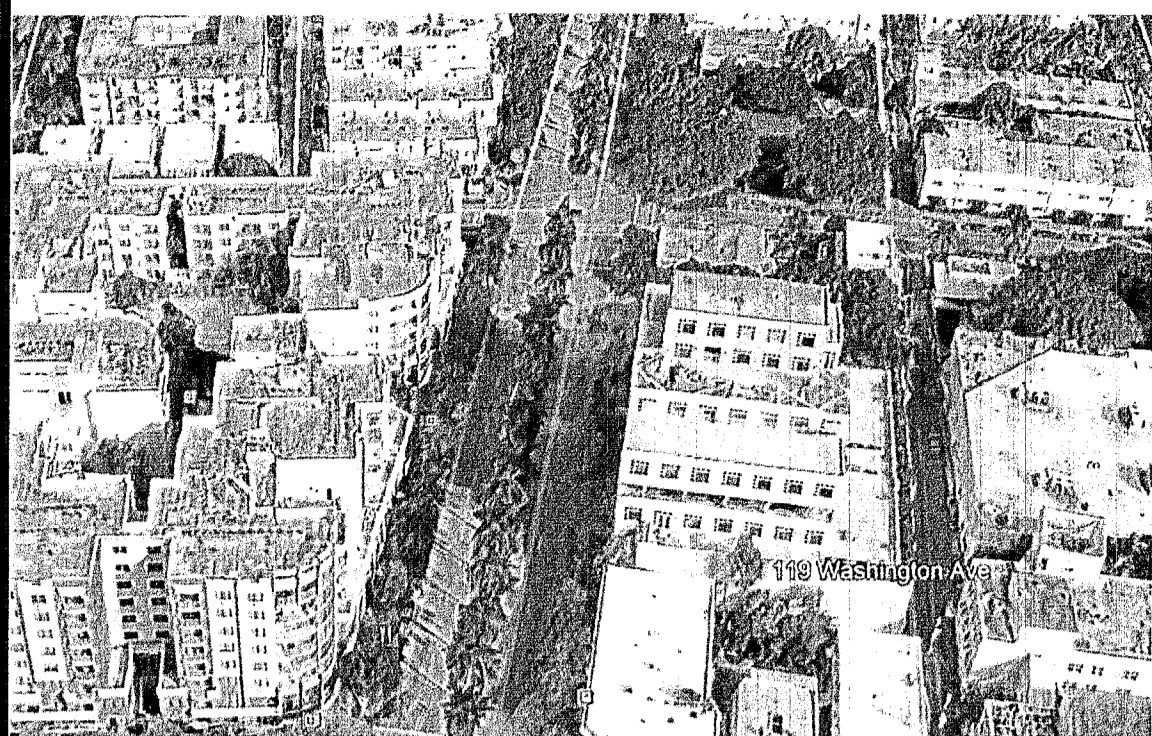
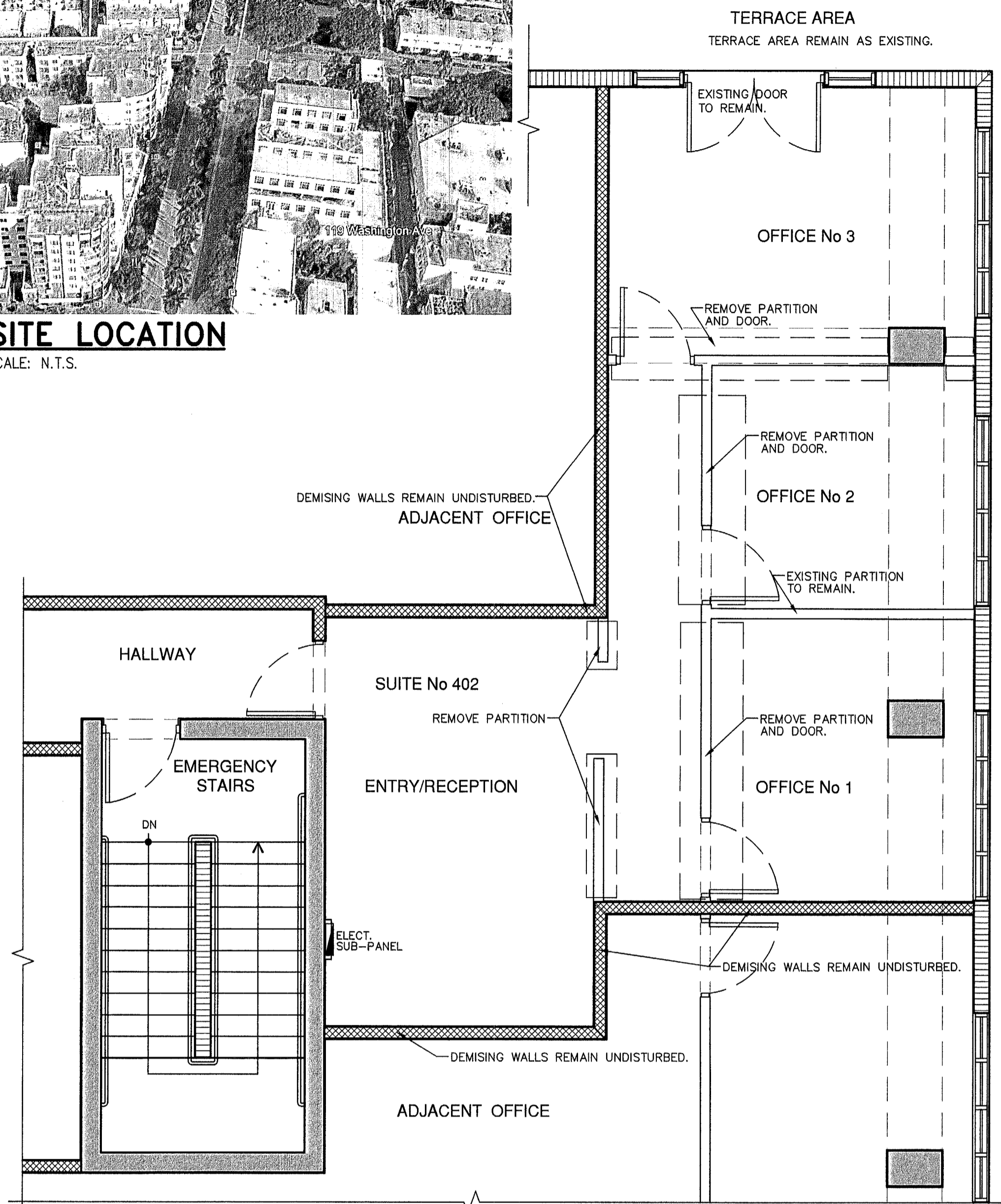


PV1910876



SITE LOCATION

SCALE: N.T.S.

