121-123 ALMERIA AVENUE, CORAL GABLES, FL 33134





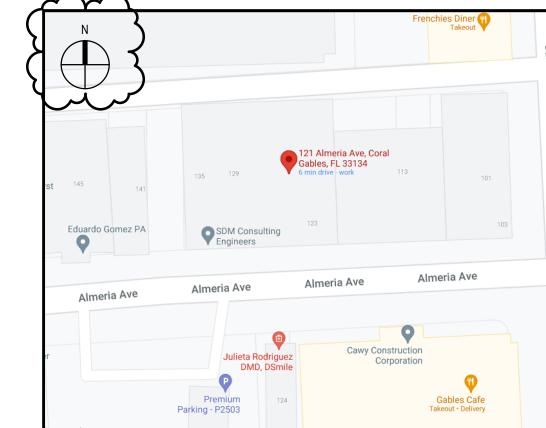
SCALE: N.T.S.



MIAMI-DADE FLOOD MAP

SCALE: N.T.S.

SCALE: N.T.S.



LOCATION MAP

ELECTRICAL:

CHECKED BY:

COVER PAGE

BOYERS

LAW GROUP

BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134

FOR OFFICIAL USE ONLY

CONSULTANT OF RECORD

CONSULTANT OF RECORD

alvarez

STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180

_#\	DESCRIPTION	DATE
2 BUILDING	DEPARTMENT COMMENTS	09/24/20
1	CLARIFICATIONS	09/24/20
RELEASE DATE:	SCALE:	
06/04/2021	12" = 1	'-0"
DESIGNED BY:	JOB NUMBER:	
GA	2069	0
DRAWN BY:	SHEET NUMBER:	

SOUTH ELEVATION - MAIN FACADE RENDER VIEW

PROJECT DIRECTORY:

CLIENT / TENANT:

BOYER'S LAW GROUP 2333 PONCE DE LEON BOULEVARD, PENTHOUSE 1120 CORAL GABLES, FL 33134

CONTACT: ROBERT BOYERS

P: (305) 512-7600 E: ROB@BOYERSLAW.COM

G. ALVAREZ STUDIO, INC. 800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180 CORAL GABLES, FL 33134 CONTACT:

CHRISTIAN VIDAL, AIA | PROJECT ARCHITECT P: (305) 371-8400 E: CVIDAL@GALVAREZSTUDIO.COM

MEPF ENGINEER:

MARTIN-VILATO ASSOC., INC. 2730 SW 3RD AVE, MIAMI, FL 33129 CONTACT: ENRIQUE G. VILATO, P.E.

P: (305) 854 - 6977 E: ÈGVILATO@MARTINVILATO.COM

STRUCTURAL ENGINEER:

MOUESLATI@DOUGLASWOOD.BIZ

COMPANY: DOUGLAS WOOD ASSOCIATES, INC. 5040 NW 7TH STREET, SUITE 820. MIAMI, FL. 3326. **CONTACT: MAHER OUESLATI** (305) 461-3450

PERMIT FILING EXPEDITOR:

COMPANY: EPS 10801 NW 14TH ST,UNIT 103 MIAMI, FL 33172. CONTACT: ROSY LEAL P: (305) 677-3717 E: ROSY@MIAPERMITS.COM

PROJECT MANAGER:

COMPANY: J. KELLY ADVISORS CONTACT: JESSICA BROWDY P: (786) 877-2884 E: JESSICA@JKELLYADVISORS.COM

PROJECT DESCRIPTION

THE SCOPE OF WORK ENTAILS AN EXTERIOR AND INTERIOR RENOVATION OF AN EXISTING OFFICE BUILDING. ALL BUILDING ELEMENTS ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS WITH THE EXCEPTION OF THE REAR STAIRCASE THAT HAS BEEN DENOTED AS AN EXISTING EXTERIOR (OPEN-AIR) STAIR TO REMAIN. THIS AREA WILL ONLY UNDERGO A COSMETIC RENOVATION.

EXTERIOR RENOVATIONS IN THIS PROJECT ENTAIL THE RE-DESIGN OF THE MAIN BUILDING FACADE AS DENOTED IN THE ENCLOSED RENDERING VIEW. IN ADDITION, THE REAR ELEVATION OF THE BUILDING WILL HAVE A NEW SCREEN SYSTEM COVERING THE OUTDOOR BALCONY TERRACE THAT IS TO REMAIN. THIS AREA WILL UNDERGO A COSMETIC RENOVATION. THE HIGHER ROOF OF THE BUILDING IS EXISTING TO REMAIN. THERE IS A LOWER ROOF STRUCTURE IN THE BACK OF THE BUILDING THAT IS GETTING DEMOLISHED IN ORDER TO ACCOMMODATE NEW PARKING. THE MAIN FACADE DESIGN DOES CONTAIN A NEW ROOF SECTION THAT WILL RECEIVE SPANISH ROOF TILES. NEW IMPACT-RATED (MIAMI DADE NOA) WINDOWS AND DOORS WILL

BE UNDER SEPARATE PERMIT.

INTERIOR RENOVATIONS IN THIS PROJECT ENTAIL THE ADDITION OF A LULA ELEVATOR SYSTEM, AN INTERIOR STAIRWELL ENCLOSURE AS THE SECONDARY MEANS OF EGRESS FOR THE SECOND FLOOR SPACE, NEW ADA COMPLAINT RESTROOM FACILITIES AND TENANT SPACES FOR OFFICE USE.

REFER TO ENGINEERING DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SCOPES OF WORK.

ALL LOW VOLTAGE, AUDIO VISUAL, AND SECURITY SCOPES OF WORK SHALL BE SEPARATELY PERMITTED BY OTHERS UNDER THE MASTER BUILDING

CONTRACTOR SHALL PROVIDE THE DESIGN TEAM WITH SHOP DRAWINGS FOR ALL SUB-TRADE SCOPE OF WORK INCLUDING BUT NOT LIMITED TO FIRE PROTECTION, FIRE ALARM, AMONG OTHERS.

REFER TO THE BUILDING DESCRIPTION SECTION FOR MORE INFORMATION.

DESIGN CRITERIA:

PROJECT AREA NUMBER OF USERS: MULTI-TENANT

BUSINESS (GROUP B)

LEVEL 01 - USABLE SQUARE FOOTAGE:

LEVEL 02 - OCCUPANCY: BUSINESS (GROUP B)

USABLE SQUARE FOOTAGE:

OVERALL SQUARE FOOTAGE:

BUILDING DESCRIPTION CONSTRUCTION TYPE:

PER F.B.C. (SEVENTH EDITION 2020) CHAPTER 5, SECTION 503.

NUMBER OF STORIES:

CLASSIFCATION OF WORK: ALTERATION LEVEL 3 PER N.F.P.A. 43.2.2.1.4 (N.F.P.A. 2021 EDITION)

FIRE PROTECTION: FIRE ALARM: NO FIRE ALARM SYSTEM

FEMA FLOOD PLAIN ELEVATION DATA

FLOOD ZONE: X PANEL NUMBER: 12086C0457L

ELEVATION: 0.0 NGVD (AREA OF MIMIMAL FLOOD HAZARD)

SURVEYOR FLOOD PLAIN ELEVATION DATA

ELEVATION: 11.65" NGVD

APPLICABLE CODES

FLORIDA BUILDING CODE, BUILDING (FBC-B) - 7TH EDITION (2020) FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB) - 7TH EDITION (2020)

ENERGY CODE: FLORIDA BUILDING CODE , ENERGY CONSERVATION - 7TH EDITION (2020)

FLORIDA BUILDING CODE, MECHANICAL - 7TH EDITION (2020) FLORIDA BUILDING CODE, PLUMBING - 7TH EDITION (2020) PLUMBING:

NATIONAL ELECTRICAL CODE (NEC) (2014) FIRE/LIFE SAFETY: FLORIDA FIRE PREVENTION CODE (FFPC) - 7TH EDITION (2020)
BASED ON N.F.P.A. 101 (2018) WITH FLORIDA AMENDMENTS N.F.P.A. 1 UNIFORM FIRE CODE (2018) WITH FLORIDA AMENDMENTS

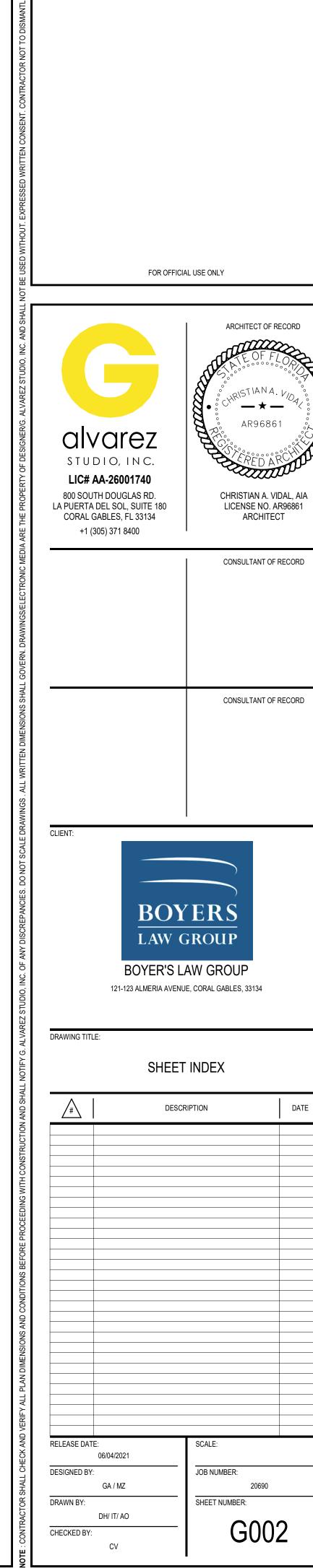
FLORIDA BUILDING CODE, ELECTRICAL - 20TH EDITION (2020)

FLORIDA BUILDING CODE, ACCESIBILITY - 7TH EDITION (2020) ACCESIBILITY: DOJ ADAAG (2012)

NOTE: IN ADDITION ALL WORK TO CONFORM TO APPLICABLE TRADE CODES, LAW &

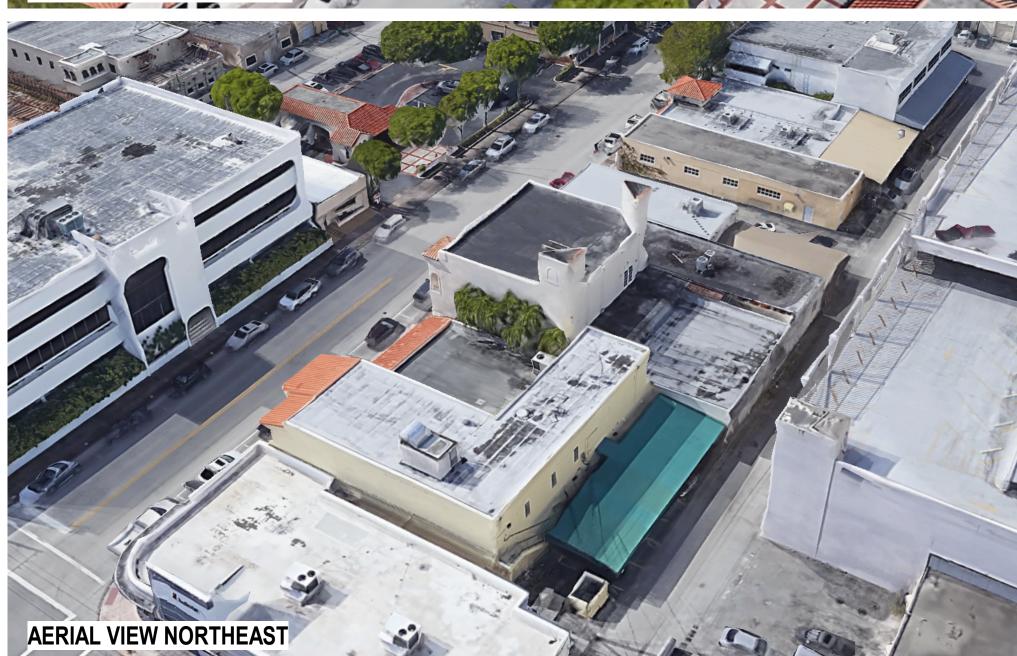
RENOVATION DENOTED HEREIN ENTAILS AN INTERIOR RENOVATION ONLY. ALTERATIONS WILL BE MADE

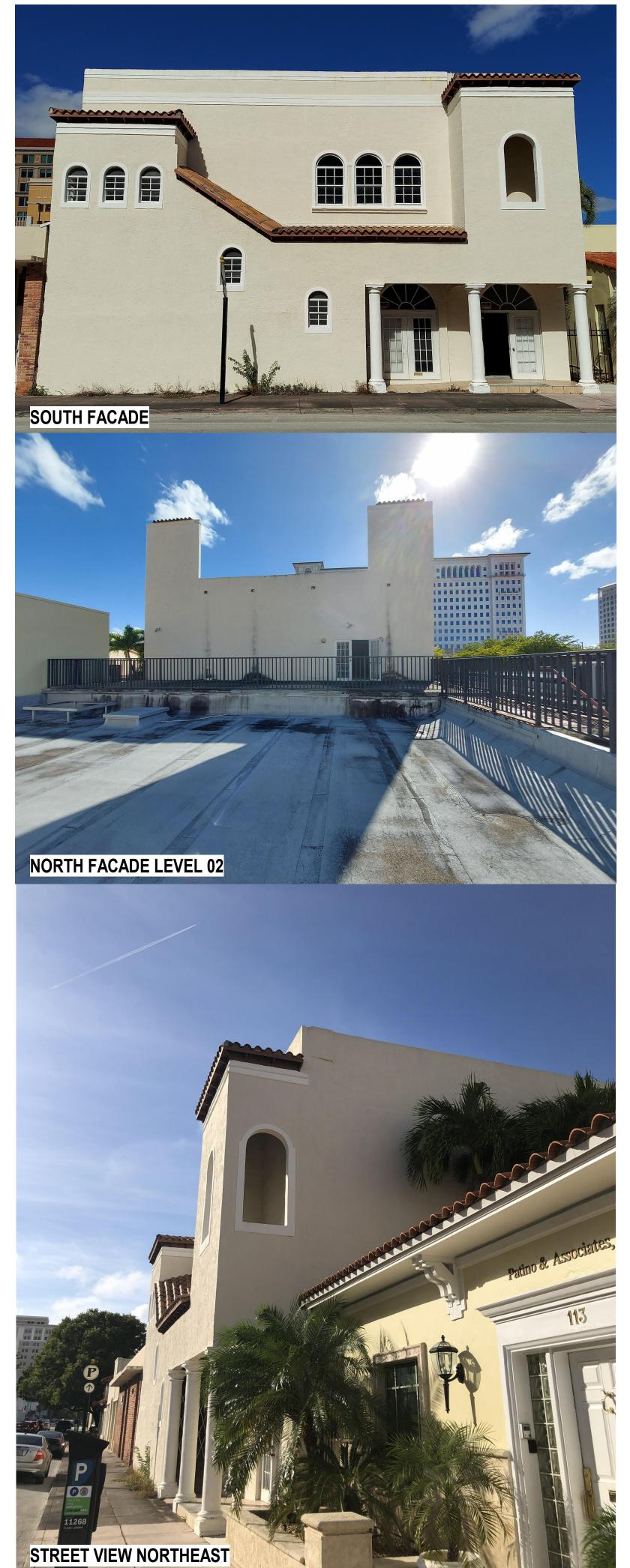
ALL MISSING, BROKEN, CRACKED, AND UPLIFTED SIDEWALK(S) SHALL BE RE-CONSTRUCTED PRIOR TO PUBLIC WORKS C.O./T.C.O. APPROVAL. CONTRACTOR SHALL INSPECT SITE SURROUNDINGS DURING THE BID PROCESS AND CONSIDER ANY CORRECTIONS REQUIRED TO BE DONE AS PART OF THE RENOVATION SCOPE OF WORK. COORDINATE WITH CLIENT/LANDLORD AS REQUIRED.

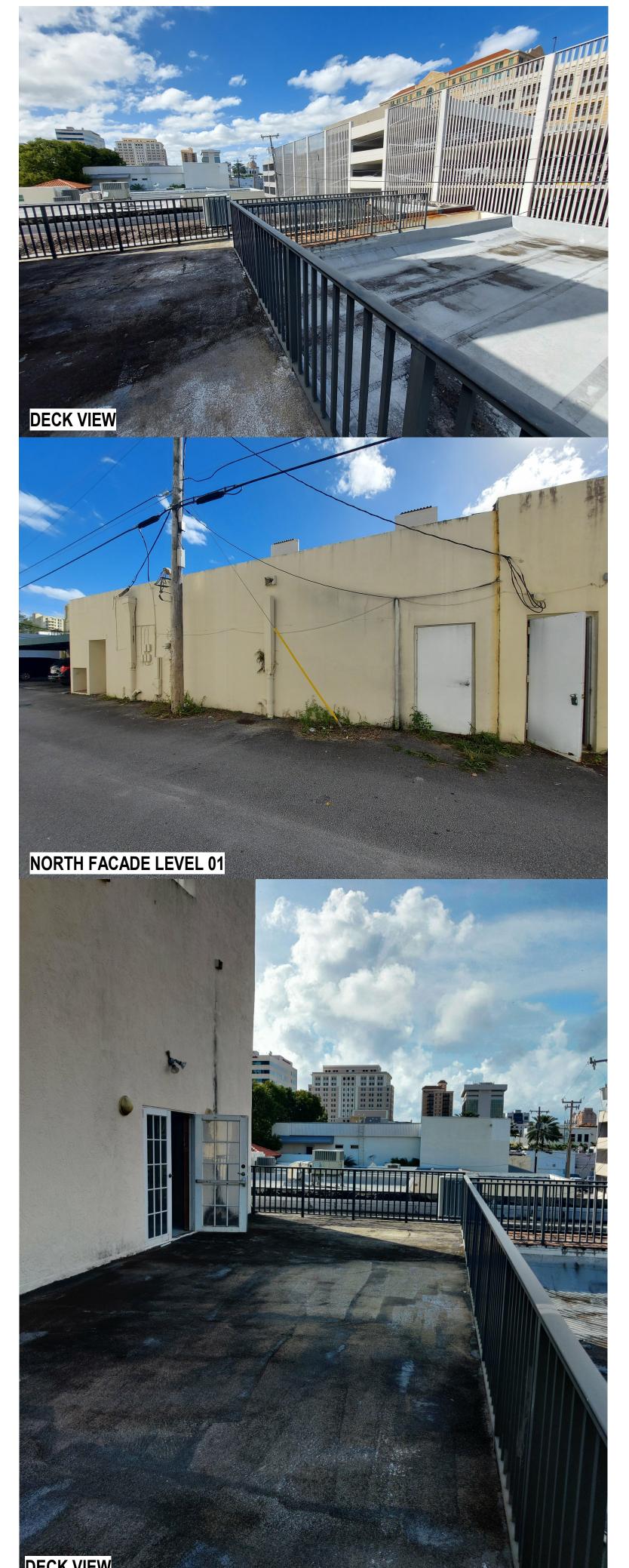


DATE











G003.1

JOB NUMBER:

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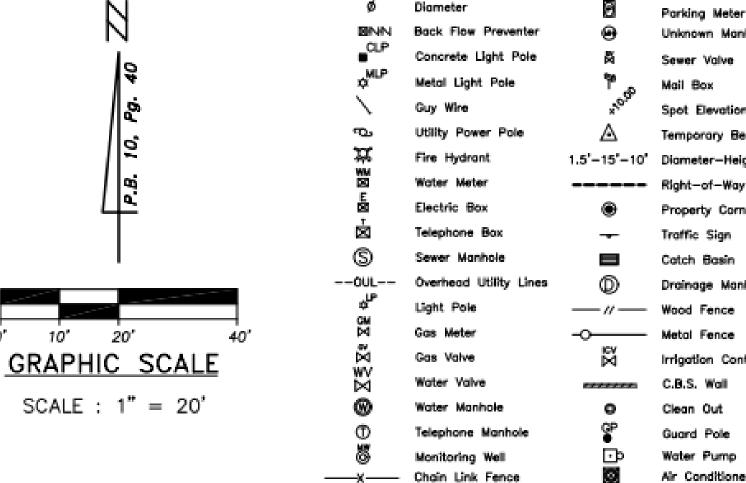
ARCHITECT OF RECORD

CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD

LEGEND



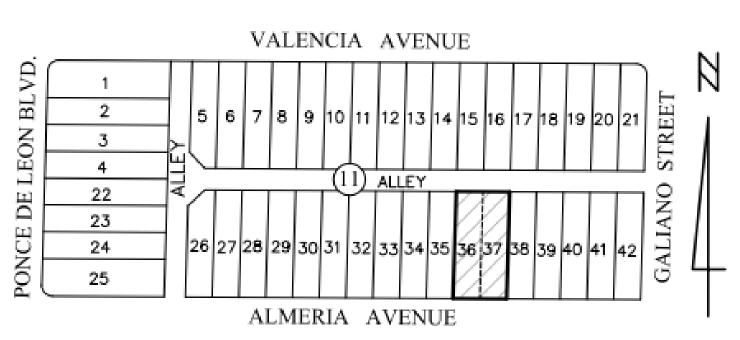
ABBREVIATIONS

A	Arc Length	LD.	Identification
	Air Conditioner Pad	INV.	
ASPH.	Asphalt	L.F.E.	
	Benchmark		Monument Line
	Concrete Block Structure	P.B.	
C.G.		P.C.P.	
		PG.	Page
	Chord Distance	PL.	
	Center Line	P/L P.O.B.	Property Line
	Chain Link Fence	P.O.B.	Point of Beginning
	Concrete	P.O.C.	Point of Commencement
	Concrete Slab	P.R.M.	Permanent Reference Monument
DWY.	Drīveway	R/W	Right-of-Way Line
D.C.	Depressed Curb	SWK.	
E.T.P.			Temporary Benchmark
E.O.W.	Edge of Water	T.O.B.	Top of Bank
F.F.E.	Finished Floor Elevation	V.G.	Valley Gutter
E.L.P.	Found Iron Pipe	W.F.	Wood Fence
F.N.	Found Nail	U.E.	
F.N.D.	Found Nail & Disc	P/S	Parking Spaces
EB	Found Rehar	ATMP 1	Tunioni

Grease Manhole

Valve (Unknown

Cable Television



LOCATION SKETCH NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

The exceptions of Schedule B-2 appeared on Commitment File No. 20183687, prepared by Old Republic National Title Insurance Company, effective date: February 24, 2021 at 8:00 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

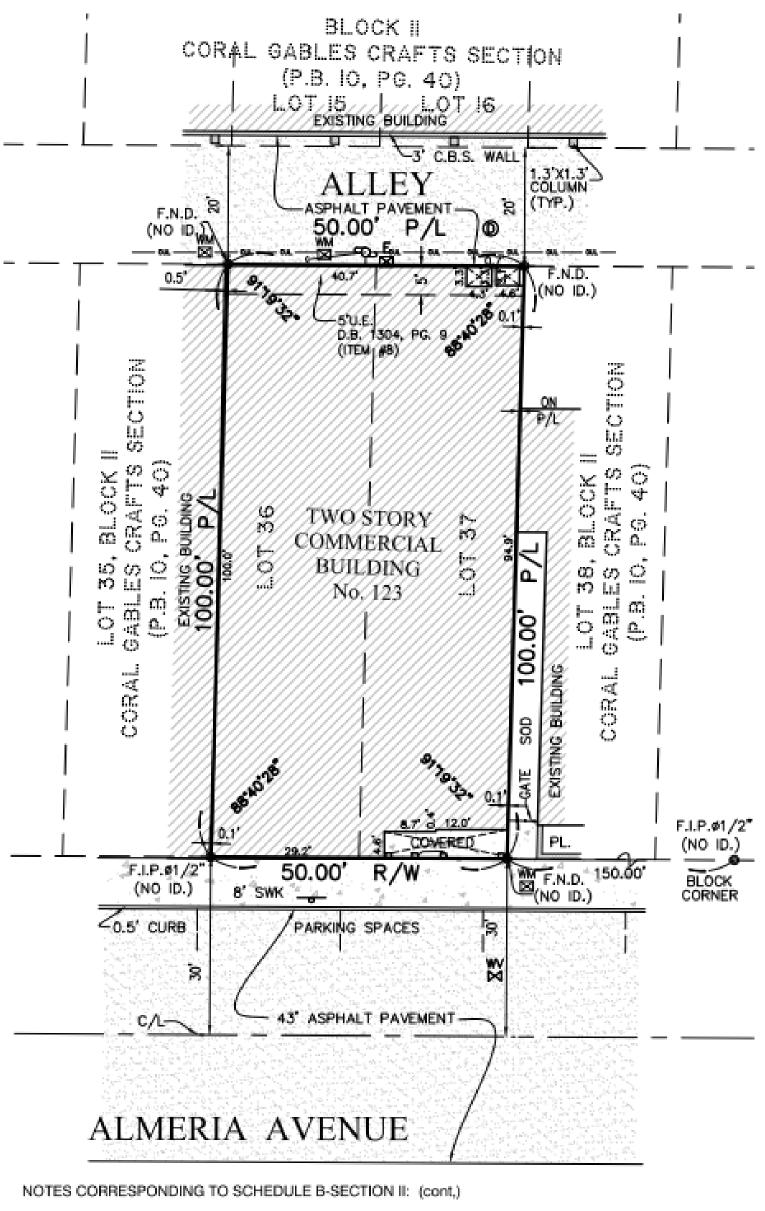
Items # 1 thru # 6: Not addressed.

Item # 7: All matters contained on the Plat of Coral Gables Crafts Section, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida., as affected by instrument recorded in Deed Book 1353 Page 243, instrument recorded in Official Records Book 4389 Page 186, instrument recorded in Official Records Book 4389 Page 189, and in in Official Records Book 4464, Page 230, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject property containing blanket conditions.

There is no roadway dedication statement on the plat of CORAL GABLES CRAFT SECTION, recorded in Plat Book 10 at Page 40. There are no easements shown or setback restrictions noted on said plat. The resolutions pertaining to the plat, recorded in Deed Book 2776 at Page 156, Official Records Book 3580 at Page 624, Official Records Book 6072 at Page 619, Official Records Book 6515 at Page 283 as evidenced by notes placed on the plat by the Clerk, of the Board of County Commissioners, were not available to the Surveyor. City of Coral Gables Ordinance No. 1787, recorded in Official Records Book 6767 at Page 539, as evidenced by the Clerk, does not affect lands as described hereon.

Item # 8: Utility Easement referenced in the following instruments, which easements run along the rear five 5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the Warranty Deed recorded at Deed Book 1304, Page 9, of the Public Records of Miami-Dade County, Florida.

BOUNDARY SURVEY



a) Telephone and Telegraph Easement in favor of South Atlantic Telephone and Telegraph Company granted in Deed recorded in Deed Book 839, Page 106, of the Public Records of Miami-Dade County, Florida.

The easement described in that certain Document recorded in DEED BOOK 839, Page 106, dated April 3, 1926, to South Atlantic Telephone & Telegraph Company the easement width is not defined. The easement runs upon, along, across, over and under the rear property lines of the lots, including along the side line of the lots wherever necessary to reach said rear lines. Does apply to the Subject property containing blanket conditions.

b) Electric Service Easement in favor of Utilities Land Company referenced in Bill of Sale recorded in Deed Book 939, Page 435, as assigned to Florida Power & Light Company by instrument recorded in Deed Book 1004, Page 496, all of the Public Records of Miami-Dade County, Florida.

The Indenture recorded in DEED BOOK 939 Page 435 is a transfer of an Utility Franchise which included the transfer of easement rights which are not described.

Does apply to the Subject property containing blanket conditions.

c) Water Service Easement in favor of Utilities Land Company referenced in Bill of Sale recorded in Deed Book 939, Page 443, as assigned to Consumers Water's Company by instrument recorded in Deed Book 1004, Page 499, all of the Public Records of Miami-Dade County, Florida.

The Indentures recorded in DEED BOOK 1004, Page 499 are transfers of Utility Franchises including easement rights which are not described.

Does apply to the Subject property containing blanket conditions.

Item # 9: Order recorded in Official Records Book 18177, Page 2437, of the Public Records of Miami-Dade County, Florida. Does apply to the Subject property containing blanket conditions. Does apply to the Subject property containing blanket conditions

Items # 10 and # 11: Not addressed.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

SURVEYOR'S NOTES:

1. Field Survey was completed on: March 18th, 2021.

2. LEGAL DESCRIPTION:

Lots 36 and 37, Block 11, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County,

Containing 4.999 Square feet or 0.11 Acres, more or less, by calculation.

SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow direction refers to Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0457, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

4. ACCURACY:

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

LIMITATIONS:

The above Legal Description provided by client.

information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556,101-111 of the Florida Statutes.

CERTIFY TO:

- -BA&R Realty, LLC
- -The Boyers Law Group, P.A. -U.S. Century Bank, ISAOA/ATIMA
- -Old Republic National Title Insurance Company
- -Krinzman Huss Lubetsky Feldman & Hotte

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

NAMMETSW J. BONFILL & ASSOCIATES, INC. Florida Certificate of Authorization No. LB 3398 Oria J Digitally signed by Oria J Suarez

Suarez 13:38:15-04'00'

ORIA JANNET SUAREZ P.S.M. for the firm
PROFESSIONAL SURVEYOR AND MAPPER No. 6781

OF ELORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



FOR OFFICIAL USE ONLY

alvarez

STUDIO, INC.

LIC# AA-26001740

800 SOUTH DOUGLAS RD.

LA PUERTA DEL SOL, SUITE 180

CORAL GABLES, FL 33134

+1 (305) 371 8400

ARCHITECT OF RECORD

CHRISTIAN A. VIDAL. AIA

LICENSE NO. AR96861

ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD

DATE

BOYERS

LAW GROUP

BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DESCRIPTION

Associates,

ALMERIA A

roject: 10-0066/16-0348

21-0062

Drawn: G.P., J.S., M.P.

cale: AS SHOWN

Field Book: ON FILE

hecked: J.S.

SHEET 1 OF 1

03-18-2021

THESE THE MIS BEEN DICTALLY SOMED AND SEALED BY ONA JAMES STAREZ, PSM ON THE DATE ADJACENT TO THE SOL.

PRINTED COPES OF THIS DOCUMENT ARE NOT CONSIDERED
SENED AND SOLIED AND THE SOMAFURE MIST BE
VEHILLED ON ANY ELECTRONIC COPIES.

REVISIONS **EXISTING CONDITIONS - SURVEY & ELEVATION** CERTIFICATE

AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION	1	CLAR	FICATIONS
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06/04/2021 GA / MZ DH/ IT/ AO

CHECKED BY:

JOB NUMBER

SHEET NUMBER:

FOR REFERENCE ONLY - NOT TO SCALE

SURVEYOR INFORMATION

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100% CONSTRUCTION DOCUMENTS

20690

PLAN SYMBOLS		MATERIAL SYMBOLS			
BUILDING SECTION	CALLOUT HEAD & REGION	1-HOUR RATED WALL	2-HOUR RATED WALL		
A1 SIM A1 A101	A1 SIM A101		<u></u>		
DETAIL SECTION	DOOR TAG	3-HOUR RATED WALL	SMOKE RATED WALL		
A1 SIM	XXX	<u></u>			
ELEVATION - EXTERIOR	ELEVATION - INTERIOR	BATT INSULATION	CONCRETE		
1 A-101	0 0 A-101 0		444		
KEYNOTE	LEVEL HEAD	EARTH	EXPOSED & FINISHED WOOD TRIM		
0	<u>Name</u> Elevation				
NORTH ARROW	REVISION TAG	GRASS	GRAVEL		
N N	\triangle	* * * * * * * * * *			
ROOM TAG	ROOM TAG W/ AREA	GYPSUM / PLASTER	MASONRY - BRICK		
ROOM NAME 101	ROOM NAME 101 150 SF				
FINISH & EQUIPMENT TAG	VIEW REFERENCE	MASONRY - CONCRETE BLOCK	PLYWOOD		
XX1	MATCHLINE SEE XX/A101				
VIEW TITLE	WALL & CURTAIN WALL TAG	RIGID INSULATION	STEEL		
DRAWING TITLE SCALE: 1/8" = 1'-0"	X1				
WALL SECTION	WINDOW & LOUVER TAG	STUCCO / E.I.F.S.	TILE / CARPET		
A1 SIM A101					
GENERAL NOTES	GENERAL NOTES				

- . ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES AND ORDINANCES.
- 2. INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON PARTIAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. IN ADDITION, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. ANY ADDITIONAL WORK, DEMOLITION AND/OR REMOVAL AS A RESULT OF FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S EXPENSE
- CONTRACTOR SHALL FURNISH ALL ITEMS ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4. CONTRACTOR SHALL FURNISH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER HOOKUPS TO BOTH CONTRACTOR FURNISHED AND INSTALLED ITEMS, TENANT-FURNISHED CONTRACTOR-INSTALLED ITEMS AND TENANT FURNISHED AND INSTALLED ITEMS UNLESS SPECIFICALLY NOTED OTHERWISE.
- 5. CONTRACTOR SHALL FURNISH ALL REQUIRED MATERIALS AND LABOR NECESSARY TO ENSURE A COMPLETE INSTALLATION OF TENANT-FURNISHED CONTRACTOR-INSTALLED ITEMS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT THE TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH, IN ACCORDANCE WITH THE DRAWINGS, AND ADA REQUIREMENTS 7. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER. ANY EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE RENOVATION WORK DENOTED HEREIN SHALL BE REPAIRED TO MATCH EXISTING IN KIND OF FINISH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED FROM THE DEMOLITION AND CONSTRUCTION BY MEANS OF TEMPORARY PARTITIONS OR BARRIERS AS REQUIRED. 9. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONCEALED FIRE TREATED WOOD BLOCKING WHERE REQUIRED FOR MILLWORK ITEMS (WOOD PANELING AND WALL HUNG CABINETRY), WALL-HUNG AV DISPLAYS OR ANY OTHER WALL
- MOUNTED SPECIALTY ITEM. ALL WOOD & WOOD BLOCKING SHALL BE FIRE TREATED. 10. START OF APPLICATION OF ANY PAINT OR WALL COVERING MATERIALS WILL CONSTITUTE ACCEPTANCE OF SURFACES BY EACH SPECIFIC SUBCONTRACTOR AND ASSUMPTION OF RESPONSIBILITY FOR ALL SUBSEQUENT FINISHING AND
- 11. REFER TO ENGINEERING DOCUMENTS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, AND SMOKE EVACUATION SYSTEM DESIGN.
- 12. REFER TO ENGINEERING DOCUMENTS FOR LOW VOLTAGE, AUDIO VISUAL, AND SECURITY ROUGH-IN INFRASTRUCTURE. TRADE DESIGN SHALL BE SEPARATELY PERMITTED BY OTHERS.
- 13. CONTRACTOR SHALL PROVIDE ARCHITECT WITH ELECTRONIC SUBMITTALS, SHOP DRAWINGS AND/OR FINISH SAMPLES OF ALL SPECIALTY WORK (I.E. LIGHTING, MILLWORK, FINISHES, METAL WORK, FLOORING, ETC.) FOR REVIEW PRIOR TO 14. ALL WALLS ARE TO BE PLUMB, STRAIGHT, AND RIPPLE FREE.
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH A.D.A. ACCESSIBILITY GUIDELINES AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT HANDBOOK, AS PUBLISHED BY THE EQUAL EMPLOYMENT OPPORTUNITY COMMISSION AND THE U.S. DEPARTMENT OF JUSTICE ON OCTOBER 1991. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH FOR ALL AREAS AFFECTED AND/OR RELATED TO THE PROJECT INCLUDING BUT NOT LIMITED TO EXTERIOR DOORS, ANY DOORS IN THE PATH OF EGRESS OR ACCESS TO THE PREMISES, SIDEWALKS TO ACCESS THE BUILDING PREMISES, INTERIOR DOORS, AND ANY OTHER DOORWAY ACCESSING OCCUPIABLE SPACES. 16. CONTRACTOR SHALL INSTALL ALL ASSEMBLIES SET FORTH HEREIN IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- LOAD OF 5 POUNDS PER SQUARE FOOT AND MAINTAIN A DEFLECTION OF L/240 PER THE LOCAL CODE OR THE STANDARD BUILDING CODE (CURRENT EDITION) SECTION 1604, WHICHEVER GOVERNS. 18. ALL PENETRATION FIRE STOPS FOR METAL PIPE AND INSULATED PIPE SHALL BE IN ACCORDANCE WITH UNDERWRITER'S LABORATORY TEST ASSEMBLY UL 1479.

17. CONTRACTOR SHALL INSTALL ALL GYPSUM WALLBOARD SET FORTH HEREIN IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND WITH THE GYPSUM ASSOCIATION STANDARDS. THE CONTRACTOR SHALL PROVIDE FOR A LIVE

- 19. THERE SHALL BE NO POWER, LOW VOLTAGE, AUDIO VISUAL AND/OR SECURITY BOXES LOCATED BACK TO BACK WITHIN A SINGLE WALL. CONTRACTOR SHALL STAGGER THESE ACCORDINGLY, OR FRAME A SECONDARY WALL IN CASE OF AN
- AUDIO-VISUAL DESIGN SETUP THAT REQUIRES WALL ELEMENTS TO BE CENTERED IN WALL LENGTHS.
- 20. ALL FINISHES SHALL MEET THE REQUIREMENTS OF NFPA 101 (2015) SECTION 10.1 FOR FLAME SPREAD AND SMOKE GENERATION. 21. CONTRACTOR SHALL PATCH AND REPAIR ALL AREAS AFFECTED BY THE RENOVATION WORK. ALL SURFACES SHALL MATCH EXISTING AND ADJACENT SURFACES U.O.N.
- 22. ALL FIRE PROTECTION AND FIRE ALARM DRAWINGS, IF REQUIRED, ARE NOT A PART OF THIS CONTRACT. FIRE SPRINKLER AND ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS PRODUCED BY A LOCALLY REGISTERED PROFESSIONAL ENGINEER AND SHALL BE SIGNED AND SEALED AS REQUIRED BY THE LOCAL MUNICIPALITY. THESE SHALL SUB-PERMITTED PER LOCAL MUNICIPALITY'S REQUIREMENTS.
- 23. CONTRACTOR SHALL PROVIDE (1) 2A-40BC FIRE EXTINGUISHER CABINET UNIT FOR EVERY 2,500 S.F., OR WITHIN 75 FEET OF AS PER RENOVATION DRAWINGS, OR AS DIRECTED BY THE FIELD FIRE INSPECTOR. 24. CONTRACTORS SHALL MAINTAIN THE INTEGRITY OF THE FIRE ENVELOPE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.
- 25. THESE PLANS AND ALL SPECIFICATIONS WITHIN SHALL COMPLY WITH ALL APPLICABLE CODES. 26. CONTRACTOR SHALL PROVIDE 20 GA. METAL STUDS, 16" O.C. AT ANY WALL HUNG MILLWORK LOCATIONS, WITH WOOD BLOCKING AT REQUIRED FOR LOAD. TYPICAL THROUGHOUT.
- 27. ALL NEW AND EXISTING DOORS SHALL COMPLY WITH NFPA 101, SEC. 521.5. 28. ALL SPECIFICATIONS SET FORTH HEREIN ARE INTENDED TO DENOTE AT A MINIMUM THE QUALITY LEVEL ONLY. THE MANUFACTURER, OR PROVIDER OF THE ITEMS, ARE AT THE SOLE DISCRETION OF THE CLIENT/LANDLORD. CONTRACTOR
- SHALL SUBMIT ALTERNATE OPTIONS TO ARCHITECT FOR REVIEW DURING THE BIDDING PROCESS. 29. ANY CHANGES, ADDITIONS, DELETIONS OR SUBSTITUTIONS TO THE ORIGINAL SCOPE OF WORK SHALL BE AT THE SOLE EXPENSE OF TENANT, CLIENT OR LANDLORD. NO EXCHANGES OR CREDITS ARE GIVEN FOR QUANTITIES REQUESTED THAT
- ARE LESS THAN THOSE PROVIDE BY TENANT, CLIENT OR LANDLORD. 30. ALL ABOVE BUILDING-STANDARD ITEMS PURCHASED BY THE TENANT SHALL MEET MINIMUM STATE AND LOCAL CODES. 31. ALL FINISH SELECTIONS (WHETHER BUILDING STANDARD OR ABOVE) SHALL BE IDENTIFIED BY TENANT PRIOR THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ITEMIZE THE COST FOR ANY FINISH ADJUSTMENT BY TENANT THAT
- DEVIATES FROM ORIGINAL CONTRACT DOCUMENTS. 32. ALL FURNITURE AND ALL SUB-TRADE SCOPE OF WORK (LOW VOLTAGE, AUDIO VISUAL, SECURITY, MUSIC, PROJECT, SPECIALTY EQUIPMENT, ETC.) SHALL BE PROVIDED BY TENANT. CONTRACTOR SHALL COORDINATE WITH TENANT OR TENANT
- VENDORS DURING CONSTRUCTION ACTIVITIES IN ORDER TO AVOID ANY REWORK IN FIELD ACTIVITIES ONCE THESE ARE PERFORMED. 33. ALL BASE BUILDING DRAWINGS AND BACKGROUND FILES HAVE BEEN FURNISHED BY CLIENT/LANDLORD. ARCHITECT MAKES NO CLAIM AS TO THE ACCURACY OF THE BASE BUILDING CORE, PERIMETER CONDITIONS REPRESENTED IN THE
- SAME, AND/OR BASE BUILDING RELATED ISSUES FOR CODE NON-COMPLIANCY, UNSAFE STRUCTURES, OR CODE VIOLATIONS RELATED OR UNRELATED TO THE SCOPE OF WORK DENOTED HEREIN. 34. CONTRACTOR SHALL VERIFY BASE BUILDING AS BUILT CONDITIONS PRIOR TO PRECEDING WITH WORK AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED ON THE DRAWINGS.
- 35. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUES AND ORDINANCES.
- 36. ALL LUMBER, WOOD GROUNDS, NAILERS AND BLOCKING CONCEALED IN WALLS OR LOCATED IN CEILING PLENUMS SHALL BE FIRE-RETARDANT TREATED PROVIDED BY FRAMING CONTRACTOR. 37. CONTRACTOR SHALL PROVIDE IN-WALL FIRE RETARDANT BLOCKING AT WALL HUNG MILLWORK, WALL MOUNTED FURNISHINGS, WALL MOUNTED SHELVING, WALL MOUNTED LIGHT FIXTURES, AND MARKER BOARDS AS REQUIRED FOR RIGID
- 38. TYPICAL DOOR ROUGH OPENING ON HINGE SIDE IS TO BE 4" FROM FACE OF PERPENDICULAR PARTITION. IF ANY CONFLICTS WITH DEVICES, CLOSERS CLEARANCES, AMONG OTHER POSSIBLE PROBLEMS, CONTRACTOR SHALL NOTIFY
- ARCHITECT PRIOR TO FRAMING BEING PERFORMED, AND DOOR ELEMENTS ORDERED. 39. CONTRACTOR SHALL REFER TO ALL ARCHITECTURAL AND ENGINEERING DRAWINGS AS WELL AS ELEVATIONS, MILLWORK DETAILS, AND DETAILS IN GENERAL, AMONG OTHERS, DURING LAYOUT REVIEW / CHALK-LINE WALKTHROUGH PHASE,
- AND REPORT ANY AND ALL DISCREPANCIES IN SITE CONDITIONS TO ARCHITECT VIA ELECTRONIC SKETCH MARKUP FOR REVIEW AND RECORD. 40. CONTRACTOR SHALL INSPECT EXISTING CONCRETE SLAB FOR UNEVEN SURFACES. ALL HIGH AND LOW SPOTS SHALL BE DETERMINED PRIOR TO ANY FLOOR, GLASS OR MILLWORK INSTALLATION RELEASED FOR PRODUCTION/INSTALLATION. CONTRACTOR SHALL PROVIDE FLOOR SLAB SURVEY AND MOISTURE TESTING, EVEN FOR PROJECTS LOCATED IN FLOORS OTHER THAN AT GRADE LEVEL.
- 41. ALL DIMENSIONS DENOTED HEREIN ARE TO THE FINISH FACE OF INTERIOR WALL SURFACES, WHETHER EXISTING OR NEW. CONTRACTOR SHALL ACCOUNT FOR ALL WALL FINISH THICKNESSES AS SCHEDULED TO ACHIEVE DENOTED CLEARANCES IN ROOMS AND SPACES. CONTRACTOR SHALL COORDINATE THESE ELEMENTS PRIOR TO WALL FRAMING BEING COMPLETED.

ALL SHOP DRAWINGS, PRODUCT AND SYSTEM SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO ARCHITECT AND/OR ENGINEER FOR REVIEW. OTHERWISE THE SHOP-DRAWING AND/OR PRODUCT SUBMITTAL WILL BE DEEMED INVALID AND NOT ACCEPTED BY THE ARCHITECT. TRANSMISSION OF SUBMITTALS SHALL BE ELECTRONIC TO THE ARCHITECT AND ENGINEERING TEAM. CONTRACTOR SHALL COORDINATE WITH ENGINEERING TEAM WITH SPECIFIC CRITERIA FOR THEIR RESPECTIVE REVIEW PRIOR TO PROJECT COMMENCEMENT.

CONSTRUCTION ACTIVITIES

ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE DISTURBING NOISE LEVELS OR OTHERWISE INTERFERE WITH THE DAY TO DAY OPERATIONS OF BUILDING TENANT+/-, OR CAUSE THE CONTRACTOR TO ENTER THE TENANT SPACES SHALL BE PERFORMED AFTER NORMAL BUSINESS HOURS OR ON WEEKENDS (COORDINATE WITH PROPERTY MANAGER REPRESENTATIVE).

THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO: CUTTING OR CORE DRILLING, CUTTING IN CONCRETE FLOORS OR WALLS.

 DRILLING CONCRETE SLABS FOR PIPE HANGERS. DISABLING THE HVAC SYSTEM.

CRANE OPERATIONS DISRUPTION OF TENANT ACTIVITIES.

FIRE ALARM TESTING SMOKE EVACUATION INSPECTIONS X-RAYING

FIELD VERIFICATION

THESE DRAWINGS INCORPORATE BUILDING INFORMATION COMPILED FROM VARIOUS SOURCES ASSOCIATED WITH THIS PROJECT AND DEEMED AS RELIABLE. CONDITIONS DIRECTLY AFFECTING THE PRODUCT OR ITS INSTALLATION MUST BE FIELD VERIFIED BY THE CONTRACTOR OR A CONTRACTOR APPOINTED REPRESENTATIVE PRIOR BIDDING.

IF SITE INSPECTIONS ARE REQUIRED, DURING CONSTRUCTION, OR CONSTRUCTION QUALITY VERIFICATION AFTER COMPLETION, THE GENERAL CONTRACTOR MUST PRE-SCHEDULE MEETING WITH THE ARCHITECT AND ENGINEER, WITH THE RESPECTIVE SUBCONTRACTORS ATTENDING, AND AN HOURLY FEE WILL BE CHARGED BY THE ARCHITECT TO THE CONTRACTOR.

CONTRACTOR SHALL VISIT SITE PRIOR TO BID SUBMISSION AND REVIEW ALL EXISTING CONDITIONS.

CONTRACTOR SHALL PROVIDE RESPONSIBLE ALLOWANCES TO COVER MANIPULATION OF EXISTING CONDITIONS IN ORDER TO SATISFY DESIGN INTENT DEPICTED IN THE CONTRACT DOCUMENTS HEREIN.

ALL CONTRACTOR BIDDING AND PRICING SHALL BE MADE UPON THE FINAL DRAWING APPROVED BY THE BUILDING DEPARTMENT, BUILDING MANAGEMENT AND CLIENT/TENANT

FIRE DEPARTMENT NOTES

- CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER CABINET WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, OR FOR EVERY 2,500 S.F. OF IMPACTED AREAS IN CONTRACT. ADDITIONAL FIRE EXTINGUISHER CABINETS MIGHT BE REQUIRED AS DEEMED
- NECESSARY BY THE FIRE DEPARTMENT'S FIELD INSPECTOR, OR BUILDING DEPARTMENT'S INSPECTOR. CONTRACTOR SHALL PROVIDE AN EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, AS SHOWN ON DRAWINGS HEREIN. CONTRACTOR MAY NEED TO ADD ADDITIONAL EXIT SIGNS AS REQUIRED BY THE BUILDING DEPARTMENT'S INSPECTOR OR FIRE DEPARTMENT'S FIELD INSPECTOR. CONTRACTOR SHALL CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION. CONTRACTOR SHALL ENSURE THAT EMERGENCY LIGHTING ILLUMINATION WITH A MINIMUM OF ONE FOOT-CANDLE AT
- FLOOR LEVEL IS PROVIDED IN ORDER TO COMPLY WITH BUILDING CODES. CONTRACTOR SHALL, AT A MINIMUM, MAINTAIN AISLES AT LEAST 44" WIDE AND CLEAR PASSAGEWAY AT ALL
- OCCUPIABLE SPACES. ALL EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED
- I EVER HANDLES DOORS OPENING INTO A REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR
- DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING. 20-MINUTE DOOR JAMBS SHALL BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED. TYPICAL THROUGHOUT.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA U.O.N. OR STIPULATED BY THE LIFE SAFETY PLAN.
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING AS FOLLOWS: CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION
- DECORATIONS (CURTAINS, DRAPERY, WINDOW SHADES/TREATMENTS, ETC.) SHALL BE NON-COMBUSTIBLE OR BE FLAME PROOFED IN AN APPROVED MANNER. CONTRACTOR SHALL ENSURE ALL FINISHES MEET THIS CRITERIA PRIOR TO BEING PURCHASED.
- . CONTRACTOR SHALL PROVIDE FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 12. STORAGE. DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS. FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- 13. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. 14. EXTEND OR MODIFY EXISTING FIRE/ LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM. CONTRACTOR SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE

OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION. REFER TO ENGINEERING DRAWINGS FOR MORE

- INFORMATION. 15. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING
- PLATFORM, GROUND SURFACE OR SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION. 6. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL
- WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE 7. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- 8. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

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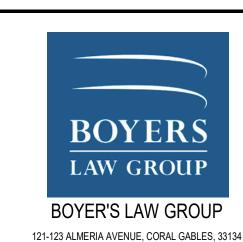


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ARCHITECT

CONSULTANT OF RECORD

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GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

<u>/#</u> \	DESCRIPTION	DA
RELEASE DATE:	SCALE:	
06/04/2021	12" = 1'-	0"
	JOB NUMBER:	
DESIGNED BY:	OOD NOMBEN.	
DESIGNED BY:	20690	

CV

GENERAL CONSTRUCTION PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING (FURNISHING AND INSTALLING) ALL ITEMS DESCRIBED IN THE DRAWINGS FOR A COMPLETE INSTALLATION REGARDLESS OF WHERE OR HOW IT IS SHOWN, UNLESS THEY ARE MARKED N.I.C. (NOT IN CONTRACT). CONTRACTOR SHALL COORDINATE AND FACILITATE INSTALLATION OF ALL ITEMS FOR WORK MARKED N.I.C., REFER TO
- DRAWINGS. CONTRACTOR SHALL OBTAIN ALL PERMITS WITH APPLICABLE BUILDING DEPARTMENTS AND SHALL
- OBSERVE AND FOLLOW ALL APPLICABLE ORDINANCES AND CODES. THE LATEST VERSION OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION BY
- THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY.
- CONTRACTOR TO SUBMIT UNIT PRICES FOR ALL MATERIAL AND LABOR COSTS.
- CONTRACTOR SHALL INSPECT THE DEMISED BUILDING AREA AND FAMILIARIZE HIMSELF WITH ALL
- EXISTING STRUCTURAL, MECHANICAL AND ELECTRICAL CONDITIONS INVOLVED IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT FOR INITIAL LAYOUT BEFORE PROCEEDING WITH STUD INSTALLATION. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL DRAWINGS: PLANS, ELEVATIONS, SECTIONS, AND DETAILS BEFORE CONSTRUCTION OF WALLS.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT SCALE ARCHITECTURAL, ELECTRICAL, MECHANICAL DRAWINGS. ARCHITECT WILL LOCATE ELECTRICAL OUTLETS AND SWITCHES IN THE FIELD. SWITCHES HEIGHT SHALL BE CENTERED WITH HARDWARE LEVER HEIGHT.
- 8. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS IN THE PLANS AND FIELD CONDITIONS AND DISCREPANCIES IN PRODUCTS SPECIFIED. IN CASE OF DISCREPANCY IN METHODS OR PRODUCTS & MATERIAL, MOST EXPENSIVE SOLUTION APPLIES.
- 9. SHOWN DIMENSIONS ARE ALWAYS GIVEN TO THE FINISHED SURFACE OF PARTITIONS UNLESS OTHERWISE NOTED
- 10. CONTRACTOR SHALL REMOVE, CUT AND PATCH ALL EXISTING CONSTRUCTION AND FINISHES AS REQUIRED TO PREPARE THE PREMISES FOR NEW WORK AND ALTERED WORK. 11. FOR ALL DEMOLITION WORK AND REMOVAL OF CONSTRUCTION DEBRIS, THE CONTRACTOR IS TO
- COORDINATE WITH THE BUILDING ENGINEER IN ORDER THAT IT WILL NOT INTERFERE WITH THE EXISTING TENANTS AND THE USE OF ELEVATORS, ETC. 12. ALL EXISTING SURFACES THAT ARE WITHIN THE SCOPE OF NEW WORK SHALL BE EXAMINED FOR
- CRACKS, WAVES, IMPERFECTIONS AND IRREGULARITIES: ALL SURFACES SHALL BE EITHER PATCHED OR PLASTERED AND MADE READY TO RECEIVE NEW FINISHES OR MADE TO MATCH OR ALIGN WITH ALL EXISTING MATERIALS AND FINISHES. 13. REPAIR AND RESTORE, TO MATCH AND ALIGN WITH ALL EXISTING MATERIAL AND FINISH, ALL WORK

BEYOND LIMITS OF NEW WORK THAT IS DAMAGED OR ALTERED DURING THE EXECUTION OF THE

- WORK IN THIS CONTRACT. 14. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE THAT OCCURS TO THE EXISTING BUILDING, OTHER FLOOR AREAS AND TENANT SPACE CAUSED BY THE NEW CONSTRUCTION.
- 15. ALL CONSTRUCTION DELIVERIES ARE TO BE COORDINATED WITH THE BUILDING MANAGEMENT. 16. CONTRACTOR SHALL COORDINATE AND ARRANGE USE OF TOILET FACILITIES WITH BUILDING
- MANAGER AT A PRE-CONSTRUCTION MEETING. 17. SUBSTITUTIONS ARE TO BE SUBMITTED FOR APPROVAL WITH SUFFICIENT TIME AS TO NOT AFFECT SCHEDULE. CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE SIGNING OF CONTRACT OF ANY MATERIALS OR PRODUCTS THAT ARE NOT AVAILABLE IN ORDER NOT TO AFFECT SCHEDULE AND ALLOW SUFFICIENT TIME FOR SUBSTITUTIONS RESEARCH AND APPROVALS.
- 18. CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS OF MILLWORK OR ANY OTHER WORK REQUIRING REVIEW AND APPROVAL IN A TIMELY FASHION. SHOP DRAWINGS WILL BE REVIEWED AND APPROVED WITHIN A MAXIMUM OF 10 WORKING DAYS.
- 19. FOR SCOPE OF MILLWORK SEE PLANS, ELEVATIONS, SECTIONS, AND DETAILS. 20. ALL DIFFERENCES IN FLOOR LEVEL SHALL BE FEATHERED IN THE MOST INCONSPICUOUS MANNER
- BY SLOPING FROM THE HIGHEST TO LOWEST POINTS IN ALL DIRECTIONS WITH LATICRETE OR OTHER APPROVED METHOD AT A RATE OF 1/8" IN 10' MAX. SLOPE. CONTRACTOR SHALL NOTIFY THE ARCHITECT HIS INTENDED METHOD BEFORE PROCEEDING WITH THE WORK. 21. ALL STONE JOINTS SHALL BE MAXIMUM 1/32" AT FLOOR TILES AND SLABS.
- 22. ALL SPRINKLER HEADS, DOWN LIGHTS, SPEAKERS, SMOKE DETECTORS AND ALL OTHER DEVICES, IF AND WHERE REQUIRED, SHALL BE LOCATED CENTERED ON CEILING TILES.
- 23. WHERE THERE ARE CONFLICTS IN THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH ORDERING OR INSTALLATION OF MATERIALS. THE FINISH
- PLAN AND ELEVATIONS SHALL TAKE PRECEDENCE OVER THE FINISH SCHEDULE OR PLANS. 24. CONTRACTOR SHALL LOCATE OUTLETS ON THE SURFACE OF INTERIOR MILLWORK AND CABINETRY WHERE REQUIRED.
- 25. CONTRACTOR SHALL INSTALL THESE ASSEMBLIES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE GYPSUM ASSOCIATION STANDARDS. THE CONTRACTOR SHALL PROVIDE FOR A LIVE LOAD OF 5 POUNDS PER SQUARE FOOT AND MAINTAIN A DEFLECTION OF L/240 PER THE F.B.C. (CURRENT EDITION) SECTION 2305.5 OR THE STANDARD BUILDING CODE (CURRENT EDITION) SECTION 1604, WHICHEVER GOVERNS.
- 26. ALL PENETRATION FIRE STOPS FOR METAL PIPE AND INSULATED PIPE SHALL BE IN ACCORDANCE WITH TEST ASSEMBLY UL 1479. 28. THERE SHALL BE NO COMMUNICATIONS OF ELECTRICAL BOXES
- LOCATED BACK TO BACK. 27. ALL FINISHES SHALL MEET THE REQUIREMENTS OF NFPA 101 (CURRENT EDITION) SECTION 27-3.3.1
- FOR FLAME SPREAD AND SMOKE GENERATION. 28. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE FIRE ENVELOPE DURING DEMOLITION AND
- CONSTRUCTION. 29. THESE PLANS AND ALL SPECIFICATIONS WITHIN SHALL COMPLY WITH ALL APPLICABLE CODES.
- 30. CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BID.

PROTECTION

- 31. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT UPON COMPLETION OF CHALK LINE LAYOUT OF PARTITIONS FOR REVIEW AND APPROVAL.
- 32. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS NOT SHOWN ON THIS PLAN AND SHALL REVIEW THESE PRIOR TO PROCEEDING WITH WORK.
- 33. ANY ELECTRICAL & PLUMBING LINES WHICH REQUIRE REMOVAL AND/OR ALTERATION
- CONTRACTOR SHALL CAP & FILL SLAB/PARTITION WITH SAME FIRE RATED INTEGRITY. 34. "C" SHALL DENOTE DOOR CLOSERS, BUILDING STANDARD.
- 35. "L" SHALL DENOTE BUILDING STANDARD LOCK-SET. KEYED TO BUILDING MASTER. (PROVIDE 2 KEYS
- PER LOCK)
- 36. CONTRACTOR SHALL INSTALL DRYWALL VERTICALLY
- 37. CONTRACTOR SHALL PRACTICE ALL PRACTICAL CARE TO PROVIDE DUST AND NOISE CONTROL PROTECTION. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL
- 38. FIRE ALARM TESTING AND SMOKE EVACUATION TESTING SHALL BE CONDUCTED AFTER HOURS. CONTRACTOR SHALL COORDINATE WITH OWNER.

GENERAL CEILING PLAN NOTES

- AT LOCATIONS WHERE NEW PARTITIONS GO SLAB TO SLAB, CONTRACTOR SHALL BE RESPONSIBLE FOR PRICING THE RELOCATION OF ANY VAV BOX. OR ANY OTHER MECHANICAL OR ELECTRICAL ITEMS THAT ARE IN CONFLICT WITH THE NEW SLAB TO SLAB PARTITIONS AS INTENDED. CONTRACTOR SHALL ALSO INCLUDE AS PART OF THE BID SUBMISSION ITEMS SUCH AS WATER HEATERS, J BOXES, AMONG OTHERS THAT BELONG TO ANOTHER ADJACENT TENANT SPACE OR IN AREAS DENOTED AS NOT IN CONTRACT. CONTRACTOR SHALL VERIFY ALL THESE CONDITIONS IN FIELD PRIOR TO BID SUBMISSION
- CONTRACTOR SHALL COORDINATE LIGHT FIXTURE SUBMITTAL PACKAGE WITH CEILING SYSTEM SUBMITTAL PACKAGE PRIOR TO PROVIDING THE ARCHITECT WITH CORRESPONDING SUBMITTALS FOR REVIEW.
- CONTRACTOR SHALL PROVIDE LINEAR DIFFUSERS (SUPPLY AND RETURN) AT ALL DRYWALL CEILING LOCATIONS. TRIM TYPE AND COLOR OF LINEAR DIFFUSERS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ORDERING. CONTRACTOR SHALL PROVIDE ARCHITECT AND ENGINEER AIR
- DISTRIBUTION SUBMITTAL FOR REVIEW. CONTRACTOR SHALL REPORT ANY DISCREPANCY WITH EXISTING SITE CONDITIONS THAT ARE
- ENCOUNTERED AS PART OF THE CONTRACTOR'S FIELD VISIT DURING THE PROJECT'S BIDDING CONTRACTOR SHALL COORDINATE WITH CLIENT AND/OR TENANT'S VENDORS ALL ELEMENTS
- PERTAINING TO AUDIO VISUAL, SECURITY AND LOW VOLTAGE SCOPES OF WORK DURING THE PROJECT'S BID PROCESS
- CONTRACTOR SHALL COORDINATE WITH CLIENT AND/OR TENANT'S VENDORS ALL ELEMENTS PERTAINING TO AUDIO VISUAL, SECURITY AND LOW VOLTAGE SCOPES OF WORK DURING CONSTRUCTION AND BEFORE ELECTRICAL ROUGH-IN WORK IS PERFORMED.

- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ARCHITECTURAL AND ENGINEERING DRAWINGS IN FIELD PRIOR TO PERFORMING CONSTRUCTION WORK. REFER TO ENGINEERING DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM
- 8. CONTRACTOR SHALL CONFIRM AND CONSIDER SMOKE EVACUATION TESTING AS PART OF THE PROJECT'S SCOPE OF WORK. COORDINATE WITH BUILDING MANAGEMENT PRIOR TO BID SUBMISSION
- 9. CONTRACTOR SHALL PROVIDE STEALTH TYPE ACCESS PANELS AT ALL NEW AND/OR EXISTING DRYWALL CEILING LOCATIONS. ACCESS PANELS SHALL BE NOT LARGER THAN 18" X 18". INSTANCES REQUIRING LARGER ACCESS PANELS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. STEALTH TYPE ACCESS PANELS SHALL HAVE ROUNDED CORNERS, AND BE PAINT TO MATCH COLOR OF DRYWALL CEILING AS SCHEDULED.
- 10. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "E" DENOTE THAT LABELED ELEMENTS ARE EXISTING TO REMAIN. 11. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "R" DENOTE THAT LABELED ELEMENTS
- ARE EXISTING TO BE RELOCATED 12. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "N" DENOTE THAT LABELED ELEMENTS
- ARE NEW. 13. CONTRACTOR SHALL PROVIDE AIR DISTRIBUTION TERMINALS AS DENOTED IN ENGINEERING
- DRAWINGS. ALL AIR TERMINALS MUST MEET BUILDING STANDARD CRITERIA/SPECIFICATION U.O.N. 14. CONTRACTOR SHALL ACCOUNT FOR OPENINGS DURING THE PROJECT'S BIDDING PROCESS ABOVE CEILING LINE. OR IN AREAS WITH EXPOSED CEILINGS FOR PROPER OPERATION OF THE BUILDING'S SMOKE EVACUATION SYSTEM, OR AIR PLENUM RETURN AS APPLICABLE. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 15. THE LOCATION OF LIGHT FIXTURES. SPEAKERS, AND OTHER CEILING TILE MOUNTED DEVICES SHALL BE DETERMINED BY THE ACOUSTICAL CEILING GRID AND TILE PATTERN. ALL CEILING TILE MOUNTED DEVICES SHALL BE LOCATED IN CENTER OF CEILING TILE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT ANY ALIGNMENT INSTANCE THAT MAY NOT BE ACHIEVABLE AS
- DRAFTED IN ARCHITECTURAL OR ENGINEERING DRAWINGS. 16. CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM A ROUGH-IN WALKTHROUGH PRIOR TO ROUGH-IN WORK BEING PERFORMED.
- 17. CONTRACTOR SHALL GROUP WALL SWITCHES INTO JOINT MULTI-GANG BOXES AS MUCH AS POSSIBLE, COORDINATE WITH ARCHITECT AT ROUGH-IN WALKTHROUGH, THIS APPLIES BUT IS NOT LIMITED TO LIGHT SWITCHES, OCCUPANCY SENSORS, WINDOW TREATMENT CONTROLS, SWITCH GLASS CONTROLS, AMONG OTHERS.
- 18. CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER WITH FIRE PROTECTION SHOP DRAWINGS FOR REVIEW PRIOR TO RELEASING FABRICATION OF THE TRADE SCOPE OF WORK.
- 19. CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER WITH FIRE SPRINKLER HEAD SHOP DRAWINGS FOR REVIEW PRIOR TO RELEASING FABRICATION OF THE TRADE SCOPE OF WORK.
- 20. CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER WITH FIRE ALARM SHOP DRAWINGS FOR REVIEW PRIOR TO RELEASING FABRICATION OF THE TRADE SCOPE OF WORK. 21. CONTRACTOR SHALL ENSURE ALL SPRINKLER HEADS IN DRYWALL CEILINGS AND SOFFITS ARE FULLY CONCEALED TYPE. COLOR TO MATCH CEILING COLOR AS SCHEDULED, AND MEET BUILDING
- STANDARD CRITERIA, AS APPLICABLE. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION. 22. CONTRACTOR SHALL PROVIDE ELECTRICAL TRIM SUBMITTAL FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
- 23. CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL TRIMS (POWER/LOW VOLTAGE/AUDIO VISUAL/SECURITY) ARE DECORA STYLE. SCREWLESS TYPE BY LEVITON. COLOR SHALL BE WHITE. FOR ALL WALLS AND CEILINGS PAINTED WHITE. FOR WALLS THAT ARE SCHEDULED TO RECEIVE A FINISH OTHER THAN WHITE PAINT REQUIRE ARCHITECT'S CONFIRMATION PRIOR TO ORDERING. TRIM COLOR FOR THESE LOCATIONS SHALL BE DETERMINED BY WALL FINISH COLOR AS CLOSE AS POSSIBLE.
- 24. ELECTRICAL TRIMS ON WALLS SCHEDULED TO RECEIVE WOOD PANELING SHALL BE DARK BROWN OR BLACK TO MATCH COLOR OF WOOD AS MUCH AS POSSIBLE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT PRIOR TO ORDERING.
- 25. ELECTRICAL TRIMS ON WALLS SCHEDULED TO RECEIVE AN ACCENT COLOR, WALL COVERING FINISH, AMONG OTHERS SHALL BE A COLOR THAT MATCHES COLOR OF SCHEDULED FINISH AS CLOSE AS POSSIBLE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT PRIOR TO ORDERING.
- 26. CONTRACTOR SHALL ENSURE THAT ALL WALL MOUNTED FIXTURES ARE MOUNTED SO AS NOT TO PROTRUDE BEYOND 4" FROM THE FACE OF THE WALL AT A HEIGHT OF 6'-8" A.F.F. U.O.N. 27. ALL CEILING TILES THAT ARE CUT SHALL HAVE THE CUT EDGE PAINTED TO MATCH THE COLOR OF
- THE CEILING TILE/GRID. NO APPARENT SEAMS OR GAPS SHALL BE NOTICEABLE. CUT/PAINTED EDGE SHALL FACE THE LESS VISIBLE SIDE OF THE ROOM.
- 28. ALL SPRINKLER HEADS AND CEILING MOUNTED DEVICES ON ACOUSTICAL CEILING TILE CEILINGS SHALL BE CENTERED TO IN CEILING TILE. TYPICAL THROUGHOUT.
- 29. CONTRACTOR SHALL ALIGN AND CENTER CEILING MOUNTED DEVICES IN DRYWALL CEILINGS WITH ADJACENT AND NEARBY CEILING ELEMENTS. CONTRACTOR SHALL COORDINATE WITH ARCHITECT ALL CEILING MOUNTED DEVICES PRIOR TO ROUGH-IN. THIS REQUIREMENT SHALL APPLY TO ALL CLIENT VENDOR TRADES INCLUDING BUT NOT LIMITED TO LOW VOLTAGE, AUDIO VISUAL, SECURITY OR ANY OTHER SPECIALTY TRADE THAT IS PART OF THE RENOVATION SCOPE OF WORK. COORDINATE WITH CLIENT AND CLIENT VENDORS DURING THE BIDDING PROCESS
- 30. WHERE AN EXPOSED CEILING IS SCHEDULED. THE CONTRACTOR SHALL ENSURE THAT THE STRUCTURAL DECK IS FREE FROM SCREWS, METAL FRAMING ELEMENTS, LOSE WIRING, WIRES, OR ANY OTHER ELEMENT THAT WILL AFFECT THE AESTHETIC OF THE EXPOSED CEILING. DECK SHALL BE LEFT AS CLEAN AS POSSIBLE. EXPOSED DECK SHALL BE PREPARED TO RECEIVE DRY-FALL TYPE SPRAY PAINT AS SCHEDULED. REFER TO CEILING SCHEDULE FOR MORE INFORMATION. PROVIDE ARCHITECT WITH PAINT SUBMITTAL PRIOR TO ORDERING, ALL ELEMENTS IN EXPOSED CEILING AREAS SHALL BE PAINTED AS SCHEDULED INCLUDING BUT NOT LIMITED TO MECHANICAL. ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, AND STRUCTURAL ELEMENTS THAT BELONG TO THE BASE BUILDING OR THAT PERTAIN TO THE INTERIOR RENOVATION SCOPE OF
- 31. CONTRACTOR SHALL PROVIDE NEW AIR DISTRIBUTION TERMINALS (SUPPLY/RETURN) THAT MEET BUILDING STANDARD CRITERIA. THIS SHALL APPLY TO 2' X 2' GRILLES, LINEAR DIFFUSERS, AND OTHERS. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 32. CONTRACTOR SHALL PROVIDE NEW BUILDING STANDARD EXIT SIGNS THROUGHOUT, ALL EXIT SIGN LOCATIONS SHALL BE COORDINATED IN FIELD WITH DOOR SWING SCENARIOS TO ENSURE NO CONFLICTS ARE ENCOUNTERED. CONTRACTOR SHALL INFORM ARCHITECT OF ANY CONFLICTS PRIOR TO ROUGH-IN. EXIT SIGNS SHALL BE PART OF THE LIGHTING SUBMITTAL. ARCHITECT SHALL REVIEW SUCH SUBMITTAL PRIOR TO ORDERING.
- 33. CONTRACTOR SHALL CENTER AND ALIGN DOWNLIGHTS WITH ACOUSTICAL CEILING TILE CEILING SYSTEM AS INDICATED IN CEILING PLAN. TYPICAL THROUGHOUT
- 34. CONTRACTOR SHALL COORDINATE GRID MOUNTED LIGHT FIXTURE WITH CEILING GRID SYSTEM.

GENERAL ELECTRICAL LOCATION PLAN NOTES

- ALL RECEPTACLES SHALL BE MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED ON THIS PLAN. THIS PLAN IS FOR LOCATION PURPOSES ONLY, REFER TO ENGINEER'S DOCUMENTS FOR
- ADDITIONAL AND SPECIFIC INFORMATION. . "D" DENOTES DEDICATED CIRCUIT. 'E' DENOTES EXISTING TO REMAIN. 'R' DENOTES RELOCATED PROVISIONS TO BE RELOCATED AS INDICATED. COMPUTER AND TELEPHONE CABLING AND INSTALLATION BY TENANT'S VENDOR. CONTRACTOR
- TO PROVIDE ACCESSIBLE PULL RINGS AND STRINGS WITH 3/4" CONDUITS UNLESS OTHERWISE NOTED BY THE ENGINEERING AND/OR AV/LV DRAWINGS. COORDINATE WITH FURNITURE WIRING DIAGRAMS PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ALL SWITCHES, COVER PLATES AND NEW ELECTRICAL FIXTURES UNLESS OTHERWISE NOTED. ONLY SCREWLESS PLATES ARE ACCEPTABLE. WALLS RECEIVING
- WOOD PANELING SHALL GET DARK BROWN COVER PLATES. OUTLETS ABOVE COUNTER SHALL BE LOCATED VERTICALLY AND CENTERED/ALIGNED WITH MILLWORK MODULES AS INDICATED IN ELEVATIONS, ALL SWITCHES AND COVERS SHALL BE SCREWLESS DECORA LEVITON WHITE.
- 6. ALL OUTLETS TO BE LOCATED ACCORDINGLY TO SPECIFICATIONS ON ASSOCIATED ENGINEERING

DRASTICALLY AFFECT TENANT BELOW.

- 7. PATCH AND REPAIR GYPSUM WALL BOARD AT ANY OUTLETS DELETED OR REMOVED. ENSURE
- SEAMLESS APPEARANCE. 8. GROUNDED OUTLETS TO BE LIMITED TO THREE PER CIRCUIT. 9. COORDINATE LOCATION WITH FURNITURE VENDOR, SYSTEM FURNITURE BY TENANT, CONTRACTOR SHALL HAVE AN ELECTRICIAN ON SITE WHEN FURNITURE IS INSTALLED AND "TIE-INTO" THE
- BUILDING POWER AND SIGNAL. 10. POKE - THROUGH OUTLET ASSEMBLIES. CONTRACTOR SHALL COORDINATE W/ BUILDING MANAGEMENT ALL LOCATIONS. IF APPROVED BY MANAGEMENT, ALL LOCATIONS SHALL BE SUBJECT TO X-RAY VERIFICATION TO AVOID STRUCTURAL DAMAGE TO THE FLOOR SLAB. ALL WORK INVOLVING INSTALLATION OF POKE THROUGH ASSEMBLIES SHALL BE CLOSELY COORDINATEL WITH BUILDING MANAGEMENT TO AVOID CAUSING INCONVENIENCE TO THE TENANTS ON THE LOWER FLOOR. THIS WORK SHALL BE COMPLETED DURING OFF HOURS OR WEEKEND AS SUGGESTED BY THE BUILDING MANAGEMENT. CONTRACTOR SHALL ADVISE MAY ANY CORE DRILL
- 11. ALL FEATURE WALLS RECEIVING SPECIAL FINISHES LIKE WOOD PANELING, LEATHER PANELS, ACOUSTICAL PANELS, FABRIC WRAPPED PANELS SHALL NOT HAVE ANY DEVICE LOCATED ON THE SAME. IN CASE OF THESE INSTANCES, CONTRACTOR SHALL USE CEILING MOUNTED LIFE SAFETY
- 12. CONTRACTOR SHALL COORDINATE LOCATION OF THERMOSTATS WITH FURNITURE VENDOR PRIOR TO ROUGH-IN TO AVOID CONFLICTING LOCATIONS WITH ANY FURNITURE OVERHEAD UNITS
- TENANT MIGHT HAVE PROCURED 13. CONTRACTOR TO VERIFY ALL EXISTING OUTLETS AGAINST THESE PLANS. THESE PLANS DENOTE EXISTING POWER/DATA OUTLETS BASED ON AS BUILT DRAWINGS RECEIVED BY LANDLORD AND VISUAL FIELD VERIFICATION WHILE OCCUPIED SPACE.

GENERAL FINISH NOTES

- . SUBMIT (2) SAMPLES OF ALL MATERIALS/FINISHES FOR ARCHITECT APPROVAL BEFORE ORDERING
- AND (1) FOR TENANT APPROVAL. ITEMS NOTED AS SUCH SHALL BE PURCHASED DIRECTLY BY TENANT AND SUPPLIED TO CONTRACTOR FOR INSTALLATION. CONTRACTOR SHALL PROVIDE OWNER WITH QUANTITIES OF
- THESE MATERIALS REQUIRED FOR ORDERING
- INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS TO MAINTAIN PRODUCT PERFORMANCE WARRANTIES.
- ALL FLOOR FINISHES AND BASE SHALL BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR. WHERE EXISTING FINISHES ARE TO REMAIN, CONTRACTOR SHALL PROTECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES FOR ARCHITECT APPROVAL, UNLESS NOT PART OF THEIR SCOPE OF SERVICES.

FINISH INSTALLATION NOTES:

SHOP DRAWINGS: PRODUCT DATA: SUBMITTALS:

ELECTRONIC COPY ELECTRONIC COPY ELECTRONIC COPY

- 1. CLEAN SUBSTRATE, FILL CRACKS, HOLES AND DEPRESSIONS AND LEVEL FLOOR WITHIN 1/8"/10'
- BEFORE INSTALLING FLOOR FINISHES AS SCHEDULED. 2. THE MOST INCONSPICUOUS MANNER BY SLOPING FROM THE HIGHEST TO LOWEST POINTS IN ALL DIRECTIONS WITH LATICRETE OR OTHER APPROVED METHOD AT A RATE OF 1/8" IN 10' MAX. SLOPE. CONTRACTOR SHALL NOTIFY THE ARCHITECT HIS INTENDED METHOD BEFORE PROCEEDING WITH
- 3. STONE OR PORCELAIN TILE FLOOR; INSTALLATION (MUD-SET FOR STONE/MARBLE & PORCELAIN TILE) AT FLOOR MAX. GROUT LINES 1/16" IF FOR BUTT JOINT TILE INSTALL ADDITIONAL MUD SETTING IS NEEDED, CONTRACTOR SHALL PROVIDE AT NO EXTRA COST, CONTRACTOR SHALL CONFIRM
- PRODUCT INSTALL WITH INSTALLER AND PRICE ACCORDINGLY PRIOR TO AWARD OF BID). FLOOR SUB-CONTRACTOR TO COORDINATE INSTALLATION AND SHALL BE CONFIRMED WITH ARCHITECT.
- VINYL BASE TO BE APPLIED IN SUCH A WAY AS TO ADHERE AS TIGHTLY AS POSSIBLE TO BOTH INSIDE AND OUTSIDE CORNERS, USING MANUFACTURER'S RECOMMENDED ADHESIVE.
- FOR ALL INTERIOR GYPSUM BOARD WALLS AND CEILING 1 COAT PVA PRIMER AND SEALER, 2 COATS TOP PAINT. INTENSE COLORS SHALL REQ. ADDITIONAL COATS AS NEEDED FOR FULL COVERAGE.

TILES (STONE OR PORCELAIN): MUD-SET, REFER TO DRAWINGS FOR SEAM ALIGNMENT WITH ADJACENT FINISHES, GROUT LINES 1/16" MAX.

CONTACT ARCHITECT IMMEDIATELY SHOULD ANY CONFLICT BETWEEN THE REFLECTED CEILING DRAWINGS AND THE ACTUAL BUILDING CONDITIONS OR ENGINEERING DRAWINGS ARISE.

ALL FABRIC PANELS SHALL BE INSTALLED OVER 3/4" THICK WHITE RECORE SUBSTRATE AS SPECIFIED. CONTRACTOR SHALL PROVIDE COMPLETE & DETAILED SUBMITTAL CONTAINING SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL THAT DENOTE ALL TRANSITION CONDITIONS AS WELL AS SEAM

STONE/SOLID SURFACE: ALL COUNTERTOP INSTALLATIONS SHALL BE REVIEWED BY ARCHITECT PRIOR TO

FABRICATION/INSTALLATION. CONTRACTOR SHALL PROVIDE COMPLETE & DETAILED SUBMITTAL CONTAINING SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL THAT DENOTE ALL SEAM LINE LOCATIONS. ALL INSTANCES WHERE STONE OR SOLID SURFACING MATERIAL IS SPECIFIED, THE MOST EXPENSIVE SOLUTION APPLIES. SEAM LINES SHALL BE MINIMIZED IN EVERY INSTANCE WHILE MAINTAINING ORIENTATION OF TEXTURE/PATTERN CONSISTENT AS DETERMINED BY ARCHITECT

ALL STAINLESS STEEL REVEALS CALLED FOR IN DRAWING SET SHALL BE MILL FINISH (2B) OR GREATER, AND SHALL BE 1/4" OR 1/2" THICK AS DEEMED PREFERRED BY ARCHITECT AT TIME OF SUBMITTAL REVIEW.

ALL STAINLESS STEEL REVEALS CALLED FOR IN DRAWING SET SHALL BE BRUSHED SOLID BAR STAINLESS STEEL 1-1/2" X 1/4" TACK WELDED TO 1/8"FLAT PLATE 3/16" HOLES IN FLAT PLATE 8" O.C. TO ANCHOR TO WALL.

OUTSIDE CORNER REVEALS SHALL BE BRUSHED SOLID BAR STAINLESS STEEL 1-1/2" X 1/4" WELDED

TO 1/8" L ANGLES TO CREATE OPEN L-SHAPE CORNERS. CONTRACTOR SHALL PROVIDE PHYSICAL

SAMPLE AND DETAIL SHOP DRAWING PRIOR TO PROCEEDING WITH INSTALLATION.

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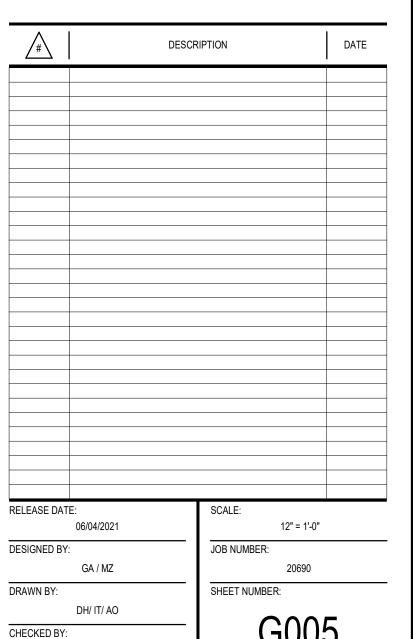
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GENERAL CONSTRUCTION NOTES



CV

302 FLOOR OR GROUND SURFACES

302.1 GENERAL. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH 302.

. WITHIN ANIMAL CONTAINMENT AREAS, FLOOR AND GROUND SURFACES SHALL NOT BE REQUIRED TO BE STABLE, FIRM, AND SLIP RESISTANT.

AREAS OF SPORT ACTIVITY SHALL NOT BE REQUIRED TO COMPLY WITH 302.

ADVISORY 302.1 GENERAL. A STABLE SURFACE IS ONE THAT REMAINS UNCHANGED BY CONTAMINANTS OR APPLIED FORCE, SO THAT WHEN THE CONTAMINANT OR FORCE IS REMOVED, THE SURFACE RETURNS TO ITS ORIGINAL CONDITION. A FIRM SURFACE RESISTS DEFORMATION BY EITHER INDENTATIONS OR PARTICLES MOVING ON ITS SURFACE. A SLIP-RESISTANT SURFACE PROVIDES SUFFICIENT FRICTIONAL COUNTER FORCE TO THE FORCES EXERTED IN WALKING TO PERMIT SAFE AMBULATION.

302.2 CARPET. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (13 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303.

ADVISORY 302.2 CARPET. CARPETS AND PERMANENTLY AFFIXED MATS CAN SIGNIFICANTLY INCREASE THE AMOUNT OF FORCE (ROLL RESISTANCE) NEEDED TO PROPEL A HEELCHAIR OVER A SURFACE. THE FIRMER THE CARPETING AND BACKING, THE LOWER THE ROLL RESISTANCE. A PILE THICKNESS UP TO 1/2 IN (13MM) (MEASURED TO THE BACKING, CUSHION, OR PAD) IS ALLOWED, ALTHOUGH A LOWER PILE PROVIDES EASIER WHEELCHAIR MANEUVERING. IF A BACKING, CUSHION OR PAD IS USED, IT MUST BE FIRM. PREFERABLY, CARPET PAD SHOULD NOT BE USED BECAUSE THE SOFT PADDING INCREASES ROLL RESISTANCE.



