

1 | MEP FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ARCHITECT
AIA#4372

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

MEP SITE PLAN	
DATE:	08.31.2018
DRAWN BY:	BCI
REVISION:	DATE:
△ BDCS	07.06.2018
△ BDCS	08.31.2018

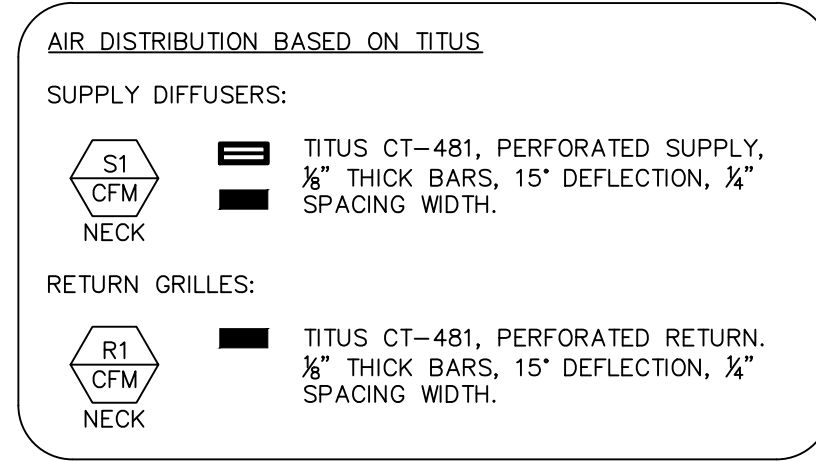
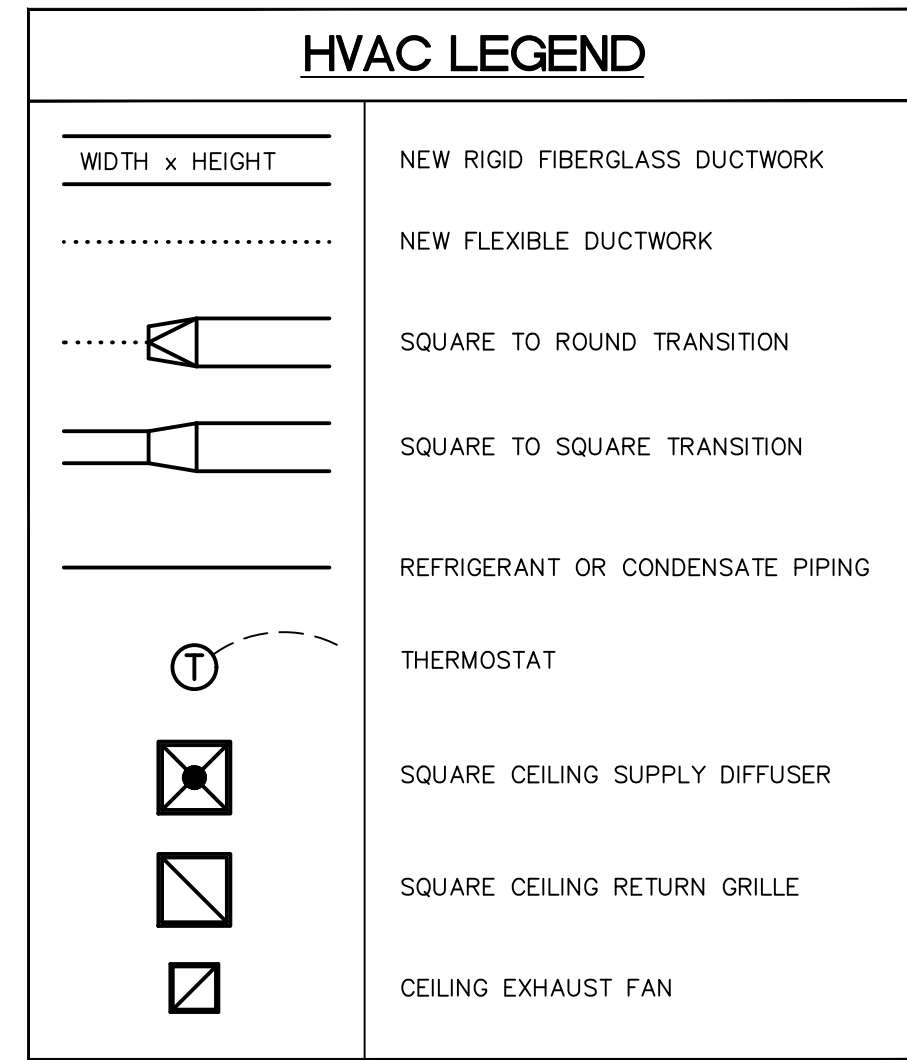
PROJECT #: 18017

RCI
Engineering, Inc.
C.A.#:
27662

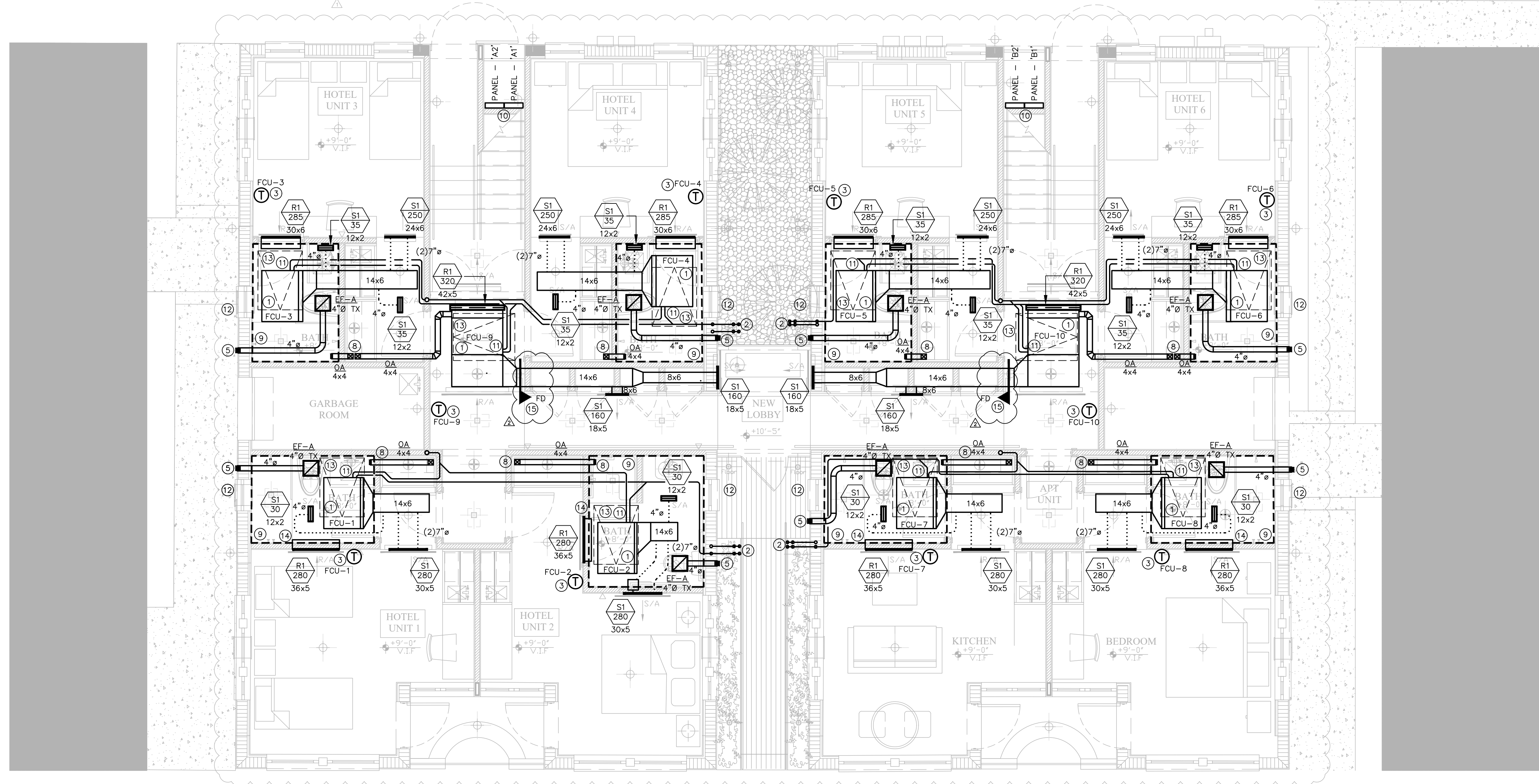
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SP1.1



- ### HVAC KEY NOTES
- FCU SUSPENDED FROM STRUCTURE WITH DUCTED RETURN OR RETURN PLENUM AS SHOWN; FULL SIZE SOLID ACCESS PANEL BELOW. PROVIDE NEW CONDENSATE DRAIN. REFRIGERANT PIPING TO THE WALL.
 - CONDENSATE LINE TO EXTEND UNDERGROUND AT LEAST 12" BEYOND BUILDING STRUCTURE. THEN RISE UP AND FURNISH TWO 90° ELBOWS TO FACE DOWN, TERMINATING AT LEAST 8" ABOVE GRADE. FCU CONDENSATE DRAINS SHALL ONLY BE USED WHEN ABSOLUTELY REQUIRED DUE TO OBSTRUCTIONS; GRAVITY DRAINAGE PREFERRED.
 - PROGRAMMABLE THERMOSTAT LOCATION. COORDINATE EXACT REQUIREMENTS AND OPTIONS WITH OWNER. NOTIFY ENGINEER PRIOR TO CHANGING LOCATIONS.
 - ACCU MOUNTED ON METALLUM ALUMINUM ROOF STAND. COORDINATE SLAB, ANCHORING AND WINDLOAD CALCULATIONS WITH STRUCTURAL ENGINEER.
 - TOILET EXHAUST, SIZED AS NOTED, TO WALL CAP WITH BACKDRAFT DAMPER AND WIRE MESH SCREEN.
 - NOT IN USE.
 - THIS SECTION OF THE GRILLE IS INACTIVE AND NON-OPERABLE TO MATCH SA GRILLE LENGTH. PROVIDE BID ITEM FOR LINEAR BLACK OFF GRILLE.
 - OUTSIDE AIR INTAKE, SIZED AS NOTED, UP TO ROOFCAP AS SHOWN, WITH BACKDRAFT DAMPER AND WIRE MESH SCREEN. MAINTAIN MINIMUM 10' CLEARANCE FROM INTAKE TO EF'S, VTR'S, ETC. OA DUCT CONTINUES DOWN TO FCU AS A DEDICATED HOMERUN AS SHOWN. DO NOT TEE THE OA DUCTS TO FEED MULTIPLE FCUS.
 - RETURN AIR PLENUM ABOVE CEILING SHOWN BY DASHED OUTLINE. NO PVC, WOOD OR OTHER COMBUSTIBLE MATERIALS ALLOWED.
 - DO NOT CROSS ANY DUCTWORK ABOVE ELECTRICAL PANEL. COORDINATE EXACT LOCATION OF AHU AND ACCESSORIES TO MAINTAIN MINIMUM 30"Wx36"D SERVICE CLEARANCE FOR ELECTRICAL PANEL IN THIS AREA. FIELD COORDINATE WITH ELECTRICAL CONTRACTOR.
 - MAINTAIN MIN. 24" CLEARANCE IN FRONT OF SERVICE PANEL FROM WALL, PIPING, ETC.
 - WINDOW IS FIXED, NOT OPERABLE.
 - FULL SIZE SOLID ACCESS PANEL SHOWN WITH DASHED LINE FOR SERVICE AND REPAIR.
 - DO NOT CHOKE OUT RETURN DUCT. PROVIDE MINIMUM 180 SQ IN OF OPENING BETWEEN RETURN DUCT AND SUPPLY DUCT OR AHU.
 - DYNAMIC FIRE DAMPER, UL 555, 1.5/3-HR FRP, GREENHECK DFR-510 (ROUND) AND DFD-350 (RECTANGULAR WITH TRANSITION TYPE 'B' OR 'C'; DAMPER OUT OF AIRSTREAM) OR EQUAL.



1 | MECHANICAL FIRST FLOOR PLAN
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M1.1

ASHRAE 62.1-2004 STATEMENT

TABLE 6-1 MINIMUM VENTILATION RATES IN BREATHING ZONE:

FCU-1:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
222 SF x 0.06 CFM/SF = 13 CFM
23 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
23 CFM PROVIDED BY FCU-1 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-2:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
203 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-2 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-3:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
194 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-3 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-4:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
195 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-4 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-5:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
192 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-5 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-6:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
192 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-6 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-7:

LIVING ROOM:
0 PEOPLE x 5 CFM/PERSON = 0 CFM
224 SF x 0.06 CFM/SF = 14 CFM
14 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
15 CFM PROVIDED BY FCU-7 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-8:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
224 SF x 0.06 CFM/SF = 13 CFM
23 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
23 CFM PROVIDED BY FCU-8 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-9:

CORRIDOR:
0 PEOPLE x 0 CFM/PERSON = 0 CFM
183 SF x 0.06 CFM/SF = 11 CFM
11 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
17 CFM PROVIDED BY FCU-9 OA.

FCU-10:

CORRIDOR:
0 PEOPLE x 0 CFM/PERSON = 0 CFM
183 SF x 0.06 CFM/SF = 11 CFM
11 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
17 CFM PROVIDED BY FCU-10 OA.

ASHRAE 62.1-2004 STATEMENT

TABLE 6-1 MINIMUM VENTILATION RATES IN BREATHING ZONE:

FCU-11:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
245 SF x 0.06 CFM/SF = 15 CFM
25 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
25 CFM PROVIDED BY FCU-11 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-12:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
244 SF x 0.06 CFM/SF = 15 CFM
25 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
25 CFM PROVIDED BY FCU-12 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-13:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
194 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-13 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-14:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
195 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-14 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-15:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
192 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-15 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-16:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
192 SF x 0.06 CFM/SF = 12 CFM
22 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
22 CFM PROVIDED BY FCU-16 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-17:

BEDROOM:
0 PEOPLE x 5 CFM/PERSON = 10 CFM
245 SF x 0.06 CFM/SF = 15 CFM
25 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
25 CFM PROVIDED BY FCU-17 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-18:

BEDROOM:
2 PEOPLE x 5 CFM/PERSON = 10 CFM
243 SF x 0.06 CFM/SF = 15 CFM
25 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
25 CFM PROVIDED BY FCU-18 OA.

TABLE 6-4 MINIMUM EXHAUST RATES:

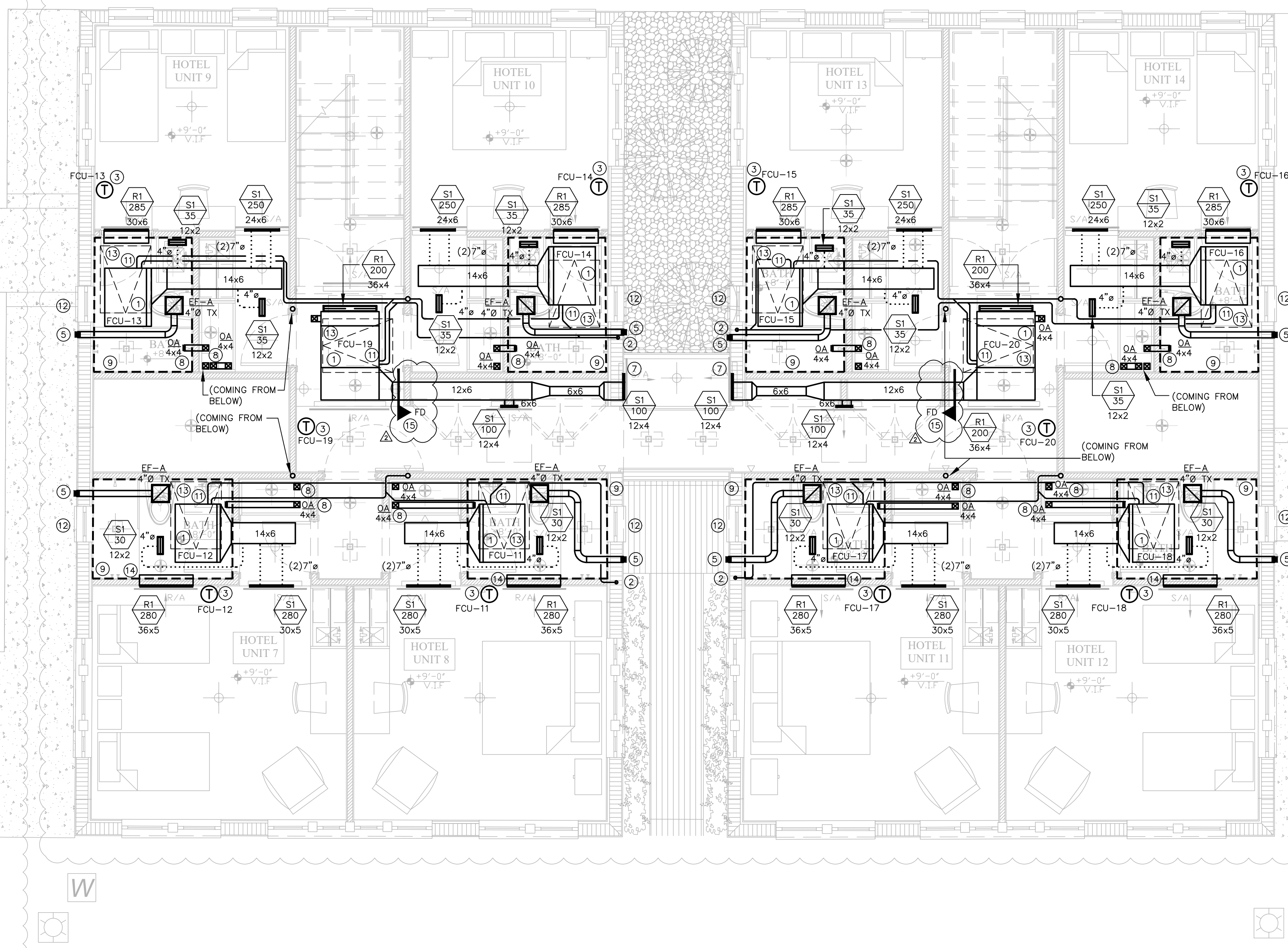
RESTROOMS:
1 WC'S x 50 CFM/WC = 50 CFM EXHAUST REQUIRED.
74 CFM INTERMITTENT EXHAUST PROVIDED BY TOILET EXHAUST FANS.
MAKEUP PROVIDED BY DINING AIR TRANSFER.

FCU-19:

CORRIDOR:
0 PEOPLE x 0 CFM/PERSON = 0 CFM
181 SF x 0.06 CFM/SF = 11 CFM
11 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
17 CFM PROVIDED BY FCU-19 OA.

FCU-20:

CORRIDOR:
0 PEOPLE x 0 CFM/PERSON = 0 CFM
181 SF x 0.06 CFM/SF = 11 CFM
11 CFM TOTAL OUTSIDE AIR REQUIRED DURING PEAK OCCUPANCY.
17 CFM PROVIDED BY FCU-20 OA.



1 | MECHANICAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

DATE	BY	REVISION
08.31.2018	RCI	
07.06.2018	BDCS	
08.31.2018	BDCS	

MECHANICAL SECOND FLOOR PLAN

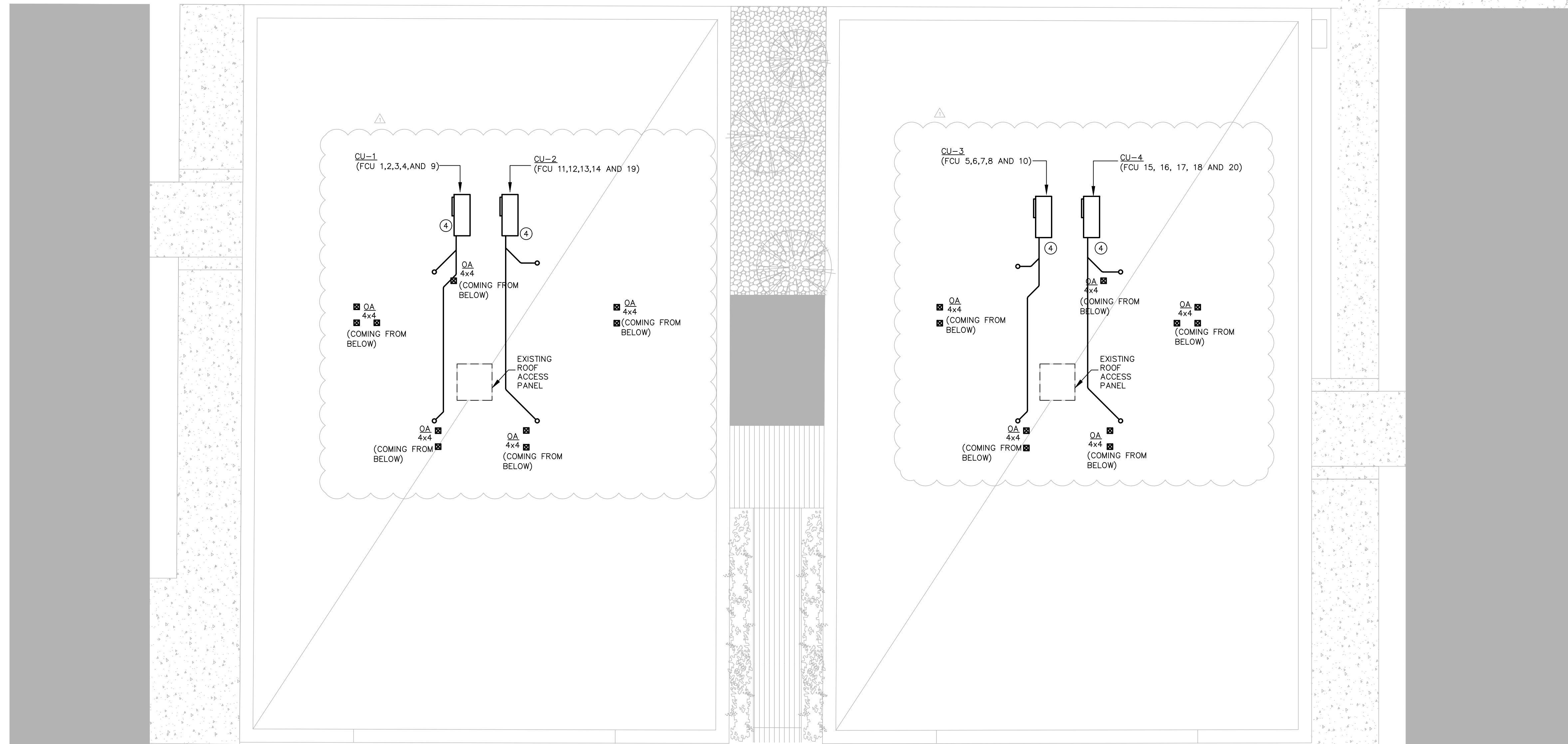
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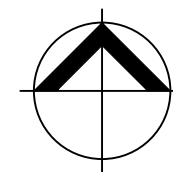
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M1.2

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1 | MECHANICAL ROOF FLOOR PLAN

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

THOMAS F. WEBER
ARCHITECT
AR04372

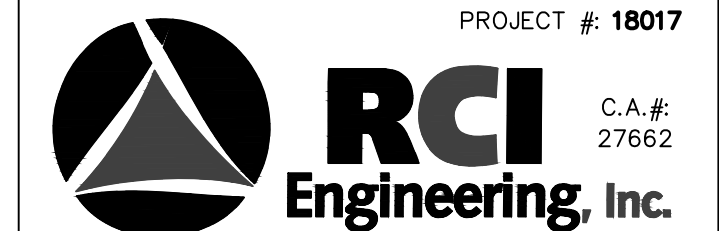
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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
715 2ND STREET
MIAMI BEACH, FL 33139

MECHANICAL ROOF FLOOR PLAN

DATE:	08.31.2018
DRAWN BY:	BCT
REVISION:	DATE:

△ BDC	07.06.2018
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M1.3

HVAC UNIT SCHEDULE (BASED ON MITSUBISHI)																							
CU	MODEL	VOLTS	MCA	MOCP	LIQ	SUC	REFRIG	WxDxH	WEIGHT	AHU	MODEL	VOLT	MCA	MOCP	HEAT	FULL QT	FULL QS	FULL CFM	SEER	HSPF	WxDxH	WEIGHT	COMMENTS
CU-1	MXZ-8C48NA	1/240/60	37	40A	3/8	5/8	R-410A	42"x14"x53"	269 LBS	AHU-1	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320	14.7	10.1	40"x28"x8"	54 LBS	SEE NOTES
										AHU-2	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-3	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-4	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-9	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
CU-2	MXZ-8C48NA	1/240/60	37	40A	3/8	5/8	R-410A	42"x14"x53"	269 LBS	AHU-11	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320	14.7	10.1	40"x28"x8"	54 LBS	SEE NOTES
										AHU-12	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-13	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-14	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-19	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
CU-3	MXZ-8C48NA	1/240/60	37	40A	3/8	5/8	R-410A	42"x14"x53"	269 LBS	AHU-5	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320	14.7	10.1	40"x28"x8"	54 LBS	SEE NOTES
										AHU-6	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-7	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-8	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-10	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
CU-4	MXZ-8C48NA	1/240/60	37	40A	3/8	5/8	R-410A	42"x14"x53"	269 LBS	AHU-15	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320	14.7	10.1	40"x28"x8"	54 LBS	SEE NOTES
										AHU-16	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-17	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-18	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES
										AHU-20	SEZ-KD15NA4	1/240/60	1	15A	10.8	9.6	7.2	320			40"x28"x8"	54 LBS	SEE NOTES

- HVAC GENERAL NOTES:**
1. SECURE ALL WARRANTIES, MANUALS, ETC. FOR EQUIPMENT AND SUBMIT TO OWNER.
 2. **FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID/CONSTRUCTION.** REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER.
 3. COORDINATE WORK WITH OTHER TRADES.
 4. ALL EQUIPMENT AND COMPONENTS USED SHALL BE LISTED FOR THEIR INSTALLED PURPOSE.
 5. MAINTAIN FILTERS IN A/C UNITS AT ALL TIMES DURING CONSTRUCTION. PROVIDE NEW FILTERS AND ONE SPARE SET PER UNIT UPON OWNER'S ACCEPTANCE.
 6. PROVIDE TEST AND BALANCE REPORT UPON COMPLETION. SUBMIT REPORT TO OWNER/ARCHITECT. ALLOW FOR ONE CALL BACK TO REBALANCE TO SUIT OWNER.
 7. CONDENSATES ARE NEW COPPER SIZED AS PER MANUFACTURER AND INSULATED.
 8. ALL REFRIGERANT LINES SHALL BE NEW COPPER LINES SIZED AS PER MANUFACTURER. SUCTION LINE SHALL BE INSULATED. EXACT ROUTING TO BE COORDINATED BETWEEN MANUFACTURER, CONTRACTOR AND OWNER. CONTRACTOR TO DETERMINE LONG LINE SIZING REQUIREMENTS, IF REQUIRED.
 9. CONDENSATE AND REFRIGERANT PIPING SHALL BE INSULATED WITH 3/4" CLOSED CELL FLEXIBLE ELASTOMERIC WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS OF NO GREATER THAN 25/50. EXTERIOR PORTIONS OF REFRIGERANT PIPING SHALL BE LAMINATED WITH METAL FOIL AND COMPOSITE POLYMER FOR UV AND CHEMICAL RESISTANCE.
 10. MAINTAIN RECORD DRAWINGS OF THE INSTALLATION AND NOTING ANY DEVIATIONS FROM THESE DOCUMENTS. SUBMIT TO OWNER/ARCHITECT/ENGINEER.
 11. SUBMIT DRAWINGS AND/OR CUT SHEETS OF ALL MATERIALS & EQUIPMENT FOR APPROVAL PRIOR TO ORDER/PURCHASE.
 12. ALL CONSTRUCTION TO COMPLY WITH LATEST EDITIONS OF FLORIDA BUILDING CODE, ASHRAE, AND SMACNA STANDARDS.
 13. PROVIDE GREATER OF MANUFACTURER RECOMMENDED OR CODE REQUIRED CLEARANCES FOR ALL EQUIPMENT.
 14. CONTRACTOR TO ENSURE EXISTING STRUCTURE REMAINS INTACT DURING ALL PHASES OF CONSTRUCTION.
 15. FIELD VERIFY ALL EXISTING & NEW PENETRATIONS. COORDINATE WITH GENERAL CONTRACTOR AND STRUCTURAL ENGINEER.
 16. ALL PENETRATIONS OF FIRE OR SMOKE RATED ASSEMBLIES SHALL BE PROPERLY PROTECTED.
 17. ANY NEW PENETRATIONS TO THE BUILDING ENVELOPE (INCLUDING ROOF AND FLOOR) MUST BE AUTHORIZED BY THE OWNER/LANDLORD IN ADVANCE, WHO MAY REQUIRE THESE PENETRATIONS TO BE INSTALLED BY A SPECIFIC CONTRACTOR TO MAINTAIN WARRANTY.
 18. ALL HVAC EQUIPMENT THAT IS INSTALLED AT 16'-0" OR HIGHER ABOVE FINISHED FLOOR SHALL BE PROVIDED WITH PERMANENT APPROVED MEANS OF ACCESS FROM THE FLOOR LEVEL UP TO THE APPLIANCE'S SERVICE SPACE. REFER TO FBC MECHANICAL 306.5 AND COORDINATE EXACT REQUIREMENTS WITH AHU.
 19. ALL CONCEALED EQUIPMENT AND VALVES SHALL HAVE ACCESS PANELS SIZED AND LOCATED TO ALLOW SERVICING AND REPLACEMENT OF EQUIPMENT; PROVIDE SHOP DRAWINGS OF PROPOSED PANELS TO OWNER, ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO PURCHASE.
 20. ALL CONSTRUCTION AND FINISH MATERIALS BELOW BFE+1'+9.00' NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.

DUCTWORK:
SUPPLY & RETURN:
 CONCEALED: RIGID 800 FIBERGLASS R-6 FOILFACED WITH U.L. 181 CLASS 1 AIR DUCT FLEX. FLEXIBLE AIR CONNECTORS ARE NOT ALLOWED.
 AIR DISTRIBUTION SYSTEM AND ALL MATERIALS (REINFORCEMENT, ADHESIVES, SEALANTS, LINERS, ETC.) TO BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF SMACNA'S PUBLICATION "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE", AND NAIMA'S PUBLICATION "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS, 5TH ED", AS APPROPRIATE.
 PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCHES.
 FRESH AIR: SNAPLOCK INSULATED WITH R-6 FOILFACED WRAP, DUCTED TO WALLCAP WITH BACKDRAFT DAMPER. PROVIDE ACCESSIBLE MANUAL VOLUME DAMPER NEAR CONNECTION TO RETURN AIR SYSTEM. NONMOTORIZED GRAVITY DAMPER WITH MAXIMUM 20 CFM/SQ.FT. AT 1"WG IS ACCEPTABLE PER FBC 2014 ENERGY C402.4.5.2 EXCEPTION 1.3 FOR BUILDINGS OF ANY HEIGHT ANYWHERE IN THE STATE OF FLORIDA.
 GENERAL/TOILET EXHAUST: SNAPLOCK INSULATED WITH R-6 FOILFACED WRAP, DUCTED TO WALLCAP WITH BACKDRAFT DAMPER.
 KITCHEN EXHAUST/MAKE-UP: NONCOMBUSTIBLE RATED METAL DUCTWORK. REFER TO KITCHEN CONSULTANT'S DRAWINGS FOR ACCEPTABLE MATERIALS, SLOPE, CLEANOUT REQUIREMENTS, ETC.
 ALL ADHESIVES, MASTICS, SEALANTS, ETC. SHALL COMPLY WITH LOW-VOC REQUIREMENTS AS DEFINED BY SCAQMD RULE #1168 (I.E., COMPLIANT WITH LEED EQ-4.1).
 ALL DUCT DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS. ADD 3" TO EACH DIMENSION TO ALLOW FOR INSULATION.
 FOR EXAMPLE, A 12x10 DUCT MEASURES APPROXIMATELY 15x13 OUTSIDE DIMENSIONS.

