

PROPOSED INTERIOR REMODELING

5446 N. BAY RD.

Miami Beach, Florida 33140

BR 200 40 11

MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE



ARCHITECT

3
DESIGN
ARCHITECTURE

3260 NW 7TH ST., MIAMI, FL 33125
P: 305.438.9377 | F: 305.438.9379

INDEX OF DRAWINGS:

ARCHITECTURE

A-0.0 COVER SHEET AS SHOWN
A-1.0 EXISTING/DEMO FLOOR PLAN LEVEL 1 AS SHOWN
A-1.1 STAIR SECTION AND DETAILS AS SHOWN
A-1.2 LOUNGE PARTIAL PLAN AS SHOWN

ELECTRICAL

E-1.0 EXISTING/PROPOSED ELECTRICAL PLANS LEVEL 1 & SCHEDULE AS SHOWN

PLUMBING

P-1.0 EXISTING/PROPOSED PLUMBING PLANS LEVEL 1 AS SHOWN

SCOPE OF WORK:

-NEW DECORATIVE PLASTER AT STAIRS RAILINGS
-NEW DECORATIVE CEILING AT STAIRS SPACE
-NEW DECORATIVE WALL PANELS AT STAIRS
-REMOVE AND REPLACE CABINETS AND SINK AT LOUNGE
-NEW LOW VOLTAGE LED
-DEMO WALL AT MASTER BATH
-RELOCATE EXISTING OUTLETS AT LOUNGE

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code - 2017 & Florida Building Code Residential - 2017
City of Miami Beach Zoning Code
Florida Fire Prevention Code - 2010 Edition

LEGAL DESCRIPTION:

LA GORCE SUB PB 14-43
LOT 3 & LOT 4 LESS BEG AT NE COR
LOT 5 W PAR TO S/L LOT 5 FOR
163.6FT M/L TO W/L LOT 4 S TO SW
COR LOT 4 E163.8FT M/L TO POB
BLK 14
LOT SIZE 186.300 X 165
OR 10517-1405 0979 1

ZONING DATA:

ZONING DESIGNATION: RS-3
TYPE OF OCCUPANCY: SINGLE FAMILY RESIDENTIAL

SCOPE OF WORK:

INTERIOR REMODELING AS PER PLAN.

BUILDING HEIGHT:

OF STORIES: 2 ALLOWED: 2 PROVIDED: 2
BLDG HEIGHT FROM CROWN 35'-0" EXISTING
OF ROAD

WORK CLASSIFICATION:

AS PER FBCE 2017 CHAPTER 5 SECTION 504,
THIS WORK SHALL BE CLASSIFIED AS:
ALTERATION-LEVEL 2

FOLIO No:

02-3215-003-1800

AREA OF WORK:

DEMO
STAIRS: 252 SQ.FT
CEILING: 36 SQ.FT
LOUNGE: 70 SQ.FT
MASTER BED ROOM: 160 SQ.FT

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

PROPOSED INTERIOR REMODELING

ISSUE DATE:

REVISIONS:

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

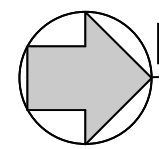
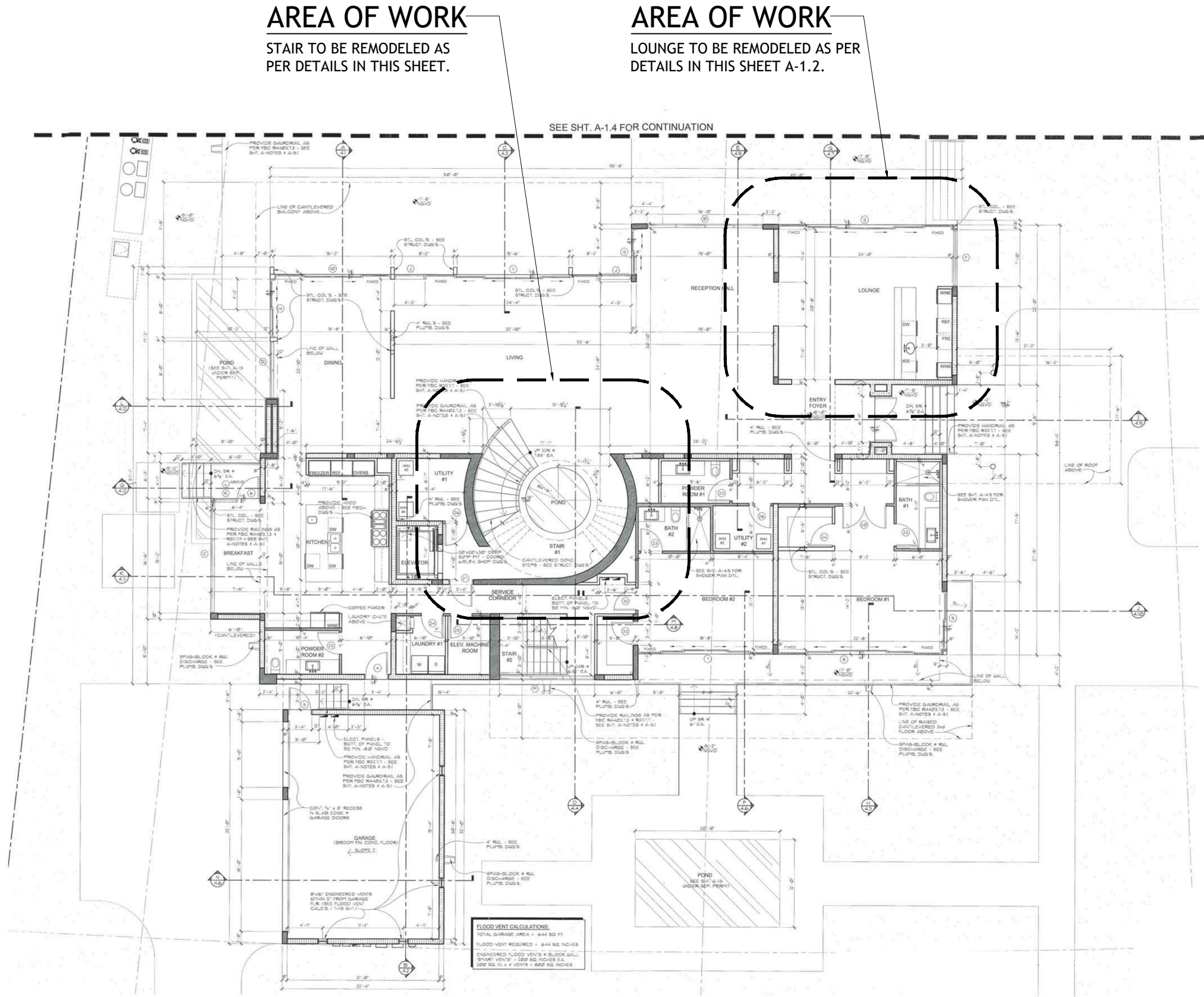
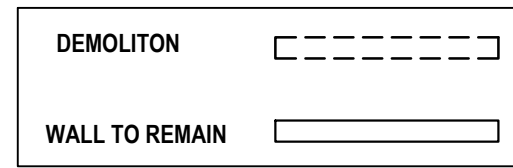
A-0.0

COVER SHEET

GENERAL DEMOLITION NOTES:

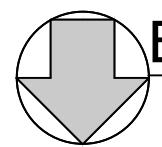
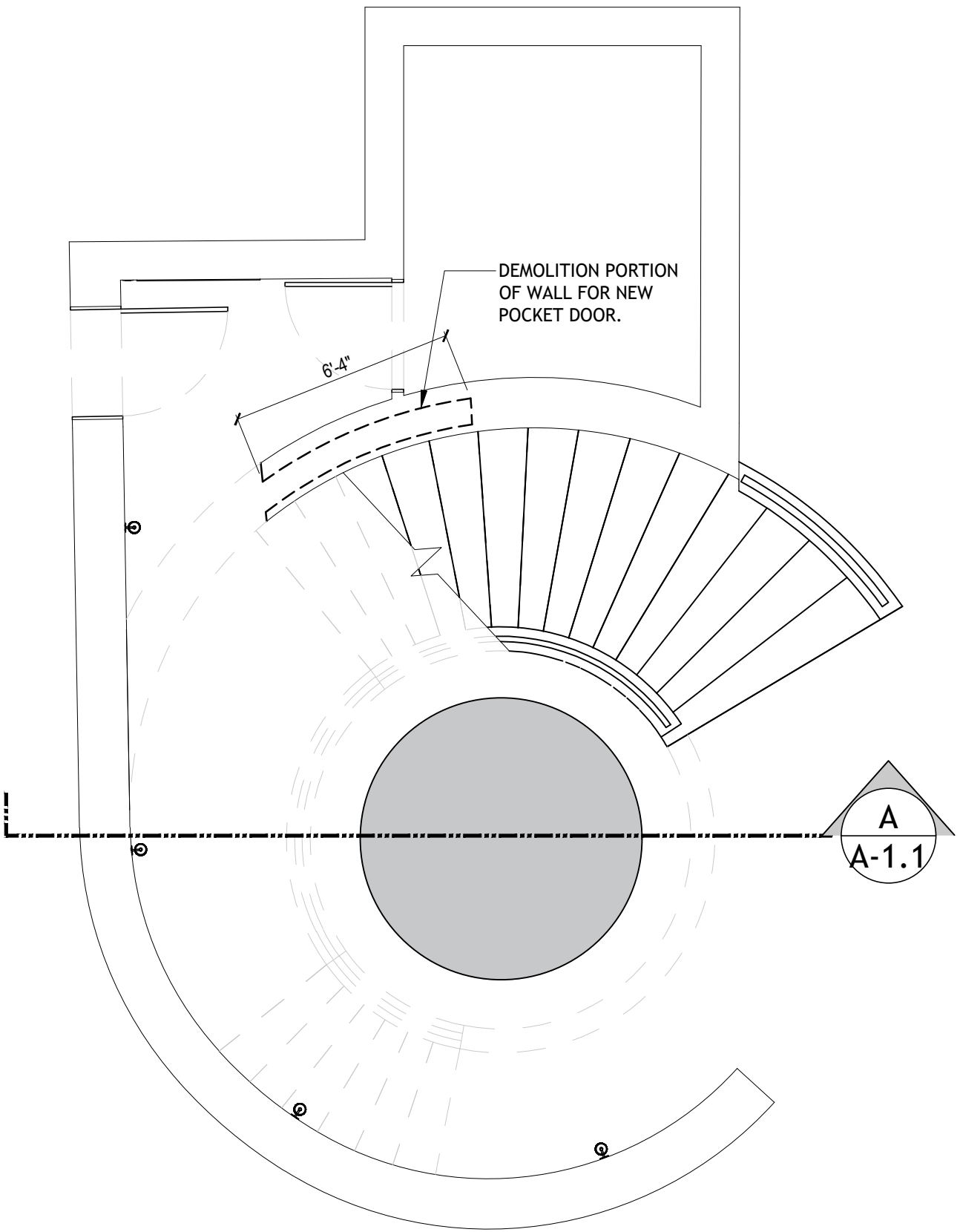
- 1) SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
- 2) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- 4) REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
- 5) ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
- 6) REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNUSABLE DEBRIS DAILY.
- 7) SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
- 8) VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
- 9) VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/ EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE. DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED. EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS, INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS. COORDINATE CONSTRUCTION SITE ACCESS AND HOURS OF WORKING WITH THE OWNER.
- 13) AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING OUT AND LOCKING OUT ALL AFFECTED CIRCUITS PRIOR TO DEMOLITION WORK BEGINNING.
- 14) CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
- 15.) DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH:
A. STRUCTURAL CONTAINMENT, OR
B. WET DUST SUPPRESSION

-NO LOAD BEARING COLUMNS OR WALLS TO BE REMOVED.



