INTERIOR+EXTERIOR ALTERATIONS FOR:

VILLA SOFI

735 2ND STREET, MIAMI BEACH FL 33139

FOLIO # 02-4203-009-2730

THOMAS F. WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA26002025
1041 CRANDON BLVD. SUITE 414
KEY BISCAYNE, FLORIDA 33149
www.weberstudiomiami.com
305.361.9935o 305.361.9986

INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

FRONT COVER SHEET

DATE:	05.23.2018
DRAWN BY:	PA
REVISION:	DATE:
1	COMMENTS 06/05/2018

FRONT COVER SHEET

CFN: 20180040688 BOOK 30834 PAGE 4995
DATE:01/19/2018 12:38:43 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: January 9, 2018

FILE NO: HPB17-0154

PROPERTY: 727 & 735 2[nd] Street

APPLICANT: Villa Uno, LLC

LEGAL: The West 1/2 of the East 1/2 of Lot 9, Block 54, Ocean Beach, Fla. Addition No. 3, according to the plat thereof recorded in Plat Book 2, Page 81 of the public records of Miami Dade County, Florida.
And
The West 1/2 of Lot 9, Less the West 33.45 Feet, Block 54, Ocean Beach, Fla. Addition No. 3, according to the plat thereof recorded in Plat Book 2, Page 81 of the public records of Miami Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of two buildings on the site and the construction of a 2-story ground level addition and a variance to reduce the minimum required unit size.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Ocean Beach Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'e' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
3. Is not consistent with Certificate of Appropriateness Criteria 'b' & 'c' in Section 118-564(a)(3) of the Miami Beach Code.
4. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) & (8) in Section 133-50(a) of the Miami Beach Code.
5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.

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C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
   a. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
   b. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
   a. Any hedge type landscaping proposed within the front yard, shall consist of plant material that does not exceed 36" in height at maturity. The final selection of perimeter landscaping in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
   b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance from the minimum 335 SF required hotel unit size for apartment-hotels, in order to allow 14 hotel rooms ranging in size from 257 SF to 313 SF.

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board

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finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The Applicant agrees to the following operational conditions:
   a. There shall be no food or beverage service offered on the premises.
   b. Rooftop access for guests is prohibited.

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The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. *Certificate of Appropriateness*' and 'II. *Variances*' noted above.

A. All new construction over 7,000 square feet or ground floor additions (whether attached or detached) to existing structures that encompass over 10,000 square feet of additional floor area shall be required to be, at a minimum, certified as **LEED Gold by USGBC**. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.

B. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

D. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.

E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "New Apartment-Hotel, Villa Sofi" as prepared by The Webber Studio, dated November 9, 2017, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 16 day of January, 2018.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: ______________________
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16th day of January 2018 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

GABRIELA C. FREITAS
MY COMMISSION #GG131281
EXPIRES: AUG 03, 2021
Bonded through 1st State Insurance

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 8-3-21

Approved As To Form:
City Attorney's Office: ______________ (1/12/2018)

Filed with the Clerk of the Historic Preservation Board on ______________ (1/16/18)

F:\PLAN\$HPB\18HPB\01-09-2018\Final Orders\HPB17-0154_727-735 2nd St.Jan18.FO.docx

RECORDER H.P.B ORDER
N.T.S.

THOMAS F. WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
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A0.1

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MIAMI BEACH, FLORIDA 33139

ARCHITECT:

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AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FL 33149
305.361.9935 O 305.361.9986 F

ENGINEERING CONSULTANTS:

STRUCTURAL:

TRIO DESIGN CONSULTANTS LLC
C.O.A #27578
17100 COLLINS AVENUE, SUITE 220, SUNNY ISLES BEACH, FL 33160
305.940.0555 O 866.294.3579 F

MECHANICAL/ELECTRICAL/PLUMBING:

PROJECT # 1580

RCI Engineering, Inc. C.A.# 27662

BRIAN D. COLDWELL, PE – LIC #57527
OSCAR E. SEBELEN, PE – LIC #66481
5450 GRIFFIN ROAD SUITE A, DAVIE, FL 33314
P:954.680.2890 F:954.414.9393 www.rcieng.com

INDEX OF DRAWINGS:

PROJECT INFORMATION:

SCOPE OF WORK

- INTERIOR RECONFIGURATION (EXISTING APARTMENT BUILDINGS TO BE CONNECTED AND CONVERTED INTO A APARTMENT–HOTEL BUILDING)
- NEW CENTRAL GLASS LOBBY
- NEW ACCESSIBLE RAMP
- REPLACEMENT OF ALL WINDOWS AND EXTERIOR DOORS
- SIDE AND REAR WINDOWS RECONFIGURATION
- EXISTING FENCES & GATES TO BE REPLACED

OCCUPANCY CLASSIFICATION

DESIGNATION: RESIDENTIAL (FBC SECTION 302)

R–1 (HOTEL–TRANSIENT) –14 HOTEL UNITS

R–2 (APARTMENT HOUSE) –1 APARTMENT

OCCUPANT LOAD: (FBC TABLE 1004.1.2)

LOCATION	AREA (GROSS)	ALLOWED PERSONS PER TABLE 1004.1.1 NFPA 101 (TABLE 7.3.1.2)	OCCUPANT LOAD
APARTMENT FIRST FLOOR	582.6 SF	200 SF/P	2.91 SF/P
HOTEL FIRST FLOOR	2,194.87 SF	200 SF/P	10.97 SF/P
HOTEL SECOND FLOOR	2,855.5 SF	200 SF/P	14.27 SF/P
TOTAL OCCUPANCY LOAD			28.15=29 OCCUPANTS

WORK AREA

AREA OF REMODELING: 5,544 SF
NEW AREA OF WORK: 61 SF

TOTAL AREA OF WORK: 5,185.00 SF

BUILDING CODE ANALYSIS:

APPLICABLE BUILDING CODES

JURISDICTION AUTHORITY
CITY OF MIAMI BEACH BUILDING DEPT.
MIAMI BEACH CITY HALL
1700 CONVENTION CENTER DR,
MIAMI BEACH, FLORIDA 33139

APPLICABLE CODES
FLORIDA BUILDING CODE, BUILDING & EXISTING BUILDING 2017 EDITION
FLORIDA BUILDING CODE ACCESSIBILITY
ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS
NATIONAL ELECTRIC CODE
OSHA,
F.F.P.C 6TH EDITION
AC1 530
ASCI 7–98

ALTERATION LEVEL (PER EXISTING BUILDING (FBC)

505.1 ALTERATION LEVEL 3: APPLIES WHERE THE WORK AREA EXCEEDS 50% OF THE BUILDING AREA

505.2 LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.

CHANGE OF OCCUPANCY FROM R–2 TO R–1

FBC TABLE 803.11 FLAME SPREAD RATING FOR INTERIOR WALL FINISHES

OCCUPANCY–RESIDENTIAL	SPRINKLERED
EXIT PASSAGEWAYS AND ENCLOSURES	CLASS B
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACES	CLASS C
LOBBY AREAS	CLASS B
ALL FLOOR FINISHES TO BE CLASS I OR II	

FBC TABLE 601 FIRE RESISTIVE RATINGS FOR BUILDINGS

BUILDING IS CONSTRUCTION TYPE V (B) –SPRINKLERED– ALL PROPOSED WORK TO COMPLY WITH THESE REQUIREMENTS

FIRE EXTINGUISHER REQUIREMENT

REQUIRED: (1) 5 LB ABC TYPE EXTINGUISHER PER EVERY 2,500 SF. NOT TO EXCEED 75 FT OF TRAVEL. MOUNTED 60" A.F.F MAX HEIGHT (TOP)

PROVIDED: SEE LIFE SAFETY PLAN

FLAME SPREAD AND SMOKE DEVELOPED INDEXES

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E–84. SUCH INTERIOR FINISH MATERIAL SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED INDEXES

CLASS A FLAME SPREAD 0–25, SMOKE DEVELOPED 0–450

CLASS B FLAME SPREAD 26–75, SMOKE DEVELOPED 0–450

CLASS C FLAME SPREAD 76–200, SMOKE DEVELOPED 0–450

BUILDING INFORMATION:

LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 3 PB 2–81
W1/2 OF E1/2 LOT 9 BLK 54
LOT SIZE 1750 SQUARE FEET
OR 12970–0640 0786 5

OCEAN BEACH ADDN NO 3 PB 2–81
W1/2 LOT 9 LESS W33.45FT
BLK 54
LOT SIZE 1827 SQUARE FEET
OR 19468–0853 12 2000 4

GENERAL INFORMATION

ZONING CLASSIFICATION	R–PS2
LOT SIZE	71.55' X 50.00'
LOT AREA	71.55' X 50.00'
MIXED USE	YES
HIGH RISE	NO
FULLY SPRINKLERED	YES
FLOOD INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	+8.0'NGVD + 1.0'FREEBOARD =9.0' NGVD

NOTE: ELEVATION +0'-0" = +7.54' NGVD
D.F.E=B.F.E (8.0' NGVD)+1.0'= 9.0' NGVD

GENERAL NOTES:

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF ARCHITECT AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT.

2. NO DEVIATIONS FROM THESE PLANS ARE TO BE MADE, IN ANY WAY, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT. ALTERNATE EQUIPMENT MAY ONLY BE SUBSTITUTED WITH WRITTEN APPROVAL OF THE ARCHITECT.

3. THE GENERAL CONTRACTOR (G.C.) IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.

4. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE G.C. IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.

5. THE G.C. IS TO OBTAIN ALL REQUIRED PERMITS FOR THE CONSTRUCTION, FINISHING AND OCCUPANCY OF THE PROJECT.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA RESIDENTIAL BUILDING CODE, CITY ORDINANCES, AND COUNTY AMENDMENTS (F.B.C.), LATEST EDITION, 2010.

7. ALL WORK DESCRIBED IN THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND F.B.C., LATEST EDITION.

8. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK CONFORM WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES SHALL BE RESOLVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.

9. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGULATES, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY AND ALL WORK.

10. THESE DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS AND INFORMATION SHOWN. ALL DIMENSIONS ARE FRAME TO FRAME, TO STRUCTURE, OR TO CENTERLINE, UNLESS OTHERWISE NOTED. THE G.C. SHALL VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT FOR ACTION.

11. THE G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING ANY WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE BEGINNING ANY WORK.

12. THE G.C. SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTING OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES OR ORDINANCES.

13. ALL WORK DONE UNDER THE SUPERVISION OF THE G.C. SHALL BE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.

14. THE G.C. SHALL REPAIR ALL DAMAGE TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM LACK OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE FOR THAT WORK.

15. THE G.C. SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.

16. PRIOR TO COMMENCING WORK, THE G.C. SHALL VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER.

17. THE G.C. SHALL PROVIDE AN ON–SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED PERIODICALLY TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.

18. THE G.C. SHALL PROVIDE THE ARCHITECT WITH REDLINE AS–BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.

19. THE G.C. SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.

20. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.

21. ALL WORK IS TO BE PLUMB, ALIGNED, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECT'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP SHALL BE REMOVED AND REDONE AT THE G.C.'S EXPENSE.

22. THE G.C. IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.

23. THE G.C. AND ALL SUBCONTRACTORS ARE TO GUARANTEE THE QUALITY OF THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING, TO BE SUBMITTED WITH THE BID.

24. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORESEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY FOR INSTRUCTION.

25. ALL ASSEMBLIES REFERRED TO AS FIRE–RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED WITH APPROVED PENETRATION RATED DEVICES.

26. ATTENTION IS DIRECTED TO PROVISIONS IN AIA DOCUMENT A201 "GENERAL CONDITIONS", ARTICLE 4, REGARDING CONTRACTOR'S RESPONSIBILITY IN REGARDS TO SHOP DRAWINGS. THE G.C. SHALL REVIEW AND APPROVE THE SUBMITTED SHOP DRAWING WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMISSION TO THE ARCHITECT. REJECTED SHOP DRAWING WILL BE RETURNED TO THE SUBCONTRACTOR FOR REVISION AND RE–SUBMISSION. THE ARCHITECT SHALL THEN REVIEW AND APPROVE THE SUBMITTED SHOP DRAWING FOR DESIGN INTENT ONLY. REJECTED SHOP DRAWINGS WILL BE RETURNED TO THE SUBCONTRACTOR FOR REVISION AND RE–SUBMISSION. ONCE APPROVED BY THE ARCHITECT AND CONTRACTOR, THE SUBCONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY FABRICATION AND INSTALLATION. ALL SHOP DRAWINGS SHALL BE SUBMITTED ON 24" x 36" PAPER ONLY. SUBMIT 4 (FOUR) COPIES FOR APPROVAL. TRUSS DRAWINGS SHALL BE AT THE SAME SCALE AS THAT OF THE FLOOR PLAN, AND ALL SHOP DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER, IN ORDER TO BE APPROVED.

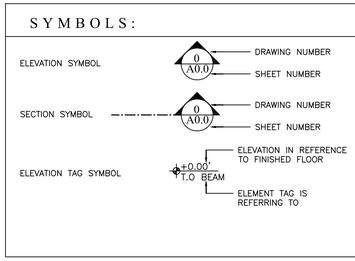
27. THE G.C. SHALL PROVIDE A TELEPHONE (CELL PHONES ARE ACCEPTABLE) AND FAX LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

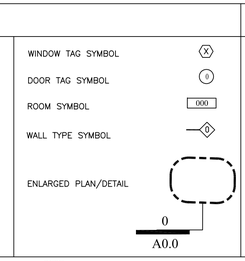
28. THE G.C. SHALL VERIFY THE LOCATION OF ANY AND ALL UNDERGROUND AND OVERHEAD UTILITY LINES IN THE AREA OF PROPOSED WORK.

PARKING REQUIREMENTS:

AS PER SEC 130–31 (7b) NO PARKING REQUIREMENTS SHALL APPLY FOR THIS PROJECT, DUE TO THE BUILDING HISTORIC SIGNIFICANCE. NO ADDITIONAL FLOOR AREA PROPOSED

SYMBOLS:





LEGEND:

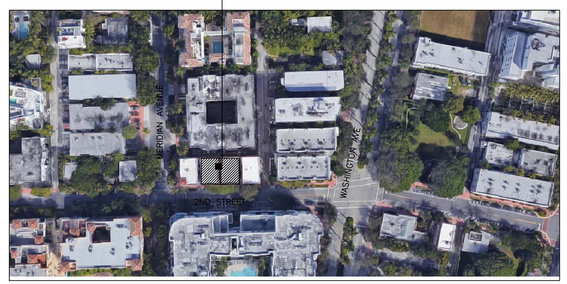
EXISTING MASONRY BLOCK WALL TO REMAIN

NEW BLOCK WALL. REFER TO STRUCTURAL PLANS

NEW FRAMED PARTITION

NEW FIRE RATED PARTITION. REFER TO LIFE SAFETY PLAN

SITE



LOCATION MAP:

MIAMI BEACH, FLORIDA

NTS

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

THOMAS F. WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

TITLE SHEET
PROJECT DATA

DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 06/05/2018
2	COMMENTS 06/05/2018

A1.1

PROCUREMENT & CONTRACTING REQUIREMENTS GROUP

Division 00: Procurement & Contracting Requirements

SPECIFICATIONS GROUP

GENERAL REQUIREMENTS SUBGROUP

Division 01: General Requirements

1. These documents, as instruments of service, are the property of Architect and may not be used in whole, or in part, for any work other than at the locations shown on these drawings. The drawings shall not be reproduced in any manner without expressed written consent.
2. All users of these drawings agree, by using these drawings, to hold the Architect harmless for any and all work that does not confirm to the requirements and minimum standards of the applicable building codes, local ordinances and acceptable standards.
3. No deviations from these drawings are to be made, in any way, without the expressed written permission of the Architect. Alternate equipment may only be substituted with written approval of the Architect. Accept no ink or pencil corrections to these drawings without the Architect's initial or signature. The Architect shall be held harmless for all changes not in conformance with this provision.
4. The Architect assumes no responsibility for performance of products or materials specified. Whenever a specific product is called for in the drawings or specifications, an equal shall be considered providing that the request is sent in writing to the Architect for approval, prior to ordering said product.
5. It is not the intent of these documents to show every minor construction detail. The G.C. is expected to furnish and install all items required to complete all building systems and provide all necessary accessories for equipment to be placed in proper working order with quality craftsmanship without increasing the contract sum or contract completion date.
6. All work shall be performed according to the latest edition of the Florida Building Code, local City Ordinances, and County amendments, latest edition.
7. All work described in these documents must be performed by construction professionals licensed & insured in the state of Florida (FBC required). All work shall be performed according to the National Electric Code and FBC, latest edition.
8. It is the intent of the Architect that this work conforms with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. The G.C. shall notify the Architect/Engineer of Record immediately if any discrepancies are encountered between the drawings and these requirements. Any discrepancies shall be resolved by the Architect/Engineer of Record prior to proceeding with the work.
9. Structural Drawings shall be worked together with Architectural, Plumbing, Mechanical, and Electrical drawings to locate depressed slabs, slopes, drains, outlets, recesses, openings, regulates, bolt settings, sleeves, dimensions, etc. Discrepancies shall be brought to the attention of the Architect before proceeding with any and all work.
10. Written dimensions take precedence over the drawings. Do not scale the drawings. Use dimensions and information shown. All dimensions are frame to frame, to structure, or to centerline, unless otherwise noted. The G.C. shall verify all dimensions in field and report any discrepancies to Architect for action. The G.C. and sub-contractors shall complete familiarize themselves with the existing site conditions and verify the location and availability of all utilities prior to submitting work.
11. The Architect is not responsible, and has no control, for construction means, methods, techniques, sequences, procedures for any safety precautions or programs in connection with the work.
12. All work is to be plumb, aligned, square, and adequately supported. Fill all voids between components. All items that do not meet the Architect's satisfaction as to good trade practices and quality craftsmanship shall be removed and redone at the G.C.'s expense.
13. All details and sections shown on these drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown. It is the G.C.'s responsibility to foresee additional conditions prior to commencing the work and notify the Architect immediately for instruction.
14. All assemblies referred to as fire-rated shall be a minimum of one hour unless otherwise indicated. All penetrations through any rated assembly shall be provided with approved penetration rated devices.
15. Attention is directed to provisions in AIA Document A201 "General Conditions", Article 4, regarding Contractor's responsibility in regards to shop drawings. The G.C. shall review and approve the submitted shop drawing with the Contract Documents prior to submission to the Architect. The Architect shall then review and approve the submitted shop drawing for design intent only. Rejected shop drawings will be returned to the Subcontractor for revision and re-submission. Once approved by the Architect and Contractor, the Subcontractor shall submit the shop drawings to the City Building Department for review and approval prior to any fabrication and installation. All shop drawings shall be submitted on 24" x 36" PAPER ONLY. Submit 4 (four) copies for approval. Truss drawings shall be at the same scale as that of the floor plan, and all shop drawings shall be signed and sealed by a registered Engineer, in order to be approved.
16. The G.C. is to obtain all required permits for the construction, finishing and occupancy of the project.
17. The G.C. is to provide, locate and build into the work all supplementary materials (inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, pitches, etc.) as required to properly install, support, brace, and shore all building components within the scope of the project.
18. The G.C. shall verify all dimensions and conditions at the job site before starting any work. The G.C. shall verify all easements (public and/or private) for sewer, water, electrical, telephone, cable TV and gas prior to starting construction.
19. The G.C. shall promptly notify the Architect in writing of the existing of any observed variations between the Contract Documents and the applicable codes or ordinances.
20. All work done under the supervision of the G.C. shall be in a neat and in a workmanlike manner according to federal, state and local governing agencies having jurisdiction.
21. The G.C. shall guarantee all labor and material for a minimum period of one (1) year, in writing, to be submitted with the bid. Exception: roof shall be guaranteed from leakage for a minimum of two (2) years or as specified.
22. The G.C. shall provide workman's compensation insurance, liability insurance and a performance bond in the amount of the cost of construction.
23. The G.C. shall repair all damage to the existing building during construction resulting from lack of care and due diligence and may not claim monetary damages or time delays against the contract sum or contract completion date for that work.
24. The G.C. shall coordinate and schedule the work of all trades to ensure that the project is completed by the contract completion date. The G.C. shall protect work of other trades so that pre-finished surfaces, or surfaces to be finished at a later date are not damaged.
25. The G.C. shall provide a telephone line (cell phone is acceptable), sanitary services, potable water and an on-site dumpster in a location coordinated with the Owner for the disposal of removed material/construction debris. The dumpster shall be emptied periodically to prevent overflow and unsightly conditions. The G.C. is to maintain a safe site, clear of debris at all times; broom sweep the entire work area at the conclusion of each day's work and shall not permit food items, trash or other debris to remain onsite or to be blown into neighboring properties. All material removed under this contract, which is not salvaged or reused, shall become property of the G.C. and be promptly removed from the site. Do not store or permit debris to accumulate on the site. Keep all lanes and drives clean and clear at all times. Conduct operations so as to not interfere with adjacent roads, streets, drives, walks services and the like.
26. The G.C. shall provide the Architect with redline as-built drawings for all field changes/additions to the work included in the drawings.
27. The G.C. shall provide an itemized cost breakdown of all items and phases of construction at the time of bidding.

Division 02: Existing Conditions

1. Site Cleaning: The G.C. shall clean site and remove any debris prior to any work.
2. Existing Easements: The G.C. shall verify the location of any existing utility easements with property survey and notify the Architect of any interference with proposed structures.
3. Existing Utilities: The G.C. shall verify all utility data and locations prior to any work. Onsite utilities shall be coordinated with the appropriate agency or utility company. The G.C. shall verify the location of any and all underground and overhead utility lines in the area of proposed work (Sunshine 811, or similar). Bring all discrepancies to the attention of the Architect before beginning any work.

Division 03: Concrete

1. Structural Drawings: Structural drawings take precedence over any specification listed below. See structural drawings for further details.
2. Exposed Concrete Finish: All exposed concrete shall have a smooth form, polished finish. Avoid grinding and any residual formwork marks. Use smooth surface formwork, and maintain all formwork joints as smooth and flush as possible. The G.C. shall provide shop drawings of all formwork joints, and submit to Architect for review and approval prior to any work. Provide appropriate waterproofing system; see Division 07 for further details. The G.C. shall be responsible for the design and installation of all formwork and shoring.
3. Sub Floors: All sub floors are to be inspected by the G.C. for level, flush, and in good conditions. If conditions are not conducive for proper installation of finish flooring, the G.C. is responsible for all corrections. The G.C. shall report to the Owner/Architect for action prior to any finish installation.
4. Vapor Barriers: Vapor barriers shall be installed beneath all slabs on grade, or as specified in the structural drawings.
5. Slab Finish: Slabs shall have a steel-troweled finish with a maximum deviation of 1/2” per 10'-0”. Recessed areas to receive tile shall have a rough-broom finish. Sidewalks and paved areas shall have a light-broom finish.

Division 04: Masonry

1. Structural Drawings: Structural drawings take precedence over any specification listed below. See structural drawings for further details.
2. Slab Recess at CMU Walls: All slabs supporting exterior masonry walls shall be recessed 3/4" min. See structural drawings for further details.
3. Masonry Walls: The G.C. shall supervise erection of unit masonry construction to ensure that block cells are in alignment, particularly all of those that are to receive reinforcement bars to be filled with concrete.

Division 05: Metals

1. Architectural Metalwork: All architectural metalwork for exterior use (rain water leaders, break metal covers, etc.) shall be oil rubbed bronze finish, unless otherwise noted. Dissimilar materials shall not be in direct contact with each other, to prevent electrolysis. Maintain a minimum of 1/4" gap and apply caulking in color that matches. The G.C. shall provide samples to Architect for approval, prior to ordering said items
2. Interior Metal Framing: All interior metal framing shall also comply with FBC R-4411.4.5.1.1 and shall be light gauge metal framing (20-gauge minimum). Furring channels at inside face of exterior masonry walls shall be 7/8” or 1-5/8" @ 16" O.C. Non-load bearing partitions shall be 1-5/8", 3-5/8", 5-1/2 or 6" @ 16" O.C. studs (size of partitions as indicated in plan). Provide bottom and top tracks with 1-1/2" screw @ 12" O.C. typical or 1-1/2" tapcon to concrete. Fire-blocking shall be provided according to FBC 2017. Provide 2x6 PT horizontal, continuous @ all floor and ceiling areas with 3-1/2" tapcons @ 12" O.C. to masonry walls or 3" wood screw (2) per stud, typical. Where wall hung fixtures and cabinets shall be located, metal framing shall be double or 18 gauge, and shall be rigidly connected top and bottom to prevent significant end rotation or displacement. A horizontal member securely fastened to not less than two studs shall be installed for the attachment of each wall hung plumbing fixture. Provide 3/4" plywood backing at all locations to receive wall mounted cabinetry, fixtures and heavy art (locations to be coordinated with Owner/Interior Design consultant).

Division 06: Wood, Plastics & Composites

1. Pressure Treated Wood: All wood in direct contact with masonry shall be pressure treated (PT). All nailing shall conform to the building code nailing schedule
2. Structural Lumber: All structural lumber (where applicable) species and compressive strength shall be as specified in the structural drawings. Cutting of structural wood members shall be in coordination with structural engineer. See structural drawings for further details.
3. Exterior Millwork: All exterior millwork, trim, shall be solid, stain grade, select cypress, or approved equal. Install all millwork/trim accurately with tight joints and true surfaces, well sanded, free from defects. Plug and sand all holes and connections.
4. Interior Millwork: All interior millwork, including cabinetry, built-in, baseboards, crown moldings, door/window casings/sills/plinth blocks, shall be solid, paint grade, select #1 knot-free hardwood, poplar or approved equal. Install all millwork accurately with tight joints and true surfaces, well sanded, free from defects. Plug and sand all holes and connections. All built-in cabinetry and built-in closet systems shall be specified by the Owner or Interior Design consultant. The G.C. shall provide additional wood blocking as noted above, in all built-in cabinetry areas, as required per the 2017 FBC R-4411.4.5.1.1. Finish shall be paint including one (1) primer coat and three (3) finish coats minimum. Color to be specified by the Owner or Interior Design consultant. The G.C. shall supply and install, typical.
5. Interior Doors: All interior doors shall be solid core, recessed panel, paint grade wood, pre-hung, sizes as specified in the Door Schedule. Provide double 2x studs at each side of door openings and cased openings The Owner or Interior Design consultant shall specify all associated hardware. The G.C. shall provide and install all interior doors and associated hardware. The G.C. shall provide manufacturer shop drawings to the Owner/Architect for approval prior to any purchase, fabrication or installation. Finish shall be paint including one (1) primer coat and three (3) finish coats minimum. Color to be specified by the Owner or Interior Design consultant. The G.C. shall supply and install, typical.

Division 07: Thermal and Moisture Protection

Insulation: All building thermal envelope components shall meet the efficiency requirements of FBC 2017 Energy conservation 402 and to the attached engineered Energy Calculations. All exterior masonry walls shall be lined at interior side with "VR-Plus Shield" by "*FI-FOIL*" triple layer reflective insulation sheets, R-7.1 min. All interior partitions shall receive R-15 (3.5" partition) or R-23 (5.5" partition) mineral wool insulation "Temp-Control Mineral Wool" by *"Johns Manville"* between each stud, continuous. Attic spaces and enclosed ceiling areas under roofs shall be insulated at the underside of the roof deck with "Icynene" "Classic Max" LD-C 50v2" (r3.7 per 1" x 8" = r-30) open cell polyicynene spray applied foam insulation. Unvented attic spaces shall be in accordance with FBC-R4402.9. Ducts (both flex and fiberglass duct board), may not come in contact with the foam insulation; either during application or after the foam is dried up. Icynene shall comply with FBC R-316. Icynene must be covered with 1/2” gypsum board, DC-315 intumescent paint coating at 22 wet mils or approved thermal barrier.

6. Flame spread index: Flame spread index for insulation materials, including facings, such as vapor retarders and vapor-permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested according to ASTM E-84 and/or UL 72. Exceptions: 1) when such materials are installed in concealed spaces, the flame spread index sand smoke developed index limitation do not apply t8o the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish. 2) cellulose loose-fill insulation, which is not spray applied, complying with the requirements of section FBC R-302.10.3, shall only be required to meet the smoke-developed index of not more than 450.
7. Caulking: All caulking to be “*Tremco*” butyl rubber sealant by “*Tremco*”, or approved equal. Provide butyl based sealant under all exterior door thresholds and oleo resinous caulking compound at all doors, windows and other areas as required. Do not use latex based sealant.
8. Vapor Retardant Barrier: All concrete slabs shall have a minimum 6 mils. vapor retardant barrier between slabs and subgrade. See structural sheets for additional details.
9. Waterproofing: All waterproofing systems shall be according to FBC 2017. The G.C. shall install as per recommended manufacturer instructions only. The G.C. to provide product NOA to Architect and building department for review and approval prior to any purchase, fabrication or installation. See architectural drawings for further details.
    a. All horizontal surfaces of roof deck areas, all sides of roof parapets and all sides of trenches shall receive "Vulkem EWS with PUMA Technology - Horizontal Waterproofing" by "*Tremco*".
    b. All other areas of exposed concrete shall receive “Clear Sealer” by "*Tremco*"
    c. Provide “Vulkem EWS with PUMA Technology - Horizontal Waterproofing” by "*Tremco*" n.o.a 15-0127.03 under all stone clad exterior walls.
    d. Provide “Vulkem 350 NF" by “*Tremco”* n.o.a 11-0516.02 around entire window opening, around wood buck, and 4” all around on interior and exterior face of masonry walls.
6. Flashing: Provide continuous flashing at all roof penetrations.
7. Fire-stopping: All fire-stopping shall be according to FCB R-4409.7. Fire-stopping shall be provided to cut off all concealed draft spaces both vertical and horizontal. Fire-stops shall form effective fire barriers between stories and between a story and roof space. Fire-stopping shall be tightly and securely fitted into place and where of wood, shall be not less than a nominal 2 inches in thickness. Fire-stopping shall consist of 2-inch nominal lumber, or two thickness of 1-inch nominal lumber with broken lap joints, or one thickness of 3/4" inch plywood, with joints backed by 3/4" inch plywood, or other approved materials. Draft-stopping materials shall be not less than 3/8” plywood or other approved materials adequately supported. Required fire-stops and draft-stops shall be continuous, and such continuity shall be maintained throughout. Penetrations of fire-stops or draft-stops shall be sealed or protected in an approved manner. Ventilation of concealed roof spaces shall be maintained according to FBC R-4409.13.3.2.

