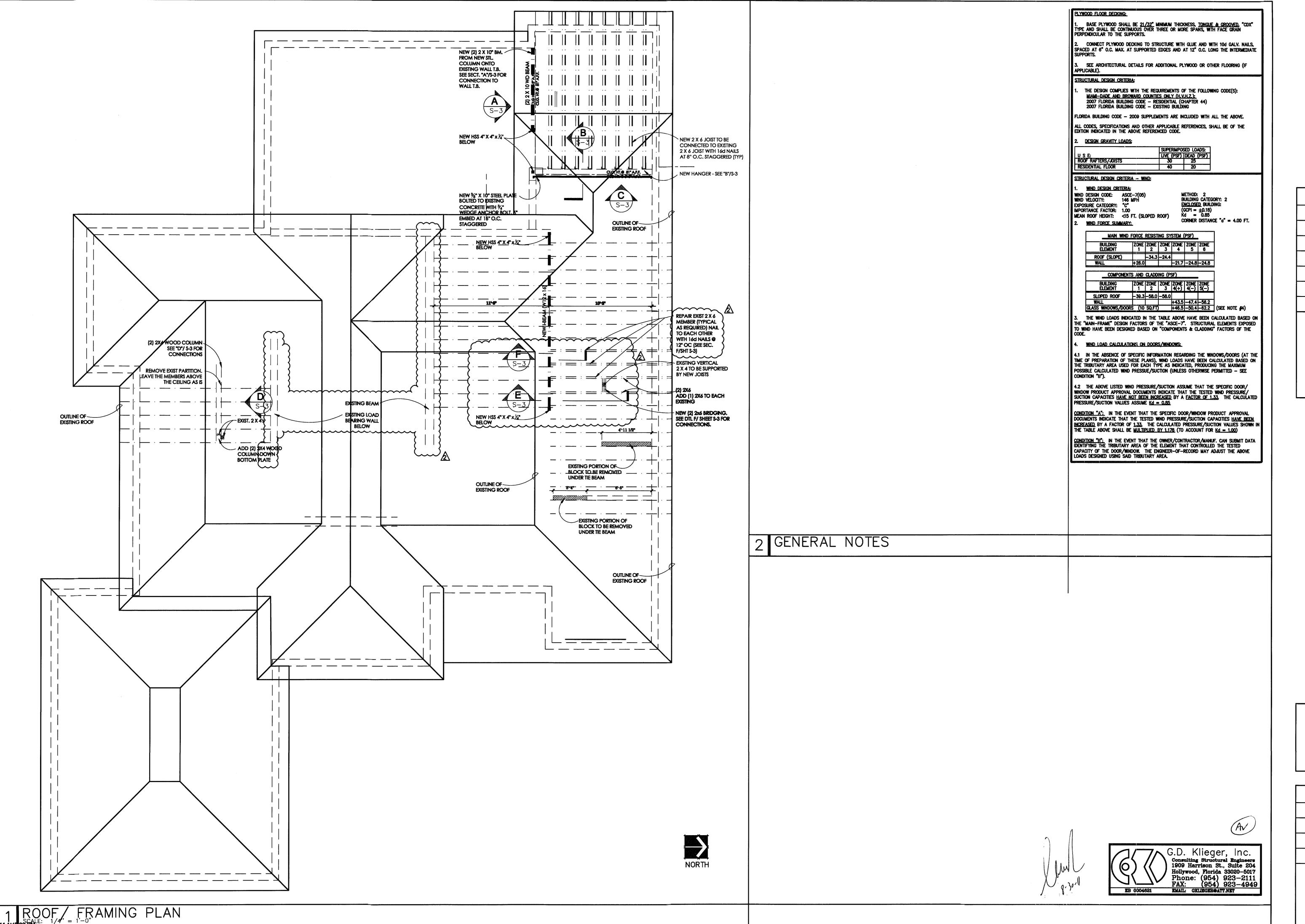
 F_V = HORIZONTAL SHEAR = 175 PSI - ALL WOOD SIZES. . ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) A AND MAXIMUM

MOISTURE CONTENT OF 19 PERCENT. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED WITH AN E.P.A. ACCEPTABLE WOOD PRESERVATIVE (SUCH AS "AQC" - ALKALINE-COPPER-QUATERNARY OR "CBA-A" COPPER

AZOLE TYPE A & B). . ALL WOOD CONNECTORS SHALL BE GALVANIZED STEEL OR RUST—PROOF PAINTED STEEL (U.O.N.). ALL GALVANIZED METAL CONNECTORS IN CONTACT WITH TREATED WOOD (ITEM #5) SHALL BE "TRIPLE—ZINK G—185" GALVANIZED. ANY FIELD WELDS (INTERIOR OR EXTERIOR) OF SUCH CONNECTORS SHALL BE WIRE BRUSH CLEANED AND RUST PROOF PAINTED. NAILS WHICH ARE PART OF THE "USB" SPECIFIED CONNECTORS (IN REGULAR WOOD) SHALL BE COMMON NAILS (UNLESS OTHERWISE SPECIFIED IN THE CATALOG FOR

STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.





LICENSE NO. AR 16,493

PROPOSED RENOVATION FOR THE ORLOWSKY RESIDENCE 4564 N MICHIGAN AVE

PROJECT NAME

FRAMING PLAN AND DETAILS

SHEET TITLE

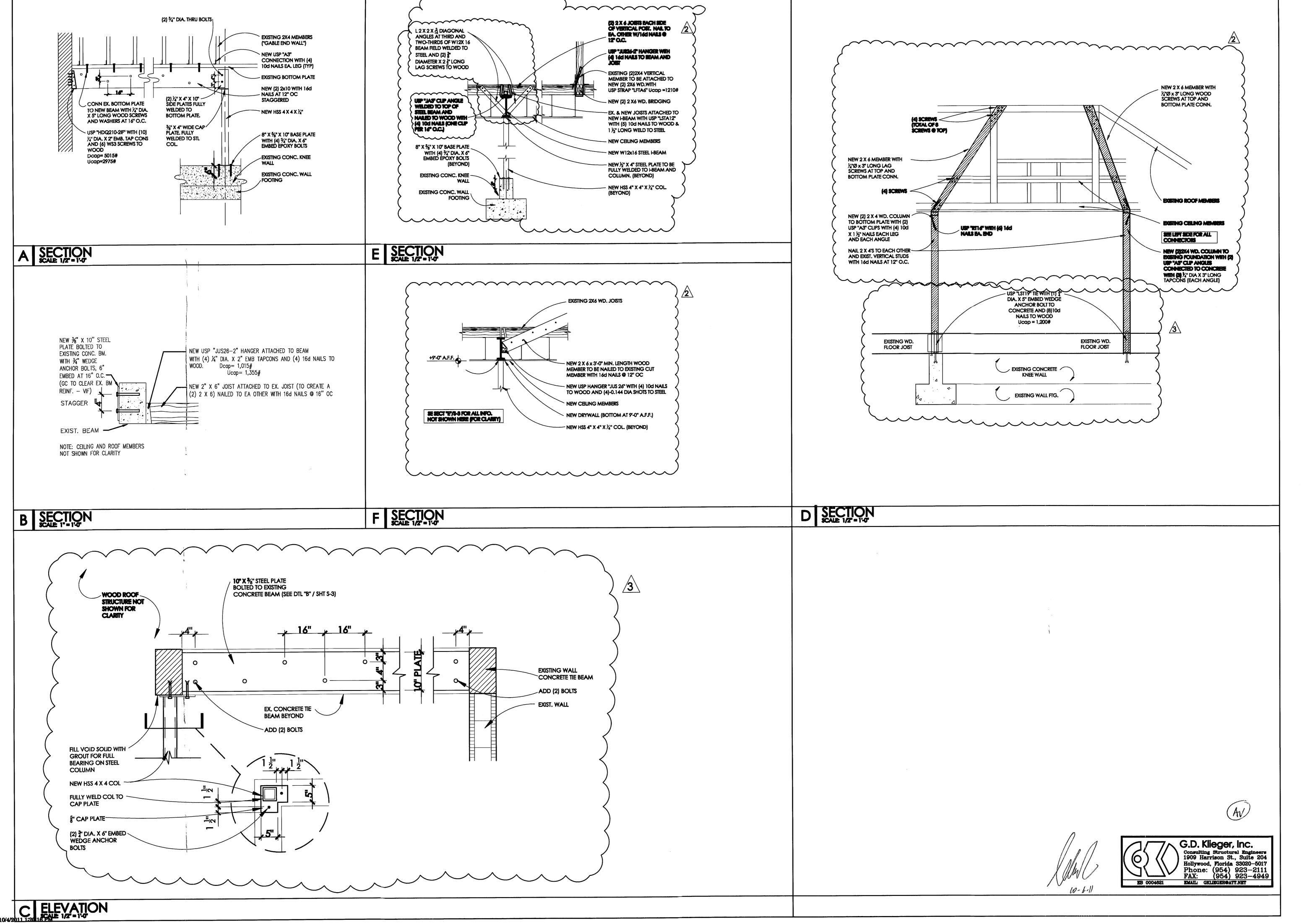
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SCALE
AS NOTED

JOB. NO.
110415
SHEET

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07.18.11 08.10.11 10.4.11 LICENSE NO. AR 16,493 SEAL

J S S S PROPOSED RENOV THE ORLOWSKY R

PROJECT NAME

FRAMING

DETAILS SHEET TITLE

DRAWN LHT CHECKED DATE 06.22.11 SCALE AS NOTED JOS. NO. 110415 SHEET

ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE NFPA STANDARDS. ANSI STANDARDS. THE LOCAL BUILDING CODE, NOISE & HEIGHT ORDINANCES, PLANS AND SPECIFICATIONS.

ALL MATERIALS SHALL BE NEW AND ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, PRODUCT APPROVAL, RULES AND ORDINANCES, ANY DAMAGED EQUIPMENT SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ACCESS PANELS, CONTROL SYSTEMS, DEVICES, PERMITS AND SERVICES NECESSARY FOR FURNISHING AND INSTALLING A COMPLETE OPERABLE MECHANICAL SYSTEM.

ALL LOUVERS, GRILLES, PIPING, ETC. SHALL BE PAINTED TO MATCH SURROUNDING COLOR AND TEXTURES AS REQUIRED BY ARCHITECT. VERIFY COLOR AND TEXTURE WITH ARCHITECT. PAINT ALL EXPOSED MECHANICAL EQUIPMENT WITH BENJAMIN MOORE EPOXY ENAMEL 182.

ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.

6. BUILDING HVAC CALCULATIONS ARE BASED ON THE FOLLOWING: A. INDOOR DESIGN: SUMMER 75 DDB/50% RH, WINTER 72 DDB. B. OUTDOOR DESIGN: SUMMER 91 DDB/78 DWB, WINTER 42 DDB. C. BUILDING CONDITIONS SUPPLIED BY CLIENT:

PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C

UNITS, OR MECHANICAL EQUIPMENT.

HVAC CONTRACTOR WILL WARRANTY ALL MECHANICAL SYSTEMS, DUCTWORK, THERMOSTATS, AND ALL OTHER EQUIPMENT, PARTS AND LABOR UNDER THESE DRAWINGS AND SPECIFICATIONS FOR A PERIOD OF ONE (1) YEAR AFTER C.O. OF BUILDING. ANY REPAIRS REQUIRING SYSTEM SHUT DOWN WILL BE DONE DURING NON OPERATIONAL PERIODS. HVAC CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO BIDDING AND PURCHASING ANY EQUIPMENT.

AIR QUALITY SHOULD BE TESTED BEFORE OCCUPANCY AND SHOULD BE INSTRUMENTED AND MONITORED THEREAFTER, OR AT LEAST AT REGULAR INTERVALS.

SHOP DRAWINGS: CONTRACTORS SHALL SUBMIT FOR APPROVAL, WITHIN 30 DAYS AFTER SIGNING CONTRACT, A MINIMUM OF FIVE COPIES OF FULLY DESCRIPTIVE LITERATURE, INCLUDING BUT NOT LIMITED TO: AIR CONDITIONING UNITS, FANS AND AIR OUTLETS. NO WORK SHALL PROCEED WITHOUT APPROVAL OF THESE SUBMITTALS.

MECHANICAL EQUIPMENT NOTES:

ALL MECHANICAL EQUIPMENT SHALL BE ARI & U.L. LISTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES, AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION PROPERLY.

PROVIDE SMOKE DETECTORS WITH ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FANS AND AHU'S OF 2000 CFM OR ABOVE. ALL SMOKE DETECTORS SHALL BE BY ONE MANUFACTURER; COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING. UPON DETECTION, SMOKE DETECTORS SHALL SHUT DOWN ASSOCIATED AIR MOVING EQUIPMENT.

PROVIDE TYPE "B" FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, PARTITIONS, FLOORS OR ROOF SLABS AND AT FRESH AIR INTAKES IF REQUIRED (SEE ARCHITECTS PLANS FOR RATINGS). PROVIDE RADIATION DAMPERS IN RATED CEILINGS FOR ALL CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY AS SPECIFIED BY ARCHITECT.

4. PROVIDE BACKDRAFT DAMPERS ON ALL EXHAUST FANS AND/OR INLINE FANS. 5. PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER

FOR QUIET OPERATION (WITH 99% ISOLATION EFFICIENCY). 6. PROVIDE A MIN. OF 10' CLEARANCE BETWEEN O/A INTAKES AND VTR OR EXHAUST OPENINGS.

. CONTRACTOR SHALL BALANCE ALL MECHANICAL EQUIPMENT AIR DEVICES, EXTRACTORS, DAMPERS, AHU'S & FAN RATES, ETC. TO PROVIDE THE DESIGN QUANTITIES AS SHOWN ON THE PLANS OR SCHEDULES. CONTRACTOR QUIET AIR

8. THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.

9. RUN INSULATED CONDENSATE DRAINS AS PER PLUMBING DRAWINGS.

IO. MOUNT ALL ROOFTOP EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES, ALL CURBS SHALL EXTEND 8" MIN. ABOVE FINISHED

MATERIALS: A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

12. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50. 13. PROVIDE MOTOR STARTERS AS FOLLOWS (UNLESS OTHERWISE RECOMMENDED BY MOTOR MANUFACTURER):

A: PROVIDE OVERLOAD PROTECTION - 1/3 HP AND ABOVE (ALL PHASES). B: PROVIDE ACROSS THE LINE VOLTAGE STARTING BELOW 25 HP. 14. ALL OUTDOOR EQUIPMENT SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCES.

MIN. REQUIREMENT SHALL NOT EXCEED A NOISE LEVEL OF 65 DB AS MEASURED RADIALLY 30 FT FROM THE EQUIPMENT IN ALL DIRECTIONS. 15. FILTERS SHALL BE IN PLACE DURING CONSTRUCTION. PROVIDE A NEW SET PRIOR

TO TEST AND BALANCE AND A FINAL SET AT THE END OF ONE YEAR SERVICE FLOOD CRITERIA FOR MECHANICAL EQUIPMENT SHALL COMPLY WITH 2007 FBC

MECHANICAL SECTION 301.13.

AIR DISTRIBUTION / DUCTWORK NOTES:

REFER TO ARCHITECTURAL PLANS FOR CEILING TYPE.

PROVIDE OFF WHITE FINISH (SUBJECT TO ARCHITECT'S APPROVAL).

ALL DUCTWORK WHERE ALLOWED BY LOCAL CODES AND AND CEILING RATING SHALL BE 1" LOW PRESSURE DUCT, SEAL CLASS "C" AND AS FOLLOWS: A. S/A & R/A - 1-1/2" THICK FIBERGLASS DUCT BOARD WITH VAPOR

BARRIER (R-6 MIN. B. EXHAUST AIR DUCTWORK - GALVANIZED SHEETMETAL

ALL DUCTWORK AND DIFFUSERS SHALL BE RATED FOR THE USE, PRESSURE AND TEMPERATURE SPECIFIED AND AS REQUIRED BY THE CEILING SYSTEM RATING.

ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH "SMACNA" STANDARDS AND LOCAL BUILDING CODES.

6. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. SEAL ALL DUCTS, JOINTS AND SEAMS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.

PROVIDE ACCESS DOORS AS REQUIRED FOR ALL MECHANICAL EQUIPMENT TO SERVICE AND VISUALLY CHECK ROTATION OF FANS AND MOTORS, POSITION OF DAMPERS, REPLACE FIRE DAMPER LINKS, ADJUST OR REPLACE CONTROLS, ETC. PROVIDE VANED ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED ON DRAWINGS AND VOLUME CONTROL DAMPERS IN ALL BRANCH DUCTS OR DIFFUSER

CONNECTIONS. TERMINAL AIR DISTRIBUTION DEVICES SHALL BE AS FOLLOWS: CEILING DIFFUSER TYPE A: EQUIV. TO TITUS MODEL TDC-AA RETURN REGISTER TYPE B: EQUIV. TO TITUS MODEL 355 FL SIDEWALL SUPPLY AIR TYPE C: EQUIV TO TITUS MODEL 272

SPLIT SYSTEM SCHEDULE

							·							AIR	COOLED	CONDEN	ISINC	J UN	IIT					SYSTE	EMI	ATA	
MARK	MODEL	CFM	ESP	FAN	HEATE	R	WT	UNIT DIMENSIONS		A	·lU	MARK	MODEL	WT	UNIT DIMENSIONS	ELECTRICAL	СОМ	PRESSOR	?	FAN	UN	T MAX	САРА	CITY	EER	REF. I	LINES
	NO.	TOTAL		HP	KW	STEP	LBS	IN.	MCA	FUSE	VOLTS-PH-HZ		NO.	LBS	IN IN	VOLTS-PH-HZ	QTY.	TONS	FLA	QTY F	A MC	A FUSE	TMBH	SMBH	1	SUCTION	LIQUID
AHU-1	CARRIER FE4ANB006	2000	.5	3/4	10.0	2	207	25X22X59	53.8	60	208-1-60	CU-1	CARRIER 24ANA160	350	40X36X48	208-1-60	1	5	25.6	1 2	8 34.8	3 50	58.5	41.3	16	1-1/8	
AHU-2	CARRIER FE4ANB003	800	.5	1/2	5.0	1	150	21X22X53.5	31.2	35	208-1-60	CU-2	CARRIER 24ANA124	330	40X36X48	208-1-60	1	2	10.3	1 1.	0 13.9	20	25.8	19.4	20.2	7/8	3/8
	CARRIER FE4ANB006 T SYSTEM	1200	.5	3/4	10.0	2	207	25X22X59	53.8	60	208-1-60	CU-1	CARRIER 24ANA1636	330	40X36X48	208-1-60	1	3	16.7	1 2	2 23.1	30	38	28.2	19.5	 '	3/8

. OUTSIDE AIR DESIGN CONDITIONS: 91 FDB - 79 FDB. 2. PROVIDE A/C UNITS WITH PROGRAMMABLE HEATING AND COOLING THERMOSTAT WITH ON-OFF SWITCH SUB-BASE. (WIRED AND INSTALLED

BY ELECTRICAL CONTRACTOR) 3. SIZE AND RUN REFRIGERANT PIPING AS MANUFACTURER'S PUBLISHED

RECOMMENDATIONS. 4. PROVIDE PROPER VIBRATION ISOLATORS AS PER ISOLATION MANUFACTURER'S RECOMMENDATIONS. PROVIDE FILTER RACK UNDER

AHU. RETURN AIR THRU LOUVERED DOOR UNLESS OTHERWISE NOTED. 5. INSULATE REFRIGERANT SUCTION LINE WITH 3/4" FIRE RETARDANT ARMAFLEX.

6. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINES. 7. PROVIDE BUILT-IN DISCONNECT WITH ALL AIR HANDLING UNITS.

8. PROVIDE OVERFLOW SWITCH IN DRAIN PAN WIRED TO SHUT DOWN AHU IN CASE OF CONDENSATE OVERFLOW.

EAN SCHEDIII E

				ı	AN 3C		_L						
MARK	SELECTION BASED ON		TYPE/ CFM TSP RPM MOTOR DATA			DRIVE	SONES	UNIT	REMARKS				
	MAKE	MODEL NO.	SERVICE		IN WG		HP	RPM	VOLTS-PH-HZ		OR NC	WEIGHT	
EF-1	GREENHECK	SP-B90	BATHROOM EXHAUST	50	.375	1455	50 W	700	120-1-60	DIRECT	3.6	10	1-10
EF-2	GREENHECK	CSP-B110	BATHROOM EXHAUST	100	.375	950	80 W	950	120-1-60	DIRECT	2.6	10	1-10
								-					
						 							

CONNECT TO EXISTING

VOLUME DAMPER

DUCT SMOKE DETECTOR

SUPPLY/RETURN AIR DUCTWORK

BACKDRAFT (GRAVITY) DAMPER

AIR INLET-OUTLET TYPE/CFM

KEY NOTE

GENERAL FAN NOTES:

1. PROVIDE MOTOR STARTERS, DISCONNECTS AND ALL ASSOCIATED

CONTROLS ON ALL FANS. 2. PROVIDE BACKDRAFT FOR ALL EXHAUST FANS

3. FIELD ADJUST OPENINGS WITH STRUCTURE. 4. ALL OUTDOOR EQUIPMENT SHALL COMPLY WITH LOCAL ZONING

REMOVE EXISTING

CEILING DIFFUSER (CD)

RETURN REGISTER. (RR)

FLEXIBLE DUCTWORK

--- EXISTING TO REMAIN.