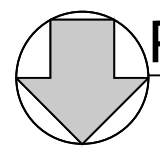
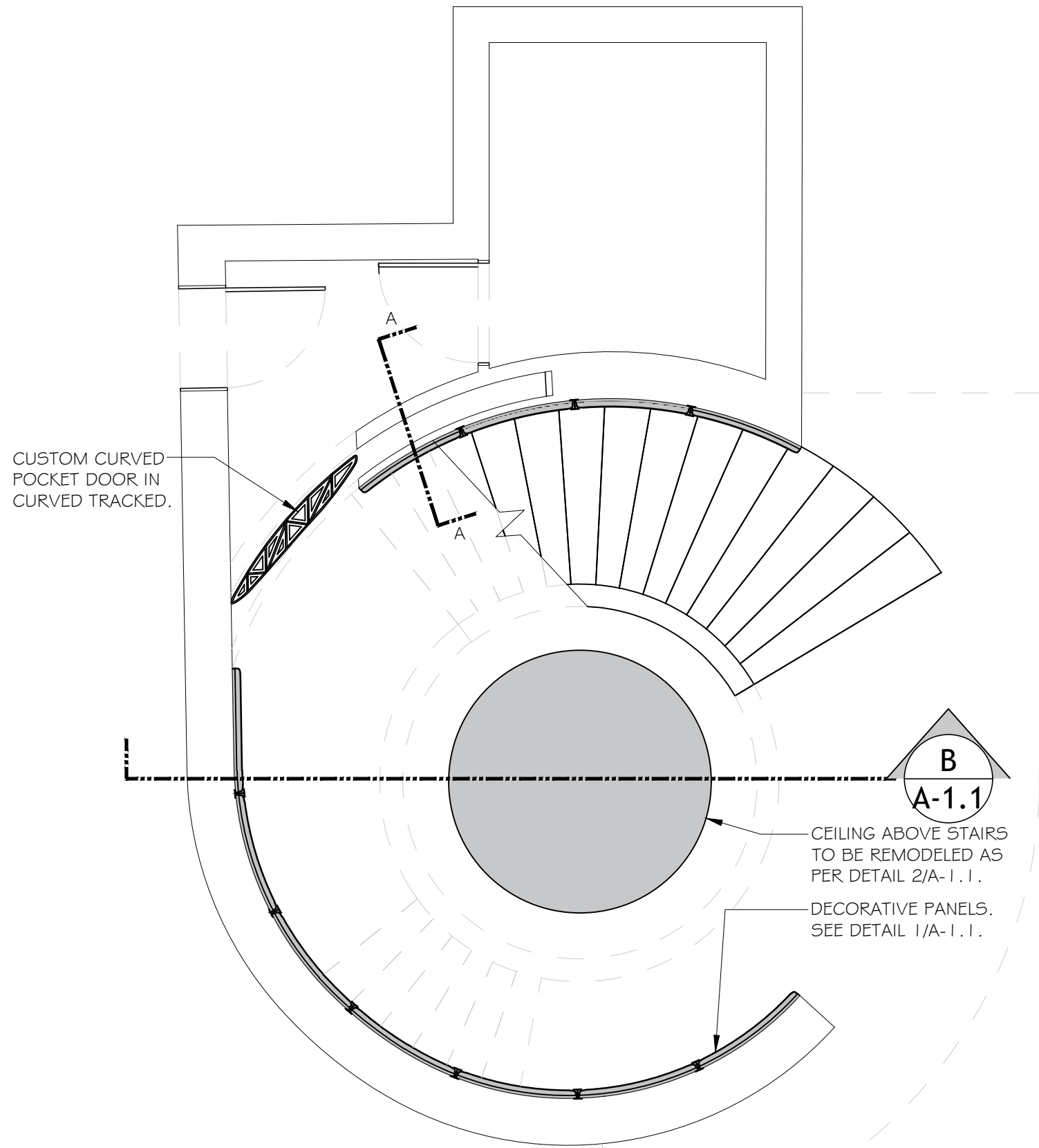
EXISTING FLOOR PLAN LEVEL 1 SHOWN FOR REFERENCE ONLY

SCALE: N.T.S.



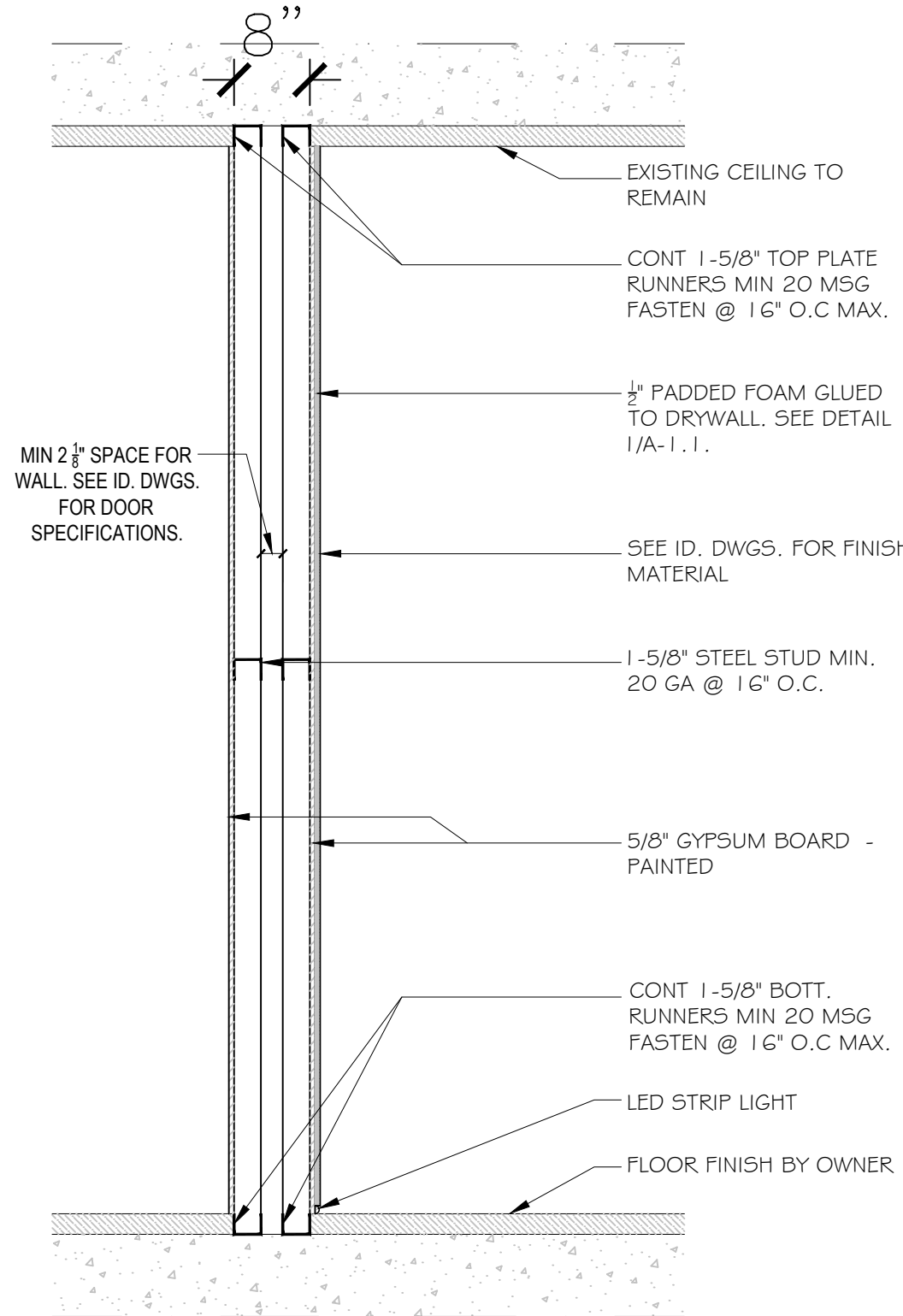
EXISTING PARTIAL FLOOR PLAN @ STAIRS

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



PROPOSED PARTIAL FLOOR PLAN @ STAIRS

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



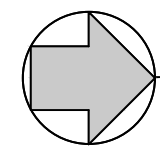
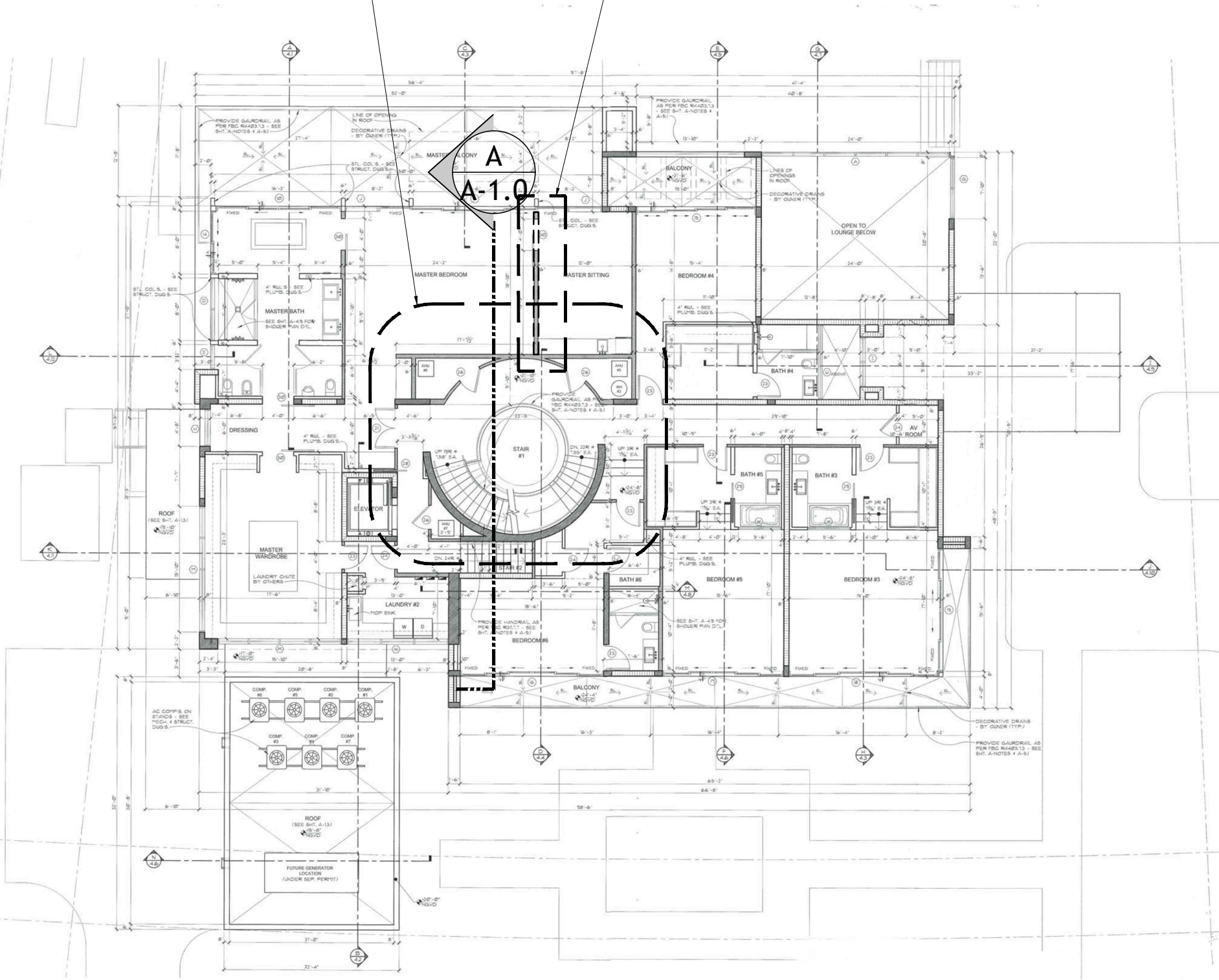
SECTION A-A (POCKET DOOR WALL)

SCALE: 3/4" = 1'-0"

AREA OF WORK
STAIR TO BE REMODELED AS PER DETAILS IN THIS SHEET.