THERMOSTATS: NEW BASED ON A/C MANUFACTURER.
 HEAT/COOL/FAN/AUTO/OFF - 24/7/365 - PROGRAMMABLE WITH BATTERY BACKUP BY A/C MANUFACTURER WITH 2-SPEED VARIABLE CAPACITY CONTROL.

AIR DISTRIBUTION: NEW BASED ON TITUS - REFER TO SCHEDULE.
 SUPPLY DIFFUSERS: TO BE PROVIDED WITH OPPOSED BLADE DAMPERS. SIZE, NECK, CFM AS NOTED.
 RETURN/TRANSFER GRILLES: SIZE AS NOTED.
 ALL GRILLES TO BE ALUMINUM. COORDINATE BORDER TYPES WITH ARCHITECT.
 ALL GRILLES SHALL BE FULLY SUPPORTED FROM THE STRUCTURE, NOT FROM THE DUCTWORK.

TOILET EXHAUST FAN: NEW BASED ON GREENHECK - REFER TO SCHEDULE.
 FURNISH FANS WITH INTEGRAL BACKDRAFT DAMPER OR PROVIDE IMMEDIATELY DOWNSTREAM OF DISCHARGE.
 TERMINATE AT WALL OR ROOF PER FLOOR PLANS, WITH BACKDRAFT DAMPER AND WIRE MESH SCREEN. ROOF TERMINATIONS SHALL FINISH MINIMUM 8" ABOVE ROOF DECK.
 DUCTWORK SHALL BE SIZED PER PLANS, NOT PER FAN OUTLET CONNECTION.

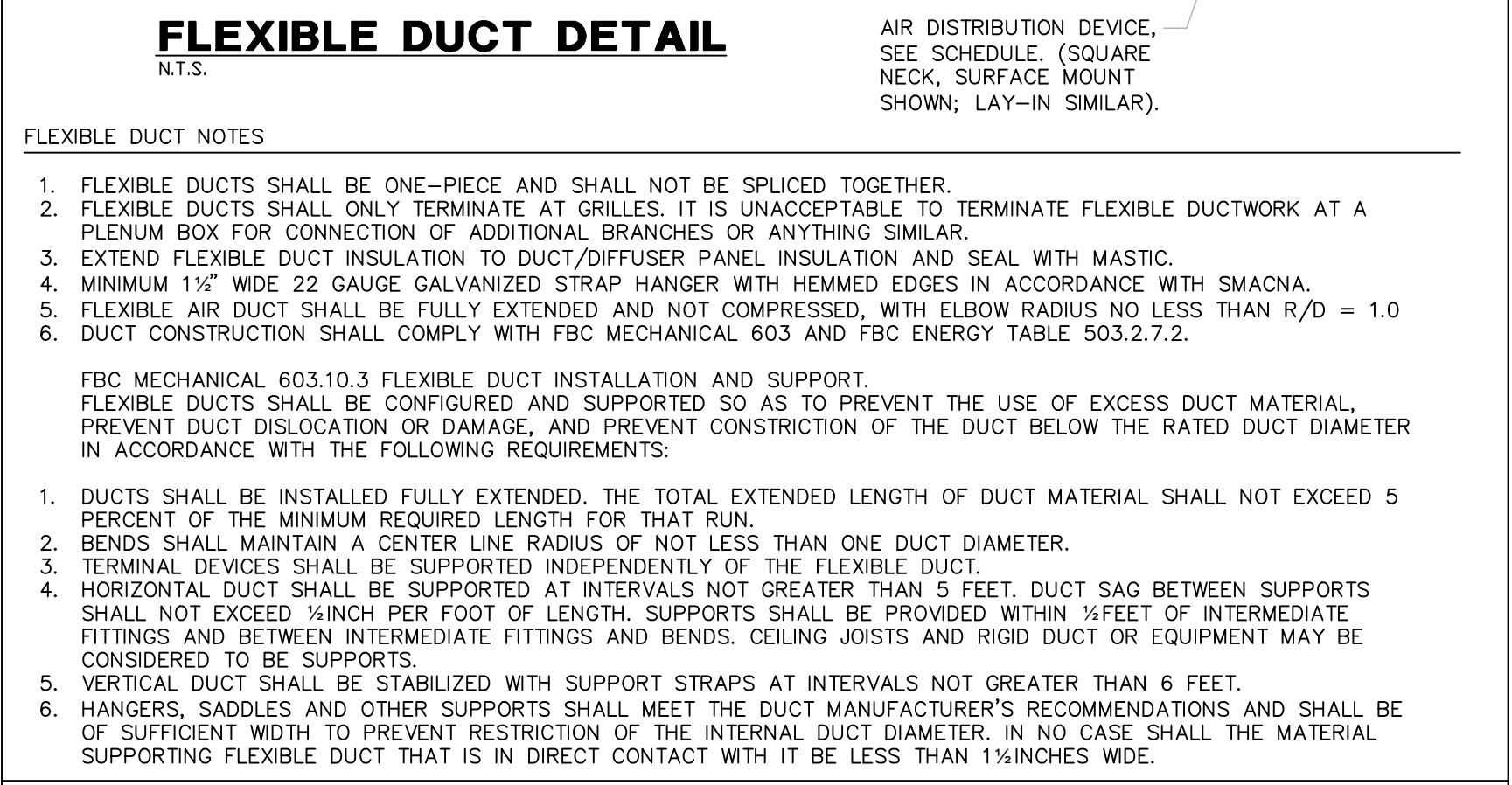
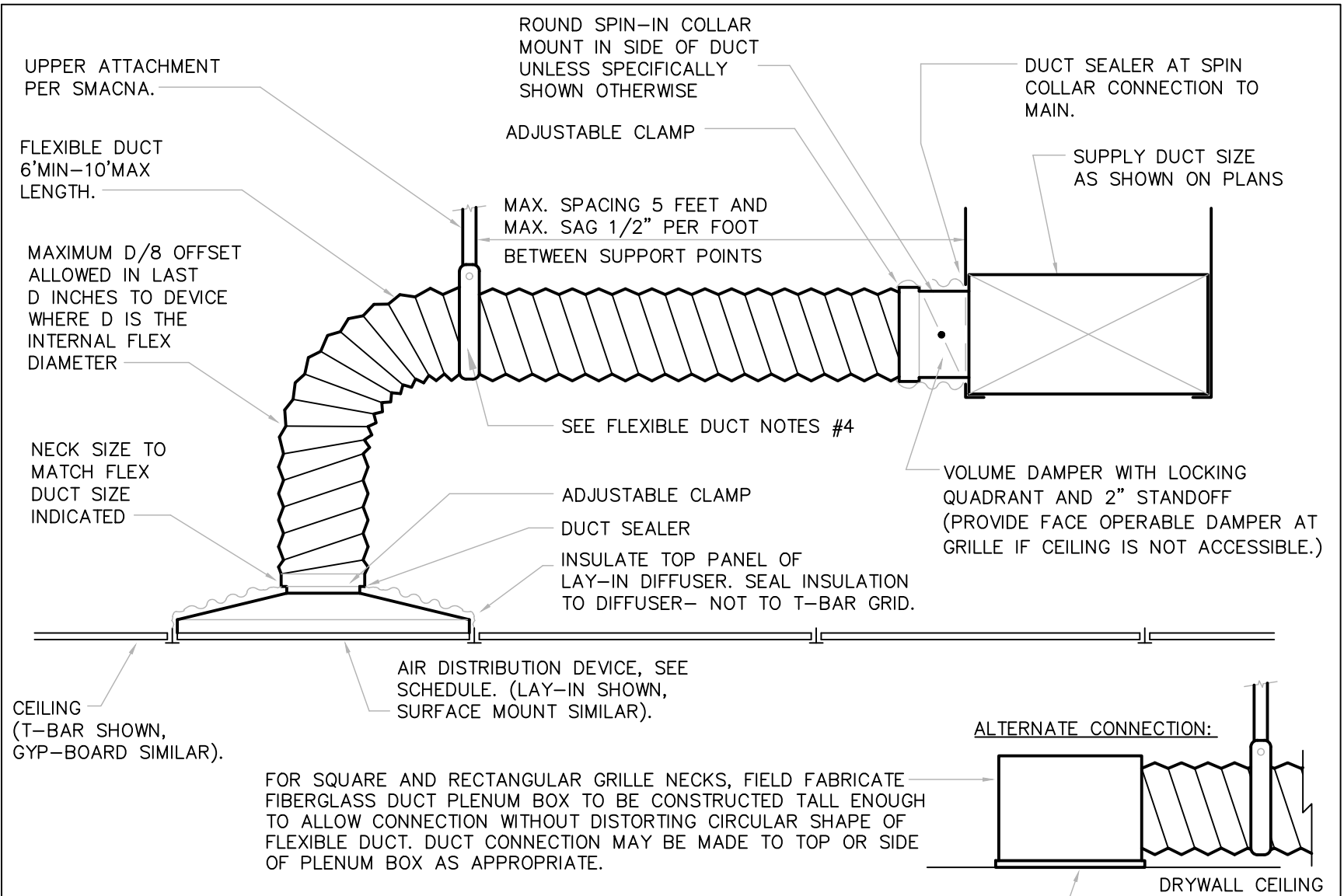
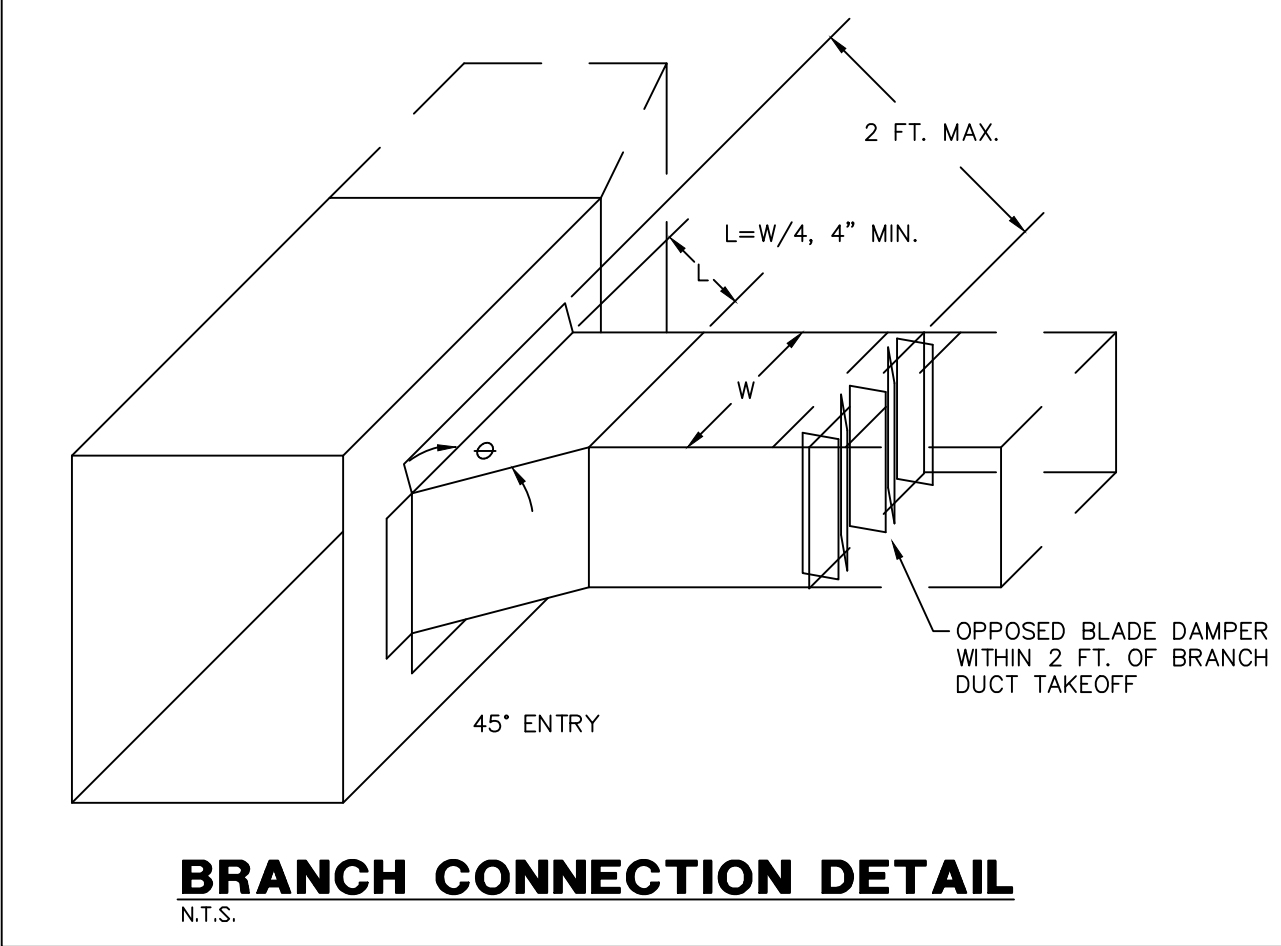
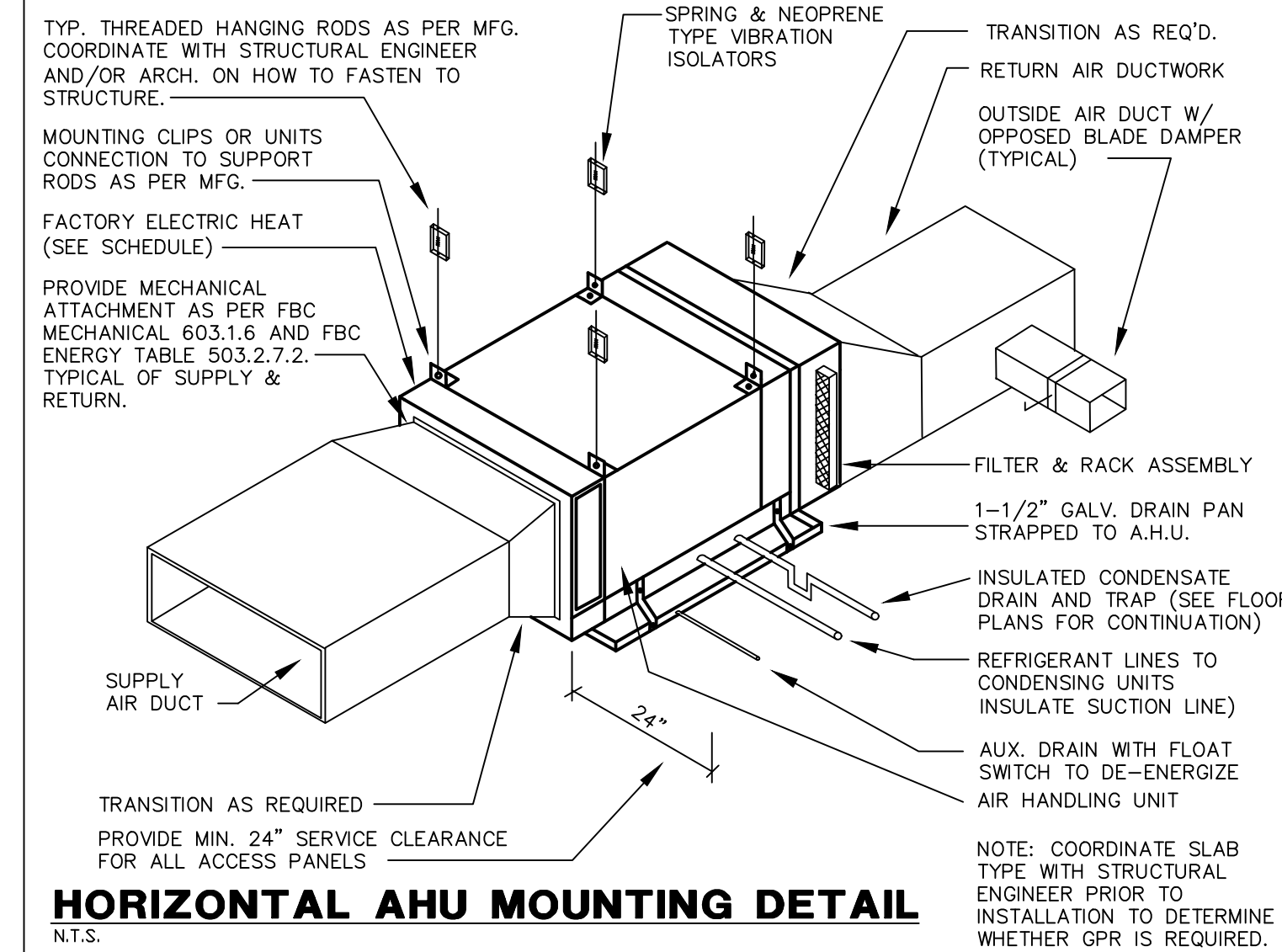
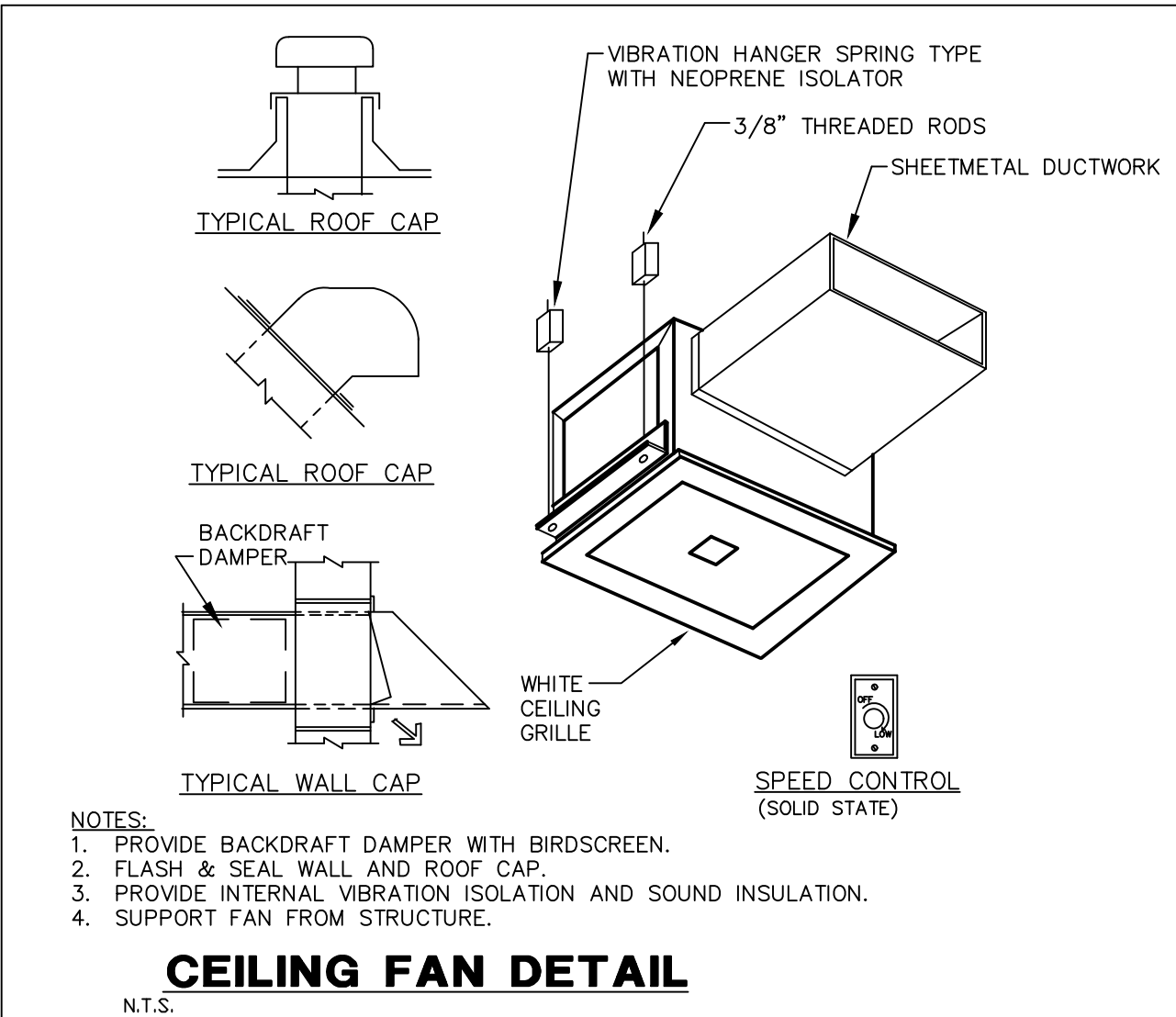
A/C UNITS: NEW BASED ON MITSUBISHI - REFER TO SCHEDULE.
 CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SHOWING REFRIGERANT ROUTING/SIZING, BRANCH SELECTOR BOXES, ACCESSORIES AND UNIT CAPACITIES FOR ENGINEER'S APPROVAL PRIOR TO ORDERING.
 VRY EQUIPMENT SHALL BE HEAT RECOVERY TYPE. PROVIDE OWNER WITH LINE ITEM BID ALTERNATE TO INSTALL HEAT PUMP (NO RECOVERY).
 PROVIDE FLOAT SWITCH AT FACTORY SECONDARY CONDENSATE CONNECTION TO DE-ENERGIZE FCU'S. IF NO FACTORY OVERFLOW CONNECTION IS PRESENT, FURNISH NEW DRAIN PAN AND INSTALL FLOAT SWITCH IN DRAIN PAN AS PER FBC MECHANICAL 307.2.3.
 A/C SYSTEMS DESIGNED FOR REFRIGERANT R-410A.
 PROVIDE MINIMUM 4" CLEARANCE AROUND ALL SIDES OF FCU'S AND 24" ON SERVICE ACCESS SIDE OR MANUFACTURER RECOMMENDED CLEARANCE, WHICHEVER IS GREATER.
 PROVIDE MINIMUM 4" CLEARANCE AROUND ALL SIDES OF ACU'S AND 36" ON SERVICE ACCESS SIDE OR MANUFACTURER RECOMMENDED CLEARANCE, WHICHEVER IS GREATER.
 PROVIDE FILTER DRIER, SIGHT GLASS, LIQUID LINE SOLENOID VALVE AND SIMILAR MANUFACTURER ACCESSORIES REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM.
 OUTDOOR REFRIGERANT CIRCUIT ACCESS PORTS SHALL HAVE LOCKING-TYPE TAMPER-RESISTANT CAPS.

EQUIPMENT LOCATION:
 FIELD COORDINATE EXACT LOCATION OF ALL ROOFTOP EQUIPMENT (RTU'S, KITCHEN FANS, VTR'S, ETC.) WITH OTHER TRADES TO PROVIDE ALL REQUIRED CODE AND MANUFACTURER CLEARANCES, AND FOR STRUCTURAL PLACEMENT.
 EXHAUST AND INTAKE LOCATIONS SHALL BE COORDINATED WITH EXISTING EQUIPMENT AND SHALL COMPLY WITH NFPA 96, ASHRAE 62.1 AND FBC 2014.
 WINDLOAD CALCULATIONS TO BE COORDINATED BETWEEN MANUFACTURER AND ARCHITECT OR STRUCTURAL ENGINEER TO COMPLY WITH HVHZ FBC REQUIREMENTS.

FLORIDA ENERGY CODE COMPLIANCE:
 THE ATTACHED ENERGY CALCULATIONS ARE BASED UPON THE FOLLOWING BUILDING ENVELOPE DATA:
 ROOF: MINIMUM R=30 INSULATION.
 WALLS: MINIMUM R=7.1 INSULATION.
 GLASS: SINGLE PANE CLEAR, METAL FRAME U-VALUE 0.9, SHGC 0.3.
 LIGHTING: REFER TO ELECTRICAL PLANS AND ATTACHED ENERGY CALCULATIONS FOR DESIGN LPD.

EXHAUST FAN SCHEDULE	
Number	EF-A
Status	NEW
Manufacturer	GREENHECK
Model	SP-A90
CFM	74
ESP	0.2" WC
Voltage	1/115/60
Amps	0.4
Weight	12 LBS
Thermal Protection	YES
Accessories	BS-BDD
SONES	0.9

FANS IN RESTROOMS SHALL BE UL LISTED FOR INSTALLATION ABOVE TUB/SHOWER ON A GFCI PROTECTED CIRCUIT. PROVIDE BDD AT FAN, SNAPLOCK DUCT SIZED AS PER PLANS. WHEN DUCTED TO ROOFCAP, FINISH MINIMUM 8" ABOVE ROOF DECK. PROVIDE ACCESS PANELS FOR INLINE FANS.



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

MECHANICAL NOTES AND DETAILS

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
BDCA	07.06.2018
BDCA	08.31.2018

PROJECT #: 18017
 RCI Engineering, Inc. C.A.# 27662
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 OSCAR E. SEBELN, PE - LIC #66481
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M2.1

ELECTRICAL SCOPE OF WORK:

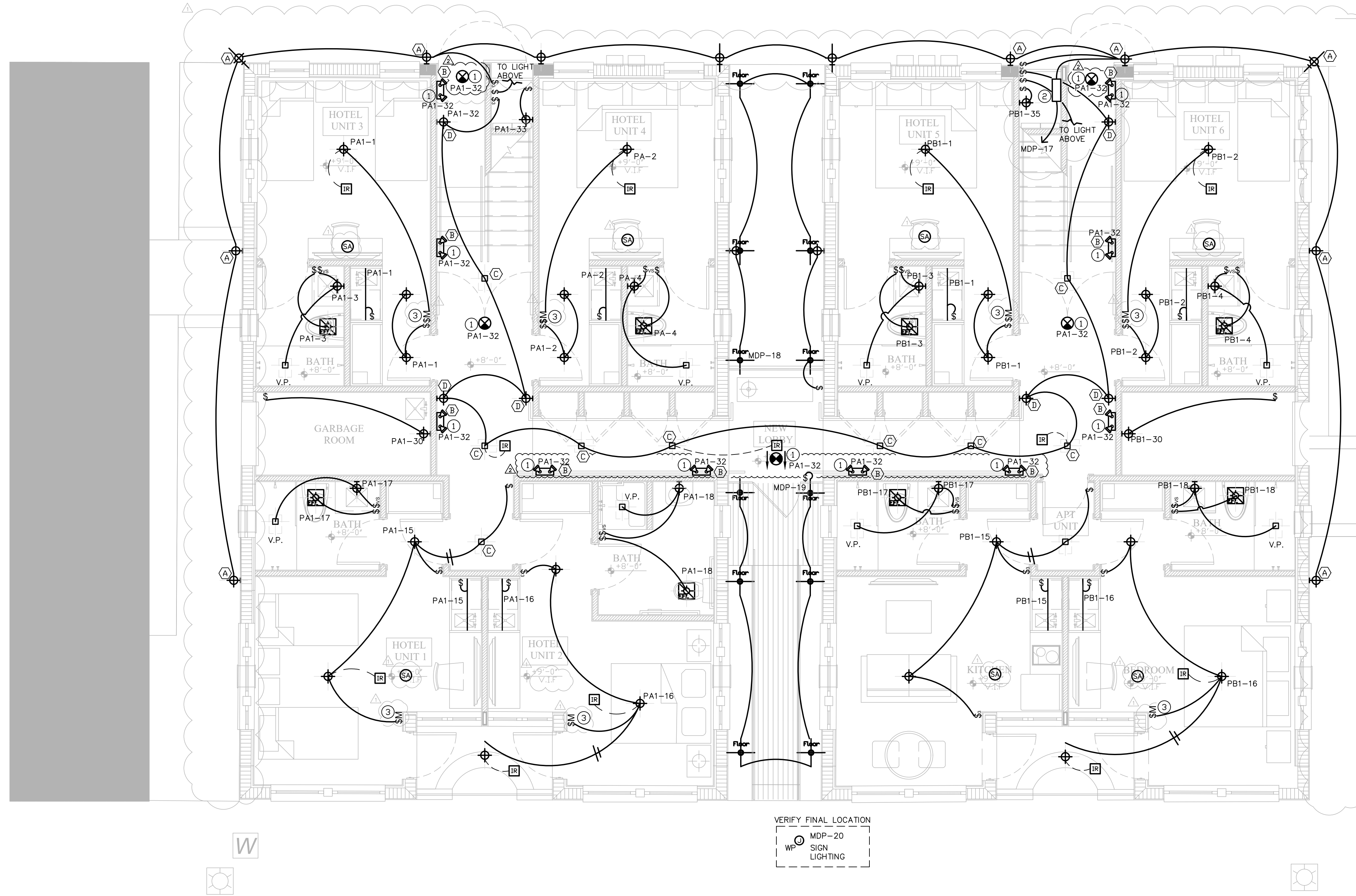
- LIGHTING AND POWER RECONFIGURATION OF EXISTING TWO STORY APARTMENT BUILDING TO BE CONNECTED AND CONVERTED INTO AN APARTMENT - HOTEL BUILDING.

KEY NOTE:

- EMERGENCY AND EXIT SIGN LIGHTS SHALL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES IN SAME CIRCUIT AREA AS PER NEC 700.12.
- HUBBEL LG250S WALL MOUNT SURFACE LIGHTING INVERTER OR SIMILAR. CONNECT FIXTURES WITH TAG "A" TO THE INVERTER.
- MASTER SWITCH AND OCCUPANCY SENSOR TO CONTROL ALL WIRED LIGHTS AND SWITCHED RECEPTACLES IN A GUESTROOM. COORDINATED EXACT TYPE OF SWITCH WITH OWNER.

ELECTRICAL LEGEND

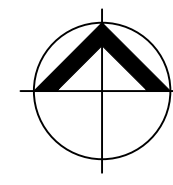
	SWITCH
	3-WAY SWITCH
	MASTER SWITCH
	SWITCH W/ BUILT-IN PIR VACANCY SENSOR
	EXIT SIGN SINGLE SIDED WITH 90 MINUTES BATTERY BACKUP
	EXIT SIGN DOUBLE SIDED WITH 90 MINUTES BATTERY BACKUP
	EXIT SIGN WITH DIRECTIONAL ARROW AND 90 MINUTES BATTERY BACKUP
	WALL MOUNTED EMERGENCY LIGHT WITH 90 MINUTES BATTERY BACKUP
	SMOKE ALARM
	SMOKE ALARM WITH VISUAL NOTIFICATION
	DISCONNECT
	DUPLEX RECEPTACLE
	G.F.C.I. RECEPTACLE ABOVE COUNTER
	JUNCTION BOX
	ELECTRICAL PANEL
	ELECTRICAL METER
	TV CABLE OUTLET
	TELEPHONE JACK
	NEW VAPOR RESISTANT RECESSED LIGHT TO REMAIN
	NEW RECESSED LIGHT
	NEW SURFACE MOUNTED LIGHT
	FLOOR INSTALLED LIGHT
	EXTERIOR FLOOD LIGHT
	EXHAUST FAN
	GROUND FAULT INTERRUPT
	WEATHER PROOF
	TIME SWITCH CONTROL
	NON-FUSIBLE DISCONNECT



Schedule

Symbol	Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
A	OLW14		GENERAL PURPOSE LED WALLPACK	LED	1	1493	1	18
B	APEL NEW		ALL PRO EMERGENCY LIGHT	(1) NICHIA 4000K LED	1	68	1	0.735
C	WF4 LED 35K MVOLT		4" Ultra-Thin LED Wafer Downlight, 3500K CCT, 120 - 277V	LED	1	830	1	10.1
D	MWS C BZ WITH DMCN BZ SHADE		LED MINI SCONCE CYLINDER WITH BRONZE SHADE	LED	1	283	1	9.89

NOTE: IF LIGHT FIXTURE MODEL CHANGE, IT SHALL FOLLOW SAME ELECTRICAL SPECIFICATION AND LIGHT DISTRIBUTION PATTERNS.