302.3 OPENINGS. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (13 MM) DIAMETER EXCEPT AS ALLOWED IN 407.4.3, 409.4.3. 410.4. 810.5.3 AND 810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

DOMINANT DIRECTION OF TRAVEL LONG DIMENSION PERPENDICULAR TO DOMINANT DIRECTION OF TRAVEL

ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

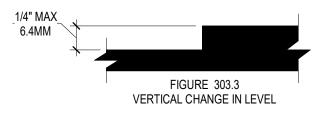
303.1 GENERAL. WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH 303.

303 CHANGES IN LEVEL

1. ANIMAL CONTAINMENT AREAS SHALL NOT BE REQUIRED TO COMPLY WITH 303.

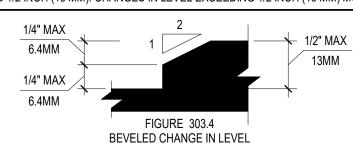
2. AREAS OF SPORT ACTIVITY SHALL NOT BE REQUIRED TO COMPLY WITH 303.

303.2 VERTICAL. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL



303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

ADVISORY 303.3 BEVELED. A CHANGE IN LEVEL OF 1/2 INCH (13 MM) IS PERMITTED TO BE 1/4 INCH (6.4 MM) VERTICAL PLUS 1/4 INCH (6.4 MM) BEVELED. HOWEVER, IN NO CASE MAY THE COMBINED CHANGE IN LEVEL EXCEED 1/2 INCH (13 MM). CHANGES IN LEVEL EXCEEDING 1/2 INCH (13 MM) MUST COMPLY WITH 405 (RAMPS) OR 406 (CURB RAMPS).



303.4 RAMPS. CHANGES IN LEVEL GREATER THAN 1/2 INCH (13 MM) HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406.

304.1 GENERAL. TURNING SPACE SHALL COMPLY WITH 304.

304.2 FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

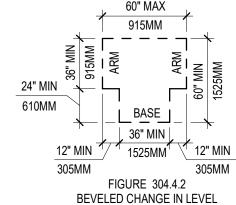
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

ADVISORY 304.2 FLOOR OR GROUND SURFACE EXCEPTION. AS USED IN THIS SECTION, THE PHRASE "CHANGES IN LEVEL" REFERS TO SURFACES WITH SLOPES AND TO SURFACES WITH ABRUPT RISE EXCEEDING THAT PERMITTED IN SECTION 303.3. SUCH CHANGES IN LEVEL ARE PROHIBITED IN REQUIRED CLEAR FLOOR AND GROUND SPACES, TURNING SPACES, AND IN SIMILAR SPACES WHERE PEOPLE USING WHEELCHAIRS AND OTHER MOBILITY DEVICES MUST PARK THEIR MOBILITY AIDS SUCH AS IN WHEELCHAIR SPACES, OR MANEUVER TO USE ELEMENTS SUCH AS AT DOORS, FIXTURES, AND TELEPHONES. THE EXCEPTION PERMITS SLOPES NOT STEEPER THAN 1:48.

304.3 SIZE. TURNING SPACE SHALL COMPLY WITH 304.3.1 OR 304.3.2.

304.3.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1525 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE

304.3.2 T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1525 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (915 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.



304.4 DOOR SWING. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

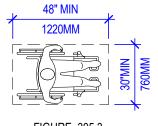
305 CLEAR FLOOR OR GROUND SPACE

305.1 GENERAL. CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 305.

305.2 FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

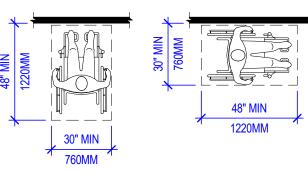
305.3 SIZE. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES (760 MM) MINIMUM BY 48 INCHES (1220 MM) MINIMUM.



CLEAR FLOOR OR GROUND SPACE

305.4 KNEE AND TOE CLEARANCE. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING

305.5 POSITION. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.



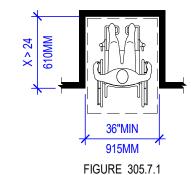
305.6 APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND

305.7 MANEUVERING CLEARANCE. WHERE A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCE SHALL BE PROVIDED IN ACCORDANCE WITH 305.7.1 AND 305.7.2.

POSITION OF CLEAR FLOOR OR GROUND SPACE

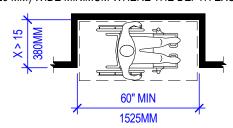
305.7.1 FORWARD APPROACH. ALCOVES SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (610 MM).

305.7.2 PARALLEL APPROACH. ALCOVES SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (380 MM).



MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

305.7.2 PARALLEL APPROACH. ALCOVES SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM WHERE THE DEPTH EXCEED 15 INCHES (380 MM)



MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

306.1 GENERAL. WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH 306. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE.

ADVISORY 306.1 GENERAL. CLEARANCES ARE MEASURED IN RELATION TO THE USABLE CLEAR FLOOR SPACE, NOT NECESSARILY TO THE VERTICAL SUPPORT FOR AN ELEMENT. WHEN DETERMINING CLEARANCE UNDER AN OBJECT FOR REQUIRED TURNING OR MANEUVERING SPACE, CARE SHOULD BE TAKEN TO ENSURE THE SPACE IS CLEAR OF ANY OBSTRUCTIONS.

306.2 TOE CLEARANCE.

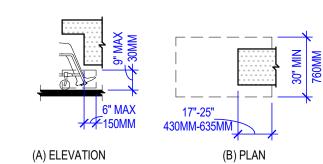
306.2.1 GENERAL. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 306.2.

306.2.2 MAXIMUM DEPTH. TOE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT.

306.2.3 MINIMUM REQUIRED DEPTH. WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (430 MM)

306.2.4 ADDITIONAL CLEARANCE. SPACE EXTENDING GREATER THAN 6 INCHES (150 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

306.2.5 WIDTH. TOE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM



306.3 KNEE CLEARANCE.

FIGURE 306.2 MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

306.3.1 GENERAL. SPACE UNDER AN ELEMENT BETWEEN 9 INCHES (230 MM) AND 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND

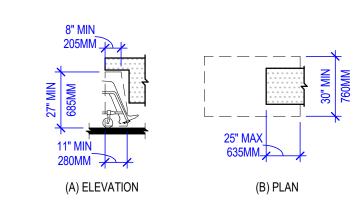
FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM SHALL COMPLY WITH 306.3.

306.3.2 MAXIMUM DEPTH. KNEE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND.

306.3.3 MINIMUM REQUIRED DEPTH. WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES (280 MM) DEEP MINIMUM AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND, AND 8 INCHES (205 MM) DEEP MINIMUM AT 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND.

V306.3.4 CLEARANCE REDUCTION. BETWEEN 9 INCHES (230 MM) AND 27 INCHES (685 MM) ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1 INCH (25 MM) IN DEPTH FOR EACH 6 INCHES (150 MM) IN HEIGHT.

306.3.5 WIDTH. KNEE CLEARANCE SHALL BE 30 INCHES (760 MM) WIDE MINIMUM.



307 PROTRUDING OBJECTS

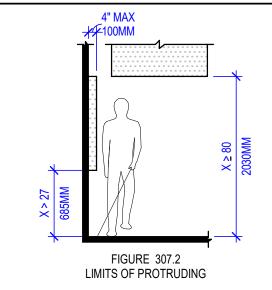
MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

307.1 GENERAL. PROTRUDING OBJECTS SHALL COMPLY WITH 307.

307.2 PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (100 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

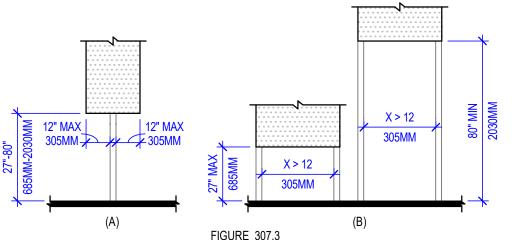
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 41/2 INCHES (115 MM) MAXIMUM.

ADVISORY 307.2 PROTRUSION LIMITS. WHEN A CANE IS USED AND THE ELEMENT IS IN THE DETECTABLE RANGE, IT GIVES A PERSON SUFFICIENT TIME TO DETECT THE ELEMENT WITH THE CANE BEFORE THERE IS BODY CONTACT. ELEMENTS LOCATED ON CIRCULATION PATHS, INCLUDING OPERABLE ELEMENTS, MUST COMPLY WITH REQUIREMENTS FOR PROTRUDING OBJECTS. FOR EXAMPLE, AWNINGS AND THEIR SUPPORTING STRUCTURES CANNOT REDUCE THE MINIMUM REQUIRED VERTICAL CLEARANCE. SIMILARLY, CASEMENT WINDOWS, WHEN OPEN, CANNOT ENCROACH MORE THAN 4 INCHES (100 MM) INTO CIRCULATION PATHS ABOVE 27 INCHES (685 MM)



307.3 POST-MOUNTED OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (685 MM) MINIMUM AND 80 INCHES (2030 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (685 MM) MAXIMUM OR 80 INCHES (2030 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

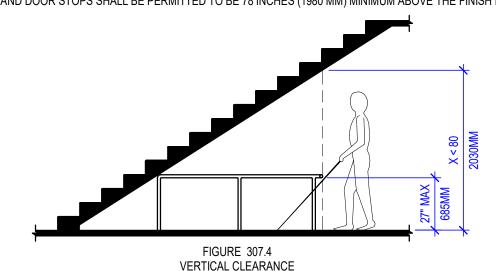
EXCEPTION: THE SLOPING PORTIONS OF HANDRAILS SERVING STAIRS AND RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH 307.3.



POST-MOUNTED PROTRUDING OBJECTS 307.4 VERTICAL CLEARANCE, VERTICAL CLEARANCE SHALL BE 80 INCHES (2030 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2030 MM) HIGH.

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.



307.5 REQUIRED CLEAR WIDTH. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.

308 REACH RANGES

308.1 GENERAL. REACH RANGES SHALL COMPLY WITH 308.

ADVISORY 308.1 GENERAL. THE FOLLOWING TABLE PROVIDES GUIDANCE ON REACH RANGES FOR CHILDREN ACCORDING TO AGE WHERE BUILDING ELEMENTS SUCH AS COAT HOOKS, LOCKERS, OR OPERABLE PARTS ARE DESIGNED FOR USE PRIMARILY BY CHILDREN. THESE DIMENSIONS APPLY TO EITHER FORWARD OR SIDE REACHES. ACCESSIBLE ELEMENTS AND OPERABLE PARTS DESIGNED FOR ADULT USE OR CHILDREN OVER AGE 12 CAN BE LOCATED OUTSIDE THESE RANGES BUT MUST BE WITHIN THE ADULT REACH RANGES REQUIRED BY 308.

CHILDREN'S REACH RANGES				
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 AND 6	AGES 3 AND 4	
HIGH (MAXIMUM)	36 IN (915 MM)	40 IN (1015 MM)	36 IN (915 MM)	
LOW MINIMUM	20 IN (510 MM)	18 IN (455 MM)	16 IN (405 MM)	

308.2 FORWARD REACH.

308.2.1 UNOBSTRUCTED. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

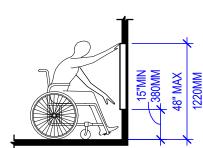
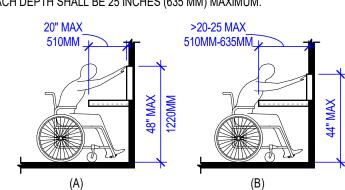


FIGURE 308.2. UNOBSTRUCTED FORWARD REACH

308.2.2 OBSTRUCTED HIGH REACH. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT WHERE THE REACH DEPTH IS 20 INCHES (510 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (510 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1120 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM.



UNOBSTRUCTED HIGH FORWARD REACH

308.3 SIDE REACH.

308.3.1 UNOBSTRUCTED. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

1. AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 INCHES (255 MM) MAXIMUM.

2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES (1370 MM) MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

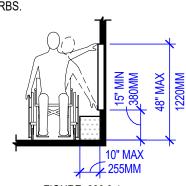


FIGURE 308.3.1 UNOBSTRUCTED HIGH FORWARD REACH

308.3.2 OBSTRUCTED HIGH REACH. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (865 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (255 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES (255 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1170 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM.

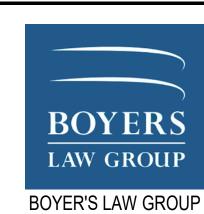
1. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR. 2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES (1370 MM) MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY

WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

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CONSULTANT OF RECORD



121-123 ALMERIA AVENUE, CORAL GABLES, 33134

ADA GENERAL NOTES AND DIAGRAMS

_#	DESCRIPTION
RELEASE DATE:	SCALE:
06/04/2021	1/4" = 1'-0"
DESIGNED BY:	JOB NUMBER:
GA / MZ	20690
DRAWN BY:	SHEET NUMBER:
DH/ IT/ AO	_
211/11/710	

OBSTRUCTED HIGH SIDE REACH

402 ACCESSIBLE ROUTES

402.1 GENERAL. ACCESSIBLE ROUTES SHALL COMPLY WITH 402.

402.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4 AND 208.3.1

ADVISORY 402.2 COMPONENTS. WALKING SURFACES MUST HAVE RUNNING SLOPES NOT STEEPER THAN 1:20, SEE 403.3. OTHER COMPONENTS OF ACCESSIBLE ROUTES, SUCH AS RAMPS (405) AND CURB RAMPS (406), ARE PERMITTED TO BE MORE STEEPLY SLOPED. FLORIDA REQUIREMENTS OF S.553.5041, F.S., INCORPORATED IN SECTION 208.3.1 FOR ACCESSIBLE ROUTES TO PARKING THAT MODIFY REQUIREMENTS OF CHAPTER 4 MUST BE COMPLIED WITH. PURSUANT TO S.553.512, F.S., FLORIDA REQUIREMENTS, EXCEPT S.553.5041(5)(A) WIDTH OF ACCESSIBLE ROUTE TO PARKING AND S.553.041(C)1 PARKING SPACE AND ACCESS AISLE WIDTH, MAY BE WAIVED DOWN TO THE REQUIREMENTS OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

403 WALKING SURFACES

403.1 GENERAL. WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.

403.2 FLOOR OR GROUND SURFACE. FLOOR OR GROUND SURFACES SHALL COMPLY WITH 302.

403.3 SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48

403.4 CHANGES IN LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH 303.

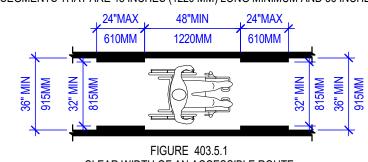
403.5 CLEARANCES. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH 403.5.

EXCEPTION: WITHIN EMPLOYEE WORK AREAS, CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

SHALL BE 42 INCHES (1065 MM) MINIMUM APPROACHING THE TURN, 48 INCHES (1220 MM) MINIMUM AT THE TURN AND 42 INCHES (1065 MM) MINIMUM LEAVING THE TURN.

403.5.1 CLEAR WIDTH. EXCEPT AS PROVIDED IN 403.5.2 AND 403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (915 MM) MINIMUM.

EXCEPTION: THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (815 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1220 MM) LONG MINIMUM AND 36 INCHES (915 MM) WIDE MINIMUM.



CLEAR WIDTH OF AN ACCESSIBLE ROUTE 403.5.2 CLEAR WIDTH AT TURN. WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES (1220 MM) WIDE, CLEAR WIDTH

EXCEPTION: WHERE THE CLEAR WIDTH AT THE TURN IS 60 INCHES (1525 MM) MINIMUM COMPLIANCE WITH 403.5.2 SHALL NOT BE REQUIRED.

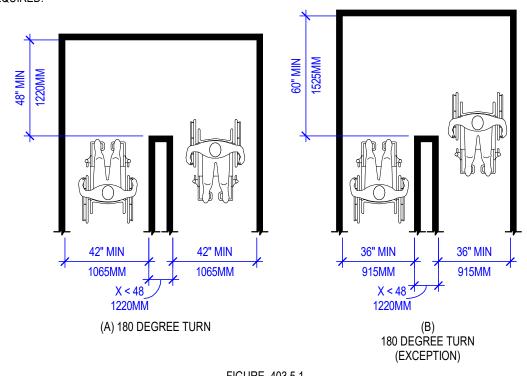


FIGURE 403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

403.5.3 PASSING SPACES. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES (1525 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (61 M) MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH 304.3.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1220 MM) MINIMUM BEYOND THE

403.6 HANDRAILS. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20 THEY SHALL COMPLY WITH 505.

ADVISORY 403.6 HANDRAILS. HANDRAILS PROVIDED IN ELEVATOR CABS AND PLATFORM LIFTS ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR HANDRAILS ON WALKING SURFACES.

404 DOORS, DOORWAYS, AND GATES

404.1 GENERAL. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 404.

EXCEPTION: DOORS, DOORWAYS, AND GATES DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.7, 404.2.8, 404.2.9,

ADVISORY 404.1 GENERAL EXCEPTION. SECURITY PERSONNEL MUST HAVE SOLE CONTROL OF DOORS THAT ARE ELIGIBLE FOR THE EXCEPTION AT 404.1. IT WOULD NOT BE ACCEPTABLE FOR SECURITY PERSONNEL TO OPERATE THE DOORS FOR PEOPLE WITH DISABILITIES WHILE ALLOWING OTHERS TO HAVE INDEPENDENT ACCESS.

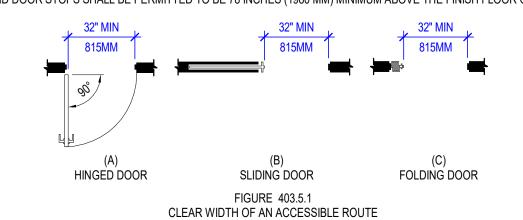
404.2 MANUAL DOORS, DOORWAYS, AND MANUAL GATES. MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH 404.2.

404.2.1 REVOLVING DOORS, GATES, AND TURNSTILES. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE

404.2.2 DOUBLE-LEAF DOORS AND GATES. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH 404.2.3 AND 404.2.4.

404.2.3 CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).

1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP. 2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.



404.2.4 MANEUVERING CLEARANCES. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

EXCEPTION: ENTRY DOORS TO HOSPITAL PATIENT ROOMS SHALL NOT BE REQUIRED TO PROVIDE THE CLEARANCE BEYOND THE LATCH SIDE OF THE DOOR.

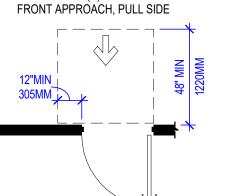
404.2.4.1 SWINGING DOORS AND GATES. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.4.1.

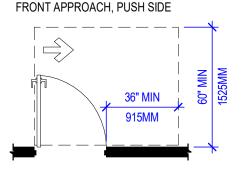
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATES

CHILDREN'S R	EACH RANGES	CHILDREN'S RE	EACH RANGES
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 AND 6	AGES 3 AND 4
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 AND 6	AGES 3 AND 4
HIGH (MAXIMUM)	36 IN (915 MM)	40 IN (1015 MM)	36 IN (915 MM)
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 AND 6	AGES 3 AND 4
HIGH (MAXIMUM)	36 IN (915 MM)	40 IN (1015 MM)	36 IN (915 MM)
FORWARD OR SIDE REACH	AGES 3 AND 4	AGES 5 AND 6	AGES 3 AND 4
HIGH (MAXIMUM)	36 IN (915 MM)	40 IN (1015 MM)	36 IN (915 MM)
LOW MINIMUM	20 IN (510 MM)	18 IN (455 MM)	16 IN (405 MM)

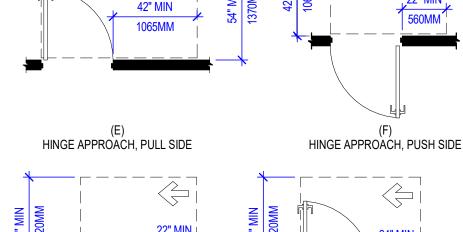
ADD 12 INCHES (305 MM) IF CLOSER AND LATCH ARE PROVIDED. 2. ADD 6 INCHES (150 MM) IF CLOSER AND LATCH ARE PROVIDED.

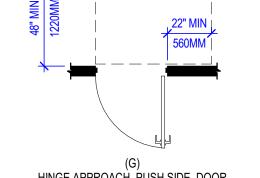
BEYOND HINGE SIDE. ADD 6 INCHES (150 MM) IF CLOSER IS PROVIDED.



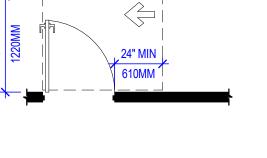


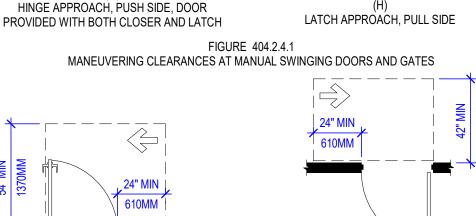


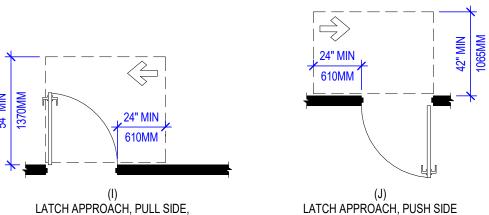


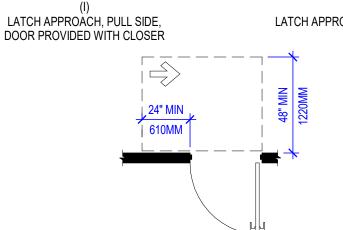


SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.4.2.









LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER

FIGURE 404.2.4.1 - CONTINUED MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES 404.2.4.2 DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS. DOORWAYS LESS THAN 36 INCHES (915 MM) WIDE WITHOUT DOORS OR GATES,

TABLE 404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)
FROM FRONT	48 IN (1220 MM)	0 IN (0 MM)
FROM SIDE ¹	42 IN (1065 MM)	0 IN (0 MM)
FROM POCKET/HINGE SIDE	42 IN (1065 MM)	22 IN (560 MM) ²
FROM STOP/LATCH SIDE	42 IN (1065 MM)	24 IN (610 MM)

1. DOORWAY WITH NO DOOR ONLY. 2. BEYOND POCKET/HINGE SIDE.

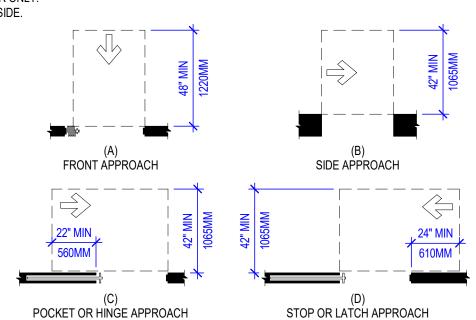


FIGURE 404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

404.2.4.3 RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (455 MM) OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES (205 MM) BEYOND THE FACE OF THE DOOR. MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

ADVISORY 404.2.4.3 RECESSED DOORS AND GATES. A DOOR CAN BE RECESSED DUE TO WALL THICKNESS OR BECAUSE OF THE PLACEMENT OF CASEWORK AND OTHER IXED ELEMENTS ADJACENT TO THE DOORWAY. THIS PROVISION MUST BE APPLIED WHEREVER DOORS ARE RECESSED

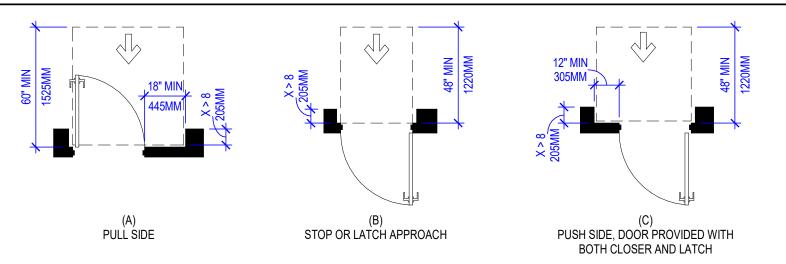


FIGURE 404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

404.2.4.4 FLOOR OR GROUND SURFACE. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTIONS:

. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

404.2.5 THRESHOLDS. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS

EXCEPTION: EXISTING OR ALTERED THRESHOLDS 3/4 INCH (19 MM) HIGH MAXIMUM THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1:2 SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.5.

404.2.6 DOORS IN SERIES AND GATES IN SERIES. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1220 MM)

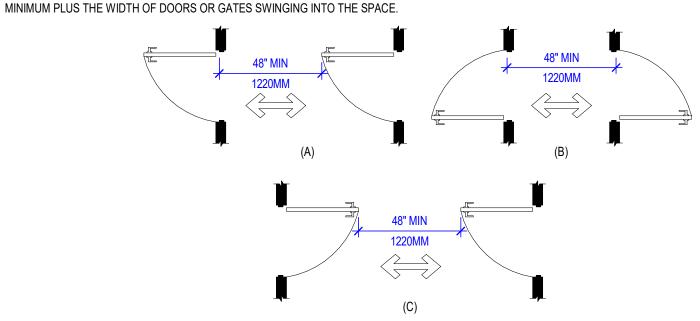


FIGURE 404.2.6 DOORS IN SERIES AND GATES IN SERIES

404.2.7 DOOR AND GATE HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

1. EXISTING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD ROLLING DOORS OR GRILLES, AND SIMILAR

EXISTING DOORS OR GRILLES THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL. 2. ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER, OR INTEGRAL COMBINATION LOCK.

ADVISORY 404.2.7 DOOR AND GATE HARDWARE. DOOR HARDWARE THAT CAN BE OPERATED WITH A CLOSED FIST OR A LOOSE GRIP ACCOMMODATES THE GREATEST RANGE OF USERS. HARDWARE THAT REQUIRES SIMULTANEOUS HAND AND FINGER MOVEMENTS REQUIRE GREATER DEXTERITY AND COORDINATION, AND IS NOT RECOMMENDED.

404.2.8 CLOSING SPEED. DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH 404.2.8.

404.2.8.1 DOOR CLOSERS AND GATE CLOSERS. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

404.2.8.2 SPRING HINGES. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

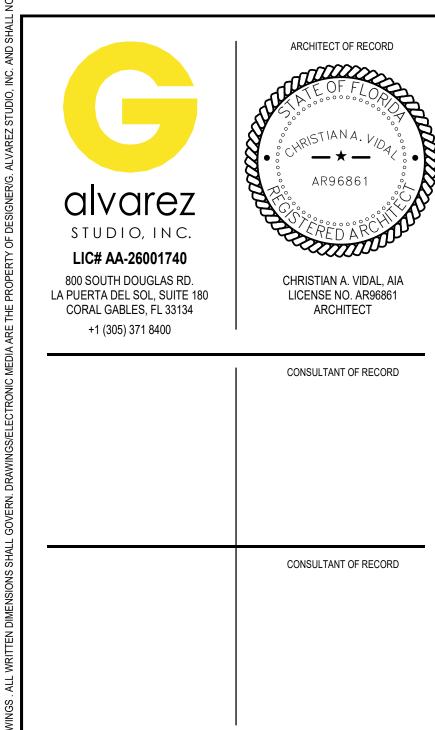
404.2.9 DOOR AND GATE OPENING FORCE. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.

2. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.

3. EXTERIOR HINGED DOORS SHALL BE DESIGNED SO THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 POUNDS (37.8 N).

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.



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CHECKED BY:

ADA GENERAL NOTES AND DIAGRAMS

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

<u></u>	DESCRIPTION	DAT	
DEL 5405 DATE	20115		
RELEASE DATE: 06/04/2021	SCALE: 1/4" = 1'-0"		
DESIGNED BY:	JOB NUMBER:		
GA / MZ	20690		
DRAWN BY:	SHEET NUMBER:	SHEET NUMBER:	

FLORIDA LAW, S.553.504(6), F.S., ESTABLISHES REQUIREMENTS FOR EXTERIOR DOOR OPENING FORCE.

404.2.10 DOOR AND GATE SURFACES. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (255 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

1. SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.10.

- 2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH (255 MM) BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT.
- 3. DOORS AND GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES (255 MM) OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.10. 4. EXISTING DOORS AND GATES WITHOUT SMOOTH SURFACES WITHIN 10 INCHES (255 MM) OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO PROVIDE SMOOTH SURFACES COMPLYING WITH 404.2.10 PROVIDED THAT IF ADDED KICK PLATES ARE INSTALLED, CAVITIES CREATED BY SUCH KICK PLATES ARE CAPPED.
- 404.2.11 VISION LIGHTS. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE

PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES (1090 MM) MAXIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: VISION LIGHTS WITH THE LOWEST PART MORE THAN 66 INCHES (1675 MM) FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH 404.2.11.

404.3 AUTOMATIC AND POWER-ASSISTED DOORS AND GATES. AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1). LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1).

404.3.1 CLEAR WIDTH. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (815 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL BE BASED ON THE CLEAR OPENING PROVIDED BY ALL LEAVES IN THE OPEN POSITION.

404.3.2 MANEUVERING CLEARANCE, CLEARANCES AT POWER-ASSISTED DOORS AND GATES SHALL COMPLY WITH 404.2.4. CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH 404.2.4.

EXCEPTION: WHERE AUTOMATIC DOORS AND GATES REMAIN OPEN IN THE POWER-OFF CONDITION, COMPLIANCE WITH 404.2.4 SHALL NOT BE REQUIRED.

404.3.3 THRESHOLDS. THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 404.2.5.

404.3.4 DOORS IN SERIES AND GATES IN SERIES. DOORS IN SERIES AND GATES IN SERIES SHALL COMPLY WITH 404.2.6.

404.3.5 CONTROLS. MANUALLY OPERATED CONTROLS SHALL COMPLY WITH 309. THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SHALL BE LOCATED BEYOND THE ARC OF

404.3.6 BREAK OUT OPENING, WHERE DOORS AND GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32 INCHES (815 MM) MINIMUM WHEN OPERATED IN EMERGENCY MODE.

EXCEPTION: WHERE MANUAL SWINGING DOORS AND GATES COMPLY WITH 404.2 AND SERVE THE SAME MEANS OF EGRESS COMPLIANCE WITH 404.3.6 SHALL NOT BE REQUIRED.

404.3.7 REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE

405.1 GENERAL. RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 405.

EXCEPTION: IN ASSEMBLY AREAS, AISLE RAMPS ADJACENT TO SEATING AND NOT SERVING ELEMENTS REQUIRED TO BE ON AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO COMPLY WITH 405.

405.2 SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

EXCEPTION: IN EXISTING SITES, BUILDINGS, AND FACILITIES, RAMPS SHALL BE PERMITTED TO HAVE RUNNING SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.

AAVIMI IM DAMD SI ODE AND DISE EOD E

MAXIMUM RAMP SLOPE AND RISE FOR EXISTING SITES, BUILDINGS, AND FACILITIES			
SLOPE	MAXIMUM RISE		
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3 IN (75 MM)		
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6 IN (150 MM)		

ADVISORY 405.2 SLOPE, TO ACCOMMODATE THE WIDEST RANGE OF USERS. PROVIDE RAMPS WITH THE LEAST POSSIBLE RUNNING SLOPE 1 AND. WHEREVER POSSIBLE. ACCOMPANY RAMPS WITH STAIRS FOR USE BY THOSE INDIVIDUALS FOR WHOM DISTANCE PRESENTS A GREATER BARRIER THAN STEPS, E.G., PEOPLE WITH HEART DISEASE OR

405.3 CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

ADVISORY 405.3 CROSS SLOPE. CROSS SLOPE IS THE SLOPE OF THE SURFACE PERPENDICULAR TO THE DIRECTION OF TRAVEL. CROSS SLOPE IS MEASURED THE SAME WAY AS SLOPE IS MEASURED (I.E., THE RISE OVER THE RUN).

405.4 FLOOR OR GROUND SURFACES, FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

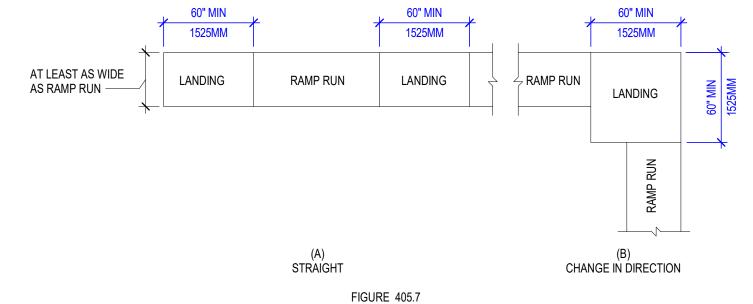
405.5 CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (915 MM) MINIMUM.

EXCEPTION: WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

405.6 RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760 MM) MAXIMUM.

405.7 LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH 405.7.

ADVISORY 405.7 LANDINGS. RAMPS THAT DO NOT HAVE LEVEL LANDINGS AT CHANGES IN DIRECTION CAN CREATE A COMPOUND SLOPE THAT WILL NOT MEET THE REQUIREMENTS OF THIS CODE. CIRCULAR OR CURVED RAMPS CONTINUALLY CHANGE DIRECTION. CURVILINEAR RAMPS WITH SMALL RADII ALSO CAN CREATE COMPOUND CROSS SLOPES AND CANNOT, BY THEIR NATURE, MEET THE REQUIREMENTS FOR ACCESSIBLE ROUTES. A LEVEL LANDING IS NEEDED AT THE ACCESSIBLE DOOR TO PERMIT MANEUVERING AND SIMULTANEOUSLY DOOR OPERATION.



RAMP LANDINGS

405.7.1 SLOPE. LANDINGS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 405.7.2 WIDTH. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

405.7.3 LENGTH. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1525 MM) LONG MINIMUM.

405.7.4 CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525

405.7.5 DOORWAYS. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 404.2.4 AND 404.3.2 SHALL BE PERMITTED TO

405.8 HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH 505.

EXCEPTION: WITHIN EMPLOYEE WORK AREAS, HANDRAILS SHALL NOT BE REQUIRED WHERE RAMPS THAT ARE PART OF COMMON USE CIRCULATION PATHS ARE DESIGNED TO PERMIT THE INSTALLATION OF HANDRAILS COMPLYING WITH 505. RAMPS NOT SUBJECT TO THE EXCEPTION TO 405.5 SHALL BE DESIGNED TO MAINTAIN A 36 INCH (915 MM) MINIMUM CLEAR WIDTH WHEN HANDRAILS ARE INSTALLED.

405.9 EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH 405.9.1 OR 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

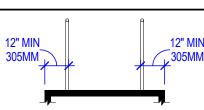
1. EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS AND HAVE SIDES COMPLYING WITH 406.3.

EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.

. EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF ½ INCH (13 MM) MAXIMUM WITHIN 10 INCHES (255 MM) HORIZONTALLY OF THE MINIMUM LANDING AREA SPECIFIED IN 405.7.

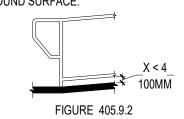
405.9.1 EXTENDED FLOOR OR GROUND SURFACE. THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL COMPLYING WITH 505.

ADVISORY 405.9.1 EXTENDED FLOOR OR GROUND SURFACE. THE EXTENDED SURFACE PREVENTS WHEELCHAIR CASTERS AND CRUTCH TIPS FROM SLIPPING OFF THE RAMP



EXTENDED FLOOR OR ROUND SURFACE EDGE PROTECTION

405.9.2 CURB OR BARRIER. A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (100 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (100 MM) OF THE FINISH FLOOR OR GROUND SURFACE.



CURB OR BARRIER EDGE PROTECTION

405.10 WET CONDITIONS, LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

407.2.2 HALL SIGNALS. HALL SIGNALS, INCLUDING IN-CAR SIGNALS, SHALL COMPLY WITH 407.2.2.

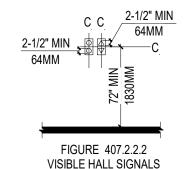
2. IN EXISTING ELEVATORS, A SIGNAL INDICATING THE DIRECTION OF CAR TRAVEL SHALL NOT BE REQUIRED.

407.2.2.1 VISIBLE AND AUDIBLE SIGNALS. A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOIST WAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL, WHERE IN-CAR SIGNALS ARE PROVIDED, THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTONS.

1. VISIBLE AND AUDIBLE SIGNALS SHALL NOT BE REQUIRED AT EACH DESTINATION-ORIENTED ELEVATOR WHERE A VISIBLE AND AUDIBLE SIGNAL COMPLYING WITH 407.2.2 IS PROVIDED INDICATING THE ELEVATOR CAR DESIGNATION INFORMATION.

407.2.2.2 VISIBLE SIGNALS. VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES (1830 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE 21/2 INCHES (64 MM) MINIMUM MEASURED ALONG THE VERTICAL CENTERLINE OF THE ELEMENT. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

1. DESTINATION-ORIENTED ELEVATORS SHALL BE PERMITTED TO HAVE SIGNALS VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HOIST WAY ENTRANCE. 2. EXISTING ELEVATORS SHALL NOT BE REQUIRED TO COMPLY WITH 407.2.2.2.



410 PLATFORM LIFTS

410.1 GENERAL. PLATFORM LIFTS SHALL COMPLY WITH ASME A18.1 (1999 EDITION OR 2003 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1). PLATFORM LIFTS SHALL NOT BE ATTENDANT-OPERATED AND SHALL PROVIDE UNASSISTED ENTRY AND EXIT FROM THE LIFT.

ADVISORY 410.1 GENERAL. INCLINED STAIRWAY CHAIRLIFTS AND INCLINED AND VERTICAL PLATFORM LIFTS ARE AVAILABLE FOR SHORT-DISTANCE VERTICAL TRANSPORTATION. BECAUSE AN ACCESSIBLE ROUTE REQUIRES AN 80 INCH (2030 MM) VERTICAL CLEARANCE, CARE SHOULD BE TAKEN IN SELECTING LIFTS AS THEY MAY NOT BI EQUALLY SUITABLE FOR USE BY PEOPLE USING WHEELCHAIRS AND PEOPLE STANDING. IF A LIFT DOES NOT PROVIDE 80 INCH (2030 MM) VERTICAL CLEARANCE, IT CANNOT BE CONSIDERED PART OF AN ACCESSIBLE ROUTE IN NEW CONSTRUCTION.

THE ADA AND OTHER FEDERAL CIVIL RIGHTS LAWS REQUIRE THAT ACCESSIBLE FEATURES BE MAINTAINED IN WORKING ORDER SO THAT THEY ARE ACCESSIBLE TO AND JSABLE BY THOSE PEOPLE THEY ARE INTENDED TO BENEFIT. BUILDING OWNERS ARE REMINDED THAT THE ASME A18 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS REQUIRES ROUTINE MAINTENANCE AND INSPECTIONS. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE DUE TO MAINTENANCE OR REPAIRS MAY BE UNAVOIDABLE; HOWEVER, FAILURE TO TAKE PROMPT ACTION TO EFFECT REPAIRS COULD CONSTITUTE A VIOLATION OF FEDERAL LAWS AND THESE REQUIREMENTS.

10.2 FLOOR SURFACES. FLOOR SURFACES IN PLATFORM LIFTS SHALL COMPLY WITH 302 AND 303.

410.3 CLEAR FLOOR SPACE. CLEAR FLOOR SPACE IN PLATFORM LIFTS SHALL COMPLY WITH 305.

410.4 PLATFORM TO RUNWAY CLEARANCE. THE CLEARANCE BETWEEN THE PLATFORM SILL AND THE EDGE OF ANY RUNWAY LANDING SHALL BE 1 INCH (32 MM) MAXIMUM.

410.5 OPERABLE PARTS. CONTROLS FOR PLATFORM LIFTS SHALL COMPLY WITH 309.

410 PLATFORM LIFTS

410.1 GENERAL. PLATFORM LIFTS SHALL COMPLY WITH ASME A18.1 (1999 EDITION OR 2003 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1). PLATFORM LIFTS SHALL NOT BE ATTENDANT-OPERATED AND SHALL PROVIDE UNASSISTED ENTRY AND EXIT FROM THE LIFT.

ADVISORY 410.1 GENERAL. INCLINED STAIRWAY CHAIRLIFTS AND INCLINED AND VERTICAL PLATFORM LIFTS ARE AVAILABLE FOR SHORT-DISTANCE VERTICAL TRANSPORTATION. BECAUSE AN ACCESSIBLE ROUTE REQUIRES AN 80 INCH (2030 MM) VERTICAL CLEARANCE, CARE SHOULD BE TAKEN IN SELECTING LIFTS AS THEY MAY NOT BE EQUALLY SUITABLE FOR USE BY PEOPLE USING WHEELCHAIRS AND PEOPLE STANDING. IF A LIFT DOES NOT PROVIDE 80 INCH (2030 MM) VERTICAL CLEARANCE, IT CANNOT BE CONSIDERED PART OF AN ACCESSIBLE ROUTE IN NEW CONSTRUCTION.

HE ADA AND OTHER FEDERAL CIVIL RIGHTS LAWS REQUIRE THAT ACCESSIBLE FEATURES BE MAINTAINED IN WORKING ORDER SO THAT THEY ARE ACCESSIBLE TO AND USABLI BY THOSE PEOPLE THEY ARE INTENDED TO BENEFIT. BUILDING OWNERS ARE REMINDED THAT THE ASME A18 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS REQUIRES ROUTINE MAINTENANCE AND INSPECTIONS. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE DUE TO MAINTENANCE OR REPAIRS MAY BE UNAVOIDABLE; HOWEVER, FAILURE TO TAKE PROMPT ACTION TO EFFECT REPAIRS COULD CONSTITUTE A VIOLATION OF FEDERAL LAWS AND THESE REQUIREMENTS.

410.2 FLOOR SURFACES. FLOOR SURFACES IN PLATFORM LIFTS SHALL COMPLY WITH 302 AND 303.

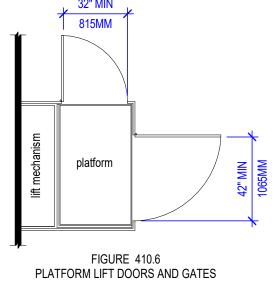
410.3 CLEAR FLOOR SPACE. CLEAR FLOOR SPACE IN PLATFORM LIFTS SHALL COMPLY WITH 305.

410.4 PLATFORM TO RUNWAY CLEARANCE. THE CLEARANCE BETWEEN THE PLATFORM SILL AND THE EDGE OF ANY RUNWAY LANDING SHALL BE 1 INCH (32 MM) MAXIMUM.

410.5 OPERABLE PARTS. CONTROLS FOR PLATFORM LIFTS SHALL COMPLY WITH 309.

410.6 DOORS AND GATES. PLATFORM LIFTS SHALL HAVE LOW-ENERGY POWER-OPERATED DOORS OR GATES COMPLYING WITH 404.3. DOORS SHALL REMAIN OPEN FOR 20 SECONDS MINIMUM. END DOORS AND GATES SHALL PROVIDE A CLEAR WIDTH 32 INCHES (815 MM) MINIMUM. SIDE DOORS AND GATES SHALL PROVIDE A CLEAR WIDTH 42 INCHES (1065 MM) MINIMUM.

EXCEPTION: PLATFORM LIFTS SERVING TWO LANDINGS MAXIMUM AND HAVING DOORS OR GATES ON OPPOSITE SIDES SHALL BE PERMITTED TO HAVE SELF-CLOSING MANUAL DOORS OR GATES.



504 STAIRWAYS

504.1 GENERAL. STAIRS SHALL COMPLY WITH 504.

504.2 TREADS AND RISERS. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES (100 MM) HIGH MINIMUM AND 7 INCHES (180 MM) HIGH MAXIMUM. TREADS SHALL BE 11 INCHES (280 MM) DEEP MINIMUM.

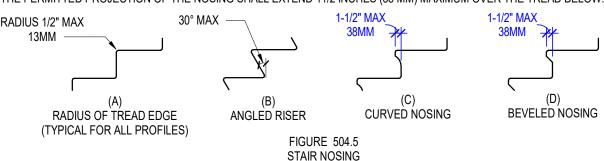
504.3 OPEN RISERS. OPEN RISERS ARE NOT PERMITTED.

504.4 TREAD SURFACE, STAIR TREADS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED

EXCEPTION: TREADS SHALL BE PERMITTED TO HAVE A SLOPE NOT STEEPER THAN 1:48.

ADVISORY 504.4 TREAD SURFACE. CONSIDER PROVIDING VISUAL CONTRAST ON TREAD NOSINGS, OR AT THE LEADING EDGES OF TREADS WITHOUT NOSINGS, SO THAT STAIR TREADS ARE MORE VISIBLE FOR PEOPLE WITH LOW VISION.

504.5 NOSINGS. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH (13 MM) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 11/2 INCHES (38 MM) MAXIMUM OVER THE TREAD BELOW



504.6 HANDRAILS. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH 505.

504.7 WET CONDITIONS. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

505 HANDRAILS

505.1 GENERAL. HANDRAILS PROVIDED ALONG WALKING SURFACES COMPLYING WITH 403, REQUIRED AT RAMPS COMPLYING WITH 405, AND REQUIRED AT STAIRS COMPLYING WITH 504 SHALL COMPLY WITH 505.

ADVISORY 505.1 GENERAL. HANDRAILS ARE REQUIRED ON RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) (SEE 405.8) AND ON CERTAIN STAIRWAYS (SEE 504). HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20. HOWEVER, HANDRAILS ARE REQUIRED TO COMPLY WITH 505 WHEN THEY ARE PROVIDED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20 (SEE 403.6). SECTIONS 505.2, 505.3, AND 505.10 DO NOT APPLY TO HANDRAILS PROVIDED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20 AS THESE SECTIONS ONLY REFERENCE REQUIREMENTS FOR RAMPS AND STAIRS.

505.2 WHERE REQUIRED, HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS

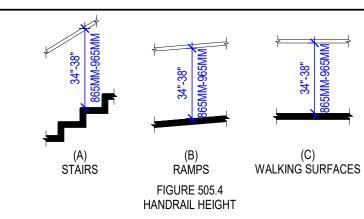
EXCEPTION: IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDES OF AISLE RAMPS WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE

505.3 CONTINUITY. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

EXCEPTION: IN ASSEMBLY AREAS, HANDRAILS ON RAMPS SHALL NOT BE REQUIRED TO BE CONTINUOUS IN AISLES SERVING SEATING.

505.4 HEIGHT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

ADVISORY 505.4 HEIGHT, THE REQUIREMENTS FOR STAIR AND RAMP HANDRAILS IN THIS CODE ARE FOR ADULTS. WHEN CHILDREN ARE THE BUILDING OR FACILITY (E.G., ELEMENTARY SCHOOLS), A SECOND SET OF HANDRAILS AT AN APPROPRIATE HEIGHT CAN ASSIST THEM AND AID IN PREVENTING ACCIDENTS. A MAXIMUM HEIGHT OF 28 INCHES (710 MM) MEASURED TO THE TOP OF THE GRIPPING SURFACE FROM THE RAMP SURFACE OR STAIR NOSING IS RECOMMENDED FOR HANDRAILS DESIGNED FOR CHILDREN. SUFFICIENT VERTICAL CLEARANCE BETWEEN UPPER AND LOWER HANDRAILS, 9 INCHES (230 MM) MINIMUM, SHOULD BE PROVIDED TO HELP PREVENT ENTRAPMENT.



505.5 CLEARANCE. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 11/2 INCHES (38 MM) MINIMUM.



505.6 GRIPPING SURFACE. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 11/2 INCHES (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

1. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1:20, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS. 2. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH (3.2 MM) FOR EACH 1/2 INCH (13 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (100 MM).

ADVISORY 505.6 GRIPPING SURFACE, PEOPLE WITH DISABILITIES, OLDER PEOPLE, AND OTHERS BENEFIT FROM CONTINUOUS GRIPPING SURFACES THAT PERMIT USERS TO REACH THE FINGERS OUTWARD OR DOWNWARD TO GRASP THE HANDRAIL, PARTICULARLY AS THE USER SENSES A LOSS OF EQUILIBRIUM OR BEGINS TO FALL.



HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE 505,7 CROSS SECTION, HANDRAIL GRIPPING SURFACES SHALL HAVE A CROSS SECTION COMPLYING WITH 505.7.1 OR 505.7.2.

505.7.1 CIRCULAR CROSS SECTION. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 11/4 INCHES (32 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM.

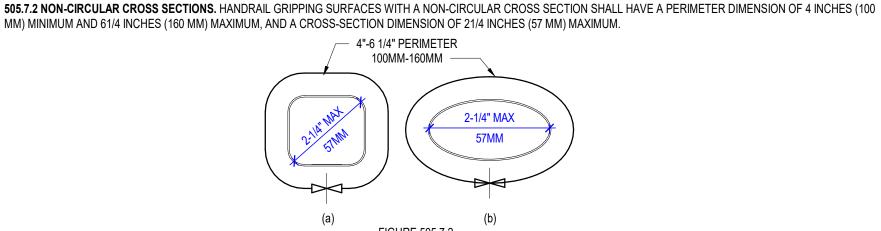


FIGURE 505.7.2 HORIZONTAL NON-CIRCULAR CROSS SECTION

505.8 SURFACES. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED

505.9 FITTINGS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

505.10 HANDRAIL EXTENSIONS. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE

 EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCHBACK OR DOGLEG STAIRS AND RAMPS 2. IN ASSEMBLY AREAS, EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN AISLES.

3. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.

505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

505.10.2 TOP EXTENSION AT STAIRS. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

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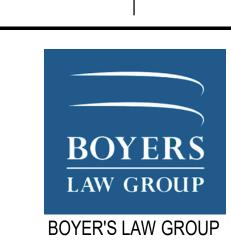
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ADA GENERAL NOTES AND DIAGRAMS

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

<u>/</u> #	DESCRIPTION D
RELEASE DATE:	SCALE:
06/04/2021	1/4" = 1'-0"
DESIGNED BY:	JOB NUMBER:
GA / MZ	20690
DRAWN BY:	SHEET NUMBER:
DIVITIAG	5225

FIGURE 505.10.1
TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

505.10.2 TOP EXTENSION AT STAIRS. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

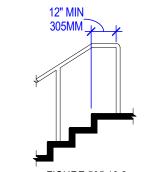


FIGURE 505.10.2
TOP HANDRAIL EXTENSION AT STAIRS

505.10.3 BOTTOM EXTENSION AT STAIRS. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

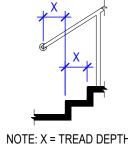


FIGURE 505.10.3 BOTTOM HANDRAIL EXTENSION AT STAIRS

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

601 GENERAL

601.1 SCOPE. THE PROVISIONS OF CHAPTER 6 SHALL APPLY WHERE REQUIRED BY CHAPTER 2 OR WHERE REFERENCED BY A REQUIREMENT IN THIS CODE

602 DRINKING FOUNTAINS

602.1 GENERAL. DRINKING FOUNTAINS SHALL COMPLY WITH 307 AND 602.

602.2 CLEAR FLOOR SPACE. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.

EXCEPTION: A PARALLEL APPROACH COMPLYING WITH 305 SHALL BE PERMITTED AT UNITS FOR CHILDREN'S USE WHERE THE SPOUT IS 30 INCHES (760 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 3 1/2 INCHES (90MM)MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

602.3 OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH 309.

602.4 SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

602.5 SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES (380 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (125 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

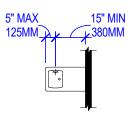


FIGURE 505.10.3
BOTTOM HANDRAIL EXTENSION AT STAIRS

602.6 WATER FLOW. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (100 MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES (125 MM) MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES (75 MM) OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES (75 MM) AND 5 INCHES (125 MM) MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

ADVISORY 602.6 WATER FLOW. THE PURPOSE OF REQUIRING THE DRINKING FOUNTAIN SPOUT TO PRODUCE A FLOW OF WATER 4 INCHES (100 MM) HIGH MINIMUM IS SO THAT A CUP CAN BE INSERTED UNDER THE FLOW OF WATER TO PROVIDE A DRINK OF WATER FOR AN INDIVIDUAL WHO, BECAUSE OF A DISABILITY, WOULD OTHERWISE BE INCAPABLE OF USING THE DRINKING FOUNTAIN.

602.7 DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES (965 MM) MINIMUM AND 43 INCHES

603 TOILET AND BATHING ROOMS

603.1 GENERAL. TOILET AND BATHING ROOMS SHALL COMPLY WITH 603.

603.2 CLEARANCES. CLEARANCES SHALL COMPLY WITH 603.2.

(1090 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

603.2.1 TURNING SPACE. TURNING SPACE COMPLYING WITH 304 SHALL BE PROVIDED WITHIN THE ROOM.

603.2.2 OVERLAP. REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

603.2.3 DOOR SWING. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS SHALL BE PERMITTED TO SWING INTO THE REQUIRED TURNING SPACE.

EXCEPTIONS:

DOORS TO A TOILET ROOM OR BATHING ROOM FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE PROVIDED THE SWING OF THE DOOR CAN BE REVERSED TO COMPLY WITH 603.2.3.
 WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

ADVISORY 603.2.3 DOOR SWING EXCEPTION 1. AT THE TIME THE DOOR IS INSTALLED, AND IF THE DOOR SWING IS REVERSED IN THE FUTURE, THE DOOR MUST MEET ALL THE REQUIREMENTS SPECIFIED IN 404. ADDITIONALLY, THE DOOR SWING CANNOT REDUCE THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE. ALSO, AVOID VIOLATING OTHER BUILDING OR LIFE SAFETY CODES WHEN THE DOOR SWING IS REVERSED.

603.3 MIRRORS. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM)
MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING
SURFACE 35 INCHES (890 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

ADVISORY 603.3 MIRRORS. A SINGLE FULL-LENGTH MIRROR CAN ACCOMMODATE A GREATER NUMBER OF PEOPLE, INCLUDING CHILDREN. IN ORDER FOR MIRRORS TO BE USABLE BY PEOPLE WHO ARE AMBULATORY AND PEOPLE WHO USE WHEELCHAIRS, THE TOP EDGE OF MIRRORS SHOULD BE 74 INCHES (1880 MM) MINIMUM FROM THE FLOOR OR GROUND.

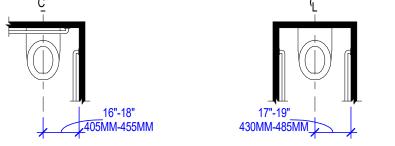
603.4 COAT HOOKS AND SHELVES. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES (1015 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR.

604 WATER CLOSETS AND TOILET COMPARTMENTS

604.1 GENERAL. WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH 604.2 THROUGH 604.8.

EXCEPTION: WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL BE PERMITTED TO COMPLY WITH 604.9.

604.2 LOCATION. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES (405 MM) MINIMUM TO 18 INCHES (455 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN 604.8.2. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH.



(A) (B)
WHEELCHAIR ACCESSIBLE WATER CLOSETS AMBULATORY ACCESSIBLE WATER CLOSETS
FIGURE 604.2
WATER CLOSET LOCATION

604.3 CLEARANCE. CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL COMPLY WITH 604.3.

604.3.1 SIZE. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1525 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1420 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

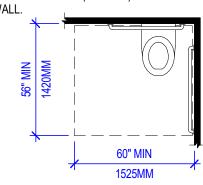


FIGURE 604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS

604.3.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES (455 MM) MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES (1675 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

ADVISORY 604.3.2 OVERLAP. WHEN THE DOOR TO THE TOILET ROOM IS PLACED DIRECTLY IN FRONT OF THE WATER CLOSET, THE WATER CLOSET CANNOT OVERLAP THE REQUIRED MANEUVERING CLEARANCE FOR THE DOOR INSIDE THE ROOM.

604.5.1 SIDE WALL. THE SIDE WALL GRAB BAR SHALL BE 42 INCHES (1065 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1370 MM) MINIMUM FROM THE REAR WALL.

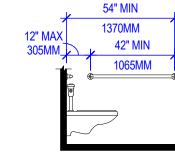


FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

604.5.2 REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36 INCHES (915 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE.

EXCEPTIONS:

THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES (610 MM) LONG MINIMUM, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A
LENGTH OF 36 INCHES (915 MM) MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
 WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE
REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

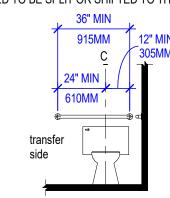


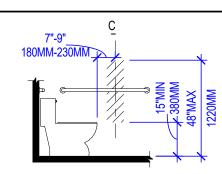
FIGURE 604.5.2 REAR WALL GRAB BAR WATER CLOSETS

604.6 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309.FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH 604.8.2.

ADVISORY 604.6 FLUSH CONTROLS. IF PLUMBING VALVES ARE LOCATED DIRECTLY BEHIND THE TOILET SEAT, FLUSH VALVES AND RELATED PLUMBING CAN CAUSE INJURY OR IMBALANCE WHEN A PERSON LEANS BACK AGAINST THEM. TO PREVENT CAUSING INJURY OR IMBALANCE, THE PLUMBING CAN BE LOCATED BEHIND WALLS OR TO THE SIDE OF THE TOILET; OR IF APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION, PROVIDE A TOILET SEAT LID.

604.7 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES (180 MM) MINIMUM AND 9 INCHES (230 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES (380 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

ADVISORY 604.7 DISPENSERS. IF TOILET PAPER DISPENSERS ARE INSTALLED ABOVE THE SIDE WALL GRAB BAR, THE OUTLET OF THE TOILET PAPER DISPENSER MUST BE 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND THE TOP OF THE GRIPPING SURFACE OF THE GRAB BAR MUST BE 33 INCHES (840 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR.



DISPENSER OUTLET LOCATION

604.8 TOILET COMPARTMENTS. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.8.1 AND 604.8.3. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH 603. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH 604.8.2 AND 604.8.3.

604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH 604.8.1.

604.8.1.1 SIZE. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDEWALL, AND 56 INCHES (1420 MM) DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES (1500 MM) DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES (1500 MM) DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

ADVISORY 604.8.1.1 SIZE. THE MINIMUM SPACE REQUIRED IN TOILET COMPARTMENTS IS PROVIDED SO THAT A PERSON USING A WHEELCHAIR CAN MANEUVER INTO POSITION AT THE WATER CLOSET. THIS SPACE CANNOT BE OBSTRUCTED BY BABY CHANGING TABLES OR OTHER FIXTURES OR CONVENIENCES, EXCEPT AS SPECIFIED AT 604.3.2 (OVERLAP). IF TOILET COMPARTMENTS ARE TO BE USED TO HOUSE FIXTURES OTHER THAN THOSE ASSOCIATED WITH THE WATER CLOSET, THEY MUST BE DESIGNED TO EXCEED THE MINIMUM SPACE REQUIREMENTS. CONVENIENCE FIXTURES SUCH AS BABY CHANGING TABLES MUST ALSO BE ACCESSIBLE TO PEOPLE WITH DISABILITIES AS WELL AS TO OTHER USERS. TOILET COMPARTMENTS THAT ARE DESIGNED TO MEET, AND NOT EXCEED, THE MINIMUM SPACE REQUIREMENTS MAY NOT PROVIDE ADEQUATE SPACE FOR MANEUVERING INTO POSITION AT A BABY CHANGING TABLE.

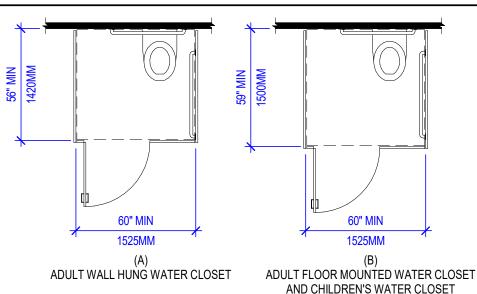


FIGURE 604.8.1.1
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

604.8.1.2 DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH 404 EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES (1065 MM) MINIMUM. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (100 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (100 MM) MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH 404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT

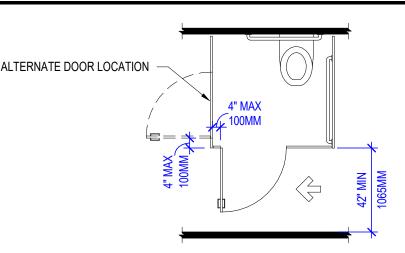
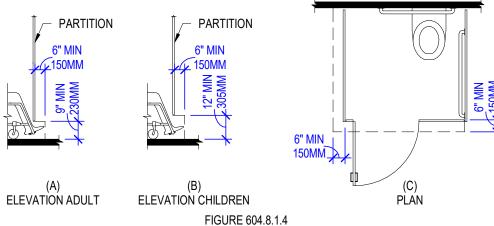


FIGURE 604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

604.8.1.3 APPROACH. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

604.8.1.4 TOE CLEARANCE. THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES (230 MM) MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES (150 MM) DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES (305 MM) MINIMUM ABOVE THE FINISH FLOOR.

EXCEPTION: TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62 INCHES (1575 MM) DEEP WITH A WALL-HUNG WATER CLOSET OR 65 INCHES (1650 MM) DEEP WITH A FLOOR-MOUNTED WATER CLOSET. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES (1675 MM) WIDE. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT FOR CHILDREN'S USE THAT IS GREATER THAN 65 INCHES (1650 MM) DEEP.



WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

604.8.1.5 GRAB BARS. GRAB BARS SHALL COMPLY WITH 609. A SIDE-WALL GRAB BAR COMPLYING WITH 604.5.1 SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH 604.5.2 SHALL BE PROVIDED.

604.8.1.6 LAVATORY. IN NEW CONSTRUCTION, THE WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT SHALL CONTAIN AN ACCESSIBLE LAVATORY WITHIN IT, WHICH MUST BE AT LEAST 19 INCHES WIDE BY 17 INCHES DEEP, NOMINAL SIZE, AND WALL-MOUNTED. THE LAVATORY SHALL BE MOUNTED SO AS NOT TO OVERLAP THE CLEAR FLOOR SPACE AREAS REQUIRED BY SECTION 604 FOR THE WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT AND SHALL COMPLY WITH SECTION 606. SUCH LAVATORIES SHALL BE COUNTED AS PART OF THE REQUIRED FIXTURE COUNT FOR THE BUILDING. SEE ALSO SECTION 213.3.4.

604.8.1.7 WATER CLOSET. IN NEW CONSTRUCTION, THE ACCESSIBLE WATER CLOSET WITHIN THE WHEELCHAIR ACCESSIBLE COMPARTMENT SHALL BE LOCATED IN THE CORNER. DIAGONAL TO THE DOOR.

ADVISORY 604.8.1.6 LAVATORY AND 604.8.1.7 WATER CLOSET. FLORIDA LAW, SECTION 553.504(5), F.S., STIPULATES THAT "...REQUIRED BATHING ROOMS AND TOILET ROOMS IN NEW CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED..." WITH AN ACCESSIBLE LAVATORY IN THE WHEELCHAIR ACCESSIBLE COMPARTMENT AND THE WATER CLOSET LOCATED IN A CORNER DIAGONAL TO THE DOOR. THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THEREFORE THIS CODE REQUIRE WHEELCHAIR ACCESSIBLE COMPARTMENTS IN NEW CONSTRUCTION AND IN ALTERATIONS OF EXISTING BUILDINGS TO HAVE SELF CLOSING DOORS. WHILE THE FLORIDA LAVATORY REQUIREMENT AND WATER CLOSET PLACEMENT APPLY ONLY TO NEW CONSTRUCTION, THEY ARE DESIRABLE FOR ALL WHEELCHAIR ACCESSIBLE COMPARTMENTS AND SHOULD BE CONSIDERED WHERE FEASIBLE.

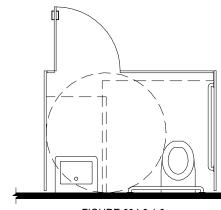


FIGURE 604.8.1.6
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT IN NEW CONSTRUCTION

NOTE: THE DRAWINGS ARE NOT THE COMPLETE CODE REQUIREMENTS, DO NOT DEPICT ALL POSSIBLE OPTIONS AND THE CODE TEXT MUST BE REVIEWED FOR ADDITIONAL REQUIREMENTS

604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS, AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH 604.8.2.

604.8.2.1 SIZE. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60 INCHES (1525 MM) MINIMUM AND A WIDTH OF 35 INCHES (890 MM) MINIMUM AND 37 INCHES (940 MM) MAXIMUM.

604.8.2.2 DOORS. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH 404, EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42 INCHES (1065 MM) MINIMUM. THE DOOR SHALL BE

604.8.2.3 GRAB BARS. GRAB BARS SHALL COMPLY WITH 609. A SIDE-WALL GRAB BAR COMPLYING WITH 604.5.1 SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.

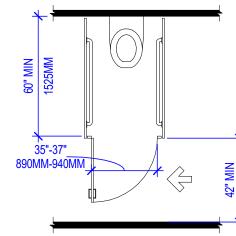


FIGURE 604.8.2 AMBULATORY ACCESSIBLE TOILET COMPARTMENT

604.8.3 COAT HOOKS AND SHELVES. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES (1015 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR.

604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH 604.9.

ADVISORY 604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE. THE REQUIREMENTS IN 604.9 ARE TO BE FOLLOWED WHERE THE EXCEPTION FOR CHILDREN'S WATER CLOSETS IN 604.1 IS USED. THE FOLLOWING TABLE PROVIDES ADDITIONAL GUIDANCE IN APPLYING THE SPECIFICATIONS FOR WATER CLOSETS FOR CHILDREN ACCORDING TO THE AGE GROUP SERVED AND REFLECTS THE DIFFERENCES IN THE SIZE, STATURE, AND REACH RANGES OF CHILDREN AGES 3 THROUGH 12. THE SPECIFICATIONS CHOSEN SHOULD CORRESPOND TO THE AGE OF THE PRIMARY USER GROUP. THE SPECIFICATIONS OF ONE AGE GROUP SHOULD BE APPLIED CONSISTENTLY IN THE INSTALLATION OF A WATER CLOSET AND RELATED ELEMENTS.

ADVISORY SPECIFICATIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12					
AGES 3 AND 4 AGES 5 THROUGH 8 AGES 9 THROUGH 12					
WATER CLOSET CENTER LINE	12 IN (305 MM)	12 IN TO 15 IN (305 MM - 380 MM)	15 IN TO 18 IN (380 MM - 455 MM)		
TOILET SEAT HEIGHT	11 IN TO 12 IN (280 MM - 305 MM)	12 IN TO 15 IN (305 MM - 380 MM)	15 IN TO 18 IN (380 MM - 455 MM)		
GRAB BAR HEIGHT	18 IN TO 20 IN (455 MM - 510 MM)	20 IN TO 25 IN (510 MM - 635 MM)	25 IN TO 27 IN (635 MM - 685 MM)		
DISPENSER HEIGHT	14 IN (355 MM)	14 IN TO 17 IN (355 MM - 430 MM)	17 IN TO 19 IN (430 MM - 485 MM)		

604.9.1 LOCATION. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 12 INCHES (305 MM) MINIMUM AND 18 INCHES (455 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN 604.8.2. COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

604.9.2 CLEARANCE. CLEARANCE AROUND A WATER CLOSET SHALL COMPLY WITH 604.3.

604.9.3 HEIGHT. THE HEIGHT OF WATER CLOSETS SHALL BE 11 INCHES (280 MM) MINIMUM AND 17 INCHES (430 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

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ROYERS

BOYER'S LAW GROUP

LAW GROUP

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DRAWING TITLE:

ADA GENERAL NOTES AND DIAGRAMS

_#\	DESCRIPTION	D.F		
RELEASE DATE:	SCALE:			
06/04/2021		= 1'-0"		
DESIGNED BY:	JOB NUMBER:			
CA / M7		2000 NOWBEN.		

06/04/2021 1/4*

DESIGNED BY:

GA / MZ

DRAWN BY:

DH/ IT/ AO

CHECKED BY:

O(4)

604.9.4 GRAB BARS. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH 604.5.

604.9.5 FLUSH CONTROLS, FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309.2 AND 309.4 AND SHALL BE INSTALLED 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH 604.8.2.

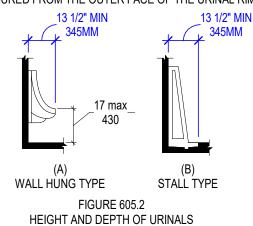
604.9.6 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES (180 MM) MINIMUM AND 9 INCHES (230 MM) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 14 INCHES (355 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM ABOVE THE FINISH FLOOR. THERE SHALL BE A CLEARANCE OF 1 1/2 INCHES (38 MM) MINIMUM BELOW THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

604.9.7 TOILET COMPARTMENTS. TOILET COMPARTMENTS SHALL COMPLY WITH 604.8.

605.1 GENERAL. URINALS SHALL COMPLY WITH 605.

ADVISORY 605.1 GENERAL. STALL-TYPE URINALS PROVIDE GREATER ACCESSIBILITY FOR A BROADER RANGE OF PERSONS, INCLUDING PEOPLE OF SHORT STATURE.

605.2 HEIGHT AND DEPTH. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (430 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES (345 MM) DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.



605.3 CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED

605.4 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309.

606 LAVATORIES AND SINKS

606.1 GENERAL. LAVATORIES AND SINKS SHALL COMPLY WITH 606.

ADVISORY 606.1 GENERAL. IF SOAP AND TOWEL DISPENSERS ARE PROVIDED, THEY MUST BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN 308. LOCATE SOAP AND TOWEL DISPENSERS SO THAT THEY ARE CONVENIENTLY USABLE BY A PERSON AT THE ACCESSIBLE LAVATORY.

606.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH 305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.

1. A PARALLEL APPROACH COMPLYING WITH 305 SHALL BE PERMITTED TO A KITCHEN SINK, IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED, AND

- 2. A LAVATORY IN A TOILET ROOM OR BATHING FACILITY FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE
- SHALL NOT BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 306. 3. IN RESIDENTIAL DWELLING UNITS, CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET: A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE:
- B. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
- C. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED
- 4. A KNEE CLEARANCE OF 24 INCHES (610 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PERMITTED AT LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 6 THROUGH 12 YEARS WHERE THE RIM OR COUNTER SURFACE IS 31 INCHES (785 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- 5. A PARALLEL APPROACH COMPLYING WITH 305 SHALL BE PERMITTED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.
- 6. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
- 7. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

606.3 HEIGHT. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES (865 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

1. A LAVATORY IN A TOILET OR BATHING FACILITY FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE SHALL NOT BE REQUIRED TO COMPLY WITH 606.3. 2. IN RESIDENTIAL DWELLING UNIT KITCHENS, SINKS THAT ARE ADJUSTABLE TO VARIABLE HEIGHTS, 29 INCHES (735 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM, SHALL BE

PERMITTED WHERE ROUGH-IN PLUMBING PERMITS CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 29 INCHES (735 MM).

606.4 FAUCETS. CONTROLS FOR FAUCETS SHALL COMPLY WITH 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

606.5 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

608 SHOWER COMPARTMENTS

608.1 GENERAL. SHOWER COMPARTMENTS SHALL COMPLY WITH 608.

ADVISORY 608.1 GENERAL. SHOWER STALLS THAT ARE 60 INCHES (1525 MM) WIDE AND HAVE NO CURB MAY INCREASE THE USABILITY OF A BATHROOM BECAUSE THE SHOWER

608.2 SIZE AND CLEARANCES FOR SHOWER COMPARTMENTS. SHOWER COMPARTMENTS SHALL HAVE SIZES AND CLEARANCES COMPLYING WITH 608.2.

608.2.1 TRANSFER TYPE SHOWER COMPARTMENTS. TRANSFER TYPE SHOWER COMPARTMENTS SHALL BE 36 INCHES (915 MM) BY 36 INCHES (915 MM) CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A 36 INCH (915 MM) WIDE MINIMUM ENTRY ON THE FACE OF THE SHOWER COMPARTMENT. CLEARANCE OF 36 INCHES (915 MM) WIDE MINIMUM BY 48 INCHES (1220 MM) LONG MINIMUM MEASURED FROM THE CONTROL WALL SHALL BE PROVIDED.

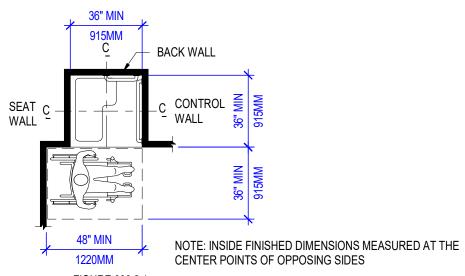
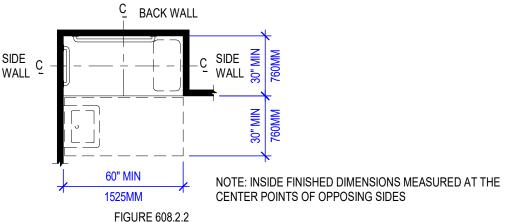


FIGURE 608.2.1 TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 30 INCHES (760 MM) WIDE MINIMUM BY 60 INCHES (1525 MM) DEEP MINIMUM CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A 60 INCHES (1525 MM) WIDE MINIMUM ENTRY ON THE FACE

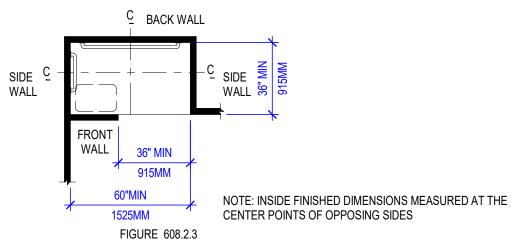
608.2.2.1 CLEARANCE. A 30 INCH (760 MM) WIDE MINIMUM BY 60 INCH (1525 MM) LONG MINIMUM CLEARANCE SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER

EXCEPTION: A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON ONE 30 INCH (760 MM) WIDE MINIMUM SIDE OF THE CLEARANCE PROVIDED THAT IT IS NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE CONTROLS OR, WHERE PROVIDED, NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE SHOWER SEAT.



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

608.2.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS. ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 36 INCHES (915 MM) WIDE AND 60 INCHES (1525 MM) DEEP MINIMUM CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES. A 36 INCH (915 MM) WIDE MINIMUM ENTRY SHALL BE PROVIDED AT ONE END OF THE LONG SIDE OF THE COMPARTMENT.



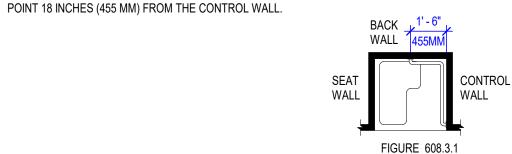
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

608.3 GRAB BARS. GRAB BARS SHALL COMPLY WITH 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH 608.3. WHERE MULTIPLE GRAB BARS ARE USED, REQUIRED HORIZONTAL GRAB BARS SHALL BE INSTALLED AT THE SAME HEIGHT ABOVE THE FINISH FLOOR.

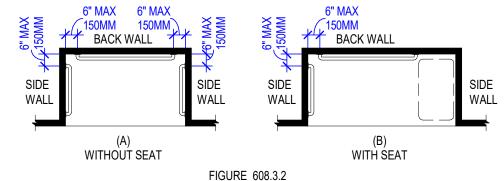
1. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN A SHOWER LOCATED IN A BATHING FACILITY FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE, AND NOT FOR COMMON USE OR PUBLIC USE PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH 608.3.

2. IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT

HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH 608.3. 608.3.1 TRANSFER TYPE SHOWER COMPARTMENTS. IN TRANSFER TYPE COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND BACK WALL TO A



608.3.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. WHERE A SEAT IS PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. WHERE A SEAT IS NOT PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THREE WALLS. GRAB BARS SHALL BE INSTALLED 6 INCHES (150 MM) MAXIMUM FROM ADJACENT WALLS.



GRABS BARS FOR TRANSFER TYPE SHOWERS

GRABS BARS FOR STANDARD ROLL-IN TYPE SHOWERS

608.3.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS. IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL FARTHEST FROM THE COMPARTMENT ENTRY. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6 INCHES (150 MM) MAXIMUM FROM ADJACENT WALLS.

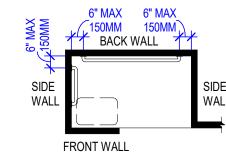


FIGURE 608.3.3

608.4 SEATS. A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER TYPE SHOWER COMPARTMENTS. A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS REQUIRED IN TRANSIENT LODGING GUEST ROOMS WITH MOBILITY FEATURES COMPLYING WITH 806.2. SEATS SHALL COMPLY WITH 610.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, SEATS SHALL NOT BE REQUIRED IN TRANSFER TYPE SHOWER COMPARTMENTS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS SO AS TO PERMIT THE INSTALLATION OF SEATS COMPLYING WITH 608.4.

608.5 CONTROLS. CONTROLS, FAUCETS, AND SHOWER SPRAY UNITS SHALL COMPLY WITH 309.4.

608.5.1 TRANSFER TYPE SHOWER COMPARTMENTS. IN TRANSFER TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 INCHES (965 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE SHOWER FLOOR AND SHALL BE LOCATED ON THE CONTROL WALL 15 INCHES (380 MM) MAXIMUM FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.

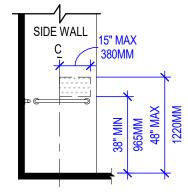
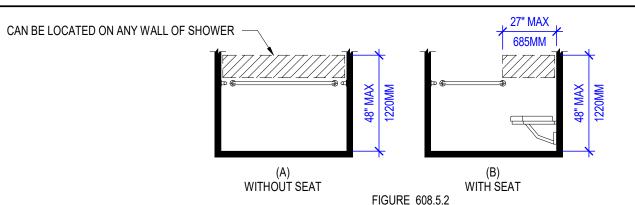


FIGURE 608.5.1 TRANSFER TYPE SHOWER COMPARTMENT CONTROL LOCATION

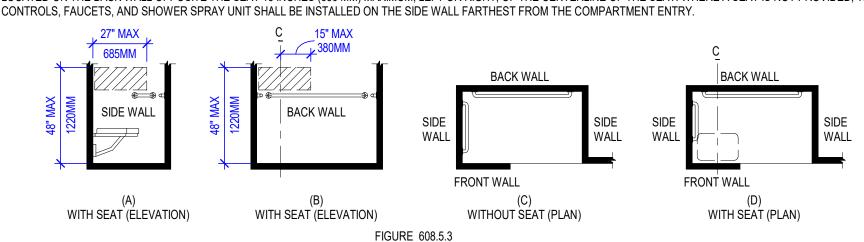
608.5.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES (1220 MM) ABOVE THE SHOWER FLOOR. WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL AND SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM FROM THE SEAT WALL

ADVISORY 608.5.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS. IN STANDARD ROLL-IN TYPE SHOWERS WITHOUT SEATS. THE SHOWER HEAD AND OPERABLE PARTS CAN BE LOCATED ON ANY OF THE THREE WALLS OF THE SHOWER WITHOUT ADVERSELY AFFECTING ACCESSIBILITY



STANDARD ROLL- IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

608,5.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES (1220 MM) ABOVE THE SHOWER FLOOR. WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE SEAT 27 INCHES (685 MM) MAXIMUM FROM THE SIDE WALL BEHIND THE SEAT OR SHALL BE LOCATED ON THE BACK WALL OPPOSITE THE SEAT 15 INCHES (380 MM) MAXIMUM, LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT. WHERE A SEAT IS NOT PROVIDED, THE



ALTERNATE ROLL- IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

608.6 SHOWER SPRAY UNIT AND WATER. A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES (1500 MM) LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED. THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS, SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F (49°C) MAXIMUM.

EXCEPTION: A FIXED SHOWER HEAD LOCATED AT 48 INCHES (1220 MM) MAXIMUM ABOVE THE SHOWER FINISH FLOOR SHALL BE PERMITTED INSTEAD OF A HAND-HELD SPRAY UNIT IN FACILITIES THAT ARE NOT MEDICAL CARE FACILITIES, LONG-TERM CARE FACILITIES, TRANSIENT LODGING GUEST ROOMS, OR RESIDENTIAL DWELLING UNITS.

ADVISORY 608.6 SHOWER SPRAY UNIT AND WATER. ENSURE THAT HAND-HELD SHOWER SPRAY UNITS ARE CAPABLE OF DELIVERING WATER PRESSURE SUBSTANTIALLY EQUIVALENT TO FIXED SHOWER HEADS.

608.7 THRESHOLDS. THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH (13 MM) HIGH MAXIMUM IN ACCORDANCE WITH 303. IN TRANSFER TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED, ROUNDED, OR VERTICAL.

EXCEPTION: A THRESHOLD 2 INCHES (51 MM) HIGH MAXIMUM SHALL BE PERMITTED IN TRANSFER TYPE SHOWER COMPARTMENTS IN EXISTING FACILITIES WHERE PROVISION OF A 1/2 INCH (13 MM) HIGH THRESHOLD WOULD DISTURB THE STRUCTURAL REINFORCEMENT OF THE FLOOR SLAB.

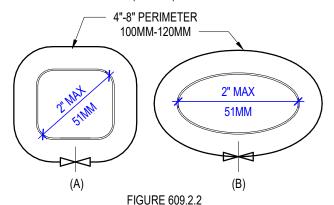
608.8 SHOWER ENCLOSURES. ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, AND SHOWER SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

609.1 GENERAL. GRAB BARS IN TOILET FACILITIES AND BATHING FACILITIES SHALL COMPLY WITH 609.

609.2 CROSS SECTION. GRAB BARS SHALL HAVE A CROSS SECTION COMPLYING WITH 609.2.1 OR 609.2.2

609.2.1 CIRCULAR CROSS SECTION. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES (32 MM) MINIMUM AND 2 INCHES (51

609.2.2 NON-CIRCULAR CROSS SECTION. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES (51 MM) MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES (100 MM) MINIMUM AND 4.8 INCHES (120 MM) MAXIMUM.



GRAB BAR NON-CIRCULAR CROSS SECTION

609.3 SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES (38 MM) MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES (305 MM)

EXCEPTION: THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE SHALL BE PERMITTED TO BE 1 1/2 INCHES (38 MM) MINIMUM.

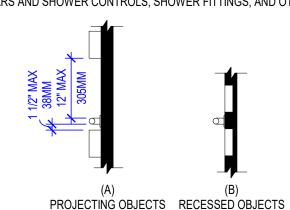


FIGURE 609.3 SPACING OF GRAB BARS

609.4 POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES (840 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, EXCEPT THAT AT WATER CLOSETS FOR CHILDREN'S USE COMPLYING WITH 604.9, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES (455 MM) MINIMUM AND 27 INCHES (685 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. THE HEIGHT OF THE LOWER GRAB BAR ON THE BACK WALL OF A BATHTUB SHALL COMPLY WITH 607.4.1.1 OR 607.4.2.1

609.5 SURFACE HAZARDS. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE

609.6 FITTINGS. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

609.7 INSTALLATION. GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

609.8 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

610.3 SHOWER COMPARTMENT SEATS. WHERE A SEAT IS PROVIDED IN A STANDARD ROLL-IN SHOWER COMPARTMENT, IT SHALL BE A FOLDING TYPE, SHALL BE INSTALLED. ON THE SIDE WALL ADJACENT TO THE CONTROLS, AND SHALL EXTEND FROM THE BACK WALL TO A POINT WITHIN 3 INCHES (75 MM) OF THE COMPARTMENT ENTRY. WHERE A SEAT IS PROVIDED IN AN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT, IT SHALL BE A FOLDING TYPE, SHALL BE INSTALLED ON THE FRONT WALL OPPOSITE THE BACK WALL, AND SHALL EXTEND FROM THE ADJACENT SIDE WALL TO A POINT WITHIN 3 INCHES (75 MM) OF THE COMPARTMENT ENTRY. IN TRANSFER-TYPE SHOWERS, THE SEAT SHALL EXTEND FROM THE BACK WALL TO A POINT WITHIN 3 INCHES (75 MM) OF THE COMPARTMENT ENTRY. THE TOP OF THE SEAT SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (485 MM) MAXIMUM ABOVE THE BATHROOM FINISH FLOOR. SEATS SHALL COMPLY WITH 610.3.1 OR 610.3.2.