←

DUCT SMOKE DETECTOR

FIRE RATED ENCLOSURE

FIRE RATED ROOF/ FLOOR CEILING

FIRE DAMPER(S)

ASSEMBLY

FIRE STOPPING

SMOKE CONTROL

SMOKE DAMPER(S)

NEW WORK

THERMOSTAT

HVAC DESIGN REQUIRES

NOISE ORDINANCE OR NOT EXCEED A NOISE LEVEL OF 55dB AS MEASURED RADIALLY 15 FT. FROM THE EQUIPMENT IN ALL DIRECTIONS.

MECHANICAL LEGEND

YES

NO

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5. COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE BIDDING OR ORDERING ANY EQUIPMENT. 6. SEE GENERAL, AIR CONDITIONING, DUCTWORK, AND COORDINATION NOTES FOR OTHER FIELD

SUPPLIED ITEMS. 7. PROVIDE MOTOR HEATERS SIZED AS REQUIRED FOR FIELD CONDITIONS.

8. PROVIDE FACTORY FAN MOUNTING SUPPORTS-LEGS, CURBS, HANGING CLIPS, ETC.. 9. PROVIDE BIRDSCREEN ON ALL INLETS AND OUTLETS.

10. SWITCH WITH LIGHTS

11. PROVIDE LINT SEPARATOR AND DB-10 PRESSURE SENSOR OR AMP (CURRENT) SENSOR FOR OPERATION.

		DRAWING
1	MO.1	MECHANICAL INDEX, SCHEDULES, LEGEND AND NOTES.
2	M1.0	MECHANICAL FLOOR PLAN
3	M2.0	MECHANICAL DETAILS

COORDINATION NOTES:

A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT. SHOP DRAWING WILL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS. WALL, ROOF, AND CEILING OPENINGS INDICATED ON CONTRACTOR DRAWINGS ARE NOMINAL DIMENSIONS ONLY AND ALL DUCT, PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE

RATED AS REQUIRED, ADJUST OPENINGS COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS, SPRINKLERS AND ARCHITECTURAL ELEMENTS

COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.

IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. A/C CONTRACTOR TO COORDINATE THESE AS REQUIRED.

MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO

BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT.

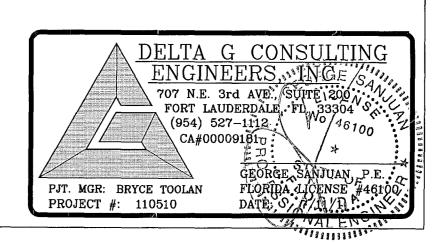
CONTROLS:

TEST AND ADJUST SUPPLY AND RETURN AIR TEMPERATURES TO BE WITHIN 5% OF DESIGN REQUIREMENTS.

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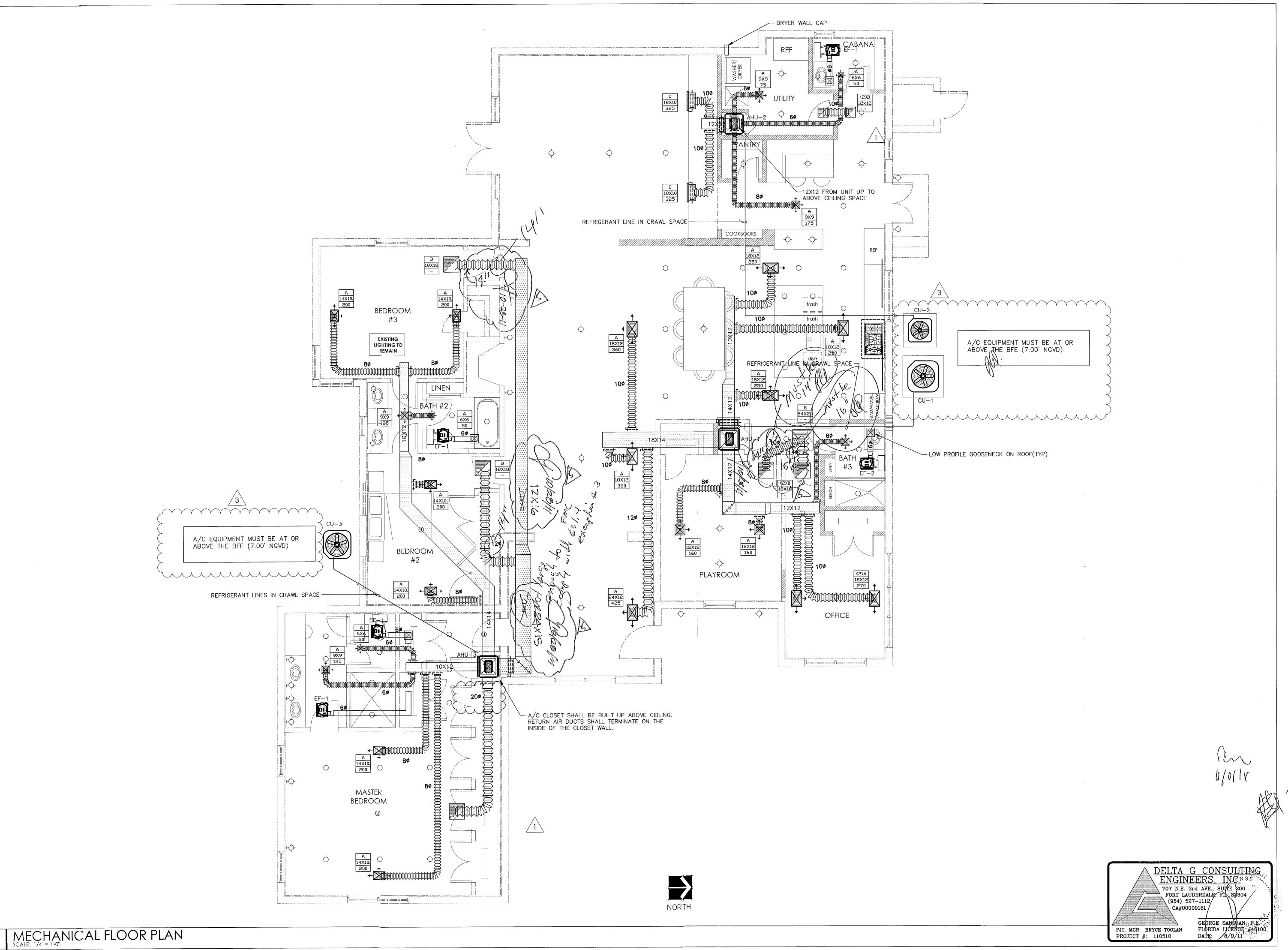
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PROJECT NAME

MECHANICAL FLOOR PLAN

SHEET TITLE

drawn BT DATE 05.10.11 SCALE AS NOTED JOB. NO. 110415 SHEET



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Suite 309
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license no. AR 16,493	
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PROPOSED RENOVATION FOR THE ORLOWSKY RESIDENCE

PROJECT NAME

MECHANICAL FLOOR PLAN

SHEET TITLE

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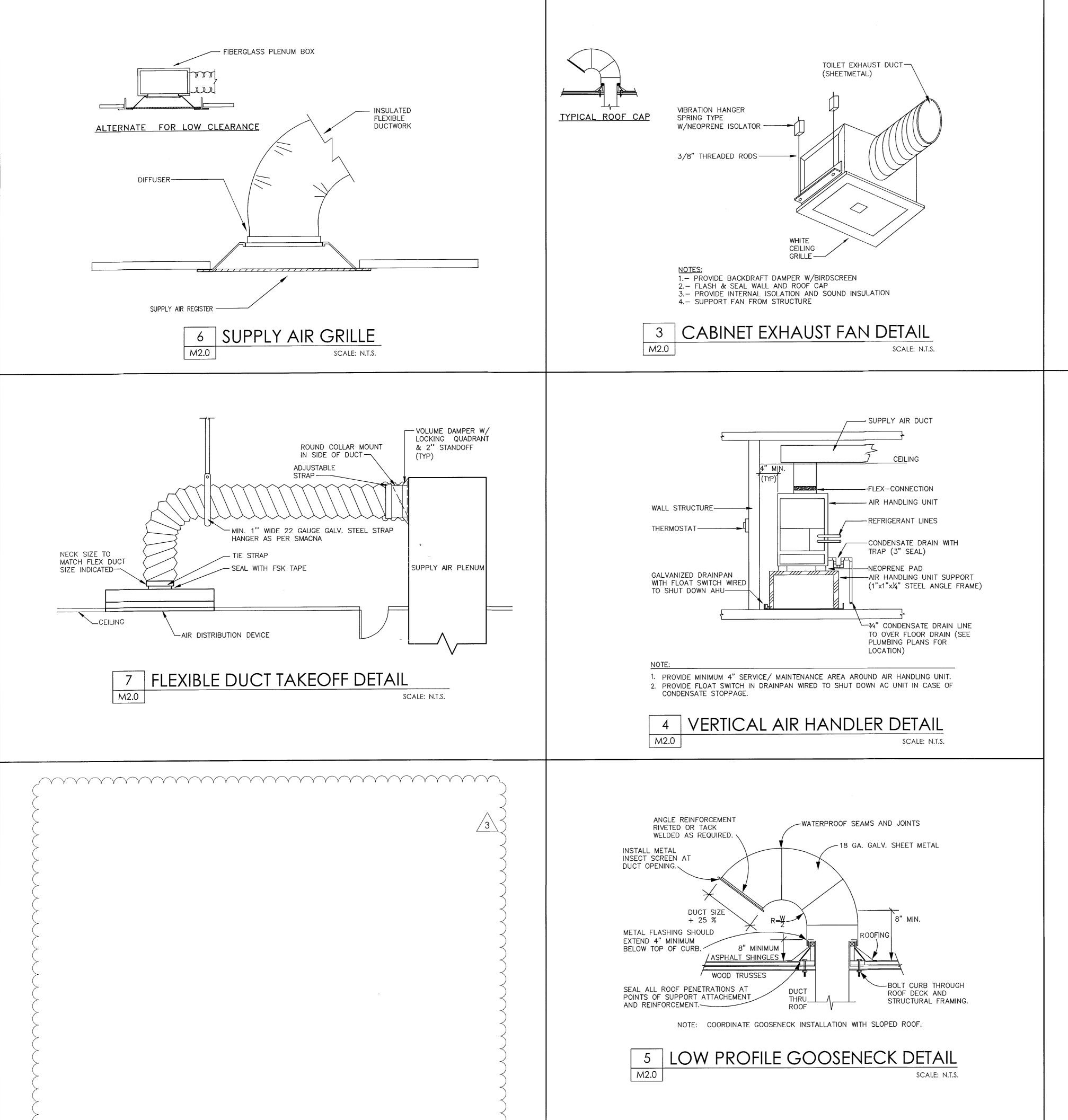
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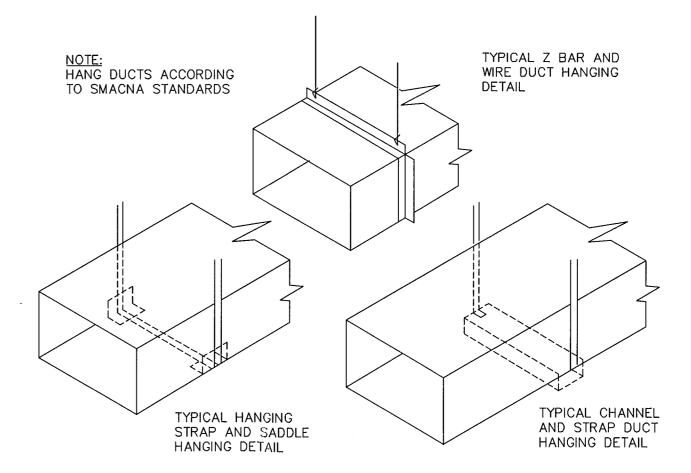
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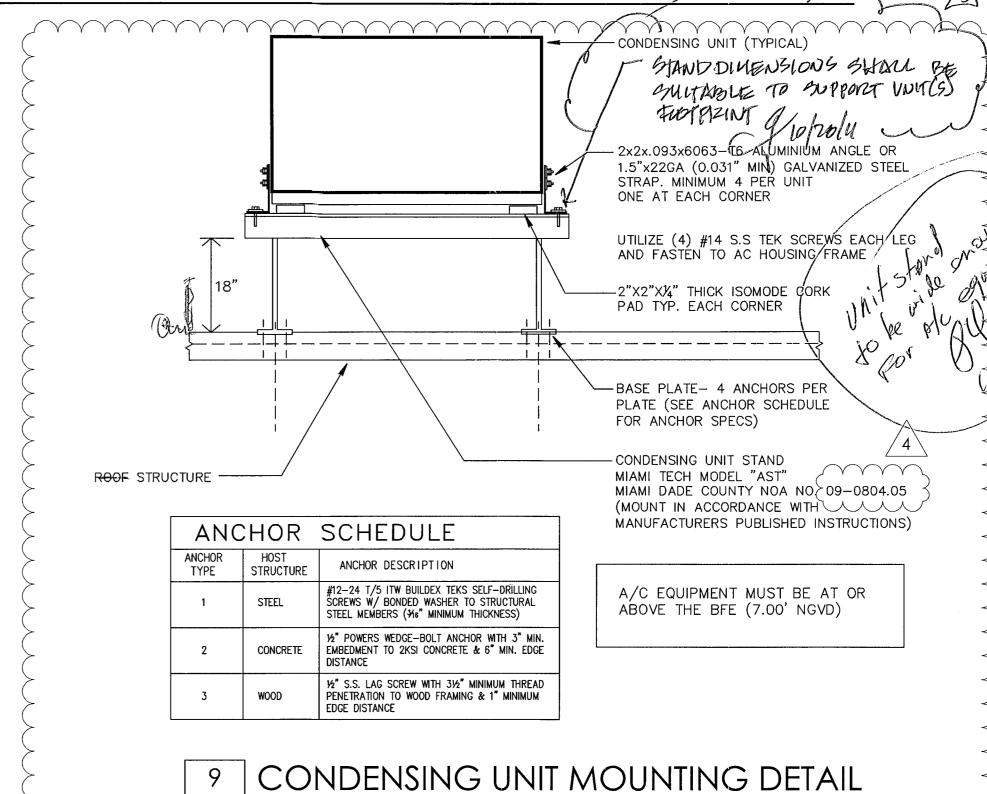
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METHODS OF HANGING **DUCTS DETAIL**

M2.0 SCALE: N.T.S.



SCALE: N.T.S.

SHEET TITLE

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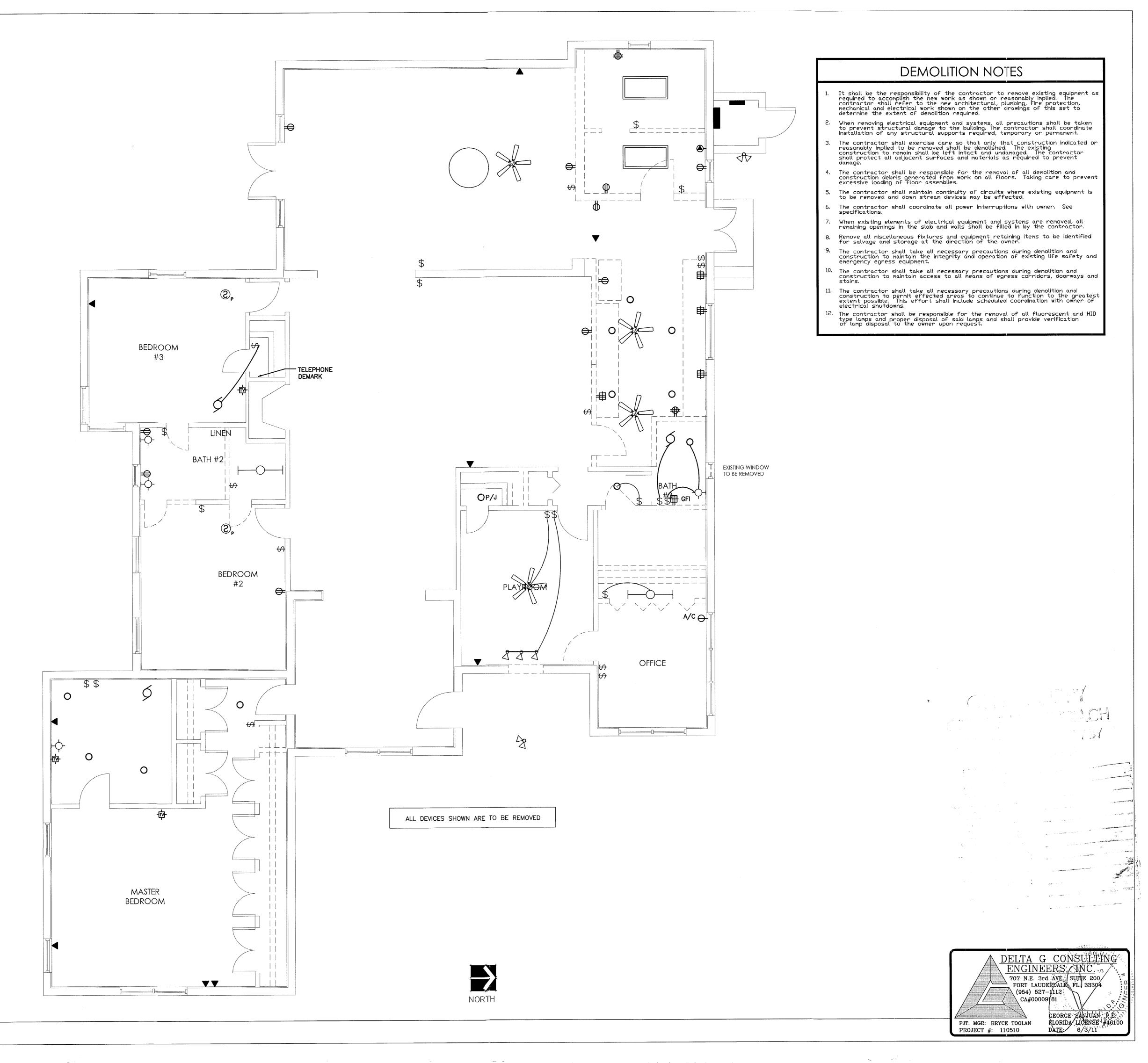
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707 N.E. 13rd AVE., SUITE 200 FORT LAUDERDALE, FIX 33304: (954) 527-1112 CA#00009181 00 197 GEORGE SANJUAN, P.E. FLORIDA LICENSE #46100 DATE: 10/14/11 PJT. MGR: BRYCE TOOLAN

PROJECT #: 110510



DEMO ELECTRICAL FLOOR PLAN

LICENSE NO.
AR 16,493

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PROJECT NAME

DEMO ELECTRICAL FLOOR PLAN

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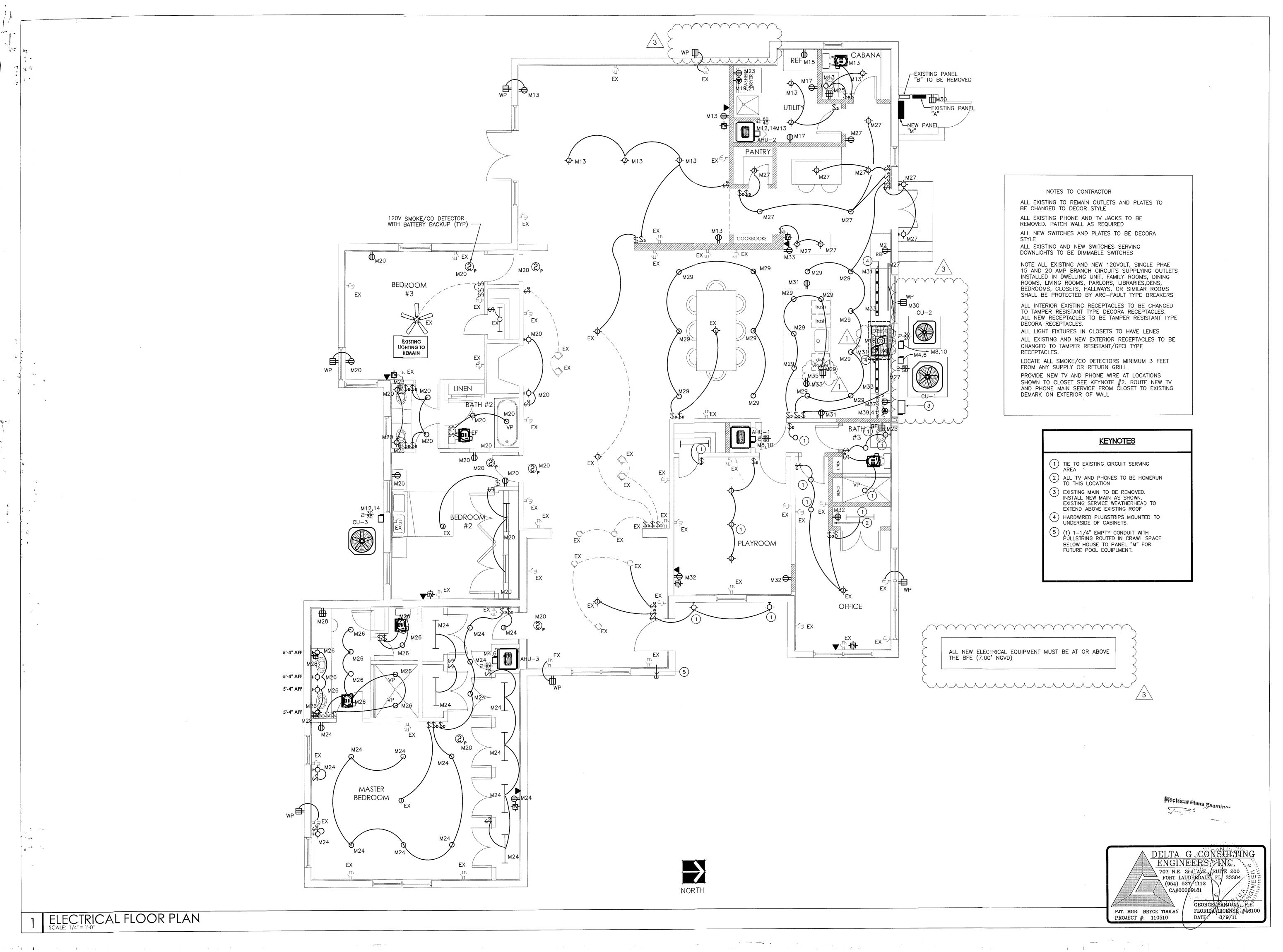
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PROPOSED RENOVATION FOR THE ORLOWSKY RESIDENCE

