

Owner MRS. M. A. BOYD

Mailing Address

Permit # 1

Date July 24-1939

Lot 14 Block 14

Subdivision M. B. Imp. Co. OF

Address 220 - 31st street

General Contractor A. J. Miles

17123
Bond 2070

Address 3226-01-125

Architect Roy F. France

Address Apartment-Hotel

Front 30' Depth 90'

Height 36'

Stories 3 Use 11 units & - 12
7 hotel rooms - 18

Type of construction c-b-s-

Cost \$ 28,000.00

Foundation spread footing Roof built-up

Certificate of occupancy #224

Plumbing Contractor Stolpman # 12262

Address Date July 24-1939

31 water closets - 1 temp closet - 30 lavatories - 12 bath tubs - 13 sinks - (2 slop sinks)

Plumbing Fixtures Rough approved by

GAS - OK T J Bell - Sept. 13-1939 Date

18 showers

Gas Stoves 12

#7087-89

METRO ORD. #75-34
REGENERATION DATE: 1-3-80

Gas Heaters

Final approved by

Sewer connection 1

Septic tank

Make

Electrical Contractor S & S Electric # 13338

Address Date Sep. 12-1939

Switch 65 Range 12 Motors

Fans Temporary service - Aug. 10-1939

OUTLETS Light 105 HEATERS Water

"#13171- S & S Electric

Receptacles 90 Space

Centers of Distribution 30

Refrigerators 12 - Iron 12 -

Electrical Contractor S & S Electric # 13599

Address Date Oct. 23-1939

No. fixtures set 126

Final approved by Lincoln Brown, jr.

Date

Date of service November 4-1939

Alterations or repairs # 12980- 1 Oil Burner and 275 gal tank (underground)
Merritt Oil Burner Company - - - - - \$ 275.00

Date Sep. 25-1939.

Electrical # 13892- Griffin - 1 motor - 1 oil burner - - - - - Nov. 25-1939

BUILDING # 17338 - Painting (outside) Schwartz & Canarie, painters, \$ 160. July 6, 1943

BUILDING # 21884 Awning with sign - City Awning Co. \$ 200. Feb. 1, 1946

ALTERATIONS & ADDITIONS

- Building Permits:** # 26534 Converting apartment to small foyer-smallslab- Mahlon Adams- \$ 900: Jan. 12, 1948
- # 26850 Pole sign on owner's property - Twin City Neon Sign Company- \$ 286: March 17, 1948
- # 32168 Pole sign 14 sq.ft. - On Private Property- Twin City Neon Inc. \$ 195: March 21, 1950
- #61964 Owner (Day Labor): Exterior painting - see insurance certificate on permit - \$250 - 5/23/60
- #73915 Appliance Consumer Service Co., Inc.: Air Condition--one 2-hp window unit - \$400 - 4/22/65 (220-31st St.)
-

Plumbing Permits:

-
- Electrical Permits:** # 25759 Astor Electric: 1 switch outlet, 2 light outlets, 1 receptacle, 3 fixtures- Feb. 2, 1948
- # 25781 Astor Electric: 2 switch outlets, 6 receptacles, 5 fixtures, 1 center of distribution- Feb. 3, 1948
- # 26003 Twin City Neon: 1 neon transformer March 17, 1948
- # 30987 Twin City Neon Inc.: 2 neon transformers - March 21, 1950

Owner A.N. Caisen Mailing Address Permit No. 1912 Date July 26-1926
 Lot 17 Block 14 Subdivision M.B. Imp. Co. O.F. Address 224 - 31 st Street
 General Contractor G. J. McCann Address
 Architect G. J. McCann Bond # 421.. Address
 Front 28' Depth 32' Height Stories Use Private garage
 Type of construction ? Cost \$ 6,000.00 Foundation ? Living quarters on 2nd floor
 Roof comp-

3 UNITS

Plumbing Contractor Dulbs Address Date Aug. 20-1926
 Plumbing Fixtures 6 Rough approved by Date
 Gas Stoves
 Gas Heaters Address Date
 Final approved by Date
 Sewer connection Septic tank Make Date

Electrical Contractor Address Date
 Switch Range Motors Fans Temporary service
 OUTLETS Light HEATERS Water
 Receptacles Space Centers of Distribution
 Electrical Contractor Address Date
 No. fixtures set Final approved by Date
 Date of service

*Luxa- # 11990- Converting building into a 3 unit apartment house -
 Alterations or repairs Remodeling on 1st floor - no work on 2nd floor \$ 1,600.00 Date Dec. 1-1938
 Tripp Contracting Company: Gerald Pitt, architect:
 Plumbing permit # 11624 - Werntz- 8 fixtures- no gas Dec. 1-1938
 Electrical permit # 12137- Biscayne Electric- 7 switch, 8 light outlets; 7 receptacles;
 2 refrigerators; 2 irons; 1 range; 6 centers of distribution- Dec. 19-1938
 " " #12256- Biscayne - 7 fixtures- 1 range - final Ok Jan. 3-39 Inman) Dec. 30-1938
 Plumbing # 11772- Werntz - 2 Gas- - - - - GAS -OK JJF- 1-21-1939*-- Jan. 20-1939 -

ALTERATIONS & ADDITIONS

- Building Permits#** 27870 Remodeling for a three unit apartment, New stairs & entrance wasy - no outside work except front entrance- Lester Avery, architect: Owner Builds- Mr. L. Katz \$ 3,000: July 26, 1948
- # 28924 Renewal of building permit--# 28924 (as per Building Code, page 26, see section 1.02.02.08) - Lester Avery, architect: Nov. 26, 1948
- # 29045 Addition of recreating room - as accessory use to main building - Lester Avery architect: Mahlon Adams, contractor-- 10' x 22' x 10'- \$1,200..Dec. 8, 1948
- # 32282 Addition to existing building of bath and closet-10 x 5 x 12- #3 CBS- Spread Footing foundation-Built-up roof- Lester Avery, architect: J.A.Meyer & Sons, contractor \$ 750.. April 10, 1950
- # 32353 Addition of porch- 2nd floor- 5 x 10 x 19-2 story-#3 CBS-Lester Avery, arch: J. A. Meyer & Son, contractor \$ 700...April 21, 1950
- # 34010 Addition 8 x 10 roofed porch & 5' x 9' patio & 12 x 8 patio- Nils Victor Johnson, arch: George Kramer Co. \$ 600...Nov. 6, 1950
- # 44311 George Kramer: Enlarge Lobby and Addition to Old \$ 2000: April 13, 1954
Porch and Terrace Floor

#53962 Giffen Industries: Reroofing - \$195.00 - July 22, 1957

#3623-1 hot water boiler-Hughes Industrial Burner-5-14-76

Plumbing Permits: # 27657 Serota Plumbing: 4 water closets, 4 lavatories, 4 showers, 1 sink(k)-

#220-31st Street # 30614 Harry Dembitz: 1 water closet, 1 lavatory, 1 shower- Dec. 20, 1948
Oct. 16, 1950

#06544-Owner-Repairs and maintenance of building-\$2000-11-222-74

MECHANICAL PERMIT #3683- Boiler Inspection \$6 7-1-76

#54379-Peoples Gas- meter set(gas)12-7-76

#54387-Pitsch Plumbing- 1 heater-replace-12-8-76

Electrical Permits# 28009 M. & M. Electric: 1 center of distribution, 6 switch outlets, 7 light outlet 12 receptacles - Jan. 3, 1948 Woodmansee 2/17/1949

#220-31st Street # 32711 W. L. Austin: 1 receptacle, 1 light outlet, 1 fixture - Nov 20, 1950

220 31st St. ok-Plaag # 36493 W.L. Austin Elec.: 1 light outlet, 1 motor - May 2, 1952

#220-31st Street 11-18 # 36794 W.L. Austin Electric: 2 motors- June 18, 1952

220 31st Street # 41976 Astor Electric: 2 receptacles, 1 light outlet, 1 fixture: 5/18/54 OK, Rosse

220 31st St.: 1 serv. temp - 10/22/65

220 31 St-County Wide- telephone booth-5-13-76

220 31 St-Mi Pro Services-fire alarm panel, 7 pull, 3 bells 7-14-76

BUILDING PERMITS: #86340 - owner - enclose stairs - \$500.00 3/22/71

5/21/54

ALTERATIONS & ADDITIONS

Building Permits:

M04172-Amber Boiler-79 gallons hot water heater-5-25-78

#13999-C.V.Roofing-Re-roof 47 sqs-\$1000-10-10-78

#23447 2/17/83 owner repair as described by Engineer \$5,000. per Ken Taylor

#25211 4/11/84 Jose A Bello - repairs for fire dept violations list dated March 14, 1984 \$3,000.

#25212 4/11/84 Jose A Bello - repairs for fire dept violations list dated March 14, 1984 \$3,000.

#25747 8/14/84 - MIAMI ROOFING - 3 sq. built-up roof as per S.F.B.C.3403.2 \$850

Plumbing Permits:

#57278 -De Motts Boiler & Burner Serv. - 40' 1 1/4" gaspiping 5/22/79

#63097 2/3/87 Silver Plumb - gas repair

Electrical Permits:

#77078--Ocean Electric--Repairs due to fire damages (only)--4/3/81

#79298 3/30/84 Ocean Elect - violation repair

#80444 8/20/85 Quality Service Contract - 1 fire alarm panel, 1 pull station, 2 bells, 1 smokedetector

ELECTRICAL SPECIFICATIONS

1. GUARANTEES AND RESPONSIBILITY: ALL MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE. ALL DEFECTS SHALL BE CORRECTED WITHOUT CHARGE, INCLUDING ALL PATCHING AND PAINTING AND OTHER INCIDENTAL REPAIRS OR REPLACEMENT.
2. WORKMANSHIP: ALL WORK SHALL BE INSTALLED IN A NEAT, ORDERLY MANNER. DEVICES, PLATES, EXPOSED RACEWAYS, ENCLOSURES, COVERS, FIXTURES, ETC. SHALL BE ALIGNED PERPENDICULAR TO OR PARALLEL WITH THE PRINCIPAL STRUCTURAL MEMBERS. THE EDGE OF THESE COVERS, PLATES ENCLOSURES, ETC., SHALL BE IN VERTICAL OR HORIZONTAL PLANE AS APPLICABLE FOR THE ITEMS INVOLVED. EXPOSED RACEWAYS SHALL BE OFFSET WHERE THEY ENTER SURFACE-MOUNTED EQUIPMENT. WIRING INSTALLED IN PANELS AND OTHER ENCLOSURES SHALL BE NEATLY LOOPED AND LACED & NOT WADDLED OR BUNDLED.
3. MATERIAL STANDARDS: ALL MATERIALS SHALL BE NEW & CONFORM TO THE APPLICABLE STANDARDS WHERE SUCH HAVE BEEN ESTABLISHED FOR THE MATERIALS IN QUESTION. THE PUBLICATIONS AND STANDARDS OF THE ORGANIZATIONS BELOW ARE APPLICABLE TO THE MATERIALS SPECIFIED HEREIN.
 - A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - B. UNDERWRITER'S LABORATORIES, INC. (UL)
 - C. AMERICAN STANDARDS ASSOCIATION (ASA)
 - D. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - E. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

WHERE REFERENCE IS MADE TO TRADE NAMES OR NAMES OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND TO IDENTIFY THE QUALITY OF THE MATERIALS OR EQUIPMENT TO BE FURNISHED, AND DOES NOT PRECLUDE THE USE OF "EQUAL" EQUIPMENT AS APPROVED BY THIS ENGINEER.
4. REFERENCE STANDARDS: INSTALLATION SHALL COMPLY WITH THE REGULATIONS OF THE FOLLOWING:
 - A. NATIONAL ELECTRICAL CODE (NFPA), 2008 EDITION
 - B. FLORIDA BUILDING CODE, 2010 EDITION
5. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
6. THE MINIMUM WIRE SIZE SHALL BE #12 AWG, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE COPPER WITH TW INSULATION FOR SIZE #8 AND SMALLER. CONDUCTORS LARGER THAN #8 SHALL HAVE TYPE THE INSULATION, UNLESS OTHERWISE NOTED. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID AND ALL THOSE #8 AND LARGER SHALL BE STRANDED. ROMEX SIM PULL NM-B
7. ALL RACEWAYS AND PIPES PLACED IN OR THRU A CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 DIAMETERS OF THE LARGEST CONDUIT OR PIPE OF ANY OTHER SERVICE.
8. ALL RACEWAYS SHALL BE CARLON PY-DUIT, TYPE A, U.L. LISTED OR EQUAL. CONDUIT FITTINGS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.
 - A. RUNS IN CONCRETE IN CONTACT WITH EARTH, UNDERGROUND EXPOSED OR IN INTERIOR WALLS OR FEEDERS 1 1/4" OR LARGER, SHALL BE RIGID STEEL OR PVC
 - B. METALLIC ELECTRICAL CONDUIT MAY BE USED IN THE INTERIOR PARTITIONS AND CEILINGS.
9. OUTLET BOXES SHALL BE POLYVINYL CHLORIDE AND SHALL CONFORM TO THE N.E.M.A. STANDARDS.
10. THE DISCONNECT SWITCHES SHALL BE HORSEPOWER-RATED HEAVY DUTY, QUICK-MAKE/QUICK-BREAK IN N.E.M.A.-1 INTERIOR, 4 EXTERIOR.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN A PROPER WORKING ORDER. SHOULD ANY ITEMS BE MISSING, HE SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.

ELECTRICAL NOTES:

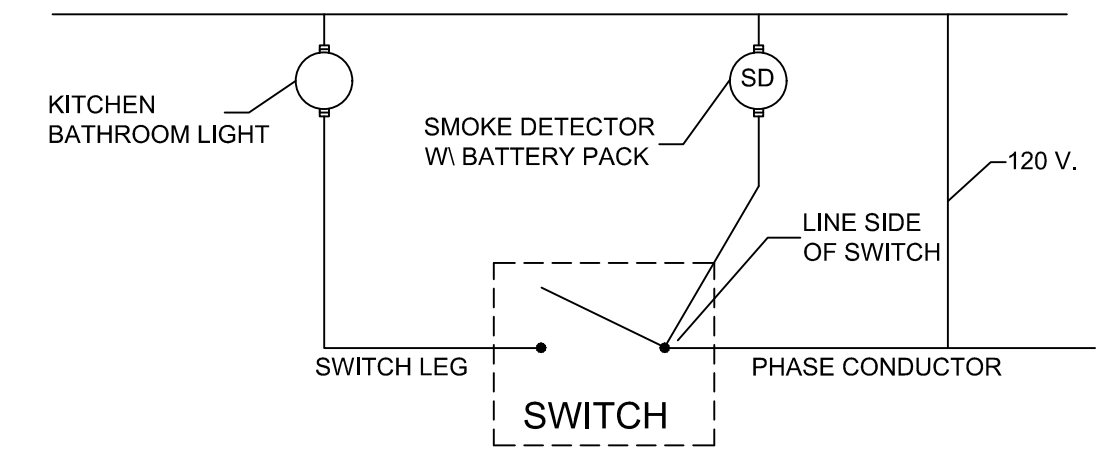
1. OUTSIDE RECEPTACLES, RECEPTACLES AT BATH, GARAGE AND KITCHEN COUNTER, SHALL BE G.F.I.
2. ELECTRICAL METER AND PANEL LOCATION MAY VARY AS PER SERVICE ENTRANCE LOCATION.
3. ELECTRICAL CONTRACTOR TO COORDINATE SERVICE WITH F.P.L.
4. ALL "J" BOXES SHALL COMPLY WITH N.E.C. 314
5. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITAT AREAS.
6. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
7. IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER AND LIGHT TO LOCATE THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.

NOTES:

1. AS PER NEC 210.12 PROVIDE ALL OUTLETS IN AREA OF WORK TO BE ARC FAULT INTERRUPTER CIRCUIT.
2. PROVIDE IN THE 15 & 20 AMPS RECEPTACLES CIRCUITS TAMPER-RESISTANT RECEPTACLES AS PER NEC 406.11
 PROVIDE ALL SMOKE DETECTORS WITH BATTERY BACKUP AS PER FBC 907.2.8.3 AND NFPA 72
 15 & 20 AMPS RECEPTACLES IN COMPLIANCE WITH NEC 2008 EDITION ITEMS 210.12 & 406.11
 TO BE COMBINATED TYPE-ARC FAULT INTERRUPTER CIRCUIT AND CIRCUIT-
 3. LIGHTING COMPLIES WITH FBC E404.