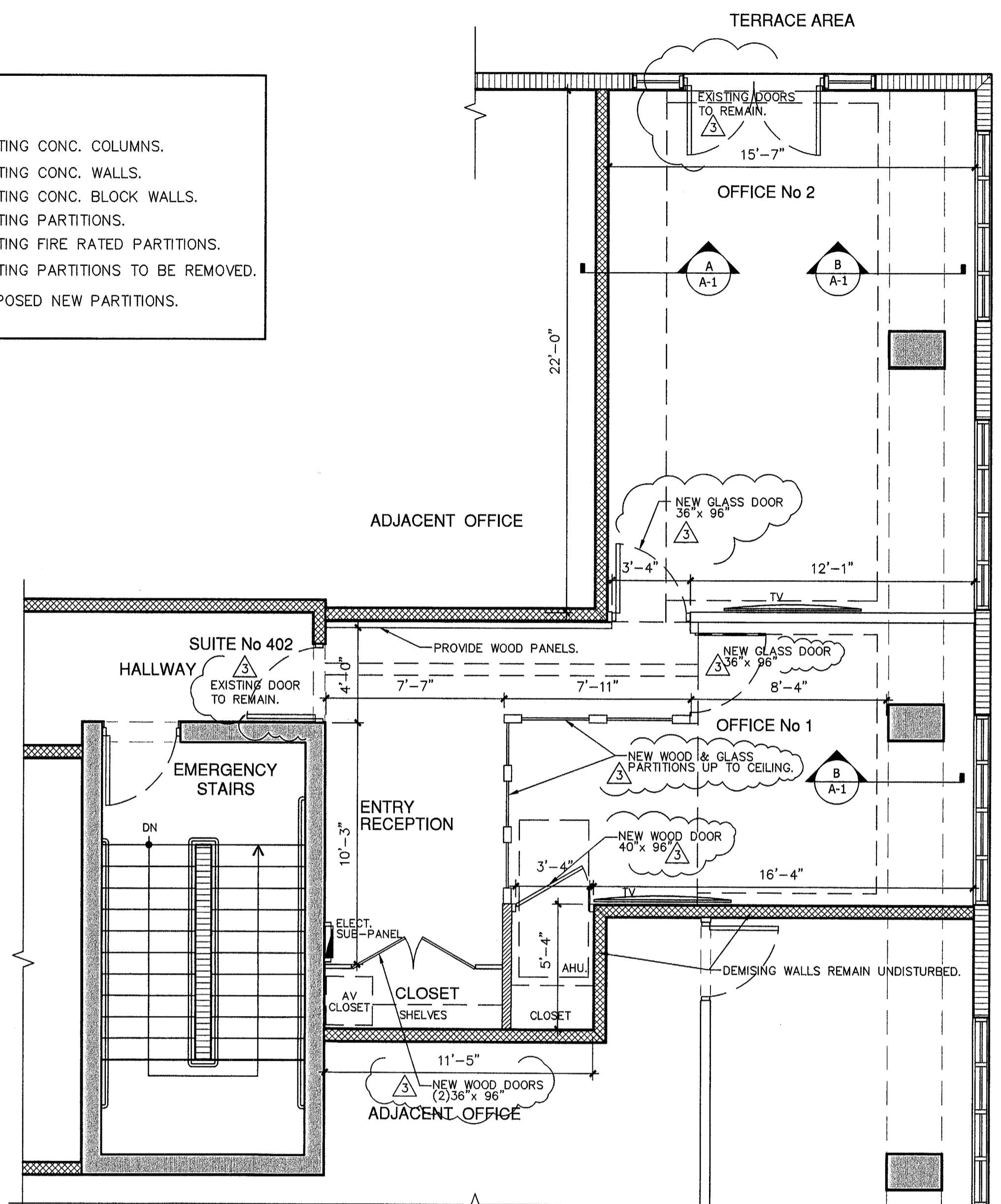


**YUKON OFFICES BUILDING SUITE 402
EXISTING FLOOR PLAN & DEMOLITION**

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

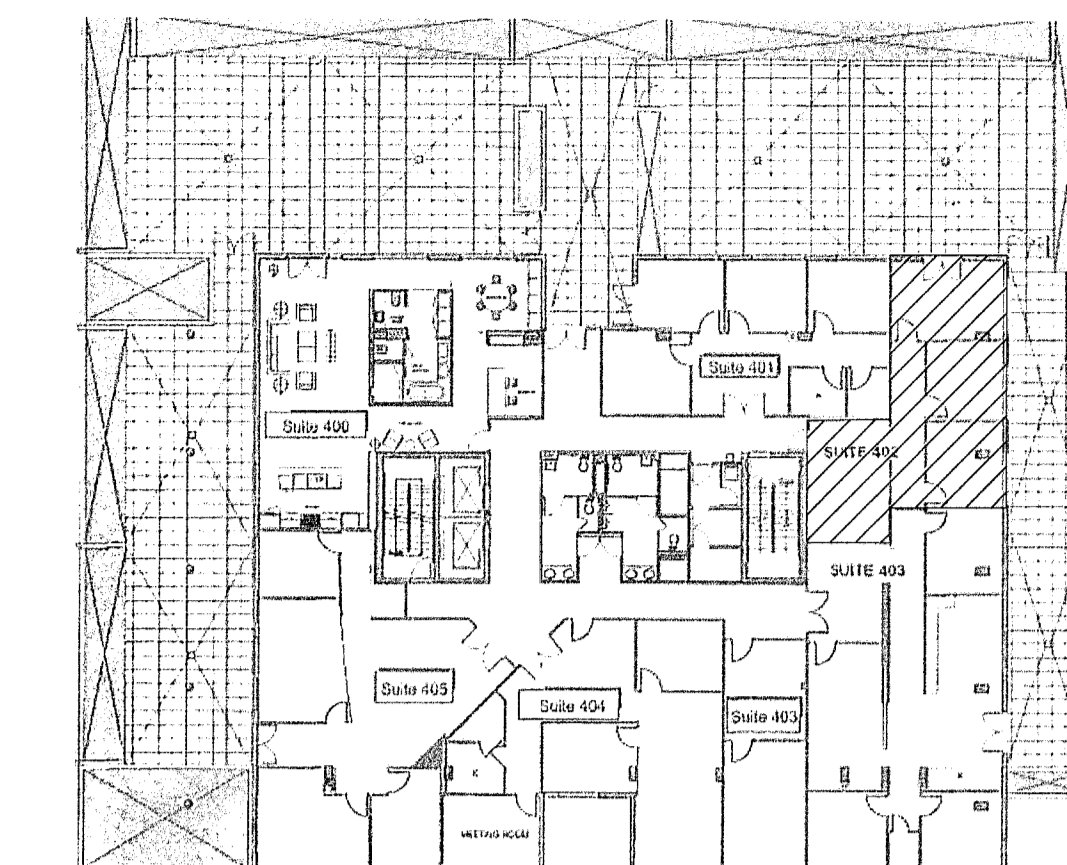
LEGEND:

- EXISTING CONC. COLUMNS.
- EXISTING CONC. WALLS.
- EXISTING CONC. BLOCK WALLS.
- EXISTING PARTITIONS.
- EXISTING FIRE RATED PARTITIONS.
- EXISTING PARTITIONS TO BE REMOVED.
- PROPOSED NEW PARTITIONS.



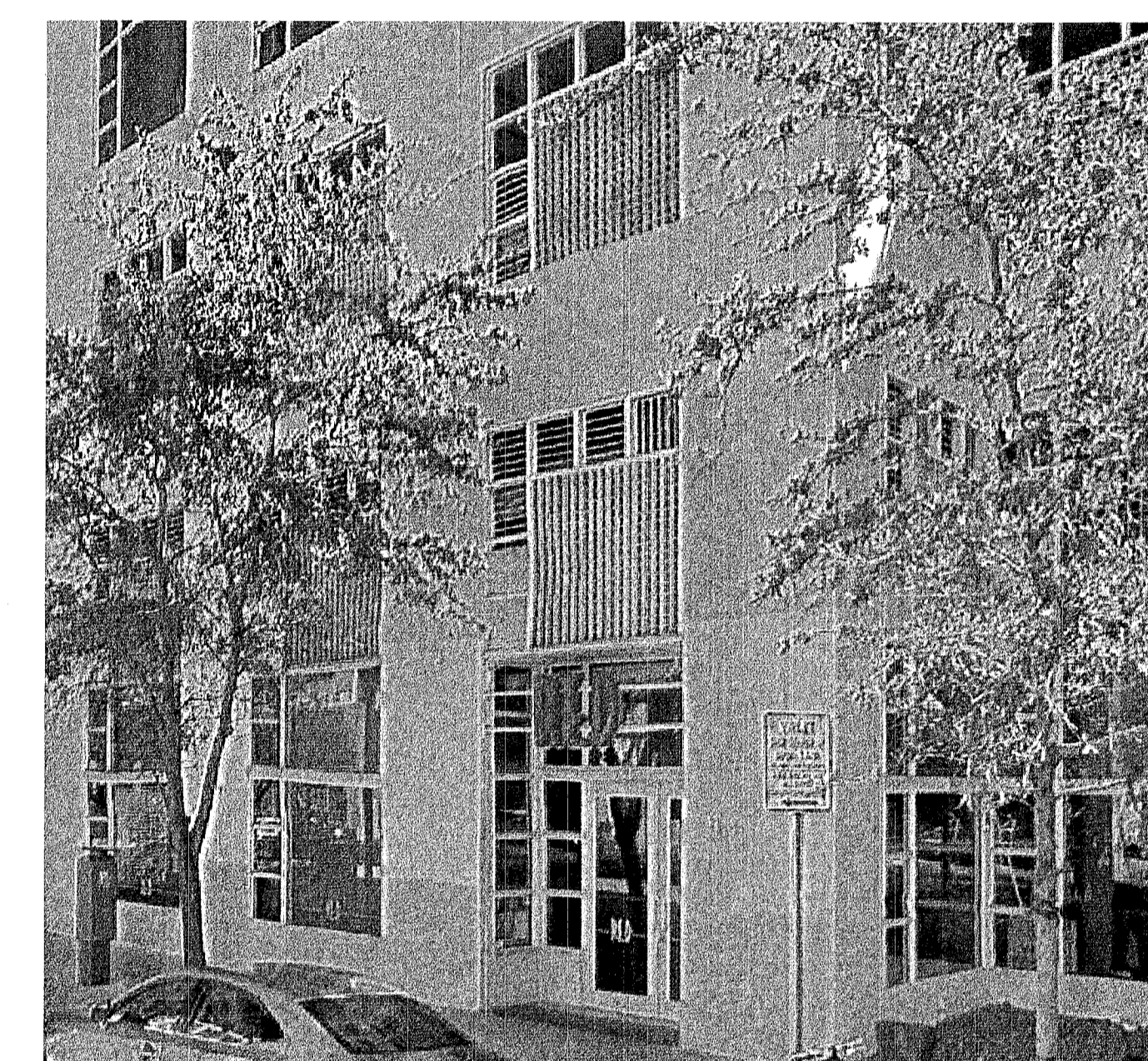
**YUKON OFFICES BUILDING SUITE 402
PROPOSED FLOOR PLAN**

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



**YUKON OFFICE BUILDING
KEY PLAN SUITE 402**

SCALE: N.T.S.



EXISTING FRONT ELEV. TO REMAIN

SCALE: N.T.S.

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.
- MODIFIED THE A/C SUPPLY GRILLES USING LINEAL TYPES AS PER M-1.
- REPAIR AND PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

THERE 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.
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.

DEMOLITION NOTES:

- 1.- 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.
- 2.- ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
- 3.- 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.
- 4.- WHERE WALLS/PARTITIONS ARE TO BE REMOVED FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
- 5.- BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.

NOTES:

- 1.-THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
- 2.-THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
- 3.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME GRILLE-MODIFICATIONS AS PER M-1.