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ELECTRICAL LEGEND SCALE: N.T.S. DESCRIPTION LIGHT FIXTURE DESIGNATION, SEE LIGHTING FIXTURE SCHEDULE LIGHTING FIXTURE, SURFACE MOUNTED LIGHTING FIXTURE, RECESSED MOUNTED LIGHTING FIXTURE, WALL MOUNTED EXIT LIGHT SEE LIGHTING FIXTURE SCHEDULE. X 2 FLUORESCENT LIGHT FIXTURE, SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS 2 X 4 FLUORESCENT LIGHT FIXTURE, SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS 2 X 4 FLUORESCENT LIGHT FIXTURE, W/ EMERG. BATTERY PACK. SEE LIGHTING FIXTURE SCHEDULE FOR DETAILS 1 X 4 FLUORESCENT LIGHT FIXTURE, SEE LTG. FIX. SCHED. 1 X 4 FLUORESCENT LIGHT FIXTURE, W/ EMERG. BATTERY PACK. EMERGENCY WALL PACK, SEE LIGHTING FIXTURE SCHEDULE TOGGLE SWITCH 120/277V. 20 AMP., (M.H. = 48" A.F.F.)TOGGLE SWITCH 120/277V. 20 AMP., (M.H. = 48" A.F.F.), 3-WAY TOGGLE SWITCH 120/277V. 20 AMP., (M.H. = 48" A.F.F.), 4-WAY TOGGLE SWITCH 120/277V. 20 AMP. KEYSWITCH, (M.H. = 48" A.F.F.)FAN SWITCH 120/277V. 20 AMP, (HORSEPOWER RATED) TOGGLE SWITCH 120/277V. 20 AMP, WITH, (M.H. = 48" A.F.F.)30 MIN. TIME DELAY, RELAY BY MECH. CONT. INSTALLED BY É.C. TOGGLE SWITCH 120/277V. 20 AMP, WITH PILOT LIGHT, (M.H.=48"A.F.F.) TOGGLE SWITCH 120/277V. 20 AMP. EXPLOSION—PROOF, (M.H.=48"A.F.F.) SPEED SWITCH 120/277V. 20 AMP. U.O.N,(M.H. \approx 48" A.F.F.) SINGLE PHASE MANUAL MOTOR STARTER, (M.H. = 48" A.F.F.) DIMMER SWITCH 120/277V. 20 AMP., (M.H. = 48" A.F.F.) CEILING MOUNTED DUPLEX RECEPTACLE, 20 AMP., 125V., DUPLEX RECEPTACLE, 20 AMP., 125V., (M.H. = 18" A.F.F.) QUADRAPLEX RECEPTACLE, 20 AMP., 125V., RECESS FLOOR MOUNTED DUPLEX RECEPTACLE, 20 AMP., 125V., TOP HALF SWITCHED, M.H. = 18" A.F.F. UNLESS OTHERWISE NOTED DUPLEX RECEPTACLE, 20 AMP., 125V., ISOLATED GND. AND SURGE PROTECTED, (M.H. = 18" A.F.F.)DUPLEX GFCI RECEPTACLE, 20 AMP., 125V., FOUR-PLEX RECEPTACLE, 20A., 125V., (M.H. = 18" A.F.F.) SPECIAL PURPOSE OUTLET e.g. RANGE OUTLET, COORD. W/ EQUIPT. DUPLEX GFCI RECEPTACLE, 20 AMP., 125V., MOUNT ABOVE COUNTER 30 AMP., 125V., TWIST LOCK RECEPTACLE FOR FLOOR POLISHING MACHINE JUNCTION BOX, MOUNTING AS SHOWN ELECTRIC MOTOR, NUMBER INDICATES HORSEPOWER MOTOR STARTER COMBINATION MOTOR STARTER, TYPE AS DESIGNATED DISCONNECT SWITCH, 3-POLE, 60 AMP FRAME W/ 40A. FUSES ELECTRICAL PANEL, SEE PANEL SCHEDULE SHEET(S) FOR DETAILS EXISTING EQUIPMENT TO REMAIN NEW EQUIPMENT OR WORK OF THIS PROJECT CALL BACK PUSH BUTTON CIRCUIT BREAKER, TYPE AND SIZE AS PER DRAWINGS. POWER POLE CLOCK SHUT DOWN RELAY R POWER ON INDICATOR WITH KEYED RESET FIRE ALARM MANUAL PULL STATION 48" A.F.F. WEATHERPROOF FIRE ALARM HORN/STROBE COMBINATION MOUNT AT 80" A.F.F. TO BOTTOM OF DEVICE OR 6" BELOW CEILING WHICHEVER IS LOWER. FIRE ALARM HORN / STROBE COMBINATION MOUNT AT 80" A.F.F. TO BOTTOM OF DEVICE OR 6" BELOW CEILING WHICHEVER IS LOWER. FIRE ALARM STROBE MOUNT AT 80" A.F.F. TO BOTTOM OF DEVICE OR 6" BELOW CEILING WHICHEVER IS LOWER. PHOTOELECTRIC SMOKE DETECTOR, ADDRESSABLE DUCT SMOKE DETECTOR, ADDRESSABLE, HOUSING DUCT DETECTOR, SAMPLE TUBE, REMOTE TEST AND HEAVY DUTY CONTROL RELAY HEAT DETECTOR, FIXED TEMPERATURE (135°). FIRE ALARM FLOW SWITCH (FURNISHED BY SPRINKLER CONTRACTOR) FIRE ALARM TAMPER SWITCH (FURNISHED BY SPRINKLER CONTRACTOR) MOTION SENSOR - CEILING MOUNTED MONITOR MODULE FIRE ALARM CONTROL PANEL - ADDRESSABLE REMOTE ANNUNCIATOR PANEL. COMPUTER/DATA/TELEPHONE J-BOX WITH 3/4"C, STUBBED INTO CEILING MOUNTED AT 18" A.F.F. DUAL TELEPHONE/DATA OUTLET, RECESS FLOOR MOUNTED DUAL TELEPHONE/DATA OUTLET MOUNTED AT 18" A.F.F. ABOVE COUNTER TELEPHONE OUTLET TELEVISION OUTLET (M.H. = 18" A.F.F.) WALL MOUNTED - OCCUPANCY SENSOR SWITCH, (M.H.=48"A.F.F.) MFGR./MODEL# (SENSOR SWITCH/#WSD-PDT-1P(2P) IF NEEDED) a,b INDICATES SWITCHING CEILING MOUNTED OCCUPANCY SENSOR - LIGHTING CIRCUIT CONTROLLER. MFGR./MODEL# (SENSOR SWITCH/#CM-PDT) OCCUPANCY SENSOR NOTE: CONTRACTOR SHALL PROVIDE ALL SWITCHPACKS AND CONDUCTORS AS REQUIRED FOR LAYOUTS AND CONTROLS SHOWN ON PLANS.

	ABBI	REVIATIONS	are .
A.C. A.F. A.F.F. A.S.W. B.F.C. B.F.G. C.B. EX D	ABOVE COUNTER ARC FAULT ABOVE FINISHED FLOOR ABOVE SHOW WINDOW RCPT. BELOW FINISHED CEILING BELOW FINISHED GRADE CIRCUIT BREAKER EXISTING TO REMAIN DEDICATED FOR COMPUTER, PROVIDE DEDICATED GROUND AND NEUTRAL PROVIDE EMERGENCY BATTERY PACK W/FIXTURE, CONNECT AHEAD OF ALL	ER G.F.I. L.C. M.H. N N.F. NL T.C. T.S. RE WP. XFMR.	NIGHT LIGHT TERMINAL CABINET

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ELECTRICAL SPECIFICATIONS

A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.

THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE

NATIONAL ELECTRICAL CODE (NFPA-70)

CODE FOR SAFETY TO LIFE (NFPA_101) STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING

SYSTEMS (NFPA-72) UNDERWRITERS' LABORATORIES (UL)

NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FEDERAL SPECIFICATION (FED. SPEC.)

INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA) 9. FLORIDA BUILDING CODE. 2007 EDITION

10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE) 11. CITY OF MIAMI BEACH BUILDING CODE. (AMMENDMENTS TO FLORIDA BUILDING CODE 2007) 12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)). DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE

CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED

ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR

TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS INDICATES THE CONTRACTOR SHALL FURNISH AND INSTALL.

A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH "THHN-THWN" INSULATION UNLESS OTHERWISE NOTED. . OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD". ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.

PANELBOARDS AND LOAD CENTERS: CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.

2. ALL CIRCUIT BREAKERS INSTALLED IN PANELBOARDS SHALL BE BOLT ON. 3. ALL CIRCUIT BREAKERS INSTALLED IN LOAD CENTERS SHALL BE PLUG IN.

4. ALL CIRCUIT BREAKERS SUPPLING 125 VOLT, SINGLE PHASE 15 AND 20 AMP OUTLETS IN DWELLING UNIT BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, DENS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS SHALL BE ARC-FAULT

CIRCUIT INTERRUPTER TYPE. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.

PANELBOARD ENCLOSURES SHALL BE FURNISHED WITHOUT PRE-PUNCHED CONCENTRIC KNOCKOUTS. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.

9. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.

10. ALL INTERIOR AND EXTERIOR RECEPTACLES EXISTING OR NEW TO BE TAMPER RESISTANT. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK ENCLOSURES

AS REQUIRED BY EXPOSURE. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED, WITH OVERLOAD RELAYS IN EACH HOT LEG. H. RIGID NONMETALIC CONDUIT SHALL BE SCHEDULE 40 PVC.

WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) SHALL BE WHITE COLOR UNLESS OTHERWISE NOTED. FACEPLATES SHALL BE SMOOTH, WHITE NYLON.

PART 3 - EXECUTION

A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS: 1. 120/240 VOLTS, 1 PHASE, 3-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK AND 1 RED GROUNDED (NEUTRAL) CONDUCTOR; WHITE, GROUNDING CONDUCTORS SHALL BE GREEN. 2. BRANCH CIRCUIT WIRING AND SERVICES (#6 AND LARGER) SHALL BE COLOR CODED AT ALL PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLORED MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.

WIRING METHODS 1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED OR SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.

2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE. 3. ELECTRICAL NONMETALLIC TUBING (EMT), WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE IS ACCEPTABLE FOR USE WITH INTERIOR BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPS OR LESS AND CONCEALED IN WALLS OR ABOVESUSPENDED CEILINGAND AS APPROVED BY THE

AUTHORITY HAVING JURISDICTION. 4. TYPE MC (METAL CLAD) CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

5. TYPE NM (NONMETALIC SHEATH) CABLE WITH INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY

ENGINEER/ARCHITECT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS

OF CONSTRUCTION. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL

PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE

REQUIREMENTS OF NEC, NEMA, AND IECE. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK. LAY-IN LIGHT FIXTURES TO BE SUPPORTED AT ALL FOUR CORNERS AND SECURED TO STRUCTURE ABOVE. M. ALL ELECTRICAL WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL

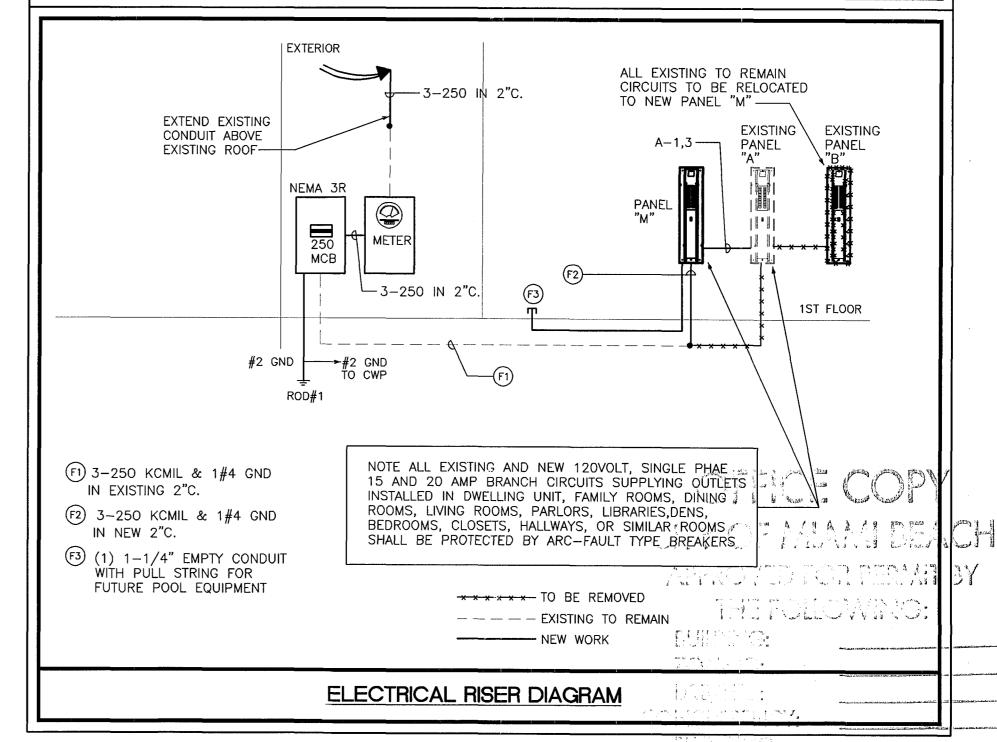
DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE SIZED TO PREVENT VOLTAGE DROP EXCEEDING 3 PERCENT AT THE FARTHEST OUTLET OF POWER. WHERE VOLTAGE DROP IS DETERMINED TO EXCEED THIS VALUE THE CONTRACTOR SHALL INCREASE THE SIZE OF CONDUCTORS AS REQUIRED.

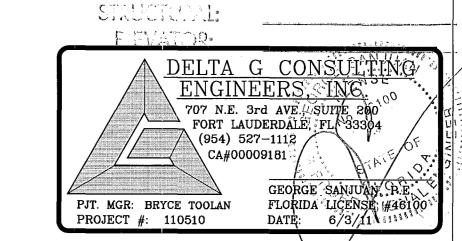
CONTRACTOR SHALL CONFIRM WITH FPL ANY AND ALL REQUIREMENTS SUCH AS: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, AND SCHEDULE ALL REQUIRED DOWN TIME FOR OWNERS CONFIRMATION. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEDING WITH ANY WORK.

ELECTRIC LOAD CALCULA	ATION
HOUSE AREA = 3,250 SQ. FT.	
DESCRIPTION	LOAD (KVA
HOUSE GENERAL LTG & RECEPT @ 3VA/SQ.FT.	9.7
SMALL APPLIANCE CIRCUITS (2)	3.0
MICROWAVE	1.5
REFRIGERATOR	1.2
DISHWASHER	1.2
WACUED	
WASHER	1.5
DRYER IRRIGATION PUMP	5.0 3.0
FUTURE POOL PUMP	3.0
FUTURE POOL LIGHTS	1.0
TOTORE TOOL GOING	1.0
SUB-TOTAL LOAD (NON-DIVERSIFIED)	30.1
107 40 7/44 0 400%	40.0 1014
1ST 10 KVA @ 100% = REMAINDER @ 40% =	10.0 KVA 8.0 KVA
LARGEST OF:	0.0 KVA
	20.0 KVA
TOTAL DIVERSIFIED LOAD =	38.0 KVA
$\left(\frac{1000VA}{1 \text{ KVA}}\right)\left(\frac{38.0 \text{ KVA}}{240 \text{ V}}\right) = 158 \text{ AMPERES}$	
SERVICE PROVIDED: 120/240V, 1ø, 3 WIRE, 250	AMPS.

LOCATION: SEE FLOOR PLAN □ EXISTING ■ NEW					PA	٩N	EL '	'M"	SCH	<u>HEDL</u>	JLE								D, ITE , □ ALUN	
CKT. LOAD DESCRIPTION	The same	WIRE	GRD.	COND.	POLE/		(VA PHASE		С	KVA PHASE	POLE/	COND.	GRD.	WIRE	ZR.			ESCRI		
1 EXISTING PANEL A	丅	1	6	2	125	-	T -				20	R	12	12	<u> </u>	EFRIGE			11011	_
3									-		60	R	10	6		HU #1				
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11 EXISTING 13 LIGHTS		12	12	E	30					- _	60	R	10	6	Ā	HU-3/	/CU-	3		
13 LIGHTS 15 REFRIGERATOR	(AF)	12	12	R	20		_								 -					
17 LAUNDRY RECEPTACLE	+	12	12	R	20				-	- -	20	R	12	12		ITCHEN	1 HOC	DD		
19 DRYER	+	10	10	R	30		<u> </u>			<i>-</i>	20	<u>-</u>	12		L	PACE		OF DEC		
21		10	10	"	30	<i> </i>	<i></i>				20	R	12	12 12	(W) E	EDROO EDROO	M KE	CEPTS	<u> </u>	
23 WASHER	1	12	12	R	20				//////////////////////////////////////	<i>-</i>	20	R	12	12		IASTER				
25 CABANA GFI RECEPTACLE	\top	12	12	R	20	_	<u> </u>				20	R	12	12		ASTER				
27 LIGHTING	\top	14	14	R	15				-	- <u> </u>	20	R	12	12					PTACLE	<u> </u>
29 LIGHTING	(AF)	12	12	R	20	_	—				20	1/2	12	12		ECIRC			THOLL	<u> </u>
31 SMALL APPLIANCE	(F)	12	12	R	20				-	- -	20	Ŕ	12	12	(AF) P	LAYRO	OM R	ECEP1	ACLES	
33 SMALL APPLIANCE	(F)	12	12	R	20	_					-		-	_	s	PACE				
35 DISHWASHER	1	12	12	R	20				<i>/////</i> -			_		_		PACE				
37 MICROWAVE	+	12	12	R	20	_	<u> </u>							_		PACE				
39 OVEN	1 1	8	10	R	50				-	· —						PACE				
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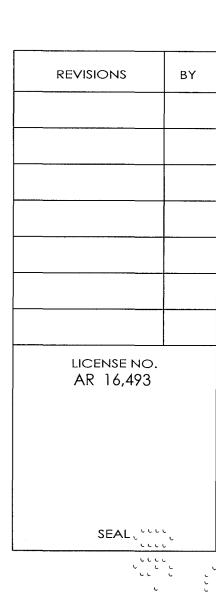
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PROJECT NAME

ELECTRICAL RISER AND SCHEDULES

SHEET TITLE

DRAWN G\$J DATE 05.10.11 SCALE AS NOTED JOB. NO 110415

SHEET

PLUMBING GENERAL NOTES

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE
- LOCAL CODES (FBC-2007, RESIDENTIAL), RULES AND ORDINANCES. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
- ALL MATERIAL SHALL BE NEW.

P0.1

- 4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
- 5. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT. 6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION
- AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS. 8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES,
- PIPING, EQUIPMENT, ETC. 9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINING CONSTRUCTION.
- 10. WATER PIPING SHALL BE TYPE "L" COPPER FOR 2" AND UNDER AND TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER. CPVC PIPE IS ACCEPTABLE BY OWNER APPROVAL
- 11 SOIL. WASTE AND VENT PIPING SHALL BE CAST IRON NO HUB 301—72 ABOVE GRADE, MECHANICAL JOINTS W/S.S. CLAMPS BELOW GRADE. PVC WILL BE ALLOWED IF APPROVED BY OWNER AND IF THERE ARE NO RETURN AIR PLENUMS.
- 12. SCHEDULE 40 PVC D.W.V. MAY BE USED ON CONDENSATE LINES WHERE LOCAL CODE AND ORDINANCES WILL ALLOW. PVC MAY NOT BE USED IN ANY MECHANICAL ROOMS OR IN ANY RETURN AIR PLENUMS.
- 13. GAS PIPING: SCHEDULE 40 METALLIC PIPE
- 14. FURNISH AND INSTALL APPROVED P.D.I. WATER HAMMER ARRESTORS ON MAIN LINES.
- 15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).
- 16. INSULATE ALL HOT WATER, HOT WATER RETURN, CONDENSATE LINES, EXHAUST LINES ABOVE GRADE AS FOLLOWS: HW SUPPLY AND RETURN - 1" THICK PREFORMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET. CONDENSATE PIPING $-\frac{3}{4}$ " ARMAFLEX PREFORMED. EXHAUST PIPE - 3" THICK CALCIUM SILICATE BLOCK INSULATION W/1200 F. STEVENS
- 17. TANKLESS GAS WATER HEATER SHALL BE INSTALLED FOLLOWING MANUFACTURED SPECIFICATIONS!
- 18. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
- 19. CONTRACTOR SHALL COORDINATE EXACT LOCATION AND SIZE OF SANITARY, DOMESTIC WATER AND GAS PIPES BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.