1 | ELECTRICAL LIGHTING FIRST FLOOR PLAN

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

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
 715 2ND STREET
 MIAMI BEACH, FL 33139

ELECTRICAL FIRST FLOOR PLAN	
DATE:	08.31.2018
DRAWN BY:	BCI
REVISION:	DATE:
△ BDCS	07.06.2018
△ BDCS	08.31.2018

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PROJECT #: 18017

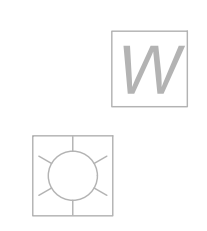
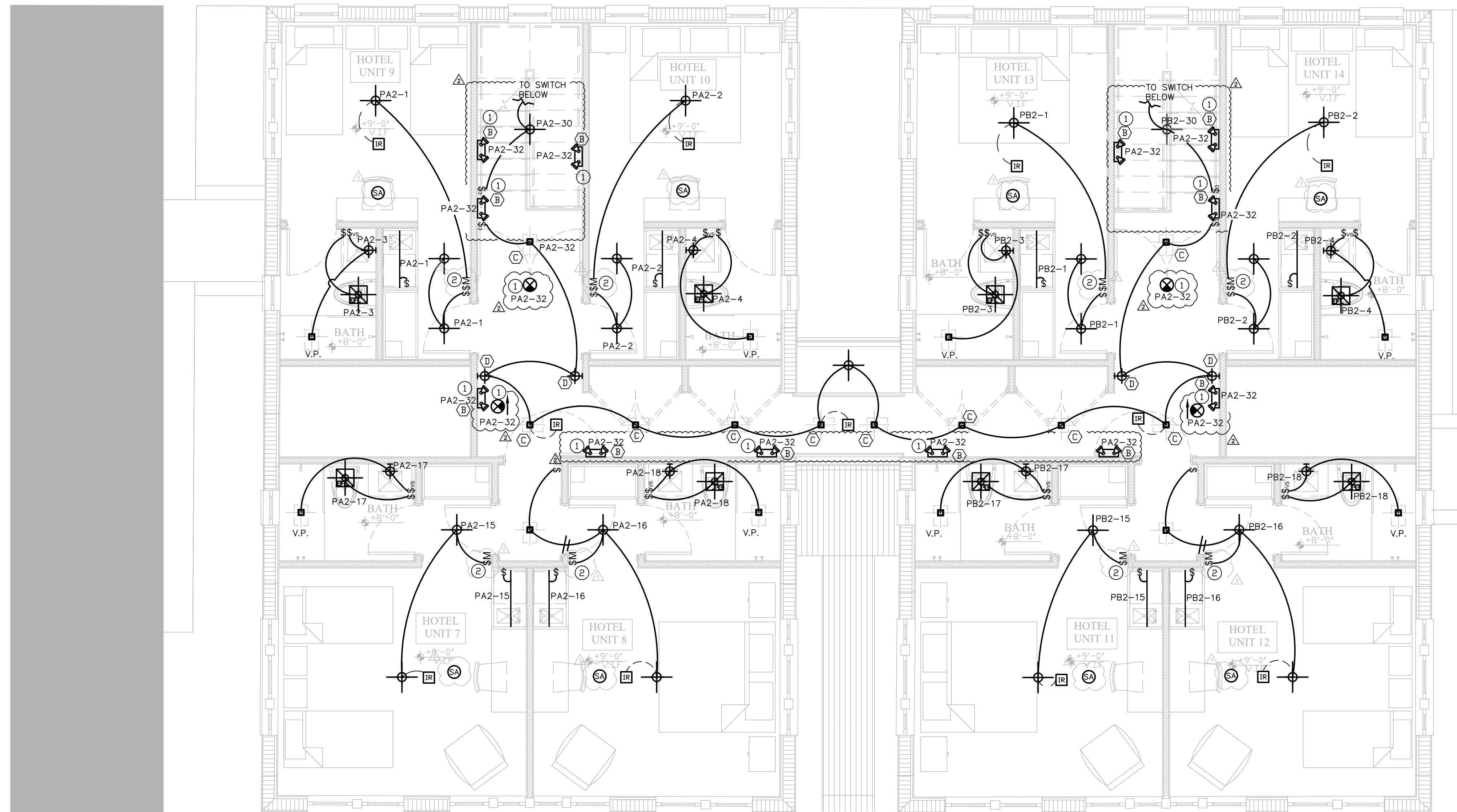
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KEY NOTE:

- ① EMERGENCY AND EXIT SIGN LIGHTS SHALL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES IN SAME CIRCUIT AREA AS PER NEC 700.12.
- ② MASTER SWITCH AND OCCUPANCY SENSOR TO CONTROL ALL WIRED LIGHTS AND SWITCHED RECEPTACLES IN A GUESTROOM. COORDINATED EXACT TYPE OF SWITCH WITH OWNER.



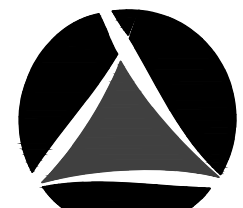
1 | ELECTRICAL LIGHTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
715 2ND STREET
MIAMI BEACH, FL 33139

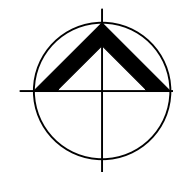
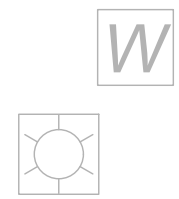
ELECTRICAL SECOND FLOOR PLAN	
DATE:	08.31.2018
DRAWN BY:	BCI
REVISION:	DATE:
△ BDCS	07.06.2018
△ BDCS	08.31.2018

PROJECT #: 18017
 **RCI** Engineering, Inc.
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KEY NOTES:

- ① COORDINATE MOUNTING HEIGHT AND REQUIREMENTS WITH OWNER.
- ② RECEPTACLES WITHIN 6 FEET OF SINK SHALL BE GFCI PROTECTED.
- ③ RECEPTACLE MUST HAVE USB OUTLET.



1 | ELECTRICAL POWER SECOND FLOOR PLAN

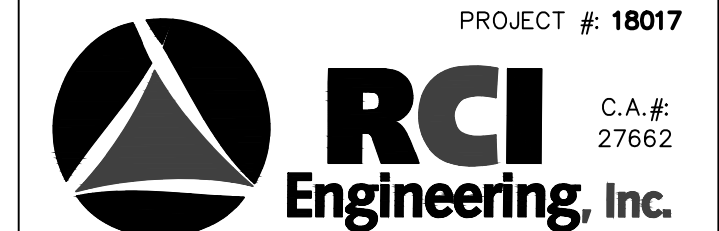
SCALE: 1/4" = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
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MIAMI BEACH, FL 33139

ELECTRICAL POWER SECOND FLOOR PLAN	
DATE:	08.31.2018
DRAWN BY:	BCL
REVISION:	DATE
△ BDCS	07.06.2018
△ BDCS	08.31.2018



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C.A.#:
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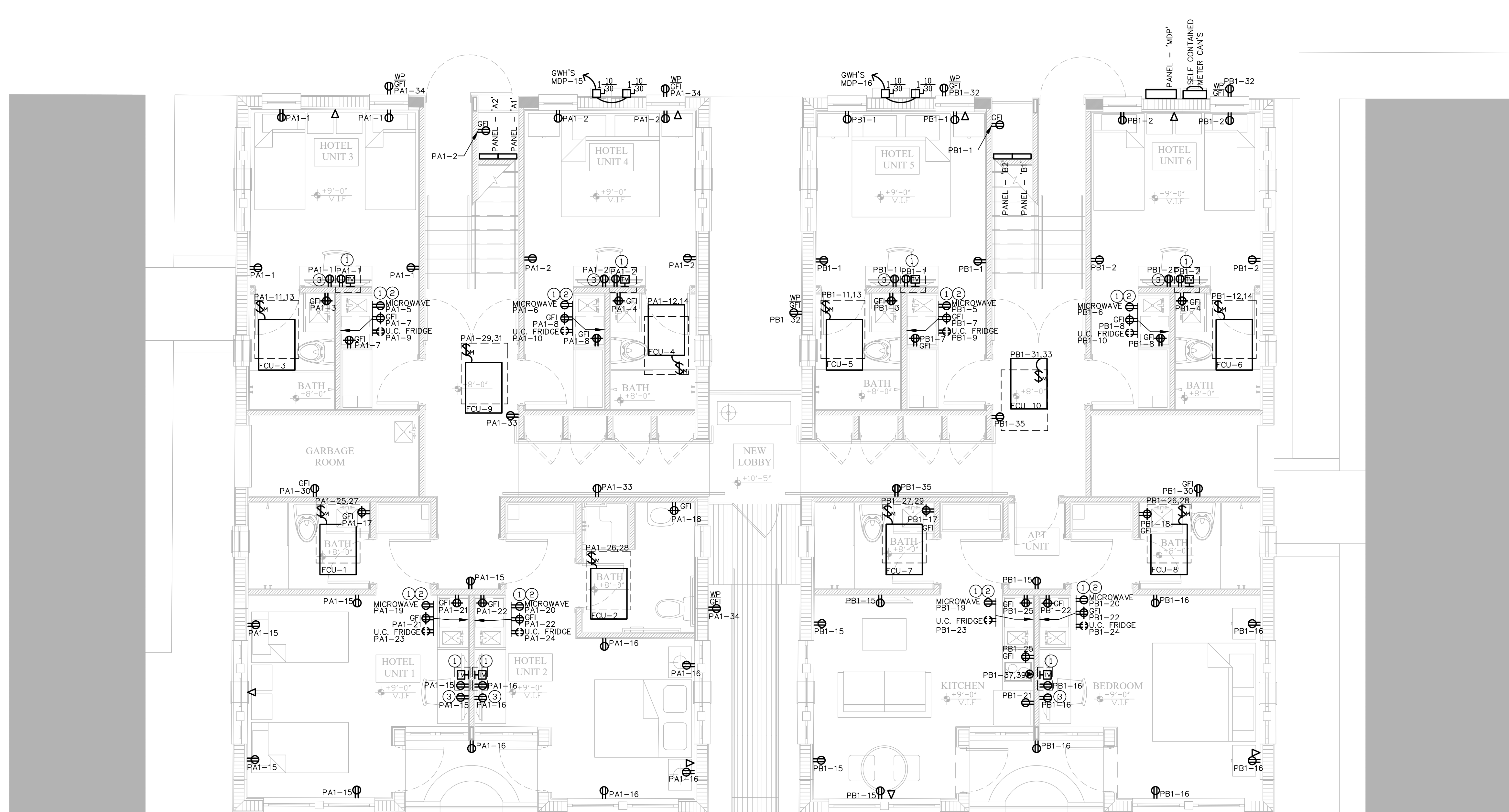
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GENERAL NOTES:

- ALL OUTDOOR DISCONNECTS MUST BE AT LEAST NEMA-3R.
- NOT CONCEALED OR RETRACTABLE EMERGENCY LIGHTS, EXIT SIGNS AND/OR FIRE ALARM DEVICES WILL BE USE.

KEY NOTES:

- 1 COORDINATE MOUNTING HEIGHT AND REQUIREMENTS WITH OWNER.
- 2 RECEPTACLES WITHIN 6 FEET OF SINK SHALL BE GFCI PROTECTED.
- 3 RECEPTACLE MUST HAVE USB OUTLET.



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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
 735 2ND STREET
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ELECTRICAL POWER
 FIRST FLOOR PLAN

DATE:	08.31.2018
DRAWN BY:	BCI
REVISION:	DATE:
Δ BDCS	07.06.2018
Δ BDCS	08.31.2018

E1.3

1 | ELECTRICAL POWER FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT #: 18017
 C.A.#:
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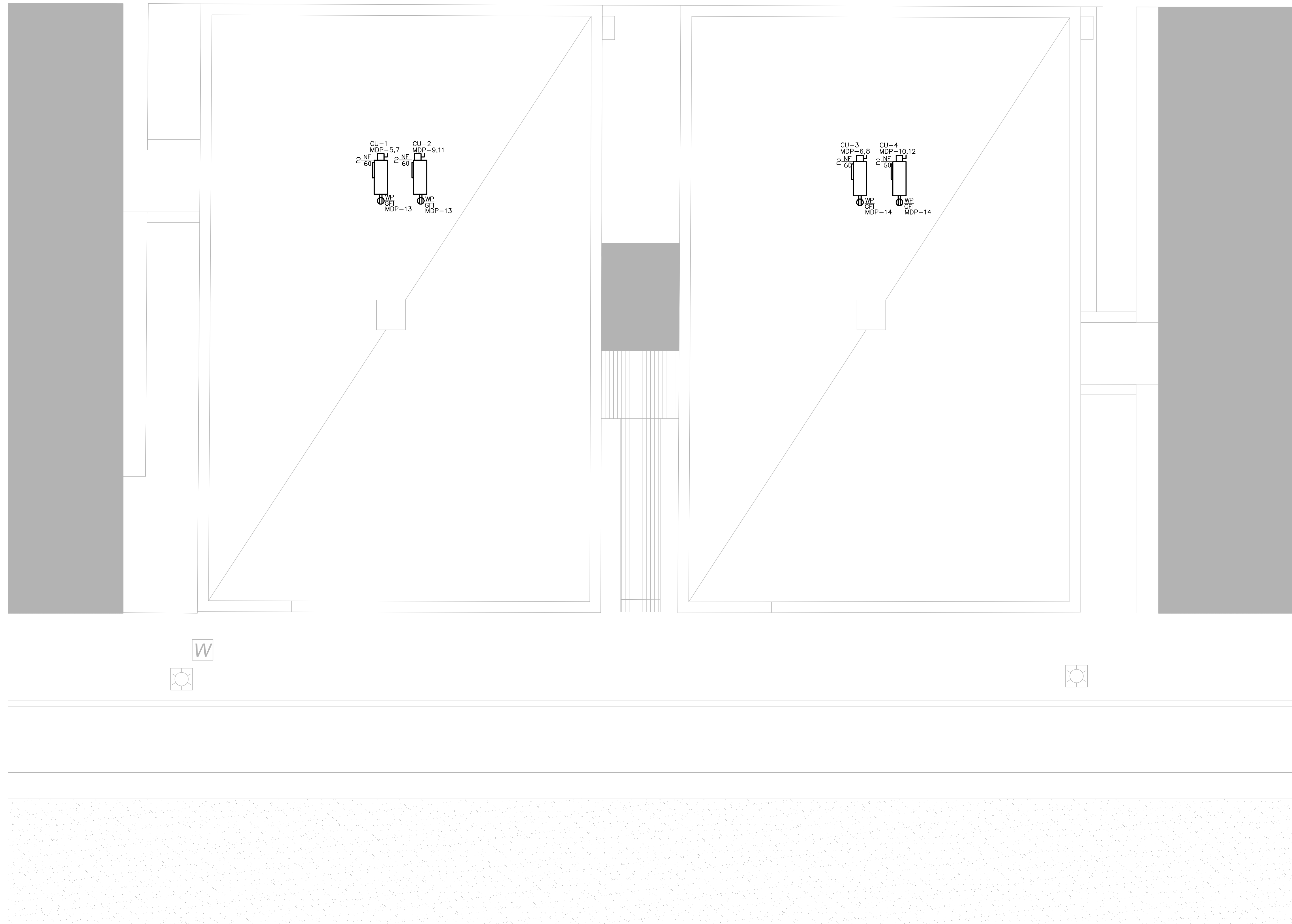
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GENERAL NOTES:

- ALL OUTDOOR DISCONNECTS MUST BE AT LEAST NEMA-3R.



1 | ELECTRICAL ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

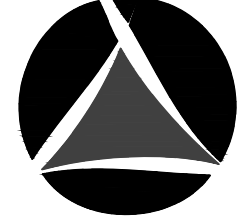
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INTERIOR + EXTERIOR ALTERATIONS FOR:
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MIAMI BEACH, FL 33139

ELECTRICAL ROOF FLOOR PLAN

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
△ BDC	07.06.2018
△ BDC	08.31.2018

PROJECT #: 18017
 **RCI** Engineering, Inc.
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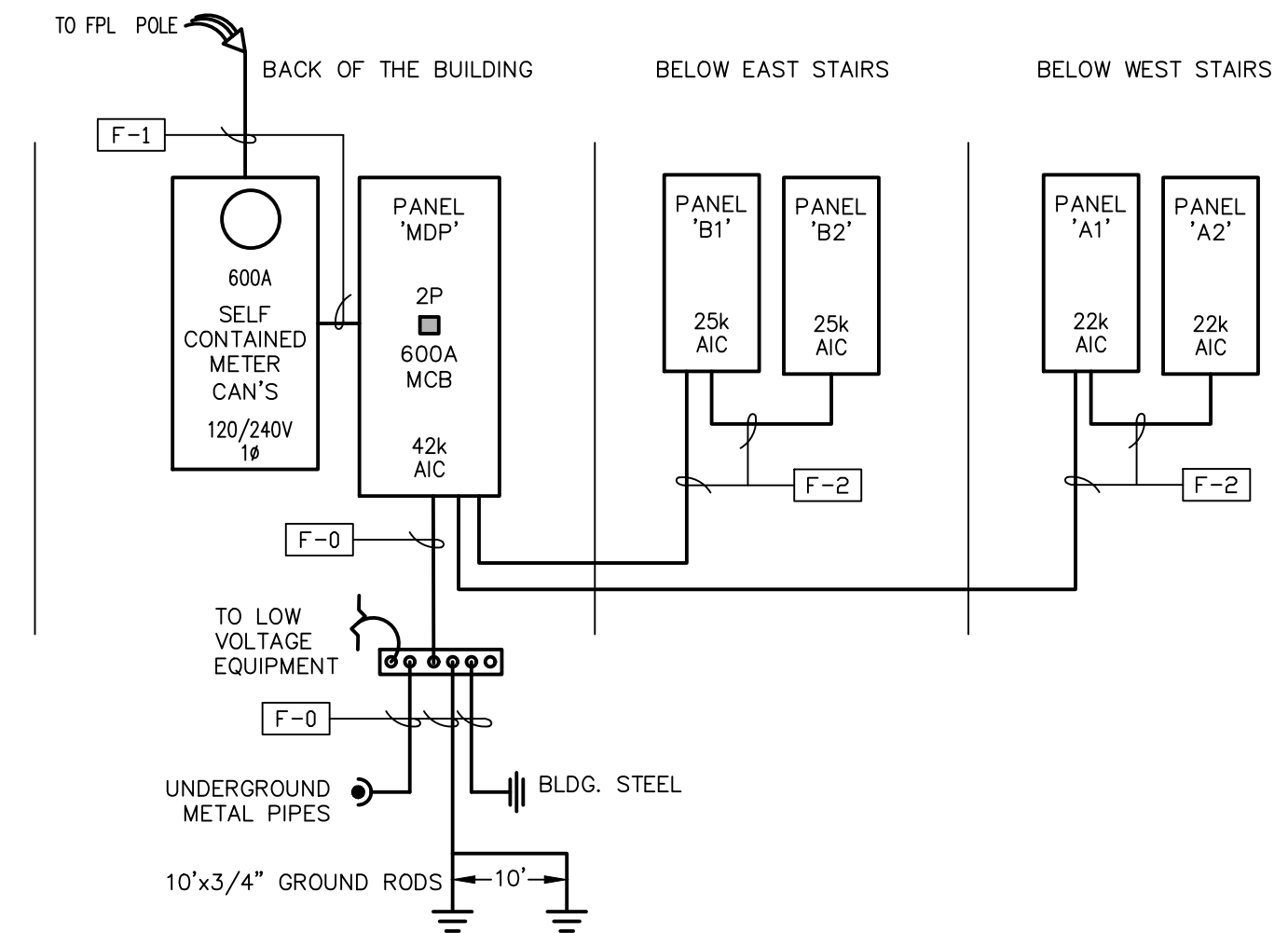
GENERAL ELECTRICAL NOTES:

- 1. ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, 2014 EDITION (NEC), 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
2. COORDINATE ALL ELECTRICAL SITE WORK WITH GENERAL CONTRACTOR.
3. ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED, FOR THE INTENDED USE, WITH UNDERWRITER'S LABORATORY, INC. (U.L.) WHERE STANDARDS HAVE BEEN ESTABLISHED BY U.L.
4. ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
5. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST-CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
6. IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATION TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
7. MAINTAIN RECORD DRAWINGS (AS-BUILTS) ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT 5 WORKING DAYS PRIOR TO ANY REQUIRED INSPECTIONS. SUBMIT RECORD DRAWINGS TO OWNER WITHIN 30 DAYS OF SYSTEM ACCEPTANCE, INCLUDING RISER AND FLOOR PLANS.
8. PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
9. PROVIDE OPERATING AND MAINTENANCE (O&M) MANUALS TO THE OWNER FOR ALL EQUIPMENT REQUIRING MAINTENANCE, ALONG WITH APPROVED SHOP DRAWINGS. SUBMITTAL TO OWNER SHALL INCLUDE EQUIPMENT RATING, SELECTED OPTIONS AND ROUTINE MAINTENANCE REQUIREMENTS. ALSO PROVIDE CONTACT INFORMATION FOR ONE QUALIFIED SERVICE AGENCY.
10. POWER TO BE ON CONTINUOUSLY 5 WEEKS PRIOR TO COMPLETING PROJECT.
11. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PRECEDES AT HIS OWN RISK.
12. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS, AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
13. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS.
14. THE ELECTRICAL CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AND UNUSED MATERIALS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY. AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
15. WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATERTIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER TO BE CLEAR AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED. WALL/FLOOR FIRE RATING MUST BE MAINTAINED.
16. ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
17. ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
18. CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WIRING, CONDUIT AND BOXES.
19. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
20. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
21. ALL CONDUCTORS SHALL BE COPPER, RATED 75 C WET/DRY EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG EXCLUDING CONTROL WIRING. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310(B)(2).
22. WIRE WAYS SHALL BE SIZED AS REQUIRED, PER NEC, UNLESS OTHERWISE NOTED (UON).
23. ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTENDED OR RACEWAY USE AS EQUIPMENT GROUNDING AS PER NEC TABLE 250-122, UON.
24. NEUTRAL NOT TO BE SHARED. UON. NEUTRAL SHALL RUN PARALLEL TOGETHER WITH THE CURRENT CARRYING CONDUCTOR, INCLUDING PASSING THROUGH THE GANG BOX OF ANY SWITCHES CONTROLLING THAT CURRENT CARRYING CONDUCTOR.
25. NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
26. ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS OTHERWISE NOTED (UON).
27. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, UON. SWITCHES SHALL BE HORSE POWER RATED AND SIZED FOR 150% MAX. HORSEPOWER, HEAVY DUTY TYPE.
28. ALL ELECTRICAL EQUIPMENT SHALL BE RAIN TIGHT (NEMA 3R, UON) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUID TIGHT.
29. FOR ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE. WARNING TAPE WHICH SAYS "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ALL UNDERGROUND ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDERNEATH PAVED AREAS, THEY SHALL BE RGS. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC. ALL CONDUIT RISERS SHALL BE RGS.
30. ALL LOW VOLTAGE CABLEING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THAT IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
31. FOR TELEPHONE SYSTEM: (A) PROVIDE GROUNDING FOR ALL TELEPHONE OUTLETS AND EQUIPMENT PER REQUIREMENTS OF TELEPHONE COMPANY. (B) VERIFY LOCATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY, PRIOR TO SUBMITTING BID. (C) ALL CABLES INSIDE THE SPACE TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
32. MAINTAIN A MINIMUM OF 48" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
33. ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP, NO HANDLES PERMITTED.
34. ALL FUSES TO BE CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHER FUSES ACCORDING TO MANUFACTURER SPECIFICATIONS.
35. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE INTERMEDIATE (IMC) OR RIGID GALVANIZED STEEL (RGS) EXCEPT THAT: (A) POLY VINYL CHLORIDE (PVC) CONDUITS MAY BE USED IN CONCRETE SLABS AND UNDERGROUND PROVIDED ELBOWS AND RISERS ARE RGS; (B) ELECTRICAL NON-METALLIC TUBING (ENT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP CONDITIONS OR CORROSIVE CONDITIONS AND ALLOWED BY CODE; (C) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED AND PERMITTED BY CODE. (D) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS AND PERMITTED BY CODE. ALL CONDUITS IN HAZARDOUS AREAS PER NEC SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
36. PROVIDE LAMPS WITH FIXTURES, VERIFY LAMP TYPE WITH MANUFACTURER. CONTRACTOR TO RELAMP ANY EXISTING FIXTURES BEING USED. ALL RECESSED LIGHT FIXTURES IN CONTACT WITH INSULATION SHALL BE RATED FOR SUCH USE.
37. ALL FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS SHALL HAVE A DISCONNECTING MEANS EITHER INTERNAL OR EXTERNAL TO EACH LUMINAIRE AS PER NEC 410.130(G).
38. COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL POWER, DATA AND VOICE TO ALL EQUIPMENT MENTIONED OR NOT AND SYSTEMS INSTALLED AS REQUIRED.
39. ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
40. TYPICAL WALL SWITCHES TO BE AT 48" A.F.F. TYPICAL OUTLET TO BE 18" A.F.F. TYPICAL COUNTERTOPS OUTLET TO BE 42" A.F.F. OR 6" ABOVE COUNTERTOPS (NOT TO EXCEED 52" A.F.F.). ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACE PLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACES 6" O.C.
41. CONTRACTOR TO BALANCE LOADS IN ALL PHASES AND PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
42. ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO CONSTRUCTION. COORDINATE ALL EQUIPMENT LOAD AND PROTECTION WITH NAMEPLATE DATA PRIOR TO INSTALL OR WIRING.
43. ALL EMERGENCY LIGHTS AND EXIT SIGNS TO BE CONNECTED TO UNSWITCHED CIRCUIT SIDE AND HAVE 90 MINUTES BATTERY BACKUP.
44. METER CANS, HUBS, & LUGS FOR SAME ARE TO BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO VERIFY SPECIFIC TYPE OF METER CAN TO BE USED WITH F.P.L. PRIOR TO BID. COORDINATE ELECTRIC SERVICE WITH POWER COMPANY.
45. VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION. CONTRACTOR TO COORDINATE IF ADDITIONAL PANELS/POWER SUPPLIES ARE REQUIRED.
46. SMOKE DETECTORS NOT TO BE LOCATED WITHIN 3 FEET FROM A MECHANICAL DIFFUSER OR REGISTER.
47. ELECTRICAL CONTRACTOR SHALL COORDINATE SERIES RATING OF BREAKERS INTERRUPTING CAPACITY.
48. CONTRACTOR TO VERIFY ANY EXISTING ELECTRICAL EQUIPMENT AND TO REPAIR, REPLACE OR ADD ANY REQUIRED COMPONENTS TO MAKE EQUIPMENT TO OPERATE CORRECTLY.
49. FEEDERS AND BRANCH CIRCUITS MUST BE IDENTIFIED AND DOCUMENTED AS PER NEC 210.5 AND THE FOLLOWING COLORS:
54.1. 120/240V, SINGLE PHASE: L1=BLACK; L2=RED; N=WHITE
54.2. 120/208V, 3-PHASE: L1=BLACK; L2=RED; L3=BLUE; N=WHITE
54.3. 120/240V, 3-PHASE: L1=BLACK; L2=ORANGE (HIGH LEG); L3=BLUE; N=WHITE
54.4. 277/480V, 3-PHASE: L1=BROWN; L2=ORANGE OR PURPLE; L3=YELLOW; N=GRAY
55. PROVIDE RED/WHITE CORE NAMEPLATE ON ALL ELECTRICAL DISTRIBUTION EQUIPMENT WITH THE WORDS "WARNING, POTENTIAL ARC FLASH HAZARD. APPROPRIATE PERSONNEL AND TOOLS REQUIRED WHEN WORKING ON THIS EQUIPMENT" ENGRAVED THEREON IN 1/4" HIGH LETTERS.
56. ALL SWITCHGEAR, PANELS, DISCONNECTS, SWITCHES, GENERATORS AND OTHER ELECTRICAL EQUIPMENT SHALL BE INSTALLED FULLY ABOVE FLOOD ELEVATION. FIELD COORDINATE WHETHER ANY MOUNTING RACKS ARE REQUIRED. NOTIFY ENGINEER IF THIS ELEVATION WOULD RESULT IN THE TOP OF THE EQUIPMENT OR DEVICE BEING MORE THAN 6"-6" ABOVE LOCAL GRADE.
57. IN THE FOLLOWING SPACES (ROOMS) - PRIVATE OFFICE, OPEN OFFICES, COMPUTER CLASSROOMS - WITHIN ANY BUILDING, AT LEAST 50% OF ALL 125 VOLT 15- AND 20-AMP RECEPTACLES, INCLUDING THOSE INSTALLED IN MODULAR PARTITIONS, SHALL BE CONTROLLED BY AN AUTOMATIC CONTROL DEVICE. THE RECEPTACLES MAY EITHER BE CONTROLLED BY A PROGRAMMABLE TIME CLOCK SERVING NO MORE THAN ONE FLOOR AND NO MORE THAN 25,000 SQ.FT.; OR BY AN OCCUPANCY SENSOR SET TO TURN OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING A SPACE.

Table for PANEL 'MDP' showing load center details, service, mounting, enclosure, and a detailed schedule of conductors with columns for DEM. K.V.A., NO DEM. K.V.A., TRIP POLE, CON-DUIT, WIRE, REMARKS, CKT. No., CT. No., WIRE, CON-DUIT, TRIP POLE, NO DEM. K.V.A., DEM. K.V.A.

Table for PANEL 'PA1' showing load center details, service, mounting, enclosure, and a detailed schedule of conductors with columns for DEM. K.V.A., NO DEM. K.V.A., TRIP POLE, CON-DUIT, WIRE, REMARKS, CKT. No., CT. No., WIRE, CON-DUIT, TRIP POLE, NO DEM. K.V.A., DEM. K.V.A.

Table for PANEL 'PB1' showing load center details, service, mounting, enclosure, and a detailed schedule of conductors with columns for DEM. K.V.A., NO DEM. K.V.A., TRIP POLE, CON-DUIT, WIRE, REMARKS, CKT. No., CT. No., WIRE, CON-DUIT, TRIP POLE, NO DEM. K.V.A., DEM. K.V.A.



FEEDER SCHEDULE (BASED ON COPPER THWN) table with columns KEY, AMPACITY, DESCRIPTION. Includes entries for F-0 (GND), F-1 (600), and F-2 (200).

POINT-TO-POINT SHORT CIRCUIT CALCULATION table showing Isco at main and panel for panels 'PB1' and 'PA1'.

