

LIFE SAFETY MODIFICATIONS FOR:

EXECUTIVE OFFICES - MIAMI LAKES

6001 NW 153RD STREET
MIAMI LAKES, FL, 33014

PERMIT #:

SEPARATE PERMITS
(SHOP DRAWINGS REQUIRED)

1. EXTERIOR DOOR AT SUITE #156

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklararchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

06/22/2016 CITY COMMENTS
3/31/2016 CITY COMMENTS

PROJECT TEAM

ARCHITECT OF RECORD:
SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
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MEP ENGINEER:

BUCHANAN P.E CONSULTING INC.

6191 W ATLANTIC BLVD SUITE# 2
MARGATE, FL 33063
TEL:954-590-3300

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER
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- E-5 ELECTRICAL PANEL & NOTES
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- E-7 ELECTRICAL PANEL & NOTES

SCOPE OF WORK

THE WORK IS TO CORRECT EXISTING CONDITION "WORK MANDATED BY THE EXISTING BUILDING REQUIREMENTS OF THE FLORIDA PREVENTION CODE"

LIFE SAFETY & EGRESS IMPROVEMENTS WORK INCLUDES:

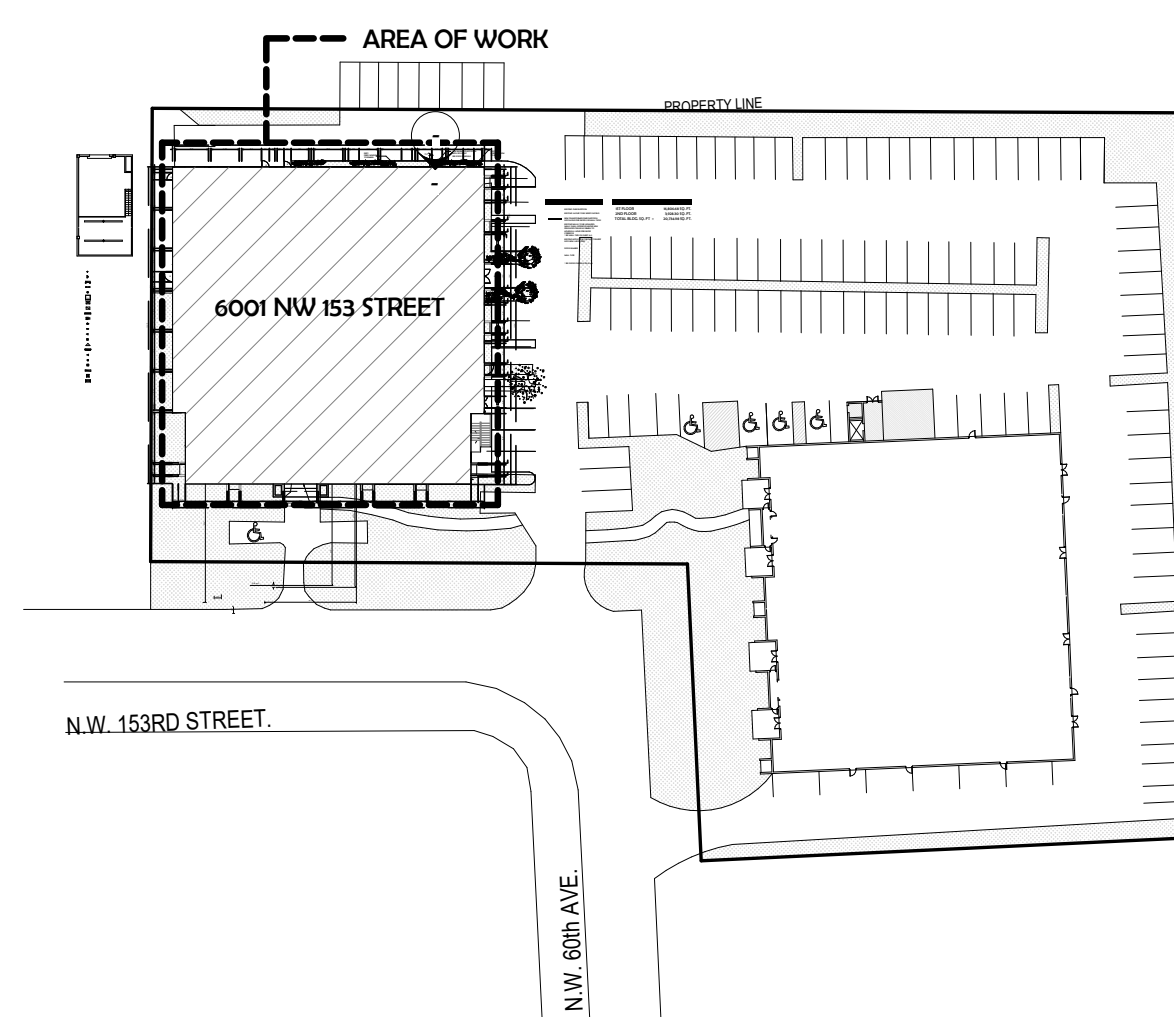
1. INTERIOR PARTITION MODIFICATIONS TO ACHIEVE 1 HR FIRE CORRIDOR AND EXIT PASSAGEWAY FOR CORRIDORS A & C ONLY.
2. RENOVATION OF CORRIDOR A & C WITH NEW FR DOOR ADDITIONS TO COMPLY WITH CODE REQUIREMENTS.
3. NEW EGRESS DOOR AT SUITE #156.
4. NO TENANT IMPROVEMENTS THIS PERMIT.

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

MIAMI LAKES IND PARK SEC 5
PB 93-96
LOT 5 LESS W25FT & LOTS 6 & 7
BLK 2
OR 16153-1478 1193 1
F/A/U 30-2024-015-0140

KEY PLAN



CODE ANALYSIS / PROJECT DATA

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE FIFTH (2014) EDITION
NFPA 101 2014 ED.
NFPA 13 2014 ED.

NEW FIRE SEPARATION BETWEEN TENANTS & LIFE SAFETY IMPROVEMENTS - BUSINESS (THIS PERMIT)
EXISTING 2 STORY CONCRETE BLDG DOES NOT HAVE A FIRE ALARM SYSTEM AS PROVIDED IN THE FLORIDA FIRE PREVENTION CODE 101-39.3.4.1.