P0		FIXTURE CON	<u>NECTI</u>	ON S	CHE	DULE
М	ARK	DESCRIPTION	WASTE	COLD WATER	HOT WATER	MODEL #
W	2	WATER CLOSET FLOOR TYPE (TANK TYPE)	3"	1/2"		BY OWNER/ ARCHITECT
LA	V	LAVATORY COUNTERTOP	1 1/2"	1/2"	1/2"	BY OWNER/ ARCHITECT
Sł	4	SHOWER	2"	1/2"	1/2"	BY OWNER/ ARCHITECT
TE	3	BATHTUB	1 1/2"	1/2"	1/2"	BY OWNER/ ARCHITECT
SK	(COUNTER SINK (SINGLE)	1 1/2"	1/2"	1/2"	BY OWNER/ ARCHITECT
w,	/D	WASHER AND DRYER MACHINE	2"	1/2"	1/2"	BY OWNER/ ARCHITECT
D,	/W	DISHWASHER	1"l.W		1/2"	BY OWNER/ ARCHITECT
R	EF	REFRIGERATOR		1/2"		BY OWNER/ ARCHITECT
Н	В	HOSE BIBB		3/4"		PRIER C-234-T-CC OR EQUAL

1. ALL FIXTURES SHALL COMPLY WITH MIAMI WATER CONSERVATION REGULATION SECTION 8-31, TABLE 604.4

FIXTURES LAVATORY

MAXIMUM FLOW RATE 1.5 GPM AT 60 PSI 1.5 GPM AT 80 PSI

SHOWER HEAD SINK FAUCET

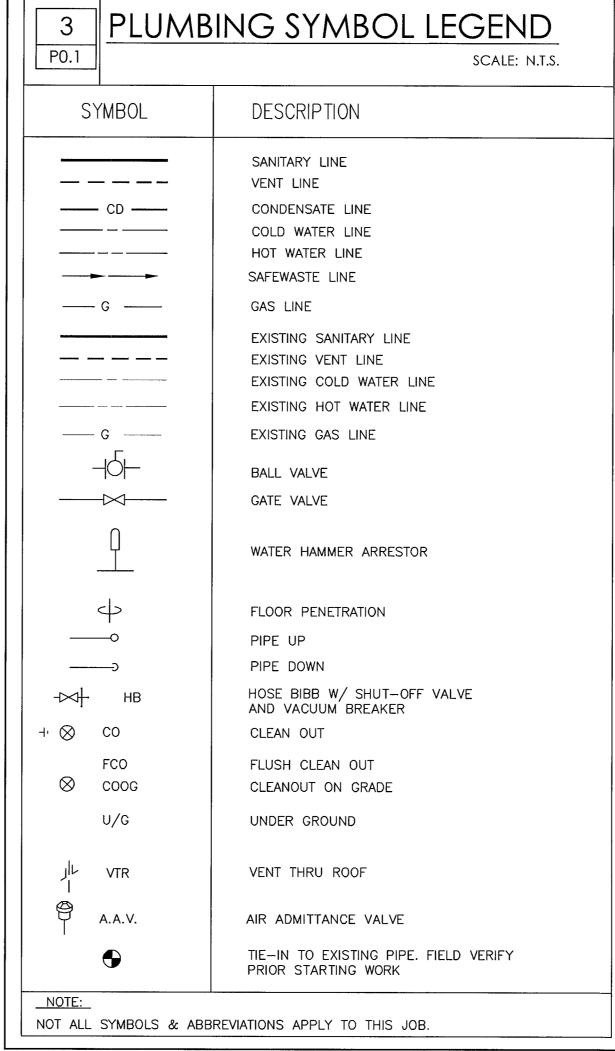
1.5 GPM AT 60 PSI

WATER CLOSET DISHWASHER

1.28 GALLONS PER FLUSHING CYCLE 6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED) WATER FACTOR OF 8 OR LOWER

3. ALL PLUMBING FIXTURES SHALL TO COMPLY WITH REFERENCE STANDARDS PER FBCP SECTION 406 THRU 42

WASHING MACHINE (ENERGY STAR/WATER SENSE CERTIFIED) 2. ALL SHOWER VALVES SHALL BE ANTH-SCALD/PRESSURE/BAYANCING.



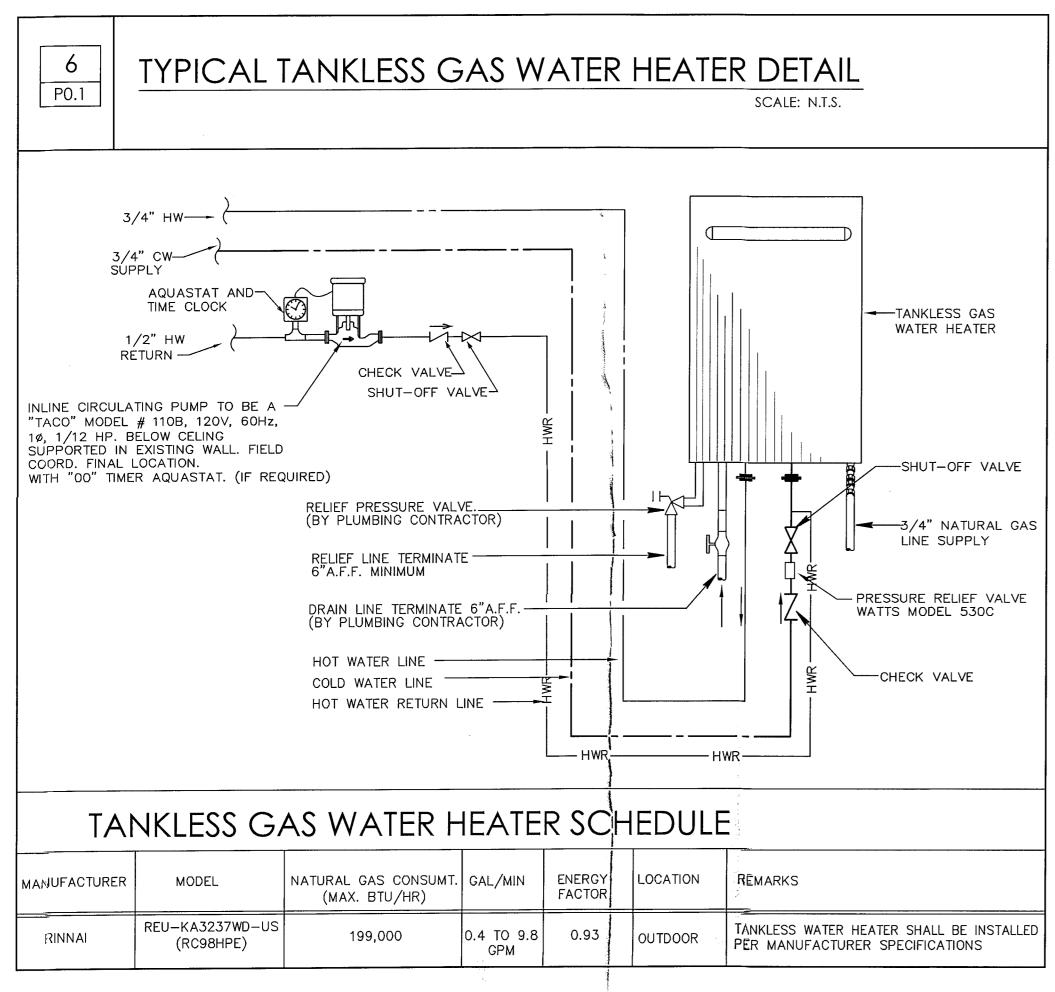
	PLUMBING INDEX	
	<u>DRAWING</u>	\triangle
P0.1	PLUMBING INDEX, SCHEDULES, LEGEND & NOTES	
P0.2	SITE PLAN PLUMBING	
P1.0	SANITARY FLOOR PLAN	
P2.0	DOMESTIC WATER FLOOR PLAN	
P-	X	
P-	X	
P-	X	

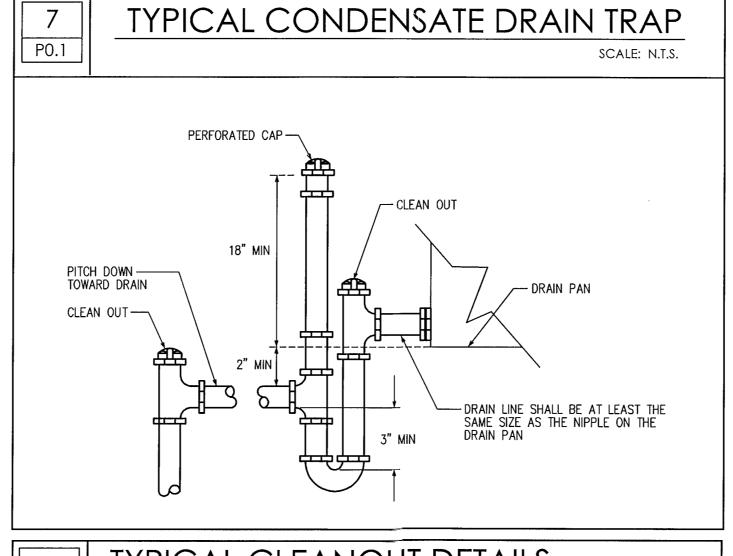
WATER HAMMER ARRESTOR SCHEDULE P.D.I. DESIGNATION | MANUF. & MODEL FIXTURE UNITS CONNECTION SIOUX CHIEF 652-A 1/2" SIOUX CHIEF 653-E 12-32 3/4" SIOUX CHIEF 654-C 33-60

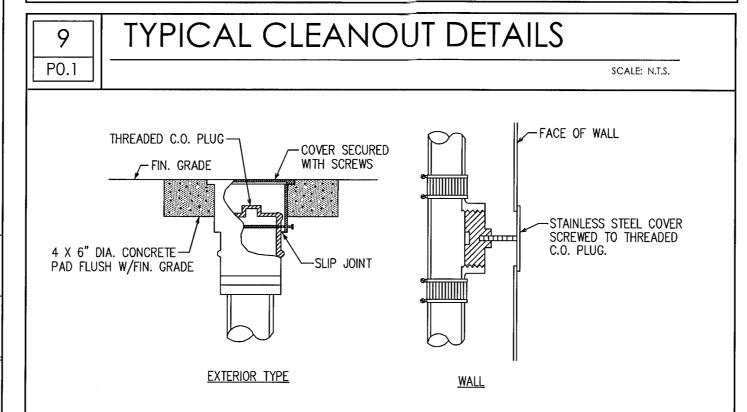
SIOUX CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO

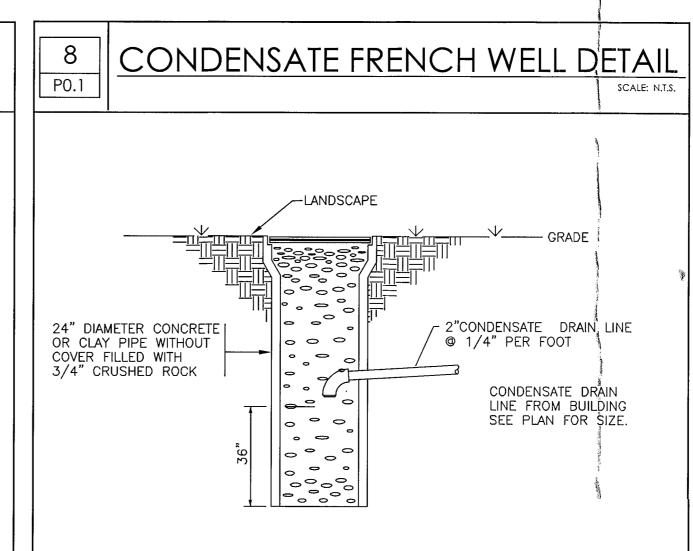
ACCESS DOOR REQUIRED. CONFORMS TO ANSI/ASSE 1010 STANDARDS.

5 SLOPE OF HOR	RIZ. DRAINAGE PIPE
SIZE (inches)	MINIMUM SLOPE (inch per foot)
2-1/2 or less	1/4
3 to 6	1/8
8 or larger	1/16
TABLE 704.1 OF THE FLORIDA PLUMBING	CODE 2007









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PLUA min / The MICH FIRE File

707 N.E. 3rd AVE; SUITE 2006 100 FORT LAUDERDALE, FL. 33304 (954) 527-1112 S FLORIDÁ/LICENSE #4610 PJT. MGR: BRYCE TOOLAN PROJECT #: 110510 DATE:

REVISIONS BLDG DEPT l\ 7-11-11 LICENSE NO. AR 16,493 SEAL

VATIO RESIDI AVENU 33140 RENO WSKY ORLOWSK OSED ROP

PROJECT NAME

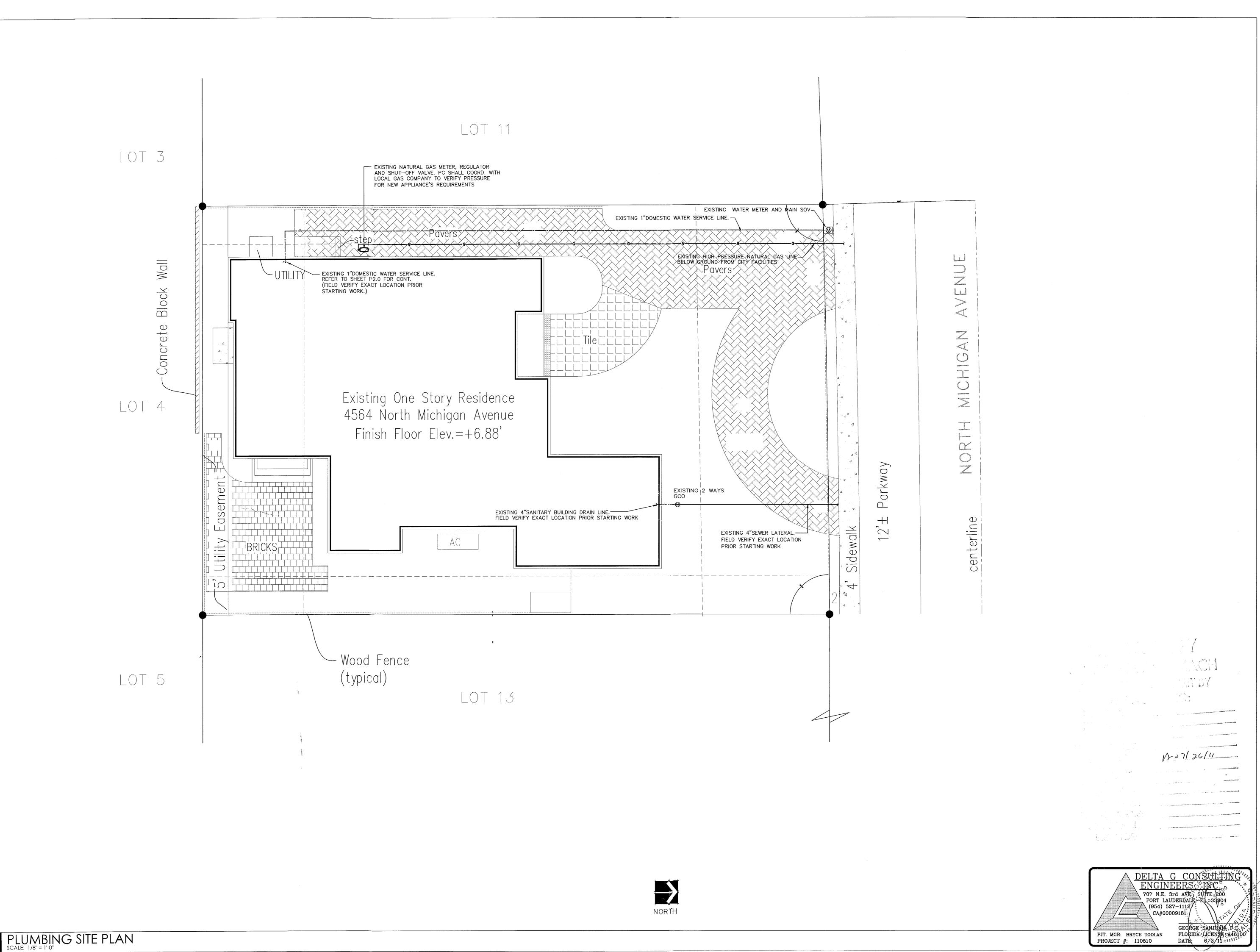
PLUMBING INDEX. LEGEND, DETAILS **AND NOTES**

SHEET TITLE

DATE 05.10.11 SCALE AS NOTED JOB. NO. 110415

1 OF 1 SHEETS

The control of the second seco



HAUSERarchitects
4464 Nautilus Drive
Suite 309
Miami Beach, Florida 33140
Telephone 305.586.7828
Fax 305.675.0281



LICENSE NO.
AR 16,493

PROPOSED RENOVATION FOI THE ORLOWSKY RESIDENCE

PROJECT NAME

PLUMBING SITE PLAN

SHEET TITLE

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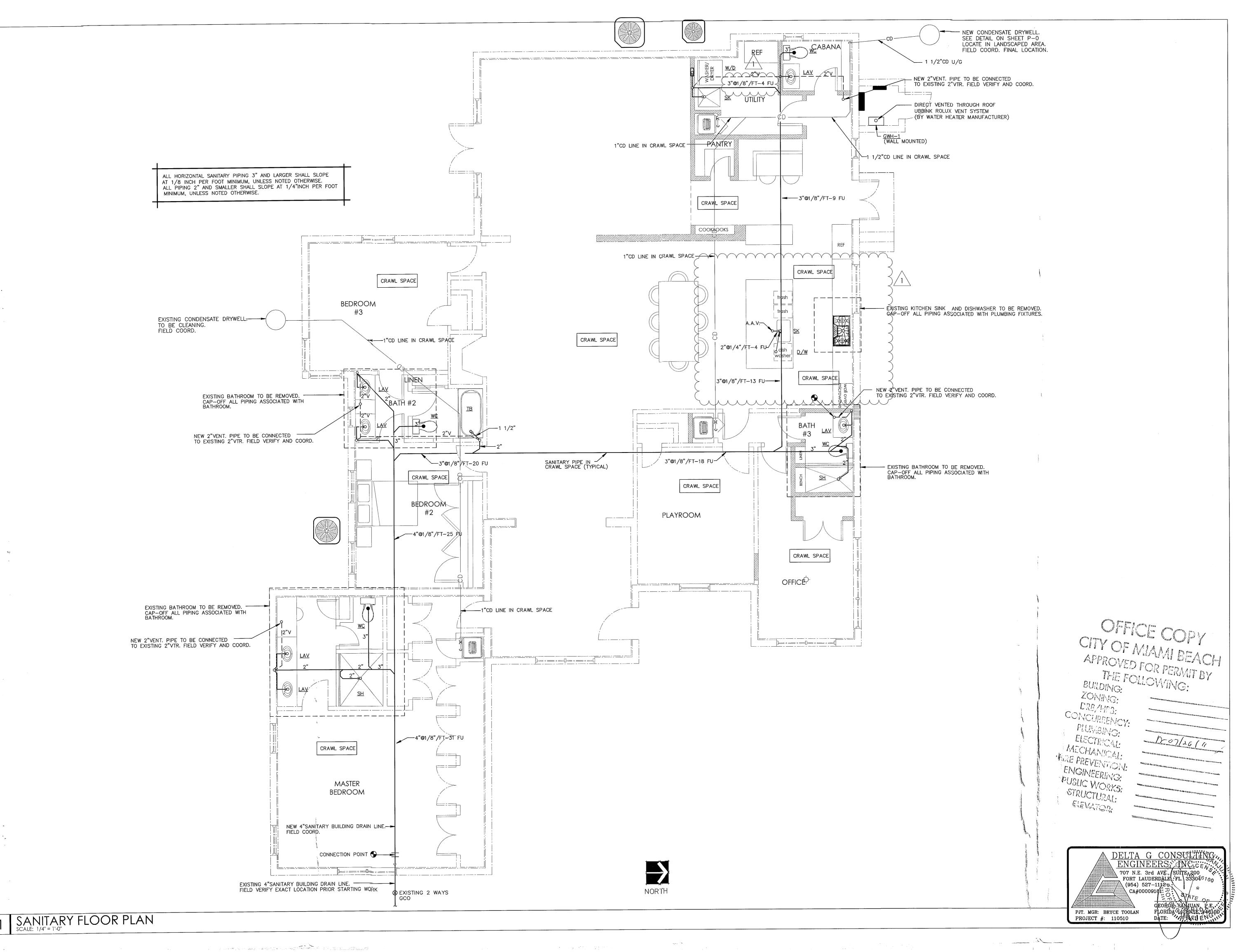
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AS NOTED

JOB. NO.
110415

P0.2



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4464 Nautilus Drive
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Miami Beach, Florida 33140
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Fax 305.675.0281