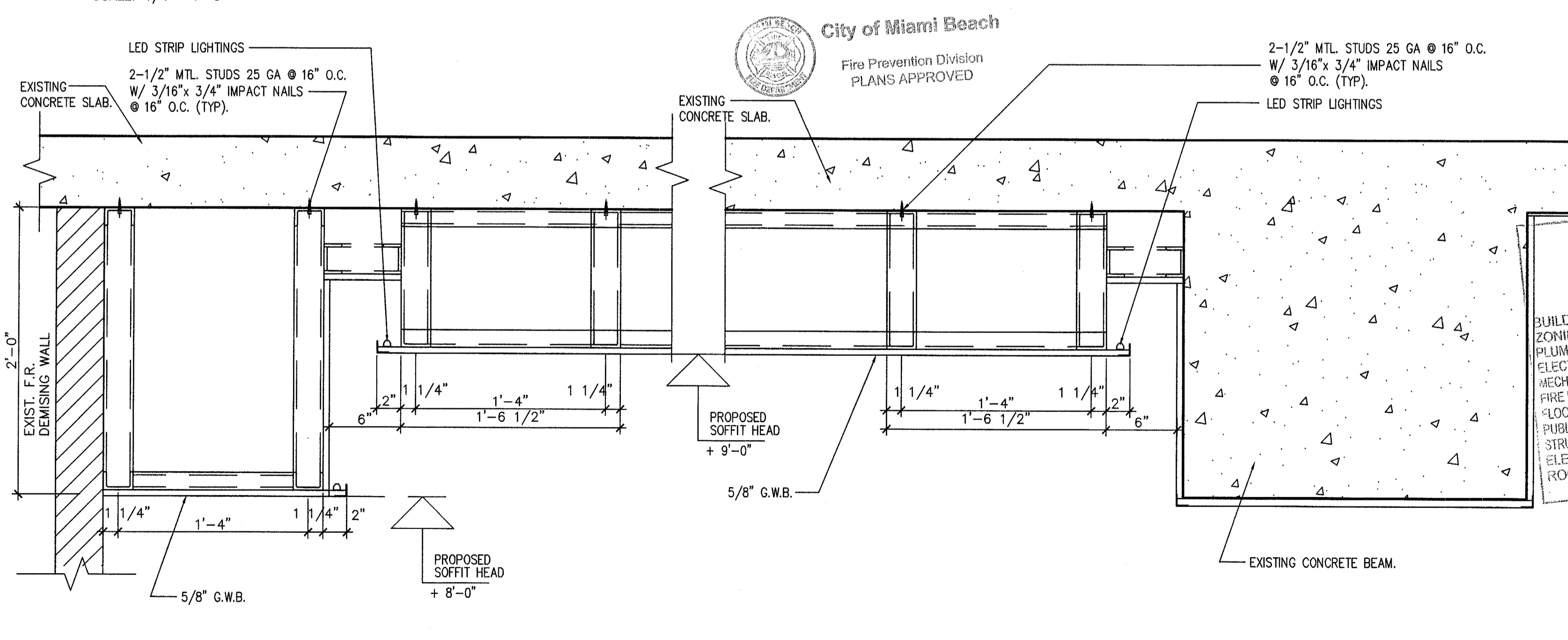
NOTE:
AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.

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.



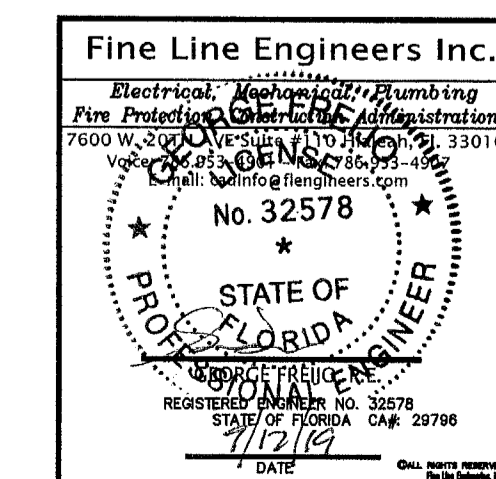
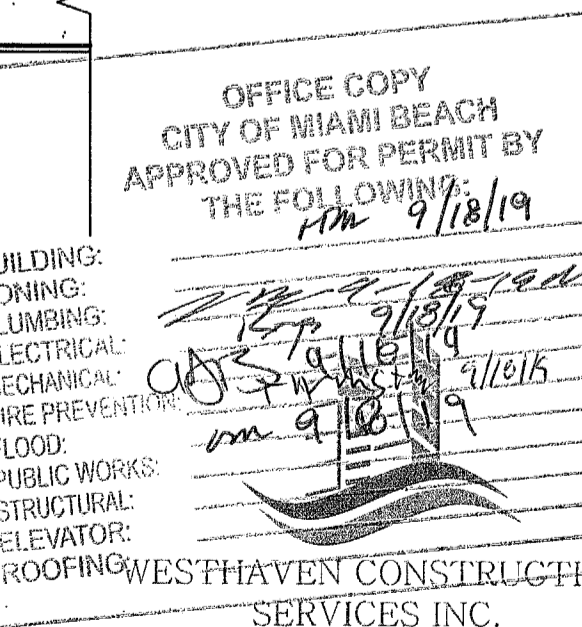
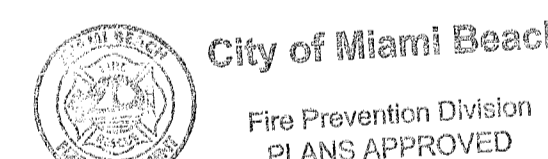
A DROP CEILING DETAIL

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

B DROP CEILING DETAIL AT EXISTING CONC. BEAM

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

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.



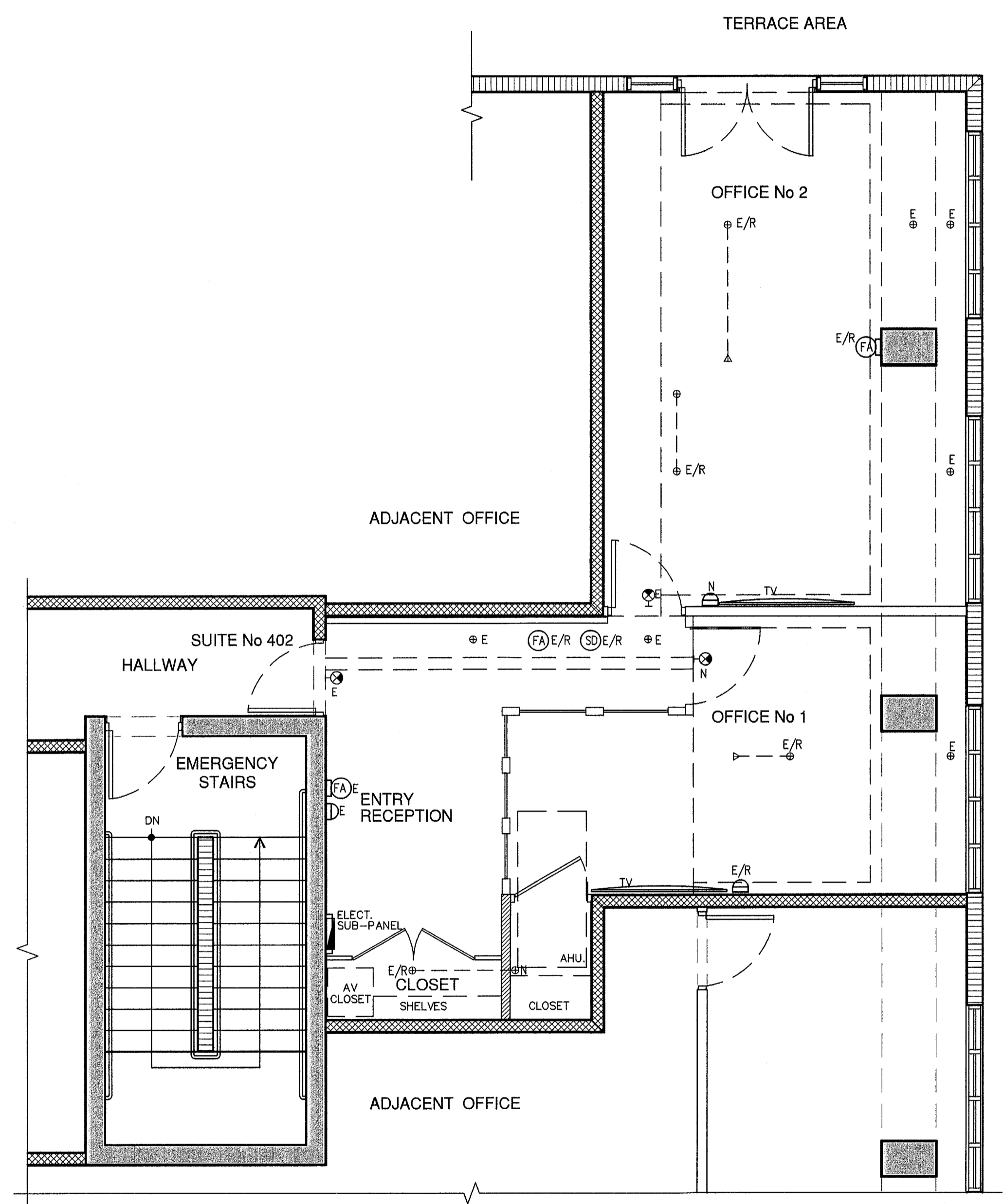
NO.	DATE	REVISION BLOCK DESCRIPTION
1	06-28-19	BLDG. DEPT. COMMENTS.
2	09-05-19	AS-BUILD REVISION & OWNER REQUIREMENTS.
3	09-17-19	ELC2, DEPT. COMMENTS, DOORS DIMENSIONS.

NO.	DATE	SUBMITAL BLOCK DESCRIPTION

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

A-1

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection, Construction Administration Services
7600 WEST 20TH AVE SUITE 110, HIALEAH, FLORIDA, 33016
Tel: 786-951-4901
Email: 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
- (E/R) FIRE SPRINKLER HEAD CONCEALED
- (E/R) FIRE SPRINKLER HEAD AT WALL
- (E) DENOTE EXISTING TO REMAIN
- (E/R) DENOTE EXISTING TO BE RELOCATED
- (N) DENOTE NEW PROVIDED
- (EXIT) EXIT SIGN
- (EL) EMERGENCY LIGHTS W/BATTERY POWER
- (AB) 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.