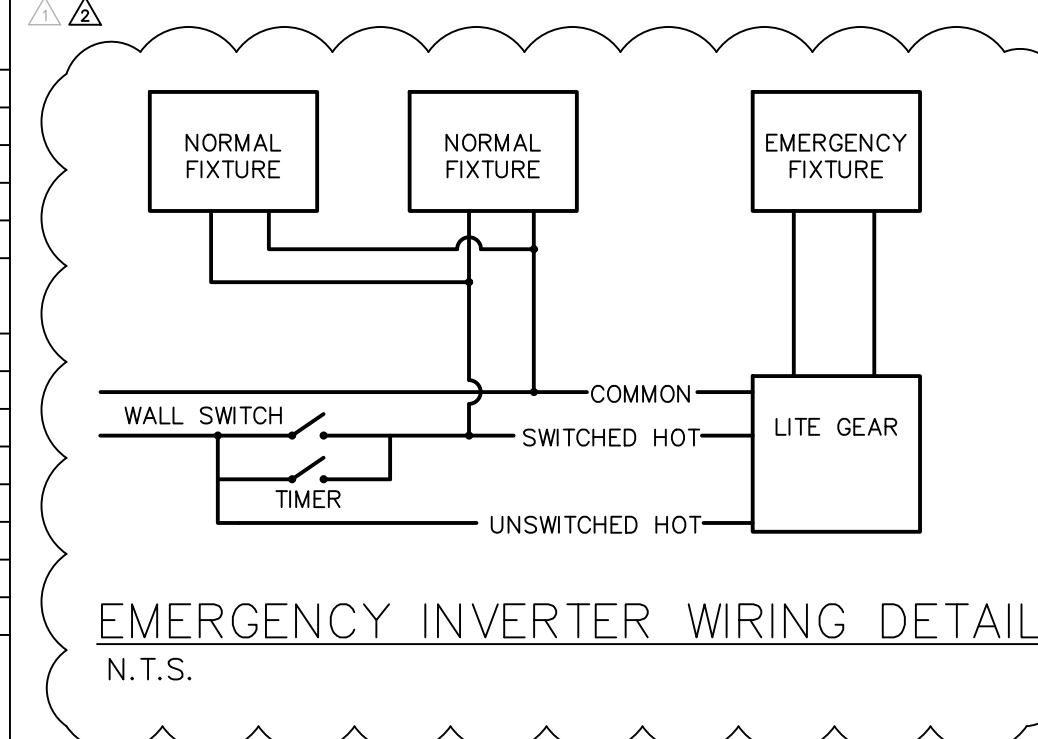


Table for PANEL 'PA2' showing load center details, service, mounting, enclosure, and a detailed schedule of conductors with columns for DEM. K.V.A., NO DEM. K.V.A., TRIP POLE, CON-DUIT, WIRE, REMARKS, CKT. No., CT. No., WIRE, CON-DUIT, TRIP POLE, NO DEM. K.V.A., DEM. K.V.A.

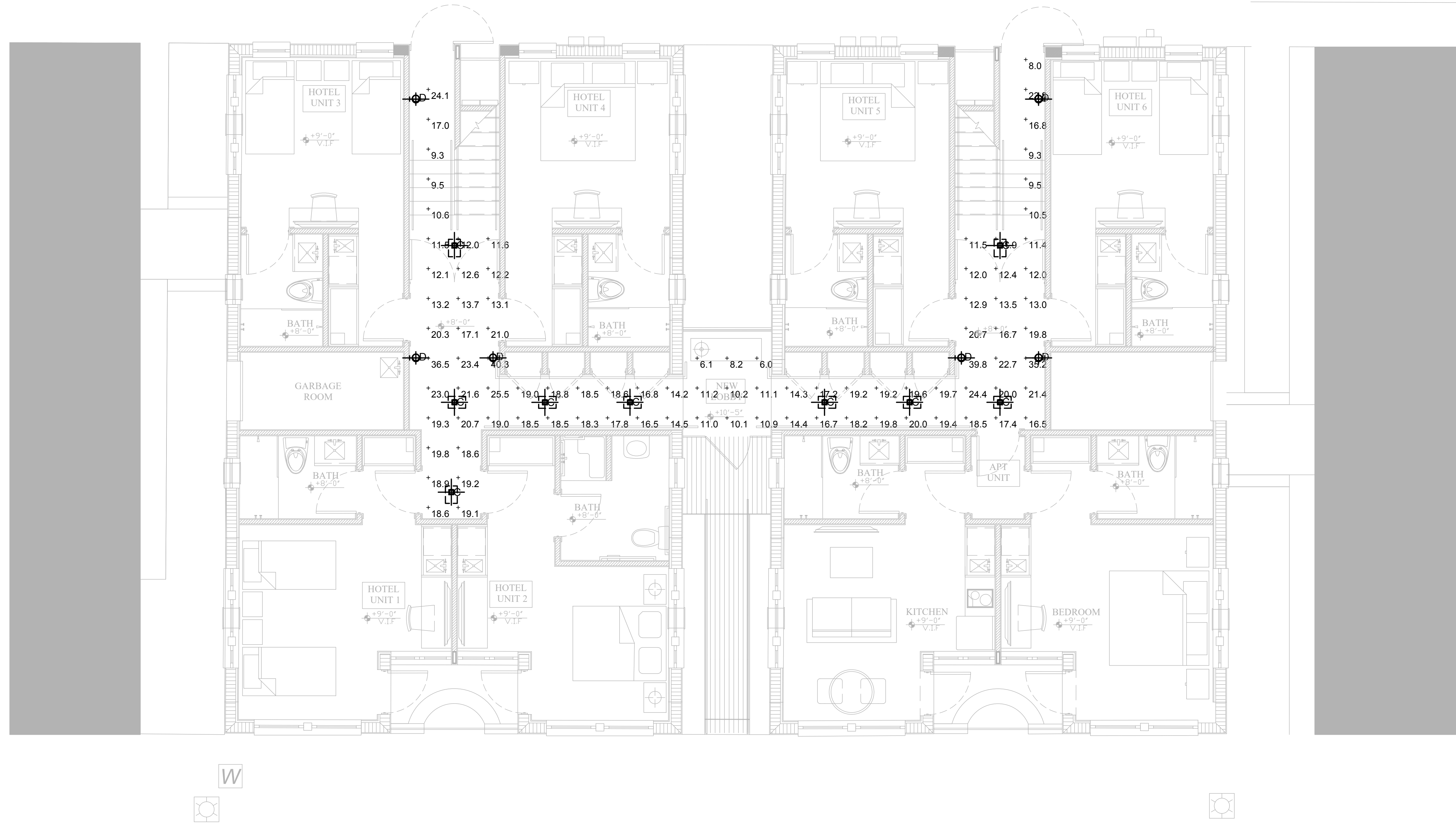
Table for PANEL 'PB2' showing load center details, service, mounting, enclosure, and a detailed schedule of conductors with columns for DEM. K.V.A., NO DEM. K.V.A., TRIP POLE, CON-DUIT, WIRE, REMARKS, CKT. No., CT. No., WIRE, CON-DUIT, TRIP POLE, NO DEM. K.V.A., DEM. K.V.A.

Vertical strip containing project information: THOMAS F. WEBER ARCHITECT, THE WEBER STUDIO, 104 CRANDON BLVD, SUITE #14, KEY BISCAYNE, FLORIDA 33149, and ELECTRICAL NOTES AND DETAILS table with columns for DATE, DRAWN BY, RCV, REVISION, DATE.

1 | ELECTRICAL NOTES & DETAILS
SCALE: 1/4" = 1'-0"

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

RCI Engineering, Inc. PROJECT # 18017. BRIAN D. COLDWELL, PE - LIC #67527, OSCAR E. SEBELN, PE - LIC #66481, 5450 GRIFFIN ROAD SUITE A, DAVIE, FL 33314, P: 954.680.2690 F: 954.414.9393 www.rcieng.com



Statistics						
Description		Avg	Max	Min	Max/Min	Avg/Min
HALLWAY	+	16.8 fc	40.3 fc	6.0 fc	6.7:1	2.8:1

Schedule								
Symbol	Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	OLW14	GENERAL PURPOSE LED WALLPACK	LED	1	1483	1	18
	B	APEL NEW	ALL PRO EMERGENCY LIGHT	(1) NICHIA 4000K LED	1	68	1	0.735
	C	WF4 LED 35K MVOLT	4" Ultra-Thin LED Wafer Downlight, 3500K CCT, 120 - 277V	LED	1	830	1	10.1
	D	MWS C BZ WITH DMCN BZ SHADE	LED MINI SCONCE CYLINDER WITH BRONZE SHADE	LED	1	283	1	9.89

1 | NORMAL PHOTOMETRIC FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW SHEET

THOMAS F. WEBER ARCHITECT ARCH372

THE WEBER STUDIO
104 CRANDON BLVD. SUITE 414
KEY BISCAYNE, FLORIDA 33149
www.weberstudio.com
305.516.9252 / 305.561.5986

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

NORMAL PHOTOMETRIC 1ST FLOOR PLAN

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
△ BDCS	07.06.2018
△ BDCS	08.31.2018

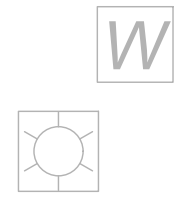
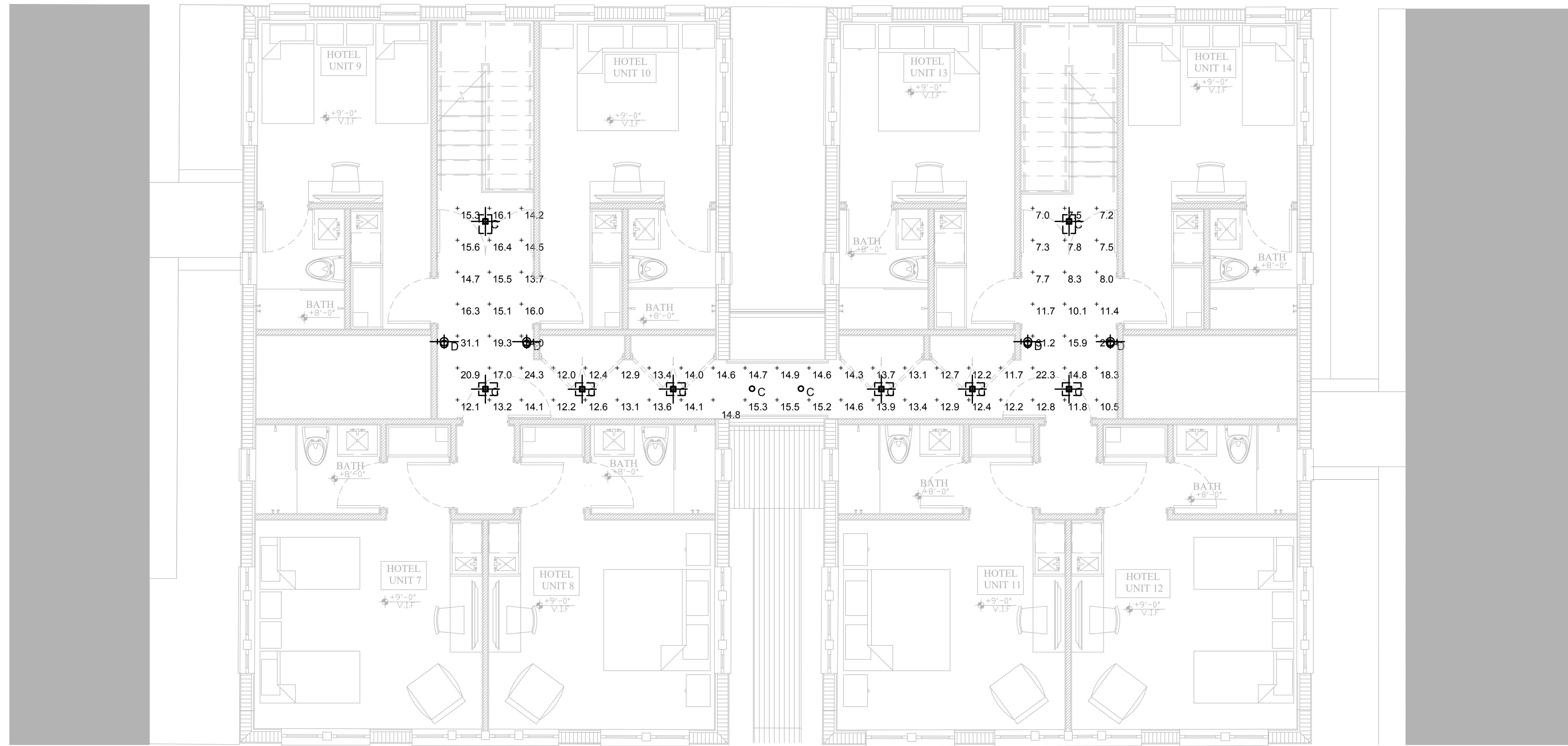
PROJECT #: 18017

RCI Engineering, Inc. C.A.#: 27662

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E3.1

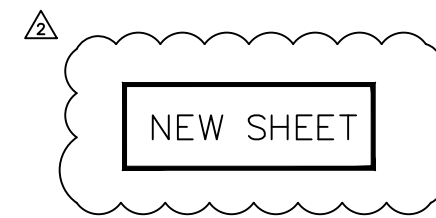
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
HALLWAY	+	14.5 fc	34.0 fc	7.0 fc	4.9:1	2.1:1

Schedule							
Symbol	Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage
A	OLW14		GENERAL PURPOSE LED WALLPACK	LED	1	1493	1 18
B	APEL NEW		ALL PRO EMERGENCY LIGHT	(1) NICHIA 4000K LED	1	68	1 0.735
C	WF4 LED 35K MVOLT		4" Ultra-Thin LED Wafer Downlight, 3500K CCT, 120 - 277V	LED	1	830	1 10.1
D	MWS C BZ WITH DMCN BZ SHADE		LED MINI SCONCE CYLINDER WITH BRONZE SHADE	LED	1	283	1 9.89

1 | NORMAL PHOTOMETRIC SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NORMAL PHOTOMETRIC 2ND FLOOR PLAN

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
△ BDC	07.06.2018
△ BDC	08.31.2018

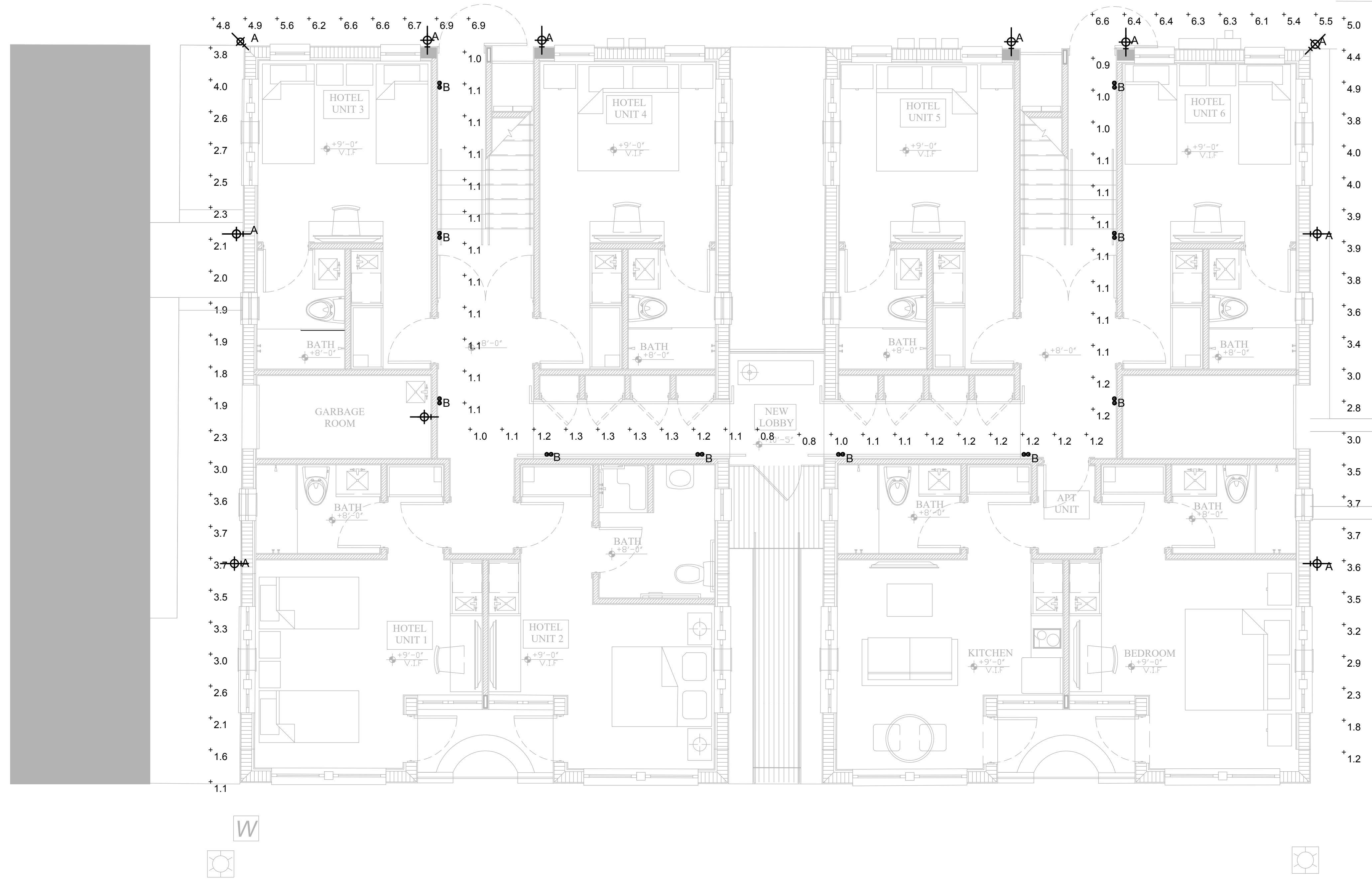
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PROJECT #: 18017

RCI Engineering, Inc. C.A.#: 27662

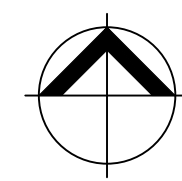
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East	+	4.1 fc	6.6 fc	1.2 fc	5.5:1	3.4:1
Egress Hallway East	+	1.1 fc	1.2 fc	0.8 fc	1.5:1	1.4:1
Egress Hallway West	+	1.1 fc	1.3 fc	0.8 fc	1.6:1	1.4:1
West	+	3.6 fc	6.9 fc	1.1 fc	6.3:1	3.3:1

Schedule							
Symbol	Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage
A	OLW14		GENERAL PURPOSE LED WALLPACK	LED	1	1493	1 18
B	APEL NEW		ALL PRO EMERGENCY LIGHT	(1) NICHIA 4000K LED	1	68	1 0.735
C	WF4 LED 35K MVOLT		4" Ultra-Thin LED Wafer Downlight, 3500K CCT, 120 - 277V	LED	1	830	1 10.1
D	MWS C BZ WITH DMCN BZ SHADE		LED MINI SCONCE CYLINDER WITH BRONZE SHADE	LED	1	283	1 9.89



1 | EMERGENCY PHOTOMETRIC FIRST FLOOR PLAN

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



THOMAS F. WEBER
ARCHITECT
ARCHITECT

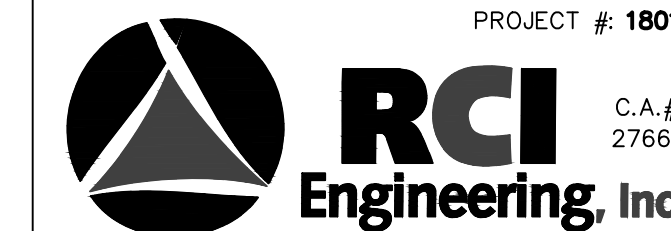
THE WEBER STUDIO
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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
715 2ND STREET
MIAMI BEACH, FL 33139

EMERGENCY
PHOTOMETRIC
1ST FLOOR PLAN

DATE	08.31.2018
DRAWN BY	BCL
REVISION	DATE
△ BDC	07.06.2018
△ BDC	08.31.2018

E3.3



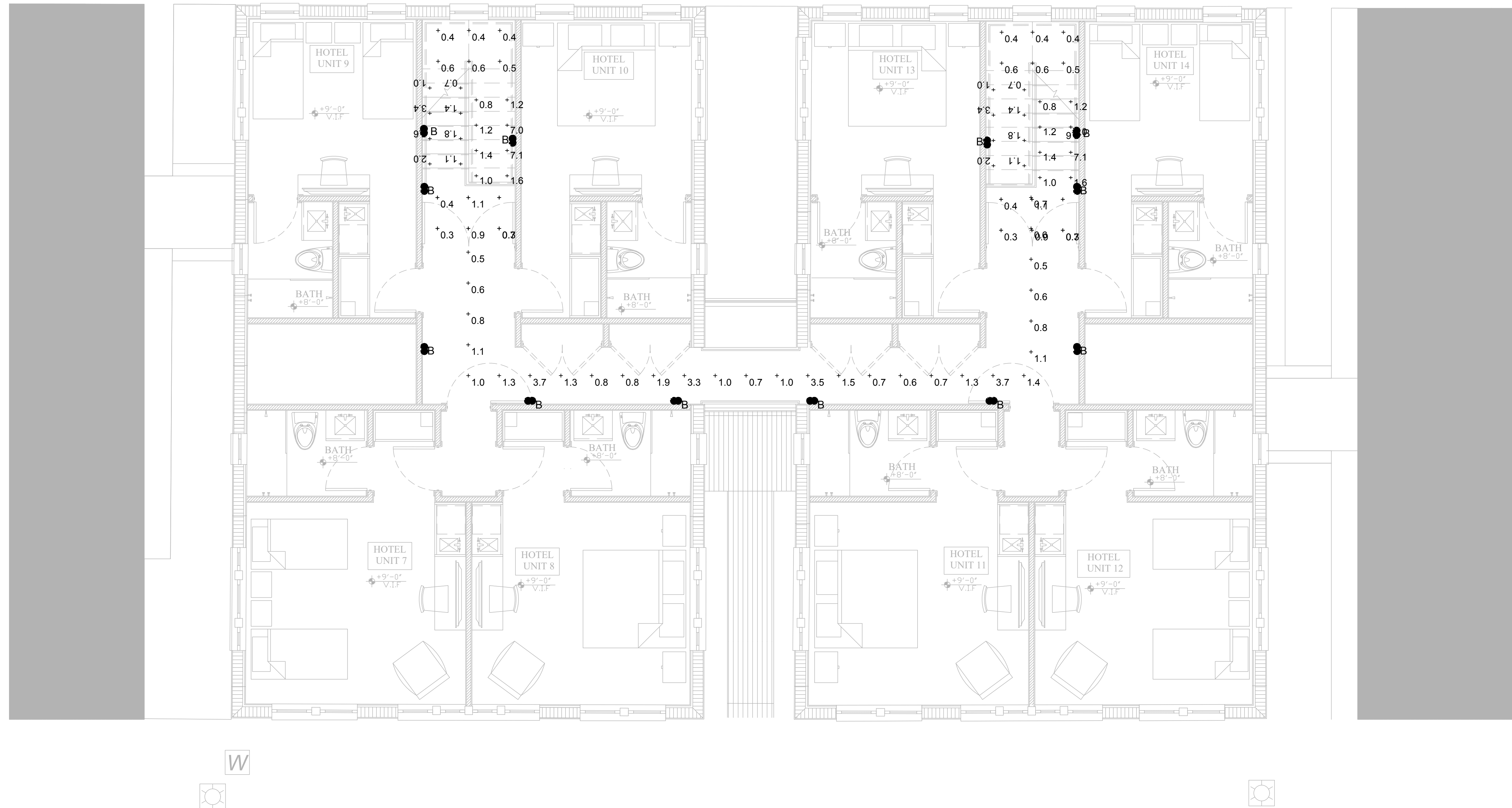
PROJECT #: 18017

C.A.#:

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
HALLWAY	+	1.3 fc	3.7 fc	0.5 fc	7.4:1	2.6:1

Schedule								
Symbol	Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
A	OLW14		GENERAL PURPOSE LED WALLPACK	LED	1	1493	1	18
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1 | EMERGENCY PHOTOMETRIC SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NEW SHEET

THOMAS F. WEBER ARCHITECT ARCH372

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INTERIOR + EXTERIOR ALTERATIONS FOR:
 VILLA SOFI
 715 2ND STREET
 MIAMI BEACH, FL 33139

EMERGENCY PHOTOMETRIC 2ND FLOOR PLAN

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
BDCA	07.06.2018
BDCA	08.31.2018

E3.4

PROJECT #: 18017

RCI Engineering, Inc. C.A.#: 27662

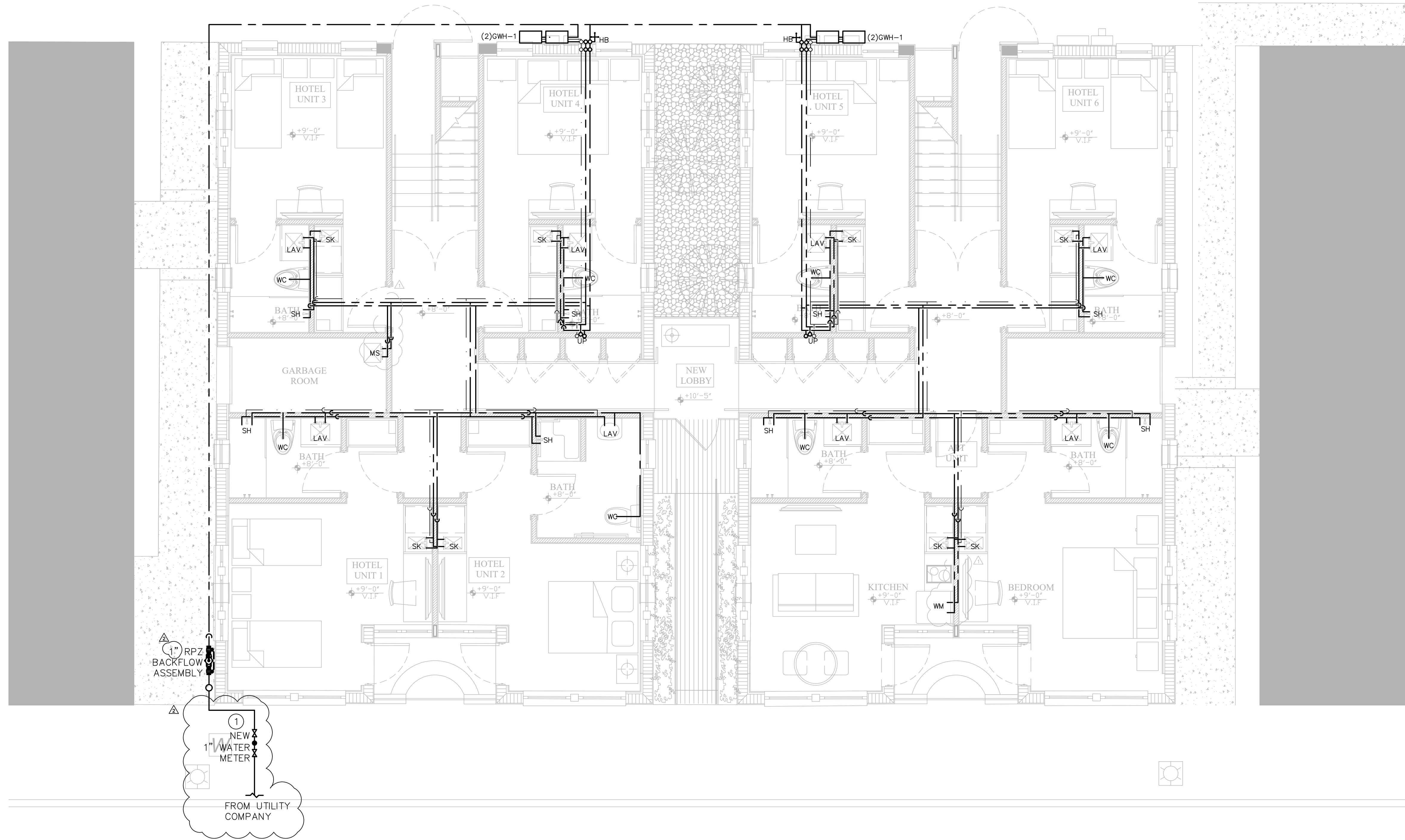
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PLUMBING LEGEND	
—————	SANITARY
-----	VENT
-----	COLD WATER
-----	HOT WATER
-----	GAS
-----	HOT WATER RETURN
-----	CONDENSATE
V	VENT UP
VTR	VENT THRU ROOF
FU	FIXTURE UNIT
WFU	WATER SUPPLY FIXTURE UNITS
CO	CLEAN OUT
FCO	FLOOR CLEAN OUT
—○—	P-TRAP
—●—	DRAIN W/O TRAP
—○—	INDIRECT WASTE
—○—	PIPE DOWN
—○—	PIPE UP
—○—	TEE DOWN
—○—	TEE UP
—○—	TEE TO THE SIDE

WATER DISTRIBUTION KEY NOTES

① NEW 1" WATER METER. SEE CIVIL PLANS FOR EXACT LOCATION.



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

WATER DISTRIBUTION FIRST FLOOR PLAN

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
△ BDCS	07.06.2018
△ BDCS	08.31.2018

P1.1

GAS TANKLESS WATER HEATER (BASED ON RHEEM)											
MODEL	THERM. EFF.	LPG CONN.	LPG MAX.	LPG PRESS.	CW CONN.	CW FLOW	VOLTS	MCA	WxDxH	WEIGHT	COMMENTS
RUR-98EN	95%	3/4"	199.0 KBTUH	MAX 13" w.c.	3/4"	0.26-9.8 GPM	1/120/60	10A	18.5"x10"x26"	72.8 LBS	SEE NOTES

- WATER HEATER NOTES:**
- FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
 - UNIT TO BE EQUIPPED WITH MANUFACTURER'S HIGH LIMIT SENSOR/SWITCH TO SHUT DOWN SYSTEM IF WATER TEMPERATURE IS TOO HIGH.
 - CONTRACTOR TO CONFIRM AND ADJUST THERMOSTAT SETPOINT.
 - MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES.
 - SECURE ALL WARRANTIES, MANUALS, ETC. FOR EQUIPMENT AND SUBMIT TO OWNER.
 - FOR GAS UNIT, CONTRACTOR TO INSTALL PRESSURE RELIEF VALVE AT THE HOT WATER OUTLET RATED FOR AT LEAST 200 KBTUH AND SET TO NO MORE THAN 150 PSI.