REVISIONS	BY
BLDG DEPT 7-11-11	ВТ
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PROPOSED RENOVATION FOR: THE ORLOWSKY RESIDENCE

PROJECT NAME

SANITARY FLOOR PLAN

SHEET TITLE

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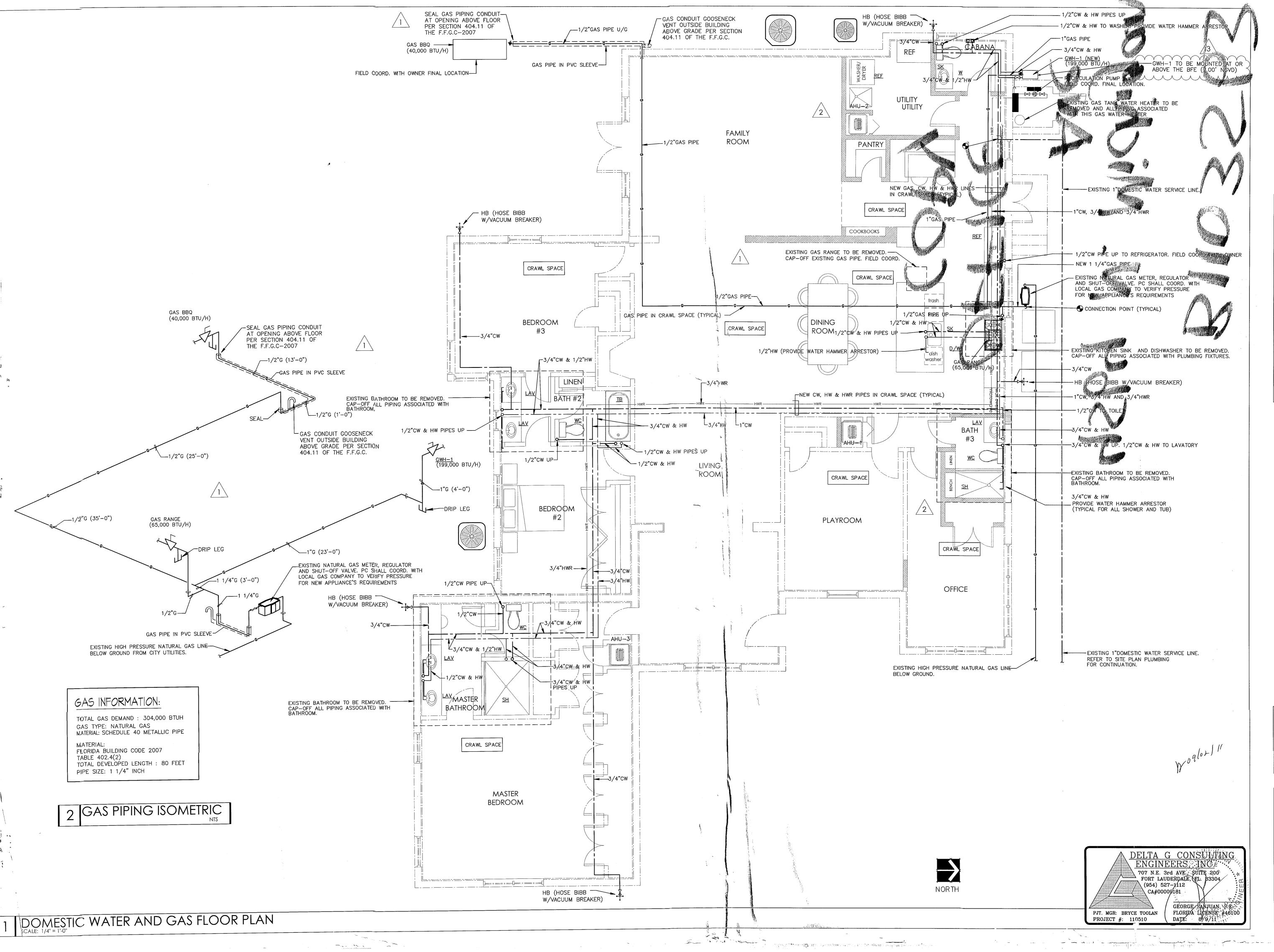
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4464 Naufilus Drive
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Telephone 305.586.7828

REVISIONS

BLDG DEPT
7-11-11

OWNER CHANGE
7-18-11

BLDG, DEPT.

3 \ CMNTS. 8-8-1

LICENSE NO. AR 16,493

SEAL

PROPOSED RENOVATION FC
THE ORLOWSKY RESIDENC!
4564 N MICHIGAN AVENUE
MIAMI BEACH, FL 33140

PROJECT NAME

DOMESTIC WATER AND GAS FLOOR PLAN

SHEET TITLE

DRAWN
BT

CHECKED
GSJ

DATE
05.10.11

SCALE
AS NOTED

JOB. NO.
110415

P2.0



	PUBLIC WORKS PLAN REVIEW NOTICE Phone 305-673-7080 Fax 305-673-7028
	THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
	All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
	Permit Requirements: Proof of existing sidewolk/swale area conditions (pictures) and/or posting of sidewalk/spadway bonds (Public Works Inspection of the right of way with the required prior to final sign-off on the C.C. / C.O., or the required prior dec.)
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CITY OF MIAM REACH APPROVER FOR A MIT BY APPROVE

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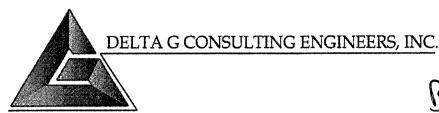
FIRE PREVENTION:

FNGINEERING: M. SCHAD 11-1-11 ENGINEERING: PIJOI/II

BUBLIC WORKS: EU (-109+02-2011

STRUCTURAL: AL 10/1/11

ELEVATOR:



BE120931 B1103563

August 7 2012

Electrical Plan Reviewer City of Miami Beach **Building Department** Miami Beach, FL

Re: Orlowsky Residence 4564 N. Michigan Avenue Miami Beach, FL 33140

Please see below responses to comments for the above referenced project.

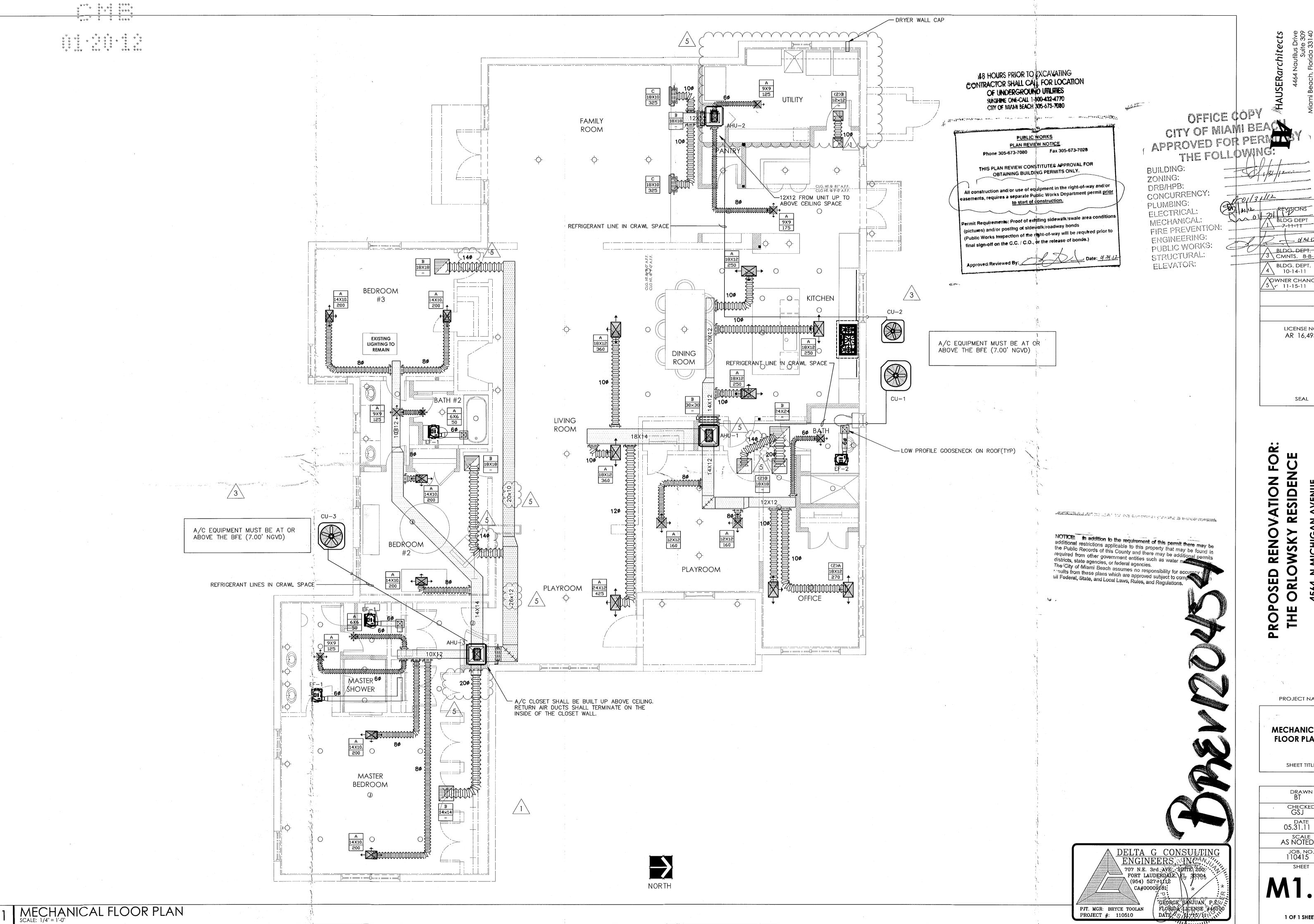
Please find it acceptable to DeltaG the installation of #2/0 kcmil instead of #3/0 kcmil for the main electrical service.

Should you have any questions regarding the above responses, please contact our office at (954) 527-1112 or by fax at (954) 524-7505.

Sincerely,

Deorge Sanjuan

George Sanjuan, P.E. Delta G Consulting Engineers, Inc.



OWNER CHANGES 5 11-15-11 LICENSE NO. AR 16,493 SEAL VATION RESIDE RENO ORLOWSKY PROPOSED THE ORLO

A BLDG, DEPT. 3 CMNTS. 8-8-11

BLDG. DEPT.

PROJECT NAME

MECHANICAL FLOOR PLAN

SHEET TITLE

CHECKED GSJ DATE 05.31.11 SCALE AS NOTED JOB. NO. 110**415** SHEET

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



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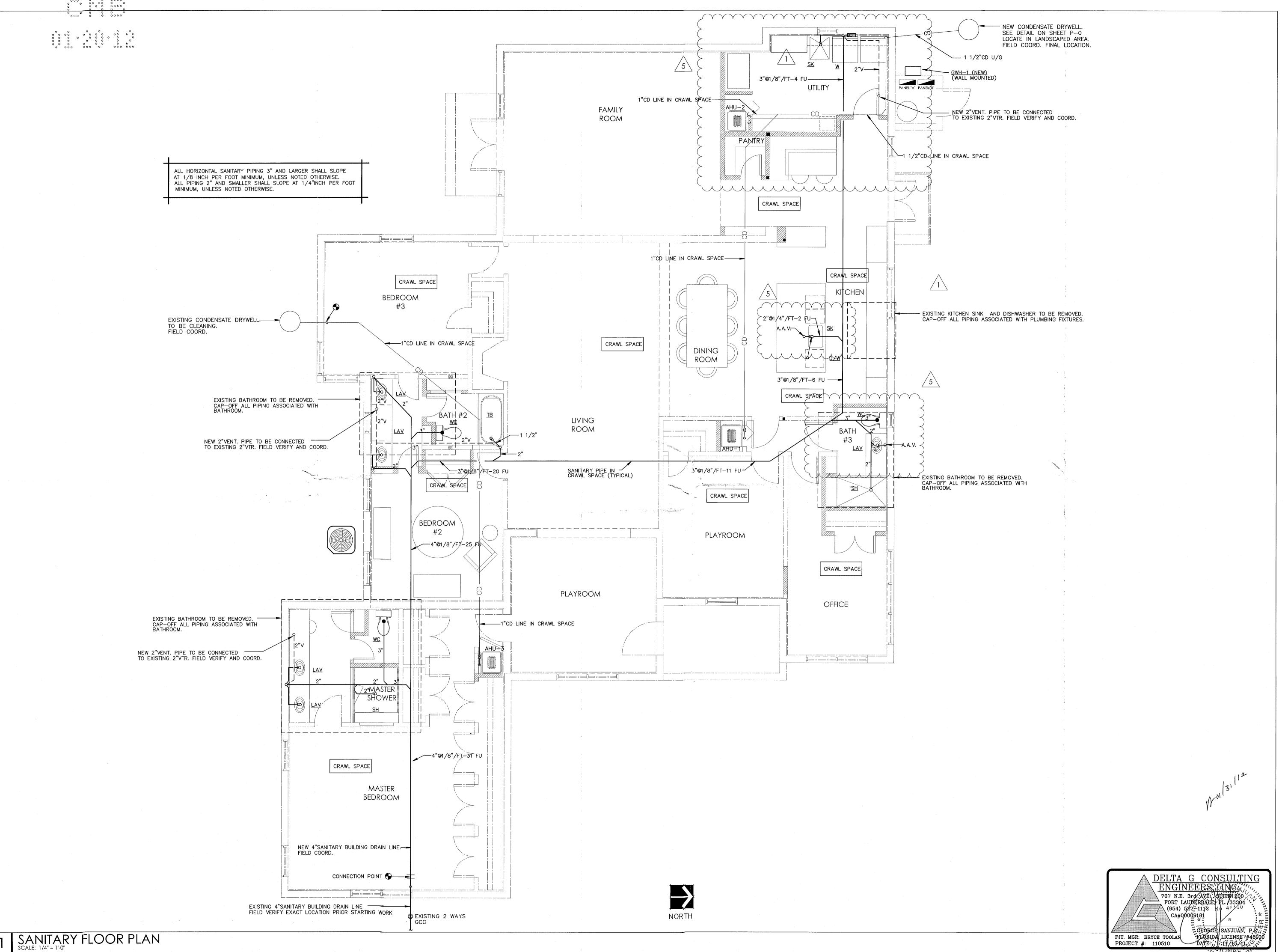
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CA#00009181

PJT. MGR: BRYCE TOOLAN PROJECT #: 110510

GEORGE SANJUAN, P.E. S FLORIDA LICENSE #48100 DATE: 11/15/11/0

јов. no. 110**41**5



HAUSERarchitects
4464 Nautilus Drive
Suite 309
Miami Beach, Florida 33140
Telephone 305.586.7828
Fax 305.675.0281



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LICENSE NO. AR 16,493	
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PROPOSED RENOVATION FC THE ORLOWSKY RESIDENCE

PROJECT NAME

SANITARY FLOOR PLAN

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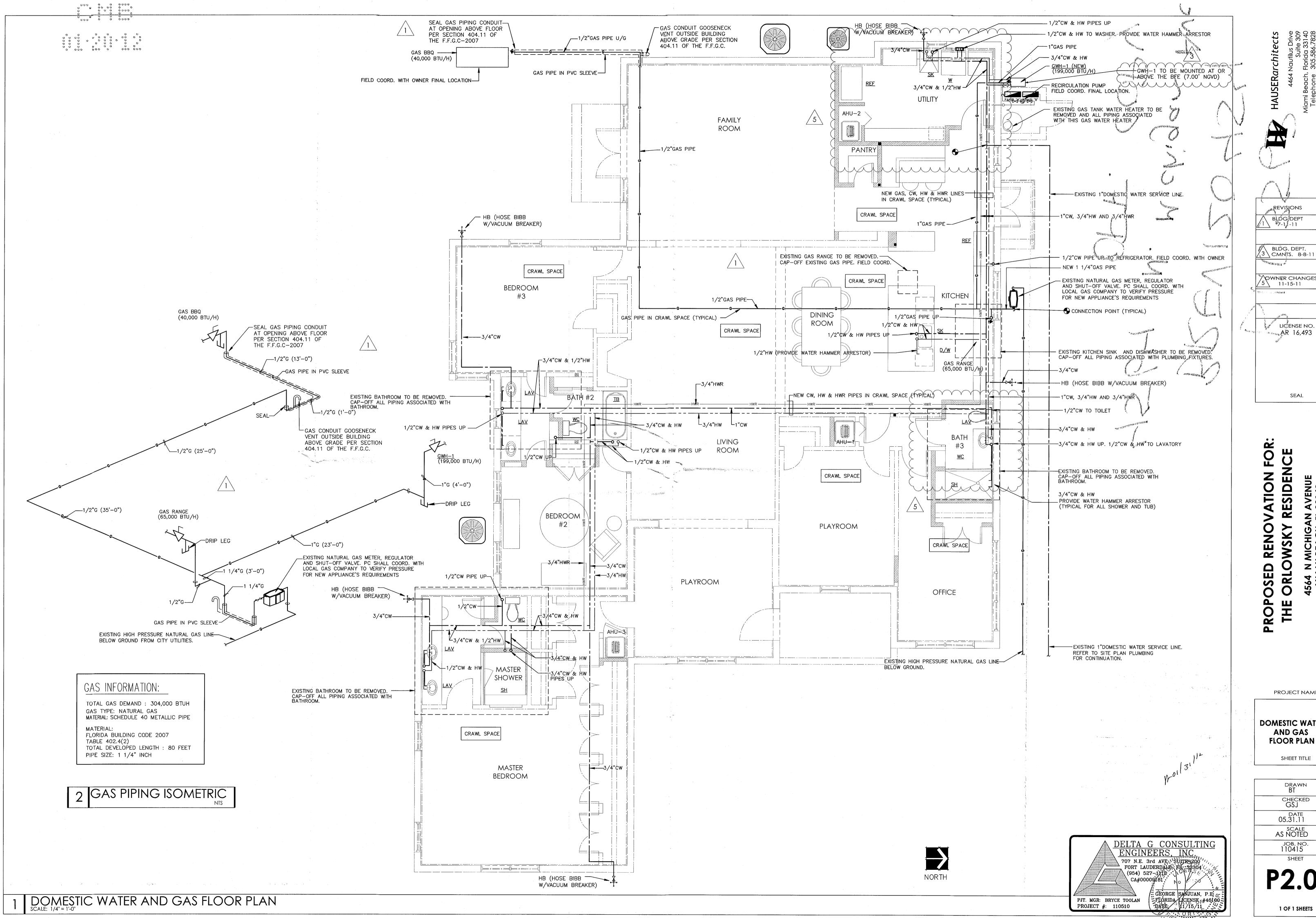
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REVISIONS BLDG/DEPT 7-1,1-11 BLDG. DEPT. 3 CMNTS. 8-8-1 MOWNER CHANGES 5 \ 11-15-11 LICENSE NO. AR 16,493 SEAL