AREA OF WORK

WALL @ MASTER BEDROOM TO BE DEMOLISHED.
FLOOR TO BE REPAIRED AS NEEDED.



EXISTING FLOOR PLAN LEVEL 2 SHOWN FOR REFERENCE ONLY

SCALE: N.T.S.

MISCELLANEOUS NOTES:

- 1- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH. A.F.F.
- 2- THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A SIDE OF DOOR.
- 3- COORDINATE FLOOR FINISHES WITH OWNER.
- 4- SMOOTH SURFACE, NON-ABSORBENT, SLIP RESISTANT, CERAMIC TILED FLOOR & WALLS FULL HEIGHT. TYPICAL @ ALL SHOWERS & TUBS.
- 5- PROVIDE ADDRESS NUMBER (5380) VISIBLE AND LEGIBLE FROM STREET (VERIFY)
- 6- SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
- 7- ALL INTERIOR AREAS TO HAVE A 6" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 6" COVE BASE TILE T.B.D. (U.O.N.)
- 8-WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYP.
- 9-PAINT COLORS UNDER A SEPARATE PERMIT
- 10- FOR INTERIOR FINISHES ,FIXTURES, MILLWORK, HARDWARE,APPLIANCES ETC. REFER TO OWNER OR INTERIOR DESIGNER
- 11- SOUNDPROOFING MATERIAL TO BE USED ON ALL FLOORS AT SECOND LEVEL. MIN. STC RATING OF 50.
- 12- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER ASTM E-84
- 13- ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL WOOD USE BELOW DESIGN FLOOD ELEVATION SHALL BE PRESERVATIVE-TREATED OR NATURALLY DECAY-RESISTANT.
- 14- ALL CLOSET SYSTEMS TO BE SUPPLIED BY OWNER.
- 15- INTERIOR WALLS OF GARAGE TO RECEIVE A SKIM COAT/PAINT FINISH

AA0005689
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125

P: 305.438.9377 | F: 305.438.9379

AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

PROPOSED INTERIOR REMODELING

ISSUE DATE:

REVISIONS:

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

A-1.0

EXISTING/DEMOLITION
FLOOR PLAN
LEVEL 1

AA00035689
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

PROPOSED INTERIOR REMODELING

AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

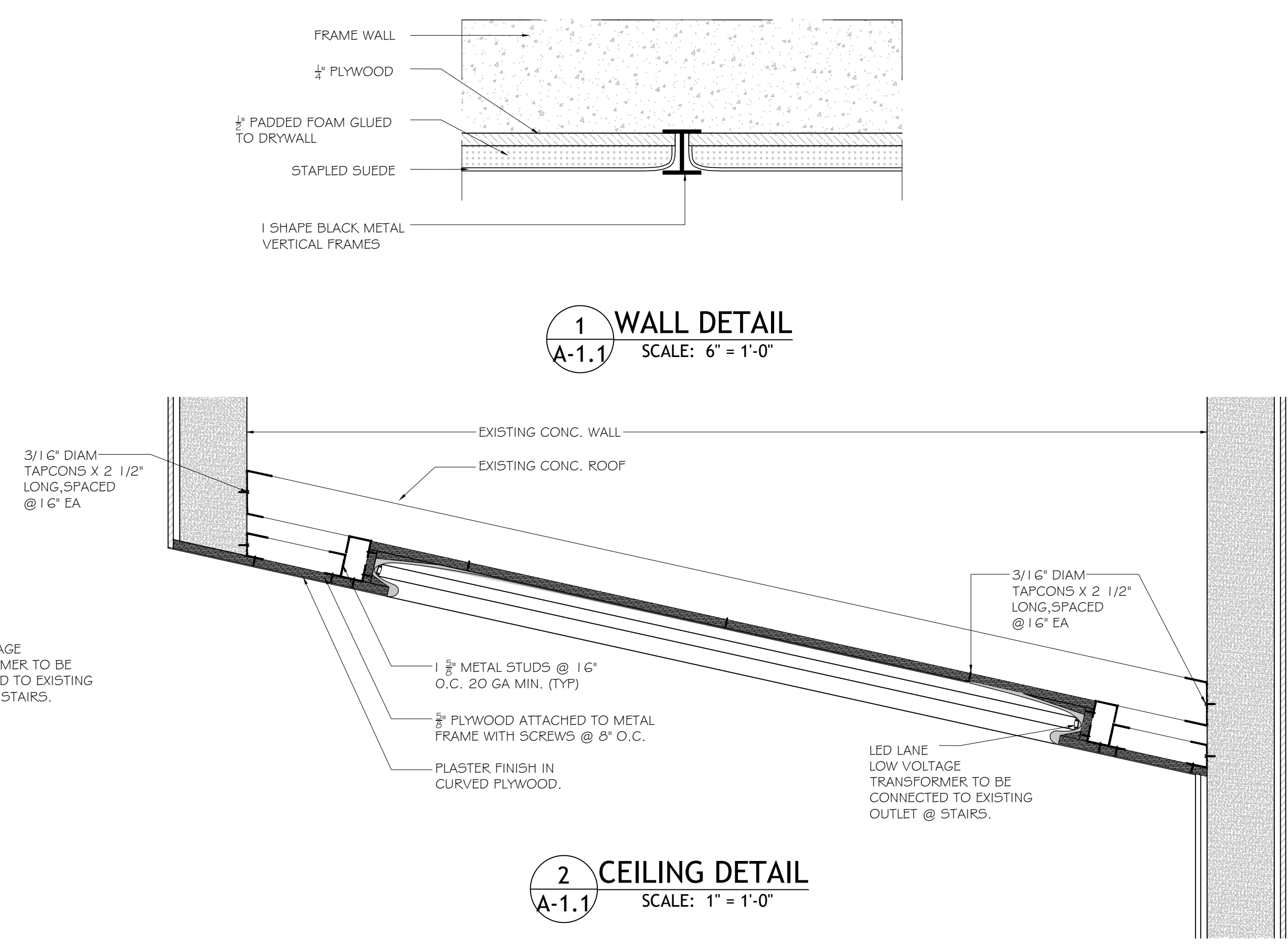
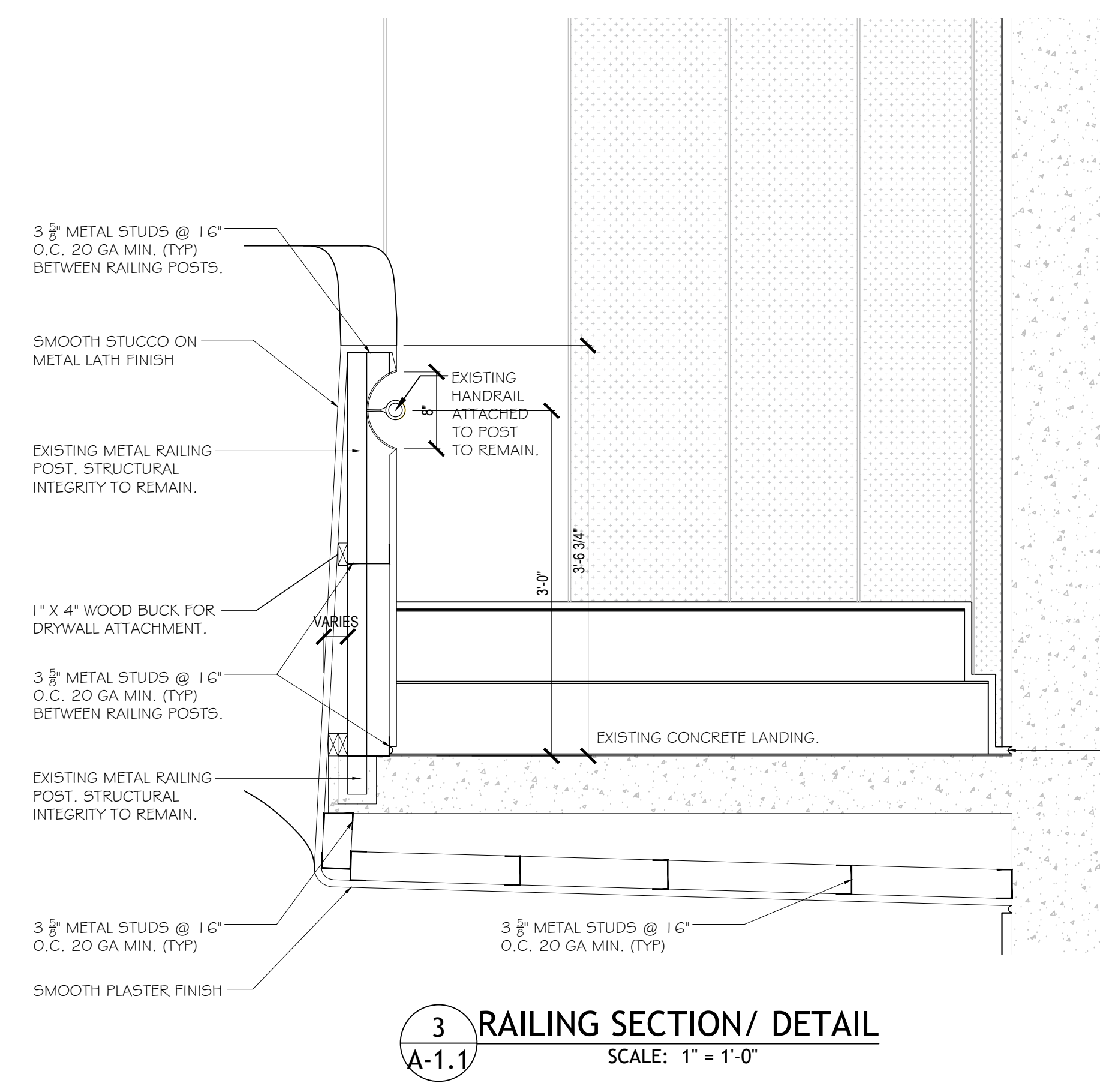
ISSUE DATE:

REVISIONS:

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

A-1.1

STAIRS SECTION
AND DETAILS



FIRESTOPPING NOTE:

FIRESTOPPING SHALL BE INSTALLED (WOOD FRAME CONSTRUCTION):

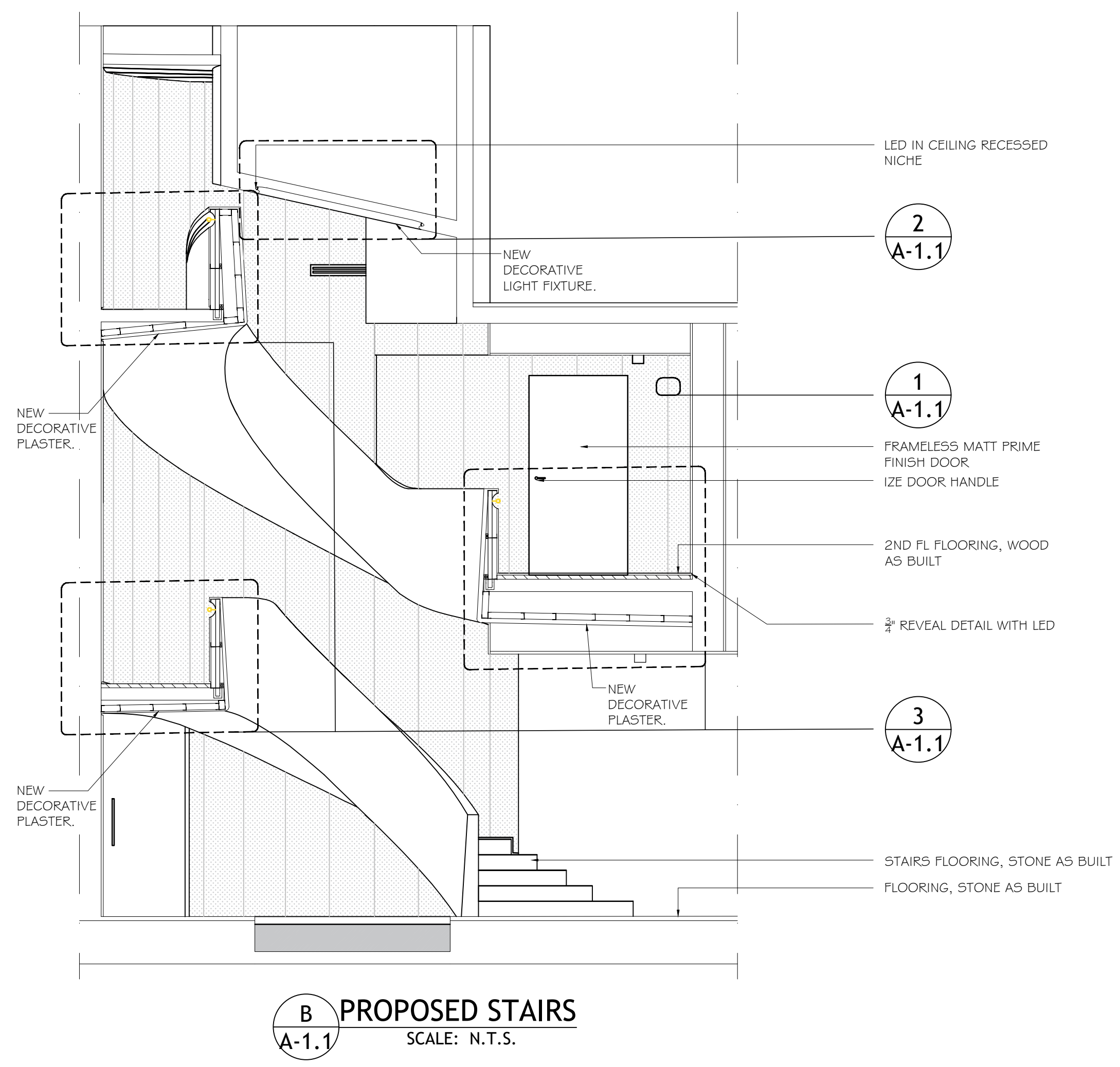
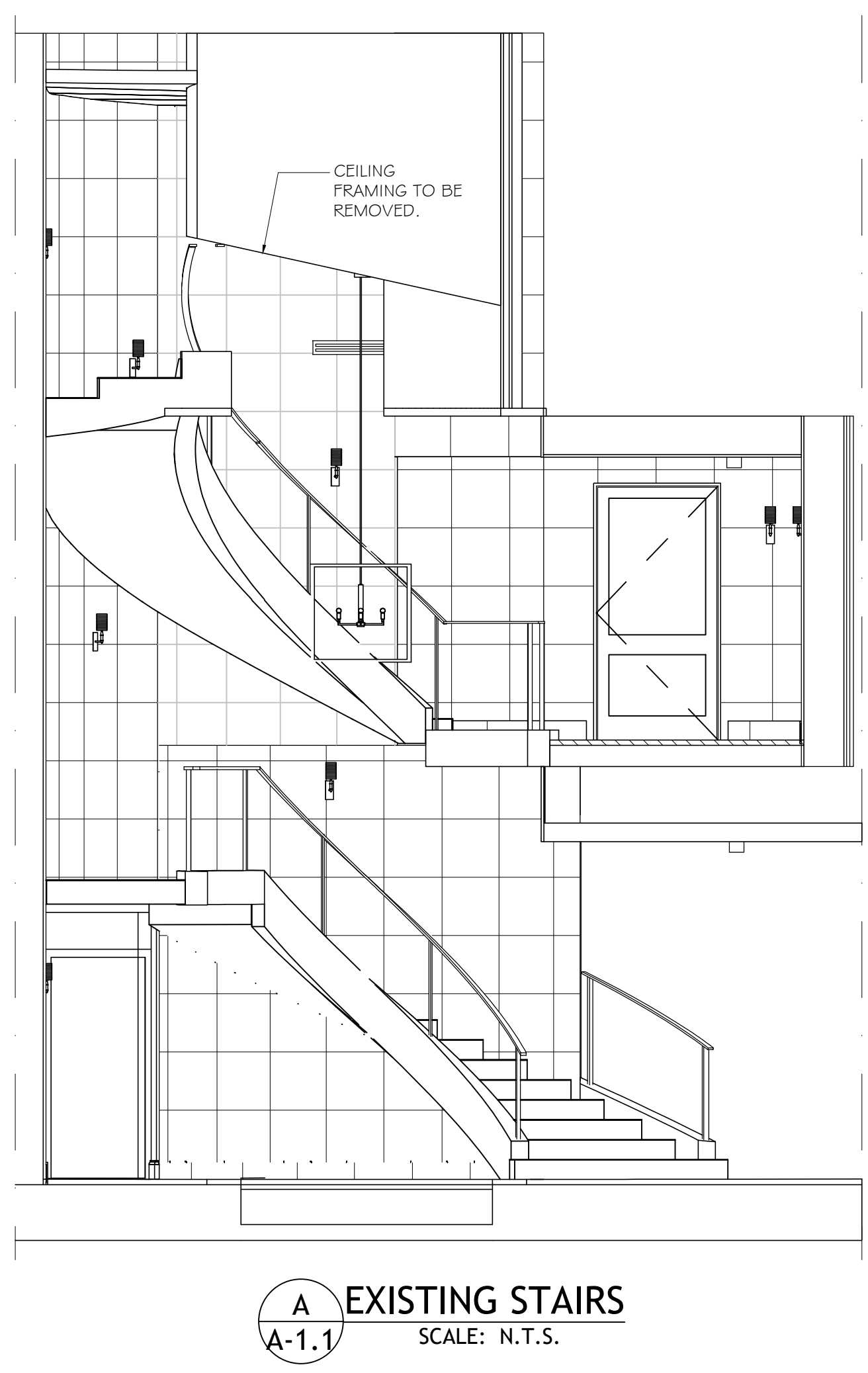
1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS (INCLUDING FURRED SPACES @ CEILING & FLOOR LEVELS TO LIMIT MAX. DIMENSION OF ANY CONCEALED SPACE TO 8 FT).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS (AT LEAST ONCE IN THE MIDDLE OF EACH RUN, @ TOP & BOTTOM, & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS OF THE RUN).
4. AT OPENINGS AROUND VENTS, PIPES, & DUCTS.
5. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FOR THE FULL DEPTH OF THE JOISTS @ THE ENDS & OVER THE SUPPORT.
6. AROUND TOP, BOTTOM, & SIDES OF DOOR POCKETS.

SMOKE DEVELOPED INDEX: (FBC R302.9.2, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

FLAME SPREAD INDEX: (FBC R302.9.1, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.



AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3280 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

PROPOSED INTERIOR REMODELING
AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

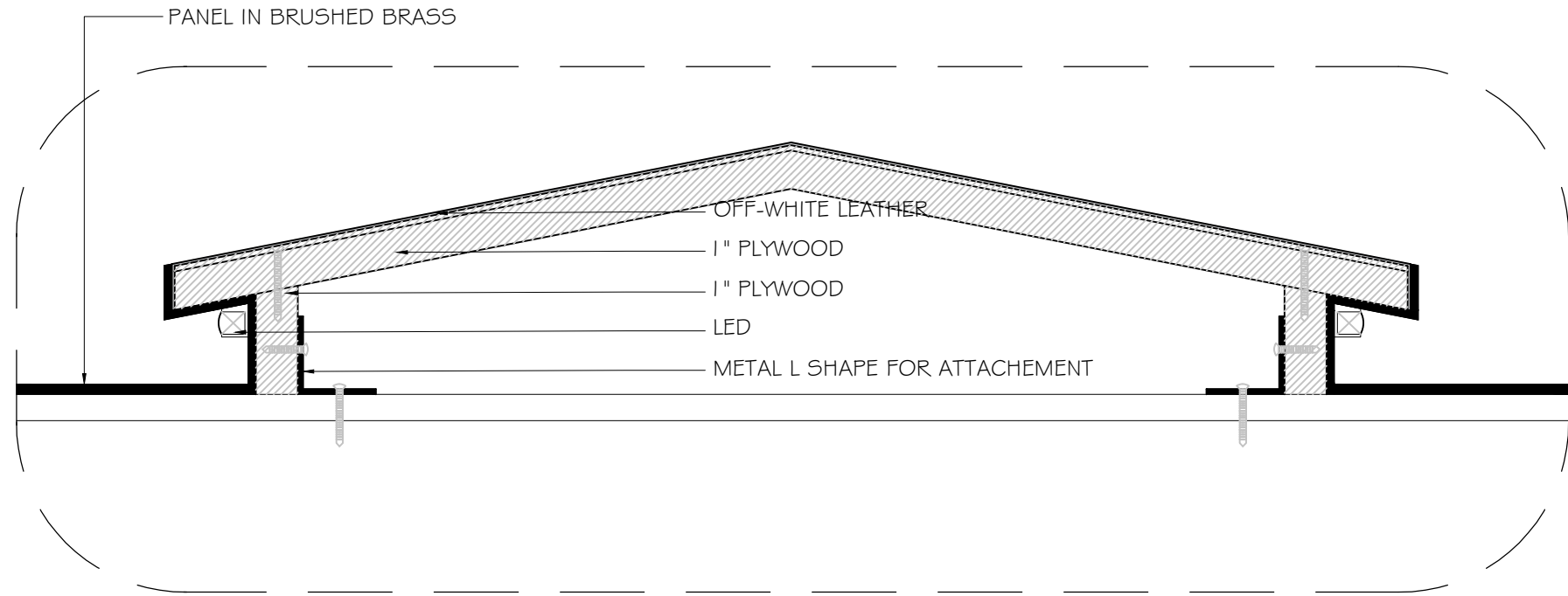
ISSUE DATE:

REVISIONS:

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

A-1.2

LOUNGE PARTIAL
PLAN



1
A-1.2 WALL DETAIL
SCALE: 6" = 1'-0"

FIRESTOPPING NOTE:

FIRESTOPPING SHALL BE INSTALLED (WOOD FRAME CONSTRUCTION):

1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS (INCLUDING PURRED SPACES @ CEILING & FLOOR LEVELS TO LIMIT MAX. DIMENSION OF ANY CONCEALED SPACE TO 8 FT).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS (AT LEAST ONCE IN THE MIDDLE OF EACH RUN, @ TOP & BOTTOM, & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS OF THE RUN).
4. AT OPENINGS AROUND VENTS, PIPES, & DUCTS.
5. IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FOR THE FULL DEPTH OF THE JOISTS @ THE ENDS & OVER THE SUPPORT.
6. AROUND TOP, BOTTOM, & SIDES OF DOOR POCKETS.

