

BC 1910502

SCOPE OF WORK:

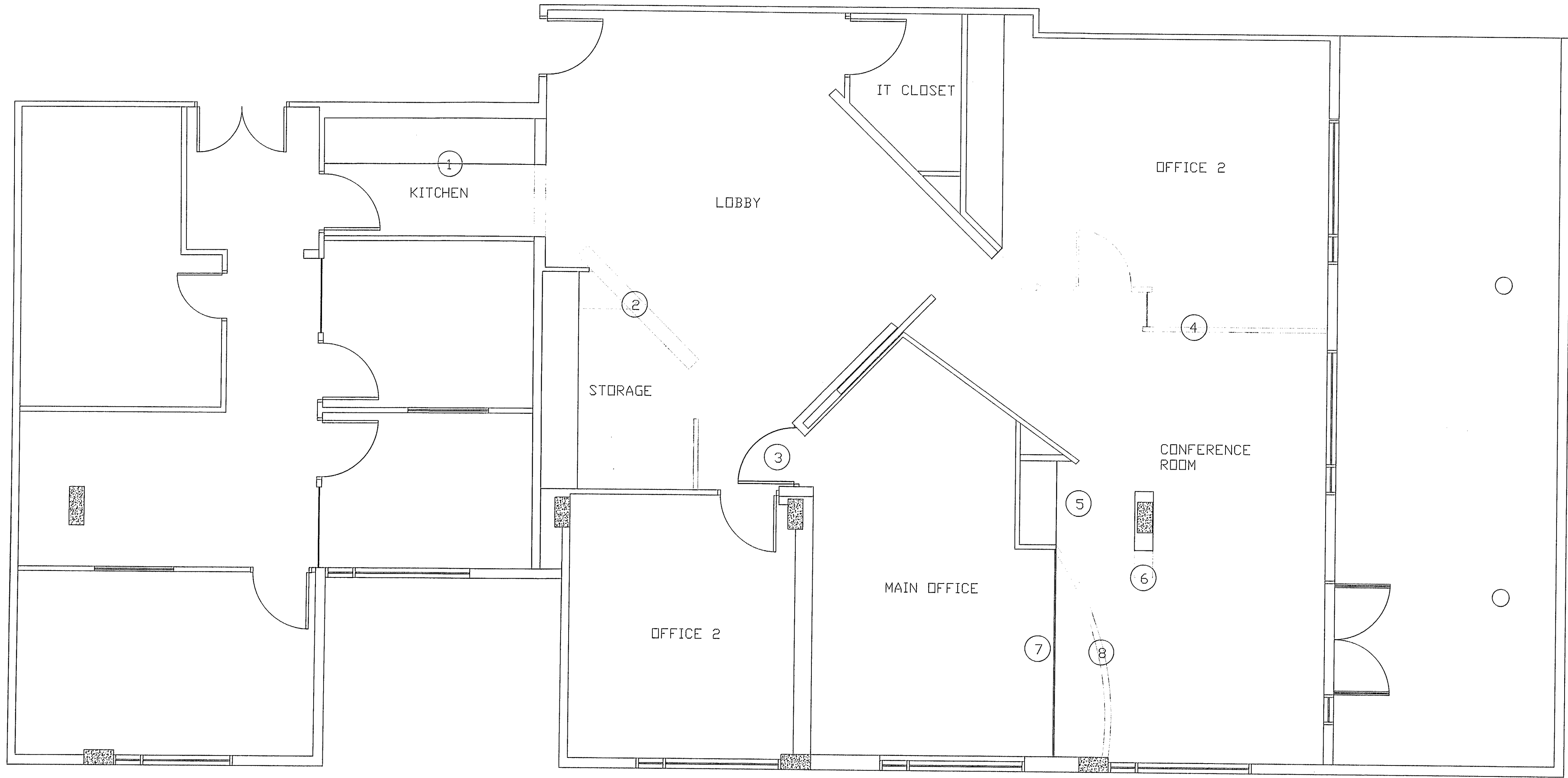
- ① - TO REMOVE & DISPOSE OF PORTION OF WALL IN THE KITCHEN TO CREATE A DOOR OPENING UP TO DOOR HGT.. RESURFACE EXISTING KITCHEN CABINETS. NEW QUARTZ COUNTER TOP W/ NEW BARN DOOR
- ② - TO REMOVE & DISPOSE OF WALL & UPPER CABINETS, RESURFACE EXISTING LOWER CABINETS-NEW QUARTZ COUNTER TOP
- ③ - INSTALL NEW DOOR
- ④ - TO REMOVE & DISPOSE OF GLASS PARTITION, WALLS AND DOOR (MAYBE REUSE DOOR AT MAIN OFFICE-ITEM 03)
- ⑤ - TO REMOVE & DISPOSE OF BAR-NEW CABINETS, COUNTER TOP FRIDGE & INTEGRATED SINK TO BE INSTALLED
- ⑥ - TO REMOVE & DISPOSE OF PORTION OF COLUMN (TO CHECK HOW MUCH CAN BE REMOVED OF DRYWALL)
- ⑦ - TO INSTALL NEW GLASS PARTITION. TBD CEILING EXPOSED DROP NEW DRYWALL CEILING AT MAIN OFFICE & OFFICE 2
- ⑧ - TO REMOVE & DISPOSE OF CEILING TILES @ LOBBY, STORAGE, OFFICE 3 & CONFERENCE ROOM, TO HAVE ALL EQUIPMENT EXPOSE
- ⑨ - SPRAY PAINT ALL EXPOSED CEILING COLOR TBD
- ⑩ - TO PATCH & PAINT ALL WALLS & COLORS TBD
- ⑪ - TO INSTALL NEW SUSPENDED LIGHTING AS PER DESIGN TBD

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

CHARLES C. MITCHELL, P.E.  
 924 N. FEDERAL HWY.  
 HOLLYWOOD, FLA. 33023  
 OFF: (305) 336-5069  
 CIVIL/STRUCTURAL ENG.  
 FLA. REG. NO. #1112

DATE  
 12 FEB. 2019

PROPOSED OFFICE REMODEL  
 119 WASHINGTON AVE SU. 502  
 MIAMI BEACH, FL



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

BUILDING:	4/11/19
ZONING:	4/11/19
PLUMBING:	4/11/19
ELECTRICAL:	4/11/19
MECHANICAL:	4/11/19
FIRE PREVENTION:	4/11/19
FLOOD:	4/11/19
PUBLIC WORKS:	4/11/19
STRUCTURAL:	4/11/19
ELEVATOR:	4/11/19
ROOFING:	4/11/19

4/11/19

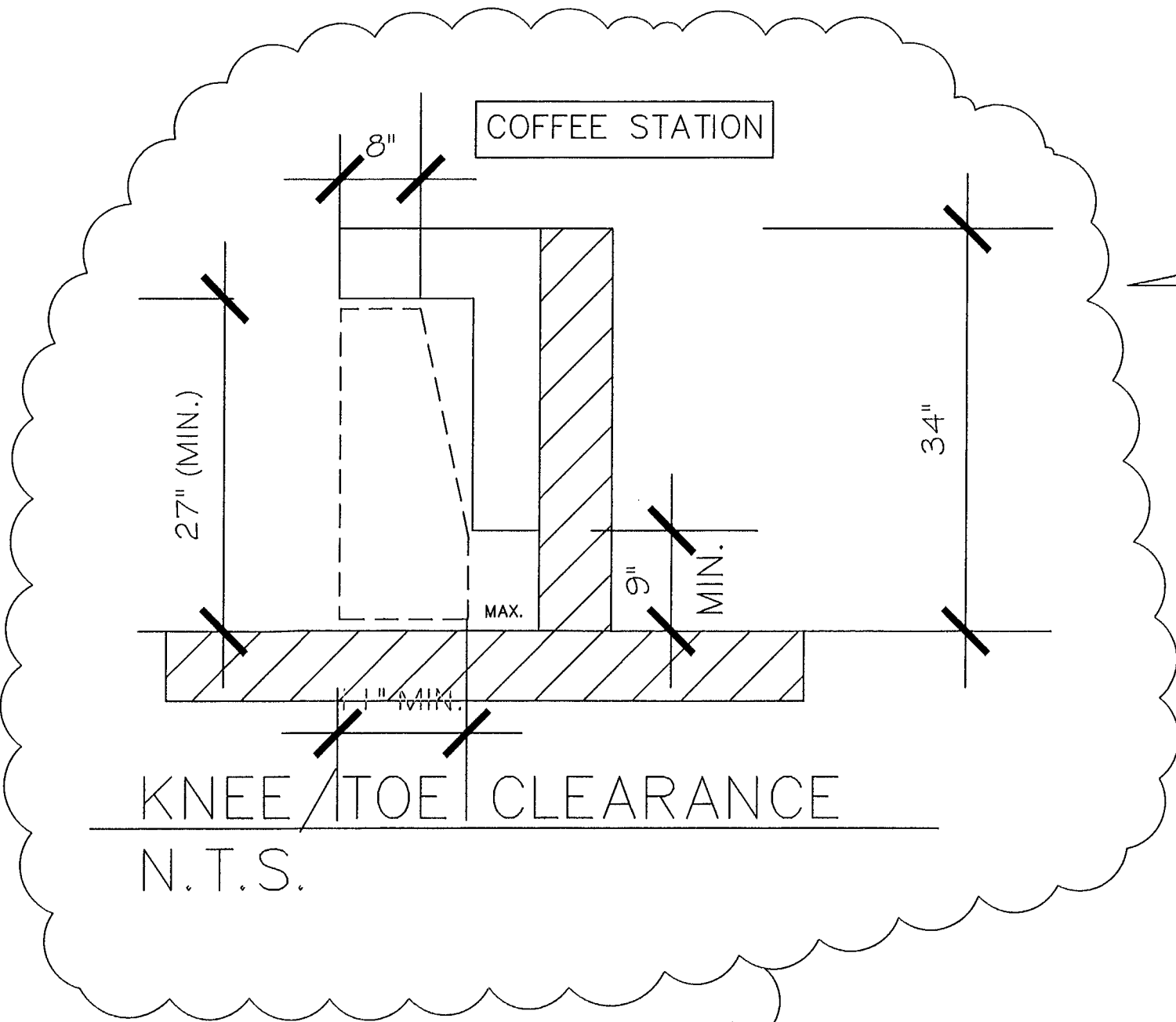
LEGEND

	TO DEMOLISH
	TO BUILD
	TO REMAIN

DEMO. PLAN  
 1/4" = 1'-0"

### DOOR SCHEDULE

DOOR NUMBER	DESCRIPTION	SIZE	DOOR DATA			FRAME DATA		FIRE RATING	LOCKSET	HARDWARE			REMARKS		
			MATERIAL	TYPE	FINISH	MATERIAL	FINISH			HEAD & JAMB	ELECTRONIC HARDWARE	CLOSER		STOP	WATERSTRIP THRESHOLD
1	EXISTG. SOLID CORE DR.	36" x 80"	WD	FLUSH	PNT	MT'L	PNT	1664	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS AUTO-CLOSER
2	EXISTG. HOLLOW CORE	36" x 80"	WD	FLUSH	PNT	MT'L	PNT	-	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS AUTO-CLOSER
3	NEW METAL FRAME FULL GL. DR.	36" x 80"	MT'L	FLUSH	GLASS	MT'L	PNT	-	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS
4	NEW METAL FRAME FULL GL. DR.	2'-36" x 80"	MT'L	FLUSH	GLASS	MT'L	PNT	1664	N/A	HC	N/A	HD	STL	ALUM	ALL HARDWARE SS
5	NEW METAL BI FOLD FULL LOUVERED	24" x 80"	MT'L	FLUSH	MT'L	MT'L	PNT	1664	N/A	N/A	N/A	HD	STL	ALUM	ALL HARDWARE SS



BUILDING ALTERATION:  
AS PER CHP. 8 6TH ED. FBC 2017 (EXSTG. BLDG.)  
1. ALTERATION-LEVEL 2

NOTE: NO FIRE ALARM PRESENT

AS PER FFPC 5TH ED., 101:  
SECT. 4.6.7.1 THE CLASSIFICATION OF  
THE REHABILITATION WORK SHALL BE:  
INTERIOR ALTERATION

PREVIOUS USE: OFFICE  
OCCUPANCY: GROUP B  
CONSTRUCTION TYPE: III-B SPRINKLERED  
MAX. OCCUPANCY: 32 PERSONS

### LEGEND

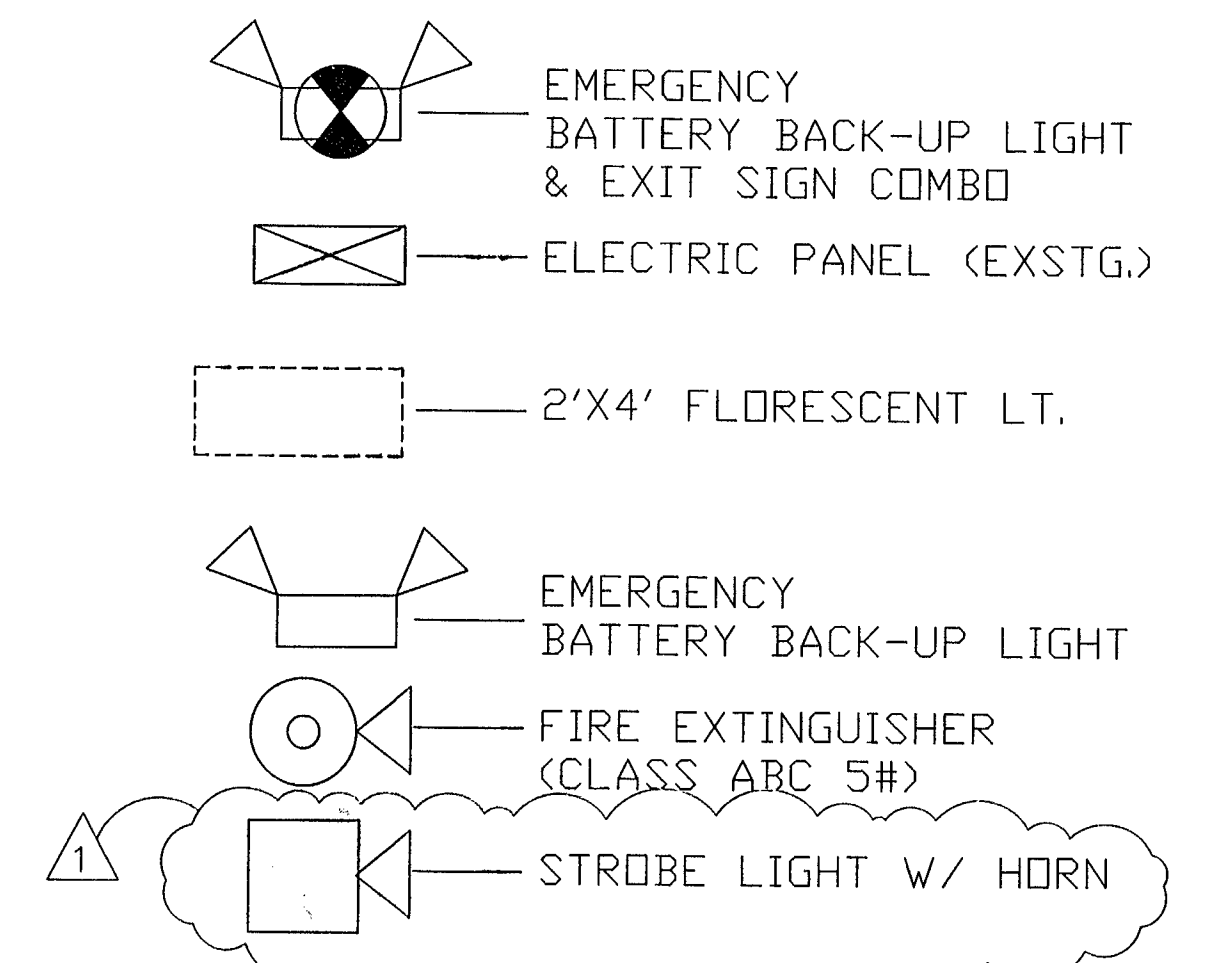
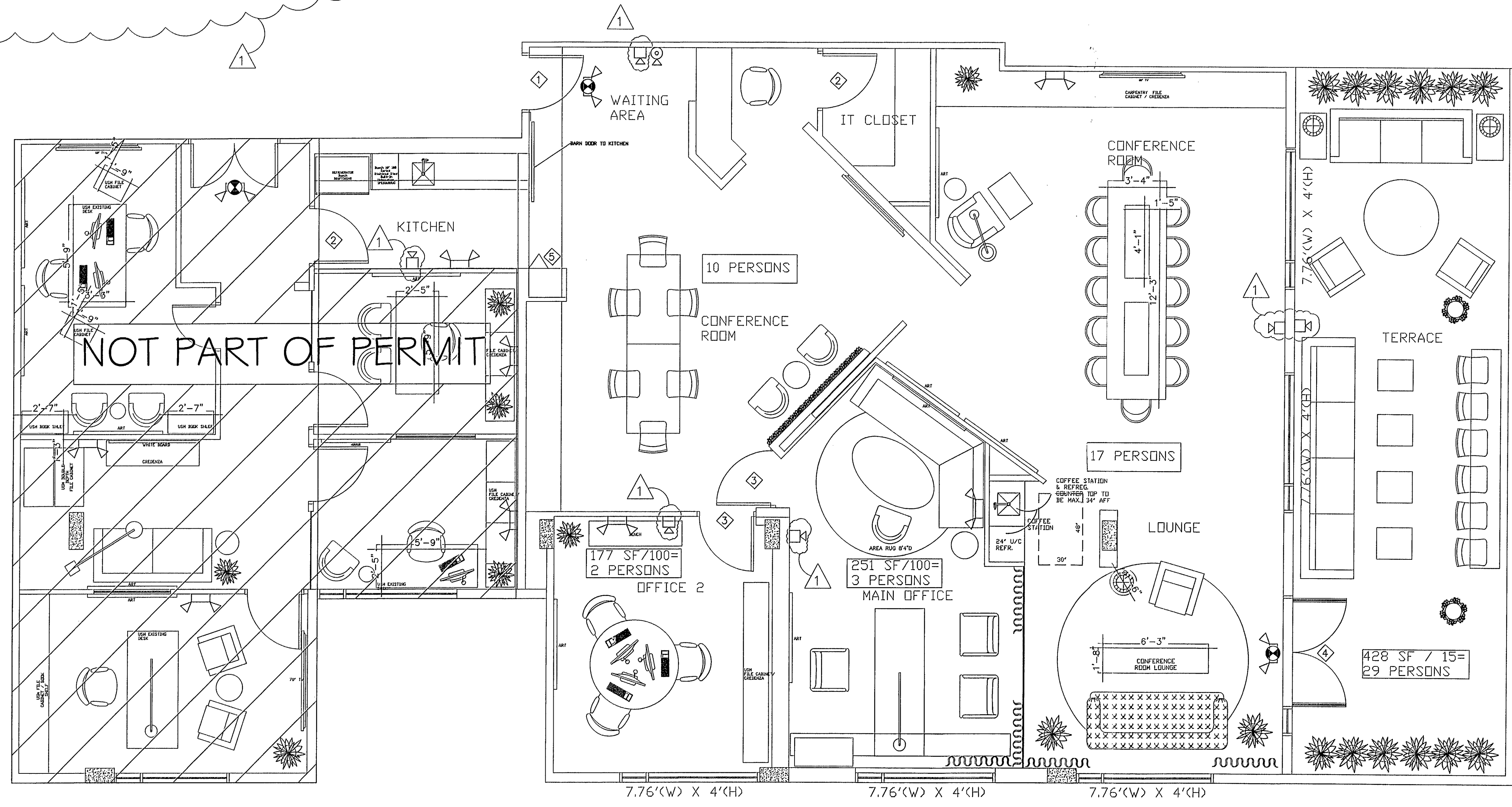


TABLE 803.9  
MINIMUM INTERIOR FINISH CLASSIFICATION

OCCUPANCY	SPRINKLERED		
	EXITS	ACCESS	OTHER SPACES
GROUP B	C	C	C

- \* CLASS A INTERIOR FINISH. FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
- \* CLASS B INTERIOR FINISH. FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
- \* CLASS C INTERIOR FINISH. FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

ALTERATION WORK AREA:  
LOBBY-----454 SF  
OFFICE 2-----169 SF  
MAIN OFFICE-----250 SF  
CONFERENCE RM--692 SF  
OUTSIDE TERRACE-478 SF  
LOUNGE-----75 SF  
TOTAL-----2,118 SF

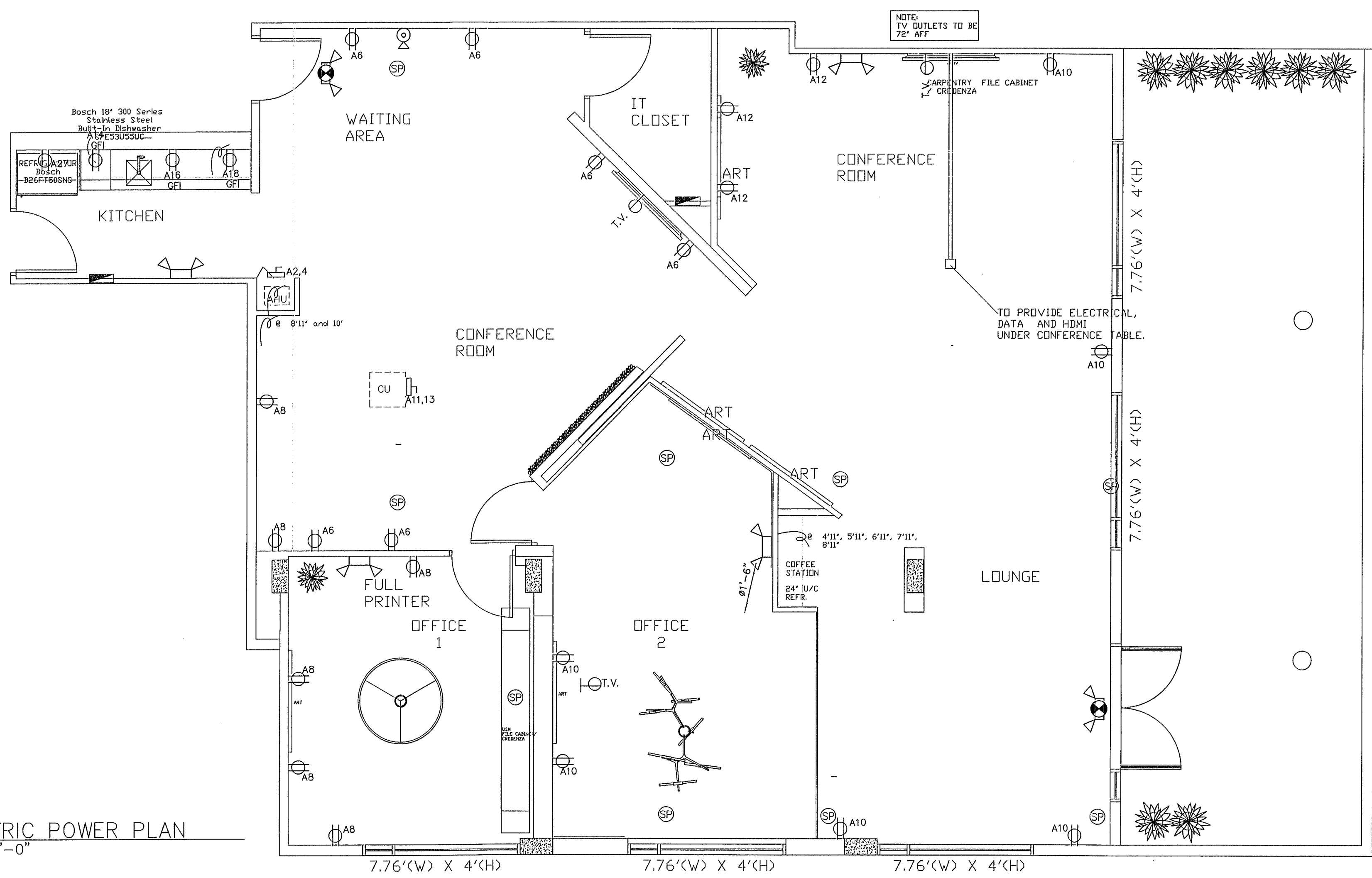


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FLA. REG. NO. #11127

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REV. 5-1-19

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MIAMI BEACH, FL



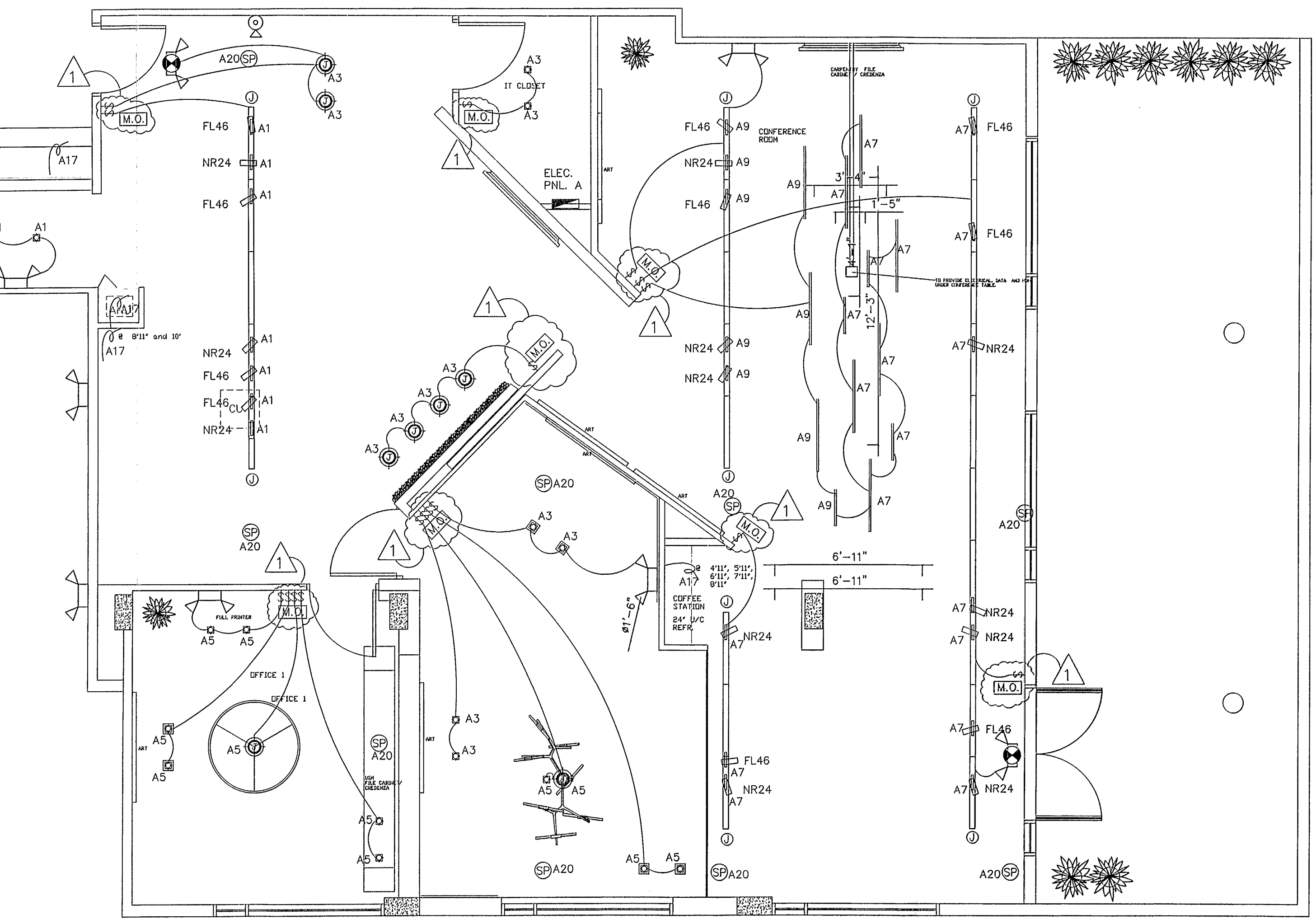


ELECTRIC POWER PLAN  
1/4"=1'-0"

AS PER SCOPE OF WORK:  
1. ALL NEW LIGHTING & RECEPTACLES

LIGHT FIXTURES MUST BE LISTED BY NRTL AS PER NEC 410.6

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	ROLL & HILL AGNES PENDANT - 14 LIGHTS
	VONN WMC34912BL Tania SingleLight 51" Wide LED Ring Chandelier
	KREON 48V MAGNETIC PROFILE SYSTEM - 3'3"
	KU48M-40-HOLPS-WHT.30-90-FL46/NR24-3500K
	ELECTRIC PANEL
	PROVIDE 24V WHIP FOR CABINETRY LIGHTING SWITCHED AT DOOR
	EUPSON BELL 6 SPEAKER
	LED STRIP -LIGHT COVE OR CABINET 3500K
	WAC Lighting MO-1035F-840-WT
	Globe Electric 90948 Adjustable Round 4"
	KUHOL-40-PEC-DW-NR-40-SO-80-WHT-D2



REFLECTIVE LIGHTING PLAN  
1/4"=1'-0"

150 AMP (EXSTG) 10,000 A.I.C. RATING ELECTRICAL SCHEDULE (PNL. A) OFFICE											
LOCATION	O.C.P.	WIRE	VOLTS	COND.	LOAD	LOAD	COND.	VOLTS	WIRE	O.C.P.	LOCATION
1 GEN. LTS.	20-1	12	120	1/2"	1,776 SF X 3W/9F=5,326	10,000	3/4"	240	6	50-2	2 AHU
3	20-1	12	120	1/2"							4
5	20-1	12	120	1/2"							6 GEN. RECEPT.
7	20-1	12	120	1/2"							8 GEN. RECEPT.
9	20-1	12	120	1/2"	10 GEN. RECEPT.						
11 C.U.	30-2	10	240	3/4"	3,500	540	1/2"	120	12	20-1	12 GEN. RECEPT.
13						1,500	1/2"	120	12	20-1	14 DISHWASHER
15 EMERG. LT.	20-1	12	120	1/2"	500						16
17 CABINET LTS.	20-1	12	120	1/2"	500	3,000	1/2"	120	12	20-1	18 SMALL APPL.
19 SIGN	20-1	12	120	1/2"	1,200		1/2"	120	12	20-1	20 SPEAKER SYSTEM
21 SPACE											22
23											24
25											26
27											28
29											30
31											32
33											34
35											36
37											38
39											40
41											42

22,748W/240=95 AMPS THEREFORE EXSTG. 150 AMP SERVICE O.K.