CONSTRUCTION TYPE: V-A

OCCUPANCY TYPE: BUSINESS GROUP (B) (REMAINS EXISTING UN-CHANGE)
OCCUPANCY LOAD: 189 PERSONS (SEE LIFE SAFETY SHEET A4.0 FOR TABULATION)
LEVEL OF ALTERATION: LEVEL 4 RECONSTRUCTION
NOT FIRE SPRINKLED

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)				
GROUP	TYPE	ALLOWED		PROVIDED
		HGT	AREA (SQ. FT.)	
B	V A	50'/STORY	18,000 PER FLOOR	2 STORY - 24' (EXISTING UNALTERED) 14,800 GROUND FLOOR (EXISTING UNALTERED)

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 609)

TYPE V-A	1 HR	2 HR
STRUCTURAL FRAME	1 HR	1 HR
BEARING WALLS (EXT & INT)	1 EXT 0 INT HR	1 HR
NON-BEARING WALLS & PARTITIONS	0 HR	1 HR
FLOOR CONSTRUCTION	1 HR	1 HR
ROOF CONSTRUCTION	1 HR	1 HR

REQUIRED SEPARATION OF OCCUPANCIES: B/B- 0HR (NO SEPARATION REQUIRED AS PER TABLE 508.4 FBC)

ZONING: DISTRICT: IJ-C INDUSTRIAL DISTRICT - CONDITIONAL DISTRICT
PARKING COUNT: EXISTING TO REMAIN (NO CHANGE IN AREAS, USE OR OCCUPANCY)
PARKING REQUIRED PER BUSINESS OCCUPANCY
1300 GROSS SF
TOTAL BUILDINGS GROSS SF = 20,870
20,870 / 300 = 70 PARKING SPACES REQUIRED
160 PARKING SPACES PROVIDED (EXISTING, NOT ALTERED)

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6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

DRAWN BY:
CT
CHECKED BY:
ARI SKLAR

COVER

A0.0

PROJECT #: 14-023

DATE: 09-14-2015

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT

SECTION 1 - GENERAL REQUIREMENTS

- A) GENERAL**
1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES," UNLESS OTHERWISE NOTED ON PLANS.
 2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
 3. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKSMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE, AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REGULATIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA.)
 4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.
 5. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.
 6. CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
 7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES WITH FENCING AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR.
 8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND COVER TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
 9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

10. GENERAL CONTRACTOR SHALL PROVIDE A 4" X 8" JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.
11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$100 EA, 2 STRUCTURAL INSPECTIONS @ \$75 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.

13. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
14. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH IN CALENDAR WORKING DAYS.

15. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE SURE PROPERTY TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

16. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.
17. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.
18. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESSES LISTED IN THE TITLE BLOCK.

- B) COORDINATION**
1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB). EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.
4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION, ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DERESSED SLABS, BOLTS, CURBS, ETC.
6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.
9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

- C) SHOP DRAWINGS & SUBMITTALS**
1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 2. SUBMIT 3 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL.
 3. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND INSTALLATION OF MATERIALS. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.
 4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.
 5. VERIFY PRIOR TO COMMENCEMENT OF PROJECT IF ANY FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

- D) FIELD CHANGES & CHANGE ORDERS**
1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
 2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
 3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.
 4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.

- E) INSPECTIONS**
1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THROUGH ALL FINAL CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL, IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.
 2. ALL FIELD VISITS, INSPECTIONS, AND FIELD MEETINGS MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE. DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED IN CLOUW AT TIRE, FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL. IF CONTRACTOR DRESSES IN CLOUW ATTIRE, ARCHITECT WILL PROVIDE FREE INSPECTION.

SECTION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.
2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.
3. TERMITE PROTECTION. ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FIC #16. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4770
5. ALL CONSTRUCTION AND/ OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT. PRIOR TO START OF CONSTRUCTION.
6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC, AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.
7. NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

SECTION 3 - CONCRETE & STRUCTURAL NOTES

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.
2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE, NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.

- A) CONCRETE**
1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AS 308-89 (I. C. N. 7" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCHITECT FOR APPROVALS.
 - 1) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.

FOUNDATION	5000 PSI (TV)P
NON-REINFORCED	5000 PSI (TV)P
OF BEAMS	5000 PSI (TV)P
ALL OTHERS	5000 PSI (TV)P
GRID COLLARS	5000 PSI (TV)P
ALL PRE-STRESSED	5000 PSI (TV)P
 - 2) CONCRETE PROTECTION FOR REINFORCING

FLOOR	FOOTINGS:	X
	COLUMNS:	1/2"
	BEAMS:	X
 - 3) SLUMP AND CYLINDER TEST

- TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.
- 4) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ #6X20@18" W/MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. WITH JOINTS LAPPED @ 6" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS/ SLABS SHALL HAVE BROOM FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FIC #16, TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3.

CONTRACTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 16'-0" X 16'-0" 10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 15 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

- a) SHORING**
- SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSUFANCE OF THE BUILDING PERMIT BUT BEFORE THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

- f) FOUNDATIONS**
1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISION DESIGN BY ARCHITECT/ENGINEER.
 2. SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.

3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.
4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL. FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST.

- * ANY STRUCTURAL SLAB MUST REQUIRE ENGINEERED DRAWINGS.

SECTION 4 - MASONRY

- 4.1 STANDARD MASONRY**
- 1. DESCRIPTION**
- 1.1. MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. IN 28 DAYS.
 - 1.2. ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N, TYPE 1, CONFORMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).
 - 1.3. MASONRY BEARING WALLS SHALL CONFORM TO ASTM C-90 AND C-270.

SECTION 5 - METALS & ANCHORING

- 5.1 REINFORCING STEEL**
- 1. DESCRIPTION**
- 1.1. ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615, LATEST EDITION WITH REVISIONS.
 - 1.2. FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH AC308 (LATEST EDITION WITH REV).
 - 1.3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.

5.1 STRUCTURAL STEEL MEMBERS

- 1. DESCRIPTION**
- 1.1. ALL STRUCTURAL STEEL SHALL BE ASTM A-99 (MIN.) OR ASTM A-572 (LATEST EDITION WITH REVISIONS) U. S. N. ON PLANS OR SHOP DRAWINGS.
 - 1.2. WELDING, WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.
 - 1.3. PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT. IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. 2007. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED. SHALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.
 - 1.5. ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS CLIPS AND ANCHORS TO THE BEAMS OR BEARING PARTITIONS.