1 | WATER DISTRIBUTION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

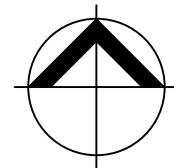
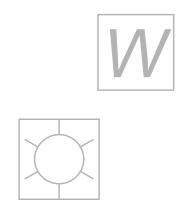
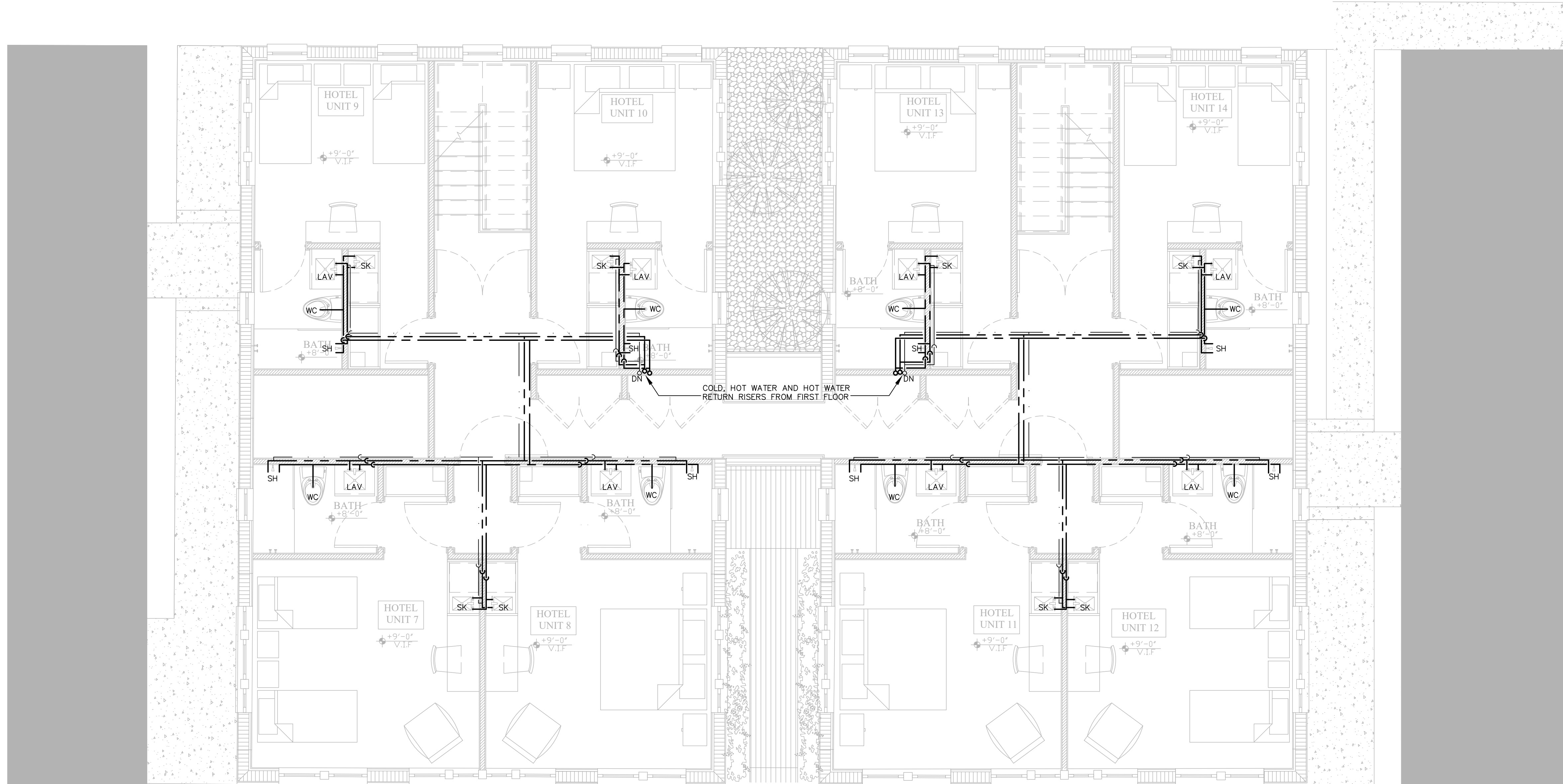
PROJECT #: 18017

RCI Engineering, Inc. C.A.#: 27662

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PLUMBING LEGEND			
	SANITARY		
	VENT		
	COLD WATER		
	HOT WATER		
	GAS		
	HOT WATER RETURN		
	CONDENSATE		
V	VENT UP		P-TRAP
VTR	VENT THRU ROOF		DRAIN W/O TRAP
FU	FIXTURE UNIT		INDIRECT WASTE
WFU	WATER SUPPLY FIXTURE UNITS		PIPE DOWN
CO	CLEAN OUT		PIPE UP
FCO	FLOOR CLEAN OUT		TEE DOWN
			TEE UP
			TEE TO THE SIDE



1 | WATER DISTRIBUTION SECOND FLOOR PLAN

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

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
715 2ND STREET
MIAMI BEACH, FL 33139

WATER DISTRIBUTION SECOND FLOOR PLAN	
DATE	08.31.2018
DRAWN BY	BCT
REVISION	DATE
△ BDCS	07.06.2018
△ BDCS	08.31.2018

PROJECT #: 18017

C.A.#:
27662

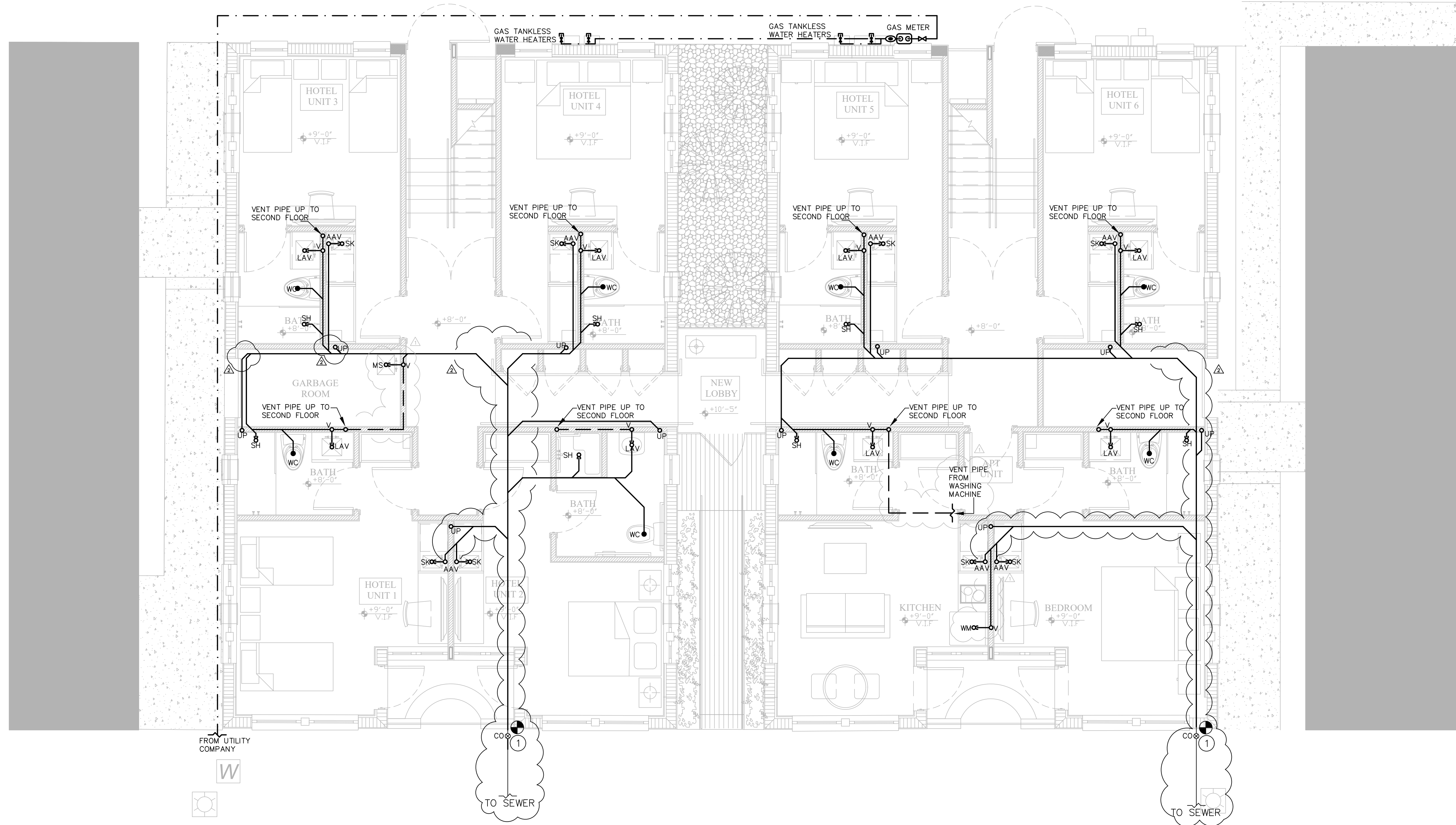
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PLUMBING LEGEND			
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	VENT		
	COLD WATER		
	HOT WATER		
	GAS		
	HOT WATER RETURN		
	CONDENSATE		
V	VENT UP		P-TRAP
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WFU	WATER SUPPLY FIXTURE UNITS		PIPE DOWN
CO	CLEAN OUT		PIPE UP
FCO	FLOOR CLEAN OUT		TEE DOWN
			TEE TO THE SIDE

SANITARY KEY NOTES

1 NEW SANITARY LINE TIE TO EXISTING SANITARY. FIELD COORDINATE EXACT CONNECTION POINT WITH EXISTING.



1 | SANITARY FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

SANITARY FIRST FLOOR PLAN	
DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
△ BDCS	07.06.2018
△ BDCS	08.31.2018

P1.3

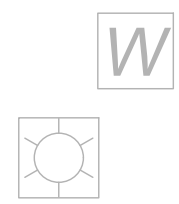
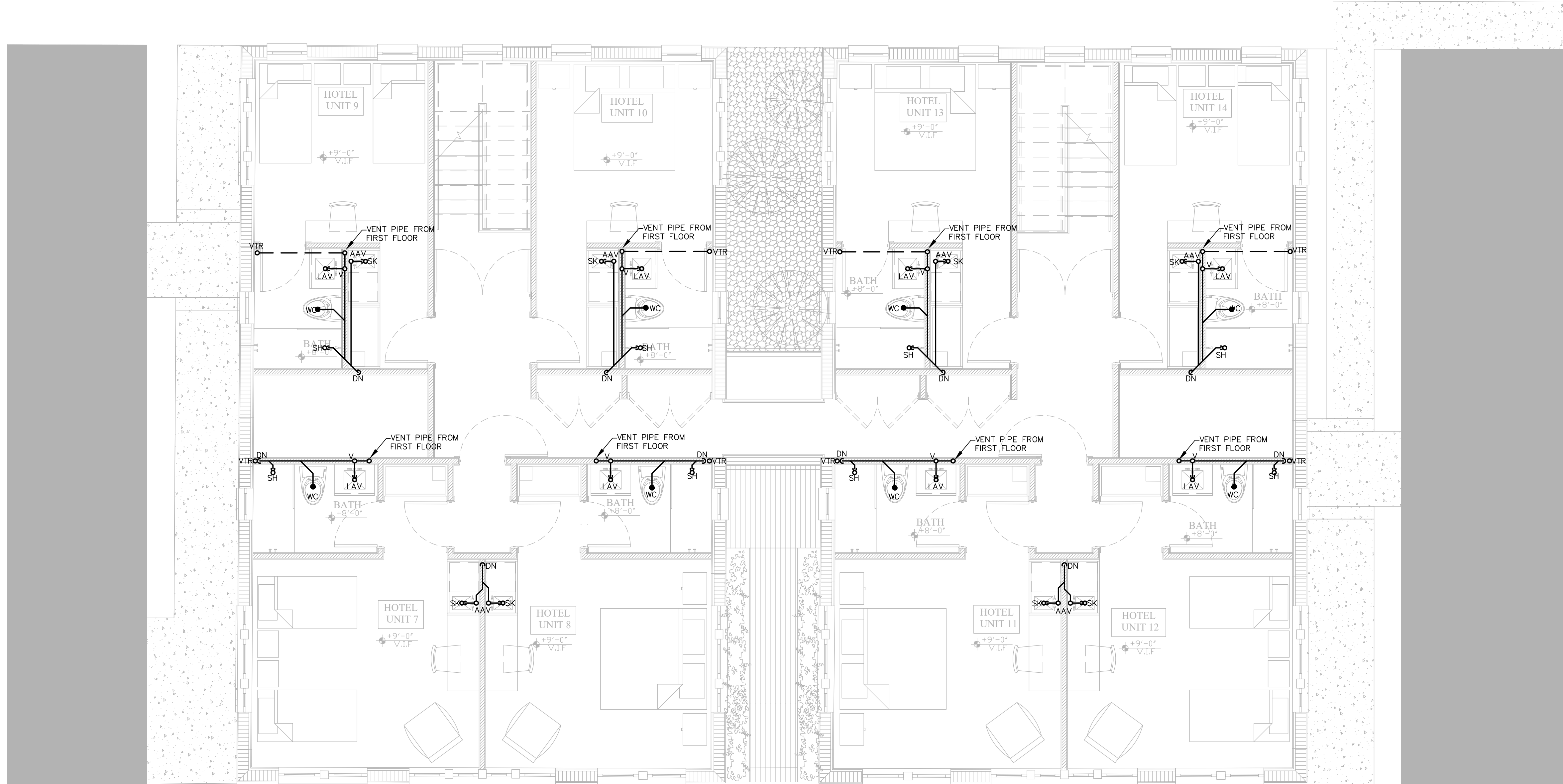
PROJECT #: 18017

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PLUMBING LEGEND			
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	VENT		
	COLD WATER		
	HOT WATER		
	GAS		
	HOT WATER RETURN		
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V	VENT UP		P-TRAP
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CO	CLEAN OUT		PIPE UP
FCO	FLOOR CLEAN OUT		TEE DOWN
			TEE UP
			TEE TO THE SIDE



1 | SANITARY SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
715 2ND STREET
MIAMI BEACH, FL 33139

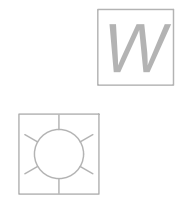
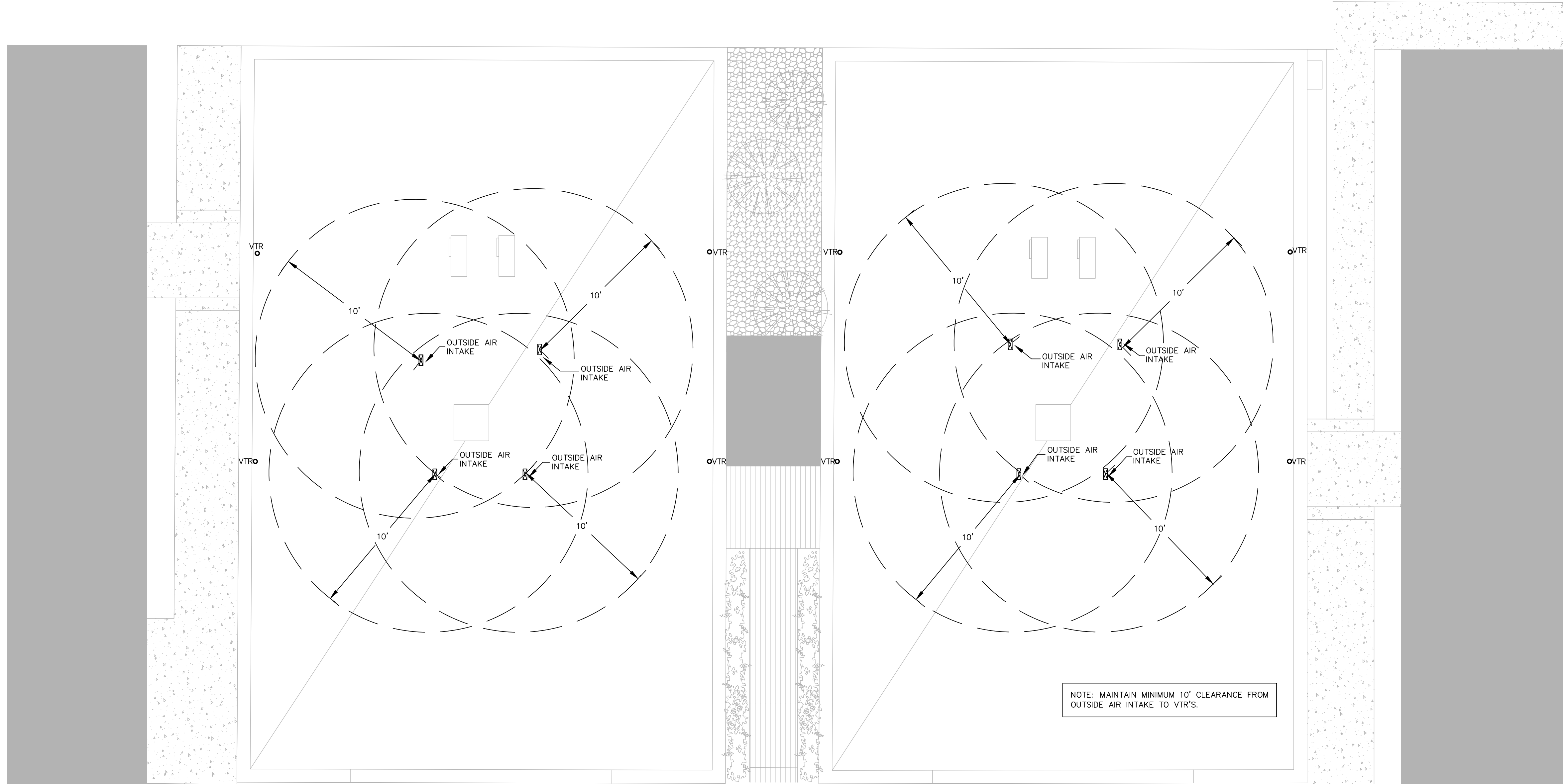
SANITARY SECOND FLOOR PLAN	
DATE	08.31.2018
DRAWN BY	BCL
REVISION	DATE
△ BDCS	07.06.2018
△ BDCS	08.31.2018

PROJECT #: 18017
RCI Engineering, Inc. C.A.#: 27662

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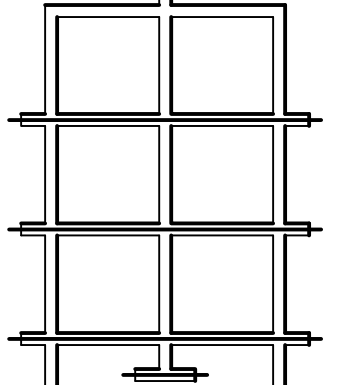
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PLUMBING LEGEND			
	SANITARY		
	VENT		
	COLD WATER		
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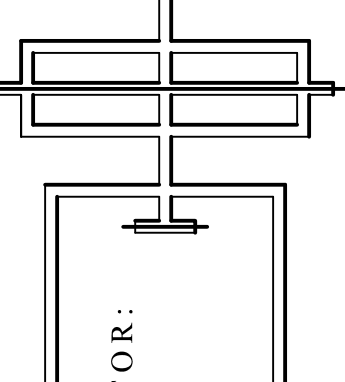
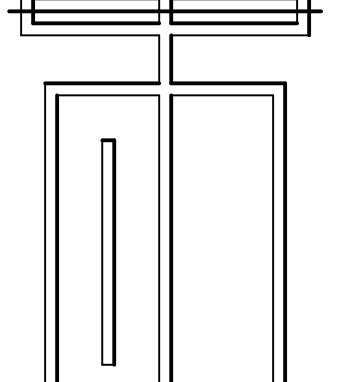


1 | PLUMBING ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ARCHITECT
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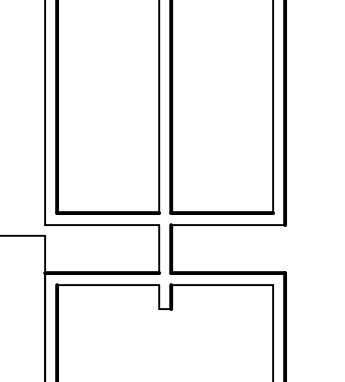


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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
735 2ND STREET
MIAMI BEACH, FL 33139

PLUMBING ROOF FLOOR PLAN	
DATE:	08.31.2018
DRAWN BY:	BCL
REVISION:	DATE:
△ BDCS	07.06.2018
△ BDCS	08.31.2018



P1.5

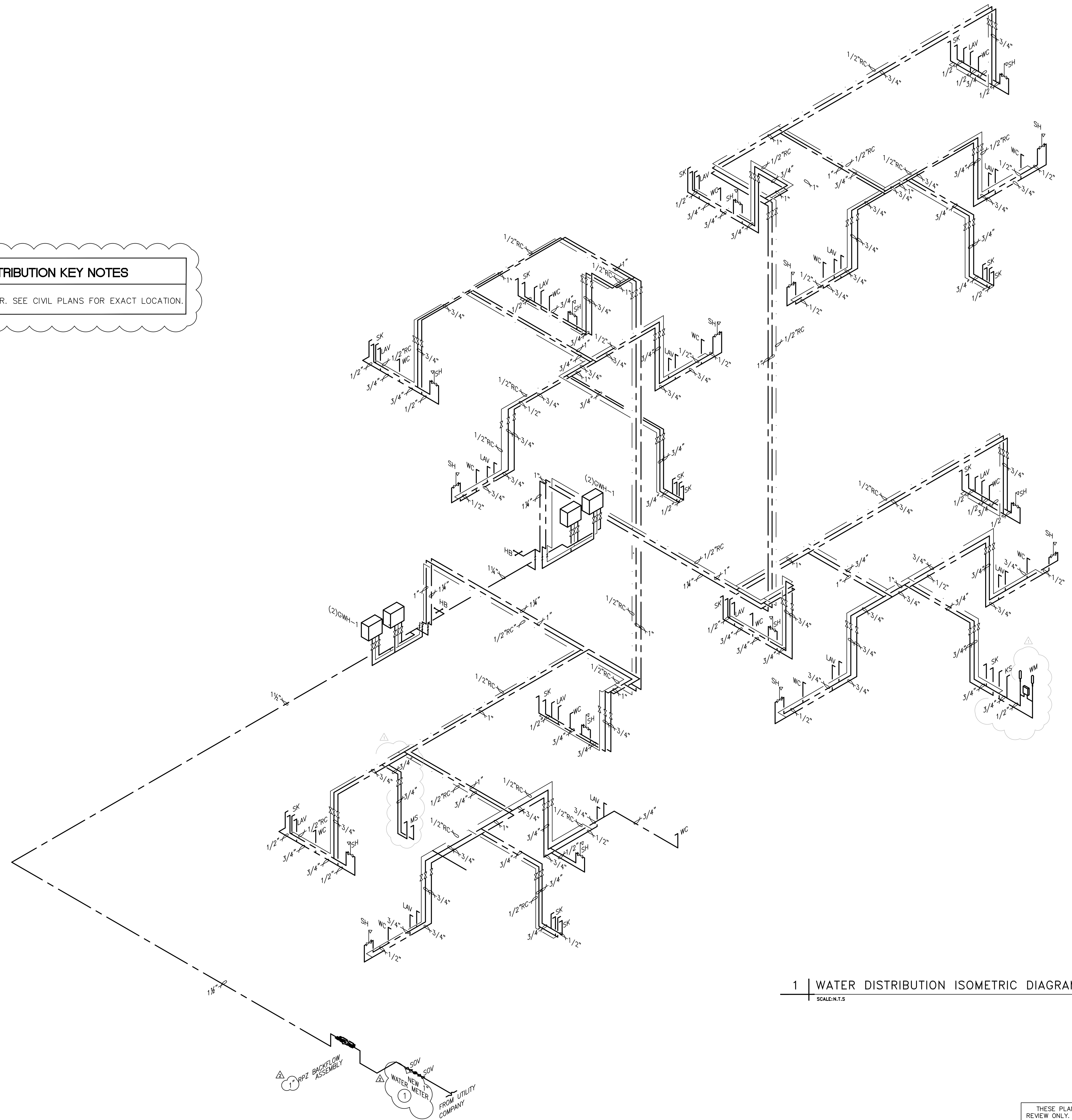
PROJECT #: 18017

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WATER DISTRIBUTION KEY NOTES

① NEW 1" WATER METER. SEE CIVIL PLANS FOR EXACT LOCATION.



1 | WATER DISTRIBUTION ISOMETRIC DIAGRAM
SCALE: N.T.S.

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INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
715 2ND STREET
MIAMI BEACH, FL 33139