Division 08: Openings

1. Exterior Doors: All exterior doors are under separate permit and shall be according to FBC 2017. All exterior units specified are to be Miami Dade County approved impact resistant units. See elevations for all wind design pressures per individual unit, and swing direction/hinge side. The G.C. shall field verify all rough opening sizes prior to any purchase, fabrication or installation. The G.C. shall provide engineered manufacturer shop drawings & product NOA to Architect for review and approval prior to any purchase, fabrication or installation.
    a. Swing Doors: All swing doors shall be _________________
    b. Sliding Doors: All sliding doors shall be ________________
2. Windows: All & windows are under separate permit and shall be according to FBC 2017. All exterior units specified are to be Miami Dade County approved impact resistant units. See elevations for all wind design pressures per individual unit, and swing direction/hinge side. The G.C. shall field verify all rough opening sizes prior to any purchase, fabrication or installation. The G.C. shall provide engineered manufacturer shop drawings & product NOA to Architect for review and approval prior to any purchase, fabrication or installation.
    a. Casement Windows: All casement windows shall be _______________
    b. Fixed Windows: All fixed windows shall be ______________
3. Bucks: Provide PT wood bucks at all sides according to product NOA. Provide 1/4" Ø tapcons with minimum embedment as specified in product NOA into solid masonry/concrete, 3" from ends and @ 12" O.C. typical. The G.C. shall provide engineered manufacturer shop drawings & product NOA to Architect for review and approval prior to any purchase, fabrication or installation.
4. Mullions: as required by the shop drawings. Provide NOA to Architect for review and approval prior to any purchase, fabrication or installation.
5. Glass: shall be Double Low E. The G.C. shall provide glass samples to the Client/Architect for approval prior to any purchase, fabrication or installation.
    a. SHGC:
    b. U-factor:
6. Interior Doors: shall be solid core, recessed panel, paint grade wood, pre-hung, sizes as specified in schedules. The Owner or Interior Design consultant shall specify all associated hardware. The G.C. shall provide and install all interior doors and associated hardware. The G.C. shall provide manufacturer shop drawings to the Architect for approval prior to any purchase, fabrication or installation. Finish shall be paint including one (1) primer coat and three (3) finish coats minimum. Color to be specified by the Owner or Interior Design consultant. The G.C. shall supply and install, typical.
7. Ceiling Access Panels: All ceiling accesses shall be according to FBC 2017. See architectural drawings for locations of access panels. The G.C. shall verify locations and report any field discrepancies to Architect prior to installation.
8. Glazing: at all interior sliding/swinging doors and in all shower/tub enclosures including any glazing 60" AFF in walls surrounding any tub or shower enclosure, shall be minimum 1/4" thick, frameless, tempered, CLASS II safety glazing, according to FBC 2017. All enclosures to have pivot hinges and transparent water blocks, or as specified by Owner/Interior Design consultant. Glazing installed in hazardous locations as defined by the FBC, shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of a type which once applied cannot be removed without being destroyed
9. Burglar intrusion hardware:
    a. All locks on exterior doors shall be capable of resisting a force of 300 pounds applied in any movable direction and according to resistance standards set forth in the F.B.C.
    b. All single exterior swing doors shall have a lock to be key operated from the exterior with a minimum of 6000 possible key changes or locking combinations. If key-in-the-knob lock is used, there shall be an auxiliary single dead bold with hardened bolt or inserts.
    c. The active leaf of pairs of exterior swing doors shall have the same lock required for single exterior swing doors. The inactive leaf of these pairs of doors shall have multiple point locks with 5/8” minimum throw bolts with inserts.
    d. Overhead doors shall be provided with multiple point lock or be at more than one point with hardened bolts with inserts engaging at least two opposite points a minimum of 5/8”. Other locking devices shall not be required where such doors are controlled and locked by electric power.
    e. Hinges on exterior out-swing doors shall have non-exposed screws and non-removable pins.
    f. Jambs of all exterior offset type in-swinging doors shall be rabbeted or of similar fabrication to prevent defeating the purpose of strike and integrity of locks and latches.
    g. Single swinging exterior doors shall be solid core of not less than 1-3/4” thick.
    h. Vision panels in exterior doors, other than glazing within 40” of the inside locking activating device of loose and swinging glass doors, shall comply with ANSI Standard 297.1
    i. Glass in exterior doors shall comply with ANSI Standard 297.1
    j. Single swing exterior doors and swing doors connecting living areas with garage area shall be secured with a latch and a single deadbolt with 1” minimum throw, or a combination of latch and deadbolt set with a latch throw of ½” minimum and bolts having a throw of 1” minimum. Doors shall be solid core of not less than 1-3/4” thick.
    k. Front door to be provided with a scope (peep-hole) or vision panels.
    l. All exit doors shall be operable from the inside without the use of a key or any special effort.
    m. Sliding glass doors shall comply with AAMA 1303.3 - 1972 and ANSI 134.2 - 1972 and if in exterior walls, shall have deadbolts or a bolt or pint not removable or operable from the exterior at the jamb, head sill or at the meeting between mullions and shall be reinforced in the strike and lock area to maintain bolt strength with no screws removable from the outside.
    n. Sliding glass doors and windows shall be installed and constructed so that no panel can be lifted from the tracks when in the lock position and shall comply with AAMA 1303.3 standards for forced entry resistance.
    o. Windows shall be locked with devices on the inside capable of withstanding a force of 150 pounds applied in an operable direction unless opening is protected by intrusion security devices as set forth herein.
    p. Windows shall be constructed so that when fixed or locked they cannot be removed from the frames from outside unless the opening is protected by intrusion security devices as set forth herein.
    q. Aluminum windows shall comply with the following institute specifications: AA<A 1302.3 - 1972 & ANSI 134.1 - 1972
10. Means of egress: shall comply with Life Safety Code NFPA 101 and FBC R-310
    a. An outside window or door operable from the inside without the use of tools, keys or special knowledge and providing a clear opening of not less than 5.7 square feet (exception: grade floor openings shall have a clear opening of not less than 5 square feet), with the width not less than 20” and the height not less than 24” and the bottom of the opening shall be no more than 44” above the finish floor. This shall be accepted as a secondary means of egress.
    b. No door in the path of travel of means of egress shall be less than 28” wide, except that bathroom doors may be 24” wide.
    c. Every closet door latch shall be such that children can open the door from inside the closet.
    d. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.
    e. Doors may be swinging or sliding.
    f. No door in any means of egress shall be locked against egress when the building is occupied. All locking devices which cannot be easily disengaged shall be prohibited.

Division 09: Finishes

1. Gypsum Wall-board: All gypsum wall-board, moisture resistant wall-board, and cement wall-board (Durock) shall be according to FBC R-4411.4.3, and installed in areas as indicated within the Finish Schedule (see Interior Design consultant drawings). Moisture resistant gypsum wall board shall be installed in all semi-wet areas. Durock shall be installed in all shower areas, and areas to receive a tile or stone wall/ceiling finish. The surface shall be a smooth, Level 5 finish. Screws for attaching to light gauge steel framing shall be 1” minimum, type S according to ASTM C 1002 with a maximum spacing of 12" O.C. @ edges & intermediate. Screws for attaching gypsum board to wood framing shall be 1” minimum, type W or type S with a maximum spacing of 12" O.C. @ edges and intermediate. Minimum 5/8" penetration into stud. Typical applications shall be 5/8" gypsum wall board for all walls and 1/2" gypsum wall board for all ceilings. AHU closets shall be finished with moisture resistant gypsum wall board and sound attenuation material within partitions.
2. Sound Insulation Wall-board: Provide "Quiet-Rock 530" by "*Pabco Gypsum*" www.quietrock.com or approved equal, at each side of partitions at locations indicated on drawings. The G.C. shall provide spec sheet submittal for both products to Architect for approval prior to purchasing and installation. Provide sound insulation barrier at sanitary lines within partition walls throughout one of the following methods: “Quiet-Rock” panels, “Noise-Blok Pro” strips, cast iron pipes.
3. Exterior Stone or Tile Finish: All areas to receive exterior stone or tile finish are to be inspected by the G.C. for level, flush, and in good conditions. If conditions are not conducive for proper installation, the G.C. is responsible for all corrections. The G.C. shall report to the Owner/Architect for action prior to any finish installation. Exterior finishes specified as stone or tile shall be specified by Owner or Interior Design consultant, if applicable. The G.C. shall provide samples to the Owner/Architect for approval prior to any purchase or installation. Where applied over framed floors/walls/ceilings, a 1/2" layer of Durock cement board substrate or approved equal shall be installed. Provide 3/4" mortar adhesive, or thin-set, or as specified by manufacturer. Stone shall be level and/or level in slope direction indicated. Grout dimensions and color to be specified by Owner or Interior Design consultant. The G.C. shall furnish and install, typical. Provide masonry veneer anchor in walls that receive stone cladding. Hot dipped galvanized corrugated masonry veneer anchor "Wire-Bond #2501" or approved equal to be installed per manufacturers specifications with corrosion resistance fasteners. Horizontal spacing 16"; vertical spacing 8".
4. Exterior Paint: All exterior areas of the building are to be painted: one (1) primer coat minimum with three (3) finish coats, minimum. Colors as selected by Owner or Interior Design consultant. Do not apply paint in rain, fog or mist, or when relative humidity exceeds 85%, or as specified by manufacturer's specifications. Prepare and clean all surfaces as per manufacturer's specifications. The G.C. shall provide, apply, and perform all associated means for application. Upon completion of work, carefully clean all glass, hardware, unpainted surfaces, etc. and remove all misplaces paint spots/spills.
5. Stucco: Exterior stucco shall be according to FBC 2017 and application standards of ASTM C926. All exterior surfaces shall receive a minimum 1/8" scratch coat prior to final coat. All exterior stucco to be 3/4" thick (minimum), smooth/sanded texture. Provide fiberglass "J" corner bead at all corners where applicable. The G.C. shall provide sample boards to Owner/Architect for approval prior to any work.
6. Interior Paint: All interior paint color and finishes shall be specified by the Owner or Interior Design consultant. The G.C. shall supply and apply a minimum of one (1) primer coat and three (3) minimum final color coats.
7. Interior Stone or Tile Finish: All walls to receive tile or stone finish are to be inspected by the G.C. for level, flush, and in good conditions. If conditions are not conducive for proper installation of finish flooring, the G.C. is responsible for all corrections. The G.C. shall report to the Owner/Architect for action prior to any finish installation. Interior floor finishes specified as stone or tile wall finish shall be specified by Owner or Interior Design consultant, if applicable. Where applied over framed floors/walls/ceilings, a 1/2" layer of Durock cement board substrate or approved equal shall be installed. Provide 3/4" mortar adhesive, or thin-set, or as specified by manufacturer. Grout dimensions and color to be specified by Owner or Interior Design consultant. The G.C. shall furnish and install, typical. Provide solid continuous caulking at all stone/tile wall and drywall connections. Typical.
8. Wall Tile in Bathtubs/Showers: Bathtub and shower spaces above bathtubs (floors and walls) with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface (i.e. tile), as per FBC R-307.2, on cement wall board (Durock). Such wall surfaces shall extend to a height of not less than 6 feet above the floor-typical. Verify with Owner/Interior Design consultant drawings for exact specifications and height of nonabsorbent surface.
9. Interior Stone or Tile Floors: Interior floor finishes specified as stone or tile flooring shall be specified by Owner or Interior Design consultant, if applicable. The G.C. shall provide samples to the Owner/Architect for approval prior to any purchase or installation. Provide 3/4" level mortar bed, or thin-set, or as specified by manufacturer. Float floor surface if required. Grout dimensions and color to be specified by Owner or Interior Design consultant. The G.C. shall supply and install, typical. The G.C. shall coordinate with Architect/Interior Design consultant for plank direction and starting point. Provide solid continuous caulking at all stone/tile floor and drywall connections, behind baseboards, typical.
10. Interior Wood Floors: Interior floor finishes specified as wood shall be specified by Owner or Interior Design consultant, if applicable. Provide 6-mil vapor barrier, sound barrier (WhisperMat HW+ by Protecto-Wrap or approved equal), (2) layers of 3/8" minimum CDX plywood set perpendicular; adhere and screw together with 1/8" x 5/8" wood screw at 12" O.C. at edges and intermediate, or as specified by manufacturer. Plywood is floated over concrete and vapor barrier. No fasteners are to penetrate the vapor barrier. New wood floors and plywood are to be properly acclimated to the jobsite within 2% moisture content differential to insure dimensional stability. The G.C. shall coordinate with Architect/Interior Design consultant for plank direction, starting point and finish. Provide solid continuous caulking at all wood floor and drywall connections, behind baseboards, typical. The G.C. shall provide samples to the Owner/Architect for approval prior to any purchase or installation. The G.C. shall supply and install, typical.
11. Interior Wood Finishes: All interior wood surfaces shall be finished as noted in the Finish Schedule; see Interior Design consultant's drawings. Report any discrepancies to Architect/Interior Design consultant prior to finishing.
12. Hardware: All bathroom/kitchen hardware/accessories shall be specified by the Owner or Interior Design consultant. The G.C. shall supply and install, typical.
13. Countertops and Back-splashes: All countertops and back-splashes for the kitchen and vanities shall be stone, or as specified by Owner and Interior Design consultant. The G.C. shall supply and install, typical.
14. Interior Finish Flame Spread: All interior finishes shall comply with FBC R-302.9. Flame spread and smoke index for wall and ceiling finishes shall be according to FBC R-302.9 Wall and ceiling finishes shall have a flame spread index of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. Testing for flame spread index and smoke-developed index shall be made according to ASTM E 84 or UL 723 or NFPA 286.
15. Flood Vents: Flood vents shall be according to FBC 2017. The flood vents shall be manufactured by "Smart Vent, Inc." model 1540-510, 16"x8" certified for 200 square feet of enclosed area, stainless finish louvered style. See architectural drawings for quantity & locations. Calculation: total area 690 sq. ft. 200 sq. ft. each x 4 units = 800 sq. ft. 800>690 4 units OK.

Division 10: Specialties

1. Sound Control Material: Provide "Noise-Blok Pro Acousti-guard" by "*Wilrep, LTDA*" noise control material, or approved equal, in perimeter walls of AHU closets. Noise control material shall be installed between metal framing and moisture resistant gypsum wall board. The G.C. shall provide spec sheet submittal for both products to Architect for approval prior to purchasing and installation. Provide sound insulation barrier at sanitary lines within partition walls throughout one of the following methods: “Quiet-Rock” panels, “Noise-Blok Pro” strips, cast iron pipes.
2. Handrails & Guardrails: All exterior and interior stair handrails shall be according to FBC R-311.7.7. All exterior and interior guardrails shall be according to FBC R-312 and R-4403.7.3. All guardrail heights are to be 42". All handrails heights shall be 36". Both guardrails and handrails shall have intermediate rails which do not allow passage of a 4" sphere. The G.C. shall provide manufacturer shop drawings and NOA to the Architect for review and approval prior to any purchase, fabrication or installation. The G.C. shall install according to manufacturer installation standards.

Division 11: Equipment

1. Existing Equipment: Prior to commencing work, the G.C. shall verify the location of all equipment to be removed/relocated. Any items to be removed shall be coordinated with the Owner.
2. Appliances: All appliances shall be specified by the Owner or Interior Design consultant. The G.C. shall supply and install, typical.
3. Central Vacuum System: provide "Cyclo-Vac" central vacuum system with "Hide-a-Hose" in locations indicated on architectural drawings. The G.C. shall provide manufacturer specification sheet submittal to Architect for approval prior to purchasing and installation. www.alarmdepot.com

Division 12: Furnishings

1. Furnishings: See Interior Design drawings for any furnishings that require backing, electrical power or other specific requirements. Furnishing shall be by Owner or Interior Design consultant. Coordinate any special installation requirements.

Division 13: Special Construction

Division 14: Conveying Equipment

Division 15: *Reserved for future expansion*

Division 16: *Reserved for future expansion*

Division 17: *Reserved for future expansion*

Division 18: *Reserved for future expansion*

Division 19: *Reserved for future expansion*

FACILITY SERVICES SUBGROUP

Division 20: *Reserved for future expansion*

Division 21: Fire Suppression

Division 22: Plumbing

1. Plumbing drawings: Plumbing drawings take precedence over any specification listed below. See plumbing drawings for further details.
2. Gutters/Rain Water Leaders: All gutters and rain water leaders shall comply with FBC 2017. All gutters and rain water leaders shall be bronze. All joints are to be lapped, soldered or caulked. All fasteners are to be corrosion-resistant, and similar or compatible material. The G.C. shall provide manufacturer shop drawings to the Architect for approval prior to any purchase, fabrication or installation.
3. Roof Drains: All roof drains shall be “Zurn RD2120”, or approved equal. See architectural drawings for exact location and slopes.
4. Combination Drains: All combination drains shall be “Zurn RD2130”, or approved equal. See architectural drawings for exact location and slopes.
5. Hose Bibs: All hose bibs shall be quick release valve. Coordinate with Architect for exact locations prior to rough plumbing. The G.C. shall provide manufacturer specifications to the Architect for approval prior to any purchase or installation.
6. Plumbing Fixtures: All finish plumbing fixtures shall be specified by the Owner or Interior Design consultant. The G.C. shall supply and install, typical. The G.C. shall provide manufacturer specifications to the Architect/Interior Design consultant for approval prior to any purchase or installation.
7. Shower Pan: All showers shall have an integrated shower pan.
8. Laundry Connections: Provide recessed washer and dryer hook-ups. See architectural drawings for exact location. Verify with appliance specifications for exact height.

Division 23: Heating, Ventilating and Air Conditioning (HVAC)

1. Mechanical drawings: Mechanical drawings take precedence over any specification listed below. See mechanical drawings for further details.
2. Mechanical Closets: All mechanical (AHU) closets shall comply with FBC 2017. Air handlers within compartments or alcoves shall have a minimum working space clearance of 4” along the sides, back and top with a total width of the enclosing space being at least 12” wider than the furnace or air handler. All units shall be installed at or above BFE (+11'-0" NGVD). Each closet shall be finished with moisture resistant gypsum wall board and sound attenuation material within partitions. See note below regarding sound attenuation material. All AHU closet doors shall have a rubber gasket at jambs, typical.
3. Condensing Units: All condensing units shall be mounted 1' above BFE, with proper wind uplift anchorage and on an acoustically soundproofed base, where applicable.
4. Equipment Screens: Aluminum overlapping louvered screen to extend at least 1'-0" above the top of the condensing units, and at least 6" above the generator & pool. Paint enclosure to match the color of the house. The G.C. shall provide shop drawings to the Architect for approval prior to purchase, fabrication and installation.
5. Linear Diffusers: All linear diffusers (supply and return) shall be AirGuide Air Slot Diffusers, or as specified by Architect/Interior Design consultant. See architectural drawings for exact location; architectural reflected ceiling plan location takes precedent over mechanical plan location.
6. Bathroom Exhaust Fans: All bathroom exhaust fans shall comply with FBC 2017, and shall be “WhisperFit EZ” by Panasonic. See architectural drawings for exact location; architectural reflected ceiling plan location takes precedent over mechanical plan location.

Division 24: Reserved for future expansion

Division 25: Integrated Automation

Division 26: Electrical

1. Electrical drawings take precedence over any specification listed below. See electrical drawings for further details.
2. Junction Boxes: All junction boxes shall be metal & screwed in place. Junction boxes that shall receive chandeliers and ceiling fans shall be mounted according to FBC, able to support 500 pounds, minimum.
3. Weatherproof Equipment: All equipment exposed to weather shall be weatherproof, or in a weatherproof enclosure.
4. Electrical Panels: All panels shall be recessed in partition walls, and have all circuits numbered and identified in a clear, legible manner.
5. Receptacles & Switches: All receptacles and switch plates shall be Lutron rocker type with screw-less face plate, or as specified by the Interior Design and/or A/V consultant. Verify color selection with Owner/Interior Design consultant.
6. Recessed Light Fixtures: All recessed light fixtures shall be as specified by Lighting and/or A/V consultant. The G.C. shall supply and install, typical. See architectural drawings for exact location; architectural reflected ceiling plan location takes precedent over electrical plan location.
7. Decorative Electrical Fixtures: All decorative electrical fixtures (lights and fans) shall be specified by the Owner or Interior Design consultant. All interior switches shall be on dimmers, or as indicated in the Electrical drawings and/or Lighting/AV consultant. The G.C. shall supply and install, typical. See architectural drawings for exact location; architectural reflected ceiling plan location takes precedent over electrical plan location.

Division 27: Communications

1. Low Voltage System: All low voltage systems: phone, cable, light dimming system, A/V, data, and security systems shall comply with FBC 2017, and NFPA 70A. The G.C. shall provide consultant/subcontractor specifications to the Owner/Architect for approval prior to any work. The G.C. shall supply and install all low voltage systems, as per approved manufacturer specifications. The G.C. to provide product NOA to Architect and building department for review and approval prior to any purchase, fabrication or installation.

Division 28: Electronic Safety and Security

1. Alarm System: The G.C. shall supply and install an alarm system as specified by the Owner. The G.C. shall provide consultant/subcontractor specifications to the Owner/Architect for approval prior to any work.
2. Smoke/Carbon Monoxide Detectors: All smoke/carbon monoxide detectors shall be according to FBC. The G.C. shall supply and install, typical. See architectural drawings for exact location; architectural reflected ceiling plan location takes precedent over electrical plan location.

Division 29: *Reserved for future expansion*

SITE & INFRASTRUCTURE SUBGROUP

Division 30: *Reserved for future expansion*

Division 31: Earthwork

1. Rainwater Drainage: The G.C. shall provide final grading as per civil drawings. Site to be graded to maintain all rainwater within property lines. The G.C. shall site verify all berm and swale locations with the Architect and Owner prior to any work.
2. Existing Soil: After removal of any topsoil, debris and organic or deleterious material, compact existing material with a heavy self-propelled vibratory roller (min. Static weight of 10 tons) with a minimum of 1 pass overlapping 6". Material excavated from the site may be reused for fill provided it is free from blacktop, organic, or deleterious material and is combined with lime rock fill to give a suitable fill material of minimum dry density of 110 pounds per cubic foot and will compact to 95%.
3. Fill Material: All fill material to be clean course sand and crushed lime rock, free of organic or deleterious material, of a minimum dry density of 110 pounds per cubic feet. Fill and back fill to be compacted to a minimum of 95% of the maximum density at optimum moisture as determined by the standard proctor test. See structural drawings for further details.
4. Termite Protection: Per FBC R-4409.13.5: All buildings shall have a pre-construction treatment protection against subterranean termites. Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems and pesticides applied to wood, or others approved methods of termite protection labeled for use as a preventative treatment to new construction according to FBC R-318. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is according to rules and laws established by the Florida Department of Agriculture and Consumer Services." Protection of wood and wood based products from decay shall be provided by the use of naturally durable wood or wood that is preservative-treated according to FBC 2017 R-317 & R-4409.13, and AWPA U1 for the species, product, preservative and end use.

Division 32: Exterior Improvements

1. Landscaping: The G.C. shall provide landscape as per landscape architect's drawings.
3. Fences & Gates: All site fences and gates shall be according to FBC. See architecture drawings for location and sizes. The G.C. shall provide manufacturer shop drawings and NOA to the Architect for review and approval prior to any purchase, fabrication or installation. The G.C. shall install according to manufacturer installation standards.
4. Irrigation: See landscape and/or irrigation consultant's drawings for location and size of all lines and irrigation methods.

Division 33: Utilities

1. Utility Lines: The G.C. shall bury all utility lines (water, sewer, electric, phone, cable, security etc.) a minimum of 18" below grade. Seal all joints and connections with NOA approved cementitious agents. Back fill with a 12" minimum radius sand fill, typical unless otherwise noted. See MEP drawings for additional specifications.

Division 34: Transportation

Division 35: Waterway and Marine Construction

Division 36: *Reserved for future expansion*

Division 37: *Reserved for future expansion*

Division 38: *Reserved for future expansion*

Division 39: *Reserved for future expansion*

PROCESS EQUIPMENT SUBGROUP

Division 40: Process Interconnections

Division 41: Material Processing & Handling Equipment

Division 42: Process Heating, Cooling & Drying Equipment

Division 43: Process Gas & Liquid Handling, Purification & Storage Equipment

Division 44: Pollution and Waste Control Equipment

Division 45: Industry-specific Manufacturing Equipment

Division 46: Water & Wastewater Equipment

Division 47: *Reserved for future expansion*

Division 48: Electrical Power Generation

Division 49: *Reserved for future expansion*

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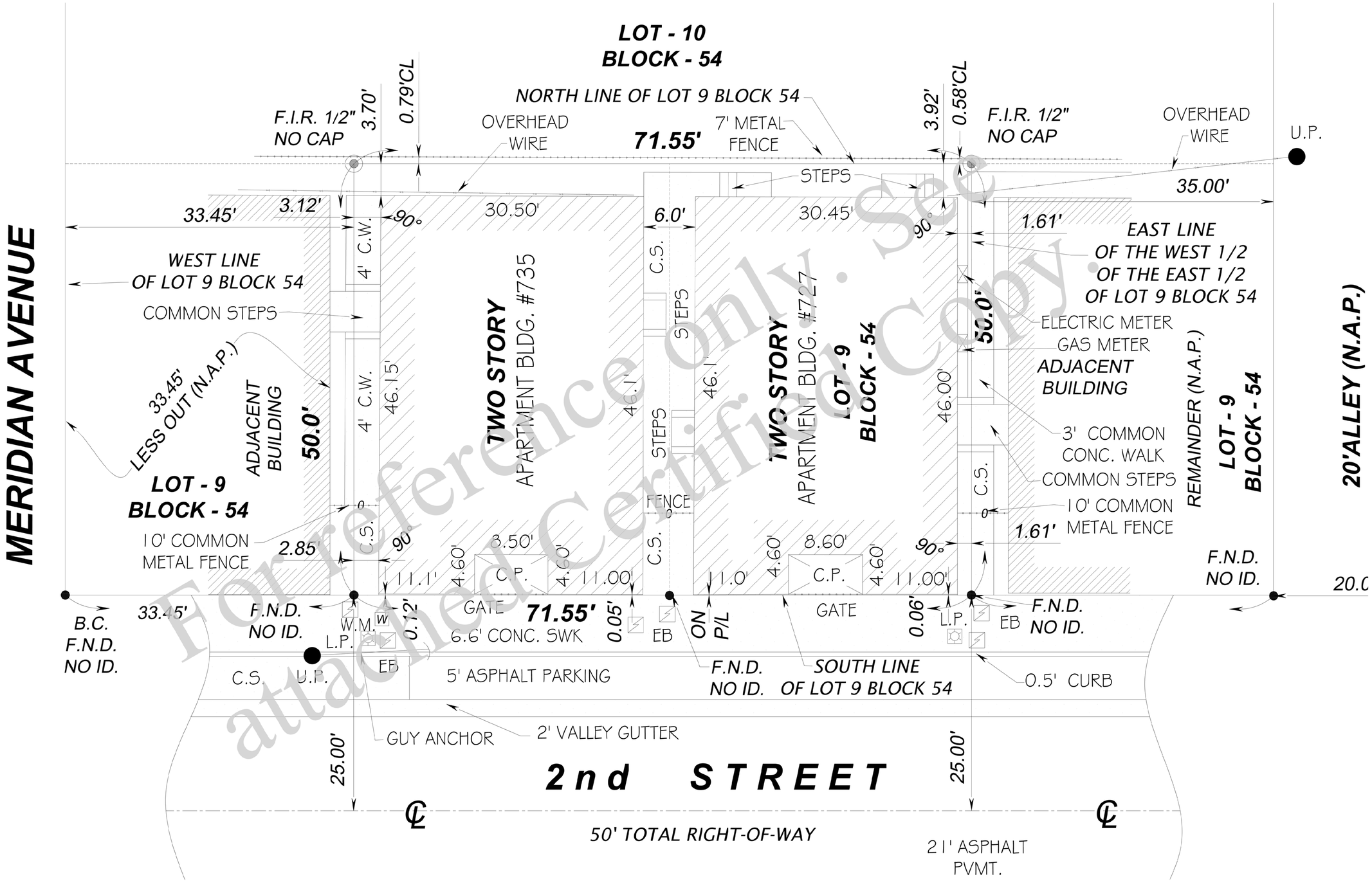
INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

SPECIFICATIONS

DATE:	05.23.2018
DRAWN BY:	PA
REVISION:	DATE:

A1.2



1 BOUNDARY SURVEY
A1.3 N.T.S.

NOTE:
1. FOR REFERENCE ONLY. SEE ATTACHED CERTIFIED COPY.