SCOPE WORK:
 1. INSTALL ALL ELECTRIC SYSTEM AS NEW.
 THERE IS NOTHING EXISTING

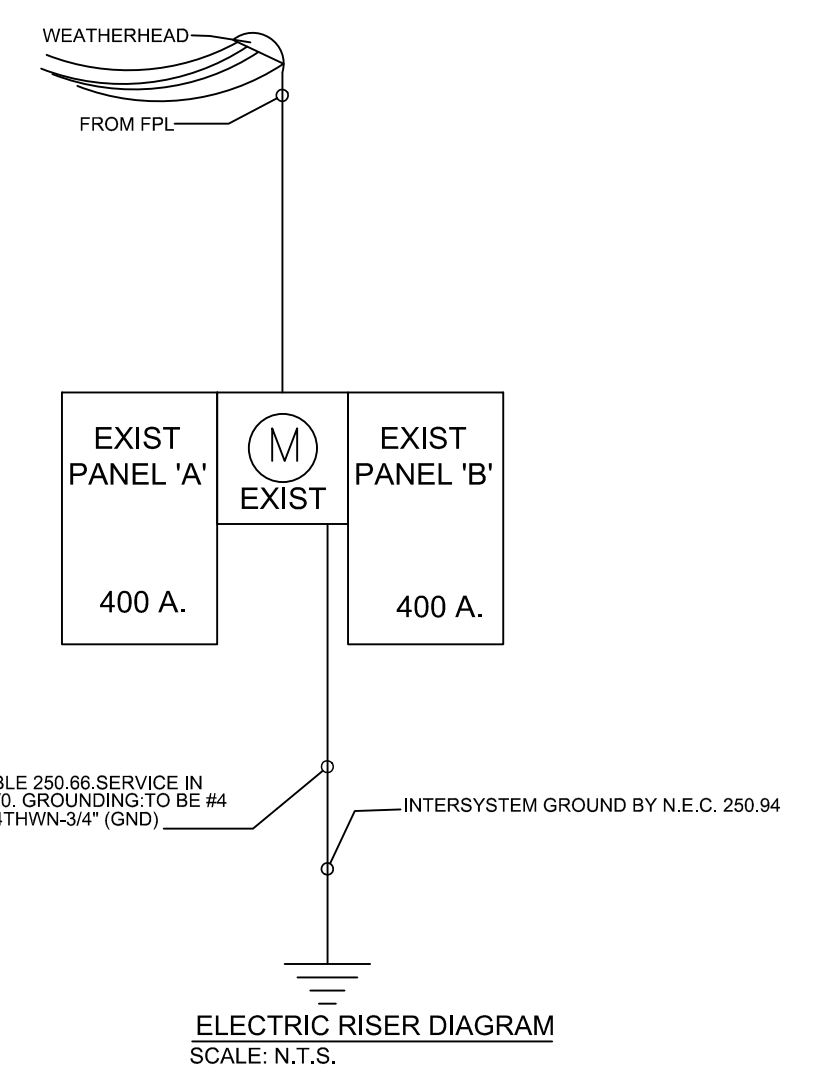
TYPE: SQUARE D [®] OR SIMILAR		SERVICES: COMMERCIAL		MAIN BUS: 400A								
VOLTAGE: 120/240V 1PH, 3W.		MOUNTING: SURFACE		PANEL: MCB								
		(ALL 20 AMP, 1 POLE CRTS. EXCEPT AS NOTED)		FEEDER: 38950								
				LOCATION: AS SHOWN								
AMPS	POLES	TOTAL V.A.	COND. ROMEX	WIRE SIZE	REMARKS	CIRCUIT	REMARKS	WIRE SIZE	COND. ROMEX	TOTAL V.A.	POLES	AMPS
60	2	8,000	3/4	6	SUB-PANEL UNIT 01	1	SUB-PANEL UNIT 02	60	3/4	8,000	1	60
60	2	8,000	3/4	6	SUB-PANEL UNIT 03	3	SUB-PANEL UNIT 04	60	3/4	8,000	1	60
60	2	8,000	3/4	6	SUB-PANEL UNIT 05	5	SUB-PANEL UNIT 06	60	3/4	8,000	1	60
60	2	8,000	3/4	6	SUB-PANEL UNIT 07	7	SUB-PANEL UNIT 08	60	3/4	8,000	1	60
60	2	8,000	3/4	6	SUB-PANEL UNIT 09	9	SUB-PANEL UNIT 10	60	3/4	8,000	1	60
20	1	720	1/2	12	HALLWAY REC.	21	EXT. RECEPTACLES GFI	12	1/2	360	1	20
20	1	400	1/2	12	HALLWAY LIGHTS	23	EXT. EXTERIOR LIGHTS	12	1/2	600	1	20
20	1	600	1/2	12	FIRE ALARM PANEL	25						



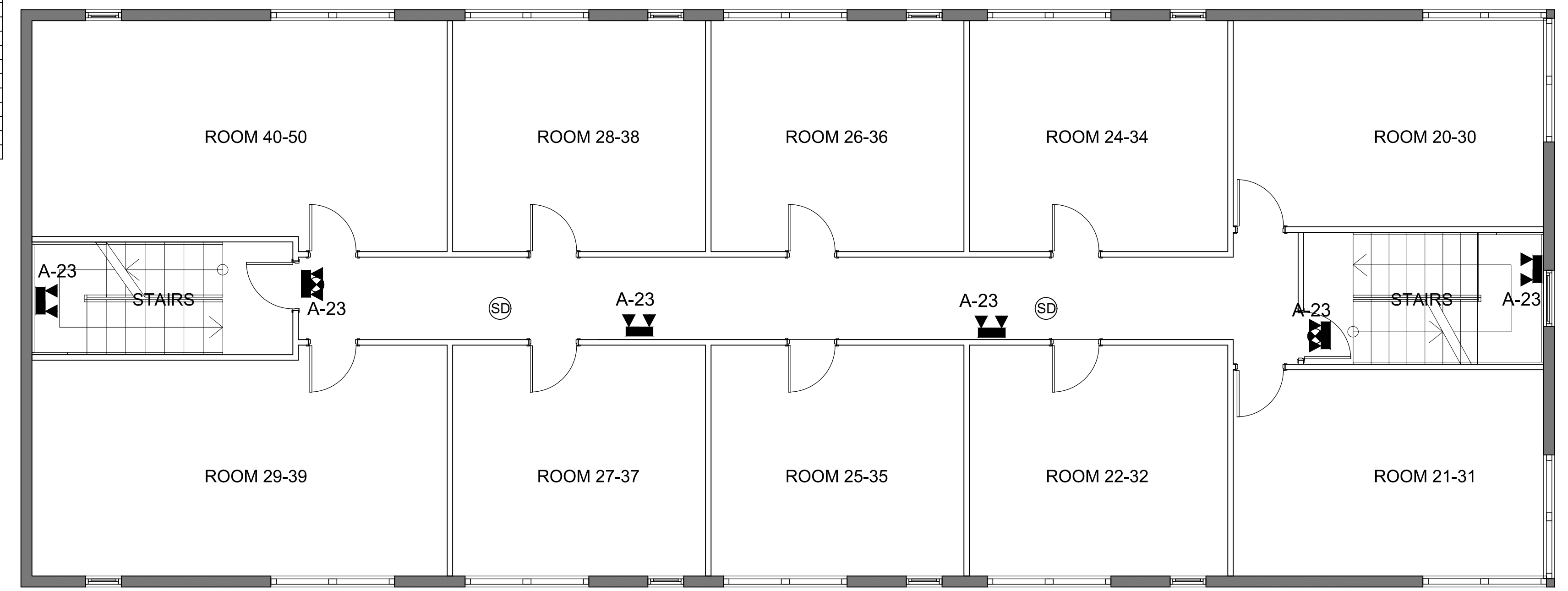
SMOKE DETECTOR CONNECTION DETAIL
 SCALE: N.T.S.

ELECTRICAL LEGEND	
	CEILING MOUNTED LIGHT
	DUPLEX RECEPTACLE
	RECEPTACLE GROUND FAULT INTERRUPTER
	EXISTING ELECTRICAL PANEL
	WALL SWITCH (SINGLE, DOUBLE)
	WALL SWITCH (3-WAY)
	220 VOLT RECEPTACLE
	DISCONNECT SWITCH
	EXHAUST FAN-50CFM 120-1-60
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED CARBON DETECTOR
	WALL MOUNTED LIGHT
	CEILING MOUNTED FAN/LIGHT
	CARBON MONOXIDE DETECTOR

ABBREVIATIONS:
 R= EXISTING TO BE RELOCATED
 N = NEW CIRCUIT
 UC= UNDER CABINET
 C.= COUNTER TOP LEVEL
 BC.= BELOW COUNTER
 GFI= GROUND FAULT INTERRUPTER
 VFI= VERIFY PRIOR TO INSTALLATION
 PB= PUSH BUTTON
 VP= VAPOR PROOF
 WP= WEATHER PROOF
 EL= EXTERIOR LIGHT



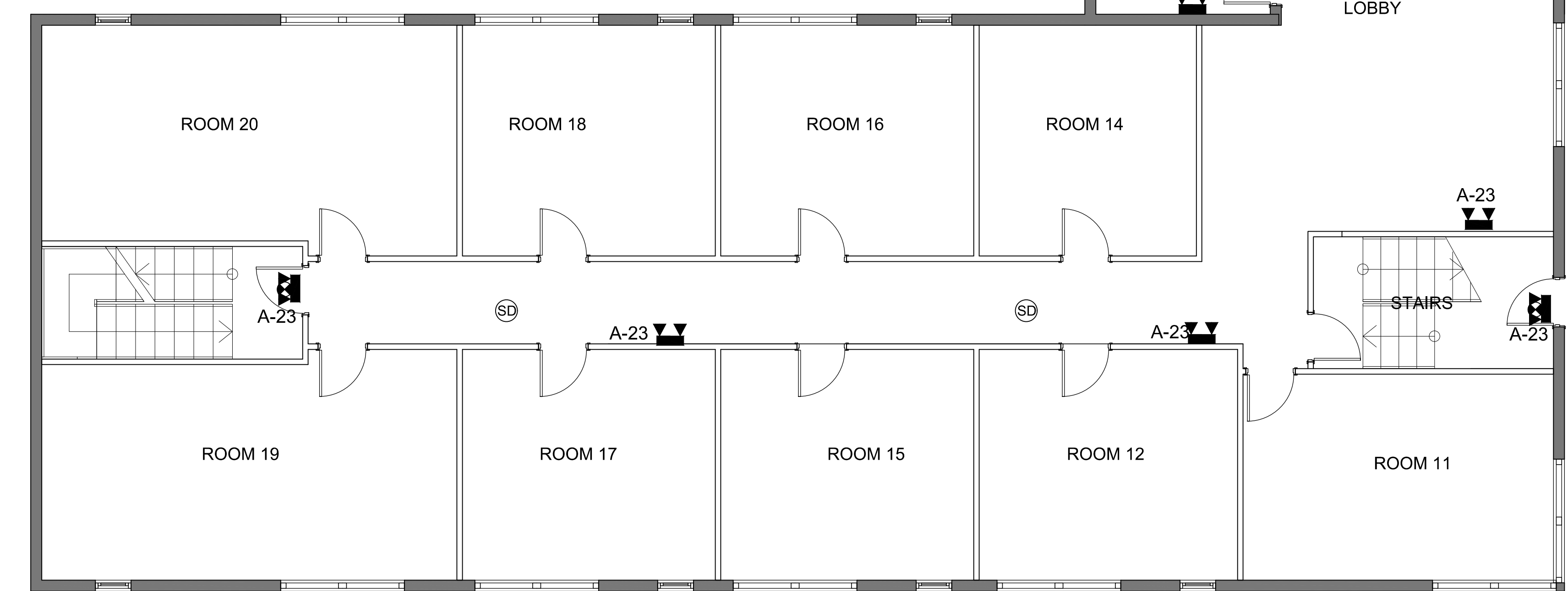
ELECTRIC RISER DIAGRAM
 SCALE: N.T.S.



TYPICAL ELECTRICAL PLAN
 SCALE: 3/16"=1'

ELECTRICAL SCOPE OF WORK:

- REPLACE EMERGENCY LIGHTS AND EXIT LIGHTS IN LIGHT CIRCUIT TO AREA THAT ARE SERVED.
- REPLACE SMOKE DETECTORS TO EXISTING FIRE ALARM PANEL CIRCUIT BY SEPARATED FIRE ALARM PERMIT.
- ALL NOT PERMITTED ELECTRICAL TO BE REMOVED INCLUDING WASHERS AND DRYER, SEE SHEET D-1



GROUND ELECTRICAL PLAN
 SCALE: 3/16"=1'

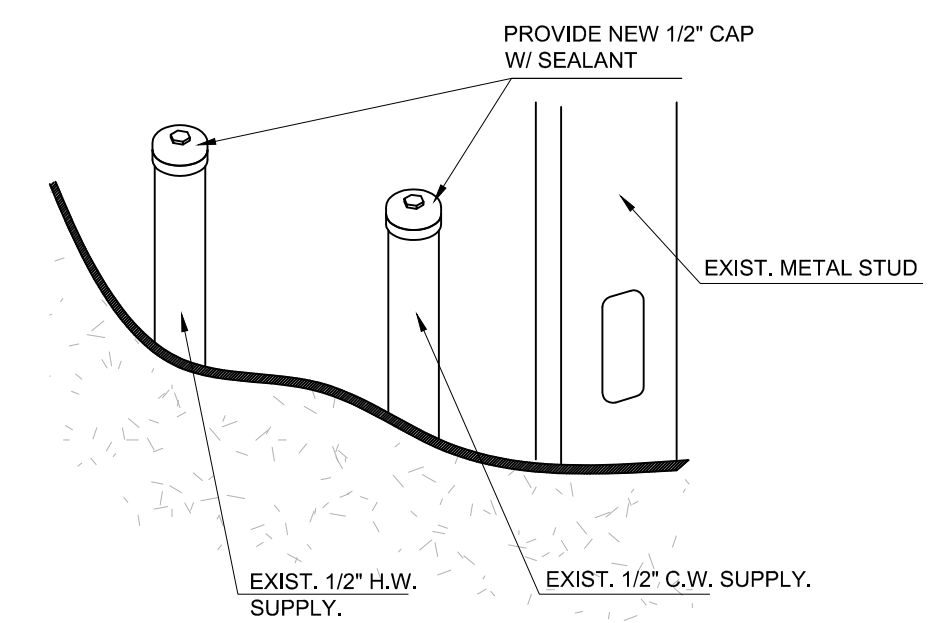
EMILIANO OROZCO P.E.
 949 SW 122 AVENUE
 MIAMI, FLORIDA 33184
 PHONE: (786) 715-7125
 emilianocentury21@gmail.com

DIANA TELLEZ TRS
 OWNER
 220 31 STREET
 MIAMI BEACH, FL

VIOLATIONS TO BE FIXED

Digitally signed by Emiliano Alberto Orozco
 Date: 2021.02.02 15:02:38 -05'00'

DATE: 01-30-2020
 SCALE: AS SHOWN
 DESIGNED: E.O.
 DRAWN: E.O.
 DRAWING NO.: **E-1**
 SHEET OF



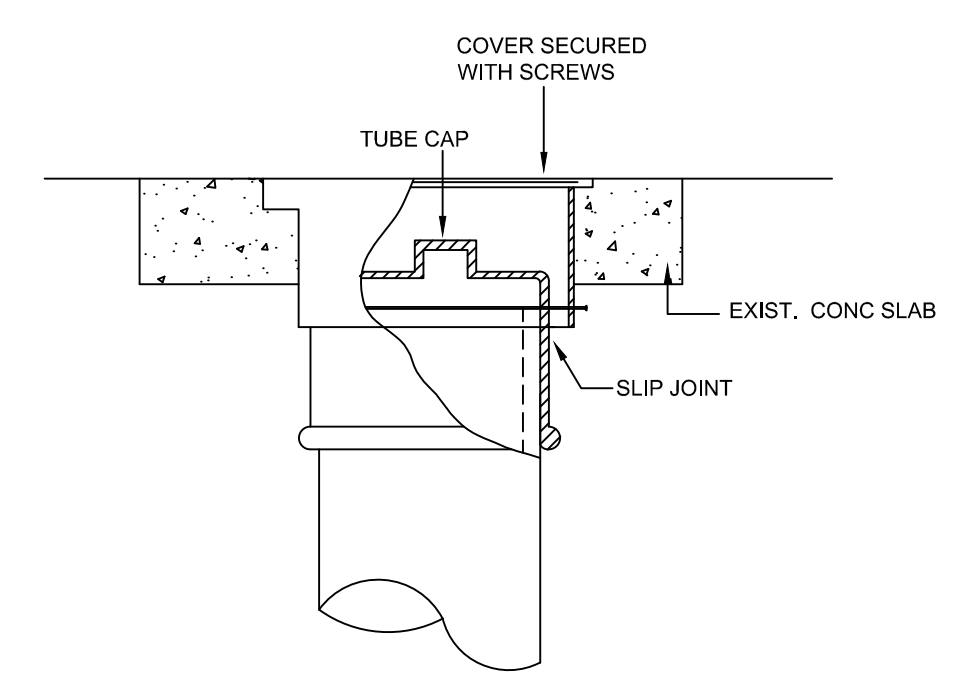
PLUMBING CAP DETAIL
 SCALE: N.T.S.

NOTICE OF VIOLATION. BVC19000436220 31 STREET.
 -Notice of Violation is in reference to the installation of a wooden roof structure at the rear of the property.
 WOODEN ROOF STRUCTURE TO BE DEMOLISHED

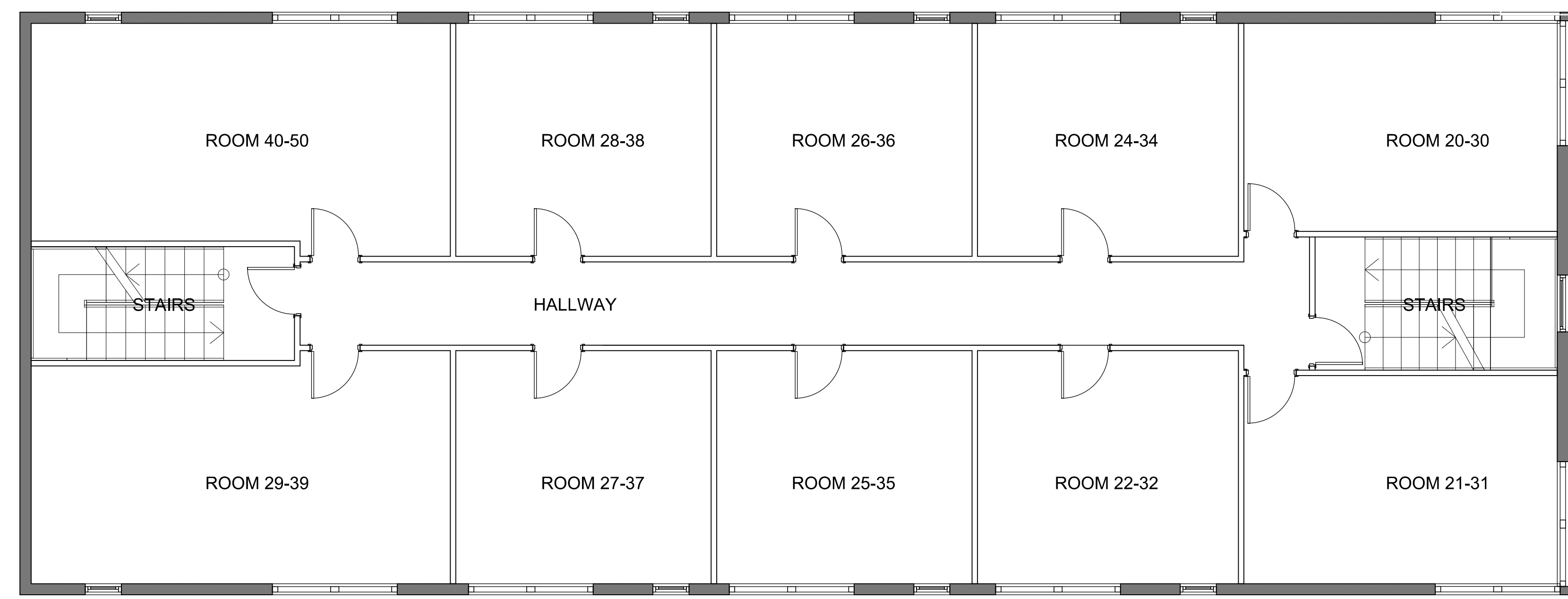
-Also, for the renovation of the bathroom in unit A14.
 BATHROOM IN UNIT 14 WAS SERVICED MAINTENANCE AS REQUIRED FOR CODE ENFORCEMENT.

NOTICE OF VIOLAITON BVC19000449. 220-224 31st St.
 -Boiler room with evidence of work done without approved permit and in violation of the Florida Building Code, safety conditions are compromised.
 BOILER ROOM TO BE DEMOLISHED

-Work done without approved permit, plumbing and electrical installations, wood fence and gate, laundry room without permit and inspections, also evidence spalling concrete and stucco work done. Flooding conditions at basement, temporary electrical installation needs to be removed
 LAUNDRY ROOM TO BE DEMOLISHED
 TEMPORARY ELECTRICAL INSTALLATION TO BE REMOVED
 BASEMENT HAS BEEN CLEANED AND DRY AND BACK TO ORIGINAL CONSTRUCTION



SEWER CAP DETAIL
 SCALE: N.T.S.