WATER DISTRIBUTION ISOMETRIC DIAGRAM	
DATE:	08.31.2018
DRAWN BY:	BCI
REVISION:	DATE:
△ BDCS	07.06.2018
△ BDCS	08.31.2018

P1.6

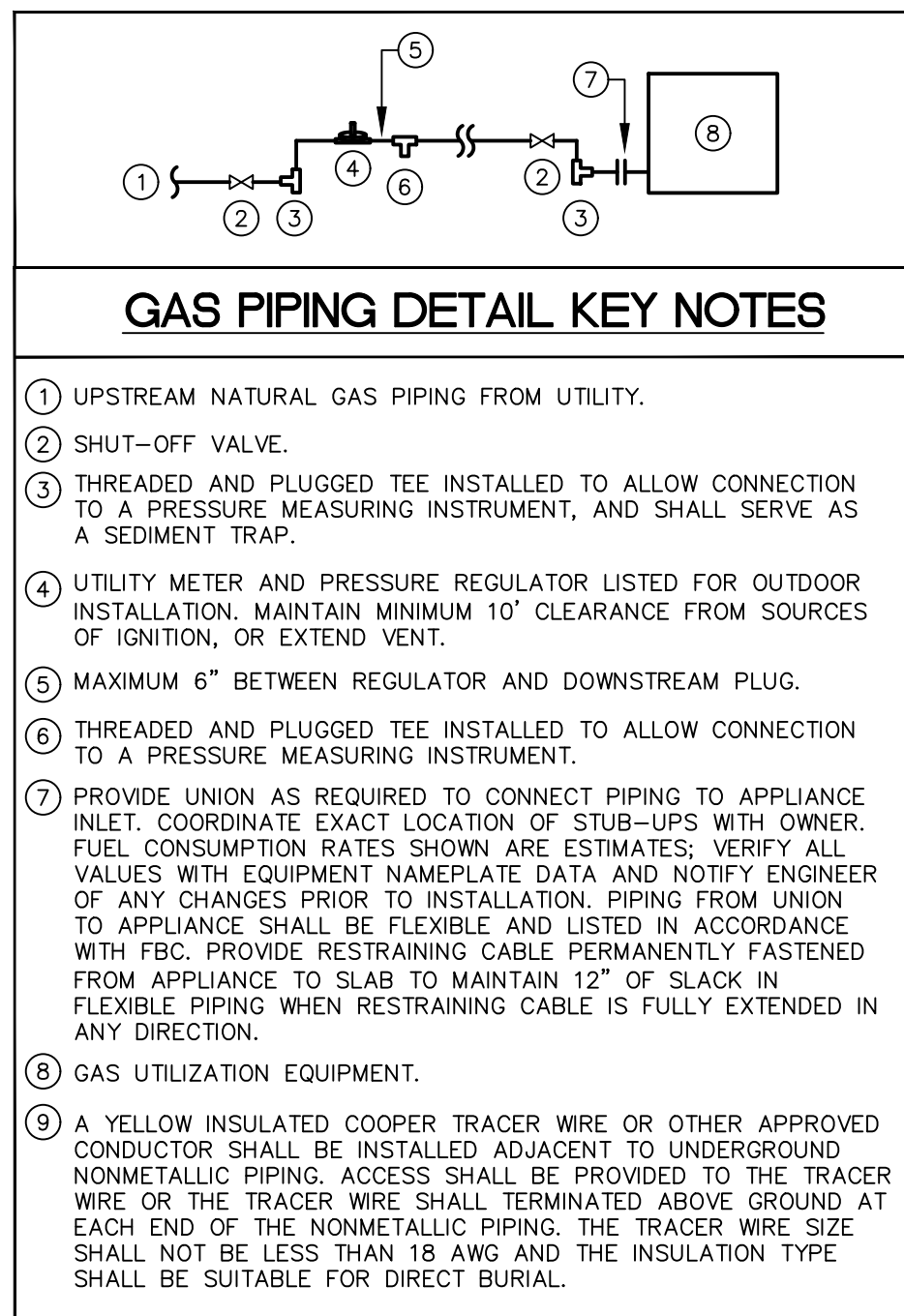
PROJECT #: 18017

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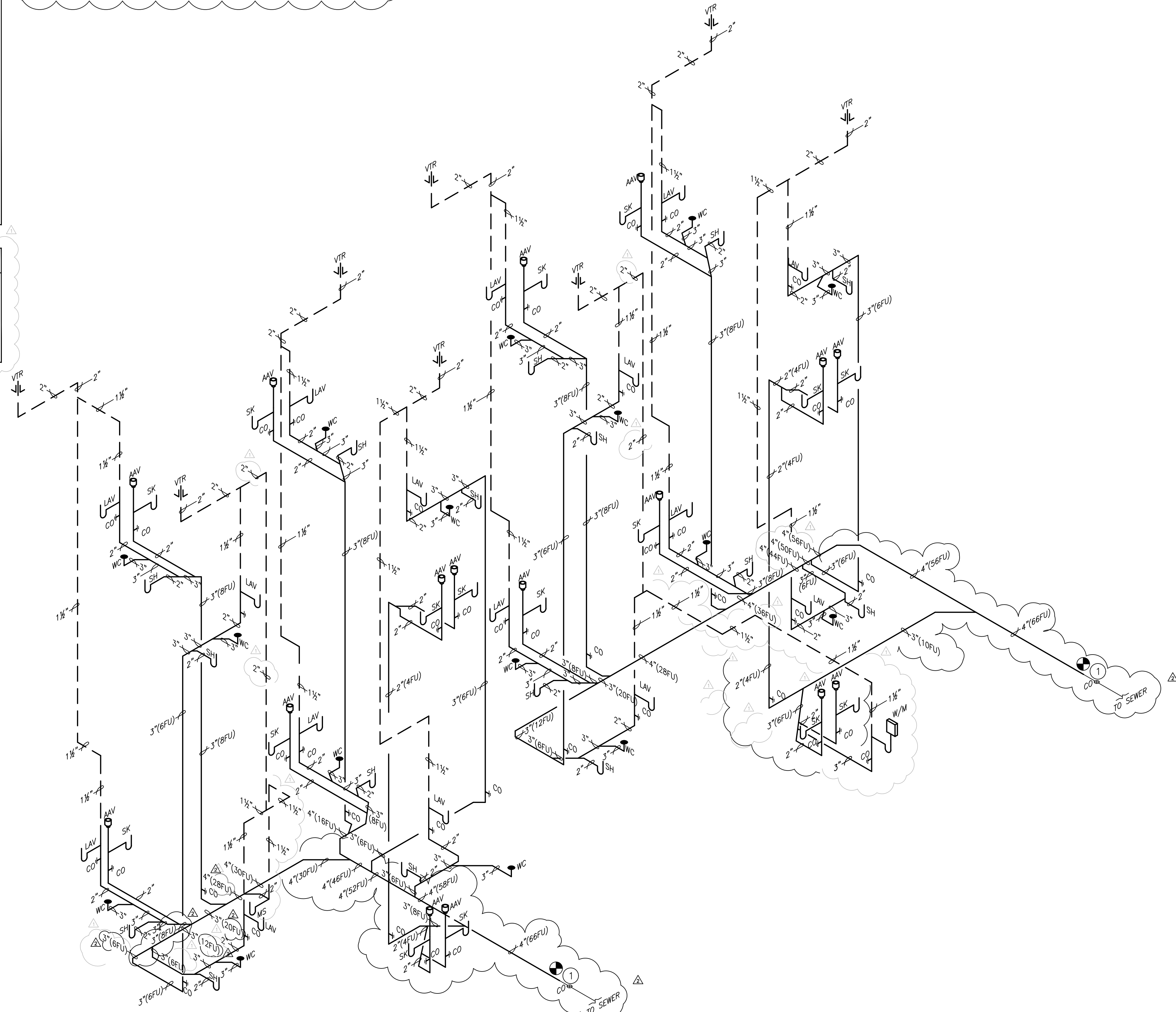
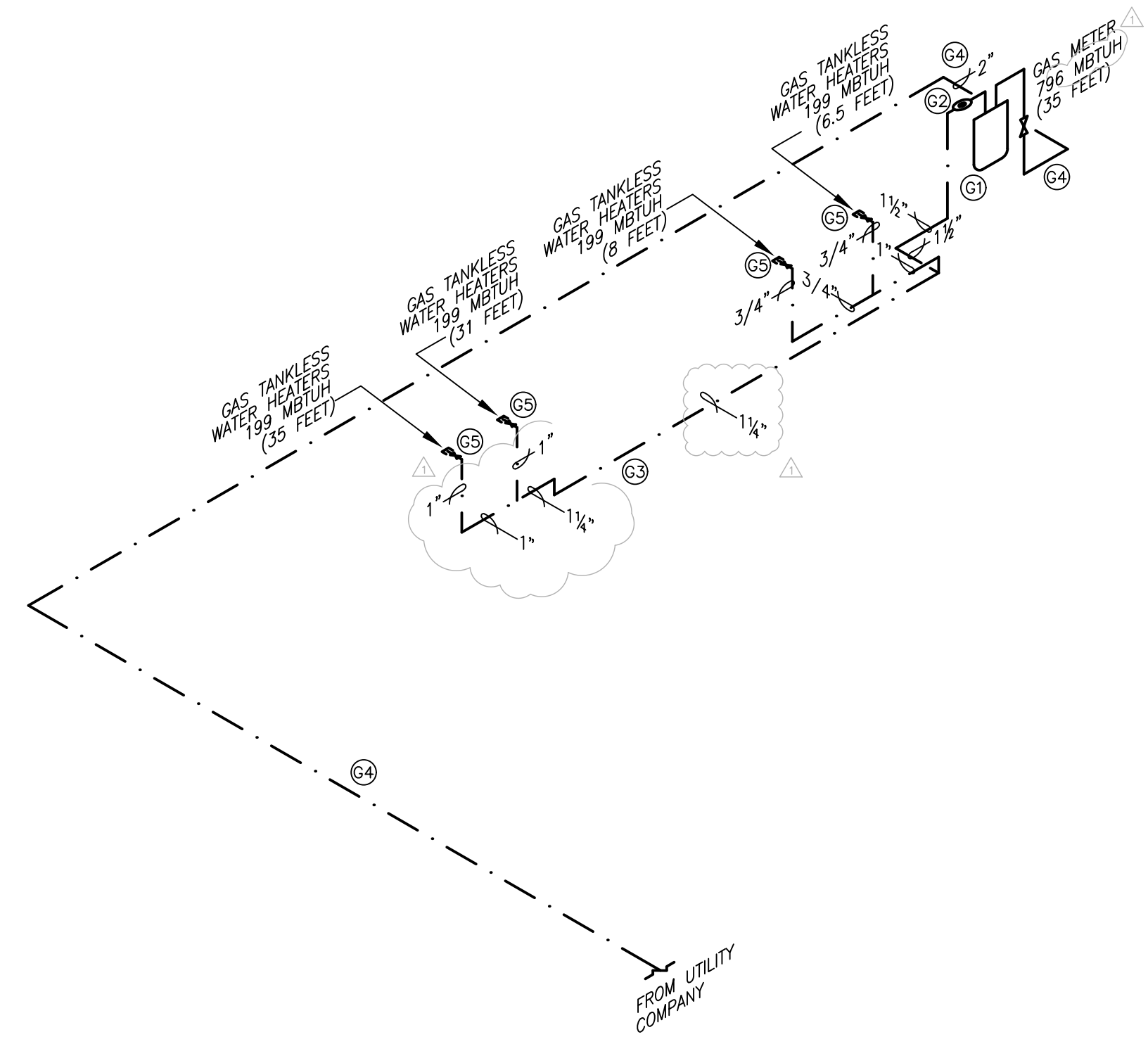
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- NATURAL GAS KEY NOTES**
- NEW NATURAL GAS UTILITY METER. LOCAL UTILITY GAS PIPE TO BE EXTENDED TO BE CONNECTED TO THE NEW GAS METER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH LOCAL UTILITY.
 - PROVIDE REGULATOR AT UTILITY METER TO DROP TO 11" WC. PROVIDE VENTING WITH INSECT SCREEN EXTENDED AT LEAST 10' FROM BUILDING OPENINGS AND SOURCES OF IGNITION (I.E., CONDENSING UNITS), IF NECESSARY. COORDINATE REGULATOR SELECTION WITH TOTAL CAPACITY REQUIREMENTS OF ALL APPLIANCES AND PROVISIONS FOR FUTURE LOADS PRIOR TO PURCHASE. PROVIDE UNION AS REQUIRED TO CONNECT TANK OUTLET TO REGULATOR INLET.
 - ABOVEGROUND PIPING. SIZING IS BASED ON THE EQUIVALENT PIPING LENGTHS, EQUIPMENT CAPACITIES AND PRESSURE LISTED ON THE RISER. NOTIFY ENGINEER PRIOR TO INSTALLING ANY PIPING IF THESE VALUES ARE TO BE EXCEEDED.
 - UNDERGROUND PIPING. SIZING IS BASED ON THE EQUIVALENT PIPING LENGTHS, EQUIPMENT CAPACITIES AND PRESSURE LISTED ON THE RISER. NOTIFY ENGINEER PRIOR TO INSTALLING ANY PIPING IF THESE VALUES ARE TO BE EXCEEDED. CONTRACTOR TO COORDINATE EXACT ROUTING WITH OWNER AND FIELD CONDITIONS. CALL 811 OR 800-432-4770 PRIOR TO DIGGING OR TRENCHING. A PROFESSIONAL UNDERGROUND LOCATOR SERVICE IS RECOMMENDED IN ADDITION.
 - PROVIDE UNION WITH SHUTOFF VALVE AS REQUIRED TO CONNECT PIPING TO APPLIANCE INLET. COORDINATE EXACT LOCATION OF STUB-UPS WITH OWNER. FUEL CONSUMPTION RATES SHOWN ARE ESTIMATES; VERIFY ALL VALUES WITH EQUIPMENT NAMEPLATE DATA AND NOTIFY ENGINEER OF ANY CHANGES PRIOR TO INSTALLATION. PIPING FROM SHUTOFF VALVE TO APPLIANCE SHALL BE FLEXIBLE AND LISTED IN ACCORDANCE WITH FBC. PROVIDE RESTRAINING CABLE PERMANENTLY FASTENED FROM APPLIANCE TO SLAB TO MAINTAIN 12" OF SLACK IN FLEXIBLE PIPING WHEN RESTRAINING CABLE IS FULLY EXTENDED IN ANY DIRECTION. IMMEDIATELY NOTIFY ENGINEER IF PROPOSED APPLIANCE IS NOT LISTED FOR 11" WC NATURAL GAS.

- GAS PIPING MATERIAL AND CODE TABLES**
- 11" W.C. NATURAL GAS PIPING:
- LONGEST RUN: 35 FEET
 - TOTAL LOAD: 796 MBTUH
 - UNDERGROUND PIPING FROM UTILITY METER/REGULATOR UP TO EACH INDIVIDUAL GAS APPLIANCE TO BE POLYETHYLENE PLASTIC PIPE @ 11" W.C. SIZED AS PER 2017 FBC FUEL GAS CODE TABLE 402.4(2) [RESIDENTIAL TABLE G2413.4(2)].
 - ABOVEGROUND PIPING FROM UTILITY METER/REGULATOR UP TO EACH INDIVIDUAL GAS APPLIANCE TO BE SCH 40 METALLIC PIPE @ 11" W.C. SIZED AS PER 2017 FLORIDA FUEL GAS CODE TABLE 402.4(2) [RESIDENTIAL TABLE G2413.4(1)].

- SANITARY KEY NOTES**
- NEW SANITARY LINE TIE TO EXISTING SANITARY. FIELD COORDINATE EXACT CONNECTION POINT WITH EXISTING.



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

GAS AND SANITARY ISOMETRIC DIAGRAMS

DATE	08.31.2018
DRAWN BY	BDC
REVISION	DATE
BDC	07.06.2018
BDC	08.31.2018

P1.7

PROJECT #: 18017

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GENERAL PLUMBING NOTES

- GENERAL:**
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FBC-2017 AND ALL APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
 2. WORK UNDER THIS SECTION INCLUDES FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND COMPONENTS AS PERFORMING ALL OPERATIONS AS NECESSARY FOR THE INSTALLATION OF THE COMPLETE PLUMBING SYSTEM.
 3. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 4. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS ON ALL EQUIPMENT FOR REVIEW BEFORE INSTALLATION.
 5. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER.
 6. ALL DIMENSIONS AND ACTUAL CONSTRUCTION CONDITIONS MUST BE VERIFIED AT THE JOB SITE.
 7. THE CONTRACTOR PERFORMING THE WORK SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS.
 8. PLUMBER SHALL NOT DEVIATE FROM THE SANITARY CONNECTION FORMAT WITHOUT ENGINEER'S APPROVAL.
 9. THE CONTRACTOR PERFORMING THE WORK, PRIOR TO SUBMITTING HIS BID PRICE, SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS AND SHALL OBTAIN ALL REQUIRED INFORMATION NECESSARY TO COMPLETE THE JOB. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL WORK REQUIRED TO COMPLETE THE JOB SHALL BE TAKEN INTO ACCOUNT IN THE BID PRICE.
 10. CONTRACTOR SHALL PROVIDE AND PAY FOR ALL PERMITS, FEES, TAXES, TESTING, INSURANCE, SCAFFOLDING AND OTHER ITEMS NECESSARY TO PROVIDE A COMPLETE AND CODE ACCEPTABLE OPERATING SYSTEM.
 11. ALL WORK SHALL BE INSTALLED IN A NEAT AND ORDERLY MANNER WITH CAREFUL CONSIDERATION GIVEN TO SUPPORTING AND PITCHING OF PIPING.
 12. ALL FIXTURES AND MATERIALS MUST BE NEW. ALL PLUMBING FIXTURES SHALL MEET STATE AND LOCAL CODES.
 13. THE PLUMBING PLANS ARE DIAGRAMMATIC AND DO NOT SHOW EVERY ITEM REQUIRED. DO NOT SCALE FOR EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
 14. FULLY COORDINATE ALL MOUNTING HEIGHTS, LOCATIONS AND REQUIREMENTS WITH ALL PROJECT PLANS AND TRADES BEFORE INSTALLATIONS.
 15. NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS AND THE ACTUAL CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 16. VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. PROVIDE ACCURATE LAYOUT, GRADES AND ELEVATIONS. SET SLEEVES AND OPENINGS IN AMPLE TIME. PROTECT ALL WORK AND EQUIPMENT FROM DAMAGE.
 17. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
 18. DO NOT COMPROMISE THE INTEGRITY OF ARCHITECTURAL FEATURES AND STRUCTURAL ELEMENTS WHEN INSTALLING PIPES AND FIXTURES.
 19. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE & WALL/FLOOR SLEEVES WITH U.L. APPROVED FIRE/WATER SEALANT.
 20. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
 21. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL ROOMS.
 22. ALL FIRE MAINS, HOT & COLD WATER PIPES, HOT WATER RETURN PIPING, STORM DRAIN, CONDENSATE AND GAS PIPING SHALL HAVE IDENTIFICATION & FLOW DIRECTIONS BANDS.
 23. CONTRACTOR SHALL KEEP A SET OF AS-BUILT DRAWINGS ON THE JOB SITE AT ALL TIMES AND DELIVER A SET OF UP TO DATE AS-BUILTS TO THE ENGINEER & OWNER AT THE COMPLETION OF THE PROJECT.
 24. ALL EXPOSED INTERIOR PIPING, FAUCETS, CLEAN-OUT COVERS, ETC. SHALL BE CHROME PLATED UNLESS OTHERWISE NOTED (U.O.N.).
 25. ALL METALLIC PIPING EXPOSED TO WEATHER SHALL BE PAINTED WITH 2 COATS OF RUST RESISTANT PAINT.
 26. OTHER THAN CAST-IRON OR GALVANIZED STEEL, CONCEALED PIPING RUNNING THROUGH STUDS, JOISTS, ETC. SHALL BE PROTECTED BY MIN. 16 GAGE STEEL SHEET PLATES IF WITHIN 1-1/2" OF THE FACE OF THE MEMBER.
 27. OTHER THAN CPVC, ALL PIPES PASSING THROUGH CONCRETE OR CINDER SHALL BE WRAPPED OR SLEEVED WITH A MINIMUM 0.01" THICK CORROSION RESISTANT MATERIAL. REFER TO FBC PLUMBING 305.1.1 IF PASSING THROUGH SLAB-ON-GRADE.

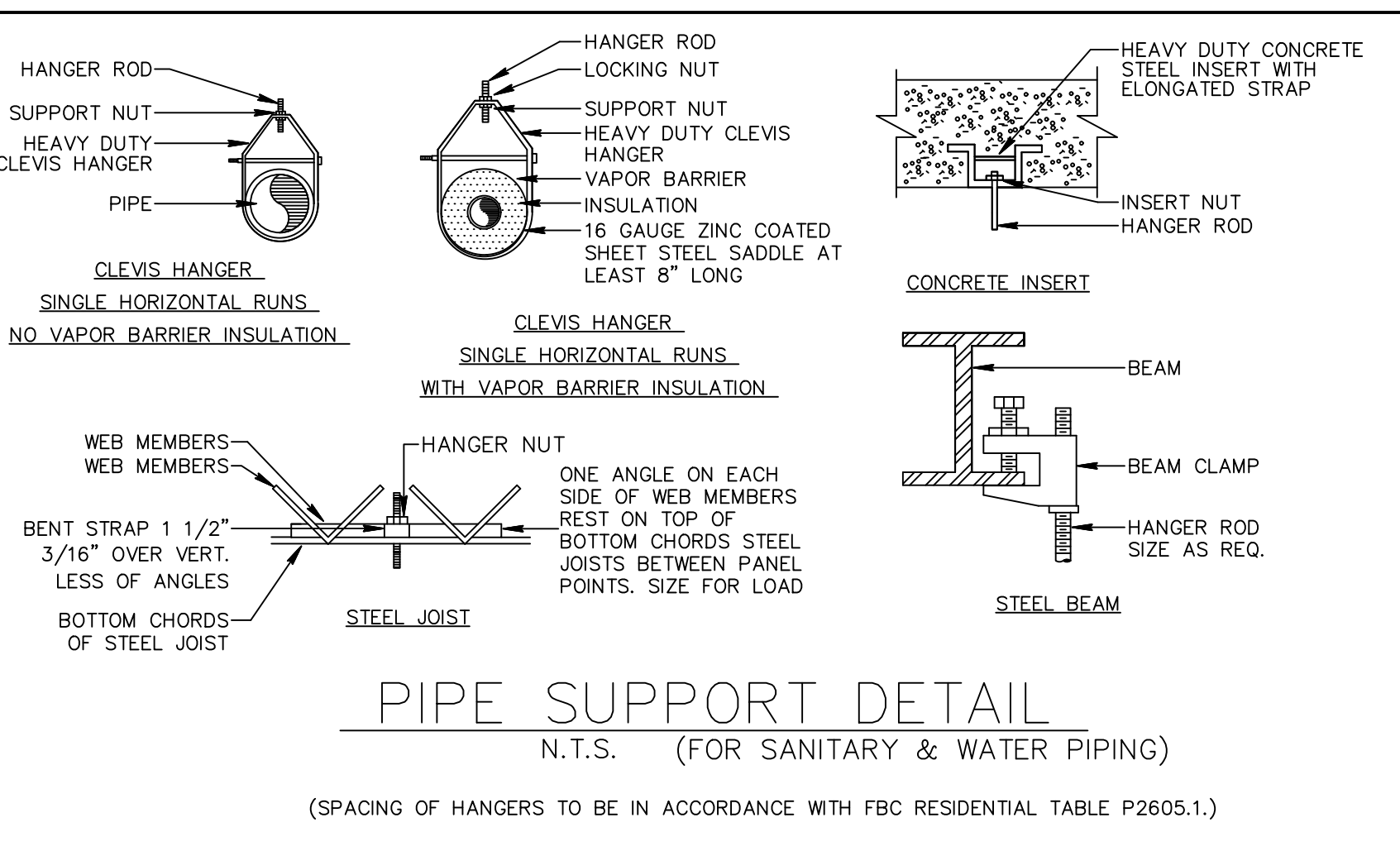
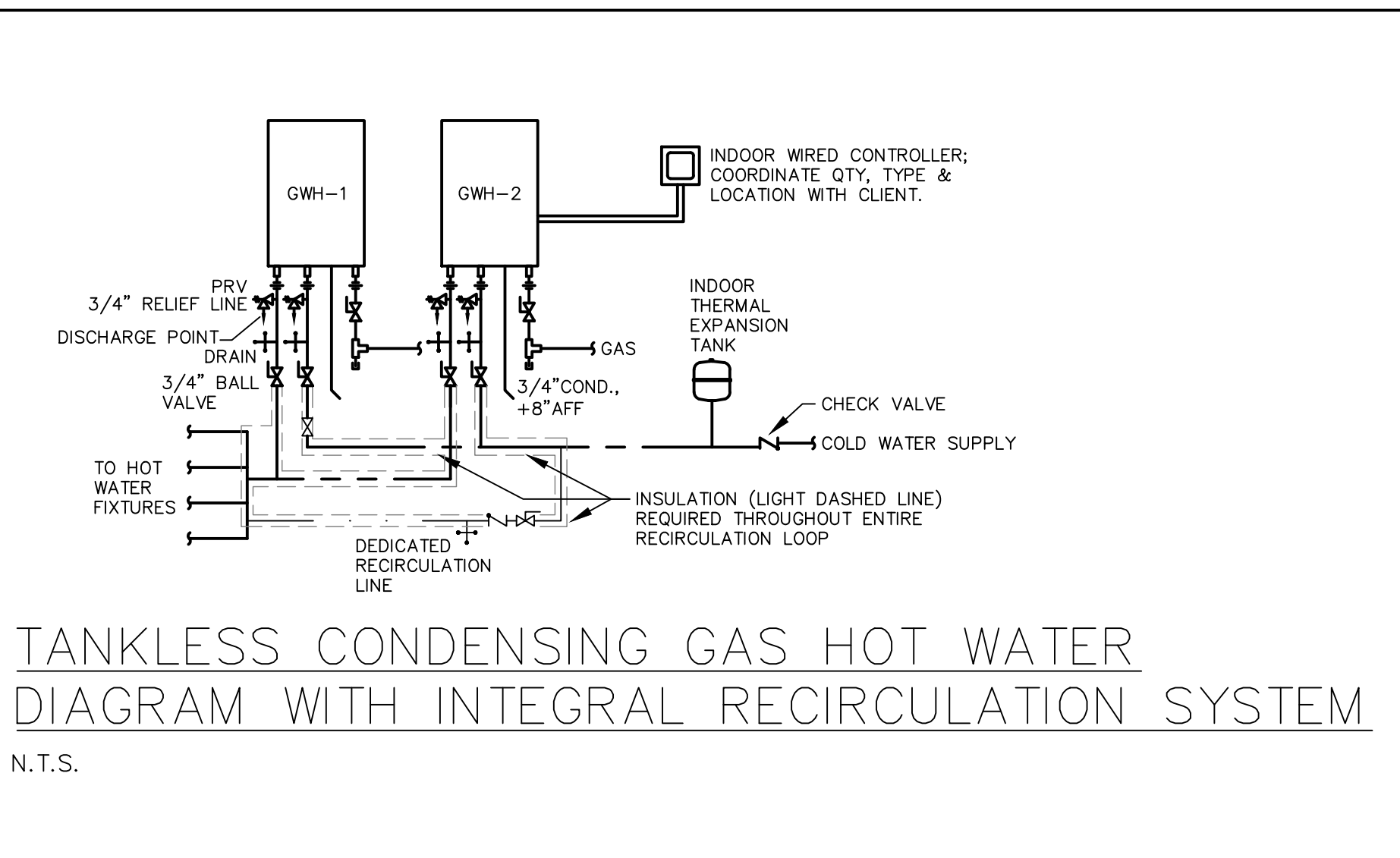
- RAINWATER, SANITARY WASTE, STORM DRAIN AND VENT PIPING:**
1. PIPING SHALL BE CAST IRON NO-HUB SOIL PIPE ABOVE GROUND INDOORS AND SCHEDULE 40 PVC-DWV BELOW GRADE. FITTINGS SHALL MATCH THE PIPING MATERIAL.
 2. PIPING IN THE FOLLOWING AREAS SHALL BE CAST IRON NO-HUB SOIL PIPE WITH EPOXY COATING ON BOTH INSIDE AND OUTSIDE SURFACES COMPLYING WITH STANDARD EN 877:
 - 2.1. ABOVE GRADE OUTDOORS.
 - 2.2. EXPOSED (I.E. OPEN OR CLOSED PARKING GARAGES, MECHANICAL ROOMS, ETC.)
 - 2.3. ALL COMMERCIAL KITCHEN DRAIN PIPING UP TO THE GREASE TRAP.
 3. ALL PIPING AND FITTINGS SHALL COMPLY WITH THE STANDARDS LISTED IN FBC PLUMBING TABLES 702.1-702.4, AS APPROPRIATE.
 4. PIPING FITTINGS USED FOR CHANGES IN DIRECTION SHALL COMPLY WITH FBC PLUMBING TABLE 706.3.
 5. ALL SANITARY HORIZONTAL PIPING SHALL BE UNIFORMLY SLOPED 1/4" PER LINEAR FOOT FOR DIAMETERS OF 2-1/2" & LESS AND 1/8" PER LINEAR FOOT FOR DIAMETERS OF 3" & OVER. STORM DRAIN PIPING SLOPE SHALL BE AS NOTED IN CALCULATIONS.
 6. EXTENSION OF VENT PIPES THROUGH THE ROOF SHALL BE TERMINATED AT LEAST 12" ABOVE IT.
 7. A CONNECTION BETWEEN A VENT PIPE AND A VENT STACK SHALL BE AT LEAST 6" ABOVE THE FLOOD RIM OF THE HIGHEST FIXTURE SERVED BY THE VENT.
 8. ALL VENT AND VENT BRANCH PIPE SHALL BE SO GRADED AND CONNECTED AS TO DRAIN DRY.
 9. THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY PROPER FLASHING.
 10. ALL SINKS AND LAVATORIES WITH EXPOSED DRAIN PIPES SHALL BE CHROME PLATED COPPER TUBE. ALL BRANCH WASTE PIPING IN WALLS TO BE PLAIN COPPER TUBE.

- DOMESTIC WATER PIPING:**
1. NO WATER LINES SHALL RUN INSIDE CONCRETE SLABS.
 2. WATER PIPING SHALL BE TYPE 'L' COPPER FOR 2" & UNDER AND TYPE 'K' COPPER FOR 2-1/2" & ABOVE. ALL UNDERGROUND PIPING SHALL BE TYPE 'K' IN POLYETHYLENE SLEEVE. JOINTS WITH 95/5 LEAD-FREE SOLDER. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COPPER TYPE 'M' OR CPVC FLOWGUARD GOLD PIPE WILL BE ALLOWED FOR WATER DISTRIBUTION INSIDE RESIDENTIAL UNITS AFTER UNIT SHUT-OFF VALVE AND PRV.
 3. ALL PIPING AND FITTINGS SHALL COMPLY WITH THE STANDARDS LISTED IN FBC PLUMBING TABLES 605.3-605.5, AS APPROPRIATE.
 4. INSTALL CAPPED WATER HAMMER ARRESTOR AND MECHANICAL SHOCK ABSORBERS NOT LESS THAN 3/4" AND 18" HIGH WHERE SHOWN ON WATER RISER AND AT ALL WASHING MACHINES, BATH TUBS AND SHOWERS; WITHIN 12" ON THE SUPPLY SIDE OF THE VALVE WHERE TUB SHOWER HEAD OR FILL SPOUT EXCEEDS 6 FEET FROM THE VALVE; AND AT EACH GROUP OF FIXTURES IN COMMERCIAL BUILDINGS.
 5. PROVIDE DIELECTRIC ISOLATION BETWEEN CONTACT OF DISSIMILAR METALS INCLUDING EQUIPMENT CONNECTIONS.
 6. POLISHED CHROME ESCUTCHEON PLATES REQUIRED ON ALL WALL PENETRATIONS.
 7. EACH FIXTURE AND PIECE OF EQUIPMENT SHALL PROVIDED WITH SHUT OFF VALVES FOR BOTH HOT AND COLD WATER.
 8. THE WATER DISTRIBUTION SYSTEM SHALL BE PROTECTED AGAINST BACKFLOW. PROVIDE INCOMING WATER BACKFLOW PREVENTION DEVICES AS SPECIFIED IN FBC PLUMBING SECTIONS 608.13-16.
 9. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING & MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED. COORDINATE LOCATION OF ACCESS PANELS WITH ARCHITECT PRIOR TO INSTALLATION.
 10. INSTALL AN APPROVED WATER PRESSURE REGULATOR WITH STRAINER WHERE WATER PRESSURE WITHIN A BUILDING EXCEEDS 80 PSI STATIC.
 11. ALL SHOWER VALVES SHALL BE ANTI-SCALD/PRESSURE BALANCING.
 12. PROVIDE THE WATER HEATER WITH AN APPROVED GALVANIZED DRAIN PAN WITH A MINIMUM OF 2" HIGH SIDES THE DRAIN PAN SHALL BE EQUIPPED WITH A 3/4" MINIMUM DRAIN OUTLET LOCATED 1/2" ABOVE THE BOTTOM OF THE PAN.
 13. PRESSURE AND TEMPERATURE RELIEF VALVES SHALL BE INSTALLED FOR ALL WATER HEATERS (TANK-TYPE AND TANKLESS), AND AN EXPANSION TANK AS REQUIRED.
 14. THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE IN THE LEFT SIDE OF THE FIXTURE UNLESS OTHERWISE SPECIFIED.
 15. ALL WATER HEATERS (TANK-TYPE AND TANKLESS) SHALL HAVE THERMOSTATIC CONTROL SETPOINTS IN ACCORDANCE WITH FBC.

- CONDENSATE PIPING:**
1. A/C CONDENSATE PIPES AND FITTINGS SHALL BE COPPER TYPE 'DRAIN, WASTE AND VENT' (DWV) ABOVE GRADE AND PVC SCHEDULE 40 BELOW GRADE.
 2. ALL CONDENSATE PIPING RUNNING INSIDE UNCONDITIONED SPACE SHALL BE INSULATED WITH 3/4" CLOSED CELL FLEXIBLE ELASTOMERIC WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS OF NO GREATER THAN 25/50.
- GAS PIPING:**
1. ALL GAS PIPING SHALL BE AS NOTED ON THE RISER DIAGRAM. ALL PIPING MATERIALS SHALL COMPLY WITH THE STANDARDS IN FBC FUEL GAS SECTION 403 AND SHALL BE LISTED FOR THEIR INTENDED PURPOSE.
 2. NO MECHANICAL JOINTS, VALVES OR FITTINGS ARE ALLOWED TO BE CONCEALED.
 3. PROVIDE DIELECTRIC UNIONS AT ALL JUNCTIONS.

