

**WALL TYPE LEGEND:**

- INDICATES 8" W. X 8" H. X 16" L. BLOCK WALL W/ 1" X 2" P.T. WD. FURRING STRIPS @ 24" O.C. (PROVIDE R-42 INSUL. IN CAVITIES) SEE STRUCT. DRGS. FOR REINF. SIZE AND SPACING.
- INDICATES No. 25 GAUGE METAL CHANNEL-SHAPED STUDS 16" O.C. W/ 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYPSUM WALLBOARD APPLIED TO EACH SIDE 1 HR. FIRE RATING.
- FUTURE No. 25 GAUGE METAL CHANNEL-SHAPED STUDS 16" O.C. W/ 1 FULL LENGTH 1/2" G.W.B. EA. SIDE. SEE DTL ON A-16.

**SYMBOL LEGEND**

- △ INDICATES WINDOW TYPE (SEE SCHEDULE)
- INDICATES WINDOW PRESSURE TYPE (SEE SHT A-14)
- INDICATES DOOR TYPE (SEE SCHEDULE)

**ROOM FINISH LEGEND:**

- |   |   |   |   |   |
|---|---|---|---|---|
| A | B | C | D | E |
|---|---|---|---|---|
- A. FLOOR FINISH
  - B. WALLS FINISH
  - C. CEILING FINISH
  - D. BASE
  - E. CEILING HEIGHT
1. TERRA-COTTA FLOOR TILE PRE-SEALED AND SLIP RESISTANT.
  2. SMOOTH FINISH CONCRETE
  3. MARBLE TILE FINISH (STYLE BY ARCHITECTS)
  4. GLEUED DOWN CARPET
  5. CLEAN COMPACTED FILL
  6. SMOOTH FIN. G.W.B. WALL PAINTED
  7. SKIN-COAT STUCCO FINISH
  8. SMOOTH FINISH G.W.B. WITH WALL COVERING (STYLE BY ARCHITECTS)
  9. NONE
  10. 24 X 24 ACOUSTICAL SUSPENDED CEILING SYSTEM (STYLE BY ARCHITECTS)
  11. SMOOTH FINISH G.W.B. CEILING PAINTED
  12. LIGHT TEXTURED STUCCO CEILING
  13. SMOOTH STUCCO FINISH
  14. CERAMIC COVE BASE
  15. VINYL BASE
  16. WOOD BASE SMOOTH FINISH PAINTED
  17. VARIES

**SIGN NOTES:**

ACCESS SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, 6" HGT. AFF. AS PER SECTION 11-4.306, 2004 FBC & 2006 SUPPLEMENT

**GENERAL NOTES:**

1. GENERAL CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE, AND NOTIFY ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. USE SCALED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
3. THIS BUILDING REQUIRES COUNTY APPROVED IMPACT PROTECTION OVER ALL EXTERIOR GLAZING.
4. SEE SHEET A-14 FOR WINDOW PRESSURE SCHEDULE.
5. FOR STRUCTURAL INFORMATION SUCH AS REINFORCEMENT, DETAILS, CONNECTIONS, AND SPECIFICATIONS SEE STRUCTURAL DRAWINGS BY DARIO GONZALEZ ENG.
6. FOR MECHANICAL, ELECTRICAL, PLUMBING NOTES, DETAILS, AND SPECIFICATIONS SEE DRAWINGS BY P4G ENG.

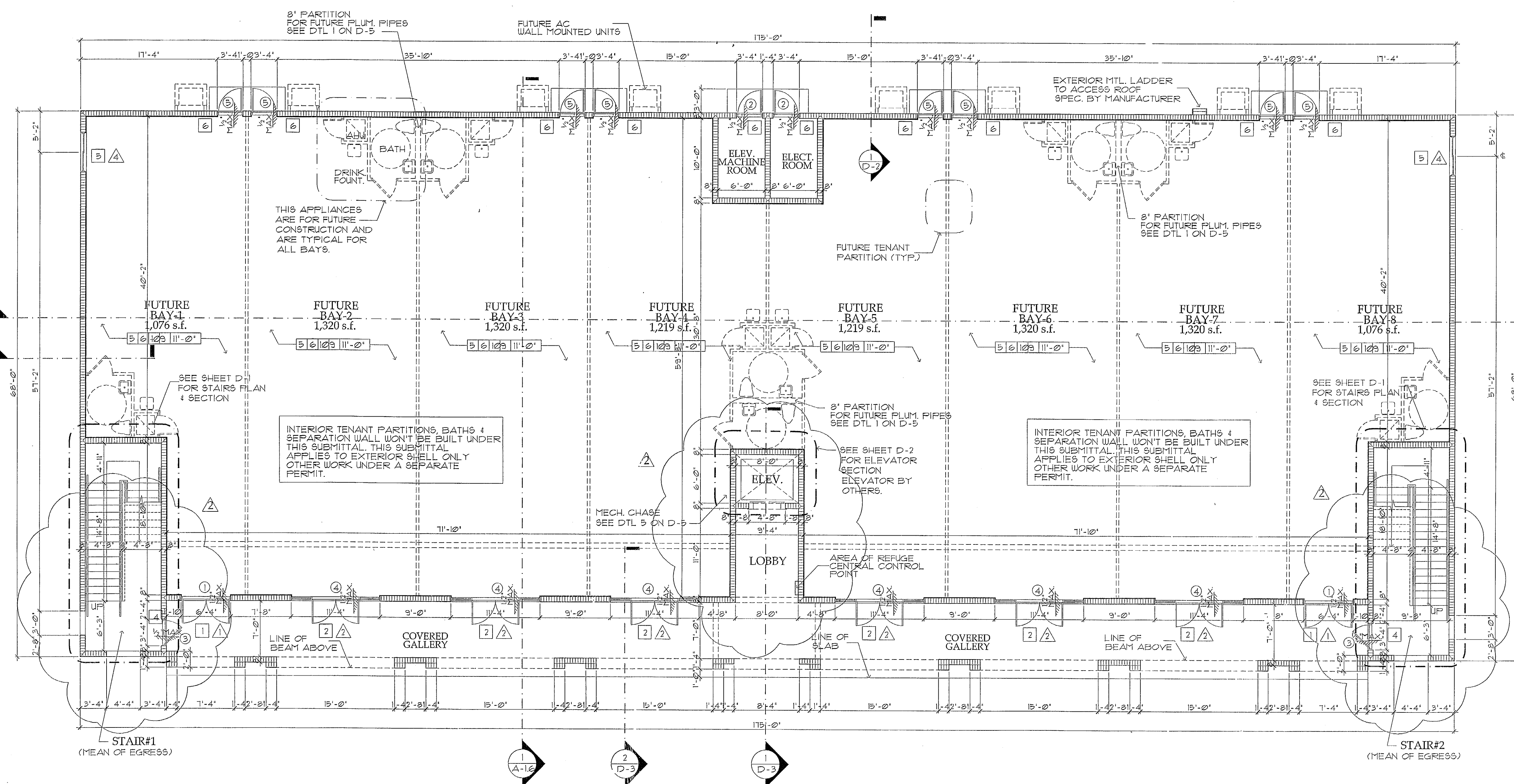
**TERMITE PROTECTION NOTE:**

PROVIDE A FIRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES," AS PER SECTION 1916, F.B.C. 2004 & 2006 SUPPLEMENT.

**GENERAL BUILDING DATA:**

<b>CONSTRUCTION TYPE</b> CONSTRUCTION TYPE III (SECTION 602, F.B.C. 2004/2006 SUPP.) GROUP: B EXT. WALLS: 2-HRS, INT. PARTITIONS: 0-HR (F.B.C. TABLE 601/602)	<b>ALLOWABLE HEIGHTS AND BLDG. AREAS</b> F.B.C. TABLE 502
<b>MAXIMUM OCCUPANCY LOAD CALCULATION:</b> F.B.C. TABLE 1004.12	• TYPE OF CONST: III • MAX. HGT: ALLOWABLE: 55' PROPOSED: 38'-6" • OCCUPANCY: B (BUSINESS) NFPA 101 ALLOWABLE: 4 PROPOSED: 2 • MAX. No. STORIES: ALLOWABLE: 13,000 SQ.FT. PER FLOOR • MAX. AREA (MULTISTORY): PROPOSED: 11,950 SQ.FT. PER FLOOR
• BUSINESS AREAS: 100 SQ.FT./600 SQ.FT. PER PERSON • TOTAL BUILDING OFFICE SPACE AREA: 10,615 SQ. FT. 10,615 SQ. FT. / 100 SQ.FT. = 107 PERSONS	
<b>MINIMUM INTERIOR FINISH CLASSIFICATION</b> F.B.C. TABLE 803.5	
• CLASSIFICATION (OCCUPANCY) CLASS-B, UNSPRINKLED • EXITS: CLASS A • EXIT ACCESS: CLASS B • OTHER SPACES: CLASS C	



**GROUND FLOOR PLAN**

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

FOR SQUARE FOOTAGE BREAK DOWN SEE SHEET SP-1

**DOOR SCHEDULE**

NO.	DOOR				DET.	GLASS	FRAME	REMARKS
	W	H	T	MAT. TYPE				
1	2'-3"	8'-2"	1-3/4"	MTL. STOREFRONT	C/A	SAFETY CAT II	MTL.	MTL. THRESHOLD, WEATHER STRIP, AUTO CLOSER AND PANIC HARDWARE
2	3'-0"	8'-2"	1-3/4"	MTL. FULL LOUVERED	D/A		MTL.	MTL. THRESHOLD, WEATHER STRIP, FULL LOUVERED & INSECT SCREEN
3	3'-4"	8'-2"	1-3/4"	MTL. STOREFRONT	E	12 X 12 FIRE GLASS SAFETY CAT II	MTL.	MTL. THRESHOLD, WEATHER STRIP, AUTO CLOSER AND PANIC HARDWARE
4	11'-4"	8'-2"	1-3/4"	MTL. STOREFRONT	B	SAFETY CAT II	MTL.	MTL. THRESHOLD, WEATHER STRIP, AUTO CLOSER AND PANIC HARDWARE
5	3'-0"	6'-8"	1-3/4"	UD.	F		MTL.	MTL. THRESHOLD, WEATHER STRIP, AUTO CLOSER AND PANIC HARDWARE
6	3'-0"	6'-8"	1-3/4"	MTL.	F		MTL.	MARBLE SILL & AUTO CLOSER & RESTROOMS LEVER HARDWARE

ALL DOORS TO HAVE LEVER TYPE HARDWARE.  
 (\*) SEE SHEET D-4 & D-5

**STOREFRONT & WINDOW SCHEDULE**

NO.	DOOR			GLASS	TINT	TYPE
	W	H	MAT.			
1	6'-4"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'A' (SEE SHEET D-4)
2	11'-4"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'B' (SEE SHEET D-4)
3	5'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER
4	4'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER

**THIS BUILDING HAS FIRE ALARM SYSTEM  
 SEE ELECTRICAL PAGES**

APPROVED BY  
 MIAMI-DADE COUNTY FIRE DEPARTMENT  
 SPK. ELDG. BERMUT. DATE: 11/11/07  
 WATERWAY ENGINEERING  
 DATE: 11/11/07

Seal:  
 DEC 11 2007

Rey Martinez  
 AR No. 0011555

Revisions:

No.	Date	Dept/Section	By
1	10.25.07	Arch	Rev H.O.A.

APPROVED BY  
 MIAMI-DADE COUNTY FIRE DEPARTMENT  
 DATE: 11/11/07

Date: 08-17-06  
 Scale: As Shown  
 Job No: 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.

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**GENERAL NOTES:**

- GENERAL CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE, AND NOTIFY ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- USE SCALED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
- THIS BUILDING REQUIRES COUNTY APPROVED IMPACT PROTECTION OVER ALL EXTERIOR GLAZING.
- SEE SHEET A-1.4 FOR WINDOW PRESSURE SCHEDULE.
- FOR STRUCTURAL INFORMATION SUCH AS REINFORCEMENT, DETAILS, CONNECTIONS, AND SPECIFICATIONS SEE STRUCTURAL DRAWINGS BY DARIO GONZALEZ ENG.
- FOR MECHANICAL, ELECTRICAL, PLUMBING NOTES, DETAILS, AND SPECIFICATIONS SEE DRAWINGS BY F & G ENGINEERS

**WALL TYPE LEGEND:**

- INDICATES 8" W. X 8" H. X 16" L. BLOCK WALL W/ 1" X 2" P.T. WD. FURRING STRIPS @ 24" O.C. (PROVIDE R-42 INSUL. IN CAVITIES) SEE STRUCT. DRGS. FOR REINF. SIZE AND SPACING.
- INDICATES No. 25 GAUGE METAL CHANNEL-SHAPED STUDS 16" O.C. W/ 1 FULL LENGTH LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD APPLIED TO EACH SIDE, 1 HR. FIRE RATING.
- FUTURE No. 25 GAUGE METAL CHANNEL-SHAPED STUDS 16" O.C. W/ 1 FULL LENGTH 1/2" G.W.B. EA. SIDE SEE DTL ON A-1.6.

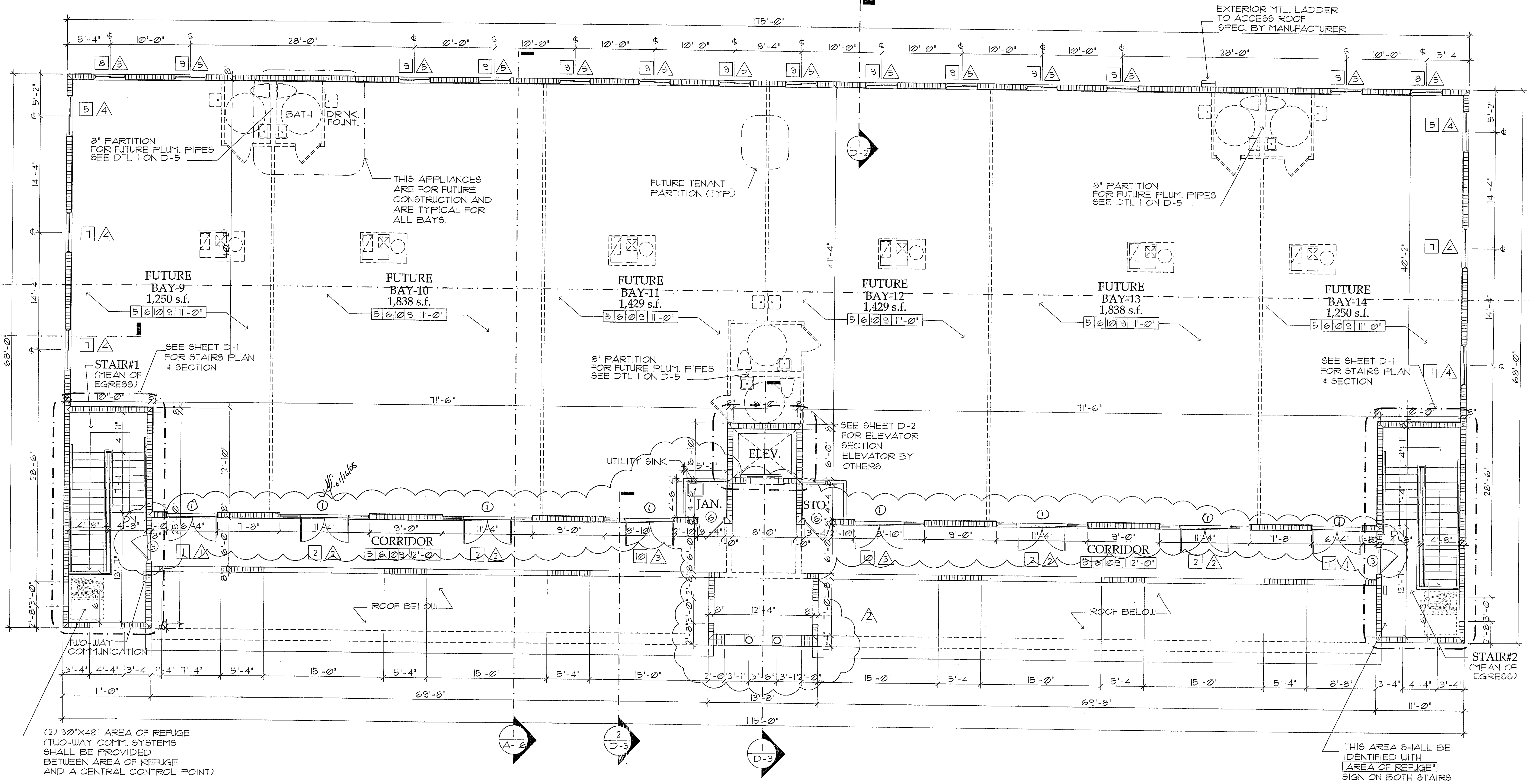
**SYMBOL LEGEND**

- △ INDICATES WINDOW TYPE (SEE SCHEDULE)
- INDICATES WINDOW PRESSURE TYPE (SEE SCHEDULE)
- INDICATES DOOR TYPE (SEE SCHEDULE)

**ROOM FINISH LEGEND:**

NO.	FINISH
A	FLOOR FINISH
B	WALLS FINISH
C	CEILING FINISH
D	BASE
E	CEILING HEIGHT

- TERRA-COTTA FLOOR TILE FIRE-SEALED AND SLIP RESISTANT.
- SMOOTH FINISH CONCRETE MARBLE TILE FINISH (STYLE BY ARCHITECTS)
- GLUED DOWN CARPET
- CLEAN COMPACTED FILL
- SMOOTH FIN. G.W.B. WALL PAINTED
- SKIM-COAT STUCCO FINISH
- SMOOTH FINISH G.W.B. WITH WALL COVERING (STYLE BY ARCHITECTS)
- NONE
- 24 X 24 ACOUSTICAL SUSPENDED CEILING SYSTEM (STYLE BY ARCHITECTS)
- SMOOTH FINISH G.W.B. CEILING PAINTED
- LIGHT TEXTURED STUCCO CEILING
- SMOOTH STUCCO FINISH
- CERAMIC COVE BASE
- VINYL BASE
- WOOD BASE SMOOTH FINISH PAINTED
- VARIABLES



**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

**DOOR SCHEDULE**

NO.	DOOR				GLASS	FRAME	REMARKS
	W	H	T	MAT.			
1	2'-3"-0"	8'-2"	1-3/4"	MTL.	STOREFRONT	C/A	SAFETY CAT II
2	3'-0"	8'-2"	1-3/4"	MTL.	FULL LOUVERED	D/A	
3	3'-4"	8'-2"	1-3/4"	MTL.	C' LABEL 1 1/2" S.C. FIRE RATED	E	1/2" X 1/2" FIRE GLASS SAFETY CAT II
4	11'-4"	8'-2"	1-3/4"	MTL.	STOREFRONT	B	SAFETY CAT II
5	3'-0"	6'-8"	1-3/4"	WD.	B' LABEL 45 MIN S.C. FIRE RATED	F	
6	3'-0"	6'-8"	1-3/4"	MTL.	C' LABEL 1 1/2" S.C. FIRE RATED	F	MARBLE SILL & AUTO CLOSER @ RESTROOMS LEVER HARDWARE

ALL DOORS TO HAVE LEVER TYPE HARDWARE.  
 (1) SEE SHEET D-4 & D-5

**STOREFRONT & WINDOW SCHEDULE**

NO.	W	H	MAT.	GLASS	TINT	TYPE
△	11'-4"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'B' (SEE SHEET D-4)
△	8'-10"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'C' (SEE SHEET D-4)
△	3'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER
△	4'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER

**THIS BUILDING HAS FIRE ALARM SYSTEM  
 SEE ELECTRICAL PAGES**

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 BUILDING SECTION  
 AS NOTED & INITIALLED  
 APPROVED BY: [Signature]  
 DATE: 02/22/07

EXISTING PORTIONS OF BUILDING SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES, AS SET FORTH IN THE NFPA 101 LIFE SAFETY CODE.

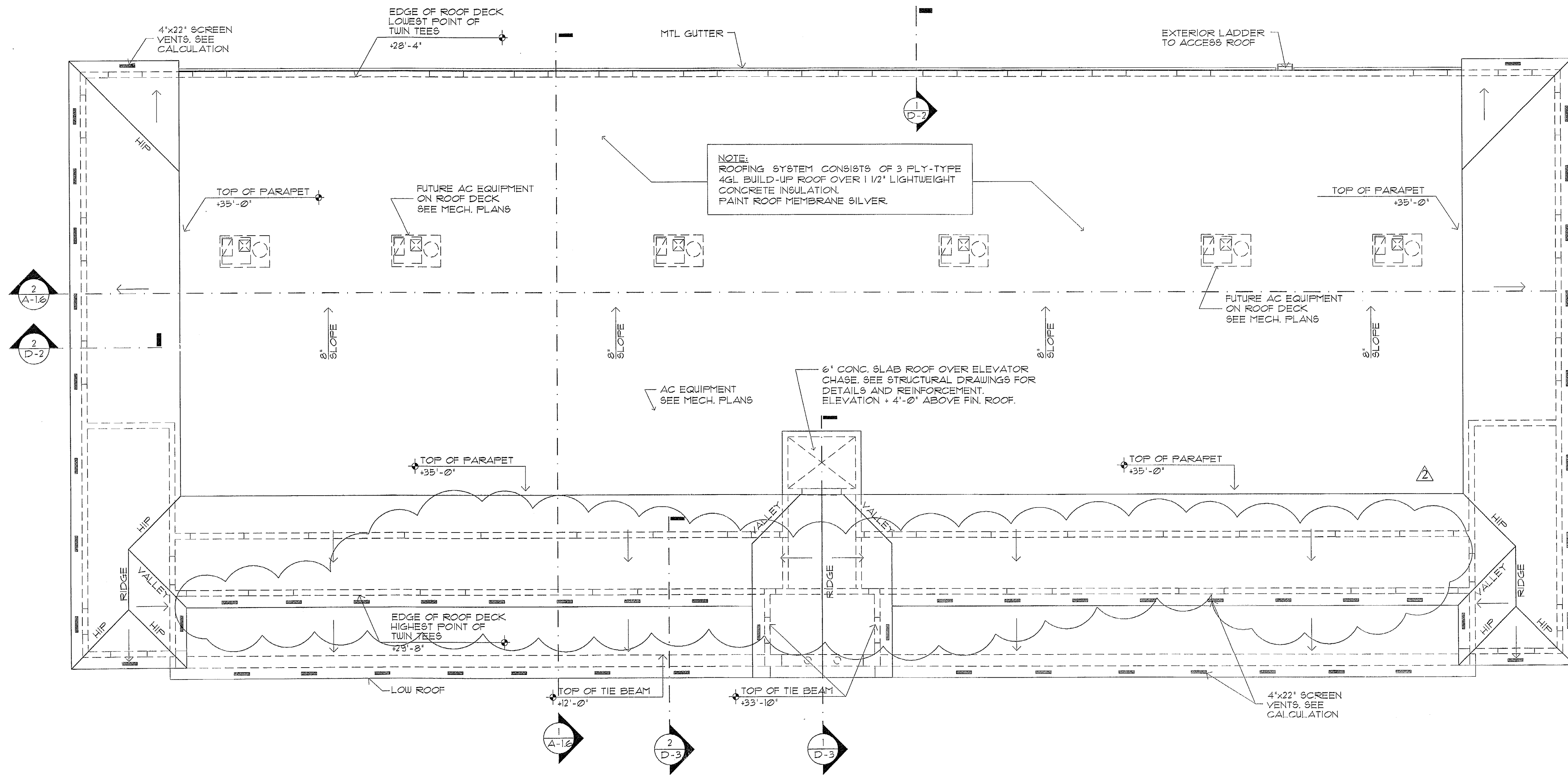
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 SPK. [Signature]  
 DATE: 02/22/07

Seal:  
 [Signature]  
 DEC 11 2007  
 Rey Martinez  
 AR No.0011555

Revisions:  
 No. Date Dept/Section By  
 △ 10.25.07 Arch Rev H.O.A.

Date: 08-17-06  
 Scale: As Shown  
 Job No. 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.





**ROOF PLAN**  
 SCALE: 1/8"=1'-0"

**NOTES:**

- FOR STRUCTURAL INFORMATION SUCH AS REINFORCEMENT DETAILS CONNECTIONS AND SPECIFICATIONS SEE STRUCTURAL DRAWINGS BY DARIO GONZALEZ, ENG.
- FOR MECHANICAL ELECTRICAL PLUMBING NOTES, DETAILS AND SPECIFICATIONS SEE DRAWINGS BY P & G ENGINEERS.
- FOR ROOF DRAIN SEE SHEET P-3

**GENERAL NOTES:**

- GENERAL CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE, AND NOTIFY ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- USE SCALED DIMENSIONS ONLY. DO NOT SCALE DRAWING.
- GENERAL CONTRACTOR SHALL PROVIDE TRUSS PACKAGE (PLANS AND ENGINEERING) FOR ARCHITECT'S AND ENGINEER'S APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

**ROOF VENTILATION CALCULATION**  
 F.B.C. 2004 & 2006 SUPPLEMENT

REQUIRED AREA OF VENTILATION FOR ROOF AS PER SECT. R444.3.3.2  
 1/150 OF TOTAL NET FREE VENT. AREA TO CEIL. AREA:

DESCRIPTION	ROOF AREA E.A.	REQ. VENT AREAS	REQ. VENTS PER ROOF	VENTS PROV.
BOTTOM ROOF	+/- 1160 SQFT.	1/150 X 1160 = 7.73 SQFT.	7.73 / 0.61 = 12.68 = 13 VENTS	14
UPPER ROOF	+/- 3,411 SQFT.	1/150 X 3,411 = 22.74 SQFT.	22.74 / 0.61 = 37.28 = 38 VENTS	38
TOWER ROOF	+/- 116 SQFT.	1/150 X 116 = 0.77 SQFT.	0.77 / 0.61 = 1.26 = 2 VENTS	2
TOTAL VENTS				54

REQUIRED No. OF VENTS: SUBTOTAL (AREA OF ROOF) TO THAT OF TYPE OF VENTS  
 TYPE OF SCREEN VENTS: 4 IN. X 22 IN. = 88 SQ.IN. ( 0.61 SQ.FT. )

Miami-Dade County  
 Building Department  
 APPROVED BY: [Signature]  
 DATE: 07/16/07

Seal:  
 Rey Martinez  
 AR No. 0011555

Revisions:  
 No. Date Dept/Section By  
 2 10.25.07 Arch Rev H.O.A.

Date: 08-17-06  
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**FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
 SCALE: 1/8"=1'-0"

WIND PRESSURE SCHEDULE			
OPENING	ROUGH OPENING	+ P.S.F.	- P.S.F.
1	6'-4"x8'-2"	46.70	50.80
1a	6'-4"x2'-0"	48.30	52.40
2	6'-4"x8'-2"	46.70	50.80
2a	11'-4"x2'-0"	46.40	50.50
2c	2'-6"x8'-2"	41.30	51.30
3	6'-4"x8'-2"	46.70	50.80
6	3'-4"x8'-2"	46.70	50.80
7	5'-0"x5'-0"	48.20	52.20
8	4'-0"x5'-0"	48.30	65.10
9	4'-0"x5'-0"	48.30	65.10
10	8'-10"x8'-2"	46.70	50.80
10a	8'-10"x2'-0"	48.30	52.40
10c	2'-6"x8'-2"	41.30	51.30

STOREFRONT & WINDOW SCHEDULE						
NO.	W	H	MAT.	GLASS	TINT	TYPE
△	6'-4"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'A' (SEE SHEET D-4)
△	11'-4"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'B' (SEE SHEET D-4)
△	8'-10"	10'-2"	MTL.	1/4" TEMP.	BRONZE	STOREFRONT 'C' (SEE SHEET D-4)
△	5'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER
△	4'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER

**SHOPPING CENTER**  
 South Dade Builders, Inc.  
 9233 S.W. 67 Street  
 Miami, Florida 33173  
 Ph. 305.261.1155 - Fax 305.267.9011  
 PROPERTY ADDRESS: 14780 SW 26 ST. MIAMI, FL.

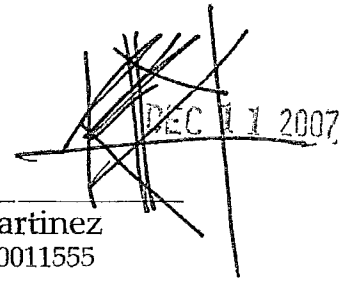
Seal:  
  
 Rey Martinez  
 AR No. 0011555

Revisions:  
 No. Date Dept/Section By  
 △ 10.25.07 Arch Rev H.O.A.

MIAMI DADE COUNTY  
 BUILDING DEPARTMENT  
 APPROVED BY:   
 DATE: 11/16/07

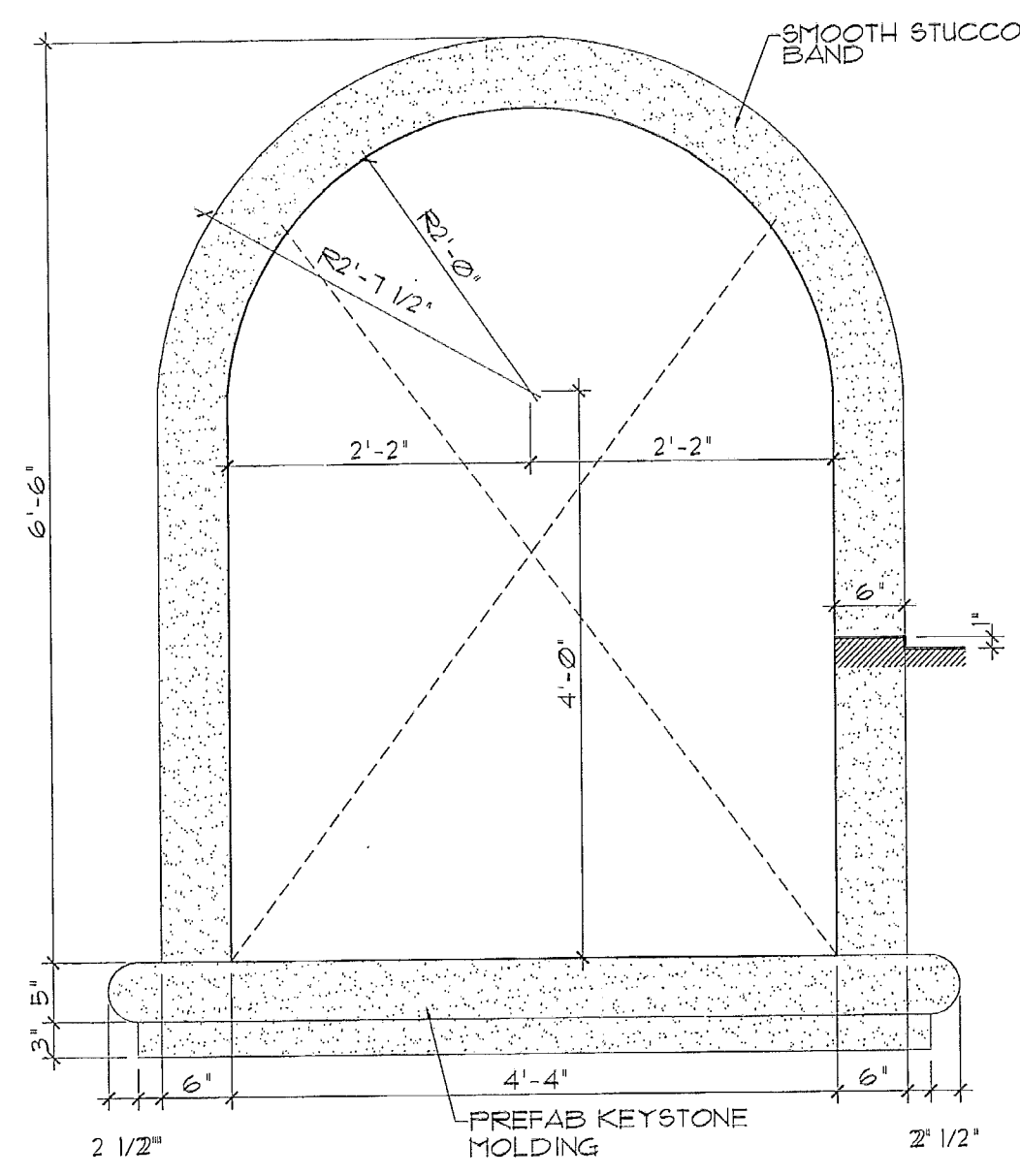
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 Drawn by: M.D.  
 Checked by: H.O.A.



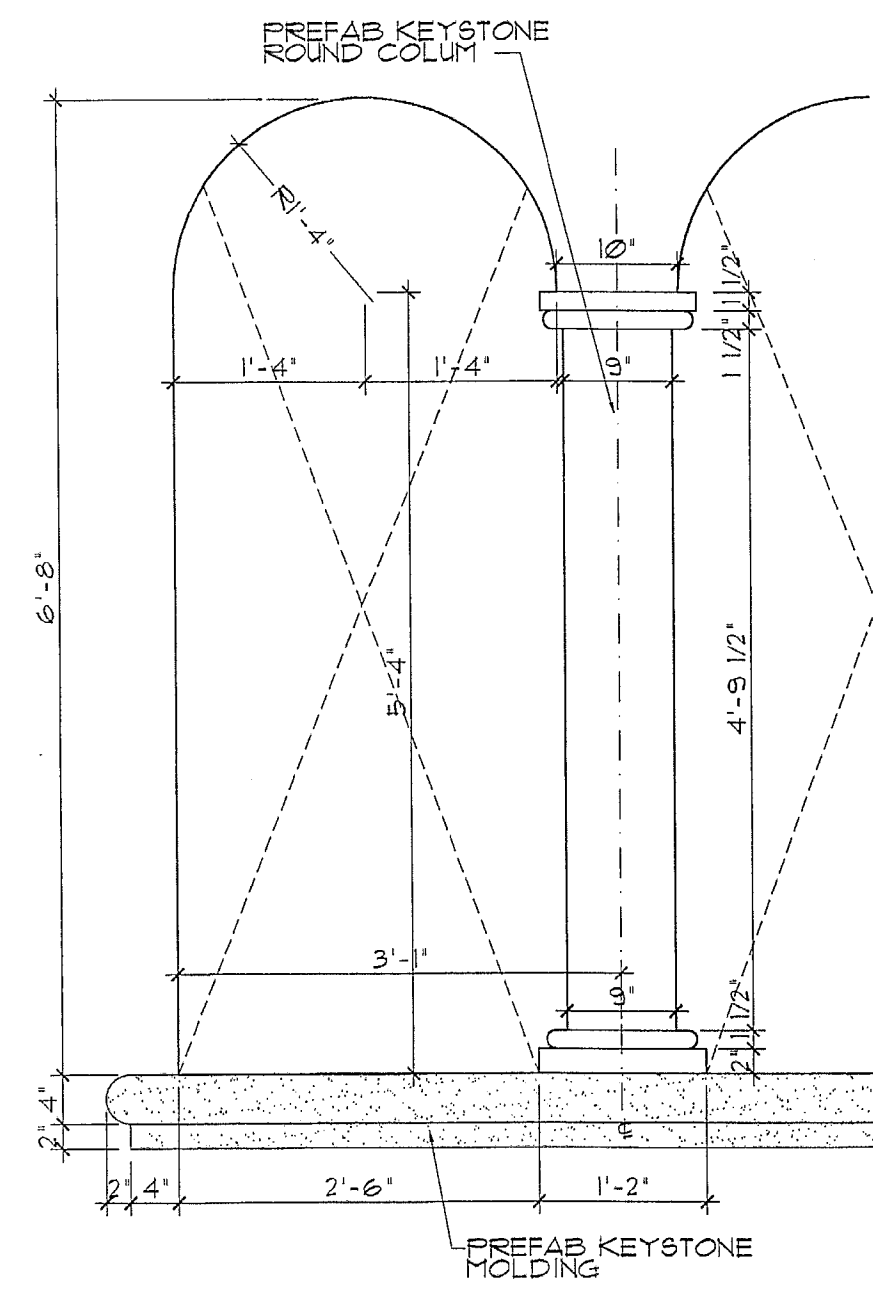
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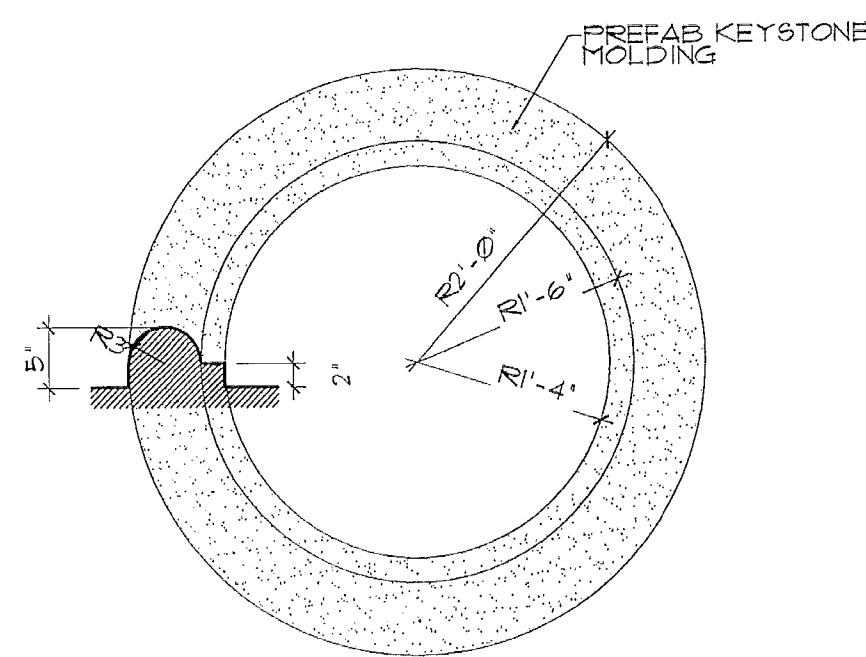
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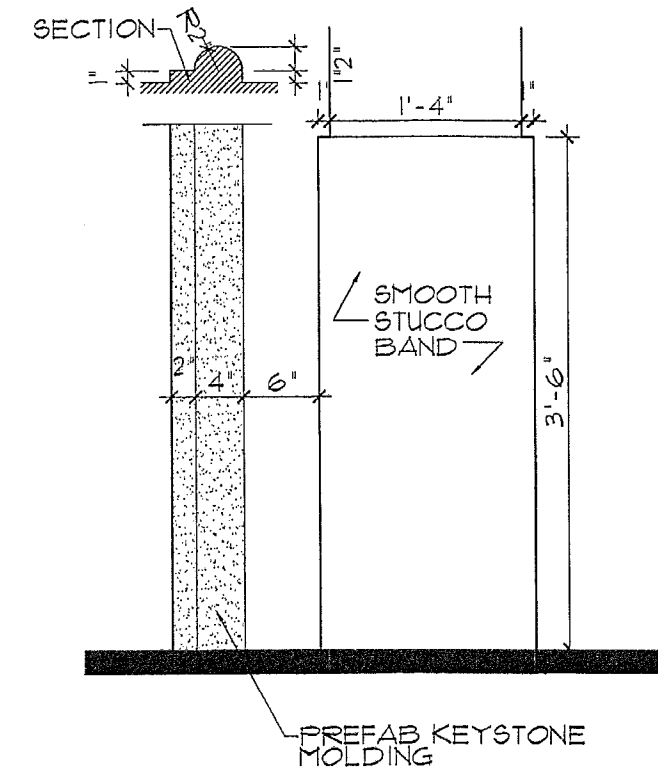
DETAIL 1



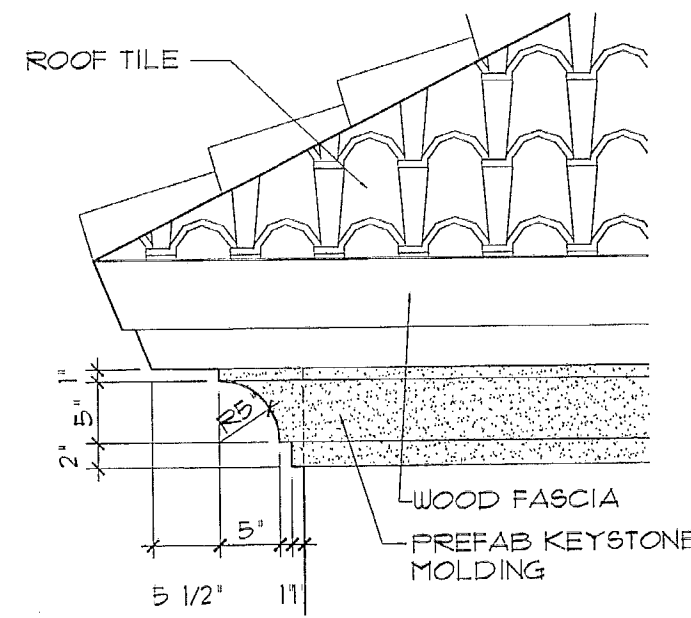
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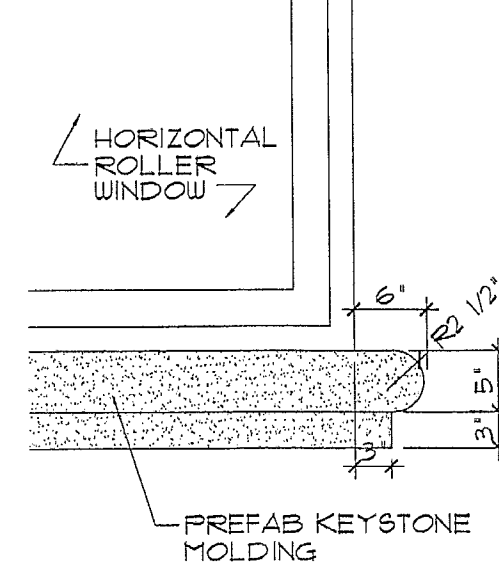
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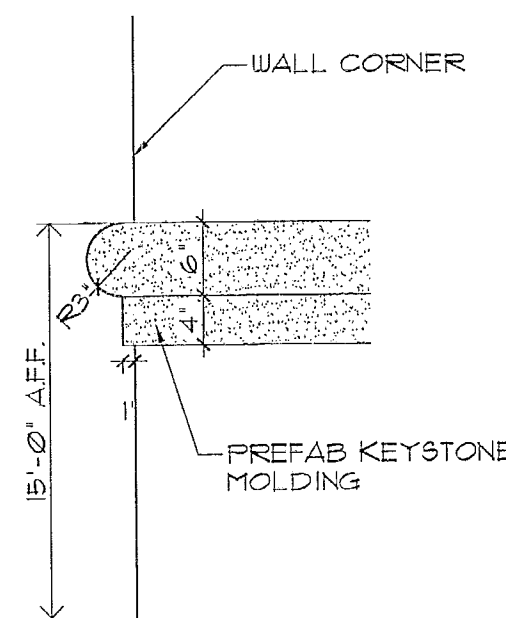
DETAIL 4