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BOUNDARY SURVEY

DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:

A1.3

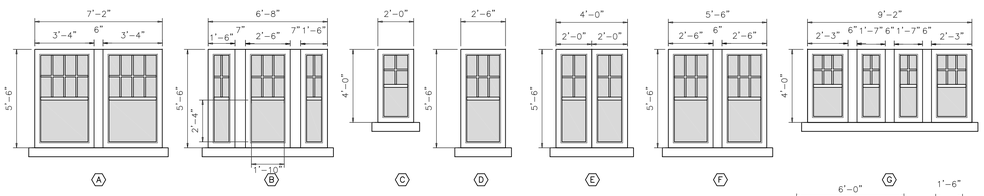
WINDOW SCHEDULE

NOTE: ALL WINDOWS SHALL REQUIRE SEPARATE PERMIT

#	DESCRIPTION	QTY	MATERIAL	UNIT DIMENSIONS (W x H) x THICKNESS	MANUFACTURER*	N.O.A.# (WINDOW)	N.O.A.# (MULLION)	REMARKS
A	(2) FIXED & 1 MULLION	4	ALUMINUM/GLASS	96" X 66"	T.B.D.	T.B.D.	–	
B	(2) FIXED & (1) SINGLE HUNG 2 MULLIONS	16	ALUMINUM/GLASS	80" X 66"	T.B.D.	T.B.D.	–	PROVIDE WINDOW FALL PREVENTION DEVICE TO COMPLY W/ ASTM F2090. 2
C	FIXED	18	ALUMINUM/GLASS	30" X 66"	T.B.D.	T.B.D.	–	
D	FIXED	18	ALUMINUM/GLASS	62" X 60"	T.B.D.	T.B.D.	–	
E	FIXED (OO)	4	ALUMINUM/GLASS	48" X 66"	T.B.D.	T.B.D.	–	
F	(2) FIXED & 1 MULLION	4	ALUMINUM/GLASS	66" X 66"	T.B.D.	T.B.D.	–	
G	(4) FIXED & 3 MULLIONS	2	ALUMINUM/GLASS	110" X 48"	T.B.D.	T.B.D.	–	
H	FIXED FRAMELESS WINDOW	3	ALUMINUM/GLASS	72" X 120"	FAOUR GLASS TECHN	T.B.D.	–	
I	FIXED FRAMELESS WINDOW	2	ALUMINUM/GLASS	18" X 120"	FAOUR GLASS TECHN	T.B.D.	–	

WINDOW NOTES

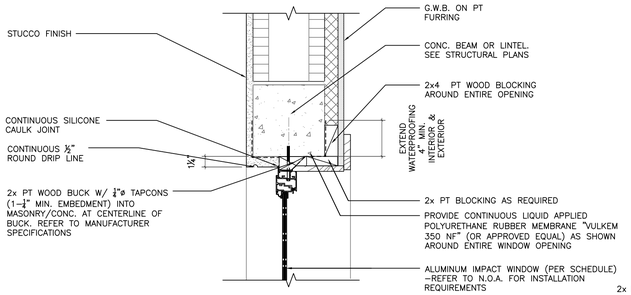
1. G/C TO FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION (REPORT DISCREPANCIES TO ARCHITECT FOR ACTION).
2. SEE ELEVATIONS FOR SWING DIRECTION / HINGED SIDE PER INDIVIDUAL UNIT.
3. SEE ELEVATIONS FOR WINDOW WIND DESIGN PRESSURES.
4. GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE F.B.C., SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC–FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
5. ALL WINDOWS SPECIFIED ARE TO BE MIAMI–DADE COUNTY APPROVED IMPACT RESISTANT UNITS.
6. CONTRACTOR SHALL PROVIDE GLASS SAMPLES TO CLIENT/ARCHITECT FOR APPROVAL.
7. PROVIDE CONTINUOUS LIQUID APPLIED POLYURETHANE RUBBER MEMBRANE "VULKEM 350 NF" BY TREMCO (OR APPROVED EQUAL) AROUND ENTIRE WINDOW OPENING, AS SHOWN ON THIS SHEET

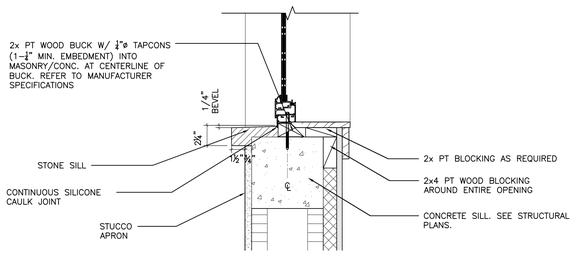


WINDOW TYPES

NOTE: ALL WINDOWS SHALL REQUIRE SEPARATE PERMIT

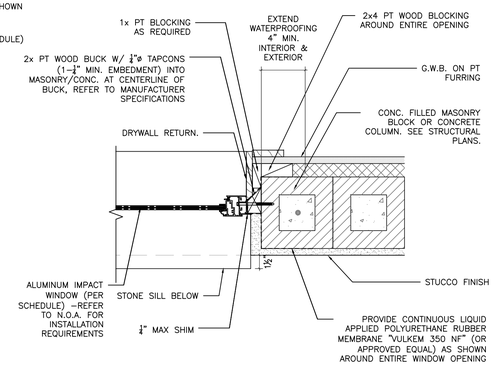
1/4"=1'-0"





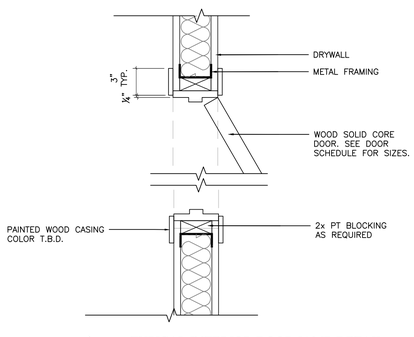
8 / A1.5 TYPE "B" & "C" WINDOW HEAD & SILL DETAIL

1-½" = 1'-0"



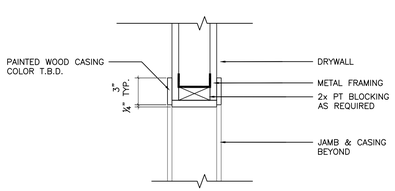
6 / A1.5 TYPE "D" , "E" & "F" WINDOW JAMB DETAIL

1-½" = 1'-0"



1 / A1.6 TYPICAL INTERIOR DOOR JAMB DETAIL

1-½" = 1'-0"



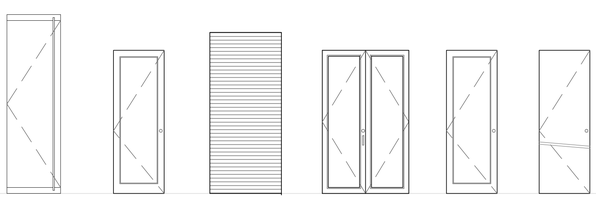
2 / A1.6 TYPICAL INTERIOR DOOR HEADER DETAIL

1-½" = 1'-0"

DOOR SCHEDULE

NOTE: ALL EXTERIOR DOORS SHALL REQUIRE SEPARATE PERMIT

	#	DESCRIPTION	TYPE	LOCATION	MATERIAL	UNIT DIMENSIONS (W x H) x THICKNESS	MANUFACTURER*	N.O.A.# (DOOR)	N.O.A.# (MULLION)	REMARKS
FIRST FLOOR EXTERIOR	101	OUTSWING DOOR	A	LOBBY	ALUMINUM/GLASS	36" x 120" x 2¼"	T.B.D.	T.B.D.	–	FRAMELESS DOOR
	102	OUTSWING DOOR	B	UNIT 1	WOOD SOLID CORE	36" x 92" x 2¼"	T.B.D.	T.B.D.	–	MATCH EXIST. WINDOW HEIGHT (V.I.F)
	103	OUTSWING DOOR	B	UNIT 2	WOOD SOLID CORE	36" x 92" x 2¼"	T.B.D.	T.B.D.	–	MATCH EXIST. WINDOW HEIGHT (V.I.F)
	104	OUTSWING DOOR	B	APARTMENT–KITCHEN	WOOD SOLID CORE	36" x 92" x 2¼"	T.B.D.	T.B.D.	–	MATCH EXIST. WINDOW HEIGHT (V.I.F)
	105	OUTSWING DOOR	B	APARTMENT–BEDROOM	WOOD SOLID CORE	36" x 92" x 2¼"	T.B.D.	T.B.D.	–	MATCH EXIST. WINDOW HEIGHT (V.I.F)
	106	OUTSWING DOOR 180"	B	EXIT	WOOD SOLID CORE	36" x 80" x 2¼"	T.B.D.	T.B.D.	–	1 HOUR FIRE RATED. SELF CLOSING AND SELF LATCHING
	107	ROLL–UP DOOR	C	STORAGE 1	METAL	30" x 80" x 2¼"	T.B.D.	T.B.D.	–	
	108	ROLL–UP DOOR	C	STORAGE 2	METAL	30" x 80" x 2¼"	T.B.D.	T.B.D.	–	
	109	OUTSWING DOOR 180"	B	EXIT	WOOD SOLID CORE	36" x 80" x 2¼"	T.B.D.	T.B.D.	–	1 HOUR FIRE RATED. SELF CLOSING AND SELF LATCHING
	110	ROLL–UP DOOR	C	GARBAGE ROOM 1	METAL 1	48" x 108" x 2¼"	T.B.D.	T.B.D.	–	
	111	ROLL–UP DOOR	C	GARBAGE ROOM 1	METAL	48" x 108" x 2¼"	T.B.D.	T.B.D.	–	
INTERIOR	151	DOUBLE OUTSWING	D	STAIRS	WOOD SOLID CORE	(2)36" x 90" x 1¾"	–	–	–	1 HOUR FIRE RATED. SELF CLOSING AND SELF LATCHING
	152	INSWING	E	UNIT 1	WOOD SOLID CORE 1	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED.
	153	INSWING	E	UNIT 1 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	153	INSWING	E	UNIT 2	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	154	INSWING	E	UNIT 2 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	155	INSWING	E	UNIT 3	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	156	INSWING	E	UNIT 3 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	157	INSWING	E	UNIT 4	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	158	INSWING	E	UNIT 4 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	159	DOUBLE OUTSWING	D	STAIRS	WOOD SOLID CORE	(2)36" x 90" x 1¾"	–	–	–	1 HOUR FR. SELF CLOSING & SELF LATCHING. MAGNETIC HOLDERS CONNECTED TO THE ALARM. ONE LEAF SHALL CLOSE FIRST. 1
	160	INSWING	E	APARTMENT MAIN DOOR	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING
	161	INSWING	E	APARTMENT MAIN DOOR	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	162	INSWING	E	APARTMENT BATH	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	163	INSWING	E	APARTMENT BEDROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	164	INSWING	E	BEDROOM BATH	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	165	INSWING	E	UNIT 5	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	166	INSWING	E	UNIT 5 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	167	INSWING	E	UNIT 6	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	168	INSWING	E	UNIT 6 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	169	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING 1 SMOKE TIGHT 2
	170	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	171	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	172	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	173	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	174	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	175	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	176	OUTSWING	F	STORAGE	WOOD SOLID CORE	27" x 90" x 1¾"	–	–	–	SELF CLOSING SMOKE TIGHT
	159	DOUBLE OUTSWING	D	STAIRS	WOOD SOLID CORE	(2)36" x 90" x 1¾"	–	–	–	1 HOUR FR. SELF CLOSING & SELF LATCHING. MAGNETIC HOLDERS CONNECTED TO THE ALARM. ONE LEAF SHALL CLOSE FIRST.
SECOND FLOOR INTERIOR	251	DOUBLE OUTSWING	D	STAIRS	WOOD SOLID CORE	(2)36" x 90" x 1¾"	–	–	–	1 HOUR FR. SELF CLOSING & SELF LATCHING. MAGNETIC HOLDERS CONNECTED TO THE ALARM. ONE LEAF SHALL CLOSE FIRST. 1
	251	OUTSWING 180"	E	UNITS 7&8	WOOD SOLID CORE 1	36" x 90" x 1¾"	–	–	–	
	252	INSWING	E	UNIT 7	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	253	INSWING	E	UNIT 7 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	254	INSWING	E	UNIT 8	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	255	INSWING	E	UNIT 8 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	256	INSWING	E	UNIT 9	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	257	INSWING	E	UNIT 9 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	258	INSWING	E	UNIT 10	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	259	INSWING	E	UNIT 10 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	260	OUTSWING 180"	E	UNITS 11&12	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	1 HOUR FIRE RATED. SELF CLOSING AND SELF LATCHING
	261	INSWING	E	UNIT 11	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	262	INSWING	E	UNIT 11 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	263	INSWING	E	UNIT 12	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	264	INSWING	E	UNIT 12 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	265	INSWING	E	UNIT 13	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	266	INSWING	E	UNIT 13 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	267	INSWING	E	UNIT 14	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	45 MIN FIRE RATED. SELF CLOSING 1
	268	INSWING	E	UNIT 14 BATHROOM	WOOD SOLID CORE	36" x 90" x 1¾"	–	–	–	
	269	DOUBLE OUTSWING	D	STAIRS	WOOD SOLID CORE	(2)36" x 90" x 1¾"	–	–	–	1 HOUR FR. SELF CLOSING & SELF LATCHING. MAGNETIC HOLDERS CONNECTED TO THE ALARM. ONE LEAF SHALL CLOSE FIRST. 1
	270	DOUBLE OUTSWING	E	STORAGE	WOOD SOLID CORE	(2)30" x 90" x 1¾"	–	–	–	SMOKE TIGHT 2
	271	DOUBLE OUTSWING	E	STORAGE	WOOD SOLID CORE	(2)30" x 90" x 1¾"	–	–	–	SMOKE TIGHT
	272	DOUBLE OUTSWING	E	STORAGE	WOOD SOLID CORE	(2)30" x 90" x 1¾"	–	–	–	SMOKE TIGHT
	273	DOUBLE OUTSWING	E	STORAGE	WOOD SOLID CORE	(2)30" x 90" x 1¾"	–	–	–	SMOKE TIGHT



DOOR TYPES

NOTE: ALL EXTERIOR DOORS SHALL REQUIRE SEPARATE PERMIT

1/4"=1'-0"

DOOR NOTES:

1. G/C TO FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION (REPORT DISCREPANCIES TO ARCHITECT FOR ACTION). VERIFY NOA FOR ALL UNIT/PANEL & MASONRY/ROUGH OPENING SIZES.
2. EXTERIOR DOORS –SEE ELEVATIONS FOR DOOR WIND DESIGN PRESSURES PER INDIVIDUAL UNIT.
3. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF FROM THE OUTSIDE IN AN EMERGENCY.
5. GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE F.B.C., SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC–FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
6. CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENING SIZES PRIOR TO FABRICATION (REPORT DISCREPANCIES TO ARCHITECT).
7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW / APPROVAL PRIOR TO FABRICATION.
8. ALL EXTERIOR UNITS SPECIFIED ARE TO BE IMPACT RESISTANT.
9. CONTRACTOR SHALL PROVIDE GLASS SAMPLES TO CLIENT/ARCHITECT FOR APPROVAL.
10. PROVIDE CONTINUOUS LIQUID APPLIED POLYURETHANE RUBBER MEMBRANE "VULKEM 350 NF" BY TREMCO (OR APPROVED EQUAL) AROUND ENTIRE WINDOW OPENING, AS SHOWN.
8. GLASS TYPE SHALL BE LAMINATED, COLOR AS SELECTED BY OWNER. SHGC=0.30 AND U–FACTOR=0.90 FOR ALL GLASS.

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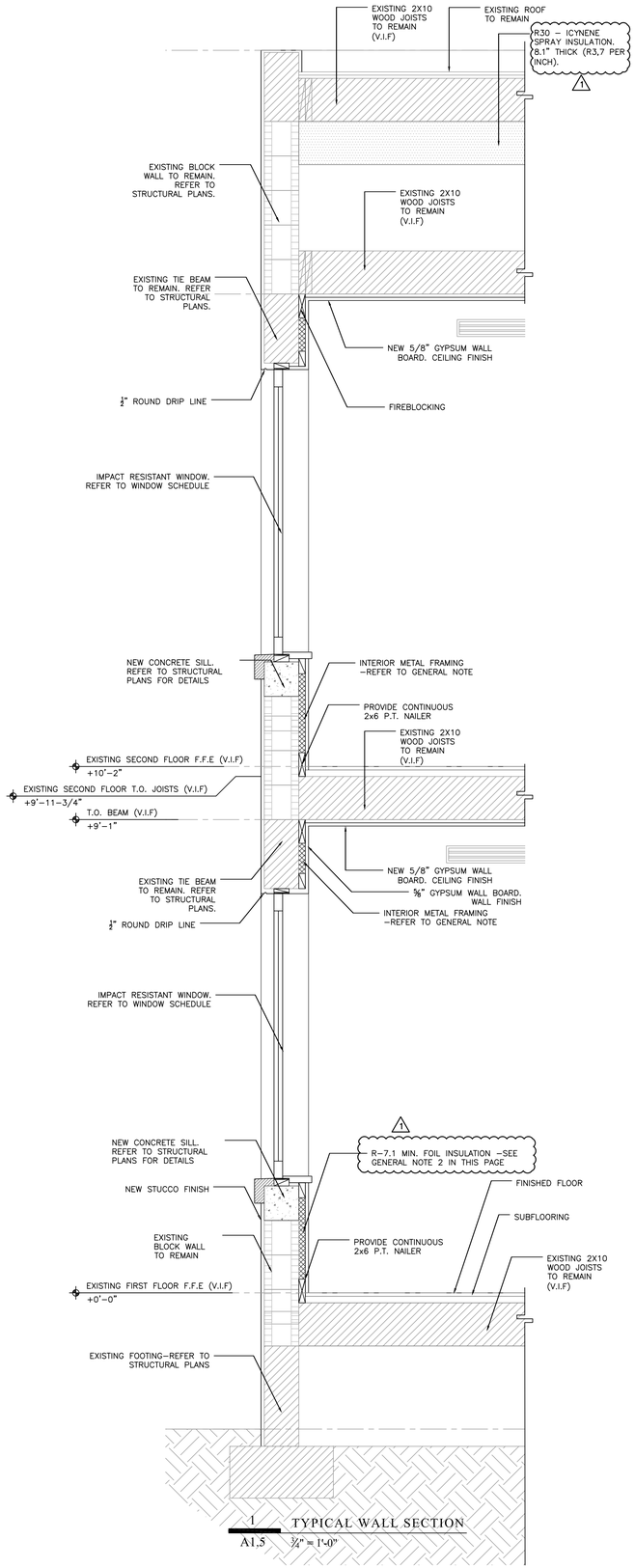
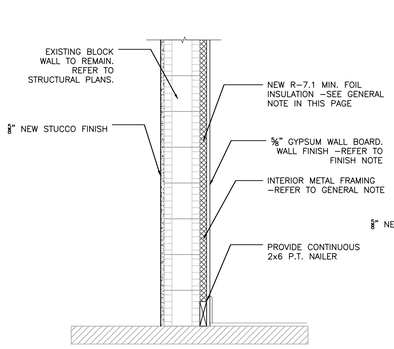
INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

WINDOWS & DOORS SCHEDULES	
DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07-05-2018
2	COMMENTS 09-05-2018

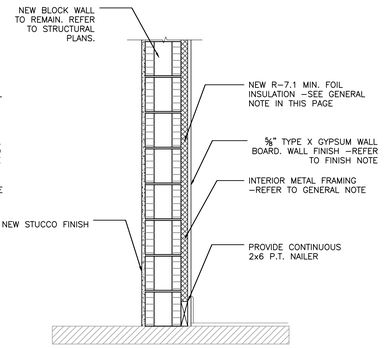
A1.4



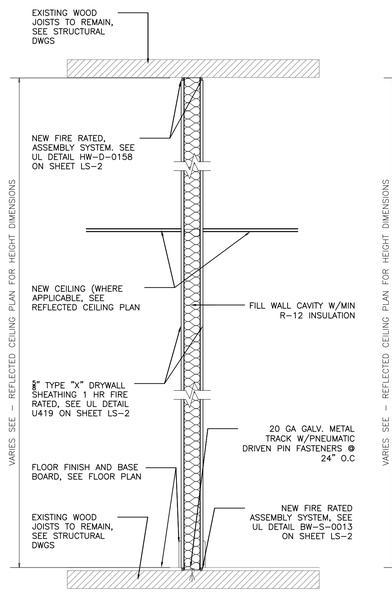
1 TYPICAL WALL SECTION
A1,5 ¾" = 1'-0"



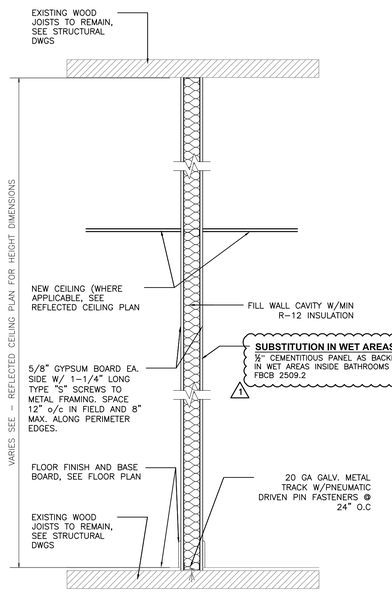
1 WALL TYPE
EXISTING CMU



2 WALL TYPE
NEW CMU 1HR FIRE RATED



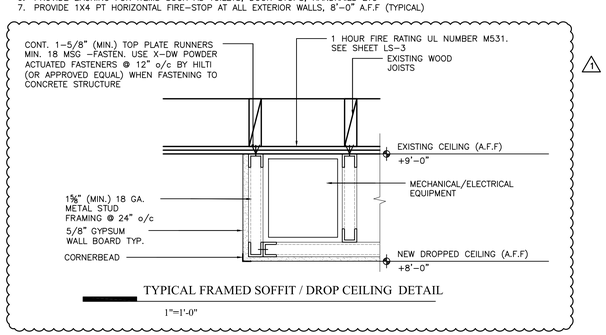
3 WALL TYPE
1HR FIRE RATED



4 WALL TYPE
TYP PARTITION

WALL TYPE NOTES

1. PROVIDE FIRE RATED GYPSUM BOARD ON ALL WALLS INDICATED TO BE FIRE RATED
2. PROVIDE CONTINUOUS FIRE RATED SEALANT AT THE PERIMETERS OF ALL FIRE RATED WALLS AND CHASES INCLUDING THE TOP, BOTTOM AND SIDE EDGES ON BOTH SIDES OF WALL OF GYPSUM BOARD PARTITIONS
3. PROVIDE CONTINUOUS NON–HARDENING ACOUSTICAL SEALANT AT TOP, SIDES AND EDGES ON BOTH SIDES OF WALL AT ALL NON–FIRE RATED GYPSUM BOARD PARTITIONS
4. ALL WALL PENETRATIONS SHALL BE SLEEVED AND PACKED AIRTIGHT WITH SAFING INSULATION AND SEALANT PROVIDE MOISTURE RESISTANT (MR) GYPSUM WALL BOARD AT ALL WET AREAS SUCH AS TOILETS, SINKS ETC
5. PROVIDE WALL REINFORCEMENT BETWEEN STUDS WHERE REQUIRED BY INSTALLATION OF MILLWORK AND/OR WALL HUNG EQUIPMENT
6. PROVIDE BACKING FOR ITEMS SUCH AS TOILETS, DOOR STOPS, HANDRAILS ETC
7. PROVIDE 1X4 PT HORIZONTAL FIRE–STOP AT ALL EXTERIOR WALLS, 8'–0" A.F.F (TYPICAL)



TYPICAL FRAMED SOFFIT / DROP CEILING DETAIL
1"=1'-0"

GENERAL NOTES

1. ALL EXTERIOR WINDOWS & DOORS UNDER SEPARATE PERMIT AND SHALL BE IN ACCORDANCE WITH FBC 2017. PROVIDE PT BLOCKING AT ALL SIDES IN ACCORDANCE WITH PRODUCT NOA; SEE ATTACHED NOA SPECIFICATIONS. PROVIDE ¼" ø TAPCONS WITH MINIMUM EMBEDMENT AS SPECIFIED IN PRODUCT NOA INTO SOLID MASONRY/CONCRETE, 3" FROM ENDS AND @ 12" O.C. TYPICAL. CONTRACTOR TO PROVIDE ENGINEERED MANUFACTURER SHOP DRAWINGS / PRODUCT N.O.A. TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION OR INSTALLATION. PROVIDE CONTINUOUS LIQUID APPLIED POLYURETHANE RUBBER MEMBRANE "VULKEM 350 NF" BY TREMCO (OR APPROVED EQUAL) AROUND ENTIRE WINDOW OPENING, AS SHOWN ON SHEET A1.5
2. INSULATION: ALL BUILDING THERMAL ENVELOPE COMPONENTS SHALL MEET THE EFFICIENCY REQUIREMENTS OF 2017 F.B.C. ENERGY CONSERVATION 402 AND SHALL BE IN ACCORDANCE WITH THE ATTACHED ENGINEERED ENERGY CALCULATIONS. ALL EXTERIOR MASONRY WALLS SHALL BE LINED AT INTERIOR SIDE WITH "VR–PLUS SHIELD" BY "FI–FOIL" TRIPLE LAYER REFLECTIVE INSULATION SHEETS, R–7.1 min. ALL INTERIOR PARTITIONS SHALL RECEIVE R–15 (3.5" PARTITION) OR R23 (5.5" PARTITION) MINERAL WOOL INSULATION "TEMPCONTROL MINERAL WOOL" BY "JOHNS MANVILLE" @ EACH STUD, CONTINUOUS.
3. ALL INTERIOR NON–BEARING PARTITIONS, FURRING CHANNELS, AND SOFFIT FRAMING SHALL BE LIGHT GAUGE METAL FRAMING: 1⅝" @ 16" o/c FURRING CHANNELS @ EXTERIOR CMU WALLS, AND 1⅝", 3⅝", 5½ OR 6" @ 16" O.C. STUDS (SIZE OF PARTITIONS AS INDICATED IN PLAN) –PROVIDE BOTTOM AND TOP TRACKS WITH 1½" SCREW @ 12" O.C. TYPICAL OR 1½" TAPCON TO CONCRETE. FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH FBC 2017. PROVIDE 2x6 PT HORIZONTAL, CONTINUOUS @ ALL FLOOR AND CEILING AREAS WITH 3⅜" TAPCONS @ 12" O.C. TO MASONRY WALLS OR 3" WOOD SCREW (2) PER STUD. TYPICAL. WHERE WALL HUNG FIXTURES AND CABINETS SHALL BE LOCATED, METAL FRAMING SHALL BE DOUBLE OR 18 GAUGE, AND REINFORCED WITH PT LUMBER.
4. FIRESTOPPING SHALL BE IN ACCORDANCE WITH FCB 4409.7. FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL. FIRESTOPS SHALL FORM EFFECTIVE FIRE BARRIERS BETWEEN STORIES AND BETWEEN A STORY AND ROOF SPACE. FIRESTOPPING SHALL BE TIGHTLY AND SECURELY FITTED INTO PLACE AND WHERE OF WOOD, SHALL BE NOT LESS THAN A NOMINAL 2 INCHES IN THICKNESS. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE SOLIDLY FILLED WITH MORTAR OR LOOSE INCOMBUSTIBLE MATERIALS SUPPORTED ON INCOMBUSTIBLE SUPPORTS. FIRESTOPPING SHALL CONSIST OF 2–INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1–INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF ¾" INCH PLYWOOD, WITH JOINTS BACKED BY ¾" INCH PLYWOOD, OR OTHER APPROVED MATERIALS. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 3/8 INCH PLYWOOD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. REQUIRED FIRESTOPS AND DRAFTSTOPS SHALL BE CONTINUOUS, AND SUCH CONTINUITY SHALL BE MAINTAINED THROUGHOUT. PENETRATIONS OF FIRESTOPS OR DRAFT STOPS SHALL BE SEALED OR PROTECTED IN AN APPROVED MANNER.