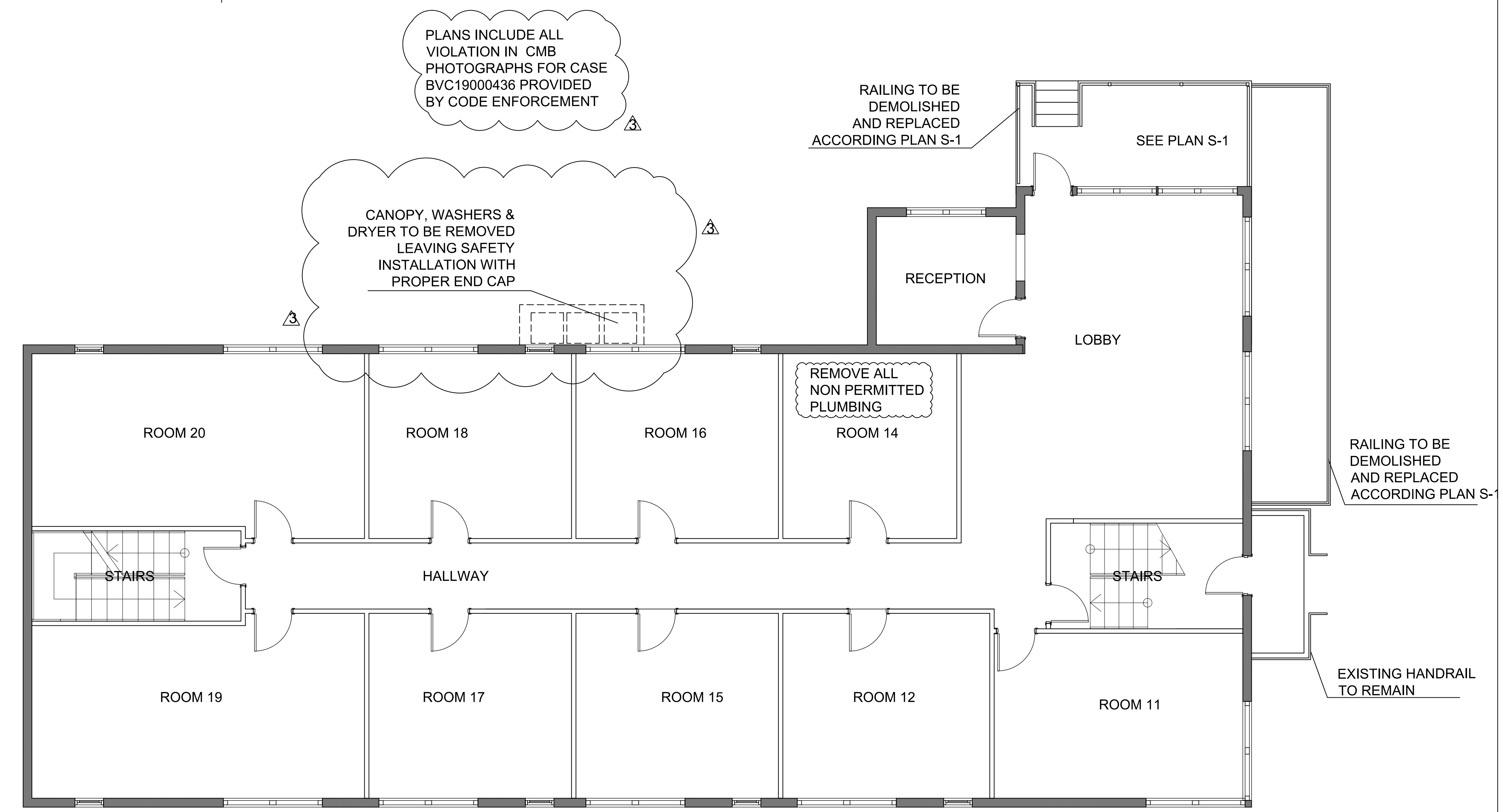
TYPICAL 2ND & 3RD FLOOR PLAN
 SCALE: 3/16"=1'

EMILIANO OROZCO P.E.
 949 SW 122 AVENUE
 MIAMI, FLORIDA 33184
 PHONE: (786) 715-7125
 emilianocentury21@gmail.com

DIANA TELLEZ TRS
 OWNER

VIOLATIONS TO BE FIXED
 220 31 STREET
 MIAMI BEACH, FL

- DEMOLITION NOTES:**
- GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIS/HERSELF W/ ALL EXIST. CONDITIONS @ THE JOBSITE, & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
 - ALL AREAS ADJACENT TO DEMO/ REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS-, READY TO APPLY FINISH.
 - ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND, ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECT. PLAN OR AS REQUIRED BY DRAWINGS, PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
 - CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
 - THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO, TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
 - ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
 - WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD, IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
 - ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
 - ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
 - ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED AND PREPARED FOR CONNECTION @ NEW EQUIPMENT LOCATION. SEE MECHANICAL PLANS FOR MORE INFO.



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

Digitally signed
 by Emiliano
 Alberto Orozco
 Date:
 2021.02.02
 15:02:04 -05'00'

DATE	01-30-2020
SCALE	AS SHOWN
DESIGNED	E.O.
DRAWN	E.O.
DRAWING NO.	D-1
SHEET	OF

OCCUPANCY LOAD: 6 PERSONS/ SPACE

GENERAL NOTES:
 EGRESS HARDWARE W/ PUSH & PULL LATCH & SELF CLOSER DEVICE TO ALL EXTERIOR DRS.
 ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE, SHALL COMPLY WITH FAC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE
 EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, SHALL BE CONNECTED ON LIGHTING CIRCUIT AHEAD OF SWITCH AND SHALL BE LABELED ON THE ELECTRICAL BREAKER PANEL

MEANS OF EGRESS AS PER NFPA SECTION 39.2.6.2 AND TABLE A.7.6
 LINE REPRESENTING MAXIMUM 200' EXIT PATH OF TRAVEL NFPA 101 SECTION 39.2.6.2
 MEANS OF EGRESS AS PER NFPA SECTION 39.2.6.2 AND TABLE A.7.6
 200' MAXIMUM TRAVEL DISTANCE - 75' MAXIMUM COMMON PATH OF TRAVEL LIMIT - 50' DEAD END CORRIDOR LIMIT
 EXISTING CONDITIONS - 30' MAX TRAVEL DISTANCE - 5' MAX COMMON PATH OF TRAVEL - 25' MAX DEAD END CORRIDOR

MINIMUM INTERIOR FINISH CLASSIFICATION (F.B.C. TABLE 803.3)

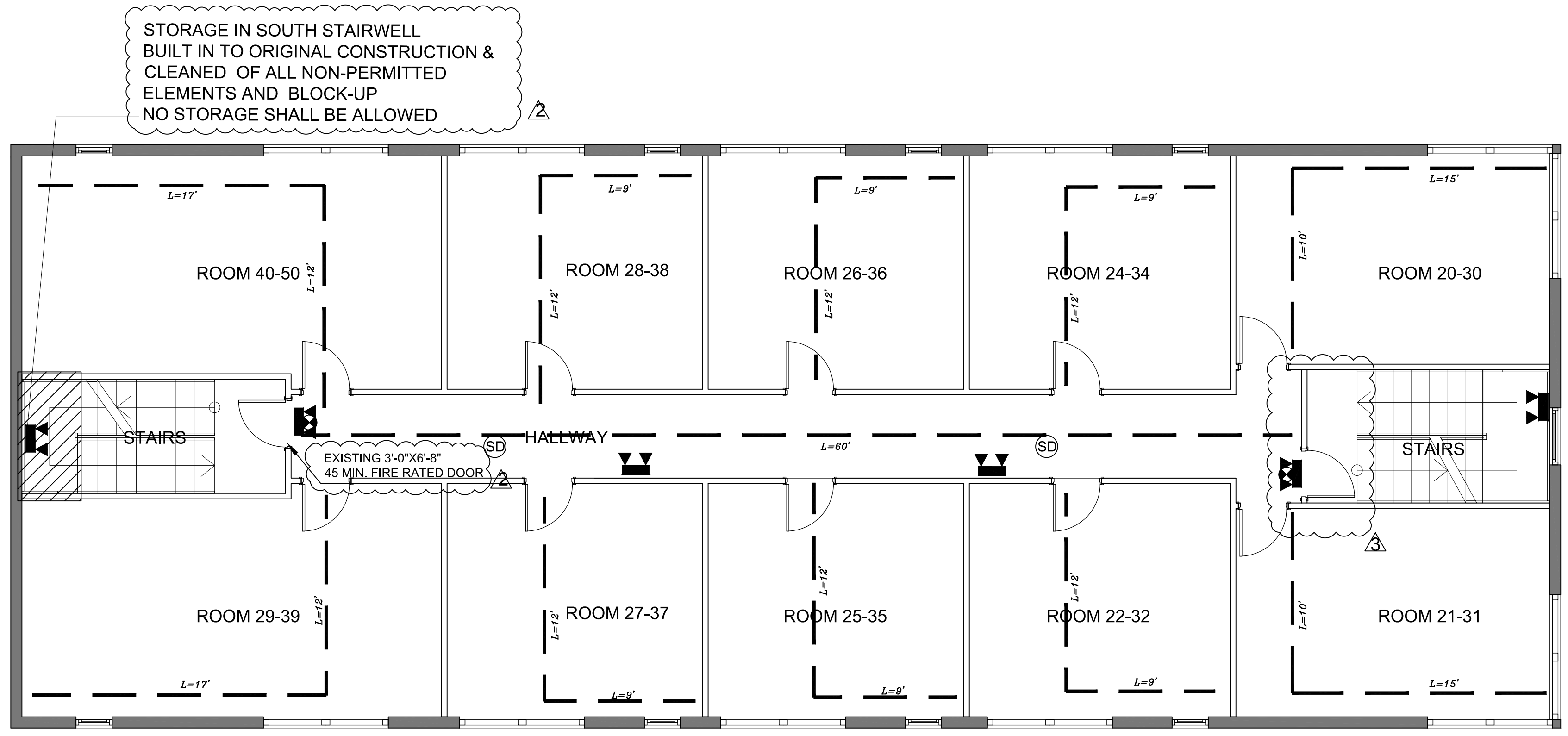
OCCUPANCY (R/S)	UNSPRINKLERED	SPRINKLERED
	Exit Access	Exit Access
A	A	B
B	B	C
C	C	C
D	A	A
E	B	B
F	C	C
G	C	C
H	Sprinklers required	B
I	Restrainted	A
J	Unrestrained	Sprinklers required
K	B	B
L	B	C
M	B	C
N	B	C
O	C	C
P	C	C

GENERAL NOTES:
 1. IN VERTICAL EXITWAYS OF BUILDINGS THREE STORIES OR LESS IN HEIGHT OF OTHER THAN GROUP I RESTRAINED AND GROUP D, THE INTERIOR FINISH MAY BE CLASS B FOR UNSPRINKLERED BUILDINGS AND CLASS C FOR SPRINKLERED BUILDINGS.
 2. CLASS C INTERIOR FINISH MATERIALS MAY BE USED WITHIN A DWELLING UNIT.
 3. ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.
 4. CLASS C INTERIOR FINISH MATERIALS ARE NOT PERMITTED IN GROUP RA OCCUPANCIES.
 5. STAIRWAYS, CORRIDORS AND LOBBIES.
 THE BUILDING IS TO BE TYPE V-B CONSTRUCTION WITH AN OCCUPANCY TYPE AS PER NFPA101 AND LAHJ MAXIMUM ELEVATIONAL CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
 PROVIDE ONE-ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 2,500 SQ. FT. MAXIMUM 75 FT. OF TRAVEL, TOP OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH FLOOR.
 NO PARKING AREA IN THIS PROPERTY

NOTE:
 PROVIDE SIGNS EVERY 25' MAX. IN RED LETTERS, AND 1 1/2" HIGH LETTERS ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES ON AND FIRE AND/OR SMOKE SEPARATION WALL AS PER F.B.C. 2017 SECTION 712.5 (SUGGESTED WORKING TYPE AND SMOKE BARRIER-PROTECT ALL OPENINGS.)
 MINIMUM INTERIOR FINISH CLASSIFICATION (NFPA 101)

OCCUPANCY	EXITS	ACCESS TO EXITS
ASSEMBLY-NEW CLASS A OR B	A	A OR B
CLASS C	A	A OR B
OFFICE	A OR B	A, B OR C
STORAGE	A OR B	A, B OR C

MIN. FLAME SPREAD CLASSIFICATION FOR INSULATION - FBC 720.
 FLAME SPREAD NOT MORE THAN 25; SMOKE DEVELOPED NOT MORE THAN 450.



LIFE SAFETY 2ND & 3RD FLOOR PLAN
 SCALE:3/16"=1'

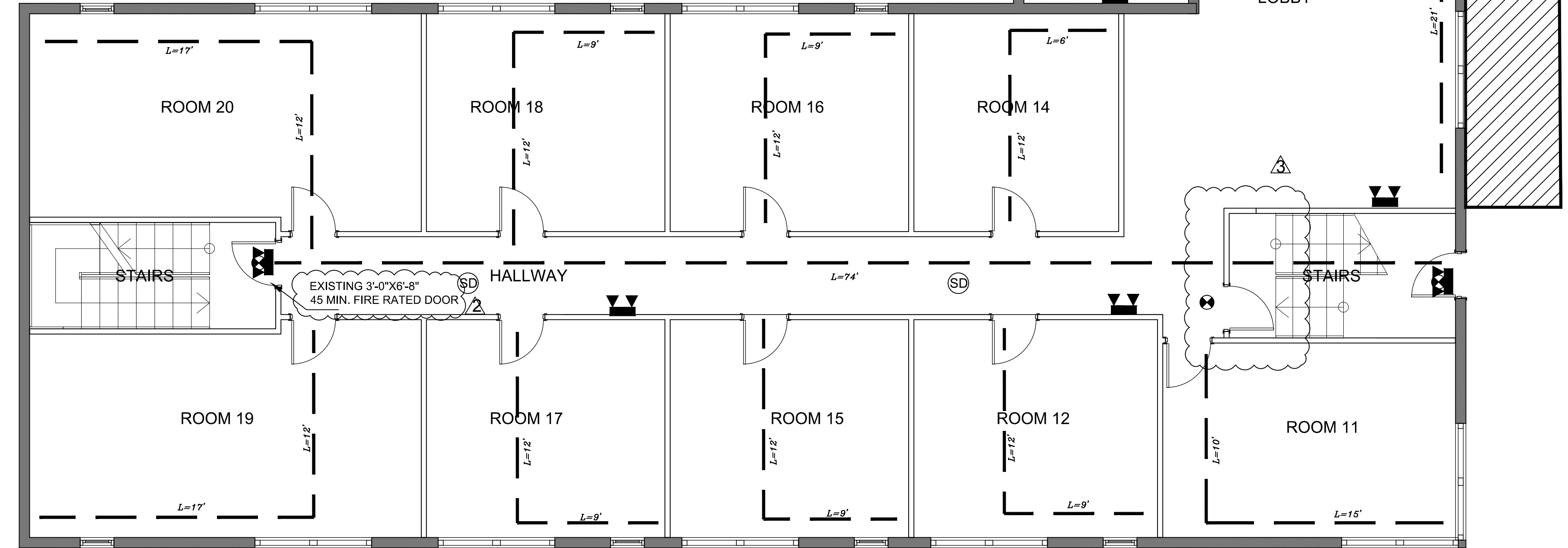
SCOPE WORK:
 VIOLATIONS BVC19000436220 & BVC19000449.
 AS NOTED TO BE FIXED:
 1. SMOKE DETECTORS TO BE REPLACED
 2. RAILINGS TO BE UPDATED
 3. WOODEN ROOF STRUCTURE TO BE DEMOLISHED BATHROOM IN UNIT 14 WAS SERVICED MAINTENANCE AS REQUIRED FOR CODE ENFORCEMENT.
 4. BOILER ROOM TO BE DEMOLISHED
 5. LAUNDRY ROOM TO BE DEMOLISHED
 6. TEMPORARY ELECTRICAL INSTALLATION TO BE REMOVED
 7. BASEMENT HAS BEEN CLEANED AND DRY AND BACK TO ORIGINAL CONSTRUCTION

THERE IS AN EXISTING FIRE SPRINKLER SYSTEM
 THERE IS AN EXISTING FIRE ALARM SYSTEM

BUILDING IS NOT GOING TO BE OCCUPIED WHILE THE WORK IS GOING TO BE TAKEN PLACE

SMOKE DETECTORS INSIDE UNITS AND HALLWAY CONNECTED TO EXISTING FIRE ALARM PANEL. PROVIDE SEPARATED FIRE ALARM PERMIT TO CONNECT NEW SMOKE DETECTORS

EMERGENCY LIGHTS WILL BE 90 MINUTE BATTERY BACKUP



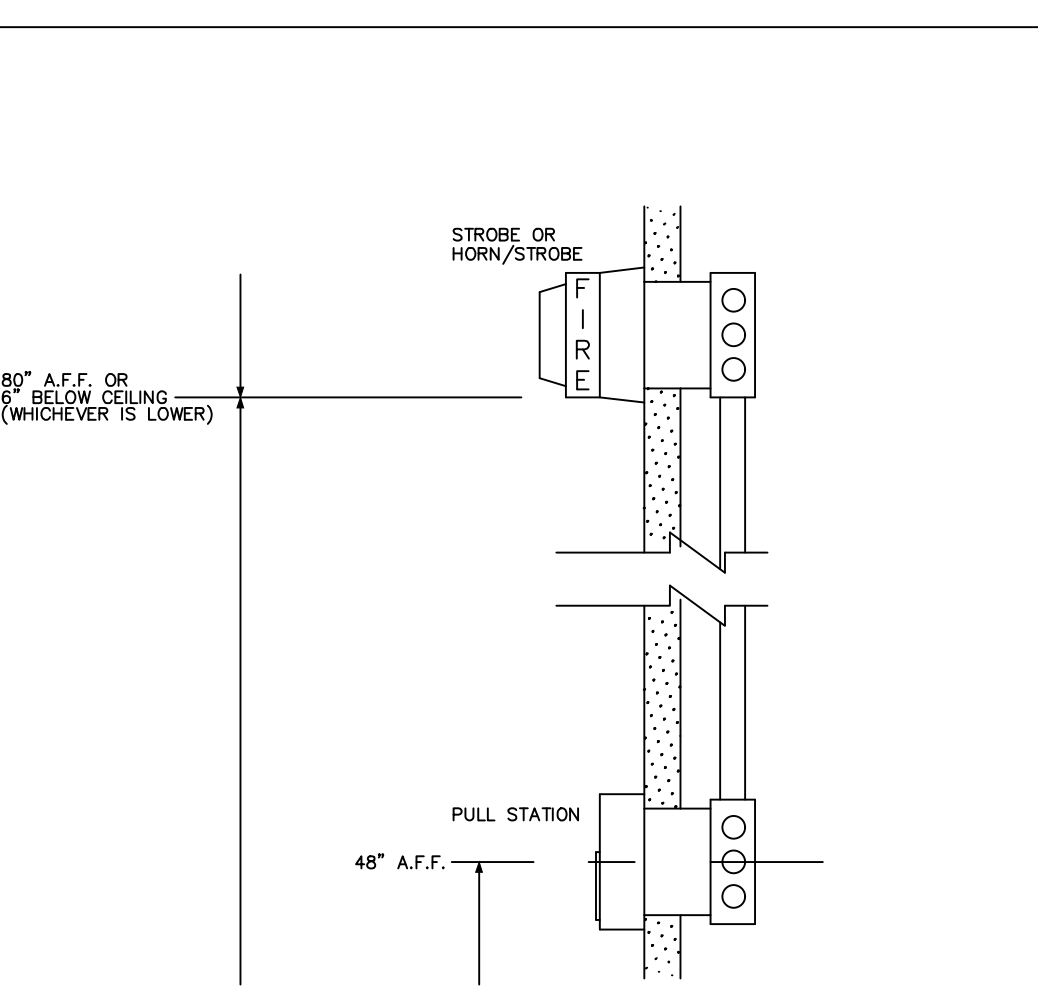
LIFE SAFETY GROUND FLOOR PLAN
 SCALE:3/16"=1'