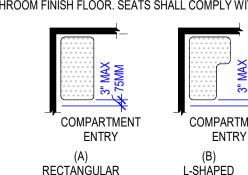


FIGURE 610.3 EXTENT OF SEAT 610.3.1 RECTANGULAR SEATS. THE REAR EDGE OF A RECTANGULAR SEAT SHALL BE 2 1/2 INCHES (64 MM) MAXIMUM AND THE FRONT EDGE 15 INCHES (380 MM) MINIMUM AND 16 INCHES (405 MM) MAXIMUM FROM THE SEAT WALL. THE SIDE EDGE OF THE SEAT SHALL BE 1 1/2 INCHES (38 MM) MAXIMUM FROM THE ADJACENT WALL.

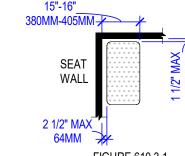


FIGURE 610.3.1 RECTANGULAR SHOWER SEAT

610.3.2 L-SHAPED SEATS. THE REAR EDGE OF AN L-SHAPED SEAT SHALL BE 2 1/2 INCHES (64 MM) MAXIMUM AND THE FRONT EDGE 15 INCHES (380 MM) MINIMUM AND 16 INCHES (405 MM) MAXIMUM FROM THE SEAT WALL. THE REAR EDGE OF THE "L" PORTION OF THE SEAT SHALL BE 1 1/2 INCHES (38 MM) MAXIMUM FROM THE WALL AND THE FRONT EDGE SHALL BE 14 INCHES (355 MM) MINIMUM AND 15 INCHES (380 MM) MAXIMUM FROM THE WALL. THE END OF THE "L" SHALL BE 22 INCHES (560 MM) MINIMUM AND 23 INCHES MAXIMUM (585 MM) FROM THE MAIN SEAT WALL.

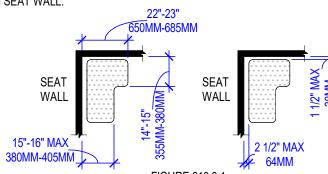


FIGURE 610.3.1 RECTANGULAR SHOWER SEAT

610.4 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

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DESIGNED BY:	JOB NUMBER:
GA / MZ	20690
DRAWN BY:	SHEET NUMBER:
DH/ IT/ AO	

701 GENERAL

701.1 SCOPE. THE PROVISIONS OF CHAPTER 7 SHALL APPLY WHERE REQUIRED BY CHAPTER 2 OR WHERE REFERENCED BY A REQUIREMENT IN THIS CODE.

702 FIRE ALARM SYSTEMS

702.1 GENERAL. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 (1999 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1), EXCEPT THAT THE MAXIMUM ALLOWABLE SOUND LEVEL OF AUDIBLE NOTIFICATION APPLIANCES COMPLYING WITH SECTION 4-3.2.1 OF NFPA 72 (1999 EDITION) SHALL HAVE A SOUND LEVEL NO MORE THAN 110 DB AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. IN ADDITION, ALARMS IN GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTIONS 4-3 AND 4-4 OF NFPA 72 (1999 EDITION) OR SECTIONS 7.4

AND 7.5 OF NFPA 72 (2002 EDITION).

703.1 GENERAL, SIGNS SHALL COMPLY WITH 703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

703.2 RAISED CHARACTERS. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4.

ADVISORY 703.2 RAISED CHARACTERS. SIGNS THAT ARE DESIGNED TO BE READ BY TOUCH SHOULD NOT HAVE SHARP OR ABRASIVE EDGES.

EXCEPTION: FIRE ALARM SYSTEMS IN MEDICAL CARE FACILITIES SHALL BE PERMITTED TO BE PROVIDED IN ACCORDANCE WITH INDUSTRY PRACTICE.

703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.

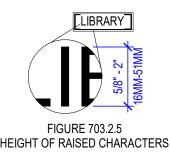
703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.

703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.2.5 CHARACTER HEIGHT, CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

EXCEPTION: WHERE SEPARATE RAISED AND VISUAL CHARACTERS WITH THE SAME INFORMATION ARE PROVIDED, RAISED CHARACTER HEIGHT SHALL BE PERMITTED TO BE 1/2 INCH (13 MM) MINIMUM.



703.2.6 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.2.7 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS. SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM.

703.2.8 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

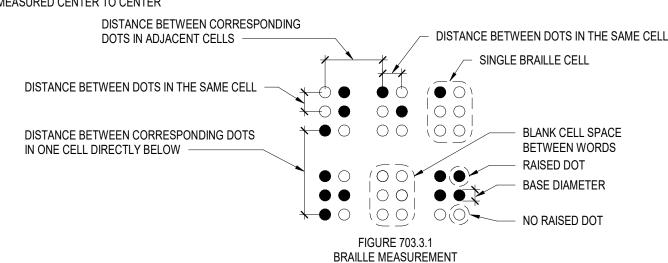
703.3 BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.3 AND 703.4.

703.3.1 DIMENSIONS AND CAPITALIZATION. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND

FIGURE 703.3.1 **BRAILLE DIMENSIONS**

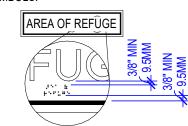
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES	
DOT BASE DIAMETER	0.059" (1.5MM) TO 0.063 (1.6MM)	
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL ¹	0.090" (2.3MM) TO 0.100 (2.5MM)	
DISTANCE BETWEEN CORRESPONDING DOTS IN THE ADJACENT CELLS ¹	0.241" (6.1MM) TO 0.300 (7.6MM)	
DOT HEIGHT	0.025" (0.6MM) TO 0.037 (0.9MM)	
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW ¹	0.395" (10MM) TO 0.400 (10.2MM)	

1. MEASURED CENTER TO CENTER



703.3.2 POSITION. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

EXCEPTION: BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16 INCH (4.8 MM) MINIMUM AND SHALL BE LOCATED EITHER DIRECTLY BELOW OR ADJACENT TO THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

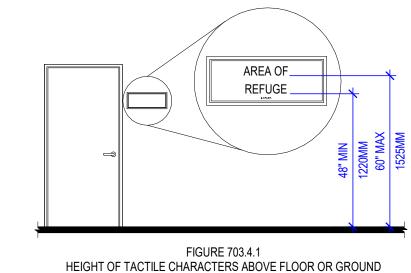


POSITION OF BRAILLE

703.4 INSTALLATION HEIGHT AND LOCATION. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 703.4.

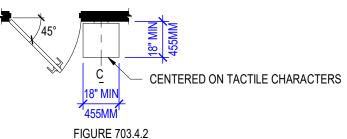
703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

EXCEPTION: TACTILE CHARACTERS FOR ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.4.1.



703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (455 MM) MINIMUM BY 18 INCHES (455 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

EXCEPTION: SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.



LOCATION OF TACTILE SIGNS AT DOORS 703.5 VISUAL CHARACTERS. VISUAL CHARACTERS SHALL COMPLY WITH 703.5.

EXCEPTION: WHERE VISUAL CHARACTERS COMPLY WITH 703.2 AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 703.3, THEY SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.2

703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

ADVISORY 703.5.1 FINISH AND CONTRAST. SIGNS ARE MORE LEGIBLE FOR PERSONS WITH LOW VISION WHEN CHARACTERS CONTRAST AS MUCH AS POSSIBLE WITH THEIR BACKGROUND. ADDITIONAL FACTORS AFFECTING THE EASE WITH WHICH THE TEXT CAN BE DISTINGUISHED FROM ITS BACKGROUND INCLUDE SHADOWS CAST BY LIGHTING SOURCES, SURFACE GLARE, AND THE UNIFORMITY OF THE TEXT AND ITS BACKGROUND COLORS AND TEXTURES.

703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I". FIGURE 703.5.5

VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
	LESS THAN 72 INCHES (1830MM)	5/8" INCHES (16MM)
40 INCHES (1015MM) TO LESS THAN OR EQUAL TO 70 INCHES	72 INCHES (1830MM) AND GREATER	5/8" INCHES (16MM), PLUS 1/8" (3.2MM) PER FOOT (305MM) OF VIEWING DISTANCE ABOVE 72 INCHES (1830MM)
	LESS THAN 180 INCHES (4570MM)	2" INCHES (51MM)
GREATER THAN 70 INCHES (1780MM) TO LESS THAN OR EQUAL TO 120 INCHES (3050MM)	180 INCHES (4570MM) AND GREATER	2" INCHES (16MM), PLUS 1/8" (3.2MM) PER FOOT (305MM) OF VIEWING DISTANCE ABOVE 180 INCHES (4570MM)
	LESS THAN 21 FEET (6400MM)	3" INCHES (75MM)
GREATER THAN 120 INCHES (3050MM)	21 FEET (6400MM) AND GREATER	3" INCHES (75MM), PLUS 1/8" (3.2MM) PER FOOT (305MM) OF VIEWING DISTANCE ABOVE 21 FEET (6400MM)

703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 703.5.6.

703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT

703.6 PICTOGRAMS. PICTOGRAMS SHALL COMPLY WITH 703.6.

703.6.1 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

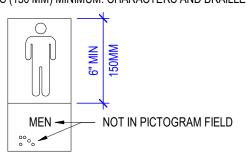


FIGURE 703.4.2 LOCATION OF TACTILE SIGNS AT DOORS

703.6.2 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

ADVISORY 703.6.2 FINISH AND CONTRAST. SIGNS ARE MORE LEGIBLE FOR PERSONS WITH LOW VISION WHEN CHARACTERS CONTRAST AS MUCH AS POSSIBLE WITH THEIR BACKGROUND. ADDITIONAL FACTORS AFFECTING THE EASE WITH WHICH THE TEXT CAN BE DISTINGUISHED FROM ITS BACKGROUND INCLUDE SHADOWS CAST BY LIGHTING SOURCES, SURFACE GLARE, AND THE UNIFORMITY OF THE TEXT AND BACKGROUND COLORS AND TEXTURES.

703.6.3 TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 703.2, 703.3

703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 703.7.

703.7.1 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

ADVISORY 703.7.1 FINISH AND CONTRAST. SIGNS ARE MORE LEGIBLE FOR PERSONS WITH LOW VISION WHEN CHARACTERS CONTRAST AS MUCH AS POSSIBLE WITH THEIR BACKGROUND. ADDITIONAL FACTORS AFFECTING THE EASE WITH WHICH THE TEXT CAN BE DISTINGUISHED FROM ITS BACKGROUND INCLUDE SHADOWS CAST BY LIGHTING SOURCES, SURFACE GLARE, AND THE UNIFORMITY OF THE TEXT AND BACKGROUND COLORS AND TEXTURES.

703.7.2 SYMBOLS.

703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 703.7.2.1.



INTERNATIONAL SYMBOL OF ACCESSIBILITY 708 TWO-WAY COMMUNICATION SYSTEMS

708.1 GENERAL. TWO-WAY COMMUNICATION SYSTEMS SHALL COMPLY WITH 708.

ADVISORY 708.1 GENERAL. DEVICES THAT DO NOT REQUIRE HANDSETS ARE EASIER TO USE BY PEOPLE WHO HAVE A LIMITED REACH.

708.2 AUDIBLE AND VISUAL INDICATORS. THE SYSTEM SHALL PROVIDE BOTH AUDIBLE AND VISUAL SIGNALS.

ADVISORY 708.2 AUDIBLE AND VISUAL INDICATORS. A LIGHT CAN BE USED TO INDICATE VISUALLY THAT ASSISTANCE IS ON THE WAY. SIGNS INDICATING THE MEANING OF VISUAL SIGNALS SHOULD BE PROVIDED.

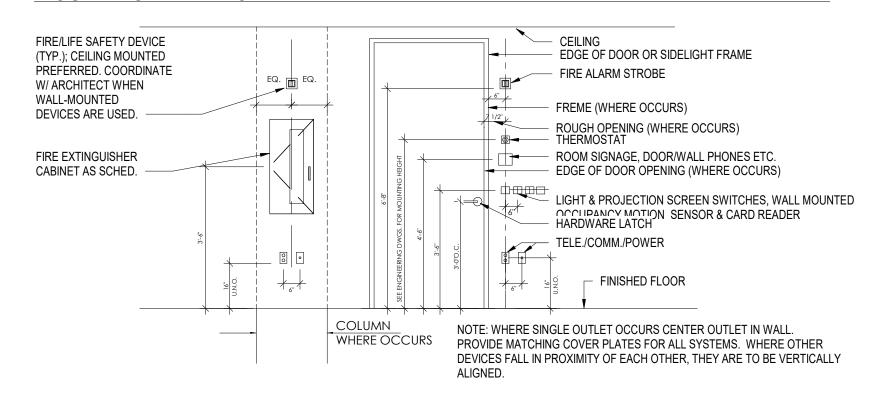
708.3 HANDSETS. HANDSET CORDS, IF PROVIDED, SHALL BE 29 INCHES (735 MM) LONG MINIMUM.

708.4 RESIDENTIAL DWELLING UNIT COMMUNICATION SYSTEMS. COMMUNICATIONS SYSTEMS BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE

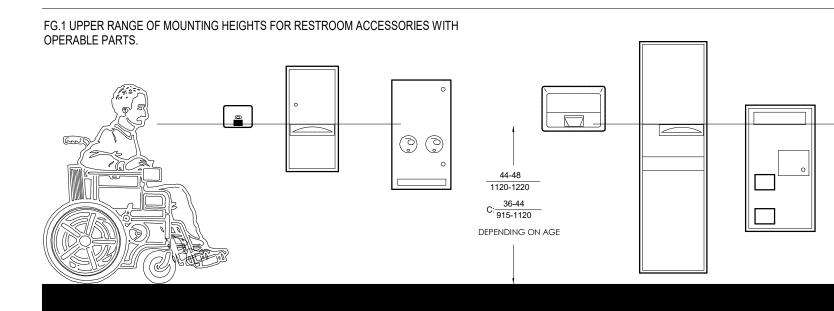
708.4.1 COMMON USE OR PUBLIC USE SYSTEM INTERFACE. THE COMMON USE OR PUBLIC USE SYSTEM INTERFACE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE RESIDENTIAL DWELLING UNIT INTERFACE.

708.4.2 RESIDENTIAL DWELLING UNIT INTERFACE. THE RESIDENTIAL DWELLING UNIT SYSTEM INTERFACE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE COMMON USE OR PUBLIC USE SYSTEM INTERFACE.

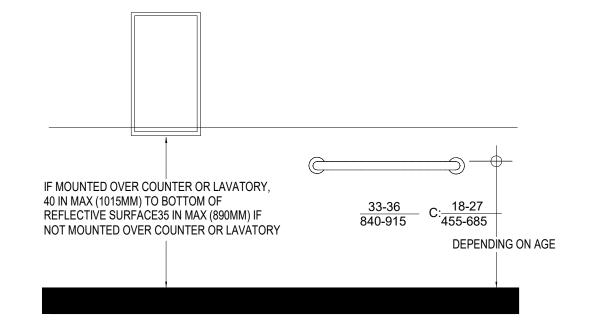
MOUNTING ELEVATION:



MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES



FG. 2 MIRROR AND TOILET GRAB BAR MOUNTING HEIGHTS



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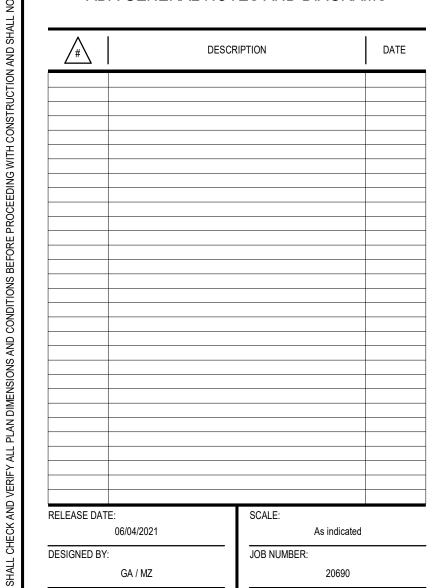
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LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134

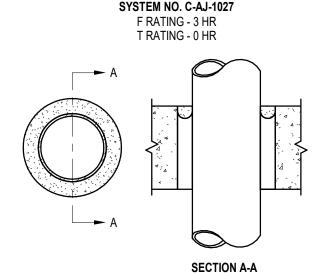
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ADA GENERAL NOTES AND DIAGRAMS



SHEET NUMBER:



1. FLOOR OR WALL ASSEMBLY - MIN 4-1/2 IN. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE

ANY UL CLASSIFIED **CONCRETE BLOCKS***. MAX DIAM OF THROUGH OPENING IS 12-1/4 IN. SEE CONCRETE BLOCKS (CAZT) CATEGORY IN FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS. 2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR

ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. MIN ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND EDGE OF OPENING IS 0 IN. (POINT CONTACT). MAX ANNULAR SPACE IS DEPENDENT ON PIPE, CONDUIT OR TUBING TYPE AND SIZE AS WELL AS THE F RATING OF THE SYSTEM, AS SHOWN IN THE TABLE

SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED: A. STEEL PIPE - NOM 10 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.

C. CONDUIT - NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.

	,		
FIRE CONDUIT OR TUBING TYPE	MAX NOM. PIPE CONDUIT OR TUBING DIA. IN.	F RATING HR	MAX. ANNULAR SPACE IN.
2-1/2	1/2-12	3	3/4
2-1/2	1/2-12	3	3/4
4-1/2	1/2-6	3	1-1/2
4-1/2	1/2-12	3	3/4
4-1/2	1/2-20	2	7/8

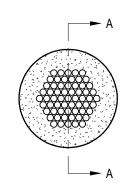
3. FILL, VOID OR CAVITY MATERIALS* - PUTTY - MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE TO A MIN DEPTH OF 1 IN., FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTY THICKNESS TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.

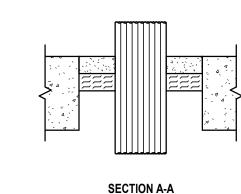
FIRE PENETRATION DETAIL

THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS FROM THE 2005 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

> SYSTEM NO. C-AJ-3021 MARCH 28, 2012 ANSI/UL1479 (ASTM E814) F RATING — 2 HR T RATING — 0 HR

SYSTEM NO. C-AJ-3021 MARCH 28, 2012 CAN/ULC S115 F RATING — 2 HR FT RATING — 0 HR FH RATING — 2 HR FTH RATING — 0 HR





1. FLOOR OR WALL ASSEMBLY — MIN 4-1/2 IN. (114 MM) THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF OR 1600-2400 KG/M3) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 6-1/4 IN. (159 MM). SEE CONCRETE BLOCKS* (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF

MANUFACTURERS. 1A. STEEL SLEEVE — (OPTIONAL, NOT SHOWN) — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO FLOOR OR WALL ASSEMBLY. SLEEVE TO BE FLUSH WITH FLOOR OR WALL SURFACES.

2. CABLES — MIN 12 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 4 IN. (102 MM) DIAM STEEL SLEEVED THROUGH OPENING. MIN 20 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 6-1/4 IN. (159 MM) DIAM NON-SLEEVED THROUGH OPENING. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLES MAY BE USED:

A. MAX 7/C NO. 12 AWG MULTIPLE COPPER CONDUCTOR POWER AND CONTROL CABLES WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS. B. MULTIPLE FIBER OPTICAL COMMUNICATION CABLES JACKETED WITH PVC AND HAVING A

MAX OUTSIDE DIAM OF 3/4 IN. C. MAX 200 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLES WITH PVC INSULATION AND JACKET MATERIALS.

D. MAX 350 KCMIL POWER CABLES WITH PVC INSULATION AND JACKET MATERIAL 3. PACKING MATERIAL — NOM 1 IN. (25 MM) THICKNESS OF CERAMIC (ALUMINUM SILICA) FIBER BLANKET OR MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN 1 IN. (25 MM) FROM TOP SURFACE OF FLOOR OR SLEEVE OR

3A. FORMING MATERIAL* — AS AN ALTERNATE TO THE PACKING MATERIAL IN ITEM 3, NOM 4 IN. (102 MM) WIDE STRIPS OF MIN 1/2 IN (13 MM) THICK COMPRESSIBLE MAT TO BE STACKED TO A THICKNESS GREATER THAN THE WIDTH OF THE ANNULAR SPACE AND COMPRESSION-FITTED, EDGE-FIRST, TO FILL THE ANNULAR SPACE TO A MIN 4 IN. (102 MM) DEPTH. AS AN OPTION, THE STRIPS OF MIN 1/2 IN. (13MM) THICK COMPRESSIBLE MAT MAY BE FOLDED IN HALF, LENGTHWISE, AND STACKED TO A THICKNESS GREATER THAN THE WIDTH OF THE ANNULAR SPACE AND COMPRESSION-FITTED, EDGE-FIRST, TO FILL THE ANNULAI SPACE TO A MIN 2 IN. (51 MM) DEPTH. TOP OF FORMING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS NECESSARY TO ACCOMMODATE THE REQUIRED THICKNESS

OF CAULK FILL MATERIAL 3M COMPANY 3M FIRE PROTECTION PRODUCTS — FIRE BARRIER PACKING MATERIAL 4. FILL. VOID. OR CAVITY MATERIALS* — PUTTY — MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE (AND INTERSTICES BETWEEN CABLES TO MAX EXTENT POSSIBLE) TO A MIN DEPTH OF 1 IN. (25 MM), FLUSH WITH TOP SURFACE OF FLOOR OR SLEEVE IN WALL ASSEMBLIES, REQUIRED PUTTY DEPTH TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL. 3M COMPANY 3M FIRE PROTECTION PRODUCTS — TYPE MPS-2+

FIRE PENETRATION DETAIL

SYSTEM NO.W-L-2097

MAY 23, 2005

F RATINGS - 1 AND 2 HR (SEE ITEM 1)

T RATINGS - 0, 3/4, 1 AND 2 HR (SEE ITEM 3)

FIRE PENETRATION DETAIL

SECTION A-A

THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS

FROM THE 2004 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400 OR V400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2

IN. BY 4 IN. (51 MM BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 3-1/2 IN. (89 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC. B. GYPSUM BOARD* - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND

PARTITION DESIGN. MAX DIAM OF OPENING IS 7-1/2 IN. (191 MM). THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS

INSTALLED. 2. METALLIC SLEEVE - CYLINDRICAL SLEEVE FABRICATED FROM MIN 0.016 IN. (0.41 MM) THICK (28 GAUGE) GALV SHEET STEEL AND HAVING A MIN 2 IN. (51 MM) LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL SLEEVE TO BE EQUAL TO THICKNESS OF WALL

PLUS 1 IN. (25 MM) SUCH THAT, WHEN INSTALLED, THE ENDS OF THE SLEEVE WILL PROJECT APPROX 1/2 IN. (13 MM) BEYOND EACH SIDE OF THE WALL. THE DIAM OF THE OPENINGS CUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL ASSEMBLY TO BE 1-1/4 IN. TO 4 IN. (32 MM TO 102 MM) LARGER THAN OUTSIDE DIAM OF PIPE SUCH THAT, WHEN THE SLEEVE IS INSTALLED, A MIN 5/8 IN. TO MAX 2 IN. (16 MM TO 51 MM) ANNULAR SPACE WILL BE PRESENT BETWEEN THE STEEL SLEEVE AND THE PIPE AROUND THE ENTIRE CIRCUMFERENCE OF THE PIPE.

3. THROUGH PENETRANTS - ONE NONMETALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC

A. POLYVINYL CHLORIDE(PVC) PIPE - NOM 2 IN. (51 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM. B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM 2 IN. (51 MM) DIAM (OR SMALLER) SDR 13.5 CPVC PIPE FOR USE IN

CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. C. POLYVINYL CHLORIDE (PVC) PIPE - NOM 3 IN. (76 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEM. D. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM 3 IN. (76 MM) DIAM (OR SMALLER) SDR 13.5 CPVC PIPE FOR USE IN

CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. E. RIGID NONMETALLIC CONDUIT+ - NOM 3 IN. (76 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC CONDUIT INSTALLED IN ACCORDANCE WITH ARTICLE 347 OF TH NATIONAL ELECTRICAL CODE (NFPA NO. 70).

THE HOURLY T RATING IS 0 AND 3/4 HR FOR VENTED SYSTEMS IN 2 AND 1 HR RATED WALL ASSEMBLIES, RESPECTIVELY. THE HOURLY T RATING IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY FOR CLOSED SYSTEMS. 4. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING: A. PACKING MATERIAL - MIN 1 IN. (25 MM) THICKNESS OF MIN 4 PCF (64 KG/M3) MINERAL WOOL BATT INSULATION FIRMLY PACKED

INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL. B. FILL, VOID OR CAVITY MATERIALS* - CAULK, SEALANT OR PUTTY - MIN THICKNESS OF 5/8 IN. (16 MM) OF CAULK OR PUTTY APPLIED WITHIN ANNULUS BETWEEN PIPE OR CONDUIT AND PERIPHERY OF THE OPENING, RECESSED FROM END OF SLEEVE, FLUSH WITH

BOTH SURFACES OF WALL ASSEMBLY. A NOM 1/2 IN. (13 MM) DIAM BEAD OF CAULK OR PUTTY SHALL BE APPLIED TO THE SLEEVE/WALLBOARD INTERFACE AROUND THE ENTIRE PERIMETER OF THE SLEEVE ON BOTH SIDES OF THE WALL ASSEMBLY. 3M COMPANY - CP 25WB+, IC 15WB+ CAULK, FB-3000 WT SEALANT OR MP+ STIX PUTTY (NOTE: CP 25WB+ NOT SUITABLE FOR USE WITH CPVC PIPES.)

*BEARING THE UL CLASSIFICATION MARKING

BELOW. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND

B. CONDUIT - NOM 6 IN. DIAM (OR SMALLER) RIGID STEEL CONDUIT.

D. COPPER - TUBING NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING. E. COPPER - PIPE NOM 3 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. F. IRON PIPE - NOM 10 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE

FIRE CONDUIT OR TUBING TYPE	MAX NOM. PIPE CONDUIT OR TUBING DIA. IN.	F RATING HR	MAX. ANNULAR SPACE IN.
2-1/2	1/2-12	3	3/4
2-1/2	1/2-12	3	3/4
4-1/2	1/2-6	3	1-1/2
4-1/2	1/2-12	3	3/4
4-1/2	1/2-20	2	7/8

MINNESOTA MINING & MFG CO - MPS-2+

*BEARING THE UL CLASSIFICATION MARK

*BEARING THE UL CLASSIFICATION MARKING

THIS MATERIAL WAS EXTRACTED BY 3M FIRE

OF THE UL FIRE RESISTANCE DIRECTORY

PROTECTION PRODUCTS FROM THE 2004 EDITION

FIRE PENETRATION DETAIL

SYSTEM NO. C-AJ-2075-C

MARCH 27, 2009

F RATING - 2 HR

FT RATING - 0 AND 2 HR (SEE ITEM 1A)

FH RATING - 2 HR

FTH RATING - 0 AND 2 HR (SEE ITEM 1A)

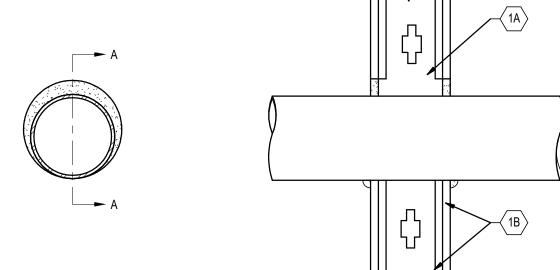
L RATING AT AMBIENT - LESS THAN 1 CFM/SQ. FT

L RATING AT 400° F - 3 CFM/SQ. FT

SECTION A-A

THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS FROM THE 2004 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

> SYSTEM NO.W-L-1146 SEPTEMBER 03, 2004 F RATINGS - 1 AND 2 HR (SEE ITEM 1) T RATING - 0 HR



1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 IN. BY 4 IN. (51 MM BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 3-1/2 IN. (89 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC. WHEN STEEL STUDS ARE USED AND THE DIAM OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4 IN. TO 6 IN. (102 TO 152 MM) WIDER AND 4 IN. TO 6 IN. (102 TO 152 MM) HIGHER THAN THE DIAM OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS CENTERED IN THE OPENING, A 2 IN. TO 3 IN. (51 MM TO 76 MM) CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM

B. GYPSUM BOARD* - THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 26 IN. (660 MM) FOR STEEL STUD WALLS. MAX DIAM OF OPENING IS 14-1/2 IN. (368 MM) FOR WOOD STUD

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS 2. THROUGH PENETRANT - ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY

WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN OF 0 IN. (POINT CONTACT) TO MAX 2 IN. (0 MM TO 51 MM), PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED: A. STEEL PIPE - NOM 24 IN. (610 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. B. IRON PIPE - NOM 24 IN. (610 MM) DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN (305 MM)

DIAM (OR SMALLER) OR CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE. C. CONDUIT - NOM 6 IN. (152 MM) DIAM (OR SMALLER) STEEL CONDUIT OR NOM 4 IN (102 MM) DIAM (OR SMALLER) STEEL

ELECTRICAL METALLIC TUBING D. COPPER TUBING - NOM 6 IN. (152 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING

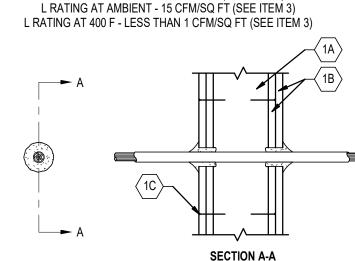
E. COPPER PIPE - NOM 6 IN. (152 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE 3. FILL, VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/2 IN. (13 MM) DIAM BEAD OF CAULK OR SEALANT APPLIED TO THE PENETRANT/WALLBOARD INTERFACE AT THE POINT CONTACT LOCATION ON BOTH SIDES OF WALL. 3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.

*BEARING THE UL CLASSIFICATION MARK

FIRE PENETRATION DETAIL

THIS MATERIAL WAS EXTRACTED BY 3M FIRE PROTECTION PRODUCTS FROM THE 2004 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

> SYSTEM NO.W-L-3001 SEPTEMBER 07, 2004 (FORMERLY SYSTEM NO. 149) F RATINGS - 1 AND 2 HR (SEE ITEM 1) T RATINGS - 3/4, 1, 1-1/2 AND 2 HR (SEE ITEM 2)



1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES: A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX 24 IN OC.

WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN. DIAM OF CIRCULAR THROUGH OPENING TO BE 3/8 IN. TO 5/8 IN. LARGER THAN OUTSIDE DIAM OF CABLE OR CABLE BUNDLE. C. FASTENERS - WHEN WOOD STUD FRAMING IS EMPLOYED GYPSUM WALLBOARD LAYERS ATTACHED TO STUDS WITH

B. GYPSUM BOARD* - NOM 1/2 OR 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM

CEMENT COATED NAILS AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN. WHEN STEEL CHANNEL STUD FRAMING IS EMPLOYED, GYPSUM WALLBOARD ATTACHED TO STUDS WITH TYPE S SELF-DRILLING, SELF-TAPPING BUGLE-HEAD STEEL SCREWS AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN

2. CABLES - INDIVIDUAL CABLE OR MAX 1 IN. DIAM CABLE BUNDLE INSTALLED IN THROUGH OPENING WITH AN ANNULAR SPACE OF MIN 0 IN. (POINT CONTACT) TO MAX 3/4 IN. CABLE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL

ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLES MAY BE USED: A. MAX 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLE WITH POLYVINYL CHLORIDE (PVC INSULATION AND JACKET MATERIALS. WHEN MAX 25 PAIR TELEPHONE CABLE IS USED,

T RATING IS 2 HR. WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 1 HR FIRE RATED WALL, T RATING IS 3/4 HR. WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 2 HR FIRE RATED WALL, T RATING IS 1 HR. B. MAX NO. 10 AWG MULTIPLE COPPER CONDUCTOR TYPE NM ("ROMEX") NONMETALLIC SHEATHED CABLE WITH PVC INSULATION AND JACKET MATERIALS. WHEN TYPE NM CABLE IS USED, MAX T RATING IS 1-1/2 HR.

C. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX OUTSIDE DIAM OF 5/8 IN. WHEN FIBER OPTIC CABLE IS USED, MAX T RATING IS 2 HR. D. MAX 12 AWG MULTI CONDUCTOR (MAX SEVEN CONDUCTORS) POWER/CONTROL CABLE WITH CROSS-LINKED

POLYETHYLENE (XLPE) INSULATION AND XLPE OR PVC JACKET MATERIALS. WHEN MULTI CONDUCTOR POWER/CONTROL CABLE IS USED, MAX T RATING IS 2 HR. E. MAX FOUR CONDUCTOR WITH GROUND NO. 2 AWG (OR SMALLER) ALUMINUM SER CABLES WITH POLYVINYL CHLORIDE INSULATION AND JACKET MATERIALS.

3. FILL, VOID OR CAVITY MATERIALS* - CAULK, SEALANT OR PUTTY - CAULK OR PUTTY FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN CABLE AND GYPSUM WALLBOARD ON BOTH SIDES OF WALL AND WITH A MIN 1/4 IN. DIAM BEAD OF CAULK OR PUTTY APPLIED TO PERIMETER OF CABLE(S) AT ITS EGRESS FROM EACH SIDE OF

3M COMPANY - MP+ STIX PUTTY, CP 25WB+ CAULK, FB-3000 WT SEALANT OR CABLE WRAP PUTTY (NOTE: L RATINGS APPLY ONLY WHEN CP 25WB+ CAULK OR FB-3000 WT SEALANT IS USED.) *BEARING THE UL CLASSIFICATION MARK

FIRE PENETRATION DETAIL

MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED **CONCRETE BLOCKS***. MAX DIAM OF OPENING SHALL BE 25 MM LARGER THAN

THE NOM SIZE OF THROUGH-PENETRANT (ITEM 2). SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS. 1A. STEEL SLEEVE - (OPTIONAL) - SCHEDULE 40 (OR HEAVIER) STEEL SLEEVE CAST OR GROUTED INTO FLOOR OR WALL ASSEMBLY,

FLUSH WITH BOTH SURFACES OF FLOOR OR WALL ASSEMBLY. THE NOM SIZE OF SLEEVE SHALL BE 25 MM LARGER THAN THE NOM SIZE OF THROUGH-PENETRANT THE HOURLY FT AND FTH RATINGS ARE 0 HR WHEN STEEL SLEEVE IS USED, OTHERWISE THE HOURLY FT, FH AND FTH RATINGS ARE

SYSTEM TESTED WITH A PRESSURE DIFFERENTIAL OF 50 PA BETWEEN THE EXPOSED AND THE UNEXPOSED SURFACES WITH THE

1. FLOOR OR WALL ASSEMBLY - MIN 114 MM THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL

HIGHER PRESSURE ON THE EXPOSED SIDE.

*BEARING THE UL CLASSIFICATION MARK

+BEARING THE UL LISTING MARK

EQUAL TO THE HOURLY F RATING OF THE ASSEMBLY 2. THROUGH-PENETRANT - ONE NONMETALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. A NOM

ANNULAR SPACE OF 8 MM IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES, CONDUITS OR TUBING MAY

A. POLYVINYL CHLORIDE (PVC) PIPE - NOM 50 MM DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM 50 MM DIAM (OR SMALLER) SDR11, SDR13.5 OR SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.

C. RIGID NONMETALLIC CONDUIT+ - NOM 50 MM DIAM (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA NO. 70). D. ELECTRICAL NONMETALLIC TUBING (ENT)+ - NOM 50 MM DIAM (OR SMALLER) CORRUGATED-WALL ELECTRICAL NONMETALLIC TUBING (ENT) CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL

CODE (NFPA NO. 70). SEE **ELECTRICAL NONMETALLIC TUBING** (FKHU) CATEGORY IN THE ELECTRICAL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. E. FLEXIBLE NONMETALLIC CONDUIT, LIQUID-TIGHT (FNMC)+ - NOM 50 MM DIAM (OR SMALLER) CORRUGATED-WALL FLEXIBLE

NONMETALLIC CONDUIT, LIQUID-TIGHT (FNMC) CONSTRUCTED OF POLYVINYL CHLORIDE (PVC AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA NO. 70). SEE FLEXIBLE NONMETALLIC CONDUIT, LIQUID-TIGHT (DXOQ) CATEGORY IN THE ELECTRICAL CONSTRUCTION MATERIALS

DIRECTORY FOR NAMES OF MANUFACTURERS. 3. FIRESTOP SYSTEM - THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS: A. PACKING MATERIAL - (OPTIONAL) - NOM 9.5 MM DIAM POLYETHYLENE BACKER ROD OR MIN 9.5 MM THICKNESS OF MINERAL WOOL

BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM AND RECESSED FROM TOP SURFACE OF FLOOR OR BOTH SURFACES WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL. B. FILL, VOID OR CAVITY MATERIAL* - SEALANT - MIN 50 MM THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH

WITH TOP SURFACE OF FLOOR OR BOTH SURFACES WALL. 3M COMPANY

3M FIRE PROTECTION PRODUCTS - FB-3000 WT SEALANT

STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180 CORAL GABLES, FL 33134

+1 (305) 371 8400

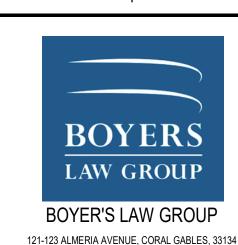
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- ★ **-**AR96861 CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT

ARCHITECT OF RECORD

CONSULTANT OF RECORD

CONSULTANT OF RECORD



FIRE PENETRATION DETAILS

	DESCR	IPTION	DATE
RELEASE DATE	Ē:	SCALE:	
	06/04/2021	6" = 1'-0"	
DESIGNED BY:		JOB NUMBER:	
	GA / MZ	20690	

CHECKED BY: CV

SHEET NUMBER:

1 LEVEL 01 - SITE PLAN & LIFE SAFETY

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

LEGEND

TRAVEL PATH ESCAPE ROUTE

EXIT SIGN

FEC
FIRE EXTINGUISHER CABINET

GENERAL SHEET NOTES

1. SHADED AREA DENOTES NOT IN CONTRACT.
2. REFER TO ENGINEERING DRAWINGS FOR EXIT SIGN LOCATIONS.
3. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHTING DESIGN INFORMATION.
4. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AND SEMI-RECESSED FIRE EXTINGUISHER CABINETS AS REQUIRED BY CODE. ONE PER 2500 SQ. FT. AND NOT MORE THAN 75 FEET APART.
LARSEN DUO 2409-5R, DIMENSIONS 25 × 10.5 × 4 IN, SEMI RECESSED 1 1/2". OR APPROVED EQUAL. STAINLESS STEEL FINISH. REFER TO SHEET G011 FOR MOUNTING INSTRUCTIONS AND LS101.1

AND L9101.2 FOR F.E. C LOCATIONS.

LIFE SAFETY CODE NOTES

NFPA 101 (2021 EDITION)

3.3.136* MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED WAY OF TRAVEL FROM ANY POINT IN A BUILDING OR STRUCTURE TO A PUBLIC WAY CONSISTING OF THREE SEPARATE AND DISTINCT PARTS:

(1) THE EXIT ACCESS

(2) THE EXIT

(3) THE EXIT DISCHARGE.

7.2.1.2 EVERY DOOR AND EVERY PRINCIPAL ENTRANCE THAT IS REQUIRED TO SERVE

AS AN EXIT ARE TO BE CONSIDERED AS PART OF THE EXIT ACCESS.

7.2.1.5.9 A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE THAT HAS AN "OBVIOUS METHOD OF OPERATION" AND THAT IS "READILY OPERATED" UNDER ALL LIGHTING CONDITIONS.

7.2.1.5.9.2 THE RELEASING MECHANISM "SHALL OPEN THE DOOR WITH NOT MORE THAN ONE RELEASING OPERATION."

THE MEETING ROOMS ARE USED ONLY FOR THE ASSEMBLY OF THE SINGLE BUSINESS TENANT OCCUPANCY.

NFPA 101, SECTION A.6.2.1 (APPENDIX A)ASSEMBLY OCCUPANCY: SPECIAL CONFERENCE ROOMS, SNACK AREAS, AND OTHER AREAS INCIDENTAL TO, AND UNDER CONTROL OF, THE MANAGEMENT OF OTHER OCCUPANCIES, SUCH AS OFFICES, FALL UNDER THE 50- PERSON LIMITATION.....OCCUPANCY OF ANY ROOM OR SPACE OR SPACE FOR ASSEMBLY PURPOSE BY FEWER THAN 50 PERSON IN ANOTHER OCCUPANCY, AND INCIDENTAL TO SUCH OTHER OCCUPANCY, SHOULD BE CLASSIFIED AS PART OF THE OTHER OCCUPANCY AND SHOULD BE SUBJECT TO THE PROVISIONS APPLICABLE THERETO. THE INTENT OF THE PROPOSED DESIGN FALLS UNDER THIS REQUIREMENT.

BUILDING DESCRIPTION

CONSTRUCTION TYPE = **TYPE II-B**PER FBC (SEVENTH EDITION 2020) TABLE 503

STORIES = 2

CLASSIFICATION OF WORK = ALTERATION LEVEL 1

CLASSIFICATION OF WORK = **ALTERATION LEVEL 3**PER FBC-EB SEVENTH EDITION (2020) CHAPTER 5-504.1

PER NFPA 43.2.2.1.4 (NFPA 2021 EDITION)

BLUKDING IS: NON-SPRINKLERED

2

FIRE ALARM SYSTEM: NO FIRE ALARM SYSTEM

CLASSIFICATION OF REHAB. WORK = **RECONSTRUCTION**

COMMON PATH & TRAVEL DISTANCE

OFFICE OCCUPANT LOAD SPRINKLERED UNSPRINKLERED DEAD END COMMON CORRIDOR # OF EXITS

REQUIRED 150 GROSS 300' 200' 50 100 N/A 2

PROVIDED 18 PERSONS N/A 62'- 10" N/A 13'-7" N/A 2

OCCUPANCY CLASSIFICATION

FLOOR LEVEL 01:

TOTAL USABLE SQUARE FOOTAGE = 4,996 S.F.

OFFICE AREA GROUP B (BUSINESS)

TOTAL USABLE SQUARE FOOTAGE = 2,760 S.F.

LIFE SAFETY OCCUPANT LOAD CALCULATIONS: 1 PERSON PER 100 S.F. OF GROSS FLOOR AREA OCCUPANT LOAD = 2,760 S.F. / 150 = **18 PERSONS**

LIFE SAFETY OCCUPANT LOAD CALCULATIONS: 1 PERSON PER 150 S.F. OF NET FLOOR AREA OCCUPANT LOAD = 2,760 S.F. / 150 = 18 **PERSONS**

TOTAL OCCUPANCY LOAD: 18 PERSONS

EGRESS & STAIRWAY DOOR CALCULATION

DOOR WIDTH:
FORMULA: Lx0.2 = EWT/2
MEANS OF EGRESS: 2 EXITS
TOTAL FLOOR OCCUPANCY: 18 PERSONS
REQUIRED DOORWAY WIDTH: 18x0.2=3.6"
PROVIDED EXISTING DOORWAY WIDTH: 36"
RESULT: PASS

STAIRWAY WIDTH: FORMULA: Lx0.3=EWT/2

MEANS OF EGRESS TYPE: STAIRS
OCCUPANT LOAD: 18 PERSONS
REQUIRED STAIRWAY WIDTH: 18x0.3 = 5.4"
PROVIDED EXISTING STAIRWAY WIDTH: 54"
RESULT: PASS

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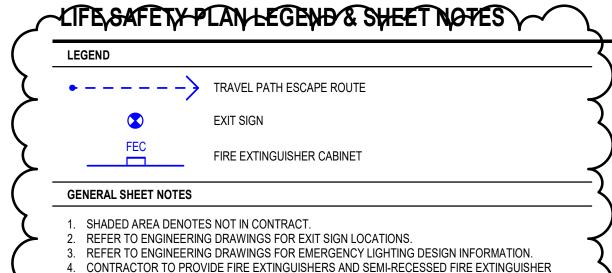
BOYERS
LAW GROUP
BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

LEVEL 01 - LIFE SAFETY PLAN

<u></u>		DESCRIPTION	DATE
2	BUILDING	DEPARTMENT COMMENT	TS 09/24/2021
1	(CLARIFICATIONS	09/24/2021
RELEASE DATE:		SCALE:	
06/	04/2021		As indicated
DESIGNED BY:		JOB NUMBER	₹:
G	A / MZ		20690
DRAWN BY:		SHEET NUME	 3ER:
	I/ IT/ AO		

LEVEL 02 - LIFE SAFETY PLAN SCALE: 1/4" = 1'-0"



CABINETS AS REQUIRED BY CODE. ONE PER 2500 SQ. FT. AND NOT MORE THAN 75 FEET APART.

LARSEN DUO 2409-5R, SEMI RECESSED 1 1/2". OR APPROVED EQUAL. STAINLESS STEEL FINISH. REFER TO SHEET G011 FOR MOUNTING INSTRUCTIONS AND LS101.1 AND LS101.2 FOR F.E.C

LIFE SAFETY CODE NOTES

NFPA 101 (2021 EDITION) 3.3.136* MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED WAY OF TRAVEL FROM ANY POINT IN A BUILDING OR STRUCTURE TO A PUBLIC WAY CONSISTING OF THREE SEPARATE AND DISTINCT PARTS: (1) THE EXIT ACCESS

(2) THE EXIT (3) THE EXIT DISCHARGE.

7.2.1.2 EVERY DOOR AND EVERY PRINCIPAL ENTRANCE THAT IS REQUIRED TO SERVE AS AN EXIT ARE TO BE CONSIDERED AS PART OF THE EXIT ACCESS.

7.2.1.5.9 A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE THAT HAS AN "OBVIOUS METHOD OF OPERATION" AND THAT IS "READILY OPERATED" UNDER ALL LIGHTING CONDITIONS.

7.2.1.5.9.2 THE RELEASING MECHANISM "SHALL OPEN THE DOOR WITH NOT MORE THAN ONE RELEASING OPERATION."

THE MEETING ROOMS ARE USED ONLY FOR THE ASSEMBLY OF THE SINGLE BUSINESS TENANT

NFPA 101, SECTION A.6.2.1 (APPENDIX A)ASSEMBLY OCCUPANCY: SPECIAL CONFERENCE ROOMS, SNACK AREAS, AND OTHER AREAS INCIDENTAL TO, AND UNDER CONTROL OF, THE MANAGEMENT OF

OTHER OCCUPANCIES, SUCH AS OFFICES, FALL UNDER THE 50- PERSON LIMITATION.....OCCUPANCY OF ANY ROOM OR SPACE OR SPACE FOR ASSEMBLY PURPOSE BY FEWER THAN 50 PERSON IN ANOTHER OCCUPANCY, AND INCIDENTAL TO SUCH OTHER OCCUPANCY, SHOULD BE CLASSIFIED AS PART OF THE OTHER OCCUPANCY AND SHOULD BE SUBJECT TO THE PROVISIONS APPLICABLE THERETO. THE INTENT OF THE PROPOSED DESIGN FALLS UNDER THIS REQUIREMENT.

BUILDING DESCRIPTION

CONSTRUCTION TYPE = TYPE II-B

PER FBC (SEVENTH EDITION 2020) TABLE 503

STORIES = 2

CLASSIFICATION OF WORK = ALTERATION LEVEL 3 PER FBC-EB SEVENTH EDITION (2020) CHAPTER 5-504.1

CLASSIFICATION OF REHAB. WORK = RECONSTRUCTION PER NFPA 43.2.2.1.4 (NFPA 2021 EDITION)

FIRE ALARM SYSTEM: NO FIRE ALARM SYSTEM

COMMON PATH & TRAVEL DISTANCE

OFFICE	OCCUPANT	TRAVEL DISTANCE		DEAD END	COMMON	CORRIDOR	# (
OITIOL	LOAD	SPRINKLERED	UNSPRINKLERED	TRAVEL	PATH	RATING	EX
REQUIRED	150 GROSS	300'	200'	50'	100'	N/A	,
PROVIDED	19 PERSONS	N/A	101'-5"	N/A	32'-5"	N/A	

OCCUPANCY CLASSIFICATION

FLOOR LEVEL 02: TOTAL USABLE SQUARE FOOTAGE = 4,996 S.F.

OFFICE AREA GROUP B (BUSINESS)

TOTAL USABLE SQUARE FOOTAGE = 2,950 S.F.

LIFE SAFETY OCCUPANT LOAD CALCULATIONS: 1 PERSON PER 100 S.F. OF GROSS FLOOR AREA OCCUPANT LOAD = 2,950 S.F. / 150 = **19 PERSONS**

LIFE SAFETY OCCUPANT LOAD CALCULATIONS: 1 PERSON PER 150 S.F. OF NET FLOOR AREA OCCUPANT LOAD = 2,950 S.F. / 150 = 19 **PERSONS**

TOTAL OCCUPANCY LOAD: 19 PERSONS

EGRESS & STAIRWAY DOOR CALCULATION

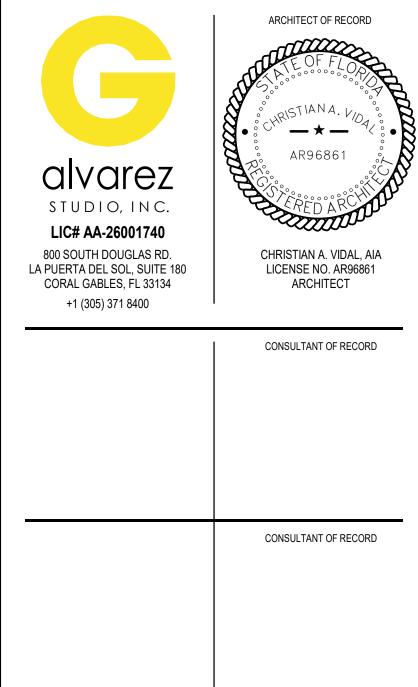
<u>DOOR WIDTH:</u> FORMULA: Lx0.2 = EWT/2 MEANS OF EGRESS: 2 EXITS TOTAL FLOOR OCCUPANCY: 19 PERSONS

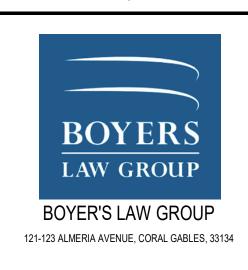
REQUIRED DOORWAY WIDTH: 19x0.2=3.8" PROVIDED EXISTING DOORWAY WIDTH: 36" RESULT: PASS

STAIRWAY WIDTH: FORMULA: Lx0.3=EWT/2

MEANS OF EGRESS TYPE: **STAIRS** OCCUPANT LOAD: 19 PERSONS REQUIRED STAIRWAY WIDTH: 19x0.3 = 5.7" PROVIDED EXISTING STAIRWAY WIDTH: 54" RESULT: PASS

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LEVEL 02 - LIFE SAFETY PLAN

_#\		DESCRIPTION		DATE
2		DEPARTMENT COM	MENTS	09/24/2021
1	(CLARIFICATIONS		09/24/2021
RELEASE DATE:	04/2021	SCALE	: As indic	eated
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DESIGNED BY:	\ / M7	JOB MC	JMBER: 2069	ın
	A / MZ	_		IU
DRAWN BY:	UT: 40	SHEET	NUMBER:	
DH/	IT/ AO	I ,	LS10	140

LOCATIONS.

IF SITE INSPECTIONS ARE REQUIRED, DURING CONSTRUCTION, OR CONSTRUCTION QUALITY

WILL BE CHARGED BY THIS OFFICE TO THE GENERAL CONTRACTOR.

VERIFICATION AFTER COMPLETION, THE GENERAL CONTRACTOR MUST PRE-SCHEDULE MEETING

WITH THIS OFFICE, WITH THE RESPECTIVE SUBCONTRACTORS ATTENDING, AND AN HOURLY FEE

EXISTING CONCRETE WALL TO REMAIN

21' - 5"

EXSTING CONCRETE FLOOR TO REMAIN.

CONTRACTOR SHALL REPAIR/PATCH AS NECESSARY

LAW GROUP

BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

LEVEL 01 - DEMOLITION PLAN

DESCRIPTION

CLARIFICATIONS

DATE

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ARCHITECT OF RECORD

3' - 0"

11' - 4"

EXISTING STAIRS TO REMAIN RAILING TO BE REMOVED.

FPL POLE TO BE RELOCATED UNDER SEPARATE PERMIT

13' - 10"

- EXISTING WALL TO BE REMOVED. CONTRACTOR SHALL PATCH/REPAIR AND PREPARE SURFACES TO RECEIVE NEW FINISHES AS SCHEDULED. CONTRACTOR SHALL COORDINATE WITH RENOVATION
- 2 EXISTING DOOR TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR REFERENCE OF NEW DOOR
- 3 EXISTING WINDOW TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR REFERENCE OF NEW
- 4 EXISTING COLUMN TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA. CONTRACTOR SHALL COORDINATE WITH RENOVATION & ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 5 EXISTING FLOOR SLAB TO BE REMOVED TO FOR NEW ELEVATOR PIT. CONTRACTOR SHALL REPAIR SLAB AS NEEDED TO RECEIVE NEW FINISHES. REFER TO RENOVATION DRAWINGS FOR SCOPE OF
- ADA RAMP. REFER TO RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA 7 EXISTING FLOOR SLAB TO BE REMOVED. CONTRACTOR SHALL PREPARE AREA FOR NEW PARKING
- LAYOUT. REFER TO RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA. 8 EXISTING ROOF STRUCTURE TO BE DEMOLISHED AT THIS LOCATION. CONTRACTOR SHALL
- 9 EXISTING CEILING TO BE DEMOLISHED AT THIS LOCATION. CONTRACTOR SHALL COORDINATE WITH RENOVATION & ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 10 EXISTING FLOOR TILE TO BE REMOVED AT THIS LOCATION. CONTRACTOR SHALL PREPARE SURFACE TO RECEIVE NEW FLOOR TILE AS SCHEDULED. REFER TO FINISH PLAN ON SHEET A104 AND FINISH
- SCHEDULE ON SHEET A611 FOR MORE INFORMATION. 11 EXISTING RECEPTACLES TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH RENOVATION
- 12 EXISTING ELECTRICAL PANELS TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH
- ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 13 EXISTING EXTERIOR STAIR CASE & LANDING TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SHEET A100 & ELEVATION ON SHEET A200 FOR MORE INFORMATION.
- 14 EXISTING INTERIOR STAIR CASE TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SHEET A100
- & ELEVATION ON SHEET A200 FOR MORE INFORMATION. 15 EXISTING EXTERIOR LIGHTING TO BE REMOVED.
- 16 NEW DOOR OPENING, REFER TO RENOVATION DRAWINGS FOR MORE INFORMATION. 17 NEW WINDOW OPENING, REFER TO RENOVATION DRAWINGS FOR MORE INFORMATION.
- 18 EXISTING POLE TO BE RELOCATED, UNDER SEPARATE PERMIT

DRAWINGS FOR SCOPE OF WORK IN THIS AREA.

BUILDING DEPARTMENT COMMENT RELEASE DATE:

DESIGNED BY:

CHECKED BY:

DRAWN BY

GA / MZ

CV

SCALE:

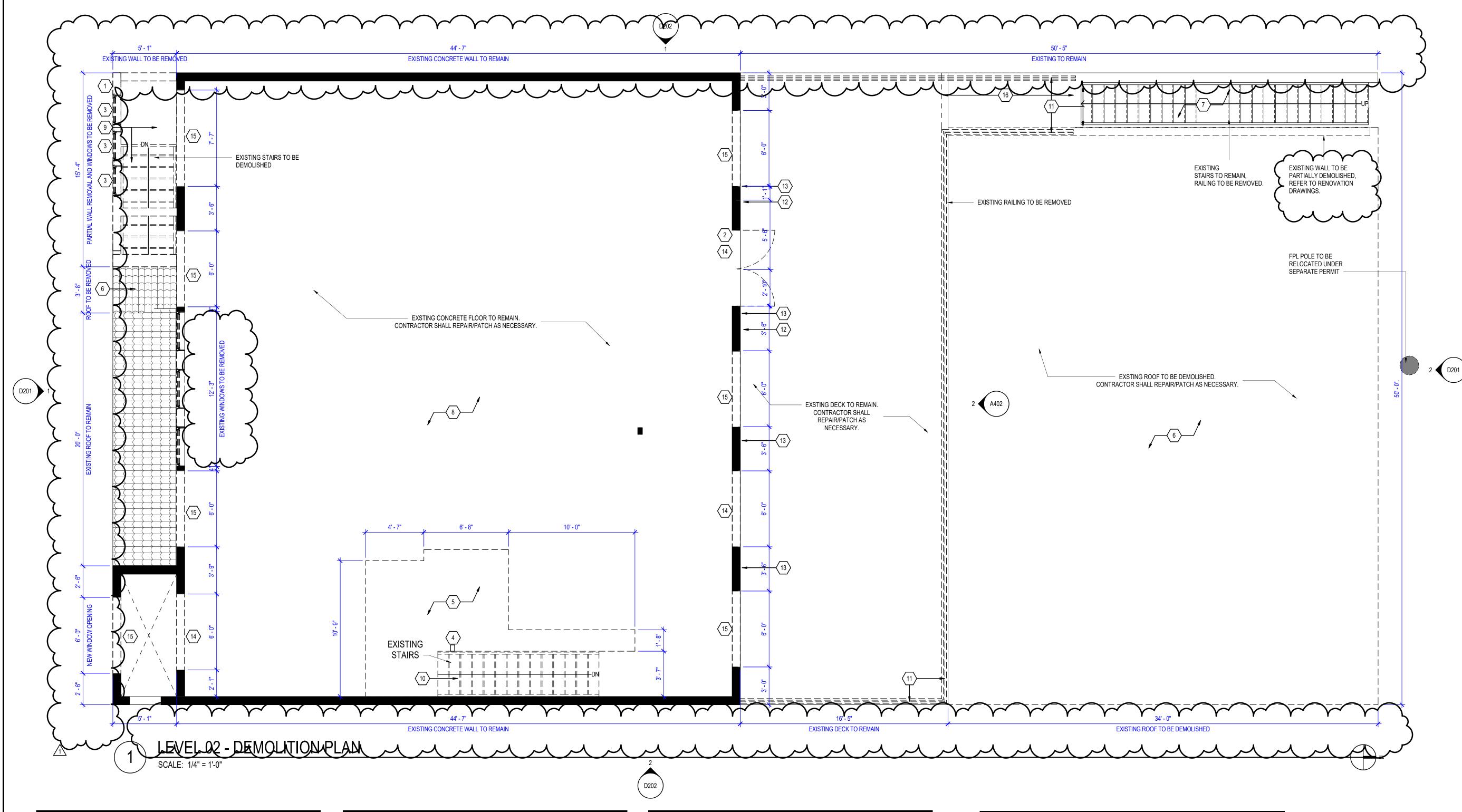
JOB NUMBER

SHEET NUMBER:

3' - 8"

As indicated

20690



DEMOLITION PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

- 1. ALL PLUMBING ASSOCIATED WITH DEMOLISHED FIXTURES TO BE CAPPED (U.O.N.). 2. EXISTING FIRE ALARM DEVICES TO BE RELOCATED AS NEEDED TO COMPLY WITH CODE
- REQUIREMENTS. CONTRACTOR SHALL FIELD VISIT THE SITE PRIOR TO SUBMIT BID. 3. EXISTING A/C THERMOSTATS SHALL REMAIN U.O.N. REFER TO MECHANICAL DRAWINGS FOR
- 4. FIRE ALARM DEVICES SHALL BE RELOCATED AND ADJUSTED AS NEEDED U.O.N. CONTRACTOR SHALL TEST THE FIRE ALARM DEVICES PRIOR TO RELOCATION AND REUSE. REFER TO ENG.
- DRAWINGS FOR MORE INFO. 5. ALL WINDOW SHADES ARE EXISTING TO BE REMOVED.

AND THAT LOCATIONS ARE APPROPRIATE.

MORE INFORMATION IF APPLICABLE.

- 6. CONTRACTOR TO VERIFY DOOR COUNT TO REUSE AS MANY DOORS AS POSSIBLE. 7. WHERE "EXISTING PARTITIONS ARE TO REMAIN" IN PROJECT SCOPE, CONTRACTOR SHALL VERIFY AND CONFIRM THAT THEY COMPLY WITH ASSOCIATED DETAIL DEMARCATION. CONTRACTOR TO MAKE SURE THAT THE INTEGRITY OF SOUND INSULATION AND THE THICKNESS OF THE WALLS ARE SOUND AND IN GOOD CONDITION. CONTRACTOR SHALL PROVIDE NEW SOUND INSULATION AS REQUIRED TO REACH PROPER SOUND ATTENUATION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ARCHITECT IF UPON INSPECTION OF THE PARTITION. THE PARTITION IS NOT IN ACCEPTABLE CONDITION. IN CONDITIONS WHERE WE HAVE AN OPEN AIR PLENUM, CONTRACTOR SHALL MAKE SURE THAT THE PENETRATIONS ARE SUITABLE IN SIZE,
- 8. EXISTING ELECTRICAL OUTLETS AT PERIMETER TO REMAIN, CONTRACTOR TO COORDINATE WITH RENOVATION DRAWINGS SO THAT NO OUTLETS ARE UNNECESSARILY DUPLICATED. REFER TO ELECTRICAL PLAN FOR COORDINATION.
- 9. CONTRACTOR TO COMPLY WITH BUILDING MANAGEMENT'S LEED DUMPSTER REQUIREMENT FOR ALL DEMOLITION. PLEASE REFER TO LANDLORD FOR FURTHER REQUIREMENTS.

CONSTRUCTION ACTIVITIES

ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE DISTURBING NOISE LEVELS OR OTHERWISE INTERFERE WITH THE DAY TO DAY OPERATIONS OF BUILDING TENANT+/- OR CAUSE THE CONTRACTOR TO ENTER THE TENANT SPACES SHALL BE PERFORMED AFTER NORMAL BUSINESS HOURS OR ON WEEKENDS (COORDINATE WITH PROPERTY

MANAGER REPRESENTATIVE). THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO:

- CUTTING OR CORE DRILLING, CUTTING IN CONCRETE FLOORS OR WALLS.
- DRILLING CONCRETE SLABS FOR PIPE HANGERS. DISABLING THE HVAC SYSTEM.
- CRANE OPERATIONS
- DISRUPTION OF TENANT ACTIVITIES.
- FIRE ALARM TESTING SMOKE EVACUATION INSPECTIONS X-RAYING

FIRE PROOFING NOTES

1. CONTRACTOR SHALL ADD FIRE PROOF INSULATION AT GAPS (ABOVE AND BELOW) WHERE THE SLAB STOPS BEFORE THE WINDOWS. CONTRACTOR TO PROVIDE METAL STRIP AS REQUIRED TO COVER THE GAP, AS WELL AS FIRE PROOF CAULKING.

FIELD VERIFICATION

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE WITH THE EXISTING CONDITIONS PRIOR TO BID ON THE PROJECT. NO VISIT NO BID SHALL PREVAIL.

THESE DRAWINGS INCORPORATE BUILDING INFORMATION COMPILED FROM VARIOUS SOURCES ASSOCIATED WITH THIS PROJECT AND DEEMED AS RELIABLE. CONDITIONS DIRECTLY AFFECTING THE PRODUCT OR ITS INSTALLATION MUST BE FIELD VERIFIED BY THE CONTRACTOR OR A CONTRACTOR APPOINTED REPRESENTATIVE PRIOR TO BIDDING.

IF SITE INSPECTIONS ARE REQUIRED, DURING CONSTRUCTION, OR CONSTRUCTION QUALITY VERIFICATION AFTER COMPLETION, THE GENERAL CONTRACTOR MUST PRE-SCHEDULE MEETING WITH THIS OFFICE, WITH THE RESPECTIVE SUBCONTRACTORS ATTENDING, AND AN HOURLY FEE WILL BE CHARGED BY THIS OFFICE TO THE GENERAL CONTRACTOR.

WIRE REMOVAL NOTES

BECOME DISCOVERABLE.

- 1. REMOVE OLD CABLE. AS PER 2014 REVISIONS TO THE NATIONAL ELECTRICAL CODE, REMOVE CABLE THAT IS NOT BEING USED OR WILL NOT BE USABLE IN THE FUTURE. REMOVE ALL CABLES
- ALL THE WAY TO THE ELECTRICAL PANEL. 2. FOLLOW SAFETY PRECAUTIONS WHEN REMOVING OLD CABLE. ENSURE THAT WORKERS WEAR
- 3. CONTRACTOR SHALL BE EXTREMELY CAREFUL WHEN REMOVING WIRING DURING DEMOLITION. CONTRACTOR TO CONFIRM W/ UM FACILITIES PRIOR TO REMOVAL OF WIRING ONCE THESE

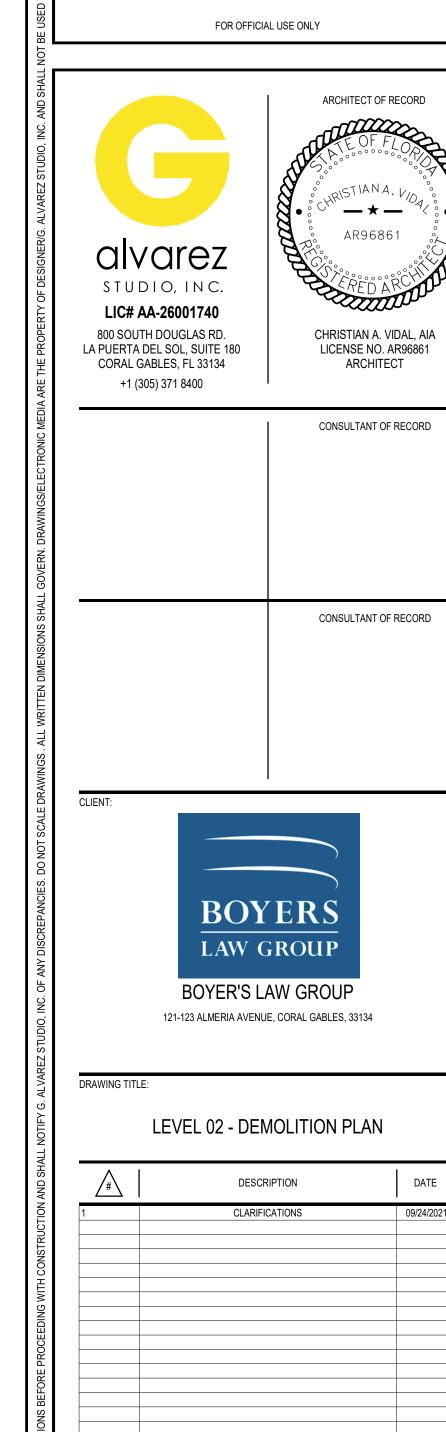
PROPER RESPIRATORY PROTECTION, AND SEAL REMOVED CABLE IN PLASTIC BAGS.

SHEET KEYNOTES (

- 1 EXISTING WALL TO BE REMOVED. CONTRACTOR SHALL PATCH/REPAIR AND PREPARE SURFACES TO RECEIVE NEW FINISHES AS SCHEDULED. CONTRACTOR SHALL COORDINATE WITH RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA.
- 2 EXISTING DOOR TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR REFERENCE OF NEW DOOR
- 3 EXISTING WINDOW TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR REFERENCE OF NEW
- WINDOW OPENINGS. 4 EXISTING COLUMN TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA. CONTRACTOR SHALL COORDINATE WITH
- RENOVATION & ENGINEERING DRAWINGS FOR MORE INFORMATION. EXISTING FLOOR SLAB TO BE REMOVED FOR REQUIRED OPENING OF NEW STAIR & ELEVATOR
- LAYOUT. CONTRACTOR SHALL REPAIR SLAB AS NEEDED TO RECEIVE NEW FINISHES. REFER TO RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA. EXISTING ROOF STRUCTURE TO BE DEMOLISHED AT THIS LOCATION. CONTRACTOR SHALL
- COORDINATE WITH RENOVATION & ENGINEERING DRAWINGS FOR MORE INFORMATION. EXISTING FLOOR TILE TO BE REMOVED AT THIS LOCATION. CONTRACTOR SHALL PREPARE SURFACE TO RECEIVE NEW FLOOR TILE AS SCHEDULED. REFER TO FINISH PLAN ON SHEET A104 AND FINISH
- 8 EXISTING RECEPTACLES TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH RENOVATION DRAWINGS FOR SCOPE OF WORK AT THIS AREA.
- 9 EXISTING EXTERIOR STAIR CASE & LANDING TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON
- SHEET A100 & ELEVATION ON SHEET A200 FOR MORE INFORMATION. 10 EXISTING INTERIOR STAIR CASE TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SHEET A100
- & ELEVATION ON SHEET A200 FOR MORE INFORMATION.
- 11 EXISTING RAILING TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH RENOVATION
- DRAWINGS FOR SCOPE OF WORK IN THIS AREA.
- 12 EXISTING EXTERIOR LIGHTING TO BE REMOVED.

SCHEDULE ON SHEET A611 FOR MORE INFORMATION.

- 13 EXISTING OVERFLOW SCUPPERS TO BE REMOVED. CONTRACTOR SHALL COORDINATE WITH RENOVATION & ENGINEERING DRAWINGS FOR MORE INFORMATION.
- 14 NEW DOOR OPENING. REFER TO RENOVATION DRAWINGS FOR MORE INFORMATION. 15 NEW WINDOW OPENING, REFER TO RENOVATION DRAWINGS FOR MORE INFORMATION.
- 16 EXISTING TILE TO BE REMOVED.



As indicated

SCALE:

JOB NUMBER

SHEET NUMBER:

RELEASE DATE:

DESIGNED BY:

CHECKED BY:

DRAWN BY

GA / MZ

DH/ IT/ AO

ROOF PLAN DEMO SCALE: 3/16" = 1'-0"

SHEET KEYNOTES ()

- 1. EXISTING PITCHED ROOF TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SERIES A100 & ELEVATIONS ON SERIES A200 FOR MORE INFORMATION. 2. EXISTING PARAPET AND ROOF TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SERIES A100 & ELEVATIONS ON SERIES A200 FOR MORE INFORMATION.

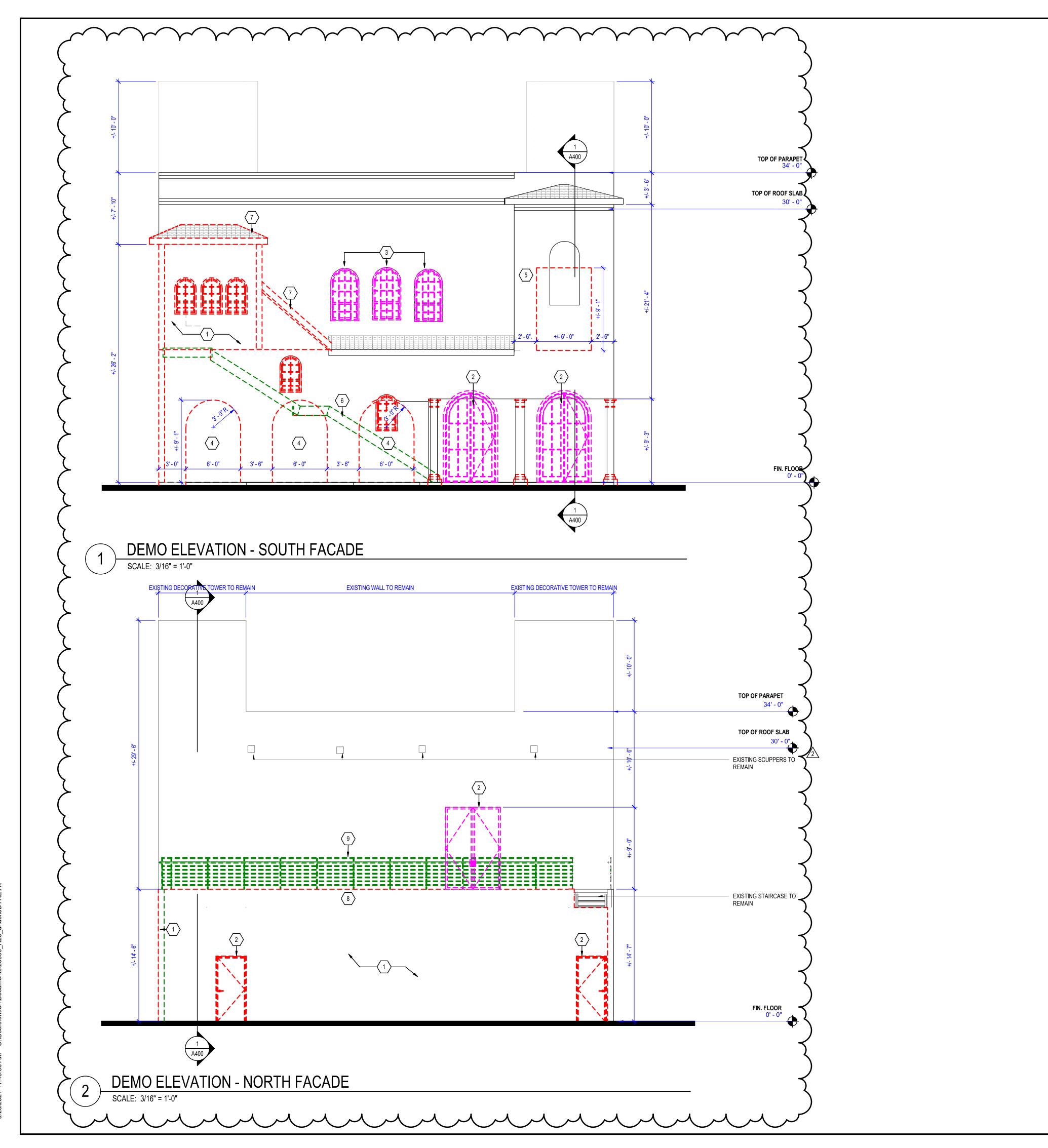
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STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180 CORAL GABLES, FL 33134 +1 (305) 371 8400	ARCHITECT OF RECORD AR96861 CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT
	CONSULTANT OF RECORD
	CONSULTANT OF RECORD

BOYERS LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134

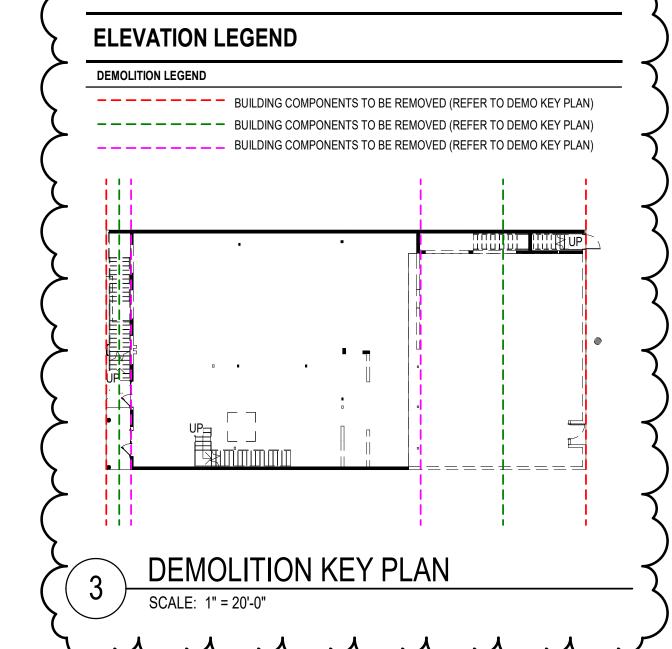
ROOF - DEMOLITION PLAN

_#		DESCRIPTION		DATE
1	С	LARIFICATIONS		09/24/202
RELEASE DATE: 06/04/20	21	SCALE:	As indicated	1
DESIGNED BY:		JOB NU		
DESIGNED BY. GA / Mi	<u>,</u>	JOB NU	20690	
DRAWN BY:		— _	NUMBER:	
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- 1. EXISTING WALL TO BE REMOVED. CONTRACTOR SHALL PATCH/REPAIR AND PREPARE SURFACES TO RECEIVE NEW FINISHES AS SCHEDULED. CONTRACTOR SHALL COORDINATE WITH RENOVATION DRAWINGS FOR SCOPE OF WORK IN THIS AREA.
- 2. EXISTING DOOR TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR REFERENCE OF NEW DOOR
- 3. EXISTING WINDOW TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR REFERENCE OF NEW WINDOW
- 4. NEW DOOR OPENING, REFER TO RENOVATION DRAWINGS FOR MORE INFORMATION.
- 5. NEW WINDOW OPENING, REFER TO RENOVATION DRAWINGS FOR MORE INFORMATION. 6. EXISTING EXTERIOR STAIR CASE & LANDING TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SERIES
- A100 & ELEVATIONS ON SERIES A200 FOR MORE INFORMATION. 7. EXISTING PITCHED ROOF TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SERIES A100 &
- ELEVATIONS ON SERIES A200 FOR MORE INFORMATION.
- 8. EXISTING PARAPET AND ROOF TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SERIES A100 & ELEVATIONS ON SERIES A200 FOR MORE INFORMATION.
- 9. EXISTING HANDRAIL SYSTEM TO BE DEMOLISHED. REFER TO RENOVATION PLANS ON SERIES A100 &



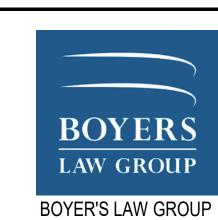
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ARCHITECT OF RECORD STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. CHRISTIAN A. VIDAL, AIA LA PUERTA DEL SOL, SUITE 180 LICENSE NO. AR96861 CORAL GABLES, FL 33134 ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD

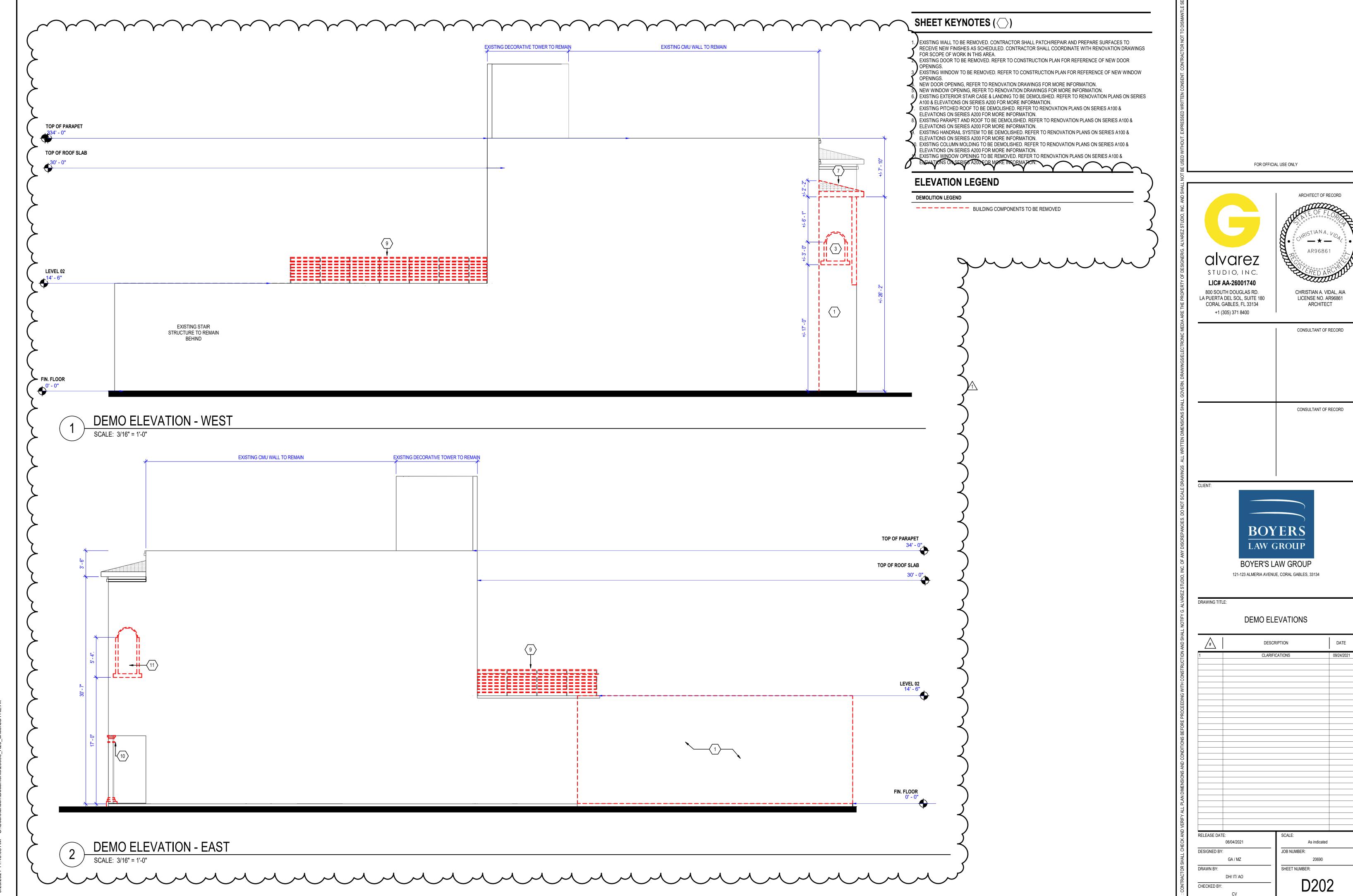
+1 (305) 371 8400



121-123 ALMERIA AVENUE, CORAL GABLES, 33134

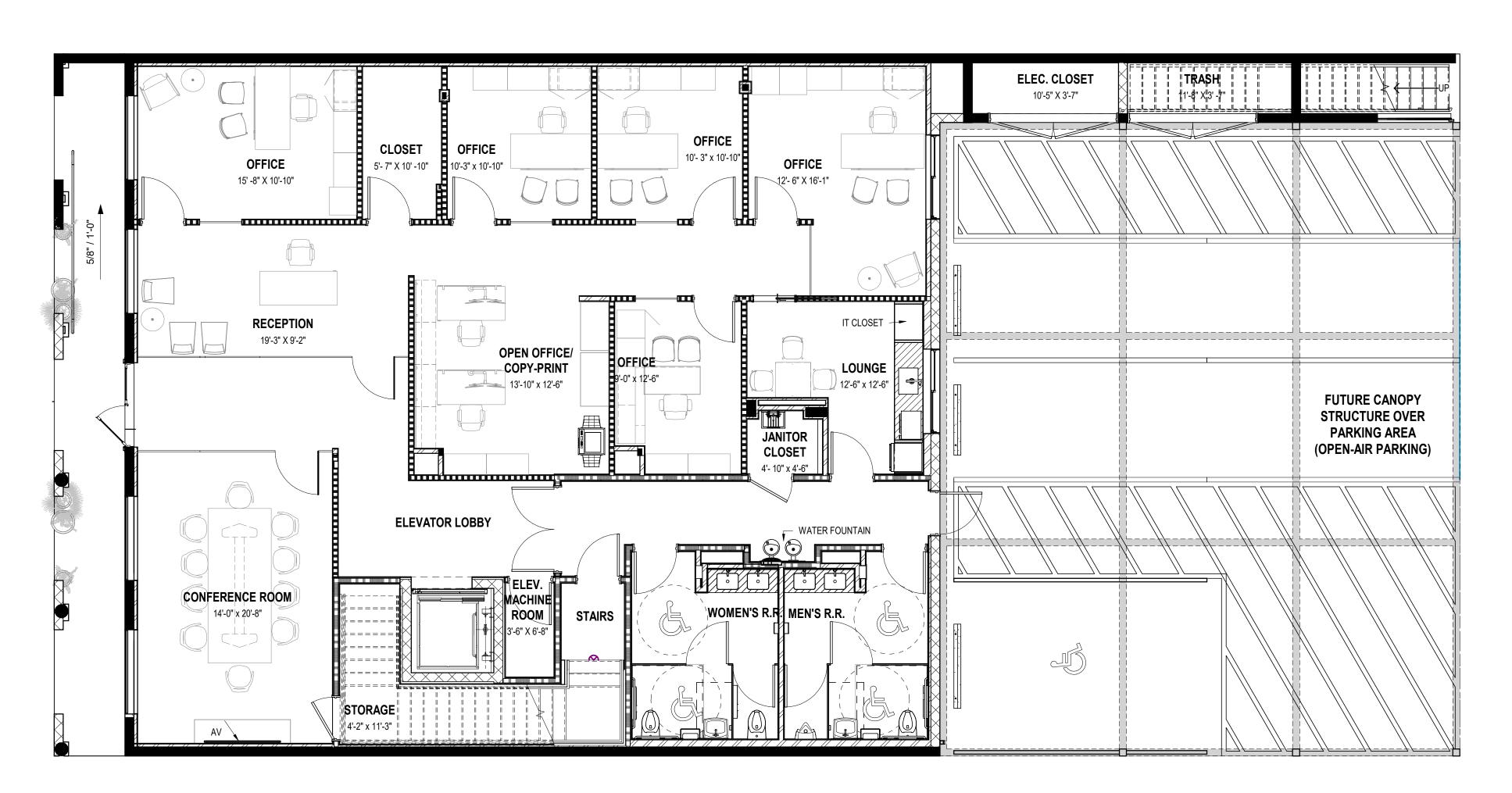
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RELEASE DATE:		SCALE:		
06/	04/2021		As indicated	
DESIGNED BY:		JOB NUN	MBER:	
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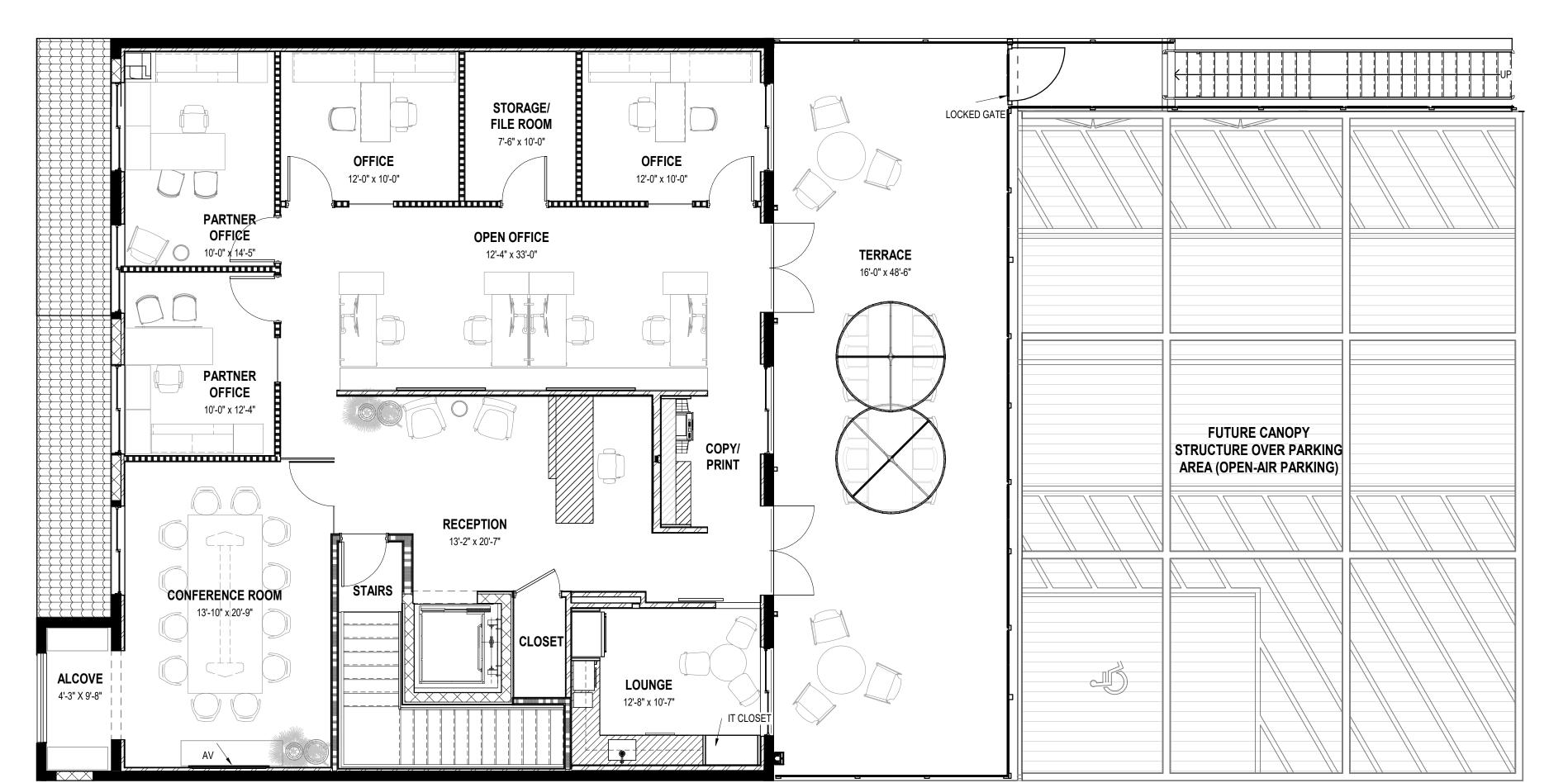


100% CONSTRUCTION DOCUMENTS

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LEVEL 01 SPACE PLAN



LEVEL 01 & LEVEL 02 RELEASE DATE: JOB NUMBER: SHEET NUMBER: CHECKED BY:

BOYERS

LAW GROUP

BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

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STUDIO, INC.