5.3 INTERIOR STEEL STUD FRAMING

- 1. DESCRIPTION**
- 1.1. STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE
- 2. ACCEPTABLE MANUFACTURERS**
- 2.1. CLARK DIERICH
- 3. INSTALLATION INSTRUCTIONS**
- 3.1. STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS.
 - 3.2. PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION 6 - WOOD/PLASTICS

- 6.1 ROUGH CARPENTRY**
- 1. DESCRIPTION**
- 1.1. ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR APPROVED EQUAL, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 P. 5. 1. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER PCB UNLESS OTHERWISE NOTED.

- 3.1 FRAMING INSTRUCTIONS**
- 3.1. FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES.

- A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.
- B) PROVIDE (1) 2" x 4" WOOD STUD AND 1" METAL STUD EACH SIDE OF DOOR OPENINGS.
- C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.
- 3.2. PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVERS BUREAU", NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE
- 3.3. INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.
- 3.4. PROVIDE BLOCKING BEHIND ALL SHELVING & BATHROOM CABINETS AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

- 6.2 FINISH CARPENTRY**
- 1. DESCRIPTION**
- 1.1. BY OWNER

SECTION 7 - THERMAL & MOISTURE PROTECTION

7.1 CAULKING / FIRESTOPPING / WATERPROOFING

- 1.1. CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED
- 1.2. OPENINGS AROUND PIPES, CONDUITS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES
- 1.3. CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.
- 1.4. CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.
- 1.5. CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CALKED, OR WHICH NORMALLY REQUIRE CALKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.
- 1.6. CALKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR FIRE RATED WALLS AND STRUCTURAL DECK.
- 1.7. PROVIDE FIRE STOP CALKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK.
- 1.8. ABOVE, AROUND PENETS THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.

- 2. ACCEPTABLE MANUFACTURERS**
- 2.1. G.E.
 - 2.2. HILT.
 - 2.3. TREMCO.
 - 2.4. 3M.

7.2 ROOFING

- 1. DESCRIPTION**
- 1.1. ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR. CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NDL WARRANTY ACCEPTABLE ON INSTALLATION. SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.
 - 1.2. CONTRACTORS SHALL SUBMIT DADE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITING INSTALLATION.
 - 1.3. ALL FLAT ROOFS MUST BE SLOPED 1/4" : 1'-0" MIN FOR DRAINAGE.
 - 1.4. ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.
 - 1.5. IF ROOF IS EXISTING, PATCH AND REPAIR AREAS AS NEEDED TO ACCOMMODATE A/C & ELECT PENETRATIONS. COORDINATE WITH PROPERTY OWNER TO MAINTAIN ALL ROOF WARRANTIES.

- 2. ACCEPTABLE MANUFACTURERS**
- 2.1. GAF
 - 2.2. JOHN MANVILLE
 - 2.3. CALO WESTERN - SPRAY FOAM SYSTEM
 - 2.4. OTHERS MUST BE APPROVED BY ARCHITECT.

7.3 INSULATION

- 1. DESCRIPTION**
- 1.1. SEE PLAN OR REFER TO MEP DRAWINGS
- 2. ACCEPTABLE MANUFACTURERS**
- 2.1. SUPERIOR PRODUCTS INC.

SECTION 8 - DOORS, WINDOWS, AND GLASS

1. SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.
2. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.
3. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS SHALL BE ALUMINUM.
4. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS.
5. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON-REMOVABLE PINS.
6. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.
7. PROVIDE DOOR STOPS ON ALL DOORS.
8. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.
9. PROVIDE THREE (3) HINGES PER DOOR (TV)P - STANLEY CB900 OR EQUAL OR PER HARDWARE SCHEDULE.
10. ALL MAIN ENTRY AND REAR ENTRY DOORS REQUIRE KEVED DEAD BOLT
11. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.
12. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS
13. ALL HARDWARE TO BE STAINLESS STEEL, UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.
14. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.
15. ALL HARDWARE BY INGERSOL RAND OR APPROVED EQUAL. SEE HARDWARE SCHEDULE.

SECTION 9 - FINISHES

- A) STUCCO**
1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS AND SECTION 2506 OF THE FLORIDA BUILDING CODE.
 2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS, DOORS, AND CORNERS TO BE DONE WITH 'T' BEADS AS PER 'UNITED STATES GYPSUM' OR APPROVED EQUAL.
 3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.
 4. STUCCO ON CONCRETE / MASONRY WALLS
 - A) SHALL CONSIST OF TWO COATS NOT LESS THAN 3/4" THICK
 - B) ALL SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELY ROUGHENED
 - C) APPLICATION PER FBC 2506.1.6
 5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRY
 - A) WHERE INSTALLED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (U.O.N). ALLOW FOR SPECIAL FINISHES LE. KNICK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH LAFARGE
 - B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 1.8 LBS PER SQ YD, OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 1.8 LBS PER SQ YD. INSTALL PER FBC 2506.2.3
 - C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK
 - D) APPLICATION PER FBC 2506.2.4

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH U.O.N. ALLOW FOR SPECIAL FINISHES LE. KNICK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH LAFARGE
2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND THE FLORIDA BUILDING CODE.
3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX, AND SHALL BE 25 GA MIN; WALL THICKNESS (STUD SIZE) DEFINED BY DIMENSIONS ON FLOOR PLANS.
4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPERCEDE SPECIFICATIONS BELOW)
 - A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (U.O.N). ALLOW FOR SPECIAL FINISHES LE. KNICK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH LAFARGE
 - B) FIRE-RATED PARTITIONS: SINGLE OR DOUBLE LAYER (DEPENDING ON RATING) 5/8" MIN TYPE 'X' EA SIDE OF STUD. ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"
 - C) CEILINGS SHALL HAVE ONE LAYER OF 1/2" MIN (COMMERCIAL) OR 1/2" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 3-1/2" METAL FRAMING SPACED AT 16" OC (U.O.N); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM AND LAFARGE"
 - D) DAMP AREA ROOMS AND BATHROOMS: WHERE MARBLE IS TO BE INSTALLED, USE "USG DUROCK" OR "NATIONAL GYPSUM PERMABASE CEMENT BOARD" FOR TILE AND ALL OTHER FINISHES, USE "GP DENSEHIELD TILE BACKER" OR "NATIONAL GYPSUM TILE BACKER"

5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE ROUGH-IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FURRING CHANNELS ACROSS CHASE USING 1/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.
6. ELECTRICAL PANELS, ALUMINUM BOXES, FIRE EQUIPMENT CABINETS, AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALL BOARD LAYERS SUFFICIENT TO MAINTAIN DESIGNATED RATING.

7. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED-OUT AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.

- C) PAINT**
1. PAINT SCHEDULE.
 2. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

- A) EXTERIOR SURFACES**
1. STUCCO: CONCRETE, 2 COATS - FLAT LATEX
 2. FERROUS METAL: TOUCH UP SHOP PRIMED SURFACE: 1 COAT - OIL ALKYLID PRIMER 2 COATS - EGGSHELL ALKYLID ENAMEL.
 3. GALVANIZED METAL: 1 COAT - OIL ALKYLID PRIMER FOR GALVANIZED METAL 2 COATS - EGGSHELL ALKYLID ENAMEL.

- 4. WOOD SURFACES**
- 1 COAT - OIL PRIMER
 - 2 COATS - ACRYLIC LATEX FLAT

- B) INTERIOR SURFACES**
1. GYPSUM WALLBOARD: 1 COAT - LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY) 2 COATS - FLAT LATEX
 2. BLOCK AND CONCRETE: 1 COAT - LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY) 2 COATS - FLAT LATEX

- 3. FERROUS METALS**
- TOUCH UP SHOP PRIMED SURFACE: 1 COAT - OIL ALKYLID PRIMER 2 COATS - EGGSHELL ALKYLID ENAMEL.
 - WOOD TRIM AND DOORS (PAINT FINISH) 1 COAT - ENAMEL UNDER COAT 2 COATS - FLAT ALKYLID ENAMEL OR EGGSHELL ENAMEL, AS SELECTED.

- 5. BATHROOM FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.**
- 6. GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.**

- CEILING:**
- A) DRYWALL CEILINGS SHALL BE SMOOTH FINISH AND PAINTED. - SEE DETAILS FOR PROPER CONSTRUCTION.

1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A,B, OR C (NFPA 101-21-32)
2. PROVIDE CATEGORY 5 FINISH WERE REQUIRED BY FINAL FINISH TO BE INSTALLED.

3. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC 408.2.8
4. ALL INTERIOR PAINT SHALL BE LOW V.O.C. B.M. ECO SPEC OR APPROVED EQUAL.

D) FLOORING

- FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.
- GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.

SECTION 10 - SPECIALTIES:

- A) FIRE PROTECTION**
1. 10522- FIRE EXTINGUISHERS & CABINETS
 2. PROVIDE F.E. PER UFPA 101 & F. B. C. SEE ARCH. PLAN FOR LOCATIONS.
 3. PROVIDE MANUF. SUBMITTALS
 4. MANUFACTURING BY LARSEN OR APPROV. EQ.; SEMI-RECESSED CABINETS MODEL # 24098 OR APPROV. EQ.

- B) SIGNAGE**
1. SURFACE MOUNTED SIGNS
- FABRICATED LETTERS, BRUSHED STAINLESS STEEL, 1/8" RETURN, PIN-MOUNTED, / STANDOFF, EXTERNALLY ILLUMINATED

- C) ROOF ACCESS LADDERS**
1. "O-HEEP" CUSTOM ALUMINUM LADDER OR APPROVED EQ. INSTALLED PER FBC 9

ACCESS TO THE BUILDING AND SITE ISSUES:

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

PARKING ACCESS AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1/50 (2%) IN ALL DIRECTIONS.

CURB RAMPS AND RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44" WIDE.

CURB RAMPS - CURB RAMPS LOCATED WHERE PEDESTRIAN MUST USE THEM AND ALL CURB RAMPS WHICH ARE NOT PROTECTED BY HANDRAILS OR CHAIRS SHALL HAVE FLARED SIDES WITH A SLOPE NOT EXCEEDING A RATIO OF 1:12 (SEE FIG. 12(A) OF THE F.C.A.). TRANSITIONS FROM RAMPS TO WALKWAYS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING CUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1/50. BUILT UP CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

DETECTABLE WARNINGS - A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.

ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODES.

BUILDINGS:

1. AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY.

2. PROTRUDING OBJECTS:

ADA REQUIRES UNDER SECTION 4.41 THE FOLLOWING: OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 1/4" INTO WALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE STANDING OBJECTS MOUNTED ON POSTS OR PULGONS MAY OVERHANG 12". PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

3. FIRE EXTINGUISHERS:

EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 48" A.F.F. WITH FORWARD APPROACH AND 54" WITH SIDE APPROACH ABOVE THE FLOOR. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT GREATER THAN 40 LB. SHALL BE SO INSTALLED THAT THE TOP OF THE FIRE EXTINGUISHER IS NOT MORE THAN 3/2 FEET ABOVE THE FLOOR. IN NO CASES SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER AND THE FLOOR BE LESS THAN 4 INCHES.

4. RAMPS:

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. MAXIMUM SLOPE 1:12. MAXIMUM RISE FOR ANY RUN SHALL BE 30". LANDINGS AT RAMPS - 60" x 60" MINIMUM (60-4). HANDRAILS - IF A RAMP HAS A RISE GREATER THAN 1/4" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. EXTENSION OF HANDRAILS SHALL EXTEND AT LEAST 18" AT BOTH THE TOP AND BOTTOM. EDGE PROTECTION OF RAMPS (4.8.7) - SHALL BE A MINIMUM OF 2". THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72 INCHES OF STRAIGHT AND LEVEL CLEARANCE.

5. DOORS:

MINIMUM MANEUVERING CLEARANCES AT DOORS PER FIGURE 25 OF THE F.C.A. 18" ON THE PULL SIDE AND 12" ON THE PUSH SIDE.

6. DOOR HARDWARE:

DOOR HARDWARE - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. DOOR CLOSURES - IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. DOOR OPENING FORCE - THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(A) EXTERIOR HINGED DOORS SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 65 FOOT POUNDS (37.8N)

(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)

(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

7. DRINKING FOUNTAINS:

SPOUT HEIGHT 36". THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT.