LEGEND

- ABC 2A RATED 5# FIRE EXTINGUISHER (FE)
- PATH OF TRAVEL (FHC)
- FIRE HOSE CABINET W/ABC 2A RATED 5# FIRE EXTINGUISHER (FHC)
- EXIT SIGN
- TWO LAMPS EMERGENCY LIGHTS (PS)
- PULL STATION (75cd)
- STROBE LIGHT (75cd)
- SMOKE DETECTOR (SD)
- HEAT DETECTOR (HD)
- EMERGENCY LIGHT AND EXIST SIGN COMBO (L)

SYMBOL LEGEND

SYMBOL	MODEL #	DESCRIPTION	QTY.
[FACP]	NOTIFIER NFS-100	FIRE ALARM CONTROL PANEL	1
[SD]	NOTIFIER NFS-100	SMOKE DETECTOR	5
[FHP]	NOTIFIER NDT-BGLXL	WP PULL STATION WITH SB-1 BACK BOX	12
[HD]	NOTIFIER NH-100	HEAT DETECTOR	3
[M]	SYSTEM SENSOR MHR	MINI HORN	36
[W]		END OF LINE RESISTOR	
[E]		CONNECTION TO AN APPROVED, DEDICATED EARTHGROUND, NFPA 70, COMPLY WITH NEC.	
[B]		120VAC SOURCE DEDICATED BREAKER COMPLY WITH NFPA 70	
[P]		DEDICATED PHONE LINES	
[75cd]	NOTIFIER PSK	WP HORN STROBE	14
[FACP]	NOTIFIER FDU-80	ANNUNCIATOR PANEL	1
[P]	NOTIFIER M12-24S	PIEZO	1
[75cd]	NOTIFIER SR	STROBE	1
[75cd]	NOTIFIER SDC	WP STROBE	9
[M]	NOTIFIER NPM-100	MONITOR MODULE	10
[C]	NOTIFIER NC-100R	CONTROL RELAY MODULE	3
[75cd]	NOTIFIER PDCSK	WP CEILING MOUNT HORN STROBE	2
[M]	MIRCOM CF-135MP	MOISTURE PROOF HEAT DETECTOR	5



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 OWNER

220 31 STREET
 MIAMI BEACH, FL

Digitally signed by Emiliano Alberto Orozco
 Date: 2021.02.02 15:03:14 -05'00' SEAL

DATE: 01-30-2020
 SCALE: AS SHOWN
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VIOLATION CASE BVC19000449 TO BE SOLVED

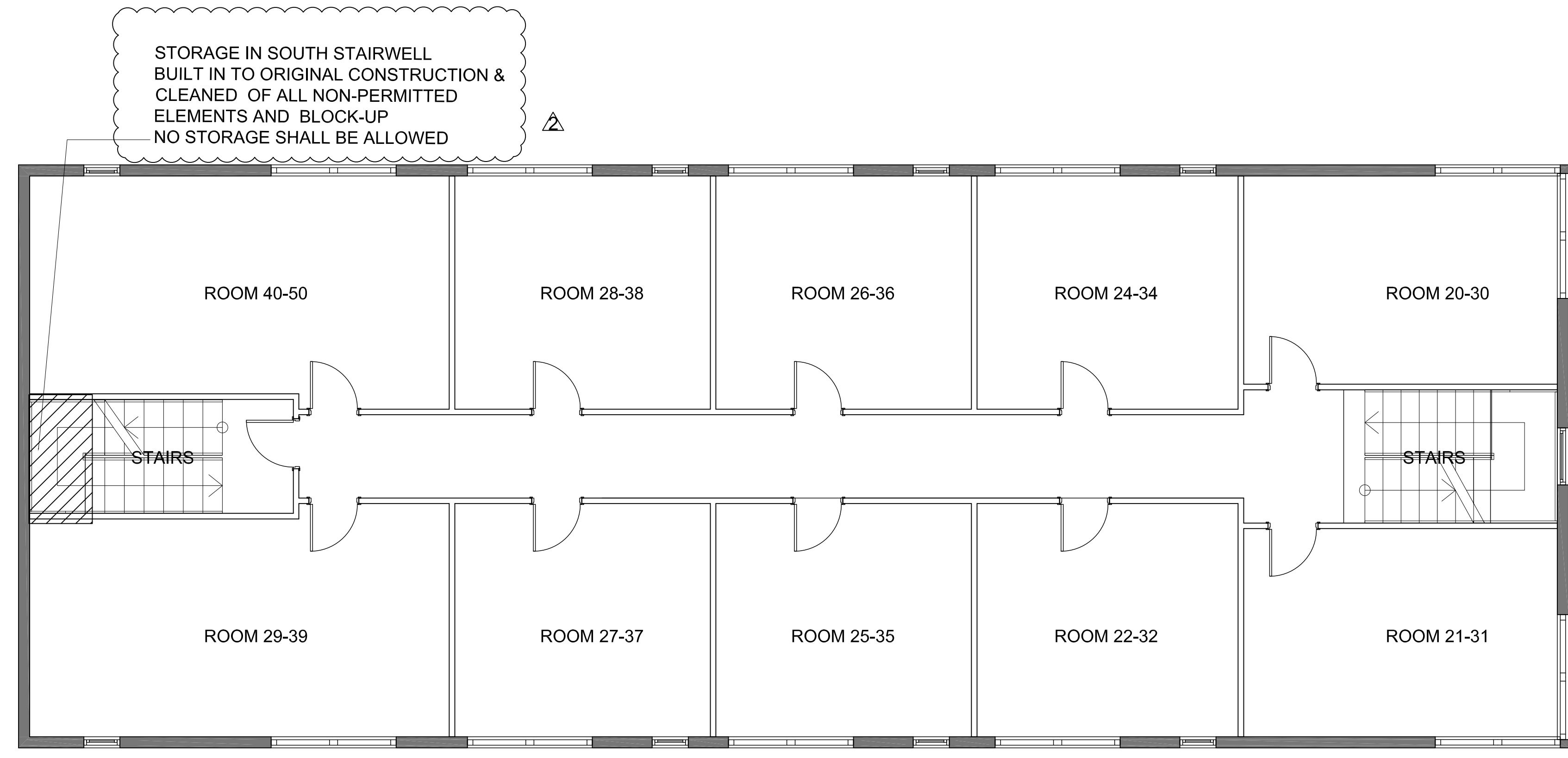
FLORIDA BUILDING CODE 2017 6TH EDITION APPLY

PLUMBING NOTES:

- 1.0 GENERAL
- 1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR UN COMPLETELY OPERATIONAL PLUMBING SYSTEM AND SHOWN ON THE DRAWING AND HEREIN SPECIFIED. INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014 AND LOCAL ORDINANCES.
- 1.2 SCOPE WORK:
 PROVIDE THE FOLLOWING COMPLETE SYSTEM:
 A. SANITARY COLLECTION.
 B. DOMESTIC COLD WATER.
 C. AIR CONDITIONING CONDENSATE.
- 1.3 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.
- 1.4 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURES, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.
- 1.5 SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER & OWNER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OF INSTALLATION OF EQUIPMENT AND MATERIALS.
- 1.6 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR UN PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- 2.0 MATERIALS.
- 2.1 PROVIDE SHUTOFF VALVES FOR EACH FIXTURE AND AIR CHAMBERS WHERE SHOWN AND WHEN REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.
- 2.2 PROVIDE DIELECTRIC FITTING TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS OR ISOLATE THEM FROM PIPING AND SLABS TO PREVENT CORROSION.
- 2.3 PIPING
- 2.3.1 DOMESTIC COLD WATER: CHLORINATED POLYVINYL (PVC) PLASTIC PIPE, WITH CHLORINATED POLYVINYL (PVC) FITTINGS AS PER FLORIDA BUILDING CODE: WATER SUPPLY AND DISTRIBUTION CHAPTER; MATERIALS SECTION
 PROVIDE POLYPROPYLENE SLEEVES TO SEPARATE PVC PIPE FROM CONCRETE.
- 2.3.2 SANITARY WEST AND VENT:
 P.V.C. DRAIN PIPE AND FITTINGS WHEN & WHERE ALLOWED FOR THE LOCAL JURISDICTION.
- 2.3.3 A/C CONDENSE: P.V.C. SCHEDULE 40 PIPE AND FITTINGS.
 P.V.C. DRAIN PIPE AND FITTINGS WHEN & WHERE ALLOWED FOR THE LOCAL JURISDICTION.

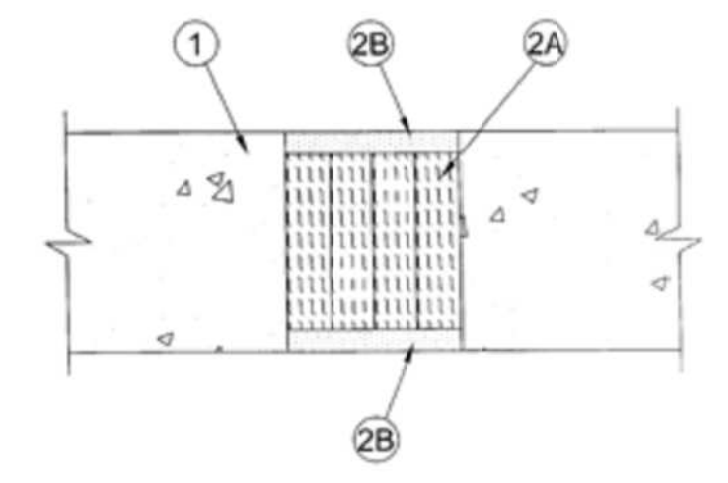
PLUMBING SCOPE OF WORK:

- REMOVE AND CAP ALL NON-PERMITTED PLUMBING PIPES AND HEATER IN STORAGE TO BE REMOVED
- BLOCK UP PIPE PENETRATIONS AFTER PIPE REMOVAL ACCORDING TO UL WW-D-1001



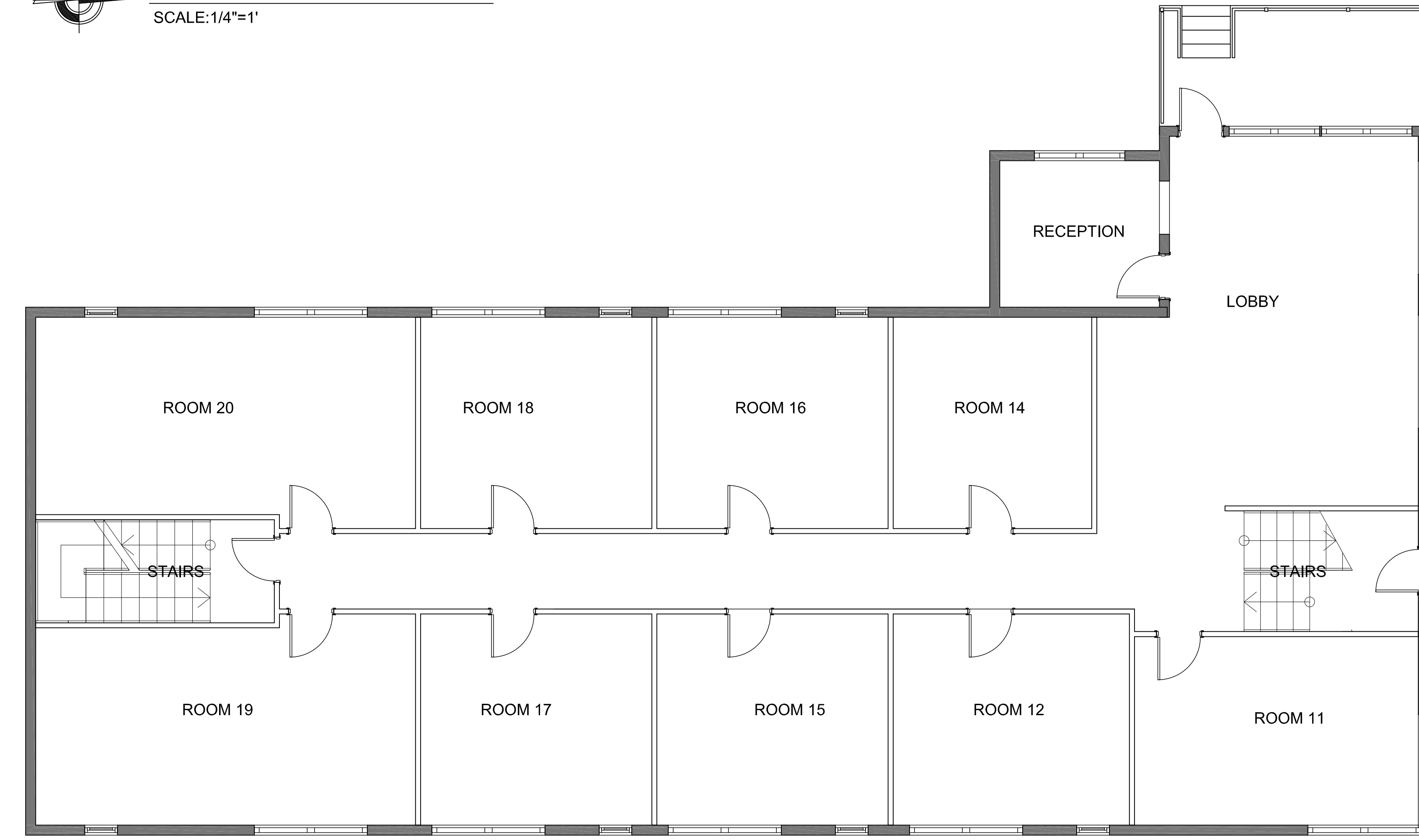
TYPICAL PLUMBING PLAN
 SCALE: 1/4"=1'

System No. WW-D-1001
 Assembly Rating — 3 Hr
 L Rating At Ambient — Less Than 1 CFM/LIN.Ft
 L Rating At 400 F — Less Than 1 CFM/LIN. Ft
 Nominal Joint Width — 4 In.
 Class II Movement
 Capabilities — 25% Compression Or Extension



1. Wall Assembly — Min 5 in. (127 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks* . See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Joint System — Max width of joint (at time of installation of joint system) is 4 in. (102 mm) The joint system is designed to accommodate a max 25 percent compression or extension from it's installed width. The joint system shall consist of the following:
- A. Forming Materials* — Min 4 pcf (64 kg/m3) mineral wool batt insulation installed in joint opening as a permanent form. Pieces of batt cut to min width of 4 in. (102 mm) and installed edge-first into joint opening, parallel with joint direction, such that batt sections are compressed min 50 percent in thickness and such that the compressed batt sections are recessed from each surface of the wall to accommodate the required thickness of fill material. Adjoining lengths of batt to be tightly-butted with butted seams spaced min 16 in. (406 mm) apart along the length of the joint.
- FIBREX INSULATIONS INC — FBX Safing Insulation
 IIG MINWOOL L L C — MinWool-1200 Safing
 ROCK WOOL MANUFACTURING CO — Delta Board
 ROXUL ASIA SDN BHD — SAFE
 ROXUL INC — SAFE
 THERMAFIBER INC — Type SAF
- B. Fill, Void or Cavity Material* — Min 1/2 in. (13 mm) thickness of fill material applied within the joint, flush with each surface of wall.
- SPECIFIED TECHNOLOGIES INC — Pensil 300 Sealant or SpecSeal Series SIL300 Sealant
 *Bearing the UL Classification Mark

PENETRATION BLOCKING DETAIL



GROUND PLUMBING PLAN
 SCALE: 1/4"=1'

LEGEND:

SANITARY LINE BLW. SLAB	———
COOL WATER	-----
HOT WATER	-----

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DIANA TELLEZ TRS
 OWNER

VIOLATIONS TO BE FIXED

220 31 STREET
 MIAMI BEACH, FL

Digitally signed
 by Emiliano
 Alberto Orozco
 Date: 2020.09.02
 09:10:14 -04'00'
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DATE
 01-30-2020

SCALE
 AS SHOWN

DESIGNED
 E.O.

DRAWN
 E.O.

DRAWING NO.
P-1

SHEET OF

CHECKED

GENERAL NOTES:

- THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.
- LEGAL DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH LEGALLY DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
- CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.
- VERIFICATION OF EXISTING CONDITIONS:
 EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
- CODE COMPLIANCE:
 EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING DEPARTMENT REGULATIONS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.
- EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE:
 EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH DURING THE BIDDING PHASE OF THE PROJECT, PRIOR TO BID OPENING.

 THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.

 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING.

 ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
- BATHROOM FLOORS AND BASE TO BE IMPERVIOUS MATERIAL AS PER F.B.C. 2014 5th EDITION
- IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ FT IN AREA AND SHALL ALSO MEET THE PROVISIONS OF SECT. 1305 THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR
- NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN IN HEIGHT
- TOILET ROOM SHALL COMPLY WITH P.B.C 2014 5th EDITION
- ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINK SHALL COMPLY WITH F.B.C 2017 6th EDITION REFER TO STRUCTURAL PLAN FOR CONCRETE FILLED BOCK CELL LOCATION, SIZE AND REINFORCING.
- ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
- ALL FIXED GLASS TO COMPLY WITH F.B.C 2017 6th EDITION
- ALL GLASS BLOCK TO COMPLY WITH F.B.C 2017 6th EDITION
- CLOSET & BATHROOM DOORS SHALL COMPLY W/ SECTIONS 21-2.4.3 AND 21-2.4.4 NFPA 101 NFPA 21-2.4.3 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET

 NFPA 21-2.4.4 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY
- PLANS COMPLY WITH F.B.C 2017 6th EDITION

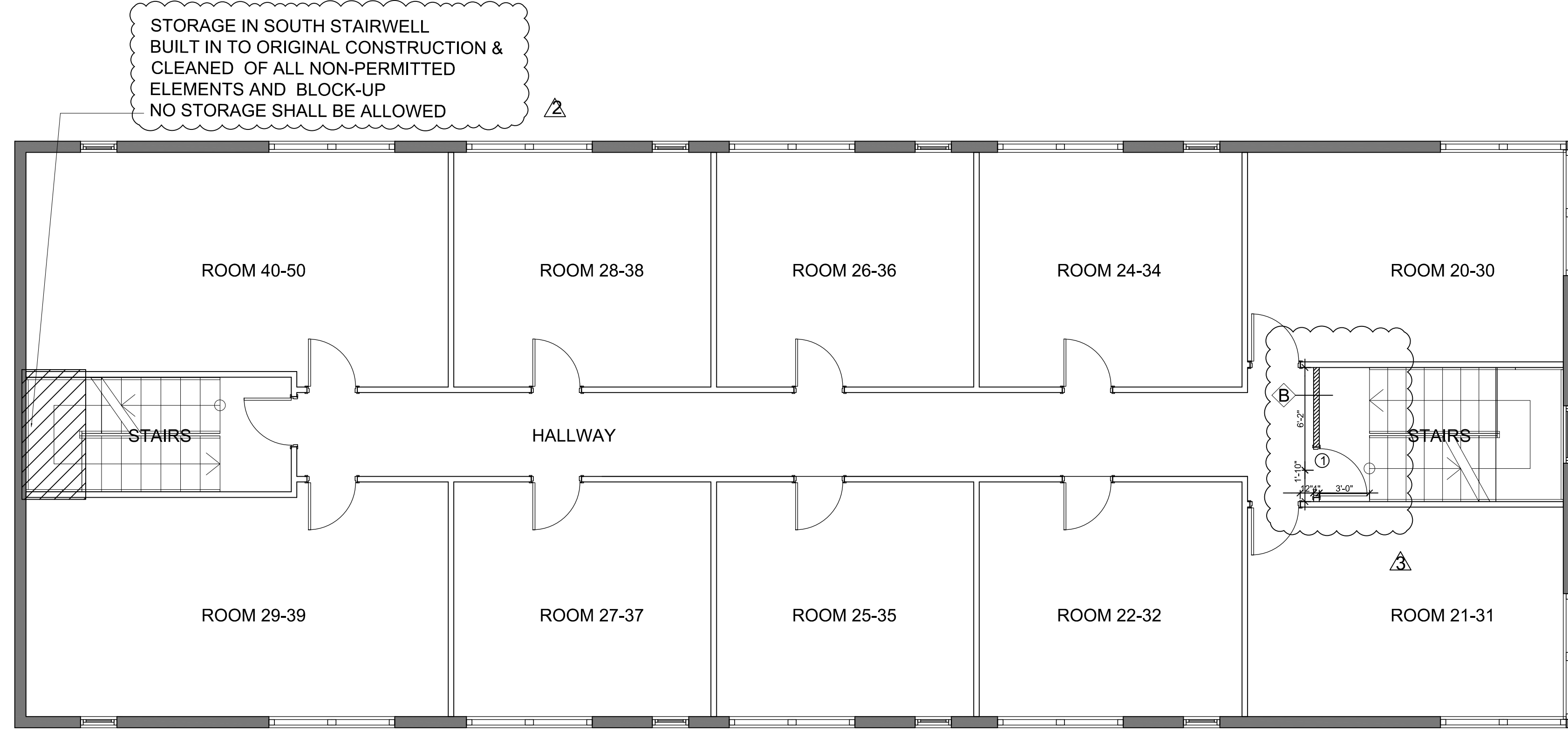
PROPERTY ADDRESS
 FOLIO:02-3226-001-1220
 220 31 ST
 MIAMI BEACH, FL.

LEGAL DESCRIPTION
 23-26-27- 34 53 42
 M B IMPROVEMENT CO SUB PB 5-7
 LOTS 14 & 17 BLK 14
 OR 16239-3731 0194 2 (2)

BUILDING INFORMATION:
 ZONING CLASSIFICATION: RM-2 - HOTEL
 OCCUPANCY CLASSIFICATION: R1 - HOTEL
 THIS BUILDING IS NOT FIRE SPRINKLER
 THIS BUILDING HAS FIRE ALARM

CODE IN EFFECT:
 FLORIDA BUILDING CODE 2017
 FLORIDA BUILDING CODE EXISTING 2017
 NFPA 101 2015 6th EDITION
 FLORIDA FIRE PREVENTION CODE 2017 6th EDITION

CLASSIFICATION OF WORK:
 COMPLIANCE BY WORK AREA
 LEVEL OF ALTERATION: LEVEL 2
 TYPE OF CONSTRUCTION: V
 WORK REHABILITATION CLASS: RENOVATION



DOOR SCHEDULE

No.	TYPE	DESCRIPTION/REMARKS	WIDTH	SIZE HEIGHT	DOOR	MATERIAL	FRAME	NOTES
1	SWING		3'-0"	6'-8"	WOOD	WOOD		1 HR FIRE RATED

TYPICAL 2ND & 3RD FLOOR PLAN
 SCALE: 3/16"=1'

PLANNING REVIEW
 Revision horizontal railing to incorporate 6 inch opening above 36" A.F.F.
 R/. RAILING TO BE UP-DATED AS SHOWN ON SHEET S-1 RAILING 42" A.F.F WITH MAX 4" REJECT.

ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY.
 ALL CONSTRUCTION AND /OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT "PRIOR TO START OF CONSTRUCTION".

ELECTRICAL SCOPE WORK:
 -TEMPORARY ELECTRICAL INSTALLATION TO BE REMOVED
 -EXISTING SMOKE DETECTORS TO BE REPLACED
 -EXISTING EMERGENCY EXIT LIGHTS TO BE REPLACED

MECHANICAL SCOPE WORK:
 -NON PERMITTED PTAC AIR CONDITIONER TO BE LEGALIZED

PLUMBING SCOPE WORK:
 -NON PERMITTED PLUMBING FIXTURES TO BE REMOVED
 -PLUMBING PLANS & SEE CAP DETAIL D-1

VIOLATION CASES:
 BVC19000449 AND BVC19000436 TO BE SOLVED

SCOPE WORK:
 -RAILINGS TO BE UP-DATED
 -GENERAL CLEANING DONE
 -EXISTING SMOKE DETECTORS TO BE REPLACED
 -FIXED POWER LIGHTS (MAINTENANCE)
 -STORAGE IN SOUTH STAIRWELL CLEANED BUILT IN ORIGINAL CONSTRUCTION
 -NON PERMITTED PTAC AIR CONDITIONER TO BE LEGALIZED
 -MINOR STUCCO AND PAINT REPAIR

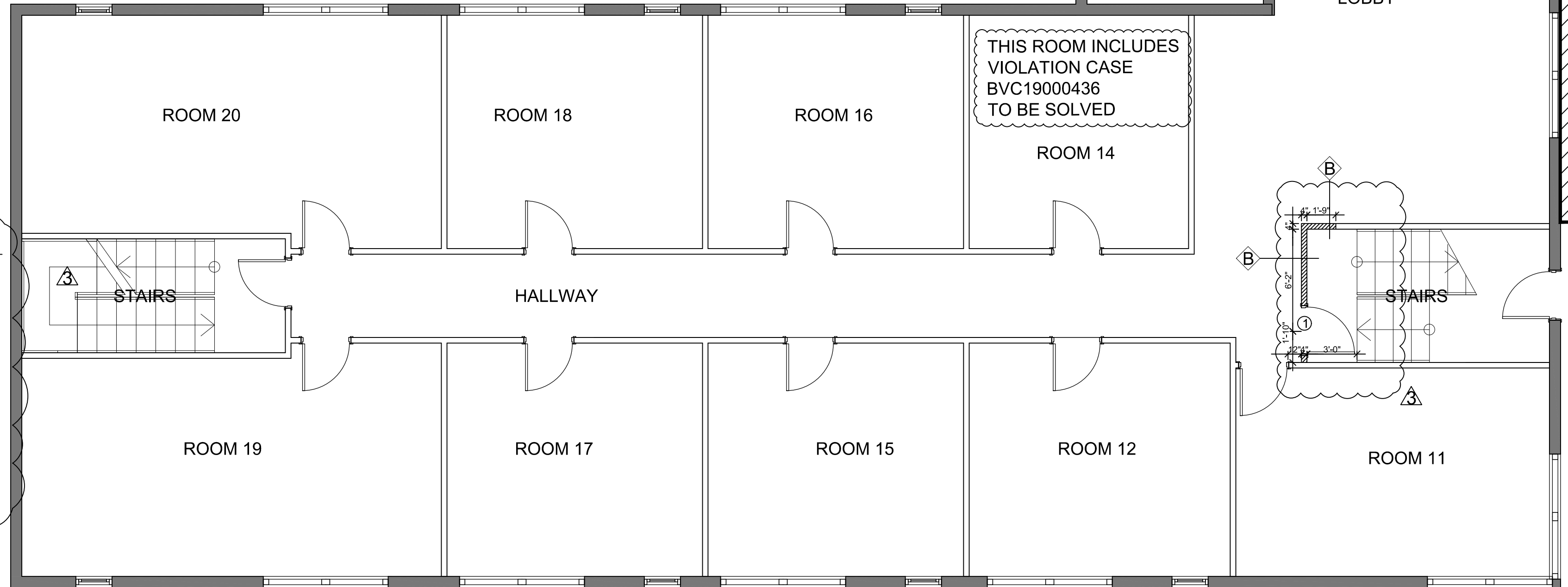
LEGEND

EXISTING EXTERIOR CMU WALL	[Hatched Pattern]
NEW 1 HR FIRE RATE UL-U407	[Diagonal Hatched Pattern]
EXISTING INTERIOR WALL	[Solid Grey]

RAILING AREA TO BE UP-DATED
 SEE PLAN S-1

PLANS INCLUDE ALL VIOLATION IN CMB PHOTOGRAPHS FOR CASE BVC19000436 PROVIDED BY CODE ENFORCEMENT

ROOM 20 UNDERNEATH CRAWL SPACE TO BE CLEANED AND OPENING CLOSED WITH SECURE METAL GRILL TO AVOID SQUATTER RE-OCCUPANCY SEE CMB PHOTOGRAPHS FOR CASE BVC19000436 PAGE 14



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

PROVIDE DOOR AS: SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE F.B.C. 2004. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA. 101
 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED

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 Date: 2021.02.02 15:01:27 -05'00' SEAL

DATE: 01-30-2020
 SCALE: AS SHOWN
 DESIGNED: E.O.
 DRAWN: E.O.
 DRAWING NO.: **A-1**
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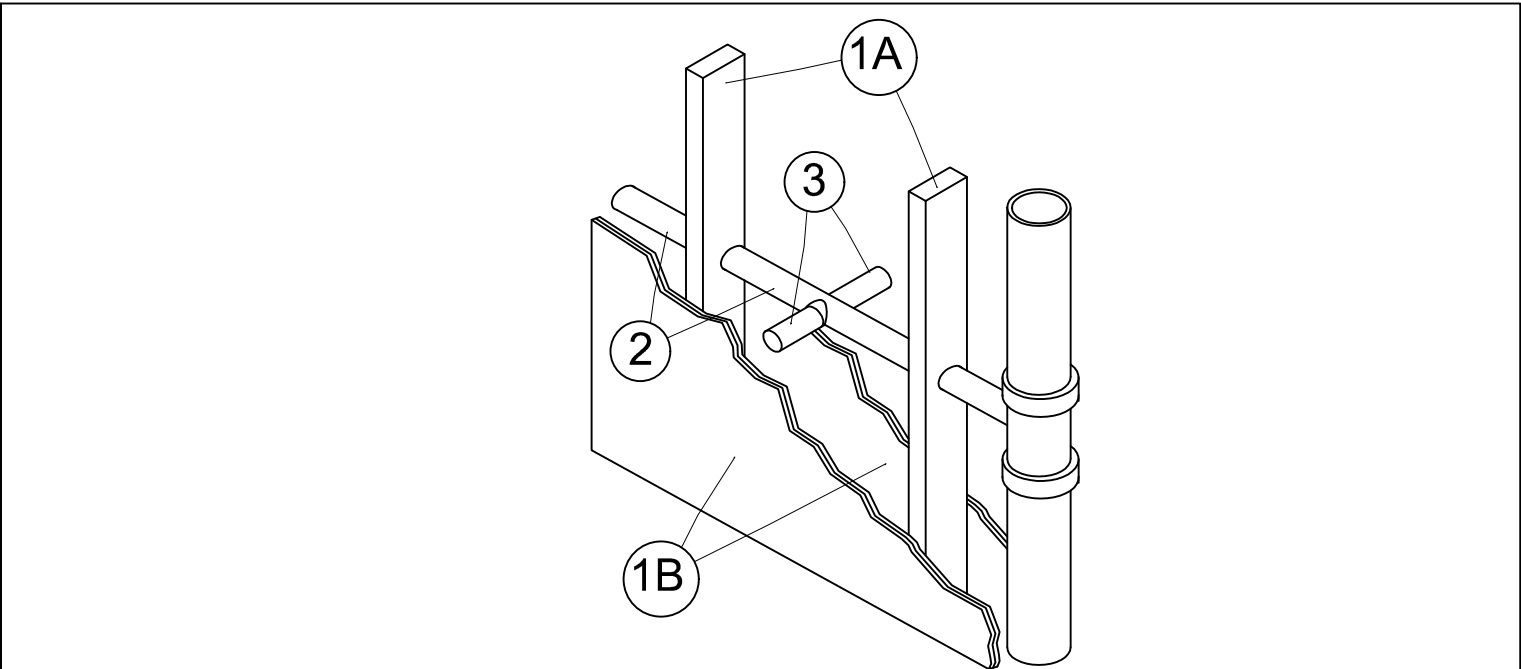
VIOLATIONS TO BE FIXED

DIANA TELLEZ TRS
 OWNER

220 31 STREET
 MIAMI BEACH, FL

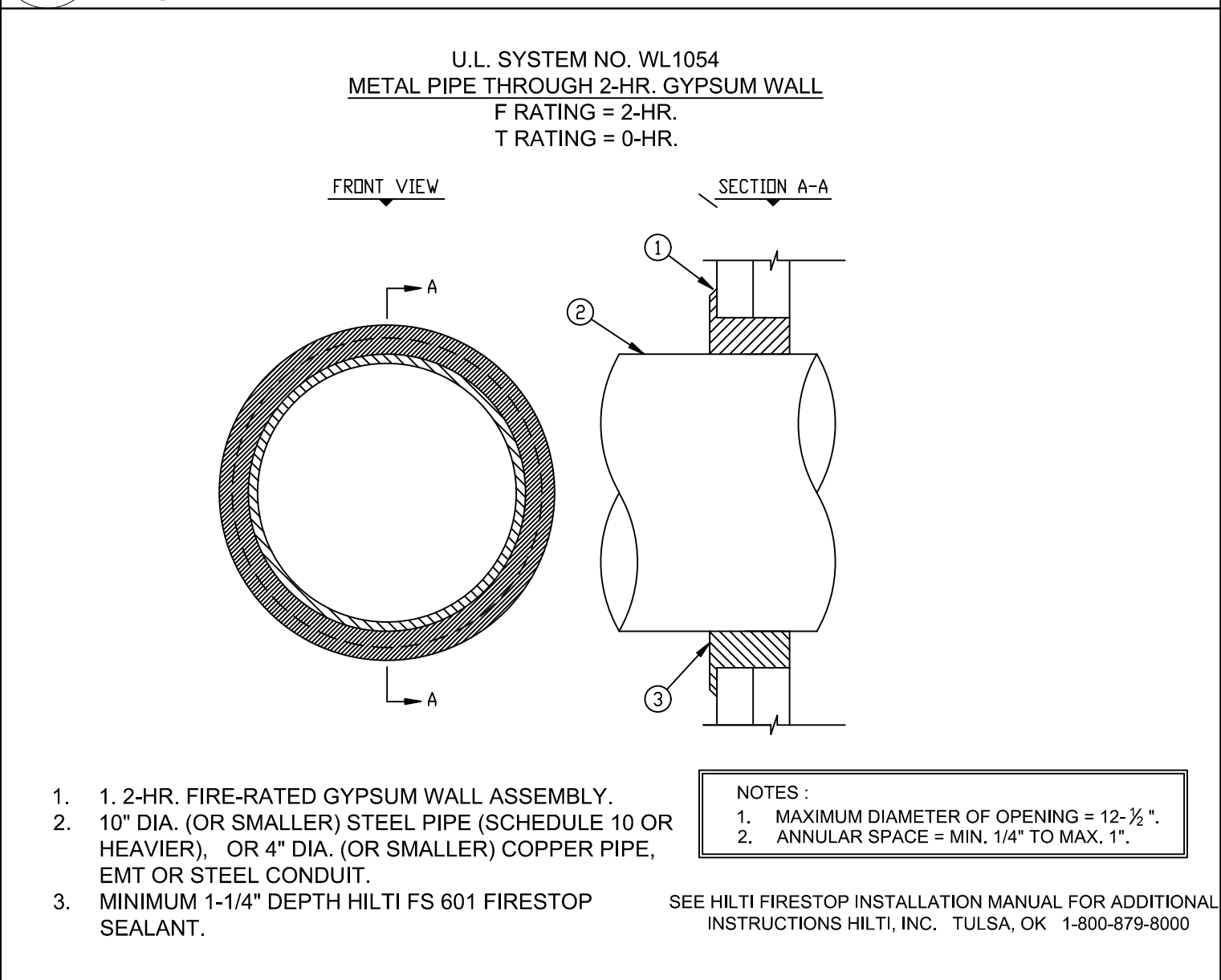
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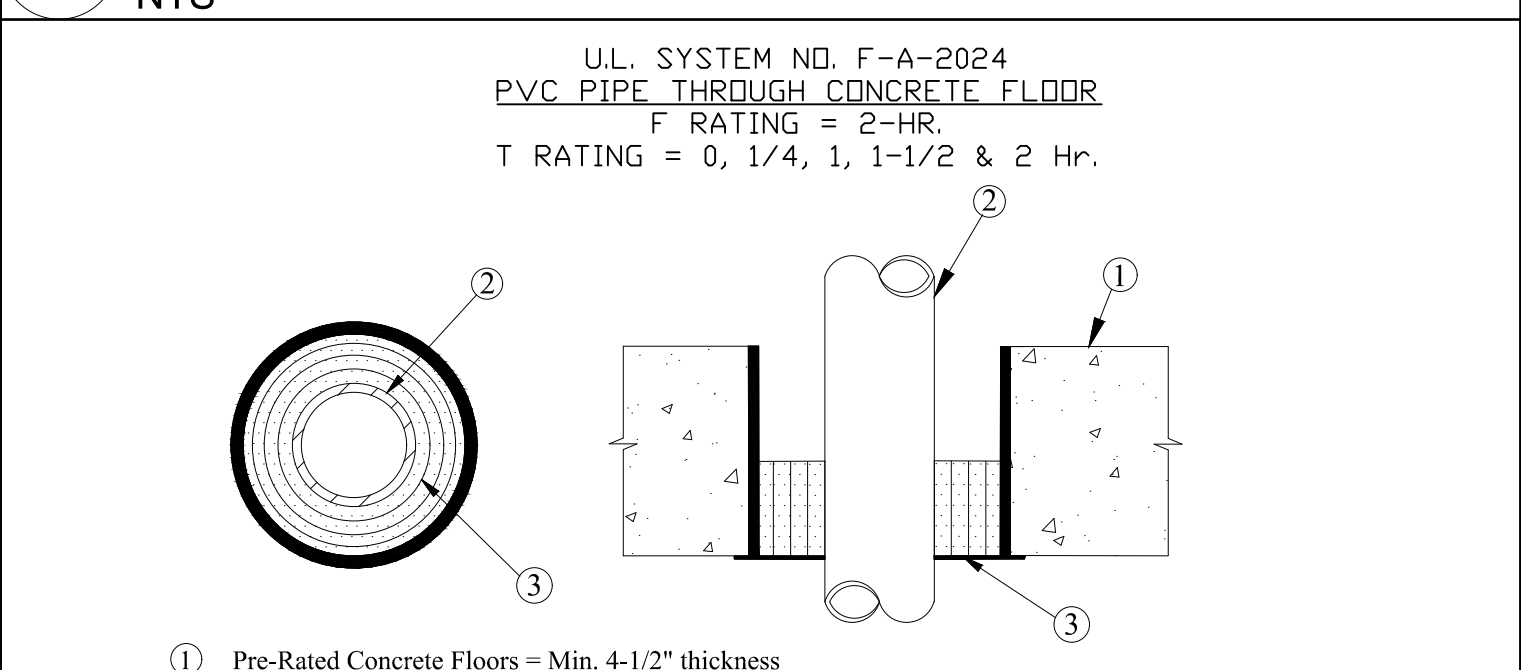