DETAIL 5



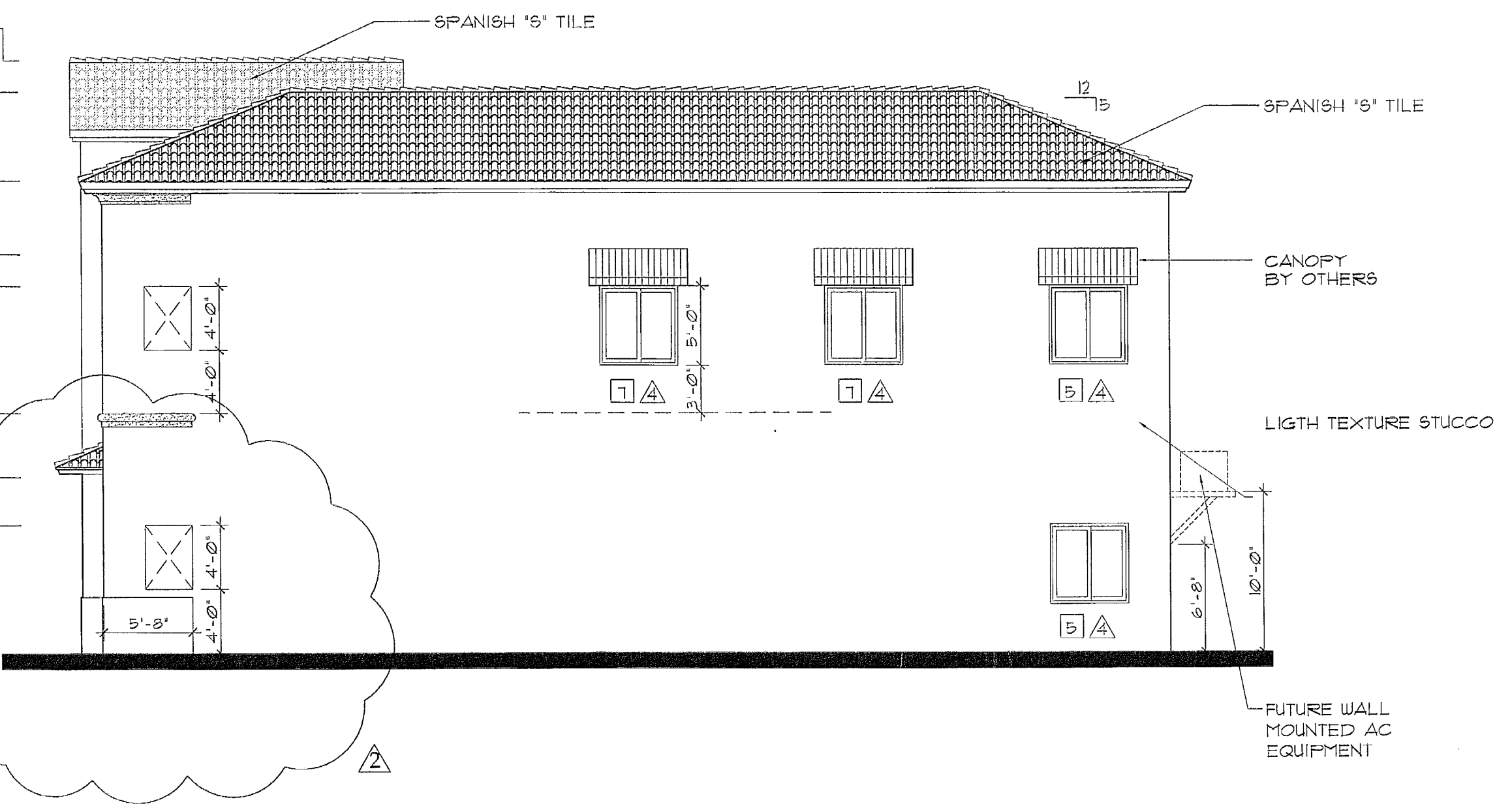
DETAIL 6



DETAIL 7

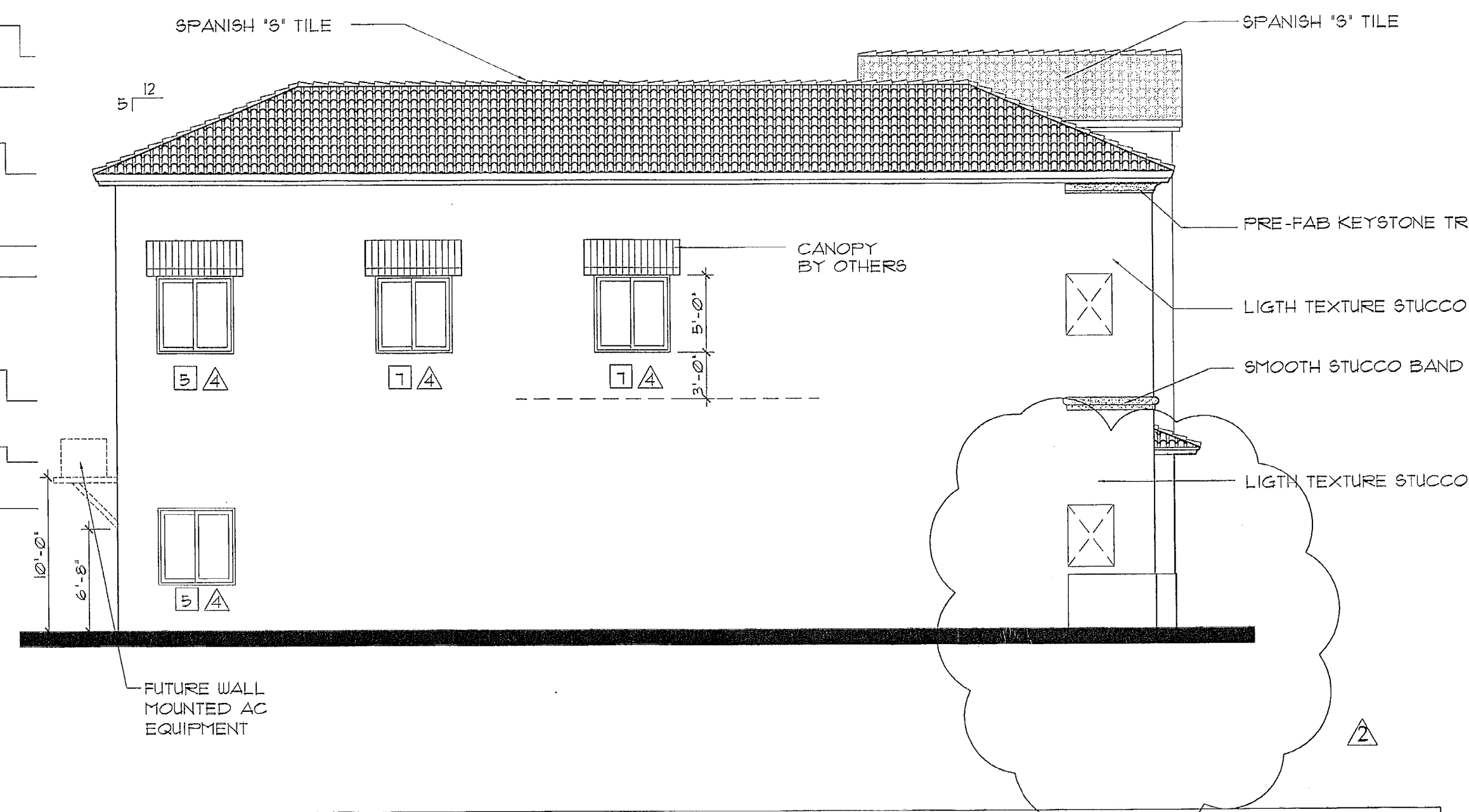
ELEVATION DETAILS  
 SCALE: 1"=1'-0"

- TOP OF HIGHEST ROOF RIDGE ELEV. +37'-2"
- TOP OF MAIN ROOF PARAPET ELEV. +35'-0"
- TOP OF MAIN ROOF DECK ELEV. +29'-3"
- BOTTOM OF 2ND FLOOR SUSPENDED CEIL. ELEV. +25'-0"
- TOP OF 2ND FLOOR OPENINGS ELEV. +23'-0"
- TOP OF 2ND FLOOR DECK ELEV. +15'-0"
- BOTTOM OF SUSPENDED CEILING ELEV. +11'-0"
- TOP OF GROUND FLOOR WINDOWS ELEV. +8'-0"
- TOP OF GROUND FLOOR SLAB ELEV. +0'-0"



RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"

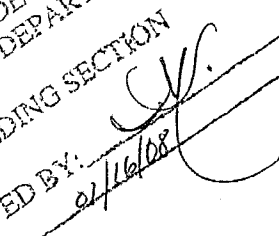
- TOP OF HIGHEST ROOF RIDGE ELEV. +37'-2"
- TOP OF MAIN ROOF PARAPET ELEV. +35'-0"
- TOP OF MAIN ROOF DECK ELEV. +29'-3"
- BOTTOM OF 2ND FLOOR SUSPENDED CEIL. ELEV. +25'-0"
- TOP OF 2ND FLOOR OPENINGS ELEV. +23'-0"
- TOP OF 2ND FLOOR DECK ELEV. +15'-0"
- BOTTOM OF SUSPENDED CEILING ELEV. +11'-0"
- TOP OF GROUND FLOOR WINDOWS ELEV. +8'-0"
- TOP OF GROUND FLOOR SLAB ELEV. +0'-0"

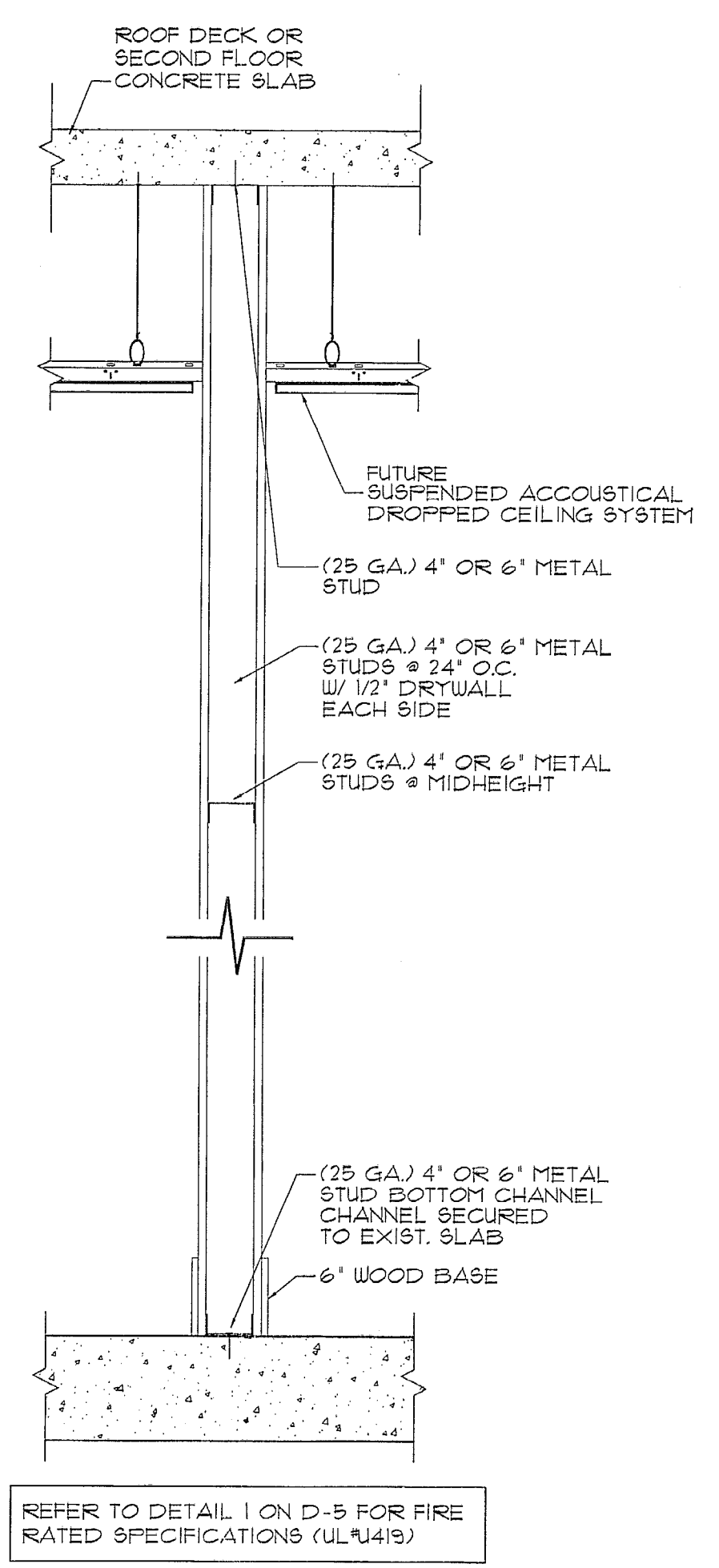


LEFT ELEVATION  
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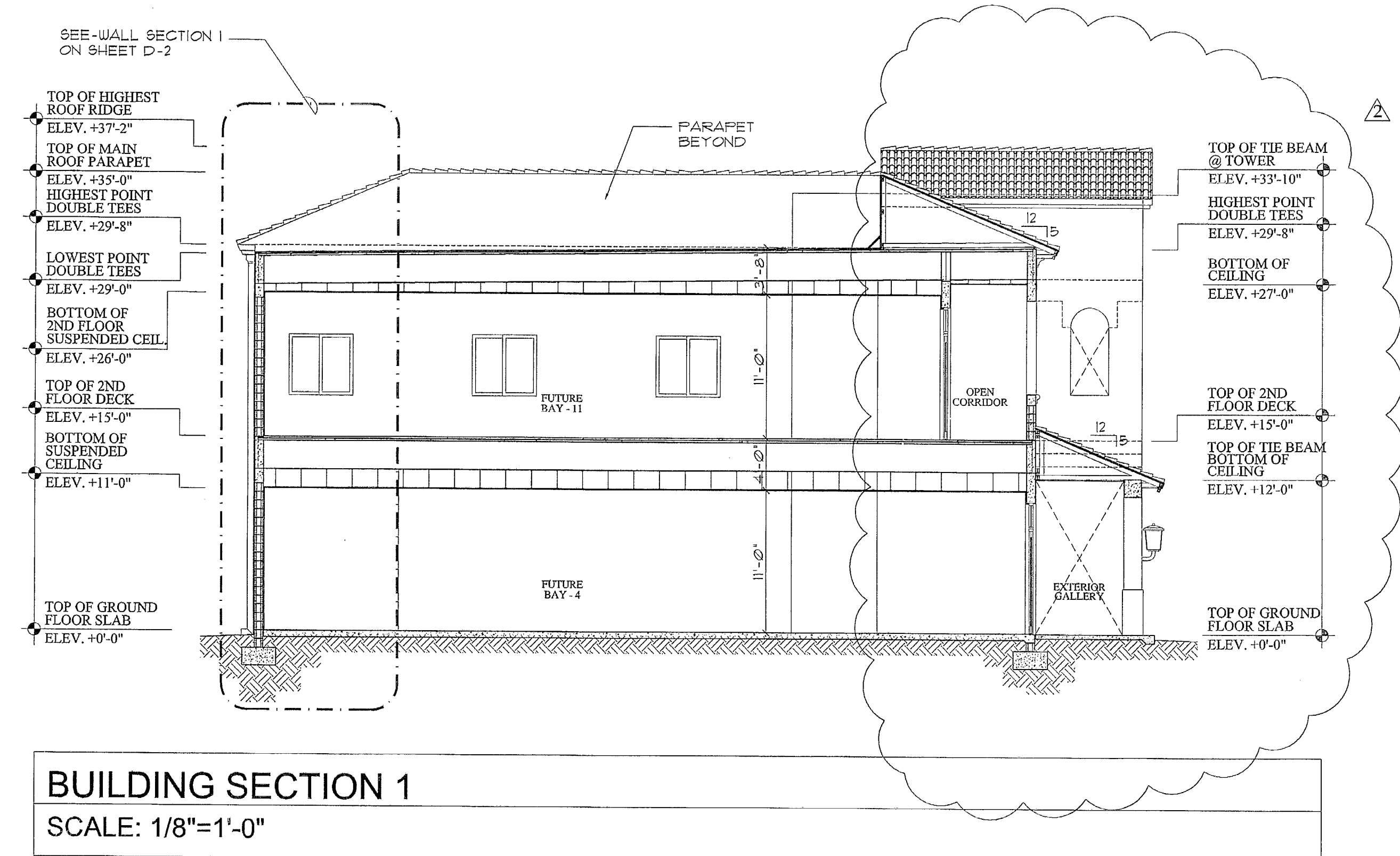
WIND PRESSURE SCHEDULE			
OPENING	ROUGH OPENING	+ P.S.F.	- P.S.F.
1	6'-4"x8'-2"	46.10	50.00
1a	6'-4"x2'-0"	48.30	52.40
2	6'-4"x8'-2"	46.10	50.00
2a	11'-4"x2'-0"	46.40	50.50
2c	2'-6"x8'-2"	41.30	51.30
3	6'-4"x8'-2"	46.10	50.00
4	3'-4"x8'-2"	46.10	50.00
7	5'-0"x5'-0"	48.20	52.20
8	4'-0"x5'-0"	48.30	65.10
9	4'-0"x5'-0"	48.30	65.10
10	8'-10"x8'-2"	46.10	50.00
10a	8'-10"x2'-0"	48.30	52.40
10b	2'-6"x8'-2"	41.30	51.30

STOREFRONT & WINDOW SCHEDULE						
NO.	W	H	MAT.	GLASS	TINT	TYPE
△	5'-0"	5'-0"	MTL.	1/4" TEMP.	BRONZE	HORIZONTAL ROLLER

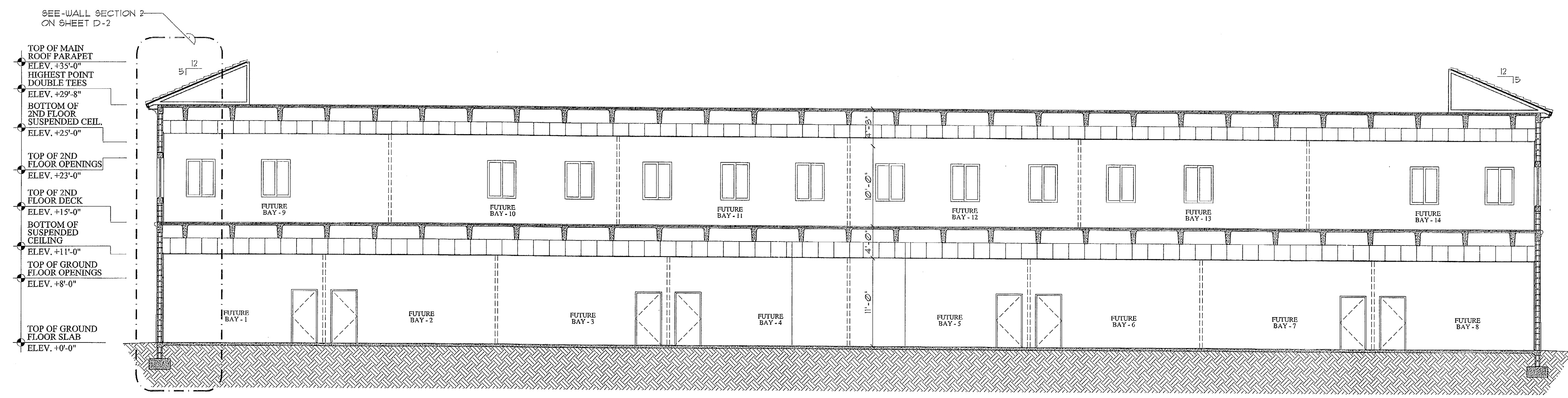
MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 BUILDING SECTION  
 APPROVED BY:   
 DATE: 8/17/06



1 TYP. TENANT SEPARATION  
 A-1.6 1 HR. FIRE RATED SCALE: 1"=1'-0"



**BUILDING SECTION 1**  
 SCALE: 1/8"=1'-0"



**BUILDING SECTION 2**  
 SCALE: 1/8"=1'-0"

Seal:

*[Signature]*  
 DEC 21 2017

Rey Martinez  
 AR No. 0011555

Revisions:

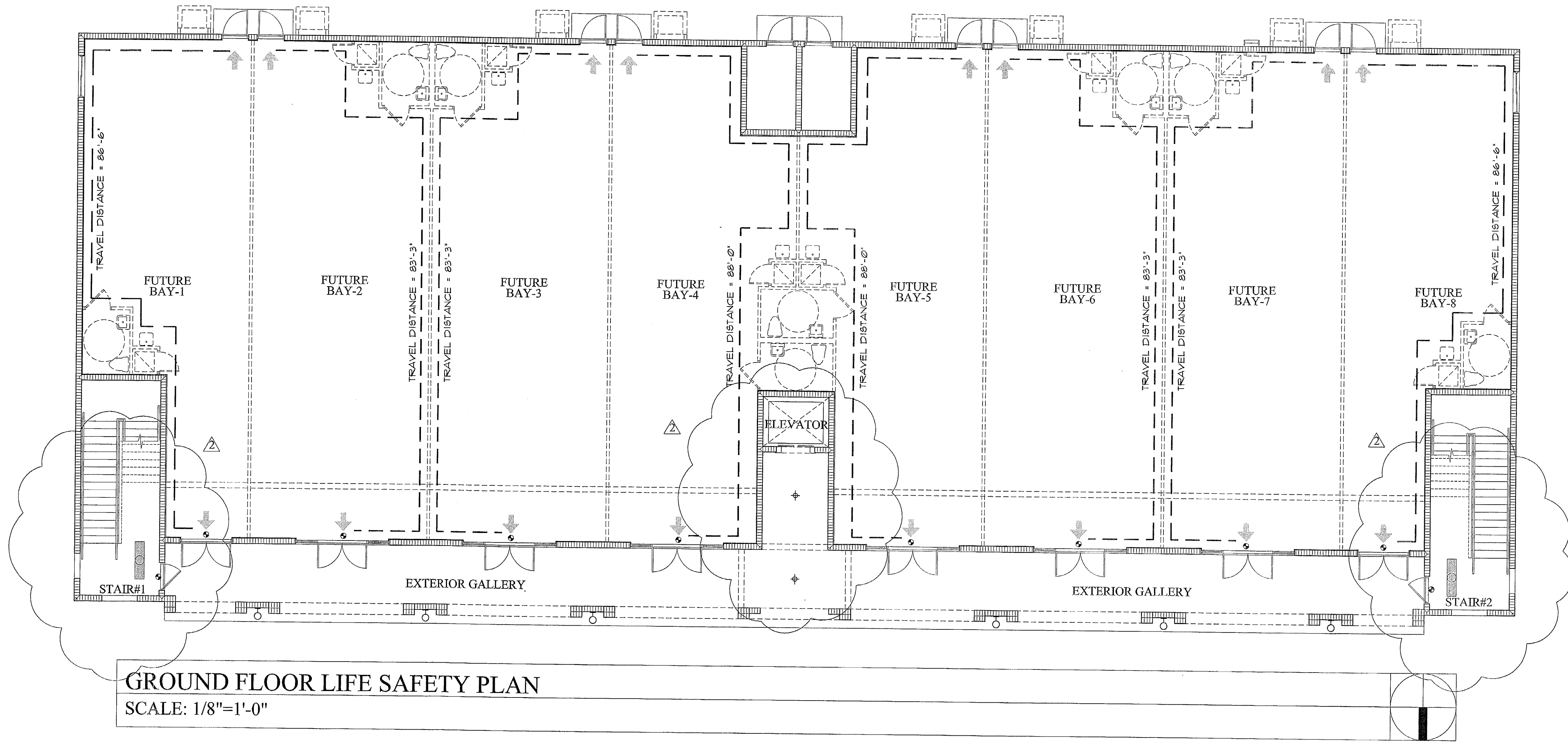
No.	Date	Dept/Section	By
1	10.25.07	Arch	Rev H.O.A.

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 BUILDING SECTION  
 APPROVED BY: *[Signature]*  
 DATE: *[Signature]*

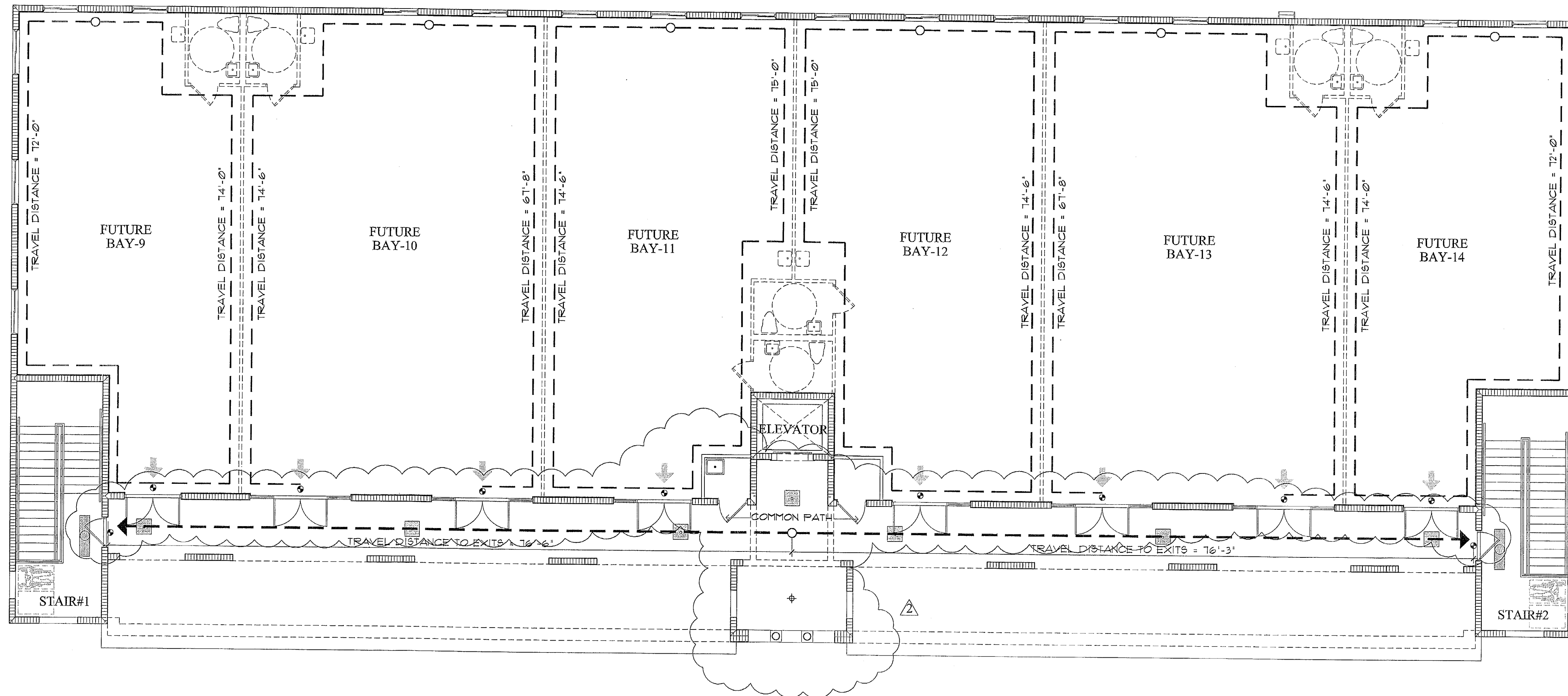
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 Scale: As Shown  
 Job No. 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.

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**GROUND FLOOR LIFE SAFETY PLAN**  
 SCALE: 1/8"=1'-0"



**SECOND FLOOR REFLECTED CEILING PLAN & LIFE SAFETY PLAN**  
 SCALE: 1/8"=1'-0"

**NOTES:**

1. SINGLE TENANT SPACE TRAVEL DISTANCE = 100' MAX. (SECTION 302.5.3.2 OF NFPA 101 2003 EDITION)
2. TRAVEL DISTANCE TO EXITS = 200'-0" MAX. (SECTION 302.6.2 OF NFPA 101 2003 EDITION)
3. SEE SHEETS ELECTRICAL PAGES FOR TENANT SPACES EMERGENCY LIGHTING

LEGEND	
	LIGHTS ON EMERGENCY CIRCUIT
	EXIT LIGHTING FIXTURE
	LINE OF COMMON PATH

EXISTING PORTIONS OF BUILDING SHALL COMPLY WITH THE PROVISIONS OF THIS PLAN OCCUPANCIES, AS SET FORTH IN NFPA 101 LIFE SAFETY CODE.

Seal:

Revisions:  
 No. Date Dept/Section By

No.	Date	Dept/Section	By
10.25.07		Arch Rev	H.O.A.

DATE: 10/11/07 BY:

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 APPROVED BY:

Date: 08-17-06  
 Scale: As Shown  
 Job No. 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.

REFLECTED CEILING & LIFE SAFETY PLAN

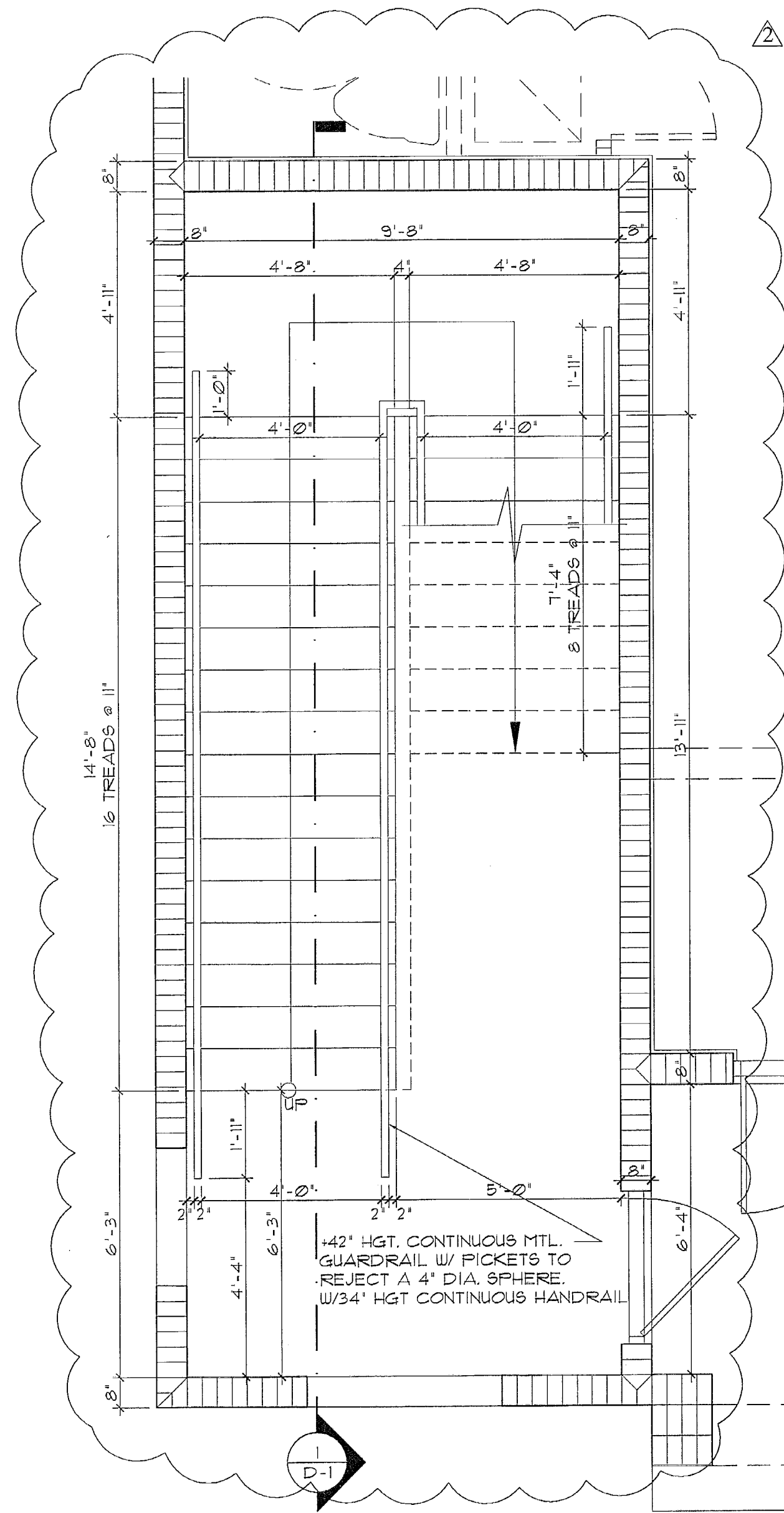
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Coral Way Professional Center  
 2720 S.W. 97th Avenue  
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 Miami, Florida 33165  
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 reymar@reymarassoc.com

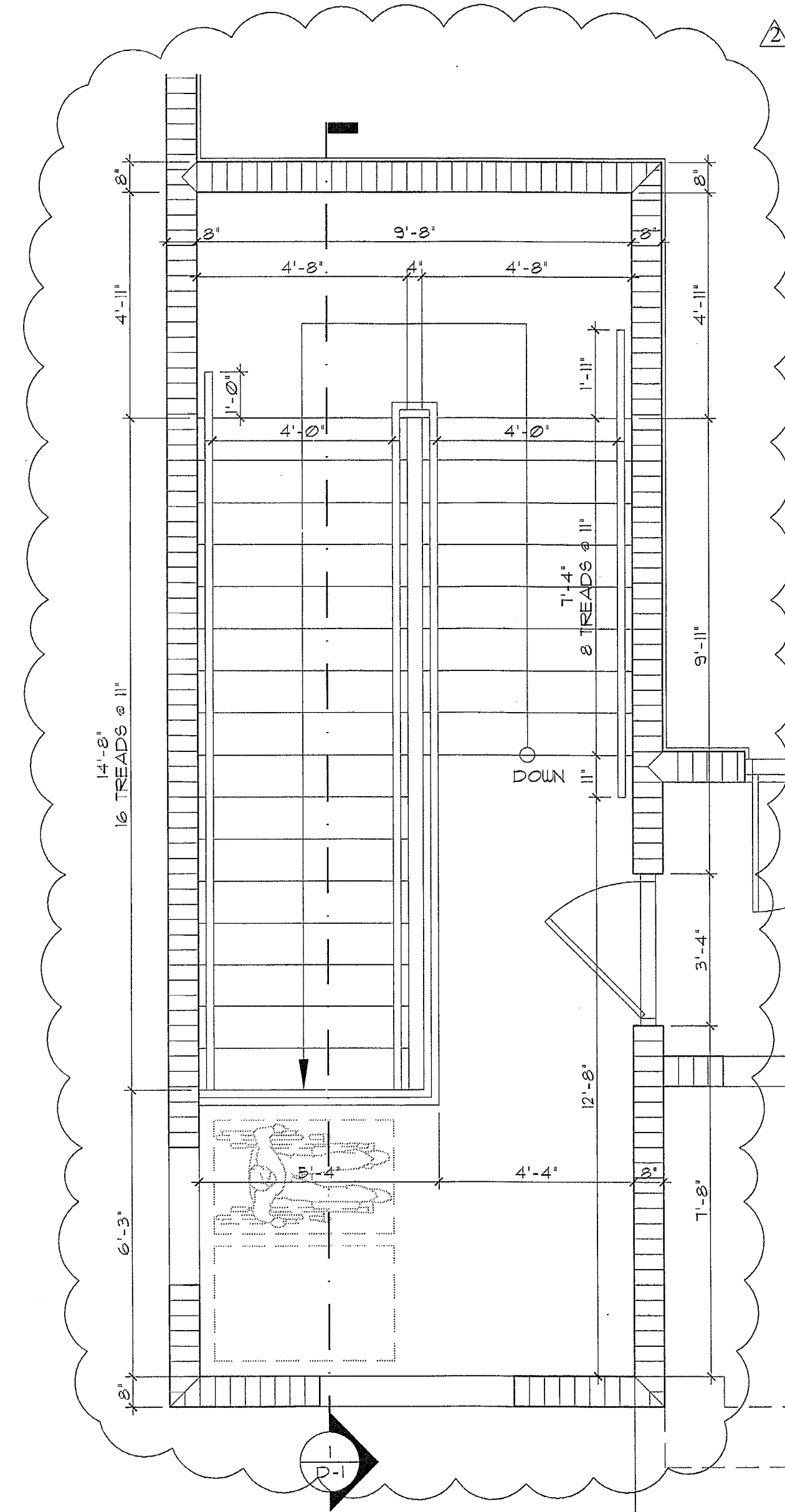
FL Registration:  
 AR : 0011555  
 AA: 26-000651

**SHOPPING CENTER**  
 South Dade Builders, Inc.

9233 SW 67 Street  
 Miami, Florida 33173  
 Ph. 305.261.1155 - Fax 305.267.9011  
 PROPERTY ADDRESS: 14780 SW 26 ST. MIAMI, FL.



GROUND FLOOR

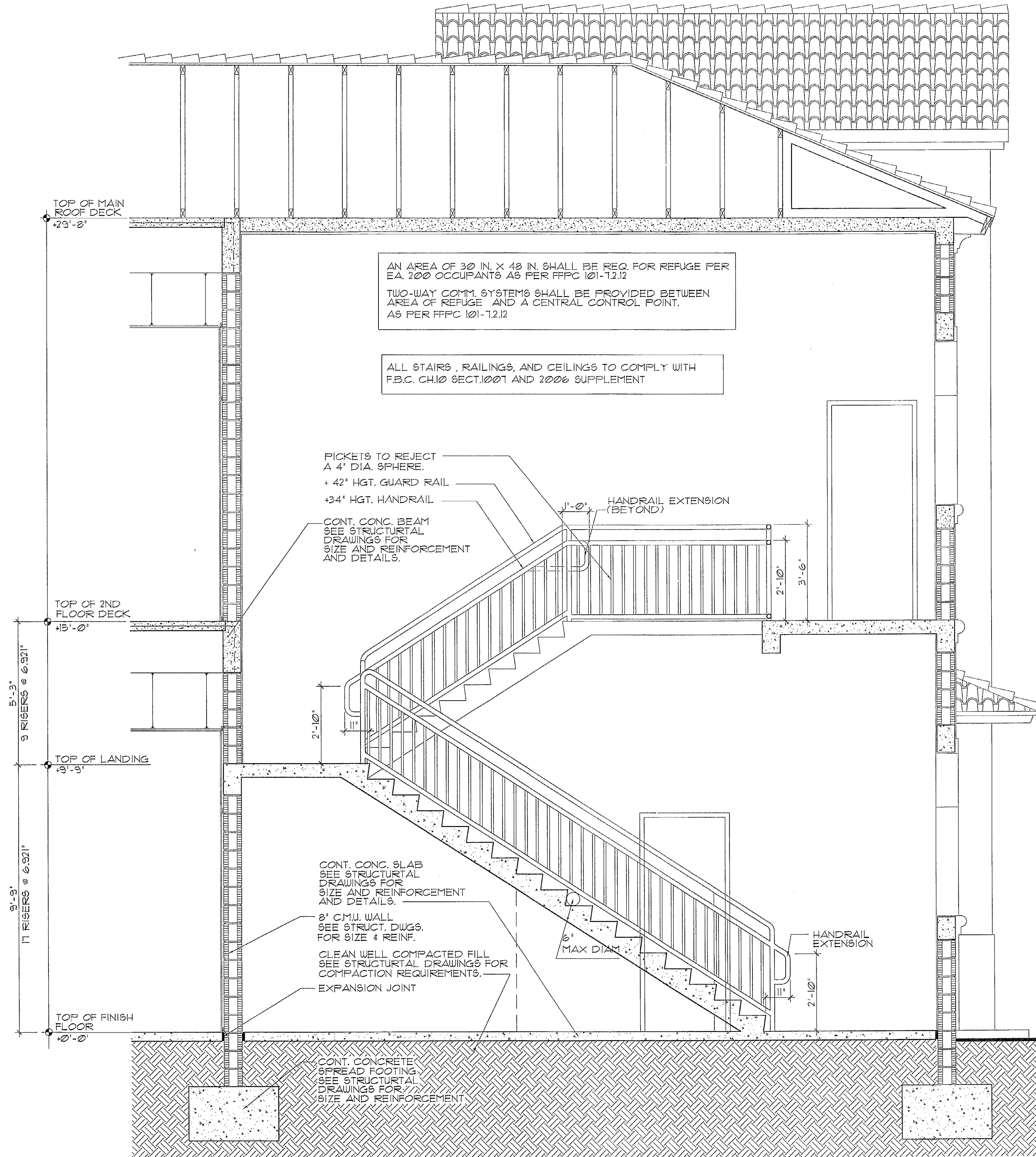


SECOND FLOOR

**STAIRWAY PLAN**

(TYP. FOR STAIRS #1 & STAIRS #2)

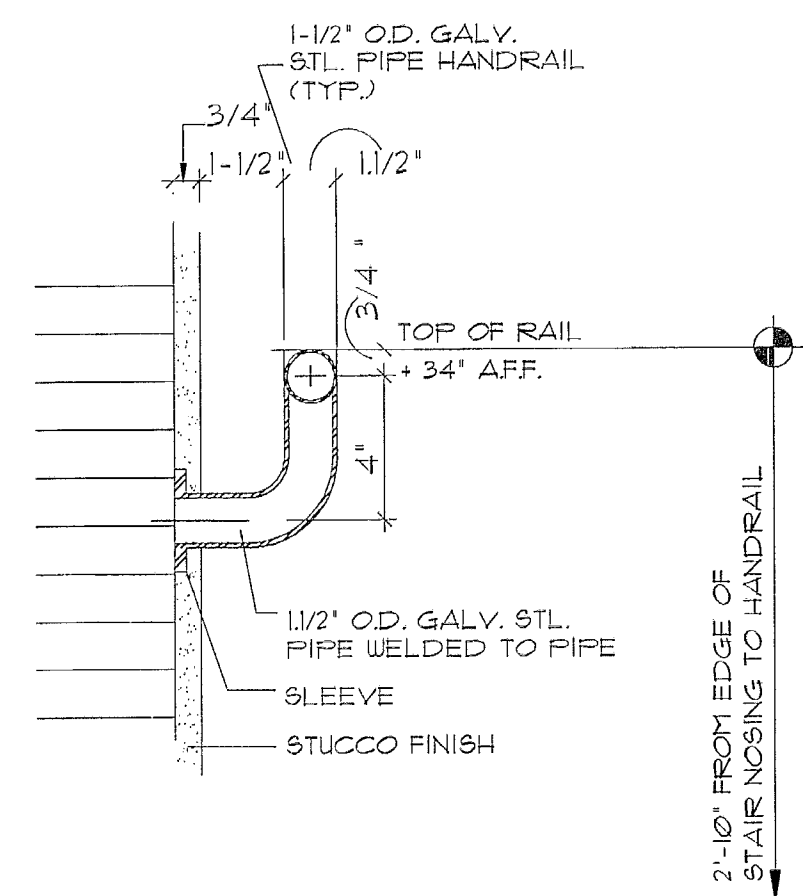
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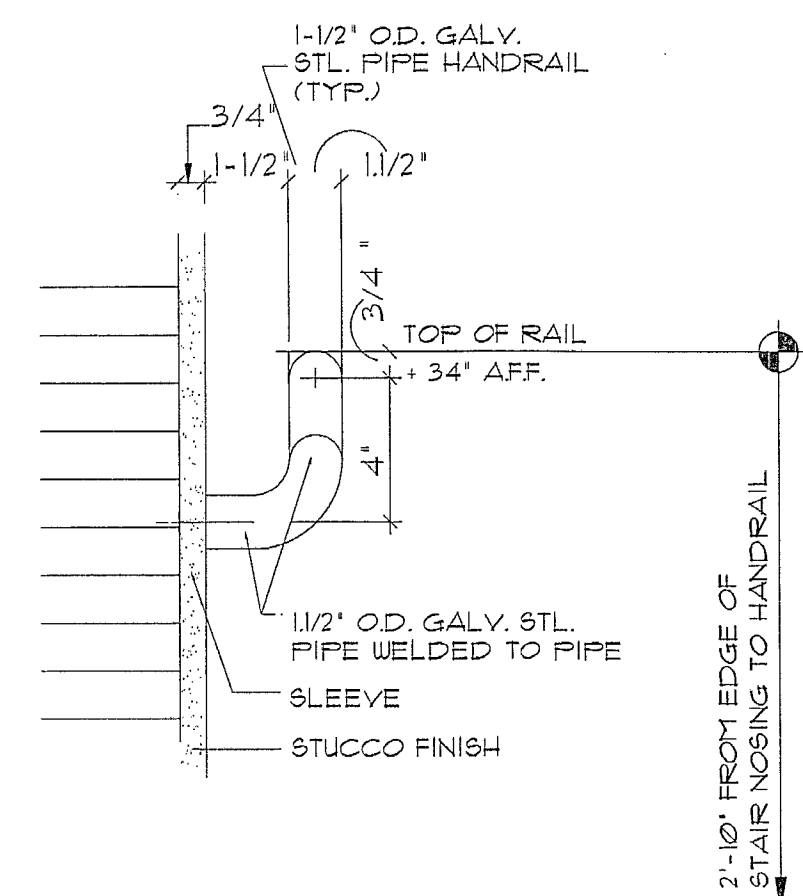
**1 STAIRWAY SECTION**

D-1

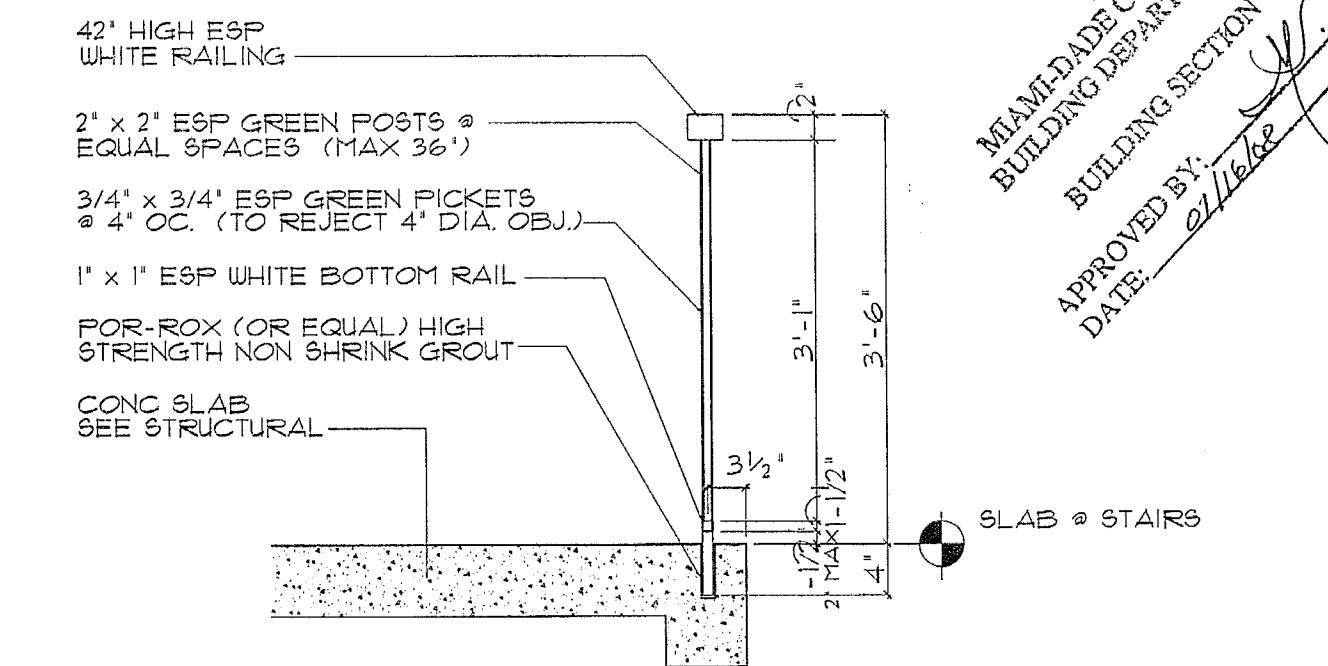
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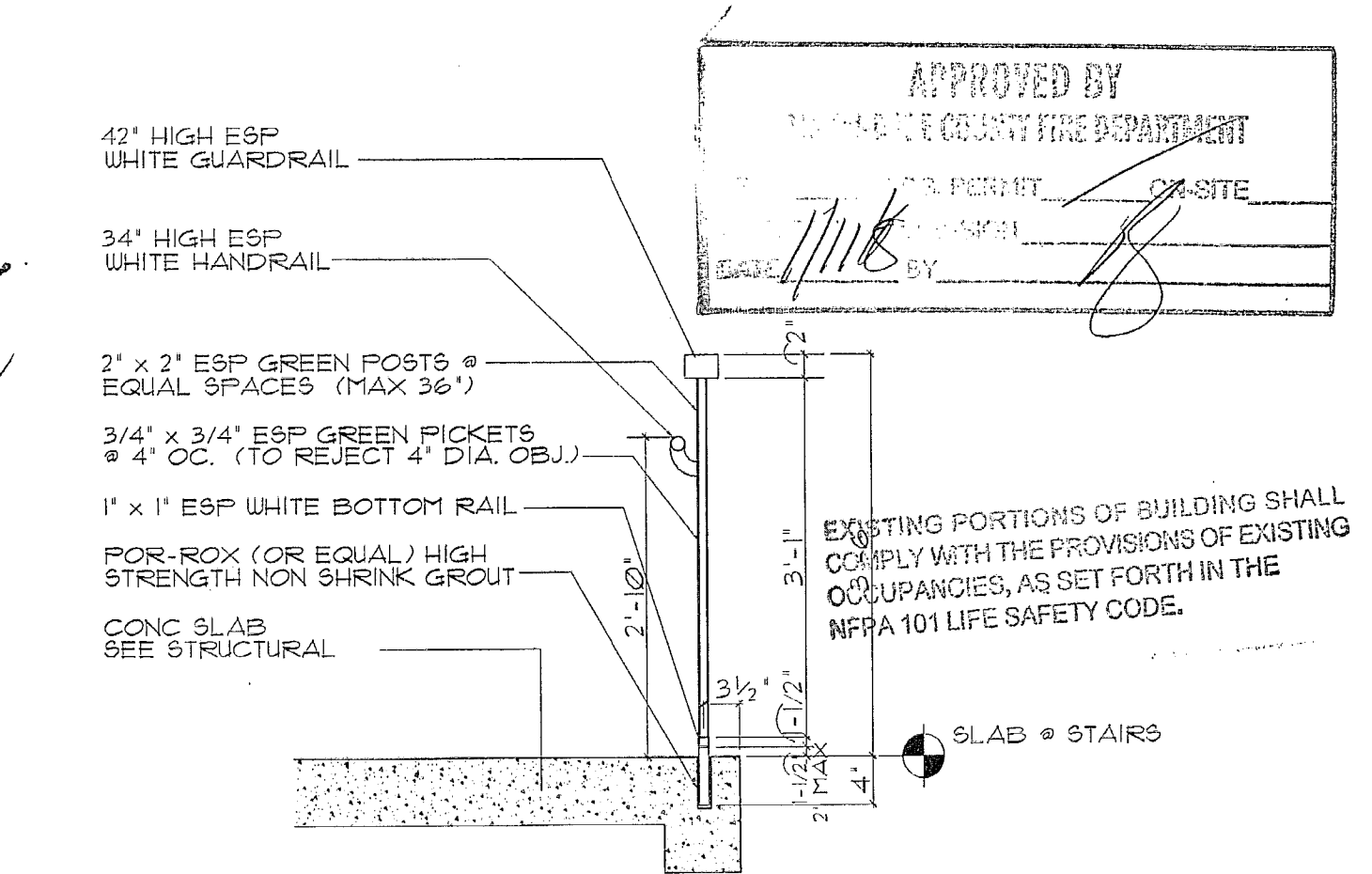
RAILING CONNECTION DETAIL N.T.S.