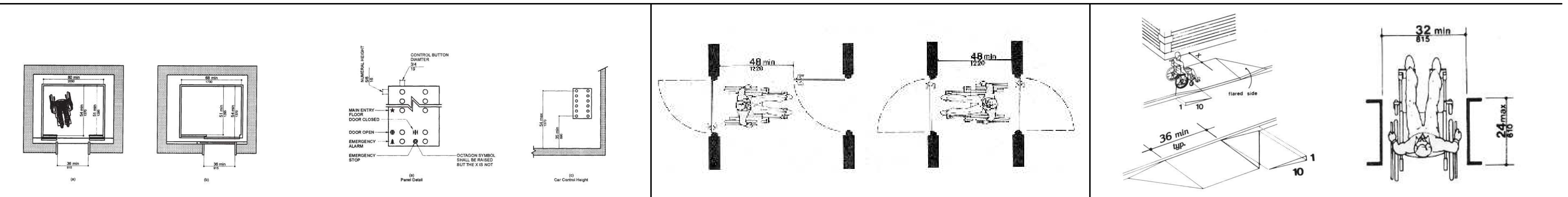
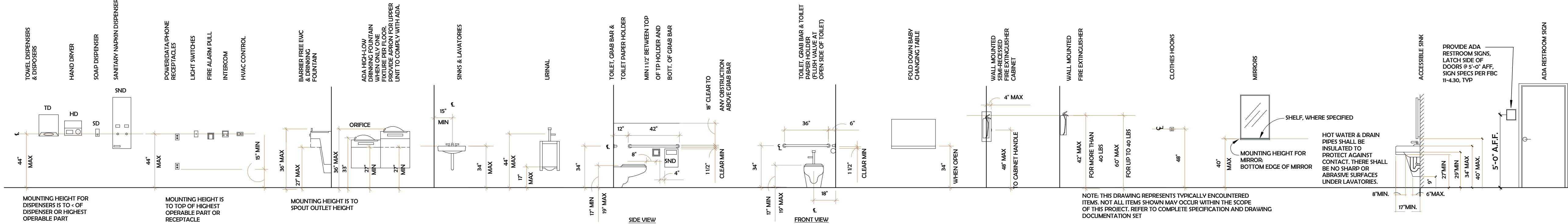
8. TOILET ROOMS AND BATHROOMS/RESTROOMS:

TOILET FACILITIES - IF TOILET ROOMS ARE PROVIDED, THEN EACH PUBLIC AND COMMON USE TOILET ROOM SHALL COMPLY WITH 4.22 OF THE F.C.A. TOILET STALLS IN NEW CONSTRUCTION (4.17) SHALL COMPLY WITH THE REQUIREMENTS OF FL. STATUTES, SECTION 353.59 (10), WHICH IS A TOILET STALL WITH A WATER CLOSET AND A LAVATORY IN THE ACCESSIBLE STALL. THE STANDARD ACCESSIBLE RESTROOM SHALL CONTAIN AN ACCESSIBLE LAVATORY WITHIN IT. THE LAVATORY SHALL BE MOUNTED SO AS TO NOT OVERLAP THE CLEAR FLOOR SPACE AREAS REQUIRED BY SECTION 4.17 FIGURE 30(A) OF THE F.C.A. SUCH LAVATOIRES SHALL BE COUNTED AS PART OF THE REQUIRED FIXTURE COUNT FOR THE BUILDING. THE ACCESSIBLE WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.

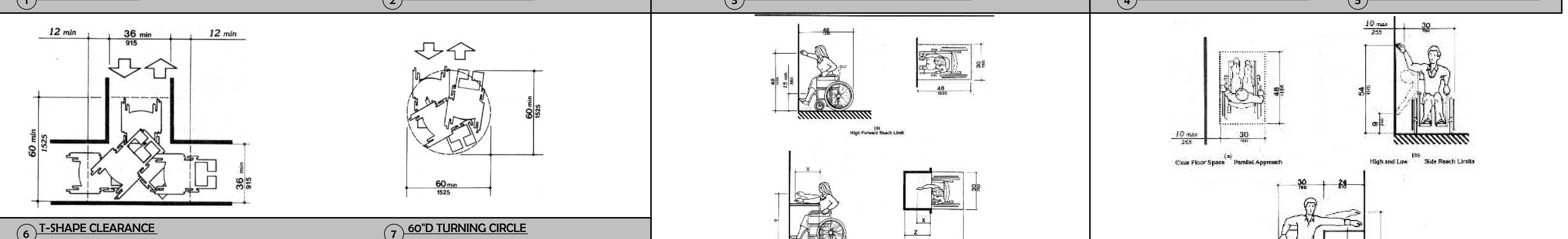
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

TOILET STALL DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH 4.13. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 7 INCHES ABOVE THE FINISH FLOOR. LAVATOIRES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL COMPLY WITH FIG. 31 OF THE F.C.A.

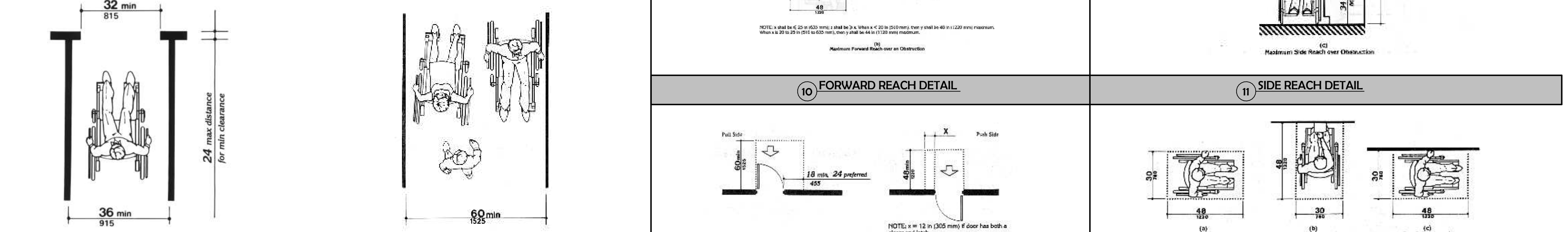
HOT WATER AND DRAIN PIPES UNDER LAVATOIRES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATOIRES. FAUCETS SHALL BE LEVER OPERATED, PUSH TYPE OR ELECTRONICALLY OPERATED. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 2 SECONDS. WHERE 6 OR MORE STALLS ARE PROVIDED, IN ADDITION TO THE BIG STALL AT LEAST ONE STALL 36 INCHES WITH AN OUT SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH FIGURE 30(D) AND 4.26 OF F.C.A. SHALL BE PROVIDED.