- Chase Wall - The fire-rated gypsum wallboard/stud chase wall shall be constructed of the materials and in the manner specified in the individual U300 or U44J0 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min. 3-5/8 in. wide and spaced max 24 in. OC.
 - Wallboard, Gypsum* - Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Hole-sawed opening in gypsum wallboard layers to accommodate stub-out device (Item 3) to be 2 in diam.
- Nonmetallic Pipe - Non 1-1/2 in. diam Schedule 40 polyvinyl chloride (PVC) drain, waste or vent (DWV) pipe with associated tee and elbow fittings. Socket of tee or elbow to align with 2 in. diam opening hole-sawed through gypsum wallboard layers at each stub-out location. Pipe to be rigidly supported within stud cavity of chase wall.
- Firestop Device* - Stub-Out - Cast iron lined PVC sleeve provided with trap adapter or coupling at one end for sink drain connection. Stub-out device cemented into socket of tee or elbow of PVC DWV piping wif stud cavity of chase wall. When installed on both sides of chase wall (4-way tee), T Rating is 1-1/2 hr. When installed on only one side of chase wall, T Rating is 2 hr.
 PROSET SYSTEMS INC -- Part No. CP15812, CP15814 or CP15924

1 U.L. SYSTEM NO WL2035. F-Rating-2Hr. T Raiting NTS

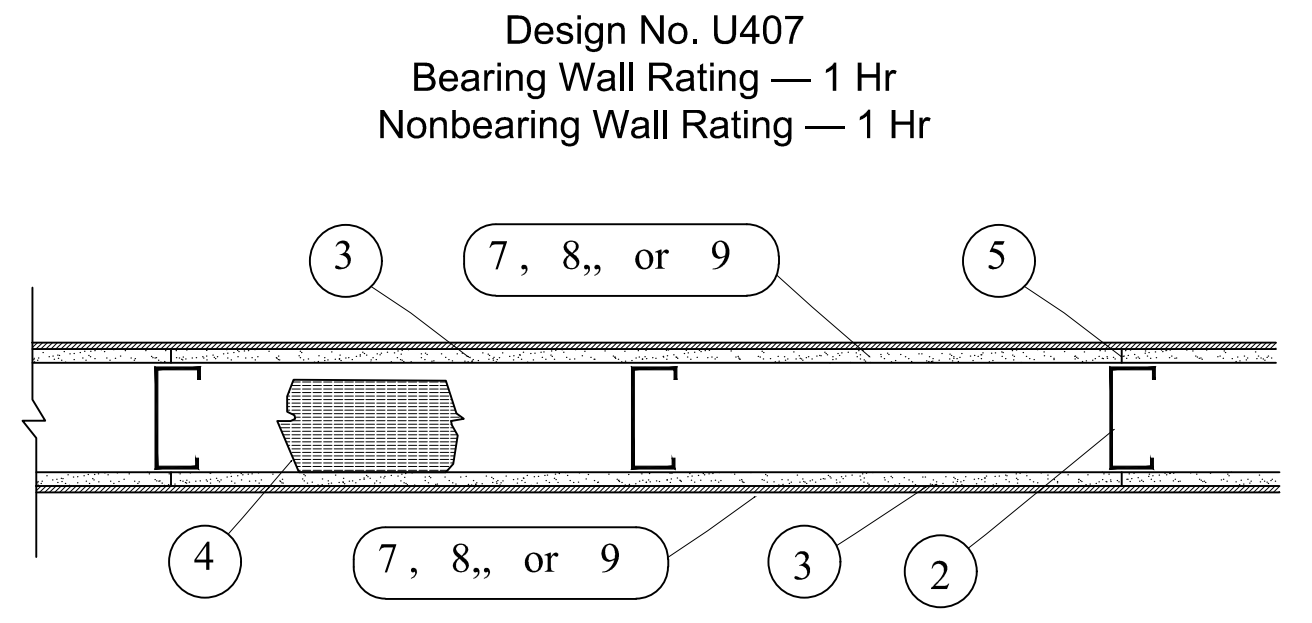


2 U.L. SYSTEM NO WL1054. F-Rating-2Hr. T Raiting NTS



- Pre-Rated Concrete Floors - Min. 4-1/2" thickness
 - Plastic Pipe - Nom. 8" diam. (or smaller) Sch. 40 solid core PVC pipe for use in open or closed piping systems.
 - FYRE-CAN - Galv. steel collar with steel plate lined with intumescent material.
 See table below for firestop system installation instructions.
- | Nom Pipe Diam. (in.) | Device Size | Min. Diam. of Opening (in.) | Max. Diam. of Opening (in.) | T-Rating (Hr.) |
|----------------------|-------------|-----------------------------|-----------------------------|----------------|
| 1-1/2 | T-1.5 | 3 | 4 | 2 |
| 2 | T-2 | 3-1/2 | 4 | 2 |
| 3 | T-3 | 5-1/4 | 6 | 1-1/2 |
| 4 | T-4 | 6-1/2 | 7 | 0 |
| 6 | T-6 | 8-1/2 | 9 | 1/4 |
| 8 | T-8 | 11-1/2 | 12 | 1 |
- Mortar - (not shown) - To be used if opening is larger than min. diameter in the table above.
 Min. 4-1/2" thickness of mortar or hydraulic cement applied within opening.

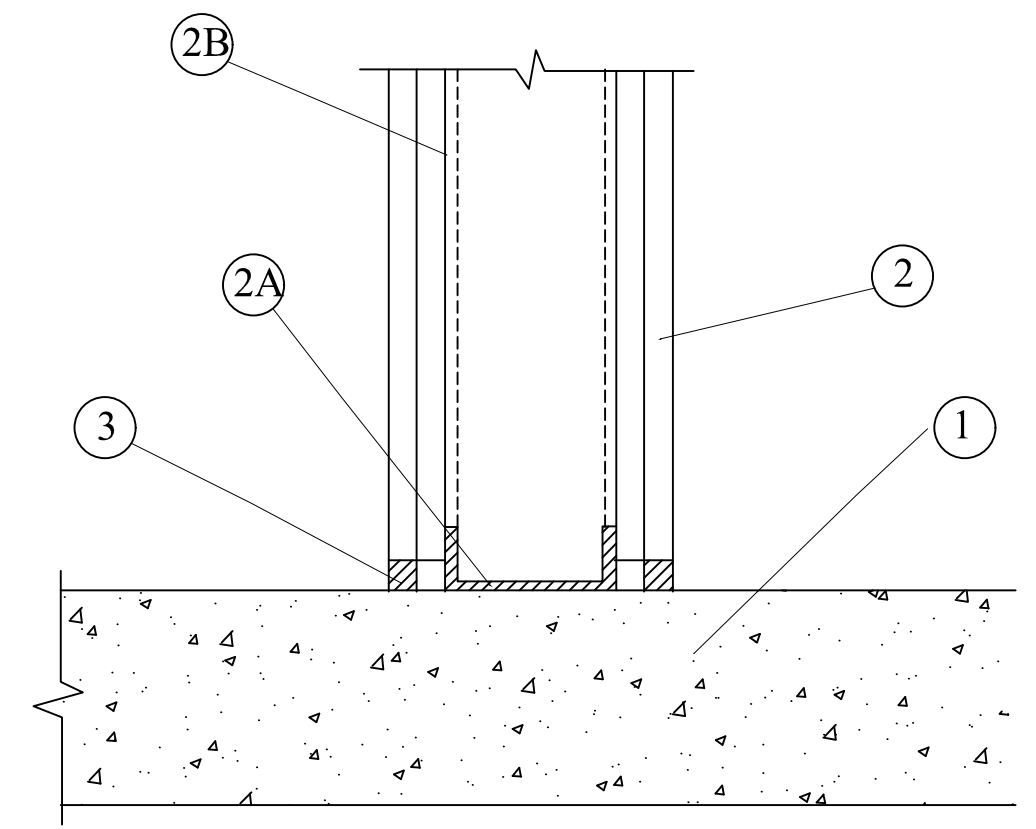
3 U.L. SYSTEM NO F-A-2024 F-Rating-2Hr. T Raiting NTS



- Design No. U407
 Bearing Wall Rating — 1 Hr
 Nonbearing Wall Rating — 1 Hr
- Steel Floor and Ceiling Runners — (Not Shown) — Channel shaped, 3-1/2 in. wide by 1-1/2 in. deep, fabricated from min 20 MSG (0.0329 in., min. bare metal thickness) corrosion protected steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC max.
 - Steel Studs — 3-1/2 in. wide, fabricated from min 20 MSG (0.0329 in., min. bare metal thickness) corrosion protected steel. Studs shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel designer and/or producer and shall meet the requirements of all applicable local code agencies. Studs spaced 16 in. OC max. Steel studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications (bearing walls). Studs to be cut 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners (nonbearing walls).
 - Cementitious Backer Units* — Nom 5/8 in. thick boards, square edge, attached to studs with 1-1/4 in. long corrosion resistant, wafer head Type S12 steel screws spaced 8 in. OC along the steel studs and 12 in. OC along the top and bottom of the wall. Boards applied either horizontally or vertically. When applied vertically, side joints to be centered over studs; when applied horizontally, butt joints centered over studs. Joint treatment as described in Item 5.
 UNITED STATES GYPSUM CO — DUROCK Exterior Cement Board or DUROCK Brand Cement Board.
 - Batts and Blankets* — Nom 3 in. thick mineral wool insulation batts, friction-fitted between studs and ceiling and floor runners.
 USG INTERIORS INC — Type SAFB
 - Wall and Partition Facings and Accessories* — Intended as a base preparation for ceramic tile, Item 7, or exterior finish systems, Item 8. USG Exterior Basecoat applied in two coats to joints and screw heads; 2 in. wide fiberglass mesh centered over joints and embedded in first layer of USG Exterior Basecoat.
 UNITED STATES GYPSUM CO — USG Exterior Basecoat
 - Joint Tape and Compound — (Not shown) — As an alternate to Item 5. Intended as a base preparation for veneer plaster, Item 9. USG Plaster Bonder applied over joint, under joint compound. Joints then treated with setting type compound and paper tape.
 - Vapor Permeable Water Barrier — (Optional — Not shown) — As required.
 - Ceramic Tile — Ceramic tile adhered to cementitious backer units with mortar or adhesive. Tile joints filled with grout.
 - Exterior Finish System — In lieu of Item 7 — The exterior finish system consists of the following components.
 - Foamed Plastic* — Aged expanded polystyrene (EPS) board per ASTM C578, with a nom density not less than 1 pcf, R-value 3.8 min per inch, with a flame spread of less than 25 and a smoke developed of less than 450, adhered to the cementitious backer units (Item 3) with USG Exterior Insulation Board Adhesive. See Foamed Plastic (BRYX and/or CCVW) Categories for names of Classified companies.
 - Wall and Partition Facings and Accessories* — Min 3/32 in. thick, applied over the cementitious backer units (Item 3) or the insulation board (Item 8A), to embed an open-weave fiberglass mesh (mesh weighing not less than 4.5 oz per sq yd, treated for alkaline resistance). Instructions provided with the product shall be consulted regarding limitations on the use of the product.
 UNITED STATES GYPSUM CO — USG Exterior Basecoat
 - Wall and Partition Facings and Accessories* — Min 1/16 in. thick, applied over USG Exterior Basecoat (Item 8B). Instructions provided with the product shall be consulted regarding limitations on the use of the product.
 UNITED STATES GYPSUM CO — USG Exterior Textured Finish or USG Exterior Stone Finish
 - Veneer Plaster — In lieu of Item 7 — Nom 3/32 in. thick gypsum veneer plaster applied to the surface of the cementitious backer units (Item 3). Surface of cementitious backer units must be treated with USG Plaster Bonder prior to the application of the veneer plaster.
 *Bearing the UL Classification Mark

NON-BEARING PARTITION SCALE: NTS.

System No. BW-S-0007
 Assembly Ratings — 1 and 2 Hr (See Item 2)
 L Rating at Ambient — Less Than 1 CFM/lin ft
 L Rating at 400° F — Less Than 1 CFM/lin ft
 Joint Width — 1 in. Max



- Floor Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units* .
 See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers. 2.
- Wall Assembly — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
 - Steel Floor Runner — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2C). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.
 - Studs — Steel studs to be min 3-1/2 in. wide. (89 mm) Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.
 - Gypsum Board* — Gypsum board installed to a min total thickness of 5/8 or 1-1/4 in. (16 or 32 mm) on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory, except that a max 1 in. (25 mm) gap shall be maintained between the bottom of gypsum board and top of concrete floor.
 The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
 - Fill, Void or Cavity Material* - Caulk or Sealant — Max separation between top of floor and bottom of gypsum board is 1 in. (25 mm). Min 5/8 in. (16 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall.
 3M COMPANY — FB1000 NS, FB-2000, FB-2000+, FB-3000 WT sealant, FireDam 150+, IC 15WB+, CP 25WB+ caulk
 *Bearing the UL Classification Mark

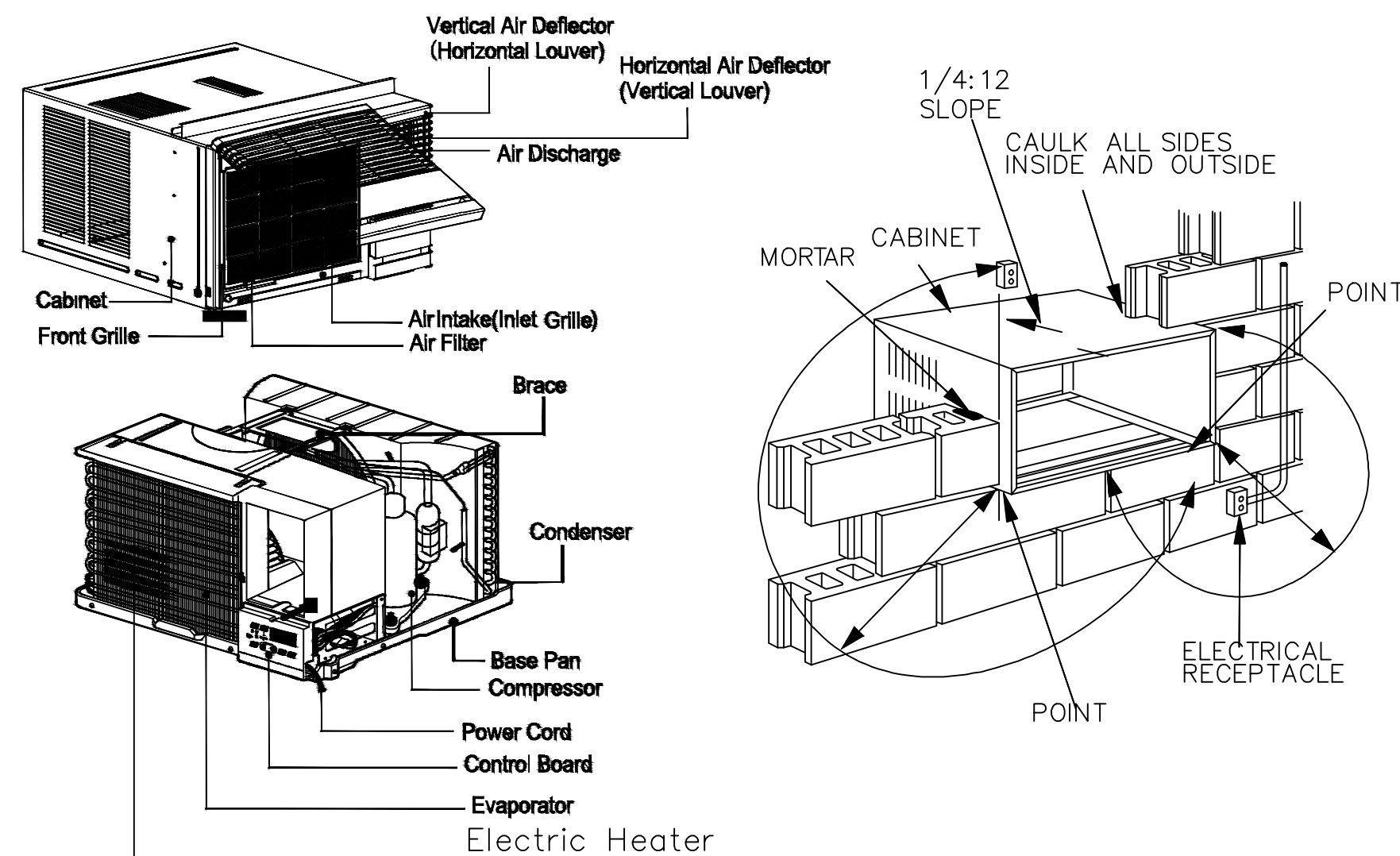
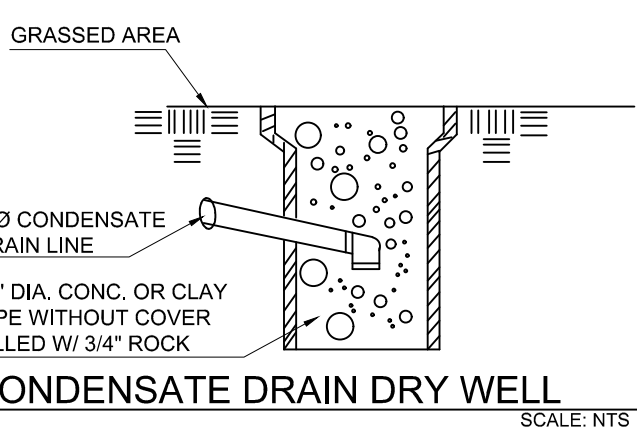
GENERAL H.V.A.C. NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C. SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:
 A) ANS B9.1 MECHANICAL REFRIGERATION
 B) NFPA PAMPHLETS 90A & 91
 C) SMACNA
 D) ASHRAE
 E) FBC 2017 6TH EDITION
- ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2 INCH STANDARD DUTY FULL REINFORCED FIBERGLASS WITH MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.
- DUCT SIZE SHOWN ARE NET FREE AREA.
- ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OR AIRGUIDE OR APPROVED EQUAL.
- PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.
- PROVIDE TURNING VANES AND EXTRACTORS ALL ELBOWS AND TAKE OFFS.
- THERMOSTATS SHALL BE COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES.
- FAN COIL SHALL BE MOUNTED ON A STRUCTURAL STEEL BASE OR WOOD FRAME WITH CONTINUOUS STRIP OF ISOMODE AROUND ITS PERIMETER. CONDENSING UNIT SHALL BE ANCHORED TO ITS BASE PER MANUFACTURER'S SPECIFICATIONS.
- REFRIGERANT PIPING SHALL BE COPPER TYPE "L" ARMAFLEX INSULATION SHALL BE PROVIDED FOR SUCTION LINES.
- PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.