RAILING DETAIL N.T.S.



RAILING AT LANDING DETAIL N.T.S.



RAILING OPEN SIDES OF STAIR DTL. N.T.S.

Seal:

*[Signature]*  
 APR 11 2007

Rey Martinez  
 AR No. 0011555

Revisions:

No.	Date	Dept/Section	By
10.25.07	Arch	Rev	H.O.A.

Date: 08-17-06  
 Scale: As Shown  
 Job No. 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.

STAIRS DETAILS

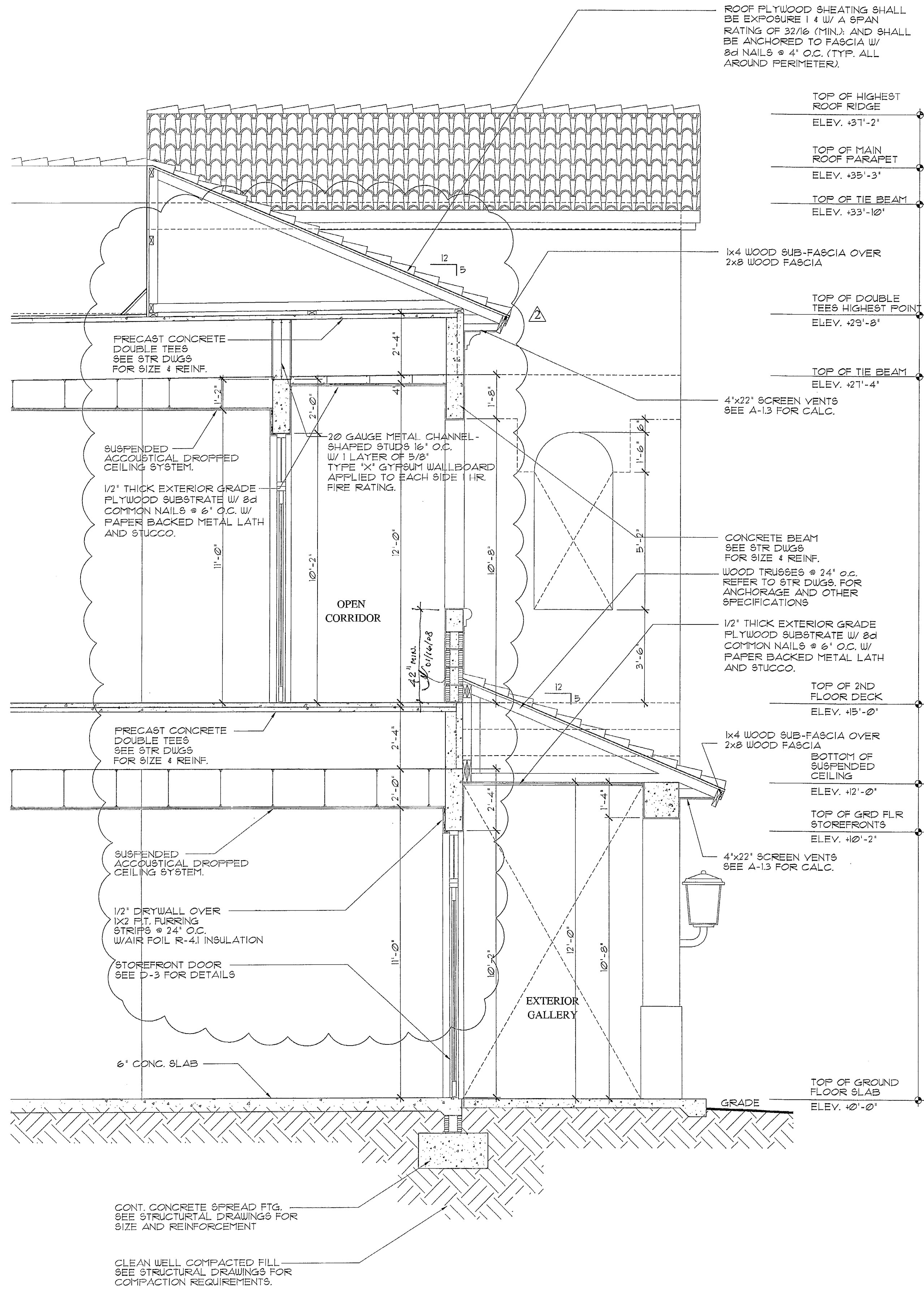
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**SHOPPING CENTER**  
 South Dade Builders, Inc.

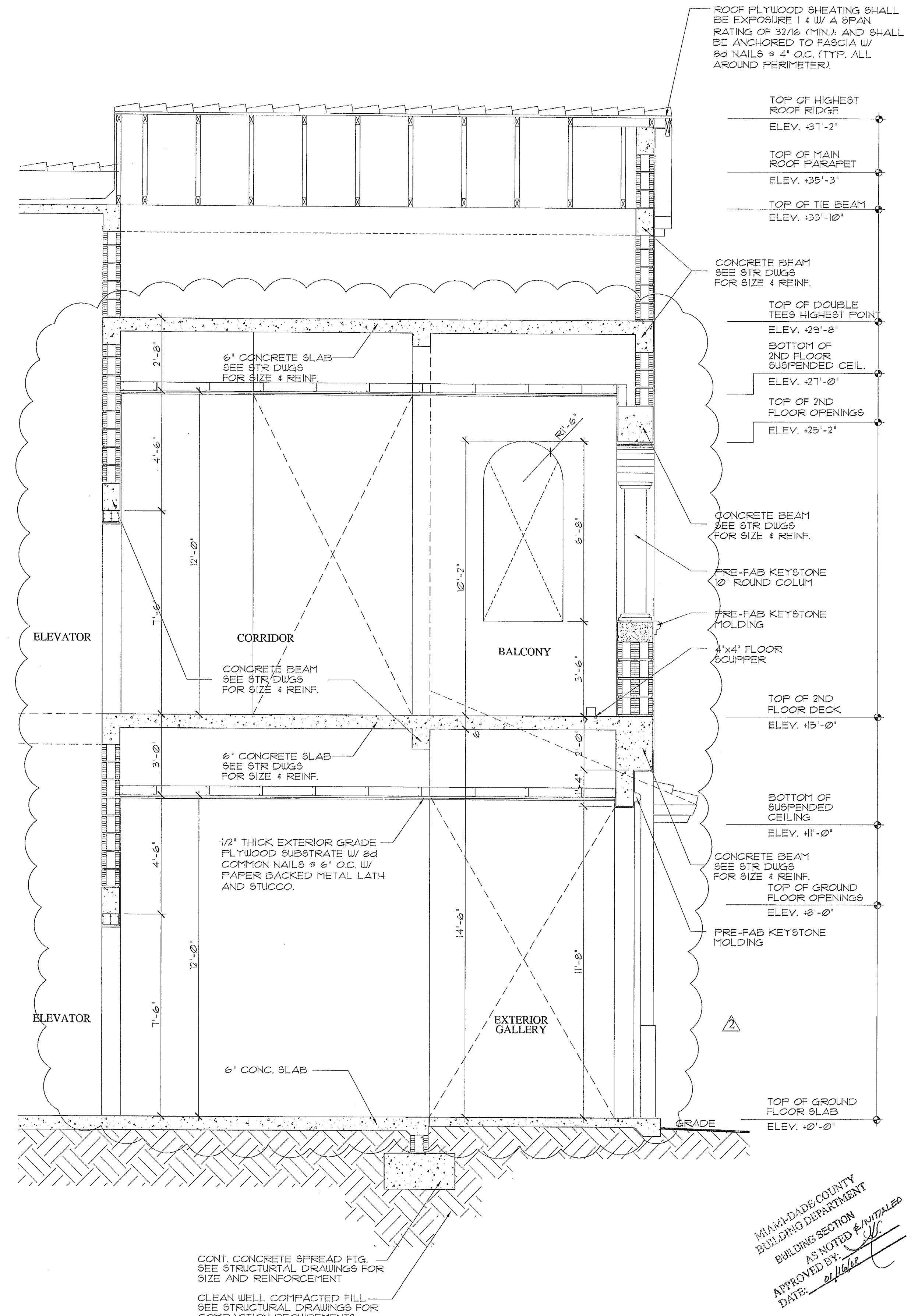
9235 S.W. 67 Street  
 Miami, Florida 33173  
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2 WALL SECTION  
 D-3

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



1 WALL SECTION @ ENTRY  
 D-3

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

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 BUILDING SECTION  
 AS NOTED & INITIALED  
 APPROVED BY: *[Signature]*  
 DATE: 10/25/07

Seal:

Rey Martinez  
 AR No.0011555

Revisions:

No.	Date	Dept/Section	By
1	10.25.07	Arch	Rev H.O.A.

Date: 08-17-06  
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 Job No. 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.

D-3

WALL SECTION



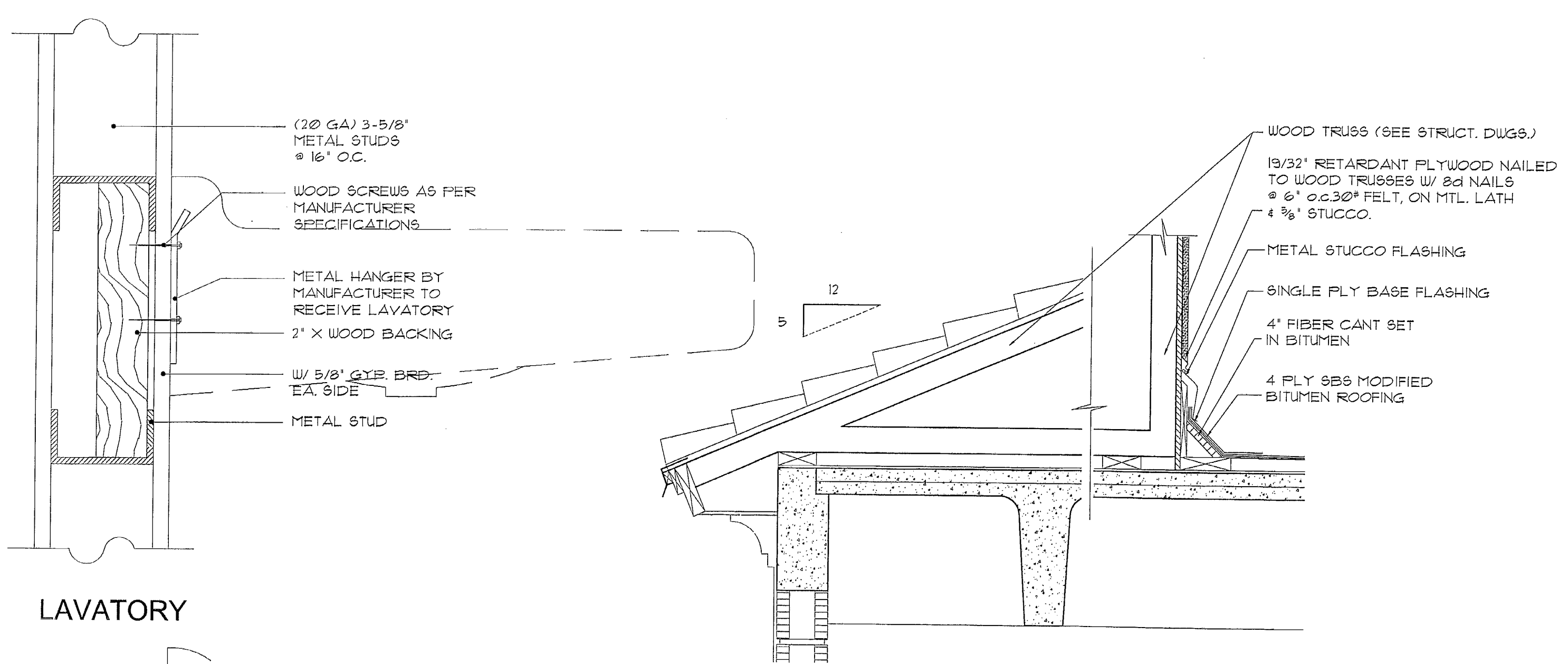
Revised: 10/25/07  
 REYMAR

Rey Martinez  
 AR No. 0011555

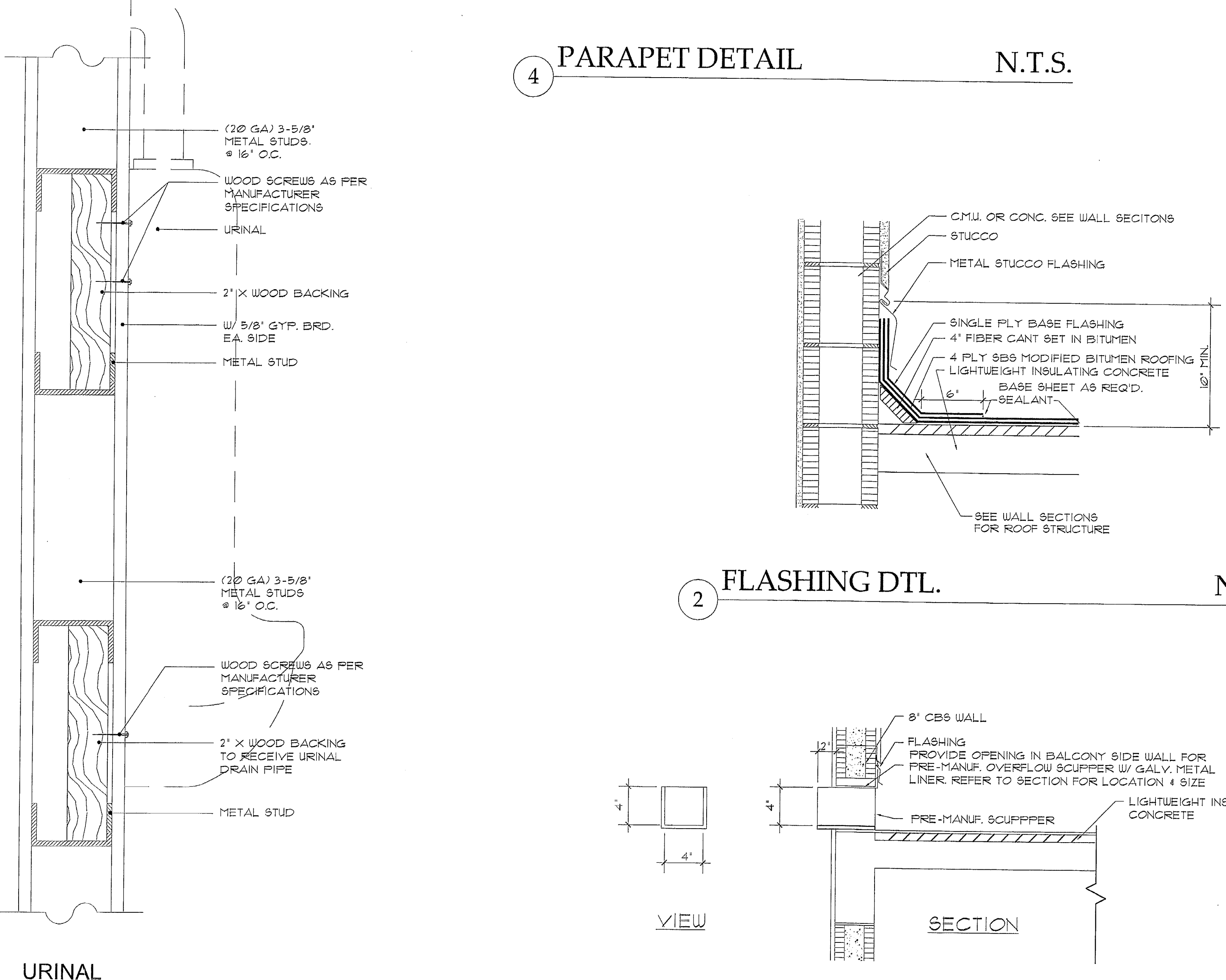
Revisions:

No.	Date	Dept/Section	By
1	10.25.07	Arch	Rev H.O.A.

Date: 08-17-06  
 Scale: As Shown  
 Job No: 06-854  
 Drawn by: M.D.  
 Checked by: H.O.A.



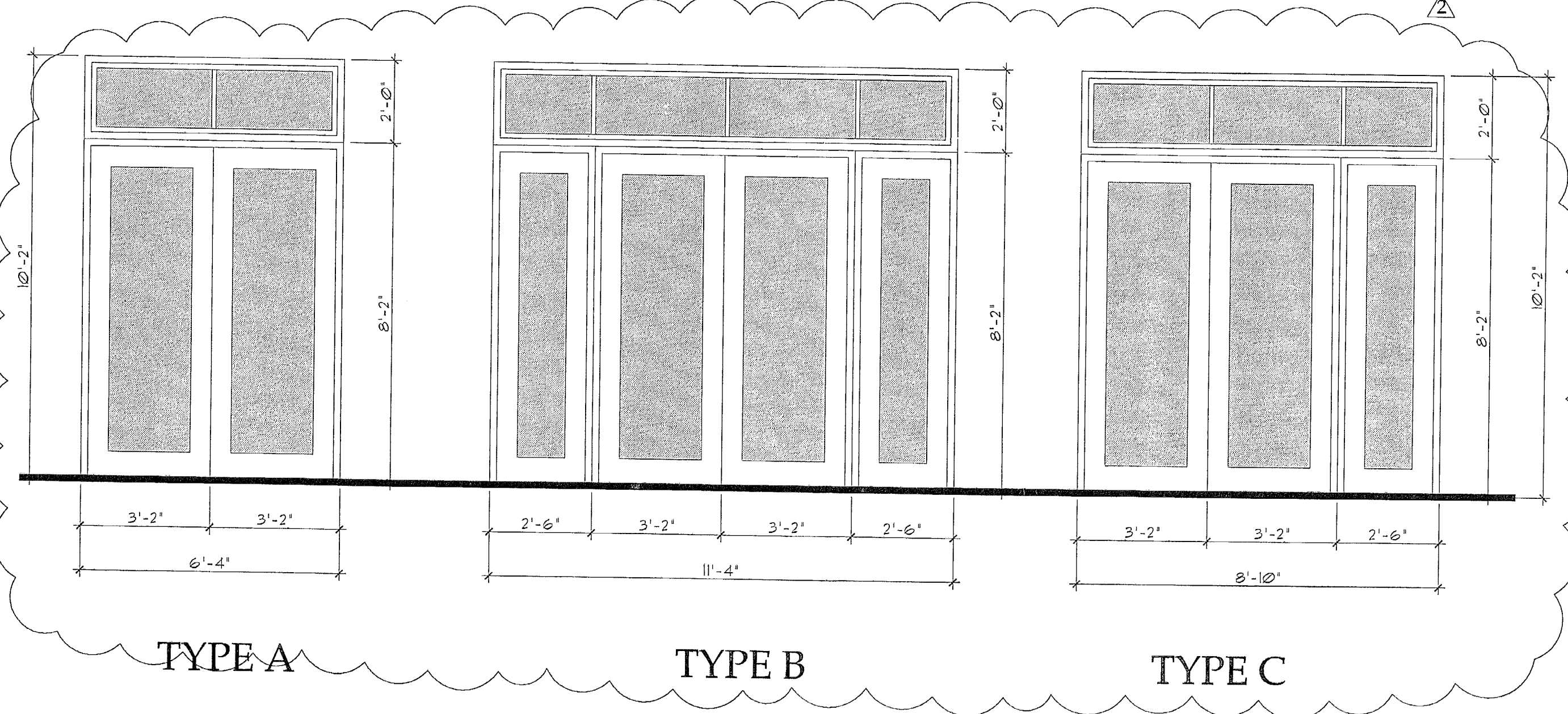
4 PARAPET DETAIL N.T.S.



1 WALL-HUNG PLUMBING FIXTURES N.T.S.

2 FLASHING DTL. N.T.S.

3 SCUPPER DTL. N.T.S.



5 STOREFRONT TYPES

**GENERAL NOTES & CONSTRUCTION SPECIFICATIONS**

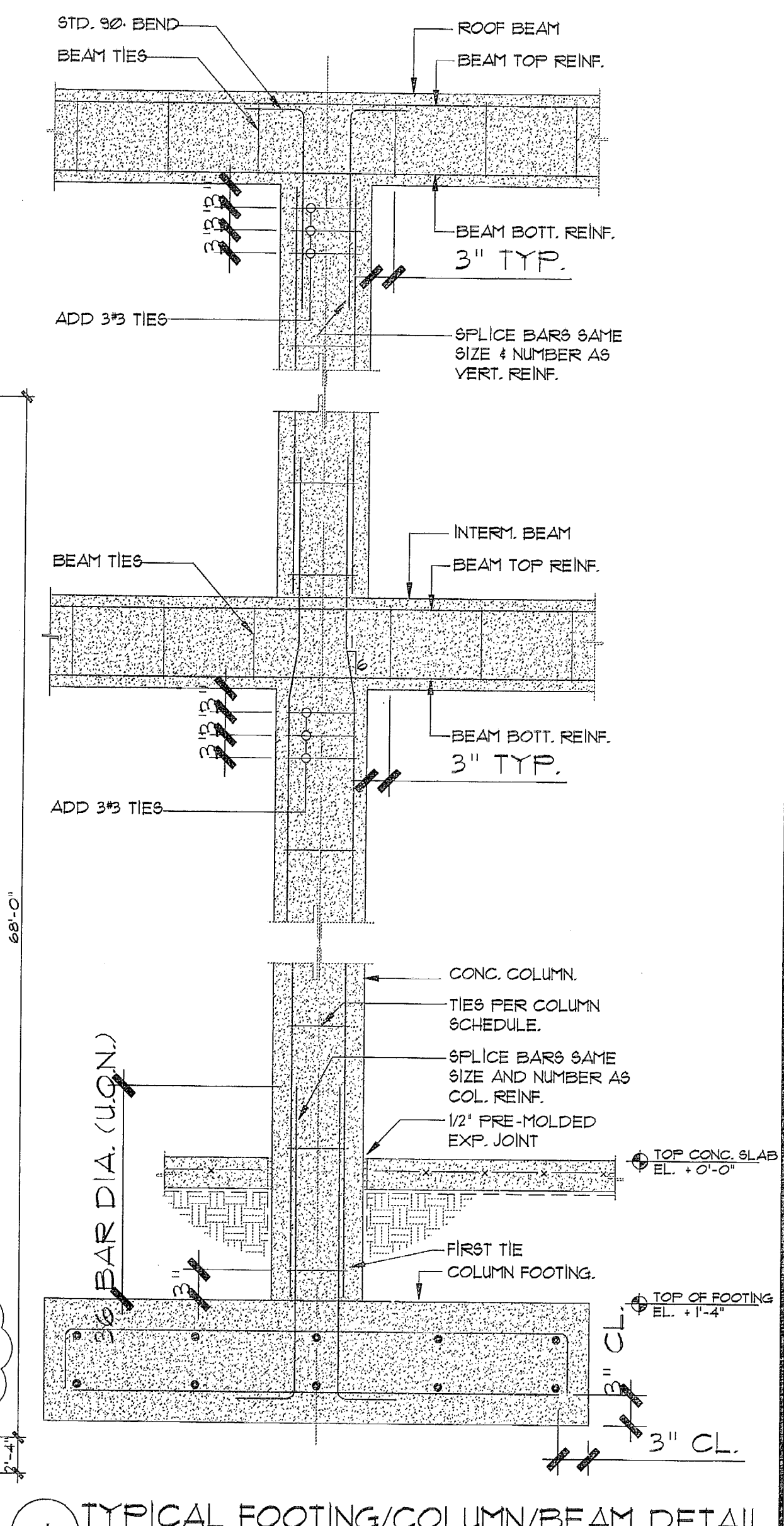
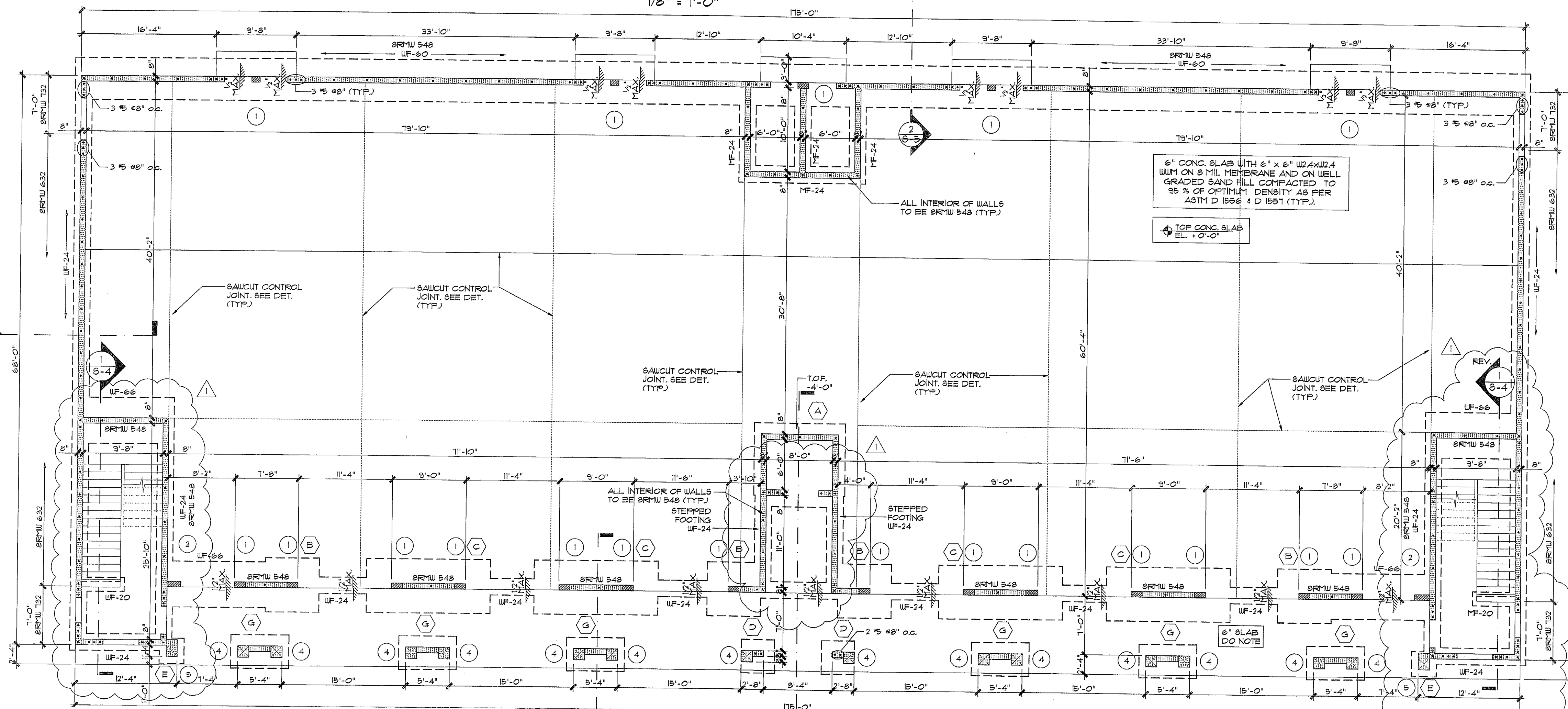
- CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE BUILDING AND ALL RELATED COMPONENTS PRIOR TO BIDDING OF THE WORK. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL SITE CONDITIONS. FAILURE TO DO SO WILL NOT JUSTIFY ANY ADDITIONAL CHARGES BY CHANGE ORDER AFTER ISSUANCE OF CONTRACT. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION. IN THE EVENT OF A CONFLICT, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ALL WORK SHALL COMPLY WITH SOUTH FLORIDA BUILDING CODE, NFPA 101, N.E.C. AND ANY OTHER APPLICABLE CODES. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN IN PLANS AND APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT DURING THE BIDDING PHASE IN ORDER TO CLARIFY THE REQUIREMENTS PRIOR TO ISSUANCE OF CONTRACT.
- ARCHITECTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ELECTRICAL & MECHANICAL DRAWINGS, TO LOCATE OPENINGS, CHASES, ETC. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING ALL PERMITS AND FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES DURING AND AFTER HOURS OF CONSTRUCTION FOR THE PROTECTION OF THE OWNER AND THE PREMISES.
- CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND SAFE MANNER AND SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS DAILY.
- FINISHED WORK SHALL BE SMOOTH, FREE FROM ABRASIONS, TOOL MARKS, OR RAISED GRAINS ON EXPOSED SURFACES. ALL FASTENINGS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
- ALL GYPSUM WALLBOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS AND INSTRUCTIONS PUBLISHED BY UNITED STATES GYPSUM CO. IN THE GYPSUM CONSTRUCTION HANDBOOK.
- UNLESS OTHERWISE NOTED, INSIDE FACE OF DOOR FRAMES SHALL BE 6" FROM THE CENTERLINE OF THE ADJACENT PERPENDICULAR PARTITION.
- MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED AND DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.
- WHERE TWO METALS ARE AFFIXED TO EACH OTHER CONTRACTOR SHALL PROVIDE THE NECESSARY INSULATION MATERIAL SO THAT NO VIBRATION OR NOISE IS TRANSMITTED BETWEEN THE METALS.
- 1/2" ALL CONVENTIONAL DRYWALL CONSTRUCTION, FURRING, & SHEATHING SHALL BE AS DETAILED IN THESE CONSTRUCTION DOCUMENTS. DRYWALL JOINTS SHALL BE TAPED/SPACKLED LEVEL. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER REINFORCING BEAD AND BE SPACKLED IN CONVENTIONAL MANNER. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR THE FULL HEIGHT CONSTRUCTION.
- NO STRUCTURAL MEMBER SHALL BE NOTCHED, CUT, ALTERED OR MOVED IN ANY WAY WITHOUT PREVIOUS AUTHORIZATION FROM THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE WITH BLDG ENGINEER AS TO METHODS AND TIMES OF DELIVERY, STORAGE OF MATERIALS, ETC. IN ORDER TO CAUSE MINIMAL DISRUPTION TO THE BUILDING OPERATIONS AND SHALL ABIDE BY THE RULES AND REGULATIONS OF THE BUILDING AT ALL TIMES. CONTRACTOR SHALL EXERCISE CARE IN ORDER TO NOT CAUSE DAMAGE TO EXISTING BUILDING AREAS.
- ARCHITECTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DUCTS, LIGHTS, SOFFITS, AND EQUIPMENT, ETC. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PAINTING MATERIAL PRODUCTS TO BE FACTORY PREPARED AND AS RECOMMENDED FOR THE SPECIFIC TYPE OF PAINT. COLOR TO MATCH THOSE SPECIFIED. ALL DOORS TO BE PAINTED IN SEMI-GLOSS ENAMEL PAINT.
- ALL INTERIOR FINISHES SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION OF 'C'.
- WALLS SHALL BE PERFECTLY DRY, SMOOTH AND WALL MARKINGS MUST BE SUFFICIENTLY SEALED BEFORE APPLICATION OF FINISH MATERIAL SO AS TO PREVENT IMPERFECTIONS.
- ALL PRIMERS, SIZING AND UNDERCOATS SHALL TINTED TO BE A SHADE OFF OF THE FINISH COAT.
- ALL MATERIALS PROVIDED BY THE CONTRACTOR SHALL BE FREE OF CHIPPING, BLAZERS, DISTRESS, WARPING, CRACKING, FLAKING, SPLITTING OR ANY MARRING THAT WILL RESULT IN AN UNEVEN OR DAMAGED SURFACE. ALL AREAS SHOWN ON PLANS ARE TO RECEIVE NEW TUB BY TWO ACoustICAL CEILING TILE. INSTALL TILE WITH GRAIN IN ONE DIRECTION.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY CONDITION WHICH WILL PROHIBIT INSTALLATION OF CEILING OR FIXTURES AS SHOWN.
- NO COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING. REMOVE ALL UNUSED CONDUIT AND PIPING ABOVE THE SUSPENDED CEILING. ALL TELEPHONE WIRING SHALL BE TEFLON UNLESS IT IS RUN CONDUIT, AND SHALL COMPLY WITH APPLICABLE BUILDING AND FIRE CODES.
- ALL SMOKE DETECTORS, SPEAKERS AND EXIT LIGHTS LOCATED IN CEILING TILE MUST BE CENTERED.
- THE ELECTRICAL SUB CONTRACTOR SHALL FURNISH AND INSTALL EXIT LIGHTS IN ACCORDANCE WITH THE PLANS AND BASED ON APPLICABLE BUILDING AND FIRE CODES.
- ALL CONTIGUOUS CARPET AND WALLCOVERING OF SAME SPECIFICATIONS MUST BE FROM THE SAME DYE LOT AND MUST MEET INDUSTRIAL STANDARD TOLERANCES FOR SIDE TO SIDE MATCH.
- CARPET SHALL BE DIRECTLY GLUED USING RELEASABLE ADHESIVE AS APPROVED FOR USE BY CARPET MANUF. SPECS.
- CERAMIC TILE SHALL BE INSTALLED AS SPECIFIED ON FINISH PLAN AND SPECS. ALL INSTALLATIONS SHALL COMPLY WITH ANSI A137.1. INSTALLATION SHALL BE AS SET FORTH IN HANDBOOK FOR CERAMIC TILE INSTALLATION MOST CURRENT EDITION.
- CONTRACTOR SHALL SUPPLY, LOCATE, AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS SLEEVES, HANGERS AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- SHOP DRAWING SUBMITTALS FOR ARCHITECT'S REVIEW SHALL BE MADE IN SEPIA OR TRIPPLICATE, ALLOWING 10 WORKING DAYS FOR THEIR REVIEW.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION & SAFEKEEPING OF GOODS BEING INSTALLED UNDER THIS CONTRACT, AS WELL AS FOR COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
- MISCELLANEOUS ITEMS NOT SPECIFIED IN DRAWINGS SHALL BE SELECTED BY OWNER.

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 APPROVED BY: [Signature]  
 DATE: 8/14/06

GENERAL DETAILS



**SLAB COVER OVER ELEV/ELECT. ROOM**  
 1/8" = 1'-0"



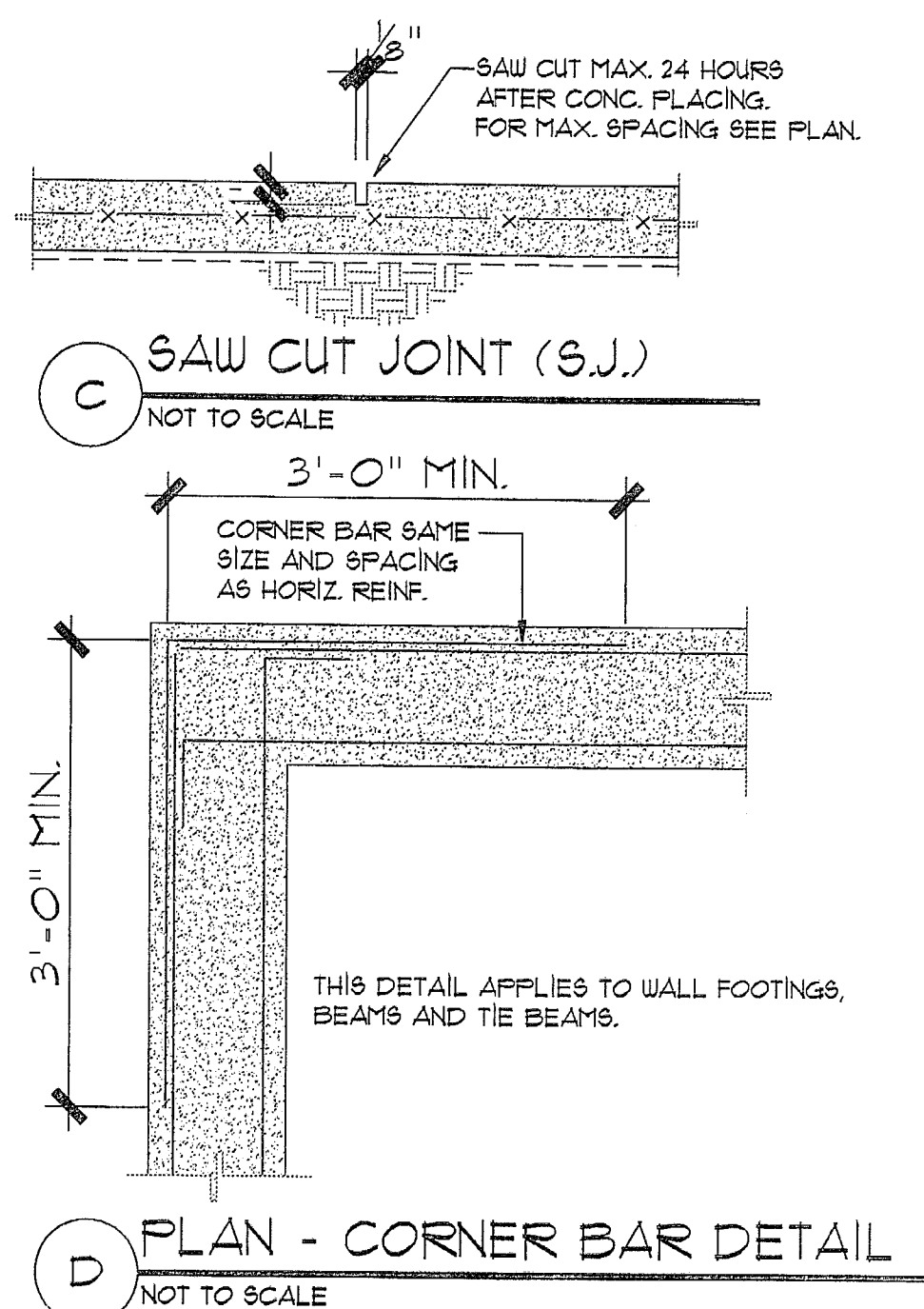
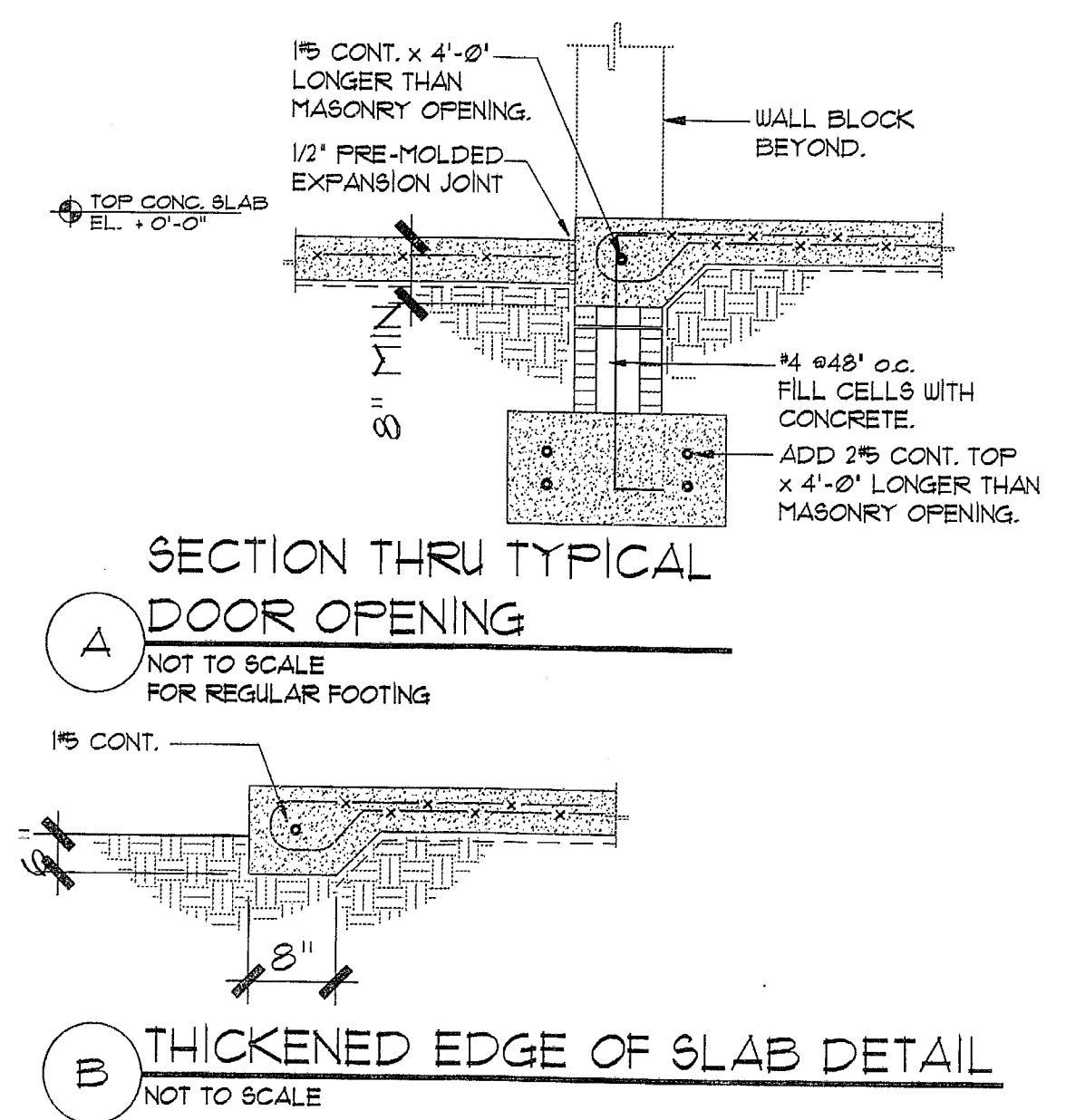
**COLUMN SCHEDULE - COMM. No. 2006-132**

Mark	Type	Size	Reinforcing	Remarks
1	Concrete	8" x 12"	4 #5 vertical & #3 ties at 8" o/c	
2	Concrete	8" x 16"	4 #6 vertical & #3 ties at 8" o/c	
3	Concrete	8" x 16"	4 #6 vertical & #3 ties at 8" o/c	Starts at second floor
4	Masonry	16" x 16"	4 #5 vertical & #3 ties at 12" o/c	
5	Masonry	16" x 24"	4 #5 vertical (1 @ each corner)	Interlocking block
6	Concrete	8" x 34"	6 #5 vertical & #3 ties at 8" o/c (#3 hairpins @ 8" to interior bars)	Starts at second floor
7	Concrete	8" x 12"	4 #5 vertical & #3 hairpins at 8" o/c	Starts at second floor
8	Concrete	8" x 22"	4 #5 vertical & #3 ties at 8" o/c	Starts at second floor

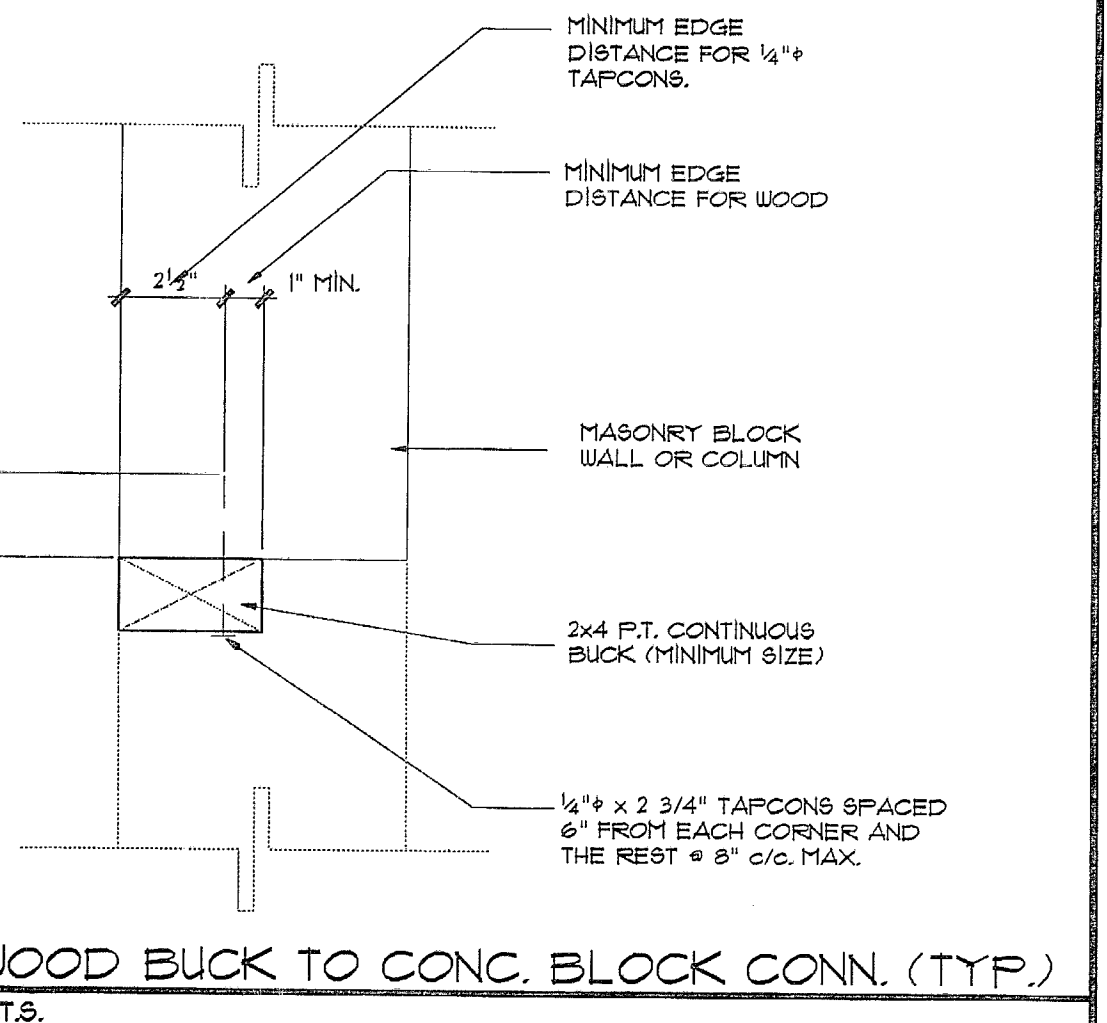
**FOOTING SCHEDULE - COMM. No. 2006-132**

Mark	Size	Reinforcing	Remarks
A	11'-4" x 9'-4" x 16"	9#6 x 8'-10" Short way top & bottom 8#6 x 10'-10" Long way top & bottom	T.O.F. [-4'-0"] Hook top bars
B	5'-6" x 5'-6" x 12"	5 #5 x 5'-0" bottom each way	
C	13'-10" x 5'-6" x 12"	14#5 x 5'-0" Short way bottom 6 #5 x 13'-4" Long way bottom	
D	4'-0" x 4'-0" x 12"	5 #5 x 3'-6" each way bottom	
E	3'-0" x 3'-0" x 12"	4 #5 x 2'-6" each way bottom	
F	4'-0" x 7'-0" x 12"	8 #5 x 6'-6" Short way bottom	
WF-66	66" Wide x 12" Deep Continuous	5 #5 bottom continuous and #5 @ 12" o/c x 5'-0" cross bars	
WF-60	60" Wide x 12" Deep Continuous	5 #5 bottom continuous and #5 @ 12" o/c x 5'-0" cross bars	
WF-24	24" Wide x 12" Deep Continuous	3 #5 bottom continuous and #4 @ 12" o/c x 1'-6" cross bars	
WF-20	20" Wide x 12" Deep Continuous	2 #5 bottom continuous	
TE-8	8" Wide x 8" Deep Continuous	1 #5 top continuous	Thickened edge of slab.