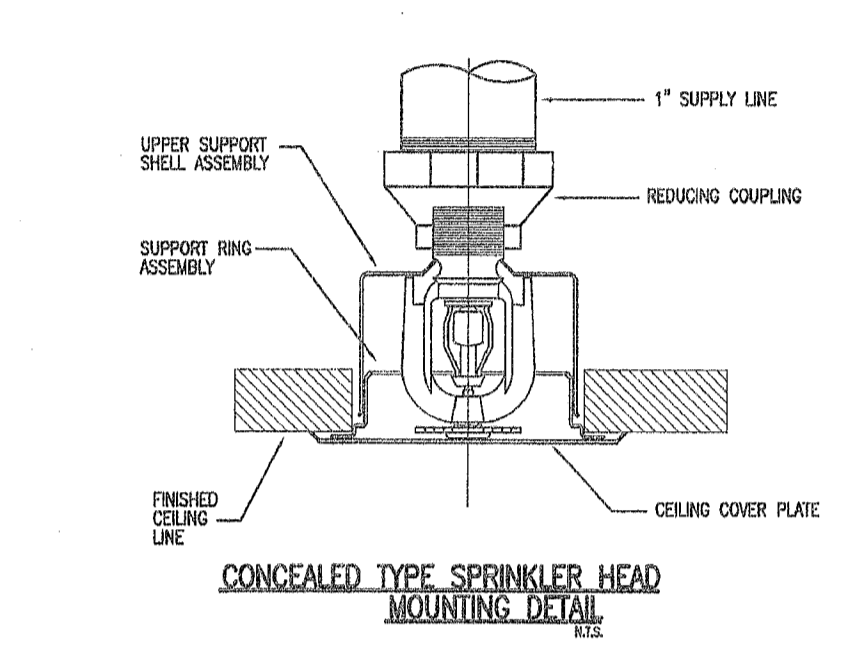
NOTE:
 AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP--DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE ALARM SOUND CONTRACTOR.

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

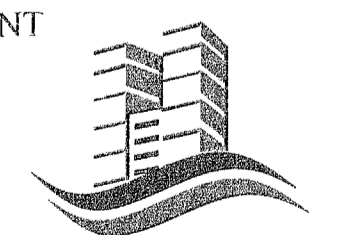
AREA SERVED	MFR. & MODEL NO.	OFFICE K-FACTOR	CONFIGURATION	TEMP. RATING	FINISH	DESIGN INFO.
APARTMENT SPRINKLERS	WALSH PENDING	1/2" K=5.2	RECESSED PENDANT	URINARY	WHITE PREDATOR COATING	

- NOTES:**
1. ALL SPRINKLERS TO BE U.L. LISTED QUICK RESPONSE.
 2. WHITE PREDATOR 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.

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

[Handwritten signatures and dates]

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



WESTHAVEN CONSTRUCTION SERVICES INC.

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 7600 W. 20TH AVE. SUITE 110, HIALEAH, FL 33016
 Voice: 781-286-9515 Fax: 781-286-9516
 E: info@fine-line-engineers.com

FLORIDA LICENSE
 No. 32578

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REVISION BLOCK

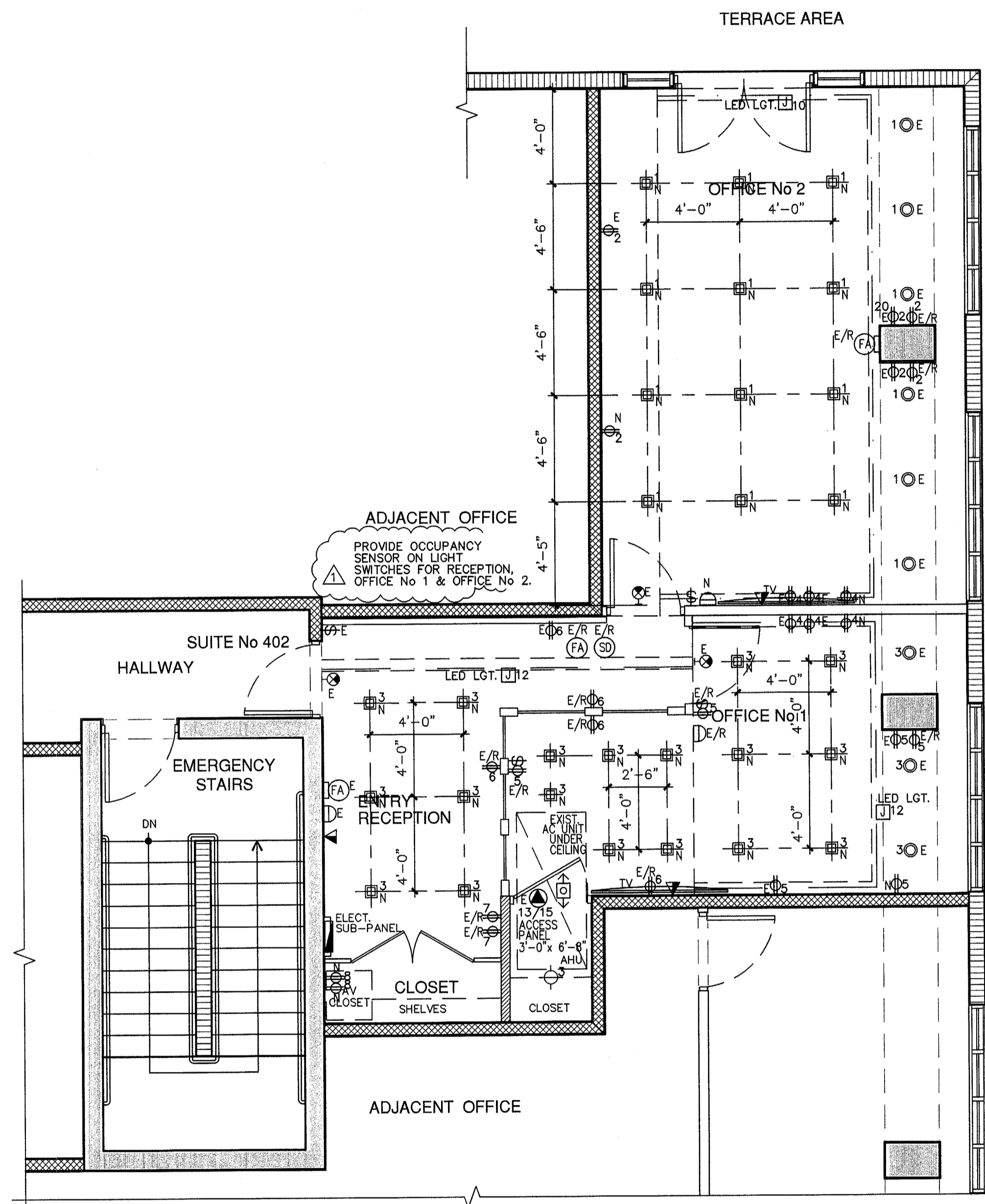
NO.	DATE	DESCRIPTION
1	08-05-19	AS-BUILD REVISION & OWNER REQUIREMENTS.

SUBMITTAL 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

LS-1R



**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 LIGHTS W/BATTERY POWER
- 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# 10 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

Bench
LIGHTS

Project _____
Location _____

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

SPECIFICATIONS
HOUSING: Low 4" profile for shallow ceilings. Pre-wired .037" 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 RESTRICTION: Arraigt 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 Feet per Minute).
MOUNTING FRAME: Supplied with (2) 24" adjustable bar hangers. Bar hangers equipped with (full-less 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.

Model	Description	Finish
R3-409	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel bronze
R3-421	3" ALZAK TRIM MR16	matte white-ebony with alk-oxide white with alk
R3-488	3" GIMBLE TRIM MR16	matte white-brushed nickel
R3-493	3" TRIM W/ BR. BAFFLE MR16	matte white-brushed nickel
R3-499	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-521	3" SQ ALZAK TRIM MR16	matte white-ebony with alk
R3-555	3" SQ ON SQ TRIM MR16	matte white-brushed nickel
R3-459	3" SQ SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-588	3" SQ GIMBLE TRIM MR16	matte white-brushed nickel
R3-596	3" SQ BAFFLE TRIM MR16	matte white-brushed nickel
R3-597	3" SQ BAFFLE TRIM MR16	matte white
R3-688	3" DECAST GIMBLE TRIM MR16	matte white
R3-680	3" DECAST BAFFLE TRIM MR16	matte white
R3-688	3" SQ DECAST GIMBLE TRIM MR16	matte white
R3-699	3" DECAST SQ BAFFLE TRIM MR16	matte white
R3-699	3" SQ DECAST BAFFLE TRIM MR16	matte white

CITY OF MIAMI BEACH
SEP 17 2019
ELECTRICAL REVIEW
BUILDING DEPARTMENT

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

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

ADP: 9/11/19 9/12/19
9/11/19 9/12/19

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

WESTHAVEN CONSTRUCTION
SERVICES INC.