LEGEND

- EMERGENCY BATTERY BACK-UP LIGHT & EXIT SIGN COMBO
- ELECTRIC PANEL (EXSTG.)
- 2'X4' FLORESCENT LT.
- EMERGENCY BATTERY BACK-UP LIGHT
- FIRE EXTINGUISHER (CLASS ABC 5#)

ELECTRICAL LEGEND :

- DUPLEX RECEPTACLE OUTLET (110 VOLTS)
- SPECIAL PURPOSE OUTLET (120 VOLTS)
- DUPLEX RECEPTACLE OUTLET (110 VOLTS) ONE HOT LEG, ONE SWITCHED LEG
- SPECIAL PURPOSE OUTLET (220 VOLTS)
- ELECTRIC JUNCTION BOX
- TELEVISION OUTLET
- TELEPHONE OUTLET
- ELECTRIC PANEL
- ELECTRIC METER
- EXHAUST FAN
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- COMPUTER/TV CABLE
- CEILING FAN
- SMOKE DETECTOR
- ELECTRIC LIGHT SWITCH
- THERMOSTAT

LEGEND

- SYM.      REMARKS
- M.O. - MANUAL OVERRIDE W/ TIME CLOCK

\*NOTE: OCCUPANCY SENSOR FOR RESTROOM AREAS, ROOMS, DINING ROOM, LOUNGE & OFFICE SHALL COMPLY W/ THE FLA ENERGY CONSERVATION C405.2.2.2 SHALL HAVE AUTOMATIC LIGHTING CONTROLS W/ MANUAL OVER RIDE

EGRESS ILLUMINATION MIN. 1 FC PER FBC 1006

SCOPE OF WORK:  
1. INSTALL NEW LIGHTING THRU OUT AS NOTED ON PLANS  
2. INSTALL NEW ELECTRICAL OUTLETS AS NOTED ON PLANS  
3. NEW SPEAKER SYSTEM AS NOTED

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED  
*R279 5/7/19*

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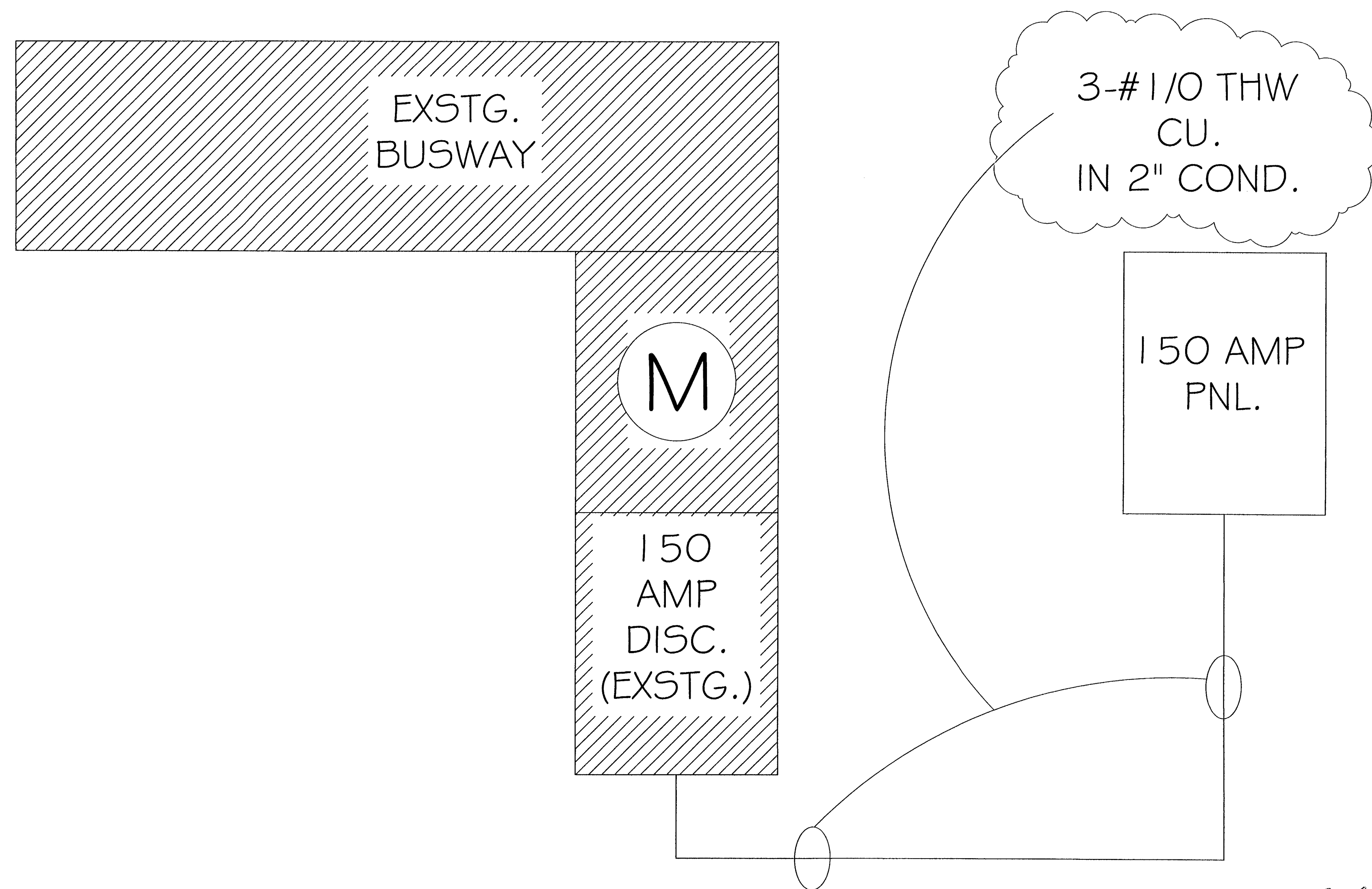
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E-1

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NEC 2014 6TH ED. FBC 2017
2. CORDINATE ELECTRICAL SERVICE WITH FLORIDA POWER AND LIGHT COMPANY
3. ALL TELEPHONE RELATED EQUIPMENT PER TELEPHONE COMPANY SPECIFICATIONS
4. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY THE STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
5. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID, EXISTING CONDITIONS.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTICAL CONTRACTOR. IT WILL BE HIS RESPONSABILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, ETC
7. SUBSTITUTE MATERIALS , EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE IS REQUIRED

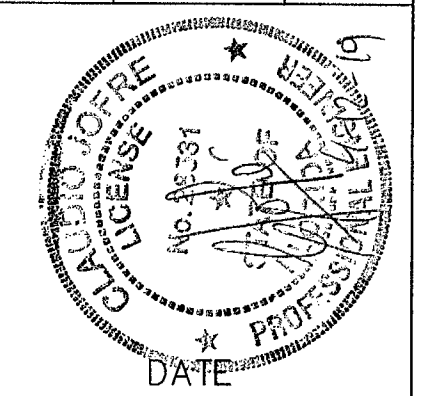


RISER DIA  
N.T.S.

RJ  
5/7/17



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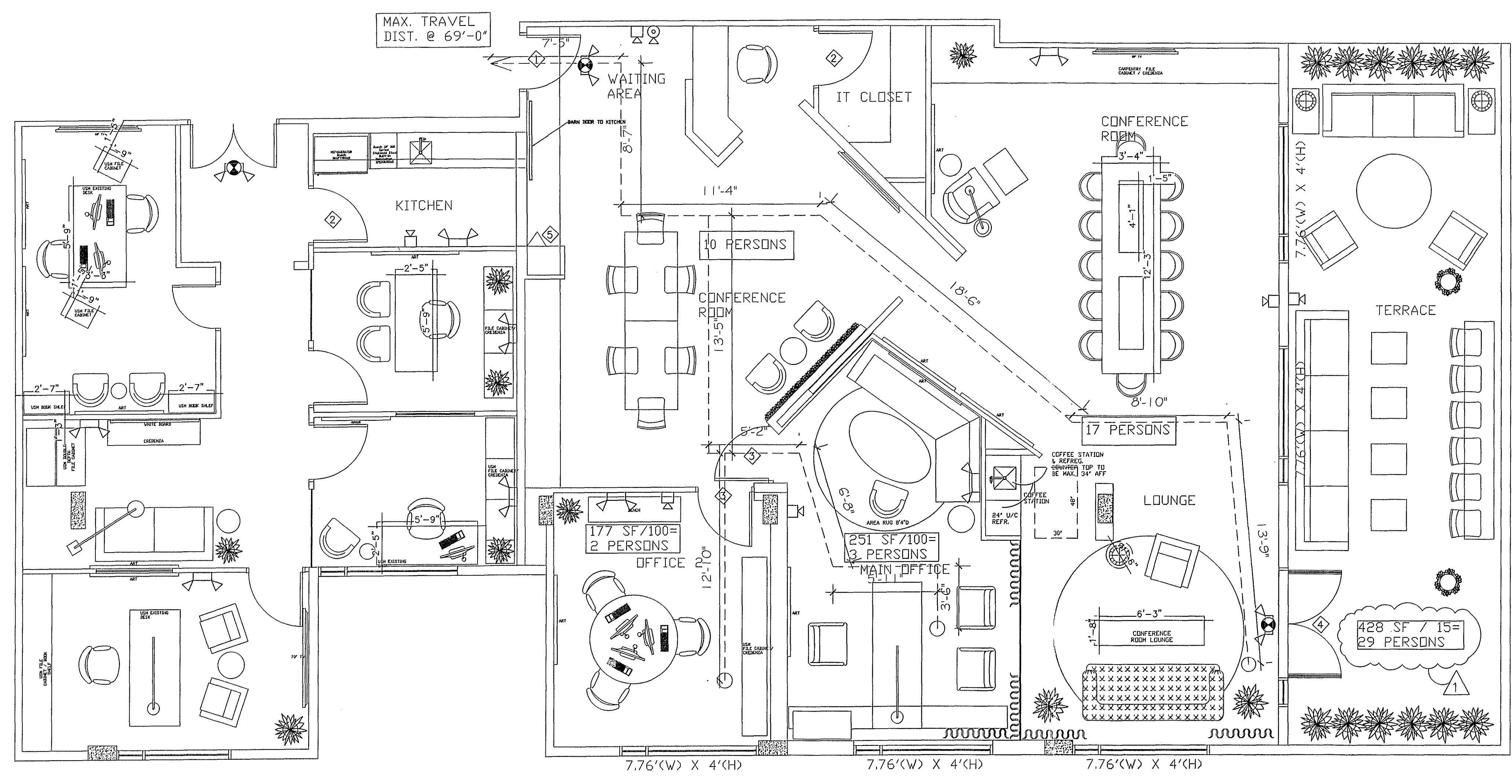
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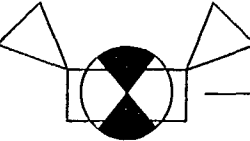
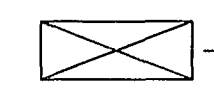
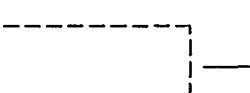
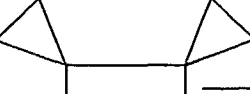
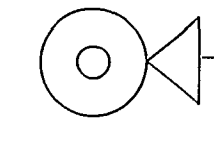

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 MIAMI BEACH, FL

LSP-1



LEGEND

-  EMERGENCY BATTERY BACK-UP LIGHT & EXIT SIGN COMBO
-  ELECTRIC PANEL (EXSTG.)
-  2'x4' FLORESCENT LT.
-  EMERGENCY BATTERY BACK-UP LIGHT
-  FIRE EXTINGUISHER (CLASS ABC 5#)
-  STROBE LIGHT W/ HORN



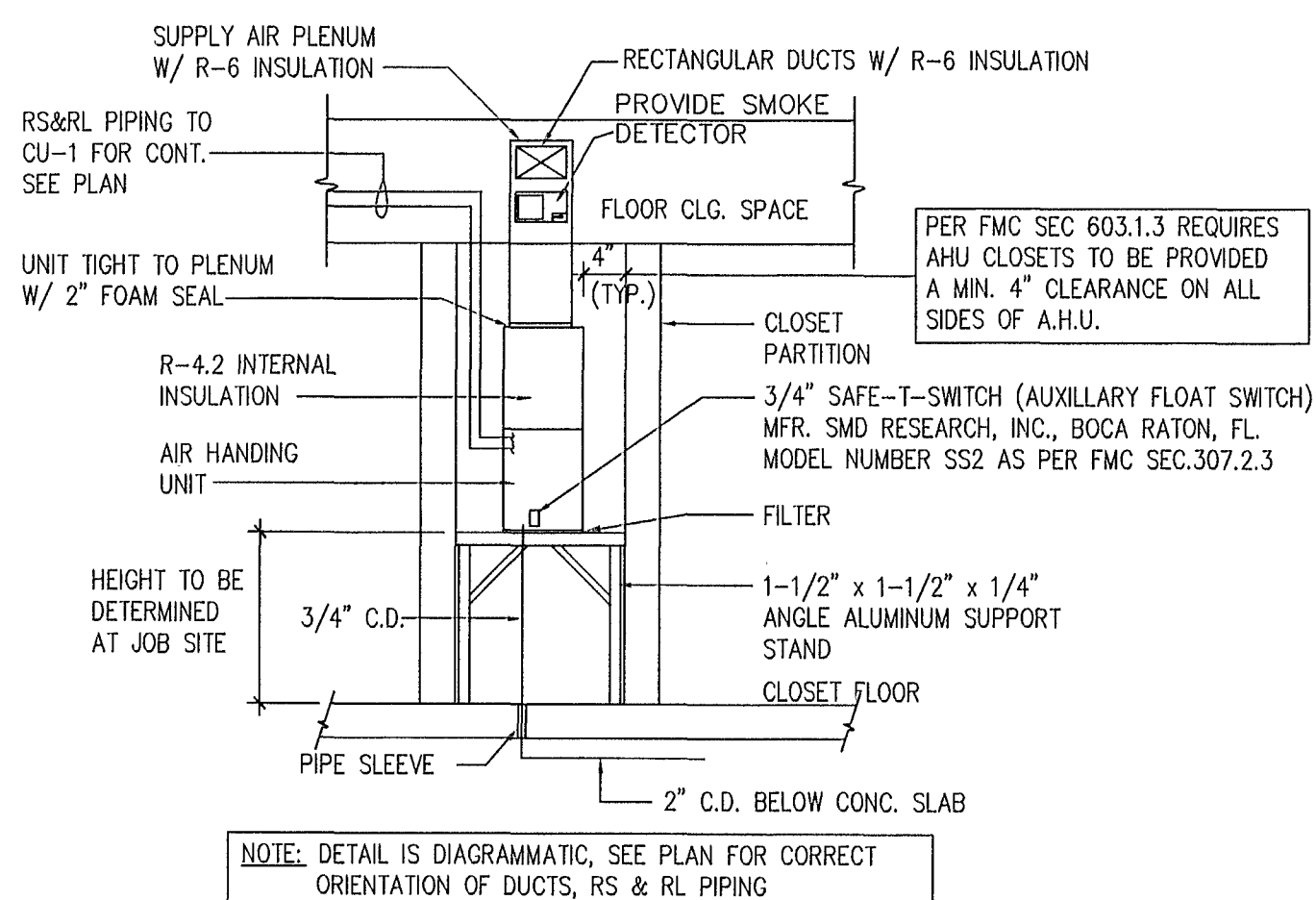
LIFE SAFETY PLAN  
 1/4" = 1'-0"

A/C GENERAL NOTES:

- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING SYSTEM SHOWN ON THE DRAWINGS AND/OR LISTED BELOW.
- VENTILATION DUCTWORK SHALL BE FIBERGLASS, DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION.
- DUCT SHALL BE EXPOSED INDUSTRIAL METAL HEX WIRE ON 7/8" CENTERS, ENCAPSULATED IN A CONTINUOUS SOFT VINYL FILM, JOINED BY MOLECULAR WELDING TO FORM AN AIR TIGHT INNER CORE. THE CORE IS TO BE INSULATED WITH FIBERGLASS INSULATION (R-6), AND SHEATHED IN A REINFORCED ALUMINUM METALIZED POLYESTER VAPOR BARRIER JACKET. PROVIDE SPIN COLLARS WITH DAMPER AND EXTRACTOR WHERE FLEXIBLE DUCT IS CONNECTED TO RECTANGULAR DUCTWORK. DAMPER ACTUATOR SHALL BE EXTENDED OUTSIDE INSULATION.
- AIR CONDITIONING SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" (R-6 MIN.) FIBERGLASS U.L. 181 LISTED, CLASS I AIR DUCT. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS. (R-6 TOP LEVEL, R-4.2 IN OTHER LEVELS).
- TEMPERATURE CONTROL SHALL BE A ROOM THERMOSTAT FOR HEATING/COLLING WITH STAGES AS REQUIRED.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- MECHANICAL CONTRACTOR SHALL VERIFY DIRECTION OF EXISTING STRUCTURE BEFORE INSTALLATION OF EQUIPMENT AND DUCTWORK. SHOULD ANY DISCREPANCIES BE FOUND CONTACT ARCHITECT/ENGINEER.
- VIBRATION ISOLATION: ALL EQUIPMENT AS PER MANUFACTURER RECOMMENDATIONS TO ELIMINATE ANY EQUIPMENT NOISE FROM BEING HEARD.
- GUARANTEES:
  - ALL COMPRESSOR MOTORS ON NEW EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL HAVE A 5 YEARS PRODUCT GUARANTEE FROM DATE OF START-UP.
  - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM DATE OF ACCEPTANCE.
- TESTING:
  - ALL REFRIGERANT HIGH SIDE PIPING TO BE 300 PSIG. LOW SIDE TO 150 PSIG. AFTER TESTING, EVACUATE SYSTEM TO 28% MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 25 HOURS WITH PUMP OFF. BREAK VACUUM WITH REFRIGERANT.
  - BALANCE AIR SYSTEM TO DELIVER QUANTITIES AT EACH OUTLET WITHIN 5% USING A.A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR APPROVAL PRIOR TO FINAL INSPECTION.
- REFRIGERATION SUCTION PIPING SHALL BE INSULATED WITH 3/4" IN-COATLEX. ARMAFLEX INSULATION MAY ONLY BE USED IN NON-PLENUM AREAS. FINISHED WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT AS PER MANUFACTURER'S INSTRUCTION.
- ALL REFRIGERANT PIPING SHALL BE TYPE "K" HARD COPPER, TOGETHER WITH WROUGHT COPPER SOLDER FITTINGS. JOINTS SHALL BE MADE WITH SILVER SOLDER OR "SILFOS". ALL CONDENSATE DRAIN PIPING TO BE SCHEDULE 40 TYPE II HIGH IMPACT PVC WITH SLIP JOINT FITTING OF THE SAME MATERIALS WITH AN APPROVED SOLVENT INSTALLED IN A MANNER RECOMMENDED BY THE FITTING MANUFACTURER.
- ALL WORK SHALL CONFORM WITH THE MECH. FLA. BLDG. CODE 6TH ED. FBC 2017

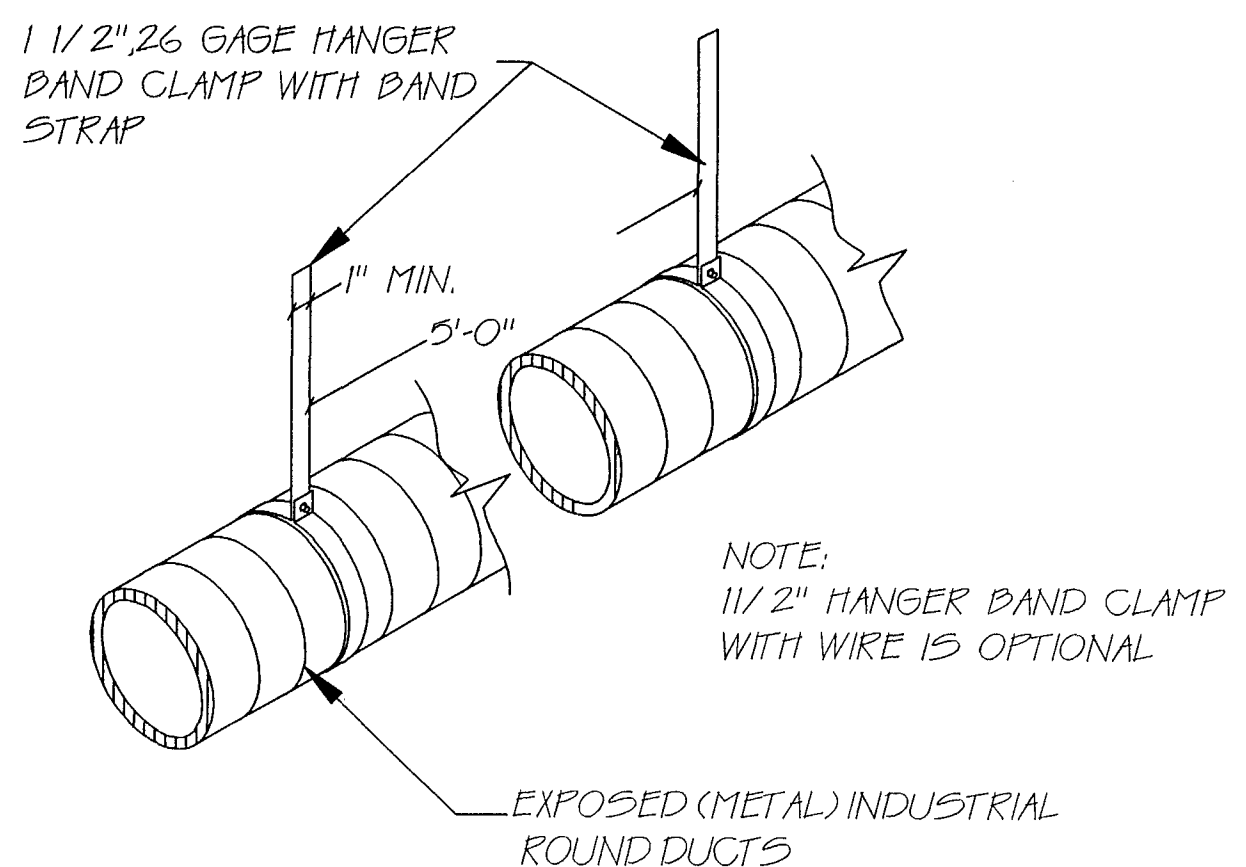
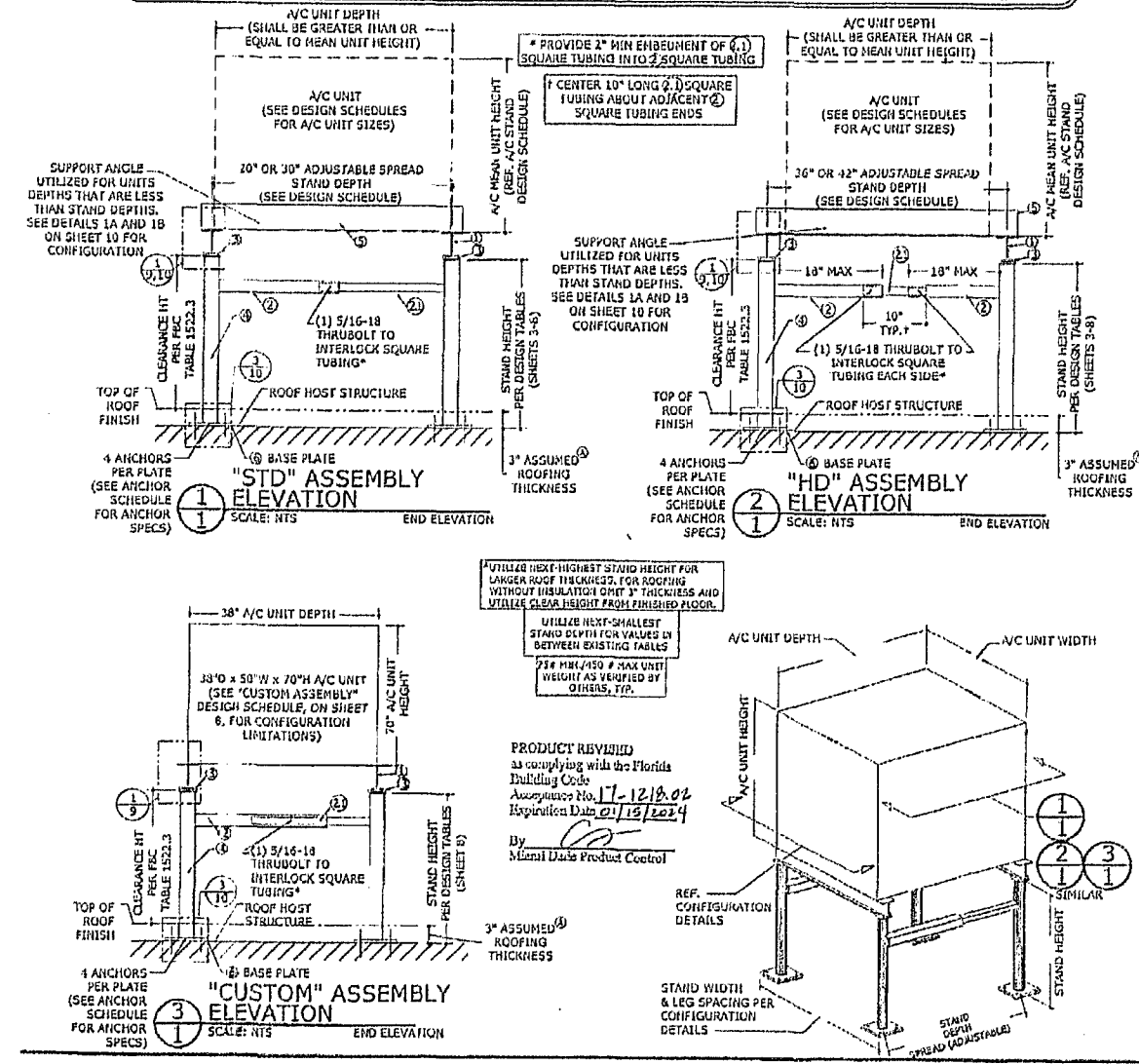
OUTSIDE AIR SCHEDULE					
UNIT	AREA SERVED	PEOPLE	Vbz=RpPz+RaAz	O/A DESING CFM	O/A SUP. CFM
AHU	OFFICES	32	7.5X32+0.12X1,776 =453	453	460
TOTAL-460					

THE ABOVE O/A SCHEDULE IS IN ACCORDANCE W/ OUTDOOR AIR REQUIREMENTS FOR VENTILATION TABLE 403.3 OF THE 6TH ED. FBC 2017 FBC MECHANICAL CODE, FBC 2017



A.H. UNIT MOUNTING DETAIL N.T.S.

ALUMINUM STANDS FOR MECHANICAL UNITS



DUCT SUPPORT DETAIL N.T.S.

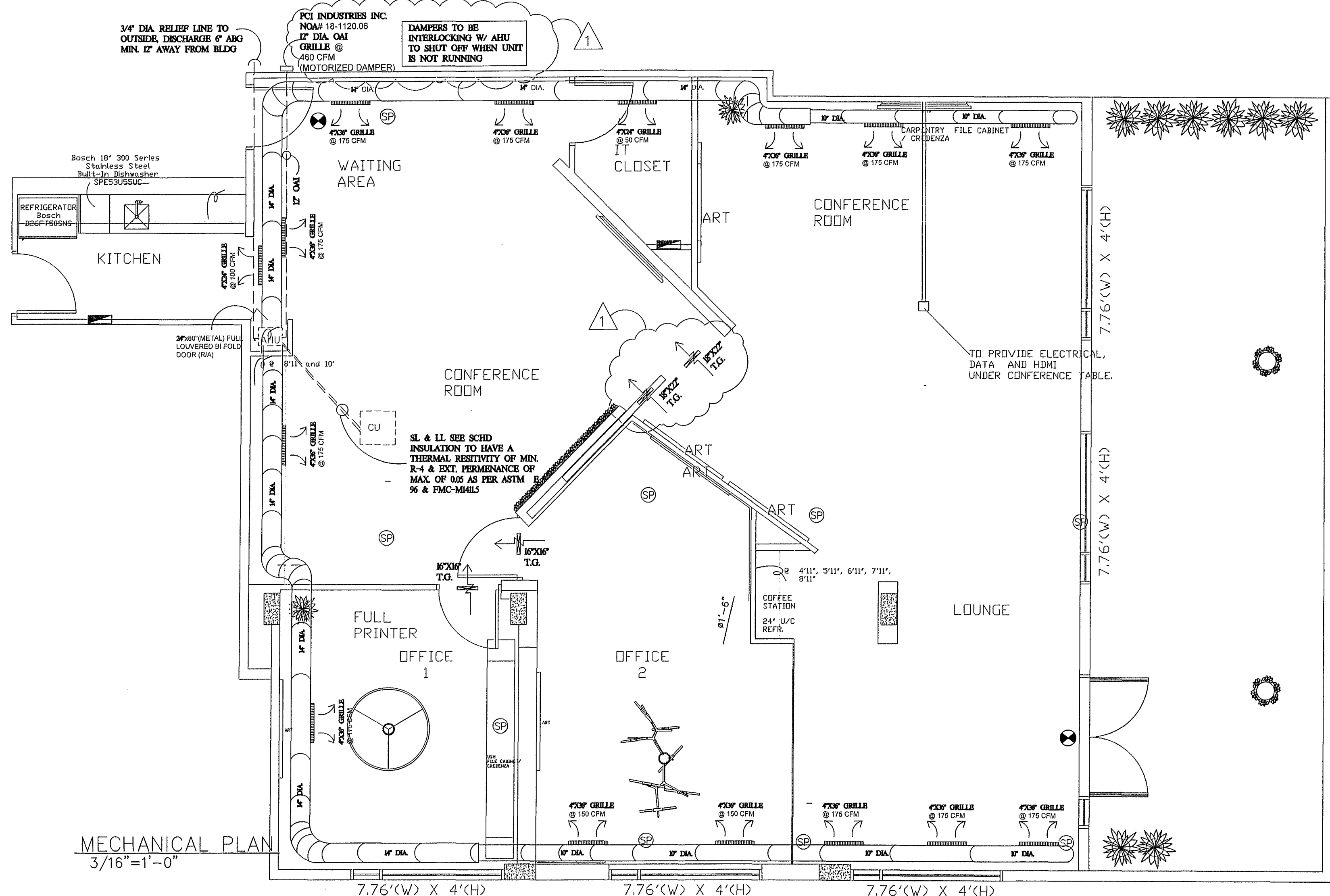
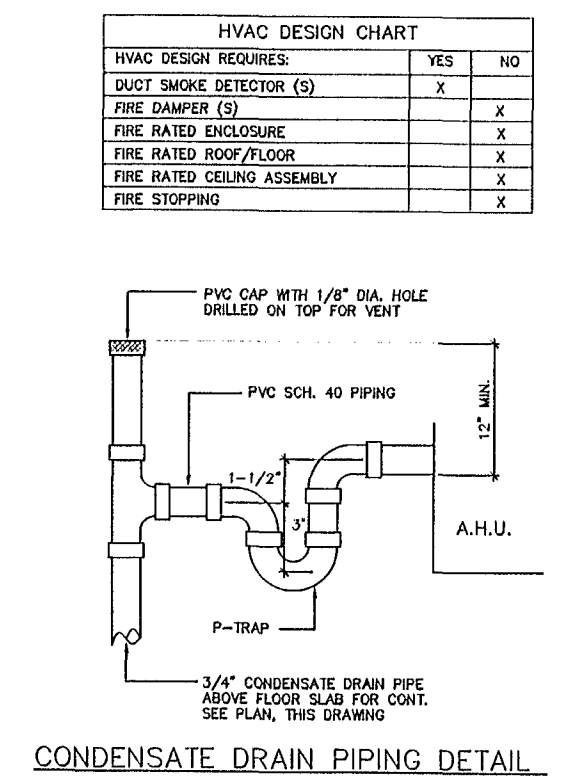
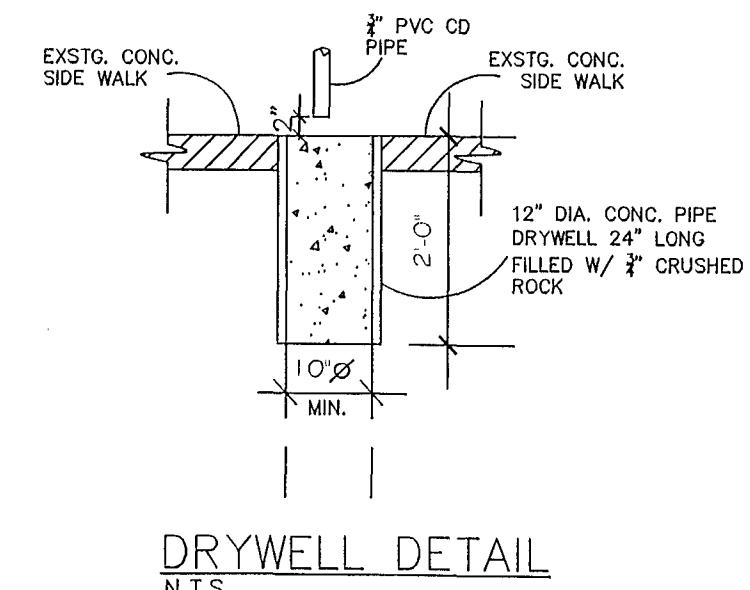
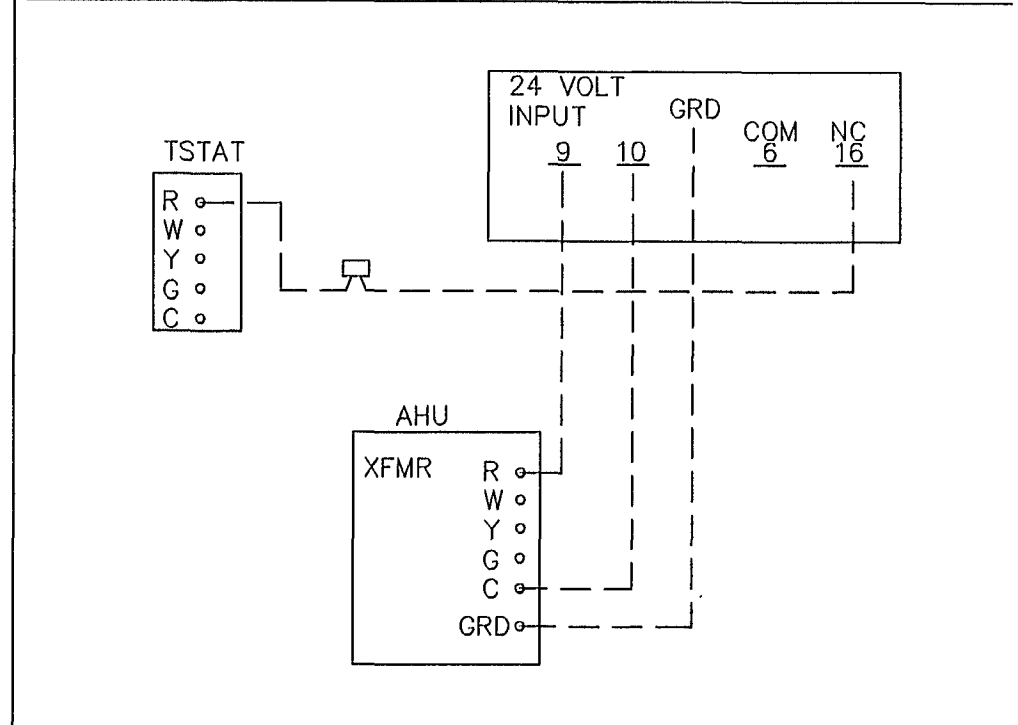
MECHANICAL SCOPE OF WORK