LIC# AA-26001740

800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180 CORAL GABLES, FL 33134 +1 (305) 371 8400

ARCHITECT OF RECORD

CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD

A301

As indicated

SCALE:

CV

JOB NUMBER

SHEET NUMBER:

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ARCHITECT OF RECORD

CHRISTIAN A. VIDAL, AIA

LICENSE NO. AR96861

ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD

DATE

BOYERS

LAW GROUP

BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DESCRIPTION

BUILDING DEPARTMENT COMMENT

CLARIFICATIONS

1 LEVEL 01 - REFLECTED CEILING PLAN SCALE: 1/4" = 1'-0"

		CEILING SCHEDULE
TYPE MARK	DESCRIPTION	NOTES
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG ULTIMA #1912, 24"X24"X1", FINE TEXTURE, WHITE, 9/16" SUPRAFINE GRID XL SQUARE TEGULAR, WHITE FINISH, ACOUSTIC PERFORMANCE OF NRC .95 AND AC 190, LR .90, CLASS A, UL CLASSIFIED ACOUSTICAL PERFORMANCE, HUMIGUARD PLUS SAG PERFORMANCE. PROVIDE A 30 YEAR SYSTEM WARRANTY. PAINT ANY VISIBLE FIELD CUT TEGULAR EDGES WITH SUPERCOAT TOUCH UP PAINT #5760/5761. INSTALL PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ARMSTRONG SHADOWLINE PERIMETER MOLDING WHERE THE ACOUSTICAL CEILING MEETS W/ GYPSUN WALL BOARD. CONTACT GORDON RAMSAY AT 305-401-1064.
ACT-2		
DW1	DRY WALL CEILING	NEW DRYWALL CEILING OVER 2-1/2" 25 GA. METAL STUDS @ 24" O.C. DRYWALL CEILING SHALL HAVE NO APPARENT SEAMS OR IMPERFECTIONS. CEILING CONSTRUCTION SHALL BE SUSPENDED FROM DECK AS HIGH AS POSSIBLE. ALL DRYWALL CEILING AREAS SHALL HAVE FLANGELESS LINEAR SINGLE OR MULTI SLOT AIR DIFFUSERS. REFER TO ENGINEERING DRAWINGS FOR LINEAR DIFFUSER SPECIFICATIONS. ALI DRYWALL CEILING SHALL BE LEVEL 5 FINISH, TYPICAL THROUGHOUT. CONTRCATOR SHALL PROVIDE SEAMLESS MUD-IN TYPE, FIBERGLASS STEALTH TYPE ACCESS PANELS AS NEEDED BY INTERFORM, GLENDON OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S APPROVAL. COORDINATE WITH ENGINEERING DRAWINGS. ALL DRYWALL CEILING SHALL BE PAINTED WITH BENJAMIN MOORE EXTRA WHITE, EXTRA MATTE CEILING PAINT U.O.N. REFER TO CEILING DETAILS FOR MORE INFORMATION.
EXC1	EXTERIOR CEILING	NEW EXTERIOR GYPSUM BOARD OVER 2-1/2" 25 GA. METAL STUDS @ 24" O.C. EXTERIOR MOISTURE RESISTANT BOARD CEILING SHALL HAVE NO APPARENT SEAMS OR IMPERFECTIONS. CEILING CONSTRUCTION SHALL BE SUSPENDED FROM DECK AS HIGH AS POSSIBLE. EXTERIOR SOFFIT CEILING SHALL BE LEVEL 5 FINISH, TYPICAL THROUGHOUT. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S APPROVAL. COORDINATE WITH ENGINEERING DRAWINGS. TO BE PAINTED.
EXC2	EXTERIOR SOFFIT	NEW EXTERIOR STUCCO OVER 2-1/2" 25 GA. METAL STUDS @ 24" O.C. EXTERIOR MOISTURE RESISTANT BOARD CEILING SHALL HAVE NO APPARENT SEAMS OR IMPERFECTIONS. CEILING CONSTRUCTION SHALL BE SUSPENDED FROM DECK AS HIGH AS POSSIBLE. EXTERIOR SOFFIT CEILING SHALL BE LEVEL 5 FINISH, TYPICAL THROUGHOUT. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S APPROVAL. COORDINATE WITH ENGINEERING DRAWINGS. TO BE PAINTED AS NOTED IN THE ELEVATIONS ON SHEET A-200.
EXP	EXPOSED PAINTED CEILING	CONTRACTOR SHALL PAINT ALL ELEMENTS IN EXPOSED CEILING AREAS, INCLUDING DUCTWORK, ELECTRICAL CONDUITS, LOW VOLTAGE CONDUITS, AV CONDUITS, SECURITY CONDUITS, AND FIRE SPRINKLERS PIPES. FIRE SPRINKLERS HEADS SHALL BE ORDERED IN A COORDINATING COLOR TO THE EXPOSED CEILING PAINT SELECTED. CONTRACTOR SHALL ENSURE THAT STRUCTURAL SLAB IS CLEANED AND LEFT WITHOUT TRACES OF PREVIOUS BUILDOUTS, NAILS, SCREWS, STUD FRAMING ELEMENTS, OR ANY OTHER ELEMENT THAT WILL HINDER AESTHETICS IN THESE AREAS. EXPOSED CEILING SHALL BE PAINTED DRYFALL TYPE AS SCHEDULED. CONTRACTOR SHALL PROVIDE 4 COATS

OVER PRIMER.

CEILING PLAN LEGEND & SHEET NOTES

GENERAL SHEET NOTES

- REFER TO CEILING SCHEDULE ON SHEET A102 FOR MORE INFORMATION.
 REFER TO CEILING DETAILS FOR TRANSITION BETWEEN CEILINGS SYSTEMS ON SHEET A511 FOR
- MORE INFORMATION.

 3. CONTRACTOR SHALL PATCH/REPAIR AND FINISH EXISTING TO REMAIN DRYWALL SOFFIT AT
- PERIMETER.
- 4. CONTRACTOR SHALL COORDINATE WITH LIGHT FIXTURE CUT SHEETS PRIOR TO COMMENCEMENT
- OF CEILING LAYOUT.
 5. ALL CEILING DEVICES SHALL BE COLOR WHITE U.O.N.
- ALL LIGHT FIXTURES SHALL BE CENTERED AND ALIGNED AS DENOTED ON THIS PLAN.
 REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A621 FOR PRODUCT INFORMATION.
 CONTRACTOR SHALL INDEPENDENTLY SWITCH DIFFERENT LIGHT FIXTURE TYPES IN SINGLE
- SPACES. ALL LIGHTING MUST BE CONTROLLED AND TIED TO BUILDING'S BMS SYSTEM.

 9. CONTRACTOR SHALL COORDINATE WITH CLIENT'S AV VENDOR FOR INFORMATION ABOUT W.A.P.,
- CAMERAS, AND ALL AUDIOVISUAL/SECURITY CEILING MOUNTED DEVICES.

 10. CONTRACTOR SHALL CENTER AND ALIGN ALL AV DEVICES AND ELEMENTS AS INDICATED.
- COORDINATE IN FIELD AND ADVISE ARCHITECT IN CASE ANY OTHER DEVICES ARE NEEDED.

 11. CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR MECHANICAL DEVICES LAYOUT AND
- REQUIREMENTS.

 12. CONTRACTOR SHALL COORDINATE FIRE ALARM AND PROTECTION DEVICES WITH ENGINEERING
- DRAWINGS.

 13. CONTRACTOR SHALL PROVIDE/COORDINATE EXIT SIGN LOCATION WITH DOOR SWING AND LIGHT
- FIXTURES. TYPICAL THROUGHOUT.

 14. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "E" DENOTE THAT LABELED ELEMENTS
- ARE EXISTING TO REMAIN.

 15. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "R" DENOTE THAT LABELED ELEMENTS ARE EXISTING TO BE RELOCATED.
- 16. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "N" DENOTE THAT LABELED ELEMENTS ARE NEW.17. THE LOCATION OF LIGHT FIXTURES, SPEAKERS, AND OTHER CEILING TILE MOUNTED DEVICES SHALL

BE DETERMINED BY THE ACOUSTICAL CEILING GRID AND TILE PATTERN. ALL CEILING TILE MOUNTED DEVICES SHALL BE LOCATED IN CENTER OF CEILING TILE. CONTRACTOR SHALL COORDINATE WITH

ARCHITECTURAL OR ENGINEERING DRAWINGS.

18. CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER WITH FIRE PROTECTION SHOP DRAWINGS FOR REVIEW PRIOR TO RELEASING FABRICATION OF THE TRADE SCOPE OF WORK.

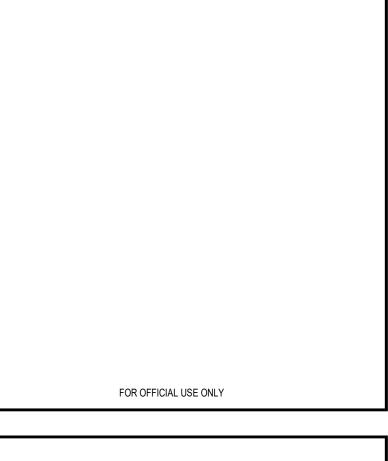
ARCHITECT ANY ALIGNMENT INSTANCE THAT MAY NOT BE ACHIEVABLE AS DRAFTED IN

SHEET KEYNOTES ()

- 1 CONTRACTOR SHALL PROVIDE NEW DRYWALL CEILING AT THIS LOCATION. REFER TO CEILING SCHEDULE ON SHEET A102 AND CEILING DETAILS ON SHEET A511 FOR MORE INFORMATION.
- 2 CONTRACTOR SHALL PROVIDE NEW 2' X 2' ACOUSTICAL CEILING AT THIS LOCATION. CONTRACTOR SHALL COORDINATE WITH CEILING SCHEDULES AND DETAILS FOR MORE INFORMATION.
- 3 CONTRACTOR SHALL PROVIDE NEW DRYWALL SOFFIT AT THIS LOCATION. CONTRACTOR SHALL
- COORDINATE WITH CEILING DETAILS ON SHEET A511 AND CEILING SCHEDULE ON SHEET A102 FOR MORE INFORMATION.

 CURTAIN & SHADE OFILING POCKEY: REFERENCE A511 FOR CEILING TRANSPION DETAILS
- 5 CONTRACTOR SHALL COORDINATE WITH SECURITY VENDOR NEW SECURITY CAMERAS. ALL SECURITY CAMERAS MUST BE VANDAL RESISTANT.

6 FUTURE CANOPY STRUCTURE OVER OPEN-AIR PARKING AREA WILL BE PERMITTED BY OTHERS UNDER MASTER PERMIT. SHOP DRAWINGS PROVIDED BY OTHERS.





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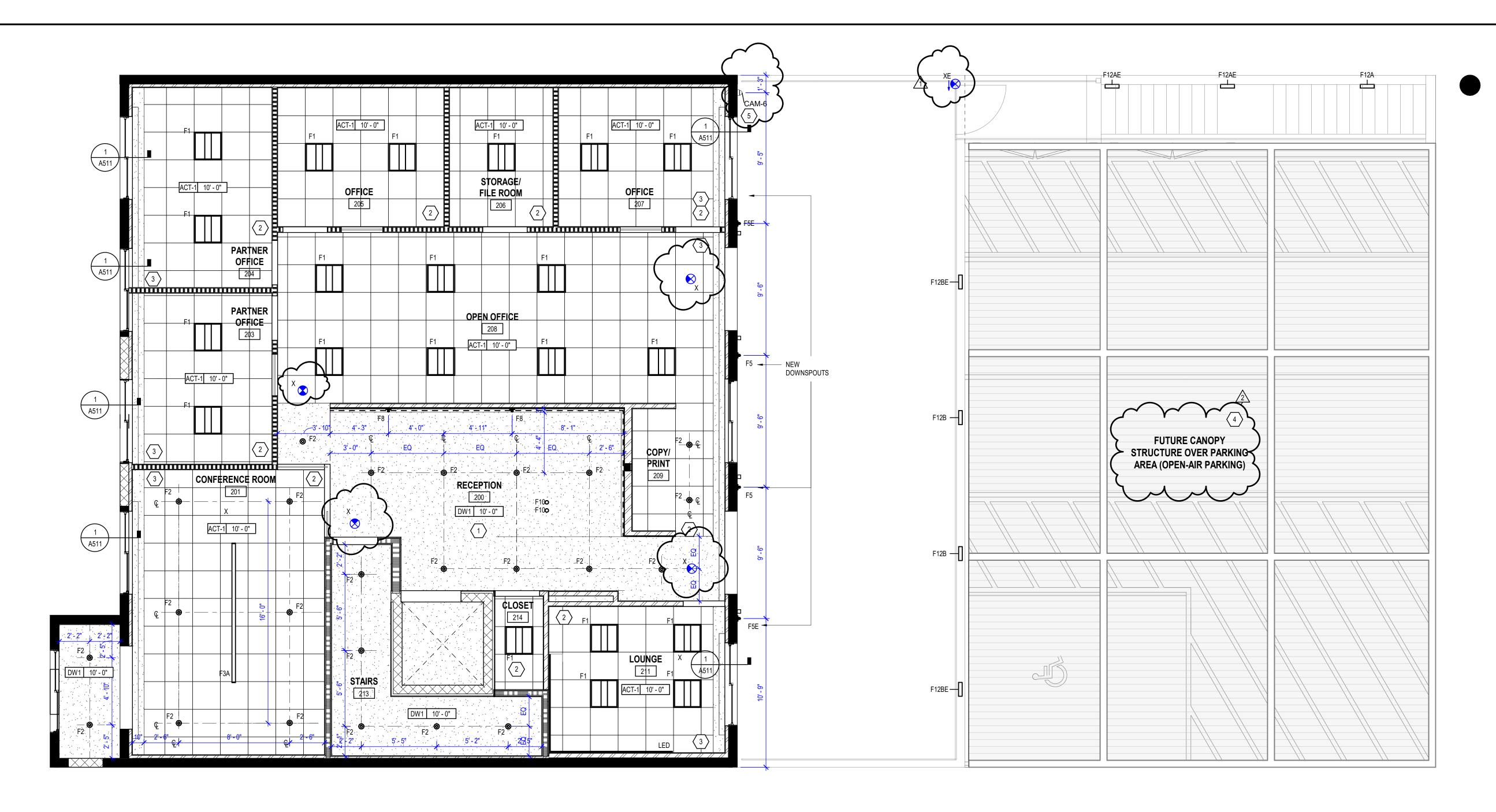
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121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DRAWING TITL

LEVEL 01 - REFLECTED CEILING PLAN

_#\	DESCR	IPTION	DATE
2	BUILDING DEPART		09/24/2021
1	CLARIFIC	CATIONS	09/24/2021
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1 LEVEL 02 - REFLECTED CEILING PLAN

		CEILING SCHEDULE
TYPE MARK	DESCRIPTION	NOTES
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG ULTIMA #1912, 24"X24"X1", FINE TEXTURE, WHITE, 9/16" SUPRAFINE GRID XL SQUARE TEGULAR, WHITE FINISH, ACOUSTIC PERFORMANCE OF NRC .95 AND AC 190, LR .90, CLASS A, UL CLASSIFIED ACOUSTICAL PERFORMANCE, HUMIGUARD PLUS SAG PERFORMANCE. PROVIDE A 30 YEAR SYSTEM WARRANTY. PAINT ANY VISIBLE FIELD CUT TEGULAR EDGES WITH SUPERCOAT TOUCH UP PAINT #5760/5761. INSTALL PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ARMSTRONG SHADOWLINE PERIMETER MOLDING WHERE THE ACOUSTICAL CEILING MEETS W/ GYPSUM WALL BOARD. CONTACT GORDON RAMSAY AT 305-401-1064.
ACT-2		
DW1	DRY WALL CEILING	NEW DRYWALL CEILING OVER 2-1/2" 25 GA. METAL STUDS @ 24" O.C. DRYWALL CEILING SHALL HAVE NO APPARENT SEAMS OR IMPERFECTIONS. CEILING CONSTRUCTION SHALL BE SUSPENDED FROM DECK AS HIGH AS POSSIBLE. ALL DRYWALL CEILING AREAS SHALL HAVE FLANGELESS LINEAR SINGLE OR MULTI SLOT AIR DIFFUSERS. REFER TO ENGINEERING DRAWINGS FOR LINEAR DIFFUSER SPECIFICATIONS. ALL DRYWALL CEILING SHALL BE LEVEL 5 FINISH, TYPICAL THROUGHOUT. CONTRCATOR SHALL PROVIDE SEAMLESS MUD-IN TYPE, FIBERGLASS STEALTH TYPE ACCESS PANELS AS NEEDED BY INTERFORM, GLENDON OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S APPROVAL. COORDINATE WITH ENGINEERING DRAWINGS. ALL DRYWALL CEILING SHALL BE PAINTED WITH BENJAMIN MOORE EXTRA WHITE, EXTRA MATTE CEILING PAINT U.O.N. REFER TO CEILING DETAILS FOR MORE INFORMATION.
EXC1	EXTERIOR CEILING	NEW EXTERIOR GYPSUM BOARD OVER 2-1/2" 25 GA. METAL STUDS @ 24" O.C. EXTERIOR MOISTURE RESISTANT BOARD CEILING SHALL HAVE NO APPARENT SEAMS OR IMPERFECTIONS. CEILING CONSTRUCTION SHALL BE SUSPENDED FROM DECK AS HIGH AS POSSIBLE. EXTERIOR SOFFIT CEILING SHALL BE LEVEL 5 FINISH, TYPICAL THROUGHOUT. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S APPROVAL. COORDINATE WITH ENGINEERING DRAWINGS. TO BE PAINTED.
EXC2	EXTERIOR SOFFIT	NEW EXTERIOR STUCCO OVER 2-1/2" 25 GA. METAL STUDS @ 24" O.C. EXTERIOR MOISTURE RESISTANT BOARD CEILING SHALL HAVE NO APPARENT SEAMS OR IMPERFECTIONS. CEILING CONSTRUCTION SHALL BE SUSPENDED FROM DECK AS HIGH AS POSSIBLE. EXTERIOR SOFFIT CEILING SHALL BE LEVEL 5 FINISH, TYPICAL THROUGHOUT. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S APPROVAL. COORDINATE WITH ENGINEERING DRAWINGS. TO BE PAINTED AS NOTED IN THE ELEVATIONS ON SHEET A-200.
EXP	EXPOSED PAINTED CEILING	CONTRACTOR SHALL PAINT ALL ELEMENTS IN EXPOSED CEILING AREAS, INCLUDING DUCTWORK, ELECTRICAL CONDUITS, LOW VOLTAGE CONDUITS, AV CONDUITS, SECURITY CONDUITS, AND FIRE SPRINKLERS PIPES. FIRE SPRINKLERS HEADS SHALL BE ORDERED IN A COORDINATING COLOR TO THE EXPOSED CEILING PAINT SELECTED. CONTRACTOR SHALL ENSURE THAT STRUCTURAL SLAB IS CLEANED AND LEFT WITHOUT TRACES OF PREVIOUS BUILDOUTS, NAILS, SCREWS, STUD FRAMING ELEMENTS, OR ANY OTHER ELEMENT THAT WILL HINDER AESTHETICS IN THESE AREAS. EXPOSED

OVER PRIMER.

CEILING SHALL BE PAINTED DRYFALL TYPE AS SCHEDULED. CONTRACTOR SHALL PROVIDE 4 COATS

CEILING PLAN LEGEND & SHEET NOTES

GENERAL SHEET NOTES

- REFER TO CEILING SCHEDULE ON SHEET A102 FOR MORE INFORMATION.
- REFER TO CEILING DETAILS FOR TRANSITION BETWEEN CEILINGS SYSTEMS ON SHEET A511 FOR MORE INFORMATION.
 CONTRACTOR SHALL PATCH/REPAIR AND FINISH EXISTING TO REMAIN DRYWALL SOFFIT AT
- PERIMETER.
 4. CONTRACTOR SHALL COORDINATE WITH LIGHT FIXTURE CUT SHEETS PRIOR TO COMMENCEMENT
- OF CEILING LAYOUT.
- 5. ALL CELLING DEVICES SHALL BE COLOR WHITE U.O.N.
- ALL LIGHT FIXTURES SHALL BE CENTERED AND ALIGNED AS DENOTED ON THIS PLAN.
 REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A621 FOR PRODUCT INFORMATION.
- CONTRACTOR SHALL INDEPENDENTLY SWITCH DIFFERENT LIGHT FIXTURE TYPES IN SINGLE SPACES. ALL LIGHTING MUST BE CONTROLLED AND TIED TO BUILDING'S BMS SYSTEM.
 CONTRACTOR SHALL COORDINATE WITH CLIENT'S AV VENDOR FOR INFORMATION ABOUT W.A.P.,
- CAMERAS, AND ALL AUDIOVISUAL/SECURITY CEILING MOUNTED DEVICES.

 10. CONTRACTOR SHALL CENTER AND ALIGN ALL AV DEVICES AND ELEMENTS AS INDICATED.

 COORDINATE IN FIELD AND ADVISE ARCHITECT IN CASE ANY OTHER DEVICES ARE NEEDED.
- 11. CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR MECHANICAL DEVICES LAYOUT AND REQUIREMENTS.
- 12. CONTRACTOR SHALL COORDINATE FIRE ALARM AND PROTECTION DEVICES WITH ENGINEERING DRAWINGS.13. CONTRACTOR SHALL PROVIDE/COORDINATE EXIT SIGN LOCATION WITH DOOR SWING AND LIGHT
- FIXTURES. TYPICAL THROUGHOUT.

 14. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "E" DENOTE THAT LABELED ELEMENTS
- ARE EXISTING TO REMAIN.
 15. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "R" DENOTE THAT LABELED ELEMENTS
- ARE EXISTING TO BE RELOCATED.

 16. ELEMENTS IN REFLECTED CEILING PLAN LABELED WITH AN "N" DENOTE THAT LABELED ELEMENTS
- 17. THE LOCATION OF LIGHT FIXTURES, SPEAKERS, AND OTHER CEILING TILE MOUNTED DEVICES SHALL BE DETERMINED BY THE ACOUSTICAL CEILING GRID AND TILE PATTERN. ALL CEILING TILE MOUNTED DEVICES SHALL BE LOCATED IN CENTER OF CEILING TILE. CONTRACTOR SHALL COORDINATE WITH ARCHITECT ANY ALIGNMENT INSTANCE THAT MAY NOT BE ACHIEVABLE AS DRAFTED IN
- 18. CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER WITH FIRE PROTECTION SHOP DRAWINGS FOR REVIEW PRIOR TO RELEASING FABRICATION OF THE TRADE SCOPE OF WORK.

ARCHITECTURAL OR ENGINEERING DRAWINGS.

SHEET KEYNOTES ()

1. CONTRACTOR SHALL PROVIDE NEW DRYWALL CEILING AT THIS LOCATION. REFER TO CEILING SCHEDULE ON SHEET A102 AND CEILING DETAILS ON SHEET A511 FOR MODE INFORMATION

SHEET A102 AND CEILING DETAILS ON SHEET A511 FOR MORE INFORMATION.

2. CONTRACTOR SHALL PROVIDE NEW 2' X 2' ACOUSTICAL CEILING AT THIS LOCATION. CONTRACTOR SHALL COORDINATE WITH CEILING SCHEDULES AND DETAILS FOR MORE INFORMATION.

3. CURTAIN & SHADE CEILING POCKET. REFERENCE A511 FOR CEILING TRANSITION DETAILS.

FUTURE CANOPY STRUCTURE OVER OPEN-AIR PARKING AREA WILL BE PERMITTED BY OTHERS UNDER MASTER PERMIT. SHOP DRAWINGS PROVIDED BY OTHERS.
 CONTRACTOR SHALL COORDINATE WITH SECURITY VENDOR NEW SECURITY CAMERAS.

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	DESC	RIPTION	DATE
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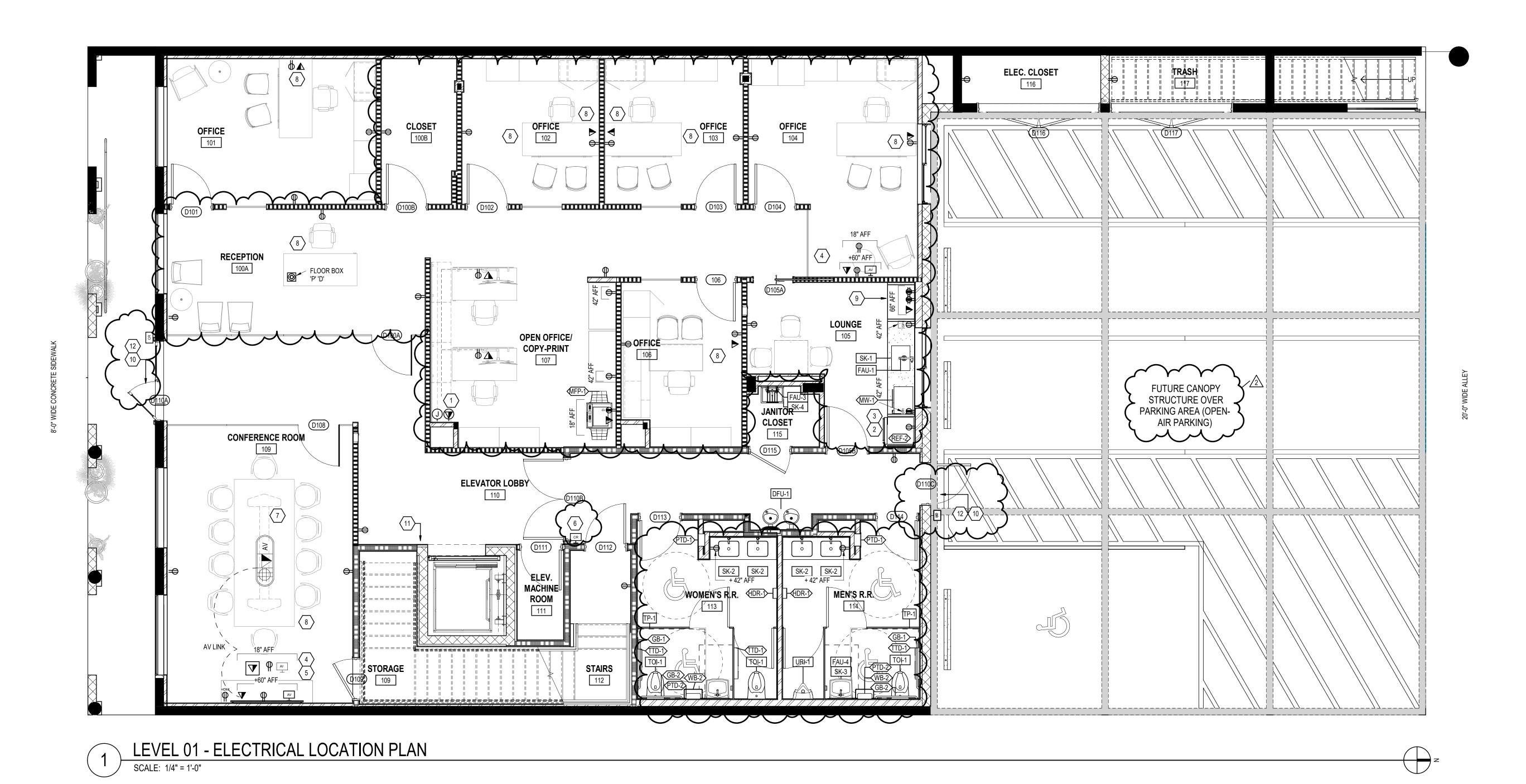
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ELECTRICAL PLAN LEGEND & SHEET NOTES

FIXTURE LEGEND

- DUPLEX POWER RECEPTACLE; VERTICAL INSTALL
- \P_{D} DEDICATED DUPLEX POWER RECEPTACLE; VERTICAL INSTALL
- QUADRUPLEX POWER RECEPTACLE
- DEDICATED QUADRUPLEX POWER RECEPTACLE
- $\ensuremath{\varphi_{\text{GFCI}}}$ Duplex ground fault interrupter receptacle; vertical install
- ₩GFCI QUADRUPLEX GROUND FAULT INTERRUPTER RECEPTACLE
- (J)— WALL "J" BOX FOR POWER (WHIP FOR SYSTEM FURNITURE)
- WALL QUAD CONDUIT FOR DATA AND TELEPHONE (WHIP FOR SYSTEM FURNITURE)

WALL CONDUIT FOR TELEPHONE (WHIP FOR SYSTEM FURNITURE)

- ▼ SINGLE TELEPHONE / FAX OUTLET
- DUPLEX DATA/TELEPHONE -2- CAT 5e

- ▼ QUAD DATA/TELEPHONE -2- CAT 5e
- IN-WALL AV PASS THRU CONTRACTOR TO PROVIDE POWER/DATA CONDUIT AND CONNECTION FROM DESIGNATED FLOOR BOX. COORDINATE WITH TENANT'S AV/LV TEAM. REFER TO AV/VC PACKAGE FOR DETAILS/SPECIFICATIONS.
- CABLE TV COAXIAL TV CONNECTION FOR CABLE BOX
- FIRE RESISTANT PLYWOOD SERVER BACKBOARD PAINTED WITH FIRE RESISTANT PAINT
 - STUB-UP AT FLOOR CONTAINING POWER/DATA. REFER TO ENGINEERS DRAWINGS FOR POWER REQUIREMENTS. COORDINATE LOCATION / REQUIREMENTS WITH FURNITURE
- VENDOR & TENANTS. (CORE DRILL LOCATION TO BE DETERMINED BY FURNITURE VENDOR). GC TO DETERMINE CONNECTION TYPE BEFORE PROCEEDING WITH THE WORK
- FLOOR BOX CONTAINING POWER / DATA / AV / VC CAPABILITY AND LINKED TO WALL -MOUNTED TV DISPLAY / SCREEN, IF APPLICABLE. REFER TO ENGINEERS DRAWINGS FOR POWER / DATA AND AV / VC PASS-THROUGH REQUIREMENTS. COORDINATE LOCATION / REQUIREMENTS WITH FURNITURE VENDOR AND TENANT'S AV / LV CONSULTANTS. (CORE DRILL LOCATION TO BE DETERMINED BY FURNITURE VENDOR). GC TO DETERMINE CONNECTION TYPE BEFORE PROCEEDING WITH THE WORK.

GENERAL SHEET NOTES

- 1. ALL EXISTING POWER, DATA, AND PHONE OUTLETS IN THE PERIMETER OF THE SPACE, AND OFFICES THAT ARE EXISTING TO REMAIN, WILL BE EXISTING TO REMAIN (U.O.N.). 2. CONTRACTOR TO CONFIRM LOCATION OF ALL FLOOR POWER/DATA OUTLETS WITH TENANT.
- SEE NOTE #10 ON GENERAL NOTES. 3. TV PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR. 4. ALL FURNITURE ARE FREE STANDING & SUPPLIED BY TENANT. FREE STANDING FURNITURE TO
- CONFORM TO F.A.C. 2017 REQUIREMENTS. 5. CONTRACTOR TO X-RAY EXISTING CONCRETE SLAB PRIOR TO ANY CORE DRILLING/FLOOR BOX REQUIREMENT. COORDINATE IN ADVANCE WITH THE MANAGEMENT OFFICE PRIOR TO
- CORE DRILLING. 6. CONTRACTOR TO VERIFY EXISTING OUTLETS NOT TO BE DUPLICATED. IF A NEW PROPOSED OUTLET DUPLICATES THE EXISTING OUTLETS, CONTRACTOR SHALL OMIT NEW OUTLET.
- 7. CONTRACTOR SHALL REMOVE/RELOCATE EXISTING ELECTRICAL OUTLETS TO CONFORM WITH NEW INTENDED DESIGN. REFER TO PLAN FOR NEW POWER OUTLET LOCATIONS. REFER TO INTERIOR ELEVATIONS ON SHEET A201 FOR MORE INFORMATION.
- 8. CONTRACTOR SHALL CONFIRM ALL COORDINATES FOR FURNITURE ELEMENTS WITH CLIENT'S FURNITURE INVENTORY. TYPICAL THROUGHOUT.
- 9. CONTRACTOR SHALL COORDINATE AV SETUP WITH CLIENT'S VENDOR. TYPICAL THROUGHOUT.

SHEET KEYNOTES ()

- WHIP CONNECTION FOR FUTURE TENANT USE, FURNITURE WILL BE INSTALLED AT A LATER TIME. 2. CONTRACTOR SHALL VERIFY CONDITIONS OF WATER, DRINAGE, AND POWER PROVISIONS FOR SINK AND SPECIALTY EQUIPMENTS AS SCHEDULED. REFER TO EQUIPMENT SCHEDULE FOR MORE INFORMATION.
- CONTRACTOR SHALL COORDINATE WITH ELEVATIONS DETAILS. 3. CONTRACTOR TO PROVIDE IN-WALL RECESSED WATER LINE FOR REFRIGERATOR. COORDINATE WITH
- MILLWORK AND EQUIPMENT SPECIFICATIONS. 4. CONTRACTOR SHALL COORDINATE AV SETUP WITH CLIENT'S VENDOR.
- CONTRACTOR SHALL PROVIDE CONDUIT FROM AV DISPLAY TO HDMI WALL PLATE. CONTRACTOR SHALL $_{ t a}$ COORDINATE WITH AV VENDOR FOR MORE INFORMATION. CONTRACTOR SHALL PROVIDE AND COORDINATE WITH SECURITY/ LOW VOLTAGE CONSULTANT A (1) BUTTON INTERCOM UNIT WITH A BUILT-IN CAMERA AND CARD READER CONNECTED TO A REMOTE STATION AT LEVEL
- 2 RECEPTION DESK. 7. CONTRACTOR SHALL PROVIDE CONDUIT FROM DISPLAY TO CORE. CONTRACTOR SHALL COORDINATE WITH AV
- 8. CONTRACTOR SHALL COORDINATE POWER AND DATA CONNECTIONS WITH FURNITURE. CONTRACTOR TO
- COORDINATE WITH FURNITURE VENDOR. 9. CONTRACTOR SHALL PROVIDE TWO 120V DEDICATED QUADS ON SEPARATE BREAKERS, TWO DEDICATED 2" CONDUITS THROUGH WALL AND GROUND BAR SYSTEM. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION AND COORDINATE WITH TENANT FOR ANY SPECIAL REQUIREMENTS. CONTRACTOR TO PROVIDE
- FIRE RATED PAINTED BACKBOARD AT IT CLOSET. 10. CONTRACTOR SHALL PROVIDE AND COORDINATE WITH SECURITY/LOW VOLTAGE CONSULTANT A (4) BUTTON INTERCOM UNIT WITH A BUILT-IN CAMERA AND CARD READER CONNECTED TO A REMOTE STATION AT LEVEL
- 1 RECEPTION AREA AND LEVEL 2 RECEPTION AREA. 11. ELEVATOR SHALL BE PROGRAMMED TO HAVE FULL ACCESS DURING THE DAY AND BE LOCKED AT SPECIFIC
- TIME IN THE EVENING. TIMES SHALL BE CONFIRMED WITH BUILDIG MANAGEMENT. 12. CONTRACTOR SHALL PRICE DOOR CONTACT ON THIS DOOR.

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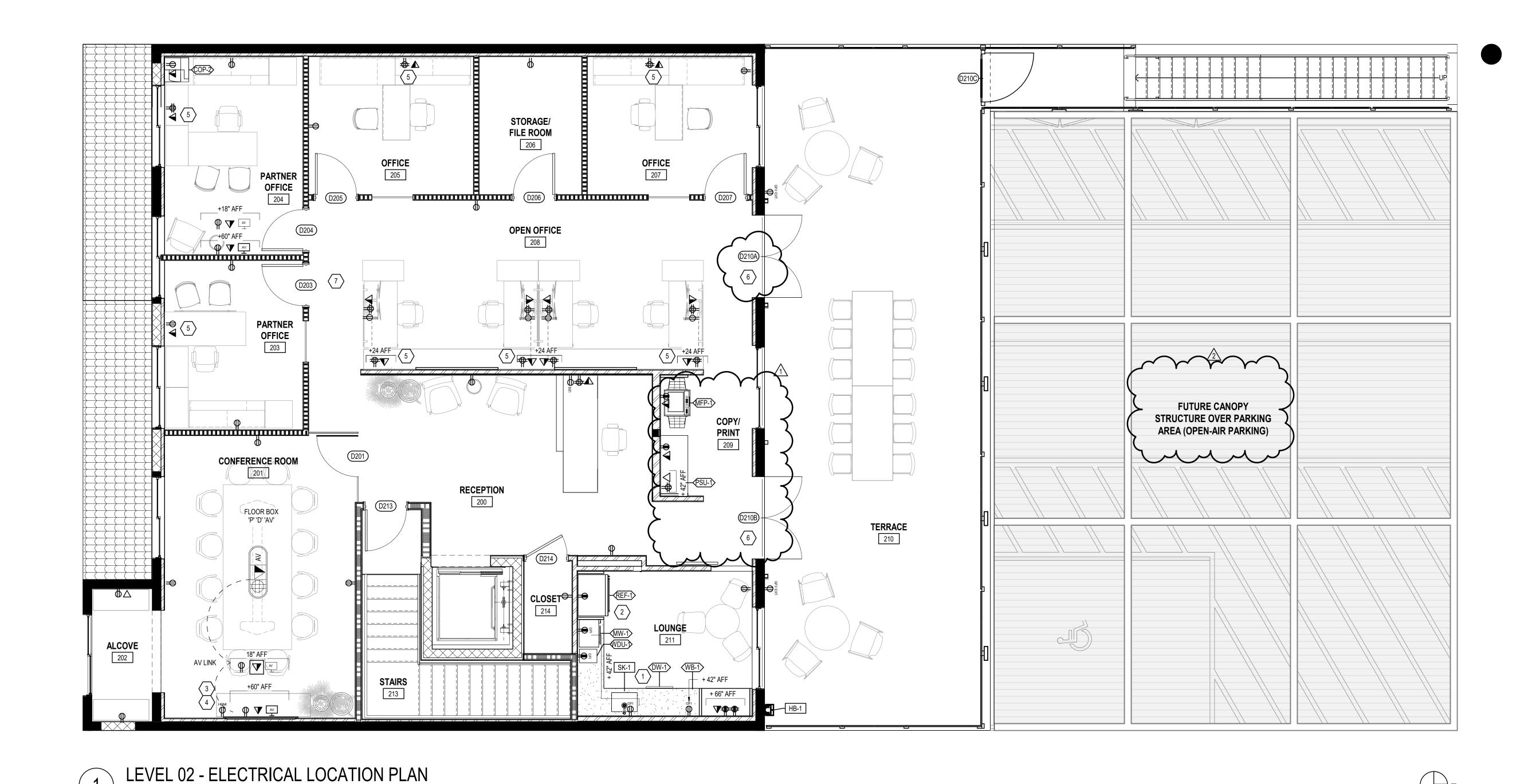
ARCHITECT OF RECORD

CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT

CONSULTANT OF RECORD

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ELECTRICAL PLAN LEGEND & SHEET NOTES

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

FIXTURE LEGEND

- DUPLEX POWER RECEPTACLE; VERTICAL INSTALL
- ${f \Psi}_{\sf D}$ DEDICATED DUPLEX POWER RECEPTACLE; VERTICAL INSTALL
- QUADRUPLEX POWER RECEPTACLE
- ₱D DEDICATED QUADRUPLEX POWER RECEPTACLE
- ϕ_{GFCI} Duplex ground fault interrupter receptacle; vertical install
- ₩GFCI QUADRUPLEX GROUND FAULT INTERRUPTER RECEPTACLE
- WALL "J" BOX FOR POWER (WHIP FOR SYSTEM FURNITURE)
- WALL CONDUIT FOR TELEPHONE (WHIP FOR SYSTEM FURNITURE)
- WALL QUAD CONDUIT FOR DATA AND TELEPHONE (WHIP FOR SYSTEM FURNITURE)
- SINGLE TELEPHONE / FAX OUTLET
- DUPLEX DATA/TELEPHONE -2- CAT 5e

▼ QUAD DATA/TELEPHONE -2- CAT 5e

- IN-WALL AV PASS THRU CONTRACTOR TO PROVIDE POWER/DATA CONDUIT AND CONNECTION FROM DESIGNATED FLOOR BOX. COORDINATE WITH TENANT'S AV/LV TEAM. REFER TO AV/VC PACKAGE FOR DETAILS/SPECIFICATIONS.
- CABLE TV COAXIAL TV CONNECTION FOR CABLE BOX
- FIRE RESISTANT PLYWOOD SERVER BACKBOARD PAINTED WITH FIRE RESISTANT PAINT (TO MATCH WALL COLOR)
- STUB-UP AT FLOOR CONTAINING POWER/DATA. REFER TO ENGINEERS DRAWINGS FOR POWER REQUIREMENTS. COORDINATE LOCATION / REQUIREMENTS WITH FURNITURE VENDOR & TENANTS. (CORE DRILL LOCATION TO BE DETERMINED BY FURNITURE VENDOR). GC TO DETERMINE CONNECTION TYPE BEFORE PROCEEDING WITH THE WORK
 - FLOOR BOX CONTAINING POWER / DATA / AV / VC CAPABILITY AND LINKED TO WALL -MOUNTED TV DISPLAY / SCREEN, IF APPLICABLE. REFER TO ENGINEERS DRAWINGS FOR POWER / DATA AND AV / VC PASS-THROUGH REQUIREMENTS. COORDINATE LOCATION / REQUIREMENTS WITH FURNITURE VENDOR AND TENANT'S AV / LV CONSULTANTS. (CORE DRILL LOCATION TO BE DETERMINED BY FURNITURE VENDOR). GC TO DETERMINE ` CONNECTION TYPE BEFORE PROCEEDING WITH THE WORK.

GENERAL SHEET NOTES

- 1. ALL EXISTING POWER, DATA, AND PHONE OUTLETS IN THE PERIMETER OF THE SPACE, AND
- OFFICES THAT ARE EXISTING TO REMAIN, WILL BE EXISTING TO REMAIN (U.O.N.). 2. CONTRACTOR TO CONFIRM LOCATION OF ALL FLOOR POWER/DATA OUTLETS WITH TENANT.
- SEE NOTE #10 ON GENERAL NOTES. 3. TV PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.
- 4. ALL FURNITURE ARE FREE STANDING & SUPPLIED BY TENANT. FREE STANDING FURNITURE TO CONFORM TO F.A.C. 2017 REQUIREMENTS. 5. CONTRACTOR TO X-RAY EXISTING CONCRETE SLAB PRIOR TO ANY CORE DRILLING/FLOOR
- BOX REQUIREMENT. COORDINATE IN ADVANCE WITH THE MANAGEMENT OFFICE PRIOR TO CORE DRILLING.
- 6. CONTRACTOR TO VERIFY EXISTING OUTLETS NOT TO BE DUPLICATED. IF A NEW PROPOSED OUTLET DUPLICATES THE EXISTING OUTLETS, CONTRACTOR SHALL OMIT NEW OUTLET.
- 7. CONTRACTOR SHALL REMOVE/RELOCATE EXISTING ELECTRICAL OUTLETS TO CONFORM WITH NEW INTENDED DESIGN. REFER TO PLAN FOR NEW POWER OUTLET LOCATIONS. REFER TO
- INTERIOR ELEVATIONS ON SHEET A201 FOR MORE INFORMATION. 8. CONTRACTOR SHALL CONFIRM ALL COORDINATES FOR FURNITURE ELEMENTS WITH CLIENT'S
- 9. CONTRACTOR SHALL COORDINATE AV SETUP WITH CLIENT'S VENDOR. TYPICAL THROUGHOUT.

FURNITURE INVENTORY. TYPICAL THROUGHOUT.

SHEET KEYNOTES ((\(\sigma\))

CONTRACTOR SHALL PRICE DOOR CONTACT ON THIS DOOR.

- 1. CONTRACTOR SHALL VERIFY CONDITIONS OF WATER, DRAINAGE, AND POWER PROVISIONS FOR SINK AND
- SPECIALTY EQUIPMENTS AS SCHEDULED. REFER TO EQUIPMENT SCHEDULE FOR MORE INFORMATION. CONTRACTOR SHALL COORDINATE WITH ELEVATIONS DETAILS.
- 2. CONTRACTOR TO PROVIDE IN-WALL RECESSED WATER LINE FOR REFRIGERATOR. COORDINATE WITH EQUIPMENT SPECIFICATIONS.
- 3. CONTRACTOR SHALL PROVIDE CONDUIT FROM AV DISPLAY TO HDMI WALL PLATE. CONTRACTOR SHALL
- COORDINATE WITH FURNITURE VENDOR.

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#	DESC	RIPTION	DATE
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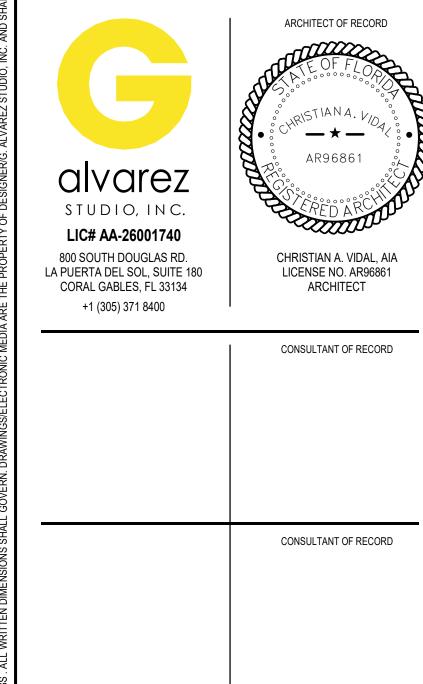
LEVEL 01 - FINISH PLAN

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

SHEET KEYNOTES ()

- 1 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND NEW CARPET TILE FLOORING, REFER TO DETAIL. 2 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND NEW LUXURY VINYL TILE FLOORING, REFER TO DETAIL.
- 3 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW CARPET TILE FLOORING AND NEW LUXURY VINYL TILE FLOORING, REFER TO DETAIL.
- CONTRACTOR SHALL ENSURE ALL EXTERIOR WAYLS ARE PAINTED P-1 AS SCHEDULED, TYP. THROUGHOUT VO.N. REFER TO FINISH SCHEDULE FOR MORE DETAILS.
 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND EXPOSED CONCRETE FLOORING, REFER TO DETAIL.

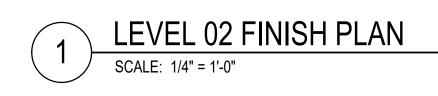
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BOYERS LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134

LEVEL 01 - FINISH PLAN

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SHEET KEYNOTES ()

- 1 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND NEW CARPET TILE FLOORING, REFER TO DETAIL.
- 2 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND NEW LUXURY VINYL TILE FLOORING, REFER TO DETAIL.
 3 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW CARPET TILE FLOORING AND NEW LUXURY VINYL TILE FLOORING, REFER TO DETAIL.
- 4 CONTRACTOR SHALL ENSURE ADA COMPLIANT TRANSITION AT THRESHOLD, TYP. THROUGHOUT.
- 5 CONTRACTOR SHALL ENSURE ALL EXTERIOR WALLS ARE PAINTED P-1 AS SCHEDULED, TYP.THROUGHOUT U.O.N. REFER TO FINISH SCHEDULE FOR MORE DETAILS.
- 6 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND EXPOSED CONCRETE FLOORING, REFER TO DETAIL.
 7 CONTRACTOR SHALL ENSURE A FLUSH TRANSITION BETWEEN NEW PORCELAIN TILE FLOORING AND EXTERIOR PORCELAIN TILE FLOORING, REFER TO DETAIL.

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LEVEL 02 - FINISH PLAN

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1 ROOF PLAN

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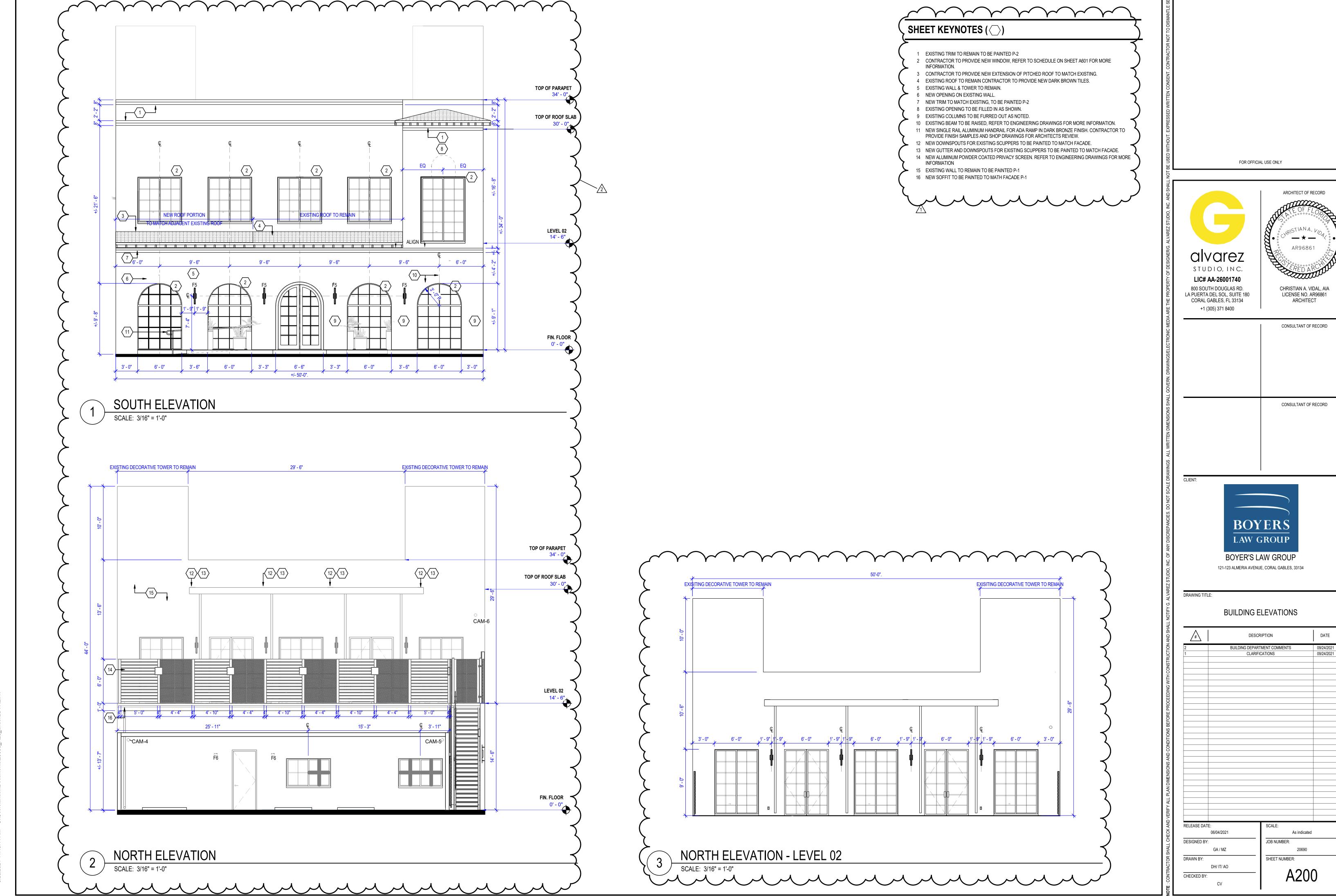
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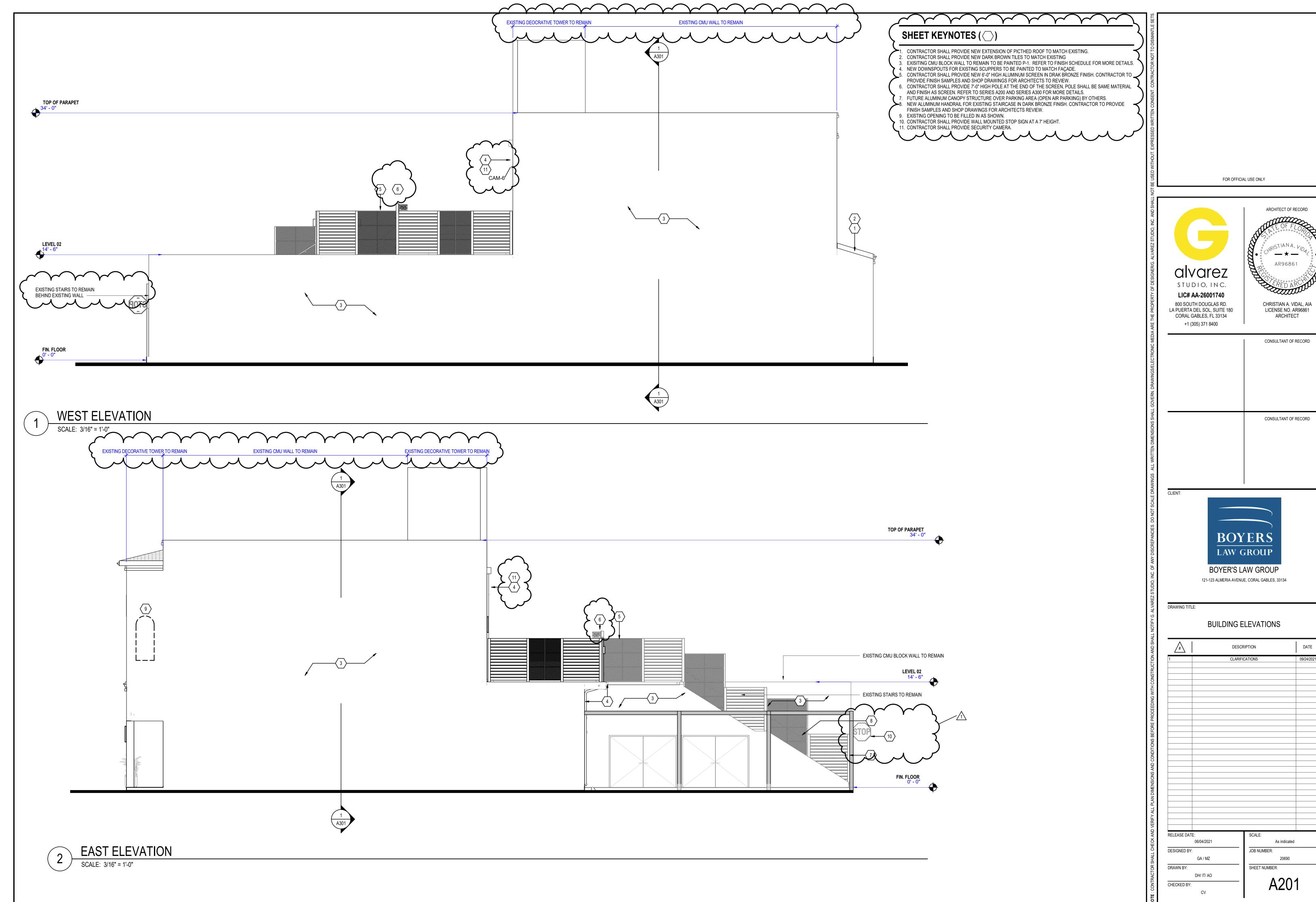
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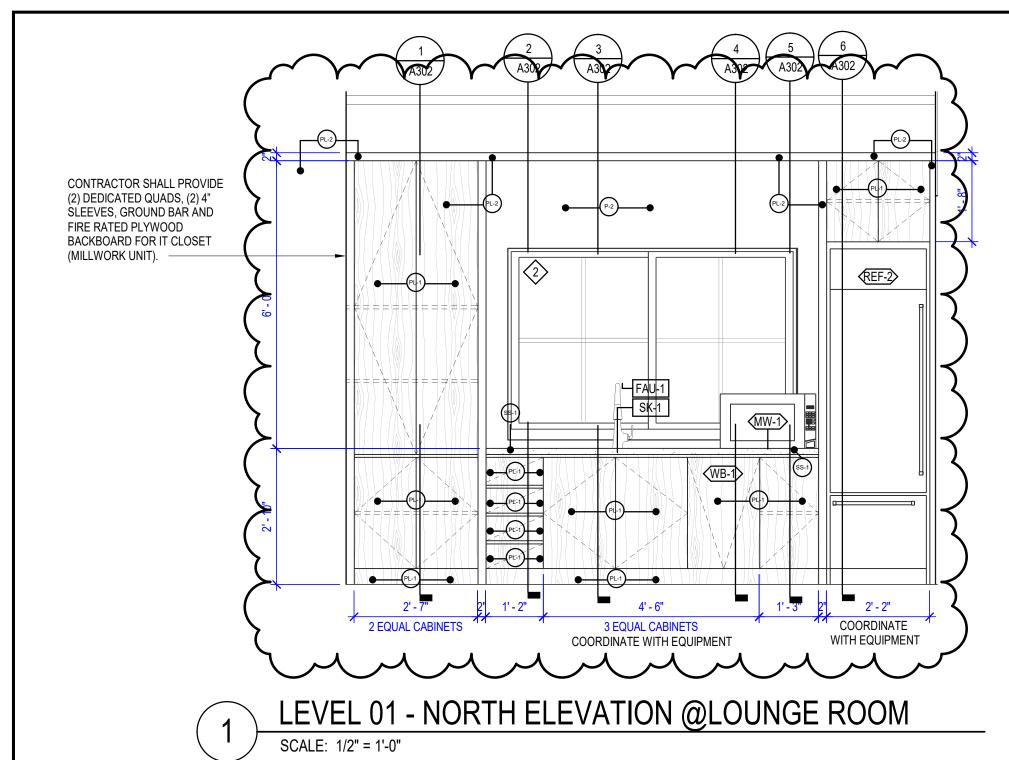
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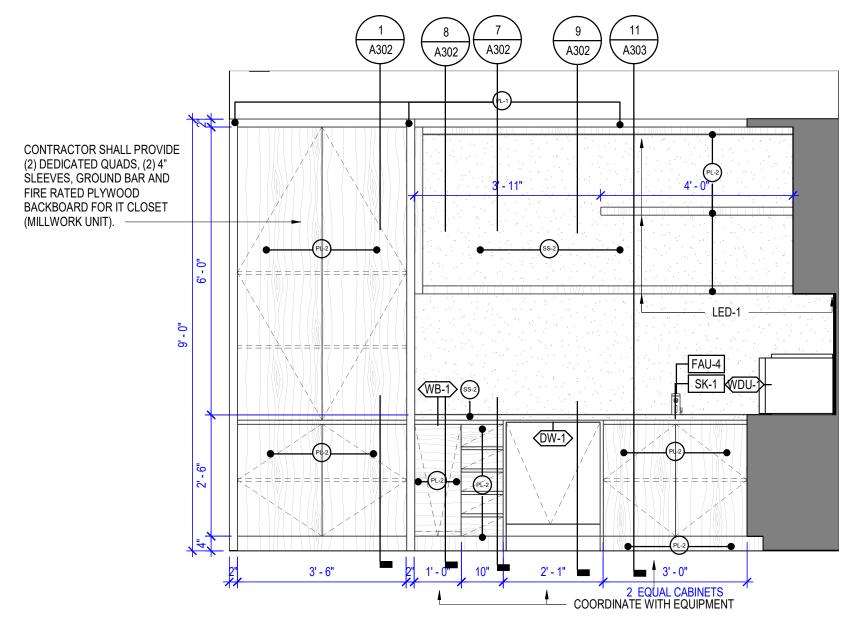
CHECKED BY:

GA / MZ



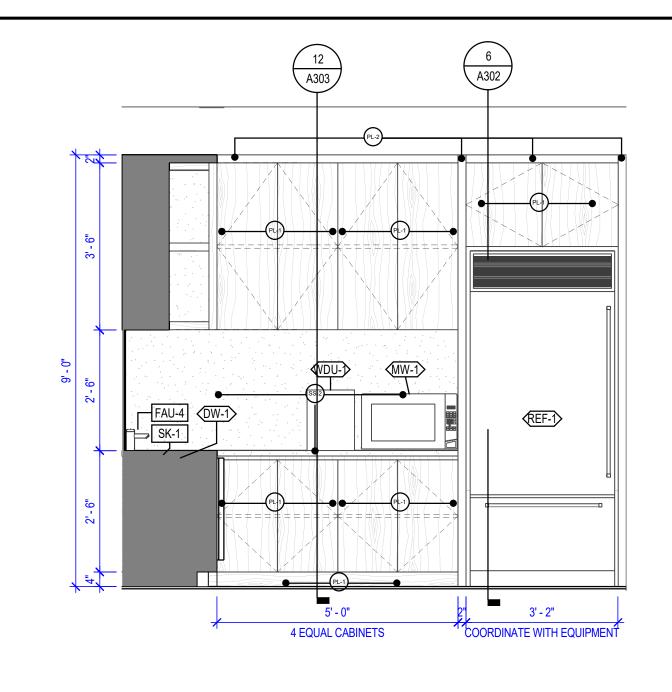






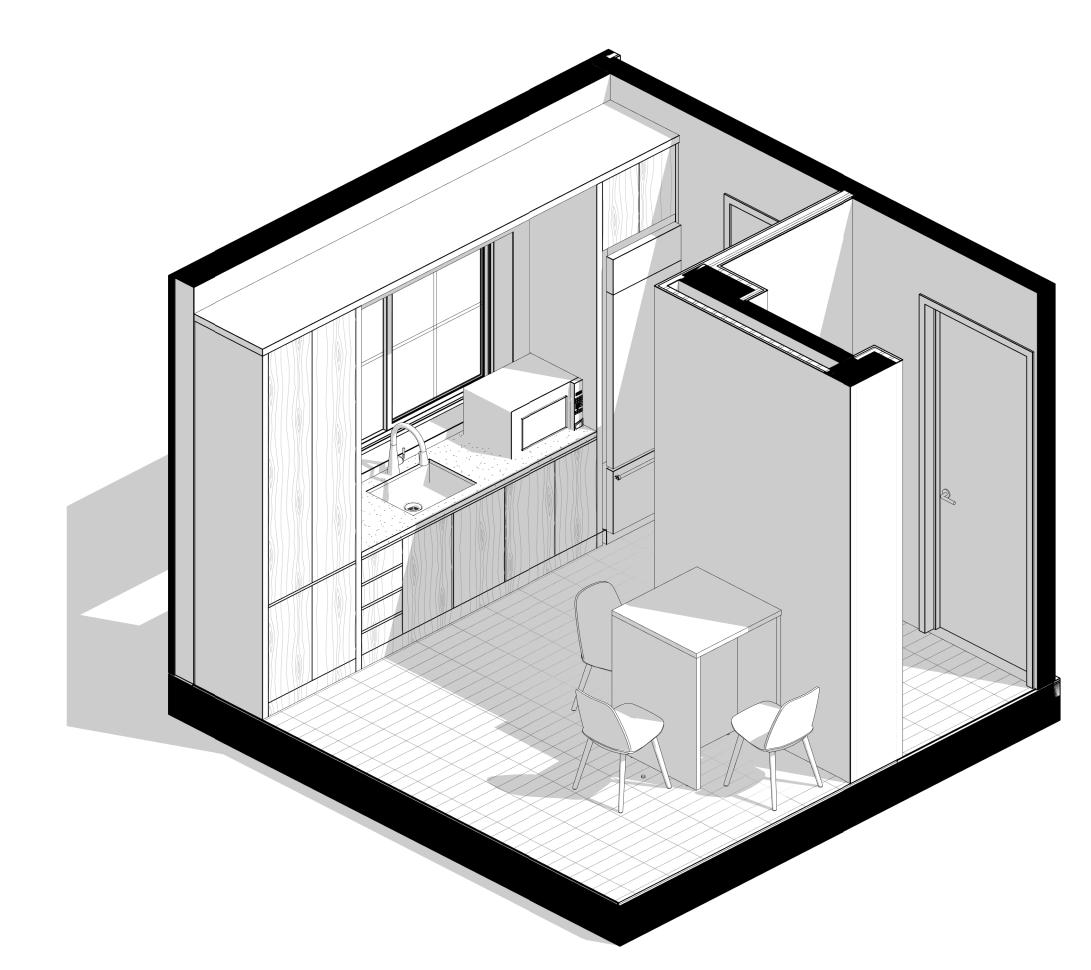
2 LEVEL 02 - EAST ELEVATION @LOUNGE ROOM

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



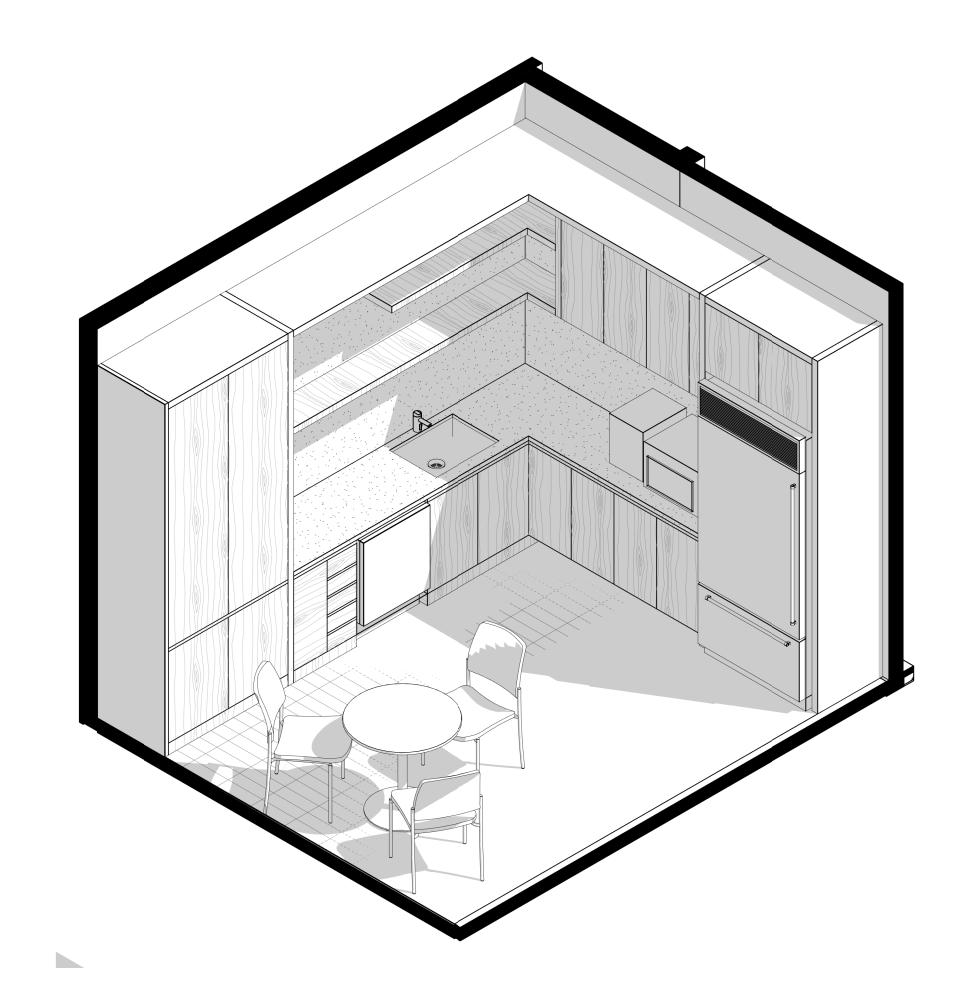
3 LEVEL 02 - SOUTH ELEVATION @LOUNGE ROOM

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



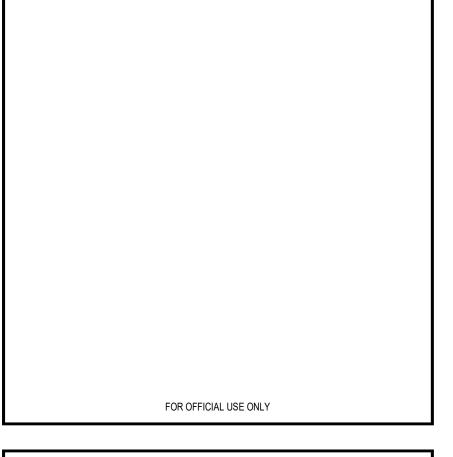
4 LEVEL 01 - LOUNGE ROOM AXONOMETRIC

SCALE:



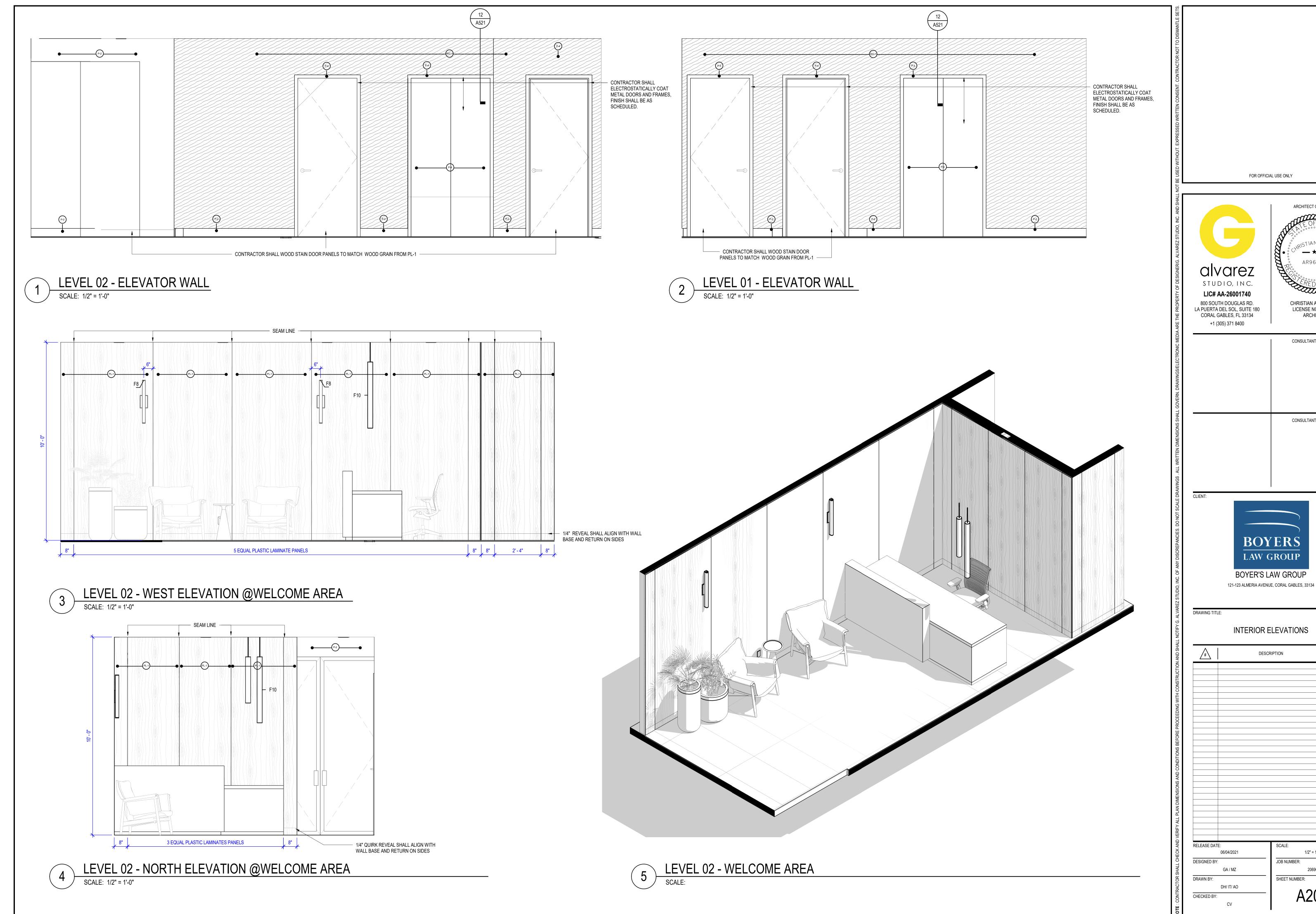
5 LEVEL 02 - LOUNGE ROOM AXONOMETRIC

SCALE:



ARCHITECT OF RECORD
AR96861 CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT
CONSULTANT OF RECORD
ERS OUP / GROUP DRAL GABLES, 33134
VATIONS
DNS 09/24/2021

CHECKED BY:



100% CONSTRUCTION DOCUMENTS

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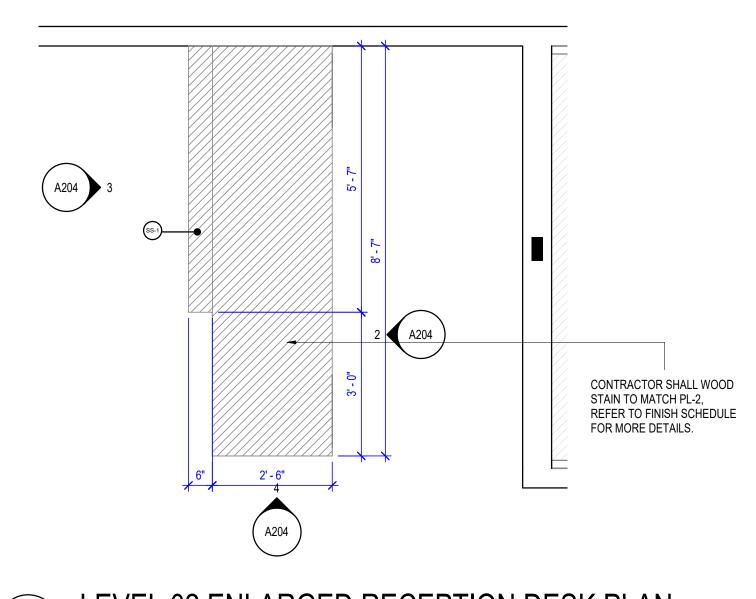
ARCHITECT OF RECORD

CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT

CONSULTANT OF RECORD

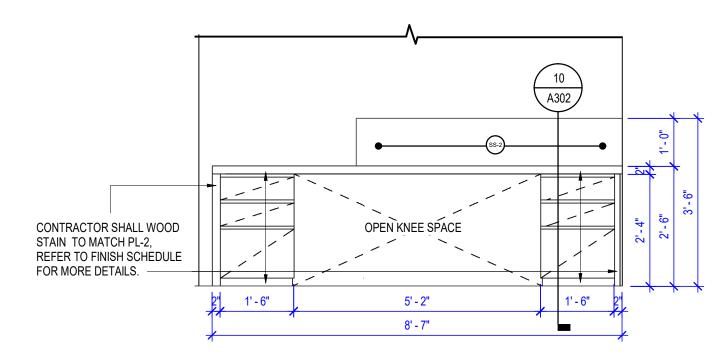
CONSULTANT OF RECORD

DATE



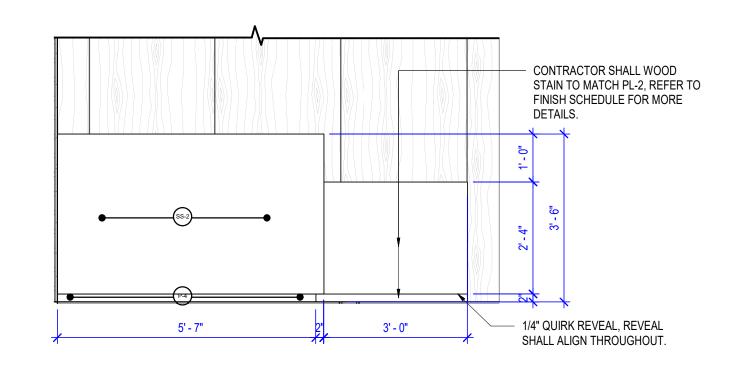
1 LEVEL 02 ENLARGED RECEPTION DESK PLAN

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

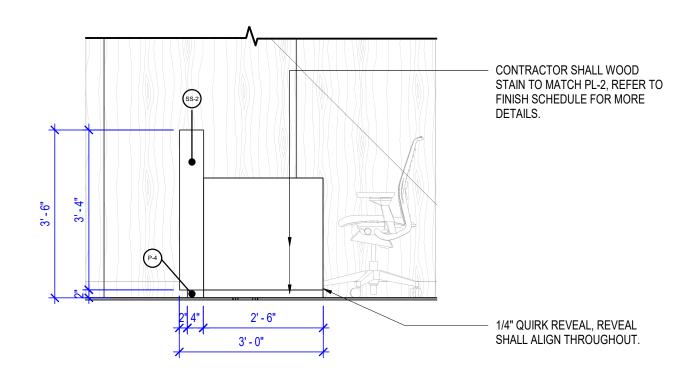


RECEPTION DESK B

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

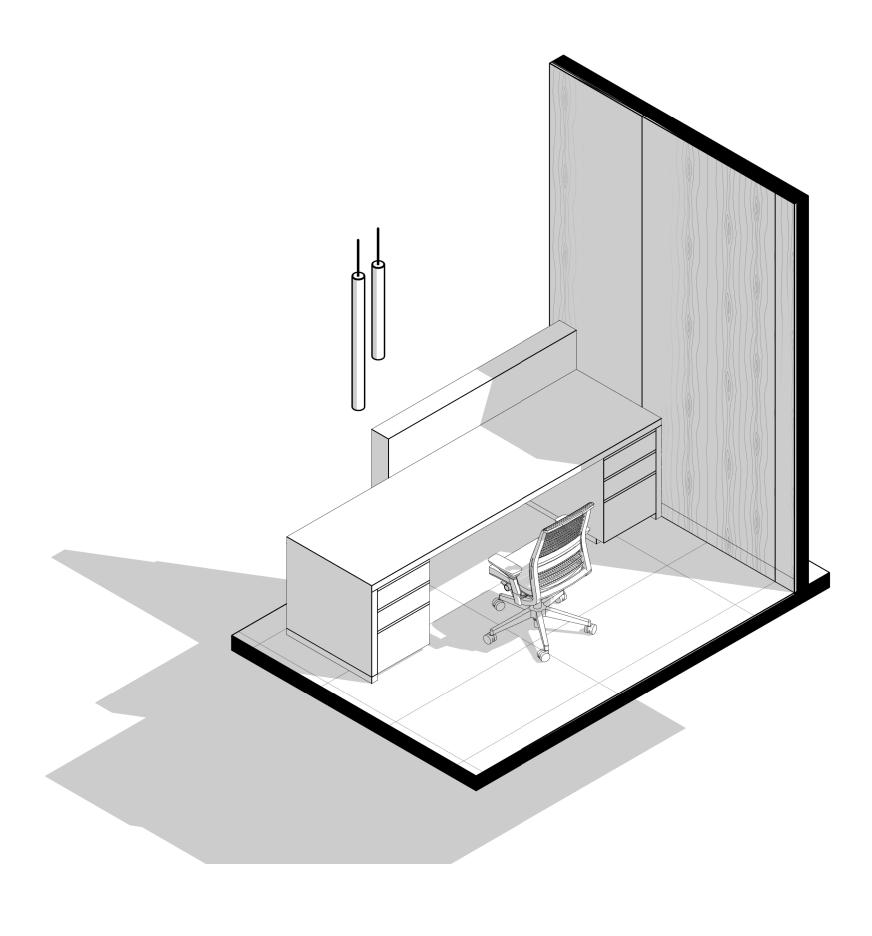


RECEPTION DESK A

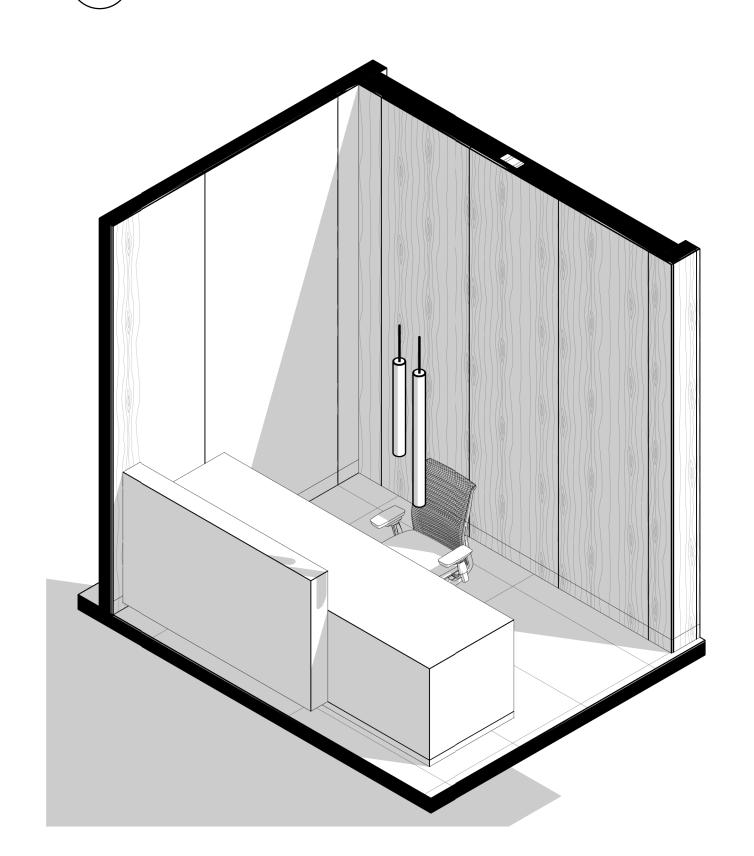


4 RECEPTION DESK C

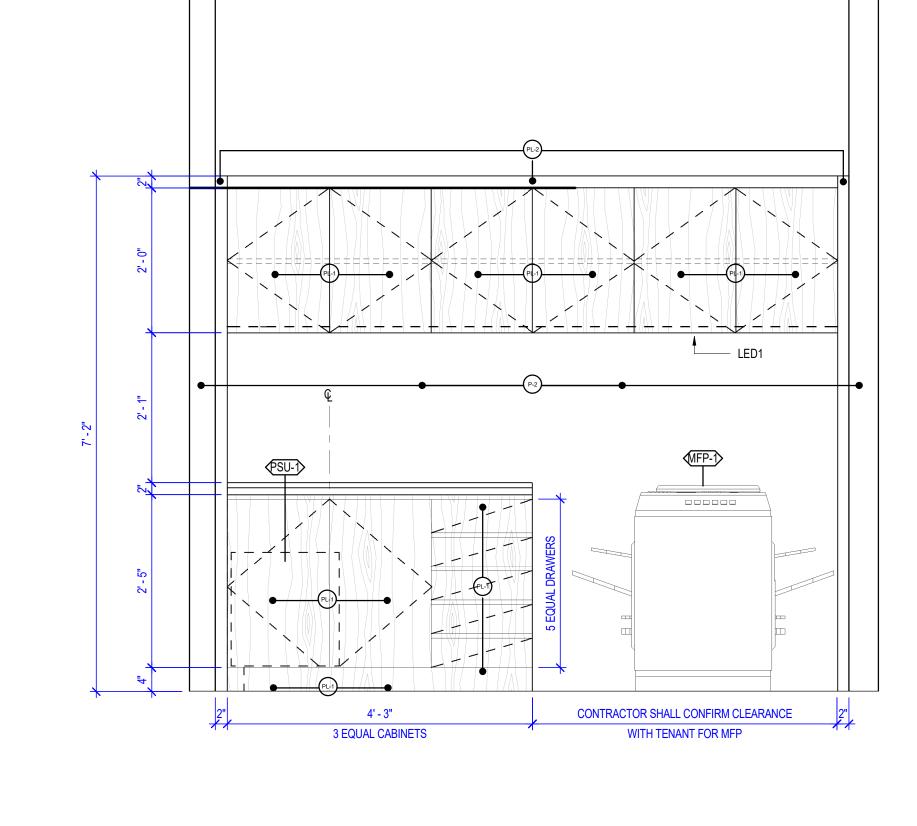
SCALE: 1/2" = 1'-0"



5 LEVEL 02 - RECEPTION DESK B

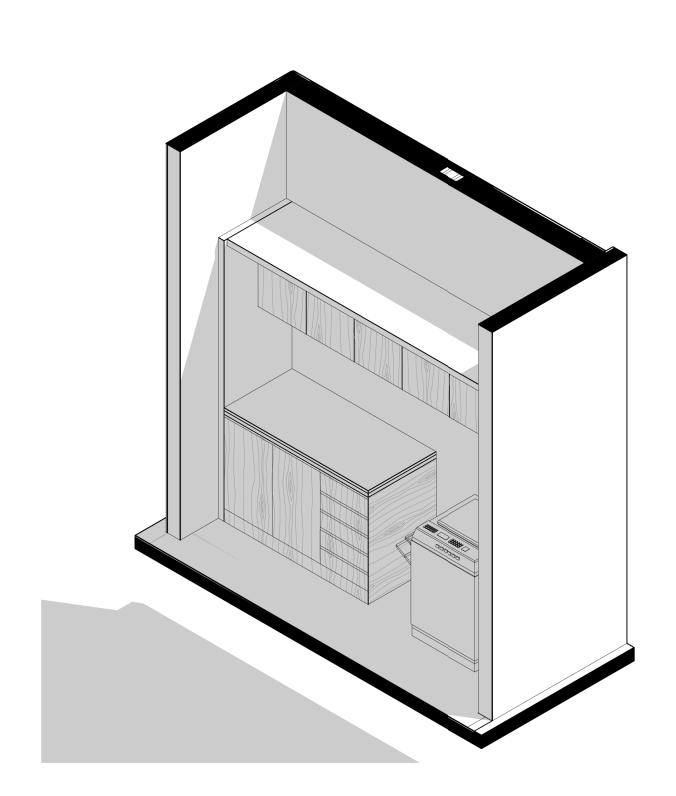


6 LEVEL 02 - RECEPTION DESK
SCALE:



7 LEVEL 02 - COPY/PRINT

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



8 LEVEL 02 - COPY/ PRINT AXONOMETRIC VIEW
SCALE:



BOYERS
LAW GROUP

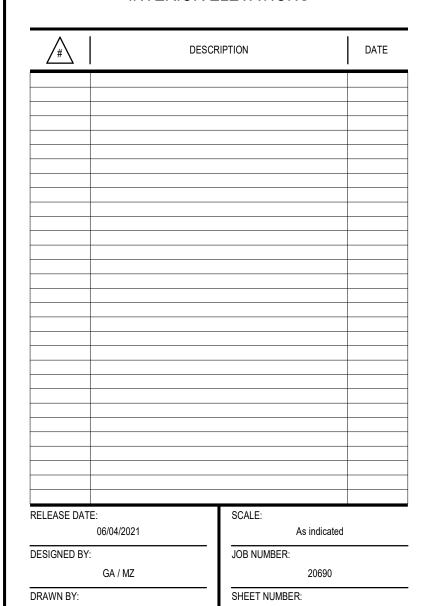
BOYER'S LAW GROUP

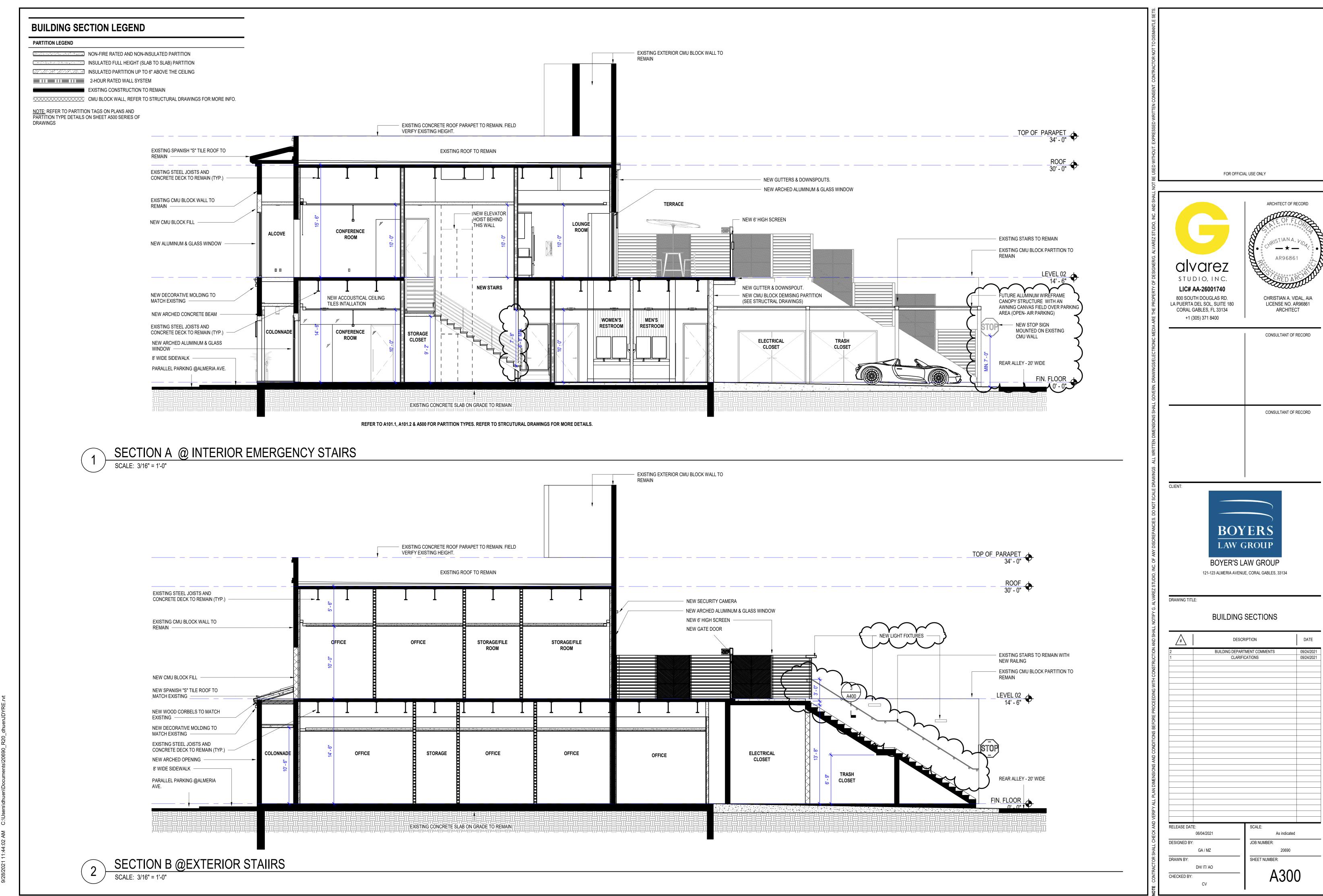
121-123 ALMERIA AVENUE, CORAL GABLES, 33134

CONSULTANT OF RECORD

CHECKED BY:

INTERIOR ELEVATIONS





PARTITION LEGEND

NON-FIRE RATED AND NON-INSULATED PARTITION

INSULATED FULL HEIGHT (SLAB TO SLAB) PARTITION

INSULATED PARTITION UP TO 6" ABOVE THE CEILING

2-HOUR RATED WALL SYSTEM

EXISTING CONSTRUCTION TO REMAIN

BUILDING SECTION LEGEND

CMU BLOCK WALL, REFER TO STRUCTURAL DRAWINGS FOR MORE INFO.