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE SUITE 110, HIALEAH, FL 33016
VOICE: 262-433-4923 FAX: 262-433-4927
E-MAIL: info@fineengineers.com

FLORIDA LICENSE # 32578

GEORGE E. FRANKLIN, P.E.
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
NO. 111719
STATE OF FLORIDA

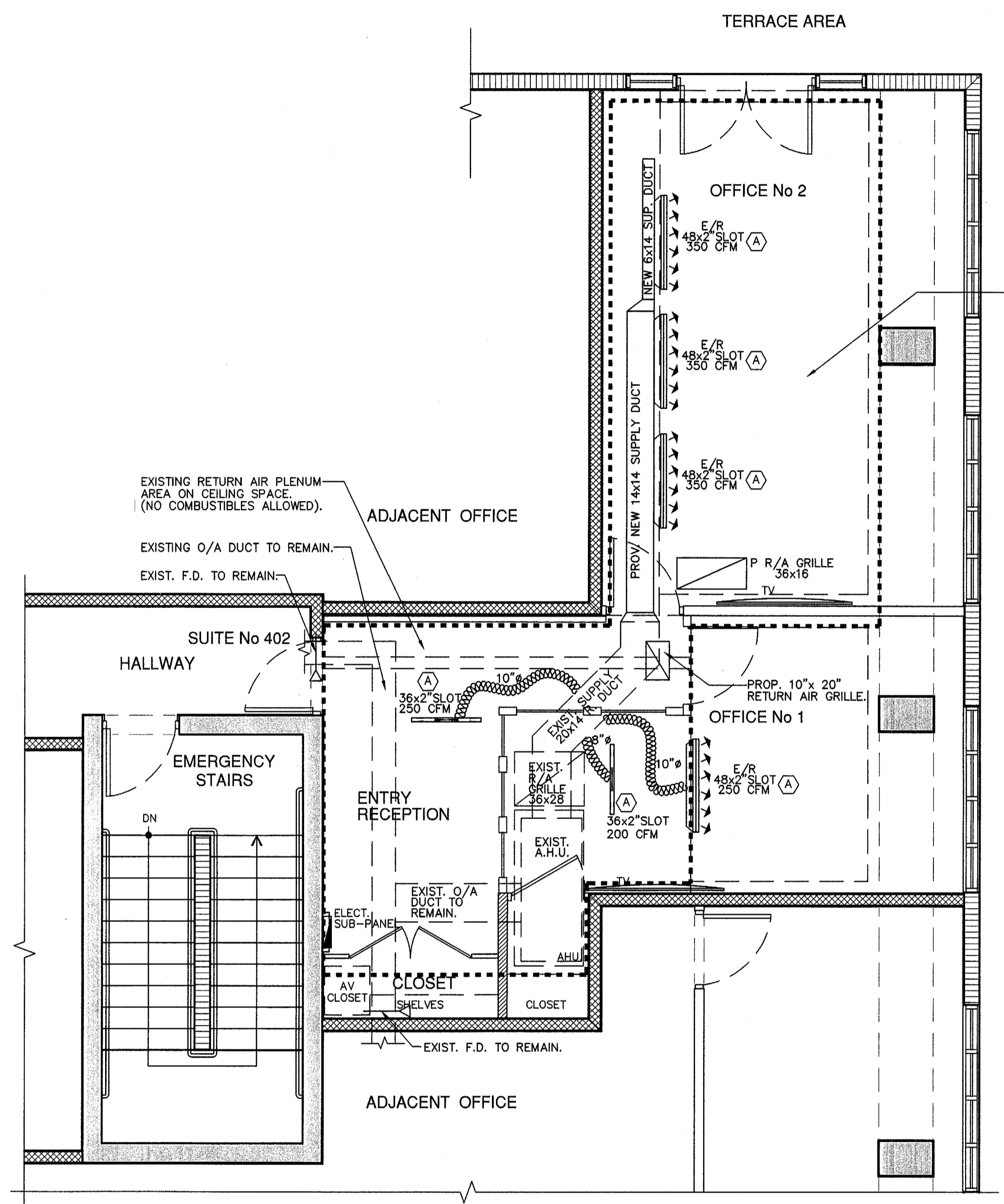
REVISION BLOCK

NO.	DATE	DESCRIPTION
1	06-26-19	ELECTRICAL COMMENTS
2	06-26-19	AS-BUILD REVISION & OWNER REQUIREMENTS

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



**YUKON OFFICES BUILDING SUITE 402
MECHANICAL PLAN**

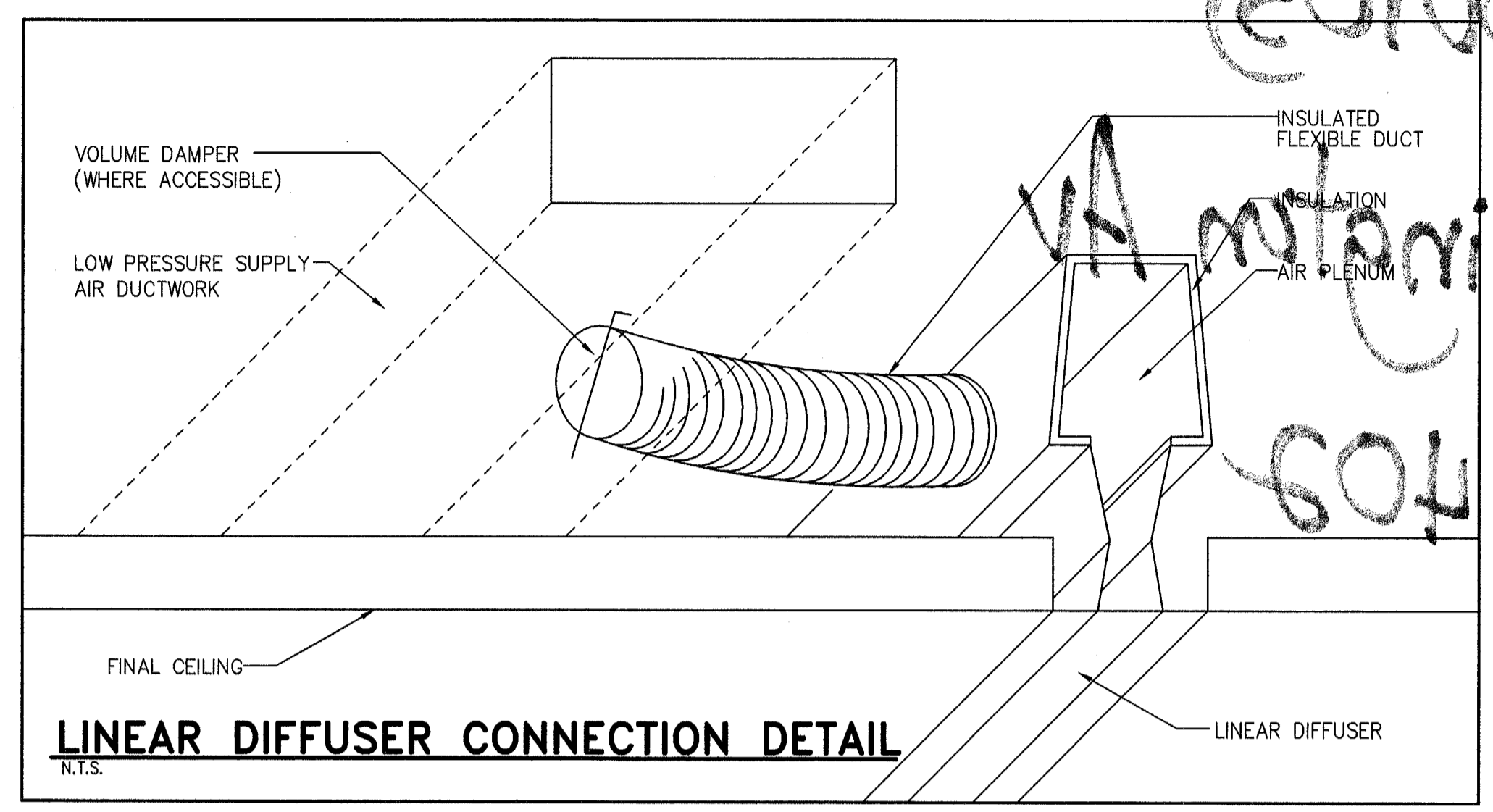
SCALE: 1/4" = 1'-0"

EXISTING RETURN AIR PLENUM
AREA ON CEILING SPACE.
(NO COMBUSTIBLES ALLOWED).

1050 cfm/100=10.50x 50 sq.in.
=525 sq.in. R/A REQUIRED
EXIST. 36" x 16" = 576 sq.in.)

250 cfm/100=2.50x50 sq.in.
=12.5 sq.in. R/A REQUIRED
PROP. 10" x 20" = 200 sq.in.)

450 cfm/100=4.50x50 sq.in.
=225 sq.in. R/A REQUIRED
EXIST. 36" x 28" = 1008 sq.in.)



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	0, B, D, W/YOUNG REGULATOR CONTROL PROVIDED INSULATED BOOT PLENUM.	SEE DRAWINGS	METALAIRE 6610-12-1
(B)	RETURN	8-1" SLOT LINEAR SLOT DIFFUSER	INSULATED PLENUM.	SEE DRAWINGS	METALAIRE 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 METALARE OR APPROVED EQUALS. THIS PRICE OR KRUISER.
- 3.- CONTRACTOR SHALL PROVIDE A YOUNG REGULATOR WITH REMOTE ADJUSTMENT CABLE IN ALL SLOT DIFFUSERS.

LINEAL GRILLE TYPE B ARE NOT USED.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

[Handwritten signatures and dates]

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 Westchester Avenue, Suite 110, Miami, Florida 33166
Tel: 781-933-9001
www.fine-line-engineers.com

PROFESSIONAL ENGINEER
No. 32578
STATE OF FLORIDA

[Handwritten notes: 01801MVA, 60100180103, VA not installed, 705 #, fin]

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 Westchester Avenue, Suite 110, Miami, Florida 33166
Tel: 781-933-9001
www.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-1R

BV1910876

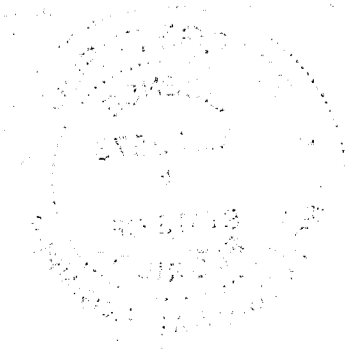
(BCB1900103)

119 Washington Av

Unit #402

TO: MR. J. W. BROWN, JR., 119 WASHINGTON AV, UNIT #402, VANCOUVER, BC, CANADA

POSTAGE WILL BE PAID BY ADDRESSEE



119 WASHINGTON AV, UNIT #402
VANCOUVER, BC, CANADA

Rv 1911232

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

SECTION 11
SUA NOTIFICATION P11
E01001208

PROJECT: _____
LOCATION: _____

PRODUCT DESCRIPTION
R3-G19AT housing is designed for NON-IC
indoor ceiling applications up to 50W GU10
9.5W GU10.