- INSTALL NEW A/C SYSTEM AS NOTED ON PLANS
- INSTALL NEW EXPOSED INDUSTRIAL DUCTS AS NOTED ON PLANS

SEQUENCE OF OPERATION IN FIRE MODE FOR AHU

- AHU SWITCH IS AUTOMATICALLY SHUT OFF WHEN SMOKE DETECTOR IS ALERTED OF SMOKE.
- SIGNAL IS SENT TO ALARM TO KEY PAD.
- STROB LIGHT & HORN ARE ENERGIZED

WIRING OF AHU SHUTDOWN



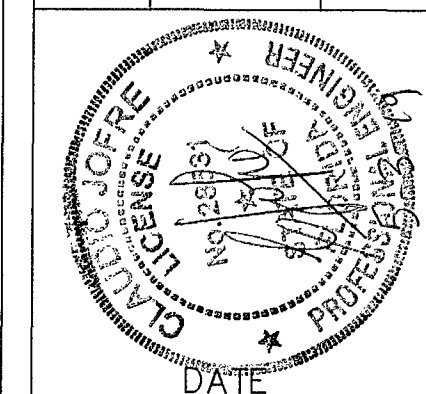
CONDENSING UNIT SCHEDULE (NEW)	
UNIT LOCATION	OUTSIDE
UNIT WEIGHT (LBS.)	227
UNIT NOMINAL CAP. (TONS)	5
MATCHING AHU NUMBER	AHU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	GSX160601
TOTAL COOLING CAP. (BTUH)	54,000
AMBIENT TEMPERATURE	95°
UNIT MIN. SEER	16.0
AVAILABLE VOLTAGE	208/230/1-60
CIRCUIT BKR. MIN. AMPERES	25/25
CIRCUIT BKR. MAX. AMPERES	40/40
SUCTION LINE DIAM.	1 1/8"
LIQUID LINE DIAM.	5/16"
CALCULATED TOT. COOLING CAP.	-

AIR HANDLING UNIT SCHEDULE (NEW)	
UNIT NUMBER	AHU-1
MATCHING CONDENSING UNIT	CU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	ASPT161D14
UNIT LOCATION	CLOSET
UNIT TYPE	VERTICAL
ENTERING AIR TEMP. (db/wb)	80°/67°
EXTERNAL STATIC PRESS.	0.30
FAN MOTOR	1/3
AVAILABLE VOLTAGE	208/240-1-60
NUMBER OF STEPS	1
FILTER TYPE	PERMANENT
CFM	2340
HEAT (kw)	10.0 @ 240V
OUTSIDE AIR	460 CFM

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

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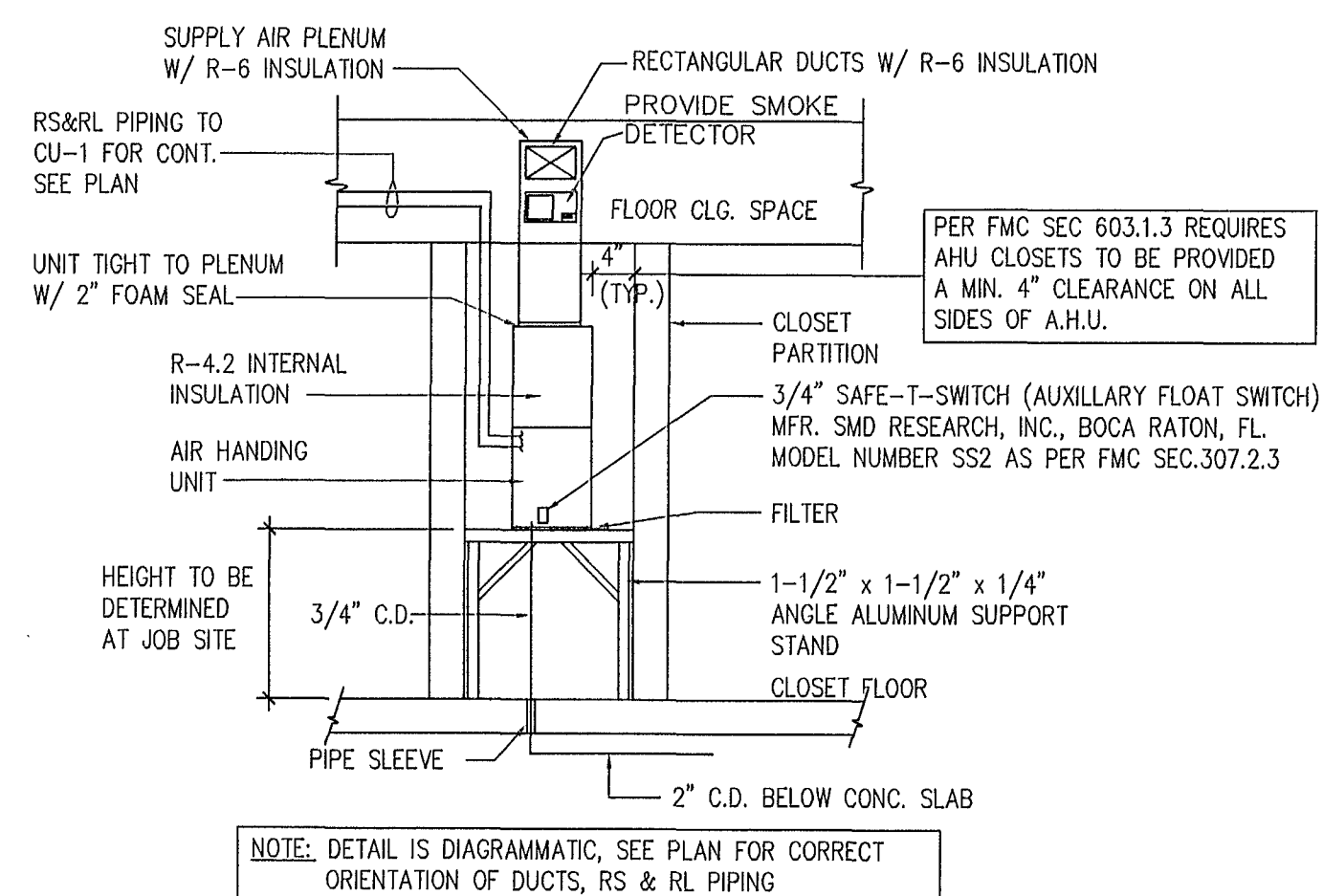
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A/C GENERAL NOTES:

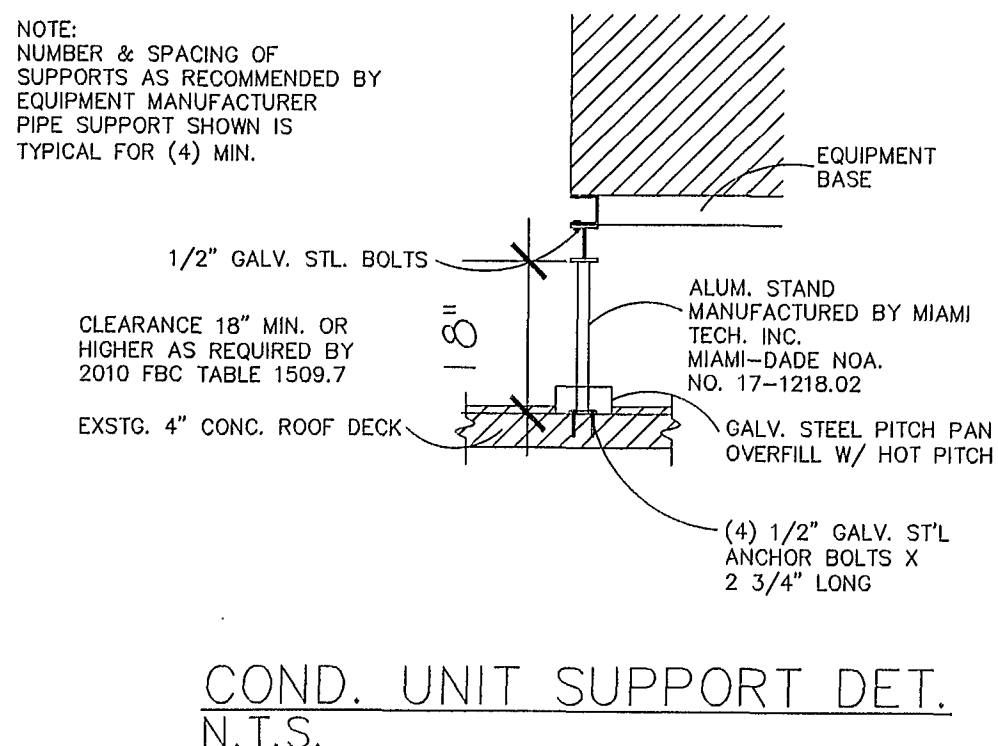
1. THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING SYSTEM SHOWN ON THE DRAWINGS AND/OR LISTED BELOW.
2. VENTILATION DUCTWORK SHALL BE FIBERGLASS, DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION.
3. FLEXIBLE DUCT SHALL BE STEEL HEUX WIRE ON 7/8" CENTERS, ENCAPSULATED IN A CONTINUOUS SOFT VINYL FILM, JOINED BY MOLECULAR WELDING TO FORM AN AIR TIGHT INNER CORE. THE CORE IS TO BE INSULATED WITH FIBERGLASS INSULATION (R-6), AND SHEATHED IN A REINFORCED, ALUMINUM METALIZED POLYESTER VAPOR BARRIER JACKET. PROVIDE SPIN COLLAR WITH DAMPER AND EXTRACTOR WHERE FLEXIBLE DUCT IS CONNECTED TO RECTANGULAR DUCTWORK. DAMPER ACTUATOR SHALL BE EXTENDED OUTSIDE INSULATION.
4. AIR CONDITIONING SUPPLY AND RETURN DUCTWORK SHALL BE 1-1/2" (R-6 MIN.) FIBERGLASS U.L. 181 LISTED, CLASS I AIR DUCT. DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS. (R-6 TOP LEVEL, R-4.2 IN OTHER LEVELS).
5. TEMPERATURE CONTROL SHALL BE A ROOM THERMOSTAT FOR HEATING/COLLING WITH STAGES AS REQUIRED.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
7. MECHANICAL CONTRACTOR SHALL VERIFY DIRECTION OF EXISTING STRUCTURE BEFORE INSTALLATION OF EQUIPMENT AND DUCTWORK. SHOULD ANY DISCREPANCIES BE FOUND CONTACT ARCHITECT/ENGINEER.
8. VIBRATION ISOLATION: ALL EQUIPMENT AS PER MANUFACTURER RECOMMENDATIONS TO ELIMINATE ANY EQUIPMENT NOISE FROM BEING HEARD.
9. GUARANTEES:
  - A. ALL COMPRESSOR MOTORS ON NEW EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL HAVE A 5 YEARS PRODUCT GUARANTEE FROM DATE OF START-UP.
  - B. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 YEAR FROM DATE OF ACCEPTANCE.
10. TESTING:
  - A. ALL REFRIGERANT HIGH SIDE PIPING TO BE 300 PSIG. LOW SIDE TO 150 PSIG. AFTER TESTING, EVACUATE SYSTEM TO 28% MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 25 HOURS WITH PUMP OFF. BREAK VACUUM WITH REFRIGERANT.
  - B. BALANCE AIR SYSTEM TO DELIVER QUANTITIES AT EACH OUTLET WITHIN 5% USING A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR APPROVAL PRIOR TO FINAL INSPECTION.
11. REFRIGERATION SUCTION PIPING SHALL BE INSULATED WITH 3/4" IN-DOAFLEX. ARMAFLEX INSULATION MAY ONLY BE USED IN NON-PLENUM AREAS. FINISHED WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT AS PER MANUFACTURER'S INSTRUCTION.
12. ALL REFRIGERANT PIPING SHALL BE TYPE "K" HARD COPPER, TOGETHER WITH WROUGHT COPPER SOLDER FITTINGS. JOINTS SHALL BE MADE WITH SILVER SOLDER OR "SILFOST". ALL CONDENSATE DRAIN PIPING TO BE SCHEDULE 40 TYPE II HIGH IMPACT PVC WITH SLIP JOINT FITTING OF THE SAME MATERIALS WITH AN APPROVED SOLVENT INSTALLED IN A MANNER RECOMMENDED BY THE FITTING MANUFACTURER.
13. ALL WORK SHALL CONFORM WITH THE MECH. FLA. BLDG. CODE 2010 EDITION AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

OUTSIDE AIR SCHEDULE					
UNIT	AREA SERVED	PEOPLE	Vbz=RpPz+RaAz	O/A DESING CFM	O/A SUP. CFM
AHU	OFFICES	32	7.5X32+0.12X1,776 =453	453	460
TOTAL-460					

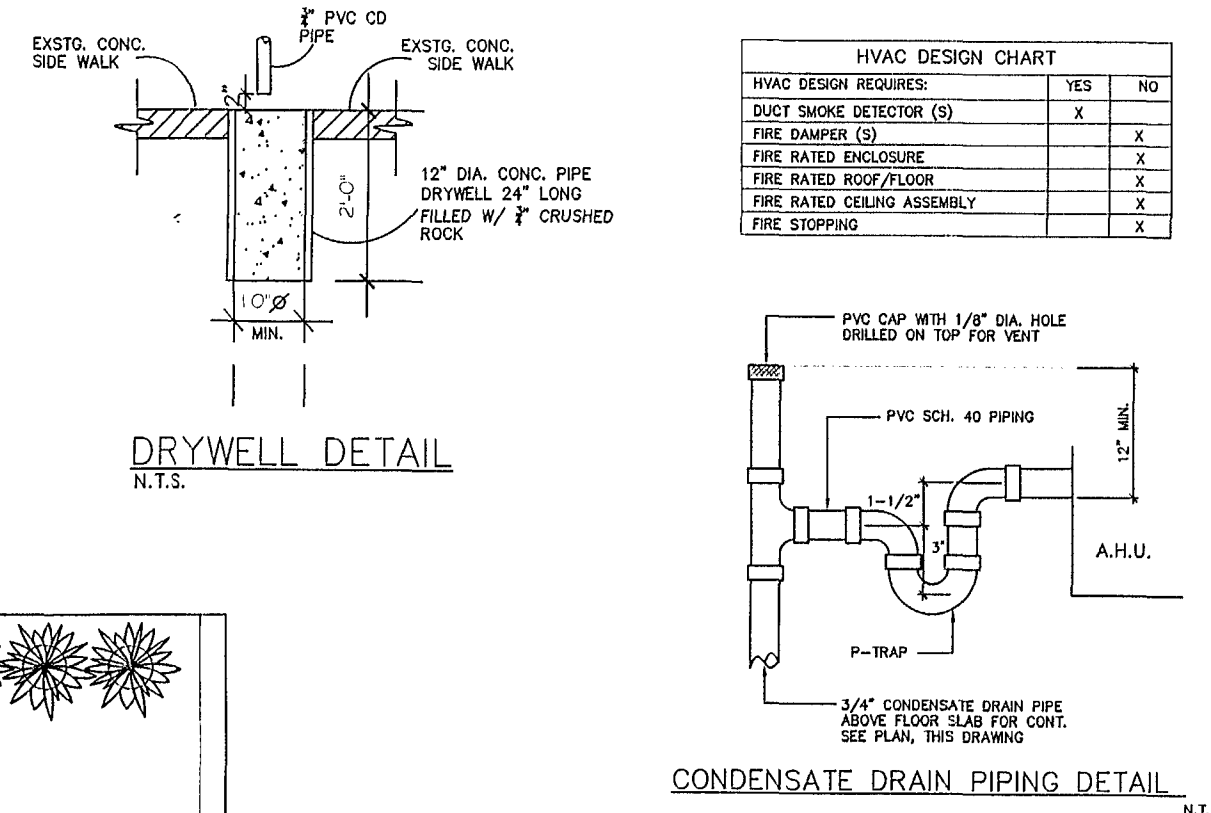
THE ABOVE O/A SCHEDULE IS IN ACCORDANCE W/ OUTDOOR AIR REQUIREMENTS FOR VENTILATION TABLE 403.3 OF THE 6TH ED. FBC 2017 FBC MECHANICAL CODE, FBC 2017



A.H. UNIT MOUNTING DETAIL N.T.S.

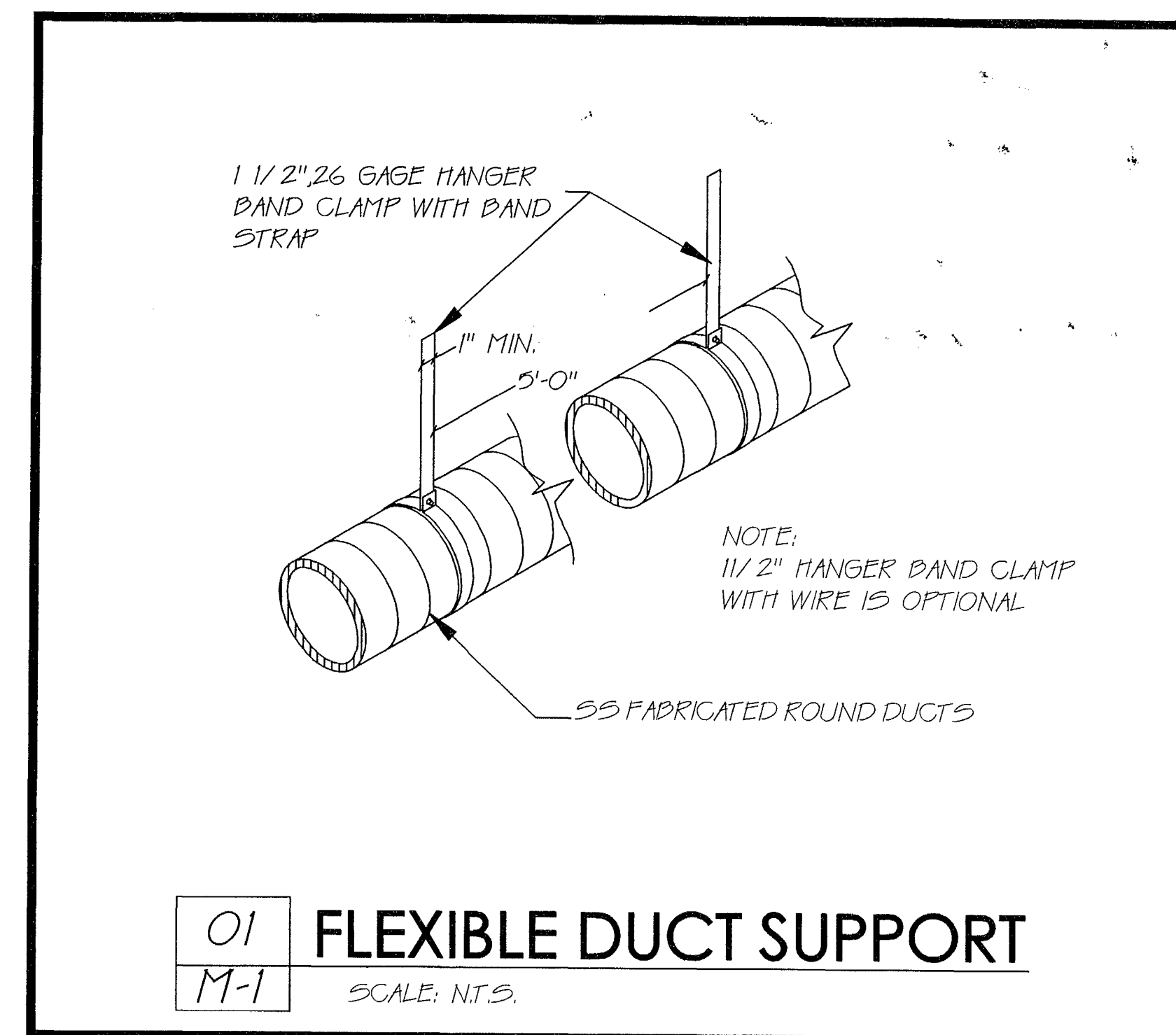


COND. UNIT SUPPORT DET. N.T.S.



DRYWELL DETAIL N.T.S.

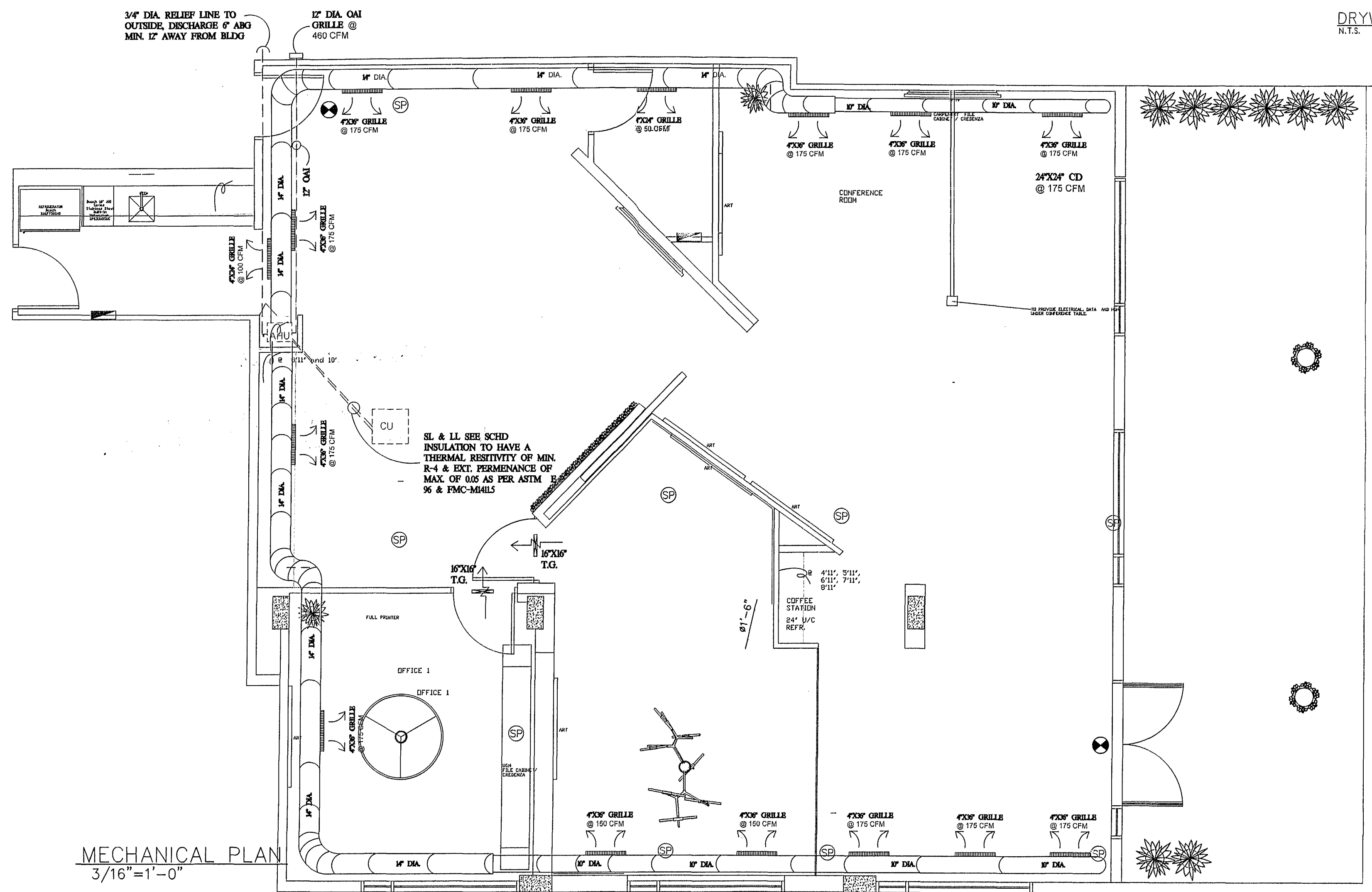
CONDENSATE DRAIN PIPING DETAIL N.T.S.



01 FLEXIBLE DUCT SUPPORT SCALE: N.T.S.

MECHANICAL SCOPE OF WORK

1. INSTALL NEW A/C SYSTEM AS NOTED ON PLANS
2. INSTALL NEW EXPOSED INDUSTRIAL DUCTS AS NOTED ON PLANS



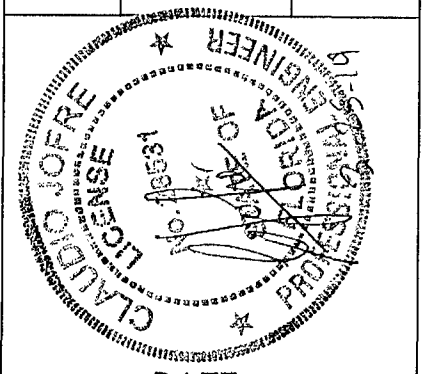
MECHANICAL PLAN 3/16"=1'-0"

CONDENSING UNIT SCHEDULE (NEW)	
UNIT LOCATION	OUTSIDE
UNIT WEIGHT (LBS.)	227
UNIT NOMINAL CAP. (TONS)	5
MATCHING AHU NUMBER	AHU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	GSX160601
TOTAL COOLING CAP. (BTUH)	54,000
AMBIENT TEMPERATURE	95°
UNIT MIN. SEER	16.0
AVAILABLE VOLTAGE	208/230/1-60
CIRCUIT BKR. MIN. AMPERES	25/25
CIRCUIT BKR. MAX. AMPERES	40/40
SUCTION LINE DIAM.	1 1/8"
LIQUID LINE DIAM.	5/16"
CALCULATED TOT. COOLING CAP.	-

AIR HANDLING UNIT SCHEDULE (NEW)	
UNIT NUMBER	A.H.U.-1
MATCHING CONDENSING UNIT	CU-1
MANUFACTURER	GOODMAN
MODEL NUMBER	ASPT161D14
UNIT LOCATION	CLOSET
UNIT TYPE	VERTICAL
ENTERING AIR TEMP. (db/wb)	80°/67°
EXTERNAL STATIC PRESS.	0.30
FAN MOTOR	1/3
AVAILABLE VOLTAGE	208/240-1-60
NUMBER OF STEPS	1
FILTER TYPE	PERMANENT
CFM	2340
HEAT (kw)	10.0 @ 240V
OUTSIDE AIR	460 CFM

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

CLAUDIO JOFRE, P.E.  
334 NE 102ND ST  
MIAMI, FL. 33138  
OFF: (786) 382-1695  
ENGINEER  
FLA. REG. NO. #28531



DATE  
12 FEB. 2019

PROPOSED OFFICE REMODEL  
119 WASHINGTON AVE SU. 502  
MIAMI BEACH, FL

BC 1910502

119 WASHINGTON AVE

M2019010952

M2019010952

DERM

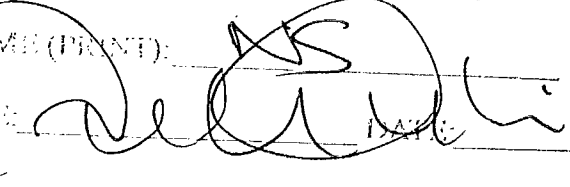
PLAN REVIEW

FINAL

APPROVAL

DN: M2019010952

RESOURCES MANAGEMENT

SIGNATURE  4/24/19



0001052553



# BC1910562

ramos architects • and associates

April 12, 2019

City Of Miami Beach  
Building Department

See revised sheet A-2  
Re: BC1910562

**To Whom It May Concern:**

Below please find our responses to Disapproval Remarks regarding the above referenced project.