**FOUNDATION AND GROUND FLOOR PLAN**  
 1/8" = 1'-0"



MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 STRUCTURAL SECTION  
 APPROVED BY: *[Signature]*  
 DATE: 11/17/07



**GENERAL NOTES:**  
 1. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE F.B.C.  
 2. FOR GENERAL STRUCTURAL NOTES SEE SHEET S-8  
 3. FOR WALL REINFORCING DETAILS SEE SHEET S-2

**Dario Gonzalez, p.e.**  
 Consulting Engineer  
 10352 S.W. 114th Terrace Miami, Florida 33176  
 Tel: (305) 263-8131 • Fax: (305) 234-4370  
 E-mail: dgo@bellsouth.net

Seal:  
*[Signature]*  
 12-17-07  
 Dario Gonzalez, p.e.  
 P.E. 34876

Revisions:

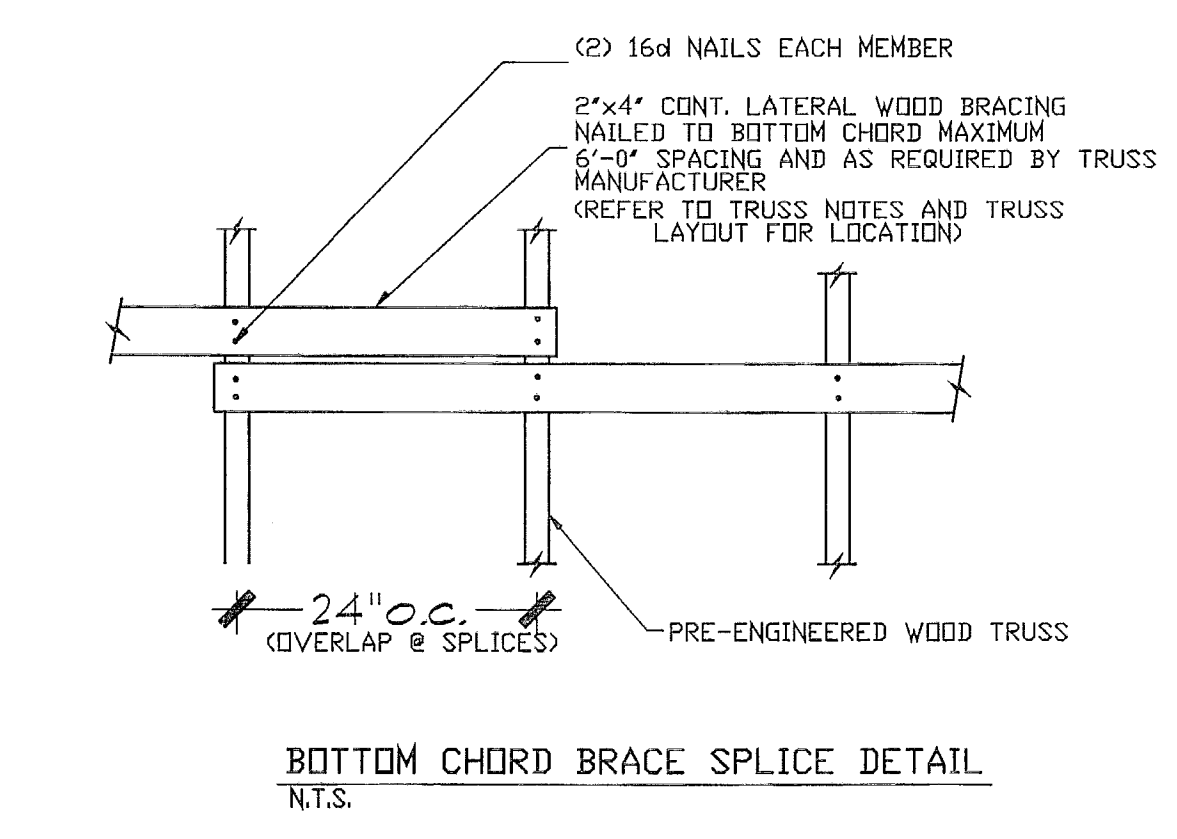
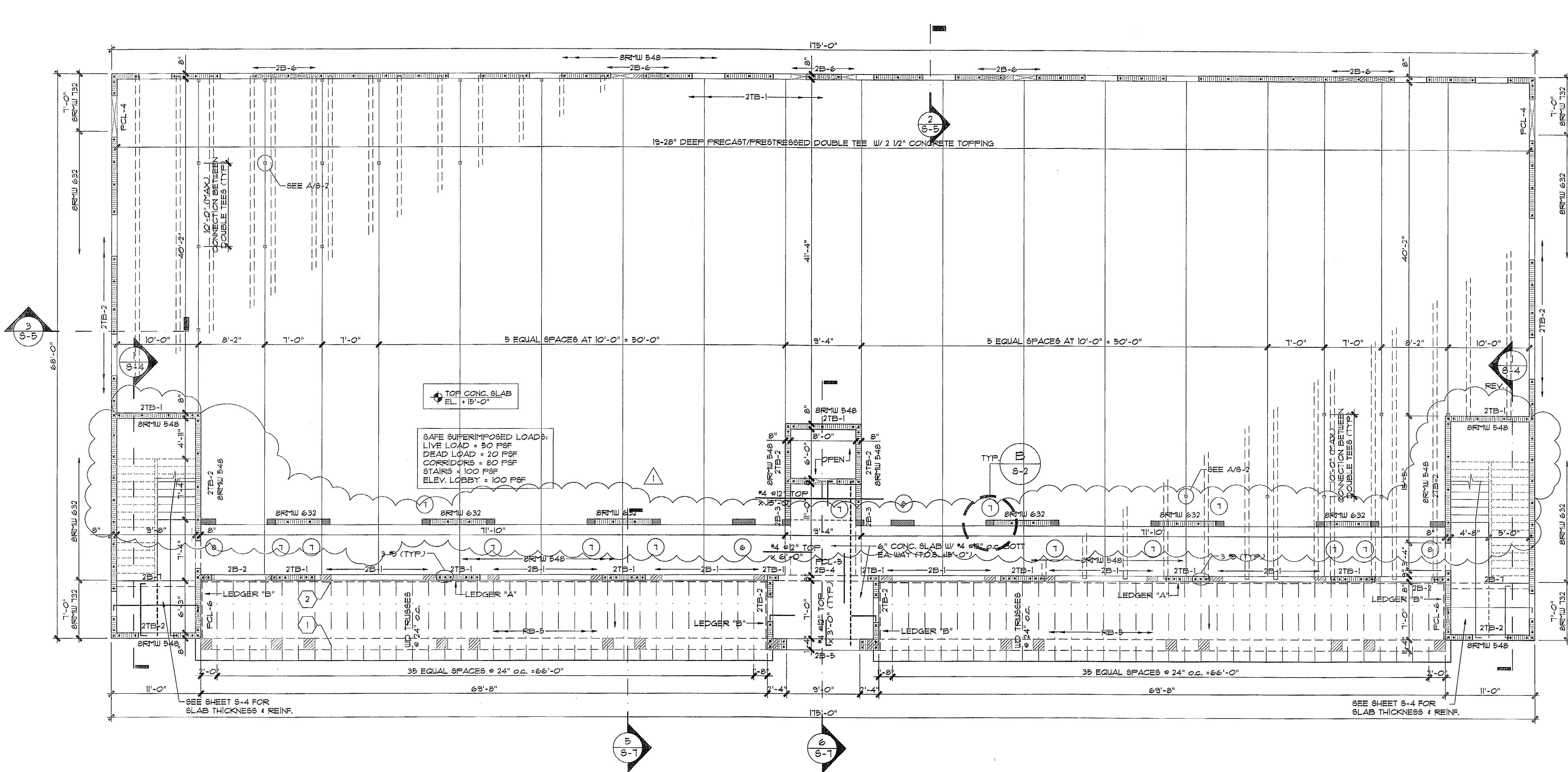
No.	Date	Dpt	Div.	Rev.
1	12/3/07	OWNER	REV.	

Date: 08-17-06  
 Scale: As Shown  
 Job No. 2006-132  
 Drawn by: J.G.  
 Checked by: D.G.  
 FOUNDATION PLAN **S-1**

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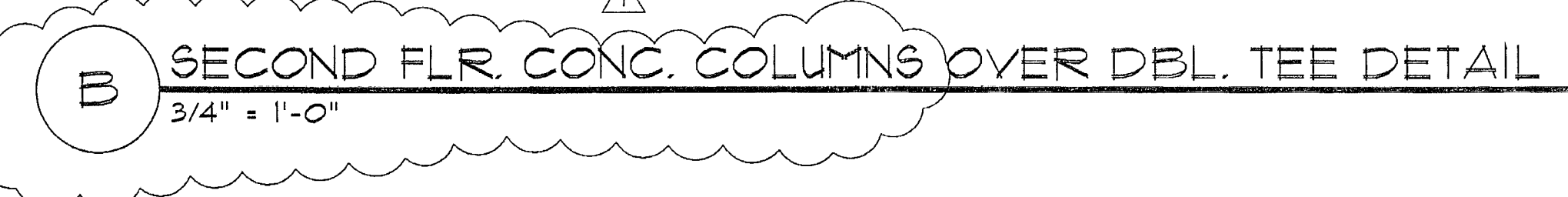
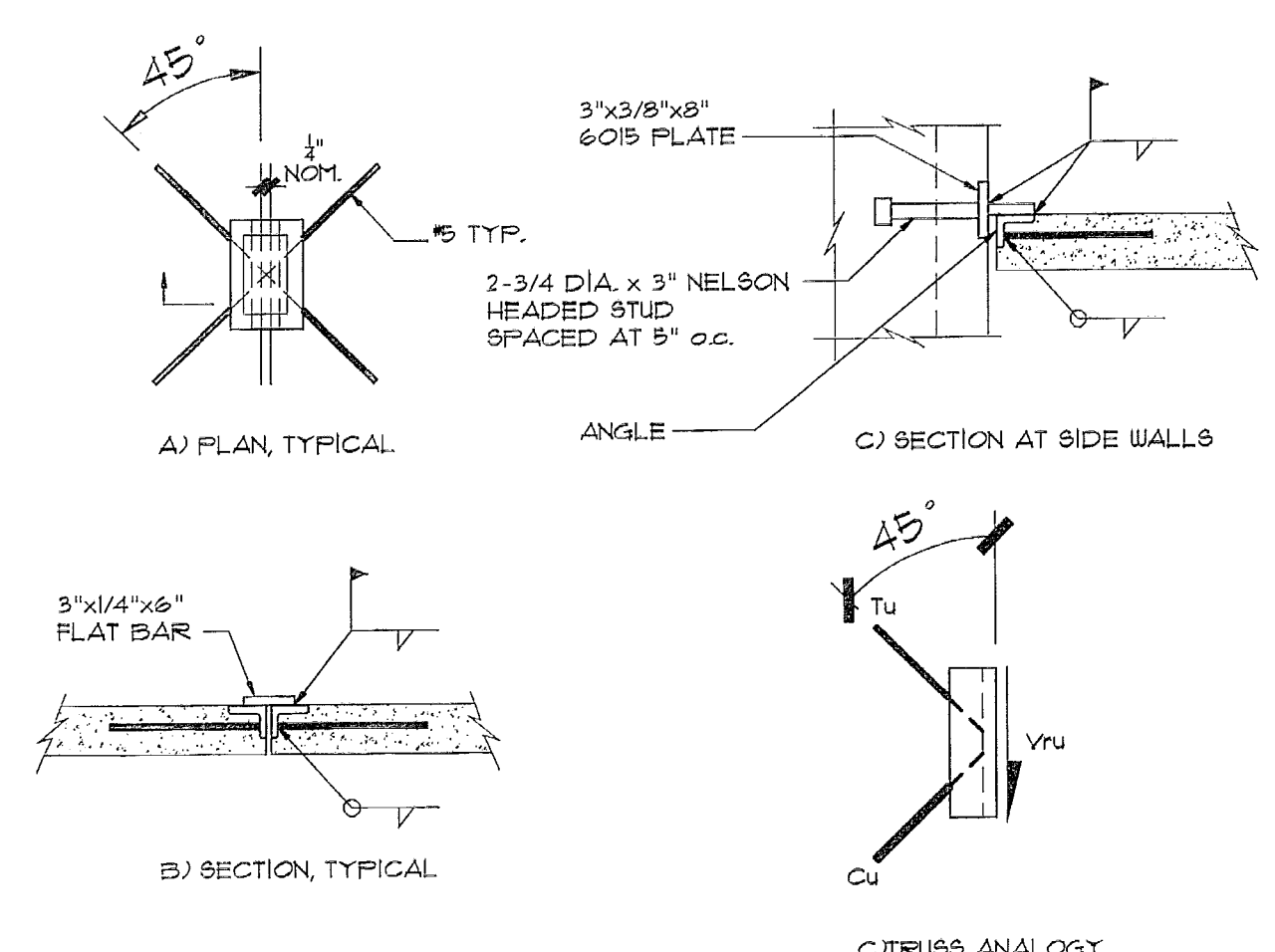
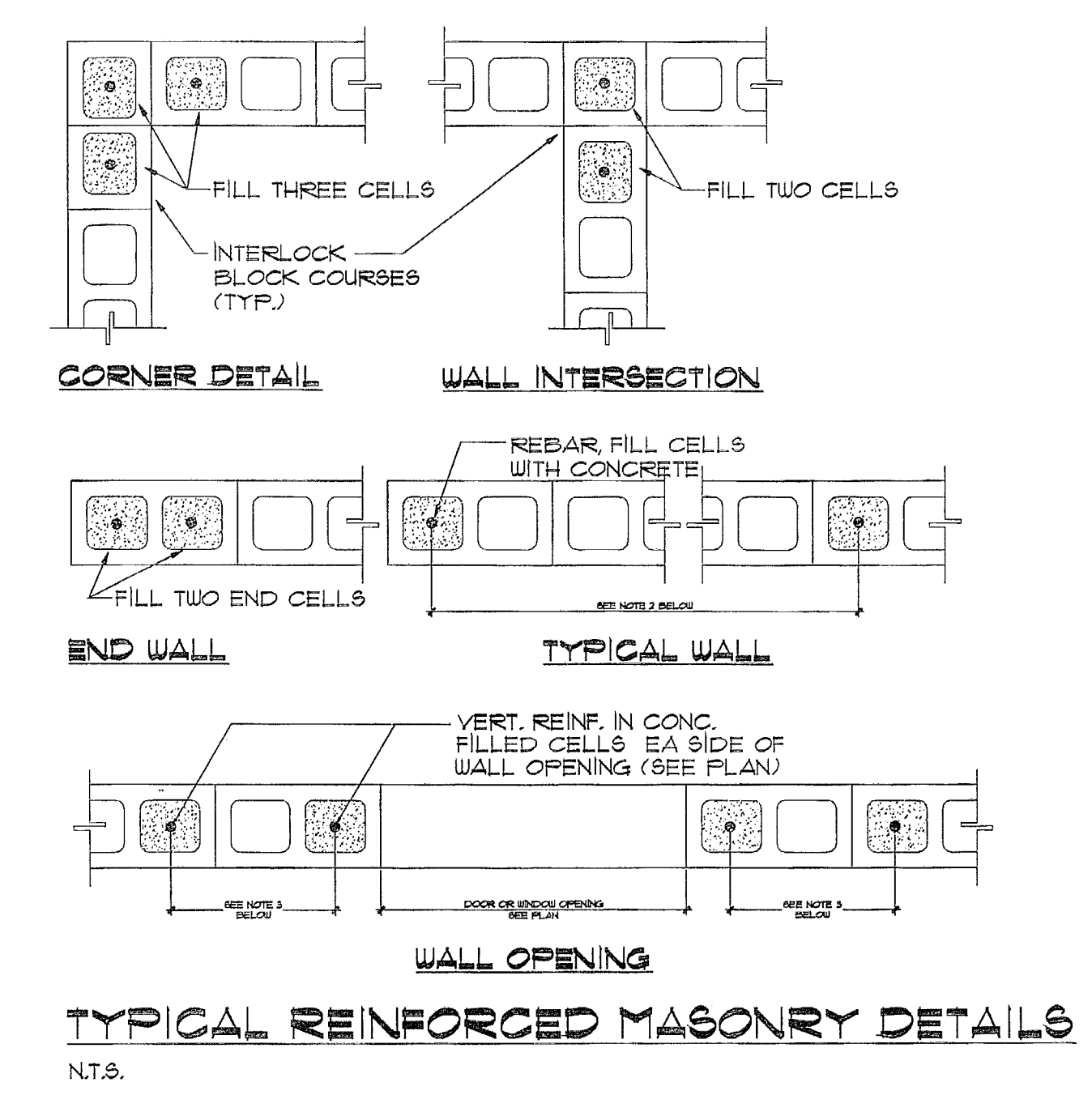
**Reinforced Masonry Notes:**

- Provide No.9 gage ladder type horizontal reinforcing spaced at 16" o/c vertically. Lap at wall intersection with "T" and "L" corner sections.
  - Concrete Masonry Block:
    - Specified compressive stress of masonry,  $f_m = 2000$  psi
    - Corresponding net area compressive strength of masonry units = 2800 psi
  - Load bearing concrete masonry walls shall be reinforced as follows:
 

Mark	Reinforcing
BRMW732	8" Block with #7 @ 32" o/c
BRMW632	8" Block with #6 @ 32" o/c
BRMW548	8" Block with #5 @ 48" o/c
- Unless noted otherwise on plan, additional reinforcing at each side of masonry openings shall be as follows:
- Add 1#5 each side of opening for spans up to 4'-0".
  - Add 3#5 @ 8" o/c each side of opening for spans between 4'-0" and 8'-0".
  - For openings with spans greater than 8'-0" see plan for concrete column and/or required reinforcing.

LEVEL	WALL	CHORD FORCE (kips)	MAXIMUM SHEAR (kips)	MAXIMUM SHEAR INTENSITY (plf)
ROOF	EAST WALL	1.80	60.98	897.0
	WEST WALL	1.80	60.98	897.0
	NORTH WALL	44.47	20.92	137.3
	SOUTH WALL	44.47	20.92	119.5
SECOND FLOOR	EAST WALL	2.15	73.10	1075
	WEST WALL	2.15	73.10	1075
	NORTH WALL	53.30	25.06	164.5
	SOUTH WALL	53.30	25.06	143.2

**SECOND FLOOR FRAMING PLAN**  
1/4" = 1'-0"



MIAMI-DADE COUNTY BUILDING DEPARTMENT  
STRUCTURAL SECTION  
APPROVED BY: *[Signature]*  
DATE: 1/19/08

MARK	MANUF. & PRODUCT CODE	LOADS			CONNECTION		REMARKS
		DL + LL	DL + WL	ALLOW	NAILS	DISTRIBUTE FASTENERS	
1	NU-VUE NVHTA-12H	0.60 KIPS	-0.87 KIPS	-3.12 KIPS	18-10d x 1 1/2"	9-10D TO EACH STRAP AND 6-10D X 1 1/2" TO SEAT PLATE.	PCA NO. 04-0510.03 EXPIRES: DEC 23, 2009
2	NU-VUE NVJH-28	0.44 KIPS	-0.70 KIPS	+1.70 KIPS -0.94 KIPS	14-10D + 7-10d x 1 1/2"	14-10D TO LEDGER AND 7-10D X 1 1/2" TO TRUSS	PCA NO. 03-0730.03 EXPIRES: JAN. 1, 2009

- GENERAL NOTES:**
- WOOD TRUSS TO WOOD TRUSS CONNECTION SHALL BE BY TRUSS DESIGNER/MANUFACTURER.
  - PROVIDE 3/4" (19/32) CDX PLYWOOD SHEATHING WITH 10d NAILS @ 4" O.C. AT INTERIOR SUPPORTS AND @ 2" O.C. AT BOUNDARIES PLACED WITH LONG DIRECTION PERPENDICULAR TO TRUSSES.
  - LEDGER "B" DENOTES 2"x6" P.T. CONT. W/ 3/4" DIA. X 3 1/2" TAPCONS AT 6" O.C. (TYPICAL)
  - LEDGER "A" DENOTES 2"x10" P.T. CONT. W/ 3/4" DIA. HILTI Kwik Bolt II AT 12" O.C. MIN. 4X" EMBEDMENT (TYPICAL)
  - FOR BEAM SCHEDULE SEE SHEET 9-6
  - FOR GENERAL STRUCTURAL NOTES SEE SHEET 9-8

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Scale:  
*[Signature]*  
12-17-07  
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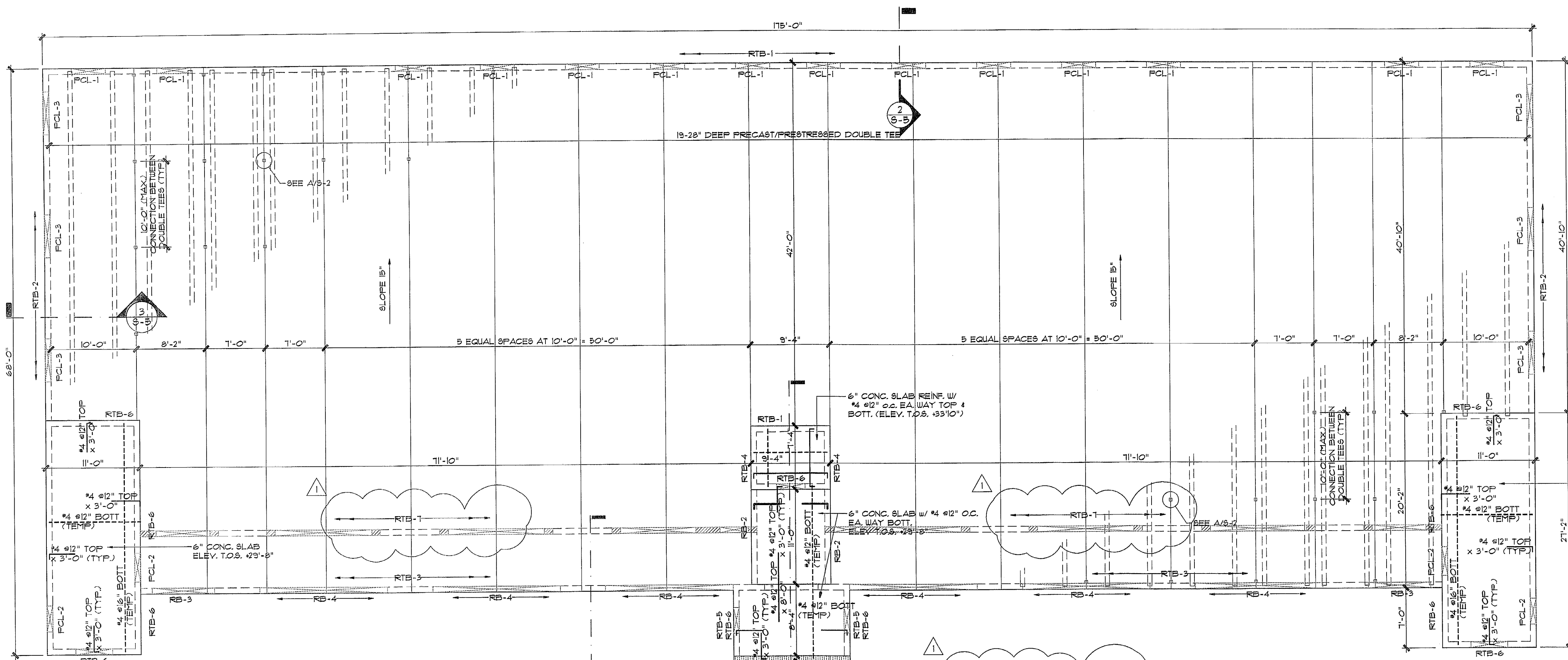
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1	12/3/07 OWNER REV.

Date: 08-17-06  
Scale: As Shown  
Job No. 2006-132  
Drawn by: J.C.  
Checked by: D.G.

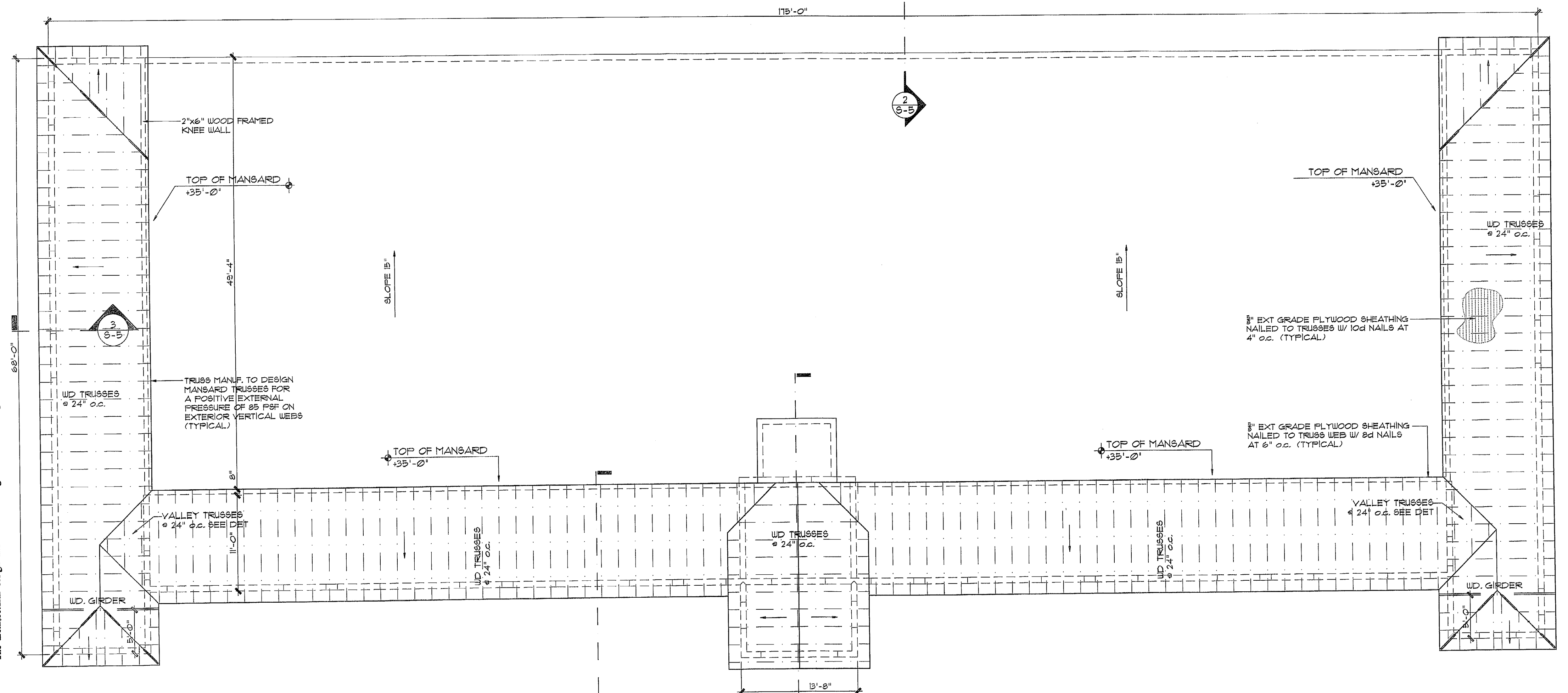
SECOND FLR. PLAN **S-2**



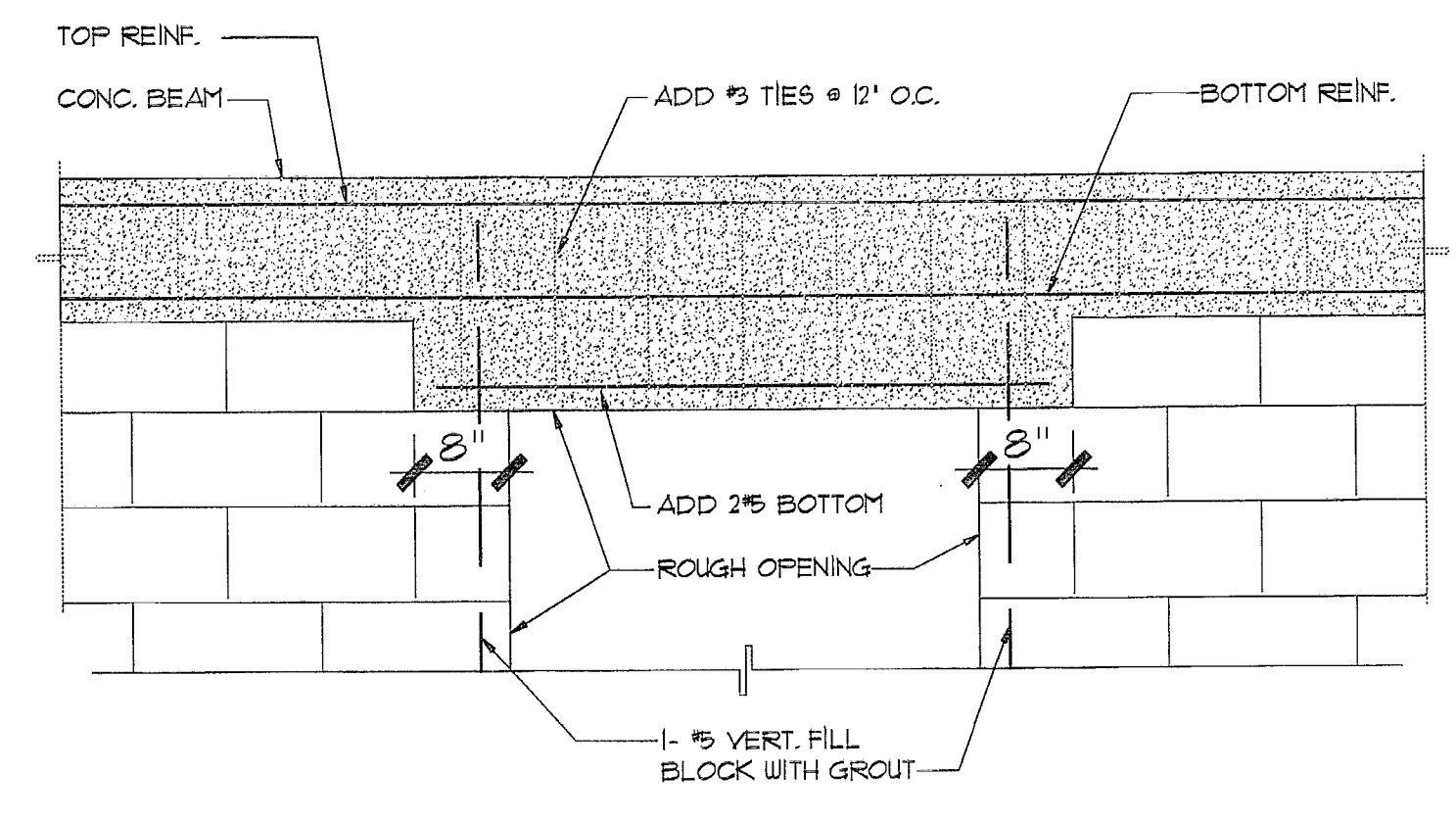
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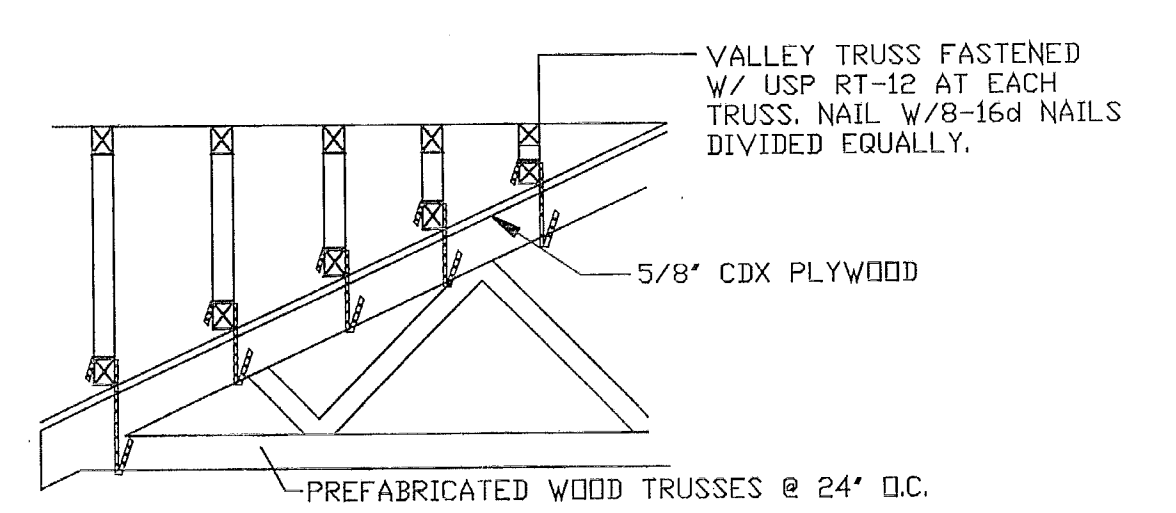
**ROOF FRAMING PLAN**  
1/4" = 1'-0"



**ROOF MANSARD PLAN**  
1/4" = 1'-0"



**TYP. DROPPED BEAM OVER OPNG. DETAIL**  
N.T.S.



**VALLEY SET TRUSS ANCHORING DETAIL**

MIAMI-DADE COUNTY  
BUILDING DEPARTMENT  
STRUCTURAL SECTION  
APPROVED BY: *[Signature]*  
DATE: 11/17/08

**GENERAL NOTES:**

- FOR BEAM SCHEDULE SEE SHEET S-6
- FOR GENERAL STRUCTURAL NOTES SEE SHEET S-8

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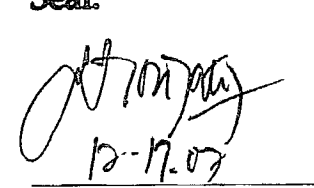
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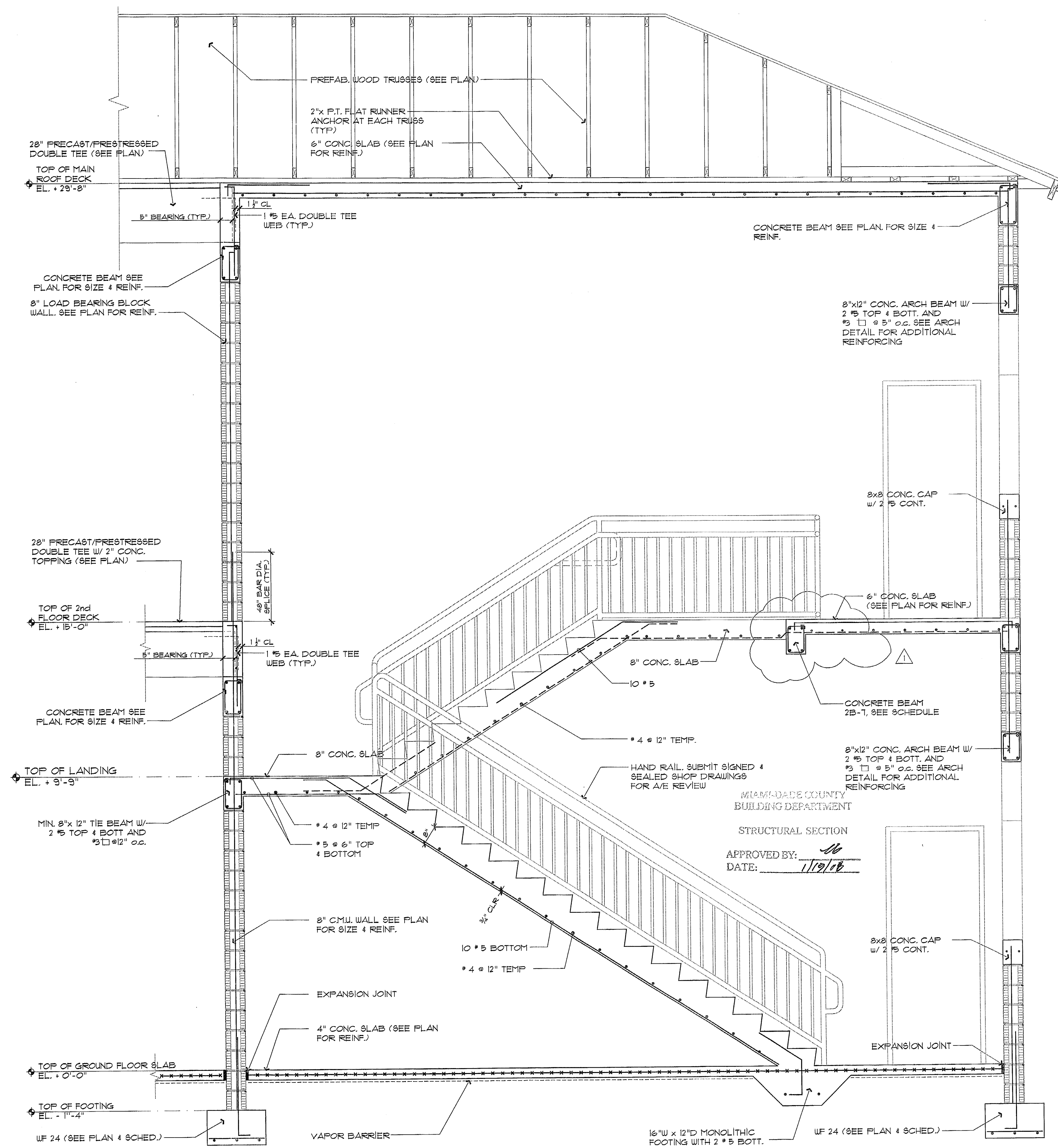
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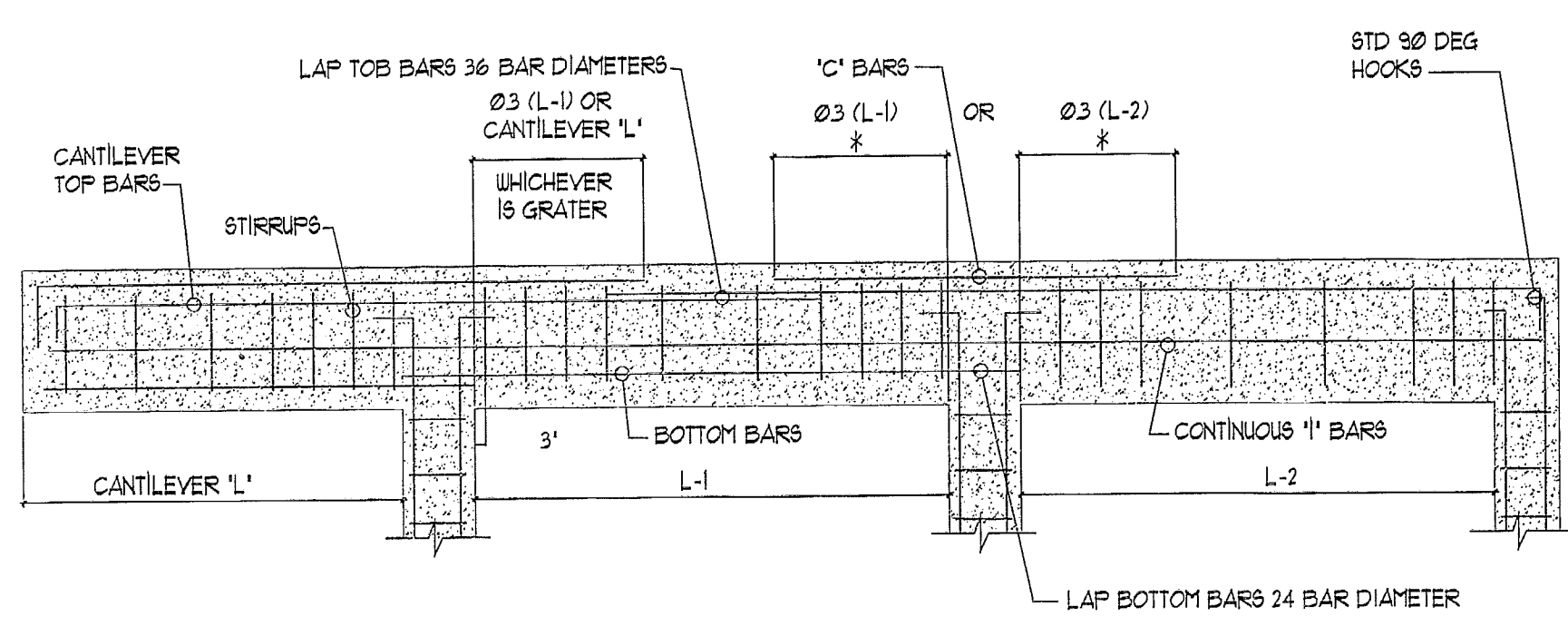