SPECIFICATIONS
HOUSING: Low 4" profile for low ceilings. Pre-wired .037" steel
housing adjusts up to 1 3/4" ceiling thickness. Secured with
torx wing spring back and coil springs. Designed to be installed in
new construction applications. Non IC rated Raising must be kept 3"
from insulation.
AIR FLOW: RATED 1 FPM: Airtight enclosure designed to restrict
if the room is under pressure. In compliance with the NFPA
70-2011, Section 710.10.5. Code less than 2.0 CFM. Feet per
square foot.
FRAME: Supplied with (2) 24" adjustable bar hangers.
Bar hangers equipped with (2) stainless steel 3/4" serrated
nuts 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: 4005878) ETL listed
for through-branch wiring (4) No. 12 AWG 90°C and damp locations.

COMPATIBLE TRIMS

Model	Description	Finish
R3-409	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel-bronze
R3-421	3" ALZAK TRIM MR16	matte white-chrome with alkali-resist white with alkali
R3-488	3" CIMBLE TRIM MR16	matte white-brushed nickel
R3-491	3" TRIM W/ BL BAFFLE MR16	matte white-brushed nickel
R3-509	3" SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-521	3" SQ ALZAK TRIM MR16	matte white-chrome with alkali
R3-555	3" SQ ON SQ TRIM MR 16	matte white-brushed nickel
R3-558	3" SQ SHOWER TRIM W/ FROST GLASS MR16	matte white-brushed nickel
R3-588	3" SQ CIMBLE TRIM MR16	matte white-brushed nickel
R3-590	3" SQ BAFFLE TRIM MR16	matte white-brushed nickel
R3-592	3" SQ BAFFLE TRIM MR 16	matte white
R3-593	3" SQ BAFFLE TRIM MR 16	matte white
R3-088	3" DIECAST CIMBLE TRIM MR16	matte white
R3-089	3" DIECAST BAFFLE TRIM MR16	matte white
R3-089	3" DIECAST CIMBLE TRIM MR16	matte white
R3-090	3" DIECAST SQ BAFFLE TRIM MR 16	matte white
R3-093	3" SQ DIECAST BAFFLE TRIM MR16	matte white

LEGEND

- ⊖ ELECTRICAL DBL. OUTLET
- ⊖ ELECTRICAL FLOOR OUTLET
- ⊖ 1-WAY SWITCH
- ⊖ ELECTRICAL PANEL
- ⊖ EMERGENCY LIGHTS W/BATTERY POWER
- ⊖ 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: SQUARE D LOAD CENTER EXIST. MAIN FEEDER = 60 AMP. MAIN BUS: 60 AMP.
SERVICE: 1Ø 3W-120/240V NEUTRAL: 60 AMP.
MOUNTING: RECESSED MAINS: 60 A MCB
MAIN FEEDER: 3Ø 6 THWN CU, 1Ø 10 THWN(G) IN 1"Ø COND. A.I.C.: 10,000

CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.	CKT.	DESCRIPTION	LOAD	Bk.	P	WIRE	COND.
1	LIGHTINGS OFF. #2	1.0	20	1	12	1/2"	2	RECEPTACLES OFF. #2	1.0	20	1	12	1/2"
3	LIGHTINGS OFF. #1 (SD)	1.0	20	1	12	1/2"	4	RECEPTACLES PRINT	1.0	20	1	12	1/2"
5	OUTLETS OFF. #1	1.0	20	1	12	1/2"	6	RECEPTACLES ENTRY	1.0	20	1	12	1/2"
7	OUTLETS A/V CLOSET	1.0	20	1	12	1/2"	8	SPARE					
9	LIGHTS RECEPTION	1.0	20	1	12	1/2"	10	SPARE					
11	OUTLETS FURN. OFF. #1	1.0	20	1	12	1/2"	12	AC CONDENSATE PUMP	1.0	20	1	12	1/2"
13	A/C	6.4	40	2	8	3/4"	14	RECEPT. OFFICE #2	1.0	20	1	12	1/2"
15							16	RECEPT. OFFICE #2	1.0	20	1	12	1/2"
17							18	RECEPT. OFFICE #2	1.0	20	1	12	1/2"
19	SPARE						20	RECEPT. OFFICE #2	1.0	20	1	12	1/2"
21	SPARE						22	SPARE					
23	SPARE						24	SPARE					
25	SPARE						26	SPARE					
27	SPARE						28	SPARE					
29	SPARE						30	SPARE					

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

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

APPROVED: _____
DATE: 10-28-14

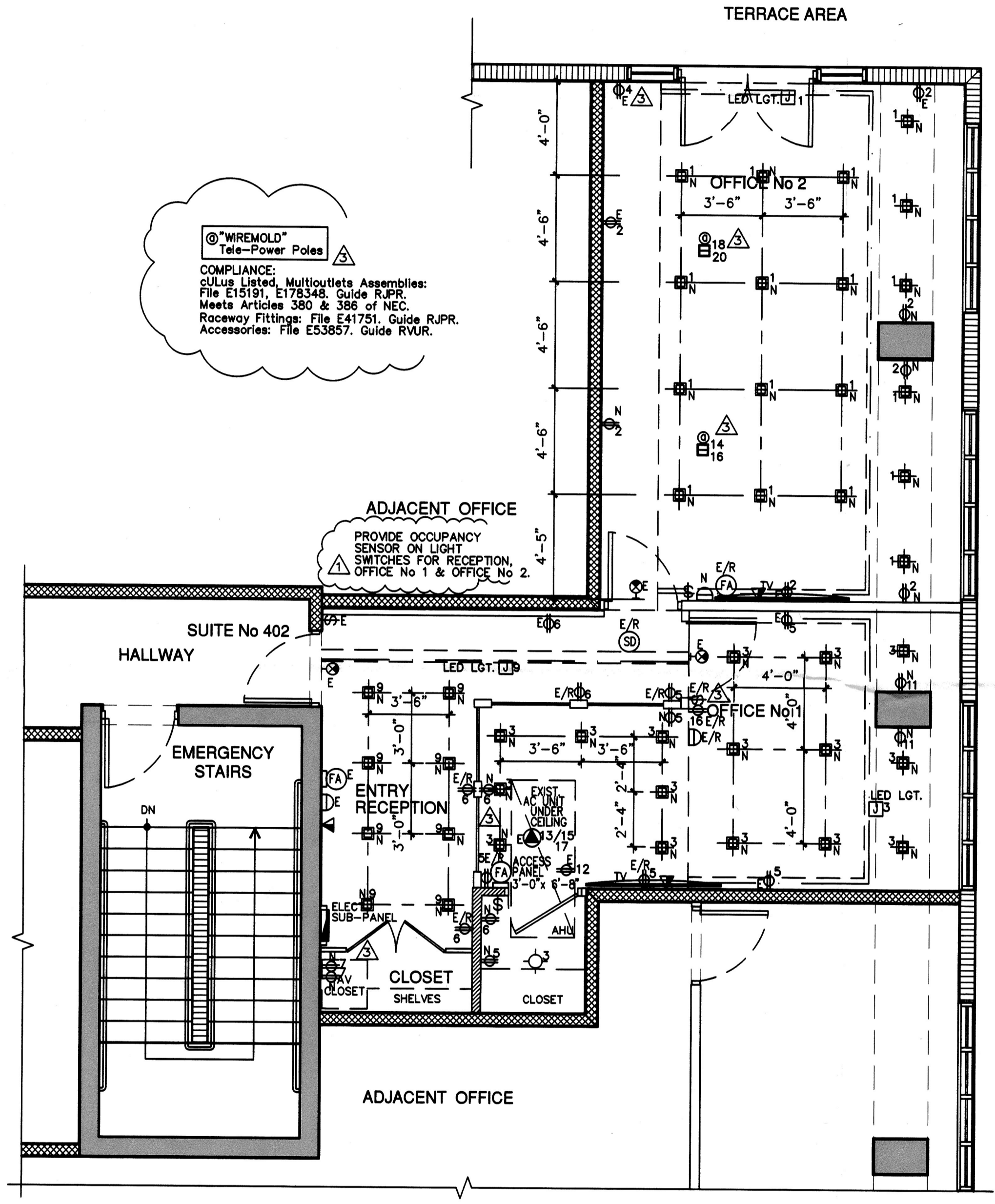
NOTICE: In addition to the requirement of this permit there may be
additional restrictions applicable to this property that may be located in
the Public Records of this County and there may be additional permits
required from other government entities such as water management
districts, state agencies,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

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 #310 HIALEAH, FL 33016
Voice: 786-914-1111 Fax: 786-914-1111
E-mail: info@fine-line-engineers.com

GOVERNMENT LICENSE
No. 32578



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

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection,
Construction Administration Services
7600 WEST 20TH AVE SUITE 10, HIALEAH, FLORIDA, 33016
Tel: 786-914-1111
E-mail: info@fine-line-engineers.com

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	08-28-14	ELECTRICAL COMMENTS
2	09-05-14	AS BUILT REVISION & OWNER REQUIREMENTS
3	09-27-14	AS BUILT REVISION & INSPECTOR COMMENTS

SUBMITTAL BLOCK

NO.	DATE	DESCRIPTION

INTERIOR REMODELING TO:
YUKON OFFICES BUILDING
YANTRA 19 LLC.
SUITE 402
119 Washington Avenue, Miami Beach, FL 33139

E-1R

RV 1911232

RV 1911232

119 WASHINGTON AVE

402

BCR 1900103

FINE LINE ENGINEERS INC.
119 WASHINGTON AVE SUITE 402
VANCOUVER BC V6B 1A1
TEL: 604-278-1111
FAX: 604-278-1112
WWW.FINELINEENGINEERS.COM

NO DATE DESCRIPTION REVISION BY CHECK BY
1 01/11/19 119 WASHINGTON AVE SUITE 402 BCR 1900103 JLM/MLM
2 01/11/19 119 WASHINGTON AVE SUITE 402 BCR 1900103 JLM/MLM
3 01/11/19 119 WASHINGTON AVE SUITE 402 BCR 1900103 JLM/MLM