2. Provide DERM Final approval before issuance of permit. MDC Ord Chap 24.  
**See Attached**

3. Total gross construction (Not just AC) area, including covered terraces and garages (open or enclosed within walls or columns) should be reflected on the application and on plans as areas of new construction/alteration (or Work Area) FBCB 107.2.1

**See revised application**

4. Codes to be applicable shall be clearly written on the first page of plans. State that code in effect is FLORIDA BUILDING CODE 2017, 6th Edition and FLORIDA BUILDING CODE ACCESSIBILITY 2017, 6th Edition. All other applicable codes for the other trades must be listed. If the proposed work is on an existing building work shall be classified as per FBCBE (Existing) 2017 Chapter 5.

**See revised sheet A-2**

5. Occupancy classification group and sub-group shall be determined (see Chapter 3). Group A with less than 50 people is considered a group B (business). If special occupancies apply see requirements in Chapter 4. FBCB 107.3.5

**See revised sheet A-2**

6. Calculate occupant load and compare it with egress capacity. FBCB 107.3.5, & table 1004.1.2.

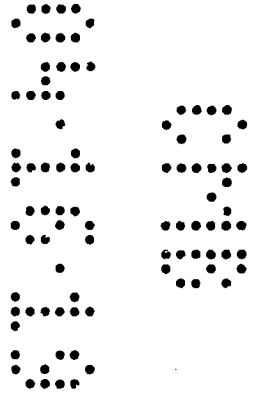
**See revised sheet A-2**

7. Show details with an NRTL approved system (UL or equal) number for all fire rated walls, partitions, fire barriers, Chases, etc. FBCB Chapter 7

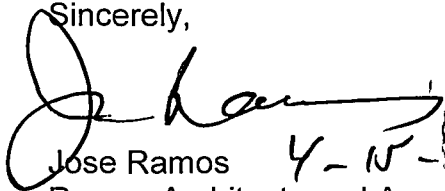
**See revised sheet A-2**

8. Provide sound insulation: Walls, partitions and floor-ceiling assemblies separating dwelling units from each other and from public or service areas shall have a sound transmission class (STC) of not less than 50 (66 for wood joists floor). Floor assemblies shall also have an impact insulation class (IIC) of not less than 50 (66 for wood joists floor). FBCB 1207

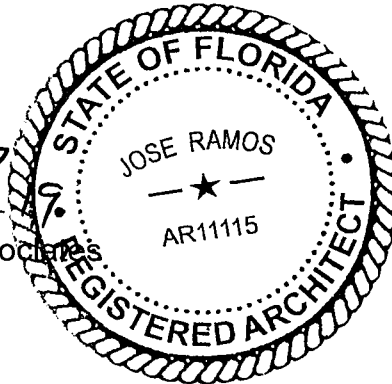
**See new detail U419 sheet A-2**



Sincerely,



Jose Ramos  
Ramos Architects and Associates



**FIRE-RESISTANCE DESIGN**

**BC1910562**

Assembly Usage Disclaimer

**BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States**

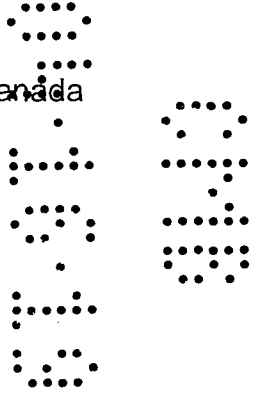
**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

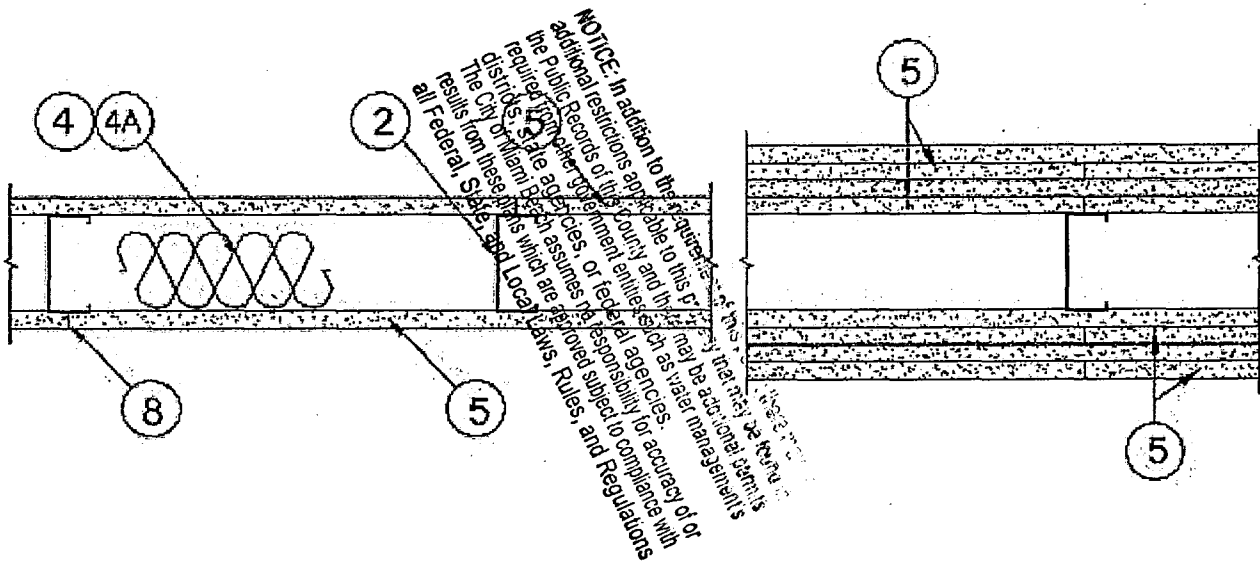
**Design No. U419**

September 28, 2018

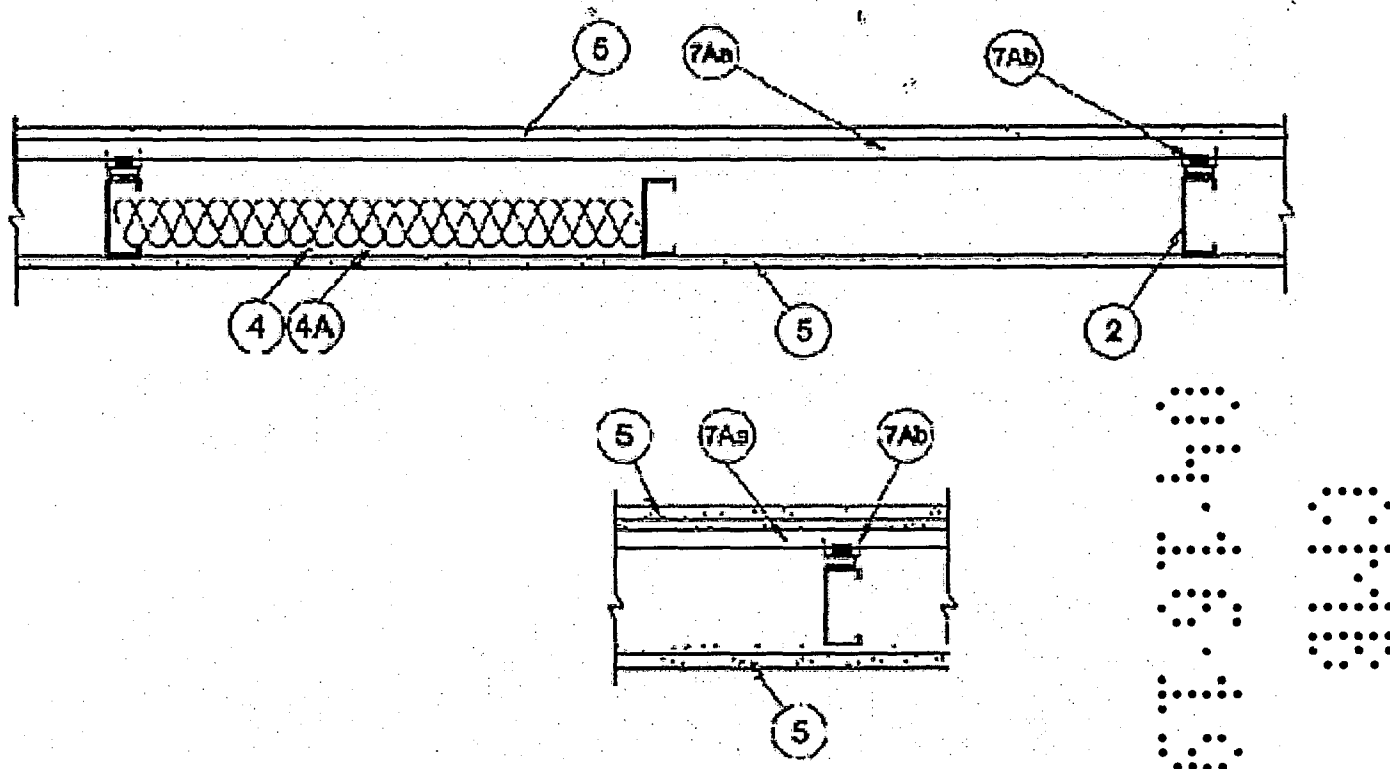


**Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5K)**

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



Shop Drawing Review  
 Review is for general conformance  
 with the design concept  
 and contract documents  
 approved by  
*[Signature]*  
 4-12-19



**1. Floor and Ceiling Runners** — (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

**1A. Framing Members\*** — **Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper25™ Track

**CRACO MFG INC** — SmartTrack25™

**MARINO/WARE, DIV OF WARE INDUSTRIES INC** — Viper25™ Track

**FUSION BUILDING PRODUCTS** — Viper25™ Track

**IMPERIAL MANUFACTURING GROUP INC** — Viper25™ Track

**1B. Framing Members\*** — **Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper20™ Track

**MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track**

**FUSION BUILDING PRODUCTS — Viper20™ Track**

**IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track**

**1C. Framing Members\* — Floor and Ceiling Runners — (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.**

**ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20**

**CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20**

**QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20**

**SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20**

**STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20**

**UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20**

**1D. Floor and Ceiling Runners — (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.**

**1E. Framing Members\* — Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.**

**CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK**

**DMFCWBS L L C — ProTRAK**

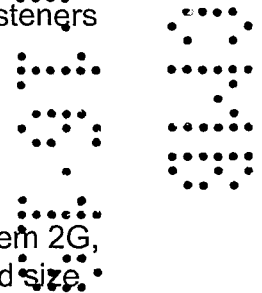
**MBA METAL FRAMING — ProTRAK**

**RAM SALES L L C — Ram ProTRAK**

**STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK**

**1F. Framing Members\* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.**

**SUPER STUD BUILDING PRODUCTS — The Edge**



**1G. Framing Members\* — Floor and Ceiling Runner — For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size, attached to floor and ceiling with fasteners 24 in. OC max.**

**STUDCO BUILDING SYSTEMS — CROCSTUD Track**

**1H. Floor and Ceiling Runners — (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.**

**MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100**

**FUSION BUILDING PRODUCTS — Viper20™ Track VT100**

**IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100**

**1I. Framing Members\* — Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.**

**TELLING INDUSTRIES L L C — TRUE-TRACK™**

**1J. Framing Members\* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.**

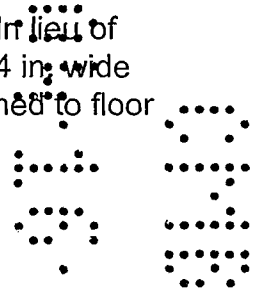
**TELLING INDUSTRIES L L C — Viper25™ Track**

**1K. Framing Members\* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.**

**TELLING INDUSTRIES L L C — Viper20™ Track**

**1L. Framing Members\* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.**

**STEEL INVESTMENT GROUP L L C — AlphaTRAK**



**1M. Framing Members\* — Floor and Ceiling Runners — Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.**

**RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track**

**1N. Framing Members\* — Floor and Ceiling Runners — Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.**

**OEG BUILDING MATERIALS — OEG Track**

**1O. Framing Members\* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.**

**CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track**

**2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.**

**2A. Steel Studs — (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J and 5K) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.**

**2B. Framing Members\* - Steel Studs** — (As an alternate to Item 2, For use with Items 5C, 5I or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

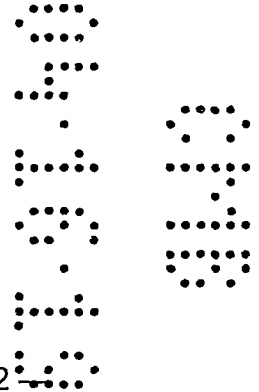
**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper25™

**CRACO MFG INC** — SmartStud25™

**MARINO/WARE, DIV OF WARE INDUSTRIES INC** — Viper25™

**FUSION BUILDING PRODUCTS** — Viper25™

**IMPERIAL MANUFACTURING GROUP INC** — Viper25™



**2C. Framing Members\* — Steel Studs** — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper20™

**MARINO/WARE, DIV OF WARE INDUSTRIES INC** — Viper20™

**FUSION BUILDING PRODUCTS** — Viper20™

**IMPERIAL MANUFACTURING GROUP INC** — Viper20™

**2D. Framing Members\* — Steel Studs** — In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

**ALLSTEEL & GYPSUM PRODUCTS INC** — Type SUPREME D24/30EQD and Type SUPREME D20

**CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV** — Type SUPREME D24/30EQD and Type SUPREME D20

**QUAIL RUN BUILDING MATERIALS INC** — Type SUPREME D24/30EQD and Type SUPREME D20



**SCAFCO STEEL STUD MANUFACTURING CO** — Type SUPREME D24/30EQD and Type SUPREME D20

**STEEL CONSTRUCTION SYSTEMS INC** — Type SUPREME D24/30EQD and Type SUPREME D20

**UNITED METAL PRODUCTS INC** — Type SUPREME D24/30EQD and Type SUPREME D20

**2E. Framing Members\* — Steel Studs** — (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or 5K only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

**CLARKDIETRICH BUILDING SYSTEMS** — CD ProSTUD

**DMFCWBS L L C** — ProSTUD

**MBA METAL FRAMING** — ProSTUD

**RAM SALES L L C** — Ram ProSTUD

**STEEL STRUCTURAL PRODUCTS L L C** — Tri-S ProSTUD

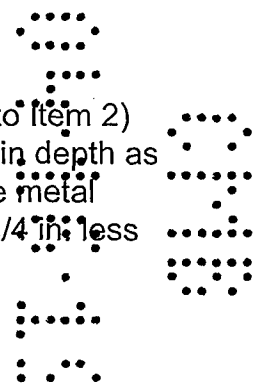
**2F. Framing Members\* — Steel Studs** — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.

**SUPER STUD BUILDING PRODUCTS** — The Edge

**2G. Framing Members\* — Steel Studs** — Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.

**STUDCO BUILDING SYSTEMS** — CROCSTUD

**2H. Framing Members\* — Steel Studs** — (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel,



spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.  
**TELLING INDUSTRIES L L C — TRUE-STUD™**

**2I. Framing Members\* — Steel Studs** — (As an alternate to Item 2, For use with Items 5C or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.  
**TELLING INDUSTRIES L L C — Viper25™**

**2J. Framing Members\* — Metal Studs** — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights  
**TELLING INDUSTRIES L L C — Viper20™**

**2K. Framing Members\* — Steel Studs** — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.  
**EB METAL INC — NITROSTUD**

**2L. Framing Members\* — Steel Studs** — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.  
**OLMAR SUPPLY INC — PRIMESTUD**

**2M. Framing Members\* — Steel Studs** — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.  
**MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™**

**2N. Framing Members\* — Steel Studs** — As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.  
**STEEL INVESTMENT GROUP L L C — AlphaSTUD**

**2O. Framing Members\* — Steel Studs** — As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.  
**RONDO BUILDING SERVICES PTY LTD** — Rondo Lipped Wall Stud

**2P. Framing Members\* — Steel Studs** — As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.  
**OEG BUILDING MATERIALS** — OEG Stud

**2Q. Framing Members\* — Steel Studs** — Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.  
**CALIFORNIA EXPANDED METAL PRODUCTS CO** — Viper X

**3. Wood Structural Panel Sheathing** — (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

**4. Batts and Blankets\*** — (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

**4A. Batts and Blankets\*** — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

**4B. Batts and Blankets\*** — For use with Item 5K. Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to

Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

**4C. Fiber, Sprayed\*** — (Optional) and as an alternate to Batts and Blankets (Item 4B) where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

**AMERICAN ROCKWOOL MANUFACTURING, LLC** — Type Rockwool Premium Plus

**5. Gypsum Board\*** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

**Gypsum Board Protection on Each Side of Wall**

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

**CGC INC** — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

**UNITED STATES GYPSUM CO** — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

**USG BORAL DRYWALL SFZ LLC** — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

**USG MEXICO S A DE C V** — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, **Steel Framing Members\***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board\*** — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

**CGC INC** — Type SHX.

**UNITED STATES GYPSUM CO** — Type FRX-G, SHX.

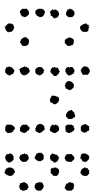
**USG MEXICO S A DE C V** — Type SHX.

5B. **Gypsum Board\*** — (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in. or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).

**RAY-BAR ENGINEERING CORP** — Type RB-LBG

**5C. Gypsum Board\*** — (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

**CGC INC** — Type SCX.



**UNITED STATES GYPSUM CO** — Type SCX, SGX.

**USG BORAL DRYWALL SFZ LLC** — Type SCX

**USG MEXICO S A DE C V** — Type SCX

**5D. Gypsum Board\*** — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

**CGC INC** — Type USGX

**UNITED STATES GYPSUM CO** — Type USGX

**USG BORAL DRYWALL SFZ LLC** — Type USGX

**USG MEXICO S A DE C V** — Type USGX

**5E. Gypsum Board\*** — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered

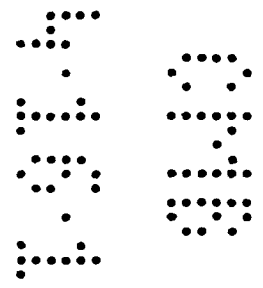
edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

**NEW ENGLAND LEAD BURNING CO INC, DBA NELCO** — Nelco

**5F. Gypsum Board\*** — (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

**UNITED STATES GYPSUM CO** — 5/8 in. thick Type SCX, SGX

**USG BORAL DRYWALL SFZ LLC** — 5/8 in. thick Type SCX, SGX



**5G. Gypsum Board\*** — (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

**Gypsum Board Protection on Each Side of Wall**

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

**CGC INC** — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

**UNITED STATES GYPSUM CO** — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

**USG BORAL DRYWALL SFZ LLC** — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

**USG MEXICO S A DE C V** — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

**5H. Gypsum Board\*** — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

**MAYCO INDUSTRIES INC** — Type X-Ray Shielded Gypsum

**5I. Gypsum Board\*** — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.

**CGC INC** — Type ULX

**UNITED STATES GYPSUM CO** — Type ULX

**USG MEXICO S A DE C V** — Type ULX

**5J. Gypsum Board\*** — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long



Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

**RADIATION PROTECTION PRODUCTS INC** — Type RPP - Lead Lined Drywall

5K. **Gypsum Board\*** — (Not Shown) — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) need not be staggered. The number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

**Gypsum Board Protection on Each Side of Wall**

Rating, Hr	Min Stud Depth, in. Items 2 through 20	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4B)
1	3-5/8	1 layer, 5/8 in. thick	3-1/2 in.
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional

**UNITED STATES GYPSUM CO** — 5/8 in. thick Type ULIX

6. **Fasteners** — (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in.

long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

**7. Furring Channels** — (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A.

**7A. Framing Members\*** — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

**PAC INTERNATIONAL L L C** — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

**7B. Framing Members\*** — (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall

screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

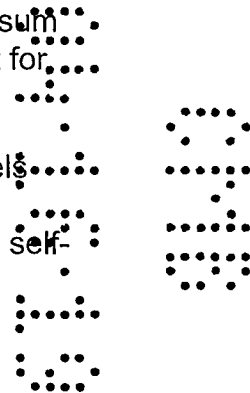
**KINETICS NOISE CONTROL INC** — Type Isomax

**7C. Framing Members\*** — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

**PLITEQ INC** — Type GENIECLIP



**7D. Steel Framing Members\*** — (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips

**STUDCO BUILDING SYSTEMS** — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

**7E. Steel Framing Members\*** — (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in.

and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.  
**REGUPOL AMERICA** — Type SonusClip

7F. **Steel Framing Members\*** — (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.

b. **Steel Framing Members\*** — Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.  
**KEENE BUILDING PRODUCTS CO INC** — Type RC+ Assurance Clip

8. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

9. **Siding, Brick or Stucco** — (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

10. **Caulking and Sealants\*** — (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.  
**UNITED STATES GYPSUM CO** — Type AS

**11. Lead Batten Strips** — (Not Shown, For Use With Item 5B) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.

**11A. Lead Batten Strips** — (Not Shown, For Use With Item 5H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

**12. Lead Discs or Tabs** — (Not Shown, For Use With Item 5B) — Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

**12A. Lead Discs** — (Not Shown, for use with Item 5H) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

**13. Lead Batten Strips** — (Not Shown, For Use With Item 5E) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.

**14. Lead Tabs** — (Not Shown, For Use With Item 5E) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

**\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2018-09-28

## Design/System/Construction/Assembly Usage Disclaimer

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

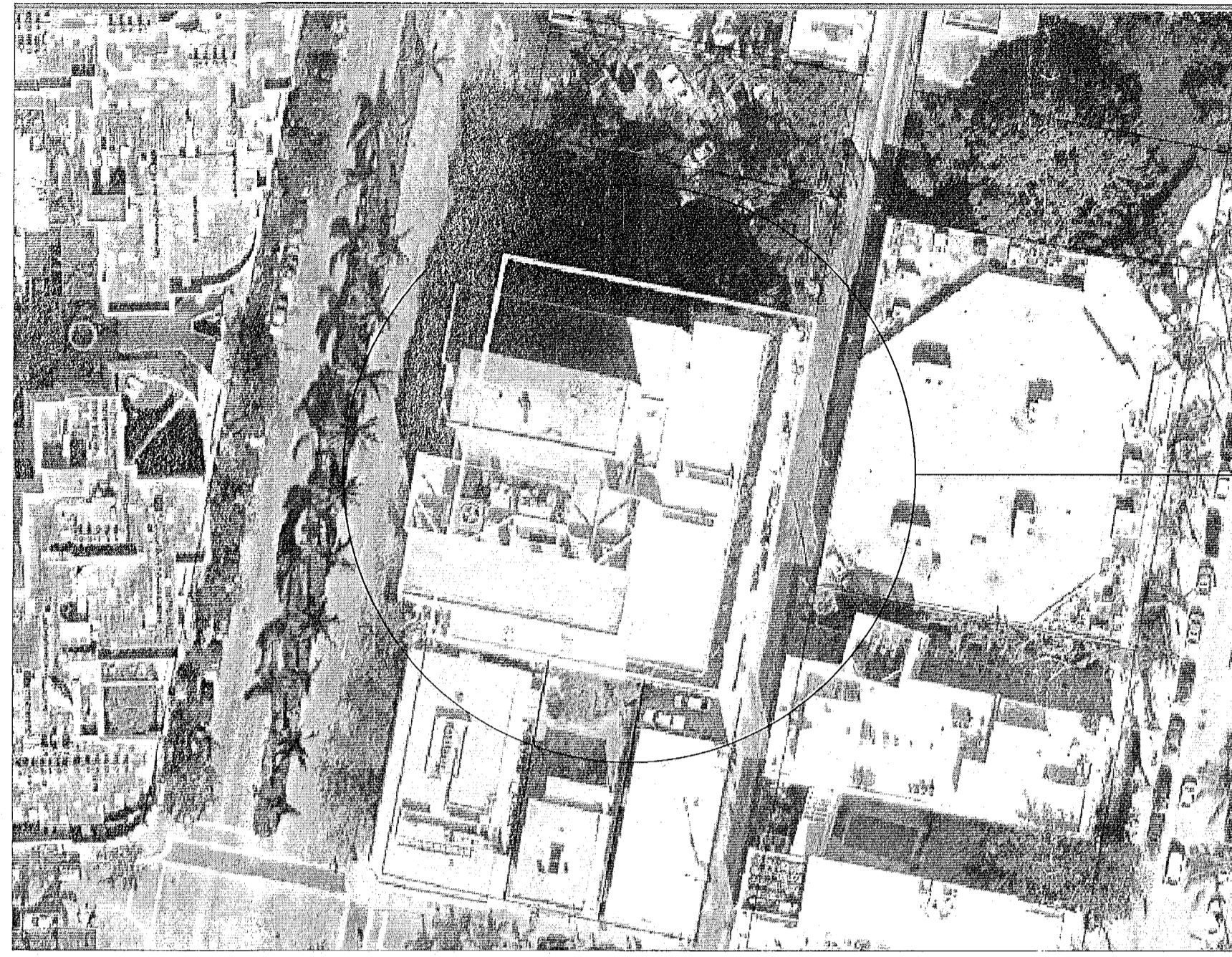
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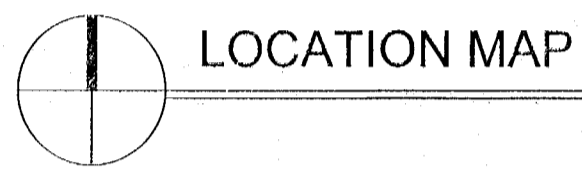
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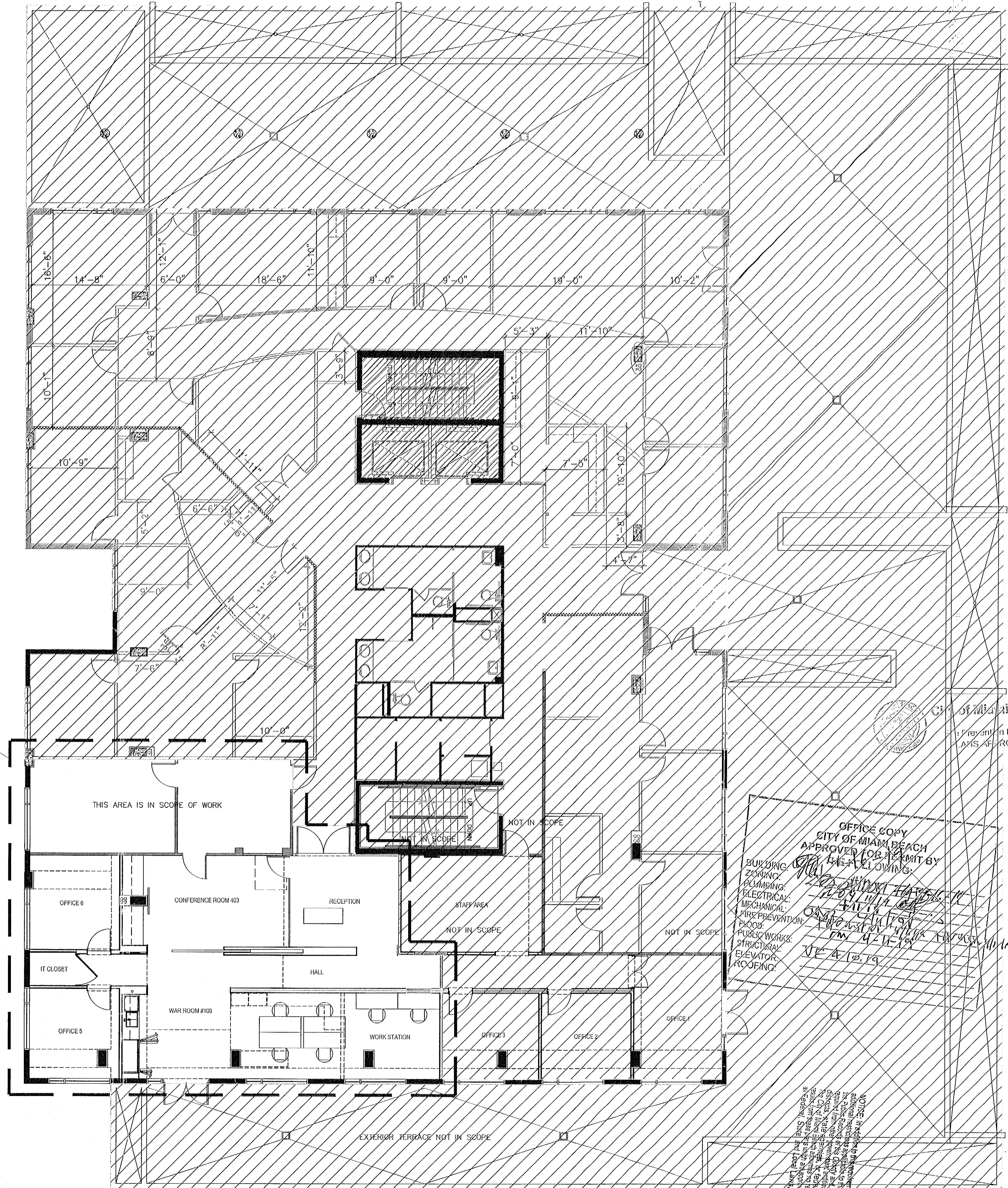
PROPERTY LOCATION



N.T.S.