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		✓

LEGEND:

- L/G: LATERAL GRILLE
- DIFFUSER A.C.
- RETURN A.C.
- EXHAUST FAN
- THERMOSTAT
- SUPPLY A.C.
- SD DUCT SMOKE DET.



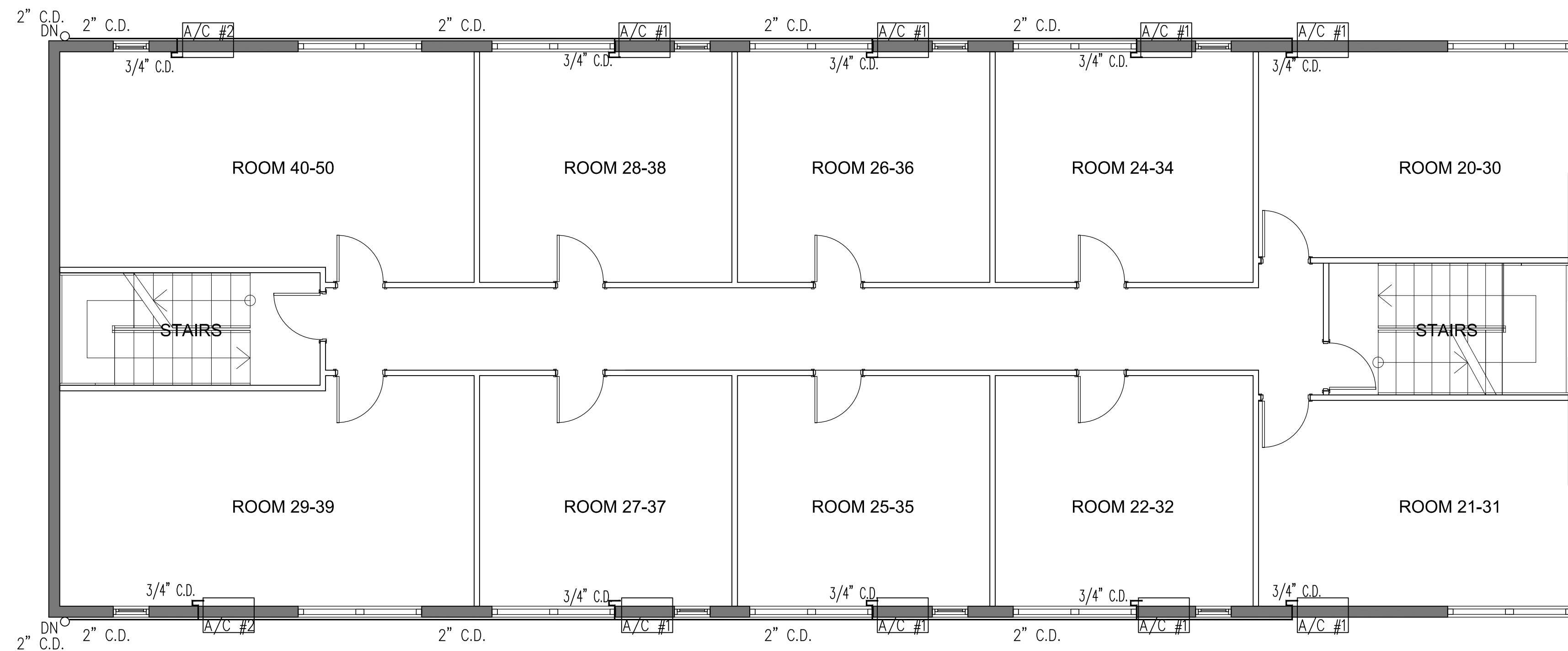
THRU-WALL UNIT CONDITIONING SYSTEM

SCALE: NTS

Through-The-Wall Air Conditioners (with Heat)

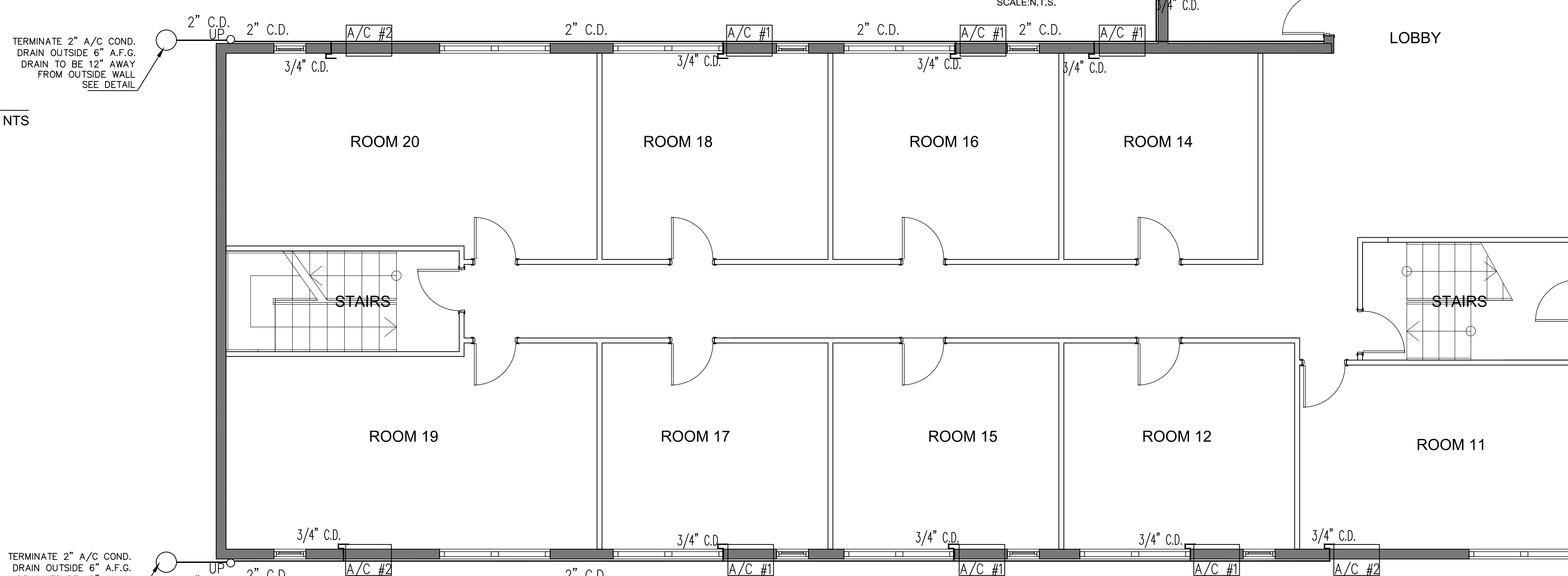
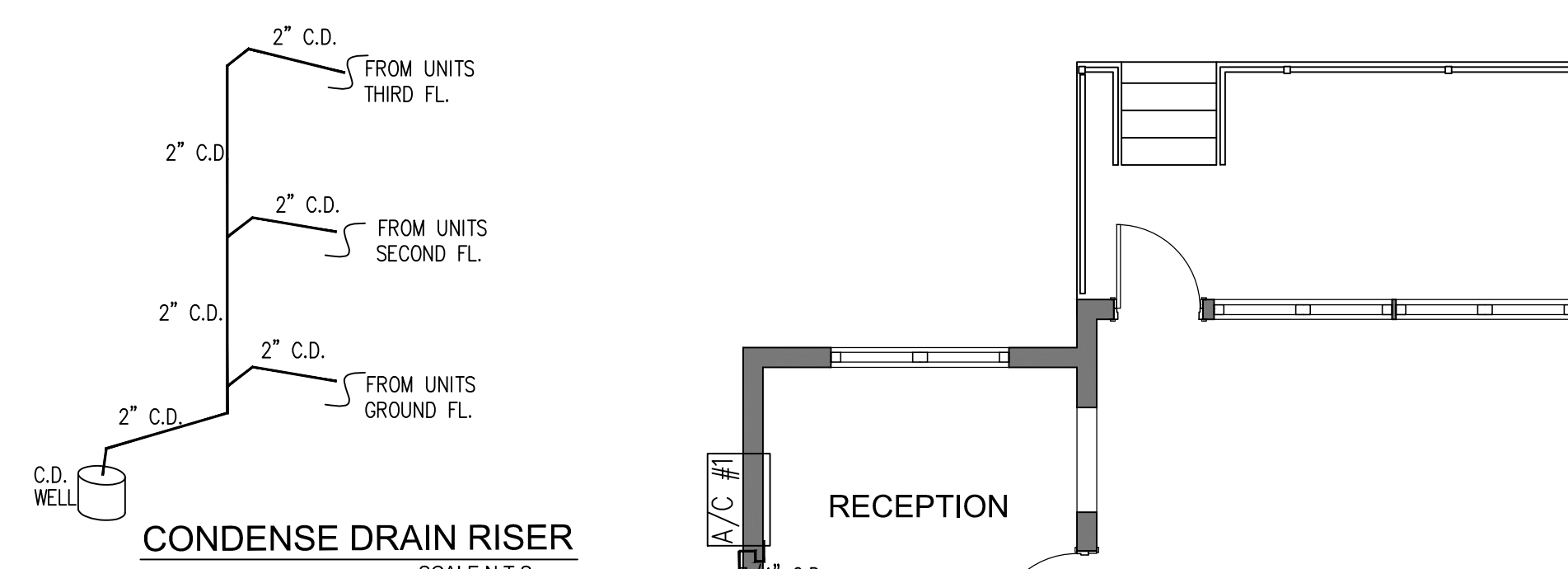
Model No.	KSTAT08-1HC	KSTAT10-2HC	KSTAT12-2HC	KSTAT14-2HC
Power Supply	115V / 60Hz	230V / 60Hz	230V / 60Hz	230V / 60Hz
Cooling Capacity	8,000 BTU/h	10,000 BTU/h	12,000 BTU/h	14,000 BTU/h
Heating Capacity	4,200 BTU/h	10,600 BTU/h	10,600 BTU/h	10,600 BTU/h
Power Input - Cooling	825 W	1070 W	1220 W	1515 W
Power Input - Heating	1380 W	3450 W	3450 W	3450 W
Cooling Amps	7.8 A	4.6 A	5.5 A	6.9 A
Heating Amps	12 A	15 A	15 A	15 A
EER	9.6	9.5	9.5	9.3
Energy Star	No	No	No	No
Indoor Noise Level dBA	57	58	61.5	61.5
Air Flow Volume - CFM	288	287	300	300
Cooling Area	350 sq. ft.	450 sq. ft.	550 sq. ft.	700 sq. ft.
Cooling Speeds	3	3	3	3
Fan Speeds	3	3	3	3
Net Dimensions (H) W x D (H)	24.2" x 20.3" x 14.5"	24.2" x 20.3" x 14.5"	24.2" x 20.3" x 14.5"	24.2" x 20.3" x 14.5"
Net Weight	65 lbs.	74 lbs.	78 lbs.	80 lbs.
Included Accessories	remote control, 2 AAA batteries, mesh filter	remote control, 2 AAA batteries, mesh filter	remote control, 2 AAA batteries, mesh filter	remote control, 2 AAA batteries, mesh filter

DESIGNATION	CFM	BTUH		ENTERING F		ELECTRICAL DATA				REF. UNIT		
		COOLING	HEATING	RB	DB	VOLTS	PHASES	AMPS (HTG)	FUSES	EER	COP	
A/C #1	288	8,000	4,200	67	80	115	1	12	15	KEYSTONE KSTAT08-1HC	9.6	3.8
A/C #2	287	10,000	10,600	67	80	230	1	15	15	KEYSTONE KSTAT10-2HC	9.6	3.8



OUTSIDE AIR CALCULATION						
ID	AREA SQFT	DEFAULT OCCUPANCY DENSITY (#/1000 SQFT)	OCCUPANCY PER AREA	PEOPLE OUTDOOR CFMPERS.	AREA OUTDOOR CFM/FT.	TOTAL AREA CFM
ROOM	215	20	4	5	0.08	32.90
A/C#2	320	20	6	5	0.08	49.20
TOTAL CFM						32.90
TOTAL CFM						49.20

PTAC PULLS OUTSIDE AIR THRU THE UNIT VIA A VENT IN THE BACK ADJUST ACCR TO 32.9 CFM AND ACC #2 TO 49.2 CFM



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DIANA TELLEZ TRS
 OWNER
 220 31 STREET
 MIAMI BEACH, FL

Digitally signed
 by Emiliano
 Alberto Orozco
 Date:
 2021.02.02
 15:03:38 -05'00'

DATE: 01-30-2020
 SCALE: AS SHOWN
 DESIGNED: E.O.
 DRAWN: E.O.
 DRAWING NO.: **M-1**
 SHEET OF

STRUCTURAL NOTES

GENERAL NOTES:
 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. AS A MINIMUM, CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE (F.B.C.) 2.017, LAST EDITION, ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 350, AISI MANUAL 2012, NORTH AMERICAN SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS S602-01, AND AISI SPECIFICATIONS.
 ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DESIGN LOADS:
 THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS. DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7-10.