SMOKE DEVELOPED INDEX: (FBC R302.9.2, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

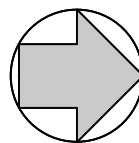
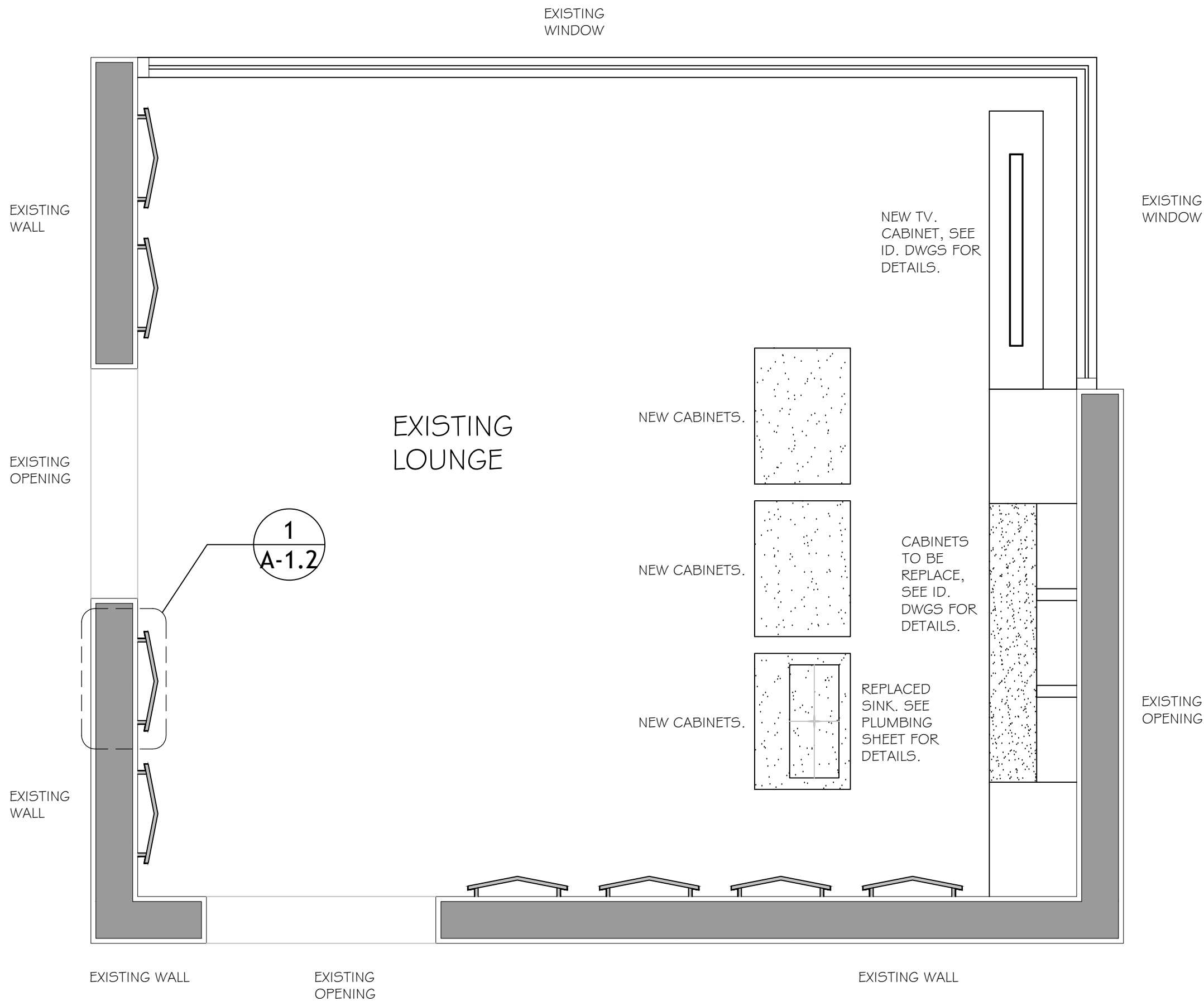
FLAME SPREAD INDEX: (FBC R302.9.1, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.

MISCELLANEOUS NOTES:

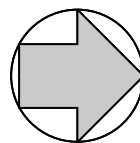
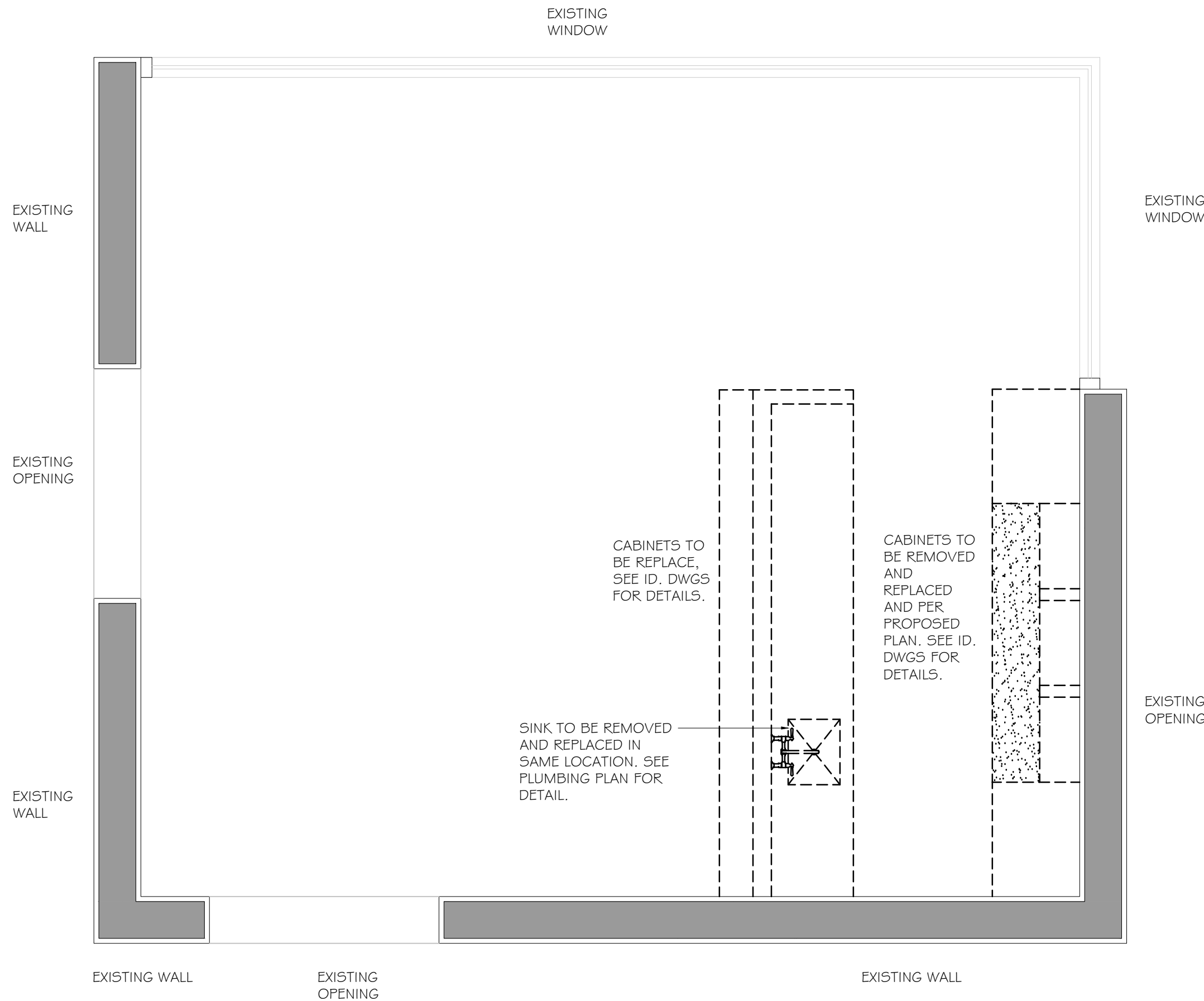
- 1- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH. A.F.F.
- 2- THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A SIDE OF DOOR.
- 3- COORDINATE FLOOR FINISHES WITH OWNER.
- 4- SMOOTH SURFACE, NON-ABSORBENT, SLIP RESISTANT, CERAMIC TILED FLOOR & WALLS FULL HEIGHT. TYPICAL @ ALL SHOWERS & TUBS.
- 5- PROVIDE ADDRESS NUMBER (112) VISIBLE AND LEGIBLE FROM STREET (VERIFY)
- 6- SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
- 7- ALL INTERIOR AREAS TO HAVE A 6" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 6" COVE BASE TILE T.B.D. (U.O.N.)
- 8- WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYP.
- 9- PAINT COLORS UNDER A SEPARATE PERMIT
- 10- FOR INTERIOR FINISHES ,FIXTURES, MILLWORK, HARDWARE,APPLIANCES ETC. REFER TO OWNER OR INTERIOR DESIGNER
- 11- SOUNDPROOFING MATERIAL TO BE USED ON ALL FLOORS AT SECOND LEVEL. MIN. STC RATING OF 50.
- 12- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER ASTM E-84
- 13- ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL WOOD USE BELOW DESIGN FLOOD ELEVATION SHALL BE PRESERVATIVE-TREATED OR NATURALLY DECAY-RESISTANT.
- 14- ALL CLOSET SYSTEMS TO BE SUPPLIED BY OWNER.
- 15- INTERIOR WALLS OF GARAGE TO RECEIVE A SKIM COAT/PAINT FINISH

DIMENSION LINES ARE FROM FACE TO FACE OF METAL STUD WALL AND/OR CMU &/OR CONCRETE WALL (U.O.N.)