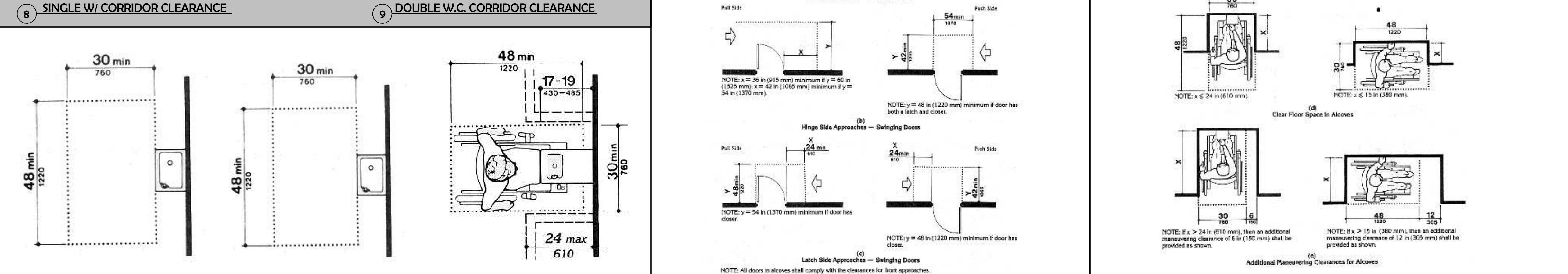
1 CAB CLEARANCE 2 CONTROL PANEL DTL.'S 3 H.C. CLEARANCE (DOOR IN SERIES DETAIL) 4 FLARE / BUILT UP RAMP DETAIL 5 MAX. DOORWAY DEPTH DETAIL



6 T-SHAPE CLEARANCE 7 60\"/>



8 SINGLE W/ CORRIDOR CLEARANCE 9 DOUBLE W.C. CORRIDOR CLEARANCE 10 FORWARD REACH DETAIL 11 SIDE REACH DETAIL



12 WATER COOLER CLEARANCE DETAIL 13 MANEUVERING CLEARANCE AT DOORS 14 MIN. CLEAR FLOOR SPACE W.C.

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REVISIONS
1 06/2/2015 CITY COMMENTS

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES - MIAMI LAKES
6000 NW 153RD ST.
MIAMI LAKES, FL 33014

REVIEW SET
 PRELIMINARY
 NOT FOR CONSTRUCTION
 DRY RUN PERMIT SET
 PERMIT SET
 BID SET
 CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

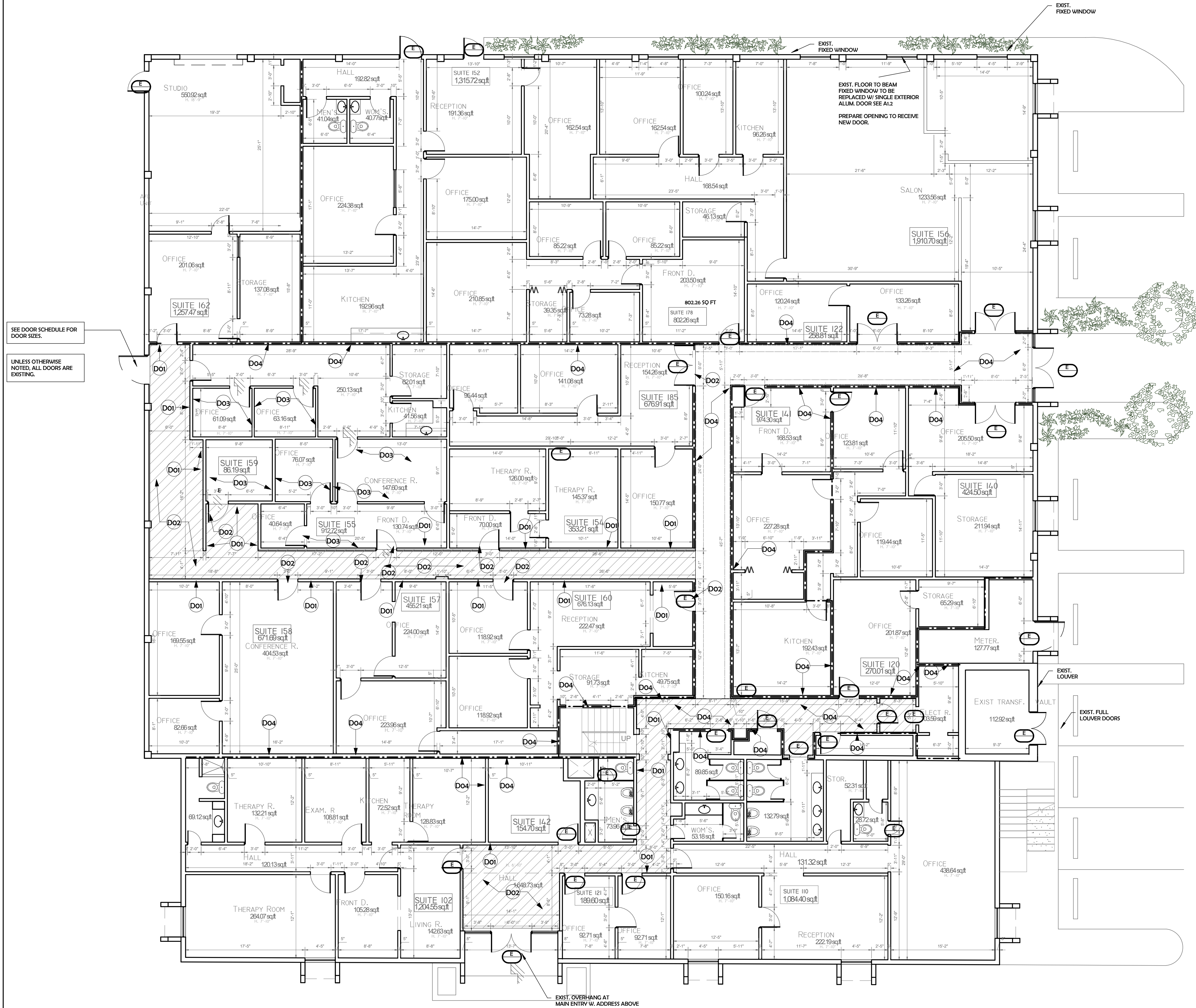
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

ADA DETAILS AND NOTES

A0.2

PROJECT #: 14-023

DATE: 09-14-2015



SEE DOOR SCHEDULE FOR DOOR SIZES.
UNLESS OTHERWISE NOTED, ALL DOORS ARE EXISTING.