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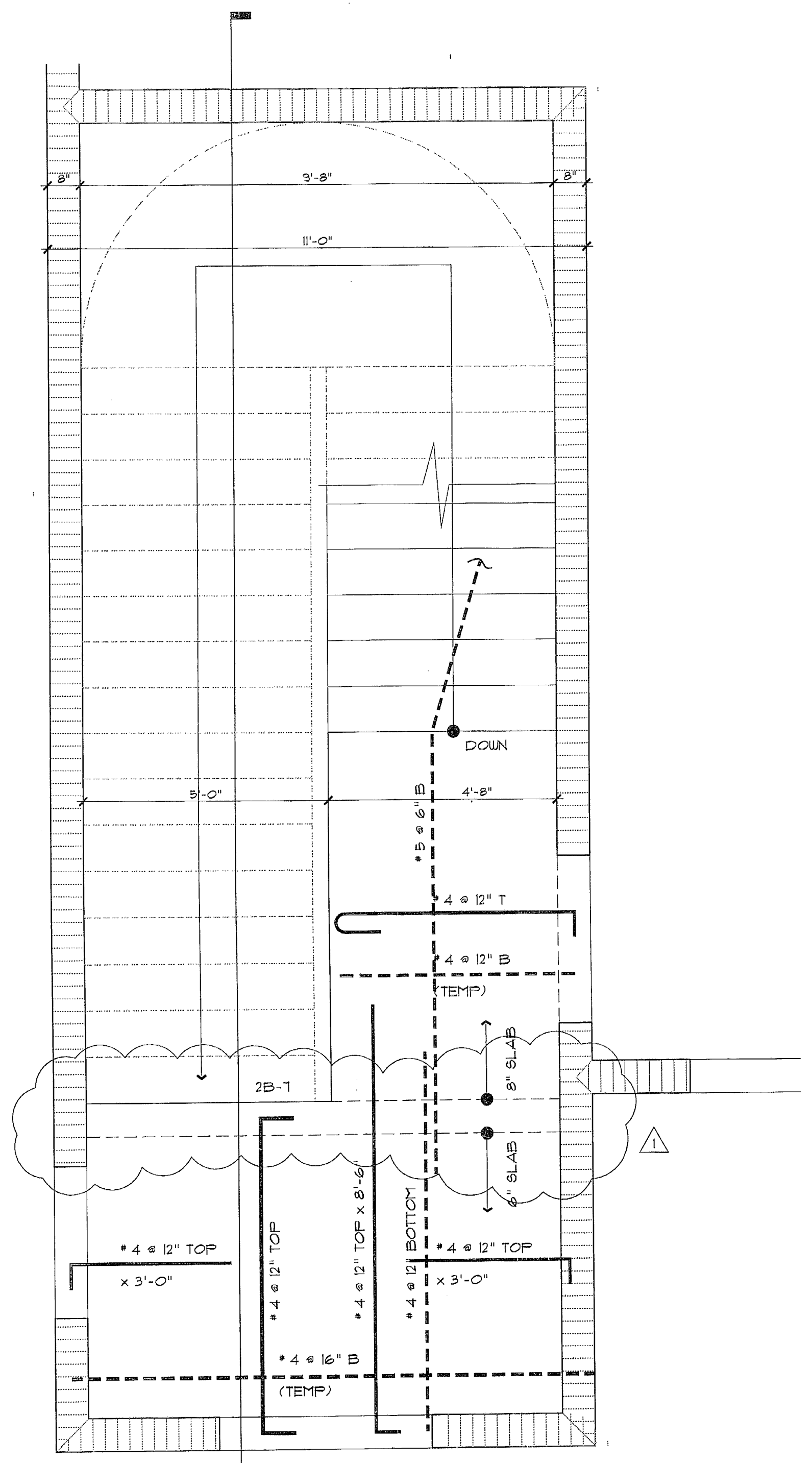
**1 STAIR WAY SECTION**  
 1/2" = 1'-0"

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 STRUCTURAL SECTION  
 APPROVED BY:   
 DATE: 1/19/08



**BEAM REINFORCING PLACEMENT DIAGRAM**

1. WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 36 BAR DIAMETER IN MIDDLE 1/3 OF SPAN
2. THE SYMBOL " \* " MEANS WHICHEVER GREATER
3. FOR THE BEAMS LAP CONT. REINF. A MINIMUM OF 32 BAR DIAMETER
4. PROVIDE L SHAPED CORNER BARS @ CORNERS OF THE BEAMS WITH 2'-6" LEGS, MINIMUM 2 PER CORNER

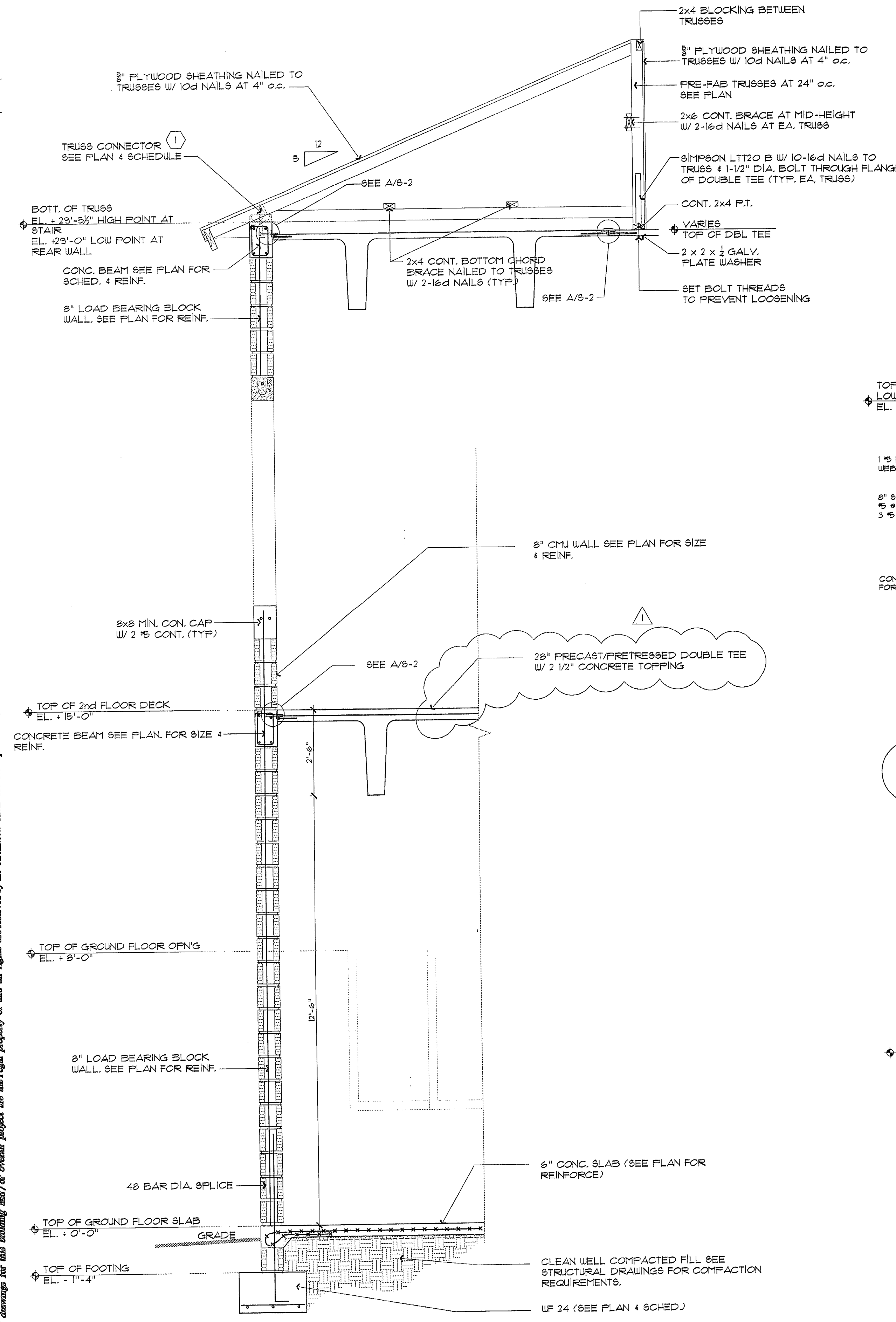


**1 STAIR FLOOR PLAN**  
 1/2" = 1'-0"

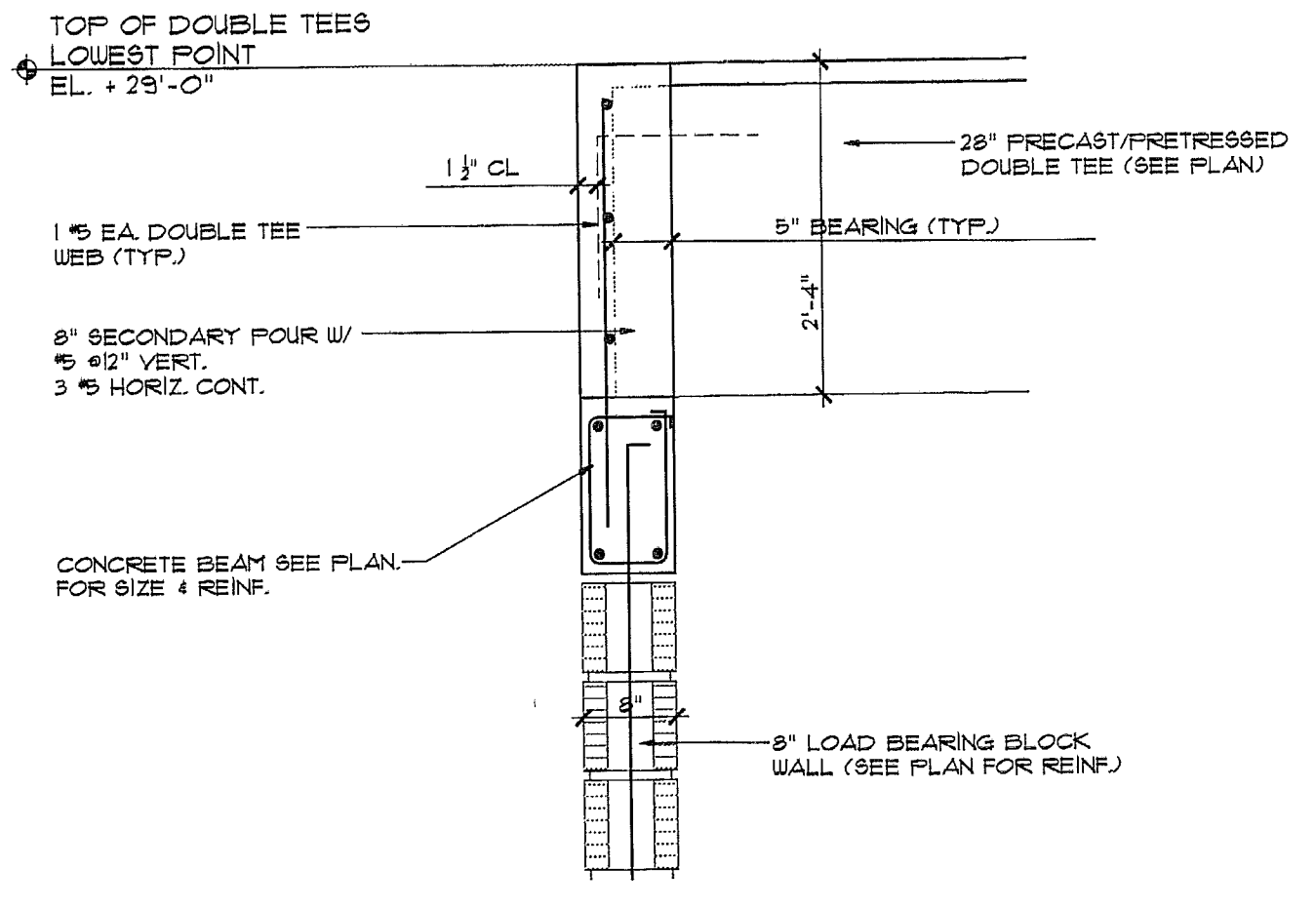
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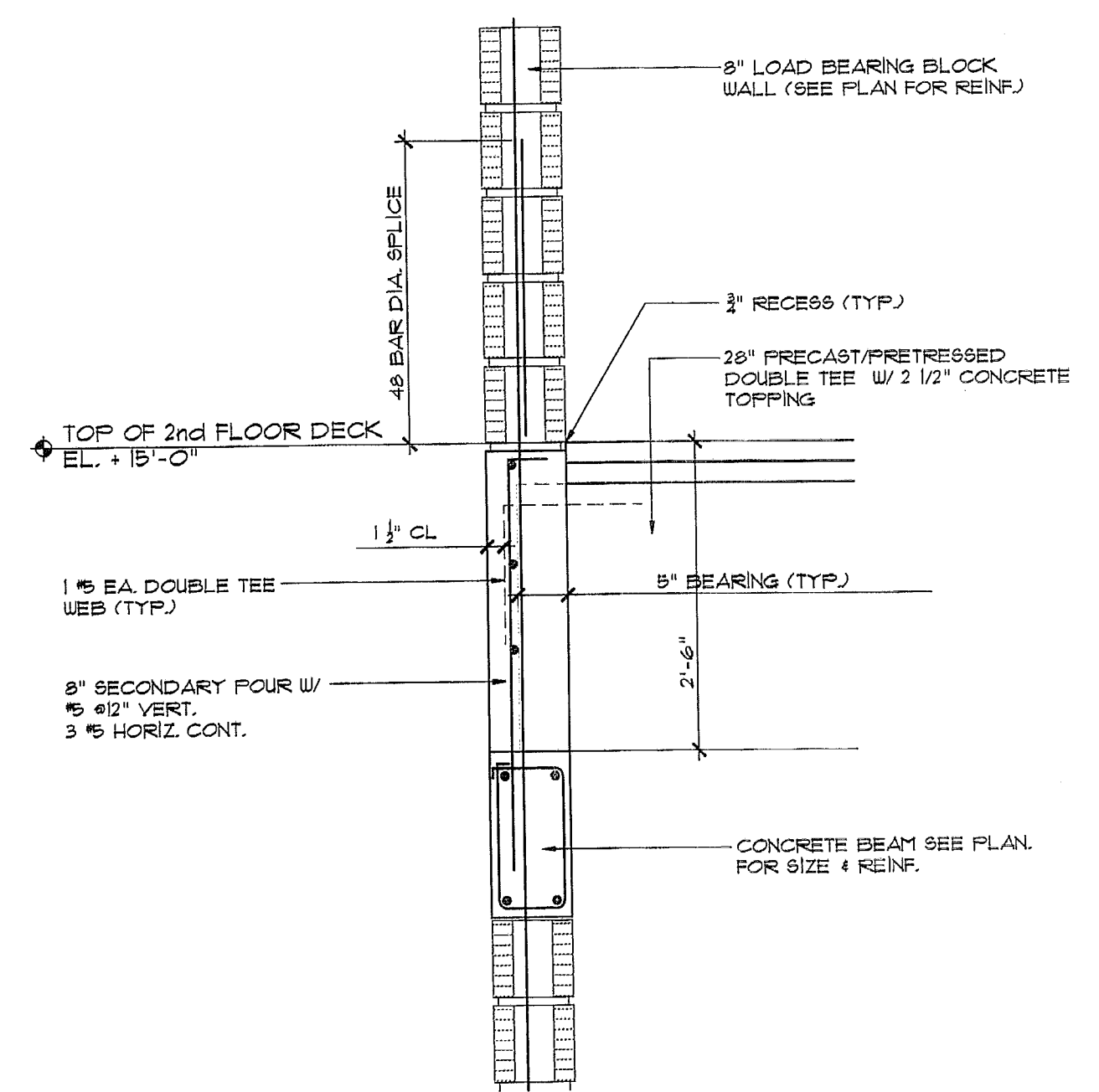
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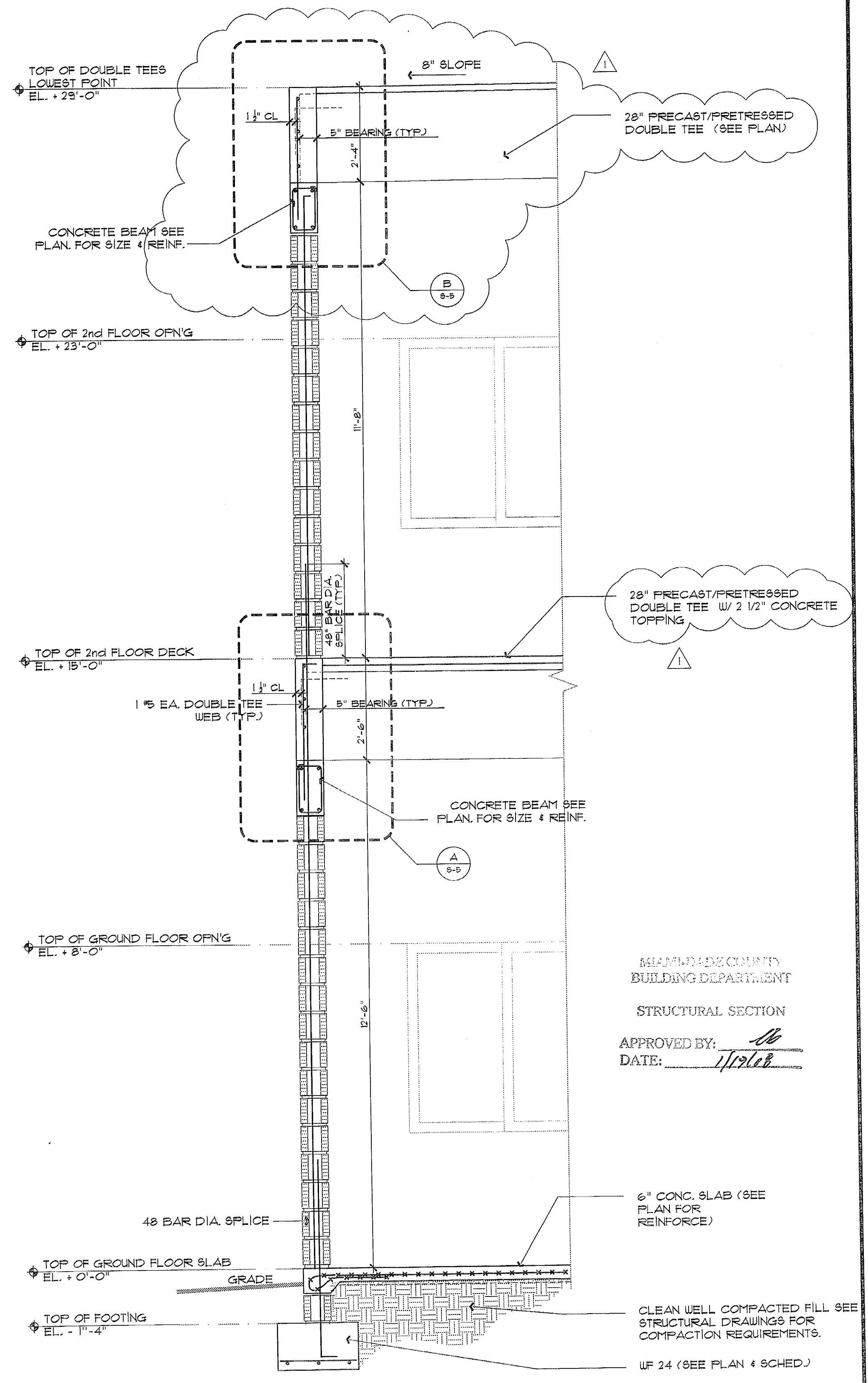
**3 WALL SECTION**  
1/2" = 1'-0"



**B WALL SECTION**  
3/4" = 1'-0"



**A WALL SECTION**  
3/4" = 1'-0"



**2 WALL SECTION**  
1/2" = 1'-0"

MIAMI-DADE COUNTY  
BUILDING DEPARTMENT

STRUCTURAL SECTION

APPROVED BY: *[Signature]*

DATE: 11/27/06

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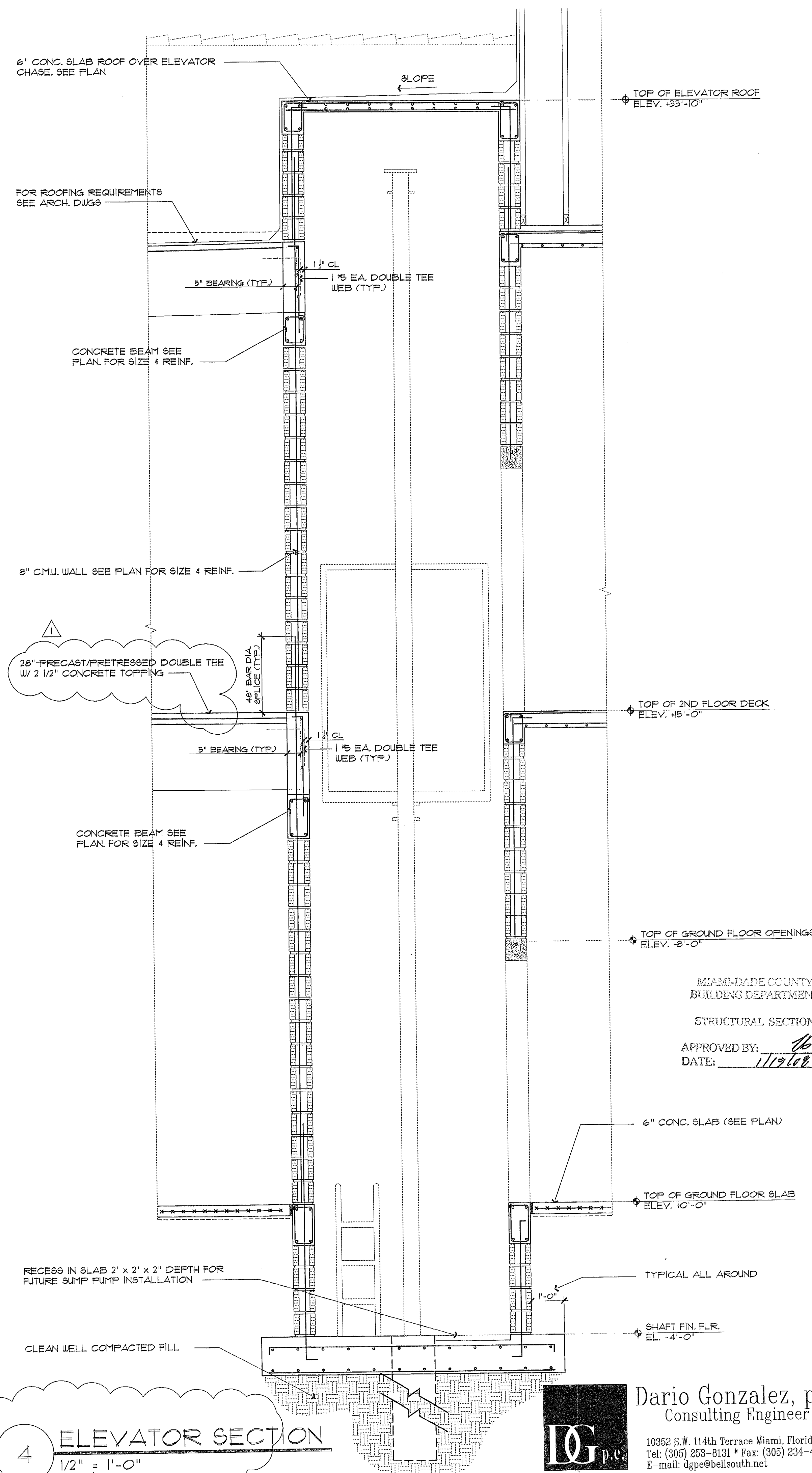
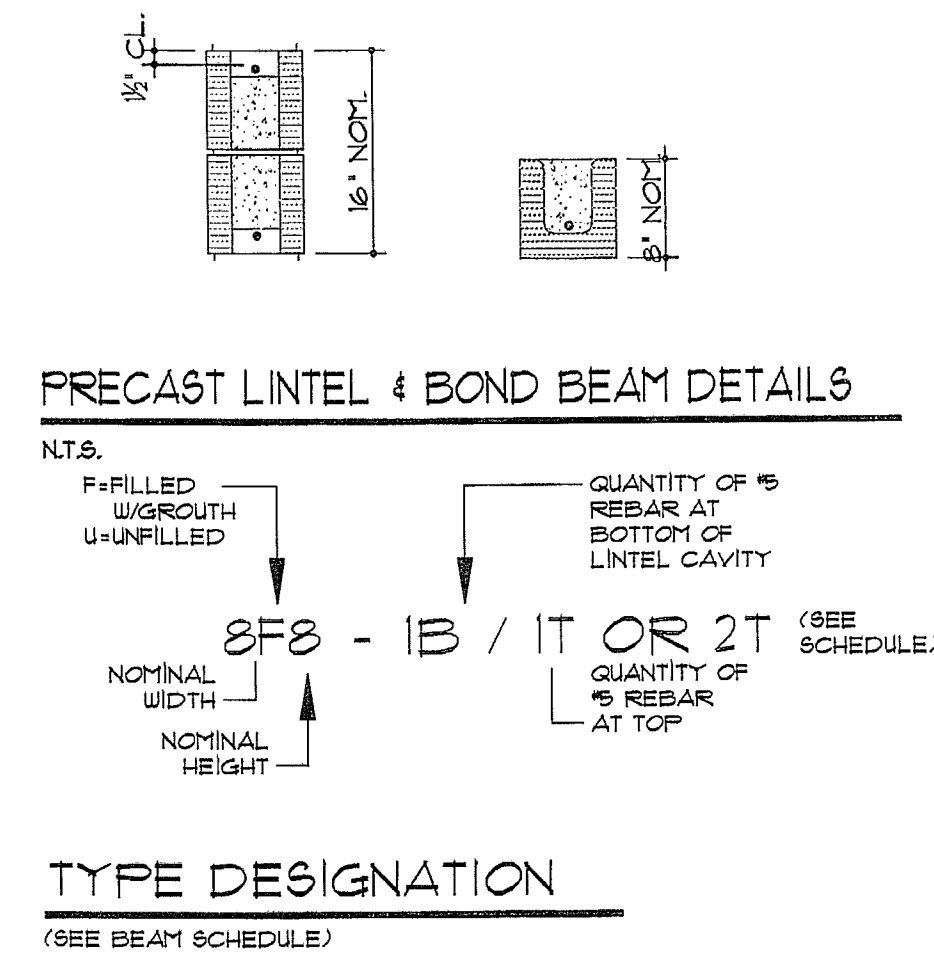
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Revisions:

No.	Date	Dpt	Div.	Rev.
1	12/3/07	OWNER	REV.	

Date: 08-17-06  
Scale: As Shown  
Job No. 2006-132  
Drawn by: J.G.  
Checked by: D.G.

BEAM SCHEDULE - Comm. No. 2006-132										
MARK	TOP OF BEAM	SIZE	REINFORCING			STIRRUPS		REMARKS		
			BOTTOM	TOP	"C"	Size	Spacing each end			
RKTB-1	Varies	8" x 12"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c	Rake Tie Beam		
RTB-1	+26'-1"	8" x 12"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c			
RTB-2	+29'-8"	8" x 12" to 8" x 27"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c	Depth varies with roof slope		
RTB-3	+27'-4"	8" x 12"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c			
RTB-4	+33'-10"	8" x 12"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c			
RTB-5	+24'-0"	8" x 12" Minimum	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c	Arched beam. See arch detail for additional reinforcing.		
RTB-6	+29'-8"	8" x 12"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c			
RTB-7	+27'-3"	8" x 24"	2 # 6	2 # 6		No. 3	@ 10" o/c through out	Add 2#5 at mid-depth.		
RB-1	+26'-0"	16" x 16" Minimum	3 # 6	3 # 6		No. 3	@ 6" o/c through out	Arched beam. See arch detail for additional reinforcing.		
RB-2	+29'-8"	8" x 16"	2 # 6	2 # 6		No. 3	@ 6" o/c through out			
RB-3	+24'-4"	8" x 16"	2 # 6	2 # 6		No. 3	@ 6" o/c through out	Maintain beam fully shored for 30 days.		
RB-4	+24'-8"	8" x 20"	2 # 6	2 # 6		No. 3	@ 8" o/c through out	Maintain beam fully shored for 30 days.		
RB-5	+12'-0"	8" x 16"	2 # 6	2 # 5		No. 3	6 @ 6" o/c, balance @ 12" o/c			
2TB-1	+12'-6"	8" x 14"	2 # 5	2 # 5		No. 3	@ 24" o/c through out			
2TB-2	+15'-0"	8" x 12"	2 # 5	2 # 5		No. 3	4 @ 12" o/c at corners, balance @ 48" o/c			
2B-1	+12'-6"	8" x 28"	2 # 9 + 2 # 8	2 # 7		No. 3	4 @ 4" o/c, balance at 6" o/c	Place 2#8 as second layer. Add 2#5 at 1/3 depths. Maintain beam fully shored for 30 days.		
2B-2	+12'-6"	8" x 28"	2 # 7	2 # 6		No. 3	@ 12" o/c through out	Add 2#5 at 1/3 depths. Maintain beam fully shored for 30 days.		
2B-3	+15'-0"	8" x 16"	2 # 6	2 # 6		No. 3	8 @ 6" o/c, balance @ 12" o/c			
2B-4	+15'-0"	8" x 16"	2 # 6	2 # 6		No. 3	8 @ 6" o/c, balance @ 12" o/c			
2B-5	+15'-0"	16" x 24" Minimum	3 # 6	3 # 6		No. 3	@ 10" o/c through out	Drop bottom to form 8"x12" (minimum) arched beam & add 2#5 bottom. See arch detail for additional reinforcing.		
2B-6	+8'-0"	8" x 16"	2 # 6	2 # 6		No. 3	2 @ 4" o/c, balance @ 6" o/c			
2B-7	+15'-0"	8" x 20"	2 # 7	2 # 6		No. 3	@ 6" o/c through out			
PCL-1	+24'-4"	8" x 16"						Cast-Crete Lintel 8F16-1B/1T Minimum Safe Load Capacity: • 5365 plf Gravity • 411 plf Lateral • 2290 plf Uplift • Length 5'-4" PCNA No. 06-0222.01 Expires: 21-May-2011		
PCL-2	+23'-8"	8" x 8"						Cast-Crete Lintel 8F8-1B Minimum Safe Load Capacity: • 2189 plf Gravity • 591 plf Lateral • Length 4'-6" PCNA No. 06-0222.01 Expires: 21-May-2011		
PCL-3	+23'-8"	8" x 8"						Cast-Crete Lintel 8F8-1B Minimum Safe Load Capacity: • 1238 plf Gravity • 721 plf Lateral • Length 6'-6" PCNA No. 06-0222.01 Expires: 21-May-2011		
PCL-4	+8'-8"	8" x 8"						Cast-Crete Lintel 8F8-1B Minimum Safe Load Capacity: • 1238 plf Gravity • 721 plf Lateral • Length 6'-6" PCNA No. 06-0222.01 Expires: 21-May-2011		
PCL-5	+8'-8"	8" x 8"						Cast-Crete Lintel 8F8-1B Minimum Safe Load Capacity: • 1011 plf Gravity • 534 plf Lateral • Length 7'-6" PCNA No. 06-0222.01 Expires: 21-May-2011		
PCL-6	+8'-8"	8" x 8"						Cast-Crete Lintel 8F8-1B Minimum Safe Load Capacity: • 2189 plf Gravity • 591 plf Lateral • Length 4'-6" PCNA No. 06-0222.01 Expires: 21-May-2011		



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Revisions:

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1	12/9/07 OWNER REV.

Date: 08-17-06  
Scale: As Shown  
Job No: 2006-132  
Drawn by: J.G.  
Checked by: D.G.

SECTIONS & SCHEDULE **S-6**



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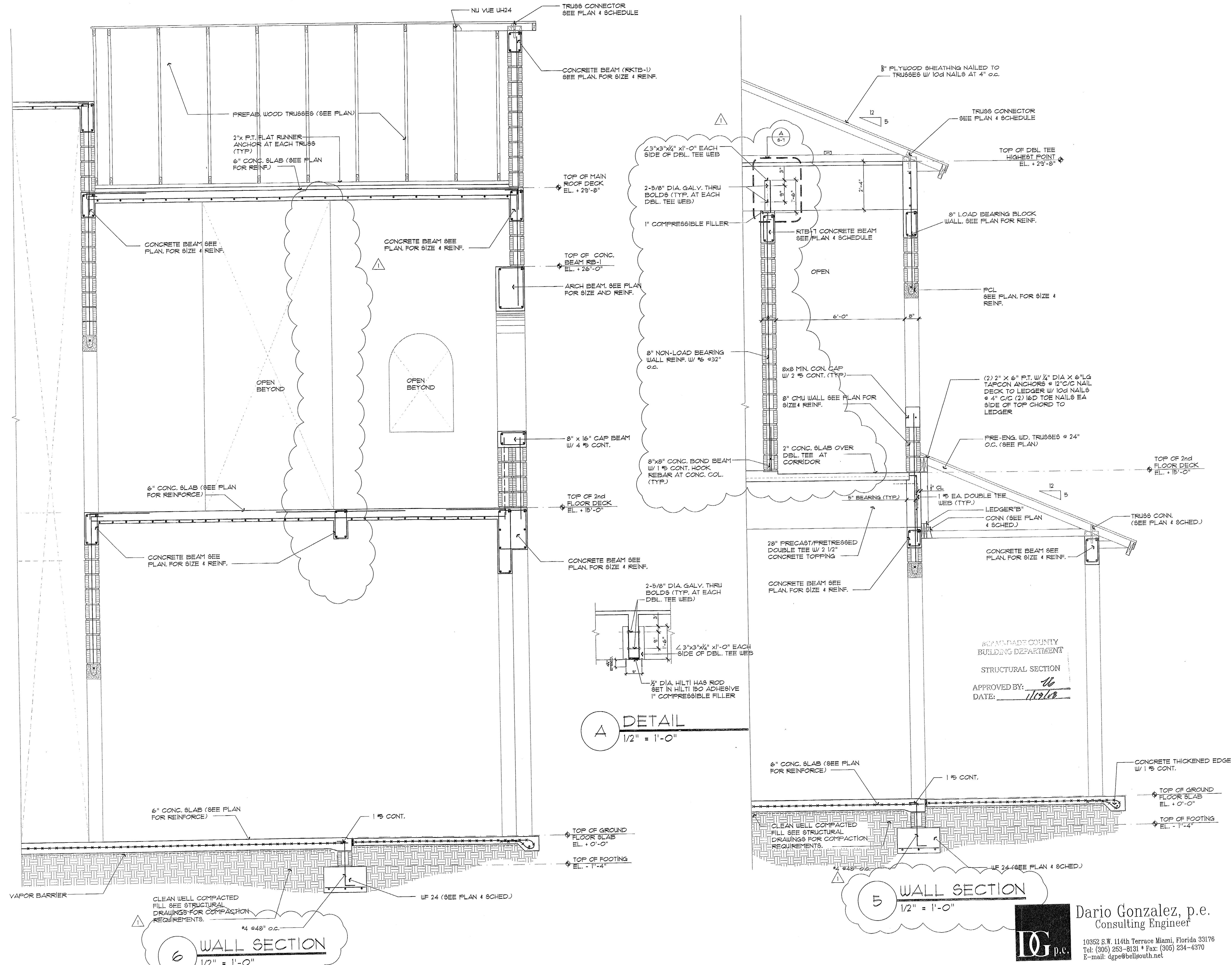
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*[Signature]*  
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Checked by: D.G.

DETAILS S-7



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**GENERAL STRUCTURAL NOTES**  
Commission No. 2006-132

- Unless otherwise noted (u.o.n.) on Plans or in the Specifications, the following General Structural Notes shall apply to this Project.
- Structural drawings shall be worked together with Architectural, HVAC, Mechanical and Electrical drawings. All discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with work.
- If any errors or omissions appear on the Plans, Specifications or other documents, the Contractor shall notify the Engineer in writing of such omissions or errors prior to proceeding with any work, which appears in question. In the event of the Contractor's failure to give such notice, he shall be held responsible for the results of any such errors or omissions and the cost of rectifying the same.
- All dimensions and conditions shall be verified in the field by the contractor before proceeding with work.
- Do not conceal any work until Engineer and Building Department Inspector approve inspection of work.

**STRUCTURAL DESIGN CRITERIA:**

- All referenced codes and specifications shall be latest edition at time of permit.
- The design complies with the requirements of the Florida Building Code (2004 edition).
- Wind load criteria as per ASCE 7-02, Minimum Design Loads for Buildings and Other Structures:
  - Basic wind velocity: 146 miles per hour.
  - Exposure Category C.
  - Building Category II.
  - Importance Factor = 1.0
  - Internal Pressure Coefficient,  $C_{pi} = \pm 0.18$
  - Directionality factor,  $K_d = 1.0$ , typical unless otherwise noted.
- Gravity loads: See Plans for additional loading information
  - Floors:
    - Superimposed Live load = 50 psf
    - Superimposed Dead load = 20 psf
    - Stairs = 100 psf
    - Corridors (above first floor) = 80 psf
    - Corridors (first floor) = 100 psf
    - Lobbies = 100 psf
  - Roof:
    - Live load = 30 psf
    - Dead load = 20 psf

**FOUNDATIONS:**

- Foundations are designed to bear on well-compacted mixture of limrock and sand fill with an allowable bearing capacity of 3000 psf in accordance with Report of Subsurface Soil Exploration and Recommendations No. B-070390 prepared by Nelco Testing and Engineering Services, Inc., dated March 15<sup>th</sup>, 2007.
- At the time of construction, the geotechnical engineer retained by the owner shall submit to the Building Official a letter attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based.
- Geotechnical engineer shall provide specifications for sitework including surface stripping, excavation, compaction, etc. Notify Engineer of any discrepancy in soil bearing capacity before proceeding with the work.
- At continuous footings, provide minimum 2'-6" hooks at corners to match all horizontal bars not detailed with a hooked end.
- Top of wall footings to be at same elevation as top of column footings. Wall footing reinforcement to run continuous through column footing. Step wall footing from higher column footing to lower one.
- All top of footings to be minimum 1'-4" below the bottom of concrete slab on grade or minimum 1'-0" below final grade, whichever is lower. Typical, unless otherwise noted on Plans.

**TERMITE PROTECTION:**

- Contractor to provide a certificate of compliance from a licensed pest control company stating: "The site has received a complete treatment for the prevention of subterranean termites; treatment is in accordance with the rules and laws established by the Florida Department of Agriculture and Consumer Services".

**SLABS ON GRADE:**

- Submit shop drawings for concrete and reinforcement for Engineer's approval prior to construction.
- Slabs on grade for offices shall be 6-inches thick minimum and reinforced with 6x6 - W2.1xW2.1 welded wire fabric. All other concrete slabs on grade shall be 4-inches thick minimum and reinforced with 6x6 - W1.4xW1.4 welded wire fabric.
- All concrete slabs on grade to be in accordance with "Guide for Concrete Floor and Slab Construction" (ACI 302.1R).
- Joints shall be provided in all slabs on grade where indicated on Plans. Construction joints other than those shown on the Plans shall be subjected to the Engineer's approval.
- Concrete slabs shall be sloped as shown on the Plans. Topping over concrete slab to attain specified slopes is not allowed.

**CONCRETE:**

- Submit shop drawings for Engineer's approval prior to construction.
- Concrete design and reinforcement in accordance with "Building Code Requirements for Reinforced Concrete" (A.C.I. 318-99, Building Code Requirements for Structural Concrete) and with "Details and Detailing of Concrete Reinforcement" (A.C.I. 315).
- All concrete work in accordance with "Specifications for Structural Concrete for Buildings" (ACI 301). Production of concrete, delivery, placing and curing to be in accordance with "Hot Weather Concrete" and "Cold Weather Concrete" ACI publications.
- No admixtures permitted without the review and approval of Engineer.
- For all concrete to be placed in slabs (including slabs on grade), the slump shall not exceed four (4) inches. No waivers of this requirement shall be considered. Slump for other concrete shall not exceed five (5) inches.
- All concrete to be regular weight with a minimum design compressive strength of 3000 psi. at 28 days, with minimum 5/8 bags of cement (Type I) in each cubic yard and maximum 0.5 water/cement ratio or, as shown on the Plans.
- Maximum size of coarse aggregate shall be:
  - Beams with clear bar spacing between 1-inch and 1 3/8-inch:
    - 3/4-inch (No. 67)

- All other: 1-inch (No. 57).
- Contractor is responsible for the adequacy of forms, shoring and reshoring and for safe practice in their use and removal.
- Placing of concrete in all reinforced columns and walls shall be in equal lifts. Concrete shall be placed through "elephant trunk" tubular chutes located such that the free air drop of the mix does not exceed five feet.
- Specified expansion bolts shall be of the size indicated and of the maximum embedment length into the concrete. Expansion bolts and accessories shall be stainless steel deep wedge type of chemical adhesive anchor, as specified. Lead shields are not acceptable. Expansion bolts or chemical adhesive anchors shall NOT be substitutes for specified embedded anchor bolts without the Engineer's approval.
- Samples for strength test shall be as follows: Obtain and mold three (3) specimens for each 50 cubic yards, or fraction thereof, of each class of concrete placed each day or as directed by the Engineer.
- Immediately after completion of placement and finishing, cure concrete continuously for minimum 7 days by ponding or continuous sprinkling or application of other acceptable moisture retaining covering subject to the approval of the Engineer.
- Secondary concrete toppings where specified over precast double tees shall be as follows:
  - Regular weight concrete topping shall have a design strength of 3000 psi. at 28 days, with minimum 5/8 bags of cement (Type I) in each cubic yard of concrete, 3/8-inch maximum size of aggregate and maximum 0.45 water/cement ratio.
  - Concrete topping shall be minimum 2-inches thick over substrate.
  - New slabs to receive topping shall be finished by brushing surface with a coarse wire broom to remove laitance and scratch surface, and water cured only continuously for a minimum of 3 days. Prior to placement of topping, dampen slab and scrub into the roughened surface a coat of bonding grout consisting of one part cement to part fine sand, mixed to the consistency of thick cream; do not allow to set or dry before topping is applied. Place topping, consolidate and finish as specified.

**REINFORCING STEEL:**

- Submit shop drawings for reinforcing steel for Engineer's review prior to fabrication.
- To be domestic, new billet steel conforming to the latest A.S.T.M. A615-94, Specifications for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement, Grade 60 specifications, fabricated in accordance with Manual of Standard Practice of the C.R.S.I. and placed in accordance with A.C.I. 315 and A.C.I. Manual of Standard Practice.
- Welded wire fabric shall conform to ASTM A185-97, Standard Specification for Steel Welded Wire Reinforcement Fabric, Plain, for Concrete Reinforcement.
- Column and wall reinforcement: dowels to be same size and number as verticals above. Lap 36-bar diameter or minimum of 18", whichever is greater. Provide rigid templates for dowel location. Provide standard hooks for all vertical non-continuous reinforcement, typical unless otherwise noted.
- Concrete beam sizes shown on beam schedule are minimum and may be increased (8"-maximum) as required for architectural details or to fit block coursing.
- All dowels for columns and walls to be secured in position prior to concreting. Drilling or pushing the dowels into position in wet concrete is not permitted.
- Concrete cover to reinforcing steel, unless otherwise detailed on Plans:
  - Footings: 3"
  - Columns: 1 1/2" to ties
  - Beams: 1 1/2" to stirrups
  - Walls:
    - Exterior face exposed to weather: 1 1/2".
    - Interior face: 1"
  - Interior structural slabs: 3/4"
  - Exposed structural slabs:
    - Top reinforcing: 1 1/2"
    - Bottom reinforcing: 1"
  - Slabs on grade: 2" measured from top of slab.
- Minimum clear spacing between reinforcing bars: ( $d_b$  = bar diameter):
  - Beams:  $d_b$  but not less than 1-inch.
  - Columns: 1.5  $d_b$  but not less than 1-inch.
  - All reinforcing placed that does not comply with the minimum clear spacing specified in "a" and "b" above, will be rejected.
- Slab, beam and wall reinforcement shall be lapped a minimum of 40 bar diameters for tension, 30 bar diameters for compression but never less than 18", whichever is greater. Bottom bars spliced only at supports, top bars spliced only at mid-span. All top bars hooked at non-continuous edges (u.o.n.). All hooks to be standard 90 degree or 180 degree hooks as required (u.o.n.).
- The Contractor shall inform the reinforcing bar detailer of his proposed rebar support method and construction sequences. All support items and splices required shall be so detailed and provided.
- Bar lengths shown on Plans do not include the hook length. This length is shown to indicate to the Contractor the closest accuracy in bar length and placing of same. It is the responsibility of the Contractor to determine the length as required by actual field conditions and to furnish the final bar detailing on the corresponding shop drawings. Contractor shall bring all discrepancies to the attention of the Engineer.