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AREA OF WORK

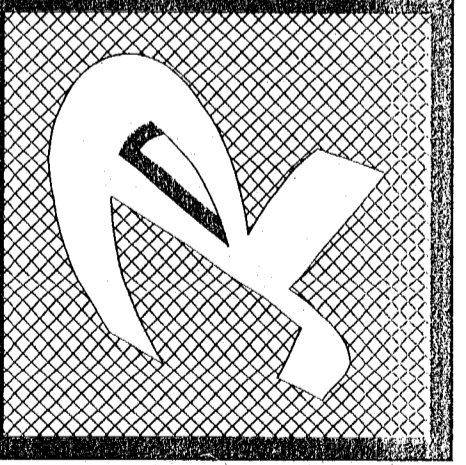


FLOOR PLAN

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PROJECT ARCHITECT  
JOSE RAMOS  
FLA. REG. ARCHITECT  
AAC1595

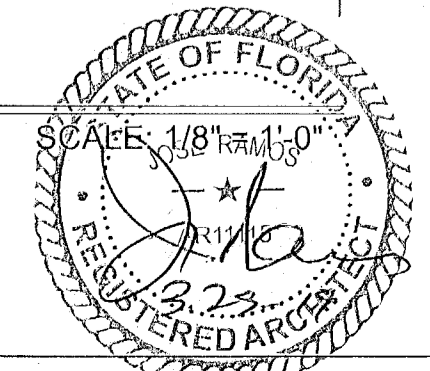
PROPOSED RENOVATION FOR:  
**ANTHION CAPITAL**  
ATLANTIC CENTER  
119 WASHINGTON AVE, SUITE 403/406, MIAMI BEACH, FLORIDA



date 03/15/19

project number 19060

sheet A-1 of



OFFICE COPY  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
[Signature]  
BUILDING  
ZONING  
PLUMBING  
ELECTRICAL  
MECHANICAL  
FIRE PREVENTION  
FLOOD  
PUBLIC WORKS  
STRUCTURAL  
ELEVATOR  
ROOFING

DATE: 03/15/19  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**GENERAL NOTES:**

1. ALL NEW FINISHES SHALL BE MINIMUM CLASS "C" FLAME SPREAD, UNLESS NOTED.
2. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR TO REPORT AND RECORD ANY EXISTING DAMAGE PRIOR TO CONSTRUCTION AND SHALL REPAIR ALL NEW DAMAGE TO MATCH ADJOINING SURFACES.
4. ALL DOORS SHALL BE PROPERLY CAULKED WITH AN APPROVED CAULKING COMPOUND.
5. CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER TYPE AND KIND OF INTERIOR FINISHES DESIRED BY OWNER, NOT SPECIFIED. ALL NEW FINISHES SHALL BE MINIMUM CLASS "C" FLAME SPREAD UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO NOTIFY OWNER IN ADVANCE OF ANY NECESSARY POWER, WATER OR SEWER OUTAGES, AND SHALL KEEP INCONVENIENCES TO A MINIMUM.
7. CONTRACTOR SHALL PROPERLY PATCH AND REPAIR ALL WORK DISTURBED BECAUSE OF THIS NEW WORK AND TO MATCH ALL ADJOINING WORK.
8. CONTRACTOR IS RESPONSIBLE FOR THE LEGAL REMOVAL OF ALL RUBBISH AND DEBRIS FROM THE PREMISES. KEEP PREMISES NEAT AND CLEAN AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL FOLLOW THE BUILDING STANDARDS. IN THE EVENT CONFLICTING INFORMATION IS SHOWN OR DESCRIBED, THE ARCHITECT SHALL BE NOTIFIED SO THAT A CLARIFICATION OF THE INTENT OF THESE PLANS MAY BE OBTAINED, PRIOR TO DOING THE WORK.

**WALL LEGEND:**

- EXISTING 8" CMU WALL TO REMAIN
- EXISTING GYPSUM BOARD PARTITION (NON-FIRE RATED)
- NEW 1-HR FIRE RATED GYPSUM BOARD PARTITION

**SCOPE OF WORK**

1. REMOVE PARTITION IN WAR ROOM #108
2. PATCH CEILING, PATCH CARPET TILE AND PAINT SAME COLOR.
3. INSTALL EXISTING GLASS DOOR INTO SUITE 403 (RE-PURPOSED GLASS 36" DOOR).
4. PROVIDE 2 NEW QUAD-RECEPTACLES AND 7 NEW LOW VOLTAGE TELEPHONE LINES IN WAR ROOM # 108.
5. REPLACE ALL CARPETING IN SUITE 403 TO NEW CARPET TILE TO MATCH EXISTING THROUGHOUT SUITE 406.
6. PAINT ALL WALLS CEILINGS AND MILLWORK.
7. REMOVE EXISTING BUILT-IN FURNITURE IN WAR ROOM #108.
8. INSULATE AND SEAL EDGES OF NEW WALLS SEPARATING SUITE 406 FROM SUITE 402.
9. NO AC, NO PLUMBING, SEE ELECTRICAL PLAN FOR ELECTRICAL WORK.
10. ALL LIFE SAFETY DEVICES, (FIRE ALARM, FIRE SPRINKLERS, ETC.) EXISTING TO REMAIN, NO CHANGES.
11. EGRESS CAPACITY COMPLIES WITH FBCB 107.3.5, & TABLE 1004.1.2.
12. FLORIDA BUILDING CODE ACCESSIBILITY 2017, 6TH EDITION
13. FBCBE (EXISTING) 2017 CHAPTER 5.

**FINISHES NOTE:**

INTERIOR FINISHES SHALL COMPLY WITH MIN. FLAME SPREAD CLASSIFICATION PER FBC TABLE 803.9

**NOTE:**

BUILDING HAS SPRINKLERS AND FIRE ALARM SYSTEM

**NOTES:**

ALL DIMENSIONS TO BE FIELD VERIFIED.

**APPLICABLE CODES**

FLORIDA BUILDING CODE 2017, SIXTH ED. EXISTING.  
FLORIDA BUILDING CODE 2017, SIXTH ED. BUILDING

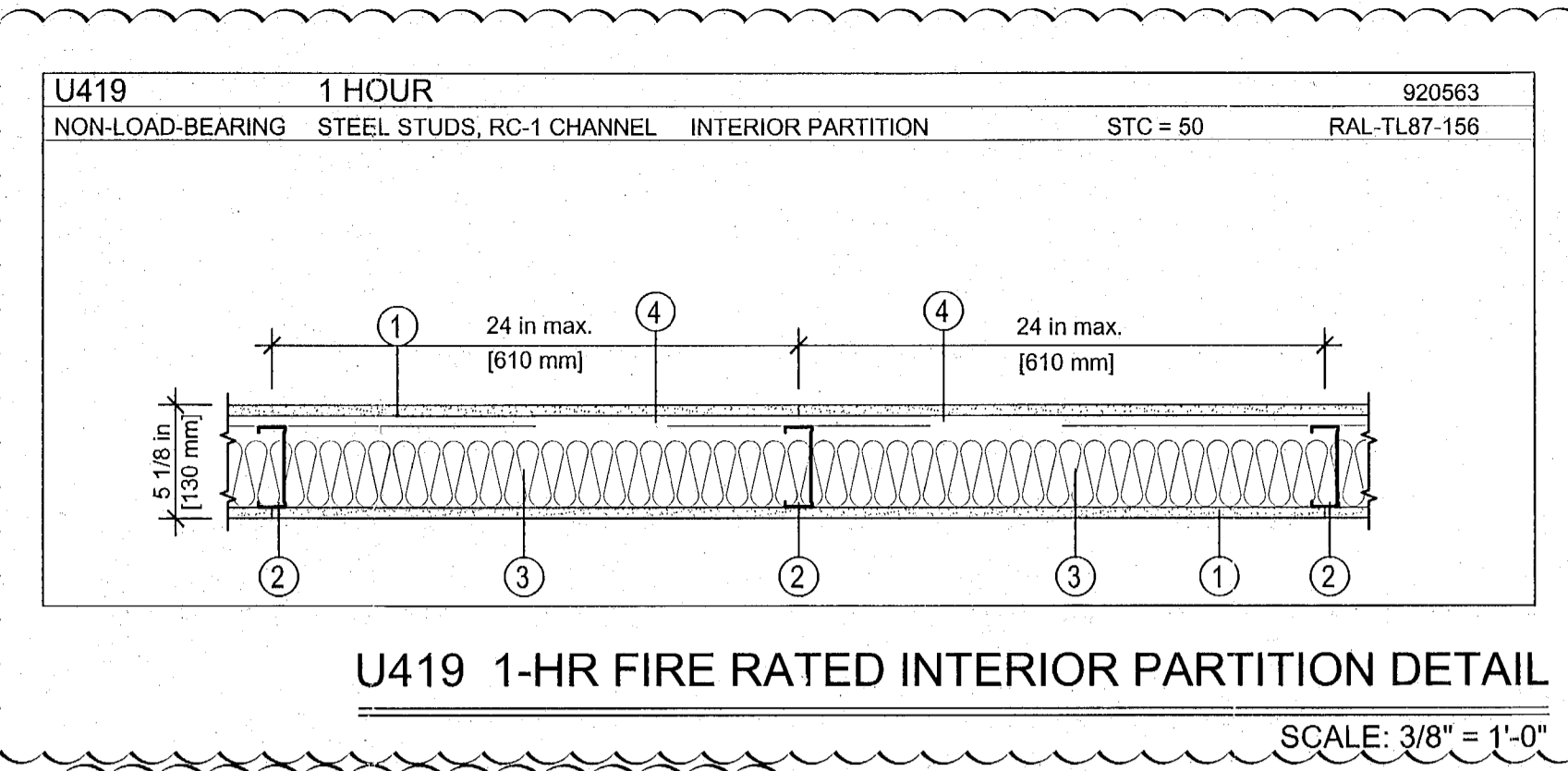
**CONSTRUCTION TYPE II-B**

- STRUCTURAL FRAME: NC  
BEARING WALLS: \*EXTERIOR: NC  
\*INTERIOR: NC  
NONBEARING WALLS & PARTITIONS: \*EXTERIOR: SEE TABLE 602.  
\*INTERIOR: NC  
FLOOR CONSTRUCTION: \*INCLUDING SUPPORTING BEAM & JOIST: NO REQ.  
ROOF CONSTRUCTION: \*INCLUDING SUPPORTING BEAM & JOIST: NC  
OCCUPANCY TYPE: B BUSINESS  
EGRESS SEPARATION: 1-HR FIRE RATED (EXISTING)  
OCCUPANCY LOAD 1,454 SF / 100 = 14.54  
FLAME SPREAD RATING CLASSIFICATION OF INT. FINISHES  
EXITS CLASS B  
ACCESS TO EXITS CLASS C  
OTHER SPACES CLASS C  
AS PER TABLE 803.9, FBC 2017, SIXTH ED.

**FLORIDA BUILDING CODE: 2017, SIXTH ED.**

**FIRE CODES IN EFFECT:**  
THIS PLAN(S) SHALL COMPLY WITH ALL REQUIREMENTS OF FLORIDA FIRE PREVENTION CODE 88 EDITION 2017, N.F.P.A. 101 (LIFE SAFETY CODE) 2015 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE) 2015 EDITION.

**NOTE:**  
DEMO EXISTING PARTITIONS  
TOTTALING 89 S.F.

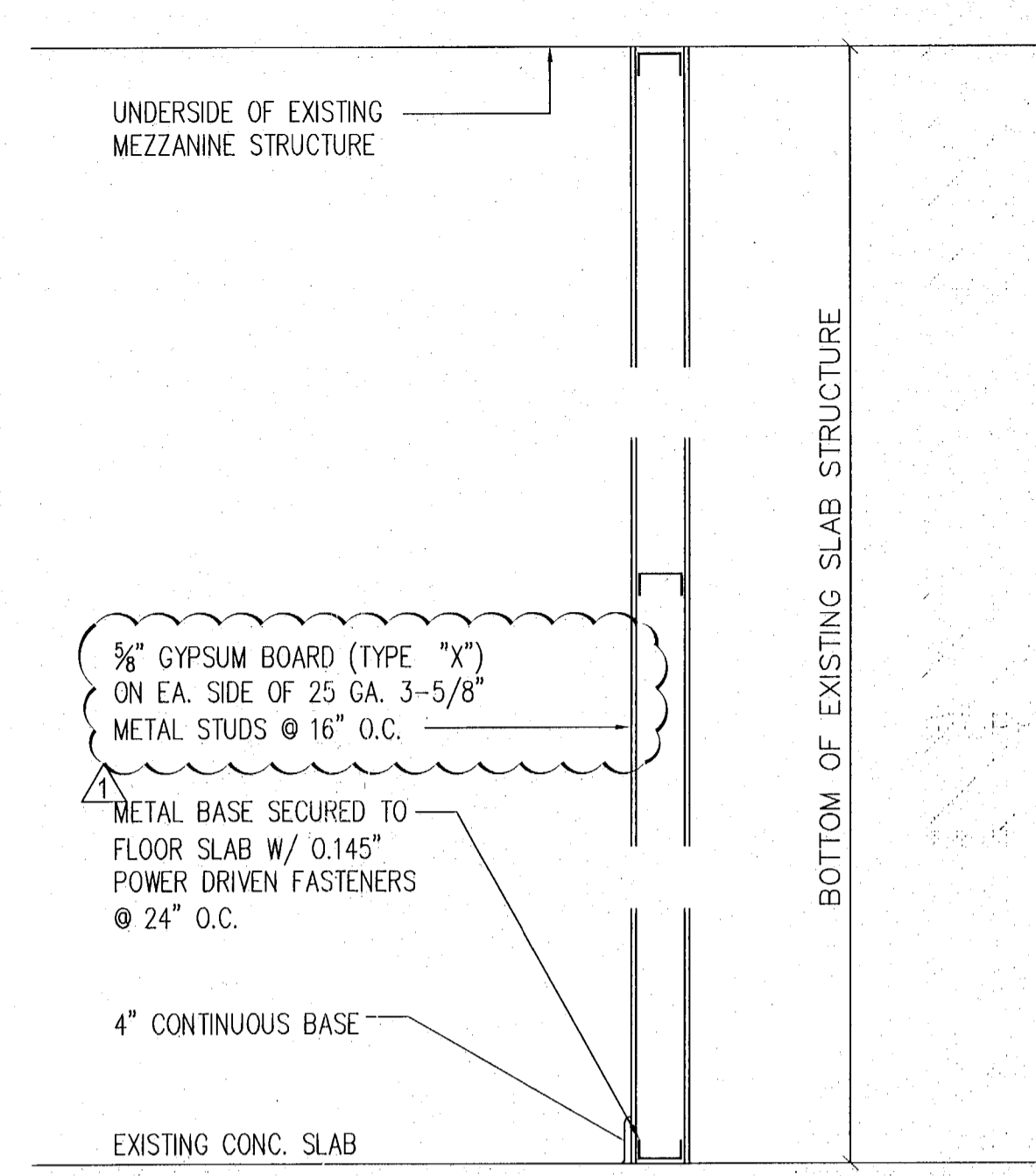


**U419 1-HR FIRE RATED INTERIOR PARTITION DETAIL**

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

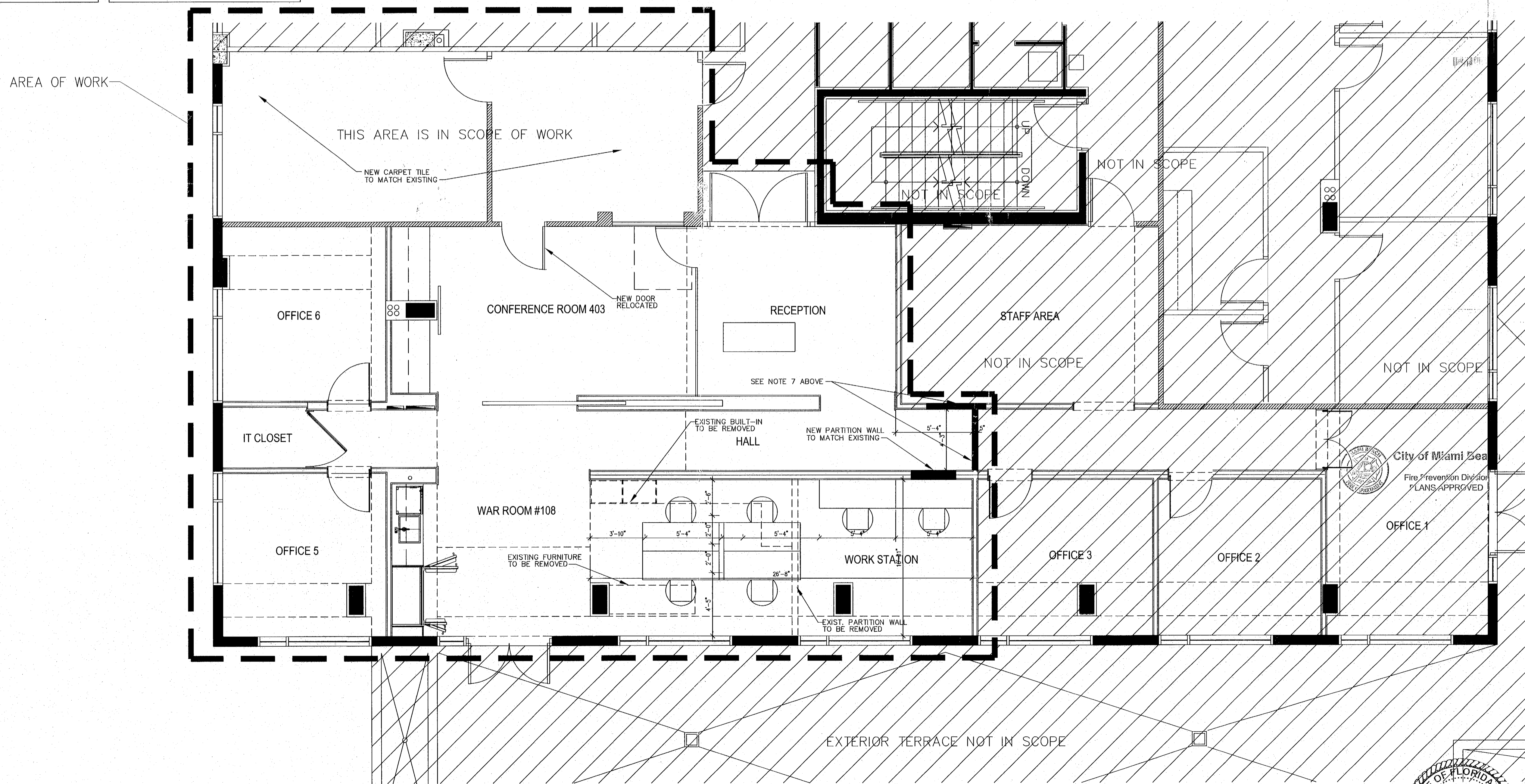
**KEY NOTES:**

1. 5/8" (TYPE "X") DRYWALL
2. 25 GA. 3 5/8" METAL STUDS @ 16" OC. MAX.
3. GLASS FIBER AND MINERAL WOOL BATT INSULATION.
4. RESILIENT CHANNEL WITH STC 50.

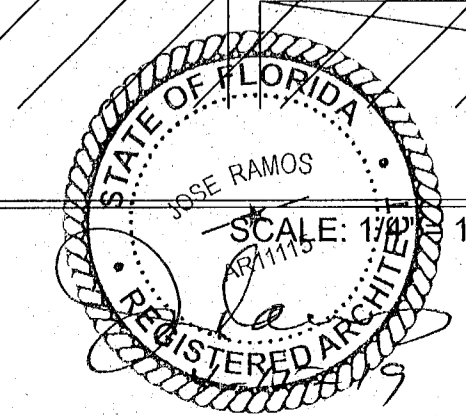


**INTERIOR PARTITION DETAIL**

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



**FLOOR PLAN**

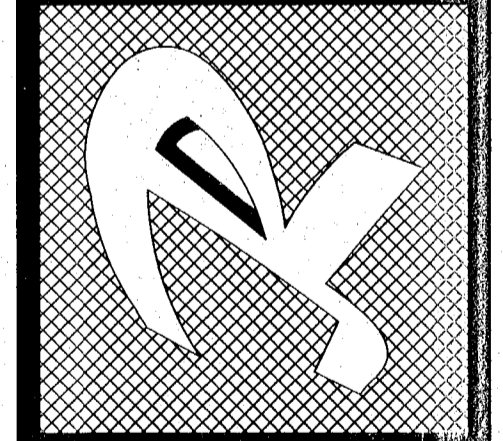


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PROJECT ARCHITECT  
JOSE RAMOS  
FLA. REG. AR11115  
AAC1595

PROPOSED RENOVATION FOR:  
**ANTHON CAPITAL**  
ATLANTIC CENTER  
119 WASHINGTON AVE., SUITE 403 / 406, MIAMI BEACH, FLORIDA

Ramos Architects & Associates architects and planners  
170 TAMM LAM CANAL RD MIAMI FL 33144 (305) 445-6141



date 03/15/19  
REV.1 (CITY COMM) 04/12/19

project number  
**19060**

sheet  
**A-2**



**FIRE SAFETY LEGEND**

- EXIT SIGN
  - EMERGENCY LIGHT  
WBATTERY BACK-UP.
  - EMERGENCY LIGHT / EXIT SIGN  
COMBO WITH BATTERY BACK-UP
  - HORN / STROBE
  - PULL STATION
  - FIRE EXTINGUISHER MOUNTED @ 60"  
A.F.F. TO THE HANDLE
- N = NEW  
E = EXISTING

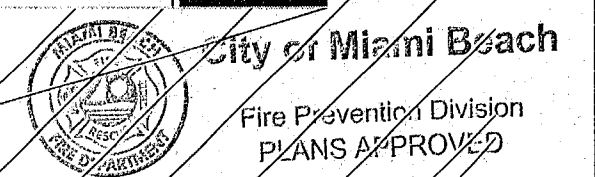
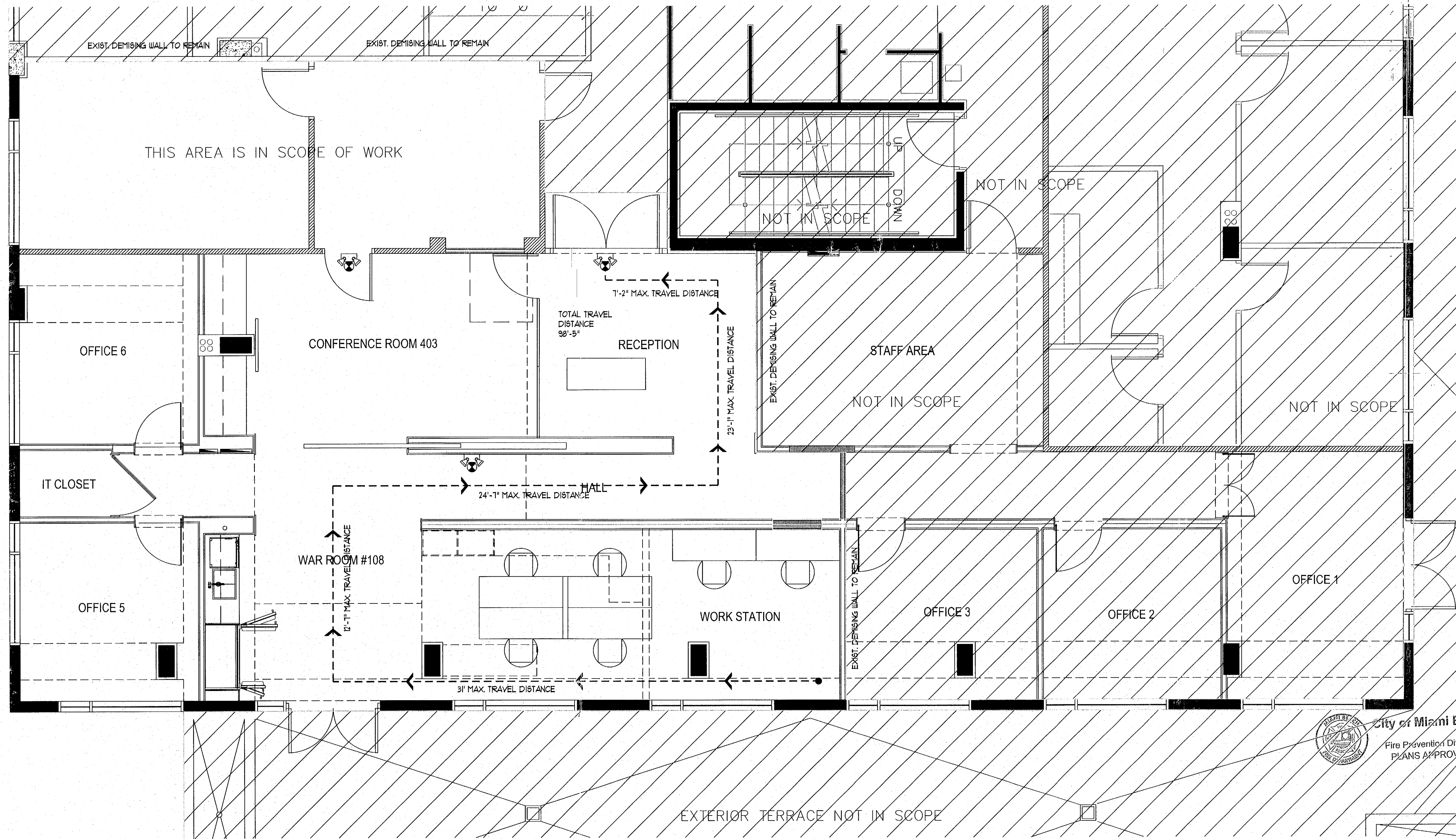
NOTE:  
ACCORDING TO FIRE PREVENTION CODE:  
- COMMON PATH OF TRAVEL: 100 FEET  
- MAX. TRAVEL DISTANCE: 300 FT.  
- DEAD END: 50 FEET

AS PER CHAPTER 43 BUILDING REHABILITATION  
THIS WORK IS CLASSIFIED AS:  
**RENOVATION & MODIFICATION**

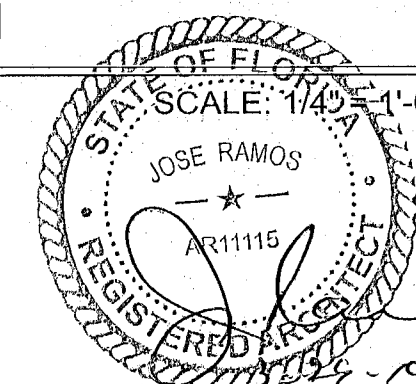
NOTE:  
1. EXIT SIGNS MUST BE ELECTRIC WITH BATTERY BACK-UP  
2. EXIT SIGNS & EMERGENCY LIGHTS WITH BATTERY  
BACKUP RATED FOR 90 MIN.

FIRE EXTINGUISHER NOTE:  
FIRE EXTINGUISHER SHALL HAVE A MIN. RATING 2A  
20BC MOUNTED 48" A.F.F. TO TOP OF HANDLE, NOT  
EXCEED 50' TRAVEL DISTANCE. THEY WILL ALSO BE  
CURRENTLY TAGGED BY A LICENSED FIRE  
EQUIPMENT COMPANY.

FIRE RATING NOTE:  
AT EXISTING DEMISING WALLS SEAL TOP AND BOTTOM.  
PROVIDE FIRE CAULK AT ALL EXISTING AND NEW  
PENETRATIONS.  
FOR FIRE PENETRATION DETAILS REFER TO SHEET A-  
AND MEP PLANS.



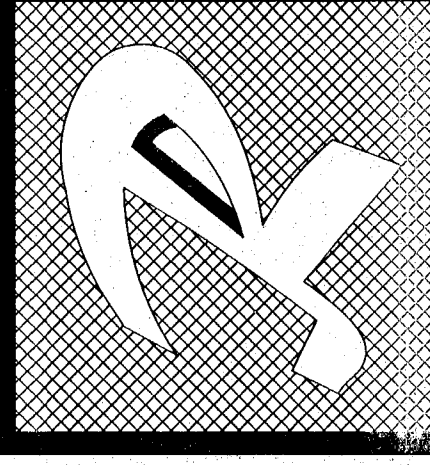
LIFE SAFETY / FIRE ALARM PLAN



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PROJECT ARCHITECT  
JOSE RAMOS  
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PROPOSED RENOVATION FOR:  
**ANTHON CAPITAL**  
ATLANTIC CENTER CENTER  
119 WASHINGTON AVE, SUITE 403/406, MIAMI BEACH, FLORIDA  
**Ramos Architects & Associates architects and planners**  
780 TAMAMI CANAL RD MIAMI FL 33144 (305) 421-6140



date 03/15/19

project number 19060

sheet A-3 of 60

**ELECTRICAL GENERAL NOTES**

- OVERALL INSTALLATION: THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), THE FLORIDA BUILDING CODE (FBC), AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- COMPLIANCE: WORKMANSHIP, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE EDITION OF THE NEC, NFPA, NEMA, ASTM, OSHA, HRS HEALTH AGENCIES, AND OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND PERTAINING REGULATIONS ESTABLISHED BY THE REGULATORY AUTHORITY HAVING JURISDICTION. CONTRACTORS SHALL ALSO MEET THE REQUIREMENTS OF OTHER STANDARDS WHERE SUCH REQUIREMENTS ARE MORE STRICT THAN THOSE STANDARDS CITED ABOVE.
- MATERIALS: CONTRACTOR SHALL PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE UNDERWRITERS LABORATORY (UL) LABEL AS APPLICABLE.
- PERMITS AND INSURANCE: CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS OR ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- CUTTING AND PATCHING: MAJOR CUTTING, PATCHING & PAINTING REQUIRED BY THIS CONTRACT WILL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES SHALL BE RETURNED TO ORIGINAL CONDITIONS AFTER THE INSTALLATION OF THE EQUIPMENT.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE LOCAL ELECTRIC UTILITY AND THE TELEPHONE COMPANY.
- LOAD DATA IS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. ALL EQUIPMENT AND PANEL SIZES SHALL BE VERIFIED BEFORE ORDERING.
- CIRCUITS SHOWN ON PLANS ARE USED TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUIT ROUTING TO SUIT THE JOB CONDITIONS.
- FURNISH AND INSTALL ALL FIXTURES AS CALLED FOR ON THE PLANS OR AS SELECTED BY OWNER/ARCHITECT.
- ALL CONDUCTORS SHALL BE RUN IN CONDUIT, U.O.N.
- INSTALL 3/4" EMPTY CONDUIT TO ALL TELEPHONE, & TV DATA OUTLETS. PROVIDE PULL WIRE.
- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.
- PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS ONLY AND ABOVE BASE FLOOR ELEVATION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATES, IF DIFFERENT FROM THOSE SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED J-BOXES AND CONNECTION OF CONTROL WIRING. LOW VOLTAGE CONTROL WIRING AND THEIR TERMINATION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- ELECTRICAL METER AND PANEL LOCATIONS SHOWN MAY VARY DEPENDING ON SERVICE ENTRANCE LOCATION.
- ALL LIGHTING FIXTURES TO BE SELECTED BY THE OWNER/ARCHITECT, U.O.N. AND SHALL BE INSTALLED BY THIS CONTRACTOR.
- BALANCE ALL PHASES AT EACH PANEL AND MDP/SERVICE MAINS.
- CHECK AVAILABLE ELECTRICAL SERVICE CHARACTERISTICS WITH THE LOCAL POWER COMPANY PRIOR TO ORDERING ANY EQUIPMENT. INFORM THE ARCHITECT/ENGINEER IF IT IS DIFFERENT FROM WHAT IS SHOWN ON PLANS.
- ELECTRICAL CONTRACTOR SHALL ASSURE THAT ALL FEATURES OF SERVICE COMPLY WITH THE POWER COMPANY'S REQUIREMENTS AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH POWER COMPANY FOR SERVICE. ALL EQUIPMENT NOT FURNISHED AND/OR INSTALLED BY THE POWER CO. IS TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- U.O.N., COORDINATE REQUIRED A.I.C. RATINGS WITH POWER COMPANY.
- WHERE MORE THAN ONE DEVICE IS INDICATED AT ANY LOCATION, THESE SHALL BE GANGED UNDER ONE COMMON COVER.
- QUANTITY AND LOCATION OF ELECTRICAL, TELEPHONE/DATA & TV OUTLETS, LIGHTS AND LIGHT CONTROLS, SHALL BE ADJUSTED TO SUIT THE OWNER'S REQUIREMENTS AS PER OWNER/ARCHITECT INSTRUCTIONS. SAID ARRANGEMENTS SHALL NOT BE IN CONFLICT WITH APPLICABLE CODES.
- ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS, EXACT LOCATIONS, TYPE AND ARRANGEMENT OF OUTLETS FOR ALL ELECTRICAL FIXTURES, APPLIANCES AND EQUIPMENT, PRIOR TO INSTALLATION.
- PROVIDE A TYPEWRITTEN DIRECTORY FOR EACH ELECTRICAL PANEL AS PER NEC 408.4.
- CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS AND SHALL CONFORM TO NEMA STANDARDS. PLASTIC BOXES MAY BE USED WHERE PERMITTED UNDER APPLICABLE CODES AND ORDINANCES.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES, WHEN APPLICABLE. SWITCHES SHALL BE HP RATED, QUICK-MAKE, QUICK-BREAK, IN NEMA 1 ENCLOSURES FOR INDOOR AND NEMA 3R FOR OUTDOOR.