PLAN LEGEND	
	EXISTING GWB PARTITION
	EXISTING 1 HOUR TO BE VERIFIED IN FIELD
	NEW TRANSFORMED GWB PARTITION INTO 1 HOUR FIRE RATED-SEE WALL TYPES
	EXISTING WALLS TO BE LEGALIZED. WALLS SHALL EXTENDED ABOVE NEW FIRE RATED CEILING ASSEMBLY TO ACHIEVE A 1 HOUR FIRE RATED CORRIDOR * SEE WALL TYPE ON SHEET A-3
	EXISTING ACOUSTICAL CEILING. CONVERT INTO NEW 1 HR FR GRID.
	DOOR NUMBER
	WALL TYPE
* SEE DOOR SCHEDULE ON A 4.0	

DEMOLITION NOTES

DO1 Existing interior partitions denoted by the dark dashed lines and grey hatching shall be extended above new fire rated ceiling assembly. The new corridor shall be modified to achieve a min of 1 hour rating at partition and ceiling, refer to A-3.0

DO2 Existing corridor ceiling to be legalized to create a 1 hr. rated corridor assembly- refer to details sheet A-3.0

DO3 Remove existing raised platform, patch/repair the floor as required to provide smooth, level surface. Prepare for new flooring, selected by owner, installed by G.C. New floor shall be flushed with existing finish floor at corridors

DO4 Existing 1 HR fire rated partition to remain un-altered

DEMOLITION GENERAL NOTES

- Provide selective demolition work as indicated by drawings, in schedules, and herein specified.
- It is the intent of these plans to show the general extents of the demolition. The contractor shall be responsible for coordinating ALL of the demolition work with the intent of the proposed design. Any unforeseen demolition not shown in this plan, and which is required to meet the intent of the proposed design, must be included in the contractor scope of work
- Partial Demolition and Removal: Items indicated to be removed with no value to Owner but of salvageable value to Contractor may be removed from structure as work progresses.
 - All reusable items shall be salvage to owner unless otherwise noted.
- Protections:
 - Provide temporary barricades and other forms of protection as required to protect Owner and general public from injury due to selective demolition work.
 - Provide protective measures as required to provide free and safe passage of Owner and general public to and from occupied portions of building.
 - Erect temporary covered passageways as required by authorities having jurisdiction.
 - Provide interior and exterior shoring, bracing, or support to prevent movement, settlement or collapse of structure or element to be demolished, and adjacent facilities or work to remain.
 - Remove protections at completion of work.
- Utility Services: Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.
 - Do not interrupt existing utilities serving occupied or used facilities. Provide temporary services during interruptions to existing utilities.
 - Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
- Clean-up and Repair:
 - Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
 - Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition prior to commencement of selective demolition work. Repair adjacent construction of surfaces soiled or damaged by selective demolition work.
 - Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.
 - Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off-site.
- Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
- Protect floor with suitable coverings when necessary.
- Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.
- Explosives: The use of explosives will not be permitted.
- Environmental Controls: If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.
- Beginning of demolition/ installation will be construed as acceptance of existing substrates, surfaces, and conditions.

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES-MIAMI LAKES
6000 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
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- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