**LINTELS:**

- Shop drawings for reinforcing required.
- Unless otherwise noted on Plans, the Contractor shall provide Cast Crete approved precast lintels (PCNA No. 06-0222.01, Expires 21-May-2011) at the heads of all openings in masonry walls. Refer to beam schedule.
- For spans greater than 8 feet clear, see Plans and beam schedule for structural beams.

**MASONRY WALLS AND PARTITIONS:**

- Submit masonry and reinforcing shop drawings for Engineer's review.
- Concrete masonry units (blocks) shall comply with the provisions of the ASCE/ACI 530-02, Building Code Requirements for Masonry Structures.
- Hollow block shall comply with ASTM C90-02, Hollow Load-Bearing Concrete Masonry Units, Type I, and grade N-1. Minimum net compressive strength at 28 days,  $F_c = 1900$  psi.
- Mortar shall comply with ASTM C270-92, Mortar for Unit Masonry, type M, with a minimum compressive strength at 28 days of 2500 psi. Lay units with full mortar coverage on both horizontal and vertical joints.
- Minimum horizontal joint reinforcement shall be provide at every second course (16" vertical) for bearing or non-bearing exterior masonry walls. Reinforcement shall provide 2-3/16" side rods one each side) and 9 gage cross rods, ladder type for vertically reinforced masonry and truss type for all others. Reinforcement shall extend 4" into the columns or tied to structural columns with 2#4 dowels extending 12" each side of column to splice with the wall reinforcement side rods, or any other accepted method subject to engineer's approval.

- Vertical reinforcing, where specified, shall conform to ASTM A615-94, grade 60 specifications. Fill all reinforced cells with 3000 psi concrete or grout. See plan for size and spacing of vertical reinforcing. Provide standard hooks for all vertical non-continuous reinforcement.
  - When a reinforcing wall does not line up with the vertical cell core, it shall not be sloped more than 1 horizontal unit in six vertical alignment, even though it is in an adjacent cell to the vertical wall reinforcing.
  - Vertical reinforcing in wall shall be placed centered in cell.
  - Vertical reinforcing each side of openings, if required, shall be continuous to the tie beam. Precast lintels, if used at head of openings, shall have openings at each end to allow for jamb reinforcing to continue uninterrupted.
- Grout shall be a plastic mix having a maximum slump of 9"±1".
- Grouting shall be a continuous operation in lifts not exceeding 4'-0" and a maximum pour of 12'-0".
- Cleanouts shall be provided at the bottom of grouted cells of each lift over 4'-0" high. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
- Masonry compressive strength  $f'_m = 1500$  psi.

**PRESTRESSED PRECAST DOUBLE-TEES:**

- Submit for Engineer's review shop drawings including fabrication drawings, section drawings and calculations. These documents shall identify the specific project and shall bear the signature and impressed seal of the Florida Registered Professional Engineer who prepared them.
- Prestressed precast double tees to be 10-feet wide, 28-inches deep. See plans for additional information.
- Prestressed double tees shall be designed and manufactured in accordance with the South Florida Building Code, Precast Concrete Institute Manual and American Concrete Institute Code.
- Members shall be designed to carry own dead load plus all superimposed dead loads plus required live loads. See Plans for load requirements. All members shall also be designed to carry all expected construction phase loads.
- Differential camber between double tees shall be kept to a minimum.
- Double tee manufacturer shall include in the design all inserts, block-outs and other details whether shown on plans or not.
- Thoroughly clean and prepare double tee to assure proper bonding with topping slab. Structural concrete topping, where specified, shall have a minimum strength of 3000 psi at 28 days.
- Thickness of such topping at the center of the span shall be thickness shown on the structural drawings.

**STRUCTURAL AND MISCELLANEOUS STEEL:**

- Submit shop drawings and calculations for Engineer's review prior to fabrication. The submittal shall include the project identity, the loading and design criteria, framing plan and connection details; list the design criteria and loading. Specify all member sizes, bracing anchorage, connections, member locations and other necessary temporary and permanent fabrication and erection information.
- All miscellaneous steel to be domestic A.S.T.M. A36/A36M-94, Specification for Carbon Structural Steel, (Fy=36 ksi), designed in accordance with the latest A.I.S.C. "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" and the A.I.S.C. Code of Standard Practice.
- All structural steel, tubing, anchors and anchor bolts shall be double hot-dip galvanized after fabrication in accordance with ASTM A123, Zinc (Hot-dip Galvanized) Coatings on Iron and Steel products.
- All connections shall be as shown and indicated on Plans.
- Splice locations, other than shown on Plans, to be reviewed by Engineer.
- All welding to be in accordance with A.W.S. Latest "Structural Welding Code - Steel", (A.N.S.I./A.W.S. D1.1) and performed by certified welders. All electrodes shall be E7018.
- Rustproof all field welds and surrounding area with two (2) coats of zinc based paint.
- Shop coat all structural steel with Rustoleum 769 red primer or approved equal.

**STRUCTURAL WOOD:**

- Submit for Engineer's review shop drawings and calculations bearing the signature and impressed seal of the Florida Registered Engineer who prepared said drawings. The submittal shall include the project identity, the loading and design criteria; framing plan and connection details; list the design criteria and loading. Specify all member sizes, bracing anchorage, connections, truss locations and other necessary temporary and permanent fabrication and erection information.
- Structural wood shall conform to rules of the manufacturer's association under whose rules the lumber is produced. (See Specifications).
- Structural wood shall be kiln dried, well seasoned and grade marked at mill.
- Structural wood shall be No. 2 Southern Pine.
- All structural wood to be surfaced 4 sides (S-4-S) with a minimum fiber stress in bending of 1200 psi. and a maximum moisture content of 19%.
- All lumber and plywood in contact with concrete, stucco, masonry or other cementitious materials shall be pressure treated.
- Store all lumber above grade or floor. Stack to allow proper air circulation and protect from wetting with suitable cover.
- Prefabricated wood trusses:
  - All wood trusses shall be design and fabricated in accordance with the "National Design Specifications For Stress Grade Lumber And Its Fasteners" by NFPA (latest edition).
  - All wood trusses shall be designed for the superimposed loads given on Plan plus weight of the truss. Wood trusses shall also be designed to resist given uplift loads. Design stresses may be increased 33-1/3% for wind design only.
  - For all prefabricated wood trusses, submit shop drawings and calculations signed and sealed by Florida Registered Engineer for Engineer's review prior to fabrication. The submittal shall include the project identity, the loading and design criteria; truss detail and truss framing plan sheets shall identify each truss and list the design criteria and loading. Specify all member sizes, bracing anchorage, connections, truss locations and other necessary temporary and permanent fabrication and erection information. Each drawing shall bear the signature and impressed seal of the Florida Registered Engineer who prepared the drawings.
  - Trusses shall be erected with out-of-plumb and out-of-plane tolerances as recommended by the Truss Plate Institute. Any truss erected exceeding the specified tolerances shall be realigned or replaced.
  - Installation of trusses longer than 35-ft and/or higher than 6-ft shall only be made under the direct supervision of a licensed engineer or architect.

**GUARDS & HANDRAILS**

- Submit shop drawings for Engineer's review showing in detail all materials to be furnished and installed.
- All railing design shall conform to the requirements of the Florida Building Code and Life Safety Code (NFPA 101-1994).
- Open side floors or roof openings, ramps, stairs, landings, balconies, elevated walkways, corridors, platforms, catwalks or mezzanines, that are more than 30 inches above the floor or grade below shall be provided with standard guards to prevent falls over the open side.
- Standard guards shall have a vertical height of 42 inches nominal from upper surface of top rail to finished floor, platform or ramp level.
- Stairways shall be equipped with handrails located not less than 34-inches nor more than 38-inches measured vertically to the top of the rail from the leading edge of the tread. Required handrails that form part of a guard shall be permitted to have a maximum height of 42 inches measured vertically to the top of the rail from the leading edge of the tread.
- Open side of stairs and guards shall have intermediate rails or an ornamental pattern such that a sphere four inches in diameter cannot pass through any opening.
- The triangular openings formed by the riser, tread and bottom element of the guardrail at the open side of a stair shall be of such size that a sphere six inches in diameter cannot pass through.
- Stair handrails shall continue for the full length of each flight of stairs. At turns, inside handrails that are not continuous between flights at landings. The design shall be such that there are no projections that may engage loose clothing.
- Handrails shall have a circular cross-section with an outside diameter of at least 1 1/4 inches and no greater than 2-inches, and shall be continuously graspable along the entire length.
- Handrail ends shall be returned to the wall or floor or shall terminate at newel posts. Handrails that are not continuous between flights shall be extended horizontally a minimum of 12 inches at the required height at landings where a guard or wall exists.
- Wall mounted handrail consist of a rounded, lengthwise member mounted directly on a wall by means of brackets attached to the lower side of the handrail. Handrails shall comply with all the requirements specified herein and shall provide a clearance of at least 1.5 inches between the handrail and the wall to which they are fastened.

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MIAMI-DADE COUNTY  
BUILDING DEPARTMENT  
STRUCTURAL SECTION  
APPROVED BY: *[Signature]*  
DATE: 11/9/08

Seal:  
*[Signature]*  
Dario Gonzalez, p.e.  
P.E. 34876

No.	Date/Div./Rev.
11	02/07/07 GWNBR-RBS/ITS

Date: 08-17-06  
Scale: As Shown  
Job No. 2006-132  
Drawn by: J.G.  
Checked by: D.G.

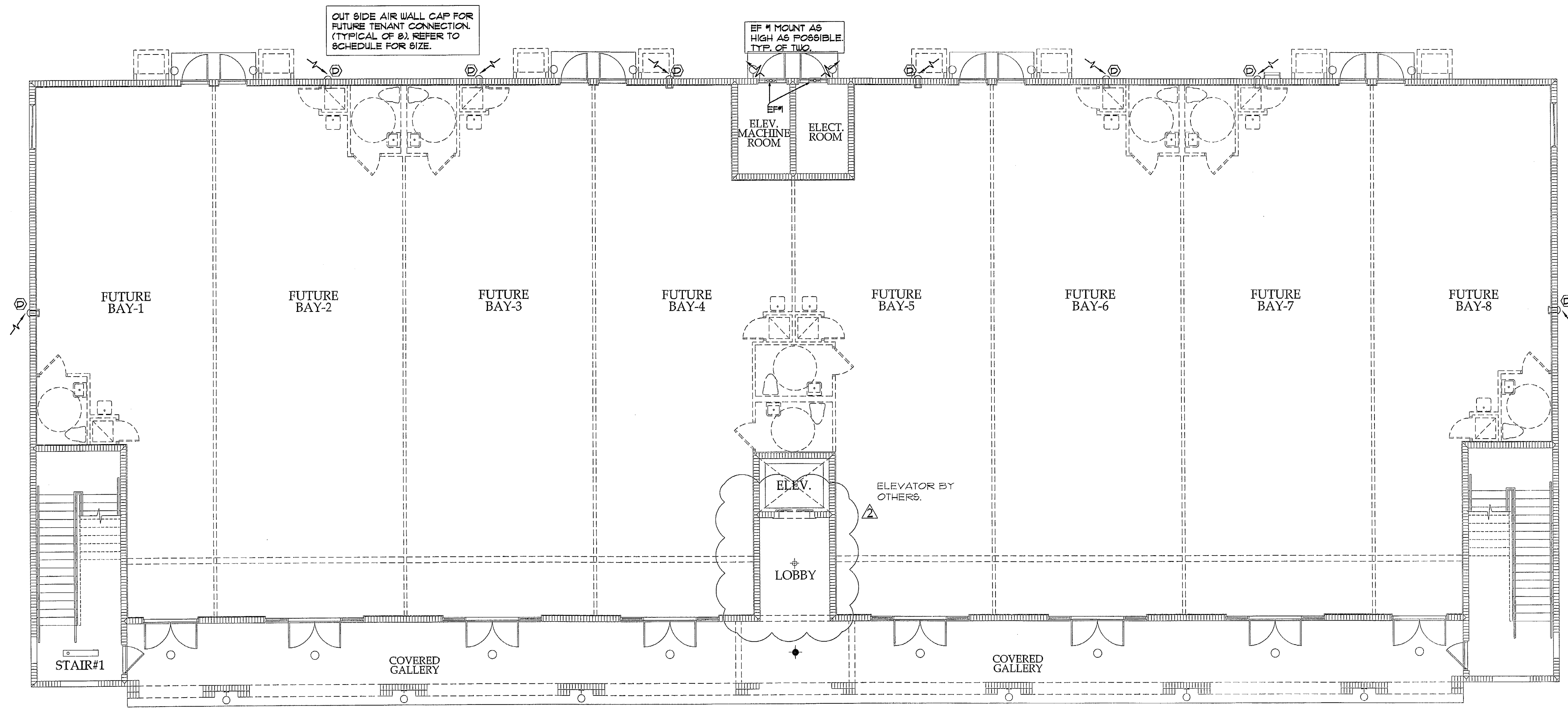


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**GROUND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

MECHANICAL REVIEW  
 SHELL BUILDING  
  
 MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 MECHANICAL DIVISION  
 APPROVED JAN 15 2006  
 DATE *Jan 15 2006*

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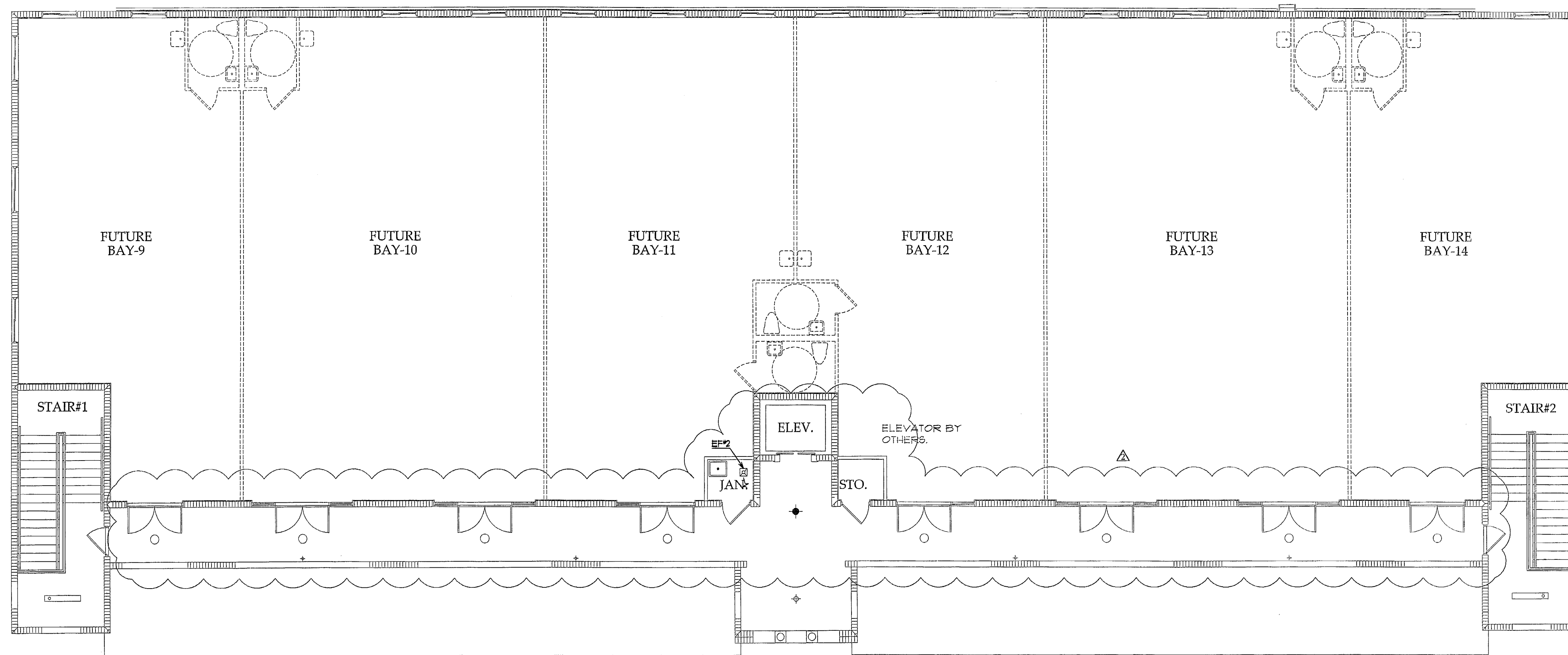
Revisions:

No.	Date	Dpt	Div.	Rev.
1	12.04.07	Rev.	2nd Floor	P&G

Date: 10-25-06  
 Scale: As Shown  
 Job No. 06-854  
 Drawn by: P&C  
 Checked by: L.P.

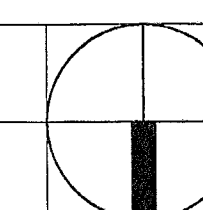
MECHANICAL PLANS

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**SECOND FLOOR PLAN**

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



MECHANICAL REVIEW  
SHELL BUILDING

MIAMI-DADE COUNTY  
BUILDING DEPARTMENT  
MECHANICAL DIVISION

APPROVED: *[Signature]*  
DATE: JAN 5 2006

Seal:

Luis O. Perez  
PE No. 62856

*[Signature]*

No.	Date	Dpt	Div.	Rev.
1	12.04.07	Rev.	2nd Floor	P&C

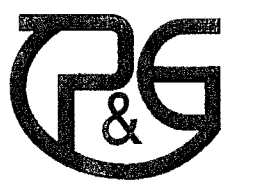
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Job No. 06-854  
Drawn by: P&G  
Checked by: L.P.

MECHANICAL PLANS

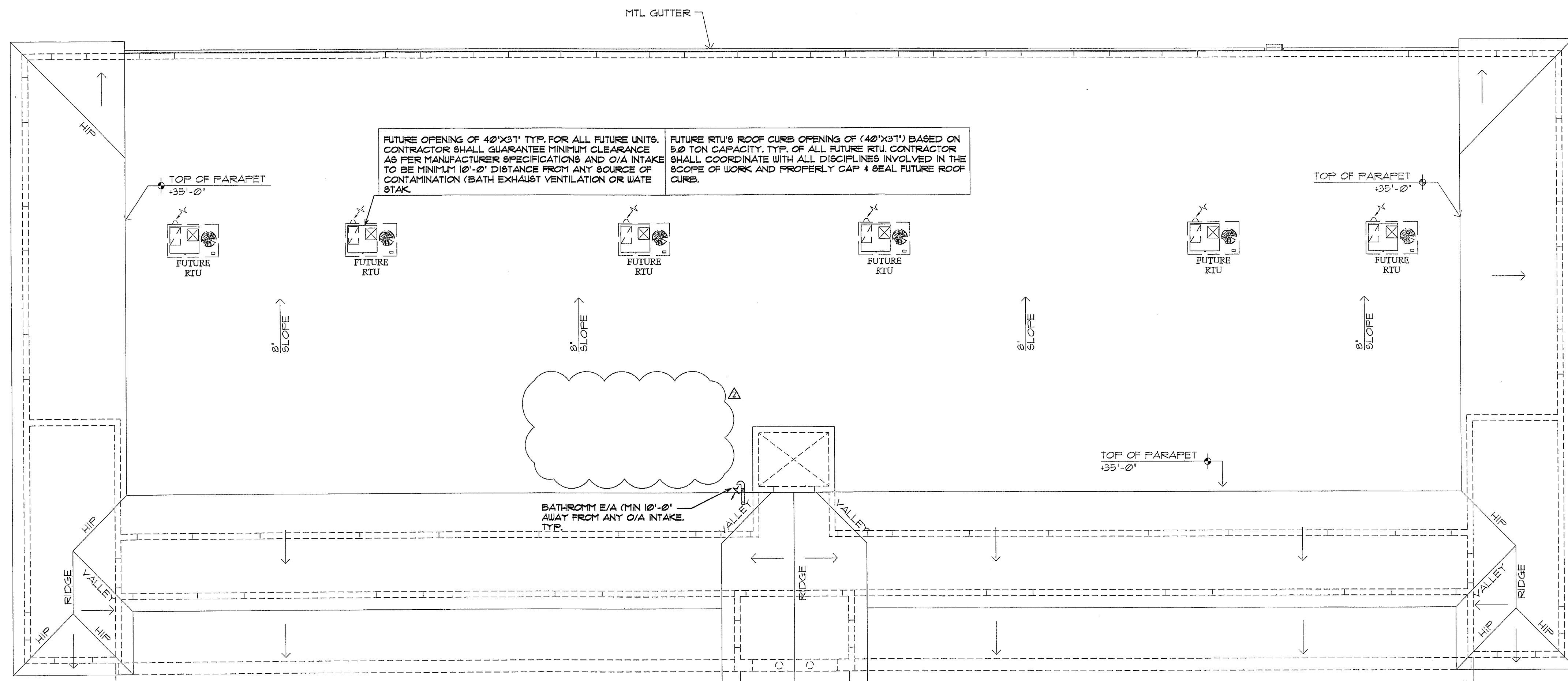
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 Ergun Cayiro, P.E. Lic # 62487



**ROOF PLAN**  
**SCALE: 1/8"=1'-0"**

MECHANICAL REVIEW  
 SHELL BUILDING

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 MECHANICAL DIVISION  
 APPROVED: *[Signature]*  
 DATE: JAN 1 2008

Seal:

Luis O. Perez  
 PE No. 62856

Revisions:

No.	Date	Dpn/ Div. / Rev.
Δ	12.04.07	Rev. 2nd Floor P&G

Date: 10-25-06  
 Scale: As Shown  
 Job No. 06-854  
 Drawn by: P&G  
 Checked by: L.P.

MECHANICAL PLANS

**GENERAL H.V.A.C. NOTES**

1. GENERAL
- 1.1 ALL WORK TO BE PERFORMED UNDER THESE DOCUMENTS SHALL CONFORM WITH THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.
- 1.2 ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED MECHANICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AFTER COMPLETION OF WORK.
- 1.3 MECHANICAL CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE THAT THE INSTALLED SYSTEM SHALL BE FREE OF MATERIALS AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
- 1.4 MECHANICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL PERMIT AND INSPECTION FEES.
- 1.5 SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.
- 1.6 THE CONTRACTOR SHALL PROVIDE A SET OF PRINTS CLEARLY MARKED TO SHOW AS-BUILT CONDITIONS AT THE COMPLETION OF CONSTRUCTION.
- 1.7 INTERRUPTION OF EXISTING FACILITIES AND / OR SERVICES SHALL BE KEPT TO A MINIMUM. THE CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICES. COORDINATE ALL INTERRUPTIONS WITH OWNER EQUIPMENT. PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION OF OWNER EQUIPMENT, FURNITURE AND CARPETING WITHIN THIS BUILDING. COVER AND WRAP EQUIPMENT, FURNITURE AND CARPETING AS NECESSARY. DUST AND DEBRIS SHALL BE STRICTLY CONTROLLED. CLOSE COORDINATION WITH OWNER WILL BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL FOLLOW THE SHACNA'S 1995 INDOOR AIR QUALITY GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION.
- 1.8 ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS, OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND / OR SPECIFICATIONS.
- 1.9 IF ANY CONFLICT IS ENCOUNTERED WITHIN THE DESIGN DOCUMENTS REGARDLESS OF TRADE OR RESPONSIBILITY, THE GREATER SCOPE OF WORK SHALL PREVAIL.
2. FIELD VERIFICATION
- 2.1 ALL WORK SHALL BE FIELD VERIFIED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.
- 2.2 WHERE INTERFERENCES OCCUR AND DEPARTURES FROM INDICATED DESIGN WILL BE REQUIRED TO DETERMINE CHANGES ON LOCATIONS, SIZES AND ELEVATIONS OF PIPING, DUCTWORK, ETC. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE ACCOMPANIED BY A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH ANY CHANGE OR DEPARTURES FROM EXISTING CONTRACT.
- 2.3 COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.
- 2.4 CONTRACTOR SHALL VERIFY EXISTING DUCTWORK SIZES WHICH CONNECT TO NEW DUCTWORK BEFORE FABRICATION AND INSTALLATION.
- 2.5 CONTRACTOR SHALL VERIFY EXISTING PIPING SIZES WHICH CONNECT TO NEW PIPING BEFORE FABRICATION AND INSTALLATION.
- 2.6 BEFORE CUTTING OR MAKING OPENINGS IN ANY BUILDING COMPONENT, CONTRACTOR SHALL VERIFY USING ANY REQUIRED MEANS THAT ITS LOAD BEARING CAPABILITY IS NOT COMPROMISED IN ANY MANNER.
3. EXISTING SYSTEMS
- 3.1 CONTRACTOR SHALL INSPECT AND SERVICE EXISTING AIR CONDITIONING SYSTEMS TO REMAIN. WORK SHALL INCLUDE CLEAN EVAPORATOR COILS, CLEAN CONDENSER COILS, CHECK AND ADJUST REFRIGERANT CHARGE AS REQUIRED, LUBRICATE FAN MOTORS AND BEARINGS, ADJUST FAN BELTS OR REPLACE WORN BELTS, CLEAN FAN SCROLLS, CHECK ALL ELECTRICAL COMPONENTS FOR PROPER OPERATION, TIGHTEN ALL ELECTRICAL CONNECTIONS, PROVIDE NEW SET OF FILTERS, CHECK REFRIGERANT SYSTEM AND COMPONENTS FOR PROPER OPERATION.
- 3.2 CONTRACTOR SHALL VERIFY THE COOLING AND HEATING CAPACITIES AND AIR SUPPLY VOLUMES OF ALL EXISTING HVAC SYSTEMS TO REMAIN. THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND ENGINEER OF ANY DEVIATION FROM WHAT IS INDICATED ON PLANS, BEFORE PROCEEDING WITH WORK.
- 3.3 ALL EXISTING MECHANICAL EQUIPMENT LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE CONSTRUCTED AND INSTALLED TO WITHSTAND HURRICANE FORCE WINDS FROM ANY DIRECTION AS PER F.B.C.
- 3.4 CONTRACTOR SHALL INSPECT ALL EXISTING DUCTWORK TO BE REUSED AND MAKE ANY NECESSARY REPAIRS TO ENSURE AN AIRTIGHT SYSTEM. AIR LEAKAGE RATES SHALL BE IN CONFORMANCE WITH THE SHACNA'S STANDARDS. DUCTWORK INSULATION SHALL BE INSPECTED AND REPLACED IN AREAS WHERE THE INSULATION IS DETRIMENTAL, DAMAGED, OR NOT CONTINUOUS. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, INSPECT AND REPAIR IF REQUIRED DUCT SUPPORTS TO ENSURE SECURE MOUNTING OF THE DUCT SYSTEM.
- 3.5 CONTRACTOR SHALL ADVISE THE OWNER OF THE GENERAL CONDITIONS OF THE EXISTING SYSTEMS TO REMAIN.
- 3.6 ALL EQUIPMENT IN WORKING CONDITIONS REMOVED UNDER THIS CONTRACT SHALL BE PROTECTED AND STORED AT THE JOB SITE FOR THE CONTRACTOR TO DELIVER TO A LOCATION DESIGNATED BY THE OWNER. ALL OTHER ITEMS TO BE DEMOLISHED, INCLUDING DUCTWORK SYSTEM AND ACCESSORIES, SHALL BE PHYSICALLY REMOVED AND DISPOSED OF BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR FINAL ARRANGEMENTS.
- 3.7 ANY EQUIPMENT OR DEVICES TO REMAIN THAT MIGHT HAVE TO BE DISCONNECTED BECAUSE OF THE REMOVAL OF ANY OTHER DEVICE MUST BE RECONNECTED AND TIED BACK TO THE EXISTING BUILDING SYSTEMS AND TESTED FOR CORRECT OPERATION.
4. NEW EQUIPMENT
- 4.1 ALL MECHANICAL EQUIPMENT LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE CONSTRUCTED AND INSTALLED TO WITHSTAND HURRICANE FORCE WINDS FROM ANY DIRECTION AS PER F.B.C.
- 4.2 MECHANICAL EQUIPMENT SHALL BE SUPPORTED PER MANUFACTURER RECOMMENDATIONS AND AS REQUIRED FOR APPLICABLE CODES AND STANDARDS, USING SOUND INDUSTRY STANDARD PRACTICES. STRUCTURAL ENGINEER DESIGN AND RECOMMENDATIONS SHALL BE FOLLOW. SUBMIT SHOP DRAWINGS OF ALL SUPPORTING STRUCTURES THAT CLEARLY INDICATE SIZES, MATERIAL, DESIGN AND PRODUCT APPROVAL NUMBERS.
- 4.3 VIBRATION ISOLATORS SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT WITH MOVING AND/OR ROTARY PARTS. SUBMIT SHOP DRAWINGS SHOWING, BUT NOT LIMITED, ISOLATION PERFORMANCE AND ALLOWABLE SUPPORTING LOADS.
- 4.4 PROVIDE FOR ALL OUTDOOR MOUNTED EQUIPMENT SURFACE AND COIL PROTECTION AGAINST CORROSION DUE TO PROXIMITY TO MARINE AND/OR CORROSIVE ENVIRONMENT. CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- 4.5 THE CONTRACTOR SHALL FURNISH ALL MOTORS, STARTERS AND RELAYS, ETC. TO CONFORM A FULLY OPERATING SYSTEM. COORDINATE WITH THE ELECTRICAL DIVISION ALL WORK RELATED TO THE MECHANICAL SYSTEMS.
- 4.6 CONDENSATE DRAIN PIPING INSTALLED ON NON-AIR CONDITIONED SPACES SHALL BE PROPERLY INSULATED.
- 4.7 EQUIPMENT DATA SHOWN IN THE EQUIPMENT SCHEDULES IS BASED ON MANUFACTURER'S ACTUAL CATALOG. VERIFY THIS INFORMATION WITH MANUFACTURER'S PRIOR TO PURCHASING OR INSTALLING ANY EQUIPMENT. MANUFACTURER'S NAMES SHALL BE INTERPRETED AS ESTABLISHMENT OF REQUIRED TYPE CLASS AND QUALITY. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT ENGINEER.
- 4.8 PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE MECHANICAL SYSTEM.
- 4.9 SEE EQUIPMENT SCHEDULES ON DRAWINGS FOR INFORMATION ON ALL SPECIFIED EQUIPMENT FOR THIS JOB.
5. DUCTWORK
- 5.1 PROVIDE ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, SENSORS, AND ANY OTHER DEVICES NOT ACCESSIBLE OTHERWISE.
- 5.2 ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.
- 5.3 CONDITIONED AIR DUCTWORK SHALL BE CLASS ONE FIBER GLASS DUCT BOARDS IN ACCORDANCE WITH SHACNA'S FIBROUS DUCTS STANDARDS. INSULATION SHALL HAVE THE REQUIRED DENSITY AND THICKNESS TO PROVIDE A MINIMUM INSULATION VALUE OF R-6.
- 5.4 PROVIDE VOLUME DAMPERS, TURNING VANES, ETC. IN DUCTWORK FOR PROPER AIR FLOW AND BALANCE. PROVIDE MULTIPLE VANE EXTRACTORS OR SPLITTERS WITH CONTROL RODS AT ALL OUTLETS CONNECTED CLOSER THAN TWO DUCT DIAMETERS TO MAIN SUPPLY DUCT AND WHERE SHOWN.
- 5.5 VENTILATION AND EXHAUST AIR DUCTWORK SHALL BE OF SHEET METAL CONSTRUCTION PER SHACNA'S STANDARDS.
- 5.6 EXHAUST VENTS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM ANY OUTSIDE AIR INTAKE.
- 5.7 SEE SCHEDULES ON PLANS FOR AIR DISTRIBUTION DEVICES SPECIFICATIONS.
6. TEST AND BALANCING
- 6.1 BALANCE ALL SYSTEMS TO PROVIDE FLOW QUANTITIES AND CAPACITIES AS INDICATED ON DRAWINGS.
- 6.2 PERFORM A COMPLETE OPERATING AND BALANCING TEST OF THE FINISHED SYSTEM. PROVIDE WRITTEN REPORT OF THE RESULT OF THIS TEST STATING THE ACCEPTABILITY OF THE SYSTEM AND COMPLIANCE WITH THE DESIGN DOCUMENTS. TEST AND BALANCE AGENCY SHALL BE AN INDEPENDENT, AABC OR NEBB CERTIFIED AGENCY, AND SHALL BE RETAINED BY THE OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER AND TESTING AND COMMISSIONING AGENCY ALL WORK FOR FINAL CERTIFICATION OF THE HVAC SYSTEM.

**HVAC LEGEND**

SYMBOL	DESCRIPTION
AHU	AIR HANDLER UNIT
SD	SPLITTER DAMPER
C.D.	CEILING DIFFUSER
BDD	BACK DRAFT DAMPER
O/A	OUTSIDE AIR
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
ER	EXISTING TO REMAIN
R/A	RETURN AIR
RG	RETURN GRILLE
S/A	SUPPLY AIR
SR	SIDEWALL REGISTER
TG	TRANSFER GRILLE
MVD	MANUAL VOLUME DAMPER
COND.	CONDENSATE
(T)	THERMOSTAT, PROGRAMMABLE (K)
(A)	AIR DISTRIBUTION SEE PLAN
(S)	SPRINKLER HEAD (DOWNWARD)
(S)	SUPPLY DUCT SECTION
(E)	EXHAUST, RETURN, OR OUTSIDE AIR
(M)	MANUAL VOLUME DAMPER
(M)	MVD AT TAKE OFF
(F)	FIRE DAMPER
(R)	SUPPLY AIR DUCT RECTANGULAR
(D)	DUAL DUCT ACCESSORIES SHALL HAVE TURNING VANES ALTHOUGH NOT SHOWN
(F)	FLEXIBLE ROUND DUCT
(F)	FLEXIBLE ROUND DUCT DOWN TO GRILLE
(D)	DUCT MOUNTED SMOKE DETECTOR
(C)	CEILING SUPPLY DIFFUSER
(L)	LINEAR SUPPLY DIFFUSER
(C)	CEILING RETURN DIFFUSER
(S)	STANDARD BRANCH SUPPLY OR RETURN, NO SPLITTER (45° TAP) WITH MVD AT TAKE OFF
(P)	POINT OF CHANGE IN DUCT CONSTRUCTION STATIC PRESSURE CLASS
(R)	RETURN AIR (R/A) GRILLE
(S)	SIDEWALL, CEILING GRILLE/REGISTER
(U)	ONE INCH (1") DOOR UNDERCUT
(E)	EXHAUST FAN (CEILING MOUNTED)
(W)	OUTSIDE AIR INTAKE WALL CAP
(E)	WALL MOUNTED EXHAUST FAN (PROPELLER / CENTRIFUGAL)
(S)	SMOKE DETECTOR TEST SWITCH
NOTE	NOT ALL SYMBOLS MAY BE USED

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		●

\*\* ONLY REQUIRED IF CFM DELIVERED TO SPACE IS ABOVE 2000 REFER TO AC SCHEDULE FOR CFM DELIVERED INFORMATION.

**MECHANICAL NOTES**

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS ARE ENCOUNTERED ON PLANS CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE ANY PART OF THE WORK IS STARTED SO THAT PROPER CORRECTIONS BE MADE.

IF ARCHITECTS/ENGINEER IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERROR OR OMISSIONS.

**VENTILATION EQUIPMENT SCHEDULE**

MARK	EF-1	EF-1
LOCATION	SIDE-WALL	CEILING
AREA SERVED	SEE PLAN	SEE PLAN
MANUFACTURER	GREENHECK	GREENHECK
MODEL NUMBER	BEI-12-426P	6P-B50
SYSTEM TYPE	EXHAUST	EXHAUST
DESIGN AIR FLOW	CFM 420	48
E.S.P.	(INCH) 0.15	0.15
FAN TYPE	CENTRIFUGAL	CENTRIFUGAL
FAN SPEED	RPM 1635	625
FAN	Hp/Alt/16	---
ELECTRICAL SERVICE	V/Ph/Hz 120/1/60	120/1/60
DRIVE TYPE	BELT/DIRECT DIRECT	DIRECT
WALL OPENING SIZE	IN 16 1/2 X 16 1/2	13 1/2 X 11 1/2
MAXIMUM SONE RATING	---	---
BACKDRAFT DAMPER MODEL No.	---	---
ROOF CURBS MODEL No.	---	---
ACCESSORIES/REMARKS	---	---
WEIGHT	LBS 16	9

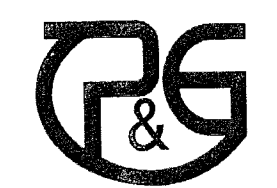
- NOTES:**
1. ALL FANS, VENTS, AND CAPS LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE INSTALLED TO WITHSTAND HVHZ WIND VELOCITIES AS PER F.B.C.
  2. ALL FANS SHALL HAVE UL APPROVED LOCAL DISCONNECT MEANS, SUPPLIED BY ELECTRICAL CONTRACTOR.
  3. ALL ROOF MOUNTED FANS AND VENTS SHALL HAVE 12" MINIMUM HIGH (ABOVE ROOF SURFACE) GALVANIZED STEEL, INSULATED MANUFACTURER PREFABRICATED CURBS WITH WELDED CAP CORNERS.
  4. ALL ROOF FANS AND VENTS SHALL HAVE BACK-DRAFT DAMPERS AND ALUMINUM BIRD SCREENS.
  5. ALL DIRECT DRIVE FANS SHALL BE PROVIDED WITH A SOLID STATE SPEED CONTROLLER INSTALLED AT THE FAN FOR AIR BALANCING PURPOSES.
  6. FANS SHALL BE OF WELDED CONSTRUCTION UTILIZING CORROSION RESISTANT FASTENERS. ALL STEEL FAN COMPONENTS SHALL HAVE A SUPERFICIAL ELECTROSTATIC COATING TREATMENT TO PREVENT CORROSION.
  7. ALL MOTORS SHALL BE HEAVY TYPE WITH PERMANENTLY LUBRICATED SEALED BALL BEARINGS AND FURNISHED TO THE SPECIFIED VOLTAGE PHASE AND ENCLOSURE.
  8. FAN DRIVER SHALL HAVE REGREASABLE BEARINGS WITH CAST IRON HOUSING AND EXTENDED LUBE LINES IF APPLICABLE.
  9. ALL FANS SHALL BE OF AN AMERICAN MANUFACTURER AND MANUFACTURED AT AN ISO 19000 CERTIFIED FACILITY. ALL FANS SHALL BEAR AMCA CERTIFIED RATING AND UL LISTED AS PER

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Seal:  
Luis O. Perez  
PE No. 62856

MECHANICAL REVIEW SHELL BUILDING  
MIAMI-DADE COUNTY  
BUILDING DEPARTMENT  
MECHANICAL DIVISION  
APPROVED: [Signature]  
DATE: JAN 15 2016

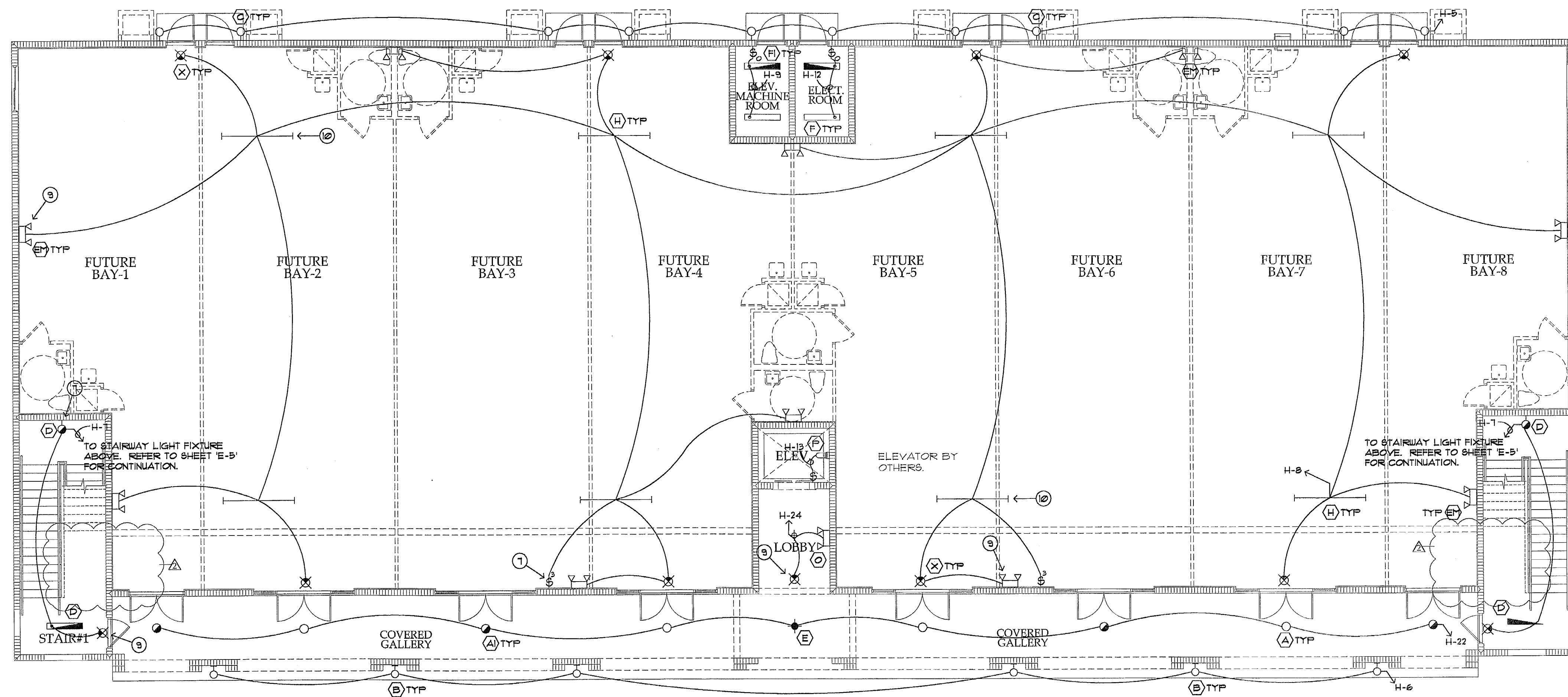
Revisions:

No.	Date / Dpt / Div. / Rev.
1	12.04.07 Rev. 2nd Floor P&G

Date: 10-25-06  
Scale: As Shown  
Job No. 06-854  
Drawn by: P&G  
Checked by: L.P.