PROPOSED LOUNGE PARTIAL PLAN

SCALE: 3/8" = 1'-0"



EXISTING/ DEMOLITION LOUNGE PARTIAL PLAN

SCALE: 3/8" = 1'-0"

DEMOLITON	----
WALL TO REMAIN	=====

GENERAL NOTES:

- ELECTRICAL LAYOUT DRAWINGS ARE PARTIALLY DIAGRAMMATIC. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND HVAC DRAWINGS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL AND ARCHITECTURAL DETAILS, LOCATIONS OF DUCTS, PIPES AND STRUCTURAL STEEL. INSTALL THE ELECTRICAL SYSTEMS WITHOUT INTERFERING WITH DUCTS, PIPES, STRUCTURAL STEEL OR OTHER SYSTEMS. LOCATE LIGHTING SYMMETRICALLY IN PROPER RELATION TO FINISHED AREAS EXCEPT WHERE DIMENSIONED ON THE DRAWINGS OR LOCATED ON REFLECTED CEILING PLANS.
- THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST "CODES IN EFFECT" THE LATEST EDITION (2014 NFPA 70) OF THE NATIONAL ELECTRICAL CODE (N.E.C.), THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY AUTHORITIES HAVING JURISDICTION INCLUDING 2017 FLORIDA BUILDING CODE (F.B.C. 6TH EDITION) AND 2017 FLORIDA FIRE PREVENTION CODE (NFPA-101).
- PROVIDE ADDITIONAL SUPPORTS FOR SWITCHES, PANEL BOARDS, RACEWAYS, TRANSFORMERS, CABLE TRAYS AND OTHER ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT SUITABLE FOR DIRECT MOUNTING. ALL OTHER SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- MOUNT GROUPED DEVICES IN A SINGLE CONTINUOUS GANG BOX. USE PARTITIONS WHERE VOLTAGE BETWEEN EXPOSED LIVE PARTS OF ADJACENT SWITCHES MAY EXCEED 300 VOLTS.
- VERIFY CEILING SUSPENSION SYSTEMS IN THE VARIOUS AREAS AND PROVIDE THE PROPER MOUNTING ACCESSORIES, TRIMS, ETC. TO SUIT THE PARTICULAR AREA.
- ANY CONDUIT AND BOXES FOR HVAC CONTROL WIRING IS INCLUDED IN THIS SCOPE OF WORK. SEE MECHANICAL PLANS FOR LOCATIONS, TYPE AND QUANTITY OF CONTROL DEVICES.
- MAINTENANCE MANUALS AND INSTRUCTIONS: FURNISH THREE (3) SETS OF OPERATING INSTRUCTIONS FOR ANY ELECTRICAL EQUIPMENT INSTALLED AS STATED IN FBC-EC 505.7.4.2. THE MANUALS SHALL BE SUBMITTED TO THE BUILDING'S OWNER AND MUST INCLUDED THE FOLLOWING:
 - SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPERATIONS FOR EACH PIECE OF EQUIPMENT REQUIRED MAINTENANCE.
 - OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRED MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
 - NAMES AND ADDRESSES OF AT LEAST ONE (1) QUALIFIED SERVICE AGENCY.
- ALL ELECTRICAL EQUIPMENT AND INSTALLATION WORK SHALL HAVE A ONE YEAR (1) WARRANTY. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP SHALL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR THE PERIOD OF THE WARRANTY.
- FIRE WALL PENETRATIONS: ANY CONDUIT AND/OR CABLE TRAY PENETRATIONS THROUGH ANY FIRE WALL OR FLOOR SHALL BE FIRE STOPPED EQUAL TO OR GREATER THAN THE RATING OF THE FIRE WALL OR FLOOR THAT THEY PASS THROUGH. USE ONLY ALL APPROVED METHODS AND ASSEMBLIES. RECEPTACLES LOCATED ON OPPOSITE SIDES OF A FIRE BARRIER SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 20".
- PERMITS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, FEES INSPECTIONS, AND POWER COMPANY AID TO COMPLETE WORK SHOWN. INCLUDE ALL POWER COMPANY COSTS IN BID.
- CUTTING AND PATCHING: PROVIDE ALL CUTTING REQUIRED TO DO THE WORK. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO AND MATCHING APPEARANCE OF EXISTING CONSTRUCTION. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL.
- GROUNDING: ALL PARTS OF THE SYSTEM SHALL BE GROUNDED IN STRICT ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- WIRING DEVICES AND PLATES: SWITCHES SHALL BE HUBBELL OR LEVITON 20A 125VOLT AC COMMERCIAL SPECIFICATION GRADE. COLOR WHITE UNLESS NOTED OTHERWISE. USE STEEL COVER PLATES IN UNFINISHED AREAS AND MATCHING PLASTIC COVER PLATES IN FINISHED AREAS.
- SAFETY SWITCHES: USE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE AS REQUIRED. NEMA TYPE 1 INDOORS AND NEMA TYPE 3R FOR OUTDOORS. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL WHERE SHOWN OR REQUIRED BY CODE. FUSES: USE DUAL ELEMENT, CURRENT LIMITING, TIME DELAY TYPE OR AS SPECIFIED BY EQUIPMENT SUPPLIER.
- PANELBOARDS: USE PANELBOARDS WITH BOLT ON TYPE BREAKERS ONLY. PANELBOARDS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH PANELBOARD INSTALLED.
- LOADCENTERS: LOADCENTERS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH LOADCENTER INSTALLED.
- COORDINATION: COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AND LOCAL UTILITY COMPANY. COORDINATE METERING REQUIREMENTS WITH LOCAL ELECTRICAL UTILITY COMPANY.
- EQUIPMENT: CONNECT ALL ELECTRICALLY OPERATED EQUIPMENT INCLUDING HVAC. USE NEMA 3R DEVICES OUTDOORS. VERIFY LOADS AND LOCATIONS OF EQUIPMENT BEFORE CONNECTION. SIZE BREAKERS, DISCONNECTS, AND FUSES ACCORDING TO THE EQUIPMENT NAMEPLATE. SIZE WIRE ACCORDING TO THE NEC. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND OTHER TRADES AND SHALL BE RESPONSIBLE FOR MODIFYING THE CONNECTIONS WIRE, DISCONNECTS, BREAKERS, ETC. SHOWN ON THE DRAWINGS IN ORDER TO MAKE A COMPLETE INSTALLATION AND TO SATISFY THE MANUFACTURER'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS TO COMPLETE THE INSTALLATION.
- RECORD DRAWINGS: MAINTAIN A RECORD SET OF ALL CHANGES DURING CONSTRUCTION. RECORD CHANGES ON A CLEAN SET OF CONTRACT CONSTRUCTION DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER WITH IN 30 DAYS OF COMPLETION. RECORD DRAWINGS SHALL INCLUDED A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION AS PER FBC-EC 505.7.4.1.
- IDENTIFICATION: IDENTIFY ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INSTALLED ON THE PROJECT. EXAMPLES INCLUDE PANELBOARDS, MOTOR STARTERS, DISCONNECTS, AND CONTROL PANELS. IDENTIFY WITH PERMANENT PLASTIC NAMEPLATES.
- MULTIWIRE BRANCH CIRCUITS: MULTIWIRE BRACH CIRCUIT CONDUCTORS MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS AT THE POINT OF ORIGIN. PROVIDE COMMON TRIPS TO ALL MULTIWIRE BRANCH CIRCUITS BY EITHER A 2 OR 3 POLE CIRCUIT BREAKERS OR HANDLE TIES ON 1 ALL POLE BREAKERS SERVING THE MULTIWIRE BRANCH CIRCUIT.
- CONDUCTORS: ALL CONDUCTORS SHALL BE THWN COPPER UNLESS OTHERWISE SPECIFIED. GREEN INSULATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUIT WIRING.
- CONDUITS: ALL INTERIOR CONDUITS SHALL BE EMT OR MC CABLE. ALL HOMERUNS SHALL BE EMT. ALL EXTERIOR AND UNDERGROUND CONDUITS SHALL BE RIGID NON-METALLIC CONDUIT (RNC) SCHDEULE 80. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED CONCEALED IN FINISHED AREAS, UNLESS OTHERWISE NOTED. PLASTIC TYPE CONDUITS AND COMBUSTIBLE TYPE CONDUITS ARE NEVER TO BE USED IN AN AIR RETURN PLENUM. REFER TO MECHANICAL DRAWINGS OR FIELD VERIFY PLENUMS IN EXISTING INSTALLATIONS.
- RECESSED LIGHTING: ALL RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS MEETING ASTM-E-283 (AIR TIGHT) AS PER FBC-EC 502.3.8.
- VOLTAGE DROP: CONTRACTOR SHALL SIZE CONDUCTORS PROPERLY DEPENDING ON DISTANCE TO ENSURE A MAXIMUM VOLTAGE DROP ON FEEDERS TO BE LESS THAN 2% AND LESS THAN 3% ON BRANCH CIRCUITS. IN NO EVENT SHALL THE TOTAL VOLTAGE DROP TO THE LAST DEVICE BE GREATER THAT 5% OF THE SERVICE VOLTAGE.
- THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE INSTALLATION AND SYSTEMS RELATED TO THE WORK AND SHALL INCLUDE IN THE BID PROPOSAL ALL LABOR AND MATERIALS REQUIRED FOR THE ELECTRICAL INSTALLATION TO BE COMPLETE AND OPERATIVE. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN THE FIELD BEFORE COMMENCEMENT OF THE WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN THE DRAWING AND EXISTING FIELD CONDITIONS TO THE ENGINEER FOR CLARIFICATIONS BEFORE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING ANY EQUIPMENT.
- UPON COMPLETION OF HIS WORK, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO THE OWNER THAT THE NEW INSTALLATION IS OPERATING AS INTENDED. ANY DEFECTS OR DEFICIENCIES IN THE MATERIALS OR INSTALLATION WORK SHALL BE CORRECTED IMMEDIATELY BY AND AT THE CONTRACTOR'S EXPENSE. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY.
- ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. LISTED AND APPROVED FOR INTENDED USE. ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
- PROVIDE MINIMUM 10 FEET SLACK CONDUCTOR FOR SPARE WIRING INSIDE WIRE WAYS OR PULL BOXES.
- CONTRACTOR SHALL VERIFY FLOOD CRITERIA LEVEL BEFORE ORDERING ANY EQUIPMENT OR COMMENCING ANY WORK. ELECTRICAL INSTALLATION MUST BE ABOVE FLOOD CRITERIA.

LED LOW VOLTAGE
TRANSFORMER TO CONNECT
TO EXISTING OUTLET. SEE
DETAIL 1/A-1.2.

LED LOW VOLTAGE
TRANSFORMER TO CONNECT
TO EXISTING OUTLET. SEE
DETAIL 1/A-1.2.

LED LOW VOLTAGE
TRANSFORMER TO CONNECT
TO EXISTING OUTLET. SEE
DETAIL 1/A-1.2.

GENERAL NOTES:

- ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT AS PER NEC406.12
- PROVIDE AFCI (ARCH FAULT CIRCUIT INTERRUPTER) TYPE CIRCUIT BREAKERS ON ALL 120 VOLT CIRCUITS
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS
- ALL LIGHTING FIXTURES SHALL HAVE A NTRL MARK.