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS ON SHEET A500 SERIES OF DRAWINGS

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STUDIO, INC.
LIC# AA-26001740

800 SOUTH DOUGLAS RD.
LA PUERTA DEL SOL, SUITE 180
CORAL GABLES, FL 33134
+1 (305) 371 8400

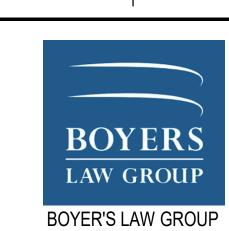
ARCHITECT OF RECORD

AR 9 6 8 6 1

CHRISTIAN A. VIDAL, AIA
LICENSE NO. AR96861
ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD

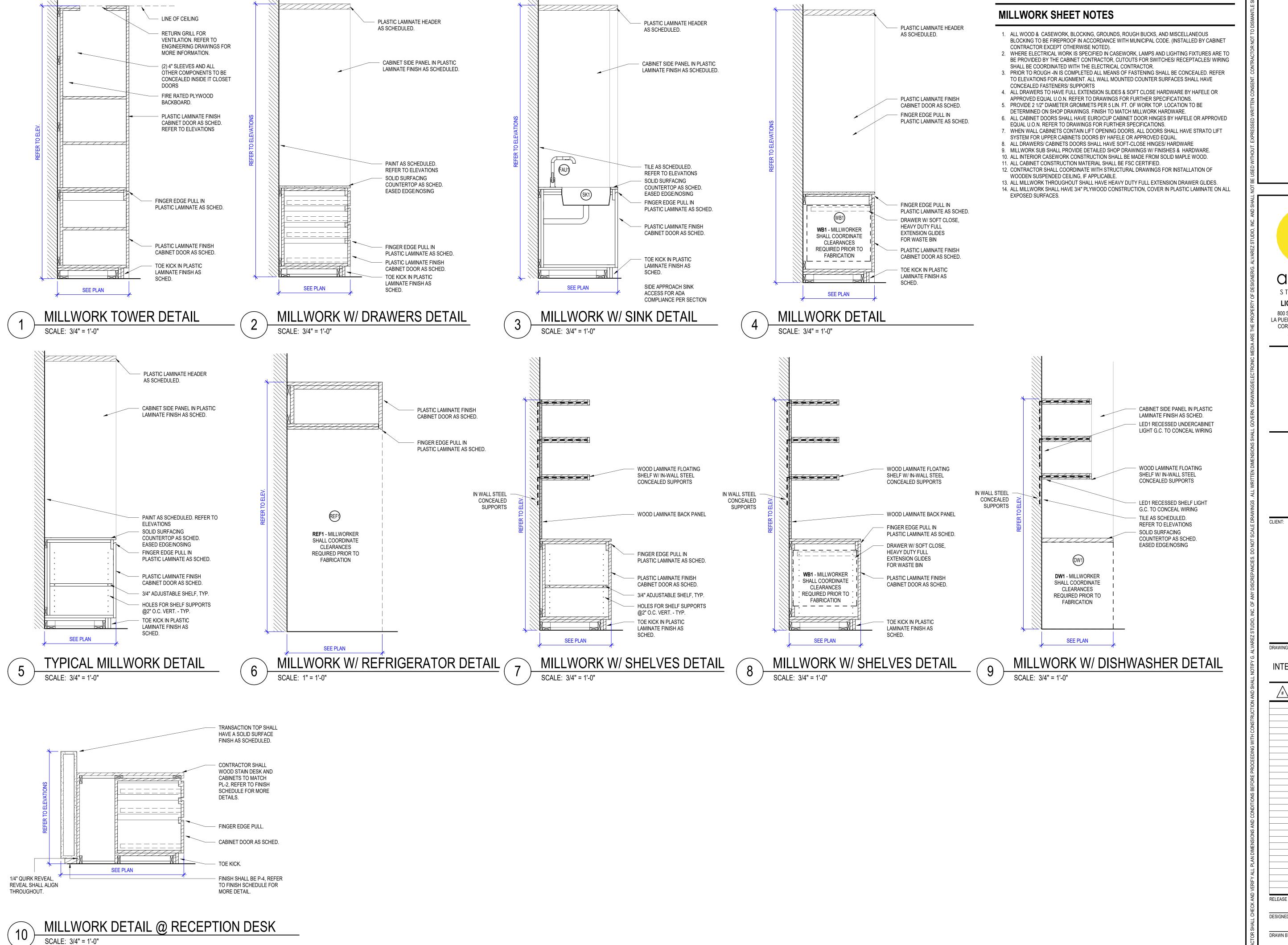


121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DRAWING TITLE:

BUILDING SECTIONS

	DESCRIPTION	DATE
1	CLARIFICATIONS	09/24/2021
RELEASE DATE:	SCALE:	
06/04/2021		ndicated
DESIGNED BY:	JOB NUMBER:	
GA / MZ	2	0690
DRAWN BY:	SHEET NUMBER:	
DH/ IT/ AO		NO 4
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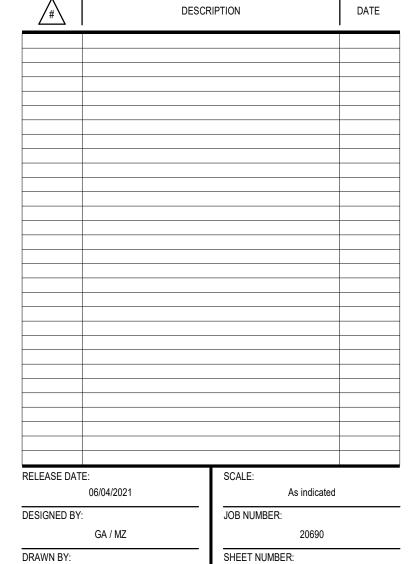


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> **BOYERS** LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134

CONSULTANT OF RECORD

INTERIOR MILLWORK SECTIONS AND DETAILS



DH/ IT/ AO

CHECKED BY:

MILLWORK W/ SINK DETAIL SCALE: 3/4" = 1'-0"

MILLWORK DETAIL

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

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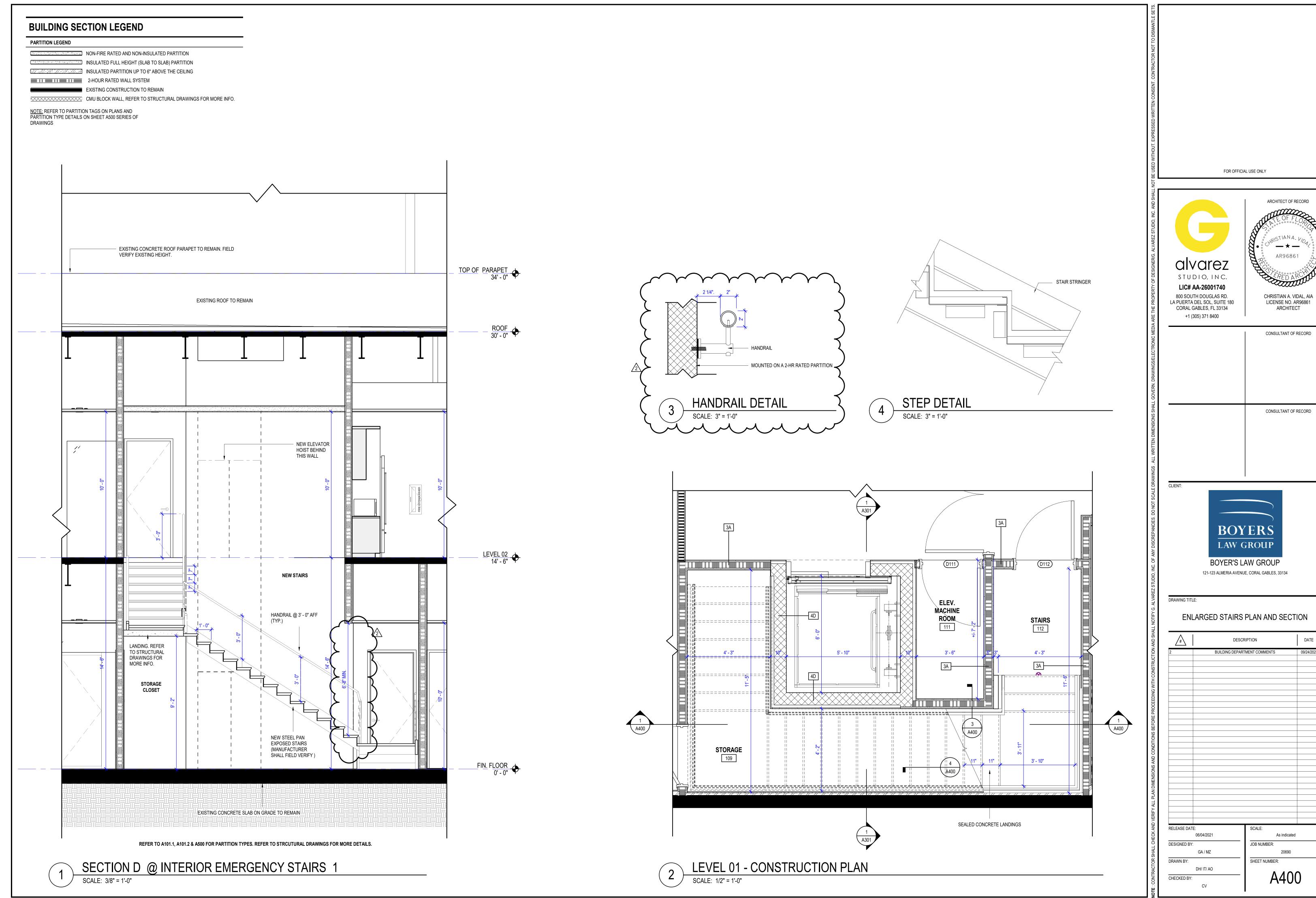
SHEET NUMBER:

RELEASE DATE:

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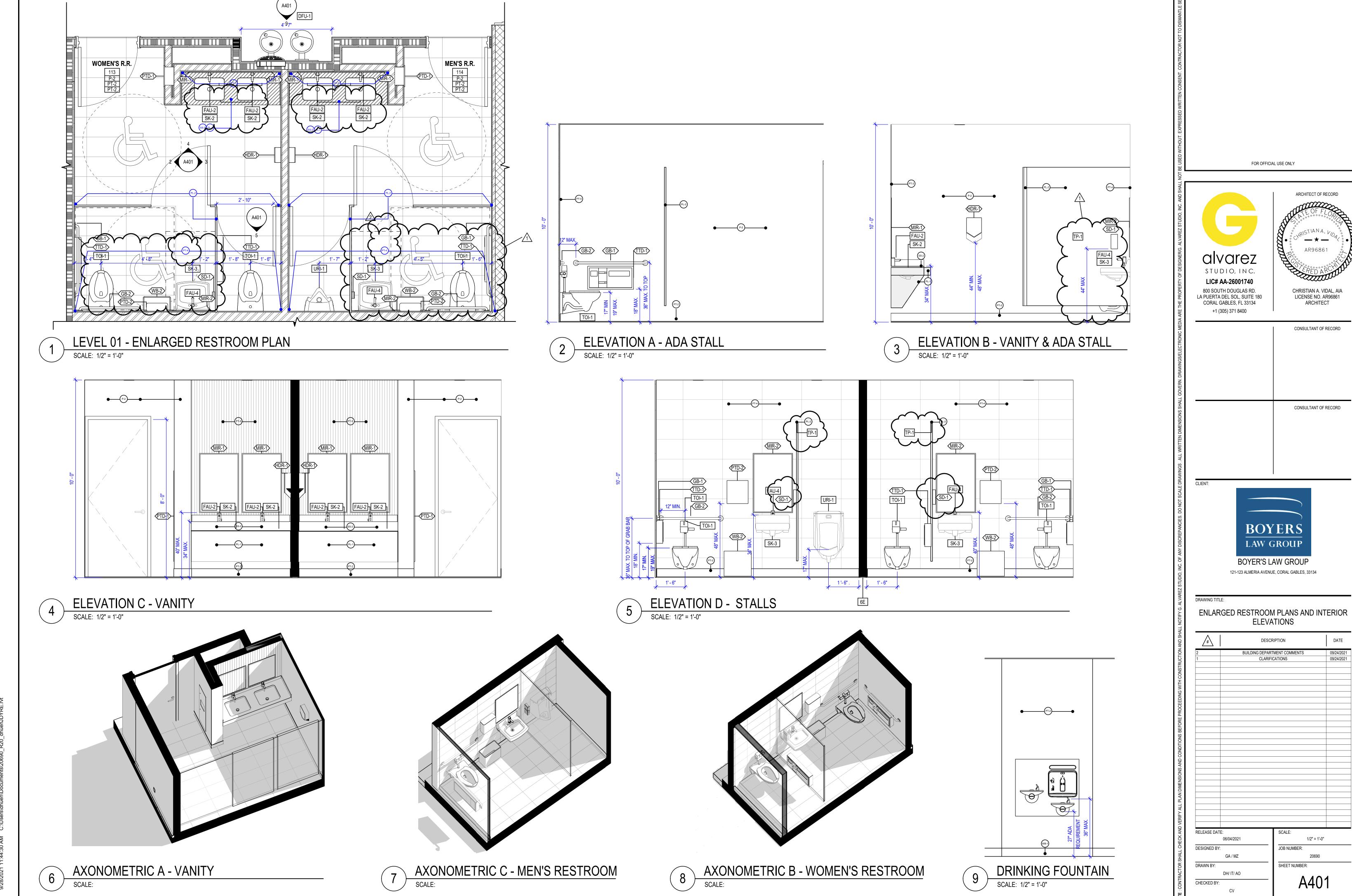
CHECKED BY:

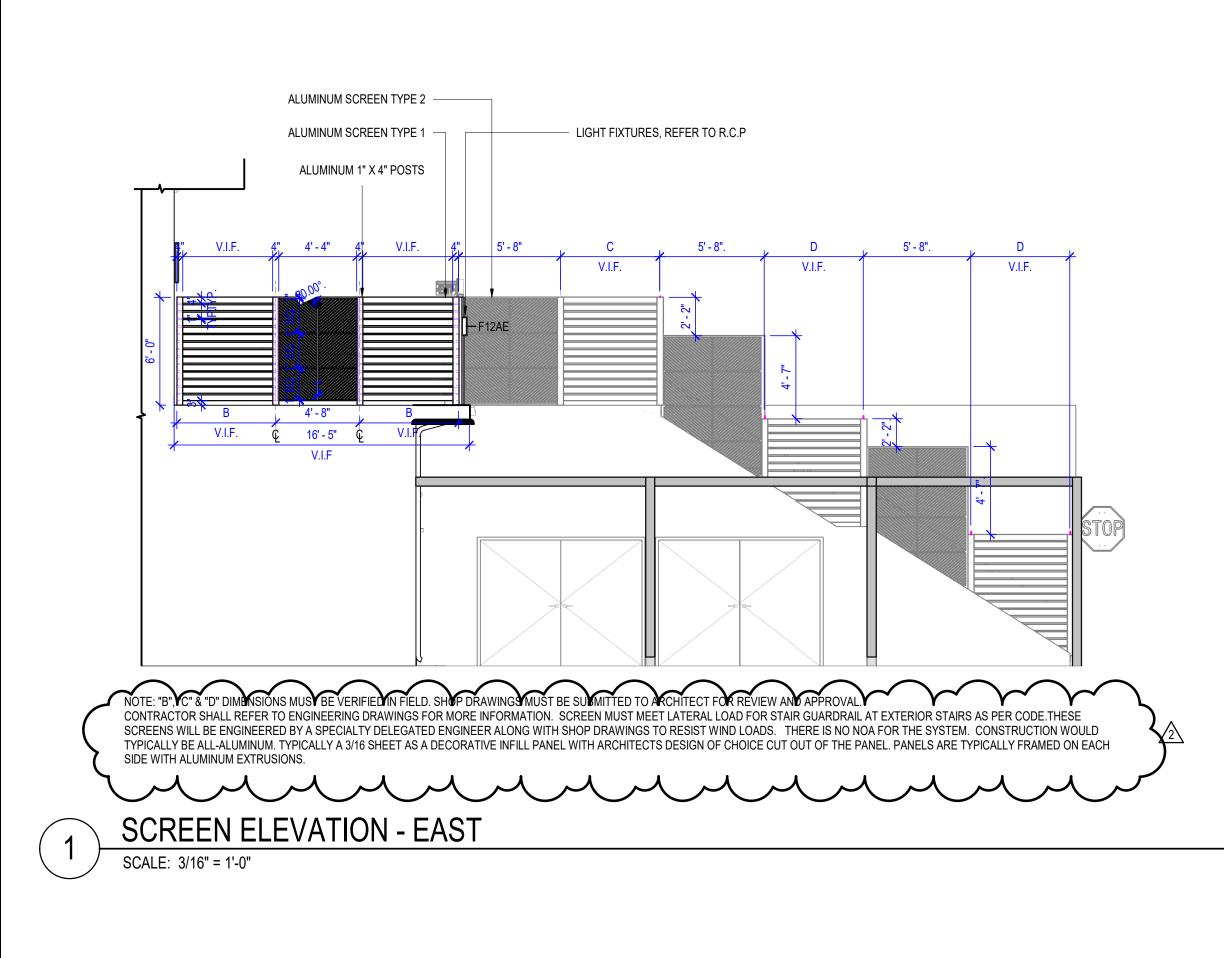
GA / MZ



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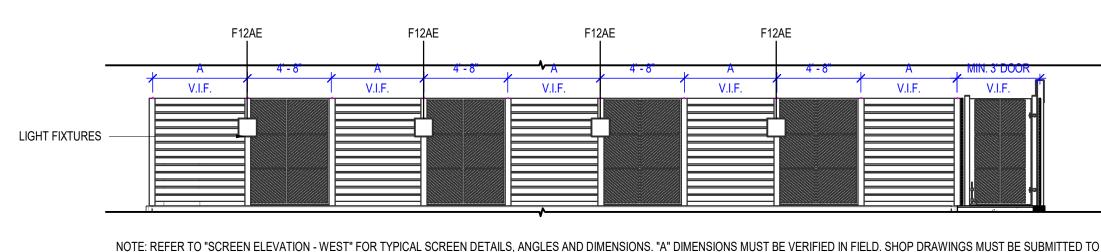
DATE





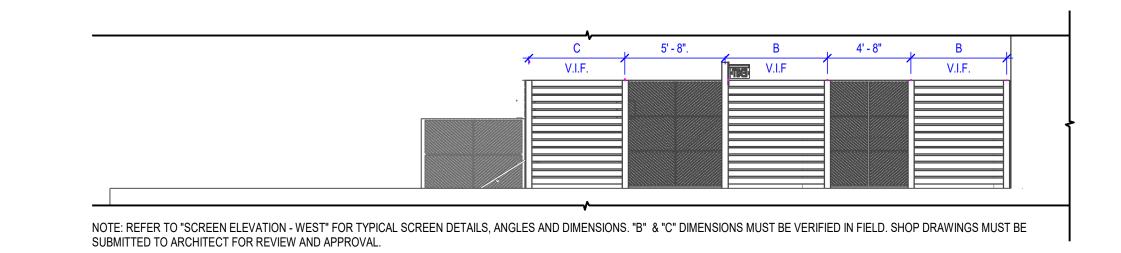
ALUMINUM SCREEN - TYPE 1

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

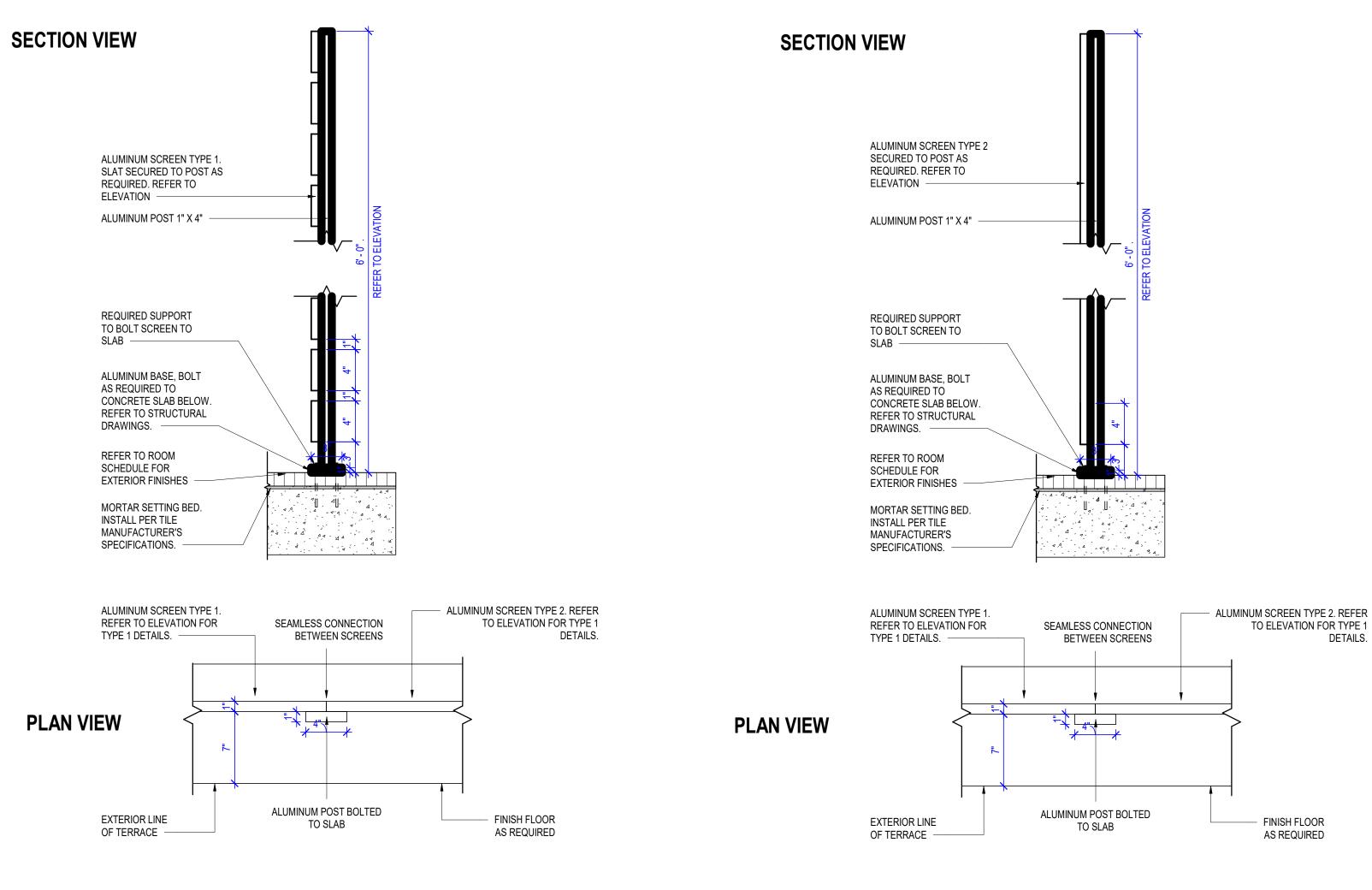


NOTE: REFER TO "SCREEN ELEVATION - WEST" FOR TYPICAL SCREEN DETAILS, ANGLES AND DIMENSIONS. "A" DIMENSIONS MUST BE VERIFIED IN FIELD. SHOP DRAWINGS MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL.



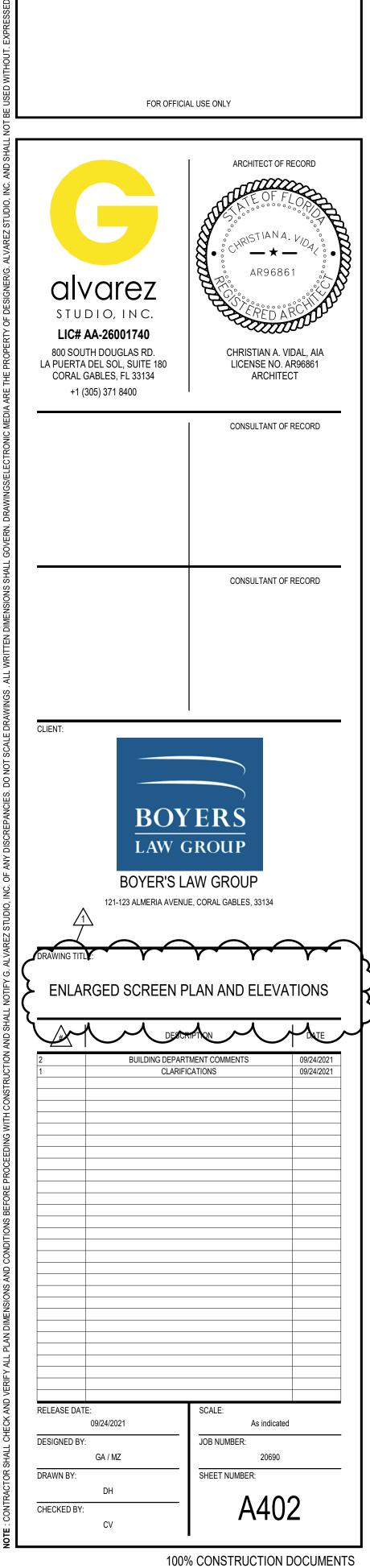


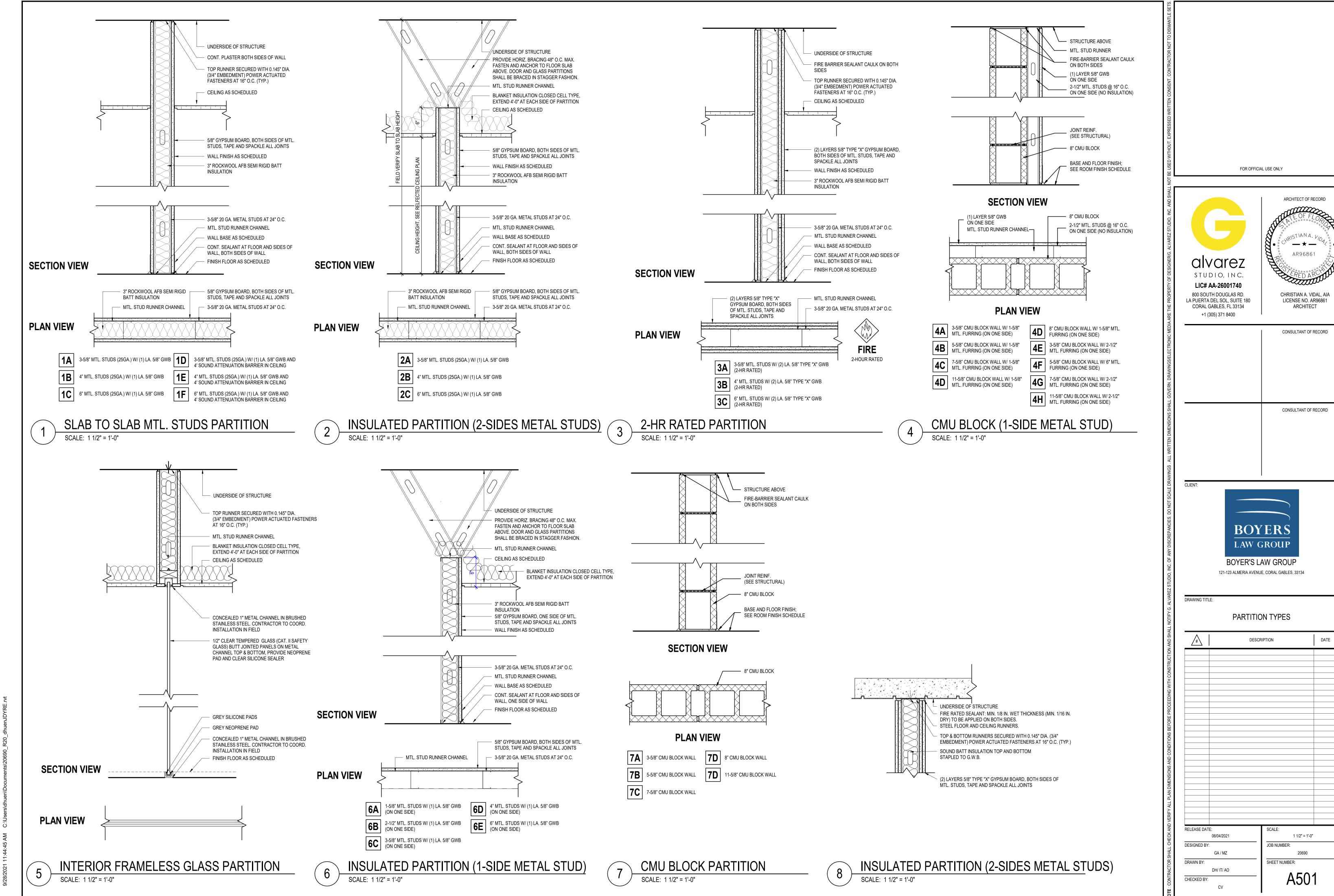




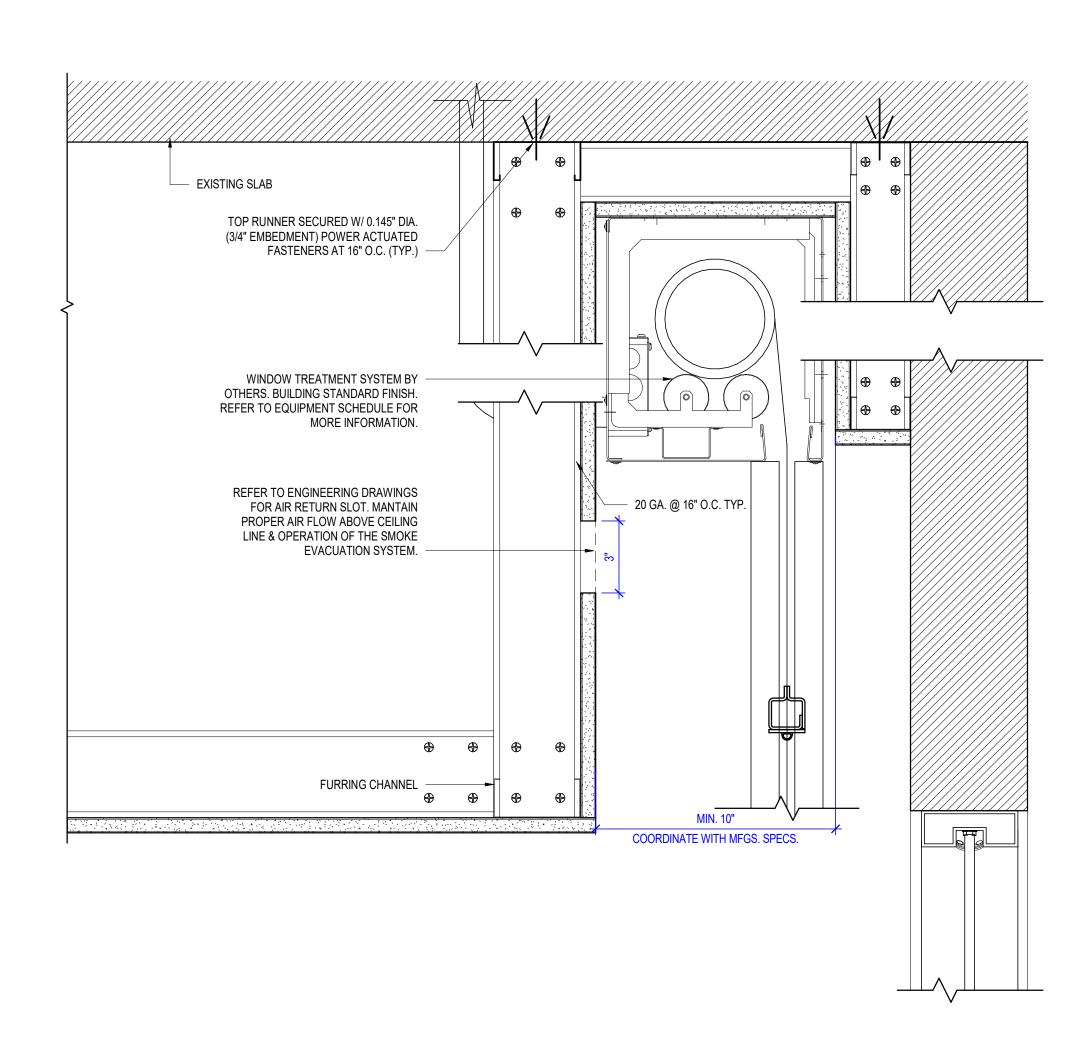
ALUMINUM SCREEN - TYPE 2

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

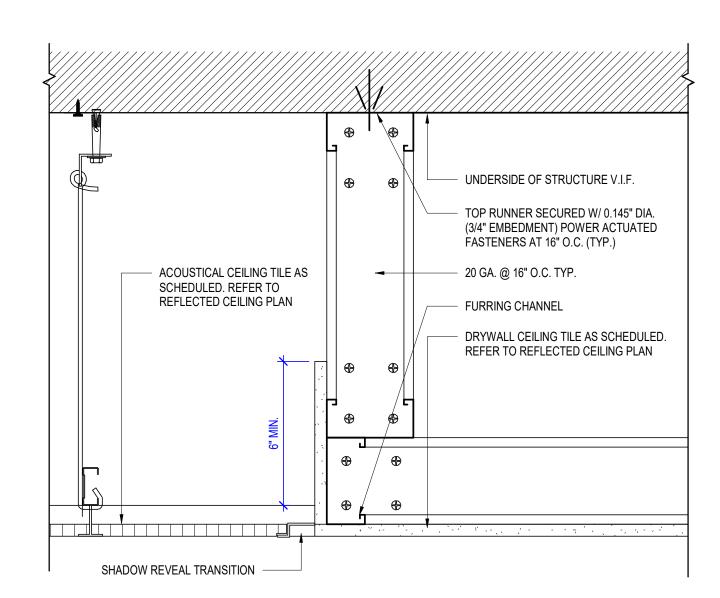




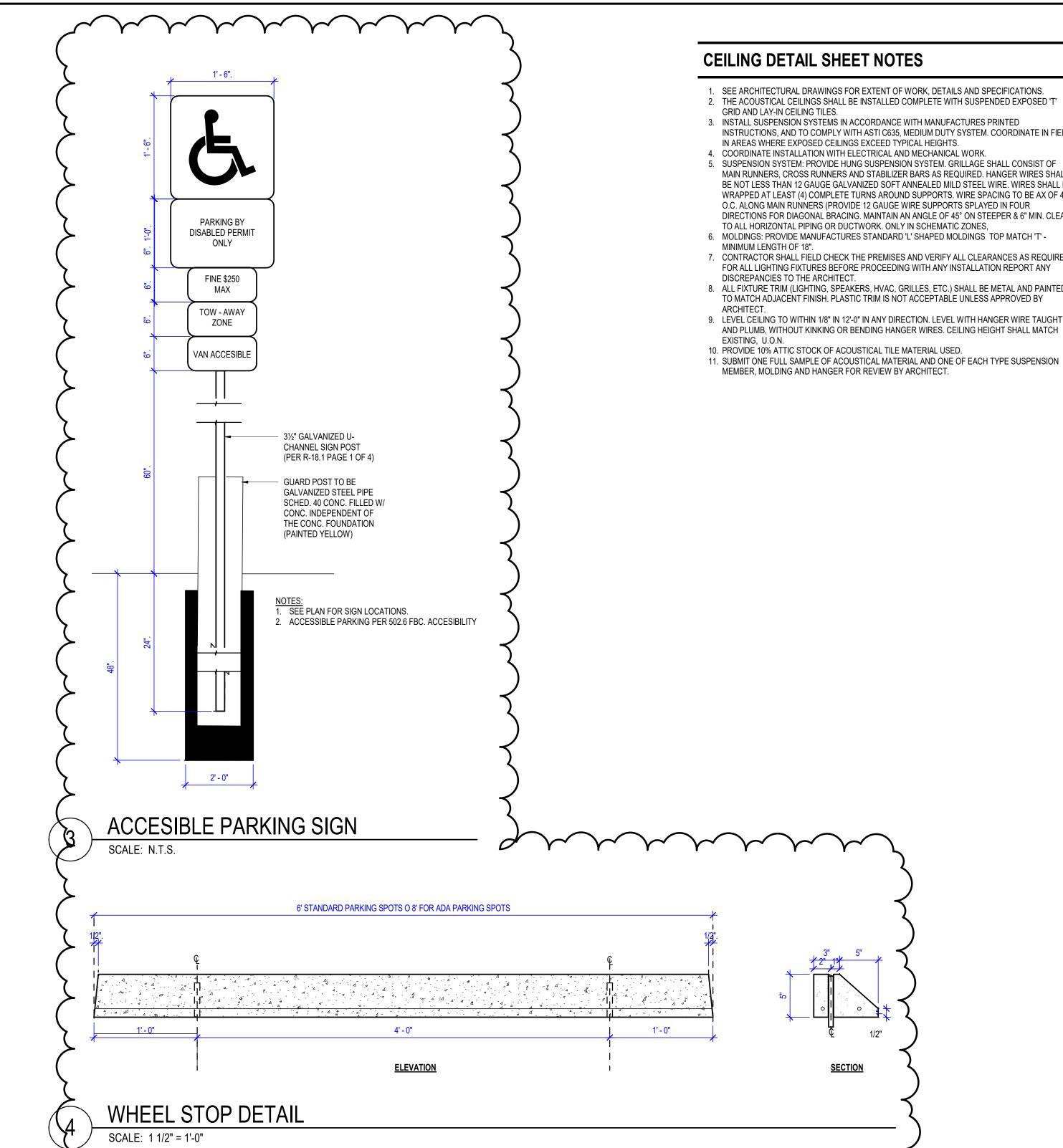
100% CONSTRUCTION DOCUMENTS



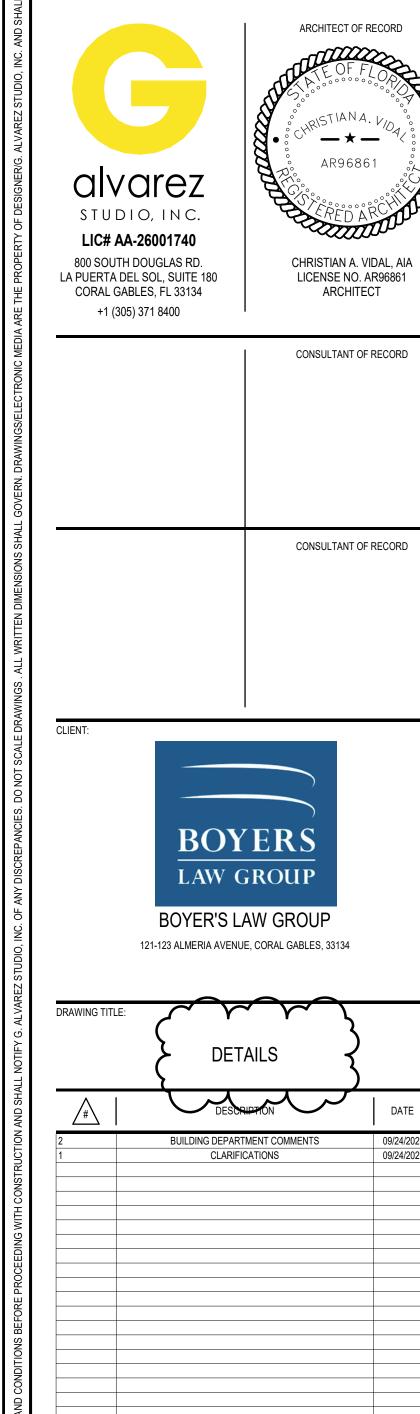
CEILING DETAIL DRYWALL TO WINDOW TREATMENT POCKET SCALE: 3" = 1'-0"



DRYWALL TO ACT CEILING SCALE: 3" = 1'-0"



1. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF WORK, DETAILS AND SPECIFICATIONS. 2. THE ACOUSTICAL CEILINGS SHALL BE INSTALLED COMPLETE WITH SUSPENDED EXPOSED 'T' 3. INSTALL SUSPENSION SYSTEMS IN ACCORDANCE WITH MANUFACTURES PRINTED INSTRUCTIONS, AND TO COMPLY WITH ASTI C635, MEDIUM DUTY SYSTEM. COORDINATE IN FIELD IN AREAS WHERE EXPOSED CEILINGS EXCEED TYPICAL HEIGHTS. 4. COORDINATE INSTALLATION WITH ELECTRICAL AND MECHANICAL WORK. 5. SUSPENSION SYSTEM: PROVIDE HUNG SUSPENSION SYSTEM. GRILLAGE SHALL CONSIST OF MAIN RUNNERS, CROSS RUNNERS AND STABILIZER BARS AS REQUIRED. HANGER WIRES SHALL BE NOT LESS THAN 12 GAUGE GALVANIZED SOFT ANNEALED MILD STEEL WIRE. WIRES SHALL BE WRAPPED AT LEAST (4) COMPLETE TURNS AROUND SUPPORTS. WIRE SPACING TO BE AX OF 48" O.C. ALONG MAIN RUNNERS (PROVIDE 12 GAUGE WIRE SUPPORTS SPLAYED IN FOUR DIRECTIONS FOR DIAGONAL BRACING. MAINTAIN AN ANGLE OF 45° ON STEEPER & 6" MIN. CLEAR TO ALL HORIZONTAL PIPING OR DUCTWORK, ONLY IN SCHEMATIC ZONES. 6. MOLDINGS: PROVIDE MANUFACTURES STANDARD 'L' SHAPED MOLDINGS TOP MATCH 'T' -7. CONTRACTOR SHALL FIELD CHECK THE PREMISES AND VERIFY ALL CLEARANCES AS REQUIRED FOR ALL LIGHTING FIXTURES BEFORE PROCEEDING WITH ANY INSTALLATION REPORT ANY 8. ALL FIXTURE TRIM (LIGHTING, SPEAKERS, HVAC, GRILLES, ETC.) SHALL BE METAL AND PAINTED TO MATCH ADJACENT FINISH. PLASTIC TRIM IS NOT ACCEPTABLE UNLESS APPROVED BY FOR OFFICIAL USE ONLY 9. LEVEL CEILING TO WITHIN 1/8" IN 12'-0" IN ANY DIRECTION. LEVEL WITH HANGER WIRE TAUGHT AND PLUMB, WITHOUT KINKING OR BENDING HANGER WIRES. CEILING HEIGHT SHALL MATCH



A511

As indicated

SCALE:

JOB NUMBER:

SHEET NUMBER:

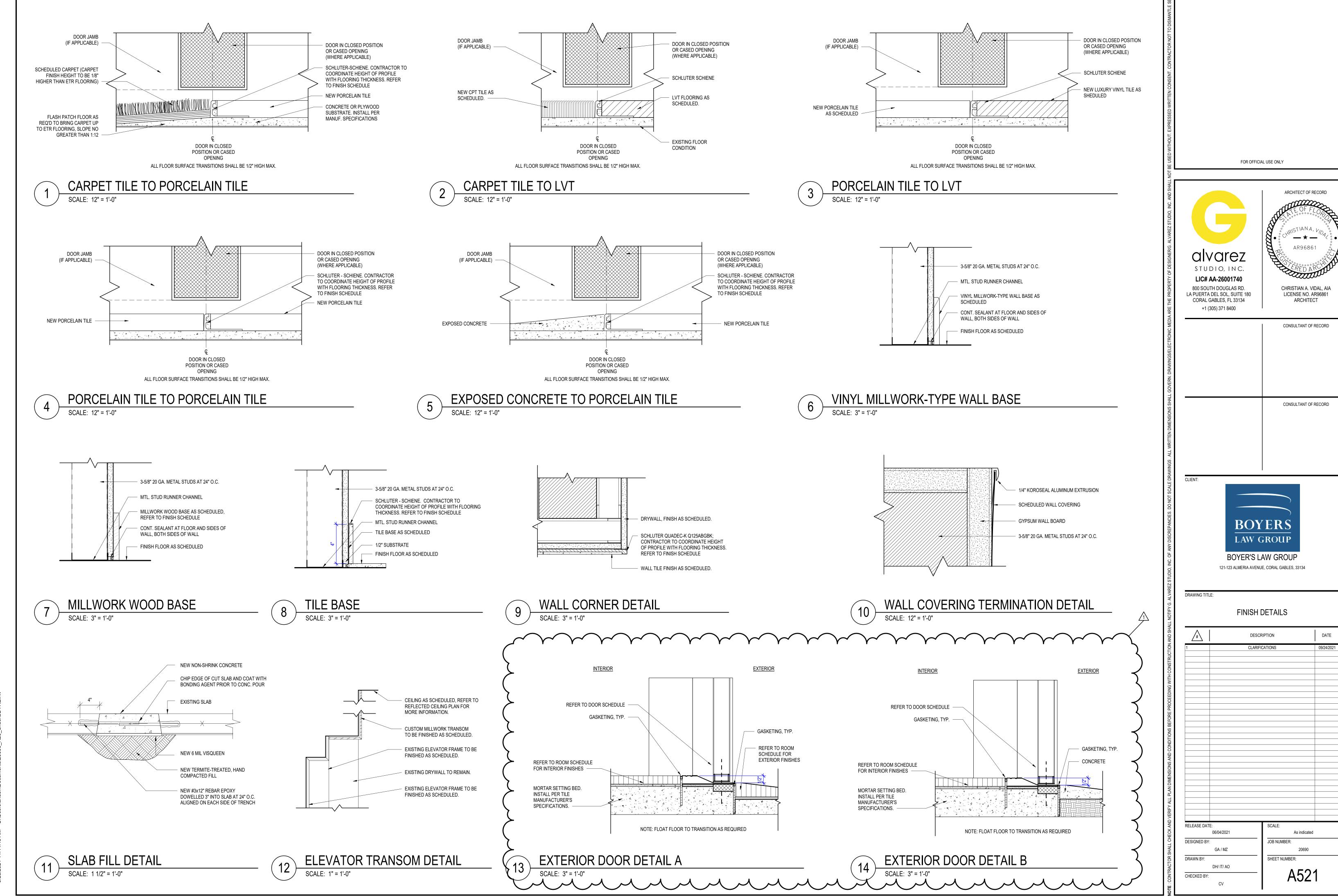
RELEASE DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

GA / MZ



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ARCHITECT OF RECORD **-** ★ **-**AR96861 STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. CHRISTIAN A. VIDAL, AIA LA PUERTA DEL SOL, SUITE 180

LICENSE NO. AR96861 ARCHITECT

CONSULTANT OF RECORD

CONSULTANT OF RECORD



121-123 ALMERIA AVENUE, CORAL GABLES, 33134

+1 (305) 371 8400

DOOR AND HARDWARE SCHEDULES, DOOR ELEVATIONS

DESCRIPTION

	DE001	All TION	DATE
2	BUILDING DEPART	MENT COMMENTS	09/24/2021
1		CATIONS	09/24/2021
RELEASE DAT	E: 06/04/2021	SCALE: As indicated	
DEGLONED DV			
DESIGNED BY:		JOB NUMBER:	
	GA / MZ	20690	
DRAWN BY:	DII/IT/AO	SHEET NUMBER:	
	DH/ IT/ AO	۸۵۸	1
CHECKED BY:		A60 ⁻	
	CV		
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		FINISH SCHEDULE AND NOTES	
ID	DESCRIPTION	PRODUCT INFORMATION	
Floor Finish			
PT-1	RECTIFIED PORCELAIN TILE	MANUFACTURER: TROPICAL TILE COLLECTION: PORTRAITS COLOR: COMBLANCHIEN FINISH: MATTE SIZE: 24" X 48" INSTALLATION: MONOLITHIC NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: JULIAN ORLANSKY CONTACT: JULIAN@TROPICALTILE.COM	
PT-2	RECTIFIED PORCELAIN TILE	MANUFACTURER: DALTILE COLLECTION: SOCIETY COLOR: PARK LANE GRAY SO47 FINISH: MATTE SIZE: 12" X 24" INSTALLATION: MONOLITHIC NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: ALWIN MERCEDES ALWIN.MERCEDES@DALTILE.COM	
PT-3	RECTIFIED PORCELAIN TILE	MANUFACTURER: CESR FIVE STAR COLLECTION: AMBERES 9530 REVESTIMIENTO COLOR: CREAM FINISH: 30X90 RELIEVE SIZE: 11.8" X 35.4" INSTALLATION: MONOLITHIC NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: CHIP WALTERS (786) 257-8068	
PT-4	RECTIFIED PORCELAIN TILE	MANUFACTURER: DALTILE COLLECTION: SOCIETY COLOR: MONUMENT WHITE FINISH: MATTE SIZE: 12" X 24" INSTALLATION: MONOLITHIC NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: ALWIN MERCEDES ALWIN.MERCEDES@DALTILE.COM	
LVT-1	LUXURY VINYL TILE	MANUFACTURER: SHAW CONTRACT COLLECTION: COMPUND 5.0 COLOR: BASE 77504 SIZE: 24" X 24" INSTALLATION: MONOLITHIC NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: MARIA HURTADO 7864987226 MHURTADO@SHAWCONTRACT.COM	
CPT-1	CARPET TILE	MANUFACTURER: SHAW CONTRACT STYLE: WITTEN TILE 5T407 COLLECTION: DIALOGUE COLOR: LISTEN 05100 SIZE: 9" X 36" INSTALLATION: ASHLAR NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: MARIA HURTADO 7864987226 MHURTADO@SHAWCONTRACT.COM	
Wall Base Fir	nish		
VB-1	VINYL WALL BASE	MANUFACTURER: TARKETT CODE: MW-H COLLECTION: MANDALAY COLOR: 08 ICICLE SIZE: 4 ½ HIGH NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: LAURA LADKI (786 910-2631) LAURA.LADKI@TARKETT.COM	
WB-1	SOLID POPLAR WOOD BASE	MANUFACTURER: CUSTOM COLOR: PAINTED TO MATCH WALL COLOR. SIZE: 4 ½" HIGH INSTALLATION: MITERED CORNERS NOTES: CONTRACTOR SHALL INSTALL AT ALL INTERIOR PT-1 LOCATIONS.	
Wall Finish			
WC-1	WALL COVERING	MANUFACTURER: MAHARAM COLLECTION: SPRUCE COLOR: 300073-003 CHAMPAGNE NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. CONTACT: JANELLE ARAUZ 3052021602 JARAUZ@MAHARAM.COM	
P-1	EXTERIOR LATEX WALL PAINT	MANUFACTURER: SHERWIN WILLIAMS CODE: SW 9165 COLOR: GOSSAMER VEIL NOTES: TWO COATS OVER PRIMER. TYPICAL THROUGHOUT.	
P-2	FIELD PAINT	MANUFACTURER: BENJAMIN MOORE CODE: OC-54 COLOR: WHITE WISP NOTES: TWO COATS OVER PRIMER. TYPICAL THROUGHOUT.	
P-3	ACCENT LATEX WALL PAINT	MANUFACTURER: BENJAMIN MOORE CODE: HC-170 COLOR: STONINGTON GRAY NOTES: TWO COATS OVER PRIMER. TYPICAL THROUGHOUT.	

		FINISH SCHEDULE AND NOTES
ID P-4	DESCRIPTION ACCENT LATEX WALL PAINT	PRODUCT INFORMATION MANUFACTURER: BENJAMIN MOORE
P-4	ACCENT LATEX WALL PAINT	CODE: 1001
		COLOR: NORTH CREEK BROWN
Nindow Trea	stment	NOTES: CONTRACTOR SHALL ELECTROSTATICALLY COAT THE DOORS.
MPS-1	MANUAL PERFORATED SHADE	MANUFACTURER: TBD
		CODE: TBD
		COLLECTION: TBD COLOR: TBD
		NOTES: CONTRACTOR SHALL COORDINATE WITH TENANT FOR BUILDING STANDARD FINISH. CONTRACTOR SHALL PRO
		SHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHITECT'S APPROVAL. [CONTACT: NAME (000) 000-0000 EMAII
EPS-1	ELECTRICAL PERFORATED SHADE	MANUFACTURER: TBD
		CODE: TBD
		COLLECTION: TBD COLOR: TBD
		NOTES: CONTRACTOR SHALL COORDINATE WITH TENANT FOR BUILDING STANDARD FINISH. CONTRACTOR SHALL PRO
		SHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHITECT'S APPROVAL. [CONTACT: NAME (000) 000-0000 EMAII
		COLLECTION: TBD
		COLOR: TBD
		NOTES: CONTRACTOR SHALL COORDINATE WITH TENANT FOR BUILDING STANDARD FINISH. CONTRACTOR SHALL PROSHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHITECT'S APPROVAL.
		CONTACT: NAME (000) 000-0000 EMAII
CP-1	CURTAIN PANELS	MANUFACTURER: CARNEGIE
		CODE: 5910 COLLECTION: CREATION BAUMANN
		COLOR: SONOR 228
		NOTES: CONTRACTOR SHALL COORDINATE WITH TENANT FOR BUILDING STANDARD FINISH. CONTRACTOR SHALL PROSPRED TO THE SHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHIVECT'S APPROVAL.
· Y	γγγ	SHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHITECT'S APPROVAL. CONTACT, EVELYN GRAU EGRAU@OARNEGIEFABRICS.COM
WF-1	WINDOW FILM	MANUFACTURER: ES WINDOW SYSTEM
		COLOR: 3/16" GRAY HS + 0.09 PVB CLEAR + 3/16" CLEAR HS NOTES: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHITECT'S
		APPROVAL.
		CONTACT: ROBERT LEVYA 305-970-7734 RLEYVA@MERCOVAGROUP.COM MANUFACTURER: ES WINDOW SYSTEM
		COLOR: 3/16" GRAY HS + 0.09 PVB CLEAR + 3/16" CLEAR HS NOTES: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND MANUAL CORD LOCATION DIAGRAM FOR ARCHITECT'S
		APPROVAL.
		CONTACT: ROBERT LEVYA 305-970-7734 RLEYVA@MERCOVAGROUP.COM
GF-1	GLASS FILM	MANUFACTURER: TAKEFORM CODE: WF-201 GHOST
		COLLECTION: ETCHED VINYL
		COLOR: TRANSLUCENT, DUSTED STYLE: GRADIENT AFFECT 75% GHOSTED (BOTTOM) & 25% CLEAR (TOP)
		NOTES: CONTRACTOR SHALL COORDINATE WITH TENANT FOR BUILDING STANDARD FINISH. CONTRACTOR SHALL PRO
•		SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
Willwork and	Counterop Finish	CONTACT, YVONNE BARE 786.348.90(1 YVONNE@YVONNEBARE COM
PL-1	HIGH PRESSURE LAMINATE	MANUFACTURER: WILSONART
		COLLECTION: STANDARD LAMINATE COLOR: NEO WALNUT 7991-28
		SIZE: 4' X 10'
		FINISH: GLOSS LINE NOTES: CONTRACTOR SHALL REFER TO MILLWORK DETAILS FOR MORE INFORMATION.
		CONTACT: MYTRICE WINCHESTER mytrice.winchester@wilsonart.com
PL-2	HIGH PRESSURE LAMINATE	MANUFACTURER: WILSON ART
		COLLECTION: STANDARD LAMINATE COLOR: GREY 1500 - 60
		SIZE: 4' X 10'
		FINISH: MATTE FINISH NOTES: CONTRACTOR SHALL REFER TO MILLWORK DETAILS FOR MORE INFORMATION.
		CONTACT: MYTRICE WINCHESTER mytrice.winchester@wilsonart.com
SS-1	SOLID SURFACE	MANUFACTURER: PRIMESTONE COLLECTION: QUARTZ
		COLOR: CALACATTA AJACCIO
		SIZE: 63" X 126" FINISH: POLISHED
		NOTES: CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS.
SS-2	SOLID SURFACE	MANUFACTURER: CAESARSTONE COLLECTION: SUPERNATURAL
		COLLECTION: SUPERNATORAL COLOR: 5114 CALACATTA MAXIMUS
		SIZE: STANDARD
		FINISH: NATURAL

INTERIOR FINI	SH/FLAME SPREA	AD LIMITATIONS
BUSINESS OCCUPANCY BUILDING HAS A FULLY AUTOMA	TIC SPRINKLER SYSTEM	
SURFACE	AREA	FLAME SPREAD RATING
WALL / CEILINGS	EXITS	CLASS A OR B
WALL / CEILINGS WALL / CEILINGS	ACCESS TO EXITS OTHER SPACES	CLASS A OR B CLASS A, B, OR C
FLOORS	EXITS	CLASS I OR II
FLOORS	ACCESS TO EXITS	CLASS I OR II
CLASS A FLAME SPREAD 0 - 25		CLASS I45
	HER THAN THOSE APPLIED TO FL 4, AND THE TABLE 803.5 MINIMUM	* * * * * * * * * * * * * * * * * * * *

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STUDIO, IN C.
LIC# AA-26001740
800 SOUTH DOUGLAS RD.
LA PUBERTA DEL SON, SUITE 180
CORAL GABLES, FL 33134
+1 (305) 371 8400

CONSULTANT OF RECORD

CONSULTANT OF RECORD

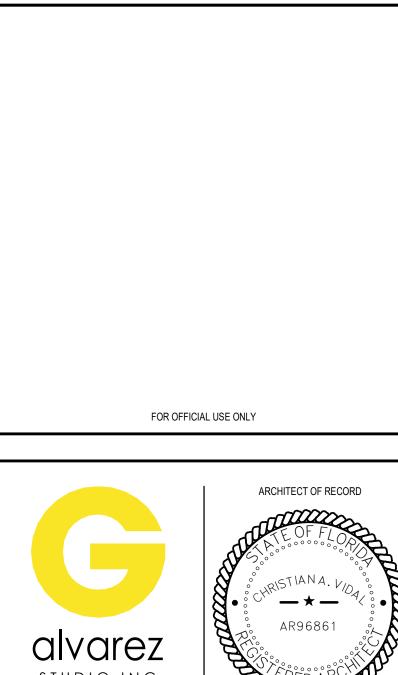
CONSULTANT OF RECORD

ROOM FINISH SCHEDULE AND EQUIPMENT SCHEDULE

LAW GROUP

BOYER'S LAW GROUP
121-123 ALMERIA AVENUE, CORAL GABLES, 33134

_#\		DESCRIF	PTION		DATE
2	BUILDING [DEPARTM	ENT COMME	NTS	09/24/2021
RELEASE DATE:			SCALE:		
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			LIGHT FIXTURE SCHEDULE								
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	LAMP TYPE	TOTAL WATTS	DIM TYPE	FINISH	MOUNTING	NOTES	1
F1	LED 2X2 ANTI GLARE 2X2	LITHONIA	CPANL 2X2 24/33/44LM 35K M4	UNV	LED 35K	28	0-10V	WHITE	RECESSED		-
F2	LED DOWNLIGHT, ROUND WITH WHITE TRIM AND REFELCTOR, RECESSED	LITHONIA	LDN4 35/15 L04WR MVOLT GZ10	UNV	LED 35K	18	0-10V	WHITE	RECESSED		1
F3A	RECESSED MOUNTED LINEAR IN GRID, 10' LENGTH	MARK	S2LS QS L** 10' FLP TG 80CRI 35K 600LMF MIN1 VOLT ZT	UNV	LED 35K	60	0-10V	WHITE	RECESSED		1
F4	SURFACE MOUNTED CYLINDER FOR OUTDOORS	USAI	BLRD5 209C3 35KS 50 S BL ** UNV D2	UNV	LED 35K	9	0-10V	BLACK	SURFACE		1
F5	LED EXTERIOR WALL SCONCE	BROWNLEE	7717 45 H25 40K	UNV	LED 40K	25	0-10V	BLACK	SURFACE		1
F5E	LED EXTERIOR WALL SCONCE CONNECTED TO EM INVERTER	BROWNLEE	7717 45 H25 40K/INVERTER	UNV	LED 40K	25	0-10V	BLACK	SURFACE		1
F6	LED WALL SCONCE EXTERIOR	BEGA	33 815 K35 BLK	UNV	LED 35K	7.9	0-10V	BLACK	SURFACE		1
F7	LED LIT MIRROR WITH SURROUNDING GLOW	MATRIX	L05 I 2436 S 30 N * NA	24/UNV	LED 30K	20	N/A	MIRROR	SURFACE	REMOTE DRIVER ON BACK	1
F8	LED LINEAR POCKET LIGHT AT RECEPTION TO GRAZE WALL, LENGTH PER PLANS	INTERLUX	WG20LPR RPT S A* M 935 D010 NL16 W	UNV	LED 35K	6.4W/FT	0-10V	WHITE	RECESSED		1
F9	LED WALL SCONCE AT ELEVATOR LOBBY	POL	ROB AB BRUT DOUBLE DPB Z621	120	(2) LED B10	120	N/A	DEEP BRONZE PAT	SURFACE		
F10	LED THIN CYLINDER LIGHT HUNG TO VARIOUS HEIGHT PER PLANS	AXOLIGHT	K 2 101 1 13 1 2	120	LED 30K	3	ELV	BROWN	CABLE		1
F11	LED UTILITY LIGHT, 4' LENGTH	ACUITY	ZL1N L48 3000LM FST MVOLT GZ10 80CRI 35K WH	UNV	LED 35K	28	N/A	WHITE	SURFACE		1
F11B	LED UTILITY LIGHT, 2' LENGTH	ACUITY	ZL1N L424 2500LM FST MVOLT GZ10 80CRI 35K WH	UNV	LED 35K	23	N/A	WHITE	SURFACE		1
F12A	LED WALL MOUNTED LIGHT, WET LISTED MOUNTED ON EXISTING WALL	PINNACLE	EX3 WET N 840 2FT IND WA U PL2 1 0 BL	UNV	LED 40K	48	N/A	BLACK	SURFACE		1
F12AE	TYPE 'F12' WITH EM BATTERY PACK	PINNACLE	EX3 WET N 840 2FT IND WA U PL2 1 1P BL	UNV	LED 40K	48	N/A	BLACK	SURFACE		1
F12B	LED WALL MOUNTED ADJUSTABLE FLOOD LIGHT FOR PARKING, AIMED AT ANGLE PER PHOTO LED OUTDOOR LIGHT	OMETRIC BEGA	24 STTK4 BLK 24 ST K4 BLK (ON NVERTER)	UNV	LED 40K	48	N/A N/A	BLACK	SURFACE SURFACE	✓	/
F13	LED ELEVATOR PIT LIGHT	LITHONIA	CSVT L48 5000LM MVOLT 40K 80CRI	UNV	LED 40K	48	N/A	GREY	SURFACE	MOUNT VERTICALLY IN PIT	1
) IED	UNDERGABINET LED LICHT-LENGTH PER PLANS		502 I X DL 35K WH MAG SVANV	2 AUNV	LED 35K	2.2		NATURAL	SURFACE/BOUTERED	CORNER	
Х	LED BUILDING STANDARD EXIT SIGN, MOUNTING AS REQUIRED	LITHONIA	EDG (R) 1/2 GMR EL	UNV	LED	2.5	N/A	NATURAL	PER PLANS		1
XW	OUTDOOR WET LISTED STYLE EXIT, MOUNT PER PLANS	LITHONIA	EDG (R) 1/2 GMR EL	UNV	LED	2.5	N/A	WHITE	SURFACE		1

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STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180 CORAL GABLES, FL 33134 +1 (305) 371 8400	AR96861 CHRISTIAN A. VIDAL, AIA LICENSE NO. AR96861 ARCHITECT
	CONSULTANT OF RECORD
	CONSULTANT OF RECORD

BOYERS	
LAW GROUP	
BOYER'S LAW GROUP	
121-123 ALMERIA AVENUE, CORAL GABLES, 331	134

RAWING TITLE:

LIGHT FIXTURE SCHEDULE

_#\	DESCRIPTION	DATE
1	CLARIFICATIONS	09/24/202
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RELEASE DATE: 06/04/2021	SCALE:	
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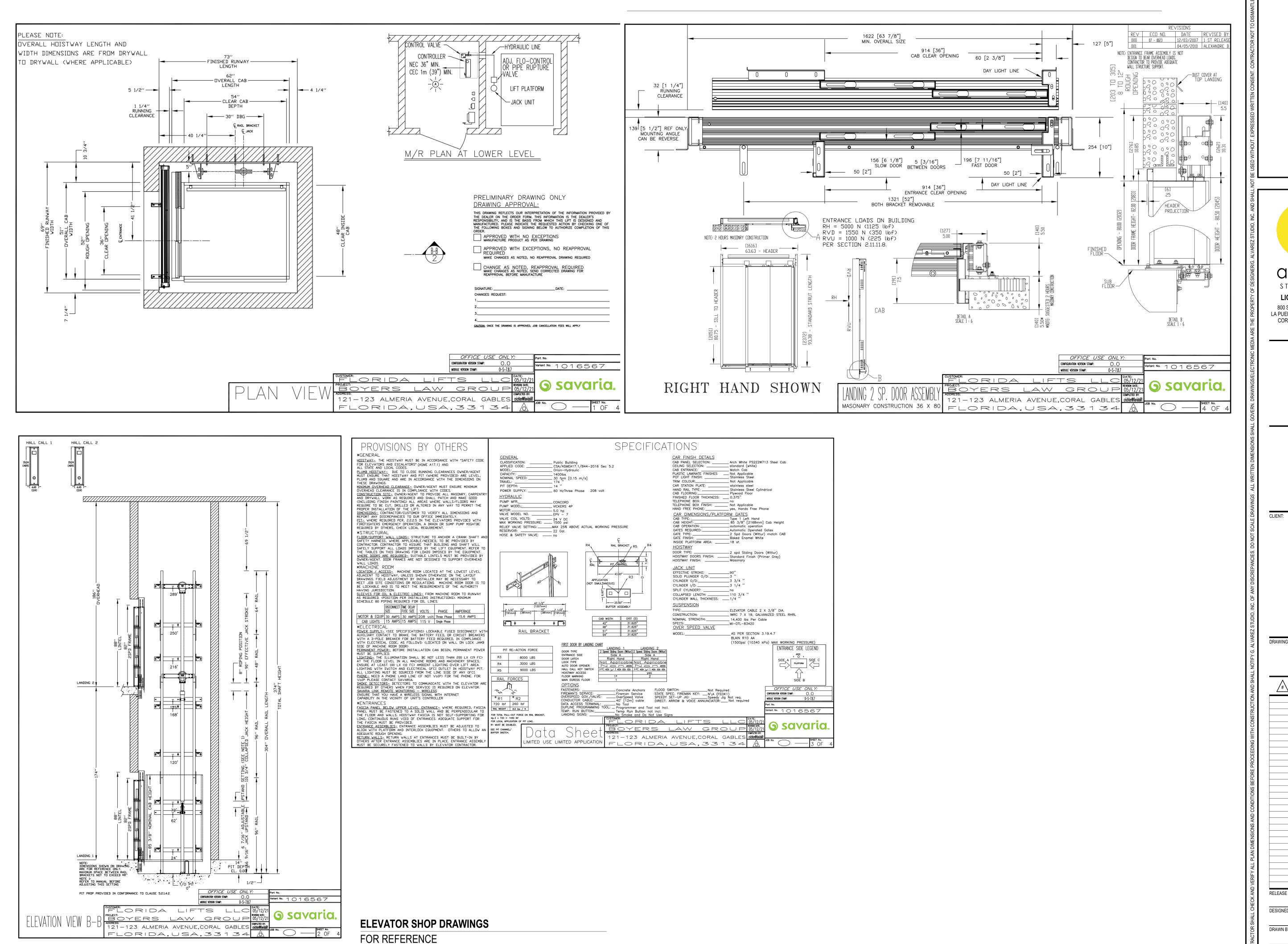


LEVEL 02 - LOBBY



LEVEL 02 - OPEN AREA

	FOR OFFICIA	AL USE ONLY	
S T U LIC# 800 SOL LA PUERTA CORAL	VOICZ DIO, IN C. AA-26001740 JTH DOUGLAS RD. A DEL SOL, SUITE 180 GABLES, FL 33134 (305) 371 8400	ARCHITECT OF RICE OF FILE OF F	DAL, AIA R96861
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FOR OFFICIAL USE ONLY ARCHITECT OF RECORD **--** ★ **--**AR96861 alvarez STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. CHRISTIAN A. VIDAL, AIA LA PUERTA DEL SOL, SUITE 180 LICENSE NO. AR96861 CORAL GABLES, FL 33134 ARCHITECT +1 (305) 371 8400 CONSULTANT OF RECORD CONSULTANT OF RECORD **BOYERS** LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134 DRAWING TITLE: SHOP DRAWINGS DATE DESCRIPTION RELEASE DATE: SCALE: 06/04/2021 DESIGNED BY: JOB NUMBER: 20690 GA / MZ SHEET NUMBER: DRAWN BY: DH/ IT/ AO

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CV

GENERAL NOTES:

- 1. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, MUTCD. FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS LATEST EDITION, FLORIDA BUILDING CODE 2020, 7TH EDITION AND ANY APPLICABLE GOVERNING
- 2. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NGVD OF 1929, AS SHOWN ON TOPOGRAPHIC SURVEY BY J. BONFILL & ASSOCIATES, INC. DATED 2021.03.25.
- 3. ALL DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DIRECTION AND/OR APPROVAL PRIOR TO STARTING WORK.
- 4. NEITHER THE ENGINEER, NOR THE OWNER, SHALL BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE CONTRACTOR'S WORK.
- 5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING.
- 6. ALL DEBRIS FROM DEMOLITION WORK AND EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER. ALL DISTURBED AREAS SHALL BE COVERED WITH SOLID SOD IN ORDER TO PROTECT THEM FROM EROSION.
- 7. FOR AREAS OF WORK BEYOND SWALES, PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE IS AT LEVEL OF LANDSCAPE AREAS AND/OR SIDEWALK. TAPER TO MATCH EXISTING GRADES.
- 8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.
- CONTRACTOR TO VERIFY LOCATION. ELEVATION. MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE STATE ONE CALL OF FLORIDA, AND OTHER UTILITY COMPANIES. AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THEM TO THE ENGINEER.
- 10. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
- 11. GENERAL CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS WORK.
- 12. GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND/OR DESIGNER IF ANY ADDITIONAL INFORMATION OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROPOSED WORK.
- 13. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT HAVE BEEN INCORPORATED INTO THESE PLANS AS A RESULT OF INFORMATION FURNISHED BY OTHERS.

LEGEND:

(SEE STRUCTURE TABLE ON DETAILS SHEET)



PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)

FLOW ARROW (RUNOFF DIRECTION)

EXIST. ELEVATION (EL.)