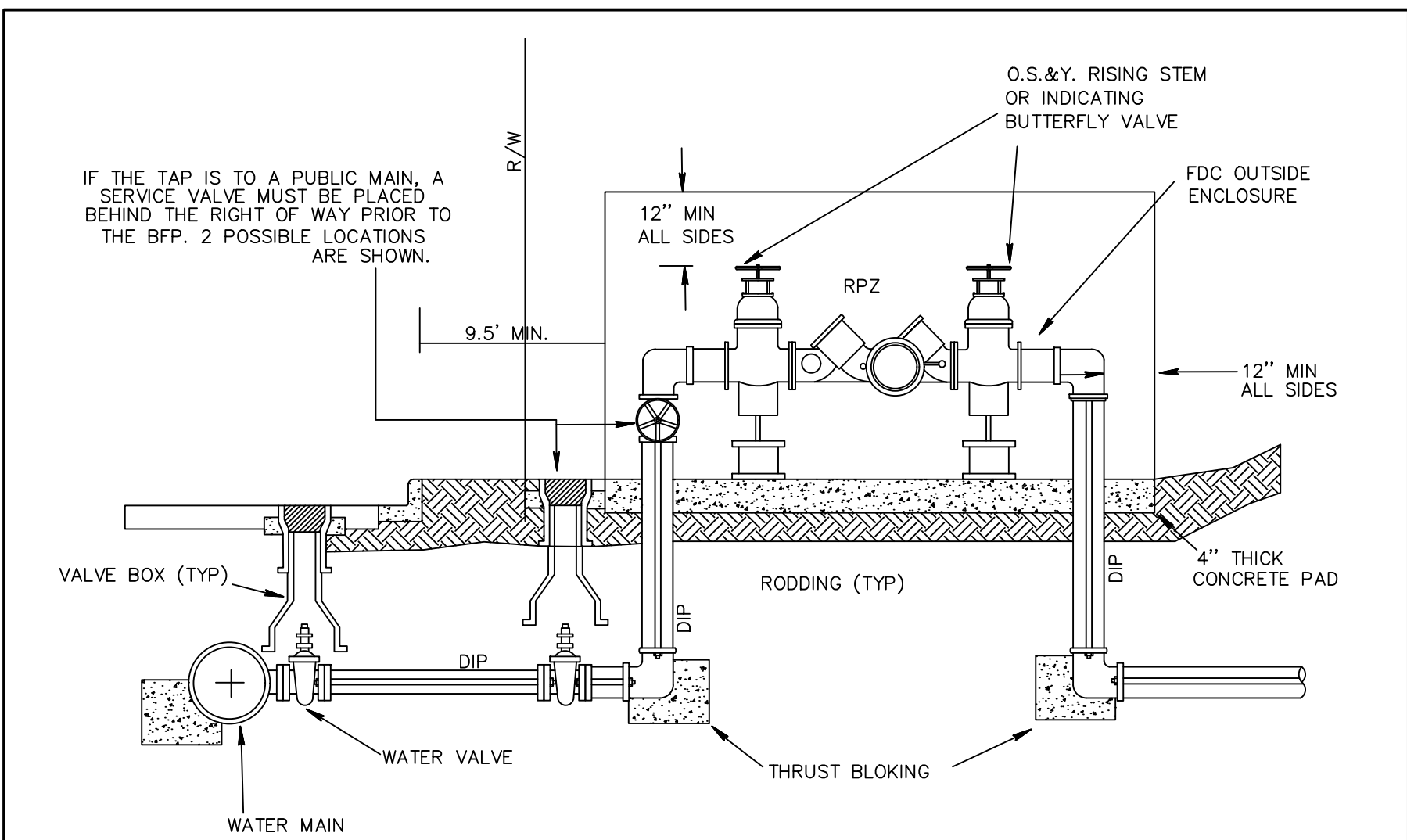
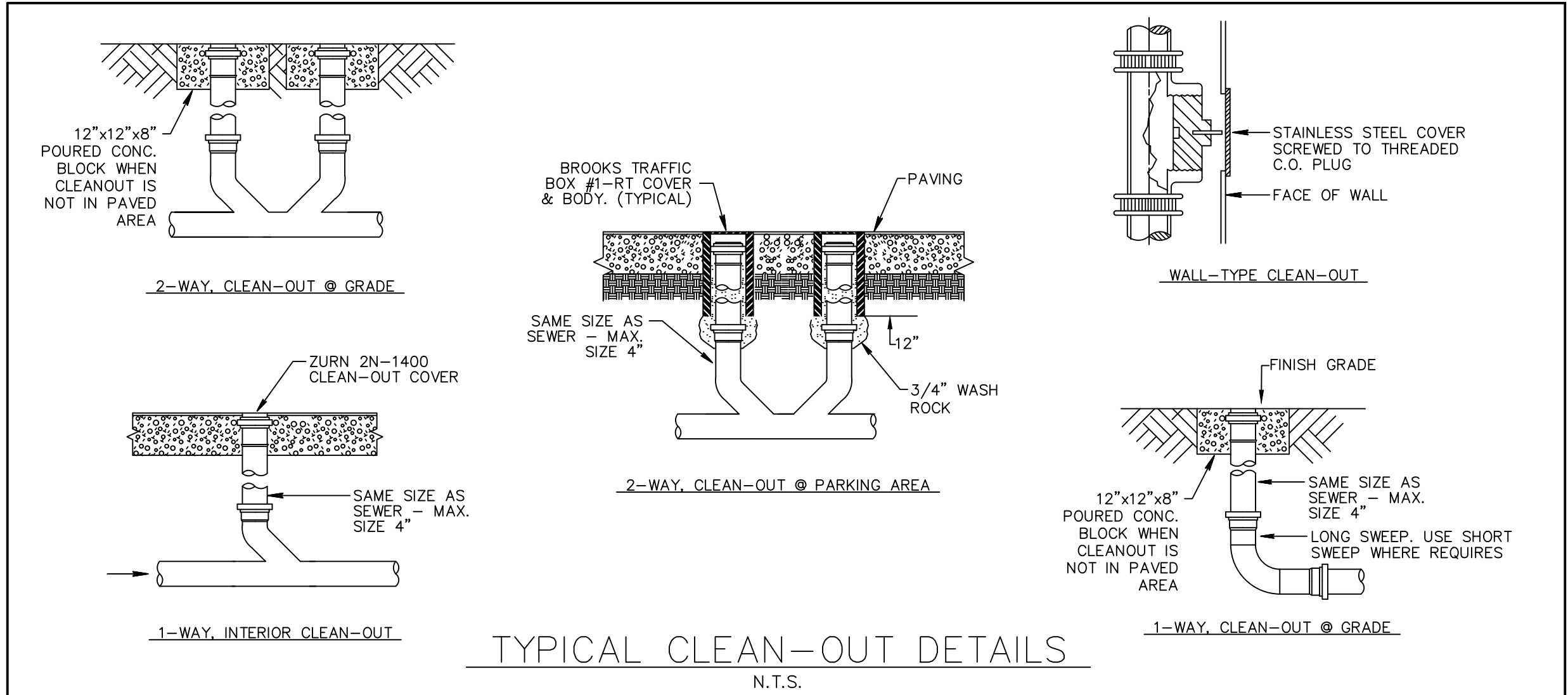
GENERAL PLUMBING NOTES

- HANGERS AND SUPPORTS:**
1. PROVIDE ADJUSTABLE HANGERS, INSERTS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES.
 2. ALL HANGERS FOR COPPER PIPES TO BE COPPER PLATED.
 3. PROVIDE ISOLATOR PADS ON ALL WATER PIPING HANGERS.
 4. HANGER SPACING SHALL BE IN ACCORDANCE WITH FBC PLUMBING TABLE 308.5.
- CLEANOUTS:**
1. CLEANOUTS SHALL BE PROVIDED AND INSTALLED AT POINTS INDICATED BY 'C.O.' AND 'F.C.O.' ON DRAWINGS AND AS PER FBC PLUMBING SECTION 708.
 2. CLEANOUT COVERS:
 - WALLS: JOSAM 58600-SS
 - RESILIENT FLOORS: JOSAM 58360 FERRULE WITH 8640 AND NIKALOY TOP
 - CONCRETE FLOORS: JOSAM 58360 WITH NIKALOY TOP
 - TILE FLOORS: JOSAM 58480 FERRULE WITH NIKALOY COVER.
 3. PROVIDE ACCESS PANEL TO ANY NON-ACCESSIBLE CLEANOUT AS NECESSARY.
- MISCELLANEOUS PRODUCTS:**
1. FLOOR DRAINS:
 - RESTROOMS: JOSAM MODEL 30002-WT-5A WITH NIKALOY TOP, ADJUSTABLE STRAINER AND BACKWATER VALVE.
 - EQUIPMENT ROOMS: JOSAM 30004-8A WITH NIKALOY TOP AND 1/2" PRIMER TAP.
 - KITCHEN: JOSAM 31120 WITH NIKALOY TOP AND BASKET STRAINER 1/2" PRIMER TAP.
 2. TRENCH DRAINS: ZURN FLO-THRU MODEL 812 WITH 2001 AND 2002 CHANNELS, END CAPS, END OUTLETS AND CG CAST IRON GRATE/FRAME. INSTALL PER MANUFACTURER'S DIRECTIONS.
 3. AREA DRAINS (A.D.) - JOSAM 23000 SERIES 14" SQ. PROMENADE DRAIN WITH HEELPROOF, NICKEL-ALLOY GRATE.
 4. ROOF DRAINS (R.D.) - JOSAM 21000 SERIES ROOF DRAIN.
 5. PLANTER DRAINS (P.D.) - JOSAM 39600 SERIES PLANTER DRAIN WITH S.S. MESH SCREEN OVER DOME.
 6. GARAGE DRAINS (G.D.) - JOSAM 31220 SERIES WITH SEDIMENT BUCKET WITH 67100 SERIES BALL-FLOAT ADAPTER.
 7. PARAPET DRAINS (P.P.D.) - JOSAM 24710 SERIES PARAPET DRAIN.
 8. SPA DRAIN (A.D.): JOSAM 30000 SERIES WITH H SERIES ROUND STRAINER WITH HINGED COVER IN NIKALOY FINISH.
 9. FLOOR SINK IN KITCHEN - ZURN 1900-3-2
 10. TRAP PRIMERS SHALL CONFORM TO ASSE 1018 OR ASSE 1044.
- INSULATION:**
1. HOT WATER AND HOT WATER RETURN PIPING 105°F TO 140°F:
 - 1/2" TO 1" USE 1" THICK MOLDED FIBERGLASS PIPE INSULATION WITH FACTORY JACKET WITH LONGITUDINAL LAP AND BUTT JOINT STRIPS WITH SELF SEALING ADHESIVE.
 - 1 1/4" TO 2" USE 1 1/2" THICK INSULATION AS ABOVE.
 2. CONDENSATE RUNS ABOVE GROUND MUST BE INSULATED WITH INSULATED WITH 3/4" CLOSED CELL FLEXIBLE ELASTOMERIC WITH FLAME SPREAD AND SMOKE DEVELOPED RATINGS OF NO GREATER THAN 25/50.
 3. STORM DRAIN WITHIN THE CONDITIONED SPACE SHALL USE 3/4" THICK MOLDED FIBERGLASS PIPE INSULATION WITH FACTORY JACKET.
 4. COLD WATER PIPE ENTERING A WATER HEATER (FIRST 8 FEET) MUST BE INSULATED WITH 1/2" ARMAFLEX.
 5. ALL EXPOSED HANDICAP LAVATORIES DRAIN PIPING AND HOT & COLD WATER STOPS AND SUPPLIES SHALL BE INSULATED AS PER ADA REQUIREMENTS WITH A UPC APPROVED SOFT COVER.
- HOSE BIBBS (H.B.):**
1. OUTDOOR H.B.s TO BE WALL HYDRANTS MOUNTED AT 24" ABOVE GRADE OR FINISH FLOOR UNLESS OTHERWISE NOTED (U.O.N.).
 2. ALL H.B. AND HOSE CONNECTIONS SHALL BE PROVIDED WITH A SEPARATE BACKFLOW PREVENTION.



MARK	DESCRIPTION	C.W.	H.W.	WASTE	MAXIMUM WATER FLOW	CONFORMANCE STANDARD	ADDITIONAL NOTES
LV	LAVATORY (PRIVATE)	3/8"	3/8"	1 1/2"	1.5 GPM @ 60 PSI	ASME A112.19.1, 2, OR 3; OR ANSI Z124.3	ASSE 1070 DEVICE FOR TEMPERED WATER
WC	FLUSH TANK WATER CLOSET	3/8"	-	3"	1.28 GALLONS PER FLUSH	ASME A112.19.2 OR 3, OR ANSI Z124.4	TANKS MUST ALSO COMPLY WITH ASME A112.19.2 OR 3, OR ANSI Z124.4 MIN. MAP SCORE 500 (MAP-TESTING.COM)
SH	SHOWER	1/2"	1/2"	2"	1.5 GPM	ASME A112.18.1 OR ASSE 1016 SHOWER & TUB-SHOWER VALVES	VALVE TO ALLOW MAX. 120°F. SEE ARCH FOR COMPARTMENT REQ'S. ASSE A112.18.1 OR 3 BFPD FOR HAND-HELD
SK	SINK	1/2"	1/2"	1 1/2"	1.5 GPM @ 60 PSI	ASME A112.19.1M, 2M, 3M, 4M, OR 9M; OR ANSI Z124.6	-
HB	HOSE BIBB	1/2"	-	-	-	INDOOR 2ND FLOOR	WITH VACUUM BREAKER

COORDINATE FIXTURE SELECTION WITH OWNER AND ARCHITECT, AND SUBMIT TO ENGINEER PRIOR TO PURCHASE.



1. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE SUPPLY PIPE) TO DAYLIGHT ABOVE GRADE.
2. REDUCED PRESSURE BACKFLOW PREVENTERS MAY BE LOCATED IN A BUILDING PROVIDED THERE ARE NO OTHER UNPROTECTED TAPS BETWEEN THE MAIN AND THE BUILDING. DRAINAGE IN A BUILDING MUST BE TWICE THE DIAMETER OF THE SUPPLY PIPE.
3. ABOVE GROUND INSULATED VALVES MUST BE ASSE 1060 APPROVED ABOVE GROUND ENCLOSURES. SEE CROSS CONNECTION MANUAL FOR ENCLOSURE FREEZE PROTECTION AND CERTIFICATION REQUIREMENTS.
4. RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE CAPPED OFF. ALL ABOVE GROUND ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES, MUST BE PROTECTED FROM FROST.
5. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
6. ALL ASSAMBLIES MUST BE ON THE CURRENT APPROVAL LIST.

BACKFLOW PREVENTER DETAIL
N.T.S.

1 | PLUMBING NOTES AND DETAILS
SCALE: N.T.S.

SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2" OR LESS	1/4
3 TO 6"	1/8
8 OR LARGER	1/16

NOTE: PIPES MUST BE UNIFORMLY SLOPED.

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PROJECT #: 18017

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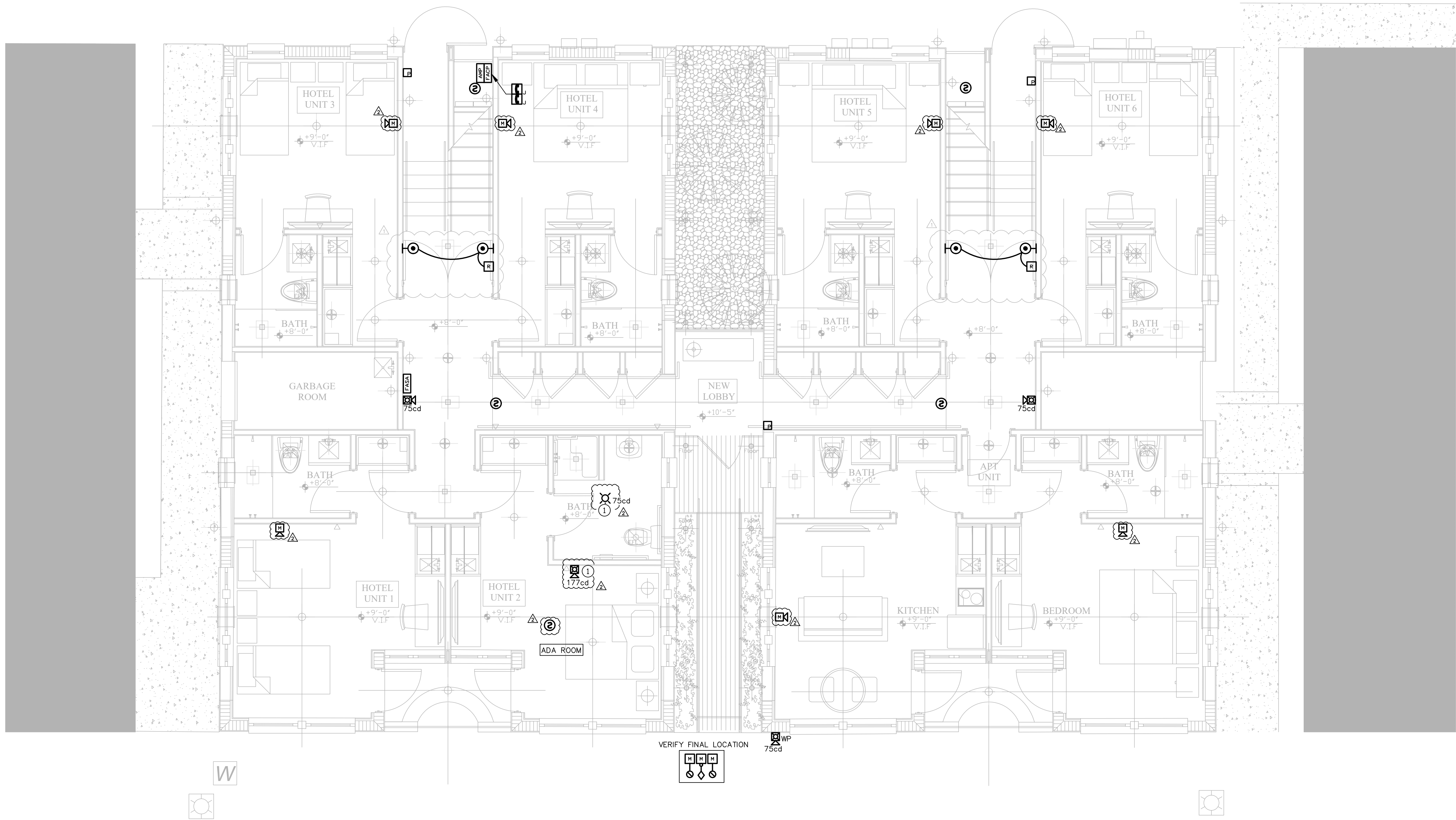
INTERIOR + EXTERIOR ALTERATIONS FOR:
VILLA SOFI
735 2ND STREET
MIAMI BEACH, FL 33139

DATE	BY
08.31.2018	RCI
DRAWN BY	DATE
BDCA	07.06.2018
BDCA	08.31.2018

P2.1

KEY NOTES:
 ① STROBES INSIDE ADA ROOM WILL BE ACTIVATED IN BOTH LOCAL AND GENERAL ALARMS.

FIRE ALARM LEGEND	
	PULL STATION
	SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	FIRE ALARM CONTROL PANEL
	FIRE SYSTEM ANNUNCIATOR
	FIRE ALARM POWER SUPPLY
	FIRE SERVICE PHONE JACK
	MULTI-CANDELA STROBE
	MULTI-CANDELA SPEAKER/STROBE
	TAMPER SWITCH
	FLOW SWITCH
	ADDRESSABLE MONITOR MODULE
	ADDRESSABLE OUTPUT RELAY MODULE
	ELECTROMAGNETIC DOOR-HOLDER/RELEASE
	WEATHER PROOF
	AMPLIFIER FOR SPEAKERS
	ELEVATOR WARNING LIGHT
	MINI SPEAKER



1 | FIRE ALARM FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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

REVISION	
DATE	BY
08.31.2018	RCI
07.06.2018	BDCS
08.31.2018	BDCS

FIRE ALARM FIRST FLOOR PLAN
 DATE: 08.31.2018
 DRAWN BY: RCI
 REVISION: DATE
 BDCS 07.06.2018
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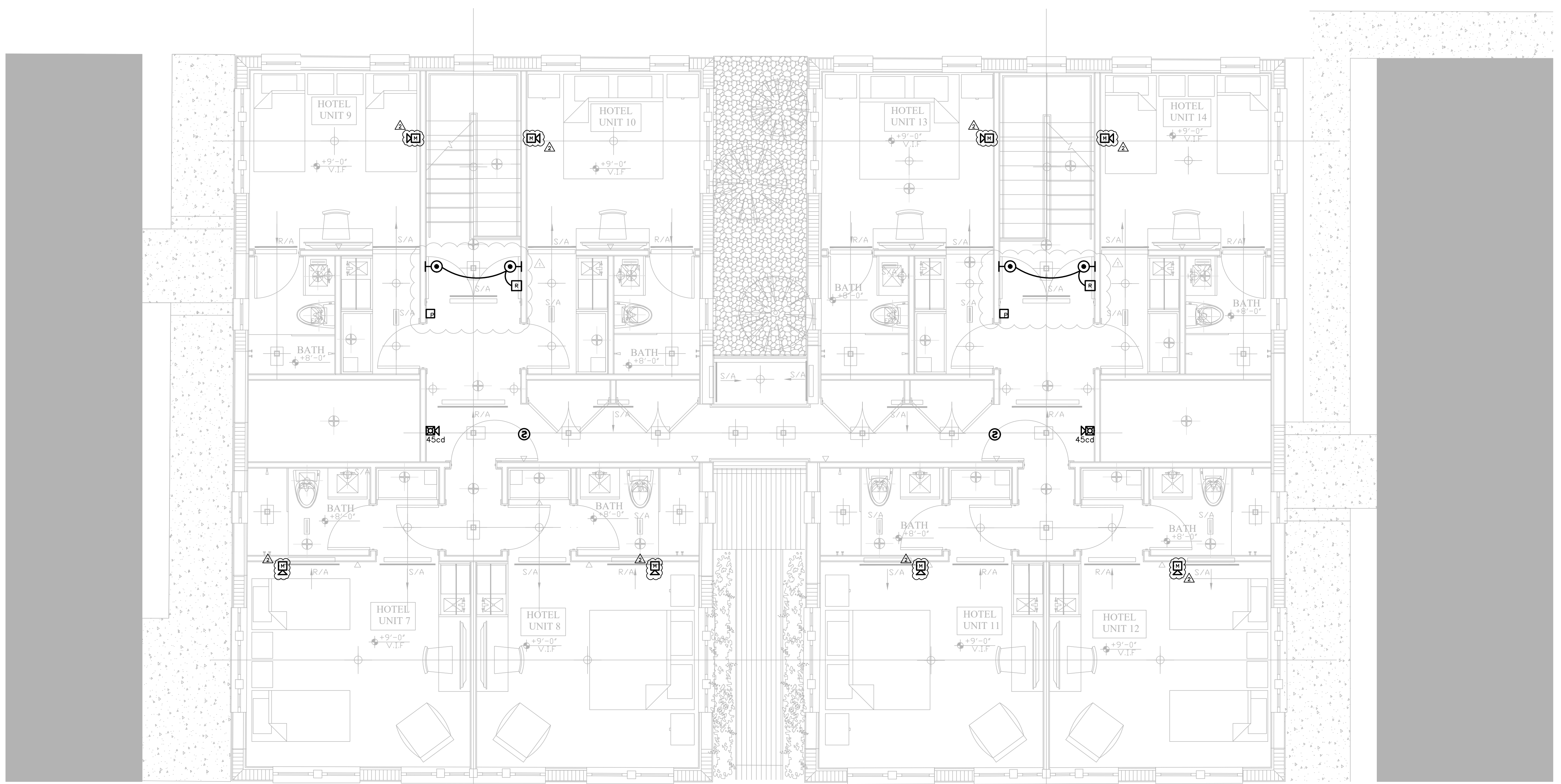
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FA1.1

GENERAL NOTES:
 ALL HORNS INSIDE THE UNITS MUST PROVIDE 75dbS AT THE PILLOW LEVEL.



W

1 | FIRE ALARM SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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FIRE ALARM SECOND FLOOR PLAN	
DATE	DESCRIPTION
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RCI	DRAWN BY
	REVISION
07.06.2018	DATE
BDCS	REVISION
08.31.2018	DATE
BDCS	REVISION

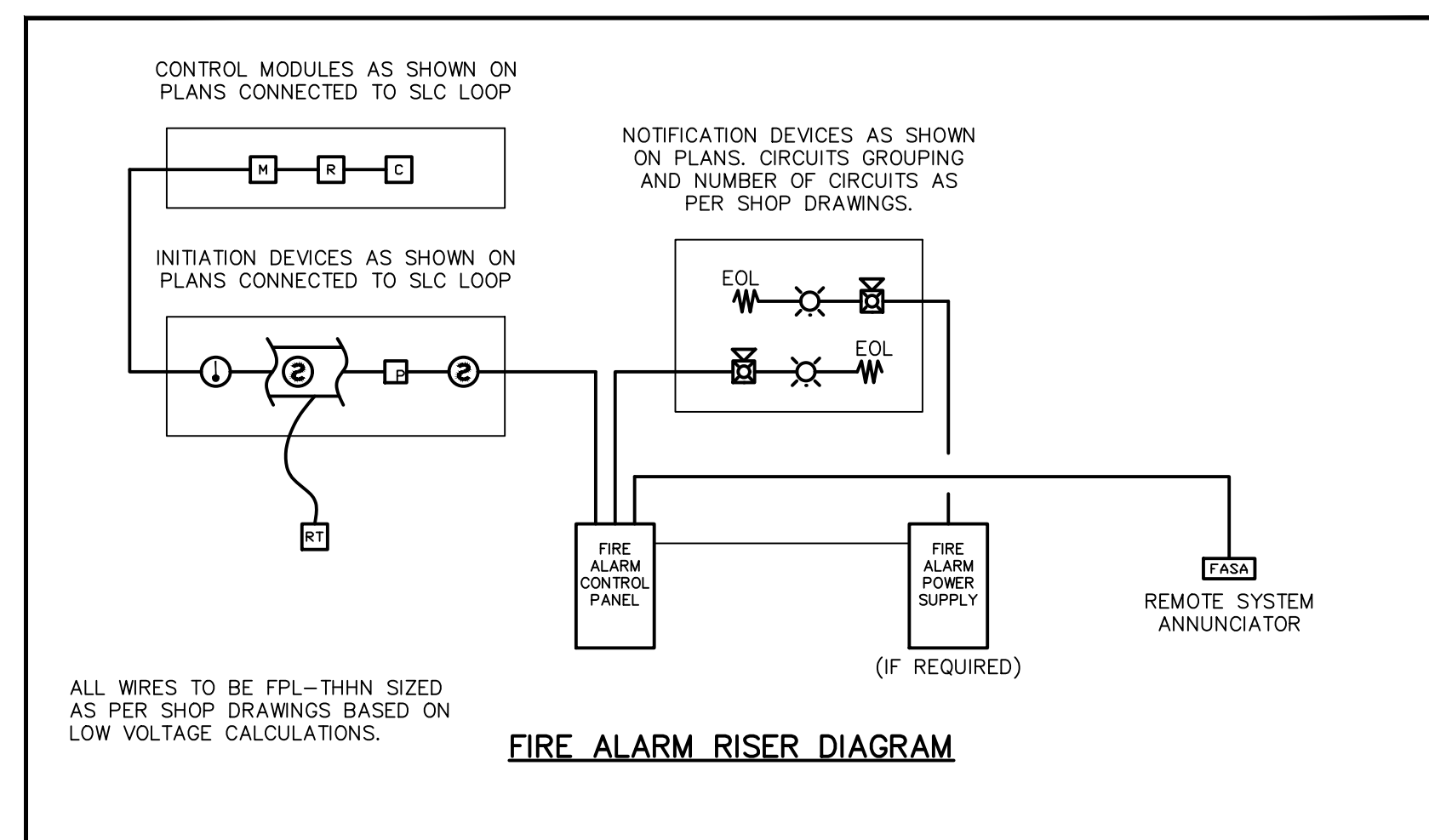
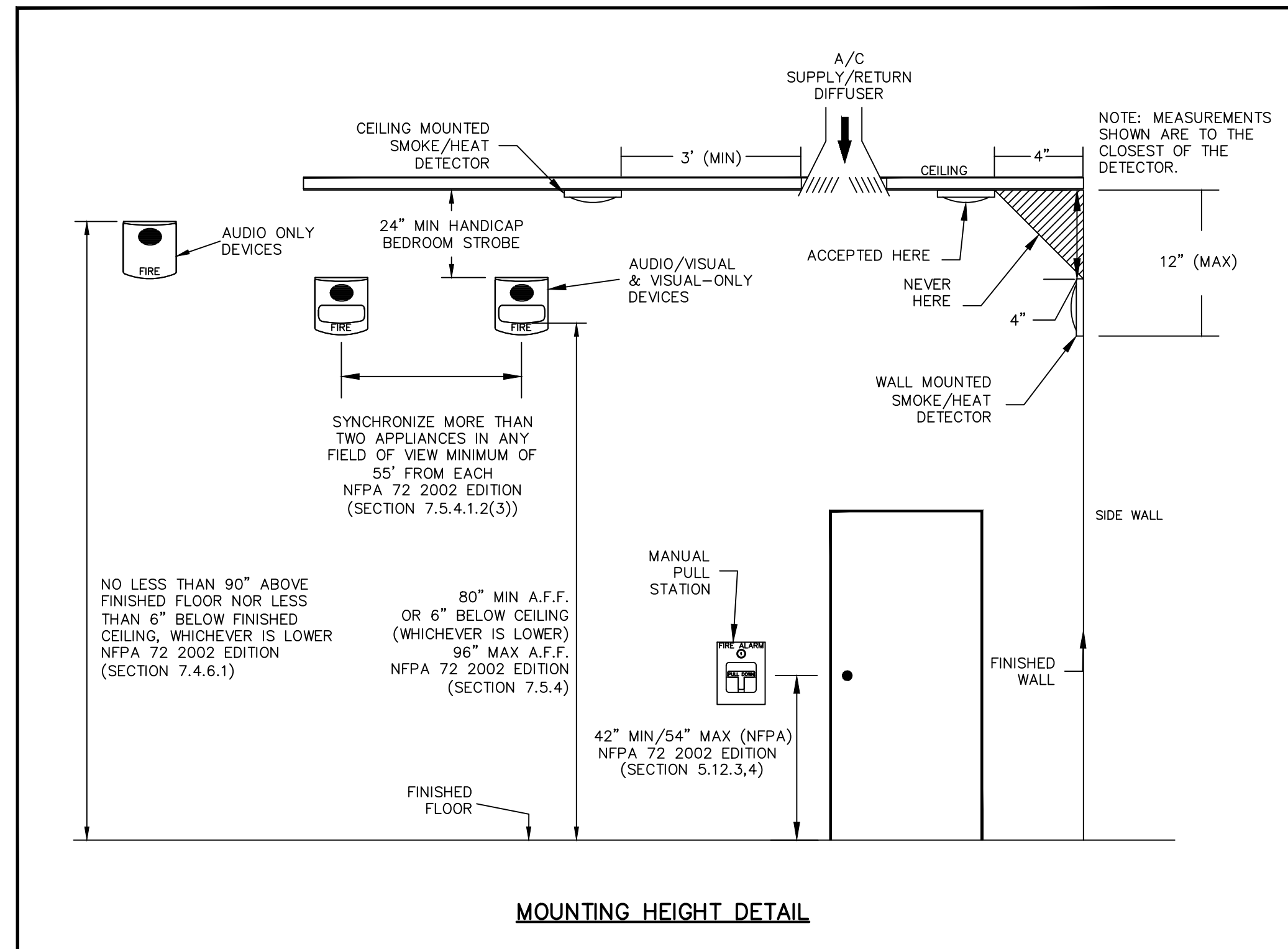
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FA1.2

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FIRE ALARM SYSTEM SEQUENCE OF OPERATION

THE ACTUATION OF THE FIRE ALARM INITIATING DEVICES SHALL AUTOMATICALLY INITIATE THE FOLLOWING FUNCTIONS:

- A) MANUAL FIRE ALARM PULL STATION:**
1. GENERATE AN AUDIBLE ALARM SIGNAL AT THE FIRE ALARM CONTROL PANEL.
 2. GENERATE AN AUDIBLE ALARM SIGNAL SIMULTANEOUSLY ON DESIGNATED AREAS OF THE BUILDING BY MEANS OF SPEAKER OR SPEAKER DEVICES.
 3. GENERATE A VISUAL ALARM SIGNAL SIMULTANEOUSLY IN DESIGNATED AREAS OF THE BUILDING BY THE USE OF STROBE DEVICES.
 4. INDICATE THE LOCATION OF THE ACTIVATED DEVICE BY DISPLAYING THE DEVICE LABEL AND ITS LOCATION ON THE FACP ALPHANUMERIC DISPLAY AND ON THE REMOTE ANNUNCIATOR (IF APPLICABLE).
 5. TRANSMITS A "FIRE ALARM" SIGNAL TO THE DESIGNATED THIRD PARTY CERTIFIED CENTRAL STATION.
- B) SMOKE DETECTORS:**
1. GENERATE AN AUDIBLE ALARM SIGNAL AT THE FIRE ALARM CONTROL PANEL.
 2. GENERATE AN AUDIBLE ALARM SIGNAL SIMULTANEOUSLY ON DESIGNATED AREAS OF THE BUILDING BY MEANS OF SPEAKER OR SPEAKER DEVICES.
 3. GENERATE A VISUAL ALARM SIGNAL SIMULTANEOUSLY IN DESIGNATED AREAS OF THE BUILDING BY THE USE OF STROBE DEVICES.
 4. INDICATE THE LOCATION OF THE ACTIVATED DEVICE BY DISPLAYING THE DEVICE LABEL AND ITS LOCATION ON THE FACP ALPHANUMERIC DISPLAY AND ON THE REMOTE ANNUNCIATOR (IF APPLICABLE).
 5. TRANSMITS A "FIRE ALARM" SIGNAL TO THE DESIGNATED THIRD PARTY CERTIFIED CENTRAL STATION.
- C) DUCT DETECTORS:**
1. GENERATE AN AUDIBLE "TROUBLE" ALARM SIGNAL AT THE FIRE ALARM CONTROL PANEL.
 2. INDICATE THE LOCATION OF THE ACTIVATED DEVICE BY DISPLAYING THE DEVICE LABEL AND ITS LOCATION ON THE FACP ALPHANUMERIC DISPLAY AND ON THE REMOTE ANNUNCIATOR (IF APPLICABLE).
 3. SHUT OFF THE AIR HANDLING UNIT AND A/C EQUIPMENT ASSOCIATED WITH THE DUCT DETECTOR.
 4. TRANSMITS A "TROUBLE" SIGNAL TO THE DESIGNATED THIRD PARTY CERTIFIED CENTRAL STATION.
- D) ALARM MONITORING DEVICES (FLOW SWITCH, KITCHEN HOOD, SUPPRESSION PANEL):**
1. GENERATE AN AUDIBLE ALARM SIGNAL AT THE FIRE ALARM CONTROL PANEL.
 2. GENERATE AN AUDIBLE ALARM SIGNAL SIMULTANEOUSLY ON DESIGNATED AREAS OF THE BUILDING BY MEANS OF SPEAKER OR SPEAKER DEVICES.
 3. GENERATE A VISUAL ALARM SIGNAL SIMULTANEOUSLY IN DESIGNATED AREAS OF THE BUILDING BY THE USE OF STROBE DEVICES.
 4. INDICATE THE LOCATION OF THE ACTIVATED DEVICE BY DISPLAYING THE DEVICE LABEL AND ITS LOCATION ON THE FACP ALPHANUMERIC DISPLAY AND ON THE REMOTE ANNUNCIATOR (IF APPLICABLE).
 5. TRANSMITS A "FIRE ALARM" SIGNAL TO THE DESIGNATED THIRD PARTY CERTIFIED CENTRAL STATION.
- E) SUPERVISORY DEVICES (TAMPERS, PRESSURE SWITCH, FIRE PUMP AND/OR GENERATOR SUPERVISION):**
1. GENERATE AN AUDIBLE "TROUBLE" ALARM SIGNAL AT THE FIRE ALARM CONTROL PANEL.
 2. INDICATE THE LOCATION OF THE ACTIVATED DEVICE BY DISPLAYING THE DEVICE LABEL AND ITS LOCATION ON THE FACP ALPHANUMERIC DISPLAY AND ON THE REMOTE ANNUNCIATOR (IF APPLICABLE).
 3. TRANSMITS A "TROUBLE" SIGNAL TO THE DESIGNATED THIRD PARTY CERTIFIED CENTRAL STATION.
- F) DEVICES IN TROUBLE, OPENINGS OR GROUNDING OF ANY WIRE SHALL ACTIVATE A VISUAL AND AUDIBLE "TROUBLE" SIGNAL AT THE FIRE ALARM CONTROL PANEL AND SEND THE TROUBLE SIGNAL TO THE CENTRAL STATION.**
- G) MAGNETIC DOOR HOLDERS:**
1. UNDER GENERAL ALARM, MAGNETIC DOOR HOLDERS POWER MUST BE DISCONNECTED VIA RELAY MODULES.
 2. POWER SHALL ONLY BE RESTORED AFTER ALL INITIATION DEVICES ARE CLEARED.
- H) GUEST ROOMS WITH 177cd STROBES: ALL ADA AND HEARING IMPAIRED ROOMS HAVE 177cd STROBES WITHIN THE SLEEPING AREA AND 75cd WITHIN THE BATHROOM. ALL THESE STROBES SHALL BE CONNECTED TO A 24V CONTINUOUS POWER OF THE POWER SUPPLY SHOWN ON DRAWINGS. THIS POWER MUST BE CONTROLLED AT THE STROBE BY A "CONTROL MODULE" WHICH WILL ACTIVATE THE STROBE AS FOLLOWS:**
1. IF THE SMOKE DETECTOR WITHIN THAT ROOM IS ACTIVATED, CONTROL MODULES FOR THE STROBES WITHIN THAT GUEST ROOM SHALL CLOSE AND ACTIVATE THE STROBES.
 2. IF A GENERAL BUILDING ALARM IS ACTIVATED, CONTROL MODULES SHALL ACTIVATE THE STROBES TOGETHER WITH THE NOTIFICATION SIGNAL OF THAT ROOM FLOOR.