   ALL GYPSUM WALL–BOARD, MOISTURE RESISTANT WALL–BOARD, AND CEMENT WALL–BOARD (DUROCK) SHALL BE IN ACCORDANCE WITH FBCB 2509.2. SCREWS FOR ATTACHING TO LIGHT GAUGE STEEL FRAMING SHALL BE TYPE S IN ACCORDANCE WITH ASTM C 1002 WITH A MAXIMUM SPACING OF 12" O.C. @ EDGES & INTERMEDIATE. SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S WITH A MAXIMUM SPACING OF 12" O.C. @ EDGES AND INTERMEDIATE. MINIMUM ⅝" PENETRATION INTO STUD. TYPICAL APPLICATIONS SHALL BE ⅝" GYPSUM WALL BOARD FOR ALL WALLS AND ½" GYPSUM WALL BOARD FOR ALL CEILINGS.
5. ALL MECHANICAL (AHU) CLOSETS SHALL BE IN ACCORDANCE WITH FBC 2017. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 4 INCHES (102 MM) ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES (305 MM) WIDER THAN THE FURNACE OR AIR HANDLER. ALL UNITS SHALL BE INSTALLED AT OR ABOVE B.F.E. (+9'–0" N.G.V.D.) EACH CLOSET SHALL BE FINISHED WITH MOISTURE RESISTANT GYPSUM WALL BOARD AND SOUND ATTENUATION MATERIAL WITHIN PARTITIONS. SEE NOTE 17/A1.6 BELOW. ALL AHU CLOSET DOORS SHALL HAVE A RUBBER GASKET AT JAMBS. TYPICAL.
6. ALL EXTERIOR AND INTERIOR STAIR HANDRAILS SHALL BE IN ACCORDANCE WITH FBC 2017 . ALL EXTERIOR AND INTERIOR GUARDRAILS SHALL BE IN ACCORDANCE WITH FBC 2017 ALL GUARDRAIL HEIGHTS ARE TO BE 42". ALL HANDRAILS HEIGHTS SHALL BE 36". BOTH GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS WHICH DO NOT ALLOW PASSAGE OF A 4" SPHERE. CONTRACTOR TO PROVIDE MANUFACTURER SHOP DRAWINGS AND N.O.A. TO THE BUILDING DEPARTMENT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION OR INSTALLATION. CONTRACTOR TO INSTALL IN ACCORDANCE WITH MANUFACTURER INSTALLATION STANDARDS.
7. ALL LOW VOLTAGE SYSTEMS: PHONE, CABLE, LIGHT DIMMING SYSTEM, A/V, DATA, AND SECURITY SYSTEMS SHALL BE IN ACCORDANCE WITH FBC 2017, AND NFPA 70A. THE G.C. SHALL PROVIDE CONSULTANT/SUBCONTRACTOR SPECIFICATIONS TO THE OWNER/ARCHITECT FOR APPROVAL PRIOR TO ANY WORK. THE G.C. SHALL INSTALL AS PER APPROVED MANUFACTURER SPECIFICATIONS. THE G.C. TO PROVIDE PRODUCT N.O.A. TO ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION OR INSTALLATION.
8. ALL SUB FLOORS ARE TO BE INSPECTED BY THE GENERAL CONTRACTOR FOR LEVEL, FLUSH, AND IN GOOD CONDITIONS. IF CONDITIONS ARE NOT CONDUCIVE FOR PROPER INSTALLATION OF FINISH FLOORING, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CORRECTIONS. THE GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT AND OWNER FOR ACTION PRIOR TO ANY FINISH INSTALLATION.
9. ALL CONCRETE SLABS SHALL HAVE A MINIMUM 6 MIL. VAPOR RETARDANT BARRIER BETWEEN SLABS AND SUBGRADE. SEE STRUCTURAL SHEETS FOR ADDITIONAL DETAILS.
10. ALL SLABS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED ¾" MIN. SEE STRUCTURAL SHEETS FOR ADDITIONAL DETAILS.
11. GLAZING AT ALL INTERIOR SLIDING/SWINGING DOORS AND IN ALL SHOWER TO TUB ENCLOSURES INCLUDING ANY GLAZING 60" A.F.F. SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE MINIMUM ¼" THICK TEMPERED, CLASS II SAFETY GLAZING. SEE INTERIOR DESIGNER PLANS AND SCHEDULES FOR ALL HARDWARE FINISHES. ALL HARDWARE AND FIXTURES TO BE SELECTED BY THE OWNER/INTERIOR DESIGN CONSULTANT AND SUPPLIED BY THE G.C.
12. ALL WATERPROOFING MEMBRANES SHALL BE IN ACCORDANCE WITH FBC 2017. PROVIDE "CEMENTITIOUS CRYSTALLINE WATERPROOFING" BY "XYPEX CHEMICAL CORP." FOR CONCRETE WATERPROOFING. PROVIDE CONTINUOUS LIQUID APPLIED POLYURETHANE RUBBER MEMBRANE "VULKEM 350 NF" (OR APPROVED EQUAL) FOR ALL DOORS/WINDOWS OPENING; SEE SHEET A1.5 FOR DETAILS. THE G.C. SHALL INSTALL AS PER RECOMMENDED MANUFACTURER INSTRUCTIONS ONLY. THE G.C. TO PROVIDE PRODUCT N.O.A. TO ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY PURCHASE, FABRICATION OR INSTALLATION.
13. TERMITE PROTECTION PER F.B.C. R 4409.13.5: ALL BUILDINGS SHALL HAVE A PRE–CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
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15. SHOWER FINISH NOTE PER FBCB 1210.2.3. – BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR–TYPICAL. SEE INTERIOR DESIGNER PLANS FOR EXACT SPECS AND HEIGHT OF NONABSORBENT SURFACE.
16. SOUND INSULATION: PROVIDE "QUIET–ROCK 530" BY "PABCO GYPSUM" www.quietrock.com OR APPROVED EQUAL, AT EACH SIDE OF PARTITIONS AT LOCATIONS INDICATED IN A3.1 & A3.2. PROVIDE "NOISE–BLOK PRO ACOUSTIGUARD" BY " WILREP, LTDA" NOISE CONTROL MATERIAL OR APPROVED EQUAL AT AHU INSIDE MILLWORK. THE GC SHALL PROVIDE SPEC SHEET SUBMITTAL FOR BOTH PRODUCTS TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION.

1

INSULATION: All building thermal envelope components shall meet the efficiency requirements of 2017 F.B.C. Energy Conservation 402 and shall be in accordance with the attached engineered energy calculations.

- EXTERIOR MASONRY WALLS: "VR–PLUS Shield" by "FI–FOIL" triple layer reflective insulation sheets, R–7.1 min.
- INTERIOR PARTITIONS: R-15 (3.5" partition) or R-23 (5.5" partition) mineral wool insulation "TempControl Mineral Wool" BY "Johns Manville" @ each stud, continuous.
- ROOF All areas between new and existing wood joists shall be filled with polyicynene insulation, manufactured by "Icynene, Inc.", spray formula insulation system. Icynene open cell LD-C-.50 R-30, (1"=R3.7, min R30, 8.1" thick) Icynene shall comply with FBC.

NOTE: Contractor shall verify in field that no mechanical duct or equipment are in contact with the foam insulation.

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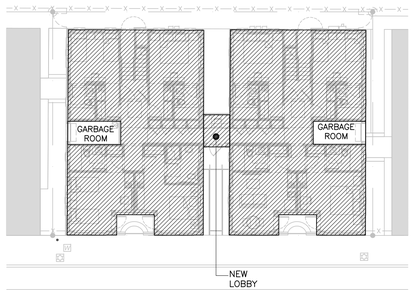
INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

WALL TYPES & TYPICAL WALL SECTION	
DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07-05-2018

A1.5

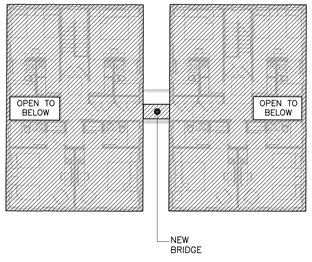
ZONING DATA		EXISTING 727	EXISTING 735	EXITS. COMBINED SITE	PROPOSED COMBINED SITE
LOT INFORMATION:					
FOLIO NUMBER		02-4203-009-2750	02-4203-009-2730	—	
YEAR BUILT		1925	1925	—	
BASE FLOOD ELEVATION (+1' FREE BOARD)		+8.00' NGVD + 1' = +9.00' NGVD	+8.00' NGVD + 1' = +9.00' NGVD	+8.00' NGVD + 1' = +9.00' NGVD	
ZONING CLASSIFICATION		R-PS2	R-PS2	R-PS2	R-PS2
PERFORMANCE STANDARDS					
	REQUIRED	EXISTING	EXISTING		PROPOSED
MINIMUM LOT AREA	5,750 SF	1,750 SF	1,827 SF	*3,577 SF	*3,577 SF
MINIMUM LOT WIDTH	50'	38.1'	33.45'	*71.55'	*71.55'
REQUIRED OPEN SPACE RATIO	0.65	—	—	0.06 (REFER TO SHEET A1.2)	0.12 (REFER TO SHEET A1.2)
MAXIMUM BUILDING HEIGHT	40	28'-10"	28'-10"	28'-10"	EXISTING TO REMAIN
MAXIMUM NUMBER OF STORIES	4	2	2	2	EXISTING TO REMAIN
MAXIMUM FLOOR AREA RATIO	1.50	1.5(REFER TO SHEET A2.2)	1.45(REFER TO SHEET A2.2)	1.48(REFER TO SHEET A2.2)	1.50(REFER TO SHEET A2.2)
MINIMUM FLOOR AREA PER APARTMENT	400 SF	560 SF	250 SF		582.6 SF
MINIMUM AVERAGE FLOOR AREA PER APARTMENT UNIT	500 SF	560 SF	358 SF	459 SF	582.6 SF
MINIMUM FLOOR AREA PER HOTEL UNIT	335 SF	—	—	—	
MINIMUM PARKING	N/A	N/A	N/A	N/A	N/A
SETBACK REQUIREMENTS					
PEDESTAL					
FRONT	5'	0'	0'	N/A	EXISTING TO REMAIN
SIDE INTERIOR	5'	1'-7"	2'-10"	N/A	EXISTING TO REMAIN
REAR	5'	3'-11"	3'-9"	N/A	EXISTING TO REMAIN

* COMBINED LOT-UNITY OF TITLE



PROPOSED FIRST FLOOR F.A.R DIAGRAM

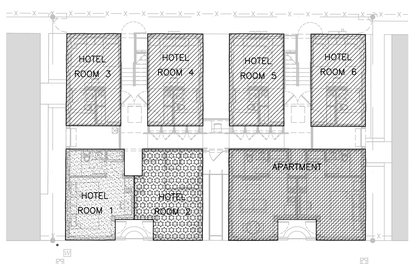
1/16 " = 1'-0"



PROPOSED 2ND FLOOR F.A.R DIAGRAM

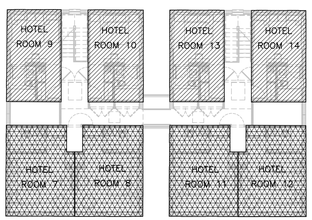
1/16 " = 1'-0"

F.A.R CALCULATION				
EXISTING BUILDING TOTAL SF	5,543.8 SF		TOTAL PROPOSED SF	5,368 SF
			LOT AREA	3,577.5 SF
LOBBY ADDITION FIRST FLOOR	41 SF			
LOBBY ADDITION SECOND FLOOR	20 SF		PROPOSED F.A.R	1.5%
GARBAGE ROOM FIRST FLOOR	-118.4 SF			
OPEN TO BELOW SECOND FLOOR	-118.4 SF			



FIRST FLOOR UNIT SIZE DIAGRAM

1/16 " = 1'-0"

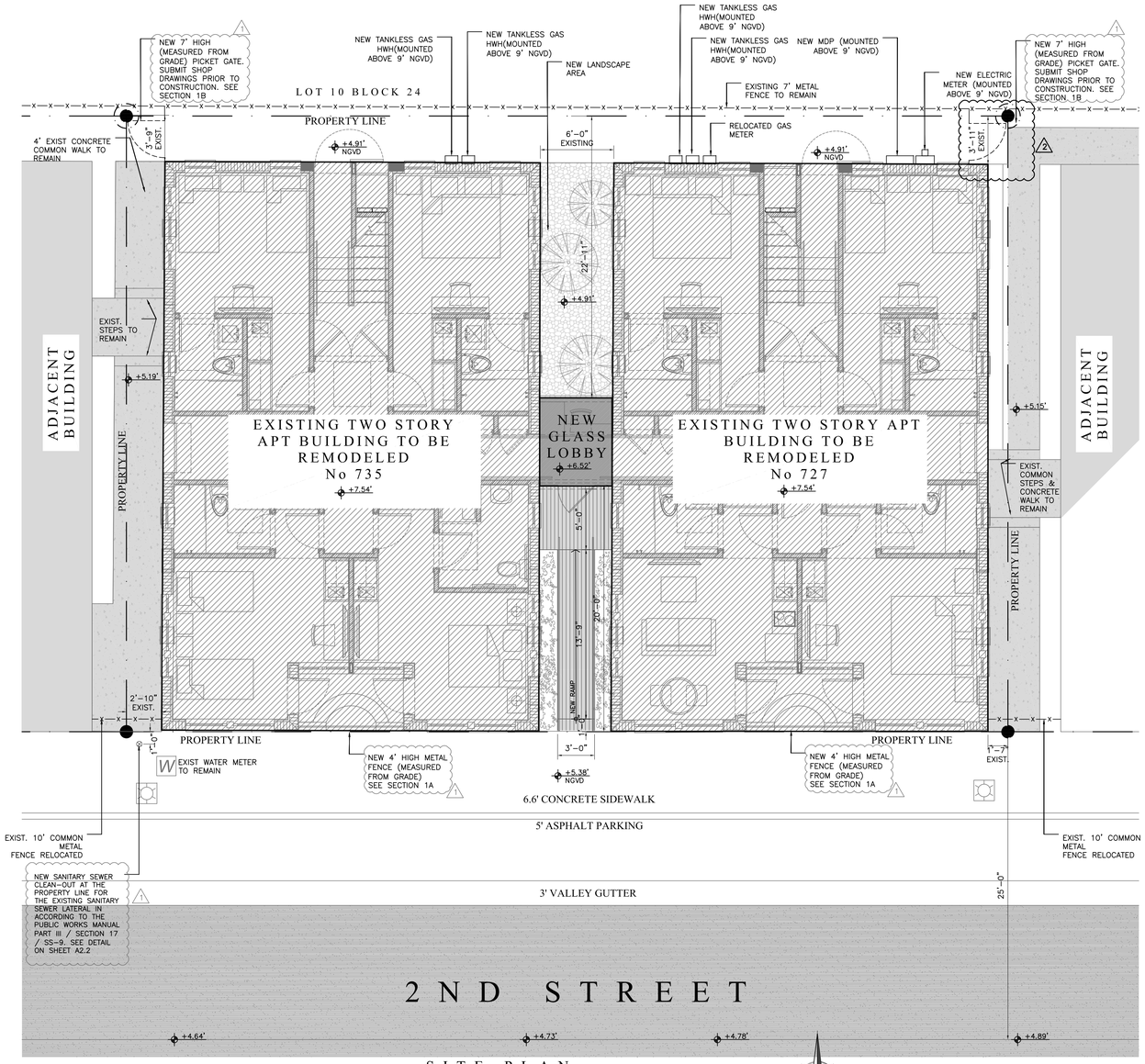


SECOND FLOOR UNIT SIZE DIAGRAM

1/16 " = 1'-0"

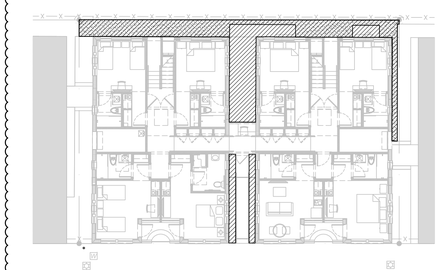
UNIT SIZES DIAGRAM		
UNIT TYPE	QUANTITY	AREA
HOTEL ROOM	8	257 SF
HOTEL ROOM	4	301 SF
HOTEL ROOM	1	279.3 SF
HOTEL ROOM	1	280.8 SF
APARTMENT	1	582.6 SF

PERVIOUS AREA CALCULATION		
LOT AREA	3,577.5 SF	%
EXISTING PERVIOUS AREA	242 SF	0.06
PROPOSED PERVIOUS AREA	465 SF	0.12



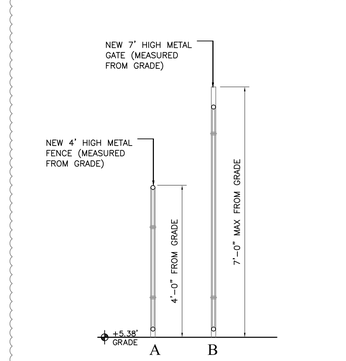
SITE PLAN

3/16 " = 1'-0"



PROPOSED PERVIOUS AREA DIAGRAM

1/16 " = 1'-0"



1 A2.1 FENCE SECTIONS

1/2 " = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

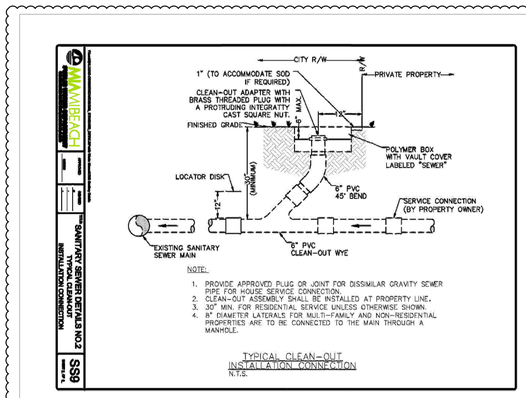
SITE PLAN	
DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07-05-2018
2	COMMENTS 09-05-2018

A2.1

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FOOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER, THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE NPDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY.

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.



EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH A ½-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. F.D.O.T. NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE Barrier.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE Barrier IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER Barrier DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE Barrier IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURED SHALL BE Inspected AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER SUCH THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DE-WATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DE-WATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DE-WATERING EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS, AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRICTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

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INTERIOR + EXTERIOR ALTERATIONS FOR:
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MIAMI BEACH, FL 33139

EROSION & SEDIMENTATION CONTROL PLAN

DATE:	05.23.2018
DRAWN BY	PA
REVISION	DATE:
1	BLDG DEPT COMMENTS 07/05/2018

A2.2

Construction Specifications

Fabric Drop Inlet Sediment Filter

1. *Fabric shall be cut from a continuous roll to avoid joints.*
2. *Stakes shall be 2 x 4 inches (5 x 10 cm) wood (preferred) or equivalent metal with a minimum length of 3 feet (90 cm) (see **Figure 4.5a**).*
3. *Staples shall be of heavy duty wire at least ½ inch (13 mm) long.*
4. *Stakes shall be spaced around the perimeter of the inlet a maximum of 3 feet (90 cm) apart and securely driven into the ground a minimum of 8 inches (20 cm). A frame of 2 x 4 inches (5 x 10 cm) of wood shall be constructed around the top of the stakes for proper stability.*
5. *A trench shall be excavated approximately 4 inches (10 cm) wide and 4 inches (10 cm) deep around the outside perimeter of the stakes (see **Figure 4.5b**).*
6. *The fabric shall be stapled to the wooden stakes, and 8 inches (20 cm) of the fabric shall be extended into the trench. The height of the filter barrier shall be a minimum of 15 inches (38 cm) and shall not exceed 18 inches (45 cm).*
7. *The trench shall be backfilled and the soil compacted over the fabric.*

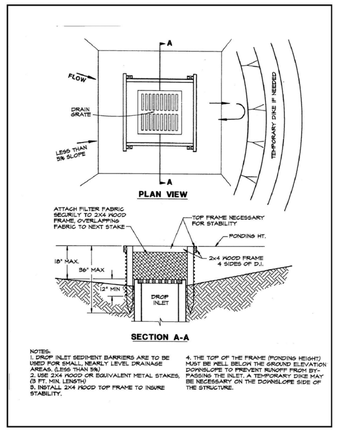
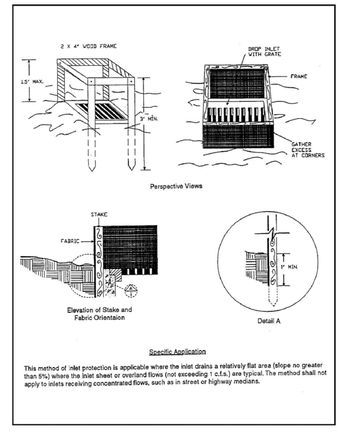


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier
Source: Erosion Draw



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slope no greater than 5%) where the inlet sheet or overland flows (not exceeding 1 c.f.s.) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

Figure 4.5b. Filter Fabric Drop Inlet Sediment Filter
Source: North Carolina Erosion and Sediment Control Manual

Gravel and Wire Mesh Drop Inlet Sediment Filter

1. *Wire mesh shall be laid over the drop inlet so that the wire extends a minimum of 1 foot (30 cm) beyond each side of the inlet structure. Hardware cloth or comparable wire mesh with ½ inch (13 mm) openings shall be used. If more than 1 strip of mesh is necessary, the strips shall be overlapped at least 1 foot (30 cm).*

2. *FDOT No. 1 Coarse Aggregate (1.5 to 3.5 inch) (4 to 9 cm) stone shall be placed over the wire mesh, as shown in **Figure 4.5c**. The depth of the stone shall be at least 12 inches (30 cm) over the entire inlet opening. This stone shall extend beyond the inlet opening at least 18 inches (45 cm) on all sides (see **Figure 4.5c**).*
3. *If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stones must be pulled away from the inlet, cleaned, and replaced.*

***NOTE:** This filtering device has no overflow mechanism. Therefore, ponding is likely, especially if sediment is not removed regularly. This type of device must **NEVER** be used where overflow may endanger an exposed fill slope. Consideration should also be given to the possible effects of ponding on traffic movement, nearby structures, working areas, adjacent property, etc.*

1 CATCH BASIN
A2.2

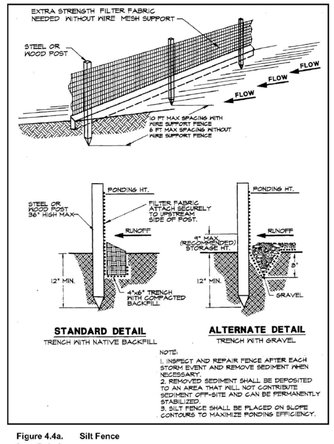


Figure 4.4a. Silt Fence
Source: Erosion Draw

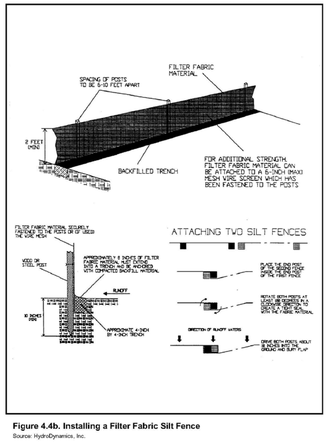


Figure 4.4b. Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

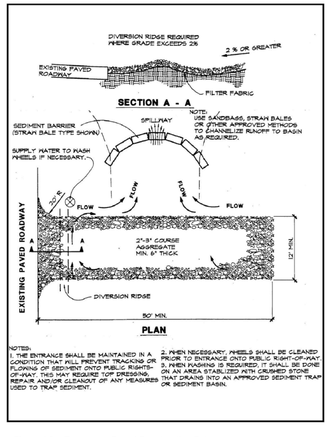


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

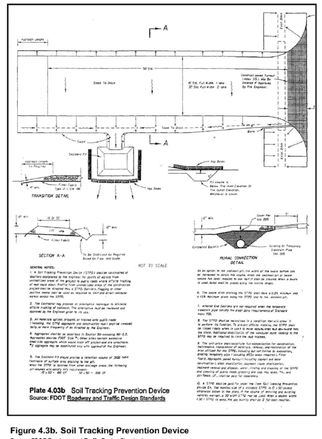


Plate 4.03b Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

Figure 4.3b. Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

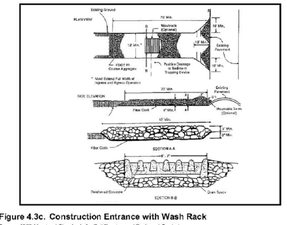


Figure 4.3c. Construction Entrance with Wash Rack
Source: 1993 Maryland Standards for Soil Erosion and Sediment Control

Location

The entrance should be located to provide for maximum utility by all construction vehicles.

Construction Specifications

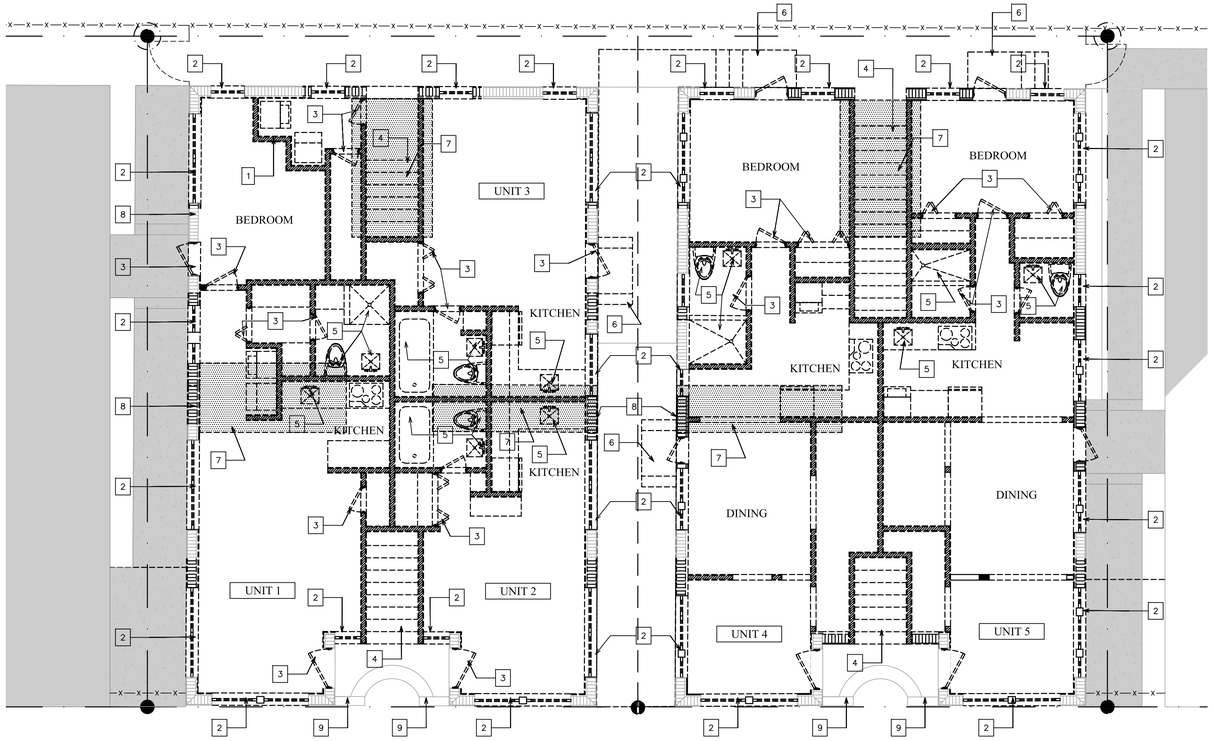
The entrance area should be cleared of all vegetation, roots, and other objectionable material. A geotextile should be laid down to improve stability and simplify maintenance when gravel is used. The gravel shall then be placed over the geotextile to the specified dimensions.

Maintenance

The stabilized construction exit shall be maintained in a condition that will prevent the tracking or flow of mud onto public rights of way. This may require periodic maintenance as conditions demand, and the repair and/or cleanout of any structures used to trap sediments. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. Look for signs of trucks and trailered equipment "cutting corners" where the construction exit meets the roadway. Sweep the paved road as needed.

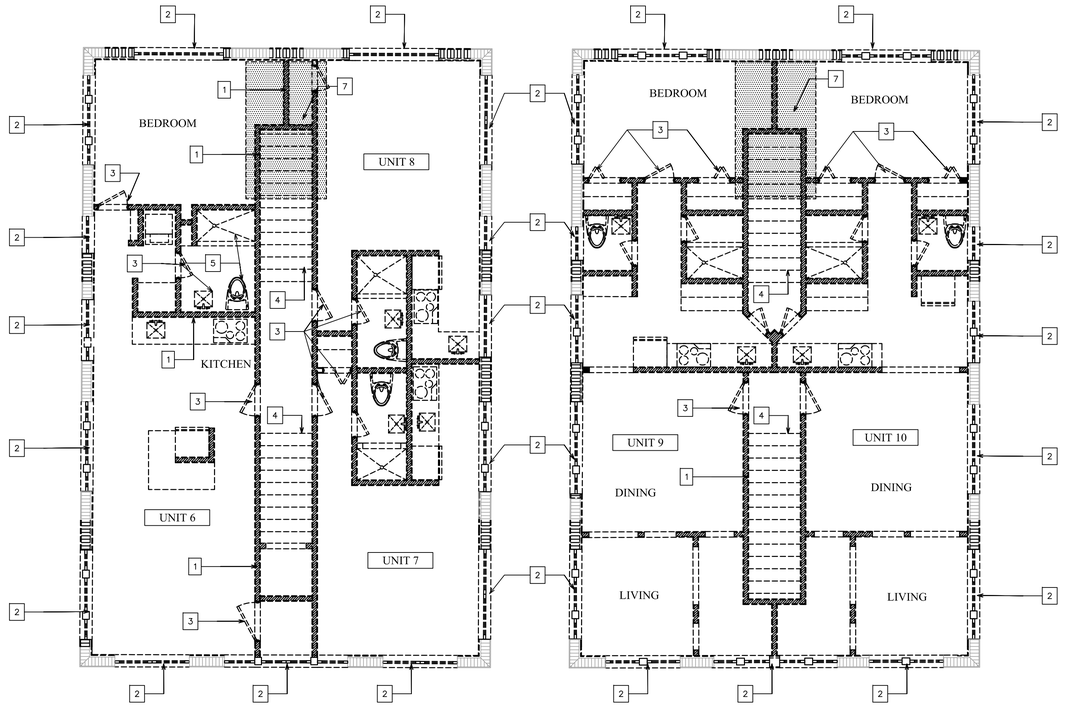
2 SILT FENCE
A2.2

3 WASH STATION
A2.2



FIRST FLOOR DEMOLITION PLAN

$\frac{3}{16}$" = 1'-0"



SECOND FLOOR DEMOLITION PLAN

$\frac{3}{16}$" = 1'-0"

DEMOLITION KEY LEGEND:

1	EXISTING NON LOAD BEARING PARTITION TO BE RMEOVED
2	EXISTING WINDOW TO BE REMOVED
3	EXISTING DOOR TO BE REMOVED
4	EXISTING STAIRS TO BE REMOVED
5	EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES AS REQUIRED
6	EXISTING CONCRETE STEPS TO BE REMOVED
7	EXISTING JOISTS & FINISHED FLOOR TO BE REMOVED
8	EXISTING BLOCK WALL TO BE REMOVED, PROVIDE SHORING AS REQUIRED
9	EXISTING LOW BLOCK WALL TO BE PARTIALLY REMOVED, REFER TO ELEVATIONS.

DEMOLITION SCOPE OF WORK:

1. ALL INTERIOR NON-LOAD BEARING PARTITIONS TO BE REMOVED
2. ALL INTERIOR FINISHES TO BE REMOVED
3. ALL PLUMBING FIXTURES TO BE REMOVED (CAP ALL LINES AS REQUIRED)
4. ALL APPLIANCES TO BE REMOVED
5. ALL EXISTING WINDOWS TO BE REMOVED (REFER TO ELEVATIONS FOR INDICATION ON WINDOWS TO BE REPLACED OR TO BE BLOCKED UP)
6. EXISTING STAIRS TO BE REMOVED

DEMOLITION LEGEND:

EXISTING MASONRY BLOCK WALL TO REMAIN

EXISTING FRAMED PARTITION TO BE DEMOLISHED

EXISTING MASONRY BLOCK WALL TO BE REMOVED

DEMOLITION NOTES:

1. REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACHIEVE DESIRED RESULTS. DO NOT REMOVE ANY EXISTING STRUCTURAL ELEMENTS AND/OR UTILITARIAN CONCEALED CONSTRUCTION. REPAIR OF DAMAGES TO THE EXISTING BUILDING DURING DEMOLITION RESULTING FROM LACK OF CARE AND DUE DILIGENCE IS THE COMPLETE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MAY NOT BE CLAIMED AS MONETARY DAMAGES NOR AS TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT TIME TO PERFORM THE WORK.