PROJECT NAME

DOMESTIC WATER AND GAS

SHEET TITLE

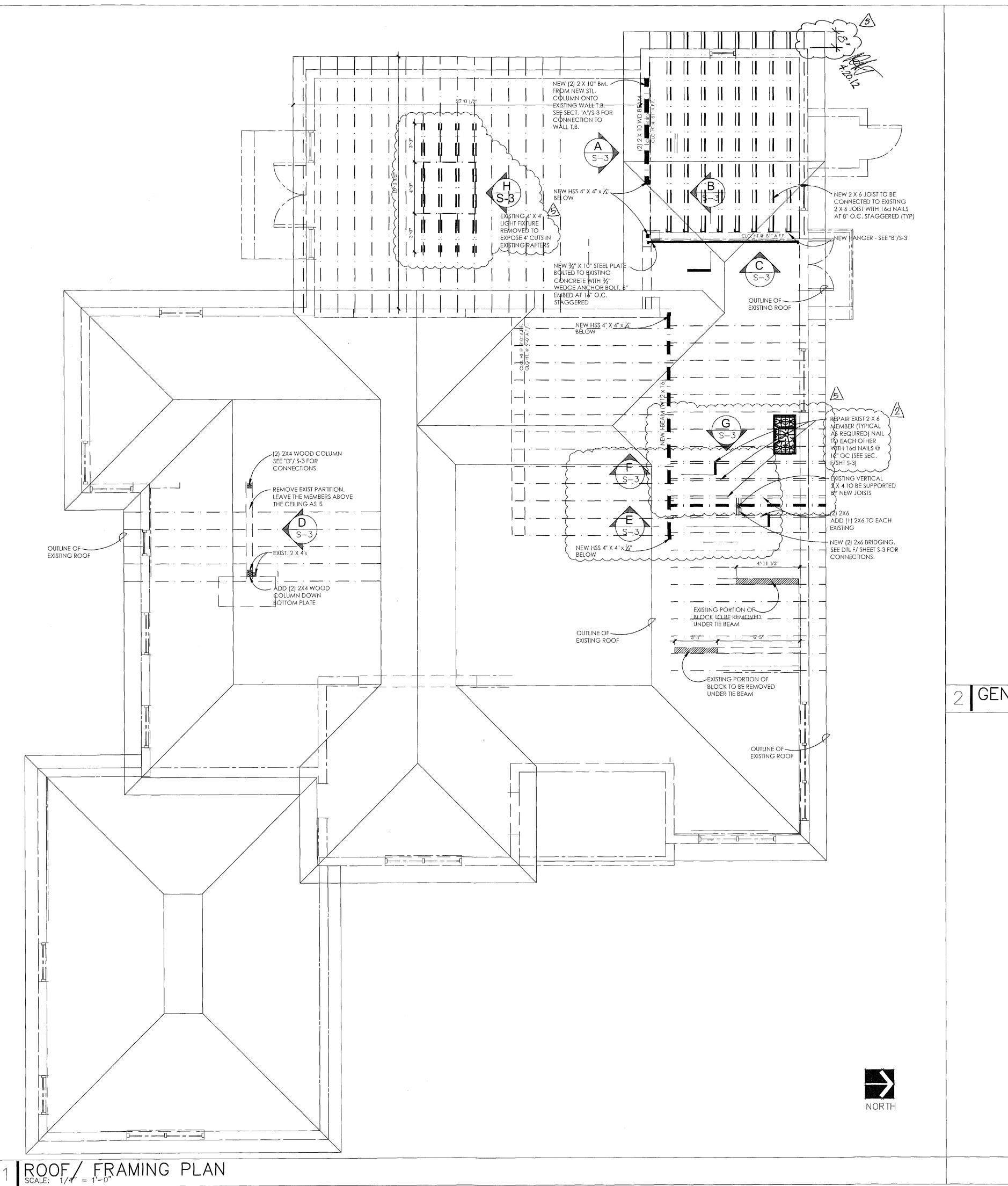
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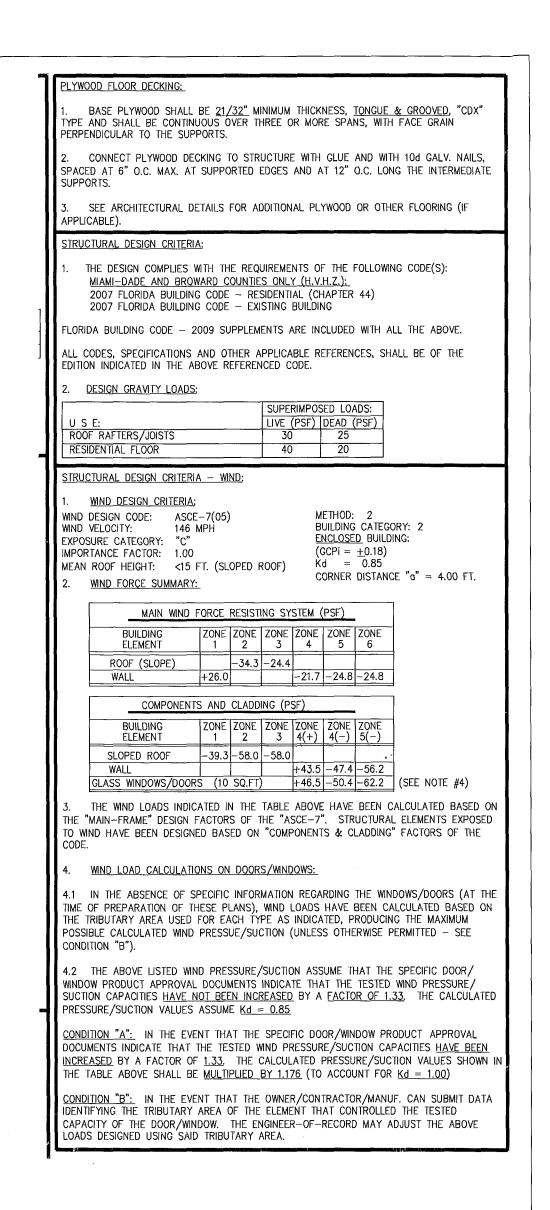
BREV 120454 4564 N. Michigan PM. 4564 N. Michigan PM.

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CITY OF MIAMI BEACH
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THE FOLLOWING:

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DRB/HPB:
CONCURRENCY:
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FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

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GENERAL NOTES

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

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Approved/Reviewed By

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CITY OF MIAMI BEACH

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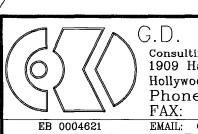
MECHANICAL:

FIRE PREVENTION:

ENGINEERING:

PUBLIC WORKS:
STRUCTURAL:

ELEVATOR:



G.D. Klieger, Inc.

Consulting Structural Engineers
1909 Harrison St., Suite 204
Hollywood, Florida 33020-5017
Phone: (954) 923-2111
FAX: (954) 923-4949

EMAIL: GKLIEGER®ATT.NET

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9 OF 20143 SHEETS

HAUSERarchite
4464 Nautilus D
Miami Beach, Florida 33
Telephone 305-586-7
Fax 305-675-0
Email leslie@tobincrew.

REVISIONS BY

1.19.11 LHT

2.28.12 LHT

LICENSE NO.

AR 16,493

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RENOVATION FOR:
WSKY RESIDENCE
MICHIGAN AVE

PROJECT NAME

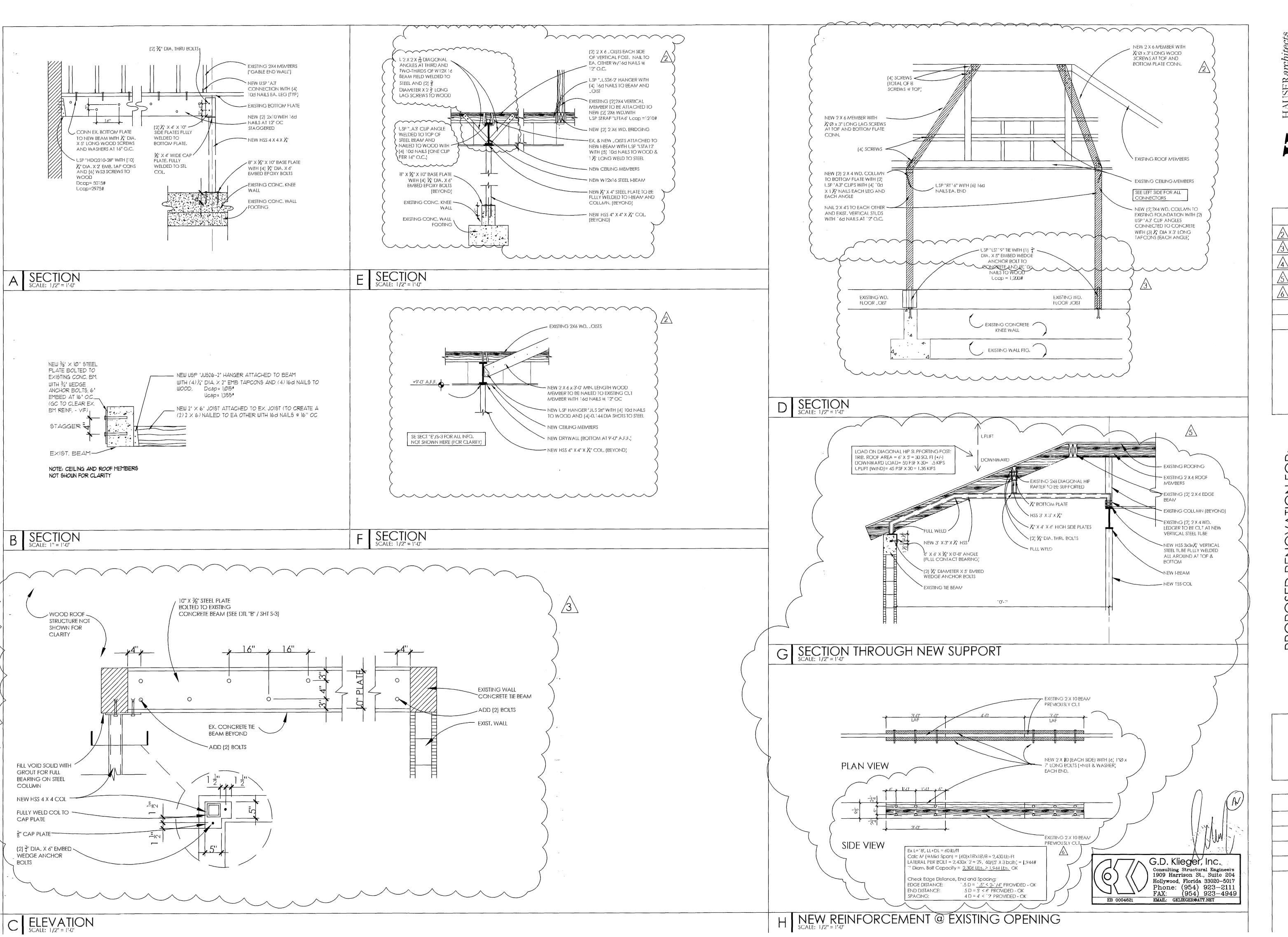
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FRAMING PLAN AND DETAILS

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SHEET TITLE

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AS NOTED
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HAUSERarchitects
4464 Naufilus Drive
Miami Beach, Florida 33140
Telephone 305-586-7828
Fax 305-675-0281
Email Teslie@folincrew.com



R	REVISIONS	BY
2	07.18.11	LHT
3	08.10.11	LHT
4	10.4.11	LHT
<u></u> \$	01.31.12	LHT
6	04.02.12	LHT
	LICENSE NO. AR 16,493	
		·
	SEAL	

PROPOSED RENOVATION FOR:
THE ORLOWSKY RESIDENCE
4564 N MICHIGAN AVE

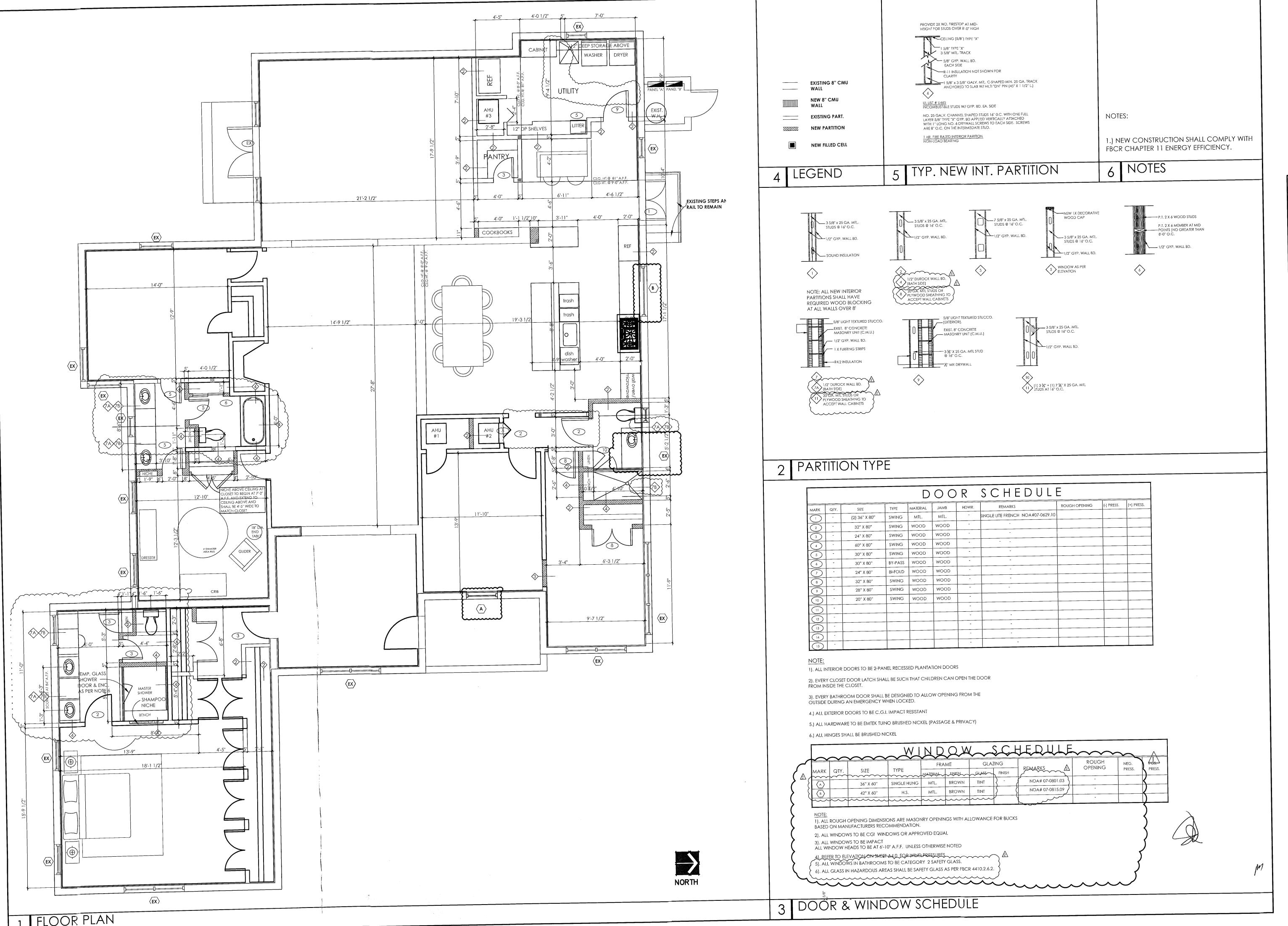
PROJECT NAME

FRAMING DETAILS

SHEET TITLE

DRAWN
-LHT
CHECKED
LHT
DATE
06.22.11
SCALE
AS NOTED
JOB. NO.
110415
SHEET

S-3



IAUSERarchitects
4464 Nautilus Drive
Suite 309
ami Beach, Florida 33140
Telephone 305.586.7828
Fax 305.675.0281



REVISIONS BY

07.01.11 LHT

07.18.11 LHT

07.28.11 LHT

03.26.12 LHT

LICENSE NO.
AR 16,493

SEAL

PROPOSED RENOVATION FOR CONTRACT ORLOWSKY RESIDENCE

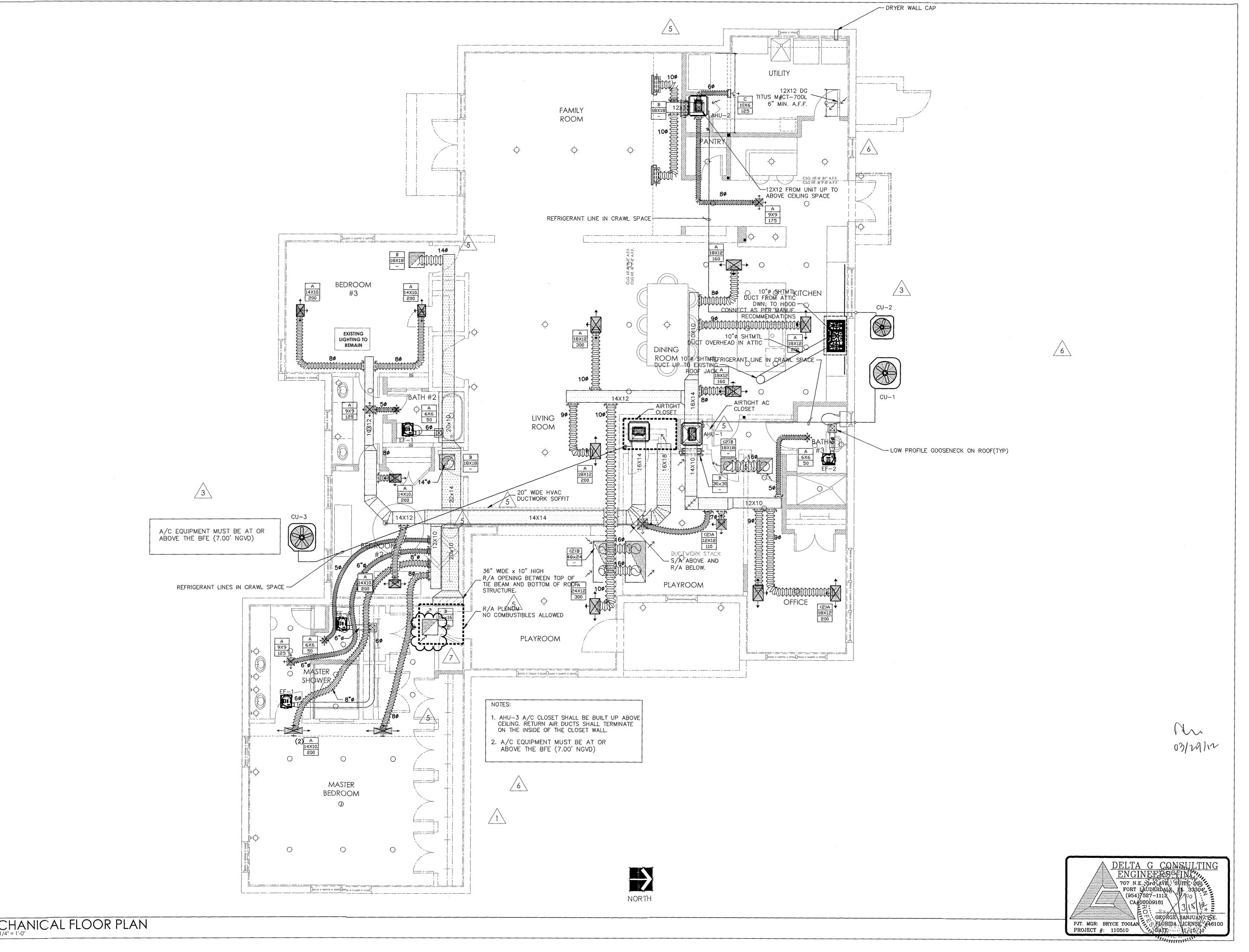
PROJECT NAME

FIRST FLOOR PLAN

SHEET TITLE

DRAWN LHT CHECKED LHT DATE 05.31.11 SCALE AS NOTED

JOB. NO. 110415 SHEET



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REVISIONS	BY
BLDG DEPT 7-11-11	ВТ
BLDG. DEPT. CMNTS. 8-8-11	ВТ
BLDG. DEPT. 10-14-11	MV
5 WNER CHANGES	ВТ
6 FIELD COORD. 02-22-12	ВТ
BLDG. DEPT. 03-15-12	SR
LICENSE NO. AR 16,493	
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SEAL	

PROPOSED RENOVATION THE ORLOWSKY RESIDEN 4564 N MICHIGAN MIAMI BEACH, FL

PROJECT NAME

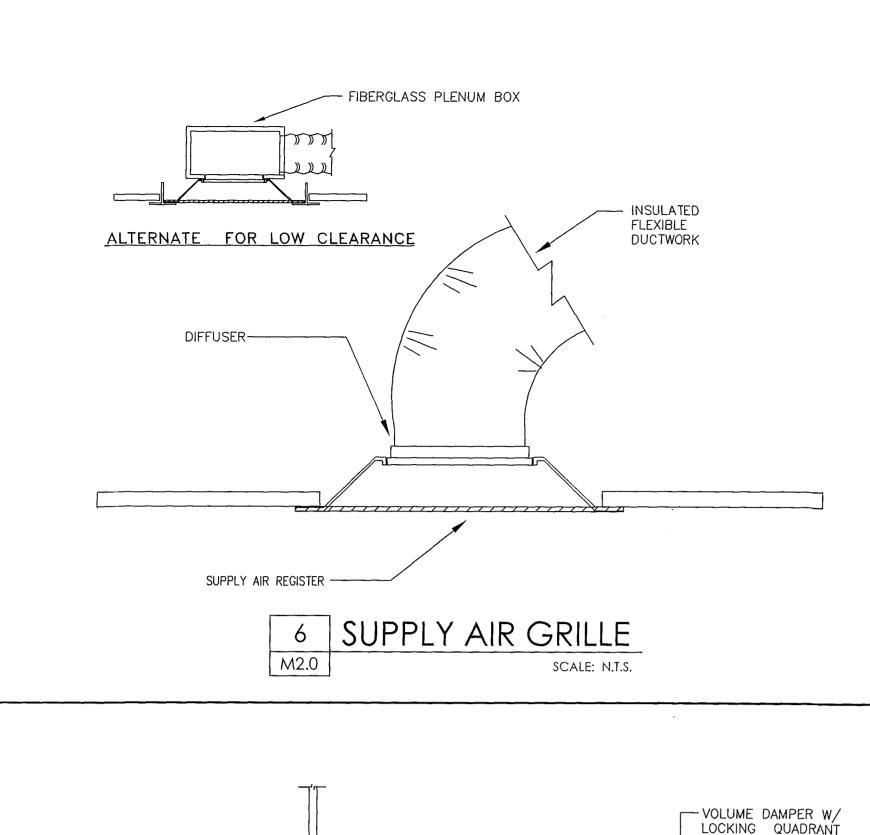
MECHANICAL FLOOR PLAN

SHEET TITLE

drawn BT DATE 05.31.11 SCALE AS NOTED JOB. NO. 110415

1 OF 1 SHEETS

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



ROUND COLLAR MOUNT

IN SIDE OF DUCT -

ADJUSTABLE

MIN. 1" WIDE 22 GAUGE GALV. STEEL STRAP

HANGER AS PER SMACNA

- SEAL WITH FSK TAPE

FLEXIBLE DUCT TAKEOFF DETAIL

- TIE STRAP

-AIR DISTRIBUTION DEVICE

NECK SIZE TO MATCH FLEX DUCT

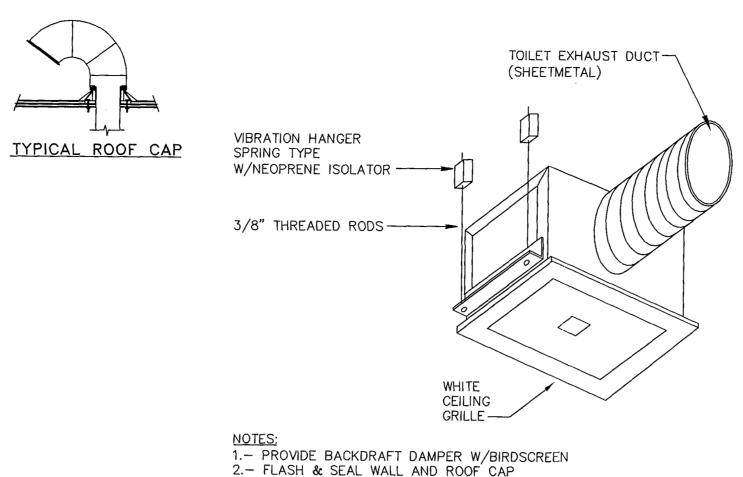
__CEILING

SIZE INDICATED-

& 2" STANDOFF

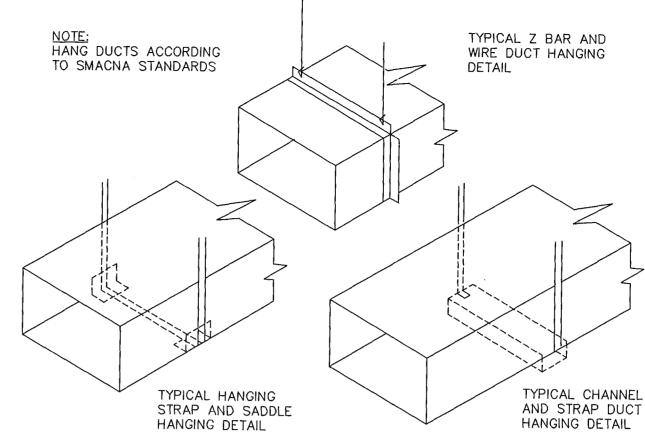
SUPPLY AIR PLENUM

SCALE: N.T.S.