LEGEND:
ETR - EXISTING TO REMAIN
TBR - TO BE RELOCATED
RH - RELOCATED HERE
N - NEW
R - REMOVE

PROPOSED ELECTRICAL PLAN LEVEL 1

SCALE: 3/8"=1'-0"

EXISTING ELECTRICAL PLAN LEVEL 1

SCALE: 3/8"=1'-0"

SMOKE ALARM NOTE:

- ALL SMOKE/ CARBON MONOXIDE ALARMS, SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034
- NEW OR RELOCATED SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS BATHTUB OR SHOWER.
- ALL SMOKE ALARMS SHALL BE INTERCONNECTED.

PANEL - B													
<input checked="" type="checkbox"/> FLUSH <input type="checkbox"/> TOP FEED		<input type="checkbox"/> SURFACE <input checked="" type="checkbox"/> BOTTOM FEED		<input checked="" type="checkbox"/> GROUND BUS		NEMA 1		<input checked="" type="checkbox"/> NEUTRAL		<input type="checkbox"/> MAIN BKR.		<input type="checkbox"/> SHUNT TRIP	
120/240 VOLTS,		225 AMP BUS		1 Ø 3 WIRE		LUGS ONLY		<input type="checkbox"/> 50%		FRAME - A.		14 K AIC	
<input type="checkbox"/> 200%								<input type="checkbox"/> 200%		TRIP - A.		@240 VOLTS	
LOAD DESCRIPTION	WIRE & CONDUIT	POLE	AMP TRIP	CKT. K.V.A.	CKT. NO.	LOAD (KVA)		CKT. NO.	CKT. K.V.A.	AMP TRIP	POLE	WIRE & CONDUIT	LOAD DESCRIPTION
* RECEPT - LOUNGE	#12, 1/2"	1	20	0.5	1	1.0		2	0.5	20	1	#12, 1/2"	RECEPT - BEDROOM 2 *
* RECEPT - LOUNGE	#12, 1/2"	1	20	0.5	3		1.0	4	0.5	20	1	#12, 1/2"	RECEPT - BEDROOM 1 *
* RECEPT - LOUNGE	#12, 1/2"	1	20	0.5	5	1.0		6	0.5	20	1	#12, 1/2"	RECEPT - BATH 2
* RECEPT - LOUNGE	#12, 1/2"	1	20	0.5	7		1.0	8	0.5	20	1	#12, 1/2"	RECEPT - BATH 1
EWB-1	#4, 1"	2	80	7.5	9	7.5		10	0.3	20	1	#12, 1/2"	RECIRC. PUMP
				7.5	11		8.7	12	1.2	20	1	#12, 1/2"	DISHWASHER
EWB-2	#4, 1"	2	80	7.5	13	8.4		14	0.9	20	1	#12, 1/2"	ICE MACHINE
				7.5	15		8.3	16	0.8	20	1	#12, 1/2"	WINE COOLER
* RECEPT - LOUNGE	#12, 1/2"	1	20	0.5	17	1.3		18	0.8	20	1	#12, 1/2"	WINE COOLER
SPACE					19		0.8	20	0.8	20	1	#12, 1/2"	REFRIGERATOR
* RECEPT - ENTRY FOYER	#12, 1/2"	1	20	0.5	21	1.4		22	0.9	20	1	#12, 1/2"	FREEZER
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	23		0.5	24	0.5	20	1	#12, 1/2"	LIGHTS - LOUNGE *
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	25			26					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	27		0.5	28					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	29		0.5	30					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	31		0.5	32					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	33		0.5	34					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	15	0.5	35		0.5	36					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	37		0.5	38					SPACE
* LIGHTS VIA DIMMING PANEL 2	#12, 1/2"	1	20	0.5	39		0.5	40					SPACE
ELEV. CAB. LIGHTS	#12, 1/2"	1	15	0.6	41	0.6		42					SPACE
						22.1	21.5	NOTES:					
						TOTAL CONNECTED LOAD: 43.6 KVA;		182 AMPS					

* PROVIDE ARC-FAULT TYPE C.B.

04/10/2020
04/03/2020

AJ00035689
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

AT:
5446 N. BAY RD
MIAMI BEACH, FLORIDA 33140

PROPOSED INTERIOR REMODELING

ISSUE DATE:

REVISIONS:

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

E-1.0

EXISTING/PROPOSED
ELECTRICAL PLANS
LEVEL 1 & SCHEDULE

04/03/2020

AA00035689
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

PROPOSED INTERIOR REMODELING

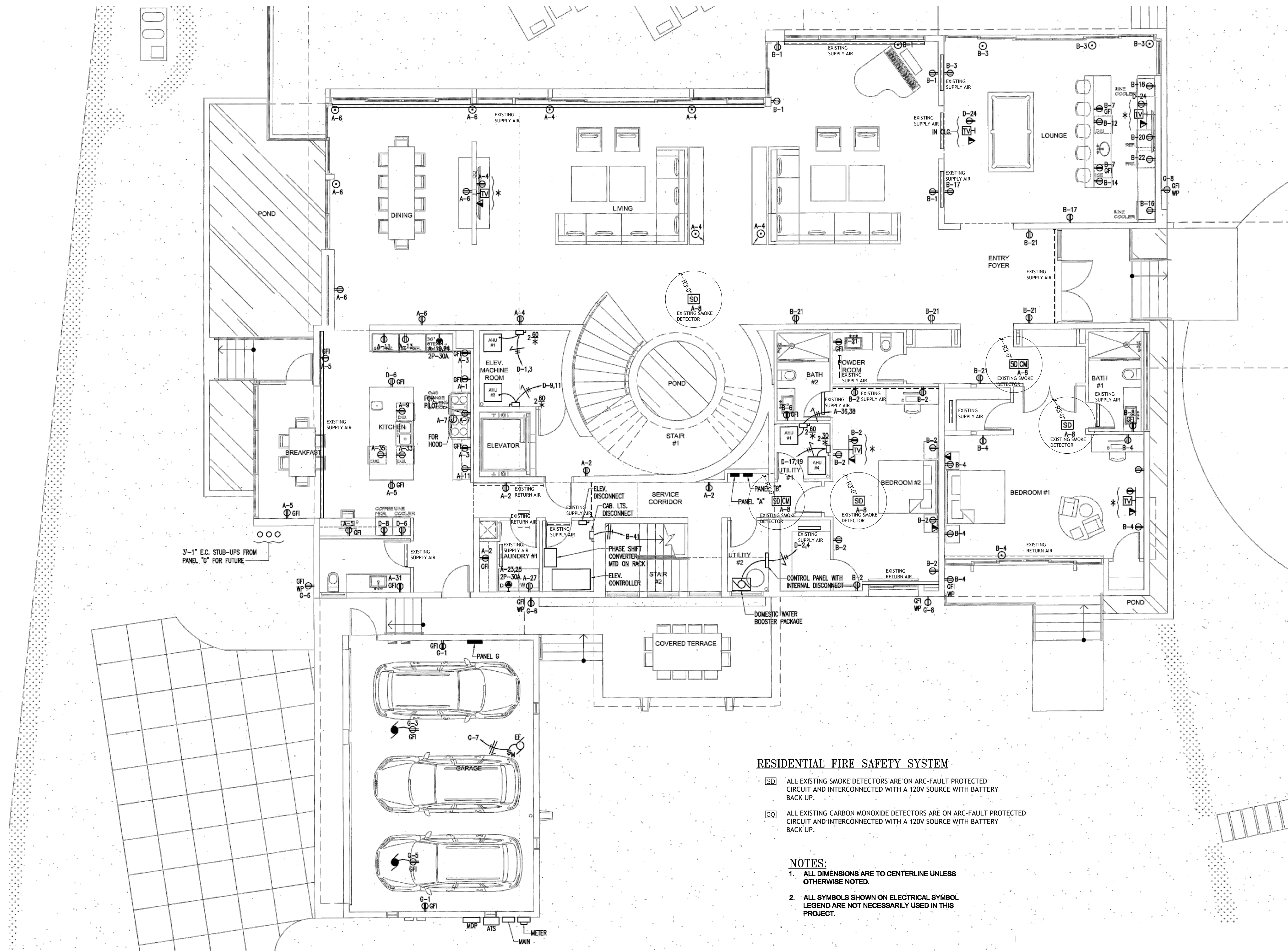
ISSUE DATE:

REVISIONS:

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

E-2.0

EXISTING ELECTRICAL
PLAN LEVEL 1



EXISTING ELECTRICAL PLAN LEVEL 1

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

04/03/2020

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE
3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

PROPOSED INTERIOR REMODELING

AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

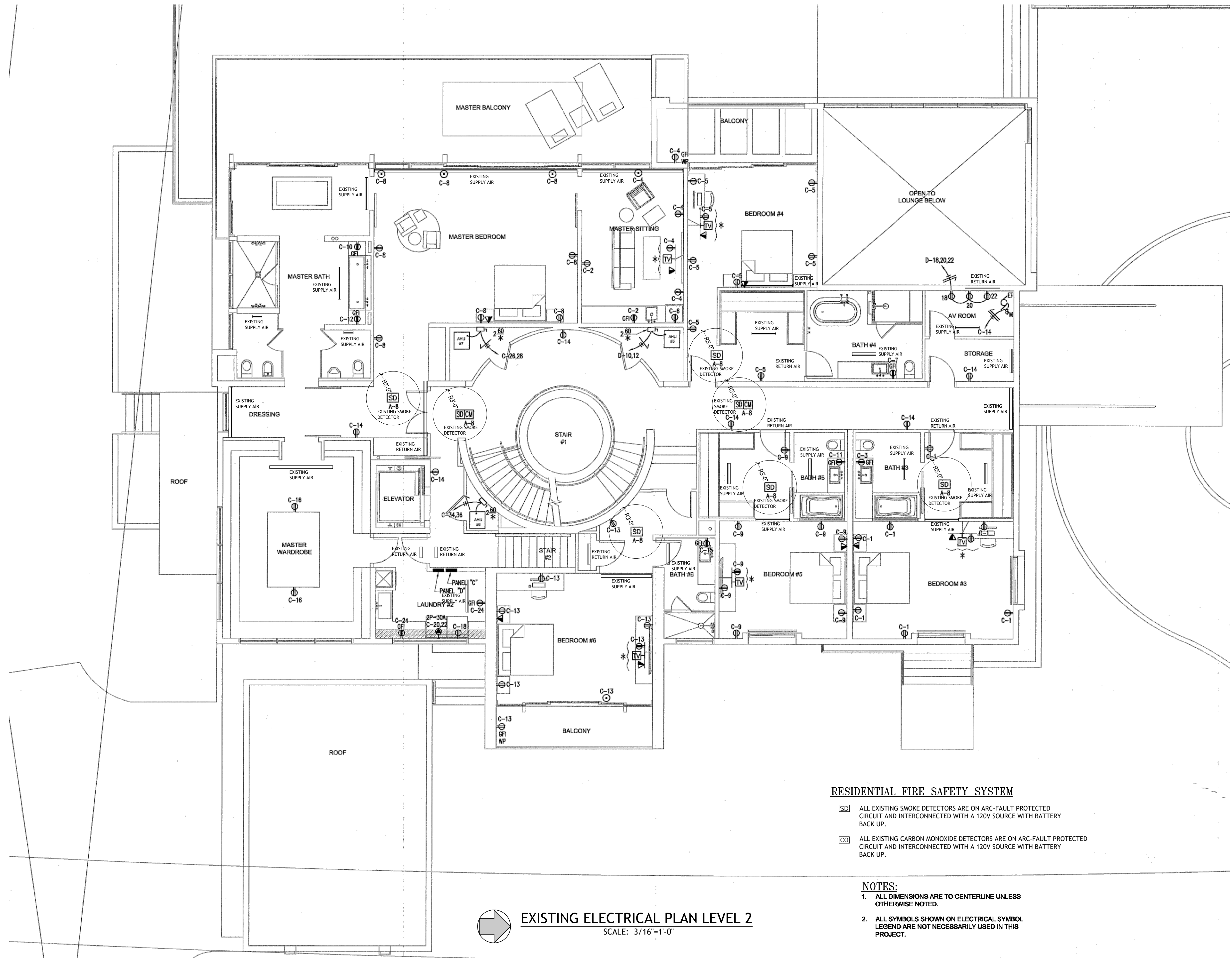
ISSUE DATE:

REVISIONS:

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

E-3.0

EXISTING ELECTRICAL
PLAN LEVEL 2

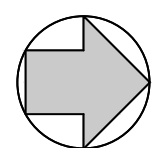


RESIDENTIAL FIRE SAFETY SYSTEM

- SD ALL EXISTING SMOKE DETECTORS ARE ON ARC-FAULT PROTECTED CIRCUIT AND INTERCONNECTED WITH A 120V SOURCE WITH BATTERY BACK UP.
- CO ALL EXISTING CARBON MONOXIDE DETECTORS ARE ON ARC-FAULT PROTECTED CIRCUIT AND INTERCONNECTED WITH A 120V SOURCE WITH BATTERY BACK UP.