2. ALL SALVAGEABLE MATERIAL & EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER. THE OWNER WILL PROVIDE A LOCATION FOR STORAGE OF SALVAGED ITEMS. OWNER TO PROVIDE A CONTAINER TO STORE AND ORGANIZE ALL EXISTING EQUIPMENT AND FIXTURES FOR REUSE. NON-SALVAGEABLE MATERIAL AND EQUIPMENT, I.E. CONSTRUCTION DEBRIS, SHALL BE DISPOSED OF OFF SITE IN A LEGAL AND SAFE MANNER, BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

3. PROTECT EXISTING ADJACENT FINISH MATERIALS, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE DURING DEMOLITION WORK. ALL DAMAGE WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING IN ORDER TO ACCESS EXISTING PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL CONDITIONS WITHIN CONCEALED SPACES. REPAIR ALL WORK THAT IS VISIBLE IN SUCH A MANNER SO AS TO LEAVE IT IN THE SAME OR BETTER CONDITION THAN BEFORE WORK COMMENCED.

5. THE GENERAL CONTRACTOR SHALL SHUT DOWN ALL SERVICES SUCH AS ELECTRICAL, MECHANICAL AND PLUMBING PRIOR TO THE COMMENCEMENT OF WORK AS MAY BE REQUIRED THROUGHOUT DEMOLITION / CONSTRUCTION. THE GENERAL CONTRACTOR IS TO NOTIFY THE OWNERS IN ADVANCE OF ALL SERVICE INTERRUPTIONS.

6. THE GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED BY A FLORIDA LICENSED ENGINEER PRIOR TO THE REMOVAL OF ANY STRUCTURAL SYSTEMS/ELEMENTS IF REQUIRED.

7. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING ROOF BEARING PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

8. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONCRETE BEAM & COLUMNS BEARING CONDITIONS PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

9. THE GENERAL CONTRACTOR SHALL PROPERLY TERMINATE ALL PLUMBING, ELECTRICAL, MECHANICAL AND RELATED EQUIPMENT/SYSTEMS WHICH MAY BE ABANDONED DURING THE COURSE OF THIS WORK AND TERMINATED AS PER FLORIDA BUILDING CODE 2017 REQUIREMENTS.

10. ALL SALVAGEABLE APPLIANCES, MECHANICAL, ELECTRICAL, PLUMBING, FIXTURES, EQUIPMENT, BUILT-IN CABINETRY TO BE COORDINATED WITH OWNER PRIOR TO ANY WORK.

11. THE GENERAL CONTRACTOR SHALL CONTROL THE AMOUNT OF DUST RESULTING FROM DEMOLITION BY ERECTING AND MAINTAINING TEMPORARY PARTITIONS ISOLATING / SECURING THE AFFECTED AREAS. ALL TEMPORARY PARTITIONS SHALL BE SECURED WITH LOCKS WALLS

12. REMOVE ALL FLOOR, WALL, AND CEILING FINISHES UNLESS OTHERWISE NOTED.

13. THE G.C. IS TO VERIFY ALL SITE UTILITY LOCATIONS IN FIELD PRIOR TO ANY WORK & REPORT ALL DISCREPANCIES TO ARCHITECT. TYPICAL.

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INTERIOR + EXTERIOR ALTERATIONS FOR:
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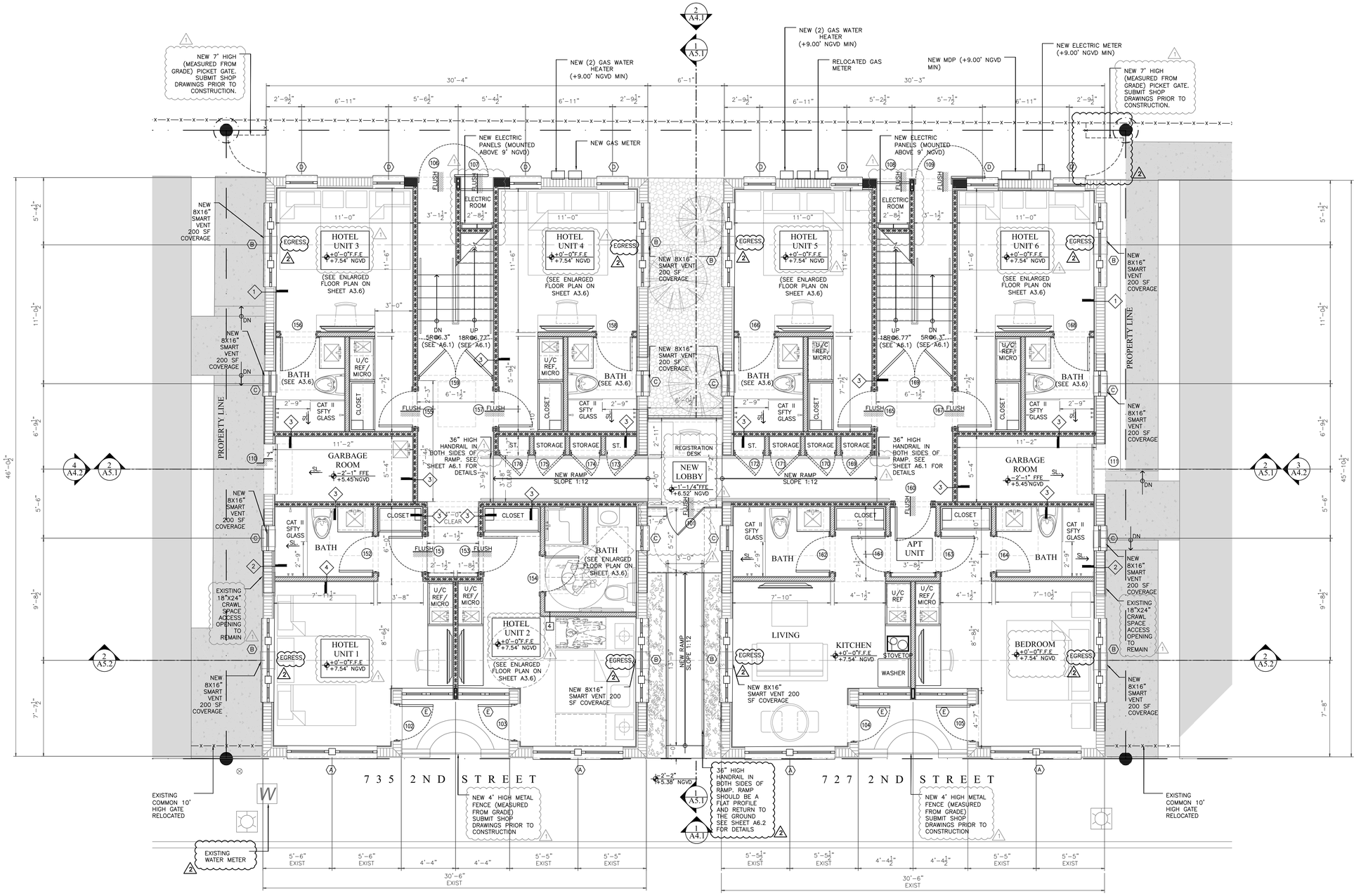
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

DEMOLITION PLANS

DATE:	05.23.2018
DRAWN BY	PA
REVISION	DATE:

A2.3



2ND STREET

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. REFER TO SHEET A6.1& A6.2 FOR RAMPS AND STAIRS DETAILS
2. REFER TO SHEET A3.6 FOR ENLARGED PLANS OF TYPICAL ROOMS
3. REFER TO LIFE SAFETY PLAN AND DOOR SCHEDULE FOR FIRE RATED WALLS AND DOORS INFORMATION

0'-0" F.F.E = +7.54' NGVD

FLOOD VENTS CALCULATION
CRAWL SPACE AREA: 2,800 SF
PROVIDED:
8"X16" SMART VENTS=200 SF COVERAGE
14 VENTS PROVIDED.
EXISTING VENTS IN THE FRONT FACADE OF THE BUILDING TO REMAIN AS DECORATIVE ELEMENTS

NOTE: ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA

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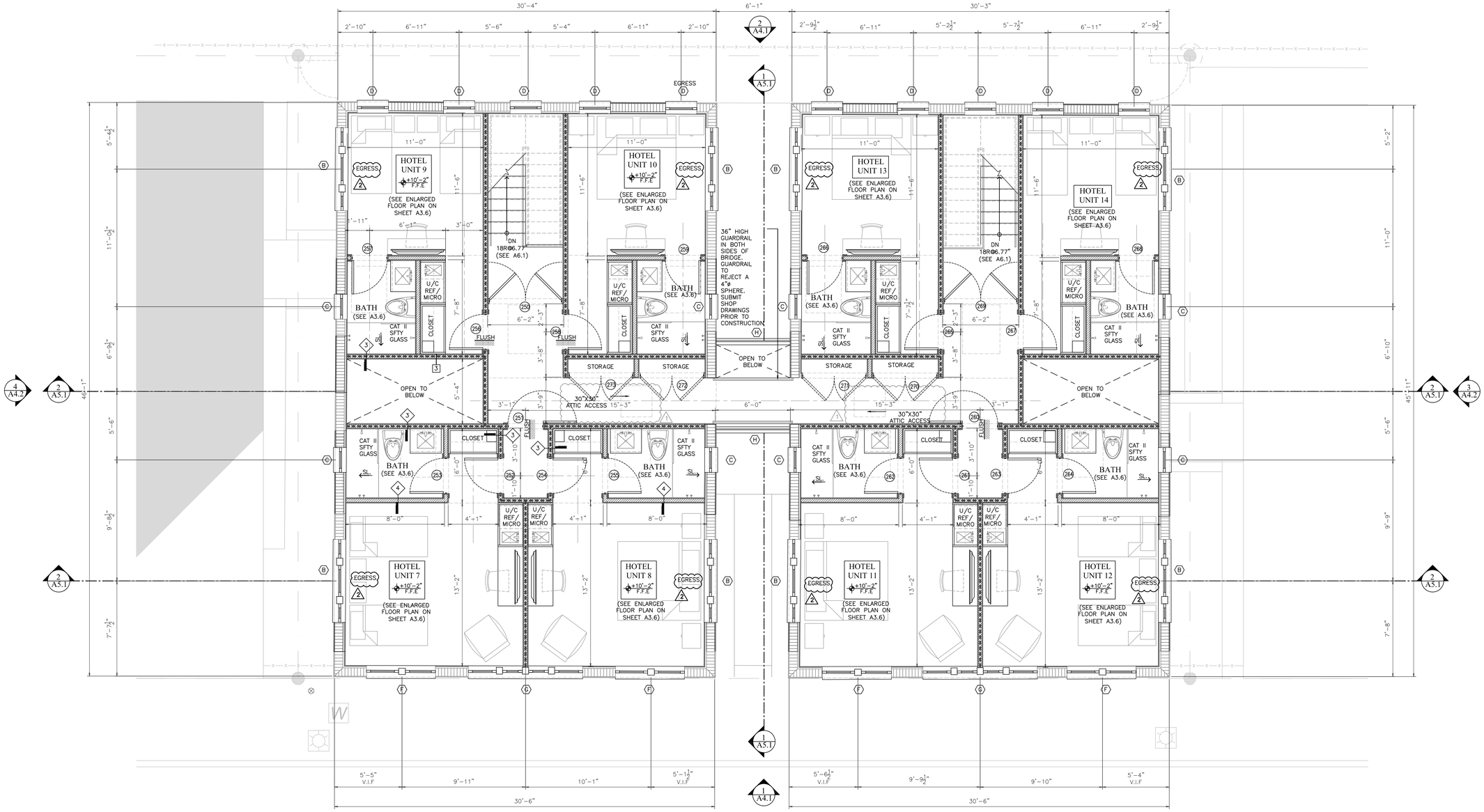
INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 735 2ND STREET
MIAMI BEACH, FL 33139

FIRST FLOOR PLAN

DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1 BLDG DEPT COMMENTS	07-05-2018
2 COMMENTS	09-05-2018

A3.1



PROPOSED SECOND FLOOR PLAN

$\frac{1}{4}$" = 1'-0"

NOTES:

1. REFER TO SHEET A6.1 & A6.2 FOR RAMPS AND STAIRS DETAILS
2. REFER TO SHEET A3.6 FOR ENLARGED PLANS OF TYPICAL ROOMS
3. REFER TO LIFE SAFETY PLAN AND DOOR SCHEDULE FOR FIRE RATED WALLS AND DOORS INFORMATION

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SECOND FLOOR PLAN

DATE:	05.23.2018
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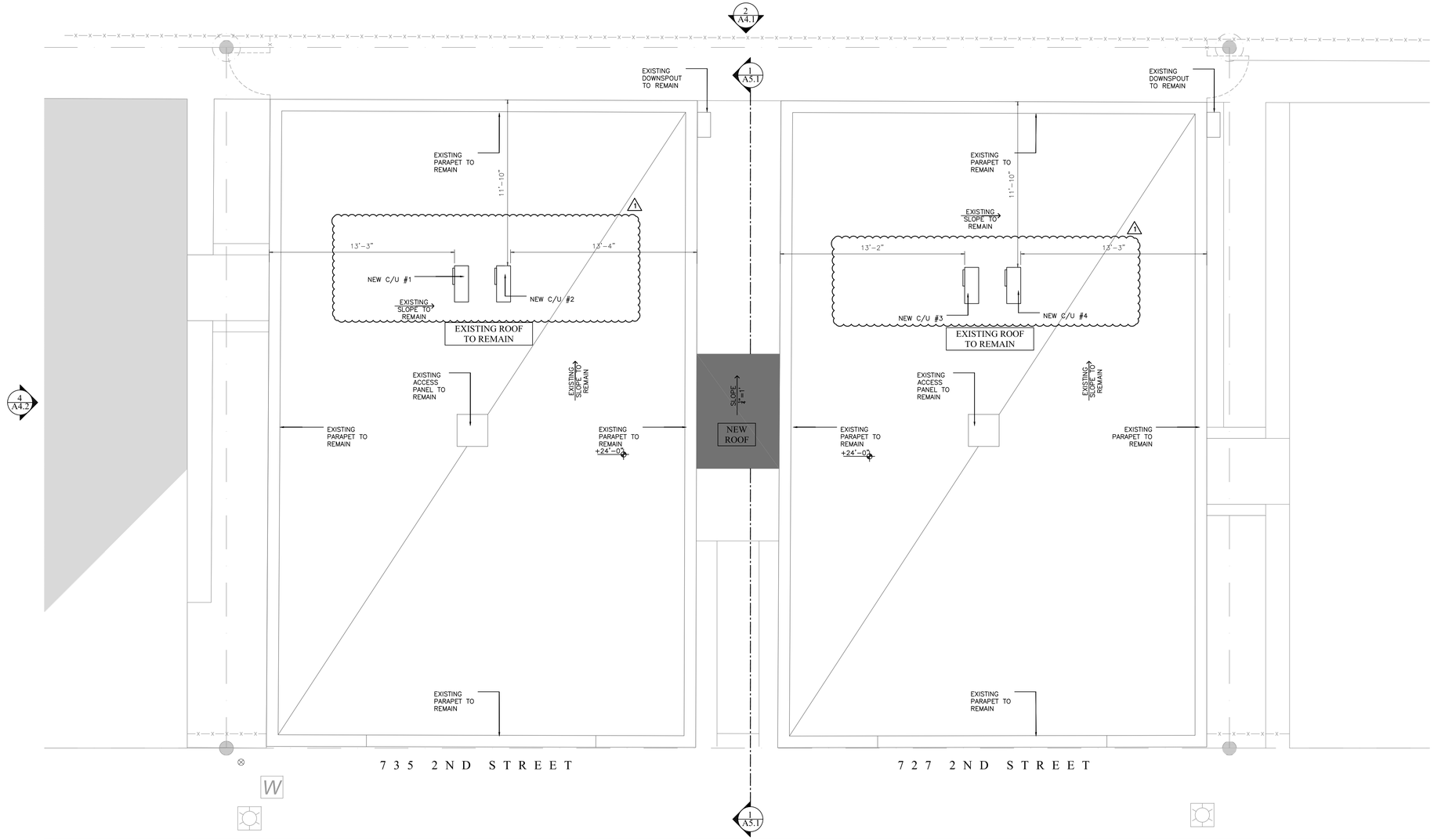
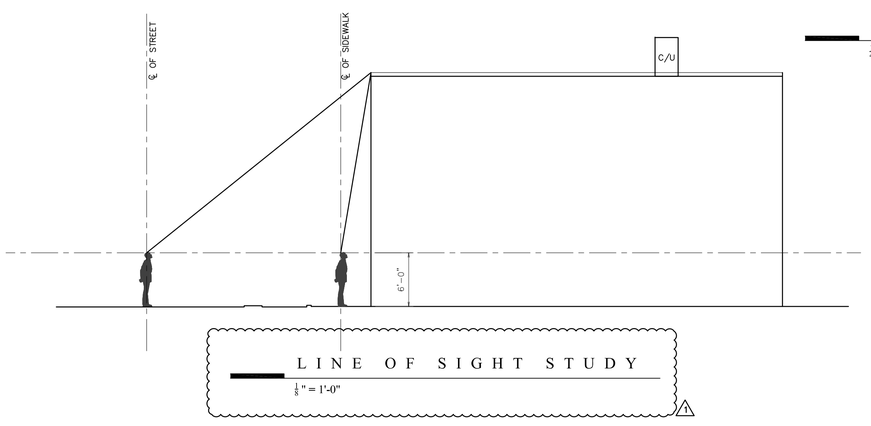
REVISION:	DATE:
1 BLDG DEPT COMMENTS	07-05-2018
2 COMMENTS	09-05-2018

A3.2





LINE OF SIGHT STUDY

1/8" = 1'-0"

1
A4.1

PROPOSED ROOF PLAN

1/4" = 1'-0"

NOTES:
1–EXISTING ROOF DRAINAGE TO REMAIN AS IS
2–REFER TO HVAC PLANS FOR EQUIPMENT MOUNTING DETAIL

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ROOF PLAN

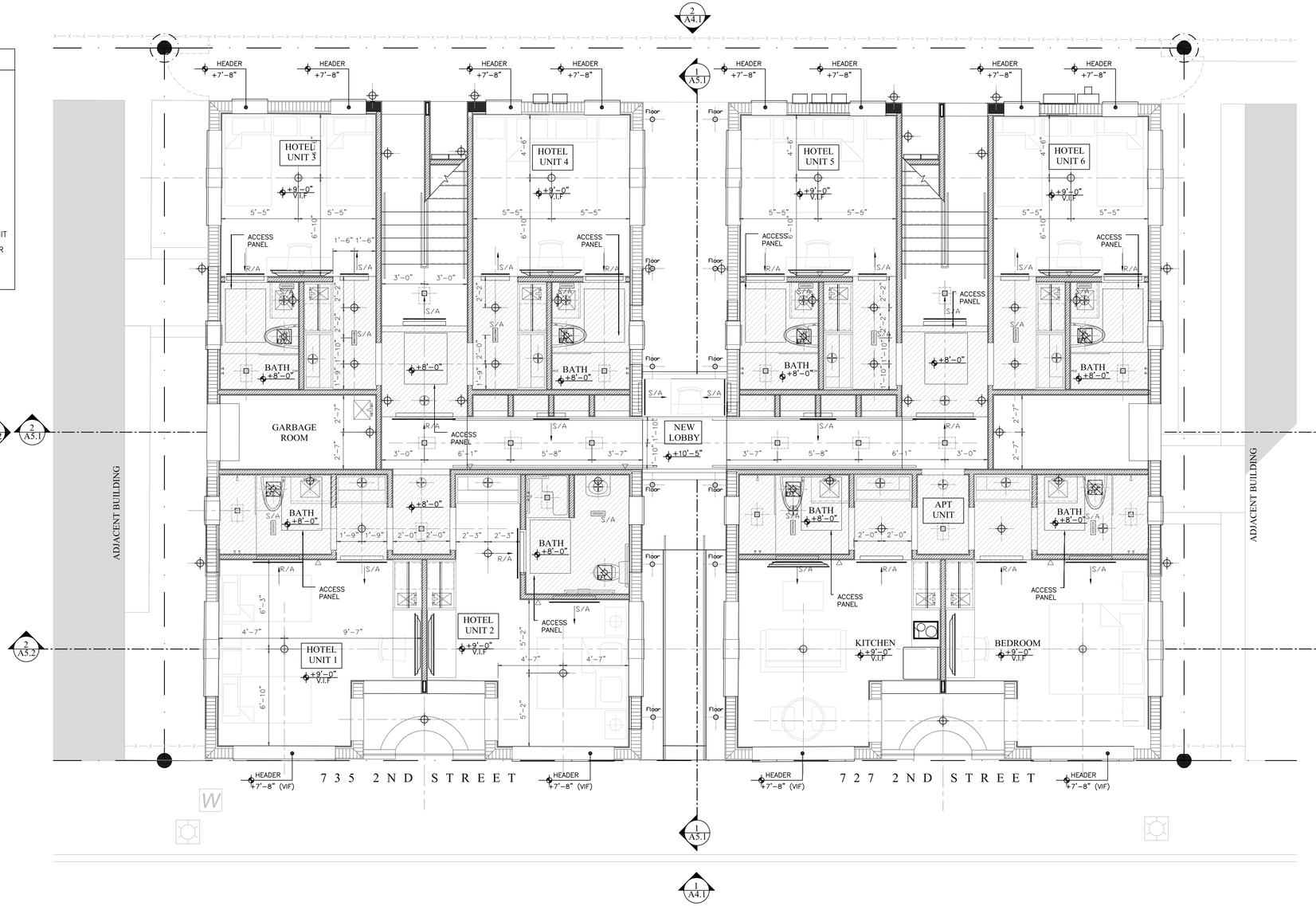
DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1 BLDG DEPT COMMENTS	07-09-2018

A3.3

LEGEND

- NEW VAPOR RESISTANT RECESSED LIGHT TO REMAIN
- NEW RECESSED LIGHT
- NEW SURFACE MOUNTED LIGHT
- NEW SMOKE DETECTOR
- NEW LED MIRROR LIGHT
- NEW SOFFIT @ +8'-0"
- EXHAUST FAN
- SUPPLY AIR
- RETURN AIR
- WALL MOUNTED RETURN AIR
- WALL MOUNTED RETURN AIR
- CEILING SPRINKLER UNDER SEPARATE PERMIT
- WALL SPRINKLER UNDER SEPARATE PERMIT

NOTE: PROVIDE 1 HOUR FIRE RATING BETWEEN FLOOR TO FLOOR. UL NUMBER M531. (SEE DETAIL ON SHEET LS-3) THROUGH PENETRATION FIRESTOP SYSTEMS: USE UL DETAIL F-C8001 (SEE DETAIL ON SHEET LS-3) 1



PROPOSED FIRST FLOOR RCP

1/4" = 1'-0"

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FIRST FLOOR RCP

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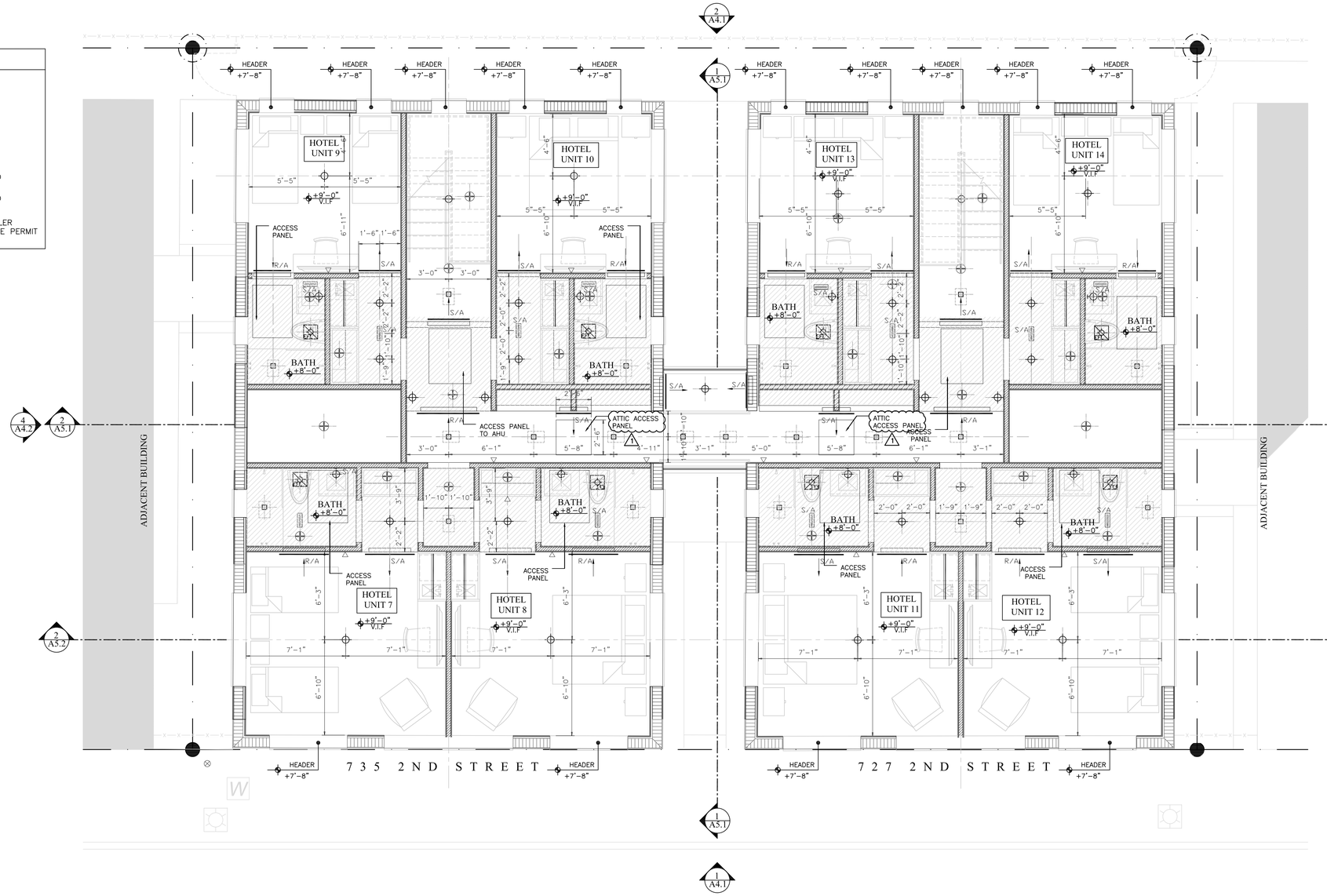
A3.4

LEGEND

VP — NEW VAPOR RESISTANT RECESSED LIGHT TO REMAIN	EXHAUST FAN
NEW RECESSED LIGHT	S/A — SUPPLY AIR
NEW SURFACE MOUNTED LIGHT	R/A — RETURN AIR
NEW SMOKE DETECTOR	R/A — WALL MOUNTED RETURN AIR
NEW LED MIRROR LIGHT	S/A — WALL MOUNTED RETURN AIR
NEW SOFFIT @ +8'-0"	CEILING SPRINKLER UNDER SEPARATE PERMIT



2ND STREET

PROPOSED SECOND FLOOR RCP

1/4" = 1'-0"

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FIRST FLOOR RCP	
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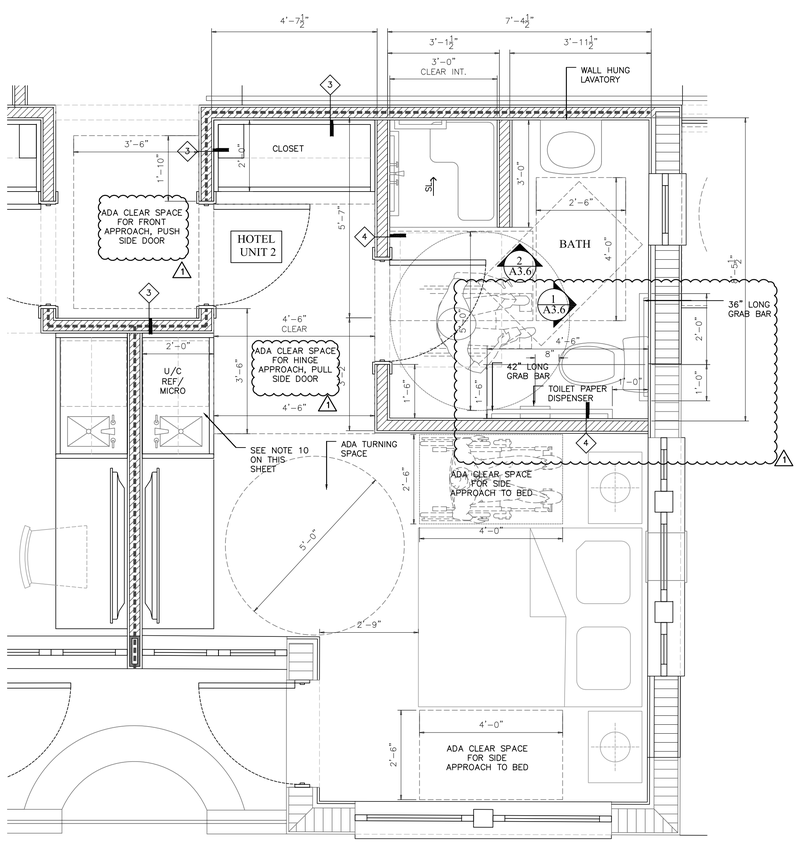
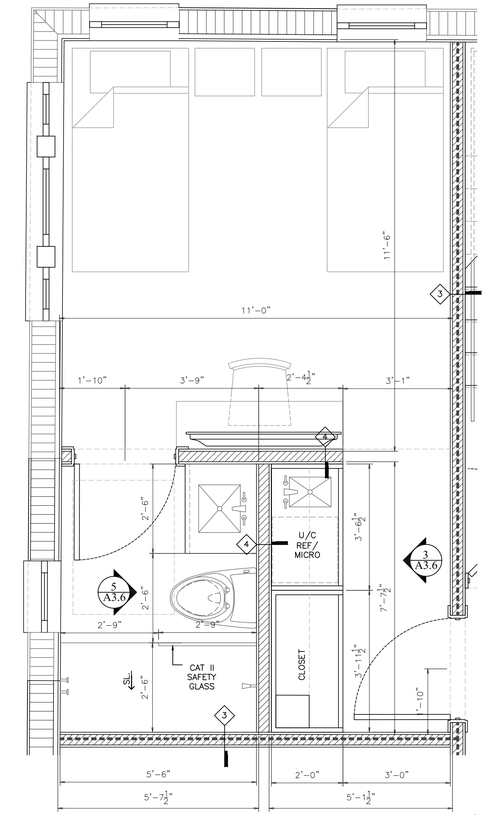
A3.5