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**GROUND FLOOR ELECTRICAL LIGHTING PLAN**

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

PRIOR TO INSTALLATION OF ROUGH ELECTRIC WIRING CHECK NAMEPLATE DATA OF A/C EQUIPMENT, HOT WATER HEATERS AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVERCURRENT PROTECTION. ADEQUATE SERVICE CAPACITY MUST BE PROVIDED. SUBJECT TO ELECTRICAL INSPECTION

MIAMI-DADE COUNTY BUILDING DEPARTMENT  
Revision #2  
ELECTRICAL SECTION

APPROVED BY: *[Signature]*  
DATE: 01/14/2008

APPROVED BY			
MIAMI-DADE COUNTY BUILDING DEPARTMENT			
SPK	ELDS. PERMIT	ON-SITE	
WATER	EXTENSION		
DATE	BY		

*(TYPICAL BAYS)*

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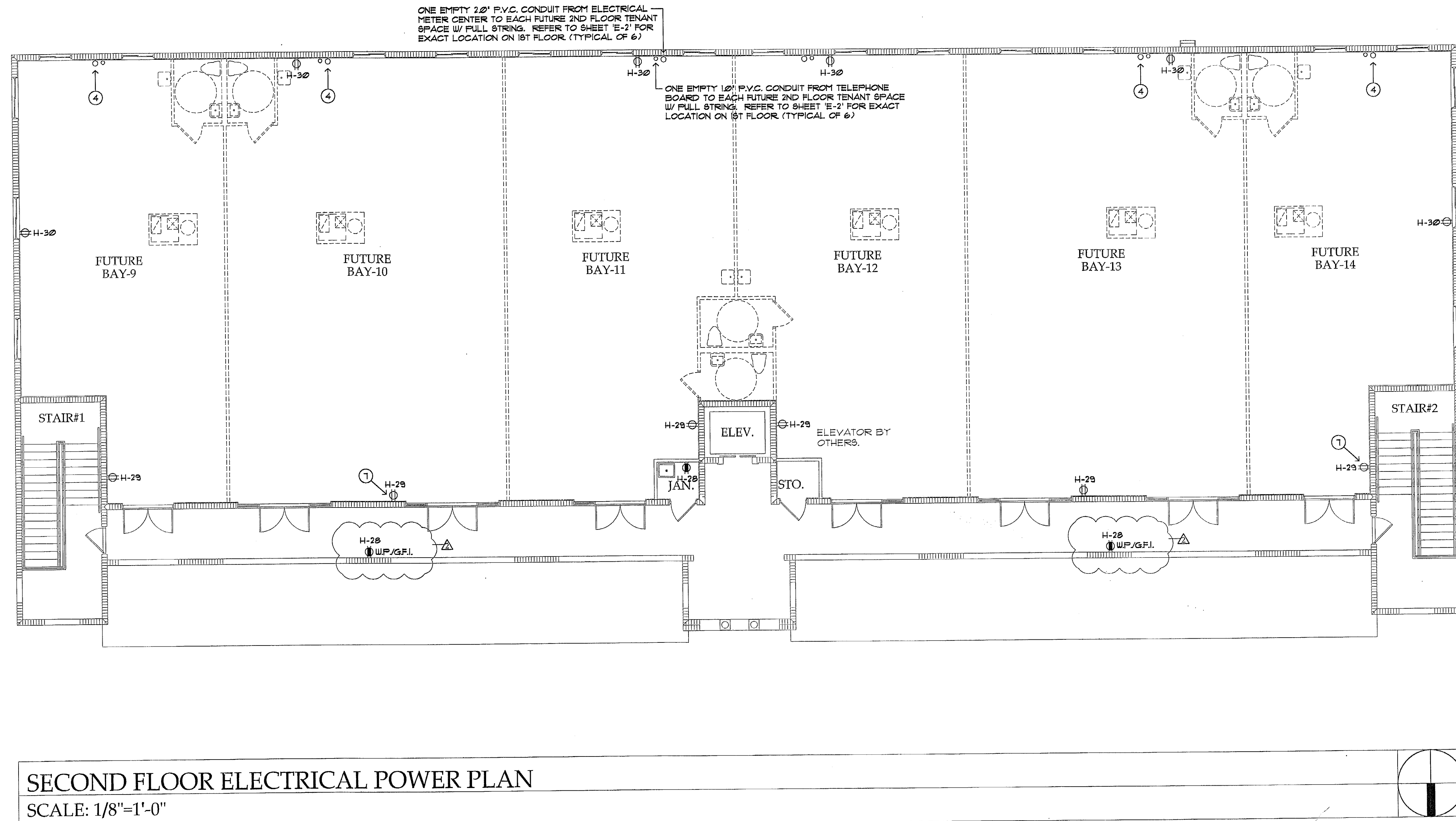
Luis O. Perez  
PE No. 62886

Revisions:

No.	Date	Dpt/Div./Rev.
Δ	12.04.07	Rev. 2nd Floor P&G

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MIAMI-DADE COUNTY  
BUILDING DEPARTMENT  
Division #2  
ELECTRICAL SECTION

APPROVED BY: *[Signature]*  
DATE: 01/14/2008

*See annotations*

Seal:

*[Signature]*  
Luis O. Perez  
PE No. 62856

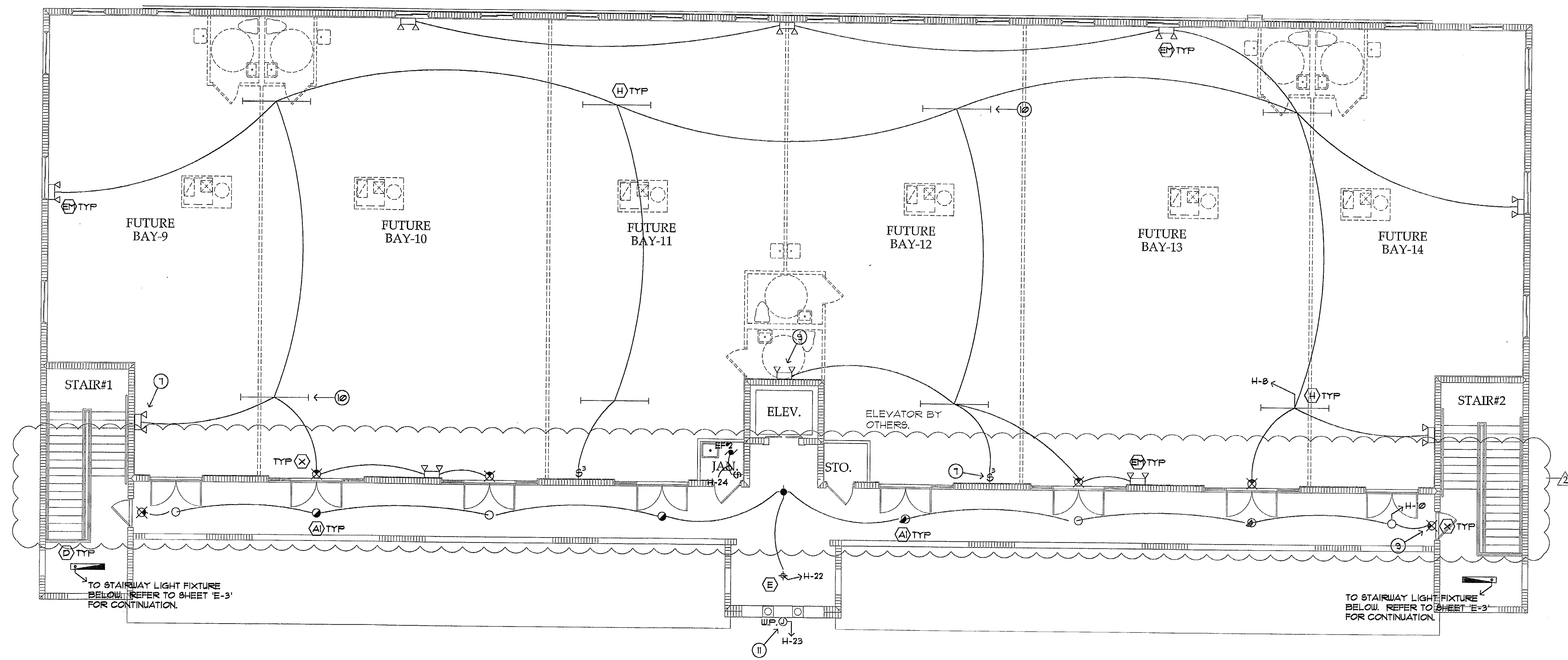
Revisions:

No.	Date	Dpt	Div.	Rev.
Δ	12.04.07	Rev.	2nd Floor	P&G

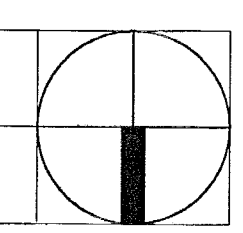
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**SECOND FLOOR ELECTRICAL LIGHTING PLAN**  
 SCALE: 1/8"=1'-0"



MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 Division #2  
 ELECTRICAL SECTION  
 APPROVED BY: *[Signature]*  
 DATE: 01/14/2008

APPROVED BY  
 MIAMI-DADE COUNTY BUILDING DEPARTMENT  
 SPK: \_\_\_\_\_  
 WATER/SEWER/STORMWATER DIVISION: \_\_\_\_\_  
 DATE: 1/14/08 BY: *[Signature]*  
 (TYPICAL BAY)

Seal:

*[Handwritten Signature]*

Luis O. Perez  
 PE No. 62856

Revisions:

No.	Date	Dpt	Div.	Rev.
Δ	12.04.07	Rev.	2nd Floor	P&G

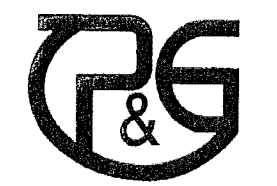
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ELECTRICAL PLANS

E-5

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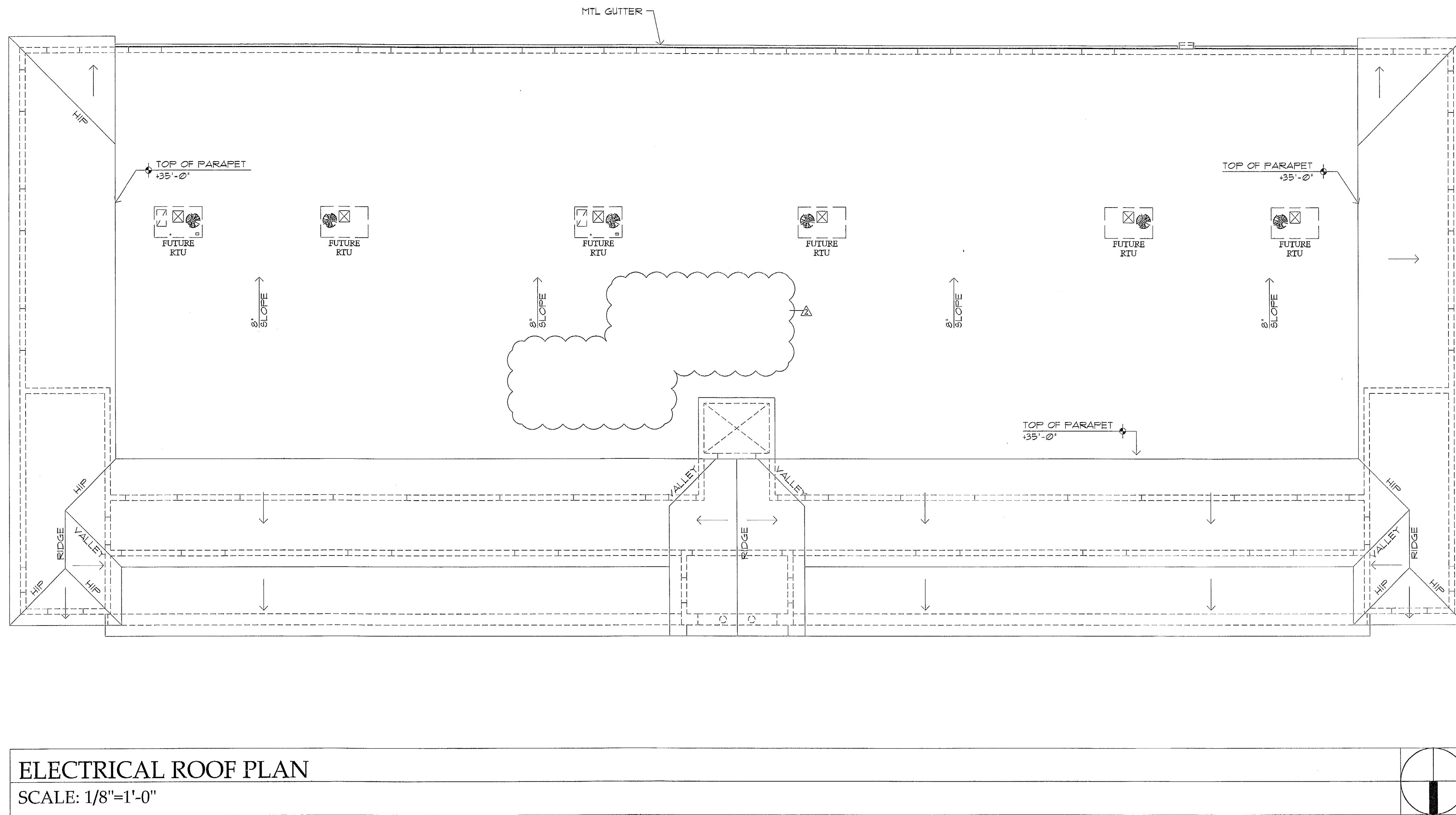


21 5th Street  
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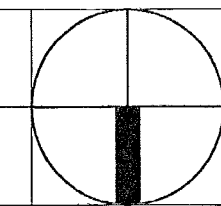
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**ELECTRICAL ROOF PLAN**  
 SCALE: 1/8"=1'-0"



66.5  
 01/14/2008

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 Revision #2  
 ELECTRICAL SECTION  
 APPROVED BY: *[Signature]*  
 DATE: 01/14/2008

Seal:  
*[Signature]*  
 Luis O. Perez  
 PE No. 62856

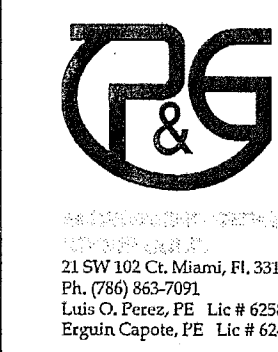
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ELECTRICAL PLANS





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ELECTRICAL SYMBOL TABLE	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE 20 AMP/125 VOLT -MOUNT 18" AFF. UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE 20 AMP/125 VOLT -SWITCHED RECEPTACLE AS PER PLANS
	DUPLEX RECEPTACLE 20 AMP/125 VOLT -VERIFY MOUNTING HEIGHT
	GFI RECEPTACLE 20 AMP/125 VOLT -VERIFY MOUNTING HEIGHT
	DUPLEX RECEPTACLE 20 AMP/125 VOLT -DEDICATED CIRCUIT, SEPARATE NEUTRAL RUN #2 GROUND WIRE BACK TO PANEL
	DUPLEX RECEPTACLE 20 AMP/125 VOLT -ISOLATED CIRCUIT, LEVITON #362-1G RUN #2 GROUND WIRE BACK TO PANEL
	QUAD RECEPTACLE 20 AMP/125 VOLT -MOUNT 18" AFF. UNLESS OTHERWISE NOTED
	SINGLE RECEPTACLE 20 AMP/125 VOLT -MOUNT 18" AFF. UNLESS OTHERWISE NOTED VOLTAGE AND AMPACITY AS PER PLANS
	CLOCK HANGER RECEPTACLE 15 AMP/125 VOLT -VERIFY MOUNTING HEIGHT
	EQUIPMENT RECEPTACLE 200/240 VOLT -MOUNT 18" AFF. UNLESS OTHERWISE NOTED VOLTAGE AND AMPACITY AS PER PLANS
	SWITCH, SINGLE POLE 20 AMP/120-277 VOLT -MOUNT 44" AFF. UNLESS OTHERWISE NOTED
	SWITCH, DOUBLE POLE 20 AMP/120-277 VOLT -MOUNT 44" AFF. UNLESS OTHERWISE NOTED
	SWITCH, THREE-WAY 20 AMP/120-277 VOLT -MOUNT 44" AFF. UNLESS OTHERWISE NOTED
	SWITCH, FOUR-WAY 20 AMP/120-277 VOLT -MOUNT 44" AFF. UNLESS OTHERWISE NOTED
	SWITCH, DIMMER 120-277 VOLT -SIZE DIMMER WITH TOTAL LAMP WATTAGE
	SWITCH, FAN DIMMER 120 VOLT RHEOSTAT -SIZE DIMMER WITH TOTAL MOTOR LOAD
	SWITCH, MOTOR RATED 20 AMP, 120-277 VOLT -RATED FOR USE WITH TOTAL MOTOR LOADS
	SWITCH, KEY 20 AMP, 120-277 VOLT -AS MANUFACTURED BY 'LEVITON' MODEL #221-2L / 95500
	SWITCH, OCCUPANCY SENSOR 20 AMP/120-277 VOLT -AS MANUFACTURED BY 'SENSOR SWITCH' MODEL #USD-1
	TELEPHONE OUTLET -MOUNT 18" AFF. UNLESS OTHERWISE NOTED -EMPTY 3/4" EMT STUBBED ABOVE CEILING W/ BUSHING
	DATA/PHONE OUTLET -MOUNT 18" AFF. UNLESS OTHERWISE NOTED -EMPTY 3/4" EMT STUBBED ABOVE CEILING W/ BUSHING
	TELEPHONE JUNCTION BOX WALL MOUNT -EMPTY 125' EMT STUBBED ABOVE CEILING W/ BUSHING
	DATA JUNCTION BOX WALL MOUNT -EMPTY 125' EMT STUBBED ABOVE CEILING W/ BUSHING UNLESS OTHERWISE NOTED.
	POWER JUNCTION BOX WALL MOUNT -CONNECT TO ELECTRICAL PANEL AS PER PLANS
	JUNCTION BOX 4" X 4" -VERIFY MOUNTING HEIGHT
	POWER POLE -SIZE AND HEIGHT TO MATCH CEILING REQUIREMENTS DUAL CHANNEL FOR POWER AND DATA
	DISCONNECT -SIZED AND RATED AS PER EQUIPMENT NAMEPLATE RATING
	MOTOR STARTER -VERIFY HEATER STRIP SIZE WITH EQUIPMENT
	VARIABLE FREQUENCY DRIVE -PROVIDED BY MECHANICAL CONTRACTOR
	LIGHTING CONTACTOR -VERIFY NUMBER OF POLES
	CARD READER / KEYPAD -EMPTY 3/4" EMT STUBBED ABOVE CEILING W/ BUSHING
	INTERCOM -EMPTY 3/4" EMT STUBBED ABOVE CEILING W/ BUSHING
	DOME CAMERA IN CEILING
	MONITOR CAMERA
	ALARM CONTACTS
	DOOR BUZZER
	LOW VOLTAGE CEILING MOUNTED SPEAKERS
	DENOTES FLOOR OR ROOF MOUNT
	DENOTES CEILING MOUNT

**GENERAL ELECTRICAL NOTES**

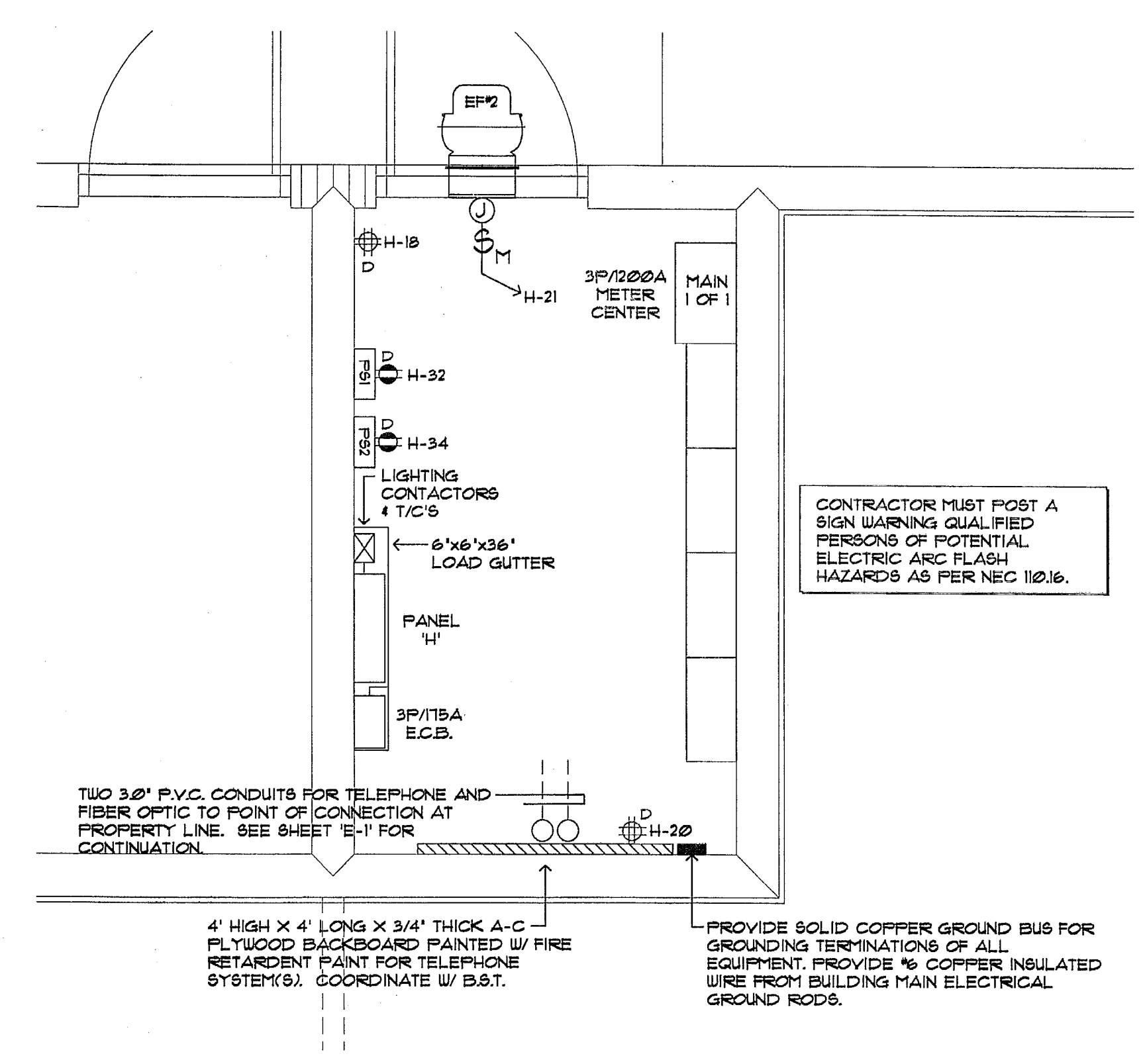
- ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH LOCAL CODES AND ORDINANCES AND ALL STANDARDS OF CONSTRUCTION ESTABLISHED BY THE LANDLORD.
- SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS. NO FACSIMILES OR FACSIMILE COPIES SHALL BE ACCEPTED.
- ALL CONDUCTORS SHALL BE THIN OR THIN COPPER. ALL EXPOSED CONDUITS SHALL BE RUN AS NEAT AS POSSIBLE. P.V.C. CONDUIT SHALL ONLY BE USED IN SLAB OR UNDERGROUND AT A MINIMUM DEPTH OF 24 INCHES.
- ALL DEDICATED OUTLETS SERVING EQUIPMENT SUCH AS REFRIGERATORS, WATER COOLERS, COPIERS, FAXES, ETC. SHALL HAVE SEPARATE NEUTRAL CONDUCTORS TO EACH DEVICE OR APPLIANCE.
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT SUCH AS MOTORS, ETC.
- ALL WIRING DEVICES SHALL BE LEVITON COMMERCIAL GRADE (WHITE DECORA) OR EQUAL AS APPROVED BY ARCHITECT OR ENGINEER.
- ALL RECEPTACLES SHALL BE INSTALLED AT 18" AFF. UNLESS OTHERWISE NOTED.
- ELECTRICAL POWER AND CONTROL WIRING FOR H.V.A.C. AND MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF THE PROPER TRIM AND SUPPORT ARRANGEMENTS OF THE FIXTURE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ARCHITECT BEFORE ROUGH INSTALLATION OF LIGHTS, RECEPTACLES, SWITCHES AND EQUIPMENT FOR EXACT LOCATION.
- ALL ELECTRICAL EQUIPMENT SHALL BE APPROVED AS SAFE FOR USE IN THE U.S. WORKPLACE, AS PER A 'NRTL' RECOGNIZED ORGANIZATION. (UL, C.S.A, ETC.)
- ALL BRANCH CIRCUITS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. 210-19 REGARDLESS OF SIZES SHOWN ON PLANS OR PANEL SCHEDULES.
- PROVIDE EXPANSION JOINTS WHERE REQUIRED AS PER N.E.C. 300-7(D).
- ALL UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH N.E.C. TABLE 300-5.
- IF ANY CONFLICT IS ENCOUNTERED WITHIN THE DESIGN DOCUMENTS, REGARDLESS OF TRADE OR RESPONSIBILITY, THE GREATER SCOPE OF WORK SHALL PREVAIL.

**GENERAL LIGHTING NOTES**

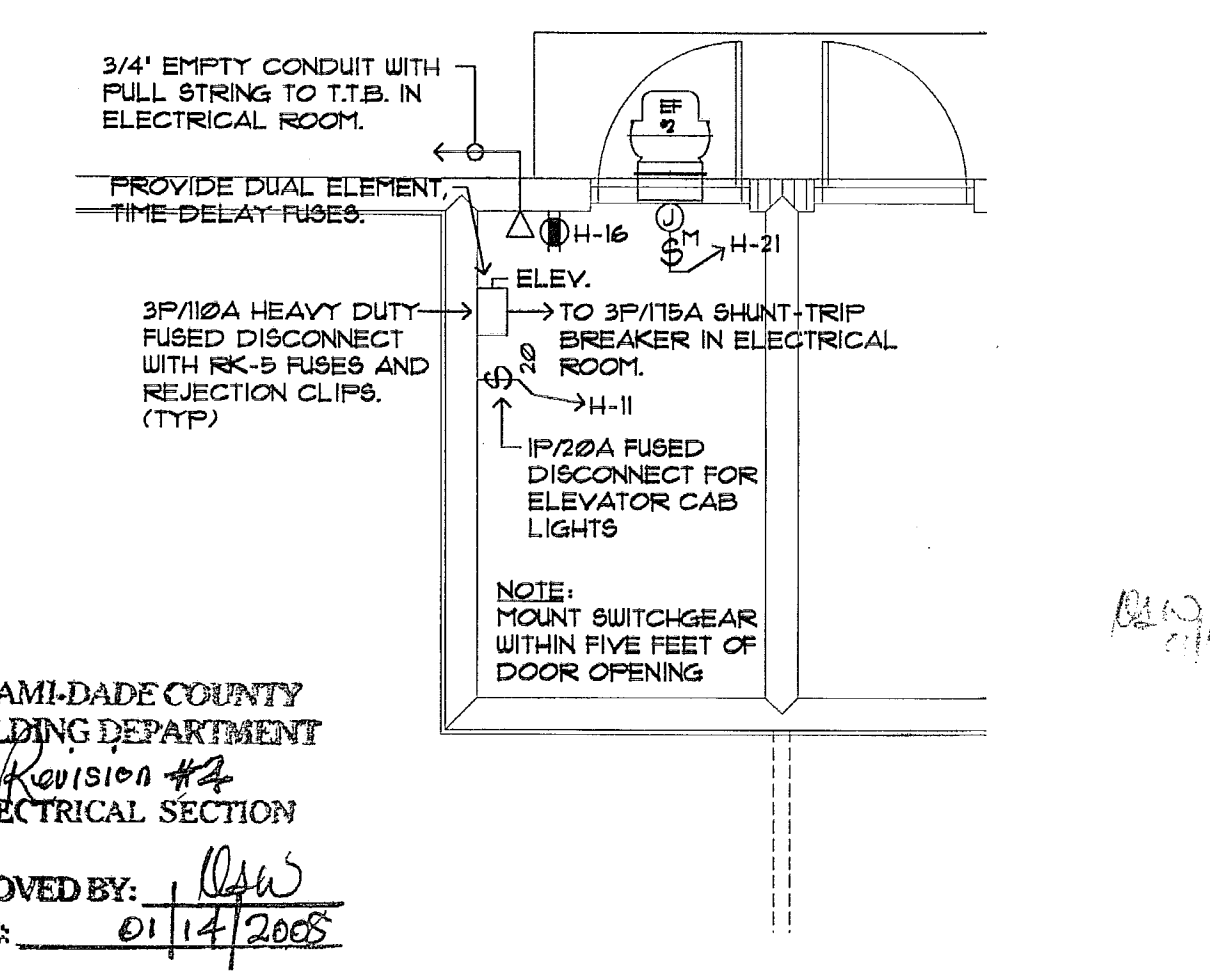
- ALL FIXTURES SHALL BE PROPERLY SECURED TO CEILING GRID SYSTEM.
- VERIFY ALL DIMENSIONS AND LOCATIONS WITH TENANT PRIOR TO ROUGH-IN.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/BIDDING WORK.
- THE CONTRACTOR SHALL SATISFACTORILY REPAIR/REPLACE EQUIPMENT OR PART OF STRUCTURE DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHED AREAS SHALL BE RESTORED TO MATCH ADJACENT AREAS.
- APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL MATERIALS SHALL BE UL APPROVED.
- ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- ALL LIGHTING CIRCUITS WHICH CONTROL AND/OR OPERATE LIGHTING FIXTURES WITH ELECTRONIC BALLAST SHALL BE PROVIDED WITH A SEPERATE NEUTRAL WIRE PER EACH PHASE.
- ALL BRANCH CIRCUITS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. 210-19 REGARDLESS OF SIZES SHOWN ON PLANS OR PANEL SCHEDULES.

**NUMBERED ELECTRICAL NOTES**

1. PRIOR TO BID, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL QUALIFY THE BID ACCORDINGLY.
2. SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.
3. IT IS THE INTENT OF THIS DOCUMENT TO PRODUCE THE DRAWINGS FOR THE CONSTRUCTION OF A SHELL BUILDING INCLUDING THE SITE LIGHTING OF THE PROPERTY SURROUNDING THIS BUILDING ONLY. NO TENANT IMPROVEMENT WORK SHALL BE PERFORMED UNDER THIS CONTRACT. ALL SITE IMPROVEMENTS SHALL BE UNDER SEPARATE PERMIT AND CONTRACT DOCUMENTS.
4. ALL FUTURE TENANT FEEDERS SHALL BE INSTALLED AS REQUIRED UNDER SEPARATE TENANT IMPROVEMENT PERMITS.
5. NEW ELECTRICAL SERVICE FROM UTILITY COMPANY TRANSFORMER TO ELECTRICAL EQUIPMENT ROOM. VERIFY EXACT LOCATION OF TRANSFORMER PRIOR TO ROUGH INSTALLATION. COORDINATE ALL CONDUIT PENETRATIONS TO TRANSFORMER WITH THE LOCAL UTILITY COMPANY.
6. NEW 3/2" P.V.C. CONDUITS TO PROPERTY LINE FOR TELEPHONE COMPANY CONNECTION. VERIFY EXACT POINT OF TERMINATION WITH TELEPHONE COMPANY REPRESENTATIVE PRIOR TO ROUGH INSTALLATION.
7. MAINTAIN FIRE RATING IN ALL PENETRATIONS THRU DEMISING AND FIRE RATED WALLS.
8. PROVIDE ALL SITE LIGHTING CIRCUITS WITH ONE (1) #10 THIN COPPER GROUND WIRE AND ONE (1) #10 THIN NEUTRAL WIRE.
9. CONNECT EXIT AND EMERGENCY LIGHTS AHEAD OF SWITCH LEG ON EACH LIGHTING CIRCUIT AS PER PLANS.
10. PROVIDE 2 LAMP, 4' FLUORESCENT STRIP FIXTURE FOR TEMPORARY LIGHTING MOUNTED TO BAR JOIST. ALL CEILING GRID AND STANDARD LIGHT FIXTURES TO BE INSTALLED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
11. PROVIDE WEATHER-PROOF J-BOX FOR SIGN CIRCUIT IN FACADE WALL. VERIFY EXACT LOCATION PRIOR TO INSTALLATION. CONNECT THRU THE GLOCK INTERMATIC #E-1026.
12. NOT USED.
13. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.
14. CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE OF DEFECT IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT.
15. VERIFY EXACT LOCATION OF ALL EQUIPMENT WITH TENANT PRIOR TO ROUGH INSTALLATION.



**ELECTRICAL ROOM PLAN**  
 SCALE: 1/2"=1'-0"



**ELEV. MACHINE ROOM PLAN**  
 SCALE: 1/4"=1'-0"

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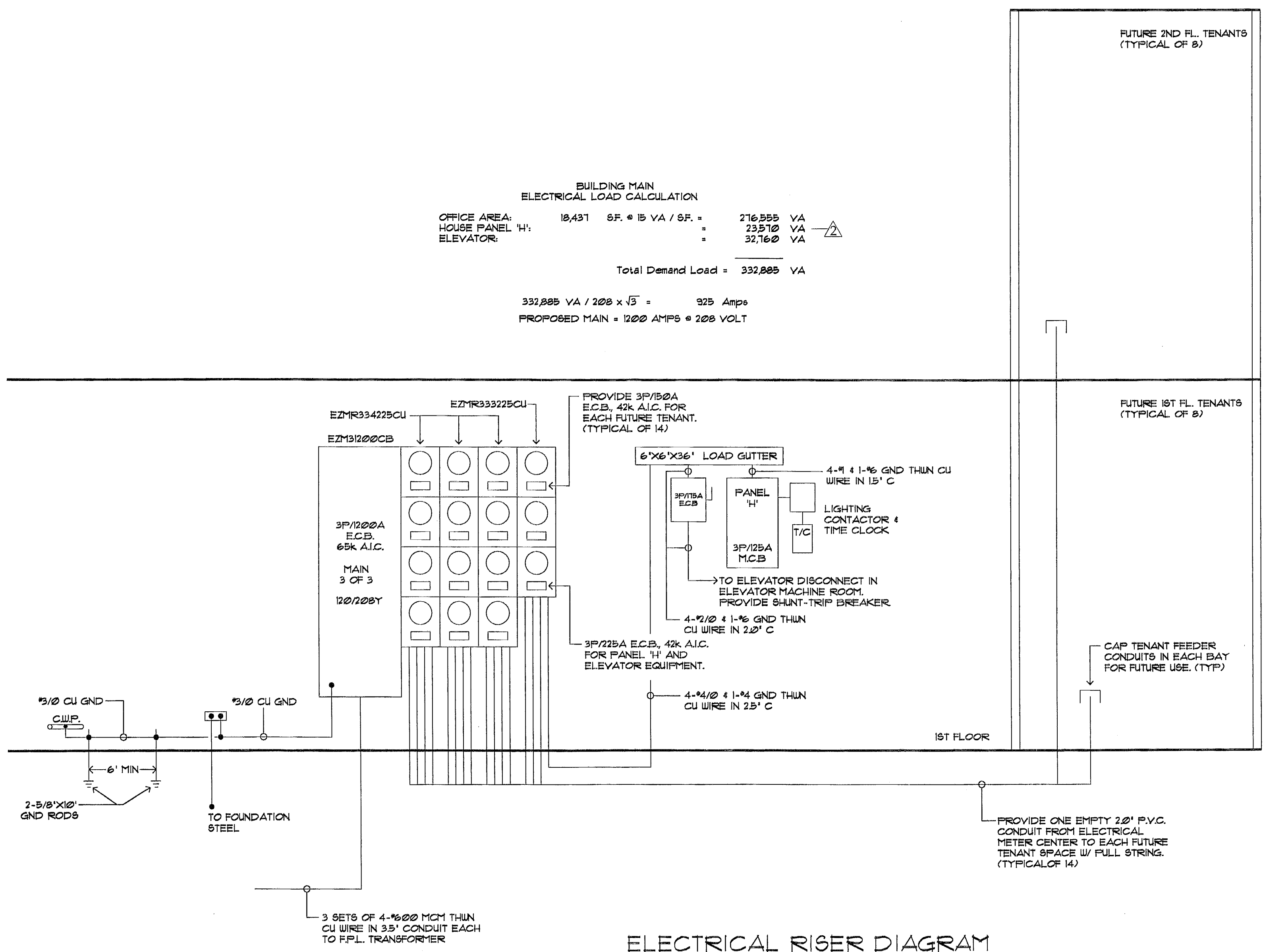
PANEL H		TYPE :	SQD-NGQD	MAINS :	125A M.C.B.				
		MNT :	SURFACE	BUS :	225A				
		LOC :	ELECTRICAL ROOM	VOLTS :	120/208, 3PHS, 4W				
		FEEDER :	4-#1, 15'	A.I.C. :	120000				
CKT	POLE	KVA	DESCRIPTION	WIRE, C	CKT	POLE	KVA	DESCRIPTION	WIRE, C
(C1)- 1	2/20	184	SITE LIGHTING	2-#6, 125'	2	2/20	184	SITE LIGHTING	2-#6, 125'
3				1-#2(N)	4				1-#2(N)
(-)- 5	1/20	026	EXTERIOR LIGHTS	2-#2, 1/2'	6	1/20	138	EXTERIOR LIGHTS	2-#2, 3/4'
(-)- 7	1/20	039	STAIR LIGHTS	2-#2, 1/2'	8	1/20	103	TEMPORARY LIGHTS	2-#2, 1/2'
9	1/20	013	ELEV. ROOM LIGHTS	2-#2, 1/2'	10	1/20	103	SPARE	
11	1/20	030	ELEVATOR CAB LIGHTS	2-#2, 1/2'	12	1/20	013	ELECT. ROOM LIGHTS	2-#2, 1/2'
13	1/20	010	ELEVATOR PIT LIGHT	2-#2, 1/2'	14	1/20	100	F.A.C.P.	3-#2, 1/2'
15	1/20	100	SPARE		16	1/20	030	ELEV. ROOM RECEPT.	2-#2, 1/2'
17	1/20	030	ELEVATOR PIT RECEPT.	2-#2, 1/2'	18	1/20	030	ELECT. ROOM RECEPT.	2-#2, 1/2'
19	1/20	192	SUMP PUMP	3-#2, 3/4'	20	1/20	030	T.T.B.	3-#2, 3/4'
21	1/20	030	EXHAUST FANS	2-#2, 1/2'	22	1/20	131	LIGHTING	2-#2, 1/2'
23	1/20	120	SIGN	2-#2, 1/2'	24	1/20	016	LIGHTING	2-#2, 1/2'
25	1/20	108	RECEPTACLES	2-#2, 1/2'	26	1/20	108	RECEPTACLES	2-#2, 1/2'
27	1/20	072	EXTERIOR G.F.C.I.'s	2-#2, 1/2'	28	1/20	034	RECEPTACLES	2-#2, 1/2'
29	1/20	108	RECEPTACLES	2-#2, 1/2'	30	1/20	030	RECEPTACLES	2-#2, 1/2'
31					32	1/20	100	P.S. #1	3-#2, 1/2'
33					34	1/20	100	P.S. #2	3-#2, 1/2'
35					36				
37					38				
39					40				
41					42				
TOTAL			10.46 KVA		TOTAL			10.35 KVA	

20.81 KVA - TOTAL CONNECTED LOAD  
 0.01 KVA - 25% OF LARGEST MOTOR  
 2.69 KVA - 25% OF CONTINUOUS LOAD  
 23.51 KVA - TOTAL DEMAND LOAD

23.51 KVA / 208 x  $\sqrt{3}$  = 66 AMPS

- (C1)- CONNECT THRU 4 POLE LIGHTING CONTACTOR AND TIME CLOCK. PROVIDE 1 DAY TIME SWITCH W/ SEASONAL DAYLIGHT ADJUSTMENT AND 4 HOUR BATTERY BACK-UP. INTERMATIC #ET-102C
- (-)- CONNECT THRU 4 POLE LIGHTING CONTACTOR AND TIME CLOCK. PROVIDE 1 DAY TIME SWITCH W/ SEASONAL DAYLIGHT ADJUSTMENT AND 4 HOUR BATTERY BACK-UP. INTERMATIC #ET-102C
- (-)- PROVIDE LOCK-ON BREAKER
- (-)- PROVIDE SHUNT-TRIP BREAKER

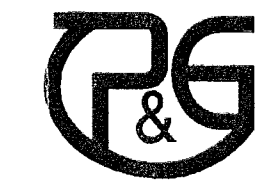
BUILDING MAIN ELECTRICAL LOAD CALCULATION  
 OFFICE AREA: 18,431 SF. @ 15 VA / SF. = 276,555 VA  
 HOUSE PANEL 'H': = 23,570 VA  
 ELEVATOR: = 32,160 VA  
 Total Demand Load = 332,885 VA  
 332,885 VA / 208 x  $\sqrt{3}$  = 925 Amps  
 PROPOSED MAIN = 1200 AMPS @ 208 VOLT



**ELECTRICAL RISER DIAGRAM**  
N.T.S.

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 Revision #2  
 ELECTRICAL SECTION

APPROVED BY: [Signature]  
 DATE: 01/14/2008



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Seal:

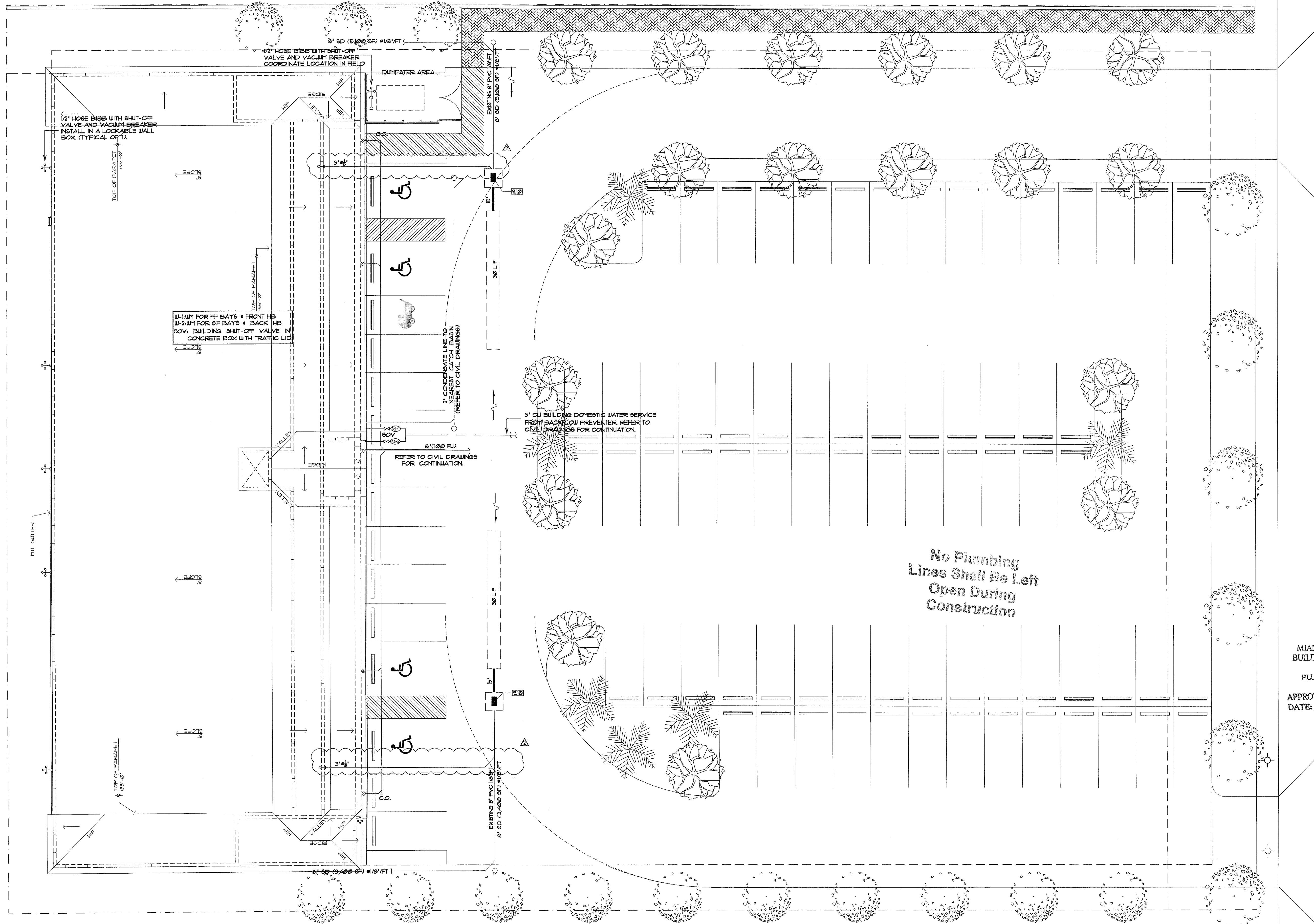
Luis O. Perez  
 PE No. 62856

No.	Date	Dpt/Div./Rev.
1	12.04.07	Rev. 2nd Floor P&G

Date: 10-25-06  
 Scale: As Shown  
 Job No. 06-854  
 Drawn by: P&G  
 Checked by: L.P.