NOTES:

- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL SYMBOLS SHOWN ON ELECTRICAL SYMBOL LEGEND ARE NOT NECESSARILY USED IN THIS PROJECT.



EXISTING ELECTRICAL PLAN LEVEL 2

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

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE
3280 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

PROPOSED INTERIOR REMODELING
AT:
5446 N. BAY RD.
MIAMI BEACH, FLORIDA 33140

ISSUE DATE:
REVISIONS:

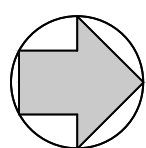
THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

P-1.0

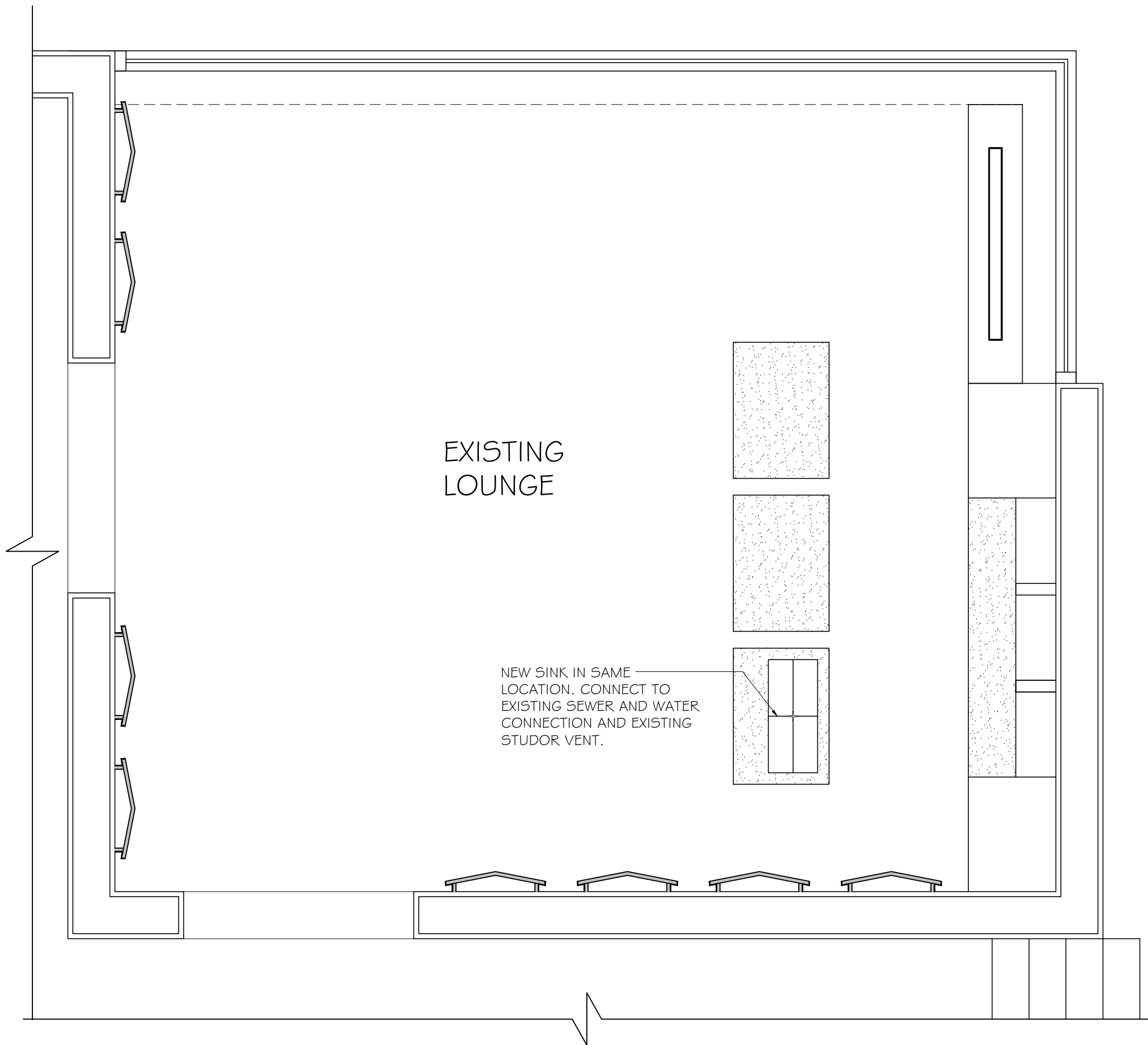
EXISTING/PROPOSED
ELECTRICAL PLANS &
SCHEDULE

SPECIFICATIONS:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017 (6TH EDITION), STATE AND LOCAL ORDINANCES.
- BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. FALL FOR 3" PIPE AND LARGER 1/2" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
- PROVIDE CLEAN OUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLEAN-OUTS TO BE FLUSH MOUNTED.
- MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
 - DRAINAGE WASTE AND VENT PIPING UNDERGROUND: PVC (DWV) PIPING SCHEDULE 40 CONFORMING ASTM D-2665. ABOVE GROUND: PVC DRAINAGE WASTE & VENT (DWV) SCHEDULE 40 CONFORMING ASTM D-2665 OR CAST IRON NO HUB PIPE AS PER CISPI STANDARD 301. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE INSTALLED IN AIR RETURN PLENUM.
 - WATER PIPING: COPPER TYPE "L" ASTM B-88 ABOVE GROUND AND COPPER TYPE "K" ASTM B-88 UNDERGROUND.PROVIDE 1" THICK MIN. FIBERGLASS INSULATION TO ALL HOT WATER AND HOT WATER RECIRCULATION PIPING.
 - CONDENSATE DRAIN PIPING: COPPER TYPE "M" ASTM B-88 INSIDE THE BUILDING AND PVC SCHEDULE 40 ABOVE ROOF AND UNDERGROUND. PROVIDE 1/2" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING.
 - FLOOR CLEAN OUTS: JOSAM SERIES 56020 OR EQUAL.
 - WALL CLEAN OUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
 - VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
 - HOSE BIBBS: "CHICAGO" MFR OR EQUAL WITH VACUUM BREAKER.
 - AIR ADMITTANCE VALVE: STUDOR® MINI-VENT® OR APPROVED EQUAL.
 - WATER HAMMER ARRESTORS (SHOCK ABSORBERS): AS PER PDI STANDARDS WH-201 "J.R. SMITH" MODEL: HYDROTROL OR APPROVED EQUAL. PROVIDE ACCESS PANEL.
 - GAS PIPING: BLACK STEEL PIPE SCHEDULE 40 ASTM A 120 SEAMLESS. FITTINGS: MALLEABLE IRON THREAD ANSI 1316.3 CLASS 150. ENCASED PIPING: PLASTIC PVC SCHEDULE 40 ASTM 01785. UNDERGROUND PIPING: (PE) POLYETHYLENE GAS PIPING CONFORM TO ASTM D 2513.
- PERFORM THE FOLLOWING TEST:
 - WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSI FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
 - DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
 - GAS SYSTEM: TEST ALL GAS PIPING AS INDICATED ON NFPA 54
 - CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
 - COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
 - STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.
- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING SANITARY & WATER POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.
- PLUMBING CONTRACTOR SHALL PAY ALL FEES AND INSPECTION CHARGES REQUIRED.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR INSTALLATION.
- OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE A/C PLANS FOR LOCATION OF UNITS AND DRAINS.
- PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- COORDINATE WORK WITH OTHER TRADES.
- FURNISH AND INSTALL FIXTURE AS SPECIFIED IN PLUMBING FIXTURE SCHEDULE.
- EACH PLUMBING FIXTURE SHALL BE PROVIDE WITH AIR CHAMBER OR WATER HAMMER ARRESTORS (SHOCK ABSORBER) AS PER FBC 604.3
- PROVIDE SHUTOFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE.
- WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO COONNECT BOTH TYPES OF PIPES.
- ALL PLUMBING FIXTURES & FAUCETS SHALL COMPLY WITH THE MAXIMUM FLOW RATE & CONSUMPTION STATED ON F.B.C. TABLE 604.4.
- PLUMBING FIXTURES & EQUIPMENT SHALL CONFORM WITH THE SPECIFICATIONS, CONNECTIONS AND TESTING LABORATORIES APPROVALS AS STATED ON F.B.C. SECTION 406 THRU 421



PROPOSED PLUMBING PLAN LEVEL 1
SCALE: 3/8"=1'-0"



PLUMBING SCOPE OF WORK:
1-REMOVED AND REPLACE SINK @ LOUNGE IN SAME LOCATION.

As per FBC P2708.3 Water supply risers from the shower valve to the shower head outlet, whether exposed or concealed, shall be attached to the structure using support devices designed for use with the specific piping material or fittings anchored with screws.

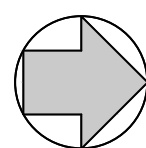
MAXIMUM WATER CONSUMPTION AS PER MIAMI DADE ARTICLE III SEC 08-31:

Sink (Faucet)	1.5 gpm at 60 psi
---------------	-------------------

All new fixture to be in compliance with table P-2701.1 of FBC-R.

MARKS	DESCRIPTION	WASTE	C.W.	H.W.	REMARKS/SPECS
P 1	KITCHEN SINK	1 1/2"	1/2"	1/2"	S I GLE COM/PART/VEI T COUI TER TOP

- NOTES
- COI TRACTOR TO OBTAIN APPROVAL FROM OWNER FOR FIXTURES & FAUCETS SELECT OIL, STYLE, FINISH & COLOR BEFORE INSTALLATION
 - ALL PLUMBING FIXTURES & FAUCETS SHALL COMPLY WITH THE MAXIMUM FLOW RATE & CONSUMPTION STATED ON F.B.C. TABLE 604.4



EXISTING PLUMBING PLAN LEVEL 1
SCALE: 3/8"=1'-0"