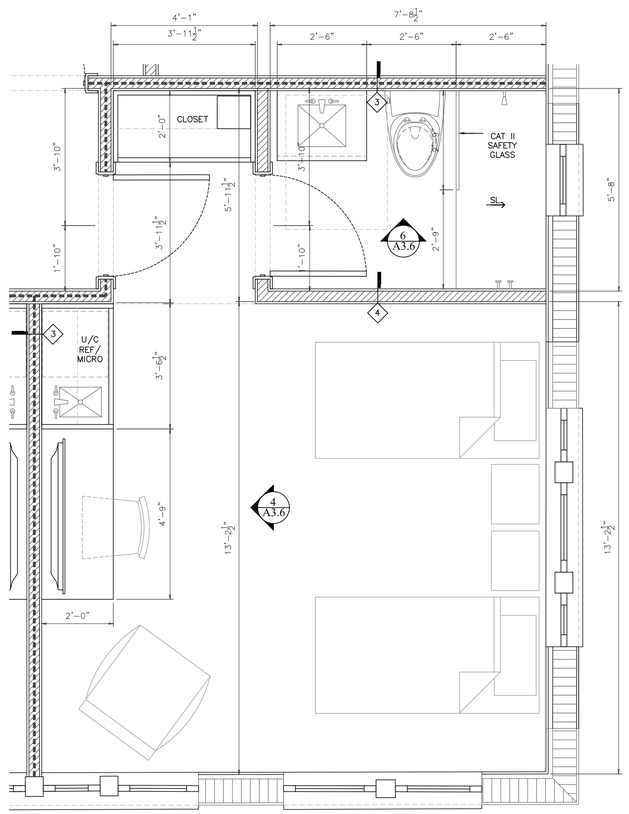
ENLARGED FLOOR PLAN
HOTEL UNIT 2 (ADA ROOM)

1/2 " = 1'-0"



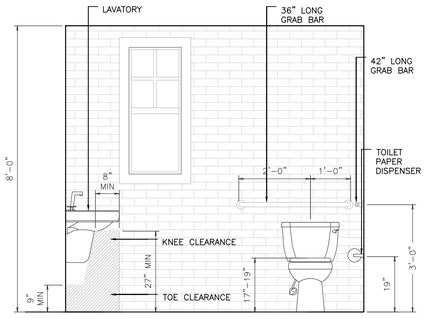
ENLARGED FLOOR PLAN
HOTEL UNITS 3,4,5,6,9,10,13&14

1/2 " = 1'-0"



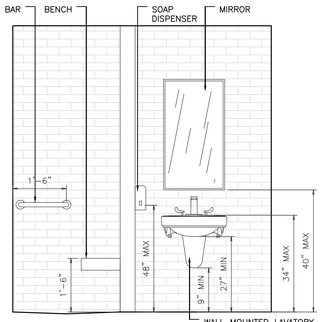
ENLARGED FLOOR PLAN
HOTEL UNITS 1,7,8,11,12

1/2 " = 1'-0"



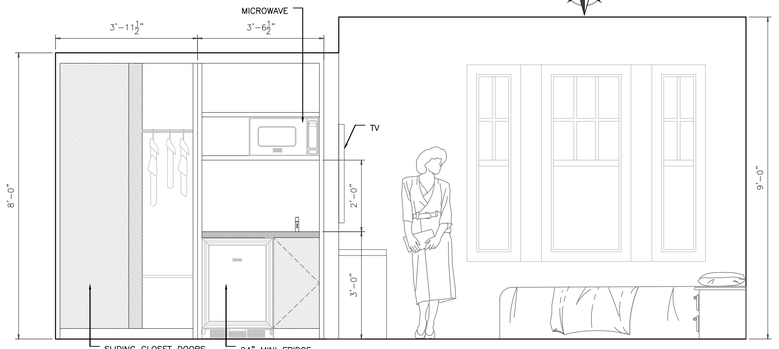
1 ADA BATHROOM

A3.6 1/2 " = 1'-0"



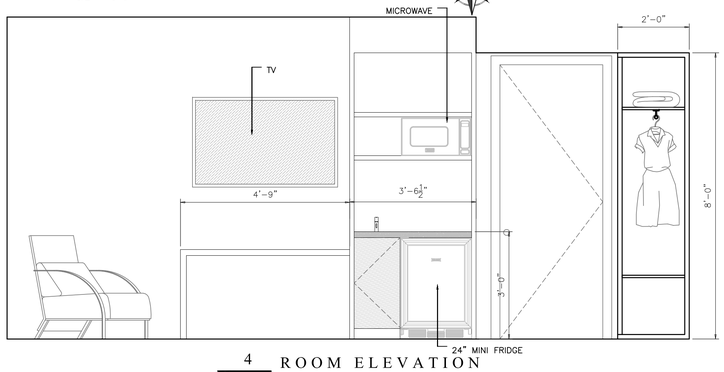
2 ADA BATHROOM

A3.6 1/2 " = 1'-0"



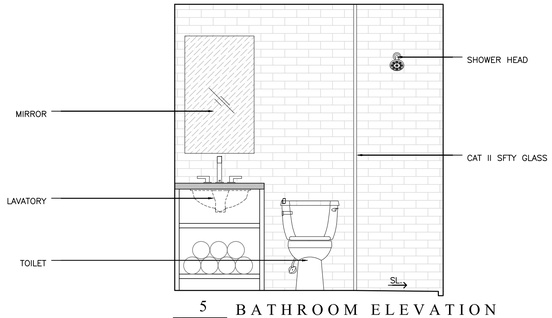
3 ROOM ELEVATION

A3.6 1/2 " = 1'-0"



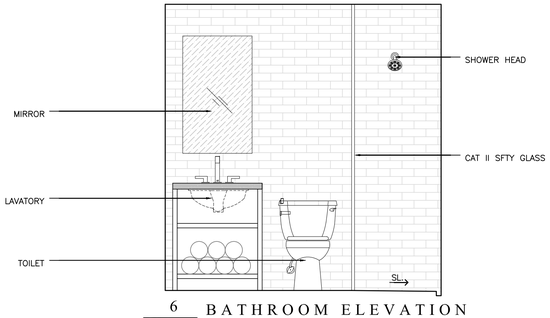
4 ROOM ELEVATION

A3.6 1/2 " = 1'-0"



5 BATHROOM ELEVATION

A3.6 1/2 " = 1'-0"



6 BATHROOM ELEVATION

A3.6 1/2 " = 1'-0"

NOTES:

1. GRAB BAR SHALL BE OF SUFFICIENT STRENGTH TOGETHER WITH ANCHORAGE TO SUSTAIN A DEAD WEIGHT OF 300 LBS. FOR FIVE MINUTES AT ANY POINT DOWNWARD OR HORIZONTALLY.
2. ALL LAVATORIES SHALL HAVE LEVER OPERATED FAUCETS
3. HEIGHT OF ALL DISPENSERS TO BE AS PER A.D.A FOR ACCESSIBLE SIDE AND FRONT APPROACHES.
4. CONTRACTOR SHALL VERIFY ANY AND ALL PREVAILING CODES IN RESPECT TO H.C. TOILET ACCESSORY HEIGHTS
5. G.G SHALL PROVIDE INSULATION FOR ALL EXPOSED HOT WATER SUPPLY LINES TO LAVATORIES, SINKS, ALL DRAINS AND "P" TRAPS. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVS. OR SINKS
6. AT PLUMBING FIXTURES AND CABINETS, PROVIDE 26 GA SHEET METAL BACKING SECURELY FASTENED TO NOT LESS THAN TWO STUDS OF 20 GA MIN.
7. ALL WALLS INSIDE RESTROOMS, TOILET ROOMS AND LOCKER ROOMS PROVIDED WITH WALL FINISHES THAT ARE NONABSORBANT CERAMIC TILES AND/OR F.R.P ,EETING THE MIN. REQUIREMENTS OF 1210 F.B.C.
8. BED FOR ACCESSIBLE BEDROOM SHALL BE OPEN–FRAME TYPE THAT ALLOWS THE PASSAGE OF LIFT DEVICES
9. A.D.A ROOM SHALL COMPLY WITH THE REQUIREMENTS OF FBC2017 806
10. COUNTER TOP OF KITCHENETTE SHALL HAVE A MAXIMUM HEIGHT OF 34" FROM FINISHED FLOOR, DESIGNED FOR A LATERAL APPROACH.

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ENLARGED PLANS	
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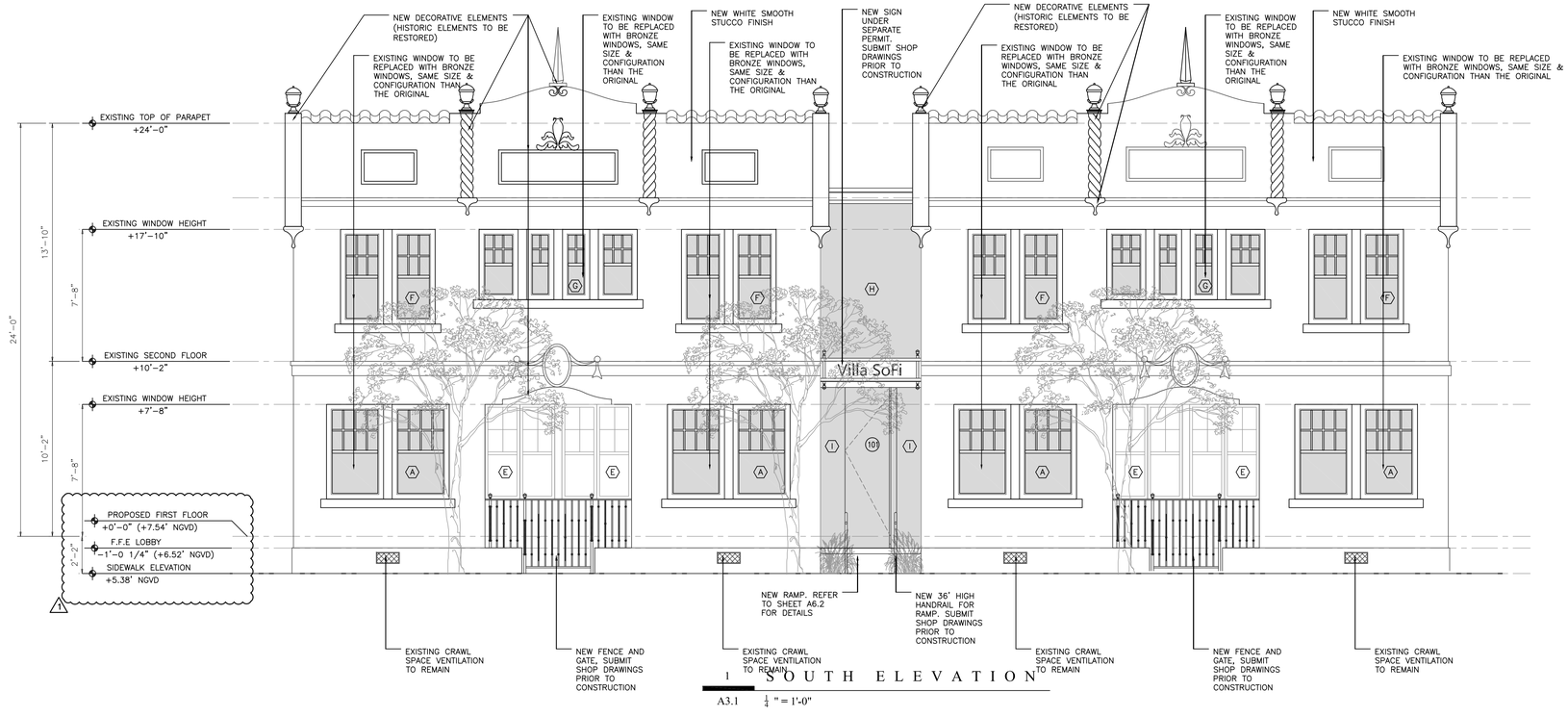
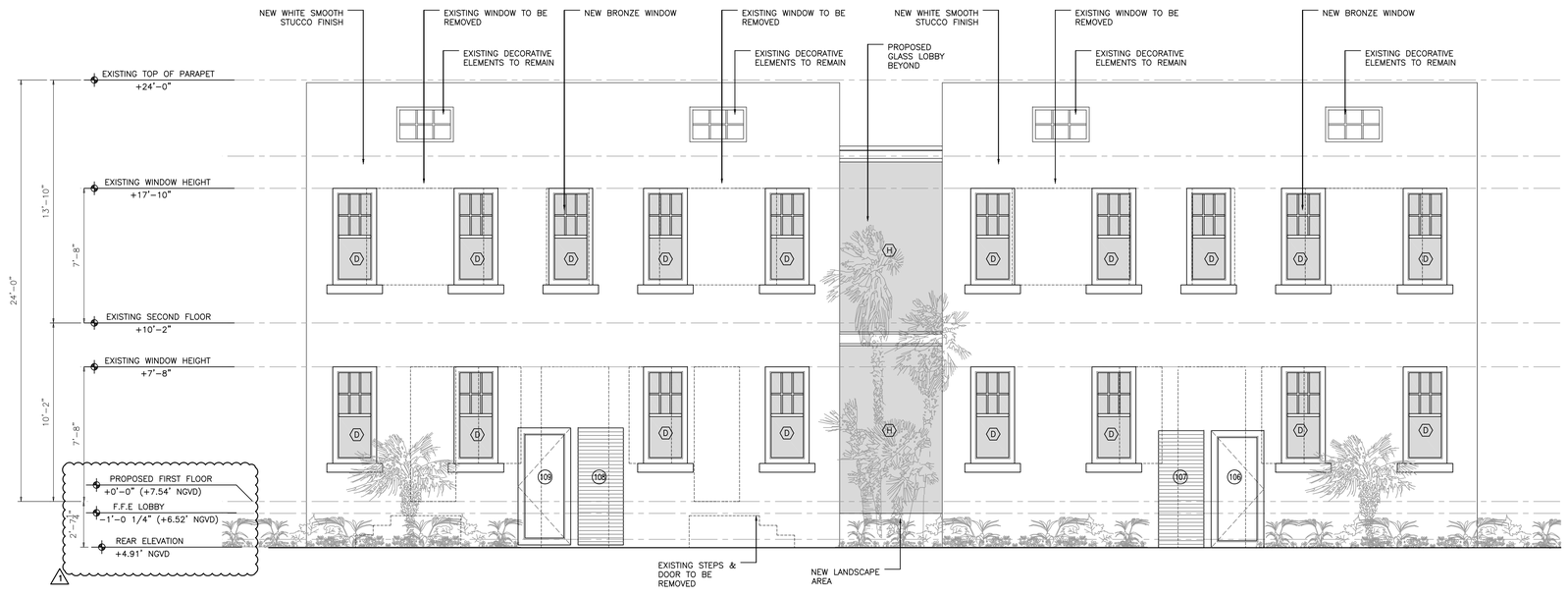
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07-05-2018

A3.6



1 SOUTH ELEVATION

A3.1 $\frac{1}{4}$" = 1'-0"



2 NORTH ELEVATION

A3.1 $\frac{1}{4}$" = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
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MIAMI BEACH, FL 33139

ELEVATIONS

DATE:	05.23.2018
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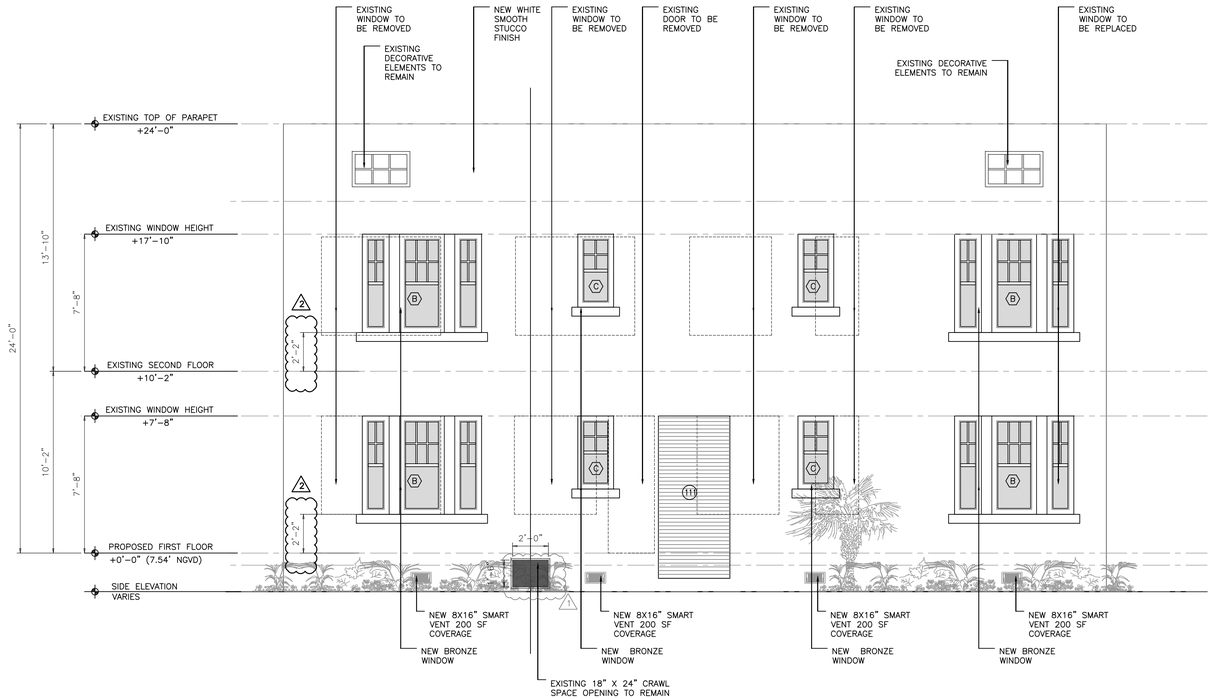
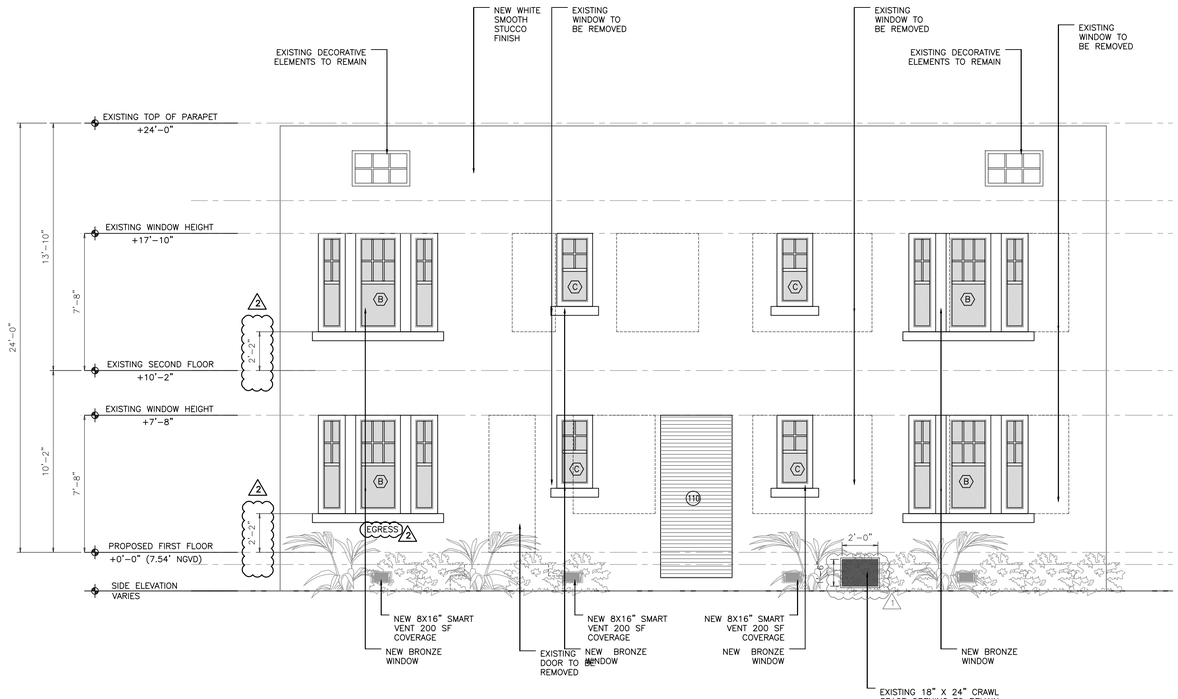
REVISION	DATE:
1	BLDG DEPT COMMENTS 07-05-2018

A4.1



3 EAST ELEVATION

A3.2 $\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION

A3.2 $\frac{1}{4}$" = 1'-0"

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ELEVATIONS

DATE:	05.23.2018
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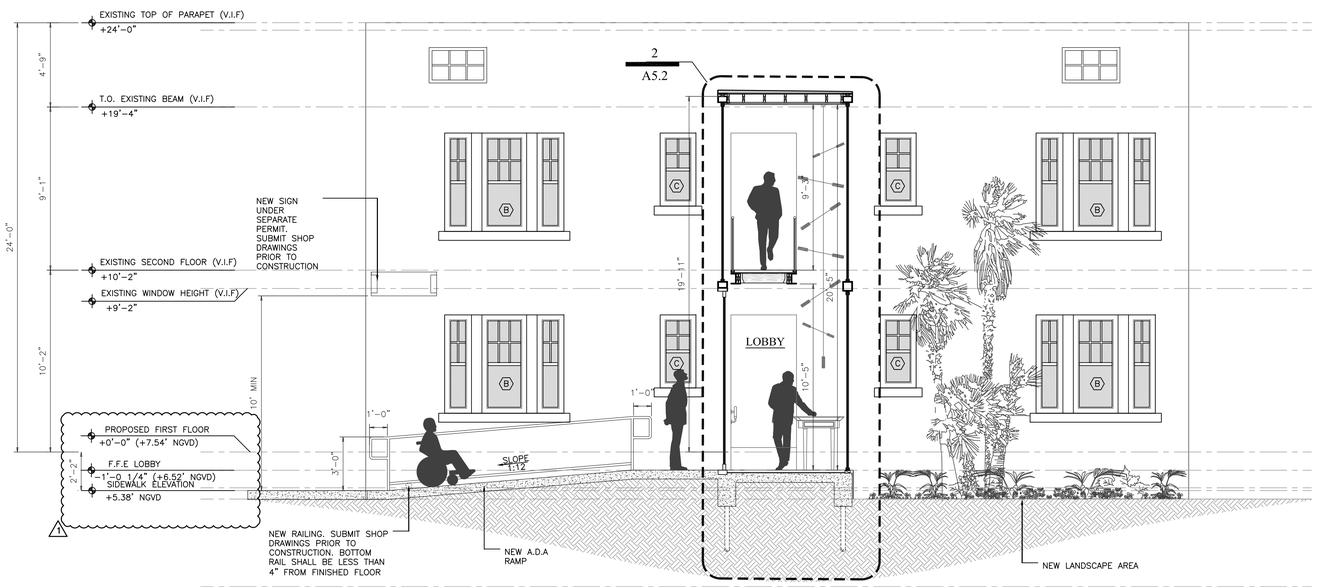
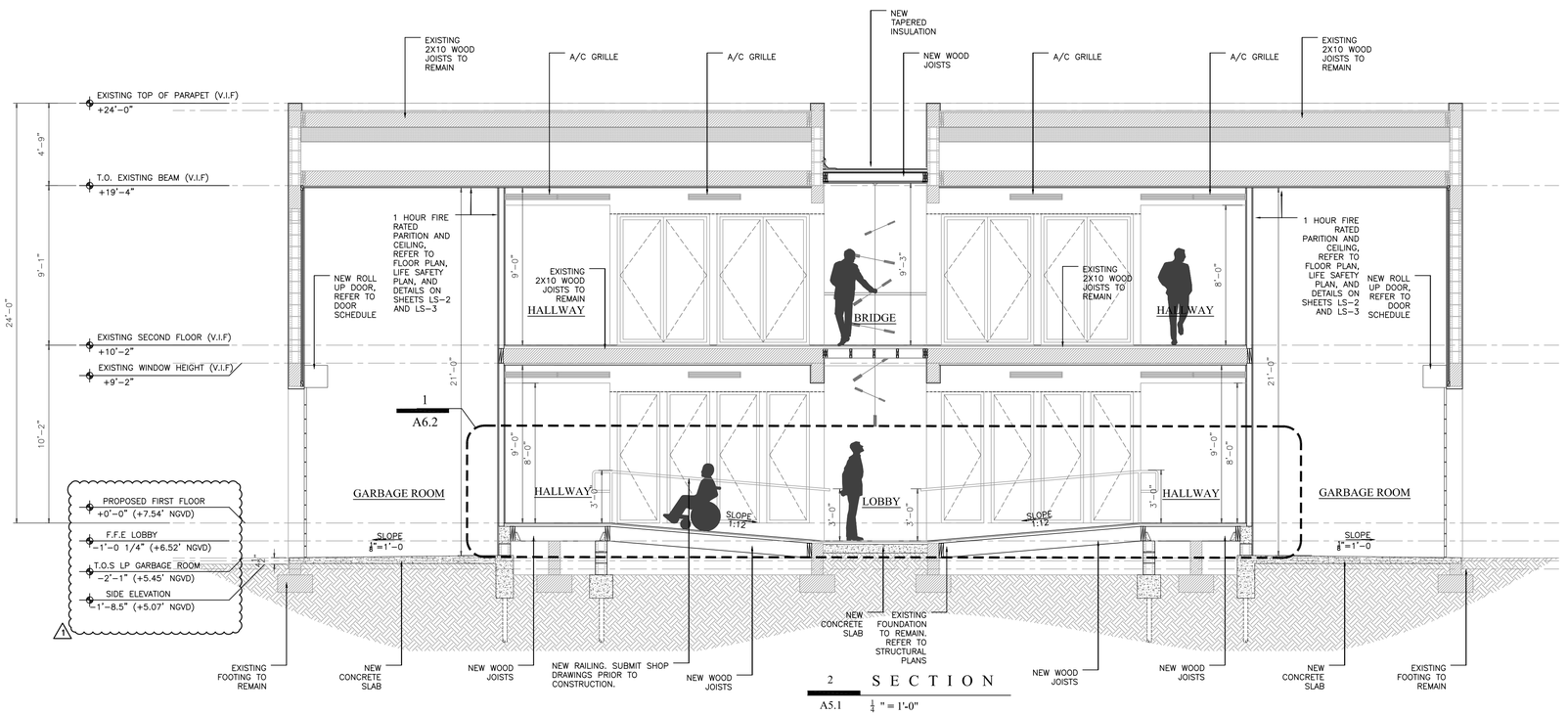
1 BLDG DEPT COMMENTS 05/09/2018	
2 COMMENTS 06/05/2018	

A4.2



1 SECTION

A5.1 $\frac{1}{4}$" = 1'-0"



2 SECTION

A5.1 $\frac{1}{4}$" = 1'-0"