PROP. CONCRETE PAVEMENT

PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)

PROP. ASPHALT PAVEMENT. SEE "TYPICAL PAVEMENT SECTION"

UTILITY STATEMENT:

- 1. THERE IS LIMITED AS-BUILT INFORMATION AVAILABLE WITHIN THE PRIVATE PROPERTY AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION
- 2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES FOR THE PROPOSED WORK AREA. IF ANY UTILITIES ARE IN CONFLICT WITH THE DEMOLITION ACTIVITIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

KEY NOTES:

 $| 1 \vdash PROP. PAVEMENT MARKINGS$

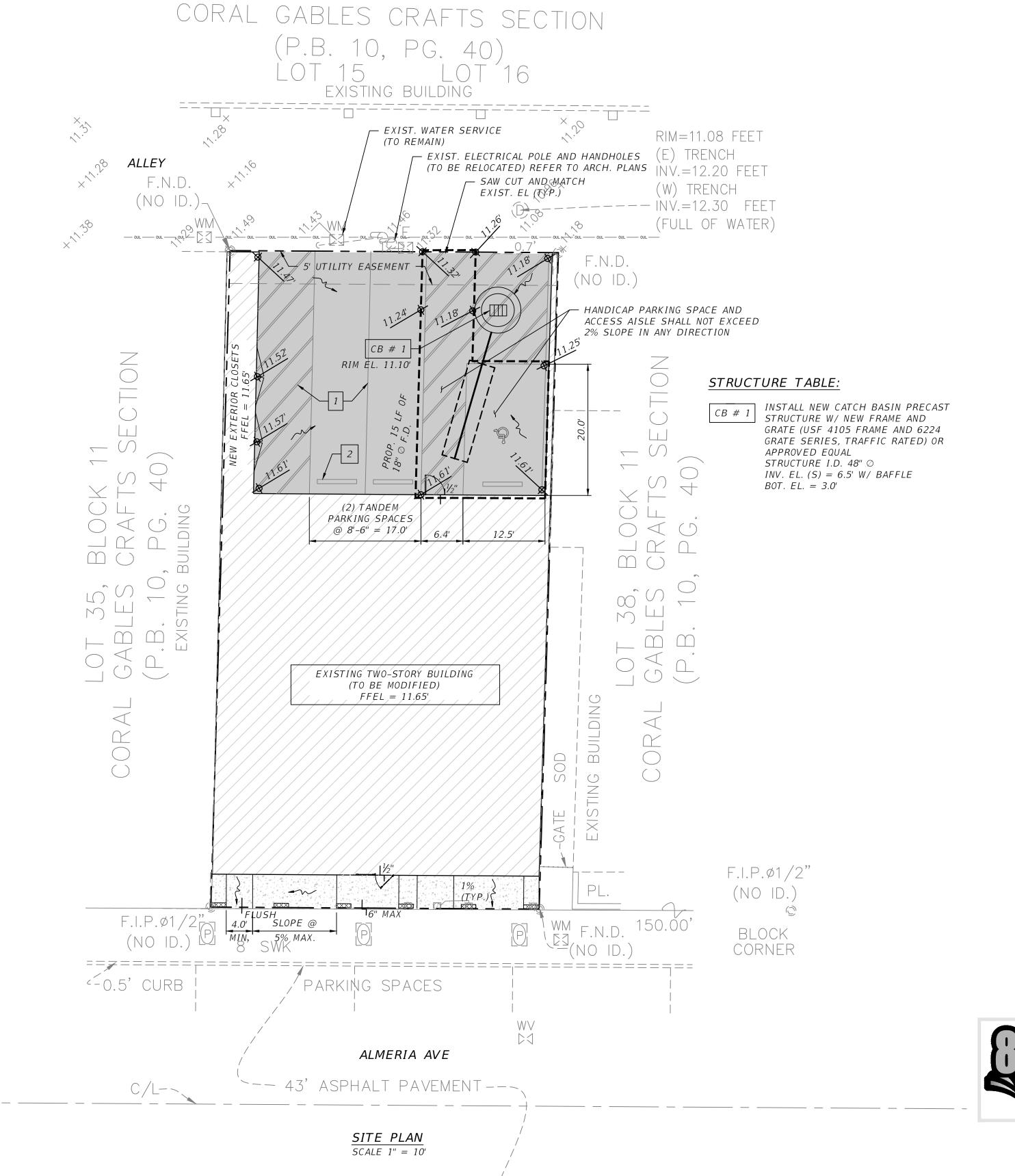
(SEE SIGNING AND PAVEMENT MARKINGS PLAN)

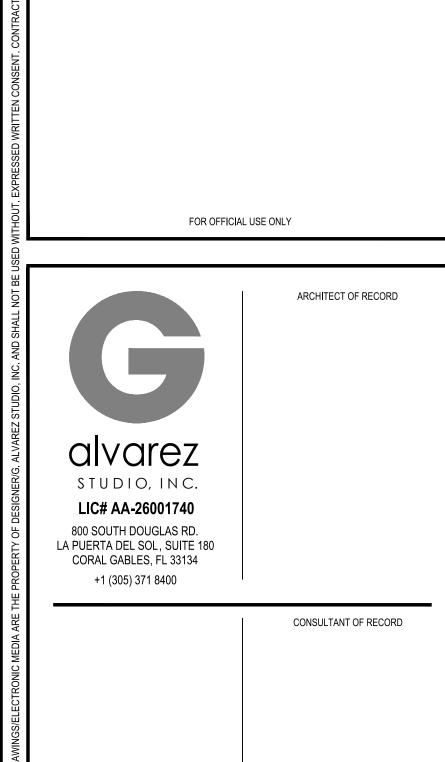
2 — PROP. WHEEL STOP (REFER TO ARCH. PLANS)

SCOPE OF WORK:

1. MODIFICATIONS TO EXISTING BUILDING INCLUDING NEW TANDEM PARKING LOT AT REAR OF PROPERTY.

MAINTENANCE OF TRAFFIC: CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC PLAN AND ALL REQUIRED AGENCY APPROVALS. ACCESS TO ALLEY MUST BE MAINTAINED UNLESS COORDINATED WITH CITY OF CORAL GABLES. BLOCK 11





CONSULTANT OF RECORD

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

CIVIL ENGINEER:

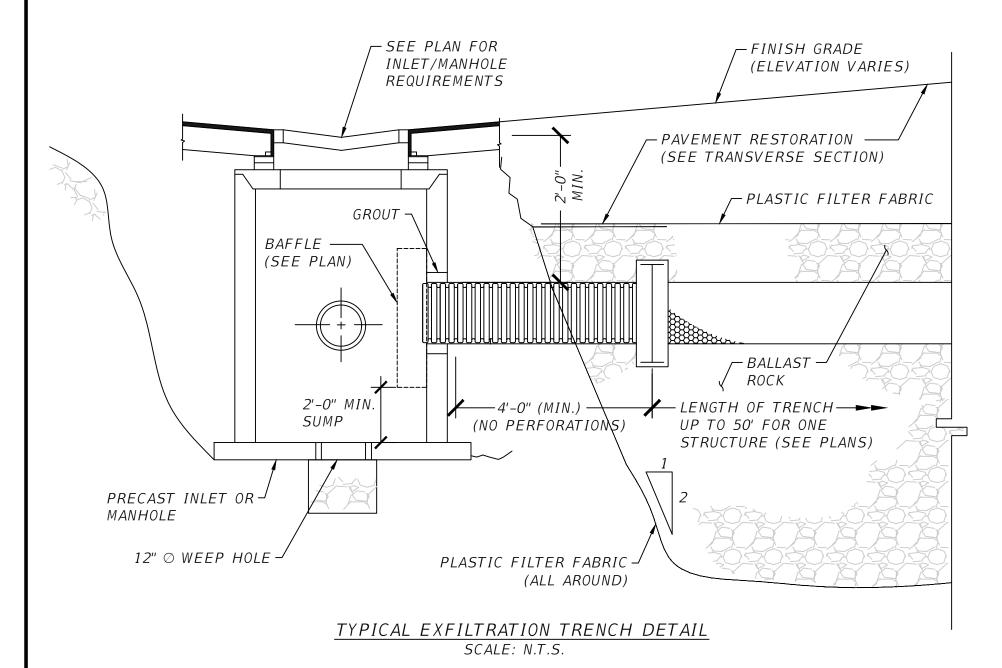
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CONNECT ENGINEERING, LLC REGISTRY LIC. NO. 33371 2645 SW 37 AVE, SUITE 301 MIAMI, FL 33133 0: (305) 981-6142 C: (786) 250-9966 WWW.CONNECTENG.US ADRIAN ROBAINA, P.E. LIC NO. 82271

BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134 PAVING, GRADING AND DRAINAGE PLAN DATE DESCRIPTION RELEASE DATE: 06/03/2021 As indicated CE03292021 DRAWN BY SHEET NUMBER: C-1

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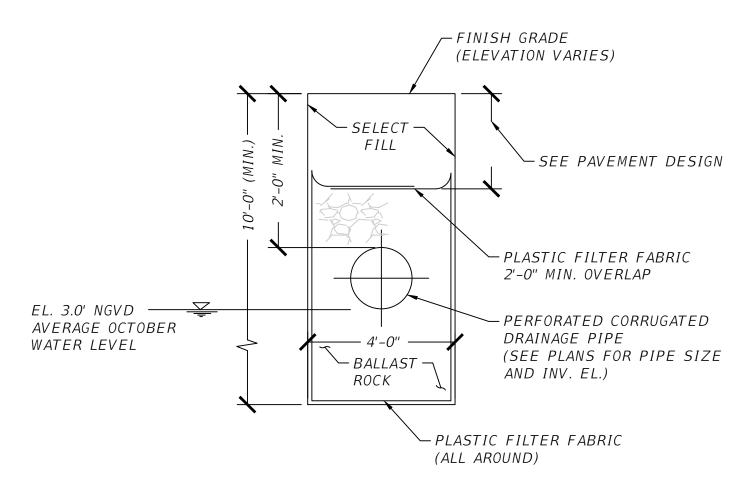
WORK THIS DETAIL WITH THE MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS

SPECIFIC NOTES:

- 1. WORK THIS DETAIL WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS, AS APPLICABLE.
- 2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF INITIAL SETTLEMENT TAKES PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
- 3. TRENCH ENDS AND SIDES SHALL BE EXCAVATED AS NEAR VERTICAL AS CONDITIONS ALLOW.
- 4. CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES FOR ENGINEER'S APPROVAL.
- 5. STRUCTURES & ADAPTERS SPECIFICATIONS ARE AVAILABLE FROM MANUFACTURER AND SHALL BE INCLUDED AS PART OF THE SHOP DRAWING SUBMITTAL PACKAGE.
- 6. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE TECHNICAL DRAWING FROM NYLOPLAST OR APPROVED EQUAL.

SHOP DRAWINGS ARE REQUIRED:

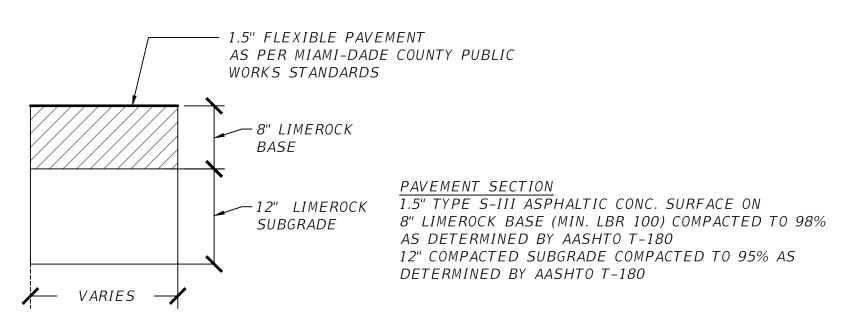
SUBMIT SHOP DRAWINGS FOR ALL PRECAST DRAINAGE STRUCTURES, INCLUDING CATCH BASIN INLETS, OPTIONAL PIPE MATERIAL AND BAFFLE SPECS. SHOP DRAWINGS MUST SHOW BAFFLE LOCATION AND SUMP PROVIDED.



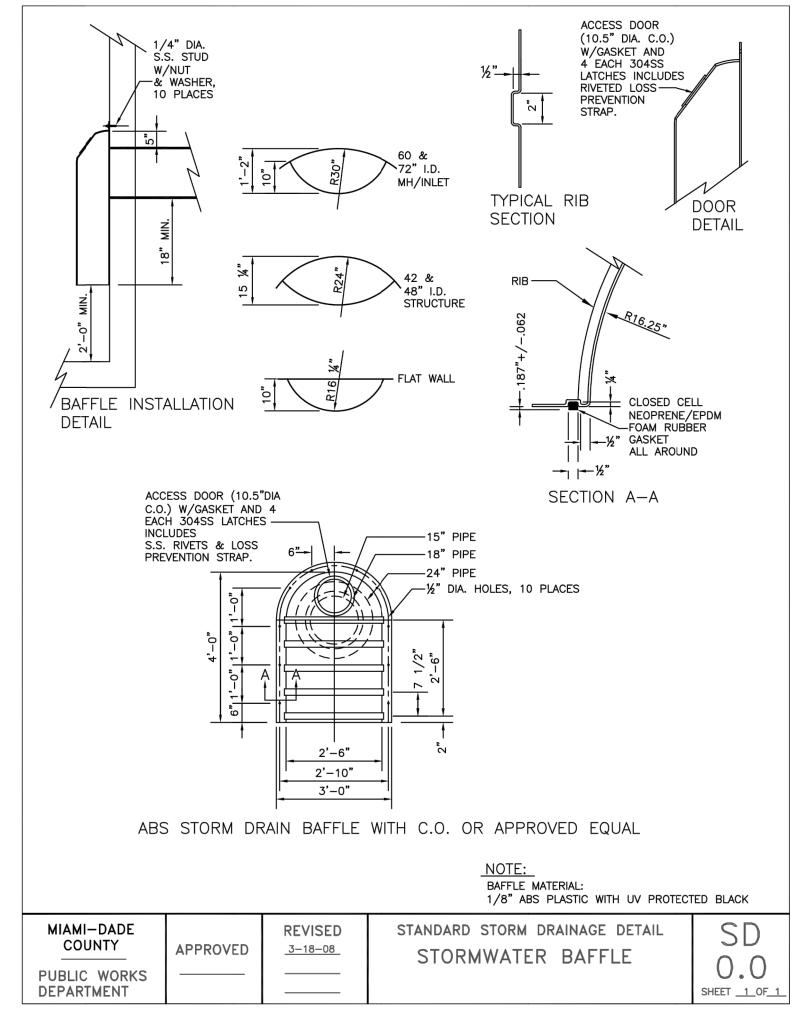
TRANSVERSE SECTION EXFILTRATION TRENCH

EROSION CONTROL NOTES

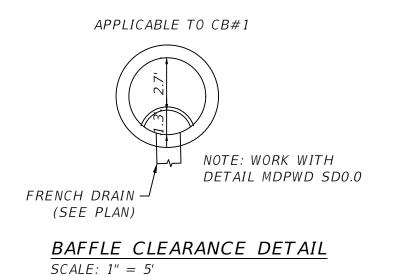
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs) INSTALLED, MAINTAINED, AND INSPECTED AS PER THE FDEP STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
- 2. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- 3. TAKE MEASURES TO ENSURE TO CLEANUP OF SEDIMENT THAT HAS BEEN TRACKED BY CONSTRUCTION VEHICLES WITHIN THE PROJECT LIMITS. INSTALL EROSION CONTROL DEVICES TO ENSURE SEDIMENT DOES NOT ENTER THE EXISTING OR PROPOSED DRAINAGE SYSTEMS AND ADJACENT PROPERTIES.
- 4. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS ARE TO BE SODDED. THE REPLACEMENT SOD SHALL BE OF THE SAME TYPE AS THE EXISTING SOD. ALL AREAS OUTSIDE OF THE CLEARING AND GRUBBING LIMITS THAT ARE DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 5. THE CONTRACTOR SHALL INCLUDE FURNISHING EQUIPMENT AND LABOR NECESSARY TO DESILT AND CLEAN OUT ALL EXIST DRAINAGE PIPES, AND INLETS.

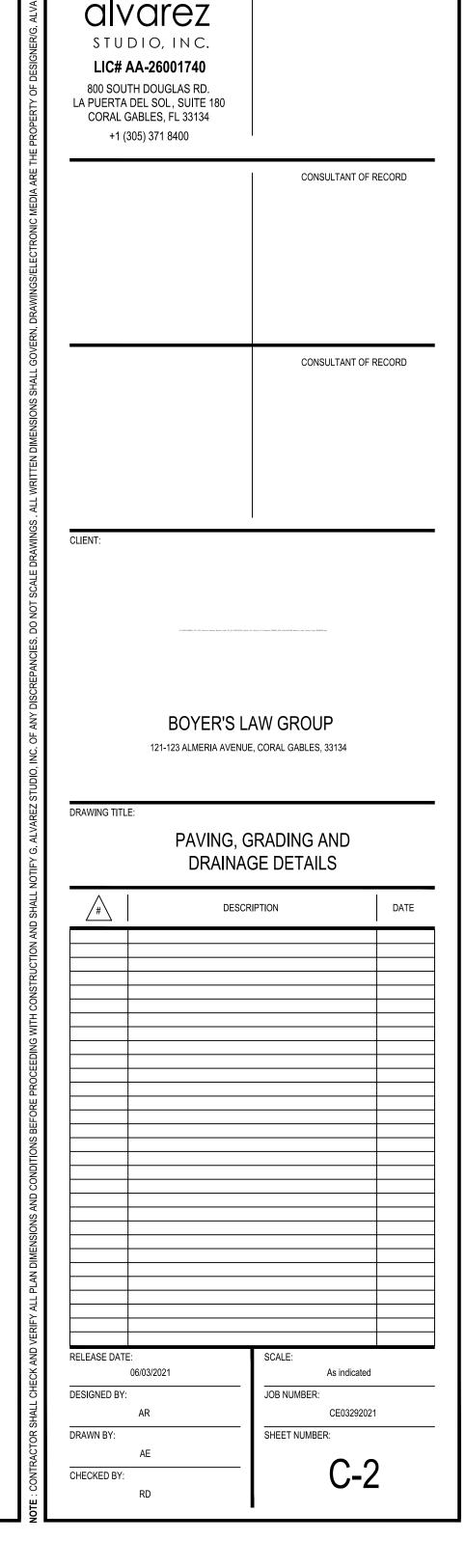


TYPICAL PAVEMENT SECTION FOR PARKING LOT



STORMWATER BAFFLE DETAIL
SCALE: N.T.S.





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ARCHITECT OF RECORD



SWPPP SPECIFIC NOTES:

- 1. ALL STORM WATER POLLUTION PREVENTION DEVICES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED AS PER FDEP FLORIDA STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs).
- 2. THE CONTRACTOR SHALL PREPARE A SWPPP IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. EACH CONSTRUCTION PHASE REQUIRES THE INSTALLATION OF PERIMETER CONTROL, PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES AS PER THE APPROVED SWPPP, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.
- 4. THE CONTRACTOR IS REQUIRED TO MAINTAIN COPIES OF THE AFOREMENTIONED ITEMS ON SITE, INCLUDING ALL APPLICABLE PERMITS.
- 5. THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT DAILY VISUAL INSPECTIONS OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES ALONG THE PROJECT CORRIDOR. THE CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE THESE ITEMS AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE FOR REVIEW UPON REQUEST A DAILY VISUAL INSPECTION LOG.
- 6. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED TO FURTHER REDUCE POLLUTION AT THE PROJECT SITE:
- A. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO PUBLIC R/W.
- B. THE CONTRACTOR SHALL DEMONSTRATE THE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE GENERATED WITHIN THE PROJECT LIMITS. WASTE MAY INCLUDE, BUT NOT BE LIMITED TO, VEGETATION FROM CLEARING AND GRUBBING ACTIVITIES, PACKAGING MATERIALS, SCRAP MATERIALS, SEWAGE FROM SANITARY FACILITIES, HERBICIDES AND PESTICIDES AND THEIR CONTAINERS, AND HYDROCARBON PRODUCTS. CONTRACTOR SHALL DESIGNATE A WASTE COLLECTION AREA ONSITE AND DELINEATE THE AREA ON THE SWPPP SITE MAP.
- C. SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT ALL SANITARY WASTE FROM PORTABLE UNITS.
- D. THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR WILL PROVIDE AN ADEQUATE NUMBER OF LITTER CONTAINERS WITH LIDS AT THE STAGING, STOCKPILE AND FIELD OFFICE AREAS (AS APPLICABLE). WASTE COLLECTION WILL BE SCHEDULED SO THAT CONTAINERS ARE EMPTIED PRIOR TO OVERFLOW. SPILLED LITTER CONTAINERS WILL BE CLEANED UP IMMEDIATELY.
- E. OFF-SITE VEHICLE TRACKING & GENERATION OF DUST: THE CONTRACTOR SHALL AVOID OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST.
- F. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS, INCLUDING:

REMOVING EXCESS DIRT FROM ROADS DAILY. USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION OPERATIONS. STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OFF-SITE TRACKING

7. DOWNSTREAM INLETS NOT SHOWN ON SURVEY LIMITS SHALL BE PROTECTED USING APPLICABLE BMPs.

LEGEND:

PROP INLET AND MANHOLE PROTECTION

PROP TIRE WASHING AREA

PROP SILT FENCE AT PROJECT LIMITS.

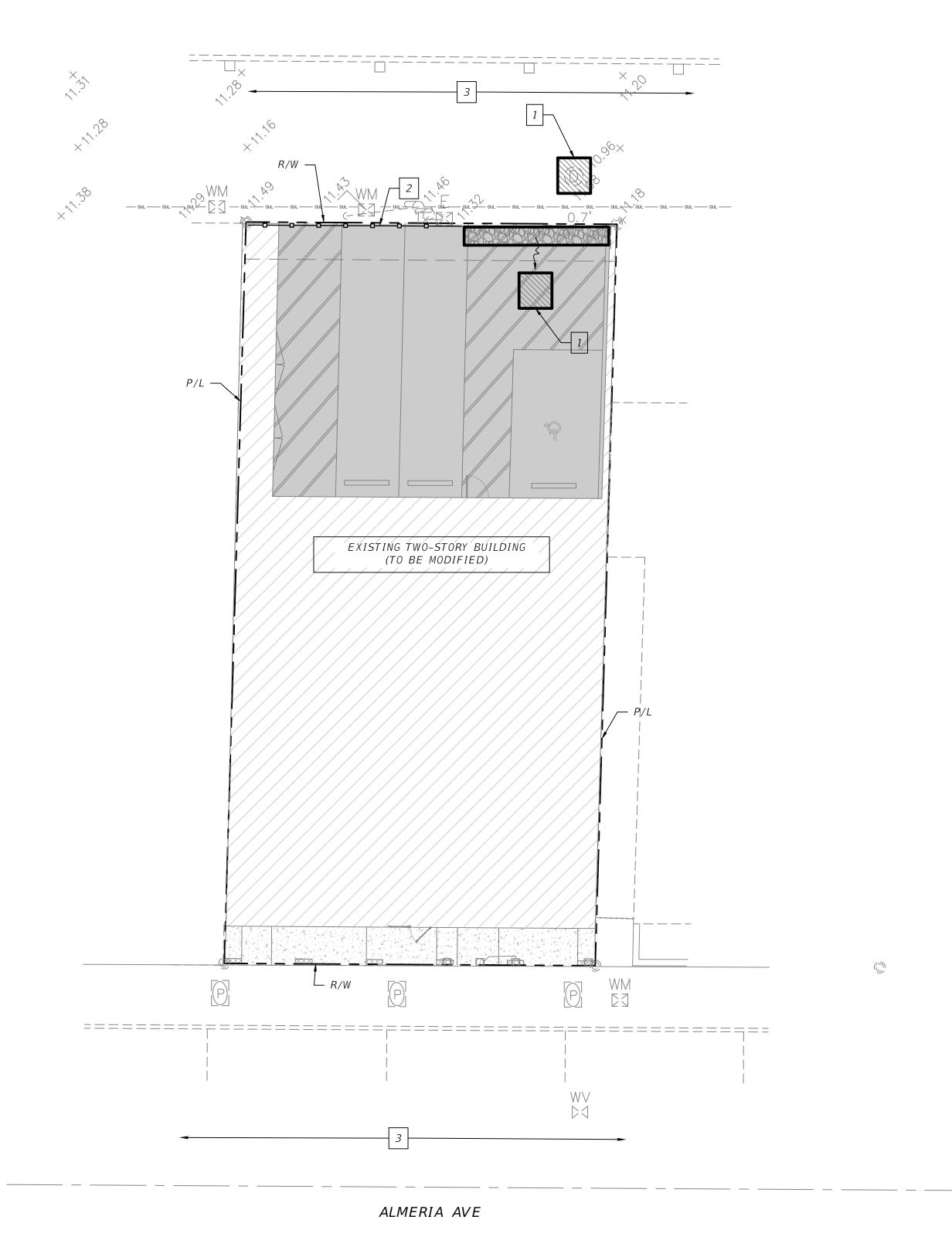
PROVIDE TEMPORARY CHAIN LINK FENCE BETWEEN PROPOSED SILT FENCE AND PEDESTRIAN WALKWAYS / AREAS, AS APPLICABLE.

KEY NOTES:

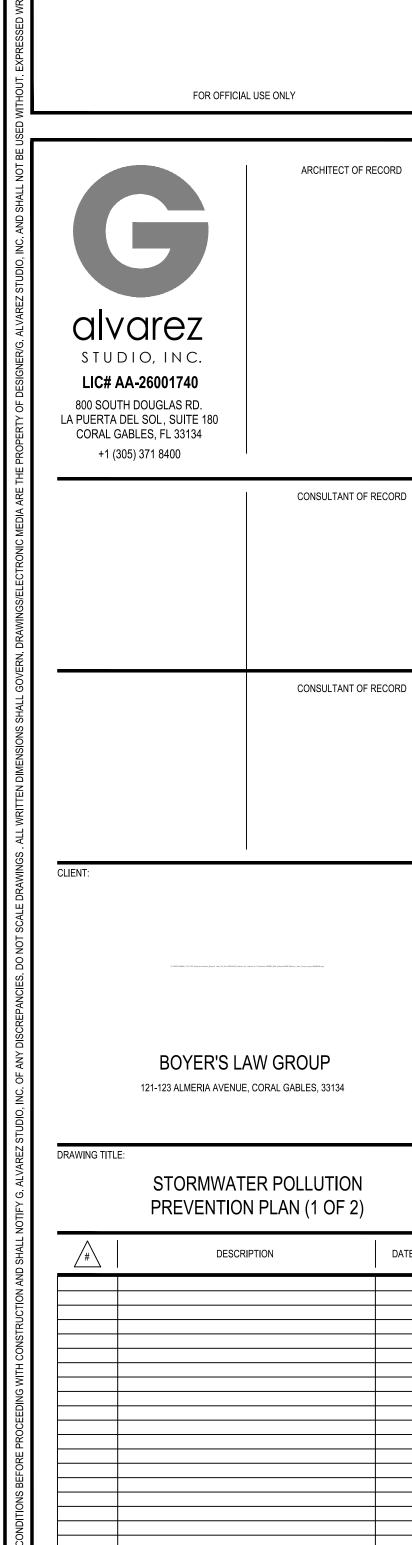
1 PROP INLET AND MANHOLE PROTECTION

2 PROP SILT FENCE

3 PROP DOWNSTREAM INLET PROTECTION



SITE PLAN



CIVIL ENGINEER:

ENGINEER:

CONNECT ENGINEERING, LLC

REGISTRY LIC. NO. 33371

2645 SW 37 AVE, SUITE 301

MIAMI, FL 33133

0: (305) 981-6142

C: (786) 250-9966

WWW.CONNECTENG.US

ADRIAN ROBAINA, P.E. LIC NO. 82271

RELEASE DATE:

DRAWN BY

CHECKED BY:

As indicated

CE03292021

SHEET NUMBER:

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

- 1. THE PURPOSE OF EROSION AND SEDIMENTATION CONTROL IS TO PREVENT POLLUTION OF BODIES OF WATER ON OR ADJACENT TO THE PROJECT SITE. IN ADDITION, EROSION CONTROL SHALL PREVENT DAMAGE TO ADJACENT PROPERTY AND WORK IN PROGRESS.
- 2. ALL EROSION AND SILTATION MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. THE EROSION CONTROL SYMBOLOGY SHOWN ON PLAN SHEETS SHALL BE UTILIZED IN THE DEFINITION AND UTILIZATION OF ALL EROSION AND SILTATION MEASURES.
- 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL EROSION CONTROL DEVICES PERIODICALLY AND AFTER EVERY RAINFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- 4. DURING CONSTRUCTION, ALL STORM DRAIN INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. REFER TO THE TYPICAL DRAINAGE INLET SEDIMENTATION PROTECTION DETAILS.
- 5. ALL CONSTRUCTION DISCHARGE WATER SHALL BE ADEQUATELY FILTERED TO REMOVE SILT PRIOR TO DISCHARGE INTO WATERWAYS AND WETLANDS.
- 6. ALL STREAM CROSSINGS AND STREAM DIVERSIONS REQUIRE ENVIRONMENTAL APPROVAL PRIOR TO ANY INSTREAM CONSTRUCTION.
- 7. THE CONTRACTOR SHALL MAINTAIN STRICT DUST CONTROL DURING THE PROJECT DURATION. IT IS IMPERATIVE THAT STRICT DUST CONTROL BE MAINTAINED SO THAT DAMAGE OR NUISANCE TO THE AREAS AND FACILITIES ADJACENT TO THIS PROJECT ARE PREVENTED. THIS DUST CONTROL SHALL ALSO INCLUDE THE DUST WHICH MAY OCCUR DURING ANY CONSTRUCTION PROCEDURE. THE OWNER, A/E AND APPLICABLE GOVERNING AGENCY SHALL BE THE SOLE INTERPRETERS OF WHETHER THE DUST IS EXCESSIVE AND WHETHER OR NOT FINES WILL BE LEVIED AGAINST THE CONTRACTOR.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A STORMWATER POLLUTION PREVENTION PLAN TO SUPPLEMENT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS CONTAINED IN THESE DRAWINGS AND OBTAINING ALL NECESSARY REPORTS
- 9. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS INTERIM SHALL BE INSTALLED, MAINTAINED, AND ADJUSTED DURING CONSTRUCTION AS NECESSARY ACCORDING TO THE CONTRACTOR'S SEQUENCING AND AS DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. INTERIM MEASURES SHALL BE REMOVED BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION.
- 10. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS FINAL SHALL BE INSTALLED AT THE COMPLETION OF CONSTRUCTION AND LEFT IN PLACE AND MAINTAINED UNTIL THE PAVING CONTRACTOR TAKES CONTROL OF THE SITE.
- 11. CONTRACTOR SHALL COORDINATE EROSION AND SEDIMENTATION CONTROL MEASURES OUTSIDE PROJECT LIMITS WITH THE APPLICABLE GOVERNING AGENCY.

SILT FENCE NOTES

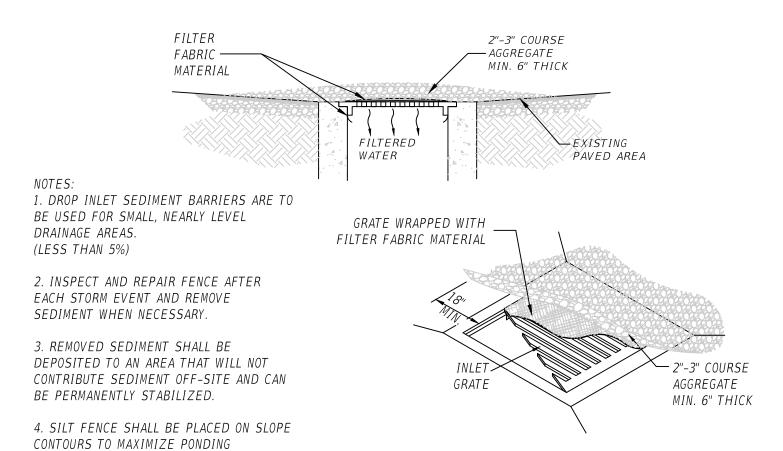
- 1. SILT FENCE SHALL BE IN PLACE PRIOR TO GRADING.
- 2. SILT FENCE AND FILTER FABRIC MUST BE ENTRENCHED.
- 3. POSTS FOR SILT FENCES SHALL BE EITHER 2.5 X 2 INCH DIAMETER WOOD OR 1.25 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- 4. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
- 5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED. WITHOUT THE WIRE SUPPORT FENCE, POSTS SHALL NOT EXCEED 6 FEET.
- 6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST.
- 7. SEDIMENT MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- 8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE PROPOSED AND EXISTING GRADES, PREPARED AND SEEDED OR SODDED.
- 9. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE CONSTRUCTED IN LIVE STREAMS.
- 10. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT OR AT A TIME DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. IF THE APPLICABLE GOVERNING AGENCY FEELS IT IS NECESSARY FOR THE SILT FENCE TO REMAIN IN PLACE FOR SOME GIVEN TIME AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL LEAVE IT IN PLACE, IN THE PROPERLY INSTALLED WAY, AND WILL, AT THE DIRECTION OF THE APPLICABLE GOVERNING AGENCY, REMOVE IT AT NO ADDITIONAL COST TO OWNER.

SODDING NOTES

- 1. GROUND PREPARATION, FERTILIZER APPLICATION, SOD DELIVERY AND SOD INSTALLATION SHALL BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
- 2. PRIOR TO DELIVERY OF SOD, THE ENGINEER SHALL BE NOTIFIED OF THE SOURCE, AND SHALL, AT HIS OPTION, INSPECT AND APPROVE THE SOD PRIOR TO CUTTING.
- 3. THE SOD SHALL BE DELIVERED ALIVE, FRESH, AND UNINJURED, AND SHALL BE TRANSPLANTED WITHIN 24 HOURS OF THE TIME IT WAS CUT. THE CONTRACTOR SHALL WATER THE SOD DAILY UNTIL ROOTS HAVE BEEN ESTABLISHED. SOD SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. IN ADDITION, SOD SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. DEAD SOD SHALL NOT BE USED OR IF THE SOD DIES PRIOR TO ACCEPTANCE OF THE PROJECT, IT SHALL BE REPLACED WITH NEW LIVE SOD.
- 4. <u>ABSOLUTELY NO MILLET</u> GRASS WILL BE ALLOWED IN THE SOD. ANY MILLET GRASS FOUND IN THE SODDED AREAS SHALL BE PENALIZED IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
- 5. THE CONTRACTOR SHALL PLACE THE WIDTH OF SOD AS DEFINED IN THE PLANS.

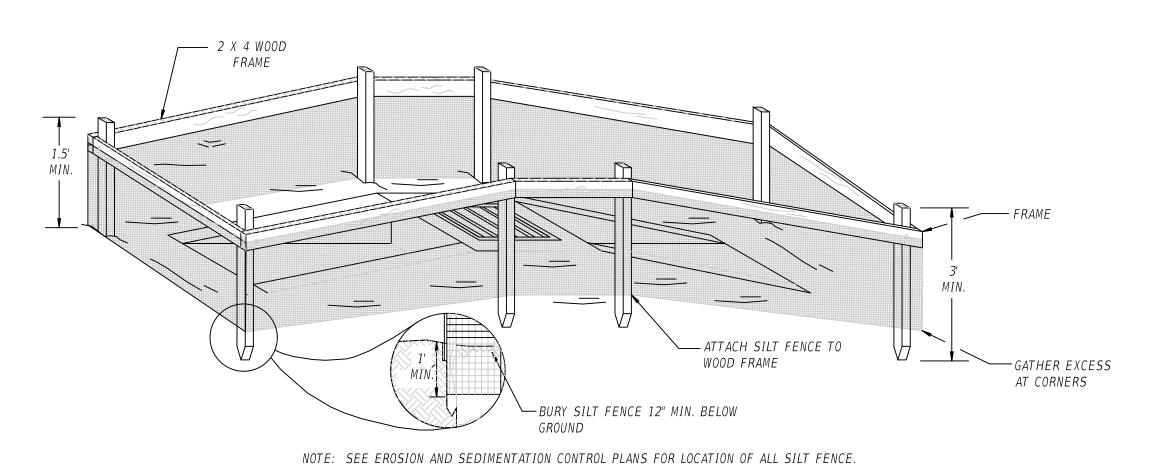
MAINTENANCE OF DRAINAGE

1. THROUGHOUT THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE (I.E. CONTINUOUS AND FLOWING) DRAINAGE ON ALL DRAINAGE PIPES, SYSTEMS, DITCHES AND OTHER ASSOCIATED DRAINAGE CHANNELS. TEMPORARY DRAINAGE PROVISIONS WILL BE REQUIRED FOR THE CONSTRUCTION OF ALL DRAINAGE RELATED ITEMS. DURING CONSTRUCTION THE CONTRACTOR SHALL NOT BE ALLOWED TO DAM DRAINAGE DITCHES AND INCREASE THE TAIL WATER LEVEL IN THE DITCHES BEYOND THAT WHICH IS ACCEPTABLE BY STATUE. PROOF THAT DAMMING IS ACCEPTABLE WILL BE REQUIRED PRIOR TO ALLOWING THE CONTRACTOR TO USE THAT METHOD. THE CONTRACTOR SHALL SEQUENCE THE WORK SO THAT AREAS OF STANDING WATER ARE NOT CREATED. THE CONTRACTOR WILL BE REQUIRED TO CREATE AND SUBMIT A MAINTENANCE OF DRAINAGE PLAN TO THE APPLICABLE AGENCY FOR APPROVAL. THE MAINTENANCE OF DRAINAGE PLAN SHALL INCLUDE DRAINAGE PHASING PLANS, CONSTRUCTION PROCEDURES, ANY TEMPORARY REROUTING REQUIRED, INTENDED DURATIONS OF TEMPORARY DRAINAGE IN EACH AREA, AND ALL RELATED CONSTRUCTION ACTIVITIES REQUIRED FOR MAINTENANCE OF DRAINAGE. THE CONTRACTOR SHALL ALSO HAVE A CONTINGENCY PLAN INCLUDED WITH THE MAINTENANCE OF DRAINAGE PLAN IN CASE OF A STORM EVENT THAT INDICATES HOW THE CONTRACTOR WILL ALLOW FOR THE INCREASED FLOW RATES DURING THE STORM EVENT. IT IS IMPORTANT THAT THE FLOW OF TRAFFIC AND SURROUNDING AREAS ARE NOT AFFECTED BY ANY TEMPORARY DRAINAGE PROVISIONS.



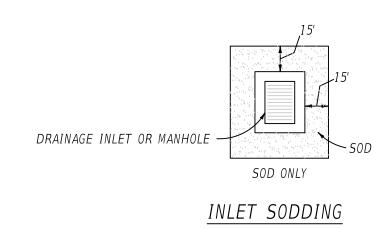
EROSION CONTROL FILTER FABRIC OVER GRATE INLET

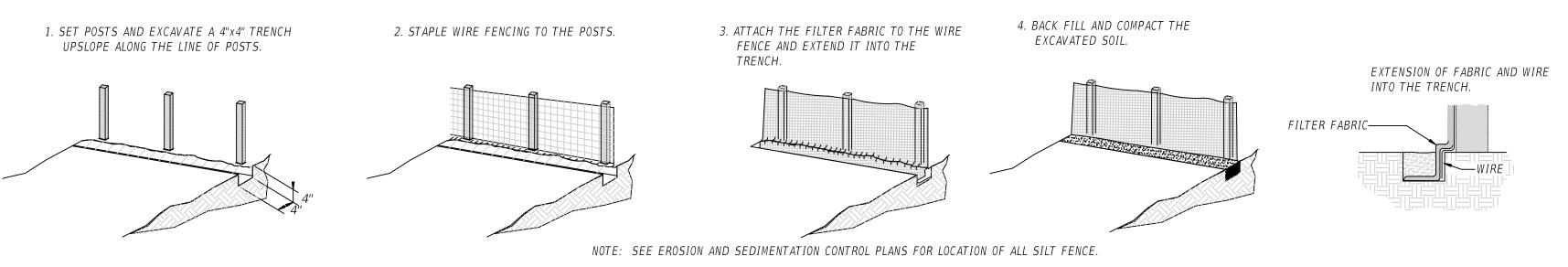
EFFICIENCY.



ALTERNATIVE DRAINAGE INLET SEDIMENTATION PROTECTION DETAIL

<u>NOTE:</u>
REFER TO EROSION AND SEDIMENTATION CONTROL MEASURES SHEET FOR THE VARIOUS EROSION CONTROL TYPES.





SILT FENCE CONSTRUCTION DETAILS

NTS

ENGINEER:

ENGINEERING, LLC

REGISTRY LIC. NO. 33371

2645 SW 37 AVE, SUITE 301

MIAMI, FL 33133

0: (305) 981-6142

C: (786) 250-9966

WWW.CONNECTENG.US

ADRIAN ROBAINA, P.E. LIC NO. 82271

RELEASE DATE:

DRAWN BY

CHECKED BY:

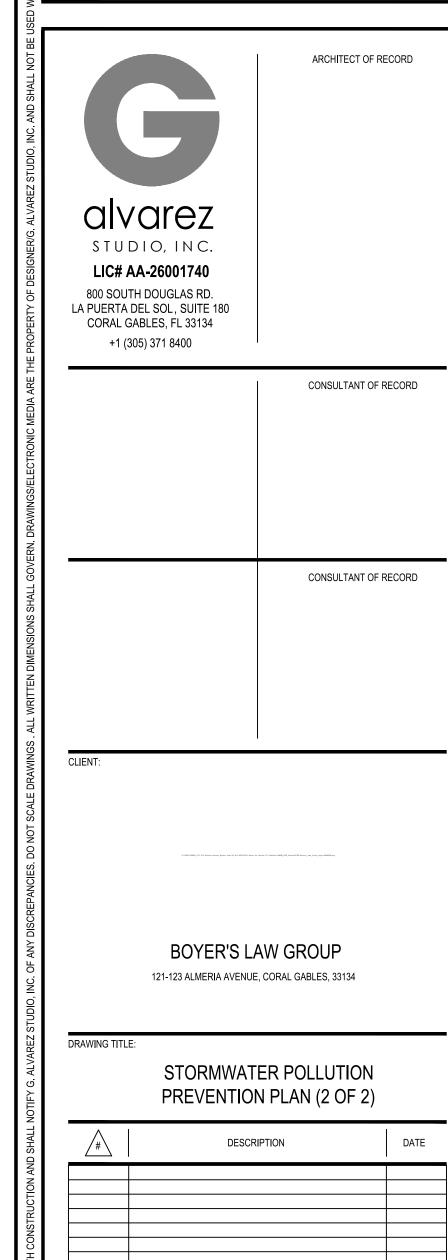
06/03/2021

As indicated

CE03292021

SHEET NUMBER:

FOR OFFICIAL USE ONLY



1. CODES:

- A. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2020 EDITION AND ALL OTHER APPLICABLE LOCAL CODES.
- B. ALL STANDARDS REFERENCED IN THESE DRAWINGS SHALL REFER TO THE EDITIONS OF SUCH STANDARDS AS LISTED IN FBC 2020, CHAPTER 35, "REFERENCED STANDARDS", UNLESS OTHERWISE NOTED.
- 2. DESIGN CRITERIA: A. ROOF LOADS (GRAVITY):
- LIVE LOAD: 30 PSF
- SUPERIMPOSED DEAD LOAD: 15 PSF (@ ROOF) 10 PSF (@ CEILING)
- B. FLOOR LOADS (GRAVITY):
- LIVE LOAD: 50 PSF SUPERIMPOSED DEAD LOAD: 25 PSF \
- C. WIND LOADS: IN ACCORDANCE WITH ASCE 7-16 [RISK CATEGORY II; 175 MPH ULTIMATE DESIGN WIND SPEED: EXPOSURE C; INTERNAL PRESSURE GOEFFICIENTS, ± 0.18]. SEE CALCULATIONS FOR ADDITIONAL INFORMATION.

3. BUILDING PERMIT:

A. OBTAIN BUILDING PERMIT.

- B. COMPLY WITH THE REQUIREMENTS OF THE BUILDING PERMIT AND WITH OTHER REQUIREMENTS OF THE
- C. IF CHANGES TO STRUCTURAL DESIGN ARE ISSUED BY THE ENGINEER, SUBMIT CHANGES TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. MAINTAIN PERMIT APPROVALS CONCURRENT WITH CONSTRUCTION.
- A. EXAMINE AND STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. DIRECT ANY
- QUESTIONS TO THE ENGINEER. **5. ELEVATION DATUM:**

ALL ELEVATIONS ON THESE STRUCTURAL DRAWINGS REFER TO TOP OF INTERIOR GROUND FLOOR SLAB = +0'-0".

6. COORDINATION AND DIMENSIONS:

- A. COORDINATE ALL DIMENSIONS AND ELEVATIONS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
- B. COORDINATE THE STRUCTURAL WORK WITH THE WORK OF ALL OTHER TRADES. C. COORDINATE THE STRUCTURAL WORK WITH SLAB DEPRESSIONS, MECHANICAL OPENINGS, PIPING AND CONDUITS AS SHOWN ON OTHER DRAWINGS.
- D. COORDINATE ALL DIMENSIONS RELATIVE TO MANUFACTURED ITEMS, SUCH AS ELEVATORS, ESCALATORS, DOORS, WINDOWS, SKYLIGHTS, ACCESS PANELS AND HEATING, VENTILATING AND AIR-CONDITIONING EQUIPMENT.
- IF CONFLICTS OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS
- AND FIELD CONDITIONS OR OTHERWISE, IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING, COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND STRUCTURAL

DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. 8. METHODS & SAFETY: A. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION. PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL

- ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT STRUCTURAL SYSTEMS ARE CAPABLE OF RESISTING ALL CONSTRUCTION PHASE LOADS.
- B. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFE AND APPROPRIATE USE OF ALL PRODUCTS AND MATERIALS. STRICTLY CONFORM TO ALL OF THE MANUFACTURERS', PROVIDERS' OR INDUSTRY'S RESTRICTIONS, RECOMMENDATIONS, PRECAUTIONS AND PROTECTIONS (INCLUDING AS INDICATED IN THE MATERIAL/PRODUCT SAFETY DATA SHEET) FOR EACH PRODUCT'S OR MATERIAL'S STORAGE, HANDLING, USE, APPLICATION, CLEAN-UP AND DISPOSAL.

9. PROTECTION OF EXISTING CONSTRUCTION:

- A. DO NOT DAMAGE EXISTING CONSTRUCTION WHICH IS TO REMAIN. LOCATE AND PROTECT CONCEALED PIPES, CONDUITS AND OTHER EXISTING CONSTRUCTION PRIOR TO DEMOLITION AND TAKE APPROPRIATE ACTION TO PROTECT THEM AND TO PROVIDE FOR SAFETY.
- B. LOCATE EXISTING EMBEDMENTS, REINFORCEMENT AND POST-TENSIONED TENDONS IN EXISTING CONCRETE PRIOR TO ANY DEMOLITION, DRILLING, CHIPPING OR CUTTING. DO NOT DAMAGE OR ALTER EXISTING EMBEDMENTS, REINFORCEMENT OR POST-TENSIONING/PRESTRESSED TENDONS UNLESS SPECIFICALLY INSTRUCTED BY

ENGINEER TO DO SO. 10. CONSTRUCTION INSPECTIONS:

- A. NOTIFY THE BUILDING INSPECTOR FOR INSPECTION OF ALL STRUCTURAL ELEMENTS. VERIFY THAT EACH AND EVERY STRUCTURAL ITEM HAS BEEN ACCEPTED BY THE INSPECTOR PRIOR TO PROCEEDING WITH SUBSEQUENT WORK AND/OR CONCEALING ANY STRUCTURAL ITEM. ANY STRUCTURAL ITEM WHICH HAS NOT BEEN SPECIFICALLY ACCEPTED BY THE INSPECTOR AND/OR ANY CONCEALING CONSTRUCTION WILL BE SUBJECT TO REMOVAL AND RECONSTRUCTION.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL REQUIRED STRUCTURAL INSPECTIONS HAVE BEEN PERFORMED AND THAT THEY INDICATE ACCEPTANCE.

11. SPECIAL INSPECTION (SELECTED SYSTEMS):

BY PROVISION OF THE FLORIDA BUILDING CODE 2020 AND THE MIAMI-DADE COUNTY CODE (SECTION 8-22), SPECIAL INSPECTION IS REQUIRED FOR COMPACTION OF SOIL UNDER SLABS-ON-GROUND, INSTALLATION OF STRUCTURAL PILES, REINFORCED MASONRY, WELDING AND HIGH STRENGTH BOLTING FOR STRUCTURAL STEEL, FABRICATION AND INSTALLATION OF CURTAIN WALL SYSTEMS ON THRESHOLD BUILDINGS, FABRICATION AND INSTALLATION OF STRUCTURAL GLAZED PANELS AND AS MAY OTHERWISE BE REQUIRED BY THE BUILDING OFFICIAL. NOTIFY SPECIAL INSPECTOR FOR INSPECTION OF ALL COMPONENTS OF THESE SYSTEMS PRIOR TO THEIR CONCEALMENT BY OTHER CONSTRUCTION. DO NOT CONCEAL ANY COMPONENT OF THESE SYSTEMS UNTIL ACCEPTED BY SPECIAL INSPECTOR AND UNTIL SO INDICATED ON THE SPECIAL INSPECTION LOG. THE SPECIAL INSPECTION LOG WILL BE PREPARED BY SPECIAL INSPECTOR AND GIVEN TO CONTRACTOR FOR KEEPING ON SITE. KEEP THE SPECIAL INSPECTION LOG IN A CLEAN DRY AREA AT THE SITE AND MAKE IT AVAILABLE TO THE SPECIAL INSPECTOR AND TO THE MUNICIPAL BUILDING INSPECTOR UPON REQUEST. THE SPECIAL INSPECTOR WILL MAKE ENTRIES ON THE LOG FOR EACH SITE VISIT AND WILL INDICATE ACCEPTANCE OR REJECTION OF THE ITEMS OBSERVED. ACCEPTANCE APPLIES ONLY TO THOSE SPECIFIC ITEMS SO INDICATED. NO OTHER ITEMS OR AREAS ARE TO BE ASSUMED TO BE ACCEPTED. ANY COMPONENTS OF THE STRUCTURAL SYSTEMS WHICH HAVE BEEN CONCEALED WITHOUT SPECIFIC ACCEPTANCE BY THE SPECIAL INSPECTOR WILL BE REJECTED, AND ANY CONCEALING CONSTRUCTION MUST BE REMOVED. UPON ACCEPTANCE OF ALL COMPONENTS OF ALL SYSTEMS, RETURN SPECIAL INSPECTION LOG TO THE SPECIAL INSPECTOR. COMPLY WITH ALL REQUIREMENTS OF THE BUILDING OFFICIAL.

- A. SUBMIT TO THE ENGINEER COMPLETE SHOP DRAWINGS AS REQUIRED BY THESE CONTRACT DOCUMENTS.
- B. CHECK ALL SHOP DRAWINGS FOR COMPLIANCE AND COMPLETENESS PRIOR TO SUBMITTAL. ALL SHOP DRAWINGS SHALL BEAR EVIDENCE OF CONTRACTOR'S REVIEW AND APPROVAL.
- C. REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN CONCEPT AND INFORMATION INDICATED IN CONTRACT DOCUMENTS. ACCURACY, COMPLETENESS, DIMENSIONS, QUANTITIES, SAFETY PRECAUTIONS, CONSTRUCTION MEANS AND METHODS, SEQUENCE OF CONSTRUCTION, COORDINATION WITH
- OTHER TRADES AND PERFORMANCE OF SYSTEMS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. D. REVIEW BY THE ENGINEER IS NOT FOR THE PURPOSE OF APPROVING CHANGES OR SUBSTITUTIONS.

13. DELEGATED ENGINEERED SYSTEMS:

- A. DELEGATED ENGINEERED SYSTEMS FOR THIS PROJECT CONSIST OF THE FOLLOWING: 1. PREFABRICATED STEEL STAIRS (REFER TO "GENERAL STRUCTURAL NOTES" No. XX FOR ADDITIONAL
- INFORMATION). B. THE DELEGATED ENGINEER SHALL CONFORM TO CURRENT RULES ESTABLISHED BY THE FLORIDA BOARD OF
- PROFESSIONAL ENGINEERS. C. THE DELEGATED ENGINEER SHALL BE RETAINED BY THE DELEGATED SYSTEM SUPPLIER OR MAY BE AN
- EMPLOYEE OF THE SUPPLIER.

BUILDING DEPARTMENT.

- D. INCLUDE ALL COSTS FOR THE DELEGATED ENGINEER IN THE CONSTRUCTION BID. E. DELEGATED ENGINEER SHALL DESIGN DELEGATED SYSTEM IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020, ALL OTHER APPLICABLE CODES AND ORDINANCES AND REFERENCED STANDARDS AND AT LEAST IN ACCORDANCE WITH THE STANDARD OF CARE EXERCISED BY OTHER PROFESSIONALS ON SIMILAR PROJECTS. DELEGATED ENGINEER MUST BE A LICENSED ENGINEER IN THE STATE OF FLORIDA AND MUST BE
- EXPERIENCED AND COMPETENT IN THE DESIGN OF THE DELEGATED SYSTEM. F. DELEGATED ENGINEER SHALL ANALYZE AND DESIGN THE DELEGATED SYSTEM AND PREPARE SHOP DRAWINGS FOR THE DELEGATED SYSTEM. SHOP DRAWINGS SHALL INDICATE LAYOUT, DIMENSIONS, MATERIALS, MATERIALS PROPERTIES, MEMBER SIZES, CONNECTIONS, ANCHORAGES, INSTALLATION INFORMATION AND ALL OTHER INFORMATION TO CLEARLY CONVEY THE SYSTEM IN ITS ENTIRETY AND TO ASSURE PROPER FABRICATION AND INSTALLATION. THE DELEGATED ENGINEER SHALL SUBMIT SIGNED AND SEALED DRAWINGS AND DESIGN CALCULATIONS TO THE ENGINEER-OF-RECORD AND TO THE BUILDING DEPARTMENT, DO NOT INSTALL ANY COMPONENTS OF THE DELEGATED SYSTEM UNTIL DRAWINGS AND

CALCULATIONS HAVE BEEN REVIEWED AND ACCEPTED BY BOTH THE ENGINEER-OF-RECORD AND THE

14. SOILS STATEMENT

THESE OBSERVATIONS AND ON THE KNOWLEDGE OF EXISTING SOILS FROM OTHER PROJECTS IN THIS AREA, THE EXISTING SOILS CONSIST OF A THIN LAYER OF TOP SOIL OR EXISTING CONSTRUCTION OVER SAND AND ROCK FRAGMENTS OVER LIMEROCK.

15. SOILS -GENERAL:

- A. PRIOR TO COMMENCING WORK, VERIFY THAT METHODS AND PROCEDURES WILL NOT CAUSE DAMAGE TO NEARBY EXISTING STRUCTURES.

- 1. COMPLY WITH ALL EXCAVATION SAFETY REGULATIONS AND STANDARDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ASSURE EXCAVATION SAFETY AND STABILITY AT ALL TIMES. CONTRACTOR SHALL HIRE A FLORIDA REGISTERED ENGINEER FOR CONSULTATION, DESIGN AND INSPECTION AS MAY BE APPROPRIATE FOR LATERAL SUPPORT OF SIDES OF EXCAVATIONS. ASSURE THAT CONSTANT ADEQUATE SOIL SUPPORT IS PROVIDED TO ALL NEARBY EXISTING CONSTRUCTION AND SITE GRADES AT ALL TIMES. DO NOT ALLOW ANY SOIL SETTLEMENT OR LATERAL MOVEMENT THAT COULD CAUSE DAMAGE TO
- 2. WHERE EXCAVATION MAY REDUCE LATERAL SUPPORT FOR EXISTING SOILS ON WHICH EXISTING

16. SOILS PREPARATION & ALLOWABLE BEARING:

- A. STRIP ALL AREAS OF NEW CONSTRUCTION PLUS A THREE FOOT PERIMETER OF EXISTING CONSTRUCTION TO BY ASTM D1557
- B. DRAINAGE COURSE: PLACE A MINIMUM 6 INCH THICK DRAINAGE COURSE BELOW ALL CONCRETE SLABS CAST ON UNDER-SLAB VAPOR-GAS RETARDER. DRAINAGE COURSE MATERIAL SHALL CONSIST OF A NARROWLY GRADED MIXTURE OF CRUSHED OR UNCRUSHED STONE OR GRAVEL, ASTM D448, WITH 100% PASSING A 1-1/2" SIEVE AND LESS THAN 5% PASSING A No. 8 SIEVE (OR OTHER MATERIAL APPROVED BY THE ENGINEER WHICH
- C. TEST ALL LAYERS OF SOILS, INCLUDING EXPOSED EXISTING SOILS, FILL, BACKFILL AND DRAINAGE COURSE FOR DENSITY. SUBMIT TEST REPORTS TO THE ENGINEER. CONDUCT A MINIMUM OF ONE TEST IN EACH ISOLATED FOOTING, FOR EACH 2,000 SQUARE FEET OF FLOOR OR PAVEMENT AREA, FOR EACH 50 LINEAR
- D. ALL SOIL PREPARATION OPERATIONS SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER (SPECIAL
- INSPECTOR), WHO SHALL ISSUE A STATEMENT OF COMPLIANCE. E. WITH THE SOILS PREPARATION DESCRIBED ABOVE, THE ALLOWABLE SOIL BEARING CAPACITY IS EXPECTED
- F. PRIOR TO PLACING VAPOR-GAS RETARDER SHEET ON COMPACTED SOIL FOR CONCRETE SLABS-ON-GROUND, TREAT THE SOIL UNDER ENTIRE INTERIOR AREA OF THE BUILDING PLUS MINIMUM 1'-0" ALL AROUND EXTERIOR PERIMETER FOR TERMITES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1816 OF THE FLORIDA BUILDING CODE 2020. UPON COMPLETION OF TERMITE PROTECTIVE TREATMENT, SUBMIT CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020, PARAGRAPH 1816.1.
- CONCRETE MASONRY UNITS." MINIMUM ALLOWABLE COMPRESSIVE STRESS ON NET AREA SHALL BE fc' = 1900 PSI; OR AS OTHERWISE REQUIRED. C.M.U. SHALL BE MANUFACTURED BY A PLANT HAVING CURRENT CERTIFICATE OF COMPETENCY ISSUED BY THE AUTHORITY HAVING JURISDICTION. C.M.U. SHALL MEET THE MINIMUM EQUIVALENT THICKNESS FOR 2-HOUR FIRE-RATED WALLS AS INDICATED IN TABLE 721.1(2) OF THE FLORIDA BUILDING CODE 2020. SUBMIT CERTIFICATES OF FIRE RATING FROM C.M.U. MANUFACTURER.
- ASTM E447, METHOD B AND AS OTHERWISE MODIFIED IN ACI 530.1, 1.4.
- D. REINFORCEMENT BARS: ASTM A615, GRADE 60.
- E. PLACE CONCRETE MASONRY UNITS: IN STANDARD RUNNING BOND PATTERN. BOND MASONRY WITH OVERLAPPING
- INCHES ALL AROUND BOLT.
- G. INSTALL HOT DIPPED GALVANIZED (EXTERIOR WALLS) OR MILL GALVANIZED COATED (INTERIOR WALLS) STEEL HORIZONTAL JOINT REINFORCEMENT (No. 9 GAGE, LADDER TYPE) AT EVERY COURSE IN PARAPET WALLS AND AT EVERY OTHER COURSE AT ALL OTHER WALLS (U.O.N.). EXTEND HORIZONTAL JOINT REINFORCEMENT MINIMUM 4 INCHES INTO ALL CONCRETE TIE COLUMNS AND WALLS. PROVIDE PREFABRICATED "L" AND "T" SHAPED REINFORCEMENT UNITS AT ALL CORNERS AND
- INTERSECTIONS RESPECTIVELY. LAP SPLICE REINFORCEMENT MINIMUM SIX INCHES.
- REQUIREMENTS OF ACI 530 AND ACI 530.1.
- J. LINTELS: ANY C.M.U. WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED WITH CONCRETE SHALL HAVE
- MINIMUM 6" PAST OPENING AND CAST LINTEL WITH MINIMUM 8" BEARING ON ADJACENT COLUMNS OR
- REINFORCED CELLS. K. SILLS: UNLESS OTHERWISE FRAMED IN CONCRETE. PROVIDE 8" X 8" CONCRETE (FORMED OR BOND-BEAM
- L. REINFORCEMENT PLACEMENT:
- 2. VERTICAL REINFORCING SHALL BE HELD IN POSITION USING REBAR POSITIONERS AT TOP AND BOTTOM AND
- COURSES TO BE FILLED FOR THE EMBEDMENT OF HORIZONTAL BARS. DO NOT USE PAPER OR OTHER
- 4. LAP SPLICE BARS ONLY WHERE NECESSARY. ALL LAP SPLICE LENGTHS SHALL BE A MINIMUM OF THOSE IN "MASONRY REBAR DEVELOPMENT & LAP SPLICE LENGTH "Ld" SCHEDULE" ON DRAWING SX.XX.
- M. PROVIDE CLEANOUT HOLES AT BOTTOMS OF ALL VERTICALLY REINFORCED CELLS. REMOVE ALL DEBRIS AND EXCESS MORTAR. INSPECT FOR COMPLETE GROUT PLACEMENT UPON REMOVAL OF FORM OVER CLEANOUT
- N. GROUT LIFT HEIGHT: PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET AND A MAXIMUM PLACEMENT OF 12 FEET 8
- GROUT POUR 1-1/2 INCHES MINIMUM BELOW THE UPPERMOST UNIT, EXCEPT AT TOP OF WALL. P. PROVIDE MIN. 20 GAGE, GALVANIZED STEEL CONTINUOUS DOVETAIL SLOTS IN ADJACENT CONCRETE COLUMNS WHERE C.M.U. IS INSTALLED AFTER COLUMNS. ANCHOR C.M.U. TO CONCRETE COLUMNS USING MIN. 16 GAGE
- INSTALL MASONRY ANCHORS WITH (1) 3/16" Ø TAPCON SCREW WITH MIN. 1 3/4" EMBED. Q. CAST ALL TIE COLUMNS (AND WALLS WHICH ARE/ACT AS TIE COLUMNS), TIE BEAMS, LINTELS AND SILLS DIRECTLY INTO OR ON TO C.M.U. UNITS SO THAT THEY ARE FULLY ENGAGED WITH C.M.U. USE FABRICATED NON-CORROSIVE

THE ENGINEER HAS OBSERVED THE EXISTING SURFACE SOILS AND CONDITIONS ON THE SITE. BASED ON

- B. PRIOR TO START OF WORK, THOROUGHLY PHOTOGRAPH AND/OR VIDEO RECORD EXISTING NEARBY CONSTRUCTION AND SITE CONDITIONS ALL AROUND THE BUILDING SITE (INCLUDING AN APPROPRIATE DISTANCE BEYOND THE PROPOSED CONSTRUCTION). MAKE SPECIFIC NOTE OF CRACKS, SETTLEMENTS OR OTHER DEFECTS IN EXISTING CONSTRUCTION. SUBMIT RECORD TO ENGINEER PRIOR TO THE START OF

C. EXCAVATIONS:

NEARBY EXISTING CONSTRUCTION OR SITE GRADES.

FOUNDATIONS OF NEARBY STRUCTURES RELY AND WHERE OTHER OPERATIONS, SUCH AS DEWATERING, SOIL COMPACTION AND PILE DRIVING, MAY NEGATIVELY AFFECT THE PERFORMANCE OF EXISTING SOILS ON WHICH EXISTING FOUNDATIONS AND NEARBY STRUCTURES RELY, CONTRACTOR SHALL HIRE A REGISTERED ENGINEER TO ASSESS EXISTING SOILS AND EXISTING STRUCTURES. CONTRACTOR'S ENGINEER SHALL DETERMINE THE REQUIREMENTS FOR PROTECTION OF THE EXISTING STRUCTURES AND GRADES. SUCH PROTECTION MAY INCLUDE MODIFICATION OF PROPOSED PROCEDURES. UNDERPINNING, SOIL IMPROVEMENT, BRACING, SHEETING, OR OTHER APPROPRIATE MEANS AS DETERMINED BY CONTRACTOR'S ENGINEER AND AS ACCEPTABLE TO THE BUILDING OFFICIAL

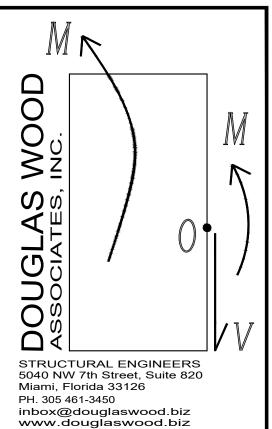
- BE REMOVED, PLANT, TOP SOIL AND OTHER DELETERIOUS MATERIAL. WHERE REQUIRED, EXCAVATE THE EXISTING SOIL TO THE BOTTOM OF PROPOSED SLAB OR FOOTING ELEVATION. VISUALLY INSPECT THE ENTIRE BUILDING AREA. IF SOILS DIFFERENT FROM THOSE INDICATED ABOVE ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR DIRECTION. THOROUGHLY COMPACT ENTIRE AREA. INCLUDING THE THREE FOOT PERIMETER BY AT LEAST EIGHT PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS OF A VIBRATING COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557 WHERE REQUIRED, PLACE CRUSHED LIMEROCK FILL (NO ROCKS GREATER THAN 2 INCHES). EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF FREE OF ORGANIC, MUCK OR OTHER DELETERIOUS MATERIALS AND IF DEEMED TO BE ACCEPTABLE BY THE GEOTECHNICAL ENGINEER. PLACE FILL IN MAXIMUM EIGHT INCH LIFTS. COMPACT EACH LIFT TO A MINIMUM OF 95% OF MAXIMUM DENSITY, PRIOR TO COMPACTION, MOISTEN OR DRY SOIL TO ACHIEVE A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED
- MINIMIZES UPWARD CAPILLARY FLOW)
- FEET OF WALL FOOTING AND AS OTHERWISE DIRECTED BY THE ENGINEER.
- TO BE AT LEAST 2,000 PSF.

17. REINFORCED CONCRETE MASONRY:

- A. HOLLOW CONCRETE MASONRY UNITS: ASTM C90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING
- B. REINFORCED CONCRETE MASONRY PRISM STRENGTH SHALL BE MINIMUM I'm = 1.900 PSI, AND SHALL BE VERIFIED BY CERTIFICATION OF MASONRY UNIT STRENGTH AND FIELD SAMPLING AND LABORATORY TESTING OF MORTAR AND GROUT. ALTERNATIVELY, PRISM STRENGTH MAY BE VERIFIED BY PRISM TESTING IN ACCORDANCE WITH
- C. MORTAR SHALL COMPLY WITH ASTM C270, TYPE M OR S.
- UNITS AT WALL CORNERS AND INTERSECTIONS, UNLESS OTHERWISE NOTED. ALL MORTAR JOINTS SHALL BE 3/8" THICK. WHERE PERMANENTLY EXPOSED TO VIEW, TOOL MORTAR JOINTS WITH ROUNDED JOINTER. FOR OTHER LOCATIONS, STRIKE JOINTS FLUSH WITH C.M.U. FACES, FULLY MORTAR FACE SHELLS AT ALL HORIZONTAL AND VERTICAL JOINTS. FULLY MORTAR WEB SHELLS AS WELL AT FOUNDATION. FULLY MORTAR WEB SHELLS AT ALL CELLS WHICH ARE TO BE GROUTED. UNUSED MORTAR SHALL BE DISCARDED WITHIN 2 1/2 HOURS AFTER INITIAL
- F. WHEREVER ANCHOR BOLT IS TO BE SET IN MASONRY, FILL C.M.U. CELLS WITH CONCRETE GROUT FOR MINIMUM 8
- H. GROUT: MINIMUM fc=3000 PSI (OR AS OTHERWISE REQUIRED TO ACHIEVE SPECIFIED fm WHEN VERIFYING MASONRY STRENGTH BY PRISM TESTING) CONCRETE GROUT CONFORMING TO THE REQUIREMENTS OF ASTM C476, SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1019, SAMPLE AND TEST MINIMUM ONE PER DAY AND ONE FOR EVERY 5,000 SQUARE FEET OF WALL
- I. COMPLY WITH THE REQUIREMENTS OF SECTION 2122 (HVHZ) OF THE FLORIDA BUILDING CODE 2020 AND THE
- 8"x8" CAST-IN-PLACE CONCRETE LINTELS OR GROUTED LINTEL BLOCK WITH 2#5 BOTTOM. EXTEND
- BLOCK) WITH 2#5 MID-DEPTH AT ALL SILLS. EXTEND REINFORCEMENT MINIMUM 6" INTO ADJACENT COLUMN OR REINFORCED CELL AND CAST CONCRETE/GROUT MINIMUM 8" INTO ADJACENT COLUMN OR REINFORCED CELL.
- 1. PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS. WHEN TWO BARS ARE USED, STAGGER LAPS A MINIMUM
- AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS 3. FOR PARTIALLY GROUTED WALLS, METAL LATH STRIPS, CELL CAPS OR EQUAL SHALL BE USED AS GROUT STOPS AT THE BOTTOM OF STRUCTURAL CONCRETE BEARING ON C.M.U. AND AT THE BOTTOM OF C.M.U

- O. GROUT CONSOLIDATION: CONSOLIDATE ALL GROUT BY MECHANICAL VIBRATION USING A 3/4" Ø HEAD LOW-VELOCITY VIBRATOR FOR A COUPLE OF SECONDS IN EACH FILLED CELL. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE INITIAL SET HAS OCCURRED. WHEN GROUTING IS STOPPED FOR A PERIOD OF 1 HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE
- GALVANIZED CORRUGATED STEEL DOVETAIL MASONRY ANCHORS AT EVERY OTHER COURSE OF C.M.U. IF DOVETAIL SLOTS ARE DAMAGED OR MISPLACED AND CANNOT BE USED. REMOVE SLOTS. PATCH CONCRETE AND
- CELL CAPS WHERE CONCRETE IS CAST ON TOPS OF UN-GROUTED CELLS. R. DO NOT EMBED PIPES. CONDUIT, OR ANY OTHER CONSTRUCTION IN MASONRY WALLS WITHOUT PRIOR APPROVAL OF ENGINEER.

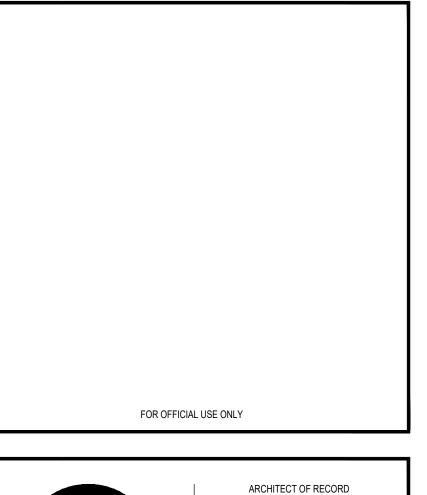
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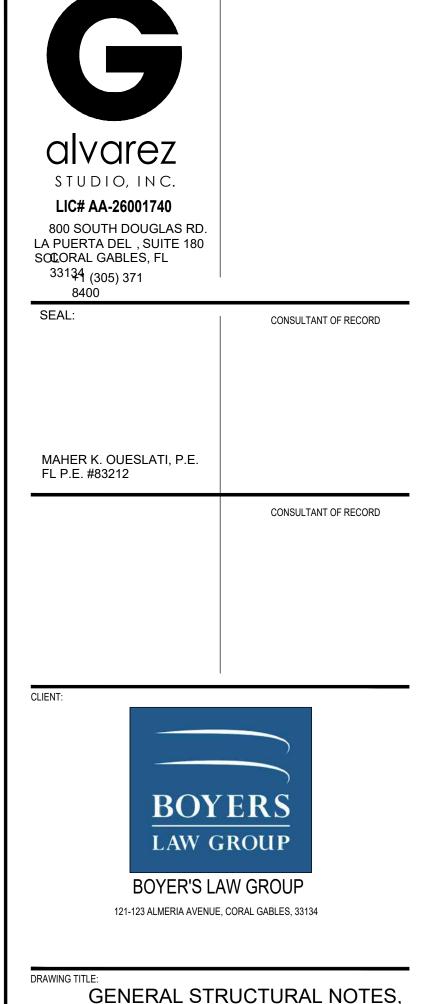


ABBREVIATIONS LEGEND

ABBREVIATION	DESCRIPTION	ABBREVIATION	<u>DESCRIPTION</u>
#5	REBAR SIZE	INFO.	INFORMATION
ADD.	ADDITIONAL	INT.	INTERMEDIATE
ADJ.	ADJACENT	K	KIP (1000 LBS)
			POUNDS (S)
A.F.F.	ABOVE FINISHED FLOOR	LB. (S)	
AHU.	AIR HANDLING UNIT	L.P.	LOW POINT
ALUM.	ALUMINUM	LWC.	LIGHTWEIGHT CONCRETE
ANCH.	ANCHOR	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
B.E.	BOTH ENDS	MIN.	MINIMUM
B.F.	BOTH FACES	MISC.	MISCELLANEOUS
B.W.	BOTH WAYS (PERPENDICULAR)	MW- X	C.M.U. WALL MARK
BLDG.	BUILDING	N/A	NOT APPLICABLE
BLK.	BLOCKING	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
	BOTTOM	NWC	NORMAL WEIGHT CONCRETE
BOTT.			
BRDG.	BRIDGING	O.C.	ON CENTER
BRG.	BEARING	OPNG. (S)	OPENING (S)
BTWN.	BETWEEN	OPP. HAND	OPPOSITE HAND
CANT.	CANTI LEVER	PCF	POUNDS PER CUBIC FOOT
C.I.P.	CAST IN PLACE CONCRETE	P/C	PRECAST
C.J.	CONSTRUCTION JOINT OR CONTROL JOINT	P.C.J.	PRECAST JOIST
C.M.U.	CONCRETE MASONRY UNIT	PC	PILECAP
C/C	CENTER TO CENTER	PL	PLATE
	DIMENSION CENTERLINE OF ELEMENTS	PLF	POUNDS PER LINEAR FOOT
Q Q			
CLR.	CLEAR DISTANCE BETWEEN ELEMENTS	P.P.T.	PRESSURE PRESERVATIVE TREAT
COL.	COLUMN	PRELIM.	PRELIMINARY
CONC.	CONCRETE	PROP.	PROPERTY
CONN.	CONNECTION	PSF	POUNDS PER SQUARE FOOT
CONST.	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS CONDITION	QTY.	QUANTITY
COORD.	COORDINATE	REINF.	REINFORCING OR REINFORCEM
CORR.	CORRUGATED	REQD.	REQUIRED
CTR.	CENTER	REV.	REVISION
db	BAR DIAMETER	RTU.	ROOF TOP UNIT
DIA.	DIAMETER	SCHED.	SCHEDULE
DIAG.	DIAGONAL	SECT.	SECTION
DIM.	DIMENSION	S.H.	SHEAR HEAD
DIST.	DISTANCE	SHT.	SHEET
DN.	DOWN	SIM.	SIMILAR
DTL.	DETAIL	SPECS.	SPECIFICATIONS
DWG.	DRAWING	SQ.	SQUARE
EA.	EACH	STAGG.	STAGGERED
E.J.	EXPANSION JOINT	STD.	STANDARD
EL.	ELEVATION	STIFF.	STIFFENER
EMBED.	EMBEDMENT	STL.	STEEL
ENGR.	ENGINEER OF BEOORD	STIR.	STIRRUP
E.O.R.	ENGINEER-OF-RECORD	STRUCT.	STRUCTURE OR STRUCTURA
EQ.	EQUAL	SW -X	SHEARWALL MARK
EQUIP.	EQUIPMENT	SYM.	SYMMETRICAL CONDITION
E.W.	EACH WAY	T.O.	TOP OF
EXIST.	EXISTING	T.O.B	TOP OF BEAM
EXT.	EXTERIOR	T.O.C.	TOP OF CONCRETE
FAB.	FABRICATE	T.O.S.	TOP OF SLAB
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.		TYP.	TYPICAL
	FINISH(ED)		
FLR.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	VERT.	VERTICAL
GEN.	GENERAL	V.I.F.	VERIFY IN FIELD
G.L.	GRID LINE	W/P	WATER PROOFING
GALV.	GALVANIZED	WD.	WOOD
H.P.	HIGH POINT	WT.	WEIGHT
			_
HORIZ.	HORIZONTAL	W.W.F	WELDED WIRE FABRIC

	DWG. No.	STRUCTURAL INDEX
	S1.00	GENERAL STRUCTURAL NOTES, ABBREVIATION LEGEND,& DRAWING INDEX
	S1.00A	CONT. GENERAL STRUCTURAL NOTES
,	S1.01	SCHEDULES AND TYPICAL DETAILS
1	S1.02	SCHEDULES AND TYPICAL DETAILS
	S2.00	FOUNDATION AND FIRST FLOOR FRAMING PLAN
	S2.01	SECOND FLOOR FRAMING PLAN
	S2.02	ROOF FRAMING PLAN
	S2.03	DESIGN WIND PRESSURES FOR ROOFING SYSTEM
	\$3.00	SECTIONS AND DETAILS
_	S3.01	SECTIONS AND DETAILS
<u></u>	S3.02	SECTIONS AND DETAILS
$\sqrt{1}$	S3.03	SECTIONS AND DETAILS
	S4.00	DESIGN WIND PRESSURES FOR DOORS, WINDOWS & CLADDING





DATE DESCRIPTION BUILDING DEPARTMENT COMMENT 09/24/202 RELEASE DATE: 06/04/2021 As indicated DESIGNED BY JOB NUMBER: 21030 SHEET NUMBER: DRAWN BY: CHECKED BY: Checker

ABBREVIATION LEGEND.&

DRAWING INDEX

19. UNDER-SLAB VAPOR-GAS RETARDER:

A. PLACE VAPOR-GAS RETARDER SHEET CONTINUOUSLY UNDER ALL CONCRETE SLABS PLACED ON GROUND. B. COMPLY WITH ASTM E1745 (LATEST EDITION), CLASS A. NOT LESS THAN 10 MILS THICK, WITH MAXIMUM WATER VAPOR PERMEANCE OF 0.1 PERMS (AS DETERMINED IN ACCORDANCE WITH ASTM E96 OR ASTM E154). COORDINATE WITH PROPOSED FLOOR FINISH PRODUCTS, AND PROVIDE A VAPOR-GAS RETARDER SYSTEM

PRODUCT MANUFACTURER. C. SUBMIT PRODUCT DATA SHEETS FOR VAPOR-GAS RETARDER SHEET AND ALL ACCESSORIES, TAPE, ADHESIVES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S

WITH A PERMEANCE OF LESS THAN 0.1 PERMS IF RECOMMENDED OR REQUIRED BY THE FLOOR FINISH

RECOMMENDATIONS AND REQUIREMENTS. D. COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, APPENDICES B, C AND/OR E AS

APPLICABLE TO THE PROJECT.

E. LAP SPLICE ALL JOINTS A MINIMUM OF 12-INCHES (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). SEAL ALL LAP JOINTS CONTINUOUSLY W/ PRESSURE-SENSITIVE, MINIMUM 2-INCH WIDE VINYL TAPE (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). SEAL AROUND ALL PENETRATIONS OF VAPOR-GAS RETARDER SHEET BY EXTENDING SHEET TO WITHIN 1/2-INCH OF PENETRATING OBJECT AND SEALING TO OBJECT ALL AROUND WITH MINIMUM 2-INCH WIDE PRESSURE-SENSITIVE VINYL TAPE (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). EXTEND VAPOR-GAS RETARDER SHEET MINIMUM 1-INCH ON TO STEM WALL, GRADE BEAM OR FOOTING (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). IF THIS IS NOT POSSIBLE, ASSURE SHEET CONTACT WITH VERTICAL STRUCTURAL MEMBER AND EXTEND VERTICALLY MINIMUM 1-INCH UP VERTICAL STRUCTURAL MEMBER (BUT NOT MORE THAN ONE HALF OF SLAB THICKNESS AND SEAL WITH MINIMUM 2-INCH WIDE PRESSURE-SENSITIVE VINYL TAPE) (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER).

F. DO NOT DAMAGE SHEET. SUPPORT REINFORCEMENT ON CONCRETE BRICKS OR 6"x6" ASPHALTIC HARDBOARD PADS OR OTHER DEVICES RECOMMENDED BY SHEET MANUFACTURER. EXAMINE VAPOR-GAS RETARDER SHEET PRIOR TO PLACING CONCRETE, AND REPAIR ANY HOLES OR TEARS IN SHEET BY INSTALLING AN OVERLAY SHEET EXTENDING MINIMUM 12-INCHES BEYOND DAMAGED AREA AND SEALED TO LOWER SHEET WITH PRESSURE-SENSITIVE, MINIMUM 2-INCH WIDE VINYL TAPE (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). DO NOT DAMAGE VAPOR-GAS RETARDER SHEET AFTER REPAIRS AND WHILE CASTING CONCRETE.

G. AFTER SLAB-ON-GROUND HAS CURED, EXAMINE SLAB FOR CRACKS. ALL CRACKS GREATER THAN 1/32" WIDE AND ALL SLAB JOINTS (CONTROL JOINTS AND EXPANSION JOINTS) AND ALL PENETRATIONS SHALL BE SEALED USING A POLYURETHANE, POLYSULFIDE OR EPOXY SEALANT CONFORMING TO ASTM C920. INSTALL SEALANT IN ACCORDANCE WITH ASTM C1193.

20. STRUCTURAL STEEL:

- A. MATERIALS:
- 1. STRUCTURAL TUBING: ASTM A500, GRADE B
- 2. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B 3. W-SHAPES: ASTM A992
- 4. ALL OTHER STRUCTURAL STEEL: ASTM A36 (U.O.N.)
- ANCHOR BOLTS: ASTM A307
- 6. THREADED RODS: ASTM A36
- 7. HEADED SHEAR STUDS: AWS D1.1, TYPE B 8. ALL OTHER BOLTS: ASTM A325-09
- 9. NUTS: ASTM A563, GRADE C
- 10. WASHERS: ASTM F436, TYPE I
- B. INSTALL STEEL BEAMS WITH NATURAL CAMBER UP.
- C. SHOP DRAWINGS: SUBMIT COMPLETE SHOP DRAWINGS FOR STRUCTURAL STEEL FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. D. STANDARDS:
- 1. AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS." 2. AWS D1-1, E-70 SERIES ELECTRODES. ALL WELDERS SHALL BE CERTIFIED BY AWS FOR THE MATERIALS AND FOR THE WELD TYPES, SIZES AND ORIENTATIONS INDICATED IN THESE DRAWINGS. SUBMIT WELDER CERTIFICATIONS TO ENGINEER.
- E. CORROSION CONTROL: EXCEPT WHERE STRUCTURAL STEEL IS INDICATED TO BE GALVANIZED, WHERE STRUCTURAL STEEL IS TO BE EMBEDDED IN CONCRETE, WHERE STRUCTURAL STEEL IS TO BE FIELD WELDED AND WHERE STRUCTURAL STEEL IS TO RECEIVE DIRECTLY APPLIED FIREPROOFING MATERIALS, SHOP PAINT ALL STRUCTURAL STEEL WITH RUST- INHIBITIVE PRIMER. TOUCH-UP PRIMER AFTER ERECTION.
- F. CORROSION CONTROL: WHERE INDICATED HOT DIP GALVANIZE STRUCTURAL STEEL (AND ALL ADJOINING CLIPS AND BRACKETS) AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 AND A653. WELDED JOINTS SHALL BE MADE WITH LOW-SILICON ELECTRODES (<0.30%) AND ALL SLAG AND FLUX FROM WELDS MUST BE REMOVED PRIOR TO GALVANIZING. FOR WELDING OF GALVANIZED MEMBERS, REMOVE THE ZINC COATING AT LEAST ONE TO FOUR INCHES FROM BOTH SIDES OF THE INTENDED WELD ZONE ON BOTH PIECES PRIOR TO WELDING ACCORDING TO AWS D-19.0. TOUCH-UP AND REPAIR ALL DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS AFTER ERECTION AND/OR WELDING WITH ZINC-RICH PAINT IN ACCORDANCE WITH ASTM A-780.
- G. SHEAR STUDS: NUMBERS OF REQUIRED SHEAR STUDS PER SPAN ARE SHOWN ON THE PLAN. EQUALLY SPACE STUDS IN SPAN UNLESS OTHERWISE NOTED (SPAN DOES NOT INCLUDE CANTILEVERS). USE AUTOMATIC END WELDING OF HEADED SHEAR STUDS ACCORDING TO AWS D1.1 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- H. QUALITY CONTROL (QC) AND QUALITY ASSURANCE (QA) OF WELDED AND BOLTED CONNECTIONS SHALL BE AS REQUIRED BY AISC 360, CHAPTER N. AND ITS REFERENCED STANDARDS. CONTRACTOR SHALL INCLUDE IN BASE BID ALL ASSOCIATED COSTS OF QC INSPECTION TASKS. OWNER SHALL COVER THE ASSOCIATED COSTS OF QA INSPECTION TASKS AND NON-DESTRUCTIVE TESTING, WHICH SHALL INCLUDE 10% OF CJP GROOVE WELDS BY ULTRASONIC OR RADIOGRAPHIC METHOD, AND 10% OF FILLET WELDS BY MAGNETIC PARTICLE OR DYE PENETRANT METHOD. REPAIR OF NON-CONFORMANCES SHALL BE AT CONTRACTOR'S EXPENSE.