1.- PROVIDE BACKDRAFT DAMPER W/BIRDSCREEN
2.- FLASH & SEAL WALL AND ROOF CAP 3. - PROVIDE INTERNAL ISOLATION AND SOUND INSULATION 4.- SUPPORT FAN FROM STRUCTURE

CABINET EXHAUST FAN DETAIL M2.0



METHODS OF HANGING **DUCTS DETAIL** M2.0

SCALE: N.T.S.

-SUPPLY AIR DUCT FLEX-CONNECTION --- AIR HANDLING UNIT --- REFRIGERANT LINES -CONDENSATE DRAIN WITH TRAP (3" SEAL)

> ANCHOR SCHEDULE ANCHOR TYPE ANCHOR DESCRIPTION STRUCTURE #12-24 T/5 ITW BUILDEX TEKS SELF-DRILLING SCREWS W/ BONDED WASHER TO STRUCTURAL STEEL MEMBERS (36" MINIMUM THICKNESS) 1/2" POWERS WEDGE-BOLT ANCHOR WITH 3" MIN. EMBEDMENT TO 2KSI CONCRETE & 6" MIN. EDGE CONCRETE 1/2" S.S. LAG SCREW WITH 31/2" MINIMUM THREAD PENETRATION TO WOOD FRAMING & 1" MINIMUM

ROOF STRUCTURE -

---2"X2"X¼" THICK ISOMODE CORK PAD TYP. EACH CORNER -BASE PLATE- 4 ANCHORS PER PLATE (SEE ANCHOR SCHEDULE FOR ANCHOR SPECS) CONDENSING UNIT STAND MIAMI TECH MODEL "AST" MIAMI DADE COUNTY NOA NO 09-0804.05 (MOUNT IN ACCORDANCE WITH MANUFACTURERS PUBLISHED INSTRUCTIONS) A/C EQUIPMENT MUST BE AT OR ABOVE THE BFE (7.00' NGVD)

---- CONDENSING UNIT (TYPICAL)

ONE AT EACH CORNER

· 2x2x.093x6063-T6 ALUMINIUM ANGLE OR 1.5"x22GA (0.031" MIN) GALVANIZED STEEL STRAP. MINIMUM 4 PER UNIT

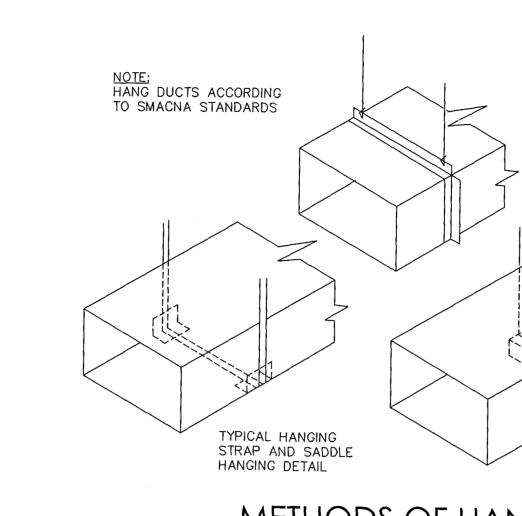
UTILIZE (4) #14 S.S TEK SCREWS EACH LEG AND FASTEN TO AC HOUSING FRAME

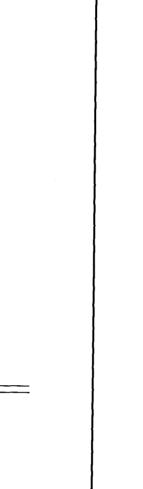
CONDENSING UNIT MOUNTING DETAIL

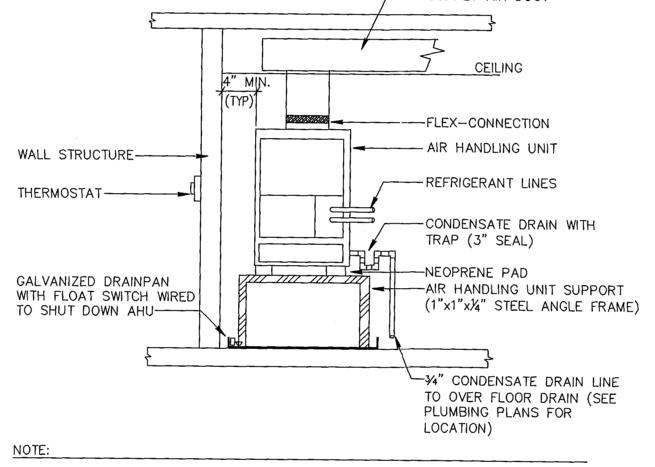
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(954) 527-1112 CA#00009181

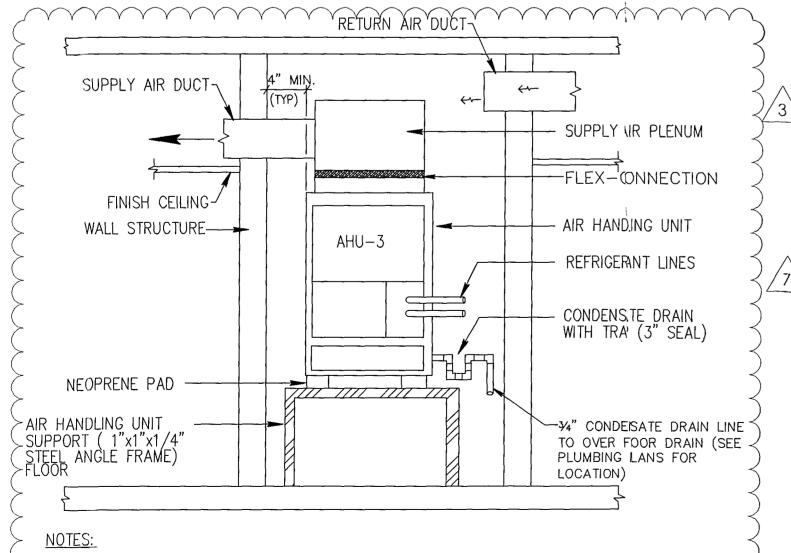






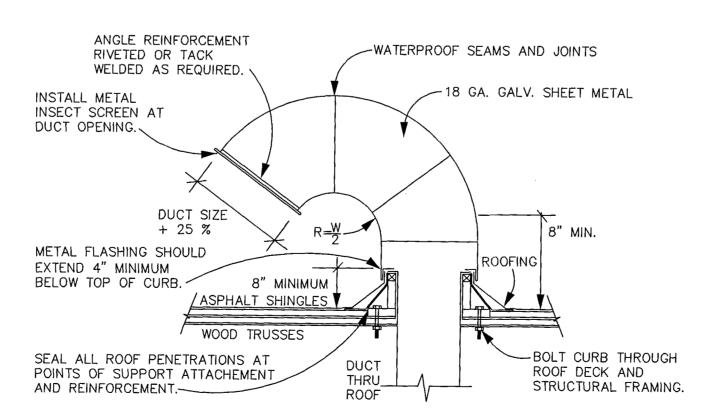
. PROVIDE MINIMUM 4" SERVICE/ MAINTENANCE AREA AROUND AIR HANDLING UNIT. 2. PROVIDE FLOAT SWITCH IN DRAINPAN WIRED TO SHUT DOWN AC UNIT IN CASE OF CONDENSATE STOPPAGE.

VERTICAL AIR HANDLER DETAIL M2.0



1. PROVIDE MINIMUM 4" SERVICE/ MAINTENANCE AREA AROUND AIR HANDLING UIT. 2. PROVIDE A WATER LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPENT SERVED PRIOR TO OVERFLOW OF THE PAN. THE WATER LEVEL DETECTION DEVICE SHAL CONNECT TO THE DRAIN PAN AT A HIGHER LEVEL THAN THE PRIMARY DRAIN CONNECTION.

VERTICAL AHU-3 INSTALLATION DETAIL M2.0



NOTE: COORDINATE GOOSENECK INSTALLATION WITH SLOPED ROOF.

LOW PROFILE GOOSENECK DETAIL SCALE: N.T.S. PJT. MGR: BRYCE TOOLAN PROJECT #: 110510

REVISIONS BLDG. DEPT. CMNTS. 8-8-11 A BLDG, DEPT. /4\ 10-14-11 5 WNER CHANGES 11-15-11 FIELD COORD. 02-22-12 BLDG. DEPT. 03-15-12 LICENSE NO. AR 16,493 SEAL ,,,,,,,,

> VATION F RESIDENC AVENUE 4564 N MICHIGAN MIAMI BEACH, FL OSED RENOVE ORLOWSKY PROP(

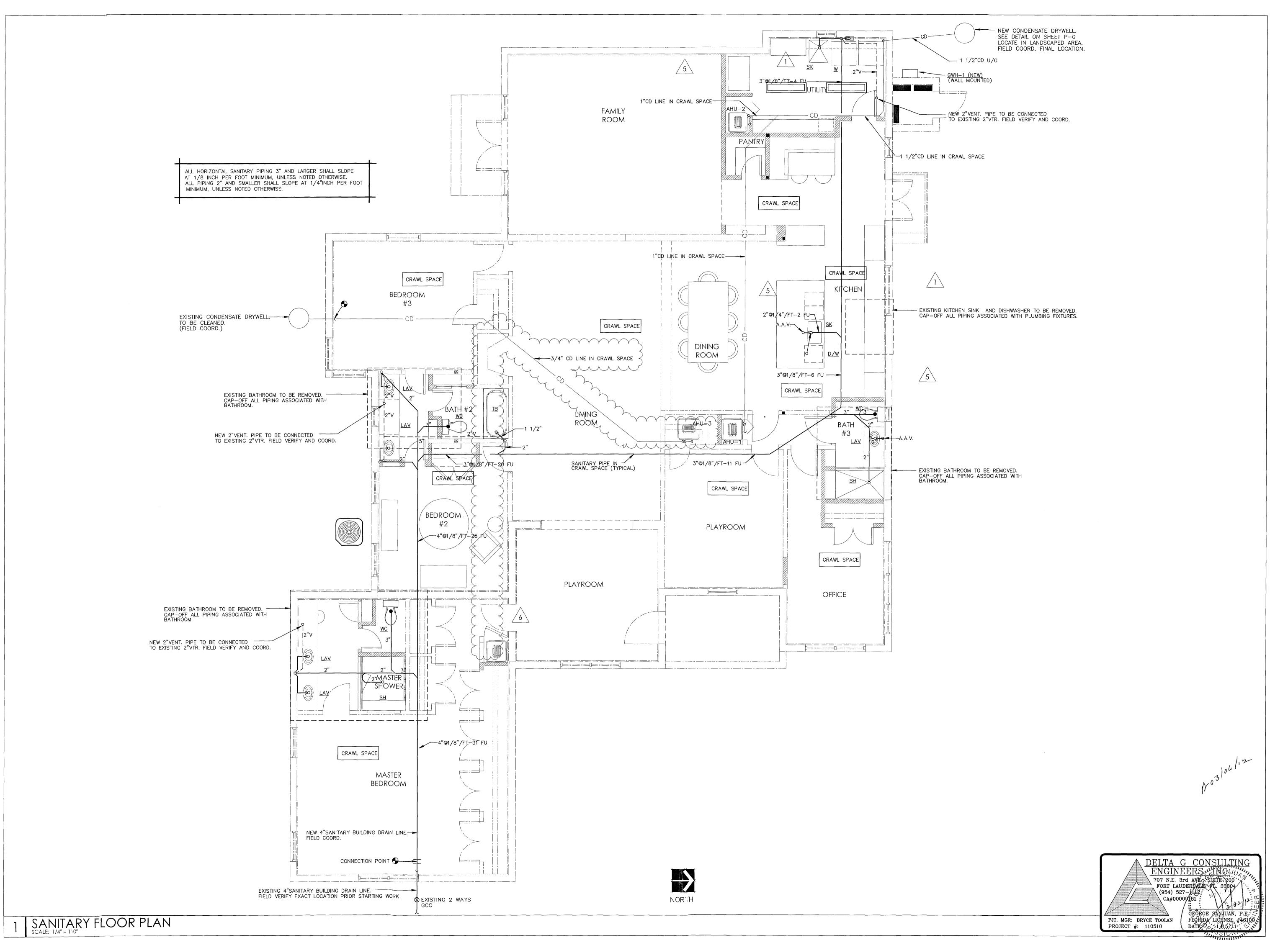
PROJECT NAME

MECHANICAL **FLOOR PLAN**

SHEET TITLE

DATE 05.31.11 AS NOTED JOB. NO. 110415

M2.0



PROPOSED RENOVATION FOR: THE ORLOWSKY RESIDENCE

PROJECT NAME

SANITARY FLOOR PLAN

SHEET TITLE

DRAWN
BT

CHECKED
GSJ

DATE
05.31.11

SCALE
AS NOTED

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1 OF 1 SHEETS

job. no. 110415

REVISIONS

BLDG DEPT 7-11-11

OWNER CHANGES

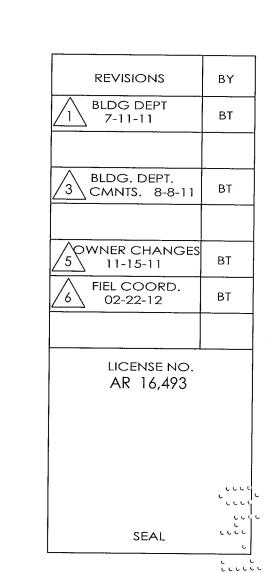
11-15-11

6 FIEL COORD. 02-22-12

> license no. AR 16,493

> > ESIDENCE AVENUE





PROPOSED RENOVATION FOR THE ORLOWSKY RESIDENCE

PROJECT NAME

ELECTRICAL FLOOR PLAN

SHEET TITLE

DRAWN
BT

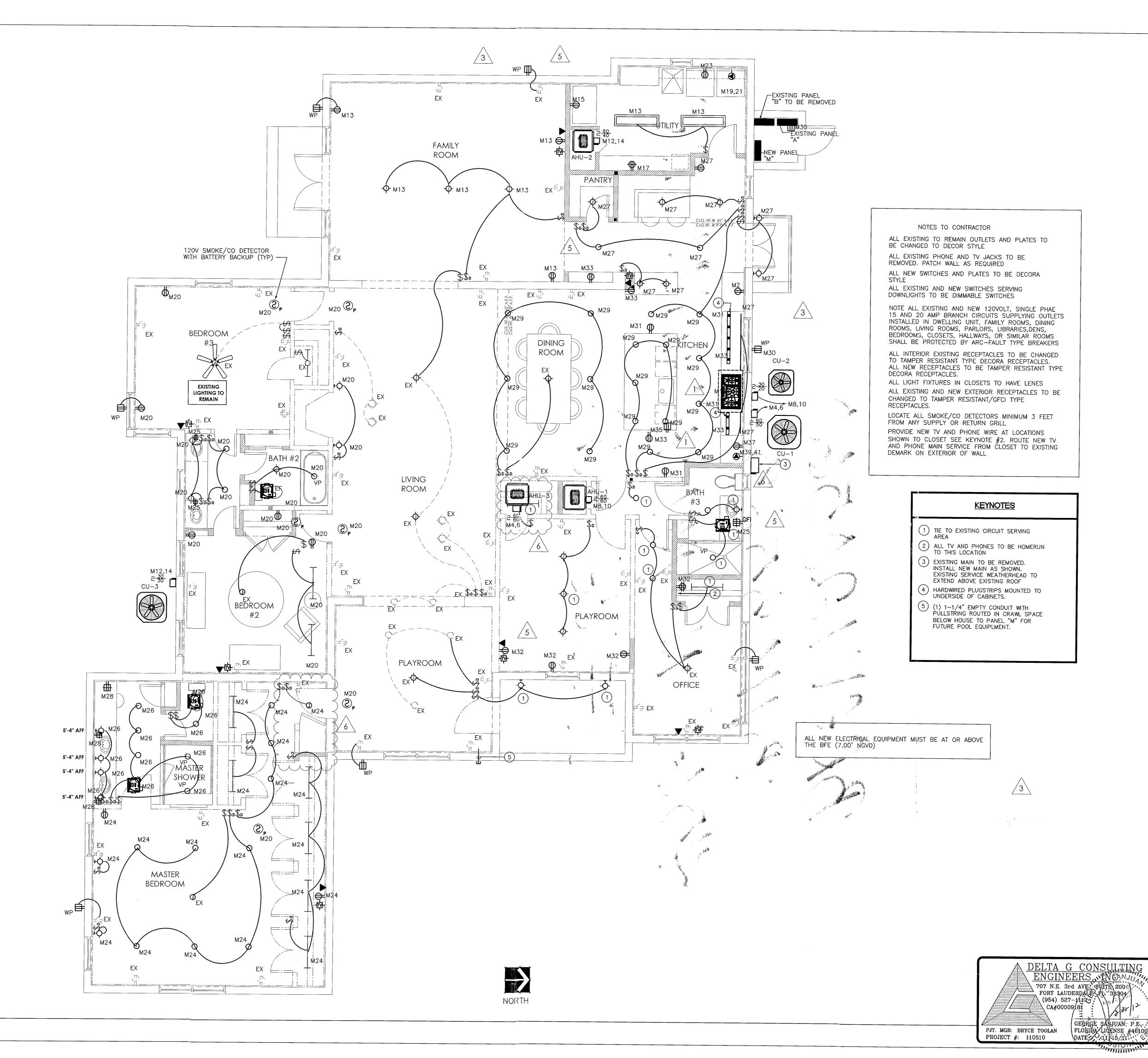
CHECKED
GSJ

DATE
05.31.11

SCALE
AS NOTED

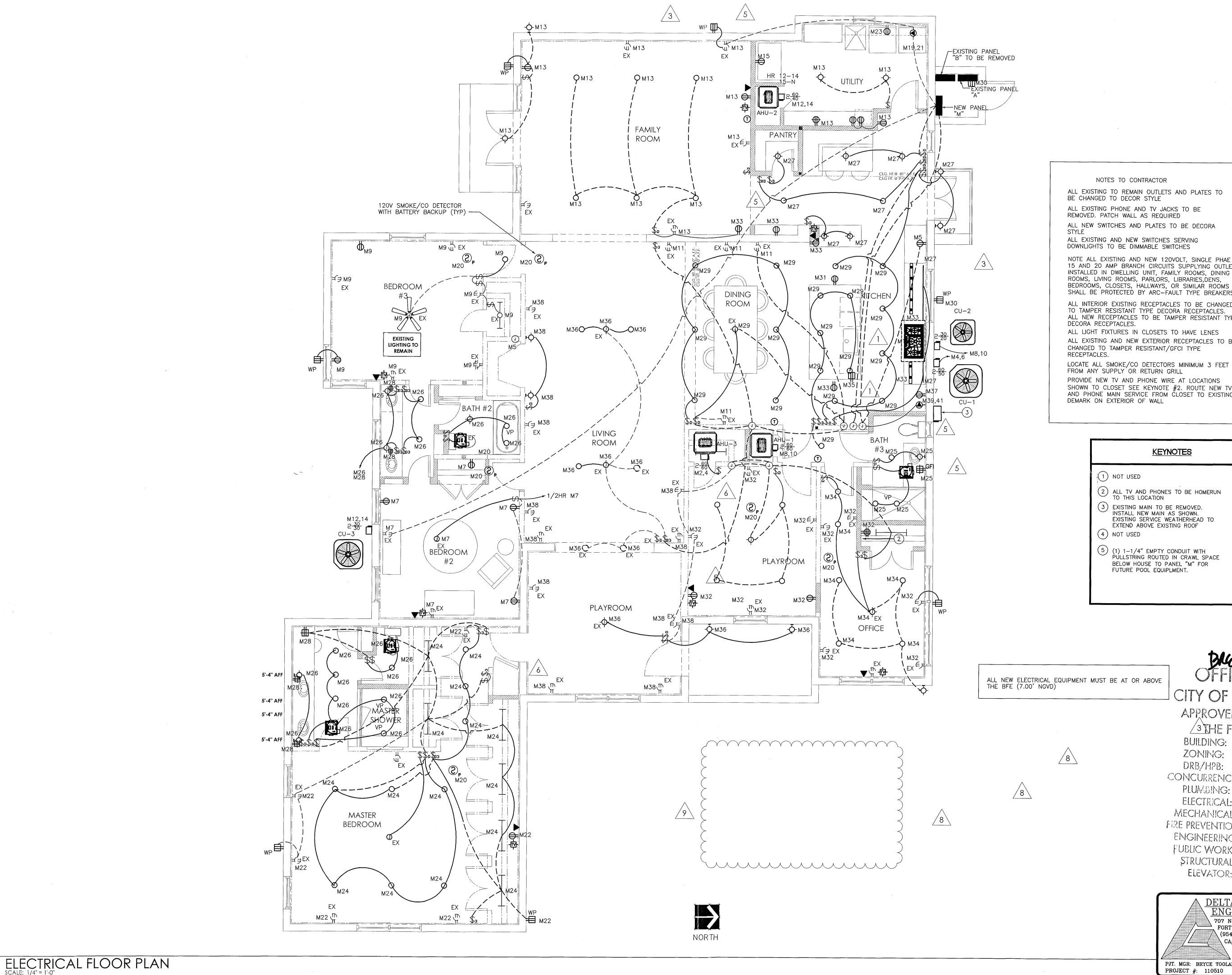
JOB. NO.
110415

E1.0



OFFICE COPY CITY OF MIAMI BEACH APPROVED FOR FERMIT BY

BUILDING:
ZONING:
ZONING:
DRB/HIPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR: (A) 3 6/12 (A) 3 24/12 (M) 07/17/17/