**LIGHTING NOTES**

- EGRESS ILLUMINATION  
MIN. IFC PER FBC 1009
- LIGHTING SHALL COMPLY WITH FBC 605.1  
NEC 410.16. 75% OF THE FIXTURES  
SHALL BE ENERGY EFFICIENT
- COMMERCIAL LIGHTING SHALL BE CONTROLLED BY AN SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED  
AUTOMATIC CONTROL DEVICE TO SHUTOFF  
BLDG. LITG. IN ALL SPACES PER FBC  
EC C405.2. ENERGY CODE SECTIONS C405.2.1, C405.2.2  
C405.2.3 AND C405.2.4.
- CONNECT EXIT/EMERGENCY LIGHTS AHEAD  
OF SWITCH.
- INTERNAL ILLUMINATED EXIT SIGNS SHALL NOT  
EXCEED SWATTS PER SIDE (FACE) EC C405.4
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING  
THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR  
LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED  
AND LABELED AS MEETING ASTM E 283 (AIR TIGHT)  
FBC EC C402.4.8
- FLUORESCENT LUMINAIRES SHALL HAVE DISCONNECTING  
MEANS PER NEC 410.130(G)(1)

NOTE:  
A DISCONNECTING MEANS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION  
FOR SERVICING THE BALLAST OF ALL FLUORESCENT FIXTURES THAT UTILIZE  
DOUBLE-ENDED LAMPS.  
THESE DISCONNECTS SHALL DISCONNECT SIMULTANEOUSLY ALL CONDUCTORS,  
INCLUDING THE GROUND CONDUCTOR AS PER  
NEC 410.73(G).

NOTE:  
PROVIDE AUTOMATIC LIGHTING SHUTOFF AS PER FBC, ENERGY, CHAPTER 605  
(TIMER OR OCCUPANT SENSOR)

NOTE:  
CONTRACTOR TO PROVIDE A CALIBRATED LIGHT METER AT TIME OF  
INSPECTION TO VERIFY THE EMERGENCY LIGHTING PHOTOMETRICS PRIOR TO  
THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. IF THE CONTRACTOR  
CANNOT SECURE THE STRUCTURE TO PREVENT NATURAL LIGHT FROM  
ENTERING DURING THE TESTING, AN INSPECTION AFTER NORMAL BUSINESS  
HOURS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

- NOTE 3:  
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NEC 2014 & FBC  
2017 (6TH EDITION).  
2. EGRESS ILLUMINATION IFC (FBC 1008)  
3. DESIGN COMPLIES WITH FBC CE405.1 FOR ILLUMINATION.

**ELECTRICAL LEGEND**

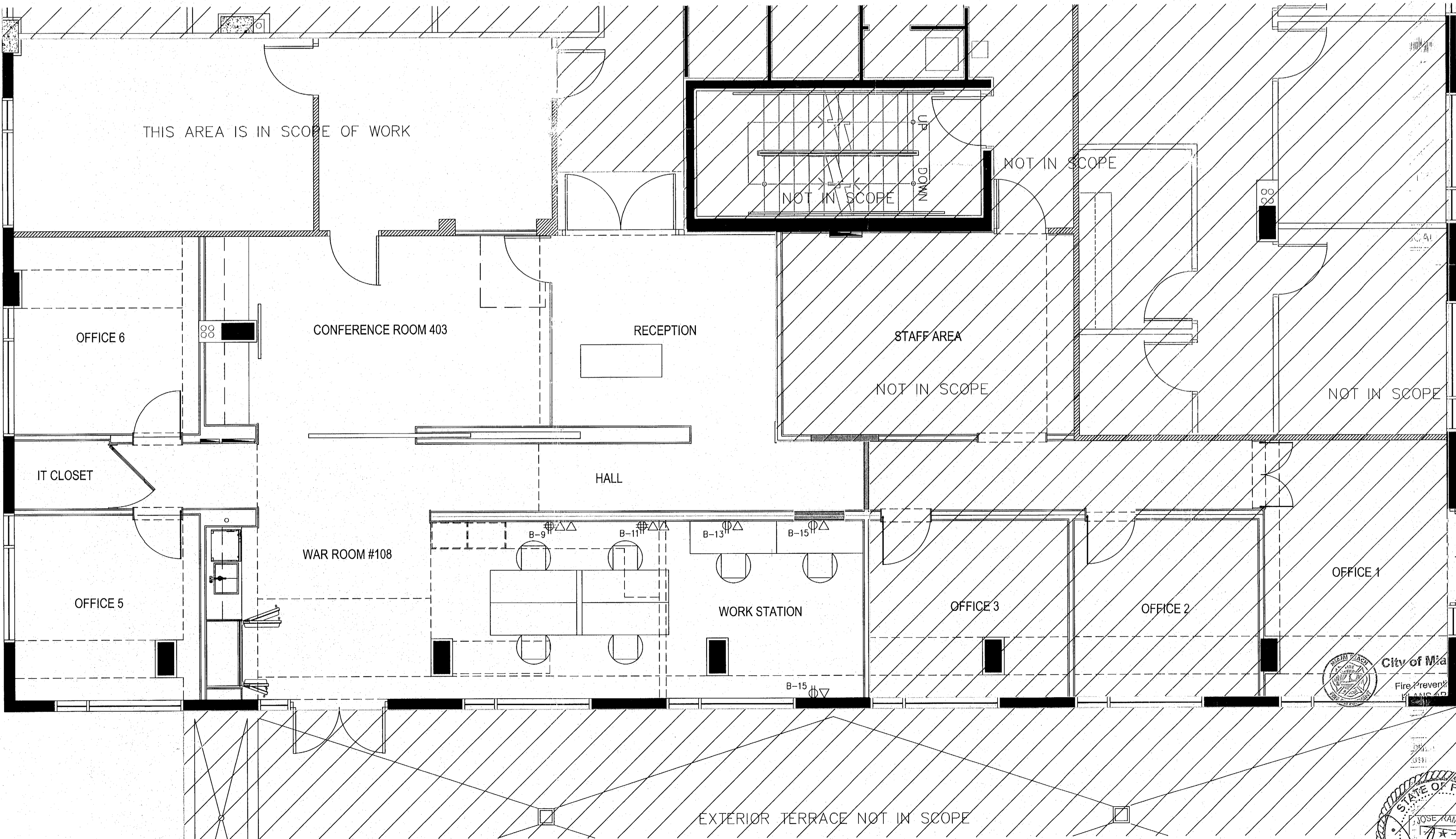
- 20 A, 120, V, DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F. OR AS DIRECTED BY ARCHITECT.
- 20A, QD DUPLEX RECEPTACLE @ 18" AFF, U.O.N.
- 20A, 120V GFI DUPLEX RECEPTACLE.
- ELECTRIC PANEL.
- LIGHTING SWITCH @ 48" AFF.
- 3-WAY LIGHTING SWITCH @ 48" AFF.
- SWITCH WITH OCCUPANCY SENSOR.
- EXIT LIGHT W/BATTERY BACK UP AND CONNECTED AHEAD OF ANY SWITCH.
- EXIT/EMERGENCY LIGHT W/BATTERY BACK UP AND CONNECTED AHEAD OF ANY SWITCH.
- RECESSED CEILING MOUNTED FIXTURE.
- WALL/PEDESTAL MOUNTED LIGHT.
- = ABOVE COUNTER.
- WP = WEATHER PROOF.
- WR = WEATHER RESISTANT.
- VP = VAPOR PROOF.
- ▲ TELEPHONE OUTLET/INTERNET JACK
- ▲ DATA
- ▲ TEL/DATA COMBO

**SCOPE OF WORK**

- INSTALL POWER AND DATA FOR 5 WORKSTATIONS.
- EXISTING LIGHTING TO REMAIN.

120/208 3PH, 4W		(EXISTING) PANEL "A"						150A MLO FLUSH MTD	
LOCATION	WIRE AND CONDUIT	TOTAL V.A.	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A.	WIRE AND CONDUIT	LOCATION
LIGHTS	#12-1/2"C	1,000	1P-20	1	2	1P-20	1,500	#12-1/2"C	RECEPTACLE
LIGHTS	#12-1/2"C	1,000	1P-20	3	4				RECEPTACLE
REFRIGERATOR	#12-1/2"C	1,500	1P-20	5	6				RECEPTACLE
CONVENIENCE OUTLET	#12-1/2"C	1,500	1P-20	7	8				RECEPTACLE
DISWASHER	#12-1/2"C	1,500	1P-20	9	10				FLOOR BOX
SPARE	#12-1/2"C	1,500	1P-20	11	12				FLOOR BOX
AC	2 #8 -3/4"C	3,500	3P-50	13	14	2P-30	1,500	2 #10 -1/2"C	TANKLESS WATER HEATER
		3,500		15	16		1,500		
		3,500		17	18				SPACE
IT PANEL	2 #8 -3/4"C	3,500	3P-50	19	20				
		3,500		21	22				
		3,500		23	24				
				25	26				
				27	28				
				29	30				
SUBTOTAL		29,000	TOTAL=	39,500 (110A)			10,500		SUBTOTAL

120/208 3PH, 4W		(EXISTING) PANEL "B"						100A MLO FLUSH MTD	
LOCATION	WIRE AND CONDUIT	TOTAL V.A.	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A.	WIRE AND CONDUIT	LOCATION
SPARE	#12-1/2"C	1,500	2P-20	1	2	1P-20	1,500	#12-1/2"C	COMPUTER RACK OUTLET
		1,500		3	4	1P-20	1,500	#12-1/2"C	COMPUTER RACK OUTLET
CONDENSING UNIT	2#10-1/2"C	1,500	2P-30	5	6	1P-20	1,500	#12-1/2"C	TBP
		1,500		7	8				SPACE
				9	10				SPACE
(*) LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	11	12	2P-30	1,500	2#10-1/2"C	UPS OUTLET
(*) LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	13	14				
(*) LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	15	16				SPACE
(*) LIGHTS & RECEPTACLES	#12-1/2"C	1,500	1P-20	17	18				
				19	20				
				21	22				
				23	24				
SUBTOTAL		12,000	TOTAL=	19,500 (38A)			7,500		SUBTOTAL



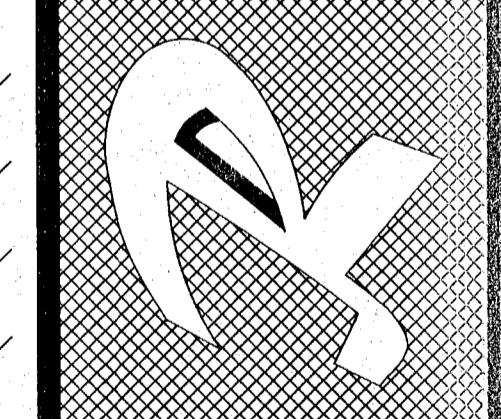
**ELECTRICAL FLOOR PLAN**

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND DIMENSIONS SHOWN ON THIS DRAWING ARE OWNED BY, AND WILL BE REPRESENTED BY THE DRAWING OR DEVELOPER FOR USE ON, AND IN CONNECTION WITH, THIS PROJECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DRAWING DEVELOPER IS STRICTLY PROHIBITED. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE ADVISED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE DRAWING DEVELOPER. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE ADVISED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE DRAWING DEVELOPER.

**PROJECT ARCHITECT**  
**JOSE RAMOS**  
 FLA. REG. ARCHITECT  
 FLA. REG. ARCHITECT #11115  
 AAC1595

**PROPOSED RENOVATION FOR:**  
**ANTHION CAPITAL**  
 ATLANTIC CENTER  
 119 WASHINGTON AVE, SUITE 403/406, MIAMI BEACH, FLORIDA

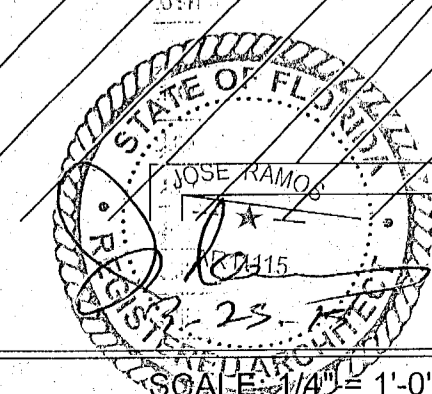
**Ramos Architects & Associates**  
 architects and planners  
 7501 TAMM LAMAR CANAL RD, MIAMI, FL 33144  
 (305) 445-1140



date 03/15/19

project number  
19060

sheet  
**E-1**  
of 4



119 Washington Ave  
#403/406  
BC190562

BCR 1900103

**NOTE: ALL SHEETS MUST BE REVIEWED**  
**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**  
 Herbert S. Saffir Permitting and Inspection Center  
 11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000  
**APPLICATION FOR MUNICIPAL PERMIT APPLICANTS**  
**THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE**  
**AND/OR ENVIRONMENTAL SERVICES**

7/1/19

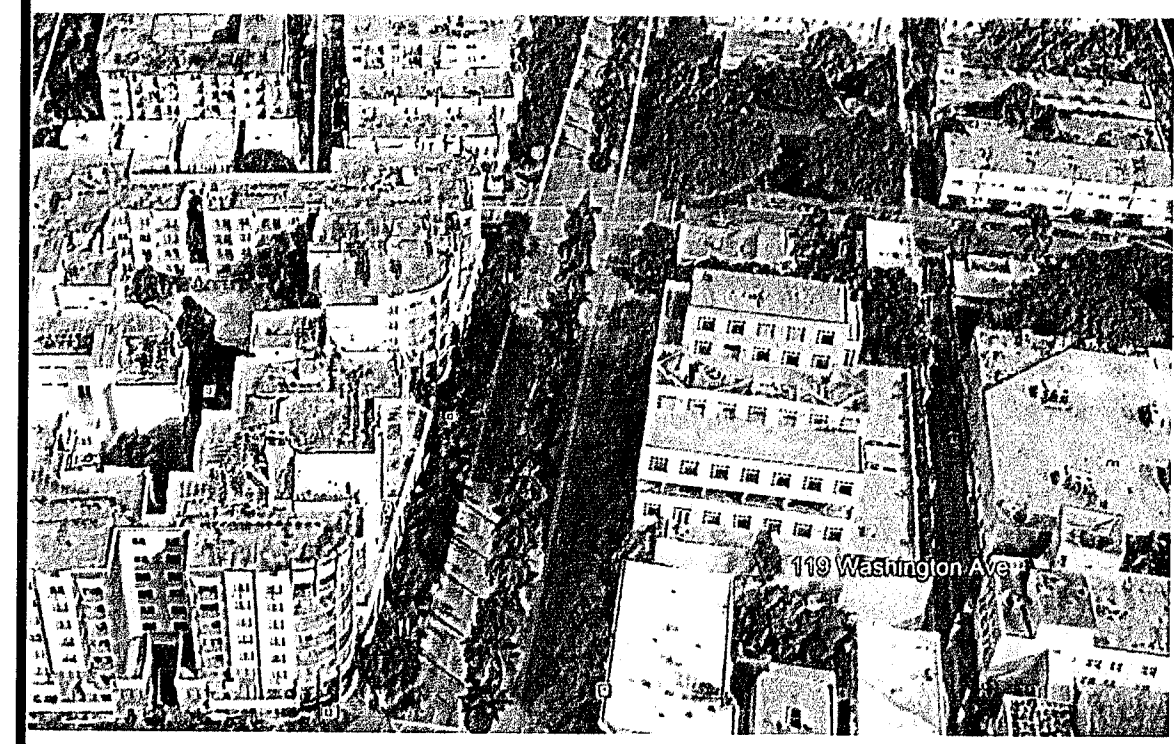
M2019010359

PROVIDE MUNICIPAL PROCESS NUMBER HERE			
LOCATION OF IMPROVEMENTS	Job Address <u>119 WASHINGTON AVE M.B. #A02</u>		CONTRACTOR INFORMATION
	Folio <u>02-4203-003-1200</u>		
TYPE OF IMPROVEMENTS	<input type="checkbox"/> New Construction on Vacant Land <input checked="" type="checkbox"/> Alteration Interior <input type="checkbox"/> Alteration Exterior <input type="checkbox"/> Relocation of Structure <input type="checkbox"/> Enclosure <input type="checkbox"/> Repair <input type="checkbox"/> Repair Due to Fire		Contractor No. <u>CBC 1259615</u> Last four (4) digits of Qualifier No. <u>3290</u> Contractor Name <u>WESTHAVEN CONST. SERV. INC.</u> Qualifier Name <u>RODOLFO A. GARCIA</u> Address <u>8254 NW SOUTH RIVER DR</u> City <u>Medley</u> State <u>FL</u> Zip <u>33166</u>
	<input type="checkbox"/> Demolish <input type="checkbox"/> Shell Only <input type="checkbox"/> Addition Attached <input type="checkbox"/> Addition Detached <input type="checkbox"/> Re-Roof <input type="checkbox"/> Foundation Only <input type="checkbox"/> Tent		
PERMIT TYPE	<input checked="" type="checkbox"/> MBLD* Category <u>01</u> <input type="checkbox"/> MELE <input type="checkbox"/> MPLU <input type="checkbox"/> MLPG <input type="checkbox"/> MMEC <input type="checkbox"/> FIRE		OWNER'S NAME
	REVIEW STATUS <input type="checkbox"/> Chg. Contractor <input type="checkbox"/> Re-Issue <input type="checkbox"/> Re-Stamp <input type="checkbox"/> Revision <input type="checkbox"/> Not Applicable for Fire		
PERSON TO PICK UP PLANS	Name <u>ROGER MORALES</u> Address <u>8254 NW SOUTH RIVER DRIVE</u> City <u>Medley</u> State <u>FL</u> Zip <u>33166</u> Phone <u>305-556-1416</u>		ARCHITECT / ENGINEER
	Owner <u>FINE LINE ENGINEERS</u> Address <u>7600 WEST 76 AVE ST 110</u> City <u>HALLETT</u> State <u>FL</u> Zip <u>33016</u> Phone <u>786-953-9901</u>		
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.		
	1st Request: <u><del>VARIOUS REVISIONS</del></u>		Date: _____
	2nd Request: _____		Date: _____
3rd Request: _____		Date: _____	
If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.			

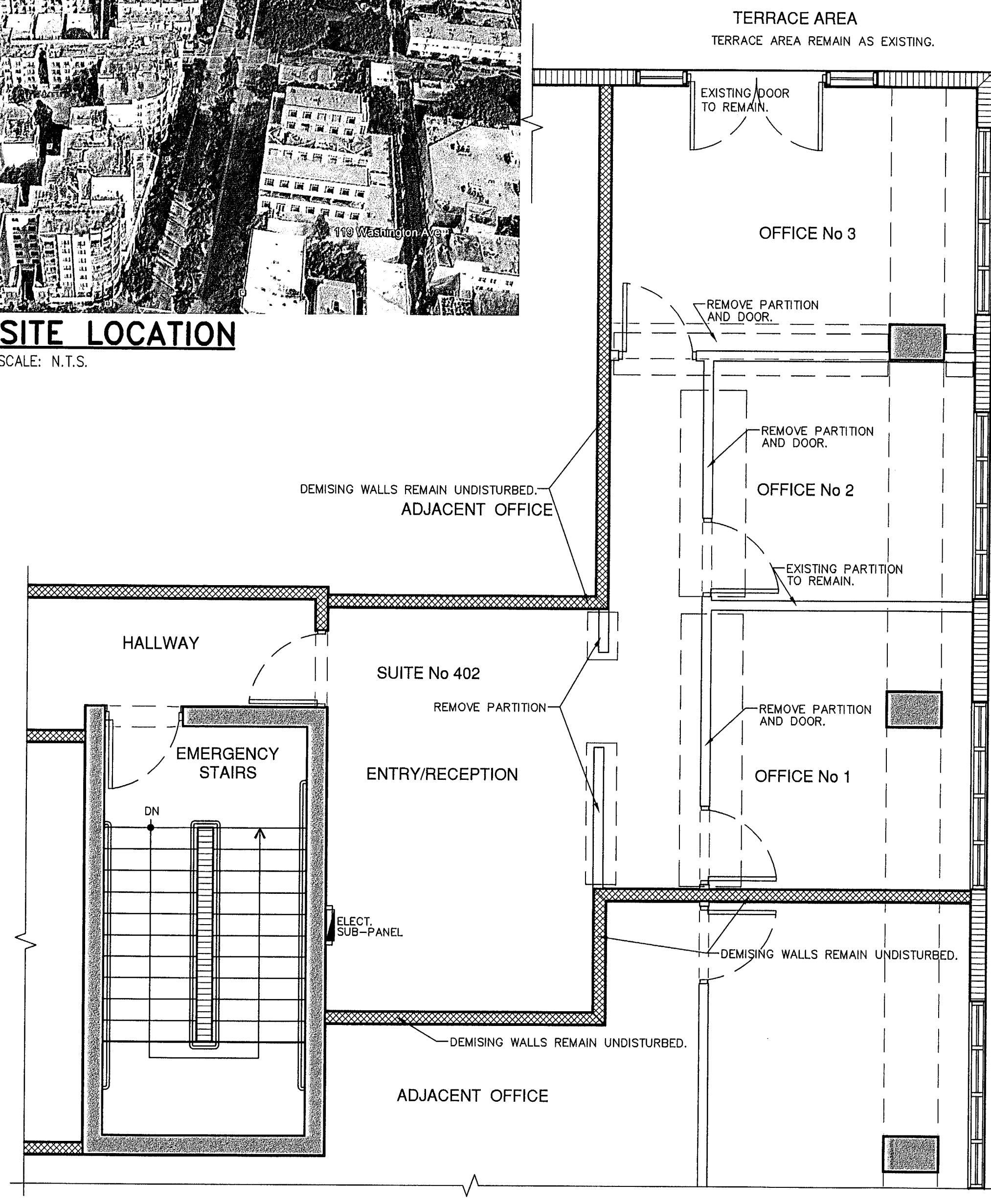
# MIAMI BEACH Permit Application

Applicant Information (Blue or Black Ink Only)		
<b>Office Use Only</b>		<b>Parcel / Folio Number:</b>
<b>Submittal Date:</b>	62-4203-003-1200	
<b>Permit #:</b>		
<b>Building Department</b> 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139 Telephone: 305-673-7610; Fax: 305-673-7857 <a href="http://www.miamibeachfl.gov/building/">http://www.miamibeachfl.gov/building/</a>		
<b>Property Address:</b>	<b>Unit #:</b> <i>Sup</i>	<b>Master Permit Number (If applicable):</b>
119 WASHINGTON AVE	402	N/A
		<b>Violation # (If applicable):</b> N/A
Permit Type (select one)		Permit Request (select all that apply)
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Roofing <input type="checkbox"/> Phased Permit <input type="checkbox"/> Demo year built <input type="checkbox"/> Generator <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Fire		<input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Change of Contractor <input type="checkbox"/> Change of Architect/Engineer <input type="checkbox"/> LEED <input type="checkbox"/> Permit Extension <input type="checkbox"/> Permit Renewal <input type="checkbox"/> Permit Revision <input type="checkbox"/> Change of Use <input type="checkbox"/> Private Provider <input type="checkbox"/> City Project
Property Information (select one)		
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Residential: Single-Family Residential or Duplex <b>Occupancy Classification:</b> OFFICE BUILDING		
<b>Total Value:</b>		<b>Alteration/Reconfiguration of Space</b>
\$44,640.00	<b>Square Footage:</b>	INTERIOR RENOVATION
	<b>Value of Work: \$</b>	\$44,640.00 744 sq ft
<b>Description of Work:</b> INTERIOR RENOVATION INCLUDING CEILING, FLOOR, LIGHTING & PAINT AS PER PLAN. NO PLUMBING		
Property Owner		Contractor
<b>Name:</b> YANTRA 119 LLC.		<b>Name:</b> WESTHAVEN CONSTRUCTION SERVICES INC.
<b>Address:</b> 119 WASHINGTON AVE Suite: 101		<b>Address:</b> 8254 NW South River Drive
<b>City:</b> MIAMI BEACH <b>State:</b> FL <b>Zip Code:</b> 33139		<b>City:</b> MEDLEY <b>State:</b> FL <b>Zip Code:</b> 33166
<b>Driver's License/ State Identification Number:</b>		<b>State Identification Number/License:</b> CBC 1259615
<b>E-Mail Address:</b>		<b>E-Mail Address:</b> archgarcia@gmail.com
<b>Daytime phone:</b>		<b>Daytime phone:</b> 305-996-1416
Architect: ENGINEER		Structural Engineer
<b>Name:</b> FINE LINE ENGINEERS INC		
<b>License Number:</b> RE # 32578		
<b>E-Mail Address:</b> cadinjo@flengineers.com		
<b>Daytime phone:</b> 786-952-4901		
<b>Notice &amp; Certification</b>		
<p>This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.</p> <p><b>Owner's Affidavit:</b> I certify that all the foregoing information is correct. Owner certifies that the aforementioned Contractor has the authorization to perform the work as specified above.</p> <p><b>Lessee's Affidavit:</b> Lessee certifies that he has full consent and authorization from owner of subject property to perform the above mentioned work and to hire above captioned contractor.</p> <p>In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water &amp; Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.</p> <p>Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.</p>		
<p><b>OWNER'S ELECTRONIC SUBMISSION STATEMENT:</b> Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.</p>		
<p><input checked="" type="checkbox"/> Owner/Lessee for new permits (Documentation establishing ownership may be requested). <input type="checkbox"/> TEMPORARY STRUCTURE PERMIT PACKAGE MUST BE SUBMITTED TWO (2) WEEKS IN ADVANCE.</p> <p><input type="checkbox"/> Master Permit Contractor of Record (For sub-permit / change of contractor).</p>		
<p><b>WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.</b></p>		
<b>Signature of Owner/Agent or GC (for Sub-permits):</b>		<b>Signature of Qualifier:</b>
<i>[Signature]</i>		<i>[Signature]</i>
<b>PRINT NAME:</b> Cinzia Terrelli		<b>PRINT NAME:</b> RODRIGO A. GARCIA
STATE OF FLORIDA MIAMI-DADE COUNTY		STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this 21 day of June, 2019		Sworn to and subscribed before me this 25 day of June, 2019
by <i>[Signature]</i>		by <i>[Signature]</i>
<b>Signature of Notary Public</b>		<b>Signature of Notary Public</b>
<i>[Signature]</i>		<i>[Signature]</i>
<b>Print Name:</b> MOHIEDDIAN D. ZARIF		<b>Print Name:</b> JOEL ALONSO
Commission # FF 930621		Notary Public - State of Florida
Expires February 25, 2020		Commission # GG 334124
Bounded Through Travel Insurance 800-345-7019		My Comm. Expires Jun 25, 2023
<b>(SEAL)</b> Personally known		<b>(SEAL)</b> Personally known
or Produced Identification		or Produced Identification

BCR1900103



**SITE LOCATION**  
SCALE: N.T.S.



**YUKON OFFICES BUILDING SUITE 402**  
**EXISTING FLOOR PLAN & DEMOLITION**  
SCALE: 1/4" = 1'-0"

- DEMOLITION NOTES:**
- ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENT OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS. PRIOR TO COMMENCING THE DEMOLITION WORK, THE GENERAL CONTRACTOR IS TO CAREFULLY EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE.
  - ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
  - CAREFULLY REMOVE TOTALLY OR PARTIALLY INDICATED WALLS/PARTITIONS, FILL OR CUT AND GRIND ANY UNEVEN, LOW OR HIGH FLOOR AREAS TO MAKE ENTIRE FINISH FLOOR FLUSH AND UNIFORM, AS PER DESIGN.
  - WHERE WALLS/PARTITIONS ARE TO BE REMOVED FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
  - BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.

- NOTES:**
- THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
  - THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
  - THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME GRILLE-MODIFICATIONS AS PER M-1.
- NOTE:**  
AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.
- NOTE:**  
ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE DEMOLITIONS AND CONSTRUCTION PHASES.
- NOTE:**  
ALL GLASS USED INSIDE THE SUITE SHALL BE TEMPERED SAFETY GLASS, CATEGORY II.
- WORK AREA:**  
CARPET FLOOR = 743.9 SQ.FT.  
DROP CEILING AREA = 743.9 SQ.FT.  
TOTAL WORK AREA = 743.9 SQ.FT.

EXISTING JG&C CORPORATION OFFICES.  
EXISTING OFFICES DO NOT CHANGE OF USE.  
-REMODELING EXISTING OFFICE LAYOUT AS PER PLAN.