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SECTIONS

DATE:	05.23.2018
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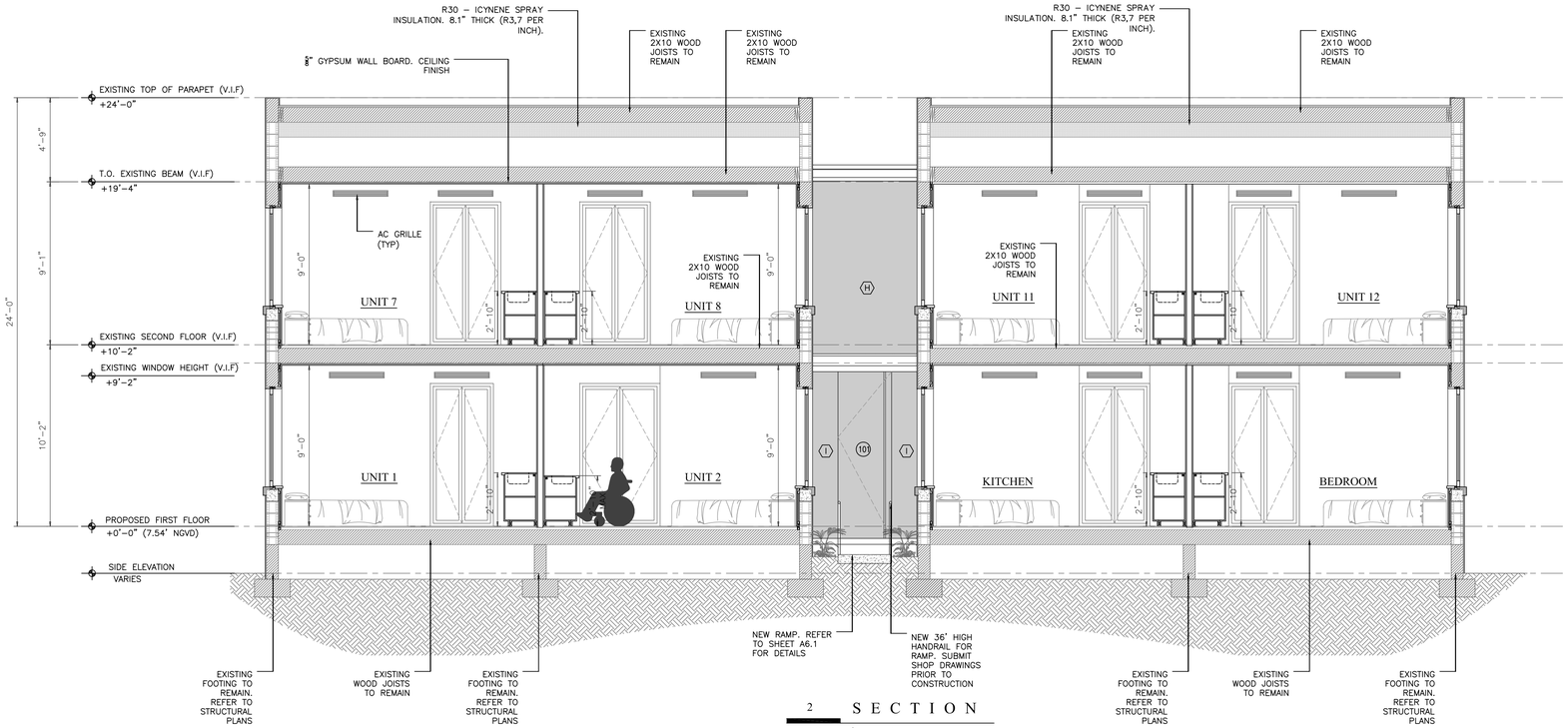
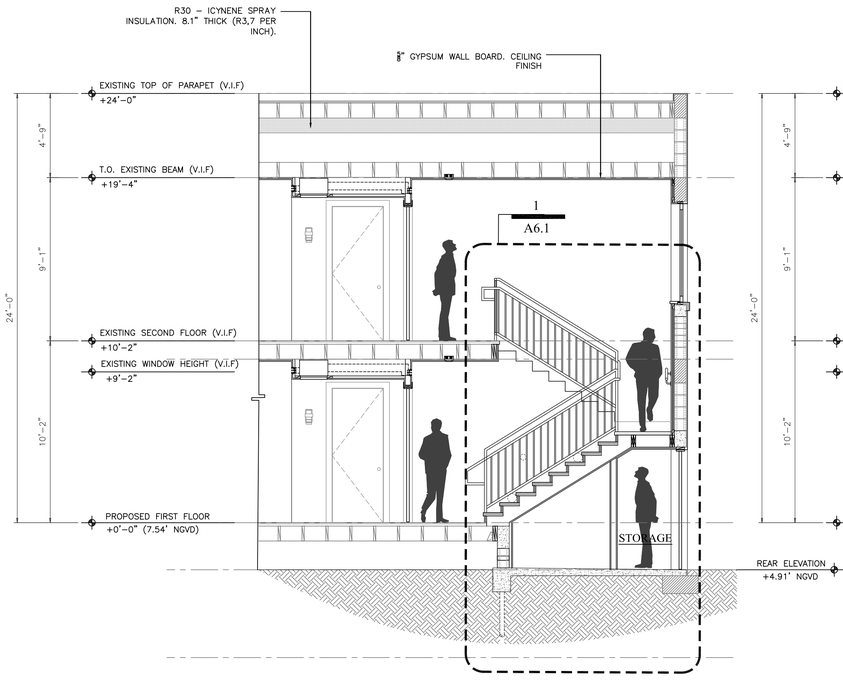
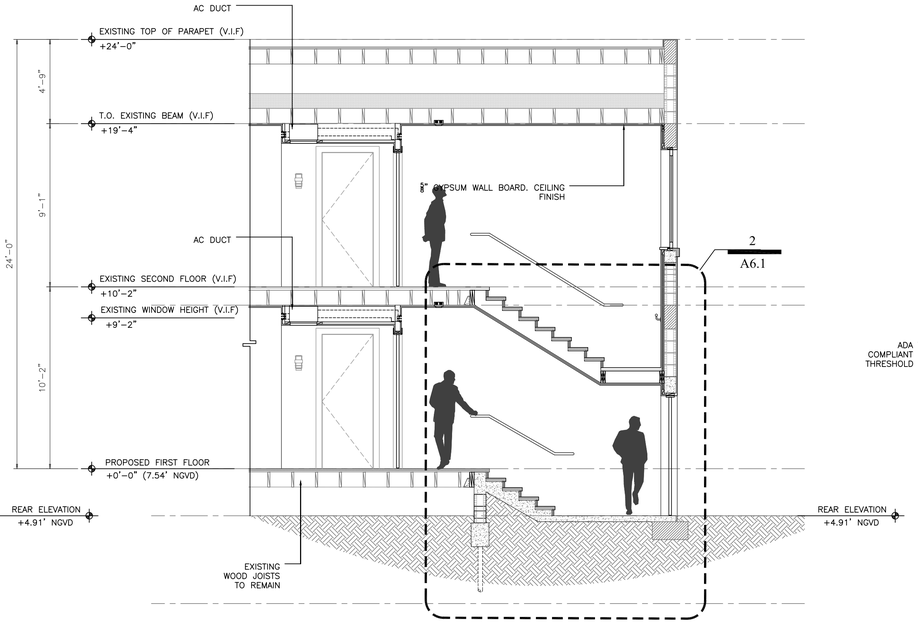
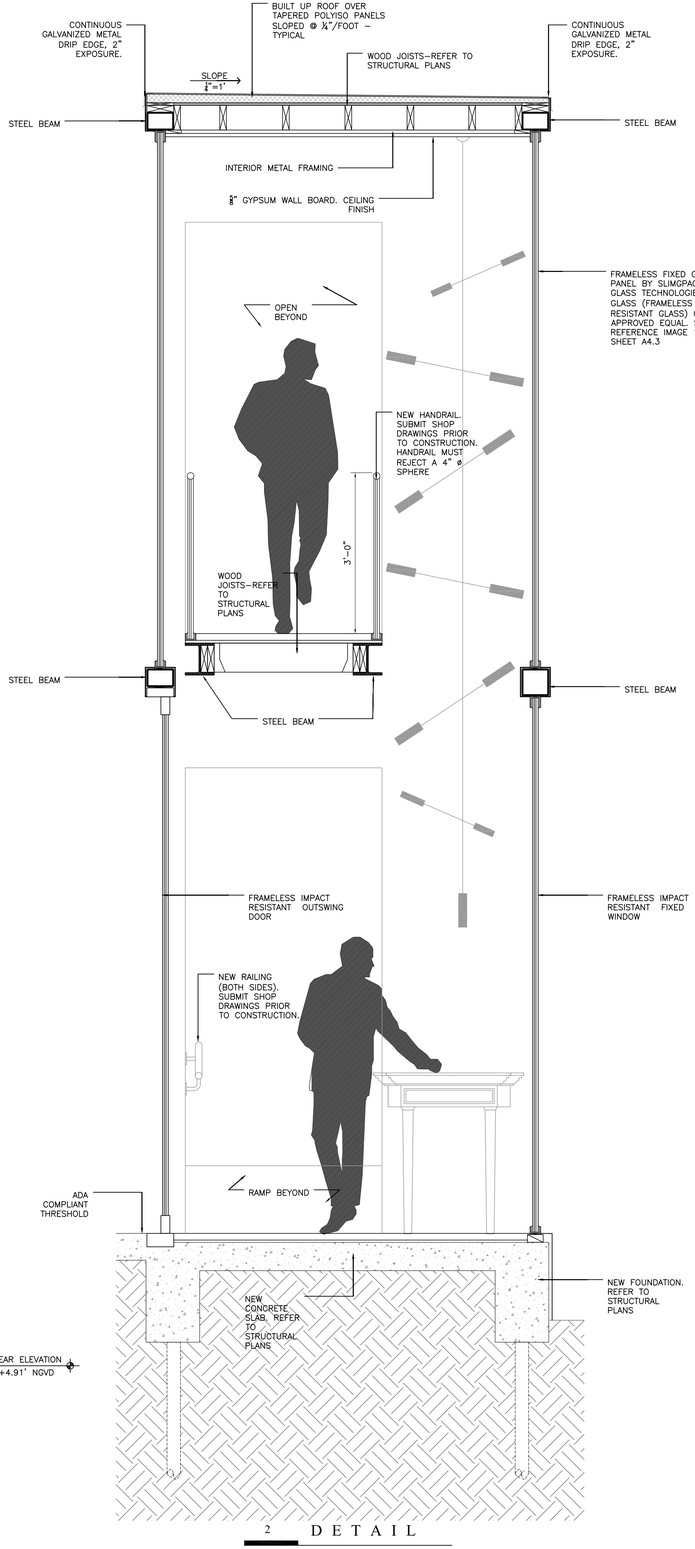
A5.1



2 SECTION
A5.2 1/4" = 1'-0"







2 DETAIL
A5.2 3/4" = 1'-0"

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DETAILS

DATE:	05.23.2018
DRAWN BY	PA
REVISION	DATE:

A5.2

STAIR CALCULATION
TOTAL RISE: 122"
18R @ 6.77"

CONTINUOUS 42" GUARDRAIL. TO REJECT A 4" ø SPHERE. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION

36" HANDRAIL. SEE DETAIL ON THIS SHEET

F.F.E SECOND FLOOR +10'-2"

3'-6"
3'-0"
11" MIN

6¾" TYP.

DIMENSION MUST REJECT A 4"ø OBJECT AT ALL PICKETS

3'-0" TO STEP NOSE TO RAILING

8'-5"

11" TYP.

¾" TYP.
6¾" TYP.
2" TYP.

3'-0"

DIMENSION MUST REJECT A 6"ø OBJECT AT BOTTOM RAIL

6'-10" CLEAR

F.F.E FIRST FLOOR +0'-0" (7.54' NGVD) 1

NEW WOOD STAIR, REFER TO STRUCTURAL PLANS

NEW CONCRETE SLAB, REFER TO STRUCTURAL PLANS

1 HOUR FIRE PROTECTION. REFER TO DETAILS ON SHEETS LS-2 & LS-3

T.O.S ELECT ROOM -2'-7.5" (4.91' NGVD) 1

1 STAIR DETAIL
A6.1 ¾" = 1'-0"

STAIR CALCULATION
TOTAL RISE: 31.5"
5R @ 6.3"

11" MIN
3'-0"
11" TYP.
6¾" TYP.
¾" TYP.
2" TYP.

NEW WOOD STAIR, REFER TO STRUCTURAL PLANS

HANDRAIL TO RETURN TO WALL. (TYP) 1

1 HOUR FIRE PROTECTION. REFER TO DETAILS ON SHEETS LS-2 & LS-3

36" HANDRAIL. SEE DETAIL ON THIS SHEET

9'-0"
8'-6"
7'-4"

HANDRAIL TO RETURN TO WALL. (TYP) 1

F.F.E SECOND FLOOR +10'-2"

F.F.E FIRST FLOOR +0'-0" (7.54' NGVD) 1

NEW CONCRETE SLAB, REFER TO STRUCTURAL PLANS

T.O.S LANDING -2'-7.5" (4.91' NGVD) 1

2 STAIR DETAIL
A6.1 ¾" = 1'-0"

1½" ø HANDRAIL GRIP. SEE GENERAL NOTE #6/A1.2

1½"
2½"
1½"
3'-6" AT CENTER OF STEP
3'-0" TO NOSE OF STEP

HANDRAIL SUPPORT FROM BELOW SO GRIPPING SURFACE IS NOT INTERRUPTED.

NOTE: HANDRAIL SHALL NOT HAVE A GOOSENECK OR CHANGE OF ELEVATION 1

3 TYP. HANDRAIL PROFILE DETAIL
A6.1 3" = 1'-0"

36" HANDRAIL. SEE DETAIL ON THIS SHEET

36" HANDRAIL. SEE DETAIL ON THIS SHEET

1 2 3 4 5 6 7 8 9
11" 11" 11" 11" 11" 11" 11" 11" 3'-2¾"

DN 22R @ 7.53"

3'-0"
3'-0"

CONTINUOUS 42" HIGH GUARDRAIL. TO REJECT A 4" ø SPHERE. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION

18 17 16 15 14 13 12 11 10

1.1 STAIR PLAN
A6.1 ¾" = 1'-0"

36" HANDRAIL. SEE DETAIL ON THIS SHEET

1 2 3 4 5
11" 11" 11" 11"
7'-9¾"

3'-0"
3'-0"

T.O.S LANDING -2'-7.5" (4.91' NGVD) 1

F.F.E FIRST FLOOR +0'-0" (7.54' NGVD)

T.O.S ELECT ROOM -2'-7.5" (4.91' NGVD) 1

2.1 STAIR PLAN
A6.1 ¾" = 1'-0"

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STAIR SHEET

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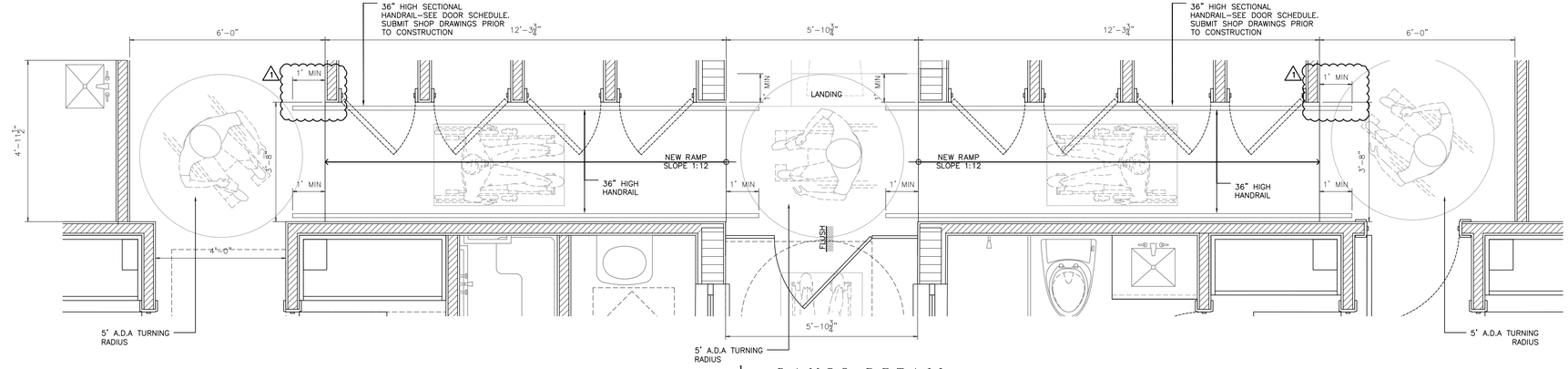
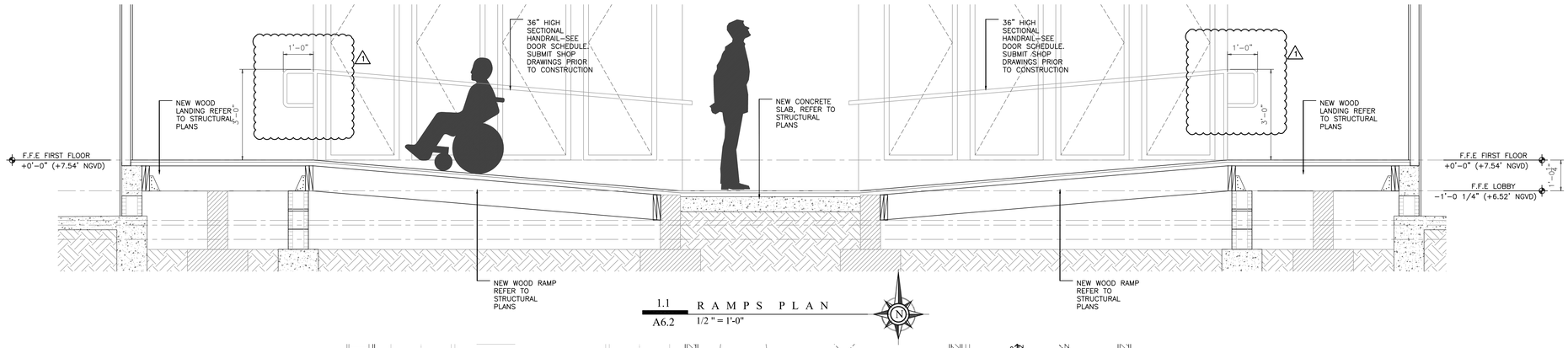
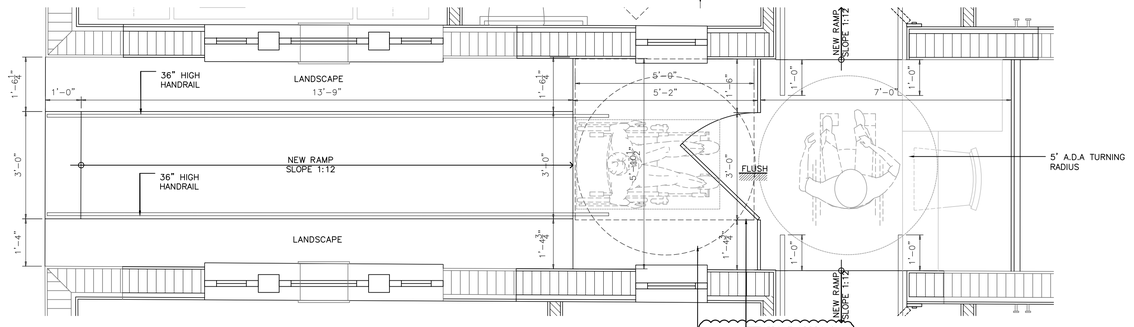
A6.1



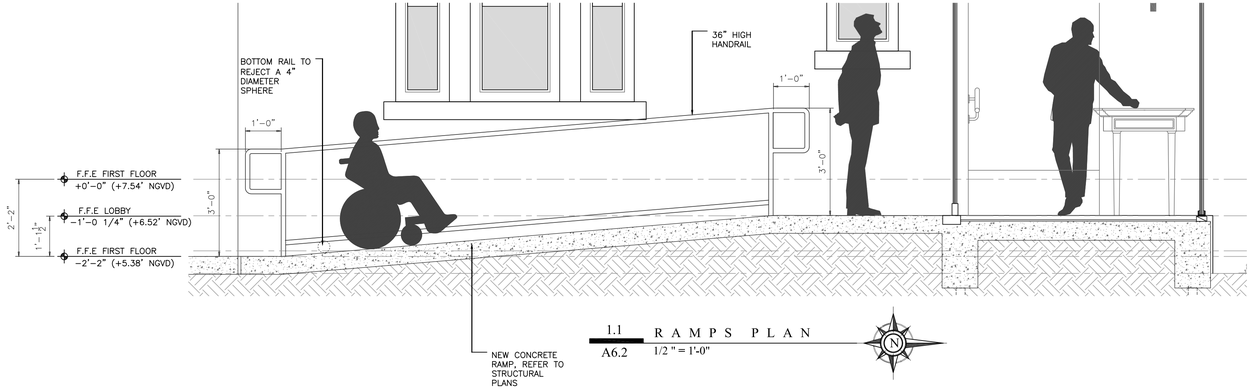
1 A6.2 — RAMPS DETAIL
1/2 " = 1'-0"



1.1 A6.2 — RAMPS PLAN
1/2 " = 1'-0"



1 A6.2 — RAMPS DETAIL
1/2 " = 1'-0"



1.1 A6.2 — RAMPS PLAN
1/2 " = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
727 & 733 2ND STREET
MIAMI BEACH, FL 33139

RAMPS

DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07/05/2018

A6.2

FLORIDA FIRE PREVENTION CODE 5TH EDITION

LEGEND:	
▬ ▪ ▬▬ ▪ ▬	ONE HR FIRE RATED WALL
....	TRAVEL DISTANCE TO REACH AN EXIT
d/3	MINIMUM EXIT SEPARATION
-------	COMMON PATH OF TRAVEL
.........>	EXIT DIRECTION OF TRAVEL
(symbol)	COMBO EXIT SIGN/EMERGENCY LIGHT
—·—·—·—	DEAD-END TRAVEL DISTANCE
(symbol)	WALL MOUNTED EXIT LIGHT
⊕	CEILING SPRINKLER UNDER SEPARATE PERMIT

OCCUPANCY CLASSIFICATION:

CLASSIFICATION ACCORDING TO FFPC 101 6TH EDITION:
NEW HOTEL

CLASSIFICATION ACCORDING TO CHAPTER 43 FFPC 101 5TH EDITION:
CHANGE OF USE (FROM APARTMENTS TO APARTMENT-HOTEL)

OCCUPANT LOAD CALCULATION:

TOTAL GROSS SF: 5,742 SF /200 =29

EGRESS REQUIREMENTS:

GENERAL REQUIREMENTS. CHAPTER 28 NEW HOTELS & DORMITORIES

THE BUILDING WILL BE FULLY PROTECTED BY A SPRINKLER SYSTEM & ALARM SYSTEM

COMMON PATH OF TRAVEL: 50' MAX
DEAD END CORRIDORS: 50'MAX
TRAVEL DISTANCE WITHIN A ROOM TO A CORRIDOR DOOR: 125'
TRAVEL DISTANCE FROM ROOM DOOR TO EXIT: 100'
TRAVEL DISTANCE TO EXTERIOR: 200'

FLAME SPREAD:

EXITS PROTECTED BY A SPRINKLER SYSTEM: CLASS B/II FLAME SPREAD 26–75; 0–450 SMOKE DEVELOPMENT.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUESTED.

12.7.4.1 FABRICS & FILMS USED FOR DECORATIVE PURPOSES, ALL DRAPERIES AND CURTAINS, AND SIMILAR FURNISHINGS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF NFPA 10.3.1.

NOTES:

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUESTED..

EGRESS DOORS SHALL NOT REQUIRE ANY KEY OR SPECIAL KNOWLEDGE TO OPERATE FROM EGRESS SIDE.

ALL WOOD USED SHALL BE FIRE RETARDANT.

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E-84. SUCH INTERIOR FINISH MATERIAL SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE – DEVELOPED INDEXES.

CLASS A: FLAME SPREAD 0–25; SMOKE DEVELOPED 0–450
CLASS B: FLAME SPREAD 26–75; SMOKE DEVELOPED 0–450.
CLASS C: FLAME SPREAD 76–200; SMOKE DEVELOPED 0–450.

INTERIOR FINISHES SHALL COMPLY WITH NFPC 5TH EDITION 10.2.2. AND FBC CHAPTER 8.

1–THE BUILDING WILL NOT BE OCCUPIED WHILE THE WORK IS BEING PERFORMED

2–EGRESS WINDOWS WILL COMPLY WITH THE FOLLOWING REQUIREMENTS: CLEAR OPENING OF 5.7 SF, WIDTH NOT LESS THAN 20", HEIGHT NOT LESS THAN 24", AND THE WINDOW SILL NO MORE THAN 44' A.F.F.

3–ALL FLOORING WILL BE SLIP RESISTANCE AND LEVEL AS PER FFPC 101 5TH EDITION CHAPTER 7

4–SMOKE DETECTORS WILL BE 3 FEET AWAY FROM THE A/C SUPPLY GRILLE

5–FIRE RATED DOORS WILL BE SELF-CLOSING AND SELF-LATCHING

EXITS PROTECTED BY A SPRINKLER SYSTEM: CLASS B/II FLAME SPREAD 26–75; 0–450 SMOKE DEVELOPMENT.

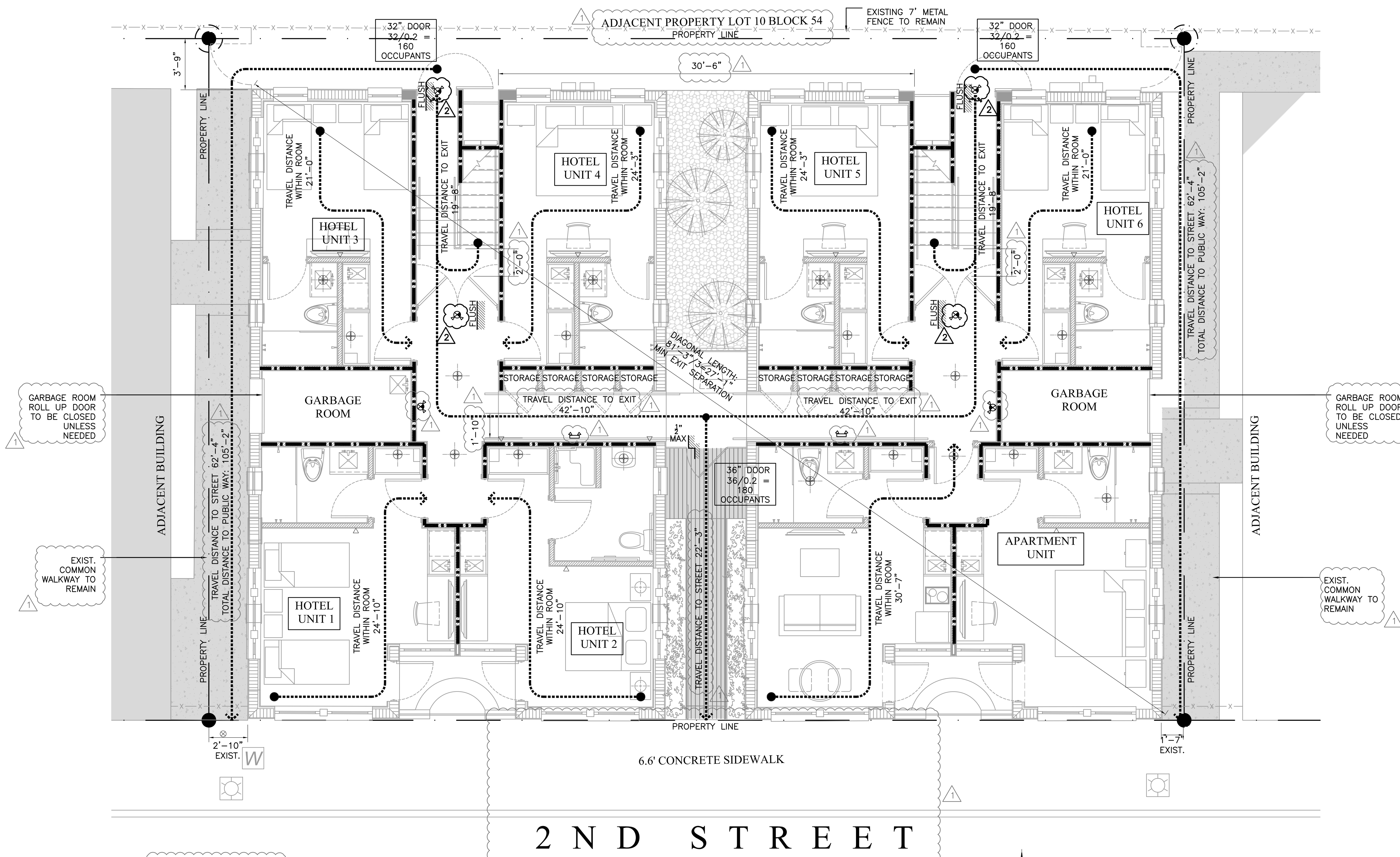
IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUESTED.

12.7.4.1 FABRICS & FILMS USED FOR DECORATIVE PURPOSES, ALL DRAPERIES AND CURTAINS, AND SIMILAR FURNISHINGS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF NFPA 10.3.1.

ALL WORK TO BE DONE IN ACCORDANCE WITH NFPA 13R

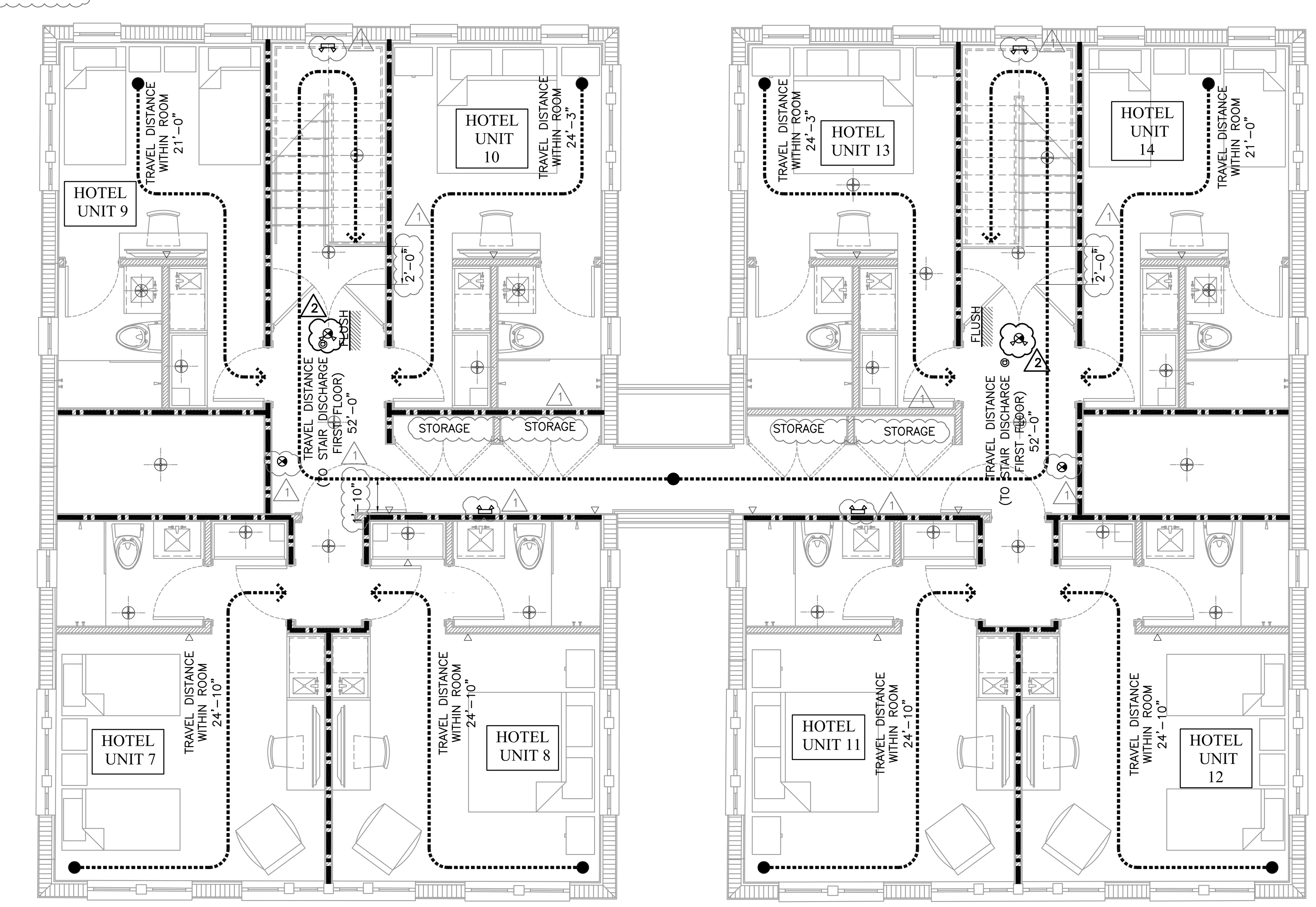
FIRE SPRINKLERS AND ALARM SYSTEM UNDER SEPARATE PERMIT. SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION

EVACUATION ROUTES SHALL BE PLACED BEHIND EVERY UNIT DOOR IN ACCORDANCE WITH FFPC 101 6TH EDITION 29.7.4
FURNITURE AND MATTRESSES SHALL COMPLY WITH FFPC 101 6TH EDITION 29.7.6.2



PROPOSED FIRST FLOOR PLAN
3/16 " = 1'-0"

NOTE: NON COMBUSTIBLE OR FLAMMABLE MATERIALS SHALL BE STORED IN STORAGE SPACES INSIDE THE BUILDING



PROPOSED SECOND FLOOR PLAN
3/16 " = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
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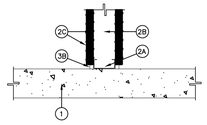
LIFE SAFETY PLAN	
DATE:	05.23.2018
DRAWN BY:	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07-05-2018
2	COMMENTS 09-05-2018

LS-1

JOINT SYSTEMS – ANSI/UL2079

DESIGN No. BW-S-0013

ASSEMBLY RATINGS: 1 AND 2 HOURS (SEE ITEMS 2)
JOINT WIDTH – 5/8 IN. MAX.