NO DATE DESCRIPTION REVISION BY CHECK BY
1 01/11/19 119 WASHINGTON AVE SUITE 402 BCR 1900103 JLM/MLM
2 01/11/19 119 WASHINGTON AVE SUITE 402 BCR 1900103 JLM/MLM
3 01/11/19 119 WASHINGTON AVE SUITE 402 BCR 1900103 JLM/MLM

F-1-R
YUKON OFFICES BUILDING SUITE 402
119 WASHINGTON AVE
VANCOUVER BC V6B 1A1
TEL: 604-278-1111
FAX: 604-278-1112
WWW.FINELINEENGINEERS.COM

NO.	DATE	DESCRIPTION	REVISION BY	CHECK BY
1	01/11/19	119 WASHINGTON AVE SUITE 402 BCR 1900103	JLM/MLM	
2	01/11/19	119 WASHINGTON AVE SUITE 402 BCR 1900103	JLM/MLM	
3	01/11/19	119 WASHINGTON AVE SUITE 402 BCR 1900103	JLM/MLM	

LEGEND

- ◻ MOTION SENSOR SWITCH
- ◻ DATA-CABLE
- ◻ EXIT SIGN
- ◻ KEY PAD
- ◻ RECESS LIGHT ROUND
- ◻ RECESS LIGHT SQUARE
- ◻ JUNCTION BOX
- ◻ FIRE ALARM (ROUND) AT WALL
- ◻ FIRE ALARM (ROUND) AT CEILING
- ◻ SMOKE DETECTOR AT WALL
- ◻ SMOKE DETECTOR AT CEILING
- ◻ LIGHT RECEPTACLE
- ◻ EMERGENCY LIGHTS W/BATTERY POWER
- ◻ ELECTRICAL PANEL
- ◻ 1-WAY SWITCH
- ◻ ELECTRICAL FLOOR OUTLET
- ◻ ELECTRICAL DBL OUTLET

1. DEMOTE NEW
2. DEMOTE EXISTING TO BE RELOCATED
3. DEMOTE EXISTING TO REMAIN

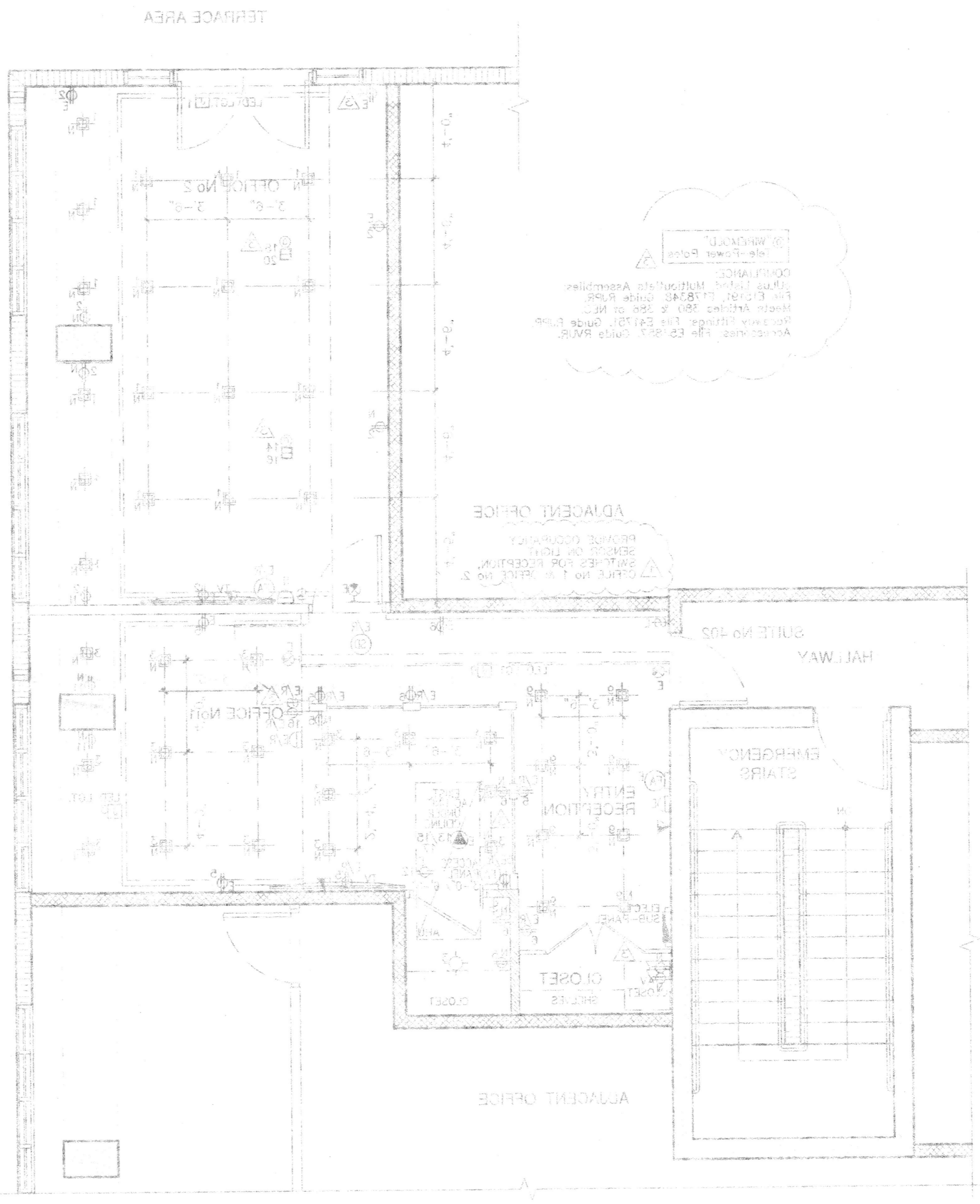
NOTES:
1- NOT ANY APPLIANCE LOAD HAS BEEN ADDED.
2- ALL SMOKE DETECTORS SHALL BE 120 V W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" HIGH AWAY FROM ANY VAD OR DUCT OR REGISTER.

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

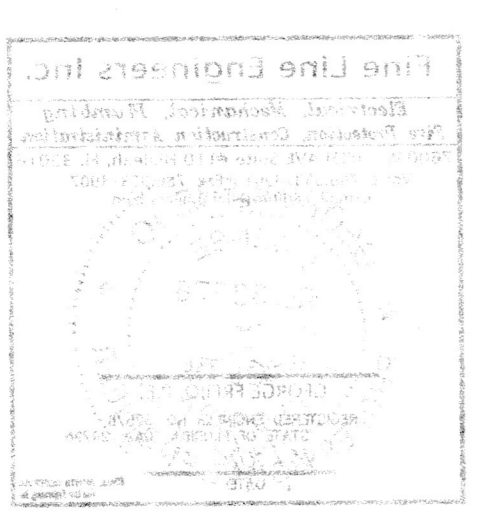
EXISTING SUB-PANEL

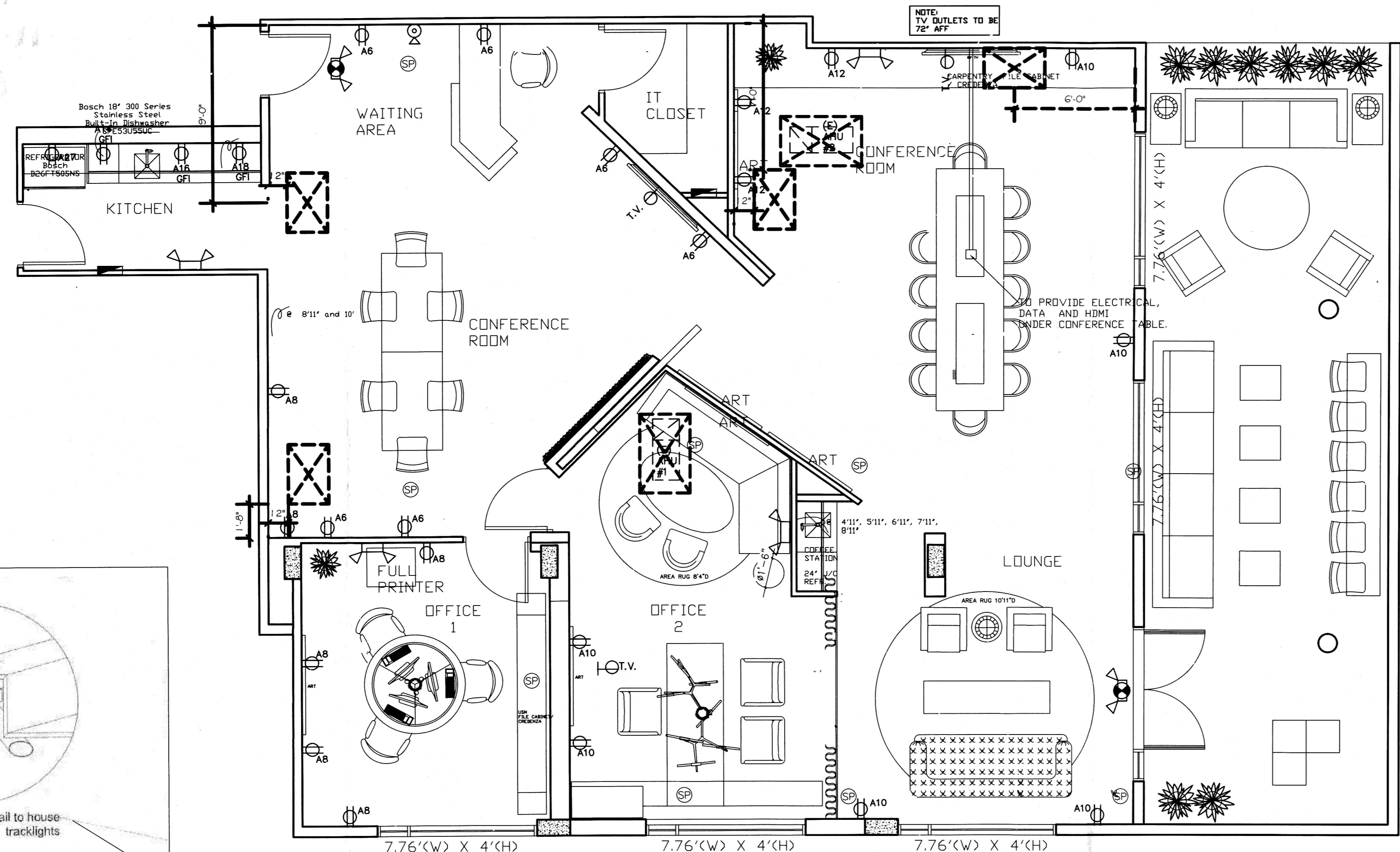
MODEL: SQUARE D LOAD CENTER
SERIAL: 48-120-0000
REPLACE BY A NEW
MAYBE BY A NEW
A.C. CIRCUIT
MAIN FEEDER: 24 R. 120V/208V 3P/4W
FIRST MAIN FEEDER = 80 AMP
MAIN FEEDER = 80 AMP