**SCOPE OF WORK**  
**INTERIOR REMODELING & RENOVATION LEVEL II**  
**FLORIDA BUILDING CODE 2017 6th EDITION**

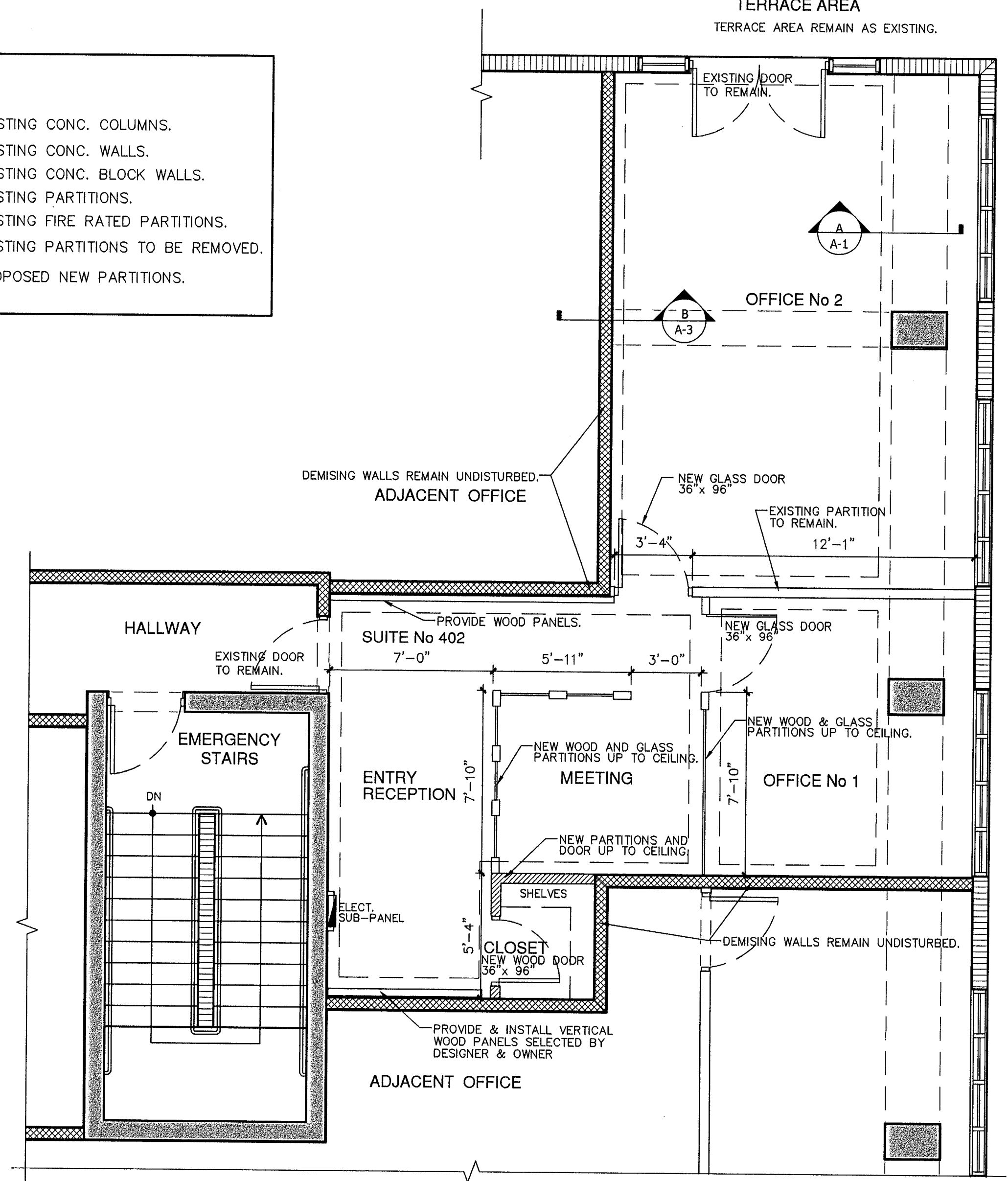
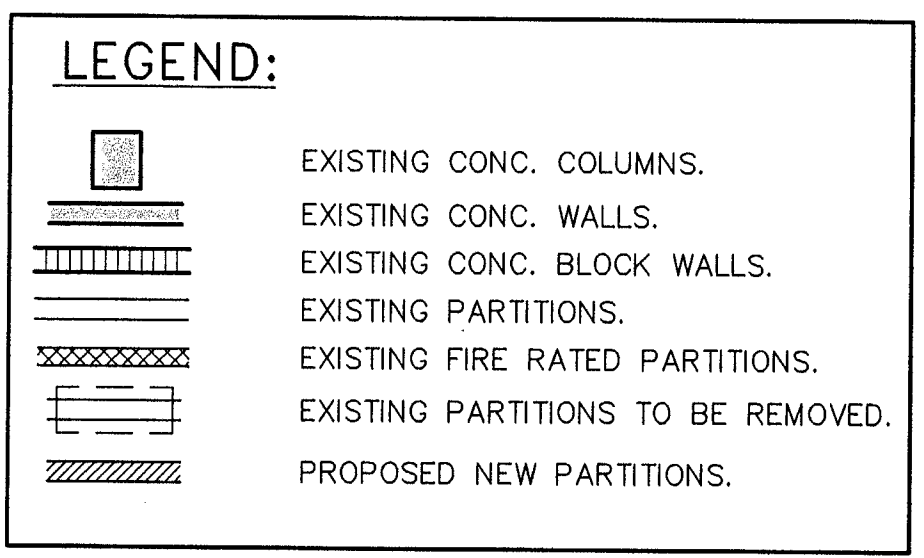
- REMOVED AND DISPOSAL EXISTING CARPET AND REPLACED FOR A NEW CARPET SELECT BY OWNER, INCLUDING WOOD BASEBOARDS. THE SOUNDPROOFING ARE EXISTING AND REMAIN THE SAME.
- BUILT WOOD-GLASS PARTITIONS WITH SWING DOOR AS PER DESIGN. GLASS PARTITIONS HAVE TO BE SAFETY, TEMPERED GLASS, CATEGORY II.
- BUILD A DRYWALL WITH METAL FRAME DROP CEILING THROUGHOUT FOR NEW LED LIGHTINGS AS PER SHEET E-1 AND DETAILS.
- PROVIDE STRIPPING LED LIGHTINGS AT CEILING EDGES AS PER PLANS.
- REPATCH AND PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

**THESE ARE NOT ANY PLUMBING JOB**  
-THE BATHROOMS ARE EXISTING TO REMAIN OUTSIDE TO THE OFFICES.

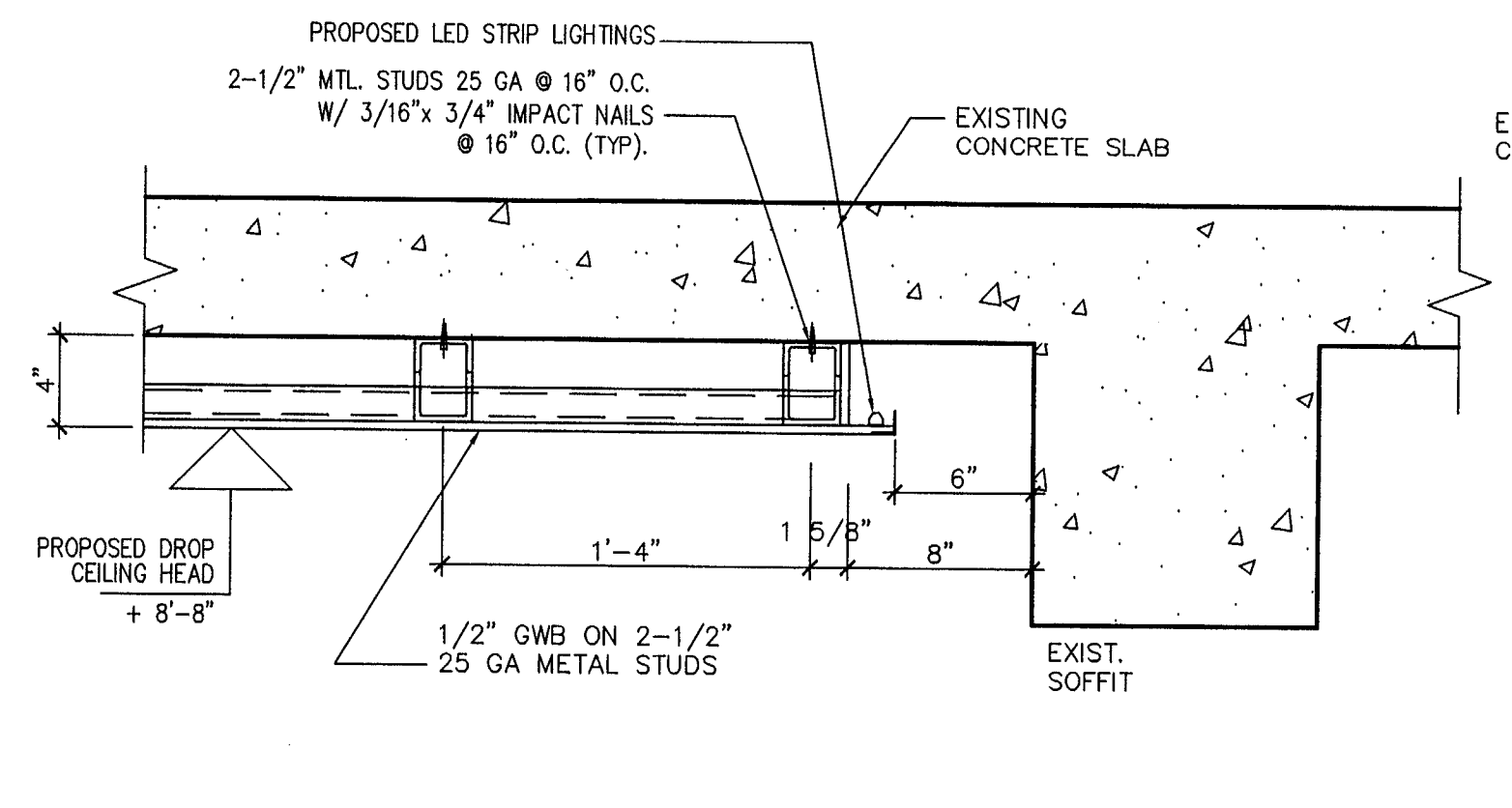
**NOTE:**  
THE INTERIOR REMODELING AND RENOVATIONS DO NOT INCLUDING ANY WORK ON COMMON AREAS OR EXIT DOORS OR CORRIDOR THAT'S WILL REMAINS UNDISTURBED AND HAS NOT ANY MODIFICATIONS.

**NOTE:**  
THE DEMISING PARTITIONS THAT SEPARATE TWO SUITES CANNOT BE MODIFIED OR PENETRATED IN ANY WAY.  
ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.

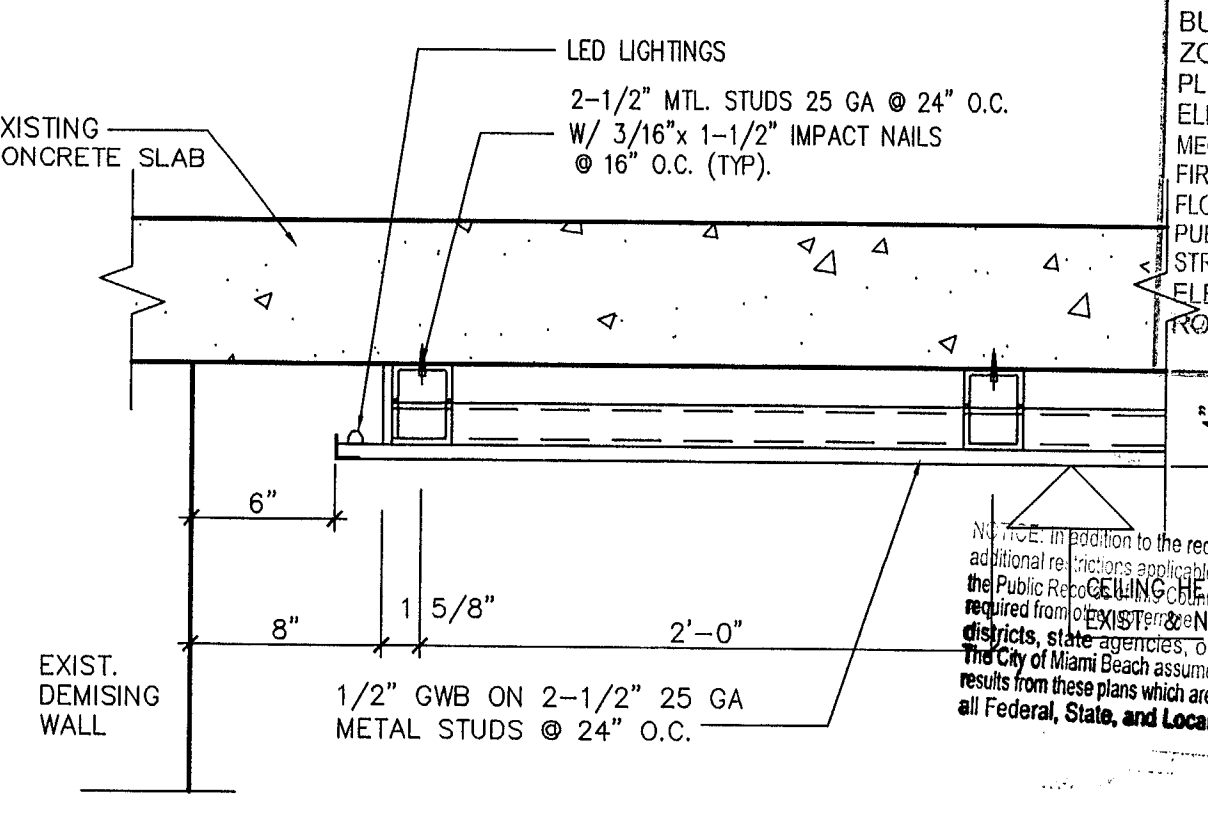
**NOTE:**  
THE NEW CARPET PILE HEIGHT SHALL BE A 1/2" MAX., AS PER F.B.C. ACC. 302.2.



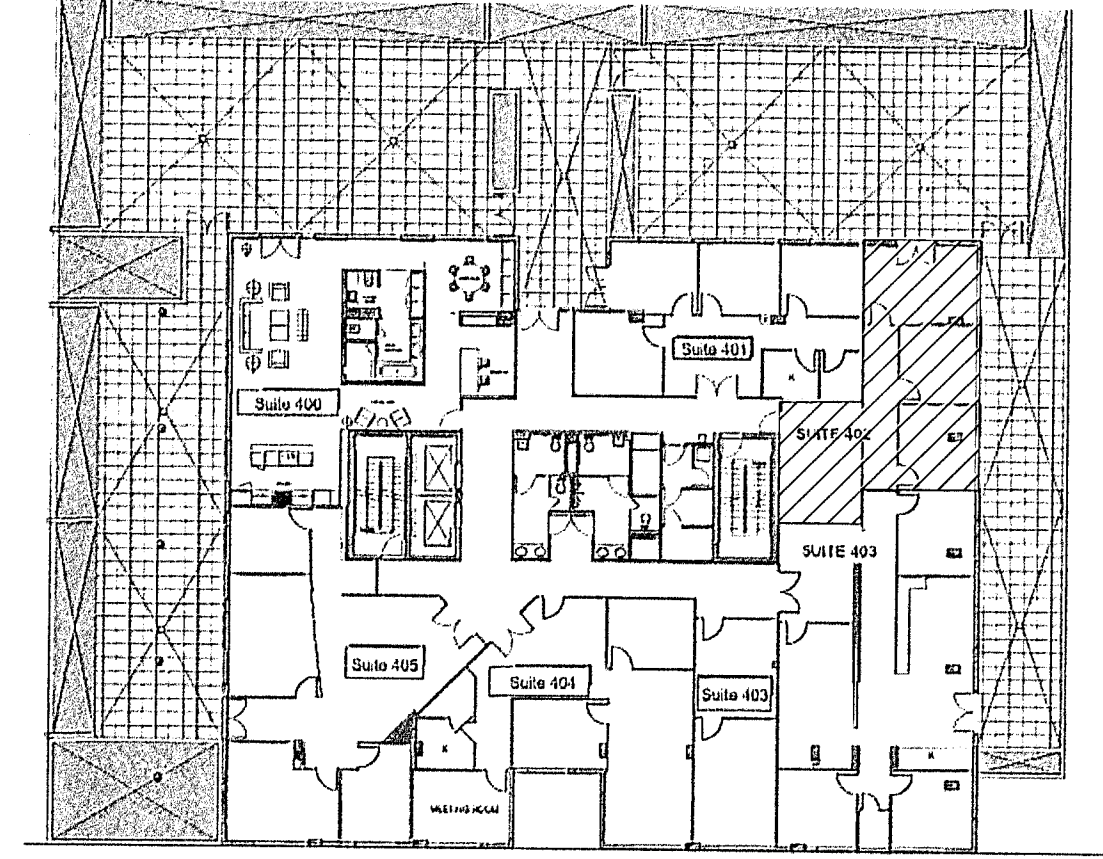
**YUKON OFFICES BUILDING SUITE 402**  
**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**A DROP CEILING DETAIL AT EXISTING SOFFITS**  
1-1/2" = 1'-0"

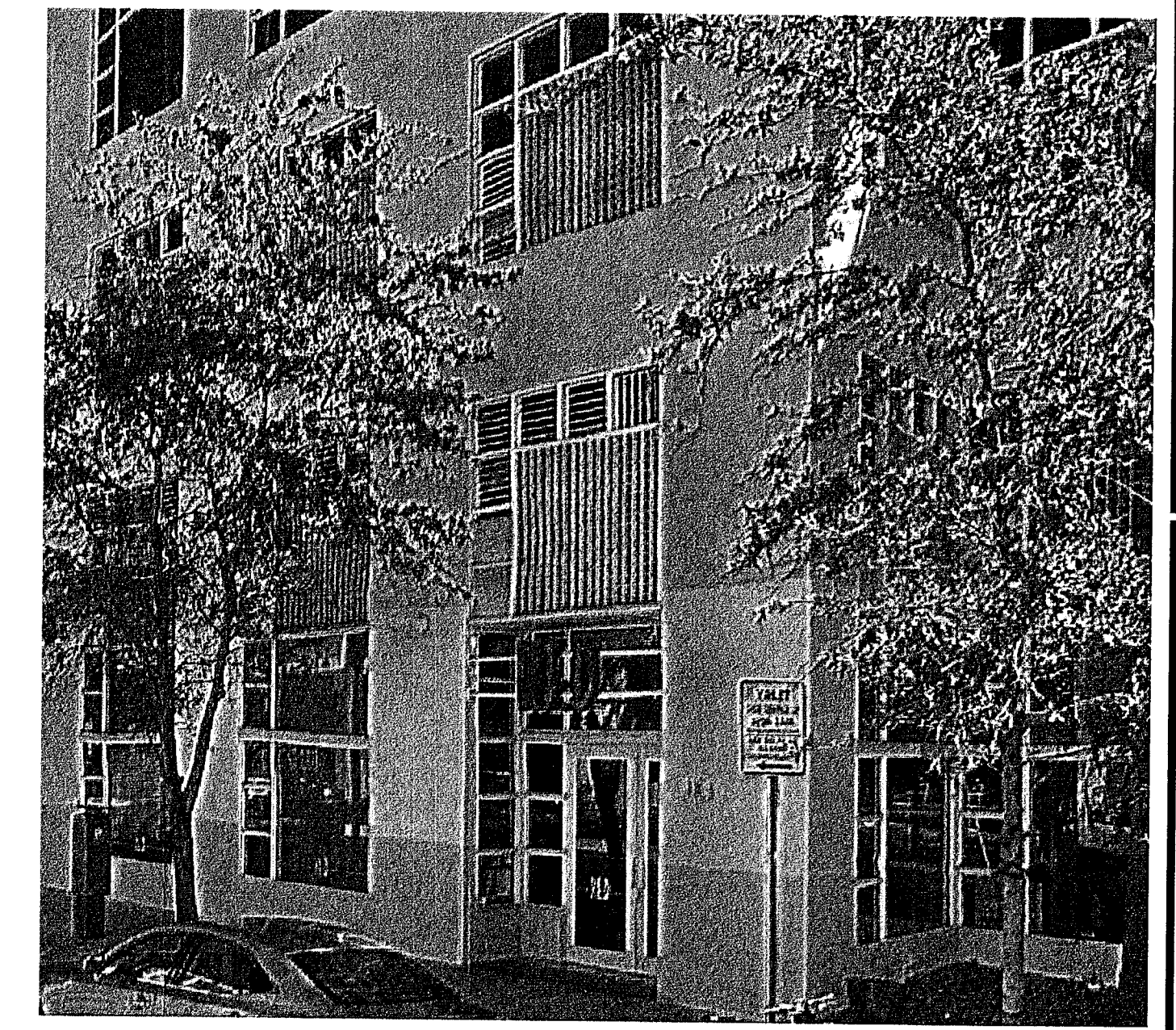


**B DROP CEILING DETAIL AT EDGES**  
1-1/2" = 1'-0"



4TH-FLOOR-PLAN-OFFICE  
UPDATE 7-11-2016

**YUKON OFFICE BUILDING**  
**KEY PLAN SUITE 402**  
SCALE: N.T.S.



**EXISTING FRONT ELEV. TO REMAIN**  
SCALE: N.T.S.

OFFICE COPY  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:  
DATE: 02/24/19

BUILDING:  
ZONING:  
PLUMBING:  
ELECTRICAL:  
MECHANICAL:  
FIRE PREVENTION:  
FLOOD:  
PUBLIC WORKS:  
STRUCTURAL:  
ELEVATOR:  
ROOFING:

City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

WESTHAVEN CONSTRUCTION SERVICES INC.

Fine Line Engineers Inc.  
Electrical, Mechanical, Plumbing  
Fire Protection, Construction Administration  
7600 W. 20TH AVE., SUITE 1110, HALLANDALE, FL 33016  
Phone: 305-948-1110 Fax: 305-948-1111  
E-mail: info@fine-line-engineers.com

FLORIDA PROFESSIONAL ENGINEER  
No. 32578  
STATE OF FLORIDA  
1/24/19

INTERIOR REMODELING TO:  
**YUKON OFFICES BUILDING**  
YANTRA 119 LLC.  
SUITE 402  
119 Washington Avenue, Miami Beach, FL 33139

A-1

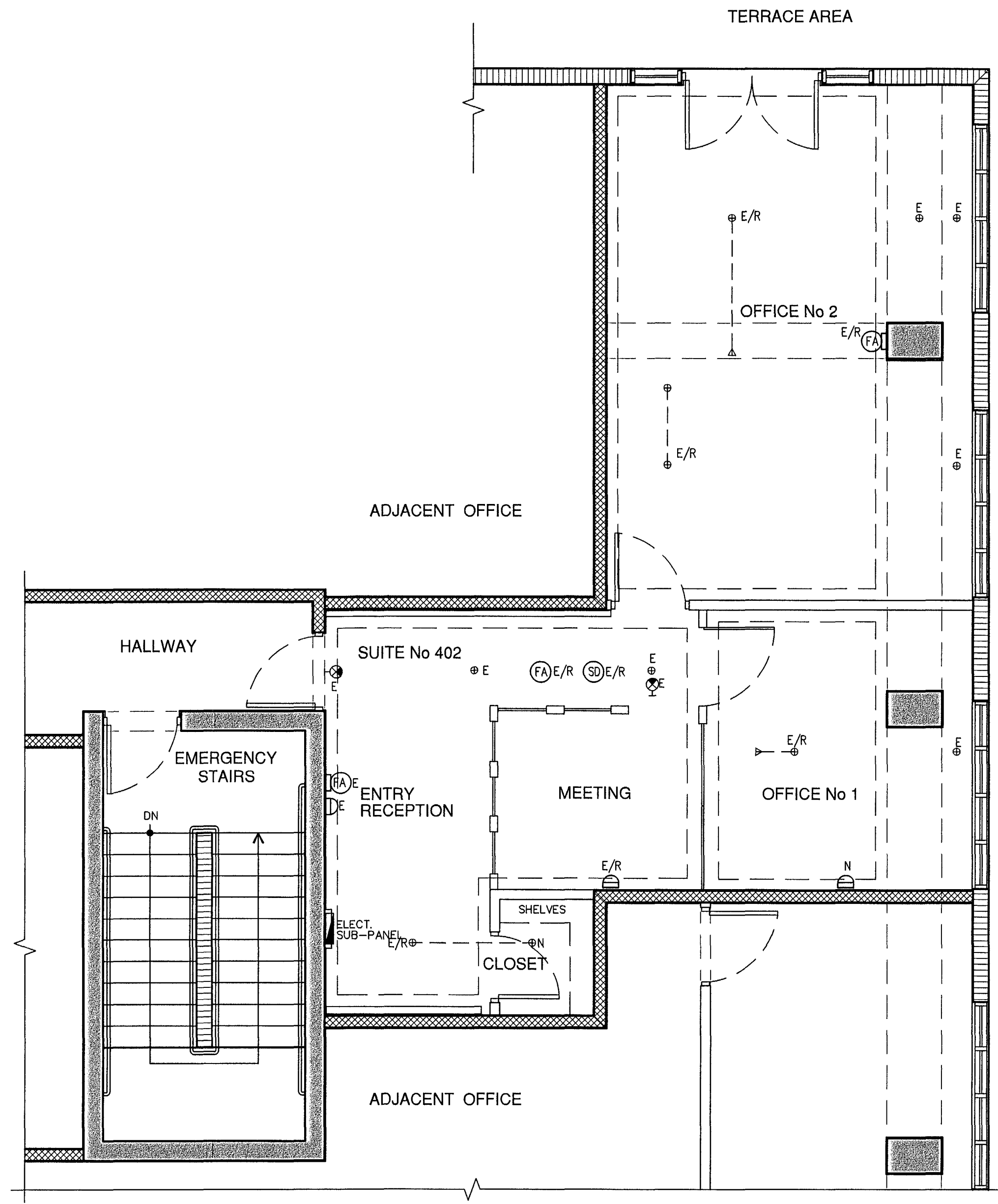
REVISION BLOCK

NO.	DATE	DESCRIPTION
1	06-28-19	BLDG. DEPT. COMMENTS.

SUBMITAL BLOCK

NO.	DATE	DESCRIPTION

Fine Line Engineers Inc.  
Electrical, Mechanical, Plumbing, Fire Protection  
Construction Administration  
7600 WEST 20TH AVE SUITE 1110, HALLANDALE, FLORIDA, 33016  
E-mail: info@fine-line-engineers.com



**YUKON OFFICES BUILDING SUITE 402**  
**LIFE SAFETY PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND**

- (SD) SMOKE DETECTOR AT CEILING
- (SD) SMOKE DETECTOR AT WALLS
- (FA) FIRE ALARM (SOUND) AT CEILING
- (FA) FIRE ALARM (SOUND) AT WALLS
- ⊙ FIRE SPRINKLER HEAD CONCEALED
- △ FIRE SPRINKLER HEAD AT WALL
- E DENOTE EXISTING TO REMAIN
- E/R DENOTE EXISTING TO BE RELOCATED
- N DENOTE NEW PROVIDED
- ⊙ EXIT SIGN
- ⊙ EMERGENCY LIGHTS W/BATTERY POWER
- ⊙ AB TYPE FIRE EXTINGUISHER

- NOTES:**
- 1.-THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME RELOCATIONS AS PER PLANS.
  - 2.-THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME RELOCATIONS AS PER PLANS.
  - 3.-THE FIRE ALARM SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME RELOCATIONS AS PER PLANS.
  - 4.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME, BUT IT WILL HAVE SOME GRILLE-MODIFICATIONS AS PER PLANS.

ALL FIRE PROTECTION DEVICES ARE EXISTING AND REMAIN THE SAME.

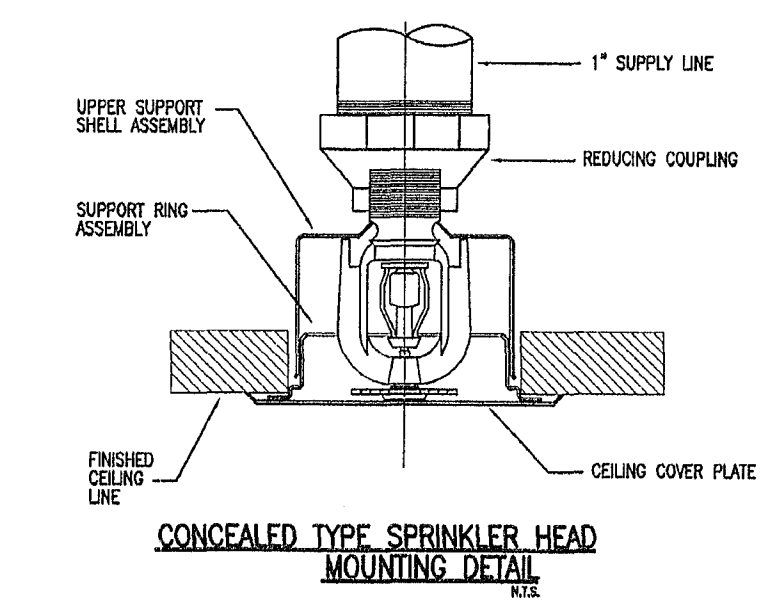
**NOTE:**  
 AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.

**NOTE:**  
 ALL SMOKE DETECTORS SHALL BE 120 V. W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.

**NOTE:**  
 ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE CONSTRUCTION PHASES.

**N.F.P.A. 101 "INTERIOR FINISH"**  
 CLASSIFICATION INTERIOR WALL, CEILING FINISH  
 (3) CLASS "C"  
 a) FLAME SPREAD 76-200  
 b) SMOKE DEVELOPMENT 0-450

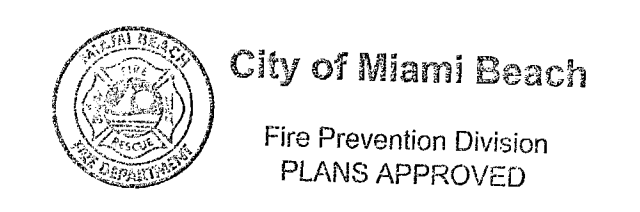
**NOTE:**  
 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MANAGEMENT OFFICE AND ESTABLISH A FIRE WATCH AT ANY TIME THAT THE FIRE SPRINKLER SYSTEM SHOULD BE SHUT DOWN FOR MORE THAN 4 HOURS.



**SPRINKLER HEAD SCHEDULE**

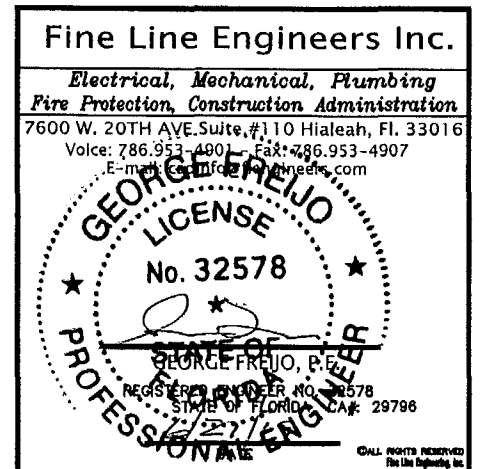
AREA SERVED	MFR. & MODEL NO.	ORIFICE K-FACTOR	CONFIGURATION	TEMP. RATING	FINISH	DESIGN INFO.
ADJACENT SPRINKLING	WOOD PRESERVATION RESISTANT ORIFICE	1/2" K=5.2	RECESSED PENDENT	ORDINARY	WHITE POLYESTER COATING	---

- NOTES:**
1. ALL SPRINKLERS TO BE U.L. LISTED QUICK RESPONSE.
  2. WHITE POLYESTER SPRINKLER FINISH TO BE U.L. LISTED CORROSION RESISTANT.
  3. NEW SPRINKLERS SHALL BE OF SAME TEMP RATING AND K-FACTOR AS EXISTING. CONTRACTOR SHALL VERIFY EXISTING SPRINKLER TYPE BEFORE ORDERING NEW HEADS.