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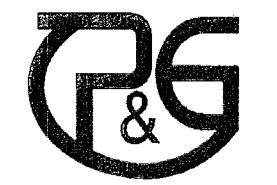


**PLUMBING SITE PLAN**  
SCALE: 3/32"=1'-0"

MIAMI-DADE COUNTY  
BUILDING DEPARTMENT  
PLUMBING SECTION  
APPROVED BY: *[Signature]*  
DATE: 01/14/08

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Seal:  
*[Signature]*  
Luis O. Perez  
PE No. 62856

Revisions:

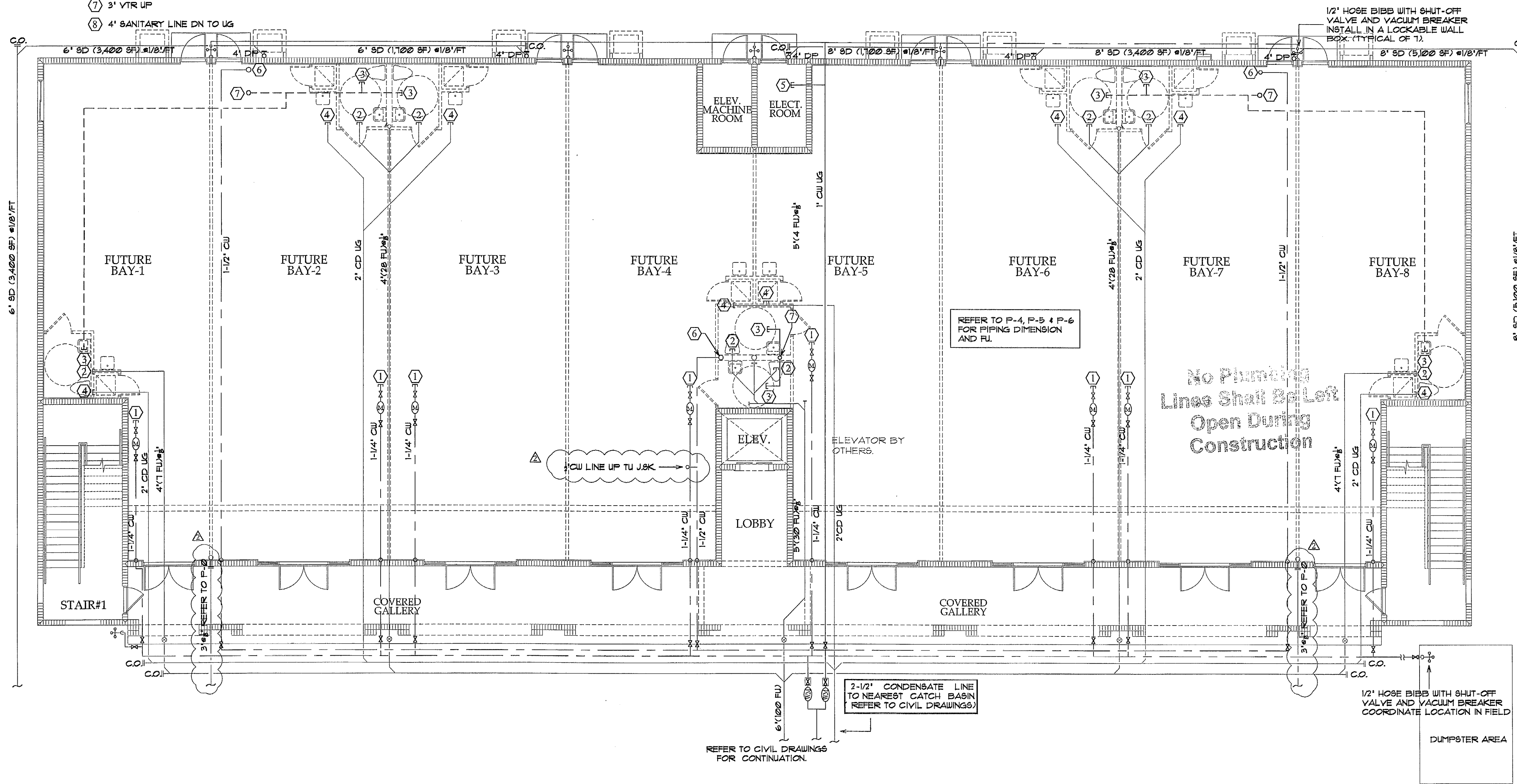
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1	12.04.07	Rev.	2nd Floor	P&G

Date: 10-25-06  
Scale: As Shown  
Job No. 06-854  
Drawn by: P&G  
Checked by: L.P.

PLUMBING PLANS

NOTE:  
 ALL HORIZONTAL DRAIN PIPE 2" OR SMALLER SHALL BE SLOPED AT 1/4"/FT  
 ALL HORIZONTAL DRAIN PIPE FROM 3" TO 6" SHALL BE SLOPED AT 1/8"/FT MIN.  
 ALL HORIZONTAL DRAIN PIPE 8" OR LARGER SHALL BE SLOPED AT 1/16"/FT MIN.  
 PROVIDE AUTOMATIC TRAP RESEAL FOR ALL FLOOR DRAINS

- (1) PROVIDE 1-1/4" CU STUB OUT WITH SHUT-OFF VALVE (TYP.) FOR FUTURE TENANT.
- (2) PROVIDE 4" SANITARY LINE CAPPED FOR FUTURE TENANT
- (3) PROVIDE 3" VENT LINE CAPPED FOR FUTURE TENANT @ SF CEILING
- (4) PROVIDE 3/4" CONDENSATE DRAIN IN CHASE FOR FUTURE TENANT @SPACE. STUB OUT AND CAP.
- (5) 3/4" CU LINE CAPPED 6" A.F.G. FOR ELECTRICAL GROUND
- (6) 1-1/2" CU LINE UP TO SF CEILING FOR FUTURE BAYS
- (7) 3" VTR UP
- (8) 4" SANITARY LINE DN TO US



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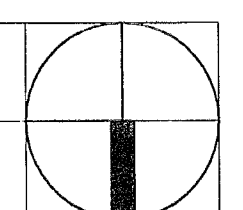
Seal:  
*[Signature]*  
 Luis O. Perez  
 PE No. 62856

Revisions:

No.	Date	Dpt	Div.	Rev.
1	12.04.07	Rev.	2nd Floor	P&G

Date: 10-25-06  
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**GROUND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



PLUMBING PLANS

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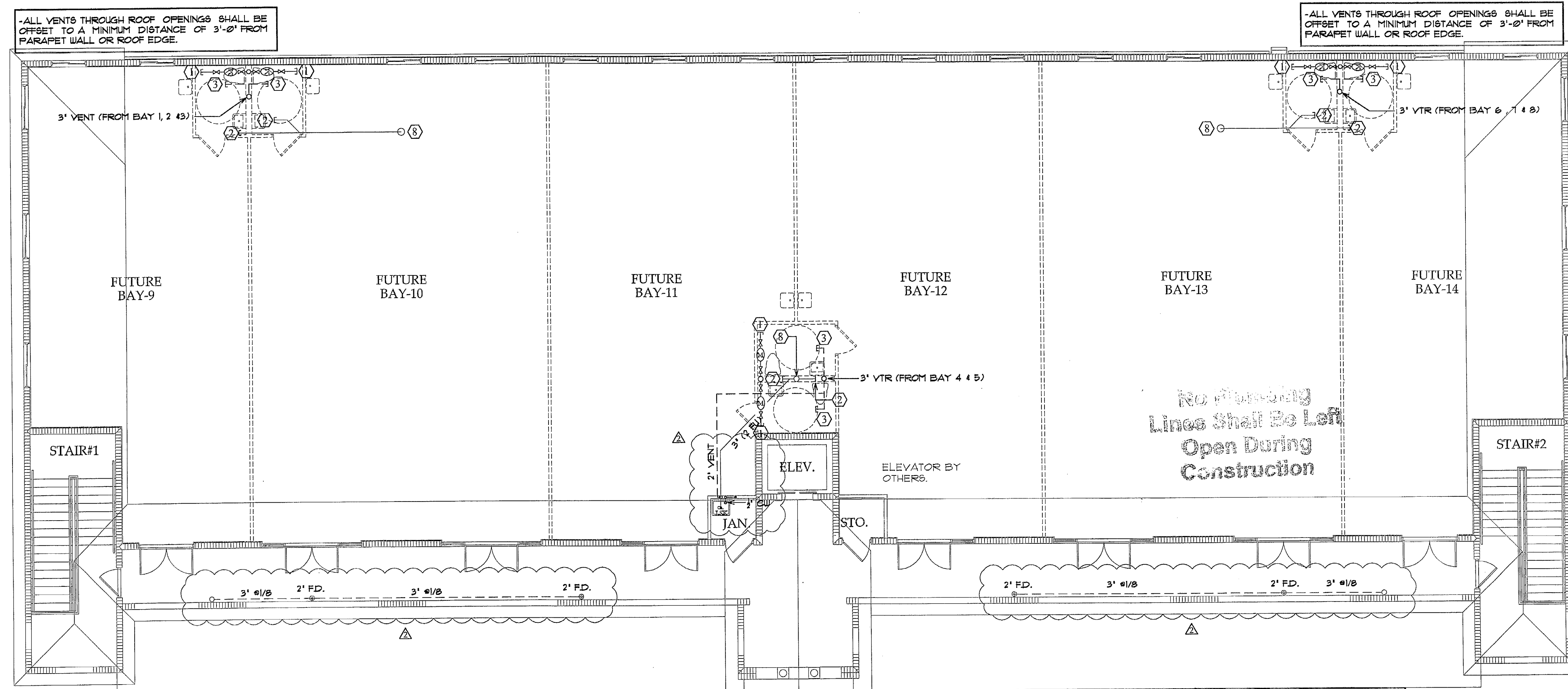


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-ALL VENTS THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE.

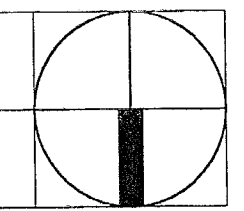
-ALL VENTS THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE.

- ① PROVIDE 1-1/4" CW STUB OUT WITH SHUT-OFF VALVE (TYP.) FOR FUTURE TENANT.
- ② PROVIDE 4" SANITARY LINE CAPPED FOR FUTURE TENANT
- ③ PROVIDE 3" VENT LINE CAPPED FOR FUTURE TENANT @ 8' CEILING
- ④ PROVIDE 3/4" CONDENSATE DRAIN IN CHASE FOR FUTURE TENANT SPACE. STUB OUT AND CAP.
- ⑤ 3/4" CW LINE CAPPED 6' AFG. FOR ELECTRICAL GROUND
- ⑥ 1-1/2" CW LINE UP TO 8' CEILING FOR FUTURE BAYS
- ⑦ 3" VTR UP
- ⑧ 4" SANITARY LINE DN TO UG

**NOTE:**  
 ALL HORIZONTAL DRAIN PIPE 2" OR SMALLER SHALL BE SLOPED AT 1/4"/FT  
 ALL HORIZONTAL DRAIN PIPE FROM 3" TO 6" SHALL BE SLOPED AT 1/8"/FT  
 ALL HORIZONTAL DRAIN PIPE 8" OR LARGER SHALL BE SLOPED AT 1/16"/FT  
 PROVIDE AUTOMATIC TRAP RESEAL FOR ALL FLOOR DRAINS

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 PLUMBING SECTION  
 APPROVED BY: *[Signature]*  
 DATE: *01/11/06*

**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



Seal:  
*[Signature]*  
 Luis O. Perez  
 PE No. 62856

Revisions:

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Δ	12.04.07 Rev. 2nd Floor P&G

Date: 10-25-06  
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 Job No. 06-854  
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 Checked by: L.P.

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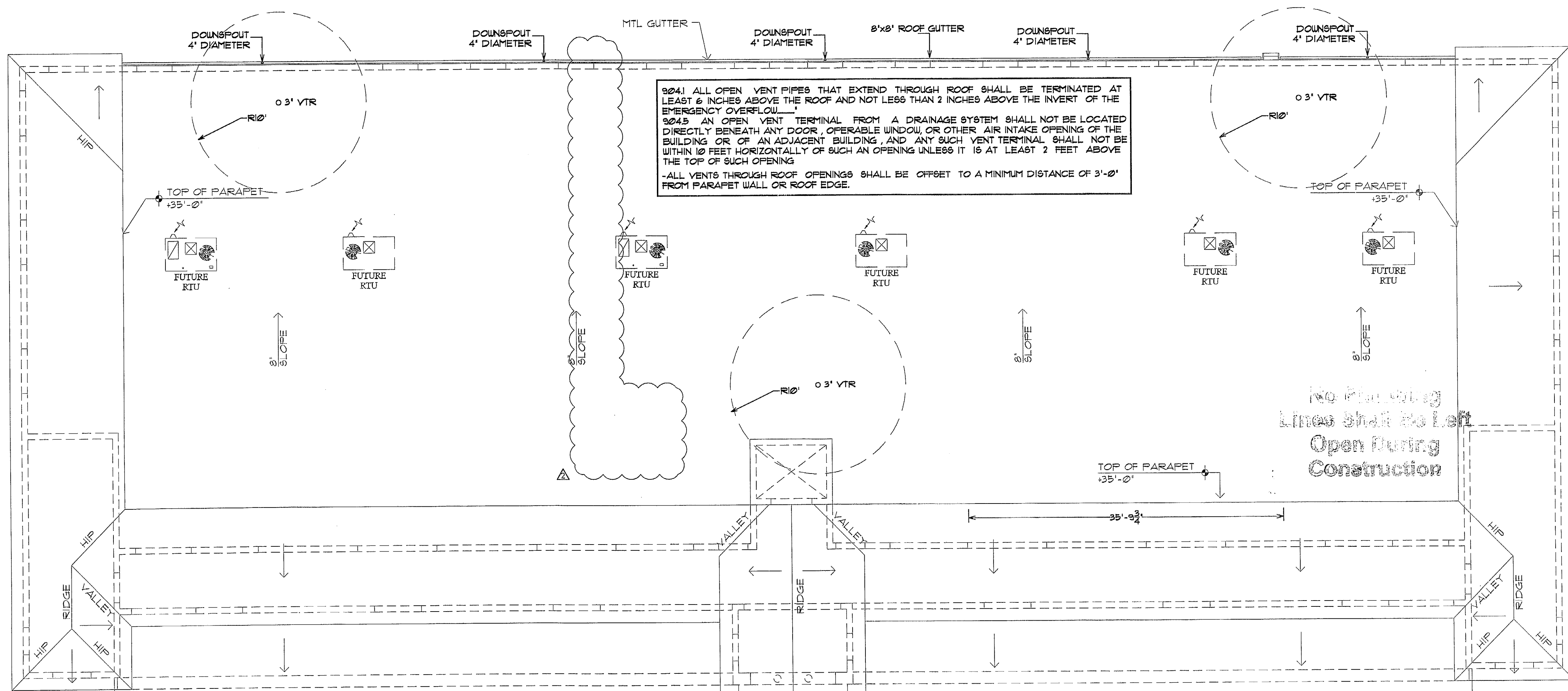
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REGISTERED PROFESSIONAL ENGINEER  
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3041 ALL OPEN VENT PIPES THAT EXTEND THROUGH ROOF SHALL BE TERMINATED AT LEAST 6 INCHES ABOVE THE ROOF AND NOT LESS THAN 2 INCHES ABOVE THE INVERT OF THE EMERGENCY OVERFLOW.  
 3045 AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPERABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET ABOVE THE TOP OF SUCH OPENING.  
 -ALL VENTS THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE.

No Plumbing Lines Shall Be Left Open During Construction

**DOWNSPOUT CALCULATION**  
 RAINFALL RATE : 4.5" PER HOUR ( PER 2004 FPC FIGURE 1106.1)  
 FLAT ROOF AREA : 1,482 SF  
 VERTICAL PARAPET WALL AREA : 2,000 SF  
 HALF OF PARAPET WALL AREA TO BE USED PER FPC 2004 : 1,000 SF  
 TOTAL ROOF DRAIN AREA: 8,482 SF  
 5 DOWNSPOUTS USED AT 8,482 SF OF ROOF DRAIN AREA=1100 SF APPROX.  
 DOWNSPOUT/RUL SIZE = 4" YIELD 3,680 SF ( 1106.2 FPC 2004)

**SIZE OF ROOF GUTTER**  
 FOR ONE D.P. SECTION DRAIN 1,100 SF APPROX.  
 FOR 1106.4 -DIAMETER OF SEMICIRCULAR ROOF GUTTER=10' (393 SQIN) DRAIN 2,880 SF AT 0.5% SLOPE  
 8"x8" RECTANGULAR GUTTER (64 SQIN)

MIAMI-DADE COUNTY  
 BUILDING DEPARTMENT  
 PLUMBING SECTION  
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 DATE: 01/14/05

Seal:

[Signature]  
 Luis O. Perez  
 PE No. 62856

**ROOF FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

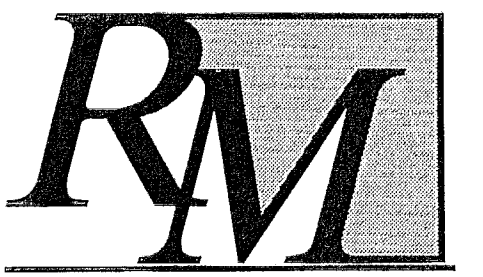
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No.	Date	Dpt	Div.	Rev.
1	12.04.07	Rev.	2nd Floor	P&G

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PLUMBING PLANS

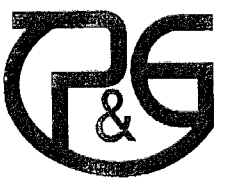




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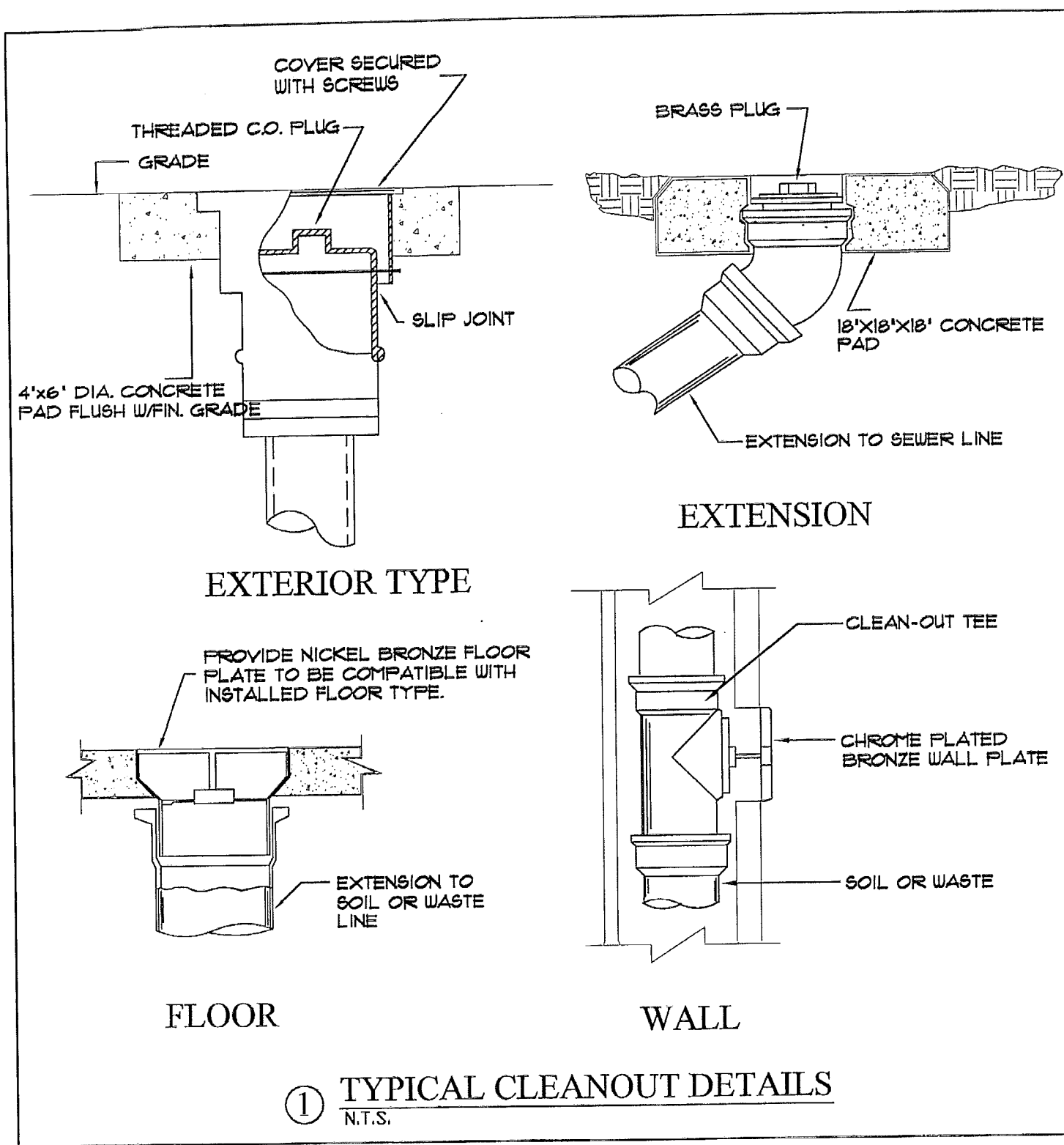
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FL Registration: AR - 0011555 AA: 26-000651



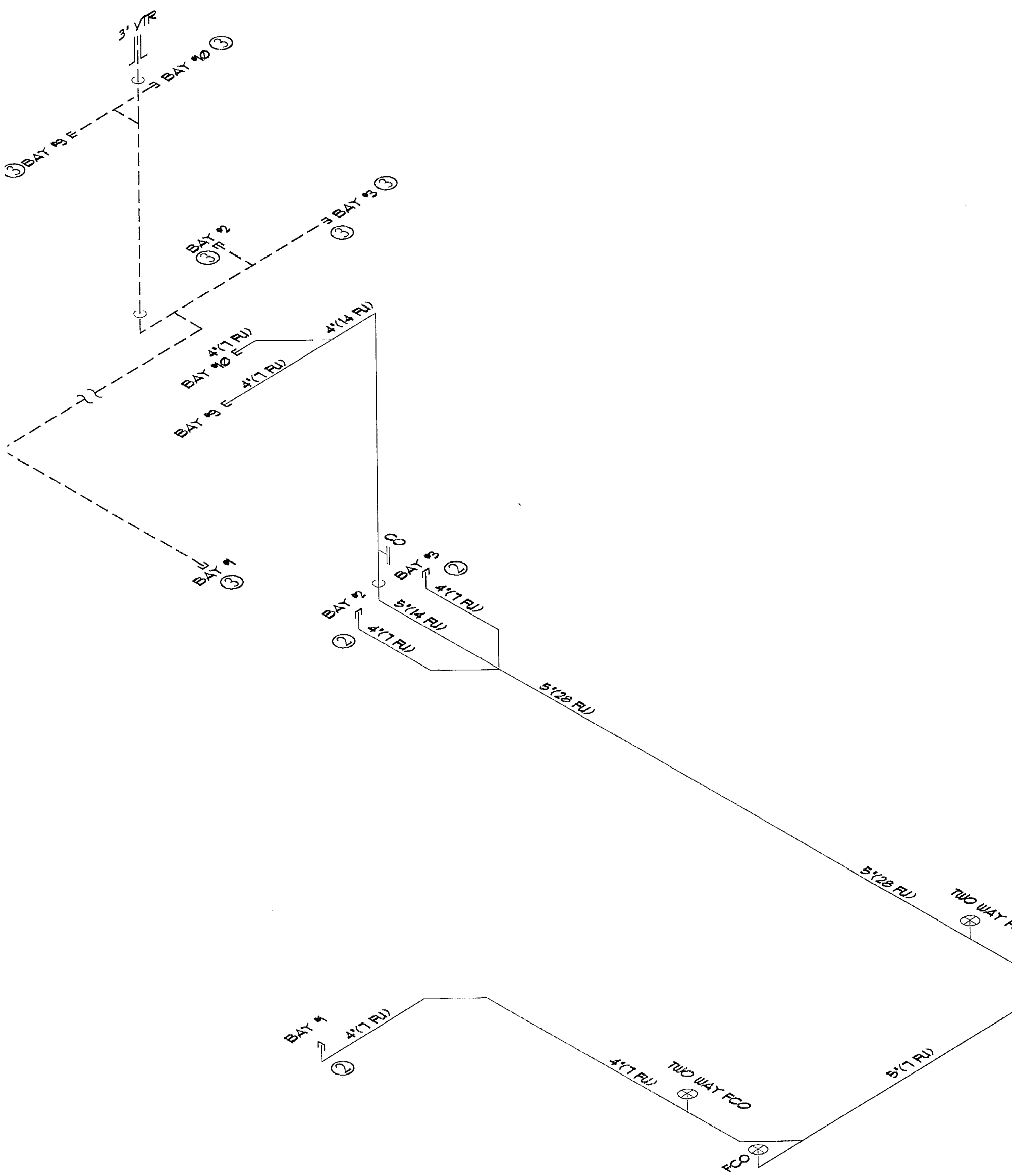
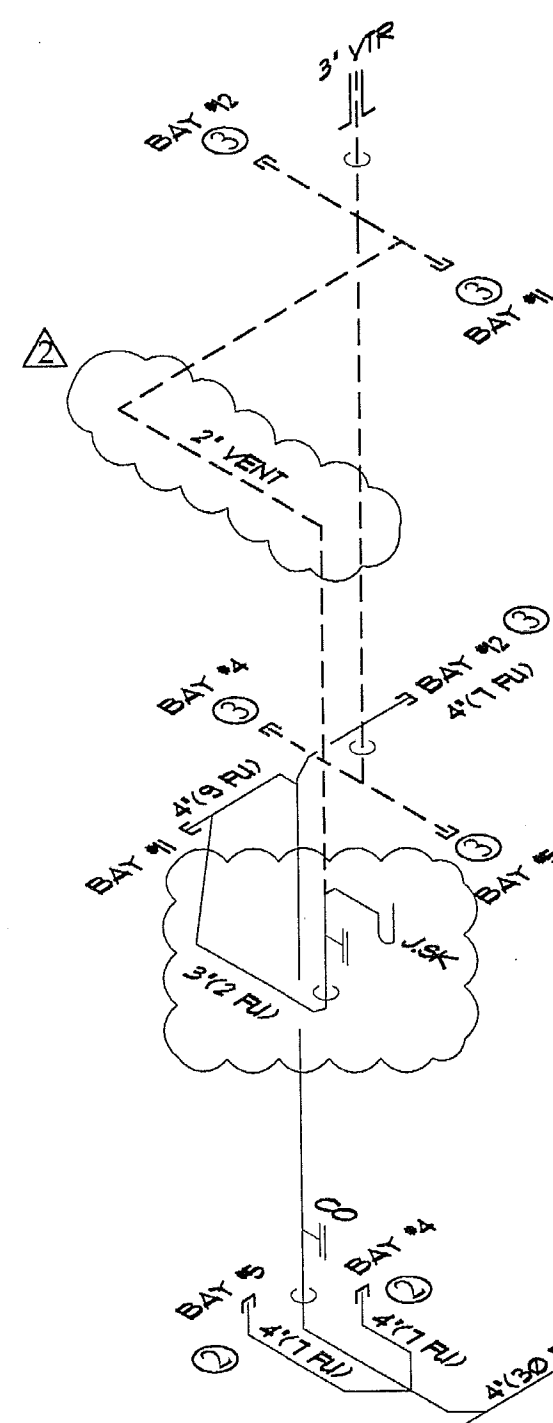
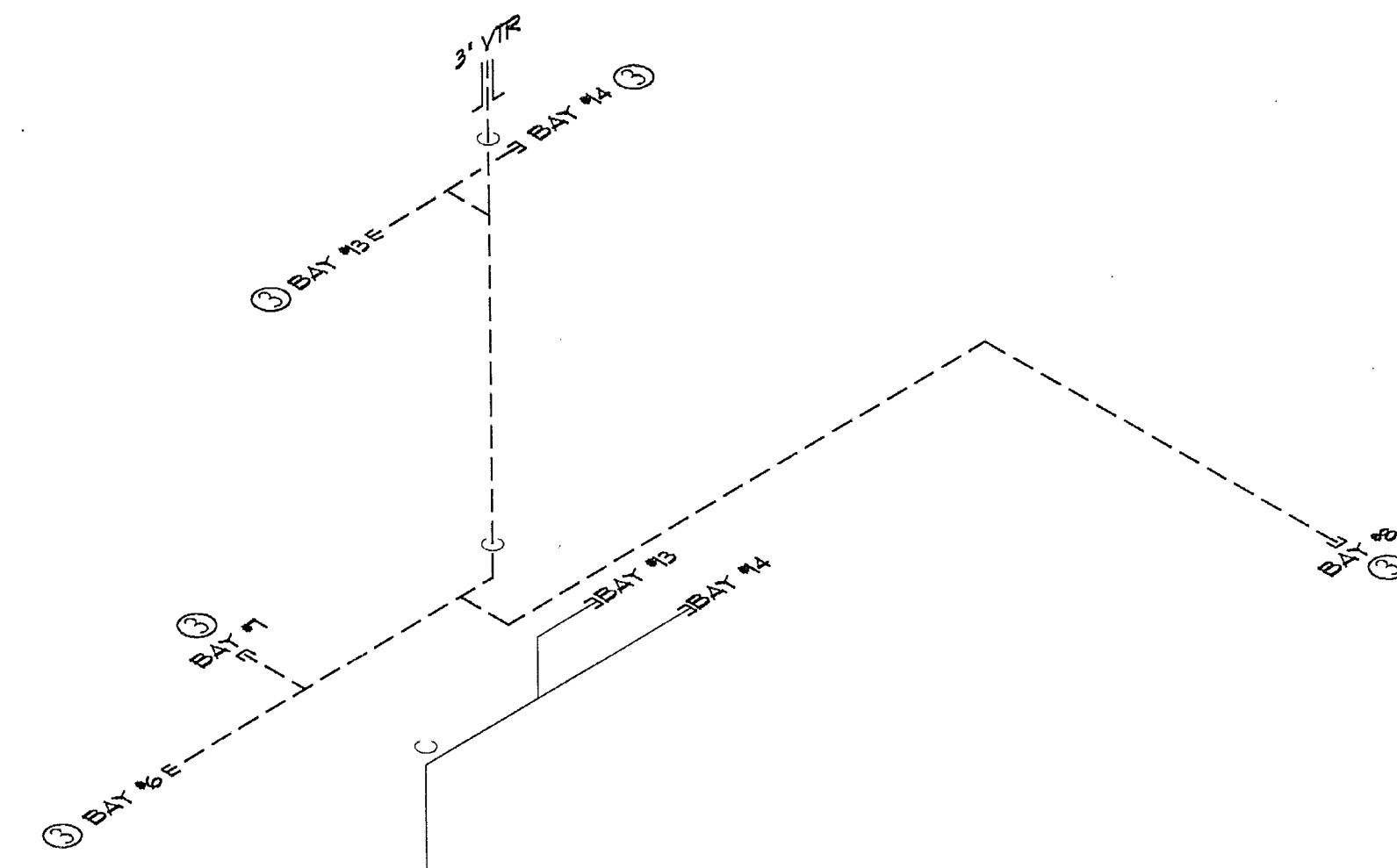
22 SW 102 St. Miami, FL 33174 Ph. (786) 883-7091 Luis O. Perez, PE Lic # 62856 Regatta Capote, PE Lic # 62487

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-ALL VENTS THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE.

① TYPICAL CLEANOUT DETAILS N.T.S.



No Plumbing Lines Shall Be Left Open During Construction

THE MINI-VENT (AAV) SHOULD BE LOCATED A MINIMUM OF 4' ABOVE THE WEIR OF THE FIXTURE TRAP FOR SINGLE FIXTURE AND BRANCH VENTING AND 6' ABOVE THE FLOOD LEVEL OF THE HIGHEST FIXTURE FOR STACK VENTING EACH VALVE SHOULD BE LOCATED IN AN ACCESSIBLE LOCATION

NOTE: ALL HORIZONTAL DRAIN PIPE 2" OR SMALLER SHALL BE SLOPED AT 1/4" FT ALL HORIZONTAL DRAIN PIPE FROM 3" TO 6" SHALL BE SLOPED AT 1/8" FT MIN. ALL HORIZONTAL DRAIN PIPE 8" OR LARGER SHALL BE SLOPED AT 1/16" FT MIN. PROVIDE AUTOMATIC TRAP RESEAL FOR ALL FLOOR DRAINS REFER TO DETAIL 9/P-1 FOR STRUCTURAL AND PIPING PROTECTION DETAILS

ACCESSIBLE CLEANOUTS SHALL BE PROVIDED NEAR THE BASE OF EACH VERTICAL WASTE OR SOIL STACK. ALTERNATIVELY, SUCH CLEANOUTS MAY BE INSTALLED OUTSIDE THE BUILDING WITHIN 3 FEET OF THE BUILDING WALL.

- ① PROVIDE 1-1/4" CW STUB OUT WITH SHUT-OFF VALVE (TYP.) FOR FUTURE TENANT.
② PROVIDE 4" SANITARY LINE CAPPED FOR FUTURE TENANT
③ PROVIDE 3" VENT LINE CAPPED FOR FUTURE TENANT @ 6" CEILING
④ PROVIDE 3/4" CONDENSATE DRAIN IN CHASE FOR FUTURE TENANT @ SPACE. STUB OUT AND CAP.
⑤ 3/4" CW LINE CAPPED 6' A.F.S. FOR ELECTRICAL GROUND
⑥ 1-1/2" CW LINE UP TO 6" CEILING FOR FUTURE BAYS
⑦ 3' VTR UP
⑧ 4" SANITARY LINE DN TO US

MIAMI-DADE COUNTY BUILDING DEPARTMENT PLUMBING SECTION APPROVED BY: [Signature] DATE: 01/14/06

Seal: Luis O. Perez PE No. 62856

Table with 4 columns: No., Date, Dpt., Div., Rev. and 1 row: 12.04.07 Rev. 2nd Floor P&G

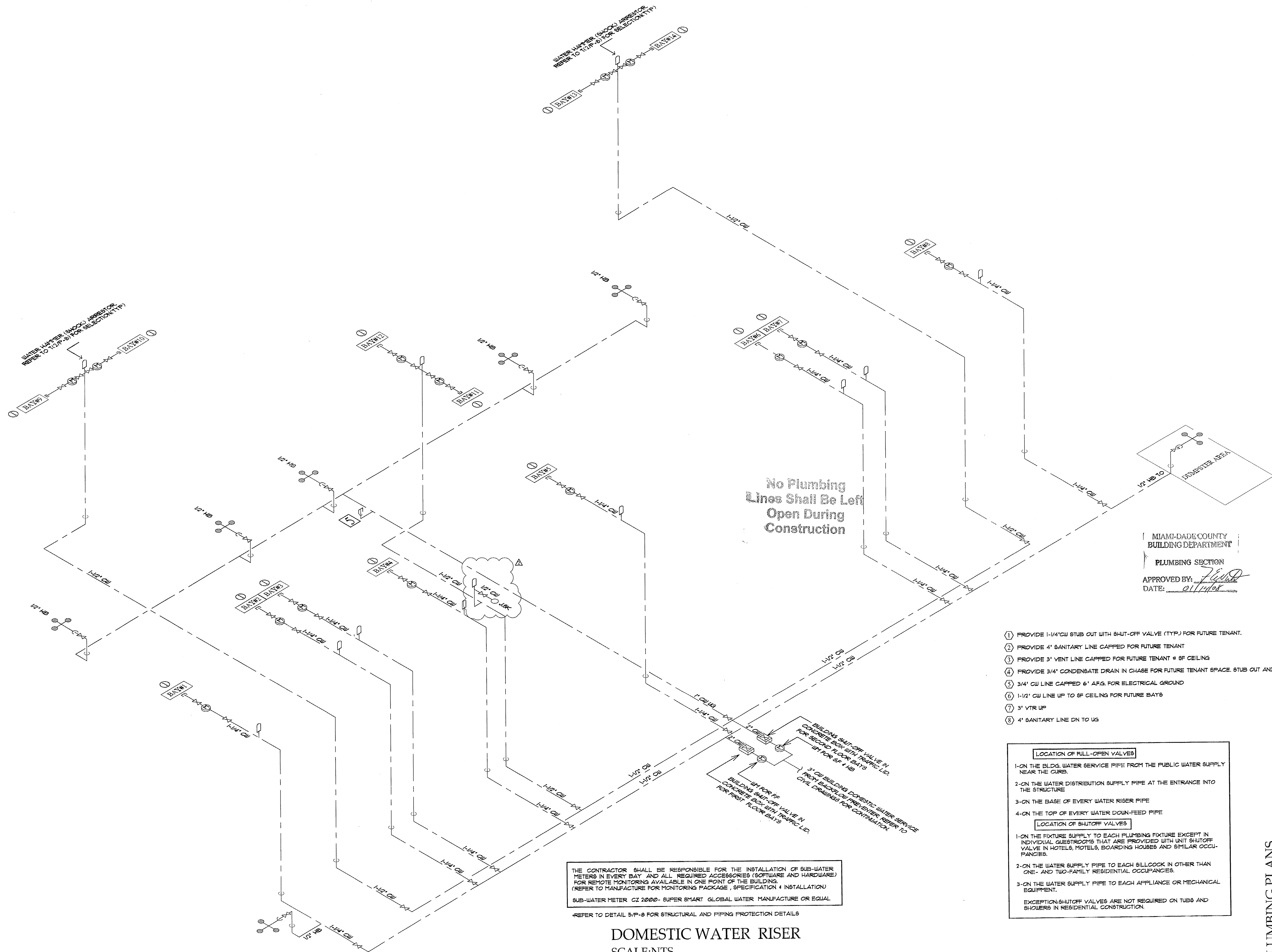
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SANITARY RISER SCALE:NTS

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WATER METER (SPEC. ASSESSOR REFER TO 5/P-8 FOR SELECTION TYP)  
 BAY#10

WATER METER (SPEC. ASSESSOR REFER TO 5/P-8 FOR SELECTION TYP)  
 BAY#9

No Plumbing Lines Shall Be Left Open During Construction

MIAMI-DADE COUNTY BUILDING DEPARTMENT  
 PLUMBING SECTION  
 APPROVED BY: *[Signature]*  
 DATE: 01/14/08

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SUB-WATER METERS IN EVERY BAY AND ALL REQUIRED ACCESSORIES (SOFTWARE AND HARDWARE) FOR REMOTE MONITORING AVAILABLE IN ONE POINT OF THE BUILDING. (REFER TO MANUFACTURE FOR MONITORING PACKAGE, SPECIFICATION 4 INSTALLATION)  
 SUB-WATER METER CZ 2000- SUPER SMART GLOBAL WATER MANUFACTURE OR EQUAL  
 REFER TO DETAIL 5/P-8 FOR STRUCTURAL AND PIPING PROTECTION DETAILS

**DOMESTIC WATER RISER**  
 SCALE: NTS

- ① PROVIDE 1-1/4" CW STUB OUT WITH SHUT-OFF VALVE (TYP) FOR FUTURE TENANT.
- ② PROVIDE 4" SANITARY LINE CAPPED FOR FUTURE TENANT
- ③ PROVIDE 3" VENT LINE CAPPED FOR FUTURE TENANT @ 6" CEILING
- ④ PROVIDE 3/4" CONDENSATE DRAIN IN CHASE FOR FUTURE TENANT SPACE. STUB OUT AND
- ⑤ 3/4" CW LINE CAPPED 6' A.F.G. FOR ELECTRICAL GROUND
- ⑥ 1-1/2" CW LINE UP TO 6" CEILING FOR FUTURE BAYS
- ⑦ 3" YTR UP
- ⑧ 4" SANITARY LINE DN TO US

**LOCATION OF FULL-OPEN VALVES**

- 1- ON THE BLDG. WATER SERVICE PIPE FROM THE PUBLIC WATER SUPPLY NEAR THE CURB.
- 2- ON THE WATER DISTRIBUTION SUPPLY PIPE AT THE ENTRANCE INTO THE STRUCTURE
- 3- ON THE BASE OF EVERY WATER RISER PIPE
- 4- ON THE TOP OF EVERY WATER DOWN-FEED PIPE

**LOCATION OF SHUTOFF VALVES**

- 1- ON THE FIXTURE SUPPLY TO EACH PLUMBING FIXTURE EXCEPT IN INDIVIDUAL GUESTROOMS THAT ARE PROVIDED WITH UNIT SHUTOFF VALVE IN HOTELS, HOTELS, BOARDING HOUSES AND SIMILAR OCCUPANCIES.
- 2- ON THE WATER SUPPLY PIPE TO EACH SILLCOCK IN OTHER THAN ONE- AND TWO-FAMILY RESIDENTIAL OCCUPANCIES.
- 3- ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT.

EXCEPTION: SHUTOFF VALVES ARE NOT REQUIRED ON TUBS AND SHOWERS IN RESIDENTIAL CONSTRUCTION.

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**PG**

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Seal:  
  
 Luis O. Perez  
 PE No. 62886

Revisions:

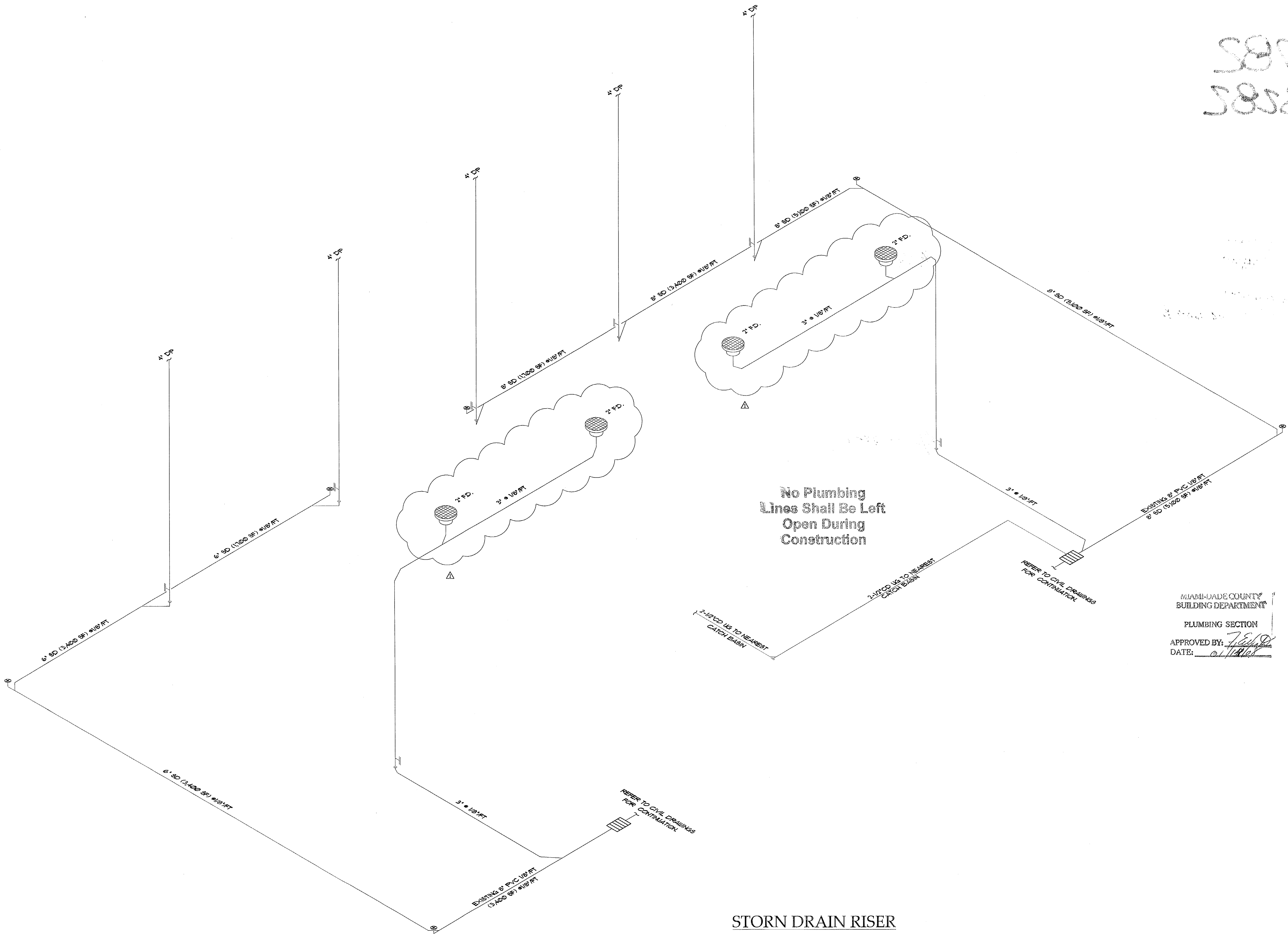
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STORN DRAIN RISER  
SCALE:NTS

3852108  
3852108



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PLUMBING SECTION  
APPROVED BY: *[Signature]*  
DATE: *01/18/06*

Seal:  
*[Signature]*  
Luis O. Perez  
PE No. 62856

No.	Date	Dpt	Div.	Rev.
△	12.04.07	Rev.	2nd Floor	P&G

Date: 10-25-06  
Scale: As Shown  
Job No. 06-854  
Drawn by: P&G  
Checked by: L.P.

PLUMBING PLANS

C2008037782  
 REV: 2008013282

OFFICE COPY  
 NOTICE  
 SEPARATE PERMIT  
 REQUIRED FOR  
 ROOFING, PLUMBING  
 ELECTRICAL AND  
 MECHANICAL WORK  
 DATE \_\_\_\_\_

MIAMI-DADE BUILDING DEPT.	
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE AT ALL TIMES	
SECTION	DATE
ZONING	04/12/07
PLANNING	
PUBLIC WORKS	
TREES	
DEEM	11/15/07
HRS	
FIRE FLOW	01/11/08
ELECTRICAL	01/11/08
PLUMBING	1/11/08
FIRE	
ENERGY	Jan 15 08
DISCREET	
MANAGER	01/14/08
SLDC	01/24/08
STREETS	
SEWER	
CONCRETE	
PAVING	
PAY FILE	

MIAMI-DADE CO. FIRE DEPARTMENT  
 APPLICATION # 0137600382

RT  
 12/24/07

DEPT. OF ENVIRONMENTAL RESOURCES MANAGEMENT OFFICE OF PLAN REVIEW SERVICES			
PLAN PROCESSING NO. 17			
REVIEW TYPE	APPROVED	DATE	DATE
ENV CORE	12/24/07		
FLOOD PLAN			
INDUSTRIAL FAC.			
STREET SIGS			
SEWER DRAINAGE			
STORAGE TANK			
WASTE REG.			
WATER TREATMENT			
WATER SUPPLY			
WATERWORKS			
AIR			
AGRICULTURAL			
REPORT			
UPLAND & F.W.R.			
OTHER			

FINAL  
 SIGNATURE: [Signature] DATE: 12/24/07

\*PERMIT IS NOT VALID UNTIL FINAL DEPARTMENTAL APPROVAL IS ISSUED BY THE OFFICE OF PLAN REVIEW SERVICES