CIRCUIT	DESCRIPTION	LOAD (A)	WIRE	COND.	LEN.	DESCRIPTION	LOAD (A)	WIRE	COND.
1	RECEPTION OFFICE #2	1.0	20	1	1.5	RECEPTION OFFICE #2	1.0	20	1
2	RECEPTION OFFICE #1	1.0	20	1	1.5	RECEPTION OFFICE #1	1.0	20	1
3	RECEPTION OFFICE #3	1.0	20	1	1.5	RECEPTION OFFICE #3	1.0	20	1
4	RECEPTION OFFICE #4	1.0	20	1	1.5	RECEPTION OFFICE #4	1.0	20	1
5	RECEPTION OFFICE #5	1.0	20	1	1.5	RECEPTION OFFICE #5	1.0	20	1
6	RECEPTION OFFICE #6	1.0	20	1	1.5	RECEPTION OFFICE #6	1.0	20	1
7	RECEPTION OFFICE #7	1.0	20	1	1.5	RECEPTION OFFICE #7	1.0	20	1
8	RECEPTION OFFICE #8	1.0	20	1	1.5	RECEPTION OFFICE #8	1.0	20	1
9	RECEPTION OFFICE #9	1.0	20	1	1.5	RECEPTION OFFICE #9	1.0	20	1
10	RECEPTION OFFICE #10	1.0	20	1	1.5	RECEPTION OFFICE #10	1.0	20	1
11	RECEPTION OFFICE #11	1.0	20	1	1.5	RECEPTION OFFICE #11	1.0	20	1
12	RECEPTION OFFICE #12	1.0	20	1	1.5	RECEPTION OFFICE #12	1.0	20	1
13	RECEPTION OFFICE #13	1.0	20	1	1.5	RECEPTION OFFICE #13	1.0	20	1
14	RECEPTION OFFICE #14	1.0	20	1	1.5	RECEPTION OFFICE #14	1.0	20	1
15	RECEPTION OFFICE #15	1.0	20	1	1.5	RECEPTION OFFICE #15	1.0	20	1
16	RECEPTION OFFICE #16	1.0	20	1	1.5	RECEPTION OFFICE #16	1.0	20	1
17	RECEPTION OFFICE #17	1.0	20	1	1.5	RECEPTION OFFICE #17	1.0	20	1
18	RECEPTION OFFICE #18	1.0	20	1	1.5	RECEPTION OFFICE #18	1.0	20	1
19	RECEPTION OFFICE #19	1.0	20	1	1.5	RECEPTION OFFICE #19	1.0	20	1
20	RECEPTION OFFICE #20	1.0	20	1	1.5	RECEPTION OFFICE #20	1.0	20	1



**YUKON OFFICES BUILDING SUITE 402
ELECTRICAL PLAN**





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

		150 AMPS (EXSTG) 120/240, 1Ø, 3W				10,000 A.I.C. RATING ELECTRICAL SCHEDULE (PNL. A)				OFFICE		3-#1/0 THW CU IN 2" COND.	
LOCATION	O.C.P.	WIRE	VOLTS	COND.	LOAD	LOAD	COND.	VOLTS	WIRE	O.C.P.	LOCATION		
1	GEN. LTS.	20-1	12	1/2"	1,776 5F X 3W/5F=5,328	10,000	3/4"	240	6	50-2	(EXSTG)	2	
3		20-1	12	1/2"							AHU-1	4	
5		20-1	12	1/2"							GEN. RECEPT.	6	
7		20-1	12	1/2"							GEN. RECEPT.	8	
9		20-1	12	1/2"	1080	1/2"	120	12	20-1	GEN. RECEPT.	10		
11	(EXSTG) AHU-2	40-2	8	3/4"	7,500	540	1/2"	120	12	20-1	GEN. RECEPT.	12	
13						1,500	1/2"	120	12	20-1	DISHWASHER	14	
15	EMERG. LT.	20-1	12	1/2"	500	3,000	1/2"	120	12	20-1	SMALL APPL.	16	
17	CABINET LTS.	20-1	12	1/2"	500							18	
19	SIGN	20-1	12	1/2"	1,200						SPEAKER SYSTEM	20	
21	SPARES										SPARES	22	
23												24	
25												26	
27												28	
29												30	
31												32	
33												34	
35												36	
37												38	
39												40	
41												42	

33,308W/240=139 AMPS THEREFORE
EXSTG. 150 AMP SERVICE O.K.

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
- TV COMPUTER/TV CABLE
- CEILING FAN
- SMOKE DETECTOR
- ELECTRIC LIGHT SWITCH
- THERMOSTAT

- 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 OVERRIDE

EGRESS ILLUMINATION
MIN. 1 FC. PER FBC 1006

SCOPE OF WORK: (12-11-19)
I. EXSTG PANEL B W/ CIRCUITS SHOWN AS IS

		150 AMPS (EXSTG) 120/240, 1Ø, 3W				10,000 A.I.C. RATING ELECTRICAL SCHEDULE (PNL. B)				OFFICE		3-#1/0 THW CU IN 2" COND.					
LOCATION	O.C.P.	WIRE	VOLTS	COND.	LOAD	LOAD	COND.	VOLTS	WIRE	O.C.P.	LOCATION						
1	GEN. LTS.	20-1	12	1/2"	861 5F X 3W/5F=2,583	7,000	3/4"	240	8	40-2	(EXSTG) BU	1					
3	GEN. LTS.	20-1	12	1/2"							AHU-1	2					
5	GEN. LTS.	20-1	12	1/2"							1080	1/2"	120	12	20-1	GEN. RECEPT.	3
7	GEN. LTS.	20-1	12	1/2"							1080	1/2"	120	12	20-1	GEN. RECEPT.	4
9	TELEPHONE	15-1	14	1/2"	100	1,500	1/2"	120	12	20-1	COPY M. PUBL.	5					
11	UPS SYSTEM	20-1	12	1/2"	1,800	1,500	1/2"	120	12	20-1	REFRIG. EL. H.	6					
13	SPARES					540	1/2"	120	12	20-1	A/C CONDENS.	7					
15											SPARES	16					
17												18					
19												19					
21												20					
23												21					

17,183W/240=72 AMPS THEREFORE
EXSTG. 150 AMP SERVICE O.K.

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

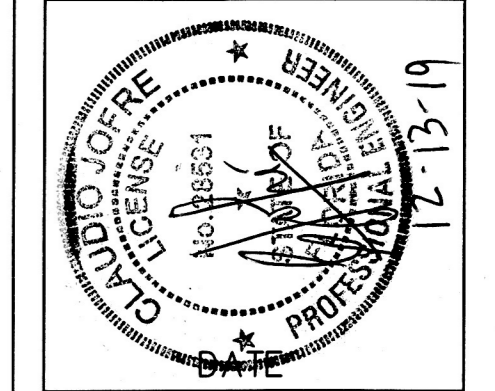
LIGHT FIXTURES MUST BE LISTED BY NRTL AS PER NEC 410.6

CEILING LEGEND:
DENOTES DROP CLG.

SYMBOL	DESCRIPTION
	ROLL & HILL AGNES PENDANT - 14 LIGHTS
	VONN VMC34912BL Tania SingleLight 51" Wide LED Ring Chandelier
	KREON 48V MAGNETIC PROFILE SYSTEM - 33"
	KU48M-40-HOLPS-WHT.30-90-FL46/NR24-3500K
	ELECTRIC PANEL
	PROVIDE 24V WHIP FOR CABINETRY LIGHTING SWITCHED AT DOOR
	ELIPSON BELL 6 SPEAKER
	LED STRIP - LIGHT COVE OR CABINET 3500K
	WAC Lighting MO-1035F-B40-WT
	Globe Electric 90948 Adjustable Round 4"
	KUHOL-40-PEC-DW-NR-40-SO-80-WHT-D2

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

CLAUDIO JOFRE, P.E.
11075 NW 27TH PL
SUNRISE, FL. 33322
OFF: (786)382-1695
ENGINEER
FLA. REG. NO. #28531



- 12 FEB. 2019
- 1 REV. 8-1-19
 - 2 REV. 8-26-19
 - 3 REV. 12-10-19

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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
[Signature]
1-3-20
1/3/20/2019
1-3-20/2019

NOTICE: In addition to the requirements of this permit there may be additional rules and regulations that apply to the property that may be found in the City of Miami Beach Code and there may be additional rules and regulations that apply to the property that may be found in the City of Miami Beach Code. The City of Miami Beach is not responsible for the accuracy of the information provided herein. The City of Miami Beach is not responsible for the accuracy of the information provided herein. The City of Miami Beach is not responsible for the accuracy of the information provided herein.

KV2011827
119 WASHINGTON AVE
(BC191502)

0100
02 00 10