WIND:
 DESIGN WIND SPEED = 115 MPH EXPOSURE C
 RISK CATEGORY = II INTERNAL PRESSURE COEFFICIENT = + 0.18/- 0.18

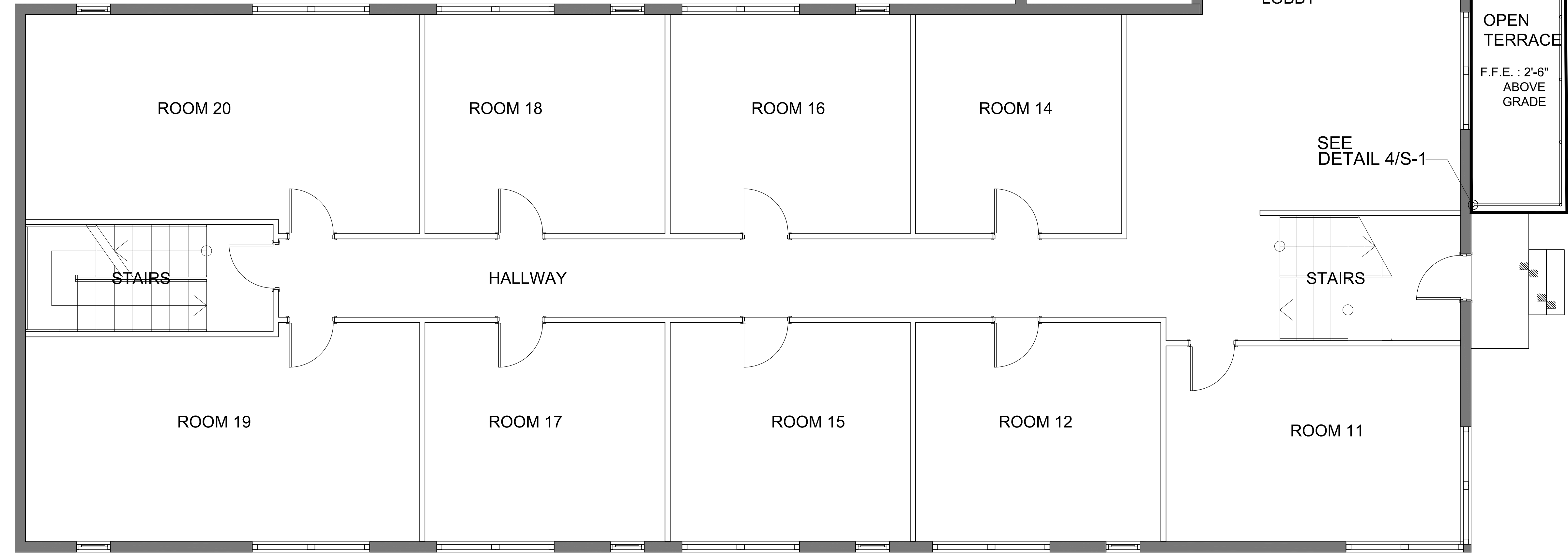
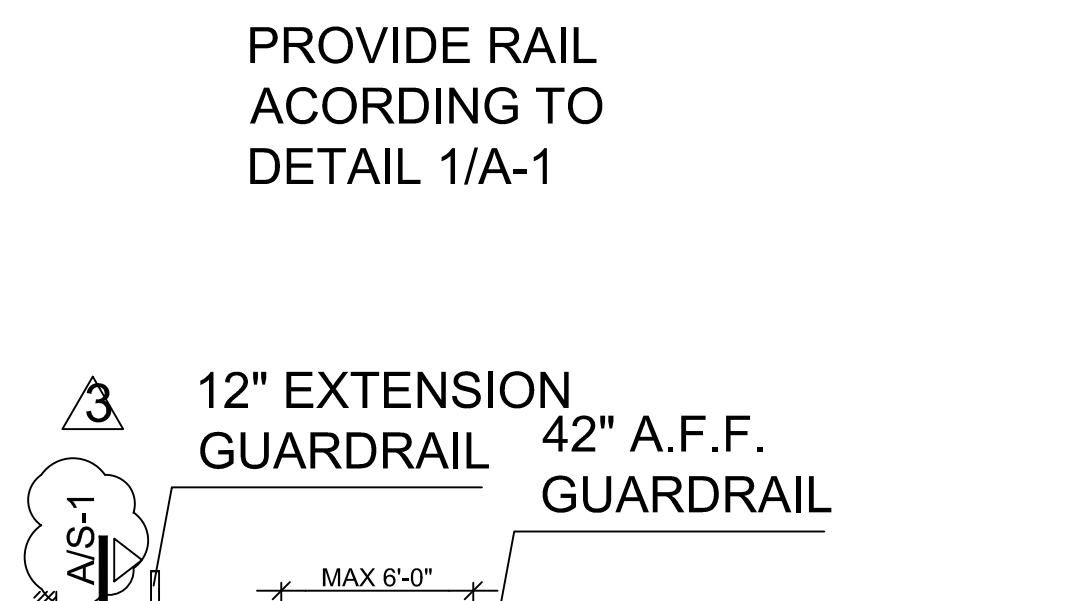
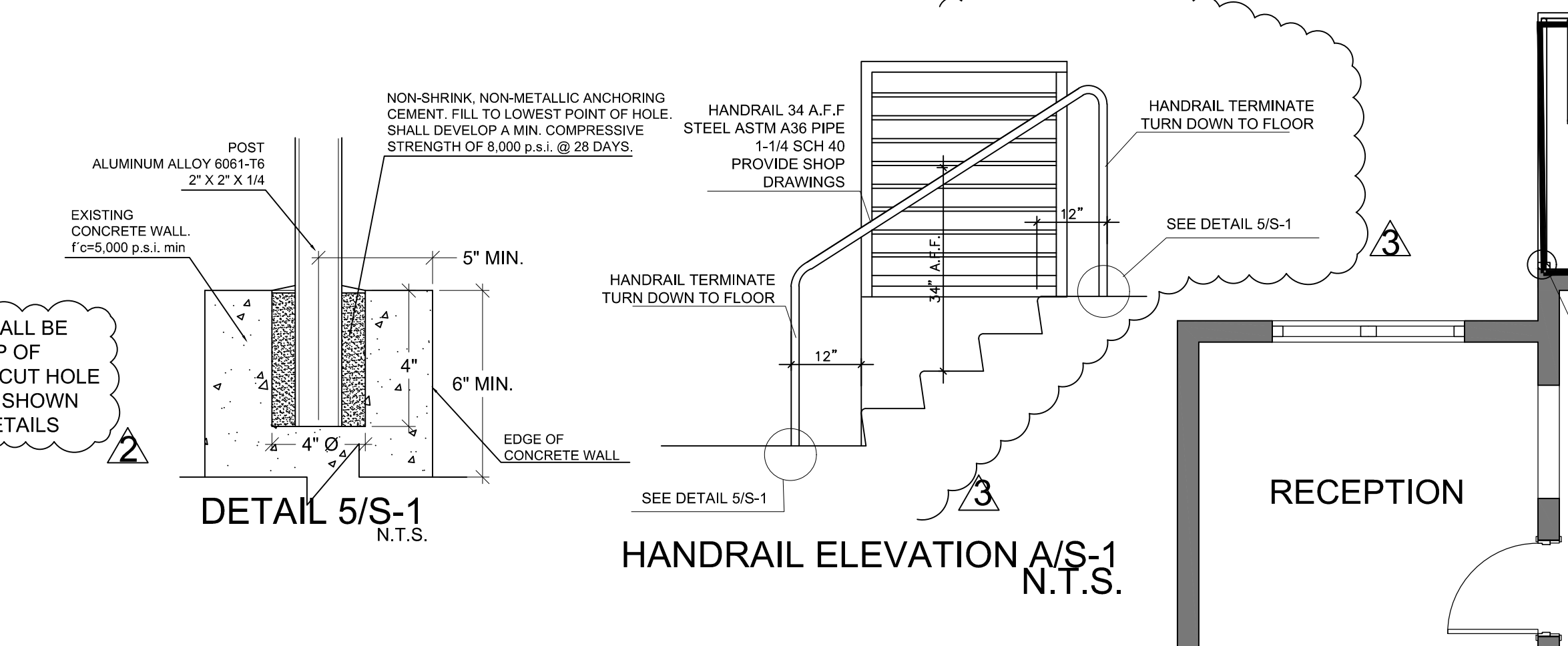
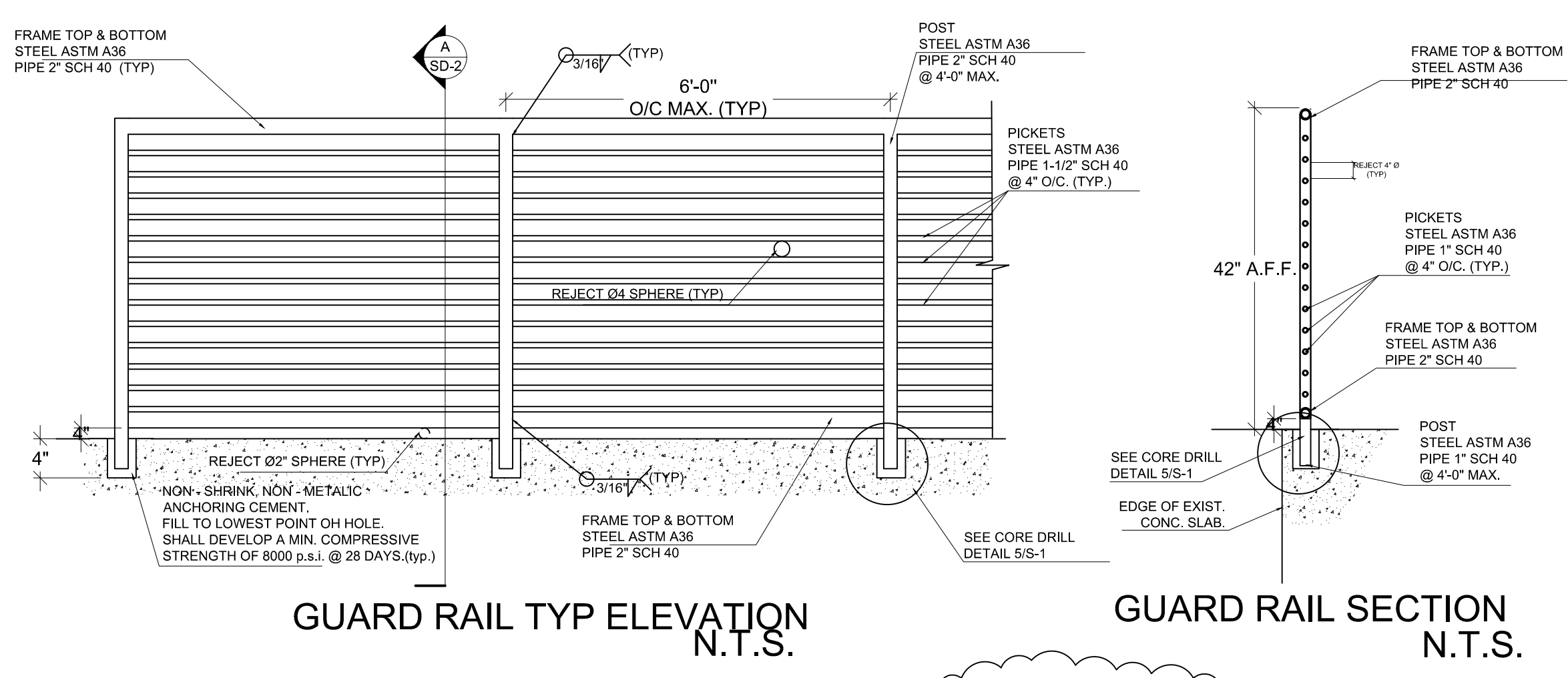
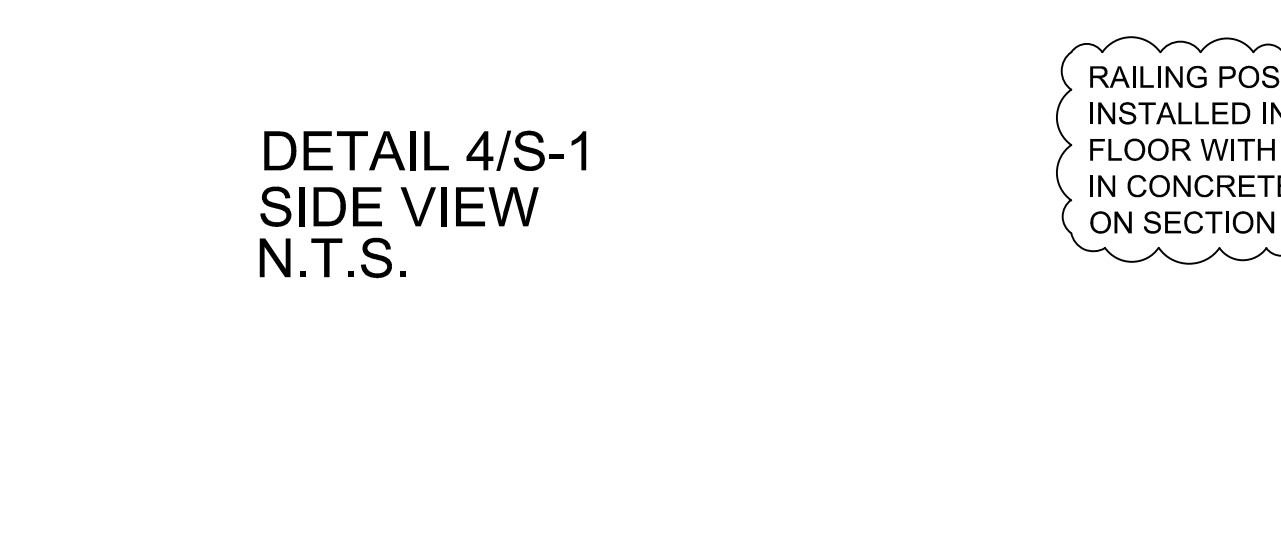
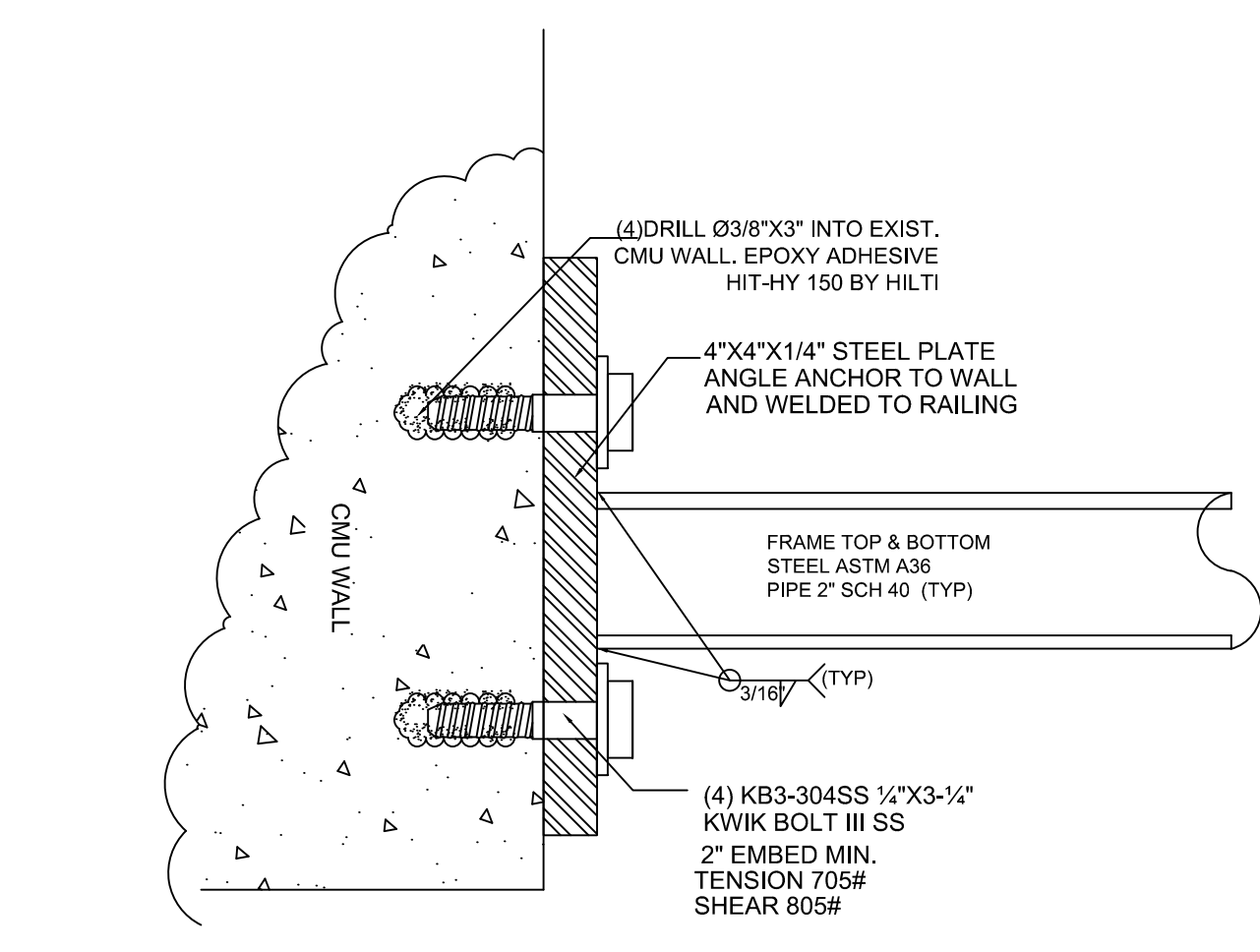
FOUNDATION/ ALLOWABLE BEARING CAPACITY :
 FOOTING WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF. PRIOR INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR THE NEW BUILDING, STRUCTURES OR ADDITIONS, THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT OF ALLOWABLE BEARING CAPACITY FROM THE ENGINEER OF RECORD. SAID STATEMENT SHALL CLEARLY IDENTIFY THE ALLOWABLE IN-PLACE BEARING CAPACITY OF THE BUILDING PAD FOR THE NEW BUILDING OR ADDITION AND VERIFY THE EXISTING SOIL CONDITIONS. THE CERTIFIED IN-PLACE BEARING CAPACITY SHALL HAVE BEEN DETERMINED BY WAY OF RECOGNIZED TEST OR RATIONAL ANALYSIS.
 THE MAXIMUM SIZE OF ROCK WITHIN 12 INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE 3 INCHES IN DIAMETER. WHERE FILL MATERIAL INCLUDES ROCK, LARGE ROCKS SHALL NOT BE ALLOWABLE TO NEST AND ALL VOIDS SHALL BE CAREFULLY FILLED WITH SMALL STONES OR SAND, AND PROPERLY COMPACTED. WHEN FOUNDATION WALL ARE TO BE POURED SEPARATELY FROM THE FOOTING, THEY SHALL BE KEYS AND DOWELED TO THE FOOTING WITH NO LESS THAN #4 DOWELS, 20 DIAMETERS IN LENGTH ABOVE AND BELOW THE JOINT, SPACED NOT MORE THAN 4 FEET APART. WHERE FOOTING DEPTH DOES NOT ALLOW STRAIGHT DOWELS, STANDARD HOOKS WILL BE ALLOWABLE. SLAB SUBGRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557.

CONCRETE:
 CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
 ALL NEW CONCRETE SHALL BE 3,000 PSI REGULAR WEIGHT NOT GREATER THAN 0.4 W/C CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 4" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND MEETING ASTM STANDARD C-309, TYPE 1, CURING COMPOUNDS SHALL HAVE A FUGITIVE DYE. THE CURING COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOVERED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
 UNLESS A GREATER CONCRETE COVER IS REQUIRED BY 20.6.1.3 OR 20.6.1.4 (ACI 318-14), SPECIFIED COVER FOR REINFORCEMENT SHALL NOT BE LESS THAN THE FOLLOWING:

(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....	CONCRETE COVER, in.	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:		
No. 6 THROUGH No. 18 BARS.....		2
No. 5 BAR, W31 OR D31 WIRE, AND SMALLER.....		1-1/2
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:		
SLABS, WALLS, JOIST:		
No. 14 AND No. 18 BARS.....		1-1/2
No. 11 BAR AND SMALLER.....		3/4
BEAMS, COLUMNS:		
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRAL.....		1-1/2
SHELLS, FOLDED PLATE MEMBERS:		
No. 6 BAR AND LARGER.....		3/4
No. 5 BAR, W31 OR D31 WIRE, AND SMALLER.....		1/2
20.6.1.4 CORROSIVE ENVIRONMENTS.		
IN CORROSIVE ENVIRONMENTS OR OTHER SEVERE EXPOSURE CONDITIONS, THE CONCRETE COVER SHALL BE INCREASED AS DEEMED NECESSARY AND SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL. THE APPLICABLE REQUIREMENTS FOR CONCRETE BASED ON EXPOSURE CATEGORIES AND CLASSES IN CHAPTER 19.3 SHALL BE MET, OR OTHER PROTECTION SHALL BE PROVIDED.		
20.6.1.3 FIRE PROTECTION.		
IF THE GENERAL BUILDING CODE (OF WHICH THIS CODE FORMS A PART) REQUIRES A THICKNESS OF COVER FOR FIRE PROTECTION GREATER THAN THE CONCRETE COVER IN 20.6.1.3 THROUGH 20.6.4 (ACI 318-14), SUCH GREATER THICKNESS SHALL BE SPECIFIED.		

THE REINFORCEMENT FOR FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST THE GROUND SHALL HAVE NOT LESS THAN 3 INCHES OF CONCRETE BETWEEN THE REINFORCEMENT AND THE GROUND CONTACT SURFACE. IF CONCRETE SURFACES AFTER REMOVAL OF THE FORM ARE TO BE EXPOSED TO THE WEATHER OR BE IN CONTACT WITH THE GROUND, THE REINFORCEMENT SHALL BE PROTECTED WITH NOT LESS THAN 2 INCHES OF CONCRETE FOR BARS LARGER THAN #5 AND 1-1/2" FOR #5 OR SMALLER BARS. EXCAVATIONS FOR CONTINUOUS FOOTINGS SHALL BE CUT TRUE TO LINE AND GRADE AND THE SIDES OF FOOTINGS SHALL BE FORMED, EXCEPT WHERE SOIL CONDITIONS ARE SUCH THAT THE SIDES OF THE EXCAVATION STAND FIRM AND SQUARE. EXCAVATIONS SHALL BE MADE TO FIRM, CLEAN BEARING SOIL. WHEN POLYETHYLENE SHEETS ARE USED AS A VAPOR BARRIER BENEATH A GROUND FLOOR SLAB, THE SUB GRADE FOR THAT SLAB SHALL BE CONSIDERED A FORMED SURFACE FOR THE PURPOSE OF REINFORCING STEEL COVERAGE.

STRUCTURAL CONCRETE SHALL CONFORM WITH ACI-301 IT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS FOR SLABS FOR BEAMS AND COLUMNS. AGGREGATES SHALL BE CLEAN AND GRADED MAXIMUM SIZES 3/4" CONCRETE ASTM C-33 SHALL CONFORM TO ASTM C-94
 CONCRETE TESTING IS REQUIRED AS FOLLOWS: 1 SET OF 5 CYLINDERS FOR EVERY 50 CU. YDS. OF CONCRETE AS PER ASTM C-94
 MAXIMUM PERMISSIBLE SLUMP IS 5-6" IN STRUCTURAL CONCRETE WITH THE EXCEPTION BEING SAND CEMENT GROUT
 REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". HOOK ALL DISCONTINUOUS TOP REINFORCING. PROVIDE CORNERS WITH 2# 5 X 5'-0" BEND.



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

VIOLATION CASE BVC19000449 TO BE SOLVED

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DIANA TELLEZ TRS
 OWNER

220 31 STREET
 MIAMI BEACH, FL

Digitally signed by Emiliano Alberto Orozco
 Date: 2021.02.02 15:04:06 -05'00'
 SEAL

DATE: 01-30-2020	CHECKED
SCALE: AS SHOWN	
DESIGNED: E.O.	
DRAWN: E.O.	
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