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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 THE ENGINEER

BUILDING: \_\_\_\_\_  
 ZONING: \_\_\_\_\_  
 PLUMBING: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 MECHANICAL: \_\_\_\_\_  
 FIRE PREVENTION: \_\_\_\_\_  
 FLOOD: \_\_\_\_\_  
 PUBLIC WORKS: \_\_\_\_\_  
 STRUCTURAL: \_\_\_\_\_  
 ELEVATOR: \_\_\_\_\_  
 ROOFING: \_\_\_\_\_



REVISION BLOCK

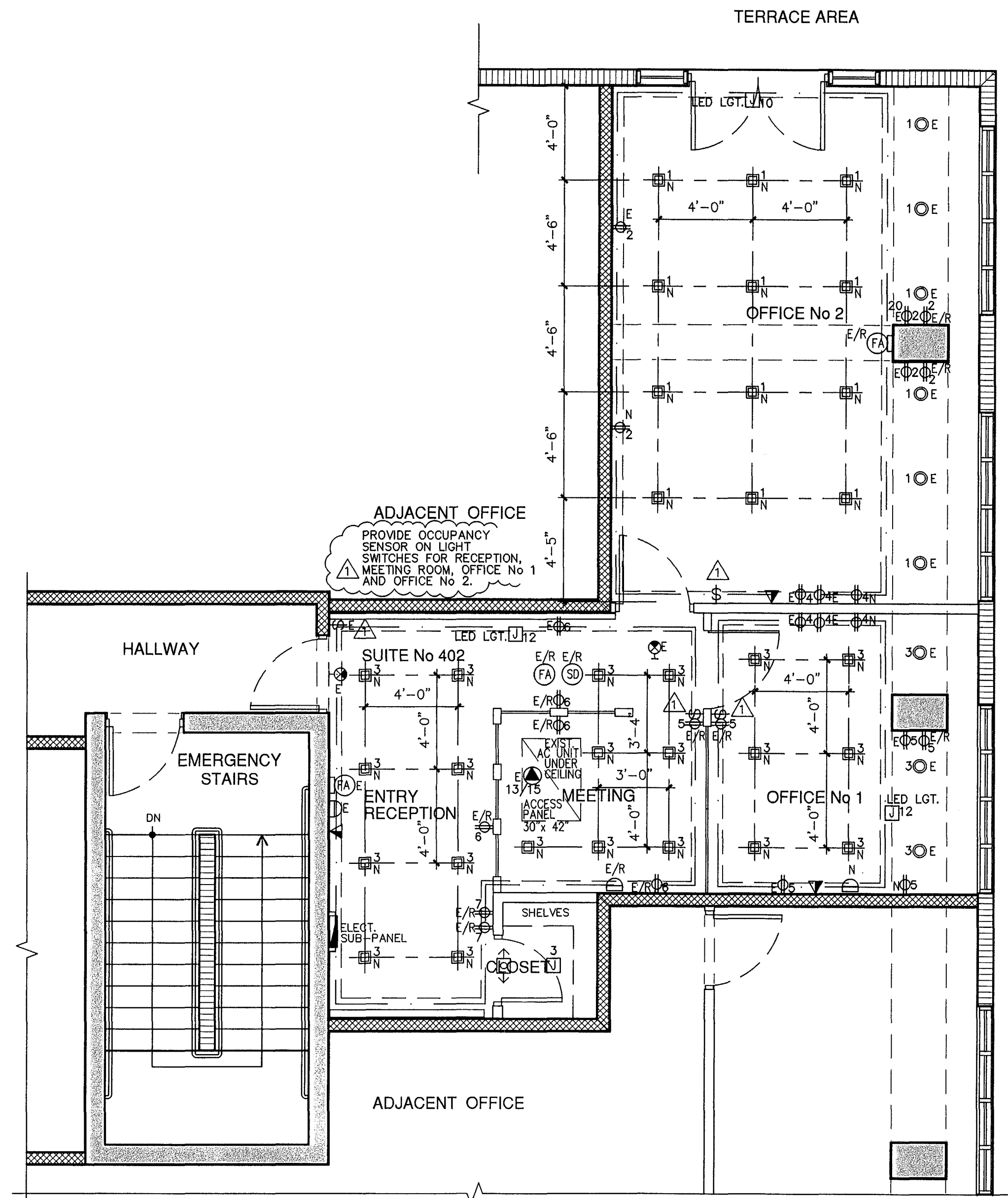
NO.	DATE	DESCRIPTION

SUBMITTAL BLOCK

NO.	DATE	DESCRIPTION

INTERIOR REMODELING TO:  
**YUKON OFFICES BUILDING**  
 YANTRA 119 LLC.  
 SUITE 402  
 119 Washington Avenue, Miami Beach, FL 33139

**LS-1**



**YUKON OFFICES BUILDING SUITE 402**  
**ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND**

- ⊕ ELECTRICAL DBL. OUTLET
- ⊙ ELECTRICAL FLOOR OUTLET
- ⊞ 1-WAY SWITCH
- ⊞ ELECTRICAL PANEL
- ⊞ EMERGENCY LIGHT BATTERY OPERATED.
- ⊙ LIGHT RECEPTACLES
- ⊙ SMOKE DETECTOR AT CEILING
- ⊙ SMOKE DETECTOR AT WALLS
- ⊙ FIRE ALARM (SOUND) AT CEILING
- ⊙ FIRE ALARM (SOUND) AT WALLS
- ⊞ JUNCTION BOX
- ⊙ RECESS LIGHT SQUARE
- ⊙ RECESS LIGHT ROUND
- ⊞ KEY PAD
- ⊙ EXIT SIGN
- ⊞ DATA-CABLE
- ⊞ TV SET
- ⊞ MOTION SENSOR SWITCH

E DENOTE EXISTING TO REMAIN  
 E/R DENOTE EXISTING TO BE RELOCATED  
 N DENOTE NEW

**NOTES:**  
 1.-NOT ANY APPLIANCE LOAD HAS BEEN ADDED.  
 2.-ALL SMOKE DETECTORS SHALL BE 120 V. W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.

**NOTE:**  
 IF HAVE TO RELOCATED ANY ELECTRIC FIRE ALARM SOUND, THE SHOP-DRAWINGS FOR IT WILL BE PROVIDED.

**EXISTING SUB-PANEL**

MODEL: SIEMENS LOAD CENTER    EXIST. MAIN FEEDER = 60 AMP.    MAIN BUS: 60 AMP.  
 SERVICE: 1φ 3W-120/240V    NEUTRAL: 60 AMP.  
 MOUNTING: RECESSED    MAINS: 60 A MCB    A.I.C.: 10,000  
 MAIN FEEDER: 3# 6 THWN CU, 1# TO THWN(G) IN 1"φ COND.

CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.	CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.
1	LIGHTINGS	1.0	20	1	12	1/2"	2	RECEPTACLES	1.0	20	1	12	1/2"
3	LIGHTINGS (SD)	1.0	20	1	12	1/2"	4	RECEPTACLES	1.0	20	1	12	1/2"
5	OUTLETS	1.0	20	1	12	1/2"	6	RECEPTACLES	1.0	20	1	12	1/2"
7	OUTLETS	1.0	20	1	12	1/2"	8	RECEPTACLES	1.0	20	1	12	1/2"
9	OUTLETS	1.0	20	1	12	1/2"	10	RECEPTACLES	1.0	20	1	12	1/2"
11	OUTLETS	1.0	20	1	12	1/2"	12	RECEPTACLES	1.0	20	1	12	1/2"
13	A/C	5.4	40	2	8	3/4"	14	PHONE DISPLAY	1.0	20	1	12	1/2"
15							16	RECEPTACLES	1.0	20	1	12	1/2"
17	SPARE						18	SPARE					
19	SPARE						20	SPARE					
21	SPARE						22	SPARE					
23	SPARE						24	SPARE					
25	SPARE						26	SPARE					
27	SPARE						28	SPARE					
29	SPARE						30	SPARE					

**R3-G19AT**  
 3" LINE VOLTAGE GU10 REMODEL HOUSING  
 120V- Non IC Air Tight GU-10 Housing

**Beach LIGHTING**

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_

**PRODUCT DESCRIPTION**  
 R3-G19AT housing is designed for NON-IC rated ceiling. Accommodates up to 50W GU10 & 9.8W GU10 LED lamps.

**SPECIFICATIONS**  
**HOUSING:** Low 4" profile for shallow ceilings. Pre-wired 617" steel housing adjusts up to 1 3/4" ceiling thickness. Trim is secured with torsion wing springs/standard coil springs. Designed to be installed in new construction applications. Non IC rated housing must be kept 3" from insulation.  
**AIR FLOW RESISTANCE:** Airtight models are designed to restrict air flow from room into plenums in compliance to the WSEC-Washington State Energy Code (less than 2.0 CFM-Cubic Foot per Minute).  
**MOUNTING FRAME:** Supplied with (2) 24" adjustable bar hangers. Bar hangers equipped with (self-installation) 3/4" serrated barbed studs for secure mounting in wood joists.  
**JUNCTION BOX:** Pre-wired, galvanized steel J-box with (4) knock-outs. Strain clamps and ground wire. Equipped with safety standard thermal protector rated for 90°C.  
**LABELS:** ETL/CETL listed (ETL listed number: 4003878) ETL listed for through-branch wiring (4) No. 12 AWG 90°C and damp locations.

**COMPATIBLE TRIMS**

Model	Description	Finish
R3-209	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel-bronze
R3-211	3" ALZAK TRIM MR16	matte white-chrome with black-white with alzak
R3-288	3" GIMBLE TRIM MR16	matte white-brushed nickel
R3-293	3" TRIM W/ BL BAFFLE MR16	matte white-brushed nickel
R3-209	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-221	3" SQ ALZAK TRIM MR16	matte white -smatte white with alzak
R3-233	3" SQ SQ TRIM MR16	matte white-brushed nickel
R3-239	3" SQ SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-288	3" SQ GIMBLE TRIM MR16	matte white-brushed nickel
R3-290	3" SQ BAFFLE TRIM MR16	matte white-brushed nickel
R3-293	3" SQ BAFFLE TRIM MR16	matte white
R3-293	3" SQ BAFFLE TRIM MR16	matte white
R3-288	3" DIECAST GIMBLE TRIM MR16	matte white
R3-289	3" DIECAST BAFFLE TRIM MR16	matte white
R3-288	3" SQ DIECAST GIMBLE TRIM MR16	matte white
R3-290	3" DIECAST SQ BAFFLE TRIM MR16	matte white
R3-293	3" SQ DIECAST BAFFLE TRIM MR16	matte white

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 CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT  
 THE FOLLOWING: \_\_\_\_\_ N/A

BUILDING: \_\_\_\_\_  
 ZONING: \_\_\_\_\_  
 PLUMBING: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 MECHANICAL: \_\_\_\_\_  
 FIRE PREVENTION: \_\_\_\_\_  
 FLOOD: \_\_\_\_\_  
 PUBLIC WORKS: \_\_\_\_\_  
 STRUCTURAL: \_\_\_\_\_  
 ELEVATOR: \_\_\_\_\_  
 ROOFING: \_\_\_\_\_

City of Miami Beach  
 Fire Prevention Division  
 PLANS APPROVED

Fine Line Engineers Inc.  
 Electrical, Mechanical, Plumbing  
 Fire Protection, Energy Management  
 7600 WEST 20TH AVENUE, SUITE 110, HALLAND BEACH, FL 33016  
 Phone: 954-355-1907  
 Fax: 954-355-1908  
 E-mail: info@fine-line.com

No. 32578  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 7/9/12

Fine Line Engineers Inc.  
 Electrical, Mechanical, Plumbing, Fire Protection  
 Fire Protection, Energy Management Services  
 7600 WEST 20TH AVENUE, SUITE 110, HALLAND BEACH, FLORIDA, 33016  
 E-mail: info@fine-line.com

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	06-28-19	ELECTRICAL COMMENTS

SUBMITAL BLOCK

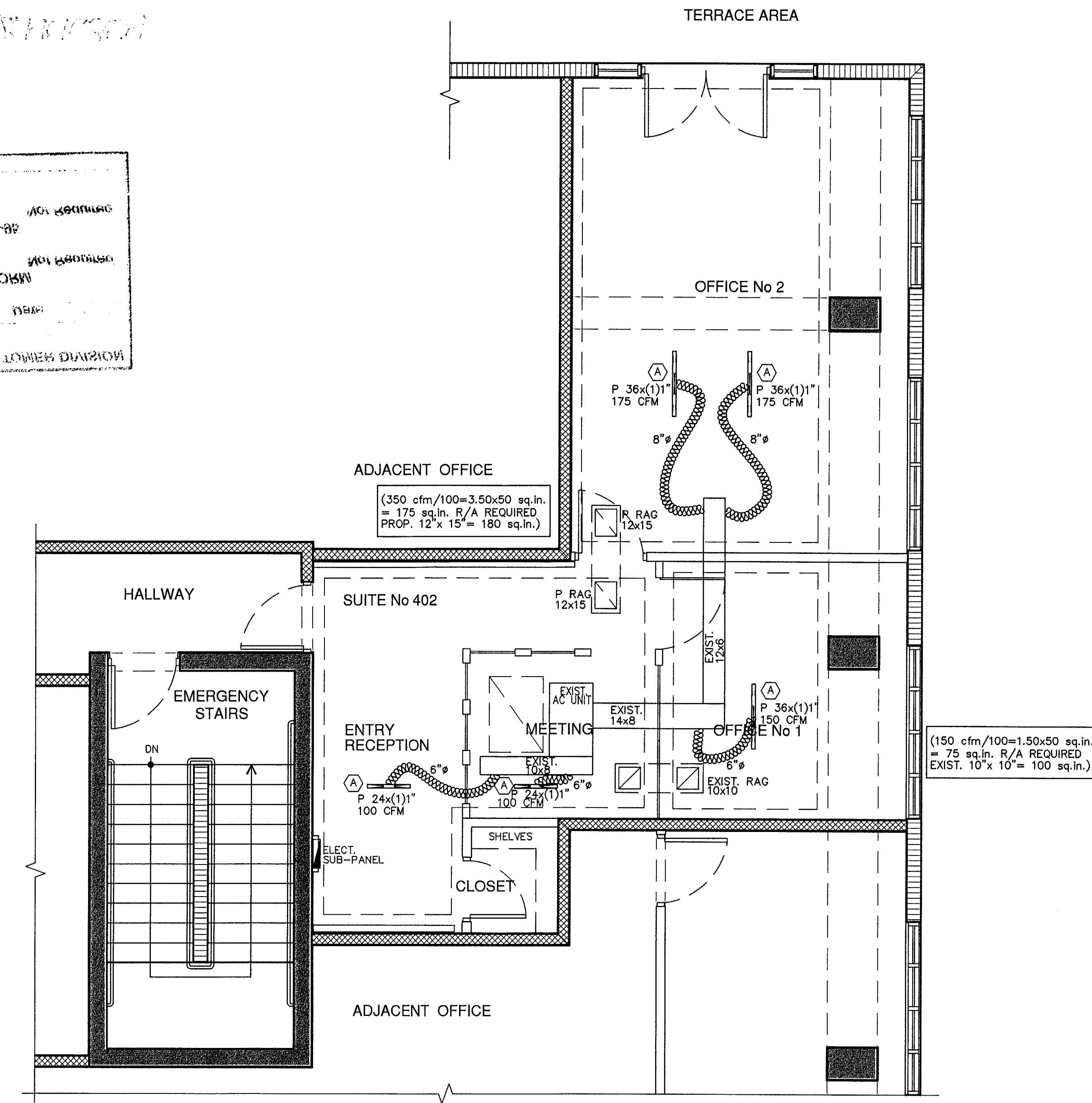
NO.	DATE	DESCRIPTION
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INTERIOR REMODELING TO:  
**YUKON OFFICES BUILDING**  
 YANTRA 119 LLC.  
 SUITE 402  
 119 Washington Avenue, Miami Beach, FL 33139

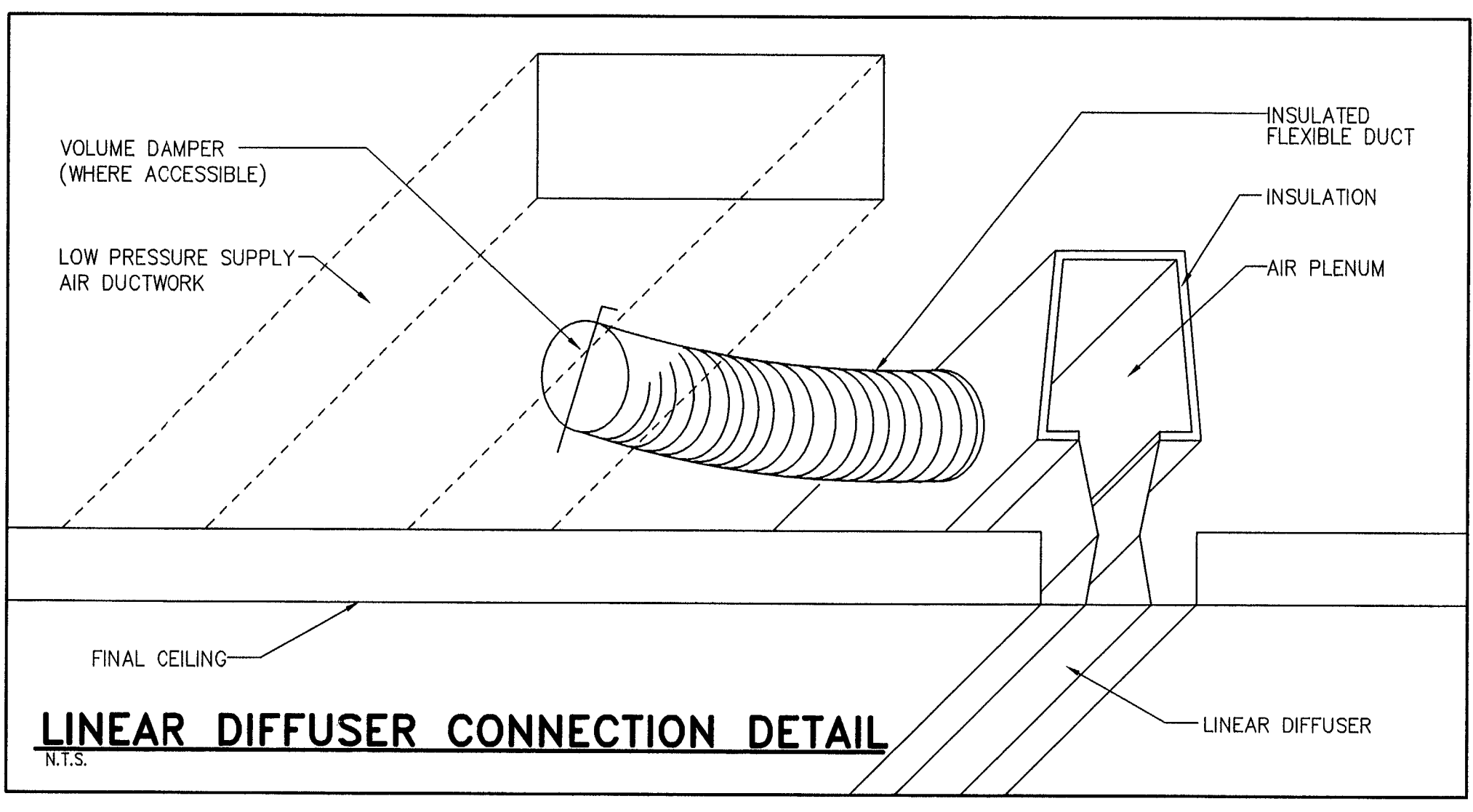


REVISIONS

NO.	DATE	DESCRIPTION



**YUKON OFFICES BUILDING SUITE 402**  
**MECHANICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**LINEAR DIFFUSER CONNECTION DETAIL**  
 N.T.S.

**LEGEND**

E DENOTE EXISTING TO REMAIN  
 E/R DENOTE EXISTING TO BE RELOCATED OR REMODELING  
 P PROPOSED A NEW ONE  
 R/A RETURN AIR

**NOTES:**

- 1.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME BUT INCLUDED SOME GRILLE AND OR DUCTS MODIFICATIONS AS PER PLAN.
- 2.-THE MAIN DUCTS AND AIR FLOW ARE EXISTING AND REMAIN THE SAME BUT INCLUDED SOME RELOCATIONS AS PER PLAN.
- 3.-THE RETURNS AIR GRILLE/DUCTS ARE NOT EXISTING AND WE WILL CREATED AS PER PLANS.

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

**NOTES:**

-AT THESE REMODELING/RENOVATION WORK, THE WORKING DRAWINGS ARE CONSIDERED AS A GUIDE AND HAVE TO BE VERIFY AT FIELD, AS PER EXISTING CONDITIONS.

-IF ANY DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS, CONSTRUCTION DRAWINGS AND/OR DESIGN CONSULTANT DRAWINGS, THE CONTRACTOR NOTIFY TO ARCHITECT AND DESIGN CONSULTANT FOR DIRECTION PRIOR TO COMMENCING ANY WORK.

**SCOPE OF WORK:**

THE AIR CONDITIONING SYSTEM (MACHINE, MAIN SUPPLY DUCTS, MAIN RETURN BY DOOR AND OVERALL AIR FLOW) ARE EXISTING AND REMAIN THE SAME BUT THE JOB IS FOR REPLACED THE EXISTING BOOTS AND GRILLES FOR A NEW LINEAL ONES WITH SAME AIR FLOW AND SOME MODIFICATIONS ARE PROPOSED ACCORDING PLANS.

AIR DISTRIBUTION SCHEDULE				
MARK	USE	TYPE	ACCESSORIES	NECK SIZE CFM RANGE MANUFACTURER MODEL NUMBER
(A)	SUPPLY	1-1" SLOT LINEAR SLOT DIFFUSER	O. B. D. W/ YOUNG REGULATOR CONTROL PROVIDED INSULATED BOOT PLENUM.	SEE DRAWINGS METALAIR 6610-12-1
(B)	RETURN	8-1" SLOT LINEAR SLOT DIFFUSER	INSULATED PLENUM.	SEE DRAWINGS METALAIR 6610-12-1

**NOTES:**

- 1- CONTRACTOR SHALL COORDINATE AIR DISTRIBUTION DEVICES TYPE & LOCATION WITH CEILING TYPES & ARRANGEMENT PRIOR TO ORDERING AND INSTALLATION OF DEVICES.
- 2- BASIS OF DESIGN IS METALAIR OR APPROVED EQUALS: TITUS, PRICE OR KRUEGER.
- 3- CONTRACTOR SHALL PROVIDE A YOUNG REGULATOR WITH REMOTE ADJUSTMENT CABLE IN ALL SLOT DIFFUSERS.

LINEAL GRILLE TYPE B ARE NOT USED.

2/10/2018  
 REVISION  
 SUITE 402

City of Miami Beach  
 Fire Prevention Division  
 PLANS APPROVED

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

BUILDING: \_\_\_\_\_  
 ZONING: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 MECHANICAL: \_\_\_\_\_  
 FIRE PREVENTION: \_\_\_\_\_  
 FLOOD: \_\_\_\_\_  
 PUBLIC WORKS: \_\_\_\_\_  
 STRUCTURAL: \_\_\_\_\_  
 ELEVATOR: \_\_\_\_\_  
 ROOFING: \_\_\_\_\_

Fine Line Engineers Inc.  
 Electrical, Mechanical, Plumbing  
 Fire Protection, Construction Administration  
 7680 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA 33016  
 No. 32578  
 STATE OF FLORIDA  
 REGISTERED PROFESSIONAL ENGINEER

Fine Line Engineers Inc.  
 Electrical, Mechanical, Plumbing, Fire Protection  
 Construction Administration Services  
 7680 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA 33016  
 E-mail: info@fine-line-engineers.com

REVISION BLOCK

NO.	DATE	DESCRIPTION

SUBMITAL BLOCK

NO.	DATE	DESCRIPTION

INTERIOR REMODELING TO:  
**YUKON OFFICES BUILDING**  
 YANTRA 119 LLC.  
 SUITE 402  
 119 Washington Avenue, Miami Beach, FL 33139

M-1



Must be certified prior to obtaining the permit from the Municipality: *Mamp beach*

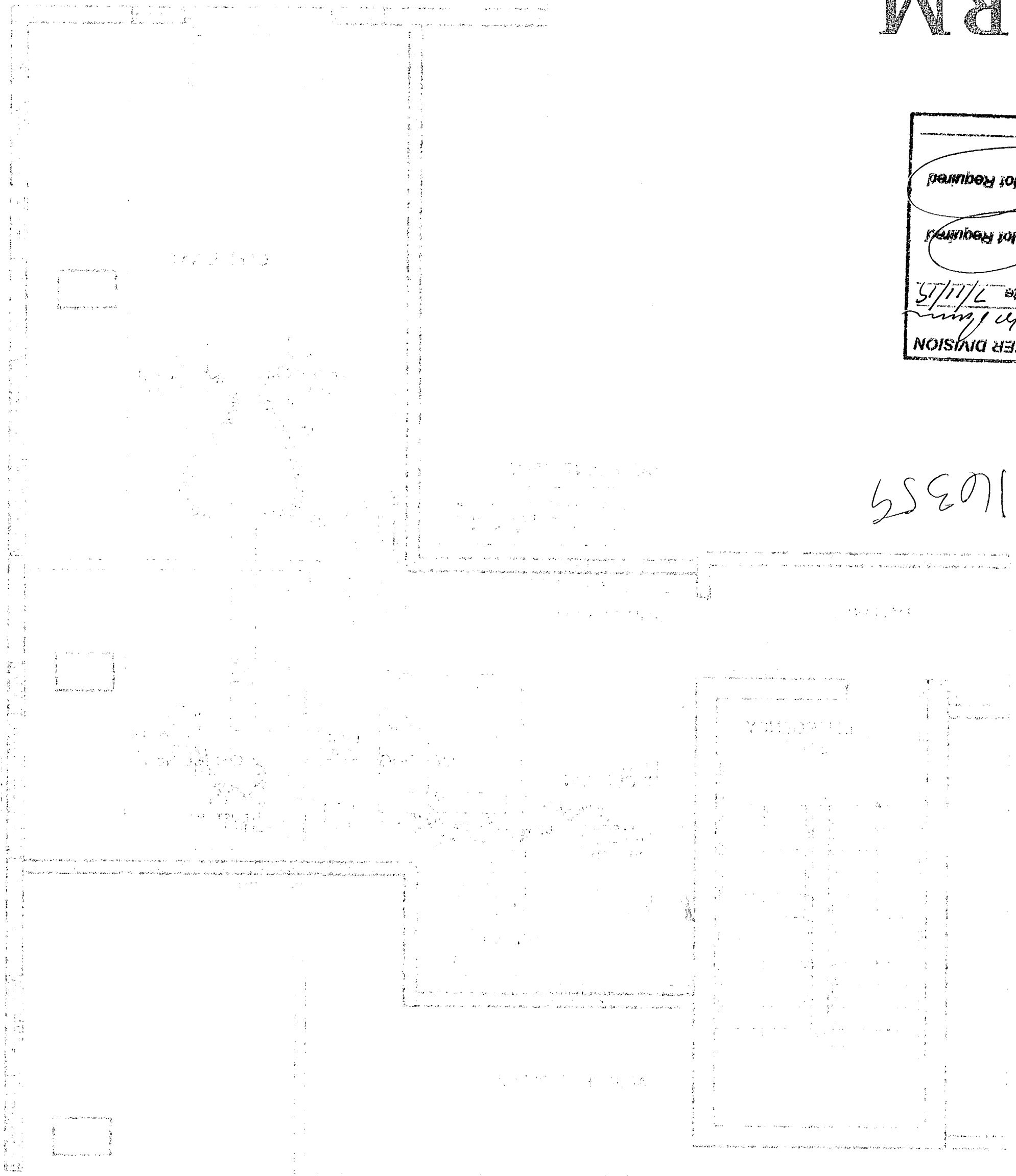
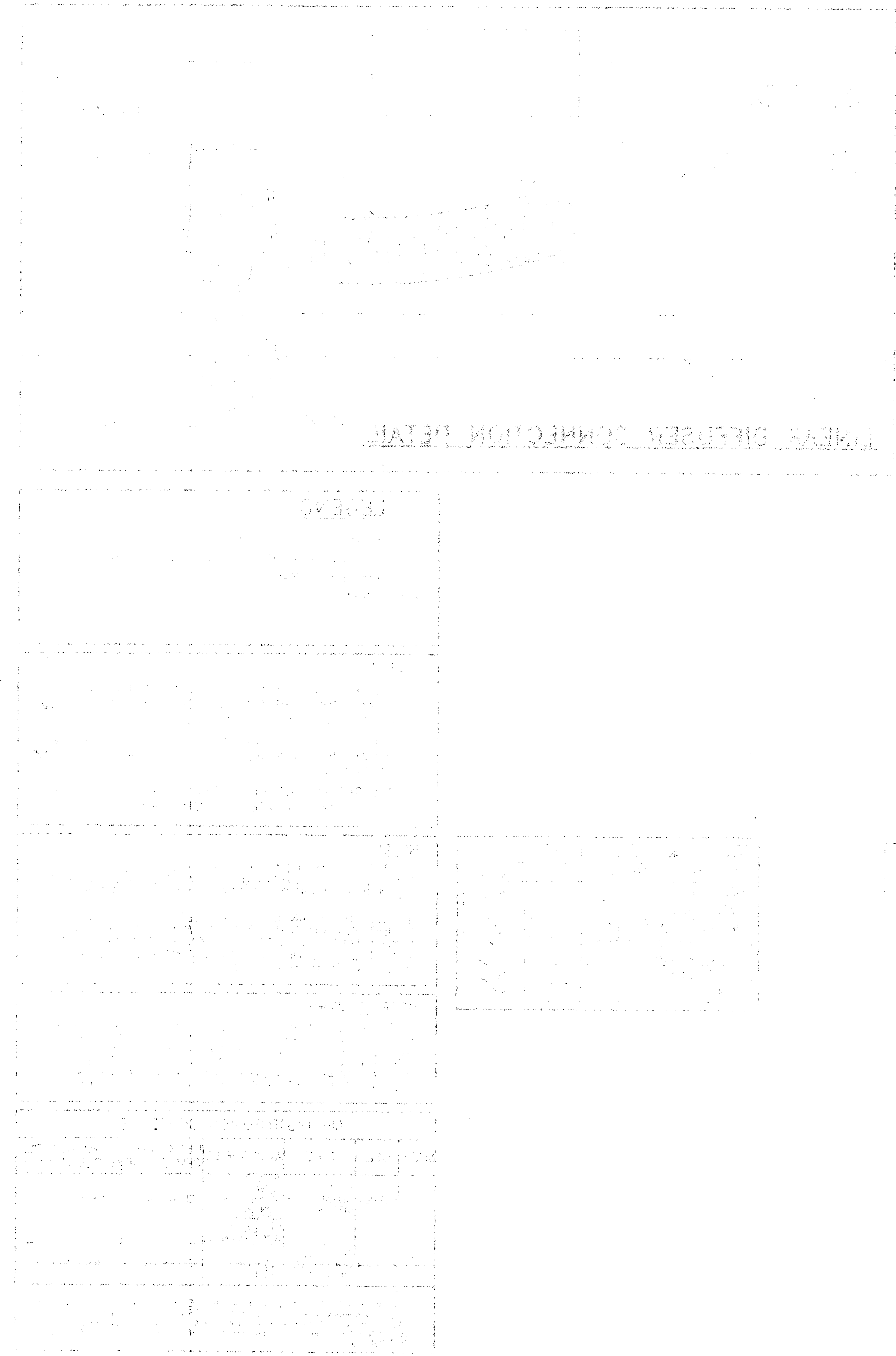
Special Conditions:  Sewer Extension  Water Extension  
SIGNATURE: *[Signature]* DATE: 7-23-19

MANAGEMENT  
DIVISION OF ENVIRONMENTAL  
RESOURCES  
APPROVAL  
FINAL  
PLAN REVIEW  
DERM  
APPROVED

MASS NEW CUSTOMER DIVISION  
Reviewed by: *[Signature]* Date: 7/11/19  
VERIFICATION FORM  
Required Not Required  
ORD. LETTER 89-95  
Required Not Required  
OTHER: *n/a*

*M2019010359*

*BCR190003  
119 Wash  
#402*



MECHANICAL PLAN  
YUKON OFFICERS BUILDING SHITE 103

8-1115 405  
YUKON OFFICERS BUILDING  
INDIAN HEADS RD 103