21. CONCRETE (CAST-IN-PLACE): A. STANDARDS: ACI 301, ACI 347, ACI 207, ACI 117, ACI 308.1 & ACI 318 (EXCEPT AS MODIFIED BY FBC 2020, SECTION 1905).

B. CONCRETE MIXES 1. SUBMIT CONCRETE MIX DESIGNS TO ENGINEER FOR REVIEW PRIOR TO USE.

2. PROPORTION ALL NORMAL-WEIGHT CONCRETE IN ACCORDANCE WITH ACI 301 TO ATTAIN THE

1 OLLOWING I NOT ENTILE			
CONCRETE LOCATION	COMPRESSIVE STRENGTH	MAXIMUM WATER / CEMENT RATIO	NOTES
ALL MEMBERS	4,000 PSI @ 28 DAYS	0.40	

3. SLUMP SHALL BE 4" (±1") FOR REGULAR MIXES AND NOT GREATER THAN 9" FOR MIXES WITH WATER-REDUCING ADMIXTURES. ADD NO WATER TO THE CONCRETE AT THE SITE, UNLESS OTHERWISE APPROVED BY THE ENGINEER IN ADVANCE AND ONLY IF TEST SAMPLES ARE TAKEN AFTER ADDITION OF THE APPROVED WATER.

4. CEMENTITIOUS MATERIALS: a. CEMENT: ASTM C150, TYPE I, UNLESS OTHERWISE NOTED. BLENDED HYDRAULIC CEMENTS (ASTM

MAY BE USED WITH PRIOR APPROVAL BY THE ENGINEER. b. FLY ASH: ASTM C618, CLASS F.

c. GROUND GRANULATED BLAST-FURNACE SLAG: ASTM C989 GRADE 100 OR 120

d. LIMIT PERCENTAGE OF FLY ASH, SLAG OR COMBINATION FLY ASH AND SLAG TO 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIALS, UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.

5. FOR INTERIOR SLABS ON VAPOR-GAS RETARDER SHEET ON GROUND, MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD FOR CONCRETE WITH NATURAL SANDS AND 35 GALLONS FOR CONCRETE WITH MANUFACTURED SANDS.

6. LARGE-AGGREGATE PUMP MIXES WITH WATER-REDUCING ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. PEA ROCK PUMP MIXES WILL NOT BE APPROVED.

7. COARSE AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. WATER: ASTM C-1602.

9. READY-MIX CONCRETE: ASTM C-94.

10.MASS CONCRETE:

a. PROPORTION MASS CONCRETE IN ACCORDANCE WITH ACI 301 AND 207. SEE TABLE IN B.2 ABOVE. b. ELEMENTS TO BE CAST WITH MASS CONCRETE ARE IDENTIFIED IN THESE DRAWINGS.

c. SUBMIT CONCRETE MIX DESIGN TO ENGINEER FOR REVIEW PRIOR TO USE.

d. USE TYPE F FLY ASH (UP TO 40% OF TOTAL CEMENTITIOUS MATERIAL) OR SLAG (UP TO 50% OF TOTAL CEMENTITIOUS MATERIAL) TO REPLACE A PORTION OF THE CEMENT.

e. USE TYPE II (NOT TYPE I / II) CEMENT (ASTM C150) f. WHEN THE AFTERNOON AIR TEMPERATURES ARE FORECAST TO EXCEED 80° F, CAST MASS CONCRETE IN EARLY MORNING HOURS AND CONCLUDE CASTING PRIOR TO 11:00 A.M.

g. CAST MASS CONCRETE IN 18" LIFTS, BUT CAST SUBSEQUENT LIFT PRIOR TO SETTING OF PREVIOUS

LIFT SO THAT NO COLD JOINTS ARE FORMED.

11.LIMIT WATER SOLUBLE CHLORIDE IONS TO MAXIMUM PERCENTAGE BY WEIGHT OF CEMENT PERMITTED

C. CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM THE CONCRETE CYLINDER SAMPLING AND TESTING AS REQUIRED BY SECTION 26.12 OF ACI 318-14. SUBMIT TEST REPORTS TO THE ENGINEER TIMELY.

D. PROVIDE ALL FORMING AND TEMPORARY SHORING. E. DO NOT EMBED PIPES OR CONDUITS EXCEEDING 1/3 THE SLAB THICKNESS IN OUTSIDE DIAMETER IN THE CONCRETE FLOOR WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. WHERE PIPES OR CONDUITS ARE PERMITTED, PLACE NO CLOSER THAN THREE DIAMETERS O.C. AND LOCATE SO AS NOT TO IMPAIR THE

F. REINFORCEMENT: 1. STANDARD: ASTM A-615, GRADE 60.

STRENGTH OF THE STRUCTURE.

2. GALVANIZED: ASTM A-615, GRADE 60, ASTM A767 CLASS 1 ZINC COATED AFTER FABRICATION AND BENDING. REPAIR ALL DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS IN

ACCORDANCE WITH ASTM A-780. USE GALVANIZED OR EPOXY-COATED WIRE REINFORCEMENT OR ALL PLASTIC REINFORCEMENT SUPPORTS. USE GALVANIZED TIE WIRES.

3. WELDED WIRE FABRIC (W.W.F.): ASTM A1064, PLAIN. GALVANIZED FOR ALL EXTERIOR LOCATIONS AND WHERE OTHERWISE INDICATED IN THESE DRAWINGS. 4. REINFORCEMENT PLACEMENT TOLERANCES: COMPLY WITH SECTION 2.2 OF ACI 117-10

G. CONCRETE COVER OVER REINFORCEMENT: UNLESS OTHERWISE INDICATED IN THESE DRAWINGS, PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS: 1. 3 INCHES WHERE CAST AGAINST EARTH

2. 2 INCHES FOR NO. 6 AND LARGER AND 1 - 1/2 INCHES FOR NO. 5 AND SMALLER DIAMETER BARS WHERE CAST IN FORMS OR ON VAPOR-GAS RETARDER SHEET AND PERMANENTLY EXPOSED TO WEATHER OR FARTH

3. 1-1/2 INCHES FOR INTERIOR COLUMNS AND BEAMS 4. 3/4-INCH FOR INTERIOR WALLS, SLABS, JOISTS AND STAIRS

1. COMPLY WITH ALL REQUIREMENTS OF ACI 117-10

H. STEEL REINFORCEMENT SHOP DRAWINGS:

SUBMIT REINFORCEMENT PLACING DRAWINGS TO ENGINEER THAT DETAIL BENDING AND PLACEMENT. INCLUDE BAR SIZES, LENGTHS, MATERIAL AND GRADE. INCLUDE DRAWINGS, SCHEDULES AND DIAGRAMS AS NECESSARY TO CLEARLY INDICATE ALL BARS, ARRANGEMENT, SPLICES, SPACING AND SUPPORTS. CASTING TOLERANCES: THESE TOLERANCES ARE A MINIMUM STANDARD FOR GENERAL STRUCTURAL PERFORMANCE. PROVIDE MORE STRINGENT TOLERANCES WHERE REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS FOR AESTHETICS, FINISH SYSTEMS, EQUIPMENT OR OTHER CONSTRUCTION.

2. FLOOR FLATNESS: "FLAT" AS DEFINED IN 4.5.7 OF ACI 117-10, WITH MAXIMUM 3/16 INCH GAP UNDER A 10 ft. STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB AND ALLOWING IT TO REST UPON ANY TWO HIGH SPOTS. PROVIDE STRICTER STANDARD OF FLATNESS IF RECOMMENDED BY FLOOR FINISH MANUFACTURER OR OTHER NON-STRUCTURAL ITEMS.

J. MAKE CONSTRUCTION JOINTS IN THE MANNER AND LOCATIONS INDICATED IN THESE DRAWINGS OR AS APPROVED BY THE ENGINEER IN ADVANCE. APPLY ENGINEER-APPROVED BONDING AGENT TO PREVIOUSLY-CAST CONCRETE SURFACES AT VERTICAL CONSTRUCTION JOINTS (SUCH AS BEAM-COLUMN

K. EMBEDMENT OF REINFORCEMENT: UNLESS OTHERWISE INDICATED IN THESE DRAWINGS, EMBED ALL REINFORCING BARS TO THE FAR SIDE (LESS APPROPRIATE COVERAGE) OF CONNECTING AND SUPPORTING

L. REINFORCING LAP SPLICES 1. UNLESS OTHERWISE INDICATED OR APPROVED BY THE ENGINEER IN ADVANCE, MAKE SPLICES FOR

REINFORCING BARS BY LAPPING BARS. UNLESS OTHERWISE NOTED, LAP SPLICE COLUMN AND WALL BARS ABOVE FLOOR AND FOOTING LEVELS. UNLESS OTHERWISE NOTED FOR BEAMS AND SLABS, PLACE LAP SPLICES FOR TOP BARS WITHIN THE MIDDLE THIRD OF THE SPANS AND PLACE LAP SPLICES FOR BOTTOM BARS AND INTERMEDIATE BARS CENTERED OVER SUPPORTS, OR WHEN THIS IS NOT POSSIBLE, PLACE THEM WITHIN ONE THIRD OF THE SPAN LENGTH FROM THE CENTERLINE OF THE SUPPORTING COLUMN OR WALL. U.O.N., LENGTHS OF TENSION LAP SPLICES SHALL BE IN ACCORDANCE WITH "TENSION DEVELOPMENT AND LAP SPLICE LENGTHS FOR REINFORCING BARS" ON DRAWING No. SX.XX.

2. LAP SPLICE WELDED WIRE FABRIC MINIMUM ONE FULL MESH DIMENSION PLUS 2". M. SAWCUT CONTROL JOINTS AS SOON AS THE CONCRETE SURFACE WILL NOT BE DAMAGED BY SAWCUTTING. AND NO MORE THAN TWELVE HOURS AFTER CONCRETE PLACEMENT. MAKE SAW-CUT JOINTS WHERE

N. FINISH ALL CONCRETE IN ACCORDANCE WITH ACI 117-10 AND ACI 301-05, AS INDICATED IN THESE DRAWINGS AND AS APPROPRIATE FOR THE ARCHITECTURAL FINISHES INDICATED IN THE ARCHITECTURAL DRAWINGS. GIVE A LIGHT BROOM FINISH TO ALL EXTERIOR CONCRETE WALKING SURFACES AND TO ALL SURFACES WHICH ARE TO RECEIVE A TILE OR STONE FINISH.

O. CURE ALL CONCRETE FOR MINIMUM OF SEVEN DAYS. COMPLY WITH ACI 308.1. THE CURING SHALL ENTAIL MAINTENANCE OF THE MOISTURE IN THE CONCRETE. GENERALLY, THIS IS ACCOMPLISHED BY TREATING EXPOSED CONCRETE SURFACES WITH A CHEMICAL CURING COMPOUND IMMEDIATELY AFTER FINISHING AND IMMEDIATELY AFTER REMOVAL OF FORMS. FORMS SHALL BE KEPT MOIST BY FREQUENT WATER SPRAYING PRIOR TO REMOVAL. CURING COMPOUND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-309. VERIFY COMPATIBILITY OF CURING COMPOUND WITH PROPOSED FINISHES, OR COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLYING FINISHES. CONTRACTOR MAY USE OTHER CURING METHODS IN

ACCORDANCE WITH ACI 308.1. P. REINFORCING STEEL ALLOWANCE: PROVIDE AN ALLOWANCE OF 1.0% OF THE TOTAL WEIGHT OF REINFORCING STEEL FOR THE PROJECT (AS DETERMINED FROM THE DRAWINGS) FOR THE ENGINEER TO DIRECT ITS USE AT THE DISCRETION OF THE ENGINEER. PROVIDE A CREDIT TO THE OWNER FOR ANY PORTION OF THIS ALLOWANCE NOT USED.

Q. ALLOWANCE FOR MITIGATION OF CONCRETE CRACKS: CRACK MITIGATION TECHNIQUES HAVE BEEN INCORPORATED IN THE DESIGN OF THIS PROJECT. HOWEVER, CONCRETE HAS AN INHERENT TENDENCY TO DEVELOP CRACKS. RELATIVELY NARROW CRACKS DO NOT NORMALLY SIGNIFICANTLY IMPAIR THE STRENGTH PERFORMANCE OF THE CONCRETE MEMBERS. IT MAY BE DESIRED TO SEAL OR EPOXY-FILL CRACKS TO PREVENT AIR AND/OR WATER INFILTRATION. APPROXIMATELY TWO YEARS AFTER THE LAST CASTING OF STRUCTURAL CONCRETE, THE CONTRACTOR OR OWNER SHALL RETAIN A PROFESSIONAL ENGINEER TO EXAMINE THE STRUCTURAL CONCRETE MEMBERS. DETERMINE IF CRACKS ARE PRESENT AND DETERMINE IF SEALING AND/OR EPOXY FILLING ARE WARRANTED. CONTRACTOR'S/OWNER'S ENGINEER SHALL PROVIDE SPECIFICATIONS (AND DRAWINGS IF APPROPRIATE) FOR ACTIONS TO BE TAKEN. CONTRACTOR OR OWNER SHALL ASSURE THE RECOMMENDED ACTIONS ARE ACCOMPLISHED.

22. WELDING OF REINFORCING BARS TO STRUCTURAL STEEL:

C. REINFORCING BARS FOR WELDING SHALL COMPLY WITH ASTM A706.

A. STANDARDS: ACI 318, AWS D1.4, AND AWS D1.1.

B. WELDED REINFORCING BARS SHALL DEVELOP AT LEAST 125% OF THE YIELD STRENGTH OF THE ATTACHED BAR. A COMPLETE CHEMICAL ANALYSIS REPORT SHALL BE PROVIDED FOR ALL BARS TO BE WELDED. ALL BARS WHICH ARE TO BE WELDED SHALL HAVE A CARBON EQUIVALENT OF LESS THAN 0.55%. REINFORCING BARS SHALL BE BUTT-WELDED USING A SINGLE VEE GROOVE JOINT WITH A GROVE ANGLE OF 45° TO 60°. THE ROOT OPENING SHALL BE 1/8" E70XX OR E60XX, AND LOW-HYDROGEN ELECTRODES SHALL BE USED. THE REINFORCING BARS SHALL BE PREHEATED AS REQUIRED BY AWS D1.4

23. PLYWOOD ROOF SHEATHING:

A. 5/8", EXPOSURE I, APA RATED, PLYWOOD SHEATHING OR STRUCTURAL I PLYWOOD SHEATHING.

B. CONTINUOUSLY SUPPORT EDGES OF PLYWOOD PANELS AND JOINTS BETWEEN PLYWOOD PANELS BETWEEN PRIMARY FRAMING MEMBERS WITH 2x4 WOOD BLOCKING SPANNING BETWEEN PRIMARY FRAMING MEMBERS. FASTEN BLOCKING TO PRIMARY FRAMING MEMBERS WITH (2) 10d TOE NAILS BOTH SIDES BOTH ENDS.

C. LAY PANELS CONTINUOUS OVER TWO OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO PRIMARY FRAMING MEMBERS. PLACE END JOINTS AT CENTER OF PRIMARY FRAMING MEMBER WITH BOTH PANELS FASTENED TO IT. STAGGER END JOINTS. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.

D. FASTEN PLYWOOD ROOF SHEATHING PANELS TO ALL SUPPORTING MEMBERS INCLUDING BLOCKING USING 10d RING-SHANK NAILS. RING-SHANK NAILS SHALL HAVE THE SAME DIMENSIONS AS COMMON NAILS (SEE DIAGRAM ABOVE). NAILS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A-153. ROOF SHEATHING NAILS SHALL BE HAND DRIVEN. NAIL SPACING SHALL BE FOUR INCHES ON CENTER AT ALL SUPPORTS, INCLUDING BLOCKING, PLATES AND LEDGERS.

24. STEEL DECK:

STEEL DECK SHALL BE GALVANIZED. 1 5/16" DEEP. 22 GAGE. CORRUGATED. VENTED (SLOTTED) STEEL DECK (VULCRAFT 1.3 CSV, OR APPROVED EQUAL) AND SHALL CONFORM TO SDI "DESIGN MANUAL FOR FLOOR AND ROOF DECKS." STEEL SHEET SHALL CONFORM TO ASTM A653. ANCHOR DECK BY 5/8" PUDDLE WELDS (AWS D1.3) IN EVERY CORRUGATION VALLEY ALONG ALL SUPPORT MEMBERS. SIDE STITCH DECK PANELS AT 12" O.C. BETWEEN SUPPORT MEMBERS WITH #10 CADMIUM PLATED TEK SCREWS. FASTEN SIDE EDGES OF PANELS AT EXTERIOR WALLS, OPENINGS AND OTHER TERMINATIONS TO STRUCTURAL STEEL WITH 5/8" PUDDLE WELDS AT 6" O.C.

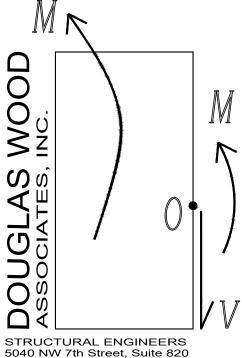
25. PREFABRICATED STEEL STAIRS:

A. PREFABRICATED STEEL STAIRS ARE A DELEGATED SYSTEM (REFER TO "GENERAL STRUCTURAL NOTES" No.

XX FOR ADDITIONAL INFORMATION). B. REFER TO ARCHITECTURAL DRAWINGS FOR ARCHITECTURAL INFORMATION, INCLUDING BUT NOT LIMITED TO LAYOUT, RISE AND RUN OF TREADS, WIDTHS, LANDING DIMENSIONS, HANDRAILS, GUARDRAILS AND

HEADROOM CLEARANCES. C. DESIGN FOR A SUPERIMPOSED LIVE LOAD OF 100 PSF.

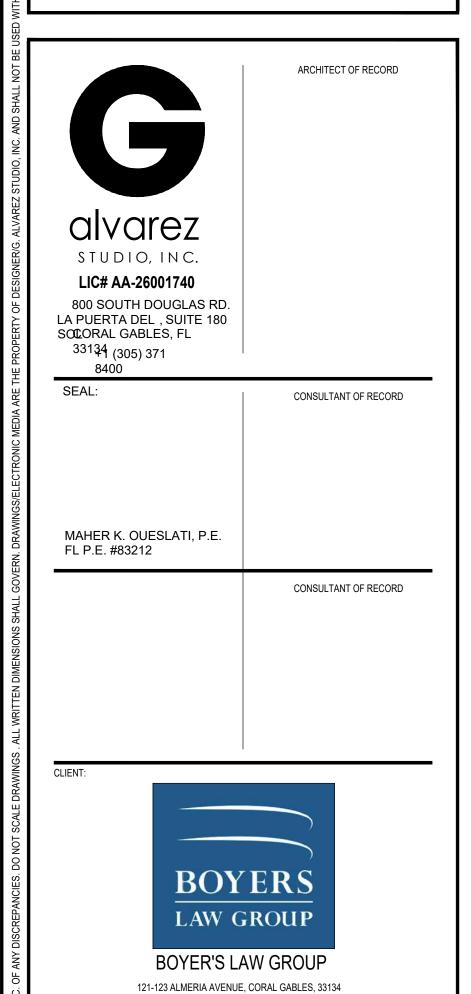
D. CONFORM TO THE REQUIREMENTS OF "GENERAL STRUCTURAL NOTES" No. 20, STRUCTURAL STEEL



Miami, Florida 33126

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GENERAL STRUCTURAL NOTES, ABBREVIATION LEGEND.& DRAWING INDEX

_#	DESCRIPTION	DATE		
RELEASE DATE:	SCALE:			
06/04/2021		As indicated		
DESIGNED BY:	JOB NUMBER:			
MO		21030		

SHEET NUMBER

DRAWN BY:

CHECKED BY:

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FOOTING SCHEDULE								
MADIZ	SIZE	THICKNESS	BOTT. REINF	ORCEMENT	TOP REINFO	RCEMENT	DEMARKS	
MARK	W (IN.)	THICKNESS (IN.)	SHORT WAY	LONG WAY	SHORT WAY	LONG WAY	REMARKS	
WF-16	1'-4"	12"		2 #5				
F-2.0	2'-0"x2'-0"	12"	3 #5	3 #5				
F-2.5	2'-6"x2'-6"	12"	3 #5	3 #5				
F-10.0x10.	10'-0"x10'-0"	12"	10 #5	10 #5				
F-3.5	3'-6"x3'-6"	24"	4 #5	4 #5	4 #5	4 #5	***************************************	
F-2.5	5'-6"x5'-6"	24"	6 #5	6 #5	6 #5	6 #5		
F-2.5	6'-0"x6'-0"	24"	6 #5	6 #5	6 #5	6 #5		

MASONRY (f'm =1900 PSI) REBAR DEVELOPMENT & LAP SPLICE LENGTH (Ld) SCHEDULE

		,				
BAR SIZE	WALL THICKNESS					
	8" C.M.U.	12" C.M.U.				
#3	1'-3"	1'-3"				
# 4	1'-8"	1'-8"				
# 5	2'-1"	2'-1"				
# 6	2'-6"	2'-6"				
#7	3'-6"	2'-11"				
#8	5'-5"	3'-4"				
# 9	6'-9"	4'-4"				

	BEAM SCHEDULE								
MARK	SIZE	REMARKS							
IVIARK	WxD (IN.)		INT.	вотт.	STIRRUPS	REMARKS			
B-1	8x12	2#6	#4 E.F.	2#6	#3 @ 4-1/2" O.C.	ARCHED BM.			
B-2	8x16	2#6	#4 E.F.	2#6	#3 @ 6-1/2" O.C.	ARCHED BM.			
B-3	12x16	2#5	#4 E.F.	2#5	#3 @ 6-1/2" O.C.				
L-1	8x8		2#5						
L-2	8x12		2#5		#3 @ 2-1/2" O.C.				
S-1	8x8	2#5		2#5					
TB-1	8x12	2#5		2#5	#3 @ 9" O.C.				
TB-2	8x16	2#5	#4 E.F.	2#5	#3 @ 12" O.C.				

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BEAM NOTES:

1. AT ALL BEAM CORNERS AND INTERSECTIONS, PROVIDE 2#5 L-SHAPED CORNER BARS WITH 30-INCH LONG.
2. HOOK ALL TOP BARS AT ENDS.

3. ALL TOP AND BOTTOM BARS SHALL BE CONTINUOUS, U.O.N. WHERE NECESSARY, LAP SPLICE TOP BARS IN MIDDLE THIRD OF SPAN AND LAP SPLICE BOTTOM BARS AT SUPPORTS. LAP SPLICES SHALL BE MINIMUM 48 BAR DIAMETERS.

CONC. WALL SCHEDULE								
WALL THICKNESS f'c (psi)			VERTICAL REINF.	HORIZONTAL REINF.	REMARKS			
VV-1	8"	4,000	#5 @ 12" O.C.	#4 @ 12" O.C.				

WALL NOTES:

- HOOKED DOWELS (SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT) SHALL BE EMBEDDED TO
 BOTTOM OF GRADE BEAMS OR PILE CAPS BELOW AND SHALL LAP PER LAP SPLICE SCHEDULE WITH

 VERTICAL REINFORCEMENT IN CONCRETE WALLS.

 TOTAL PRINCIPLE OF THE PILE OF THE WALLS.

 **TOTAL PRINCIPLE OF THE WALLS.*
- VERTICAL REINFORCEMENT IN CONCRETE WALLS.
 2. HOOK ALL VERTICAL WALL REINFORCEMENT AT DISCONTINUOUS TOP END.

ACI STANDARD HOOK (TYP.)	INTERMEDIATE BARS CLASS - B LAP SPLICE IN MIDDLE THIRD O" (TYP. U.O.N.) O" (TYP. U.O.N.)
2" [50mm] CLEAR (TYP. AT ENDS)	STIRRUPS (TYP.) BOTT. BARS L1 = CLEAR SPAN WHERE SPLICE IS REQ'D., PROVIDE CLASS - B LAP SPLICE OVER SUPPORT L2 = CLEAR SPAN WHERE SPLICE IS REQ'D., PROVIDE CANTILEVER SECTION A-A SECTION A-A
	 HOOK ALL BARS AT ENDS. WHERE POSSIBLE, EXTEND TOP BARS INTO SLAB BEYOND FAR FACE OF COLUMN BY A MINIMUM DISTANCE OF Ld. SEE BEAM SCHEDULE(S) FOR ADDITIONAL INFORMATION. SEE REBAR DEVELOPMENT & LAP SPLICE SCHEDULES(S) FOR ADDITIONAL INFORMATION.

WALL	THICKNESS (NOMINAL)	f'm (psi)	VERTICAL REINFORCEMENT	REMARKS
MW-1	8"	1,900	#5 @ 32" O.C.	BEARING WALL - ZONE 4

C. M. U. WALL SCHEDULE

C.M.U. WALL NOTE

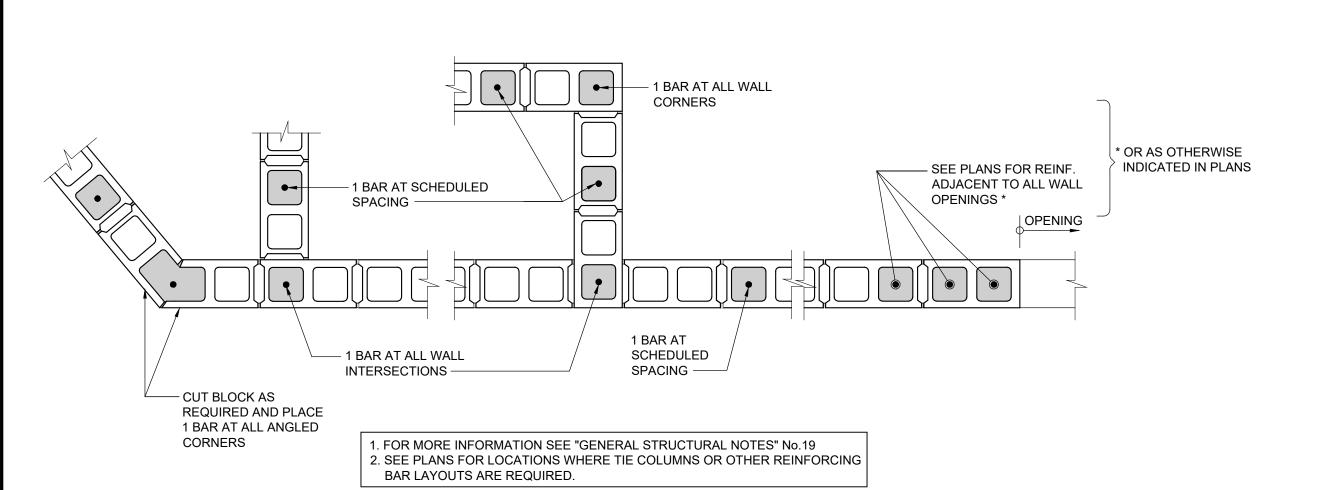
- 1. PROVIDE VERTICAL REINFORCEMENT IN GROUT-FILLED CELLS AT SPECIFIED SPACING IN ADDITION TO ENDS, CORNERS, JAMBS OF OPENINGS, INTERSECTIONS AND WHERE OTHERWISE INDICATED.
- 2. PROVIDE HORIZ. JOINT REINF. @ EVERY OTHER COURSE.
- 3. SEE "GENERAL NOTES" No.19.
- 4. CAST ADJACENT STRUCTURAL CONCRETE AS TIE COLUMNS (AND WALL), TIE BEAMS (AND SLABS)(U.O.N.).

REBAR DEVELOPMENT & LAP SPLICE SCHEDULE fc'= 4000 PSI

fc'= 4000 PSI	#6 & S	MALLER	#7 & LAI	RGER
	TOP BARS (2)	OTHER BARS	TOP BARS (2)	OTHER BARS
DEVELOPMENT LENGTH & CLASS "A" SPLICE LENGTH	50 db	38 db	63 db	48 db
CLASS "B" SPLICE LENGTH	65 db	50 db	82 db	63 db

- TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12 IN. OF CONCRETE CAST IN THE MEMBER BELOW THE SPLICE.
- ALL SPLICES SHALL BE CLASS "B" SPLICE U.O.N.
- DEVELOPMENT AND LAP SPLICE LENGTHS SHOWN IN SCHEDULE ABOVE ARE BASED ON CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN db, CLEAR COVER NOT LESS THAN db, AND STIRRUPS OR TIES THROUGHOUT THE DEVELOPMENT OR SPLICE LENGTH NOT LESS THAN THE CODE MINIMUM, OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 2db AND CLEAR COVER NOT LESS THAN db. FOR OTHER CASES, INCREASE LENGTHS GIVEN IN SCHEDULE ABOVE BY 50%.

3/4" = 1'-0"



TYPICAL LAYOUT OF VERT. REINF.
IN REINFORCED C.M.U. WALLS

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LAW GROUP

BOYER'S LAW GROUP
121-123 ALMERIA AVENUE, CORAL GABLES, 33134

SCHEDULES AND TYPICAL

DETAILS

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SOLORAL GABLES, FL

MAHER K. OUESLATI, P.E.

FL P.E. #83212

33134 (305) 371

800 SOUTH DOUGLAS RD. LA PUERTA DEL , SUITE 180 ARCHITECT OF RECORD

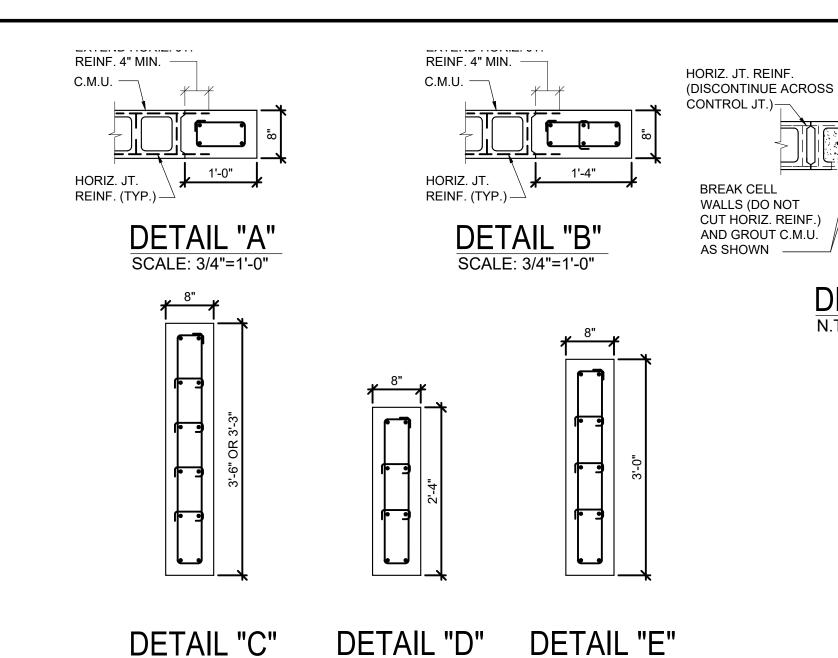
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COLUMN NOTES:

1. HOOKED DOWELS, SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT, SHALL BE EMBEDDED TO BOTTOM OF FOOTING BELOW AND SHALL LAP MINIMUM 30 BAR DIAMETERS WITH VERTICAL

REINFORCEMENT IN COLUMNS.
2. HOOK ALL VERTICAL COLUMN REINFORCEMENT AT TOP., UNLESS COLUMN CONTINUES TO FLOOR ABOVE.



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

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

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

__#5 (TYP.)

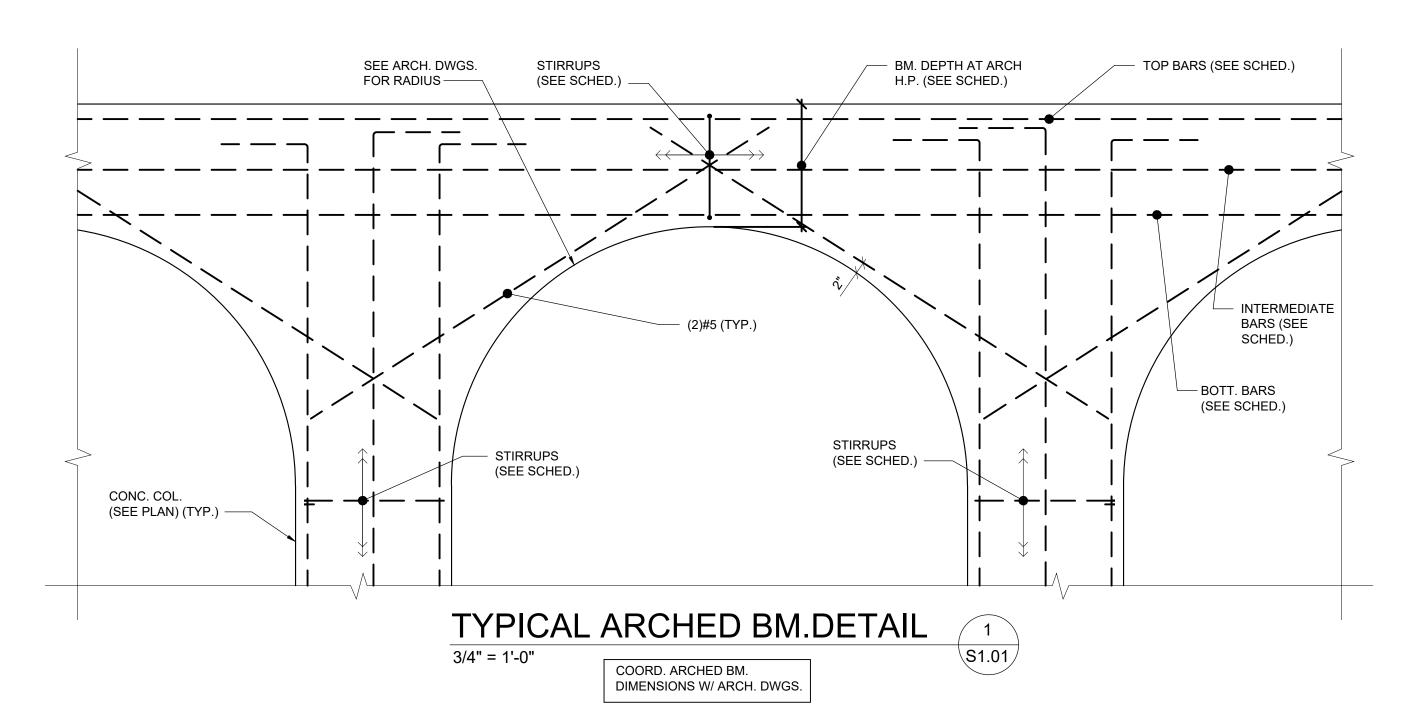
- DRILL 3/4"Øx6" DEEP IN CONC.

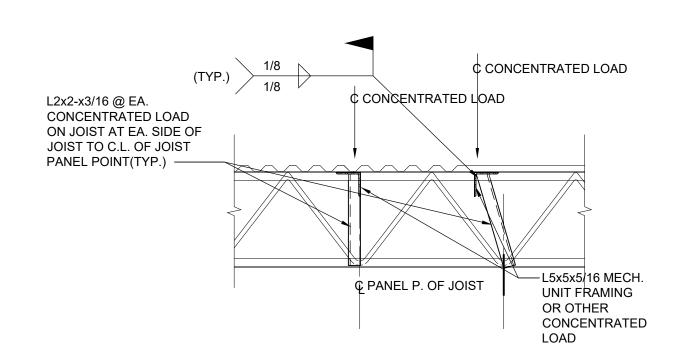
FTG. / BM. (BRUSH & BLOW

#5x3'-0" IN HILTI HIT RE 500

EPOXY ADHESIVE (TYP.)

HOLE CLEAN) AND SET

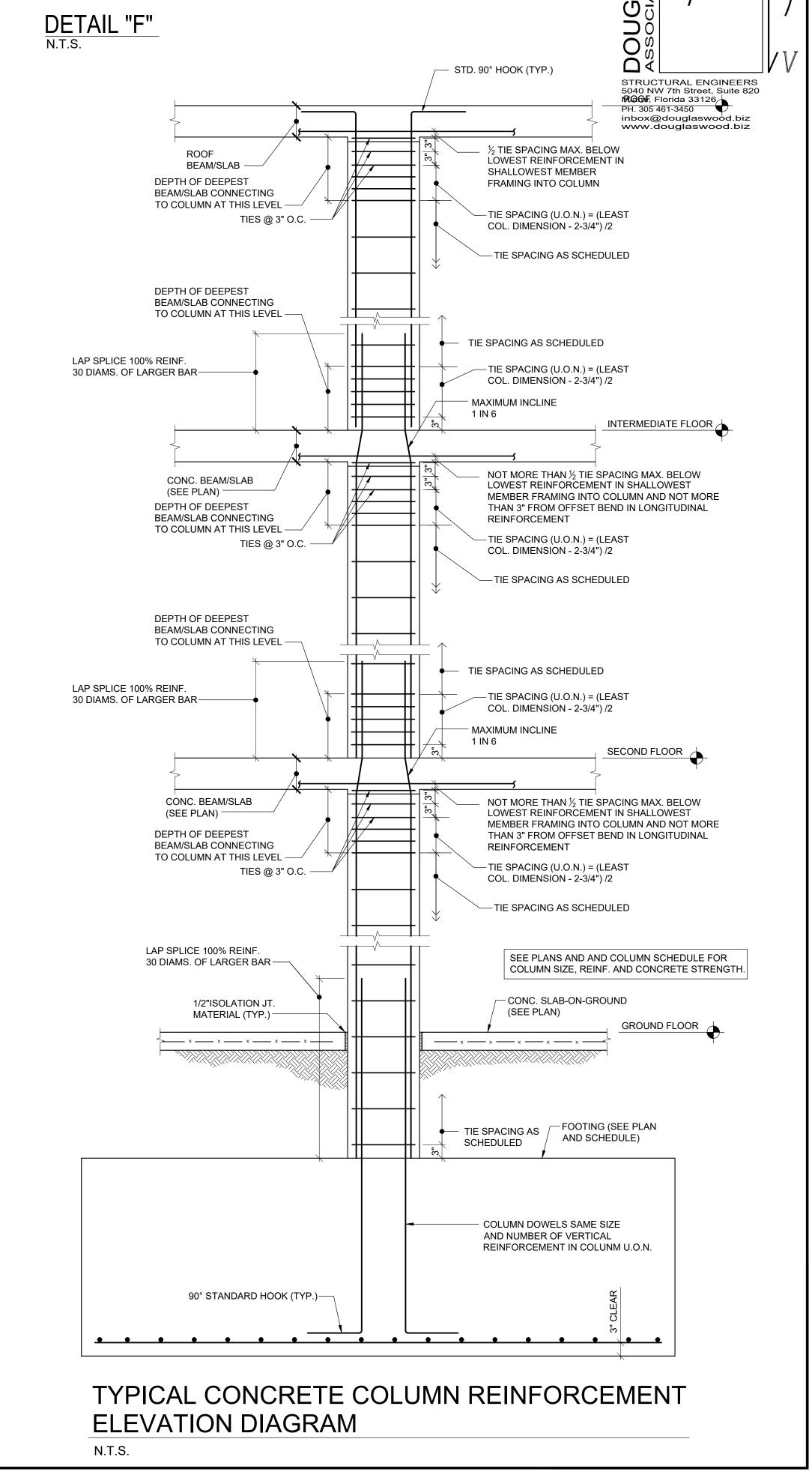




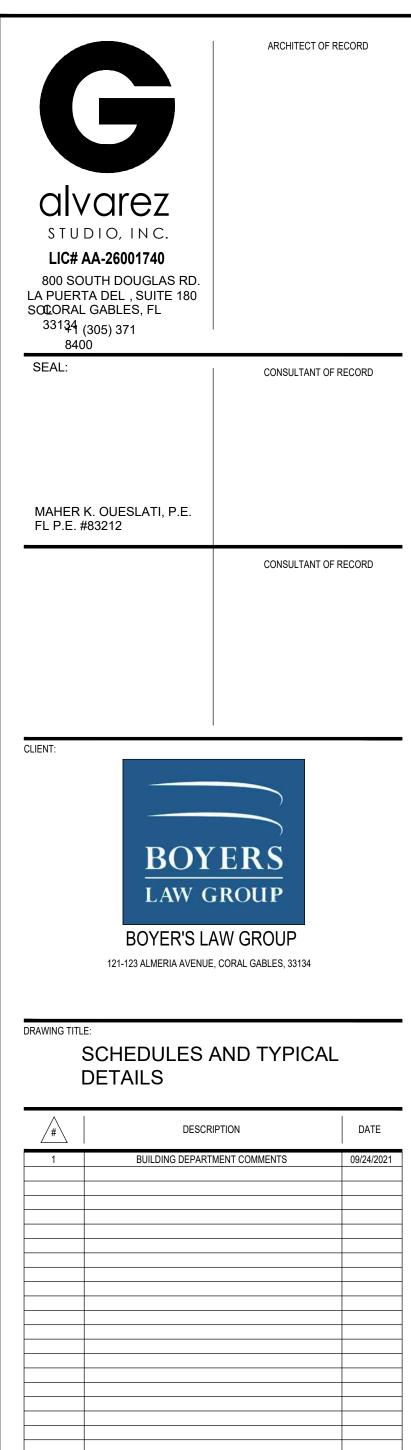
TYPICAL JOIST
REINFORCEMENT DETAIL AT
CONCENTRATED LOADS

3/4" = 1'-0"

\$1.02



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DRAWN BY:

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DESIGN DEVELOPMENT

As indicated

S1.02

JOB NUMBER:

SHEET NUMBER:

As indicated

21030

JOB NUMBER:

SHEET NUMBER:

CHECKED BY:

Checker

WITH ARCHITECTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE

VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH

THE WORK.

DATE

ARCHITECT OF RECORD

CONSULTANT OF RECORD

CONSULTANT OF RECORD

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

As indicated

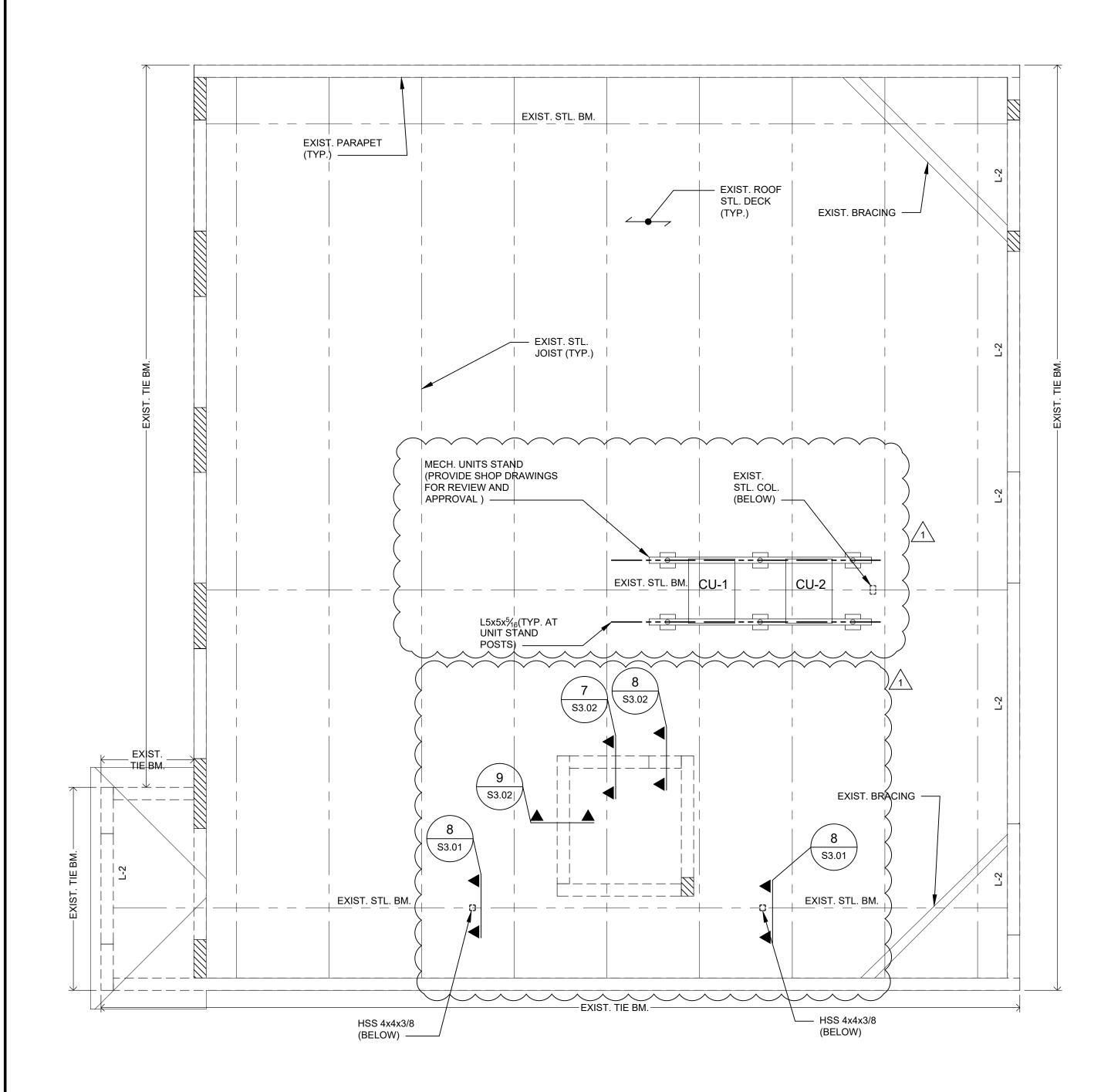
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THE WORK.

ARCHITECT OF RECORD

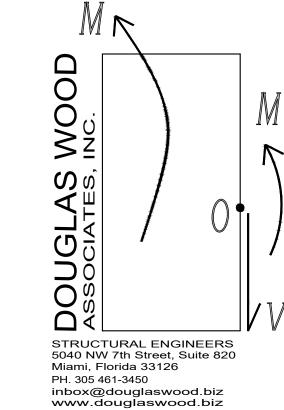
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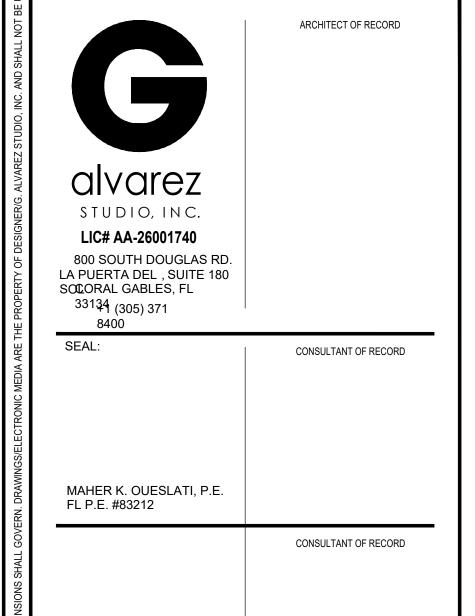
ROOF TOP MECHANICAL UNIT DESIGN WIND PRESSURES (ASD) VERT. WIND HORIZ. WIND PRESSURE PRESSURE (P.S.F.) (P.S.F.) 59 PSF 75 PSF CU 1,2,3 ROOF TOP MECHANICAL UNIT DESIGN WIND PRESSURES NOTES: 1. DESIGN WIND PRESSURES INDICATED IN TABLE ABOVE ARE IN ACCORDANCE WITH ASCE 7-10 ROOF TOP STRUCTURES AND EQUIPMENT [RISK CATEGORY II, 175 MPH ULTIMATE WIND SPEED; EXPOSURE D AND IN ACCORDANCE WITH F.B.C. (2020) SECTION 1620.6 WITH A GCf =1.9 FOR THE HORIZONTAL WIND PRESSURE AND A GCf = 1.5 FOR THE VERTICAL (UPLIFT) WIND PRESSURE. ALLOWABLE PRESSURES ARE INDICATED IN TABLE, FOR ULTIMATE PRESSURES MULTIPLY BY 1.6 LOAD FACTOR. 2. ROOF TOP UNIT SUPPORT STANDS SHALL HAVE A MIAMI-DADE COUNTY PRODUCT APPROVAL OR SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF FLORIDA USING THE WIND PRESSURES INDICATED IN THE TABLE ABOVE WHICH SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS (OR N.O.A.'S) FOR SUBMISSION TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. NOTE:

1. SEE TYPICAL DETAILS ON DWG. S1.02 FOR SUPPORT OF

AND BELOW ROOF (CEILING) UNIT ROOF TOP MECH. UNITS AND BELOW ROOF (CEILING) UNITS



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ROOF FRAMING PLAN

#	DESCR	DATE		
1	BUILDING DEPART	MENT COMMENTS	09/24/2021	
RELEASE DAT		SCALE:		
	06/04/2021	As indicated		
DESIGNED BY:		JOB NUMBER:		
	MO	21030		
DRAWN BY:		SHEET NUMBER:		

CHECKED BY:

ROOF FRAMING PLAN
S2.02 SCALE: 1/4" = 1'-0"





DESIGN WIND PRESSURES FOR ROOFING SYSTEM

S2.03 SCALE: 1/4" = 1'-0"

DESIGN WIND PRESSURES FOR ROOFING SYSTEM					
DESIGN WIND LOAD	NEGATI	/E (PSF)	POSITIVE (PSF)		
	Рицт.	P _{ASD}	Рицт.	P _{ASD}	
ZONE 1	-66.1	-39.6	19.8	11.9	
ZONE 2	-119.0	-71.5	66.1	39.7	
ZONE 3	-119.0	-71.5	66.1	39.7	

a=6.0 ft

ROOFING NOTES:
DESIGN WIND PRESSURES (PERPENDICULAR TO SURFACE) FOR ROOFING ARE INDICATED ON ROOF PLAN (NEGATIVE VALUES = WIND PRESSURE AWAY FROM SURFACE) IN ACCORDANCE WITH ASCE 7-10 COMPONENTS & CLADDING [RISK CATEGORY II, 175 MPH ULTIMATE WIND SPEED; DIRECTIONALITY FACTOR Kd = 0.85. EXPOSURE C; INTERNAL PRESSURE COEFFICIENTS = ±0.18]. BOTH ULTIMATE PRESSURES AND ALLOWABLE PRESSURES (0.6 x PULT) ARE INDICATED ON ROOF PLAN.

STRUCTURAL ENGINEERS 5040 NW 7th Street, Suite 820 Miami, Florida 33126 PH. 305 461-3450 inbox@douglaswood.biz www.douglaswood.biz

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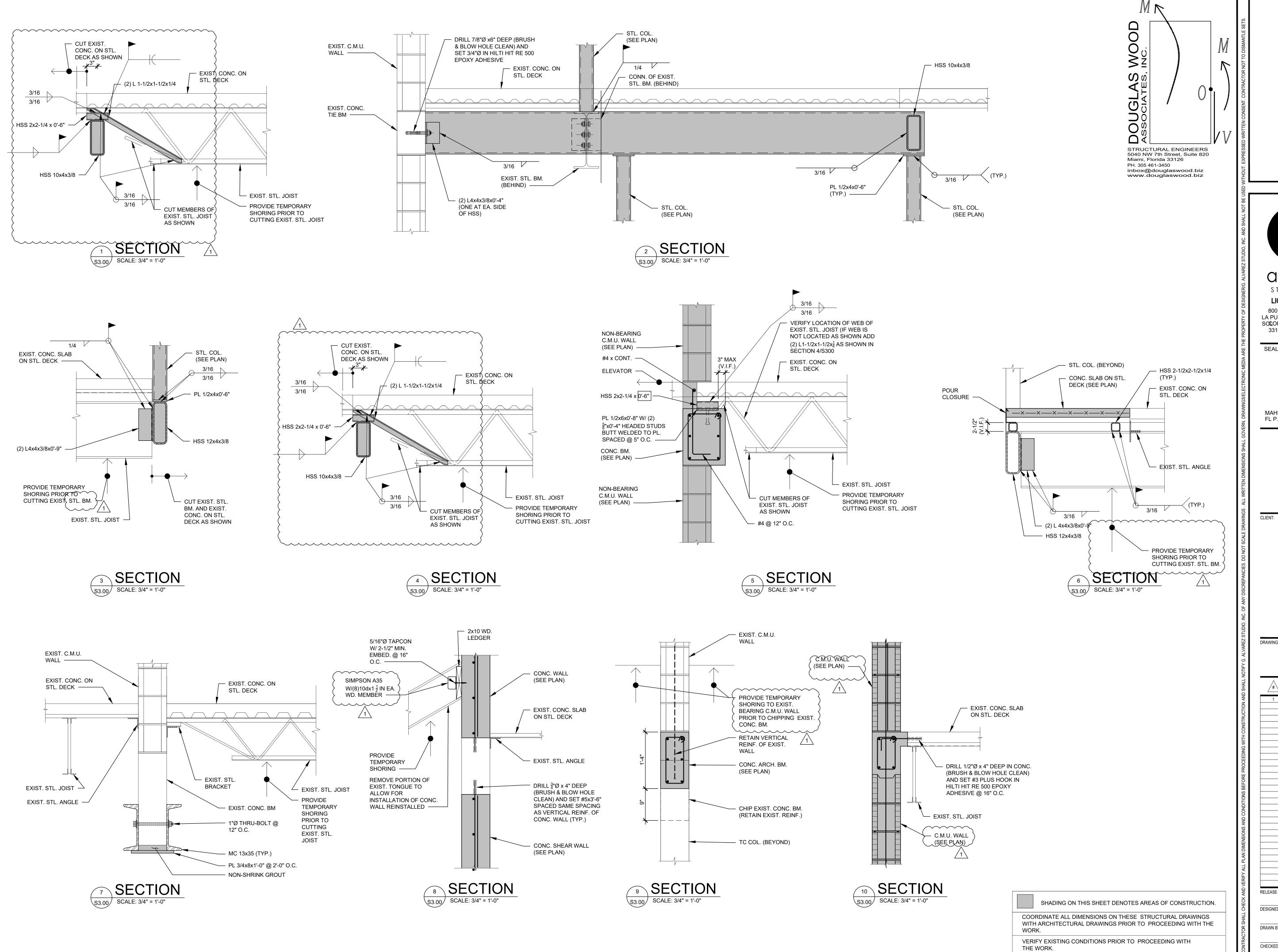
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DESIGN WIND PRESSURES FOR **ROOFING SYSTEM**

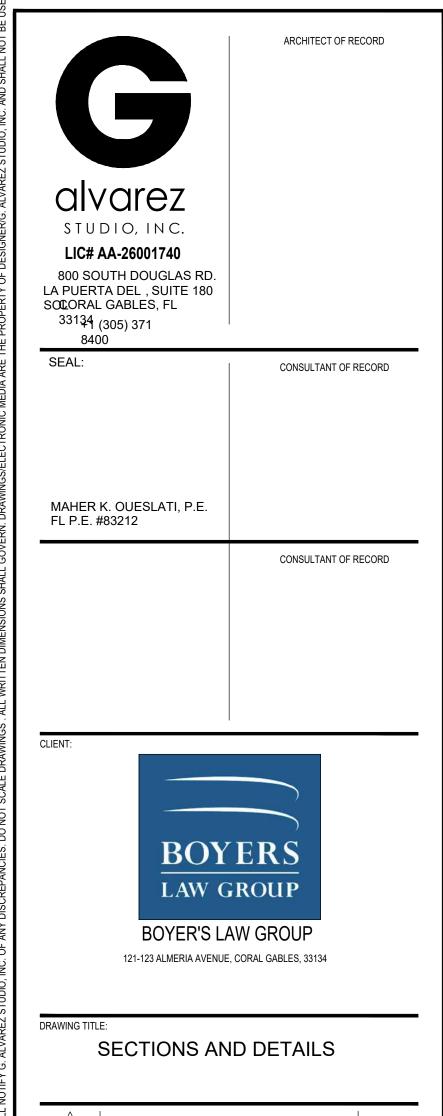
#	DESCRIPTION	DATE
RELEASE DATE:	SCALE:	
06/04/2021	As indica	ated
DESIGNED BY:	JOB NUMBER:	
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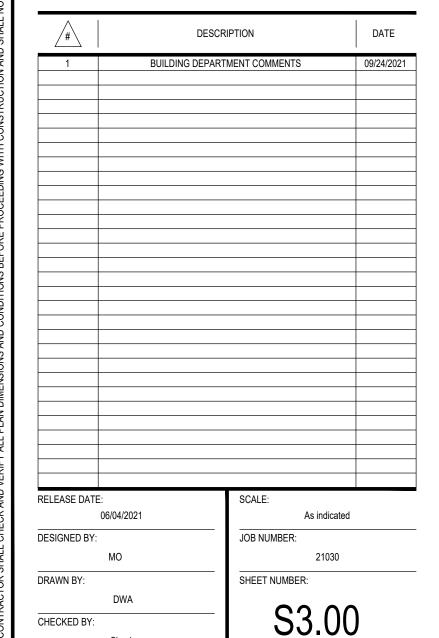
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DESIGN DEVELOPMENT

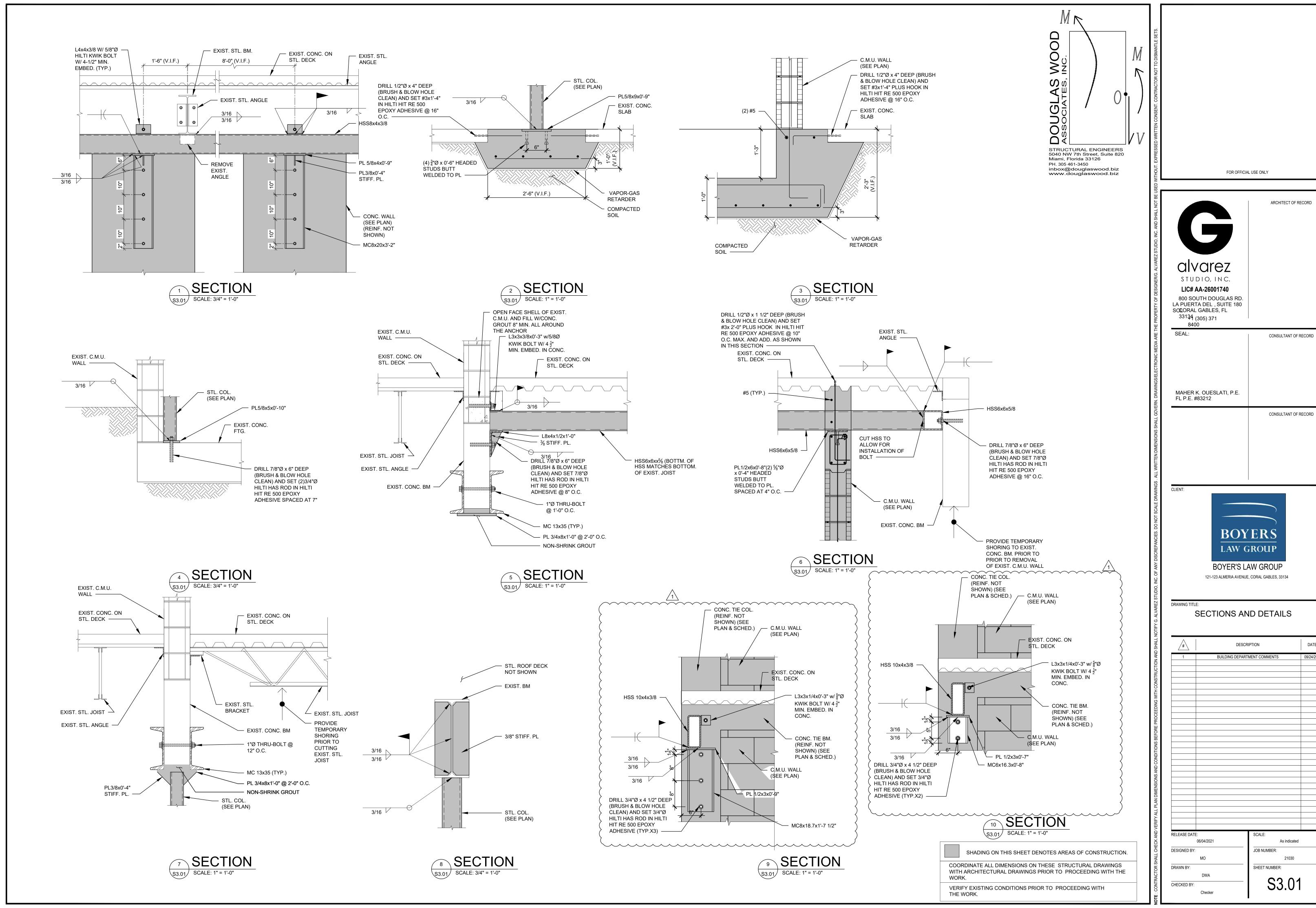


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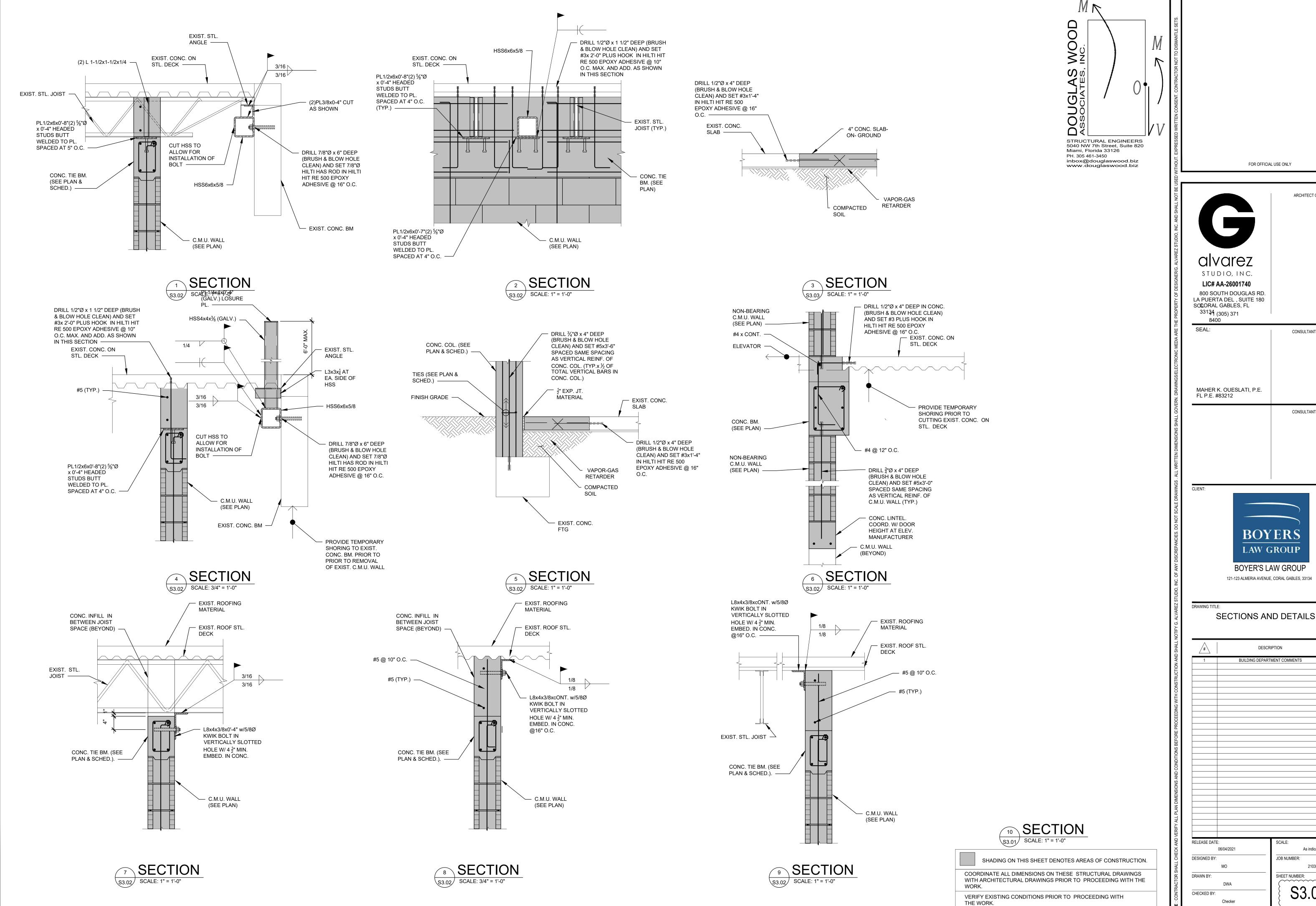


DESIGN DEVELOPMENT

DATE

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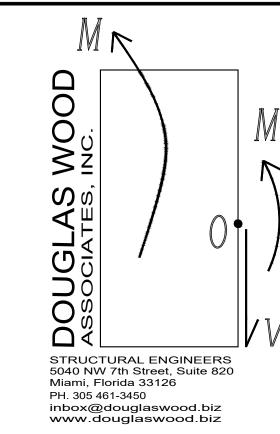
> **BOYERS** LAW GROUP

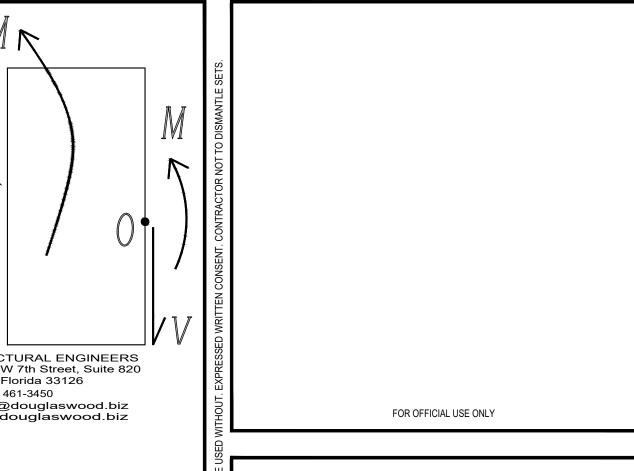
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DATE DESCRIPTION BUILDING DEPARTMENT COMMENT SCALE: As indicated JOB NUMBER: 21030

DESIGN DEVELOPMENT

S3.02





2 STUDIO, INC. AND SHALL NOT		ARCHITECT OF RECORD
G. ALVAKE	alvarez	
JNER/	STUDIO, INC.	
DESIG	LIC# AA-26001740	
- PROPERIY OF I	800 SOUTH DOUGLAS RD. LA PUERTA DEL , SUITE 180 SOCORAL GABLES, FL 33134 (305) 371	
	8400	
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JIA ARE I F		CONSULTANT OF RECORD
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KIN. DRAWINGS/ELECTROINIC MEDIA ARE TR		CONSULTANT OF RECORD
GOVERN. DRAWINGS/ELECTRONIC MEDIA ARE TR	SEAL: MAHER K. OUESLATI, P.E.	CONSULTANT OF RECORD
HALL GOVERIN. DRAWINGS/ELECTRONIC MEDIA ARE TR	SEAL: MAHER K. OUESLATI, P.E.	
ENSIONS SHALL GOVERN. DRAWINGS/ELECTRONIC MEDIA ARE THE PROPERTY OF DESIGNER/G. ALVAREZ STUDIO, INC. AND SHALL NOTE	SEAL: MAHER K. OUESLATI, P.E.	

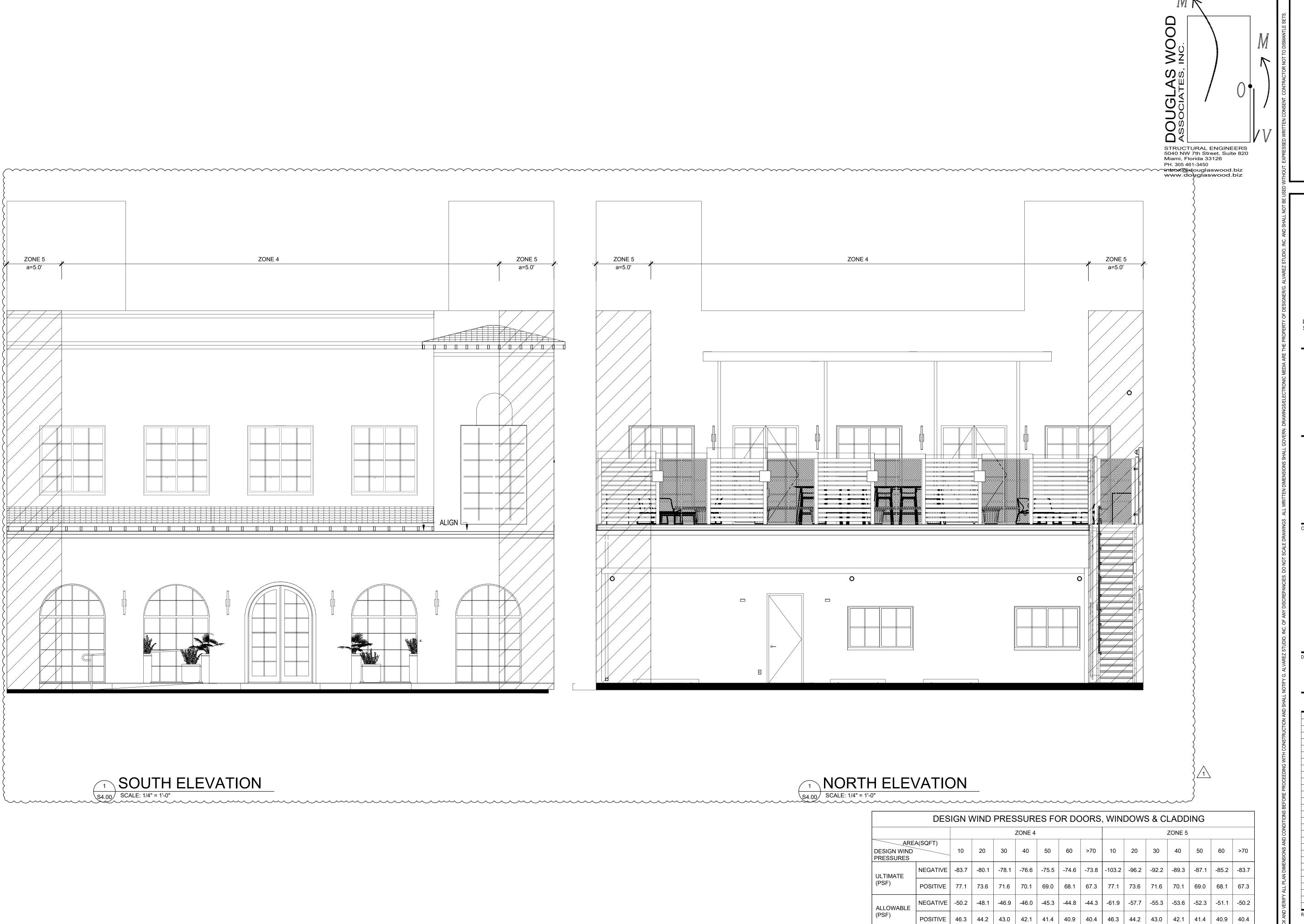
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SECTIONS AND DETAILS

#	DE	SCRIPTION	DATE
1	BUILDING DEF	PARTMENT COMMENTS	09/24/202
RELEASE DATE:		SCALE:	
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DESIGNED BY: MO		JOB NUMBER:	21030

	VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BE		
	CK AND	RELEASE DATE: 06/04/2021	SCALE: As indicated
SHADING ON THIS SHEET DENOTES AREAS OF CONSTRUCTION.	SHALL CHECK	DESIGNED BY:	JOB NUMBER: 21030
COORDINATE ALL DIMENSIONS ON THESE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.	CONTRACTOR SH	DRAWN BY:	SHEET NUMBER:
VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.	NOTE : CONT	CHECKED BY: Checker	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \



FOR OFFICIAL USE ONLY ARCHITECT OF RECORD STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. LA PUERTA DEL , SUITE 180 SOLORAL GABLES, FL ³³¹³⁴ (305) 371 SEAL: CONSULTANT OF RECORD MAHER K. OUESLATI, P.E. FL P.E. #83212 CONSULTANT OF RECORD **BOYERS** LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134 DESIGN WIND PRESSURES FOR DOORS, WINDOWS & CLADDING DESCRIPTION

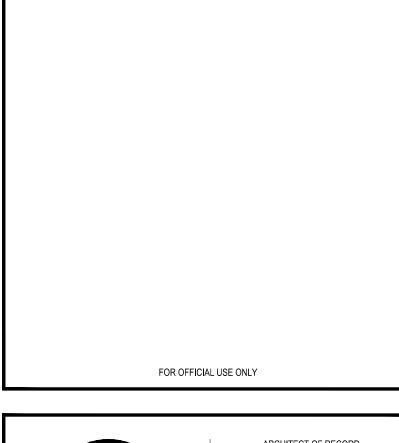
EXTERIOR WINDOWS, DOOR AND CLADDING NOTES:
DESIGN WIND PRESSURES (PERPENDICULAR TO SURFACE) FOR ALL EXTERIOR WINDOWS, DOORS AND CLADDING ARE INDICATED ON ELEVATIONS (NEGATIVE VALUES = WIND PRESSURE AWAY FROM SURFACE & POSITIVE VALUES = WIND PRESSURE TOWARDS SURFACE) IN ACCORDANCE WITH ASCE 7-16 COMPONENTS & CLADDING [RISK CATEGORY II; 175 mph ULTIMATE WIND SPEED; DIRECTIONALITY FACTOR Kd = 0.85; EXPOSURE C; INTERNAL PRESSURE COEFFICIENTS = ± 0.18]. BOTH ULTIMATE PRESSURES AND ALLOWABLE PRESSURES (0.6 x Pult) ARE INDICATED ON ELEVATIONS AND SCHEDULE ABOVE.

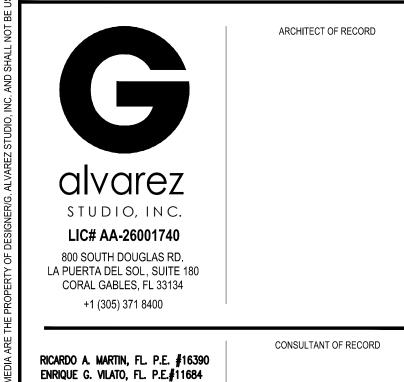
a = 6.0 ft

DATE

1 LEVEL 01 - MECHANICAL PLAN

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





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LAW GROUP
BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DRAWING T

LEVEL 01 - REFLECTED CEILING PLAN

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1 LEVEL 02 - MECHANICAL PLAN

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

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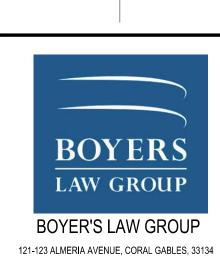
RICARDO A. MARTIN, FL. P.E. #16390
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DRAWING TITLE:

LEVEL 02 - MECHANICAL PLAN

#	I	DESCRIPTION		DATE
\triangle	BUILDING DEPAR	RTMENT COMI	MENTS	09/24/2
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DESIGNED BY:		JOB I	NUMBER:	
ı	LW		20690	

05/04/2021

DESIGNED BY:

ILW

DRAWN BY:

ILW

CHECKED BY:

M-2

SHEET NUMBER:

HVAC GENERAL NOTES

- 1. ALL HVAC WORK TO BE DONE IN ACCORDANCE WITH THE 2020 STANDARD (MECHANICAL) CODE AS PRESENTED BY SBC, INCLUDING ALL STATE AND LOCAL CODES AND THE 2004 FLORIDA ENERGY CODE FOR RESIDENTIAL BUILDINGS.
- 2. ALL PERMIT APPLICATIONS SHALL BE APPLIED FOR, ALL FEES SHALL BE PAID FOR BY THE GENERAL CONTRACTOR FOR APPLICABLE WORK. ALL INSPECTIONS SHALL BE SCHEDULED AND COMPLETED. VERIFY PERMIT FEES WITH THE GENERAL CONTRACTOR.
- 3. THIS CONTRACTOR SHALL WARRANTY THE OWNER, IN WRITING, FOR ALL THE MATERIAL AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. COMPRESSORS SHALL BE WARRANTED FOR FIVE (5) YEARS.
- 4. ALL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW STRUCTURAL MEMBERS, CHANGES IN CEILING HEIGHT, LIGHTS, OR ANY NUMBER OF OTHER NECESSARY ITEMS WHICH MAY INTERFERE WITH THE EXACT INSTALLATION AS REPRESENTED ON THE DRAWINGS. THIS CONTRACTOR IS EXPECTED TO COMPLETE THE INSTALLATION AS REQUIRED WITH WHAT EVER MODIFICATIONS THAT ARE NECESSARY TO AVOID THE CONFLICTING ITEM. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES, PRIOR TO FABRICATING DUCT WORK OR INSTALLING EQUIPMENT OR PIPING.
- 5. PROVIDE THE OWNER WITH REPRODUCIBLE "AS-BUILTS" DRAWINGS AT THE COMPLETION OF THE PROJECT. ALSO PROVIDE THE OWNER WITH CATALOG CUTS OF ALL ITEMS OF EQUIPMENT WHICH HAVE MOVING PARTS, AND ENCLOSE IN A 3-RING BINDER AS THE OWNER'S MANUAL. PROVIDE A TEST AND BALANCE REPORT OF AIR QUANTITIES, FREON PRESSURES, AMPERAGE DRAWS, AND AIR TEMPERATURES BEFORE FINAL PAY REQUEST. PROVE HEATING AS WELL AS COOLING.
- 6. ALL RIGID SUPPLY & RETURN DUCTWORK TO BE 1 1/2" THICK FIBERGLASS DUCT, WITH AN "R" FACTOR = 6. ALL JOINTS ARE TO BE SHIP-LAPPED AND SECURED WITH OUTWARD CLINCHING STAPLES 4" O.C. ON ALL JOINTS AND SEAMS. SEAL FOIL VAPOR BARRIER WITH MANUFACTURER APPROVED 2" WIDE PRESSURE SENSITIVE TAPE. SUPPORT TRAPEZE HANGER OR RIGID SUPPORT EVERY 4 FT.. FABRICATE PER SMACNA LOW VELOCITY DUCTWORK MANUAL.
- 7. FLEX DUCT TO BE 2 1/2" BATT INSULATION OF R=6 VALUE, WITH EXTERNAL VAPOR BARRIER AND INTERNAL SPRING STEEL HELIX AND INTERNAL POLYETHYLENE LINER. SECURE AT MAIN TRUNK DUCT WITH A SPIN-IN-FITTING BY THE LATEST METHODS AS APPROVED BY THE MECHANICAL INSPECTORS. SUPPORT FLEX DUCTS EVERY 4 FT. WITH HANGERS OR SECURE TO BAR JOIST. THREAD FLEX DUCTWORK THRU OPEN BAR JOIST WHEN POSSIBLE. OUTSIDE AIR DUCT TO BE FLEX DUCT.
- 8. ACCEPTABLE DIFFUSER AND REGISTER MANUFACTURERS ARE METAL—AIR, ENVIRO—AIRE, AIR GUIDE, TUTTLE & BAILEY AND CARNES. PROVIDE A CLEAN SET OF FILTERS WHEN THE PROJECT IS TURNED OVER TO THE OWNER. FILTER RACKS AT THE A.H.U.'S AND ROOF TOP UNITS ARE TO BE TAPED UP WITHOUT ANY FILTER. FILTRATION POINT IS AT THE RETURN AIR GRILLE IN ALL CASES. PROVIDE A LIST OF FILTER SIZES FOR THE OWNER ALONG WITH A CLEAN SET OF WASHABLE FILTERS AT TIME OF TURN—OVER.
- 9. ALL THERMOSTATS SHALL BE ELECTRONIC PROGRAMABLE HEAT/COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB-BASE. MOUNT ON WALL AT LOCATIONS SHOWN ON PLANS 66" ABOVE FINISHED FLOOR.
- 10. ALL SUPPLY COLLARS AT ROUND DUCT BRANCHES TO BE WITH BELL MOUTH FITTING, VOLUME DAMPER, AND INSIDE AND OUTSIDE CLAMPING RINGS.
- 11. ALL DUCT DIMENSIONS INDICATED IN THE DRAWINGS ARE CLEAR AIRSIDE DIMENSIONS.
- PARTS OF THE SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE OR OPERATIONS.

12. PROVIDE READY ACCESSIBILITY TO DAMPERS AND OTHER

- 13. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
- 14. ACCEPTABLE AHU UNIT MANUFACTURERS ARE TRANE & CARRIER. SCHEDULE BASED ON TRANE.
- 15. TEST & BALANCE TO BE PERFORMED BY EARL HAGOOD OR AIR LOGIC. ADJUST DAMPERS AND FANS TO OBTAIN AIR QUANTITES WITHIN 5% OF THOSE INDICATED ON THESE DRAWINGS FOR BOTH NEW AND EXISTING SUPPLY AIR DISTRIBUTION DEVICES. OBTAIN FULL LOAD AMPS READING FOR ALL MOTORS AT BALANCED CONDITIONS. RECORD OUTDOOR AND INDOOR CONDITIONS. SUBMIT ALL TEST AND BALANCE REPORT TO OWNER FOR APPROVAL.