NOTE ALL EXISTING AND NEW 120VOLT, SINGLE PHAE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS SHALL BE PROTECTED BY ARC-FAULT TYPE BREAKERS

ALL INTERIOR EXISTING RECEPTACLES TO BE CHANGED TO TAMPER RESISTANT TYPE DECORA RECEPTACLES. ALL NEW RECEPTACLES TO BE TAMPER RESISTANT TYPE ALL LIGHT FIXTURES IN CLOSETS TO HAVE LENES

ALL EXISTING AND NEW EXTERIOR RECEPTACLES TO BE

PROVIDE NEW TV AND PHONE WIRE AT LOCATIONS SHOWN TO CLOSET SEE KEYNOTE #2. ROUTE NEW TV AND PHONE MAIN SERVICE FROM CLOSET TO EXISTING

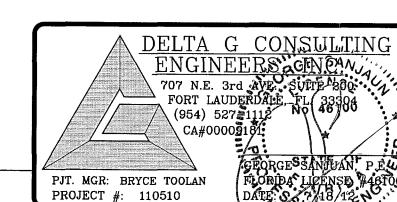
APPROVED FOR PERMIT BY ATHE FOLLOWING:

BUILDING: ZONING: DRB/HPB:

CONCURRENCY: PLUMBING: ELECTRICAL: MECHANICAL:

FIRE PREVENTION: ENGINEERING: FUBLIC WORKS STRUCTURAL:

ELEVATOR:



566666



REVISIONS BLDG DEPT : 7-11-11 3 BLDG. DEPT. CMNTS. 8-8-11 OWNER CHANGES 11-15-11 FIELD COORD. 6 \ 02-22-12 REVISIONS 6**-**25-12 REVISIONS *7*-18-12 LICENSE NO. AR 16,493

SEAL

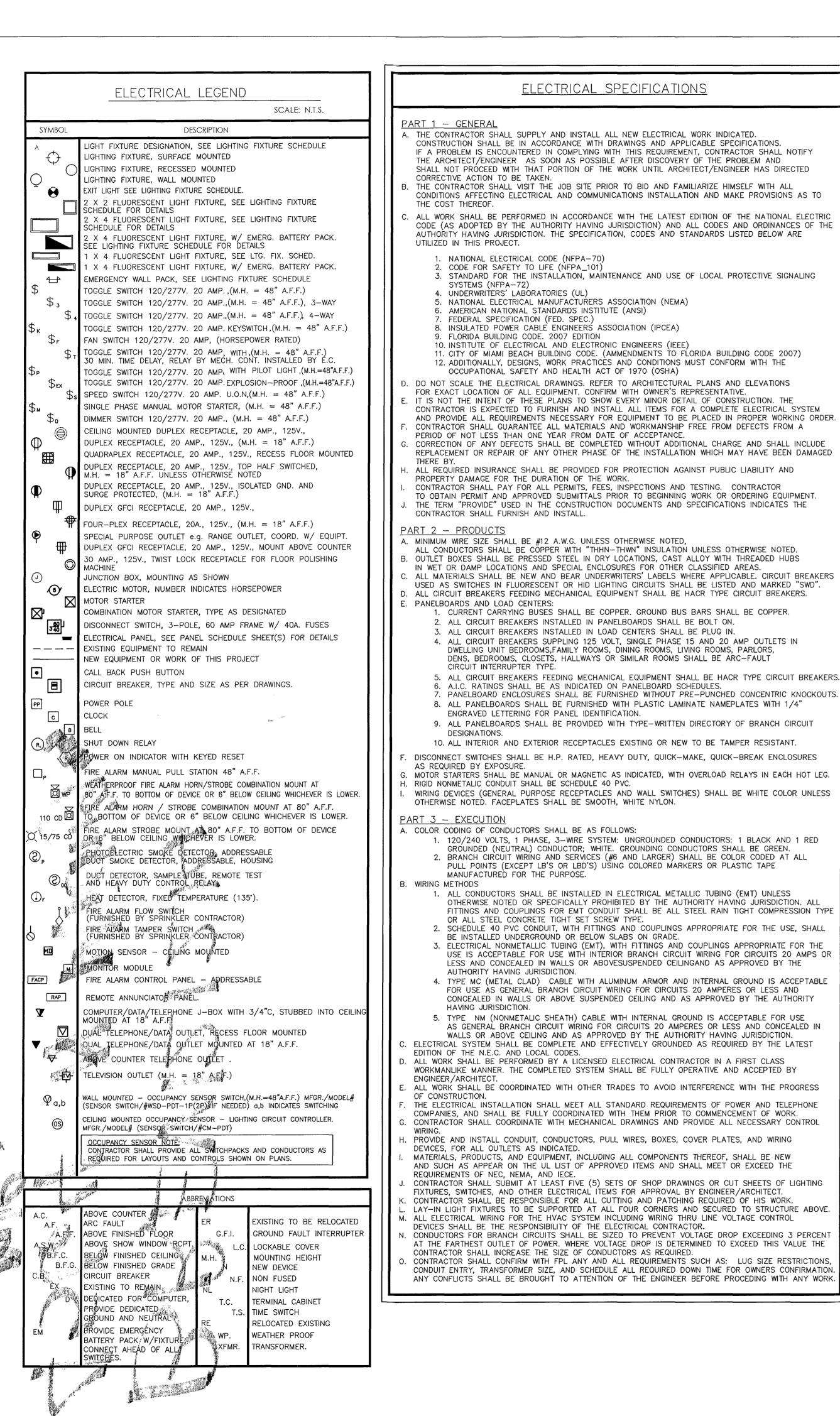
RESIDE GSED RENOVORY PROP. THE

PROJECT NAME

ELECTRICAL **FLOOR PLAN**

SHEET TITLE

DATE 05.31.11 SCALE AS NOTED JOB. NO. 110415



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were the top

ELECTRICAL SPECIFICATIONS	ELECTRIC LOAD CALCULATION
— GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. TRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND LOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED ECTIVE ACTION TO BE TAKEN. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL STITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO COST THEREOF. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE ORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE ED IN THIS PROJECT. IN NATIONAL ELECTRICAL CODE (NFPA—70) CODE FOR SAFETY TO LIFE (NFPA—101) SISTANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA—72) LUNDERWRITERS' LABORATORIES (UL) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (PCEA) NISULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA) LICTY OF MIAMI BEACH BUILDING CODE. (AMMENDMENTS TO FLORIDA BUILDING CODE 2007) ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)	DESCRIPTION

CIRCUIT INTERRUPTER TYPE.

ENGRAVED LETTERING FOR PANEL IDENTIFICATION.

MANUFACTURED FOR THE PURPOSE.

AUTHORITY HAVING JURISDICTION.

OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.

BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.

DWELLING UNIT BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS,

GROUNDED (NEUTRAL) CONDUCTOR: WHITE, GROUNDING CONDUCTORS SHALL BE GREEN.

OTHERWISE NOTED OR SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL

FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE

USE IS ACCEPTABLE FOR USE WITH INTERIOR BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPS OR

LESS AND CONCEALED IN WALLS OR ABOVESUSPENDED CEILINGAND AS APPROVED BY THE

FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY

WALLS OR ABOVE CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

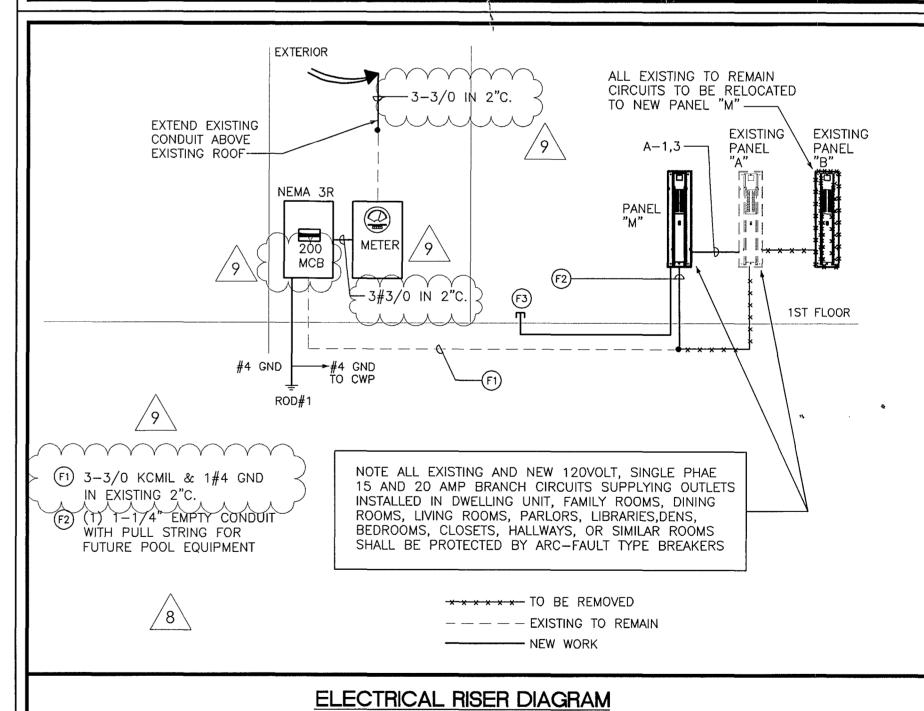
AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN

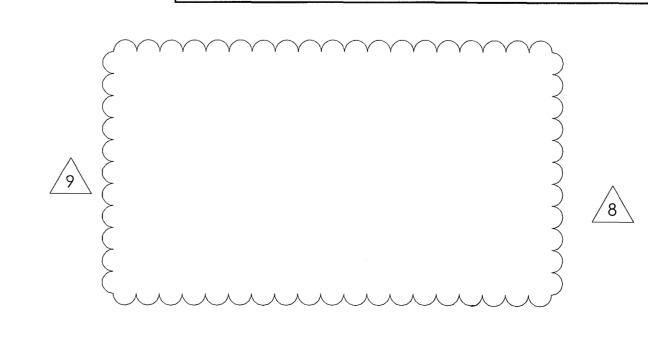
PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLORED MARKERS OR PLASTIC TAPE

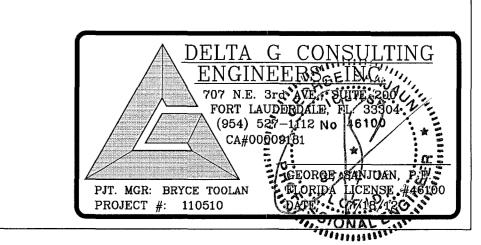
DENS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS SHALL BE ARC-FAULT

LOCATION: SEE FL	.OOR PLAN ■ NEW					PA	NE	L	<u>"M" S</u>	<u>CH</u>	EDI	JLE						RE D, ITE , G.E. IS □ ALUMINU	
	ESCRIPTION	Jage 1	WIRE	GRD.	COND.	POLE/ TRIP		VA HASE		C PI	VA HASE	POLE/ TRIP	COND.	GRD.	WIRE	4	LOAD DES	CRIPTION	CI
1 EXISTING PAN	IEL A		1	6	2	125	_					20	R	12	12		REFRIGERATOR		
3		-								_	<u> </u>	60	R	10	6		AHU #1/CU#1		L
5 REFRIGERATOR 7 BEDROOM # 2			<u>E</u>	E F	E	20	-	_				40	R	40		╙			
9 BEDROOM # 3		33	E	E	E	30		<i>-</i>		 ///////////////////////////////////		40	K	10	8		AHU-2/CU-2		F
11 EXISTING	<u>,</u>	16.0	Ē	Ē	Ē	30				<i>!!!!!!!!!!!</i> —	<i>-</i>	60	R	10	6	├	AHU-3/CU-3		+
13 LIGHTS	^	(AP)	12	12	R	20		<u> </u>				00	'`	10	U		And-3/00-3		-
15 REFRIGERATOR	R		12	12	R	20				<u></u>		20	R	12	12	 	KITCHEN HOOD		+
17 LAUNDRY REC	CEPTACLE / 8		12	12	Ŕ	20	_	T -						_	_	\top	SPACE		\neg
19 DRYER	<u> </u>	ťΊ	10	10	R	30				_	_	20	R	12	12		F/A		
21		-		40				_				20	R	12	12		BEDROOM RECE		
23 WASHER 25 CABANA GFI	DECEDIAGLE	\vdash	12 12	12 12	R	20				_	_	20	R	12	12		MASTER BED LIC		
25 CABANA GFI 27 LIGHTING	RECEPTACLE	\vdash	14	14	R	20		_				20 20	R	12	12	(AF)	MASTER BATH L		
29 LIGHTING		(AP)	12	12	R	20	<i>!!!!!!!!!!!</i> —	<i> </i>				20	1/2	12 12	12 12	├-	MASTER BED RE RECIRC PUMP	CEPTACLES	-
31 SMALL APPLIA	ANCE	6	12	12	R	20				<u> </u>	<u> </u>	20	R R	12	12		PLAYROOM RECE	DIACLES	+
33 SMALL APPLIA		(GF)		12	R	20						20	1/2	12	12	ליאן	OFFICE LIGHTS	IN TACLES	+
35 DISHWASHER			12	12	R	20				_		20	1/2	12	12		LIGHTS		+
37 MICROWAVE			12	12	R	20	_	_				20	1/2	12	12	\vdash	GEN RECEPTS		
39 OVEN			8	10	R	50					_	_	_	_	_		SPACE		
41		Ш						<u> -</u>					-	<u> </u>			SPACE		
ALL FEEDER CALCULATION NOT MORE THAN 4 COND			HWN CU.	TOTAL /		TOTAL	X	ζ.Χ	XXX KV XXX AM	Α	(.X	CIRCUIT ST SH	TYPE UNT TRI	8 6 6	RC FA	ULT FAU	® TIME SWITC ILT № DEDICATED		D G
				ESTIMA	TED DEN	AND LO	DAD=		XXX AM	PS								POLE TRIP	T
RATED VOLTAGE=	120/240 VOLTS	3 -	PHAS	E	3 WIR	E I	E QI	PT. GI	RD. 🗆 ISO	L. GF	₹D.	MAIN	S:		M.L.O.		☐ BREAKER :	_	
FEEDER SIZE IS:	CABLE = SE	ΞE	RIS	ER					BUSWAY			BRANG	CH POLE	S: 42	В	RAN	ICH BREAKERS=	22 KAIC	
MOUNTING:	SURFACE] FLUSH		☐ FRE	E STAND	ING		KEYED D	OOR		BUS F	RATING:	25	о в	RAC	ING =	22 KAIC	
NEUTRAL BUS IS:	HALF SIZE		FULL S	SIZE	□ K R	ATED (1.5	5)		K RATED (2.0)			GROUI	ND BAR	: 🗯	EQUIPM	ENT	☐ ISOLATED	□ вотн	
ENCLOSURE :	■ NEMA 1] NEMA	3R	☐ NEM	A 4X	CLA	SS () DIV	()		FEED	LOCATI	ON: 🗀	TOP		воттом	☐ FEED THRU	
PANEL TYPE :	□FUSED		CB PL	UG IN	■ CB	BOLT IN						FED	FROM:		NORMAL		☐ EMERGENCY I	UNINTERRU	PTAE
PROVIDE A 3/4°C. W/ LOCATION ABOVE CEILIN			NOTE:																

LOCATION: SEE FLO					PA	ANF	1	"A" S	CH	FDI	JIF					SPEC: I	_		
EXISTING	□ NEW		T													COPPER	BUS] ALUMINU	M BU
	SCRIPTION	wire	GRD.	COND.	POLE/ TRIP	A PH				VA HASE	POLE/ TRIP	COND.	GRD.	WIRE	-RE	LOAD DE	SCRIPT	ION	CH
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3 EXISTING		 _	 -	E	20				-		20	E	E	E		XISTING			
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9 EXISTING		 		E	20	**************************************			-		20 20	E	E	<u>E</u> E		XISTING XISTING			
11 DISHWASHER			_	E	20				<i>10000000</i>	<i>-</i>	20	E	E	<u>_</u>		XISTING			1
13 SPARE			 		60	<u> </u>	- -				20	Ē	Ē	Ē		EXISTING			1
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19 MAST BEDROO	M CLOSET	_	_	E	20				_		20	E	É	E	E	XISTING			2
21 EXISTING			<u> </u>	E	20	_					20	E	E	E		XISTING			2
23 EXISTING				E	20						20	E	E	E		XISTING			2
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31 EXISTING			<u> </u>	E	20				-		-			<u>E</u>		SPACE			$-\frac{3}{3}$
	10 ADE BACED ON TH	/T O.I.			TOTAL	XX.	.X			(.X				DO 541			TCU CO	NTDOL	
ALL FEEDER CALCULATION	AS AKE BASED ON: IHE	IN/ IHWN CU.	TOTAL	KVA IS				XXX KV				TYPE :							
NOT MORE THAN 4 CONDU	CIURS IN A RACEWAT		TOTAL	AMPERES	IS			XXX AM	IPS		SD SH	UNI IRI	GF) G	ROUND	FAULT	T 📵 DEDICAT	ED (G) ISOLATE	D GR
			ESTIMA	TED DEN	AND LO	DAD=		XXX AN	1PS								POLE	TRIP	TYF
RATED VOLTAGE=	120/240 VOLTS	1 PHAS	SE	3 WIR	E	EQP	T. GI	RD. 🗆 ISO	L. GF	₽.	MAINS	S:		M.L.O.		☐ BREAKER:	T —	I —	
FEEDER SIZE IS:	■CABLE = SE	E RIS	SER					BUSWAY			BRANC	CH POLE	:S: 32	В	RANC	H BREAKERS=	: E	= KAIC	
MOUNTING:	SURFACE	☐ FLUSH	1	☐ FRE	E STAND	ING		KEYED D	OOR		BUS F	RATING:	20	О В	RACIN	IG =	=	= KAIC	
NEUTRAL BUS IS:	□ HALF SIZE	FULL	SIZE	□KR	ATED (1.5	 5)		K RATED (2.0)		GROU	ND BAR		EQUIPMI	ENT [☐ ISOLATED	□ВС	TH	
ENCLOSURE :	NEMA 1	□ NEMA	3R	☐ NEM	IA 4X	CLAS	SS (()		FEED	LOCATI	ON:	TOP	1	воттом	□ FE	ED THRU	
PANEL TYPE :	□FUSED	■ CB PI	UG IN	□СВ	BOLT IN						FED	FROM:		NORMAL		EMERGENC		INTERRUE	TABI
		NOTE:																	







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> AR 16,493 SEAL

LICENSE NO.

REVISIONS

6-25-12

REVISIONS

7-18-12

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PROJECT NAME

ELECTRICAL RISER AND SCHEDULES

SHEET TITLE

DRAWN GSJ 05.31.11 SCALE AS NOTED JOB. NO. 110415

SHEET

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CITY OF MIAMI BEA	
APPROVED FOR PERMIT I	
THE FOLLOWING:	
RUII DING:	

BUILDING:
ZONING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:

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RE	REVISIONS							
<u>2</u>	07.17.11	LHT						
4	07.30.11	LHT						
<u>\$</u>	10.15.11	LHT						





PROPOSED RENOVATIC ORLOWSKY REISDEI

PROJECT NAME

ELEVATIONS

07.17.11 SCALE AS NOTED JOB. NO. 110415

SHEET 4 OF 4

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