1. FLOOR ASSEMBLY: MIN 4–1/2 IN. (114 MM) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF OR 1600–2400 KG/M3) STRUCTURAL CONCRETE. FLOOR MAY ALSO BE CONSTRUCTED OF ANY MIN 6 IN. (152 MM) THICK UL CLASSIFIED HOLLOW–CORE PRECAST CONCRETE UNITS*.

SEE PRECAST CONCRETE UNITS (CFTV) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.

2. WALL ASSEMBLY: THE 1 OR 2 H FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400, V400 OR W400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. IN ADDITION, THE WALL MAY INCORPORATE A HEAD–OF–WALL JOINT SYSTEM CONSTRUCTED AS SPECIFIED IN THE HW SERIES JOINT SYSTEMS IN THE UL FIRE RESISTANCE DIRECTORY. THE WALL SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

2A. STEEL FLOOR RUNNER: FLOOR RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF MIN NO. 25 GAUGE GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). FLOOR RUNNERS TO BE PROVIDED WITH NOM 1–1/4 IN. (32 MM) FLANGES. RUNNERS SECURED WITH STEEL FASTENERS SPACED MAX 24 IN. (610 MM) OC.

2B. STUDS: MIN SIZE AS SPECIFIED IN THE INDIVIDUAL DESIGN. STUDS CUT 3/8 TO 5/8 IN. (10 TO 16 MM) LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN, RESTING ON AND FASTENED TO FLOOR RUNNER WITH SHEET METAL SCREWS. STUD SPACING NOT TO EXCEED 24 IN. (610 MM) OC.

2C. GYPSUM BOARD*: GYPSUM BOARD INSTALLED TO A MIN TOTAL THICKNESS OF 5/8 OR 1–1/4 IN. (16 OR 32 MM) ON EACH SIDE OF WALL FOR A 1 OR 2 HR RATED WALL, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, EXCEPT THAT A NOM 1/4 IN. (6 MM) GAP SHALL BE MAINTAINED BETWEEN THE BOTTOM OF GYPSUM BOARD AND TOP OF CONCRETE FLOOR.

THE HOURLY RATINGS OF THE JOINT SYSTEM ARE EQUAL TO THE HOURLY FIRE RATING OF THE WALL.

3. FILL, VOID OR CAVITY MATERIAL* – SEALANT: MAX SEPARATION BETWEEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD IS 5/8 IN. (16 MM). MIN 1/2 IN. (13 MM) THICKNESS OF FILL MATERIAL INSTALLED ON EACH SIDE OF THE WALL BETWEEN THE BOTTOM OF THE GYPSUM BOARD AND THE TOP OF THE CONCRETE FLOOR.

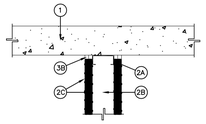
UNITED STATES GYPSUM CO: TYPE A OR AS

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

JOINT SYSTEMS

DESIGN No. HW-D-0158

ASSEMBLY RATINGS: 1 AND 2 HOURS (SEE ITEMS 2)
NOMINAL JOINT WIDTH – 1 IN.
CLASS II AND III MOVEMENT CAPABILITIES – 25% COMPRESSION



1. FLOOR ASSEMBLY: MIN 4–1/2 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) STRUCTURAL CONCRETE.

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

2A. STEEL FLOOR AND CEILING RUNNERS: FLOOR RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF MIN NO. 26 GAUGE GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNERS TO BE PROVIDED WITH 2 IN. FLANGES. CEILING RUNNER SECURED TO LOWER SURFACE OF FLOOR WITH STEEL FASTENERS SPACED MAX 7 IN. OC.

2B. STUDS: STEEL STUDS TO BE MIN 2–1/2 IN. WIDE. STUDS CUT 1 IN. LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN AND RESTING ON FLOOR RUNNER AND WITH TOP NESTING IN CEILING RUNNER WITHOUT ATTACHMENT. STUD SPACING NOT TO EXCEED 24 IN. OC.

2C. GYPSUM BOARD*: GYPSUM BOARD SHEETS INSTALLED TO A MIN TOTAL THICKNESS OF 5/8 OR 1–1/4 IN. ON EACH SIDE OF WALL FOR A 1 OR 2 H FIRE RATED WALL, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, EXCEPT THAT A MAX 1 IN. GAP SHALL BE MAINTAINED BETWEEN THE TOP OF THE GYPSUM BOARD AND THE LOWER SURFACE OF THE FLOOR. THE TOP ROW OF SCREWS SHALL BE INSTALLED INTO THE STUDS 4 IN. BELOW THE LOWER SURFACE OF THE FLOOR. THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL.

3. JOINT SYSTEM: MAX SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF WALL (AT TIME OF INSTALLATION OF JOINT SYSTEM) IS 1 IN. THE JOINT SYSTEM IS DESIGNED TO ACCOMMODATE A MAX 25 PERCENT COMPRESSION FROM ITS INSTALLED WIDTH. THE JOINT SYSTEM CONSISTS OF A PACKING MATERIAL AND A FILL MATERIAL BETWEEN THE TOP OF THE WALLBOARD AND THE BOTTOM OF THE FLOOR, AS FOLLOWS:

3A. PACKING MATERIAL: (OPTIONAL, NOT SHOWN): FOR 2 H RATED SYSTEM, TWO LAYERS OF NOM 7/8 IN. DIAM POLYURETHANE BACKER ROD FRICTION–FITTED ON TOP OF EACH OTHER INTO THE GAP BETWEEN THE TOP OF THE GYPSUM BOARD AND THE BOTTOM OF THE CONCRETE FLOOR ON BOTH SIDES OF THE WALL AND RECESSED FROM EACH SURFACE OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

3B. FILL, VOID OR CAVITY MATERIAL*: A MIN 1/2 IN. THICKNESS OF FILL MATERIAL INSTALLED ON EACH SIDE OF THE WALL BETWEEN THE TOP OF THE GYPSUM BOARD AND BOTTOM OF THE CONCRETE FLOOR. FOR 1 HR SYSTEMS OR IN 2 HR SYSTEMS WHERE PACKING MATERIAL (ITEM 3A) IS NOT USED, BOND BREAKER TAPE MAY BE APPLIED TO CEILING RUNNER ON EACH SIDE OF WALL.

UNITED STATES GYPSUM CO: TYPE A

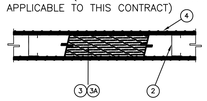
* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

FIRE RESISTANCE RATINGS – ANSI/UL 263

DESIGN No. U419

NONBEARING WALL RATINGS: 1, 2, 3 OR 4 HOURS (SEE ITEMS 3 AND 4)

ONE HOUR DETAILED BELOW (2 THROUGH 4 HOUR RATINGS NOT APPLICABLE TO THIS CONTRACT)



1. FLOOR AND CEILING RUNNERS: (NOT SHOWN) CHANEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION–PROTECTED STEEL, MIN. WIDTH TO ACCOMODATE STUD SIZE, WITH MIN. 1 IN. LONG LESS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24 IN. O.C. MAX.

2. STEEL STUDS: CHANNEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION–PROTECTED STEEL, MIN. WIDTH AS INDICATED UNDER ITEM 4, MIN. 1–¼" IN. RETURN, SPACED A MAX. OF 24" O.C STUDS TO BE CUT ⅜" TO ¾" IN. LESS THAN ASSEMBLY HEIGHT.

3. BATTS AND BLANKETS* – (OPTIONAL)–MINERAL WOOLBATTS, FRICTION FITED BETWEEN STUDS AND RUNNERS. MIN. NOM. THICKNESS AS INDICATED UNDER ITEM 4. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

3A. BATTS AND BLANKETS: (OPTIONAL). PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CERTIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

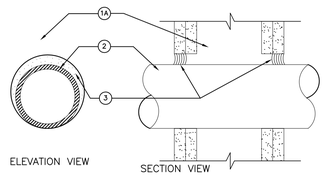
4. GYPSUM BOARD*: GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYER (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN. OF 12 IN. THE THICKNESS AND NUMBER OF LAYERS FOR THE 1HR IS ⅝".

5. FASTENERS–(NOT SHOWN)–TYPE S OR S–12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 6). SINGLE LAYER SYSTEMS: 1 IN. LONG FOR ½ AND ⅝ IN. THICK PANELS OR 1–¼ IN. LONG FOR ¾ IN. THICK PANELS, SPACED 8 IN. O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8 IN. O.C. ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. O.C. IN THE FILED WHNE PANELS ARE APPLIED VERTICALLY.

7. JOINT TAPE AND COMPOUND: VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM PANELS ARE SUPPLIED WITH SQUERE EDGE.

8. CAULKING AND SEALANTS*–(OPTIONAL, NOT SHOWN)–A BEAD OF ACCOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

UL THROUGH–PENETRATION FIRESTOP SYSTEM NO. W–L–1222
F RATINGS – 1 AND 2 HR (SEE ITEM 1)
T RATINGS – 1/4, 3/4 AND 1 HR (SEE ITEM 2)



ELEVATION VIEW SECTION VIEW

1. WALL ASSEMBLY– THE 1 OR 2 HOUR FIRE RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED 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 B 4 IN LUMBER SPACED 16 IN O.C. STEEL STUDS TO BE MIN 3–5/8" WIDE AND MAX SPACED 24" O.C.

B. GYPSUM BOARD – THICKNESS, TYPE NUMBER OF LAYERS AND FASTENERS AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 10–5/8".
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. THROUGH PENETRANT – ONE METALLIC PIPE, CONDUIT OR TUBE TO BE INSTALLED ECCENTRICALLY OR CONCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBE AND THE PERIPHERY OF THE OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 2 IN. PIPE, CONDUIT OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS AND TUBES MAY BE USED:

A. STEEL PIPE– NOM 8 IN. DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.

B. IRON PIPE– NOM 8 IN. DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.

C. CONDUIT– NOM 6 IN. DIAM (OR SMALLER) RIGID STEEL CONDUIT, NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING (EMT) OR NOM 4 IN. DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT.

D. COPPER PIPE– NOM 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

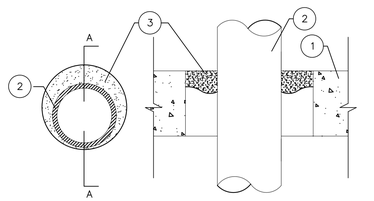
E. COPPER TUBE– NOM 4 IN. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE.

TYPE OF PENETRANT	MAX DIAM	T RATING
STEEL OR IRON PIPE, STEEL CONDUIT OR EMT	2 IN.	1 HR
STEEL OR IRON PIPE, STEEL CONDUIT OR EMT	8 IN.	¾ HR
COPPER PIPE OR TUBE	4 IN.	¼ HR

2A. THROUGH PENETRATION PRODUCT*– FLEXIBLE METAL PIPING– AS AN ALTERNATE TO ITEM 2, ONE NOM 1–¼ IN. DIAM (OR SMALLER) STEEL FLEXIBLE METAL PIPE TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE AND THE PERIPHERY OF THE OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 2 IN. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY.
OMEGA FLEX INC
TITEFLEX CORP
A BUNDY CO
WARD MFG INC

3. FILL, VOID OR CAVITY MATERIAL*– SEALANT– MIN ⅝ IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL ASSEMBLY. AT POINT CONTACT LOCATION, MIN ¼ IN. DIAM BEAD OF FILL MATERIAL APPLIED AT METALLIC PIPE/ GYPSUM BOARD INTERFACE ON BOTH SURFACES OF WALL.
SPECIFIED TECHNOLOGIES INC–SPECSEAL LCI SEALANT *BEARING THE UL CLASSIFICATION MARK

UL THROUGH–PENETRATION FIRESTOP SYSTEMS (XHEZ)
(FORMERLY SYSTEM NO. 202)
F RATINGS – 3 HR
T RATINGS – 0 HR



SECTION A–A

1. FLOOR OR WALL ASSEMBLY– MIN 4–½ IN. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100 –150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL. CLASSIFIED CONCRETE BLOCKS*. MAX DIAM. OF THROUGH OPENING IS 12–½ 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 ON THE TABLE BELOW. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS AND TUBING MAY BE USED.

A. STEEL PIPE– NOM. 10 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. CONDUIT– NOM. 6 IN. DIAM. (OR SMALLER) RIGID STEEL CONDUIT.
C. CONDUIT– NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECT. METALLIC TUBING OR 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.

PIPE CONDUIT OR TUBING TYPE	MAX. NOM. PIPE CONDUIT OR TUBING DIAM. IN.	F RATING HR	MAX ANNULAR SPACE IN.
A OR F	10	3	¾
B	6	3	¾
C	4	3	1½
D OR E	3	3	¾
D OR E	3	2	⅞

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. WALL ASSEMBLIES, REQUIRED PUTTY THICKNESS TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.

3M COMPANY– MPS–2+

*BEARING THE UL CLASSIFICATION MARK

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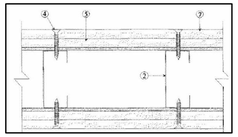
UL DETAILS

DATE:	05.23.2018
DRAWN BY	PA
REVISION	DATE:

LS-2

BXUV – Fire Resistance Ratings – ANSI/UL 263
Design No. U495
Nonbearing Wall Rating — 1 or 2 Hr.

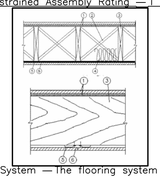


1. Floor and Ceiling Runners — (Not Shown) — Channel–shaped runners, 3–5/8 in. wide (min), 1–1/4 in. legs, formed from No. 25 MSG (min) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC, max.

1A. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2A, proprietary channel shaped runners, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
1B. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2B, channel shaped runners, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
1C. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
1D. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2D, channel shaped runners, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
1E. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2F, channel shaped runners, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
2. Steel
Studs — Channel–shaped 3–5/8 in. wide (min), 1–1/4 in. legs, 3/8 in. folded back returns, formed from No. 25 MSG (min) galv steel, spaced 24 in. OC max.

2A. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1A, proprietary channel shaped steel studs, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.
2B. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1B, channel shaped steel studs, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.
2C. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1C, proprietary channel shaped steel studs, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.
2D. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1D, channel shaped steel studs, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.
2E. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1A (3–5/8 in. wide track), channel shaped studs, fabricated from min 25 MSG corrosion–protected steel, 1–1/4 in. wide by 3–5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
2F. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1E, channel shaped steel studs, 1–1/4 in. deep by min 3–5/8 in. wide fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.
3. Batts and Blankets* — (Optional, Not Shown) — Mineral wool or glass fiber batts partially or completely filling stud cavity.
4. 3A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
5. 3B. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) and Item 3A – Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
6. 3C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
7. 4. Screws — Type S self–tapping screws, 1–1/4 or 2 in. long, (1 Hr) and 2–1/2 in. long (2 Hr).
8.
9. 5. Building Units* — For 1 Hr Rating — Nom 5/8 or 3/4 in. thick, 4 ft wide, faced gypsum board panels with the faced side on the interior wall cavity. Panels attached to studs and floor and ceiling runners with screws spaced 8 in. OC along the edges of the panel and 12 in. OC in the field of the panel. Joints oriented vertically and staggered on opposite sides of the assembly.
10.
11. MOMENTIVE PERFORMANCE MATERIALS — Type CoreGuard.
12.
13. 6. Joint Tape and Compound — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints.
14.
15. 7. Gypsum Board* — For 2 Hr Rating — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom. 5/8 in. thick, 4 ft wide, gypsum board applied over exterior face of Building Unit (Item 5). Gypsum board to be applied vertically with joints staggered 24 in. from Building Unit (Item 5) and attached to studs and floor and ceiling runners with screws spaced 8 in. OC.

BXUV – Fire Resistance Ratings – ANSI/UL 263
Design No. M531
Unrestrained Assembly Rating — 1 Hr.



1. Flooring System — The flooring system shall consist of one of the following:
System No. 1

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor — Min 1 by 4 in. T & G lumber installed perpendicular to the joists, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single–Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.
System No. 2

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

System No. 4

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

System No. 5

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

2. Cross Bridging — 1 by 3 in.

3. Wood
Joists — 2 by 10 in., spaced 16 in. OC, firestopped. Spacing may be increased to 24 in. OC when Item 7, Battens, are used.

4. Batts and Blankets* — (Optional) — Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 5) or furring channels (Item 5B) are spaced 16 in. OC, the insulation shall be a max of 3–1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels (Item 5) or furring channels (Item 5B) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 5A) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient channels (or Steel Framing Members) and gypsum panel membrane.

4A. Loose Fill Material* — As an alternate to Item 5, when the resilient channels (Item 5) or furring channels (Item 5B) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 5A) are used – Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics. There is no limit in the overall thickness of insulation.

5. Furring Channels — Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the wood joists, spaced a max of 24 in. OC when no insulation is fitted in the concealed space. Otherwise, the spacing shall be as specified under Item 4 or 4A. Two courses of resilient channel positioned 6 in. OC at gypsum panel butt–joints (3 in. from each end of panel). Channels oriented opposite at panel butt–joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1–1/4 in. long Type S screws.

5A. Alternate Steel Framing Members — (Not Shown) — As an alternate to Item 5, main runners, cross tees, cross channels and wall angle as listed below.

a. Main Runners — Nom 10 or 12 ft long, 15/16 in. or 1–1/2 in. wide face, spaced 4 ft. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Hanger wires to be located adjacent to main runner/cross tee intersections. Hanger wires wrapped and twist–tied on 16d nails driven in to side of joists at least 5 in. above the bottom face.

b. Cross Tees — Nom 4 ft long, 1–1/2 in. wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or cross channels used at 8 in. from each side of butted gypsum panel end joints. The cross tees or cross channels may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.

c. Cross Channels — Nom 4 or 12 ft long, installed perpendicular to main runners, spaced 16 in. OC.

d. Wall Angle or Channel — Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1–9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw–attachment of the gypsum panels.

5B. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Items 5 and 5A, furring channels and Steel Framing Members as described below.

a. Furring Channels — Formed of No. 25 MSG galv steel. 2–9/16 in. or 2–23/32 in. wide by 7/8 in. deep, installed perpendicular to the wood joists, spaced a max of 24 in. OC when no insulation is fitted in the concealed space. Otherwise, the spacing shall be as specified under Item 4 or 4A. Channels secured to joists as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item a) to the wood joists (Item 2). RSIC–1 and RSIC–1 (2.75) clips secured to consecutive joists with No. 8 x 2–1/2 in. coarse drywall screw through the center grommet. RSIC–V and RSIC–V (2.75) clips secured to consecutive joists with No. 8 x 1–1/2 in. coarse drywall screw through the center hole. Furring channels are friction–fitted into clips. RSIC–1 and RSIC–V clips for use with 2–9/16 in. wide furring channels. RSIC–1 (2.75) and RSIC–V (2.75) clips for use with 2–23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self–tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum panel butt joints, as described in Item 8.

PAC INTERNATIONAL L L C — Types
RSIC–1, RSIC–V, RSIC–1 (2.75), RSIC–V (2.75)

5C. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Items 5 and 5A, furring channels and Steel Framing Members as described below.

a. Furring Channels — Formed of No. 25 MSG galv steel. 2–3/8 in. wide by 7/8 in. deep, installed perpendicular to the wood joists, spaced a max of 24 in. OC when no insulation is fitted in the concealed space. When batt insulation (Items 4) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item a) to the wood joists (Item 2). GenieClips secured to consecutive joists with No. 8 x 2–1/2 in. coarse drywall screw through the center grommet. When insulation, Items 4, is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive joists. Furring channels are friction–fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self–tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum panel butt joints, as described in Item 6. Not evaluated for use with Item 4A.

PLITEQ INC — Type GENIECLIP

5D. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Items 5–5C, furring channels and Steel Framing Members as described below.

a. Furring Channels — Formed of No. 25 MSG galv steel, 2–5/8 in. wide by 7/8 in deep, spaced 24 in OC, perpendicular to joists. When batt insulation (Item 4) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC Channels secured to joists as described in Item b.

b. Steel Framing Members* — Used to attach furring channels (Item a) to the wood joists (Item 2). Clips spaced at 48" OC and secured to the bottom of the joists with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in item 6.

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

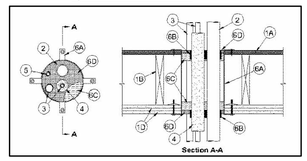
6. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Items 5) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from end joints. End joints secured to both resilient channels as shown in end joint detail. When Steel Framing Members (Item 5B, 5C) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle–head steel screws spaced 8 in. OC along butted end joints and in the field of the panels. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3–1/2 in. OC, and be attached to underside of the joist with one clip at each end of the channel. When Steel Framing Members (Item 5A) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long Type S bugle–head steel screws spaced 8 in. OC in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long Type S bugle–head steel screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. End joints of panels staggered on adjacent panels not less than 12 in. When Steel Framing Members (Item 5D) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle–head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.

AMERICAN GYPSUM CO — Type AG–C

7. Battens — Nom 6 by 22–1/2 by 5/8 in. thick pieces of gypsum board (Item 6) centered under subfloor joints and fastened with staples spaced 7 in. OC along each edge. Staples formed of 16 SWG (0.062 in. thick) steel with 1–1/8 in. legs and 1/2 in. crown, driven flush with gypsum board batten strips. The battens and staples are optional when the finish flooring consists of Floor Topping Mixture*.

8. Finishing System — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw–heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints.
9.

XHEZ – Through–penetration Firestop Systems
System No. F–C–8001



1. Floor–Ceiling Assembly — The 1 hr fire–rated solid or trussed lumber joist floor–ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor–Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire–rated wood joist floor–ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. The F and T Ratings of the firestop system are equal to the hourly fire rating of the floor–ceiling assembly except as noted in Item 3. The general construction features of the floor–ceiling assembly are summarized below:
A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor–Ceiling Design. Max diam of floor opening is 8 in. (203mm).
B. Wood Joists* — For 1 hr fire–rated floor–ceiling assemblies, nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped. For 2 hr fire–rated floor–ceiling assemblies, nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped.
C. Furring Channels — Not Shown) — In 2 hr fire–rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of gypsum board (Item 1D). Furring channels spaced max 24 in. (610 mm) OC. In 1 hr fire–rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor–Ceiling Design. Furring channels spaced max 24 in. (610 mm) OC.
D. Gypsum Board* — Nom 4 ft (1220 mm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor–Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor–Ceiling Design. Second layer of gypsum board (2 hr fire–rated assembly) screw–attached to furring channels as specified in the individual Floor–Ceiling Design. Max diam of ceiling opening is 8 in. (203 mm).
2. Nonmetallic Pipe — One nonmetallic pipe or conduit to be installed within the firestop system. Pipe or conduit shall be spaced nom 1/2 in. (13 mm) from other through–penetrants (Item Nos. 3 and 5). The space between pipe or conduit and the periphery of the opening shall be nom 1/2 in. (13 mm) Pipe or conduit to be rigidly supported on both sides of the floor–ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Rigid Nonmetallic Conduit# — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
C. 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.
3. Metallic Pipe — One or more metallic pipes or tubing to be installed within firestop system. Pipe or tubing to be rigidly supported on both sides of the floor–ceiling assembly. The following types and sizes of metallic pipes or tubing may be used:
A. Steel Pipe — Nom 1 in. (25 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Iron Pipe — Nom 1 in. (25 mm) diam (or smaller) cast or ductile iron pipe.
C. Copper Tubing — Nom 1 in. (25 mm) diam (or smaller) Type L (or heavier) copper tubing.
D. Copper Pipe — Nom 1 in. (25 mm) diam (or smaller) Regular (or heavier) copper pipe.
When nom 1/2 in. (13 mm) diam pipe or tube is used, T Rating is equal to the 1 or 2 hr rating of the floor assembly. When pipe or tube larger than nom 1/2 in. (13 mm) diam is used, T Rating is 1/2 hr.
4. Pipe Covering — One of the following types of pipe covering shall be used:
A. Tube Insulation–Plastics+ — Nom 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Tube insulation to be installed on the metallic pipe or tubing. Insulated pipe shall be spaced min 1/4 in. (6 mm) from the other through–penetrants. The space between insulated pipe and periphery of opening shall be min 1/2 in. (13 mm).
See Plastics+ (QMFZ2) category in the Plastic Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94–5VA may be used.
B. Pipe Covering Materials* — Nom 3/4 in. (19 mm) thick unfaced mineral fiber pipe insulation sized to the outside diam of pipe or tube. Pipe insulation secured with min 18 AWG steel wire spaced max 12 in. (305 mm) OC. The pipe covering may be installed on one of the metallic pipes or tubing. The insulated pipe or tubing shall be spaced min 1/4 in. (6 mm) from the other through–penetrants. The space between insulated pipe or tubing and periphery of opening shall be min 1/2 in. (13 mm).
INDUSTRIAL INSULATION GROUP L L C — High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc
C. Sheathing Material* — (Not shown) — Used in conjunction with Item 4B. Foil–scrim–kraft or all service jacket material shall be wrapped around the outer circumference of the pipe insulation (Item 4B) with the kraft side exposed. Longitudinal joints and transverse joints sealed with metal fasteners or butt tape.
See Sheathing Materials (BVDV) category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
5. Cables — One cable to be spaced a nom 1/2 in. (13 mm) from the other through–penetrants. The space between the cable and periphery of opening shall be a nom 1/2 in. (13 mm). Cable to be rigidly supported on both sides of floor–ceiling assembly.
The following types and sizes of copper conductor cables may be used:
A. Max 50 pair No. 24 AWG (or smaller) telephone cables with polyvinyl chloride (PVC) insulation and jacket.
B. Max 3/C (with ground) — No. 10 AWG (or smaller) nonmetallic sheathed ("Romex") cable with PVC insulation and jacket.
C. Max 4 pair No. 18 AWG (or smaller) copper conductor thermostat wire with PVC insulation and jacket.

6. Firestop System — The firestop system shall consist of the following:
A. Metallic Sleeve — Min 10–5/8 in. (270 mm) long cylindrical sleeve fabricated from 0.015 in. (0.4 mm) thick (28 gauge) galv sheet steel and having a min 1 in. (25 mm) lap along the longitudinal seam installed flush with top and bottom surfaces of floor–ceiling assembly. The diam of the sleeve shall be 6 in. (152 mm). Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the openings and releasing the coil to let it uncoil through the openings and releasing the coil against the circular cutouts in the floor–ceiling assembly. Four anchor tabs located at each end of the metallic sleeve are folded 90 degrees away from the through–penetrants and secured to the top surface of the floor with min No. 8 by 3/4 in. (19 mm) wood screws in conjunction with 1/4 in. (6 mm) by 1–1/4 in. (32 mm) diam steel fender washers. The anchor tabs are secured to the finished gypsum wallboard ceiling with 3/16 in. (4.8 mm) diam by 3–1/2 in. (89 mm) long steel toggle bolts in conjunction with 1/4 in. (6 mm) diam by 1–1/4 in. (32 mm) diam steel fender washers.
B. Fill, Void or Cavity Material* — Wrap Strip — Nom 1/8 or 3/16 in. (3.2 or 4.8 mm) thick intumescent material faced on both sides with a plastic film, supplied in 2 in. (51 mm) wide strips or nom 1/4 in. (6 mm) thick intumescent material faced on both sides with a plastic film, supplied in 1–1/2 in. (38 mm) wide strips. One layer of wrap strip is wrapped around both the nonmetallic pipe (Item 2) and the insulated pipe (Items 3 and 4) at their egress from both sides of the floor–ceiling assembly with ends butted and held in place with two layers of 2 in. (51 mm) wide by 3 mil (0.08 mm) thick foil aluminum tape. The bottom edge of the wrap strip shall extend 5/8 in. (16 mm) below the flooring system and 3/4 in. (19 mm) below the ceiling.
SPECIFIED TECHNOLOGIES INC — SpecSeal BLU Wrap Strip, SpecSeal BLU2 Wrap Strip or SpecSeal RED Wrap Strip
C. Packing Material — Min 1–1/2 in. (38 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 floor–ceiling assembly as required to accommodate the required thickness of fill material.
D. Fill, Void or Cavity Material* — At the top of the assembly, a min 1/2 in. (13 mm) thickness of fill material applied within annulus, flush with top surface of floor. At the bottom of the assembly, a min 3/4 in. (19 mm) thickness of fill material applied within annulus, flush with bottom surface of finished gypsum board ceiling.

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UL DETAILS

DATE:	05.23.2018
DRAWN BY	PA
REVISION:	DATE:
1	BLDG DEPT COMMENTS 07-05-2018

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