HVAC SYMBOLS

	EXISTING DUCT
	NEW DUCT
₹	TAB-OFF DUCT WITH VOLUME DAMPER
→	DUCT TRANSITION
⊱₹	EXISTING INSULATED FLEXIBLE DUCT
~~~~	NEW INSULATED FLEXIBLE DUCT
<b>~</b>	DIRECTION OF AIR FLOW
<b>—</b> ■FD	FIRE DAMPER
<b>─」MV</b> D	MANUAL VOLUME DAMPER
(T)	THERMOSTAT
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
Ø	ROUND
VAV	VARIABLE AIR VOLUME
ahu Rtu	AIR HANDLING UNIT ROOF TOP UNIT
T/D	TRANSFER DUCT
(R)	RELOCATE
<b>(E)</b>	EXISTING
(N)	NEW
(A)	ADJUSTED
S/A	SUPPLY AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
0/A	OUTSIDE AIR
FD	FIRE DAMPER
LD	LINEAR DIFFUSER
LR	LINEAR RETURN
	CONNECT TO EXISTING
LT	LIGHT TROFFER DIFFUSER
CWR	CONDENSER WATER RETURN
01110	COMPENSES WITTER CHERLY

	YES	NO
DUCT SMOKE DETECTOR		х
FIRE DAMPER(S)		х
SMOKE DAMPER(S)		х
FIRE RATED ENCLOSURE		х
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		х
FIRE STOPPING		х
SMOKE CONTROL		X

CONDENSER WATER SUPPLY

(24 X 24 PERFORATED)

CEILING RETURN

CEILING DIFFUSER

RETURN AIR GRILLE

DUCT SMOKE DETECTOR

NECK

**—**5D

NOTE:
SPACE OCCUPANCY REMAINS THE SAME (OFFICE). OUTSIDE AIR REQUIREMENTS DO NOT VARY.

NOTE:
THIS IS AN EXISTING BUILDING DESIGNED WITH A
RETURN AIR PLENUM. ALL MATERIALS IN THE PLENUM ARE IN COMPLIANCE WITH FBC SECTION
602.2.1 AS PERMITTED UNDER THE BASE BUILDING
DRAWINGS.

	AIR D	ISTRIBUT	ION SCHE	EDULE
SYMBOL	USE	TYPE	SIZE	DESIGN MANUFACTURER & MODEL Mo.
A	SUPPLY AIR	PERFORATED	24X24	MFR. TITUS MODEL PCS
B	return Air	PERFORATED	24X24	MFR. TITUS MODEL PAR
C	SUPPLY AIR	LINEAR (2) 1" SLOTS	4'-0"	MFR. TITUS MODEL ML-39
D	return Air	LINEAR (2) 1" SLOTS	4'-0"	MFR. TITUS MODEL MLR-39

#### SPLIT SYSTEM SCHEDULE SYSTEM DATA **AIR HANDLING UNIT** AIR COOLED CONDENSING UNIT REFRIGERANT REMARKS CFM HP FAN HEATER ELECTRICAL MODEL WT ELEC. MODEL line size (SEER) SERVED NO. LBS V-PH-HZ QTY. TONS RLA FLA MCA RL:RS(IN.) 22 | 25 | 353 | CU-1 2400 | 300 | 1.5 | 5.3 TTA07243D 275 240/3 13.1 (2) 7/8 - 1/2 SEE PLAN 6.0 | 18.0 | 5.3 TWE09043A/B see plan 3300 | 450 | 2.0 | 7.0 | 10.0/1 240/3 39 | 40 | 353 | CU-2 TTA09043D 315 240/3 2 7.5 26.2 7.0 33 45 94.5 75.6 80/67 13.0 (2) 1 1/8 -1/2 AHU-2

TRANE IS THE BASIS OF DESIGN AND THE STANDARD FOR COMPARISON FOR THE SPLIT A/C UNITS.
 MECHANICAL CONTRACTOR SHALL SIZE LINES PER MANUFACTURER'S RECOMMENDATION BASED ON ACTUAL ROUTING OF REFRIGERANT LINES.
 MANUFACTURER SHALL PROVIDE COMPLETE WITH FULLY COMPATIBLE THERMOSTAT WITH SUBBASE.

4. MECHANCIAL CONTRACTOR SHALL PROVIDE, AND ELECTRICAL CONTRACTOR SHALL WIRE AND INSTALL WEATHERPROOF DISCONNECT FOR CONDENSING UNIT 5. MECHANICAL CONTRACTOR SHALL PROVIDE, AND ELECTRICAL CONTRACTOR SHALL WIRE AND INSTALL DISCONNECT FOR AHU.

6. MANUFACTURER SHALL PROVIDE COMPLETE WITH SINGLE POINT ELECTRICAL CONNECTION.

7. MECHANICAL CONTRACTOR & MANUFACTURER SHALL PROVIDE COMPLETE WITH FILTER-DRIER, LIQUID LINE SOLENOID, SIGHT GLASS, COASTAL FILTER, CRACKCASE HEATER, ANTI-SHORT CYCLE PROTECTION, HIGH-PRESSURE SWITCH, LO-PRESSURE SWITCH, AND THERMOSTATIC EXPANSION VALVE.

8. CONTRACTOR SHALL PROVIDE COMPLETE WITH 95% EFFICIENT VIBRATION ISOLATION.
9. MECHANICAL CONTRACTOR PROVIDE COMPLETE WITH 30% A.D.S. EFFICIENCY FILTERS.

FAN SCHEDULE													
MARK	MAKE	SELECTION BASED ON: MODEL NO.	TYPE	EXT. STATIC PRESSURE	CFM	HP	VOLT/ø/HZ	RPM	DRIVE	WEIGHT	SERVICE AREA	SOUND (SONES)	REMARKS
EF-1	GREENHECK	SQ-100C	CEILING EXHAUST	0.25	450	1/8	120/1/60	860	DIRECT	-	1ST. FL.	2.0	1,2,3,4 & 5
ACCESSORIES	: 1. BACKDRA	AFT DAMPER											

2. DISCONNECT SWITCH (BY ELEC. CONTRACTOR)3. INTERNAL OVERLOAD PROTECTION

VENTILATION RATES PER FMC-2020 TABLE 403.3.1.1

4. HORIZONTAL SUSPENSION KIT W/VIBRATION ISOLATORS

5. UNIT TO BE INTER-LOCKED WITH EITHER AHU-1 OR AHU-2 ALLOWING BOTH TO BE ENERGIZED SIMULTANEOUSLY.

(PER FMC-2020 TABLE 403.3.1.1)								
/NO		AREA SQ. FT.	OCCUPANCY SQ. FT./(1000/ S.F./PERSON)	(SOFI) x SQFT + PERSON x (# PERSON)	CFM O/A REQUIRED	CFM 0// REQUIRED		
AHU-1	1ST FL.	1810	10	(0.06 x 1810) + (5 x 10)	159	300		
AHU-2	2ND FL.	2135	12	(0.06 x 1810) + (5 x 12)	189	450		

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RAWING TITLE:

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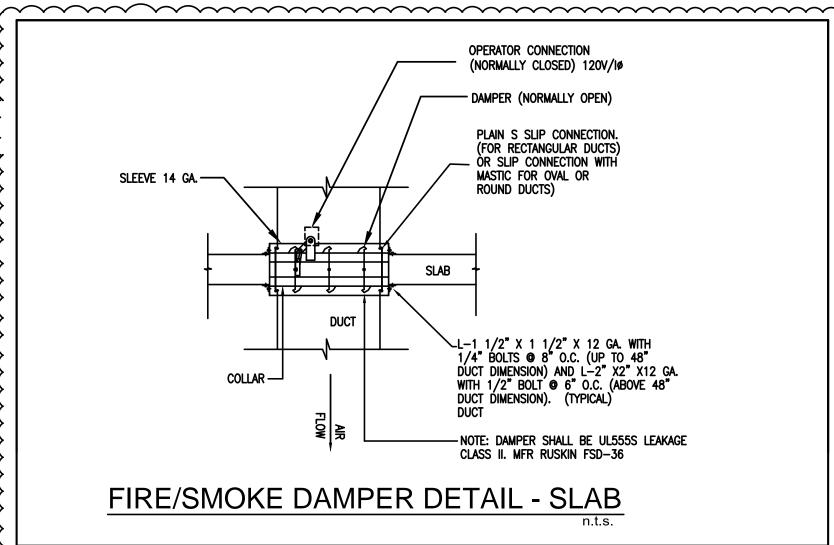
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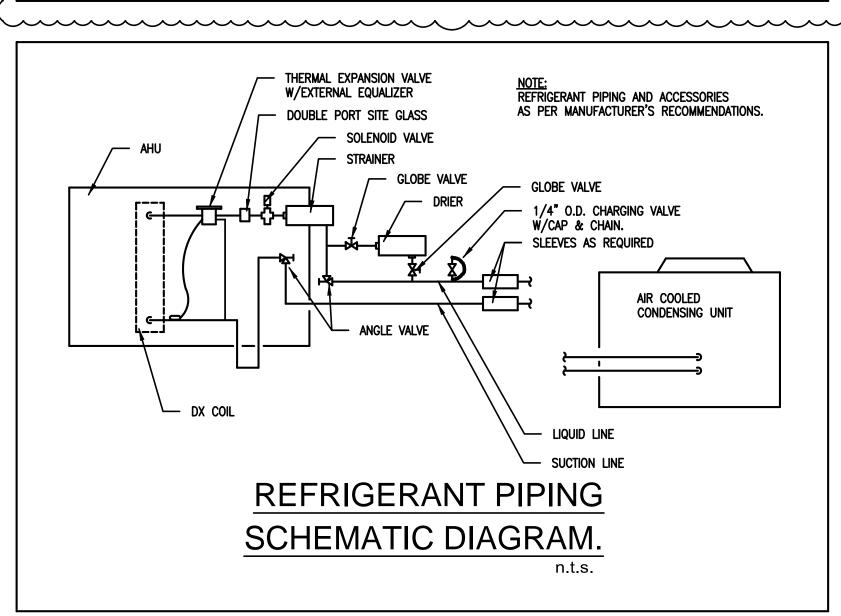
MECHANICAL NOTES & SCHEDULES

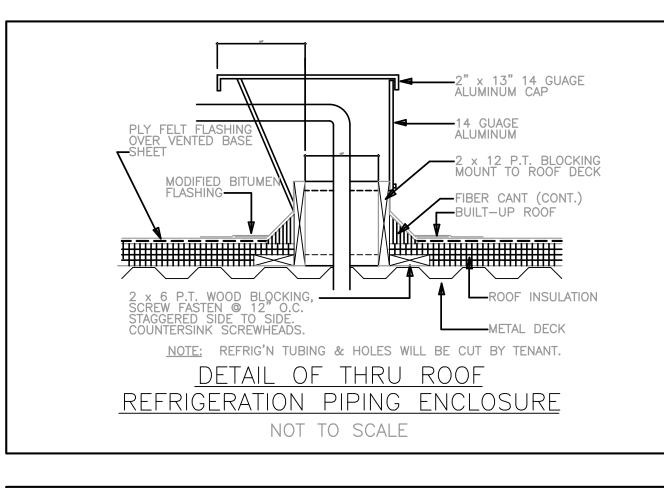
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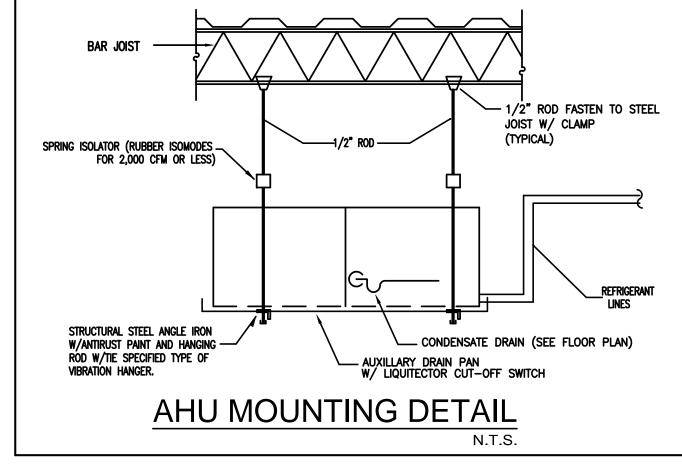
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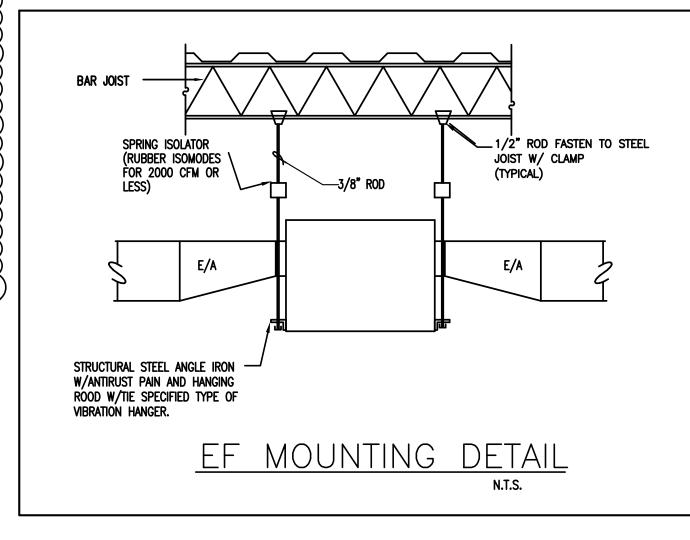
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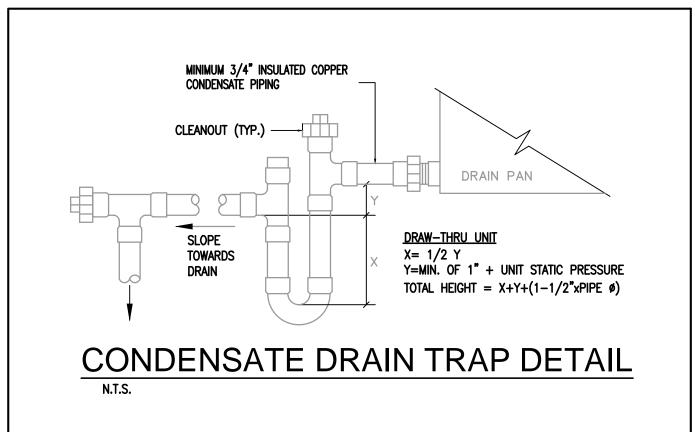


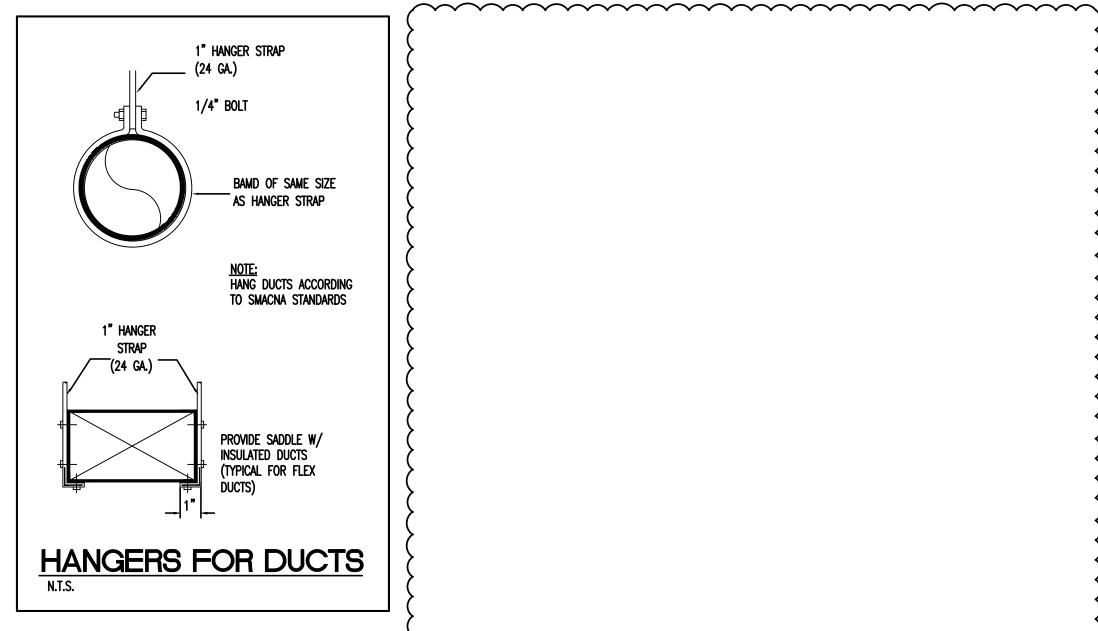


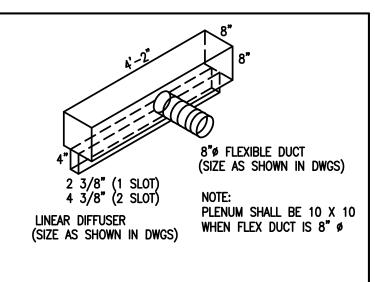




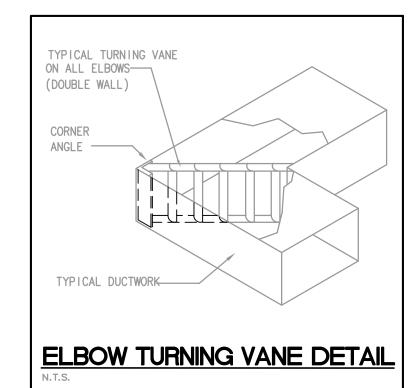


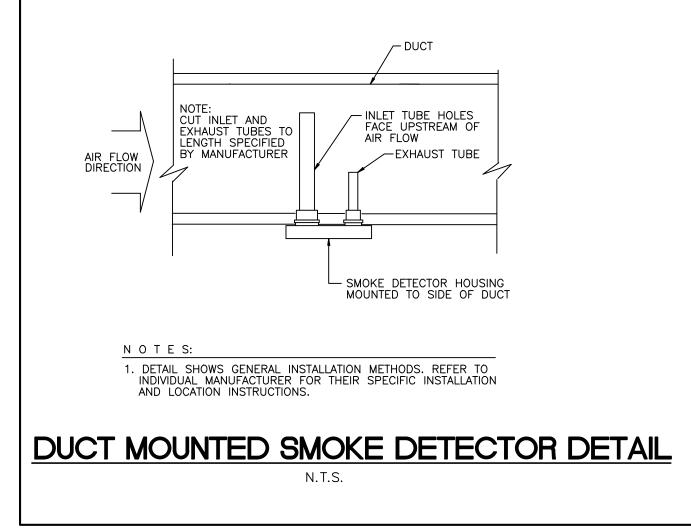


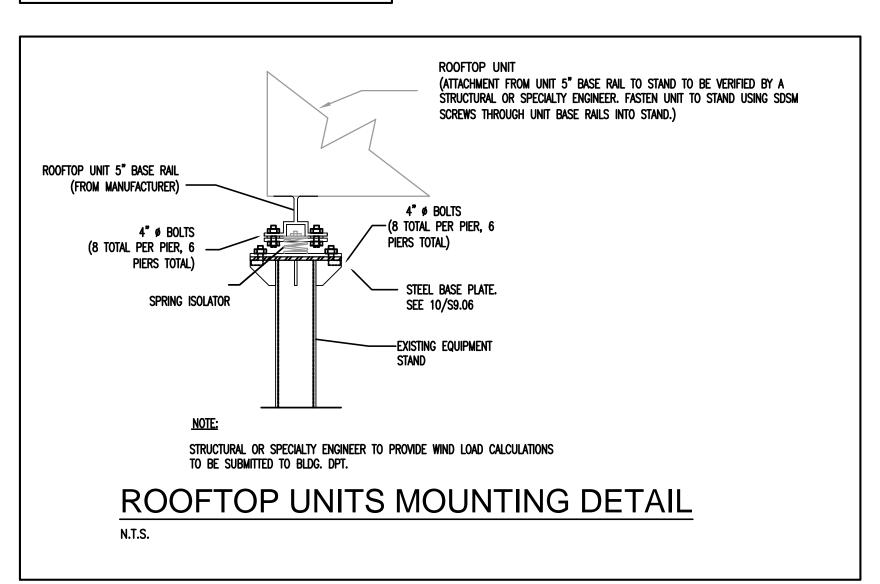




# TYP. DETAIL LINEAR DIFFUSER n.t.s











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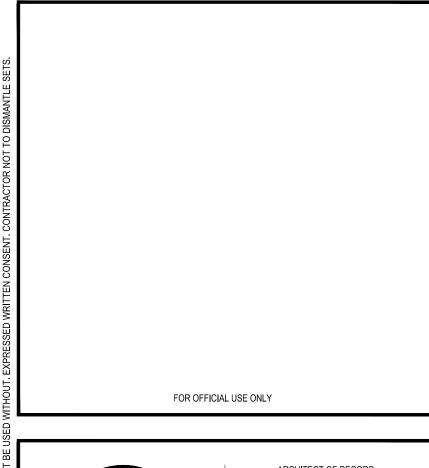
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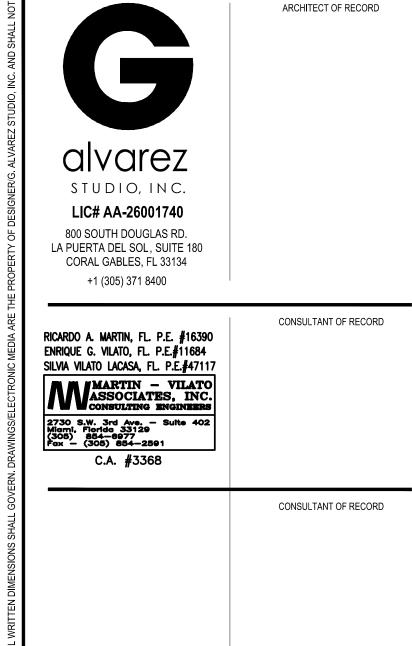
# MECHANICAL NOTES & SCHEDULES

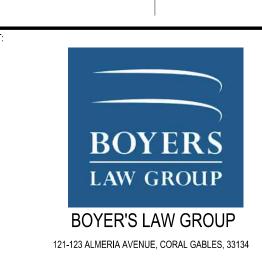
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LEVEL 01 - PLUMBING PLAN SCALE: 1/4" = 1'-0"

- **GENERAL NOTES**
- ① 2" SANITARY LINE UP SEE SECOND FLOOR PLUMBING PLAN FOR CONTINUATION.
- ② 3" VENT LINE UP SEE SECOND FLOOR PLUMBING PLAN FOR CONTINUATION.
- 3 3/4" CW & 1/2" HW LINES UP SEE SECOND FLOOR PLUMBING PLAN FOR CONTINUATION.
- 4 CEILING MOUNTED HOT WATER HEATER.
- 5) 1/2" P&T LINE FROM CEILING MOUNTED HOT WATER HEATER TO BE TERMINATED FACE DOWN ABOVE JANITOR'S SINK.
- 6 1" CW LINE UP TO FIRST FLOOR CEILING.
- NEW 4" SANITARY LINE BELOW GROUND TO BE CONNECTED TO EXISTING 4" SAN. LINE. VERIFY EXACT LOCATION AT FIELD.
- (8) NEW 1" CW LINE BELOW GROUND TO BE CONNECTED TO EXISTING 1" CW LINE. VERIFY EXACT LOCATION AT FIELD.
- 3/4" CW & 1/2" HW LINES UP SEE FIRST FLOOR PLUMBING PLAN FOR
- 2" SANITARY LINE UP SEE FIRST FLOOR PLUMBING PLAN FOR ORIGINATION.





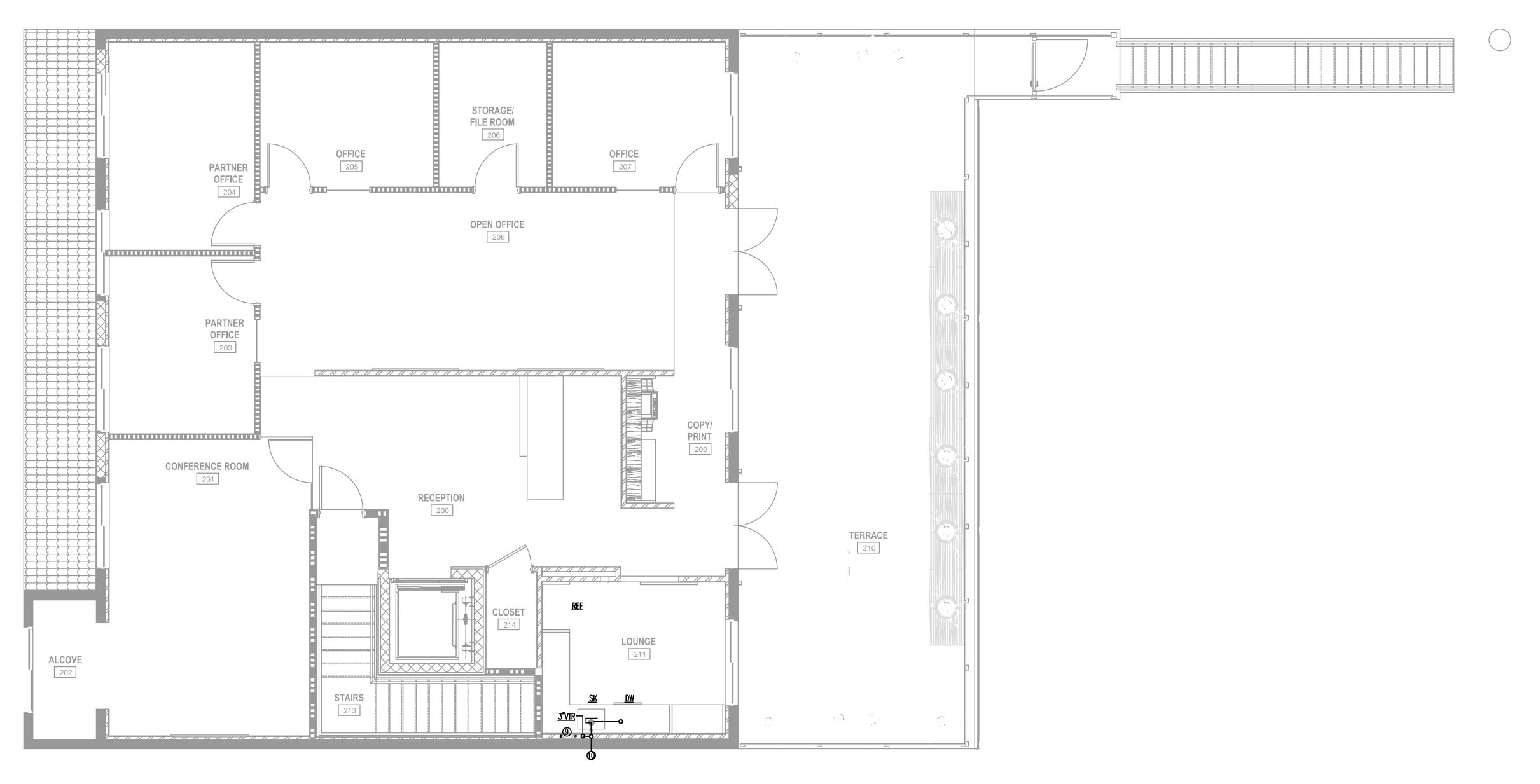


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# LEVEL 01 - PLUMBING PLAN

#	DESCR	IPTION	DATE
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DRAWN BY:		SHEET NUMBER:	

P-1



LEVEL 02 - PLUMBING PLAN SCALE: 1/4" = 1'-0"

**GENERAL NOTES** 

1 2" SANITARY LINE UP - SEE SECOND FLOOR PLUMBING PLAN FOR CONTINUATION.

3" VENT LINE UP — SEE SECOND FLOOR PLUMBING PLAN FOR CONTINUATION.

3/4" CW & 1/2" HW LINES UP — SEE SECOND FLOOR PLUMBING PLAN FOR CONTINUATION.

(4) CEILING MOUNTED HOT WATER HEATER.

5) 1/2" P&T LINE FROM CEILING MOUNTED HOT WATER HEATER TO BE TERMINATED FACE DOWN ABOVE JANITOR'S SINK.

6 1" CW LINE UP TO FIRST FLOOR CEILING.

NEW 4" SANITARY LINE BELOW GROUND TO BE CONNECTED TO EXISTING 4" SAN. LINE. VERIFY EXACT LOCATION AT FIELD.

NEW 1" CW LINE BELOW GROUND TO BE CONNECTED TO EXISTING 1" CW LINE. VERIFY EXACT LOCATION AT FIELD.

3/4" CW & 1/2" HW LINES UP - SEE FIRST FLOOR PLUMBING PLAN FOR

(1) 2" SANITARY LINE UP - SEE FIRST FLOOR

PLUMBING PLAN FOR ORIGINATION.

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STUDIO, INC. LIC# AA-26001740 800 SOUTH DOUGLAS RD. LA PUERTA DEL SOL, SUITE 180 CORAL GABLES, FL 33134 +1 (305) 371 8400 CONSULTANT OF RECORD RICARDO A. MARTIN, FL. P.E. #16390 ENRIQUE G. VILATO, FL. P.E.#11684 SILVIA VILATO LACASA, FL. P.E.#47117 C.A. #3368 CONSULTANT OF RECORD **BOYERS** LAW GROUP BOYER'S LAW GROUP 121-123 ALMERIA AVENUE, CORAL GABLES, 33134

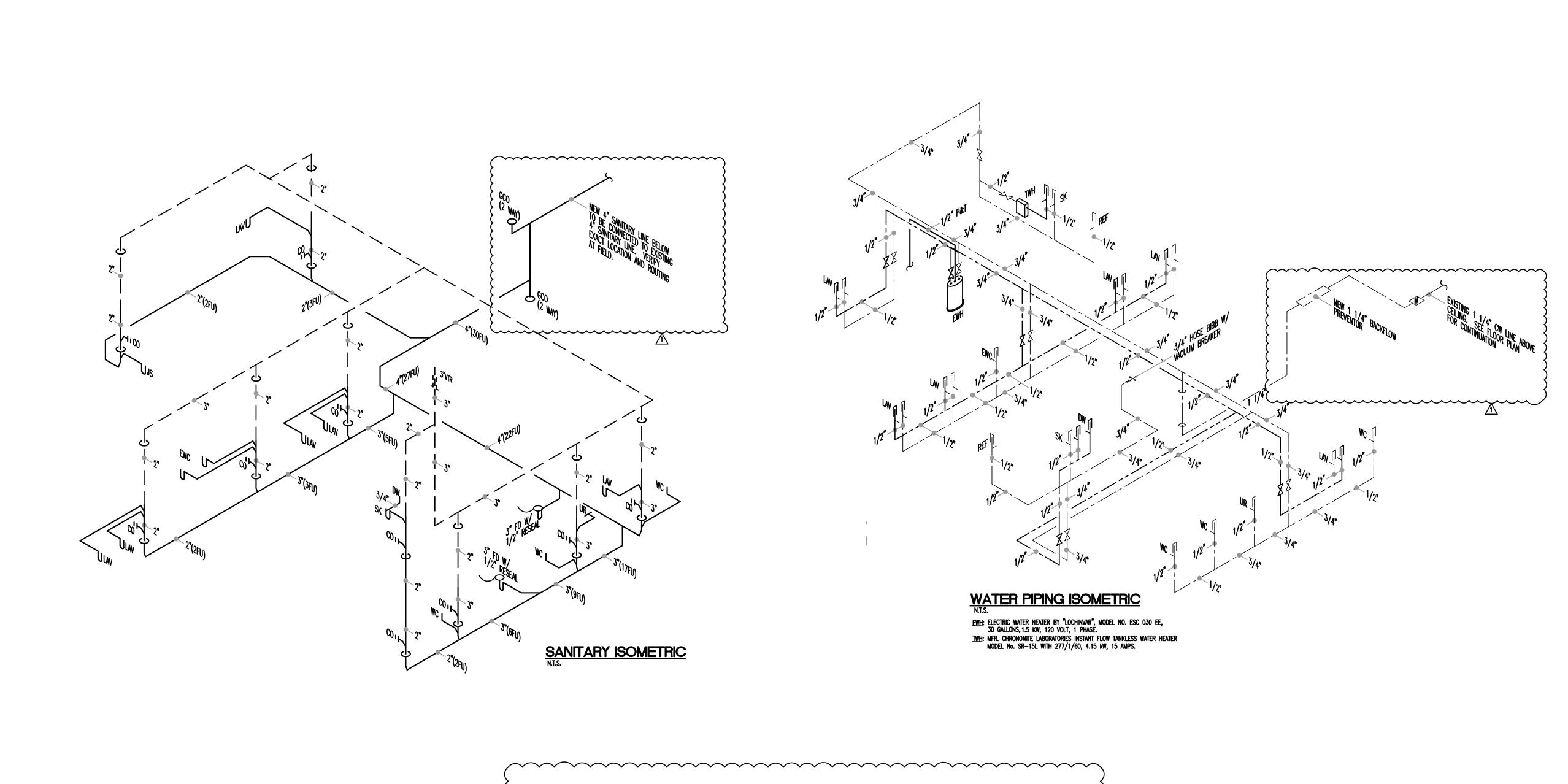
LEVEL 02 - PLUMBING PLAN

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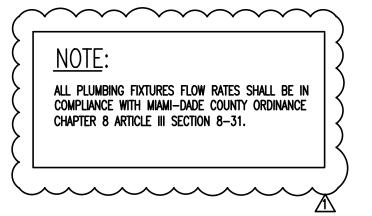
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CHECKED BY:



	PLUMBING FIXTURE CONNECTION SCHEDULE							
No.	DESCRIPTION	DRAIN	COLD COLD	TER Hot	SLOPE	REMARKS	GPF/GPM	
WC	WATER CLOSET	3"	1/2"	-	1/8*/FT.		1.28GPF	
LAV	LAVATORY	1 1/2"	1/2"	1/2"	1/4 <b>"</b> /FT.	W/ANTI-SCALD VALVES.	0.5GPM	
SK	LOUNGE SINK	1 1/2"	1/2"	1/2"	1/4 <b>"</b> /FT.	W/ANTI-SCALD VALVES.	0.5GPM	
DW	DISH WASHER	3/4"	_	1/2"	1/4 <b>"</b> /FT.	GALLONS/CYCLE.	6	
UR	URINAL	2"	1/2"	-	1/ <b>4"</b> /FT.		0.5GPF	
JS	JANITOR'S SINK	2*	1/2"	1/2*	1/ <b>4"</b> /FT.	W/ANTI-SCALD VALVES.	1.5GPM	



DOT BE USED WITHOUT. EXPRESSED WRITTEN CONTRACTOR NOT TO DISMANTLE SETS.

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CONSULTANT OF RECORD

RICARDO A. MARTIN, FL. P.E. #16390
ENRIQUE G. VILATO, FL. P.E.#11684
SILVA VILATO LACASA, FL. P.E.#17117

MARTIN — VILATO
ASSOCIATES, INC.
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BOYERS
LAW GROUP
BOYER'S LAW GROUP

121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DRAWING TITLE:

DRAWN BY:

CHECKED BY:

PLUMBING ISOMETRIC DIAGRAMS

	DESCR	PTION	DATE
$\Lambda$	BUILDING DEPARTMEN	T COMMENTS	09/24/21
RELEASE DATE:		SCALE:	
	05/04/2021		dicated
DESIGNED BY:		JOB NUMBER:	

20690

SHEET NUMBER:

# PLUMBING GENERAL NOTES:

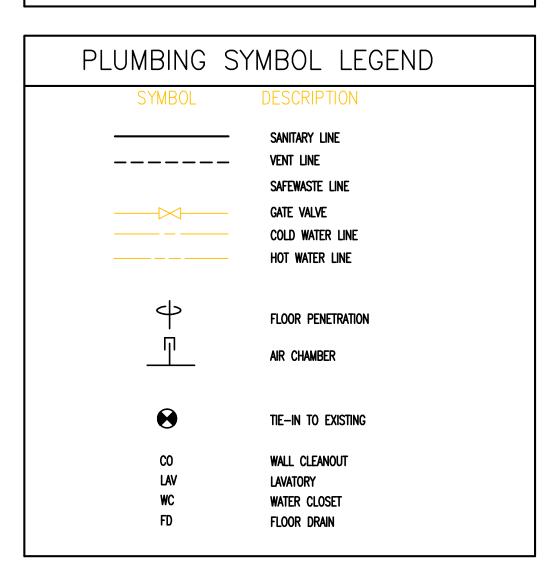
- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL PLUMBING AND BUILDING CODES.
- 2. BUILDING DRAINAGE SYSTEM DESIGN BASED ON 1/8"/FT MINIMUM FALL; ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT & ENGINEER.
- 3. CONTRACTOR TO PROVIDE 1" (MIN.) WATER PIPE CAPPED AT EVERY ELECTRICAL SWITCHGEAR ROOM OR METER ROOM TO BE USED AS GROUND.
- 4. ALL VALVES UNDERGROUND TO BE INSTALLED IN PRECAST CONCRETE
- 5. PLUMBING CONTRACTOR TO FURNISH ALL REQUIRED FLASHINGS FOR PIPES TO ROOFING CONTRACTOR.
- 6. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
- A) DRAINAGE PIPING NO HUB CAST IRON STD. 301 OR PVC SCH. 40*
   B) WATER PIPING SCH. 40 GALVANIZED STEEL (UNDERGROUND), COPPER TUBE TYPE L (INTERIOR)
- C) A/C CONDENSATE DRAIN SCH. 40 PVC OR COPPER TYPE "L" IN
- CEILING PLENUM.

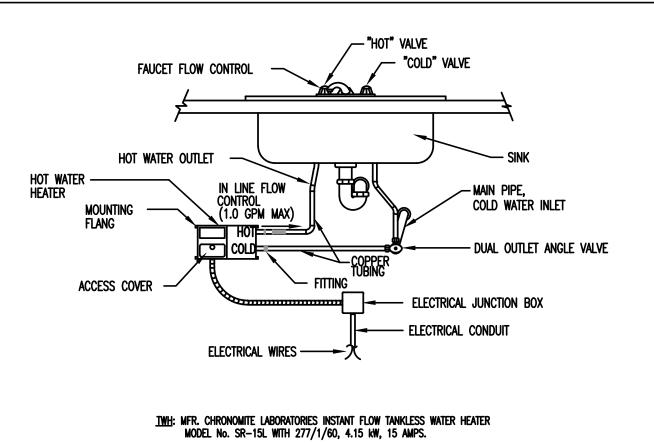
  D) FLOOD AND POOF DRAINS IF LISED, JOSAN OR FOLIAL
- D) FLOOR AND ROOF DRAINS IF USED, JOSAM OR EQUAL.
- E) VALVES 125 PSI NIBCO SCOTT OR EQUAL. F) HOSE BIBBS — CHICAGO 952, OR EQUAL.
- G) A/C CONDENSATE DRAIN INSULATION 1/2" ARMAFLEX.

  (*) NO PVC PIPE IN CEILING SPACE R/A PLENUM.
- 7. PROVIDE ALL EXCAVATION BACKFILL AND COMPACTION REQUIRED BY ALL PLUMBING WORK.
- 8. PERFORM THE FOLLOWING TESTS:

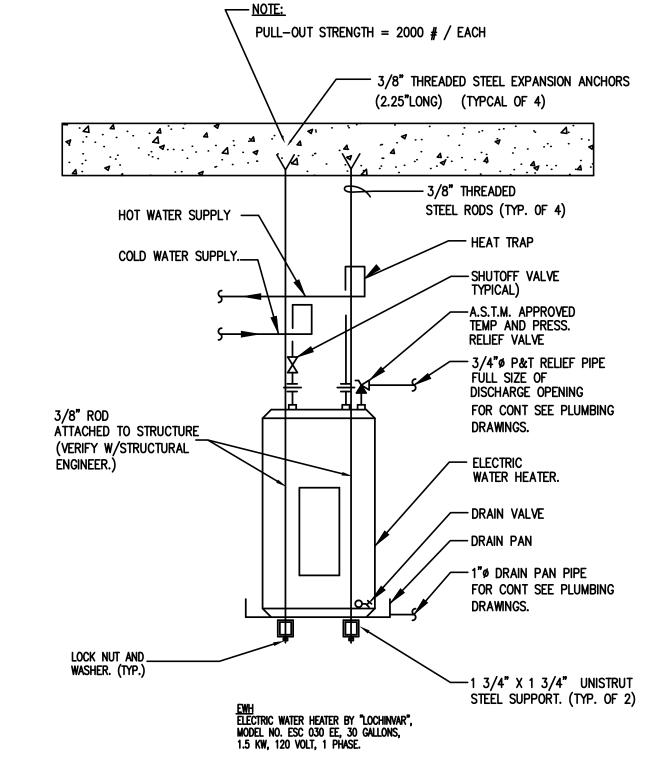
BOXES, BROOKS OR EQUAL.

- A) WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE
  TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE
  ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
- B) DRAINAGE PIPING BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF THE SYSTEM SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVEL REMAINS CONSTANT.
- C) CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
- 9. STERILIZE ALL WATER LINES WITH MIXTURE OF (2) TWO POUNDS OF CHLORINATED LIME TO EACH 1000 GALLONS OF WATER (50 RPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- 10. COMPLETE SYSTEM FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
- 11. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.

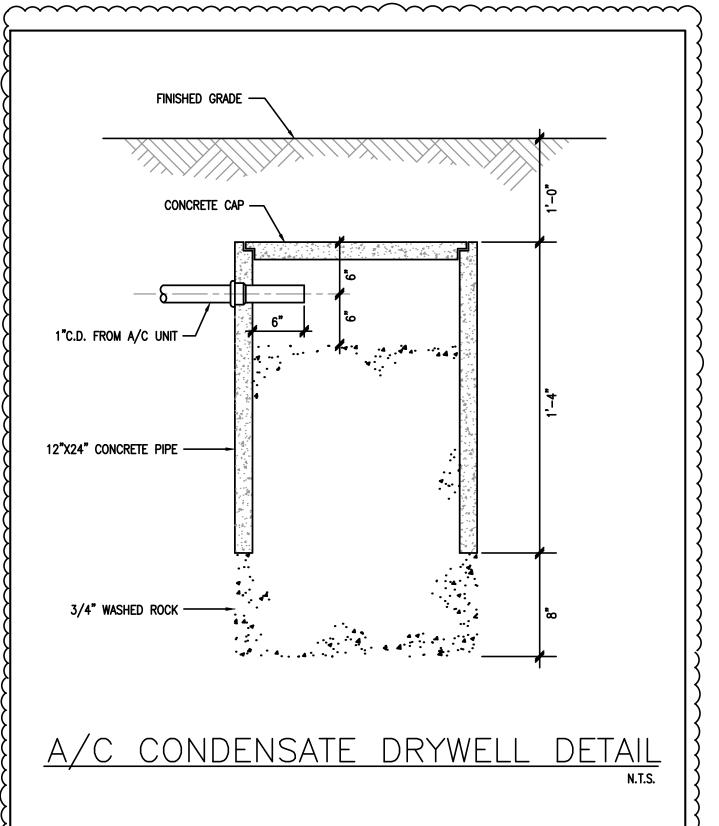


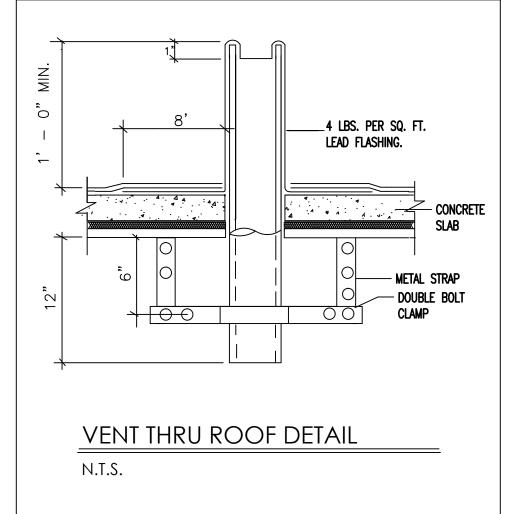


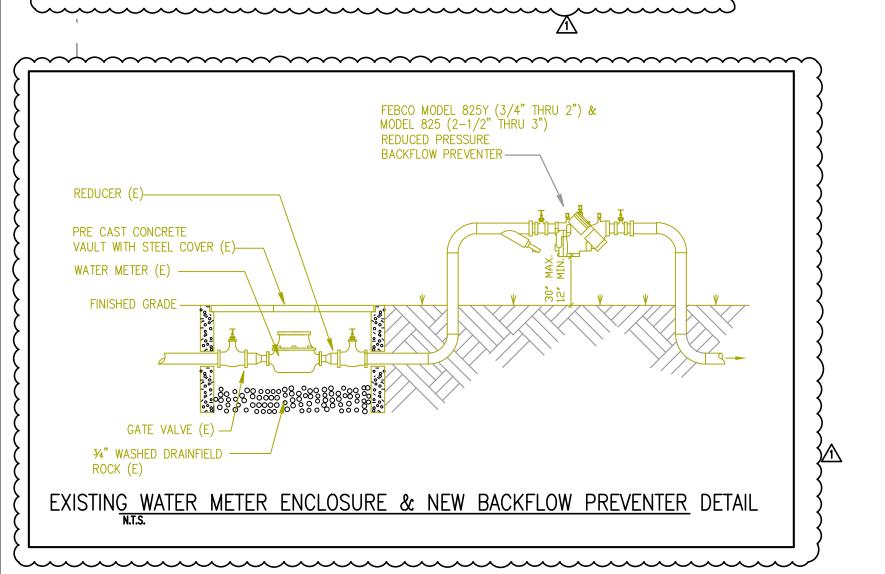
TYPICAL INSTANT WATER HEATER MOUNTING DETAIL
NO SCALE:

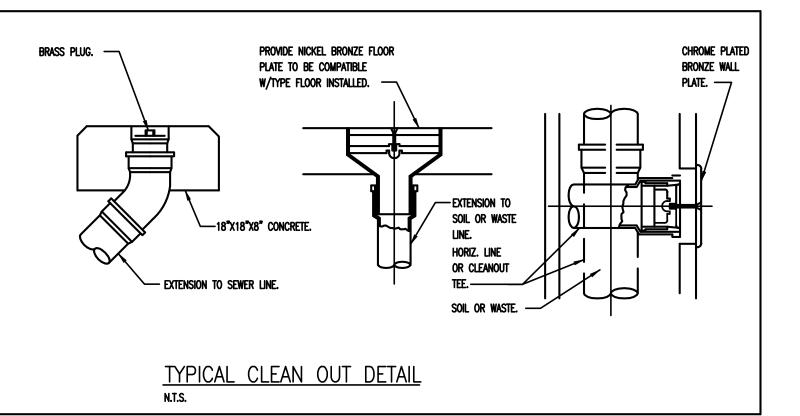


WATER HEATER MOUNTING DETAIL





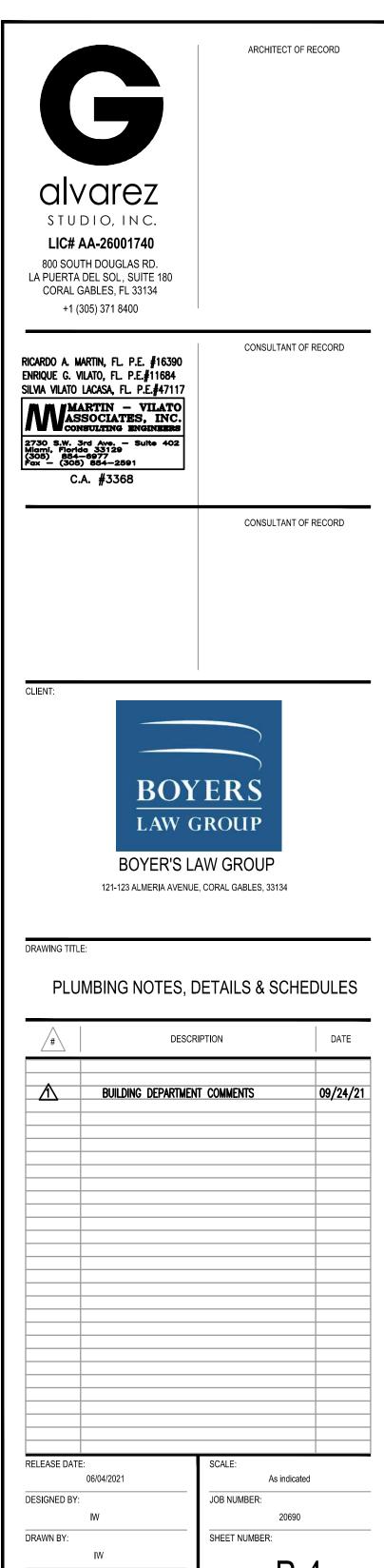




4 LBS. PER SQ. FT.
LEAD FLASHING.

CONCRETE
SLAB
DOUBLE BOLT
CLAMP

ARCHITECT OF RECORD



CHECKED BY:

E-1

As indicated

JOB NUMBER:

SHEET NUMBER:

DRAWN BY:

CHECKED BY:

ARCHITECT OF RECORD

CONSULTANT OF RECORD

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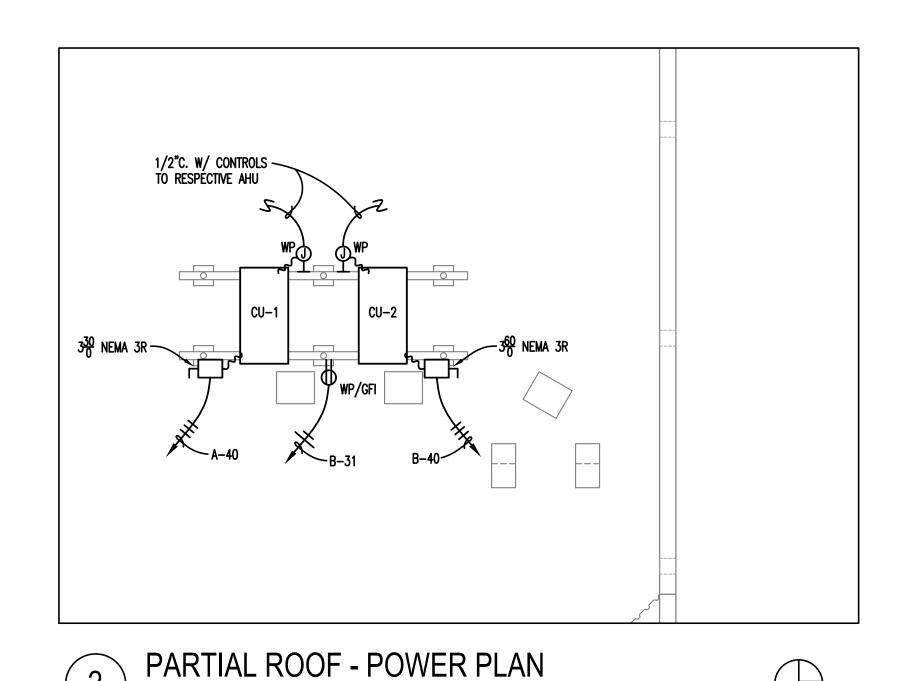
DATE

1

# LEVEL 02 - POWER PLAN

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

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



# WORK NOTES:

- (A) REFER TO ARCHITECTURAL DRAWINGS FOR EXACT OUTLET LOCATIONS AND MOUNTING HEIGHTS.
- B CONTRACTOR SHALL ADVISE ALL TRADES INSTALLING EXPOSED WIRING THAT ALL COMMUNICATIONS AND SIGNAL WIRING RUNNING ABOVE CEILING SHALL BE RATED FOR INSTALLATION IN A/C PLENUMS.
- © PROVIDE INDIVIDUAL (1)- 3/4"C. FROM EACH NEW COMBINATION VOICE / DATA WALL OUTLET UP TO 6" ABOVE NEAREST ACCESSIBLE CEILING. PROVIDE PLASTIC BUSHING AT CONDUIT END.
- FOR VOICE/DATA OUTLET SO DENOTED, PROVIDE (1)— 1"C. FROM OUTLET UP TO 6" ABOVE NEAREST ACCESSIBLE CEILING WITHIN TENANT SPACE. PROVIDE PLASTIC BUSHING AT CONDUIT END.
- PROVIDE COMBINATION DUPLEX POWER / VOICE/DATA FLUSH FLOOR OUTLET EQUAL TO WIREMOLD/LEGRAND #880-CS3-1, WITH #837B FLANGE, (1) NEMA #5-20R DUPLEX RECEPTACLE, (1) BRASS RECEPTACLE COVER PLATE, AND ADDITIONAL BRASS COVER PLATES FOR VOICE/DATA AND A/V AS SELECTED BY ARCHITECT OR LOW-VOLTAGE VENDOR.
- PROVIDE HARDWIRE CONNECTION TO INSTANT (TANKLESS) WATER HEATER. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION.
- G RUN (1) 11/4"C. FROM TENANT T.T.B., TO MAIN T.T.B. AT ELECTRICAL ROOM, FOR TENANT'S TELEPHONE SERVICE.
- PROVIDE GROUND BAR AS PER DETAIL THIS DRAWINGS, WITH 1#6 GREEN GROUND WIRE IN 3/4°C. TO NEAREST BUILDING GROUND AT FLOOR ELECTRICAL ROOM. COORDINATE LOCATION/ MOUNTING HEIGHT OF GROUND BAR WITH TENANT DATA SYSTEMS REPRESENTATIVE.
- DOOR ACCESS SYSTEM COMPONENTS, INCLUDING INTERCOMS, CARD READERS, DOOR LOCKS, MOTION SENSOR, DOOR RELEASE BUTTON, AND RELATED LOW-VOLTAGE CABLING, ARE SHOWN FOR LOCATION PURPOSES ONLY. DOOR ACCESS SYSTEM SHALL BE PROVIDED BY OTHERS AS PART OF SECURITY SYSTEM; REFER TO SHOP DRAWINGS FOR DIVISION OF WORK AND ANY SPECIFIC ELECTRICAL REQUIREMENTS (OUTLET BOXES AND EMPTY CONDUITS).
- (K) WALL SWITCHES DENOTED BY "OC" SHALL BE OCCUPANCY SENSOR TYPE, EQUAL TO SENSORSWITCH/ACUITY #WSX-PDT-WH.
- PROVIDE NEW CEILING OCCUPANCY SENSORS BY SENSORSWITCH/ ACUITY, ("OC1"= CM-PDT9, "OC2"= CM-PDT10), WHICH SHALL INCLUDE REQUIRED LOW-VOLTAGE WIRING AND CEILING POWER PACKS AS REQUIRED TO CONTROL SWITCHED LIGHTING CIRCUITS INDICATED BY LOWERCASE LETTERS. COORDINATE EXACT LOCATION OF CEILING SENSORS FOR COMPLETE AREA COVERAGE.
- M INTERCONNECT VOICE/DATA AND A/V OUTLETS WITH 1"C. AND EXTEND CONDUIT TO CEILING SPACE. PROVIDE PLASTIC BUSHING AT CONDUIT END.
- N PROVIDE COMBINATION POWER/ VOICE/DATA / AUDIO-VISUAL POKE-THRU FLUSH FLOOR OUTLET EQUAL TO WIREMOLD/LEGRAND #AV3ATC. FINISH SELECTED BY ARCHITECT. REFER TO NOTEP.
- COORDINATE EXACT LOCATION OF ALL FLOOR OUTLET AND SLAB PENETRATIONS TO AVOID CONFLICT WITH EXISTING SLAB STRUCTURE; X—RAY SLAB AS NECESSARY. PROVIDE APPROVED 2—HOUR FIRE RATED COMPOUND AT SLAB PENETRATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR PENETRATION DETAILS. COORDINATE ACCESSIBILITY OF 24TH FLOOR CEILING BELOW.
- FURNITURE FEED OUTLETS SO DENOTED ARE FOR FUTURE TENANT USED. PROVIDE BLANK COVER PLATES.
- R PROVIDE AN "ELEVATOR RECALL CONTROL & SUPERVISORY PANEL" IN ACCORDANCE WITH ASME A17.1 AND NFPA 72 ART. 3.3.103.4.2. PROVIDE COMPLETE SHOP DRAWINGS FOR APPROVAL INCLUDING FIELD WIRING SCHEMATIC.
- T) PROVIDE CEILING SMOKE DETECTOR AT ELEVATOR LOBBIES AND ELEVATOR MACHINE ROOM FOR ELEVATOR RECALL FUNCTION. REFER TO NOTE®.
- FIXTURE SHOWN "SHADED" SHALL INCLUDE BUILT-IN EMERGENCY BATTERY PACK, AND SHALL BE WIRED SO THAT BATTERY CONTROL CIRCUIT IS CONNECTED AHEAD OF SWITCH OR OCCUPANCY SENSOR THAT CONTROLS THE NORMAL LIGHT OPERATION.
- CONNECT O/A DAMPER IN PARALLEL WITH 24VAC BLOWER COIL IN AHU.
- OBTAIN 24VAC POWER FOR DUCT DETECTOR FROM AHU USING 2#14-1/2"C. AND CONNECT TO AHU CONTROLS FOR FAN SHUTDOWN.
- EXISTING ELECTRICAL WORK IN WALLS AND CEILINGS BEING DEMOLISHED OR IN CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED. WIRING SHALL BE REMOVED BACK TO PANEL. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION.

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ARCHITECT OF RECORD

OF STUDIO, IN.C.

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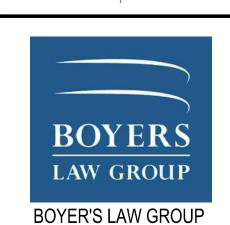
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Fax — (305) 854—2591

C.A. #3368

CONSULTANT OF RECORD



121-123 ALMERIA AVENUE, CORAL GABLES, 33134

DRAWING

CHECKED BY:

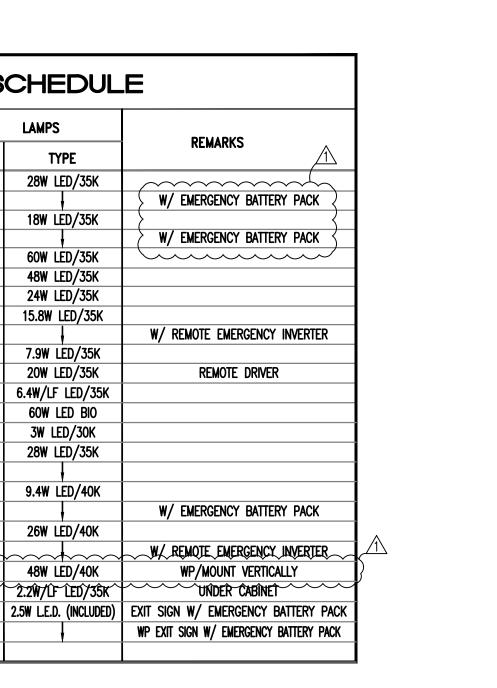
**WORK NOTES:** 

REFER TO SHT. E-2

LEVEL 02 - POWER PLAN

	DESC	RIPTION	DATE
1	CLARIF	ICATIONS	9-24-21
	<u> </u>		-
			1
RELEASE DATI	E:	SCALE:	
	06/04/2021	As indicated	
DESIGNED BY:		JOB NUMBER:	
	EGV	20690	
DRAWN BY:		SHEET NUMBER:	

E-2



OFFICE

WOMEN'S R.R.

OFFICE

(TYP.)

MEN'S R.R.

× N

**CLOSET** 

100B

OPEN OFFICE

COPY-PRINT

REMARKS

REMOTE DRIVER

WP/MOUNT VERTICALLY

TYPE

28W LED/35K

18W LED/35K

60W LED/35K

48W LED/35K

24W LED/35K

15.8W LED/35K

7.9W LED/35K

20W LED/35K

6.4W/LF LED/35K

60W LED BIO

3W LED/30K

28W LED/35K

9.4W LED/40K

26W LED/40K

48W LED/40K

2.2W/LF LED/35K^

ZL1N-L424-2500LM-FST-NVOLT-GZ10-80CRI-35K-WH

EX3-WET-N-8-40-2-IND-WA-U-OL2-1-1IC-XX

24-351-K4

CSVT-L48-5000LM

EDG-(R)-1/2-GMR-EL

WLTE-1/2-G-EL

24-351-K4/INVERTER

+502-1-x"-D(-35K-WH-MAG-SV

TENON

SURFACE

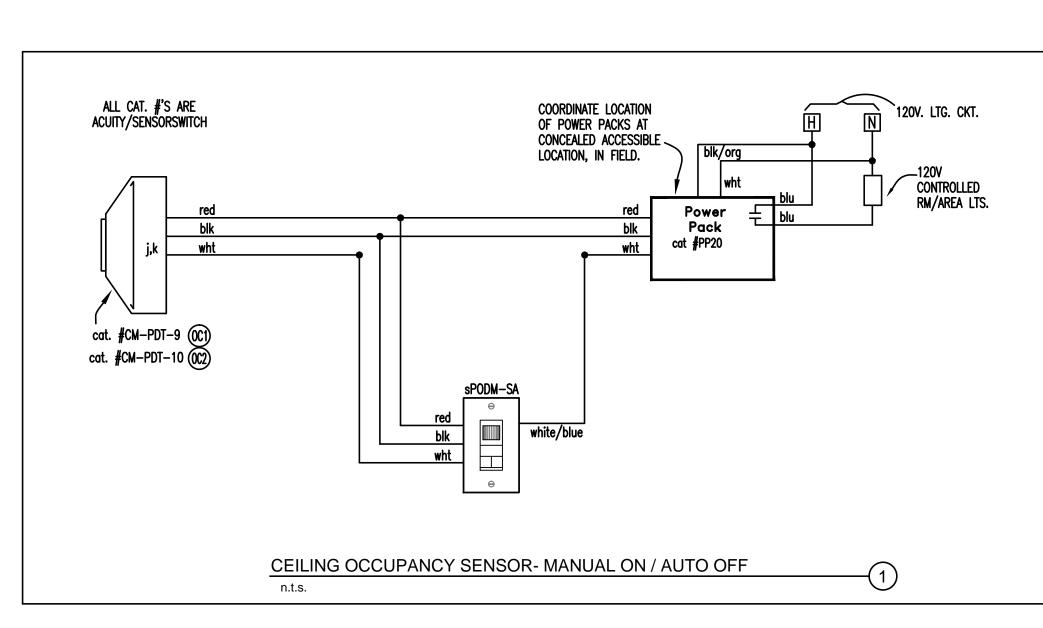
CEILING POST

PINNACLE EX3-WET-N-8-40-2-IND-WA-U-0L2-1-0-XX

BEGA

LITHONIA

LITHONIA



**WORK NOTES:** REFER TO SHT. E-2

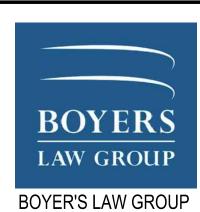
**FUTURE CANOPY** 

STRUCTURE OVER PARKING AREA (OPEN-AIR PARKING) FOR OFFICIAL USE ONLY ARCHITECT OF RECORD



MARTIN - VILATO ASSOCIATES, INC. CONSULTING ENGINEERS C.A. #3368

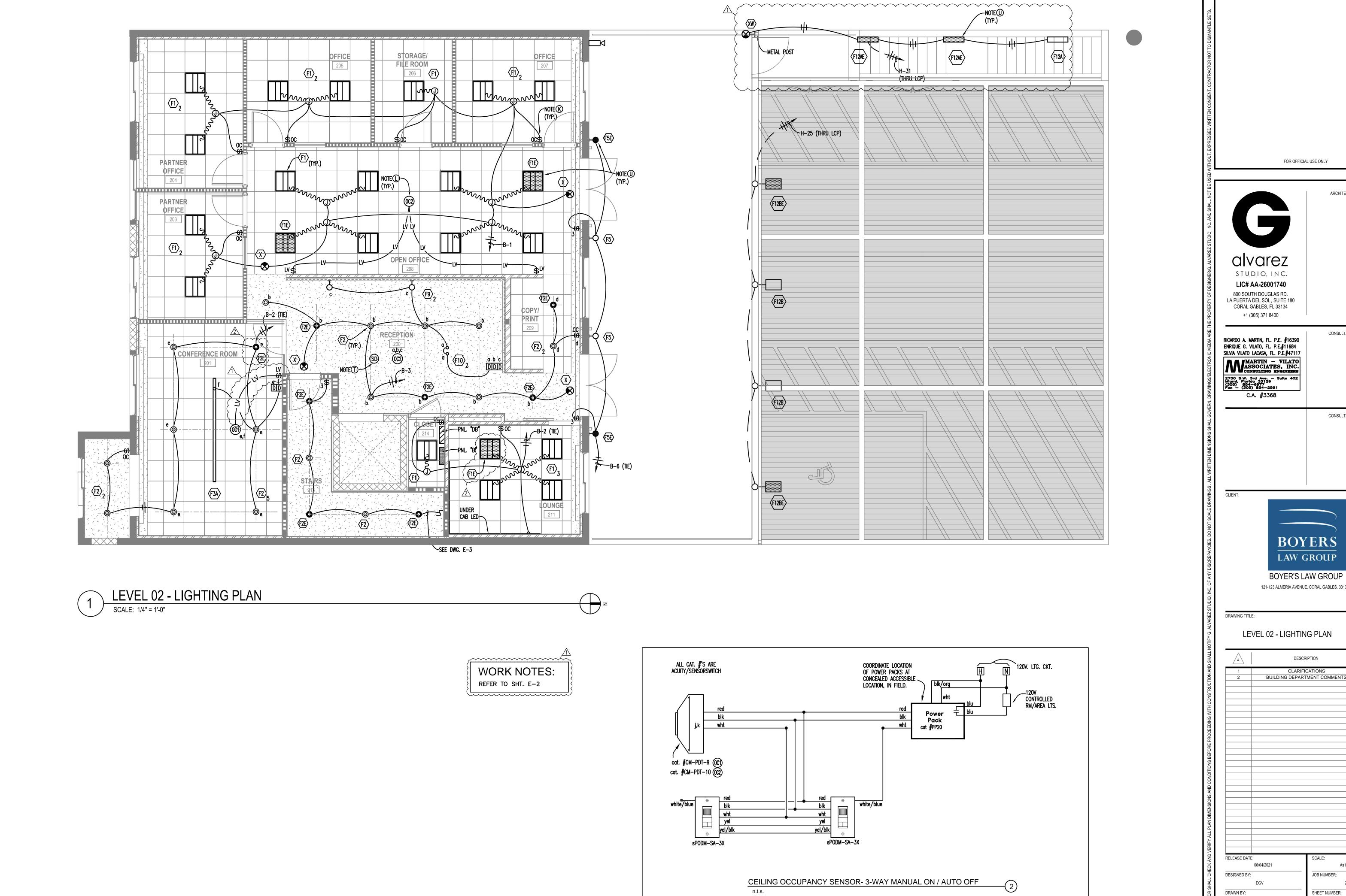
CONSULTANT OF RECORD



121-123 ALMERIA AVENUE, CORAL GABLES, 33134

LEVEL 01 - LIGHTING PLAN

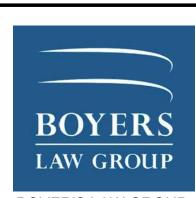
#	DESCRIPTION					
1	CLARIFICATIONS					
2	BUILDING DEPARTMENT COMMENTS					
					+	
					-	
					+	
					+	
					+	
					+	
					+	
RELEASE DATE:			SCALE:			
06/04	4/2021			As indicated		
DESIGNED BY:			JOB NUMBER			
EG	V			20690		
DRAWN BY:			SHEET NUMB	ER:		
	MG					
CHECKED BY:		— I		-3		



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ARCHITECT OF RECORD CONSULTANT OF RECORD

CONSULTANT OF RECORD



121-123 ALMERIA AVENUE, CORAL GABLES, 33134

#	DE	ESCRIPTION	DATE
1	CLAI	RIFICATIONS	9-24-21
2		ARTMENT COMMENTS	9-24-21
RELEASE DAT	E:	SCALE:	<u> </u>
	06/04/2021	As ind	icated
DESIGNED BY		JOB NUMBER:	
	EGV	206	690
DD MAN DY		_	
DRAWN BY:		SHEET NUMBER:	
	MG		
CHECKED BY:		⁻I E-4	
	EGV		

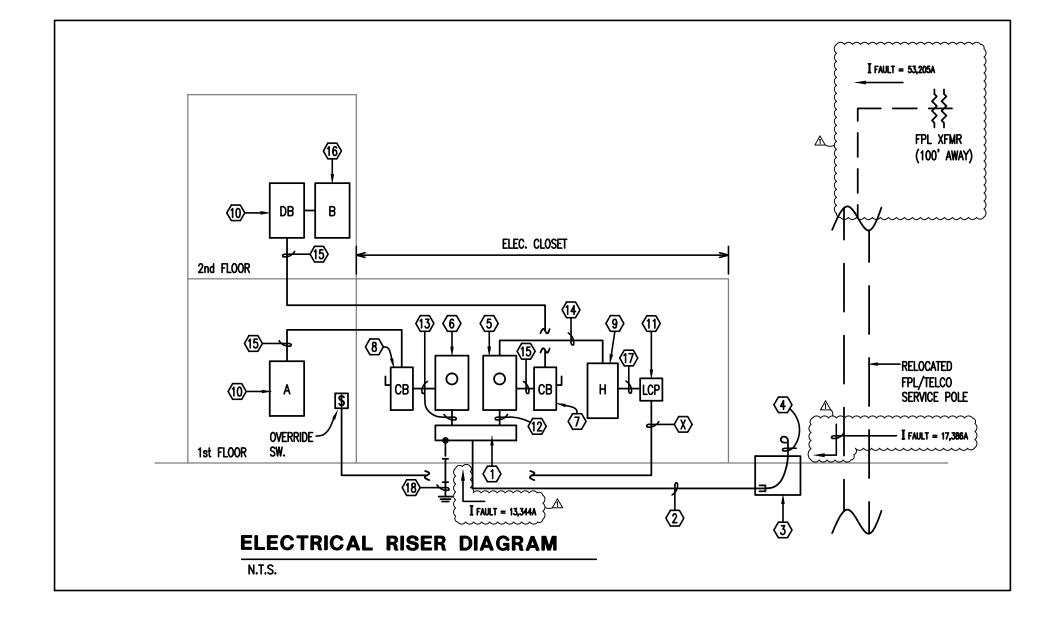
1 HEATING LOAD IS NON-COINCIDENT WITH CU.

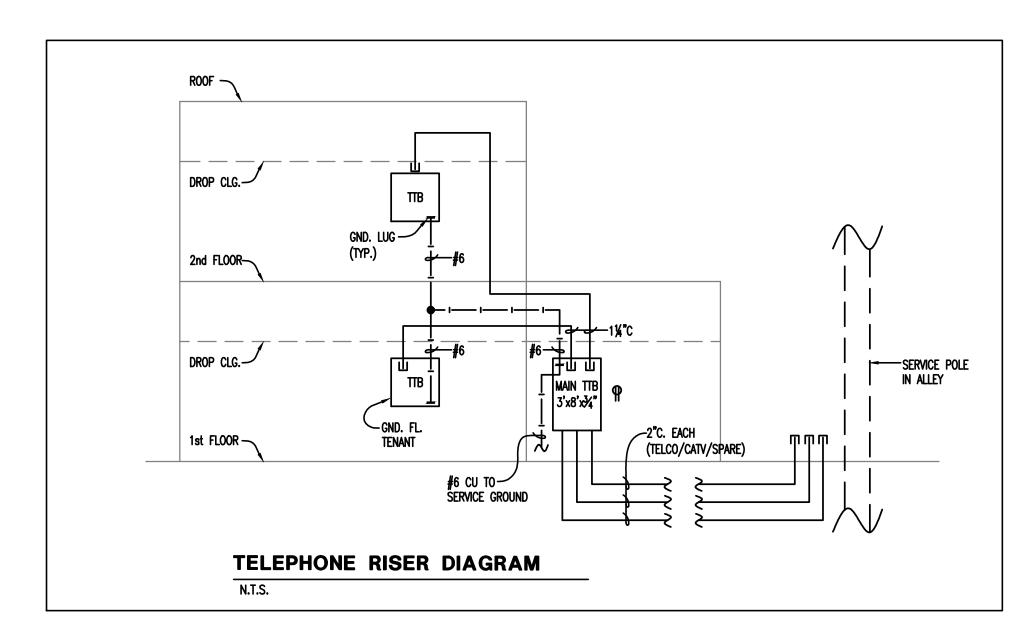
	SER\ VOL	E: SIEM VICE: TAGE: NTING	3ø-4W 120/2	<i>1</i> 240 DEL ⁻	ГА		(22,0	EL "E	ES)			NEUT MAIN	BUS: RAL: S: \TION:	25 M	50 A. 50 A. LO. DP
	NON- CONTINUOUS V.A.	CONTINUOUS V.A.	TOTAL V.A.	COMDUIT	WRE	REMARKS	GKT. NO.	□_1 '	ekt. No.	REMARKS	WIRE	COMPUT	TOTAL V.A.	CONTINUOUS V.A.	NON- CONTINUOU V.A.
	()			- 4.9		AHU-2	Г 1	_ T _ T _	2	CU-2		- 4.9			
D	(9960)	2800	2800	3/4"	3#8	3P	3	1 T	4	3P	3#8	3/4"	11,720	11,720	
						40A.	<u> 4 5</u>	T   ⊢	6 <u> </u>	45A.					
			0	<u> </u>	-	SPACE	7	<del>                                      </del>	В	SPACE		-	0		
							9	++ 1	0	<del>,</del>			į.		
							11	<del>       </del> 1	2 +	PANEL "B"	3#3	1-1/4"	20,119	2,439	17,680
							13	<del>         </del>   1	4 4	2P-100A	773	' - '/ +	20,119	2,439	17,000
ĺ							15	<u> </u>	6	SPACE	<b>-</b>	_	0		
i							17	1	8				<b>—</b>		

1 HEATING LOAD IS NON-COINCIDENT WITH CU.

онтинов онти у.а.  344  36
36
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VOL1	/ICE: FAGE: NTING	120/2	40 DEL	ТΑ	(ALL 20A.,	(22,	)00 A	IC -	"H" SERIES CEPT AS			MAIN LOCA			DOA. CB
NON- CONTINUOUS V.A.	CONTINUOUS V.A.	TOTAL V.A.	CONDUIT	WRE	REMARKS	CKT. NO.	H	I-L I	CKT.	REMARKS	WIRE	CONDUIT	TOTAL V.A.	CONTINUOUS V.A.	NON- CONTINUO V.A.
	1500	1500	1/2"	2#10	EWH	1	•	$\downarrow$	2 -	ELEVATOR MACH.					
		/			NOT USED	3		lack	<b>— 4</b>	3P	3#10	1/2"	6308		6308
180	60	240	1/2"	<b>#</b> 12	MAIN TTB RCPT.	5		$\downarrow$ $lacktrian$	6 -	Ŭ 30A	]				
180	60	240			ELEC./TRASH RMS.	7	•	++	8	ELEVATOR CAB LTS. & RCPT	#12	1/2"	380	200	180
		/			NOT USED	9	-	$\blacklozenge$	10	NOT USED					
360		360	1/2"	<b>#</b> 12	RESTROOM RCPTS.	11		+ +	12	ELEV. PIT LTS./RCPT.	#12	1/2"	380	200	180
	640	640			EWC	13	•	+	<u> 14</u>	GROUND FL. LOBBY RCPTS			720		720
		/			NOT USED	15	_	<del>     </del>	16	NOT USED					
1000		1000	1/2"	#12	MEN'S HAND DRYER	17		+ •	18_	GROUND FL. CORR. LTS.	#12	1/2"	282	282	
1000		1000			WOMEN'S HAND DRYER	19	•		20_	RESTROOM/JAN. LTS.			268	268	
					NOT USED	21		<b>†</b>	22	NOT USED				122	
	170	170	1/2"	#12	EXTERIOR LTS.	23		1	24	INTERIOR STAIR LTS.	#12	1/2"	126	126	
	200	200			PARKING LTS.	25	7	T	26 28	TOILET EXH. FAN			500	500	<del>                                     </del>
	100	100	1/2"	<b>#</b> 12	NOT USED  LCP_CONTROL	27 29		T	30	ELEV. RECALL PNL.	#12	1/2"	100	100	
~~~	150	150	~\ <del>//</del> ~	#4~	EXTERIOR STAIRS LTS.	31			32	SPARE	#12	1/2	0	100	
	150	0			SPACE	33			34	NOT USED			0		
		Ť	_ 		JI AOL	35		T L	36	SPARE	_		0		
~~	~~~	\sim	\sim			37			38	SPACE			Ť		_
						39			40	I I					
		+				41			42		+		\vdash		\vdash
	INECT			•	64 V.A.	<u> </u> *•			12		EEDE	R:		#8(G) — 1	' ¼" C.





SERV	ICE	LOA	۱D	TAE	BULATION
LOAD	ØΑ	ØB (HL)	ØС	N	REMARKS
PANEL "A"					
120V. LOAD (13,820 V.A.)	57.6	0	57.6	57.6	
INST. W.H. (4,800 V.A.)	0	20.0	20.0	0	
AHU-1 (2,120 V.A.)	5.1	5.1	5.1	0	
CU-1 (8,400 V.A.)	20.2	20.2	20.2	0	
TOTALS:	82.9	45.3	102.9	57.6	FED BY 3P-150A. C.B.
PANEL "B"					
120V. LOAD (20,119 V.A.)	84.0	0	84.0	84.0	
TOTALS:	84.0	0	84.0	84.0	FED BY 2P-100A. C.B.
PANEL "DB"					
PANEL "B" (20,119 V.A.)	84.0	0	84.0	84.0	
AHU-2 (2,800 V.A.)	6.7	6.7	6.7	0	
CU-2 (11,720 V.A.)	28.3	28.3	28.3	0	
TOTALS:	119.0	35.0	119.0	84.0	FED BY 3P-150A. C.B.
PANEL "H"					
120V LOAD (8,206 V.A.)	34.2	0	34.2	34.2	
ELEVATOR (5 HP)	15.2	15.2	15.2	0	
TOTALS:	49.4	15.2	49.4	34.2	FED BY 3P-100A. C.B.
TOTAL SERVICE LOAD:					
PANEL "A"	82.9	45.3	102.9	57.6 -	ON 200A. METER
PANEL "DB"	119.0	35.0	119.0	84.0)
PANEL "H"	49.4	15.2	49.4	34.2	ON 200A. METER
TOTALS:	251.3	95.5	271.3	175.8	

EQUIPMENT & WIRING SCHEDULE

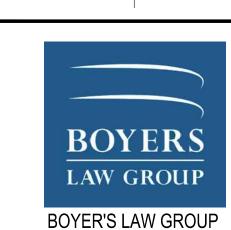
- (1) EXISTING LINE GUTTER: 8'X8'X36" (MIN.). PROVIDE POLARIS OR EQUAL PREFORMED TAP KITS.
- 2 UNDERGROUND SERMCE: (2) 500MCM ($\phi A & \phi C$), 1 # 1/0 (HL) & 1 # 4/0 (N)— 3" PVC., Plus (1) 3" PVC SPARE CONDUIT.
- PRECAST HANDHOLE AT SERVICE POLE BASE. FURNISHED BY FPL, INSTALLED BY CONTRACTOR.
- (4) CABLE SLACK AS DIRECTED BY FPL.
- (5) ELECTRIC METER CAN RATED 200A-30 DELTA.
- (6) ELECTRIC METER CAN RATED 200A-30 DELTA.
- (7) ENCLOSED CIRCUIT BREAKER RATED 150A-240V-3ø(22K AIC) WITH SOLID NEUTRAL IN NEMA 1 ENCLOSURE. LABEL AS "MAIN 2 OF 3".
- 8 ENCLOSED CIRCUIT BREAKER RATED 150A-240V-3ø 22K AIC WITH SOLID NEUTRAL IN NEMA 1 ENCLOSURE. LABEL AS "MAIN 1 OF 3".
- 9 HOUSE PANEL RATED 120/240V-30 DELTA WITH 3P-100A. MAIN C.B. REFER TO PANEL SCHEDULE. LABEL AS "MAIN 3 OF 3".
- 10 LIGHTING PANEL RATED 120/240V-30 DELTA. REFER TO PANEL SCHEDULE.
- (11) LIGHTING CONTROL PANEL. PROGRAMMABLE 8—CIRCUIT / 7—DAY TIMER WITH TIMED OVERRIDE FEATURE. EQUAL TO TORK #ELC78 WITH #LCS115M REMOTE OVERRIDE SWITCH
- (12) (4)#3/0 2°C.
- 4#3/0 2°C.
- (14) 4#3 & 1#8(G) 1¼"C.
- $\langle 15 \rangle$ 4#1/0 & 1#6(G) 2°C.
- (16) LIGHTING PANEL RATED 120/240V-1ø. REFER TO PANEL SCHEDULE.
- (17) 11/4"C. W/ BRANCH CIRCUITS.
- (18) 1 #3/0 SERVICE GROUND TO (2) 5/8" X 10'-0" COPPERCLAD GROUND RODS AND TO COLD WATER PIPE.

FOR OFFICIAL USE ONLY



MARTIN - VILATO ASSOCIATES, INC. CONSULTING ENGINEERS C.A. #3368

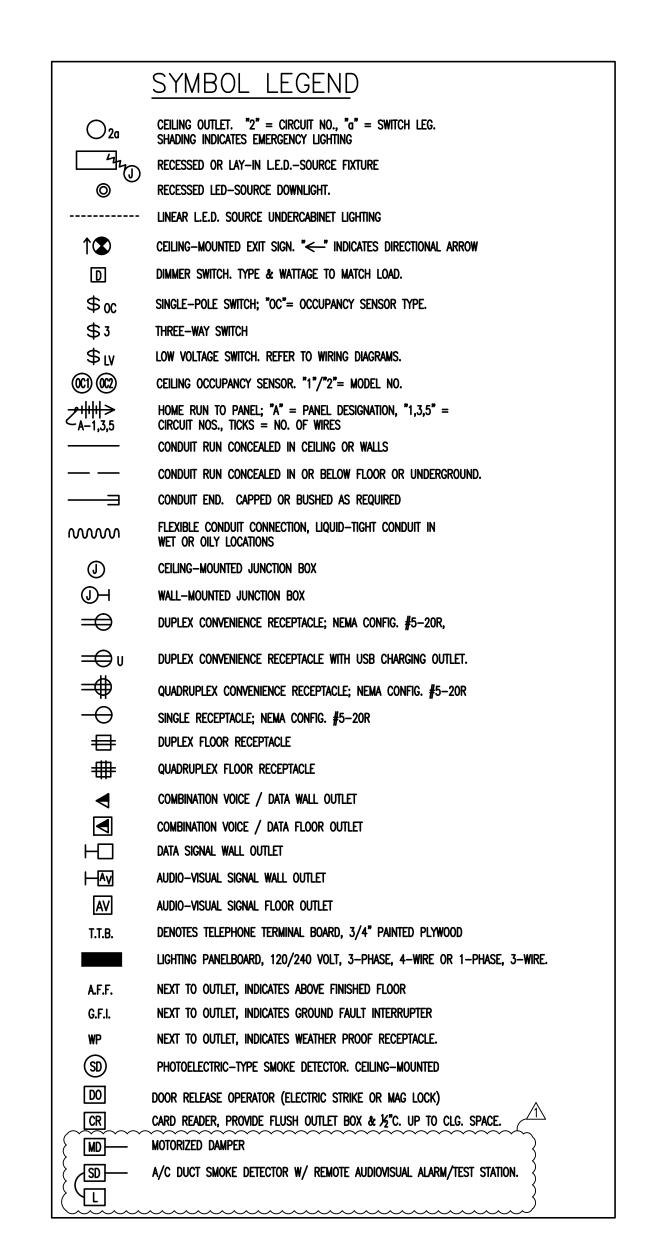
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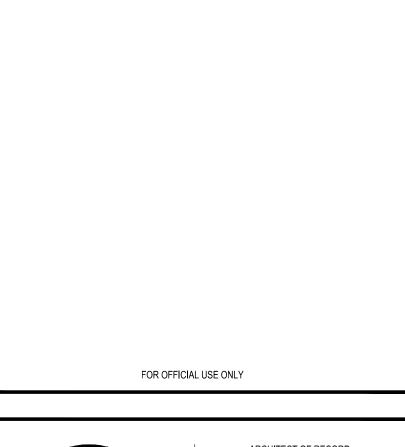


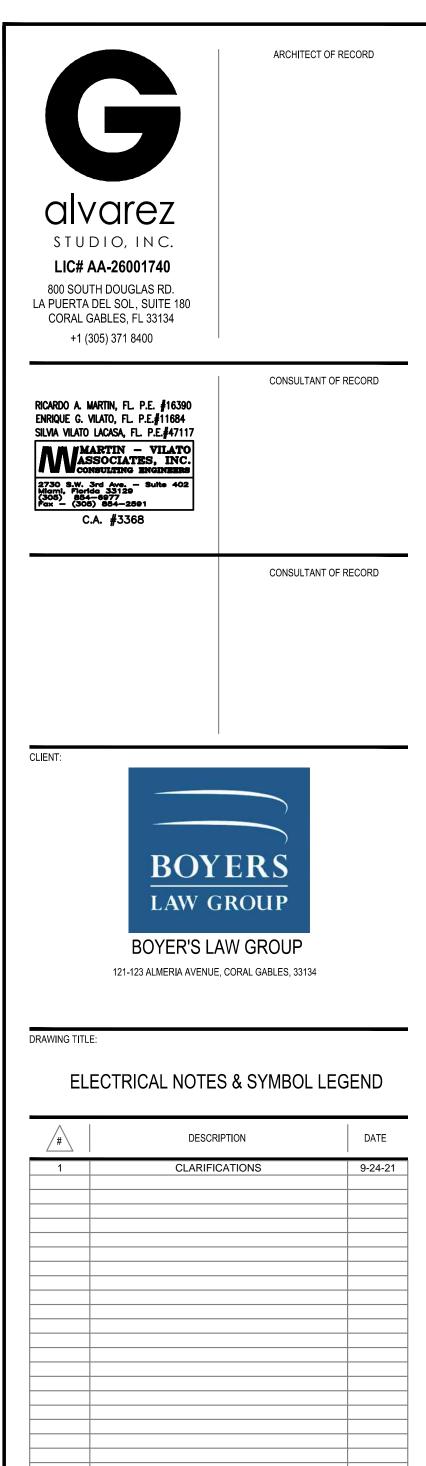
121-123 ALMERIA AVENUE, CORAL GABLES, 33134

PANEL SCHEDULES & RISER DIAGRAM

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