NOTE: CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FIRE ALARM SYSTEM SEQUENCE OF OPERATION IS DIFFERENT AS DESCRIBE ABOVE BEFORE INSTALLATION AND/OR MAKING ANY CHANGES TO THE EXISTING SYSTEM.

FIRE ALARM SPECIFICATIONS:

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2014 EDITION OF NFPA 70, 2013 NFPA 72, FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE AND ALL LOCAL RULES AND REGULATIONS.
2. ALL EQUIPMENT SHALL BE IDENTIFIED, COMPATIBLE AND LISTED FOR THE APPLICATION BEING USED. ALL EQUIPMENT MUST HAVE A UNIQUE IDENTIFICATION NUMBER.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS.
4. MINIMUM CONDUIT SIZE WILL BE 3/4". MAX CONDUIT FILL SHALL BE 40%.
5. CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A MINIMUM OF ONE YEAR FROM FINAL INSPECTION.
6. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER FOR CLARIFICATION.
7. CONTRACTOR SHALL INVESTIGATE THE PROJECT SITE AND ALL EXISTING SYSTEMS PRIOR TO BIDDING AND CONSTRUCTION.
8. SUBMIT SHOP DRAWINGS TO TO CITY/FIRE MARSHALL FOR APPROVAL PRIOR TO ROUGH-IN. AND TO ENGINEER FOR REVIEW.
9. VERIFY LOCATION OF ALL DEVICES WITH FIRE MARSHALL AND OWNER REPRESENTATIVE AT ROUGH-IN.
10. PROVIDE AND INSTALL ALL "FIRE MARSHALL APPROVED" SIGNAL TRANSMISSION EQUIPMENT FOR MUNICIPAL TIE-IN. COORDINATE WITH FIRE DEPARTMENT.
11. THIS IS A PROTECTED PREMISES REMOTE SUPERVISING STATION FIRE ALARM SYSTEM, USING A TWO PHONE DIALER AT FIRE ALARM CONTROL PANEL (FACP). FACP MUST SERVES THE PROTECTED PREMISES AND INDICATES THE "ALARM" SENDING A SIGNAL TO THE CENTRAL STATION THRU A DIALER AND VIA NOTIFICATION APPLIANCES INSIDE THE PROTECTED PREMISES.
12. FIRE ALARM CONTROL PANEL SHALL BE CROSS LISTED AND COMPATIBLE WITH OTHER COMPONENTS USED.
13. ALL INITIATING AND INDICATION CIRCUITS MUST BE SUPERVISED.
14. ALL NEW CONDUITS MUST BE CONCEALED IN WALLS.
15. EVACUATIONS SIGNALS SHALL BE TEMPORAL IN ACCORDANCE WITH NFPA 72 3-7.2(A) AND ANSI S34.1.
16. CIRCUIT BREAKER SUPPLYING POWER TO THE FIRE ALARM PANEL AND COMPONENTS NEED TO BE CLEARLY MARKED WITH RED PAINT.
17. SIZE GUTTERS AND JUNCTIONS BOXES ACCORDING TO 314.28 AND 314.71 OF "NEC" (NFPA 70).
18. POWER UP AND POWER DOWN OF THE FIRE ALARM PANEL MUST BE DONE IN THE PROPER SEQUENCE: POWER DOWN; DISCONNECT BATTERY AND THEN TURN OFF THE AC POWER AT THE BREAKER. POWER UP; TURN ON THE AC POWER AT THE BREAKER AND THEN CONNECT THE BATTERY.
19. NOTE: DO NOT DISCONNECT THE AC POWER FEED FROM THE TERMINAL BLOCK TO DISCONNECT POWER.
20. THE SOUND LEVEL OF ALL NOTIFICATION DEVICES SHALL BE AT LEAST 15dbA ABOVE THE EQUIVALENT SOUND LEVEL OR 5 DBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF AT LEAST 60 SECONDS, MEASURED 5 FT. ABOVE THE FLOOR IN THE OCCUPIED AREA.
21. BATTERY BACK-UP SHALL BE PROVIDED FOR 24 HOURS STANDBY AND 15 MINUTES IN ALARM.
22. FIRE ALARM SYSTEM MUST BE ADDRESSABLE.
23. SYSTEM SHALL HAVE A REMOTE SUPERVISION STATION MONITORING SERVICE. COORDINATE INTERCONNECTION (PHONE/INTERNET) WITH CLIENT.

NOTES / SCOPE OF WORK:

1. BUILDING DOES NOT HAVE AN EXISTING FIRE ALARM SYSTEM.
2. SEE PLANS FOR DEVICE LOCATION AND NUMBER OF DEVICES TO BE INSTALLED. ALL DEVICES ARE NEW.
3. FIRE ALARM SYSTEM SHALL BE POWER LIMITED AS PER NEC 760 AND UL 864 REQUIREMENTS. NOTIFY ENGINEER IF EXISTING FIRE ALARM SYSTEM IS NOT POWER LIMITED.
4. **CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, RISER, BATTERY CALCULATIONS AND CUT SHEETS AND SUBMIT TO BUILDING DEPARTMENT FOR CONSTRUCTION PERMIT REVIEW AND APPROVAL. SHOP DRAWINGS SHALL BE IN CONFORM WITH ALL REQUIREMENTS OF NFPA-72, 2002 EDITION.**
5. ALL NEW DEVICES SHALL BE COMPATIBLE WITH THE EXISTING FIRE ALARM SYSTEM.
6. ALL VISUAL NOTIFICATION APPLIANCES SHALL BE 75cd MINIMUM. CONTRACTOR TO REPLACE ANY EXISTING DEVICE IF LESS THAN 75cd WITHIN THIS SCOPE OF WORK.
7. PROVIDE CERTIFICATION OF SYSTEM AFTER COMPLETION.
8. FIRE ALARM CIRCUITS SHALL BE AS FOLLOWS:
 - 8.1. INITIATING DEVICES SHALL BE CLASS 'B', STYLE 'C'.
 - 8.2. SIGNALING LINE CIRCUITS SHALL BE CLASS 'B', STYLE '4'.
 - 8.3. NOTIFICATION CIRCUITS SHALL BE CLASS 'B', STYLE 'Y'.
 - 8.4. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FIRE ALARM CIRCUITS CLASS AND STYLE ARE NOT AS DESCRIBED ABOVE BEFORE INSTALLATION AND/OR MAKING ANY CHANGES TO THE EXISTING SYSTEM.

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FIRE ALARM NOTES & DETAILS

DATE	08.31.2018
DRAWN BY	BCI
REVISION	DATE
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REFER TO SHOP DRAWINGS BY FIRE SPRINKLER CONTRACTOR FOR CONSTRUCTION DOCUMENTS.

GENERAL FIRE SPRINKLER NOTES

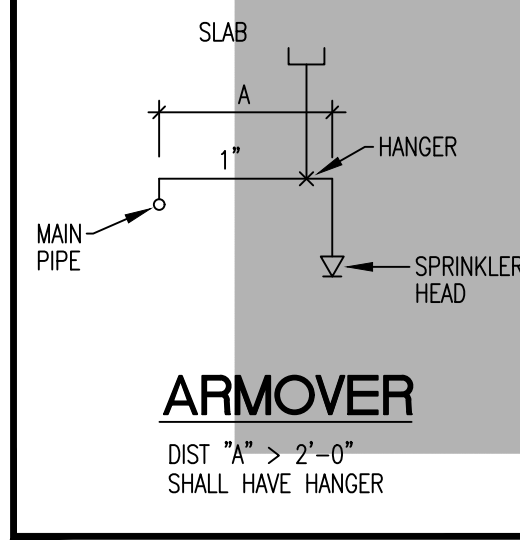
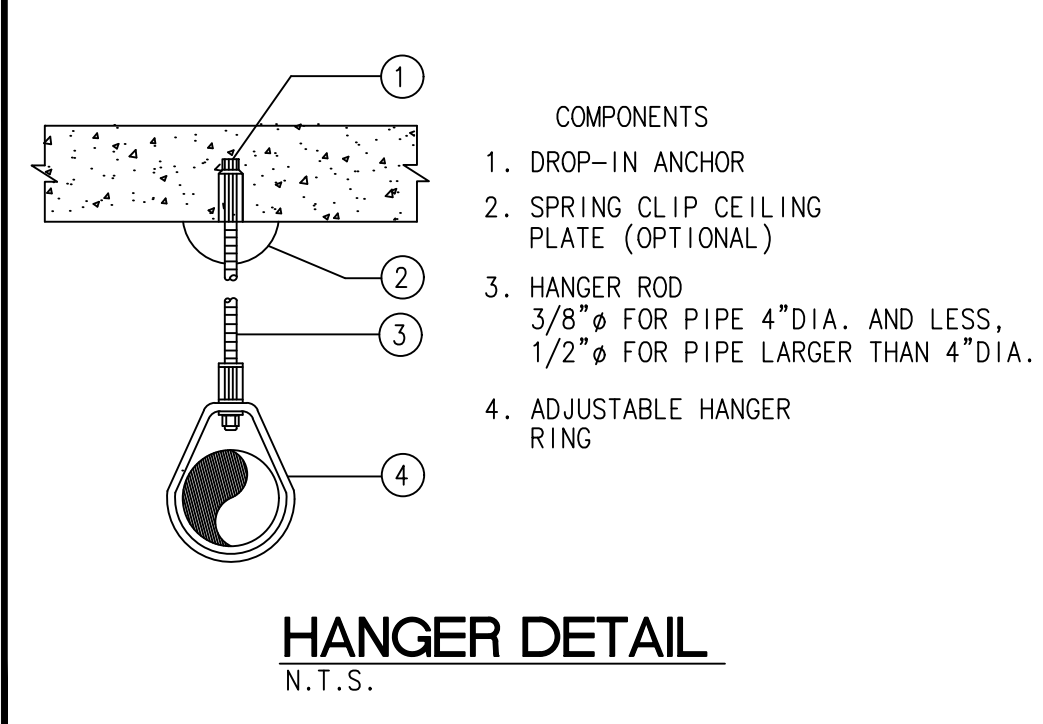
1. THE ENTIRE SPACE SHALL BE FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13R-2013, LOCAL AND STATE BUILDING CODES AND OWNER'S INSURANCE UNDERWRITERS.
2. SPRINKLERS SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS FOR THE ENTIRE SYSTEM AND HYDRAULIC CALCULATIONS FOR LOCAL JURISDICTION APPROVAL.
3. FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST WATER FLOW DATA.
4. CONTRACTOR SHALL COORDINATE EXACT LOCATION AND ELEVATION OF ALL PIPING AND SPRINKLER HEADS WITH OTHER TRADES.
5. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES AND FIELD CONDITIONS, AND ARCHITECT'S REFLECTED CEILING PLANS.
6. PIPING SHALL BE BLACK STEEL PIPING SCHEDULE 40 OR ALLIED 'XL' GALVANIZED PIPING WITH THREADED FITTINGS.
7. CENTER SPRINKLER HEADS WHEN LOCATED ON 2 x 2 ACOUSTICAL TILES.
8. HANGER TYPE AND SPACING SHALL BE IN ACCORDANCE WITH TYCO SERIES TY-FRL, TY3321 SPECIFICATIONS SHEET.
9. ALL PIPING SHALL BE HYDRAULICALLY SIZED BY FIRE SPRINKLER CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW THRU SHOP DRAWINGS PRIOR TO INSTALLATION.
10. ALL SPRINKLER SYSTEMS SHALL BE ARRANGED FOR FLUSHING AS PER NFPA 13R.
11. ALL HEADS SHALL BE SPACED PER NFPA 13R AND MANUFACTURER'S RECOMMENDATIONS.
12. ALL COMPONENTS SHALL BE MANUFACTURED IN U.S.A. ALL SPRINKLER HEADS, VALVES AND SWITCHES SHALL BE U. L. AND F. M. APPROVED.
13. THE F.P. CONTRACTOR SHALL BE RESPONSIBLE TO TEST THE SYSTEM WITH HYDRAULIC PRESSURE EQUAL TO 200 PSI FOR 2 HRS WITH NO PRESSURE LOSS OR LEAKING. PIPE SHALL HAVE SMOOTH INTERIOR WALL TO AVOID DEBRIS BUILD UP.
14. MAXIMUM HEAD SPACING SHALL BE AS PER NFPA 13R BUT NEVER MORE THAN 14 FEET.
15. ALL CONTROL VALVES TO BE SUPERVISED IN ACCORDANCE WITH NFPA 13R.
16. AS PER NFPA 13R-2013 A5.2, RESIDENTIAL FACILITIES SHALL BE CLASSIFIED AS LIGHT-HAZARD. DESIGN DENSITY SHALL BE 0.10 GPM/1500 SQ. FT., OR IN ACCORDANCE WITH FIGURE 11.2.3.1.1.
17. ALL NEW AND RELOCATED SPRINKLER HEADS SHALL BE NEW, REUSED OR REFURBISHED HEADS ARE NOT ACCEPTABLE.

FIRE SPRINKLER SCOPE OF WORK

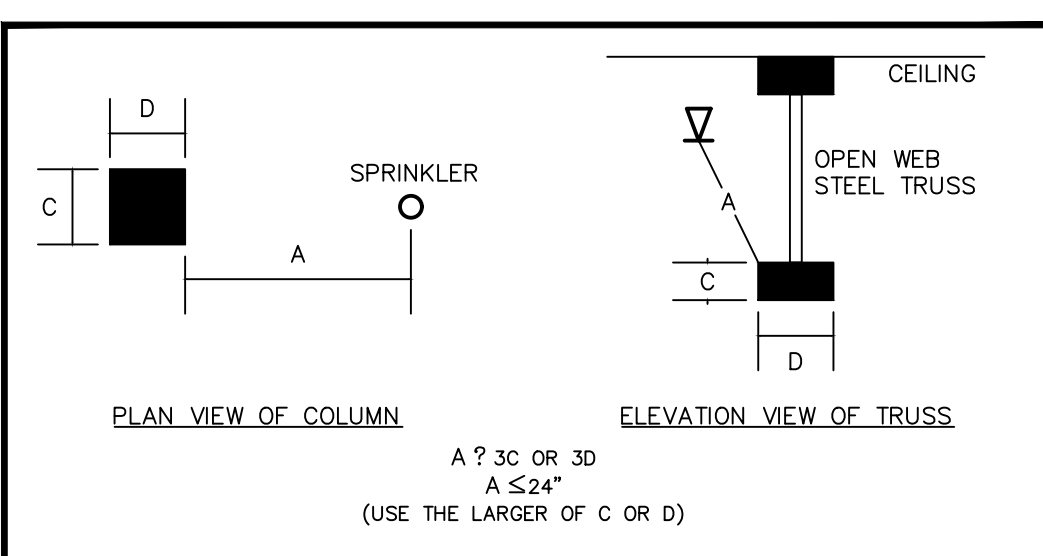
1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID. ALL CEILINGS ARE NEW, ALL HEADS SHOWN ARE NEW. EXISTING HEADS ARE NOT SHOWN. CONTRACTOR SHALL FIELD VERIFY AND REMOVE ALL EXISTING HEADS.
2. CONTRACTOR TO FIELD VERIFY BRANCH CONNECTIONS BASED ON EXISTING PIPING CONDITIONS. PROVIDE HYDRAULIC CALCULATIONS PRIOR TO CONSTRUCTION.
3. NEW PIPING IS NOT SHOWN. CONTRACTOR TO PROVIDE PIPING WITH HYDRAULIC CALCULATIONS AND SHOP DRAWINGS.
4. REFER TO FLOOR PLANS FOR QUANTITY OF NEW HEADS TO BE INSTALLED.
5. COORDINATE ACTUAL INSTALLED CEILING LOCATIONS AND HEIGHTS PRIOR TO MODIFYING THE EXISTING SYSTEM. REPORT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DOCUMENTS TO THE ENGINEER PRIOR TO PROCEEDING.
6. REFER TO LANDLORD'S FIRE PROTECTION SYSTEMS REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ALLOWABLE WORKING HOURS, REQUIREMENTS FOR SYSTEM DRAIN-DOWN, SPRINKLER HEAD MODEL TO MATCH BUILDING STANDARD, ETC.

SPRINKLER HEAD LEGEND						
MARK	TYPE	FINISH	MFG. (SERIES, MODEL)	ORIFICE	TEMP. K	REMARKS
△	HORIZONTAL SIDEWALL	COORDINATE WITH ARCH	TYCO (TY-FRL, TY3321)	1/2"	165°	IN CORRIDORS, QUICK RESPONSE, WITH CHROME PLATED.
●	CONCEALED PENDANT	COORDINATE WITH ARCH	TYCO (SERIES LFII, TY3596)	1/2"	160°	PLACE IN BATHROOMS AND CORRIDORS QUICK RESPONSE, WITH 130° COVER PLATE.
○	UPRIGHT	COORDINATE WITH ARCH	TYCO (SERIES TY-FBR, TY313)	1/2"	155°	PLACE IN STORAGES AND ELECTRICAL PANELS ROOMS
△	HORIZONTAL SIDEWALL	COORDINATE WITH ARCH	TYCO (SERIES LFII, TY2384)	3/16"	162°	PLACE IN BEDROOMS QUICK RESPONSE.

NOTE: TEE'S SHALL BE MINIMUM 1" WITH REDUCING BUSHING AT HEADS



SPRINKLER LEGEND	
SYMBOL	DESCRIPTION
△	SIDEWALL TYPE HEAD
●	CONCEALED TYPE HEAD
○	UPRIGHT TYPE HEAD
—	FIRE PIPE (NEW)

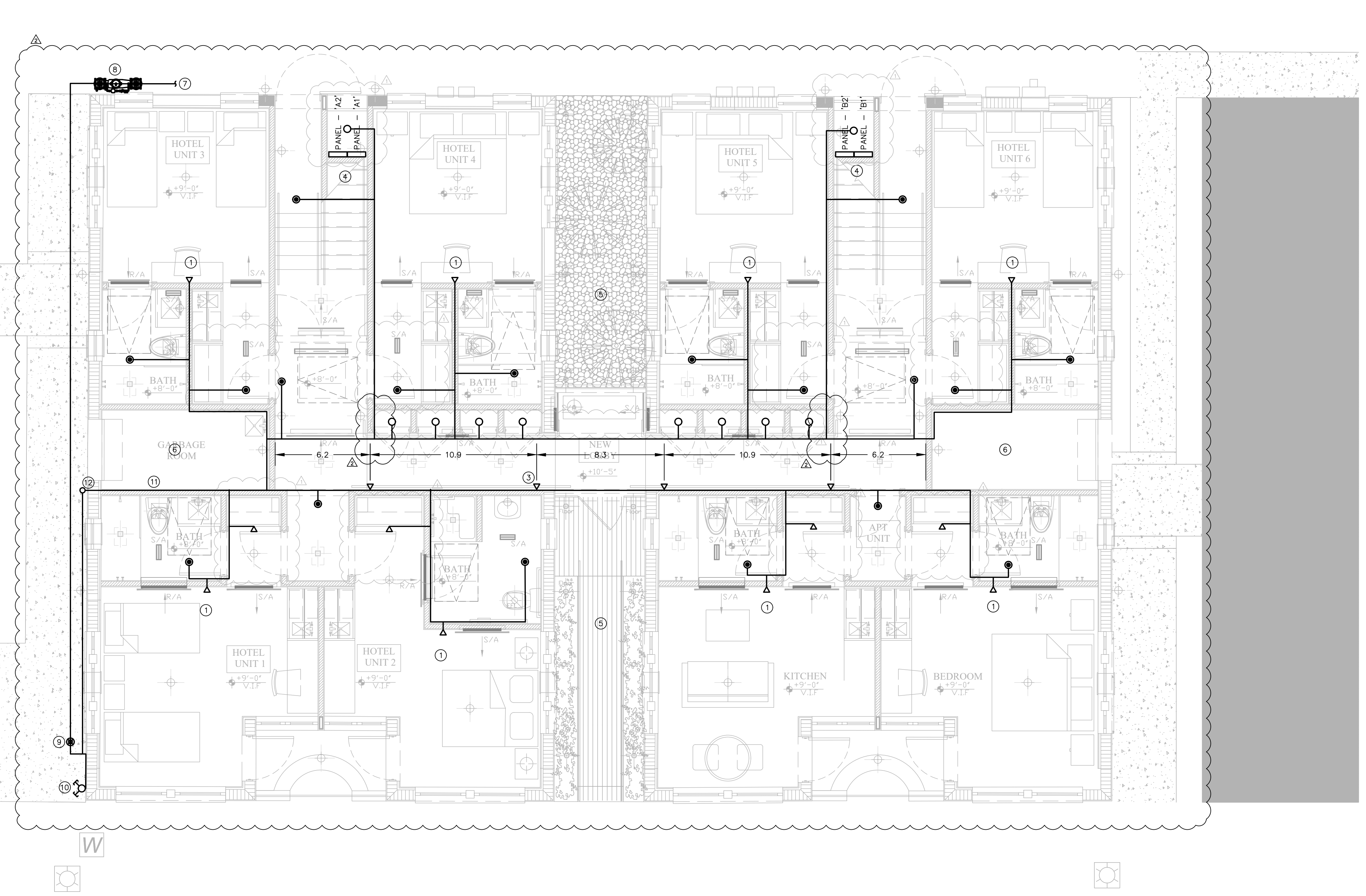


INSTALLATION OF HEADS WITH RESPECT TO TRUSSES, WEBS, DUCTWORK AND SIMILAR OBSTRUCTIONS SHALL COMPLY WITH NFPA 13R-2007 SECTION 8.6.5.2.

SPRINKLERS NEAR OBSTRUCTIONS
N.T.S.

FIRE SPRINKLER GENERAL NOTE

1. NOTE THAT SEVERAL OF THE GUEST SUITES ARE SLIGHTLY LARGER THAN 14' WIDE. THE SPECIFIED SPRINKLER HEAD REQUIRES 22.7 PSI AT THE HEAD FOR 16'x16' COVERAGE. CONFIRM PIPING DESIGN WITH SHOP DRAWINGS AND NOTIFY ENGINEER IF ADEQUATE PRESSURE IS NOT AVAILABLE.
2. CONCEPTUAL PIPING LAYOUT SHOWN FOR REFERENCE. SPRINKLER SHOP DRAWINGS SHALL COORDINATE EXACT ROUTING WITH EXISTING STRUCTURE AND PROPOSED MEP AND ARCHITECTURAL ELEMENTS. SIZES TO BE PROVIDED VIA SHOP DRAWINGS.



- FIRE SPRINKLER KEY NOTES**
1. THIS AREA IS EXPOSED WITH NO DROPPED CEILING. FIELD COORDINATE EXACT LOCATION OF HEADS WITH DUCTWORK AND STRUCTURAL MEMBERS IN FIELD.
 2. COORDINATE ESCUTCHEON CAP AND COLOR WITH ARCHITECT IN THIS CEILING.
 3. SPACING BASED ACCORDANCE TYCO SERIES TY-FRL, TY3321 SPECIFICATIONS SHEET. (MINIMUM SPACE BETWEEN HEAD TO HEAD 8')
 4. OPEN TO ABOVE. SEE 2ND FLOOR PLAN FOR LAYOUT.
 5. OPEN TO SKY ABOVE. NO CEILING OR ROOF HERE.
 6. THIS IS A DOUBLE HEIGHT SPACE, THEN ONLY PROVIDE A HEAD AT THE TOP. SEE 2ND FLOOR PLAN FOR LAYOUT.
 7. REFER TO CIVIL PLANS FOR CONNECTION OF FIRE MAIN FROM MUNICIPAL WATER MAIN.
 8. LISTED DOUBLE CHECK DETECTOR ASSEMBLY WITH OS&Y VALVES. MAINTAIN REQUIRED CLEARANCES AND PROVIDE BOLLARDS FOR VEHICULAR PROTECTION. COORDINATE FINAL LOCATION AND SPECIFICATION WITH AHJ AND CIVIL PLANS. SEE NOTES FOR ASSUMPTION REGARDING PRESSURE DROP.
 9. SUGGESTED PIV WITH INDICATOR POST. COORDINATE FINAL LOCATION WITH AHJ.
 10. NEW SUGGESTED CHROME PLATED FDC. INSTALL ABOVE EXISTING FDC. COORDINATE CLEARANCES WITH CIVIL ENGINEER. COORDINATE FINAL LOCATION WITH AHJ.
 11. PIPING TO BUILDING SPRINKLER SYSTEM. COORDINATE EXACT LOCATION, ROUTING AND SIZING WITH CONTRACTOR'S SHOP DRAWINGS.
 12. FIRE SPRINKLER RISER WITH TAMPER AND FLOW SWITCH.



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

DATE	DESCRIPTION
08.31.2018	DATE
BCT	DRAWN BY
BCT	REVISION
07.06.2018	DATE
BDCS	REVISION
08.31.2018	DATE
BDCS	REVISION

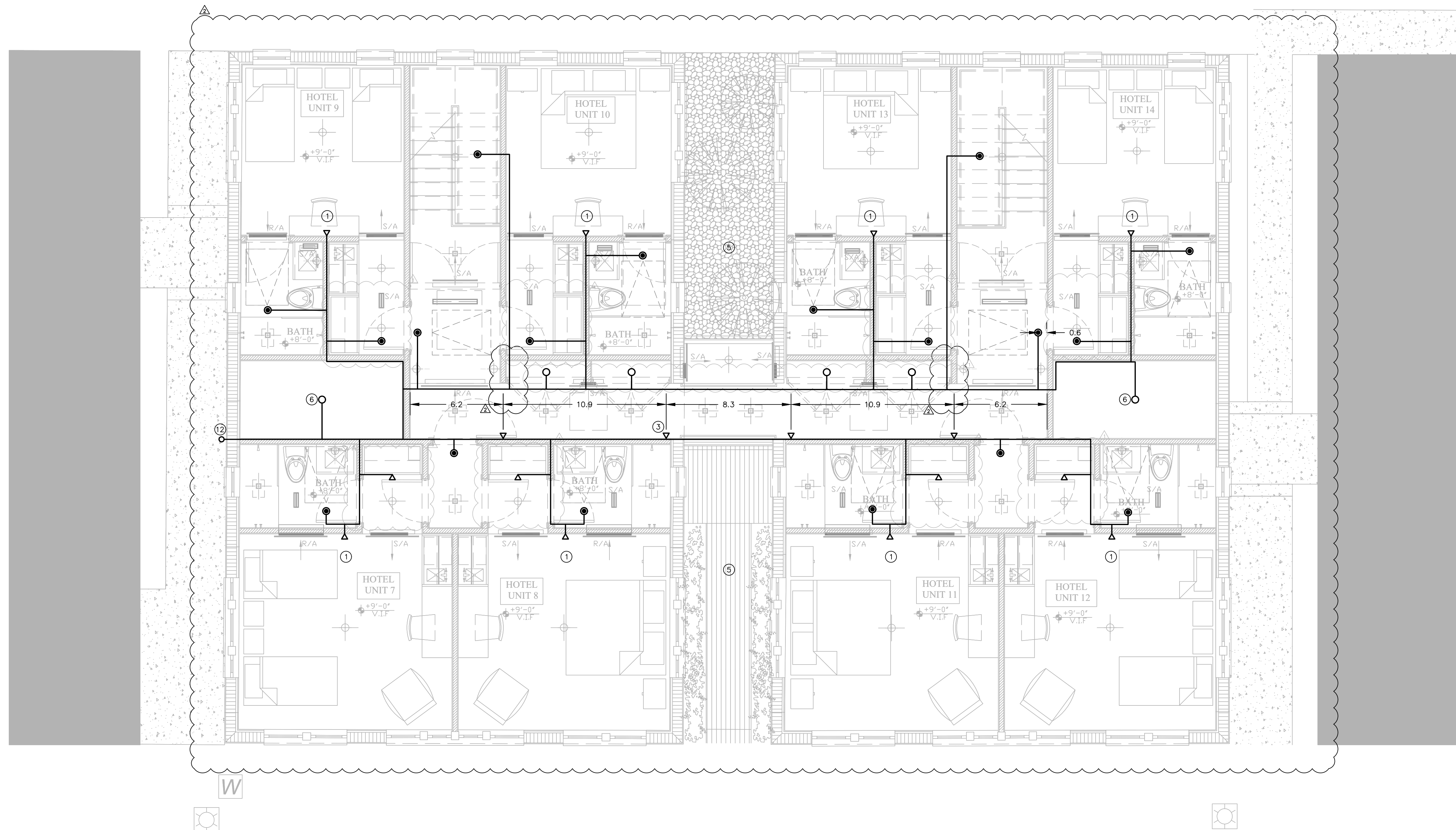
MECHANICAL FIRST FLOOR PLAN

PROJECT #: 18017

RCI Engineering, Inc. C.A.#: 27662

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1 | FIRE SPRINKLERS SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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INTERIOR + EXTERIOR ALTERATIONS FOR:
 VILLA SOFI
 715 2ND STREET
 MIAMI BEACH, FL 33139

MECHANICAL
 SECOND FLOOR
 PLAN

DATE:	08.31.2018
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THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

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