EXISTING / DEMOLITION -
GROUND FLOOR

A1.0

PROJECT #: 14-023

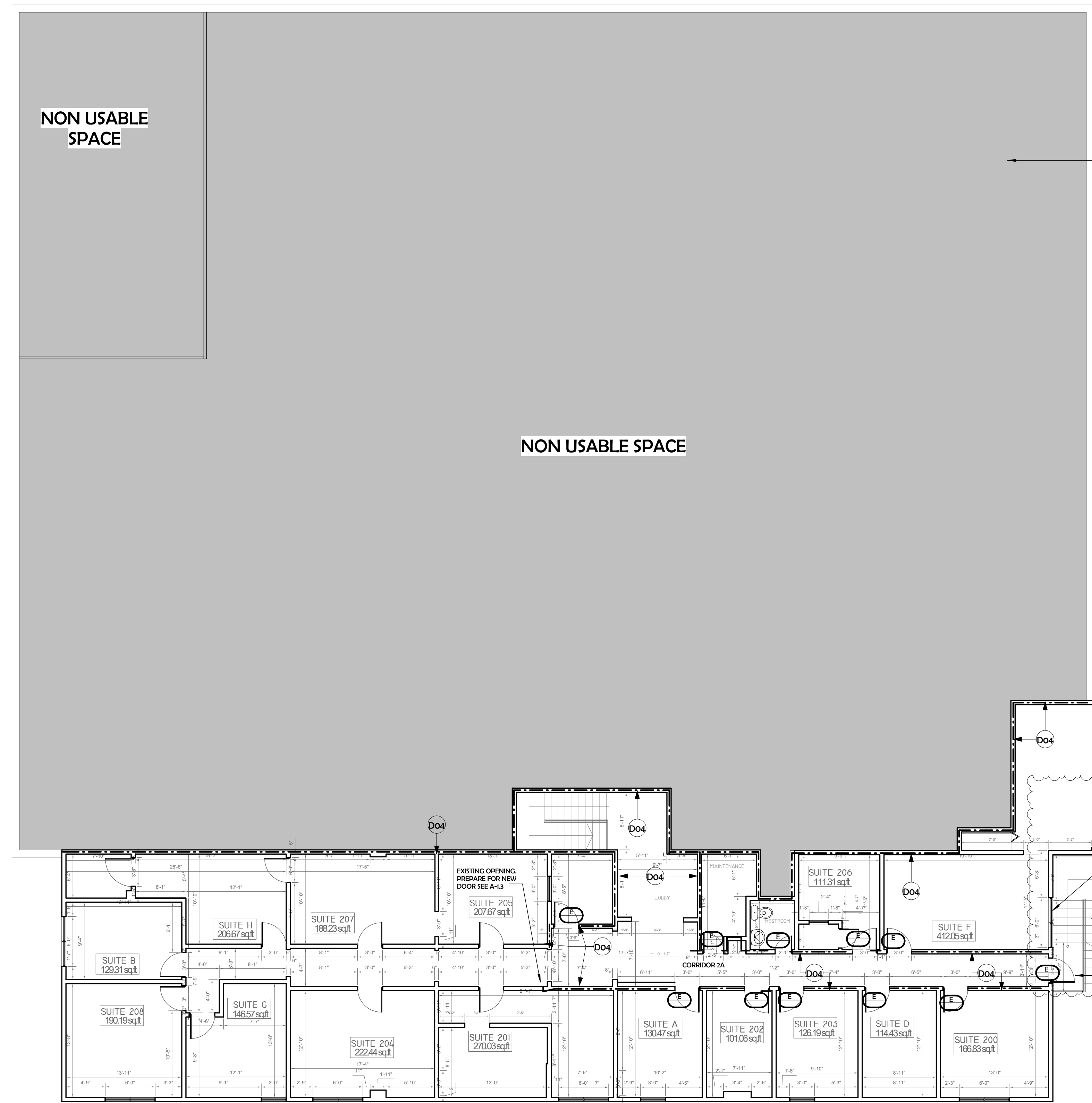
DATE: 09-14-2015

1 EXISTING/DEMOLITION GROUND FLOOR PLAN
1/8" = 1'-0"

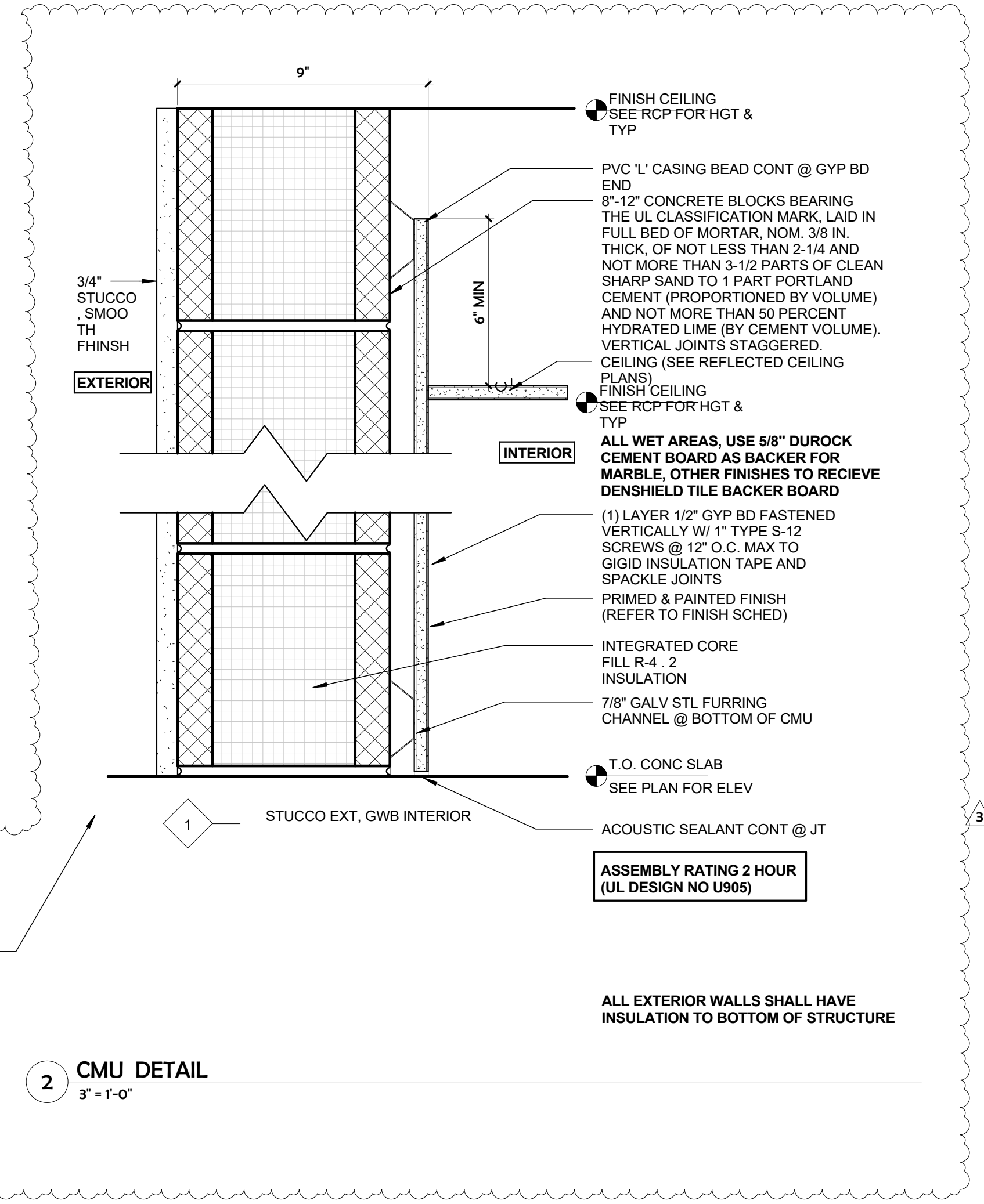
DEMOLITION NOTES

- D01** Existing interior partitions denoted by the dark dashed lines shall be extended above new fire rated new ceiling assembly the corridor shall be modified to achieve a 1 hour rated partition and ceiling, refer to wall types sheet
- D02** Existing corridor ceiling to be legalized to create a 1 hr. rated corridor assembly- refer to details sheet
- D03** Remove existing raise platform. patch/repair the floor as required to provide smooth, level surface. Prepare for new flooring, selected by owner, installed by G.C. New floor shall be flushed with existing finish floor at corridors
- D04** Existing 1 HR fire rated partition

Phases TBD



ATTIC SPACE / AREA ABOVE CEILING.
NO FLOOR, NO ACCESS.



2 CMU DETAIL
3'-1-0"

UNLESS OTHERWISE NOTED, ALL DOORS ARE EXISTING.

EXISTING WINDOW TO BE REMOVED AND OPENING TO BE BLOCKED WITH CMU SEE DETAIL 2

EXISTING EXTERIOR METAL STAIR TO REMAIN.

EXISTING 5'-0" X 6'-0" DOOR, H.M.

ALL EXTERIOR WALLS SHALL HAVE INSULATION TO BOTTOM OF STRUCTURE

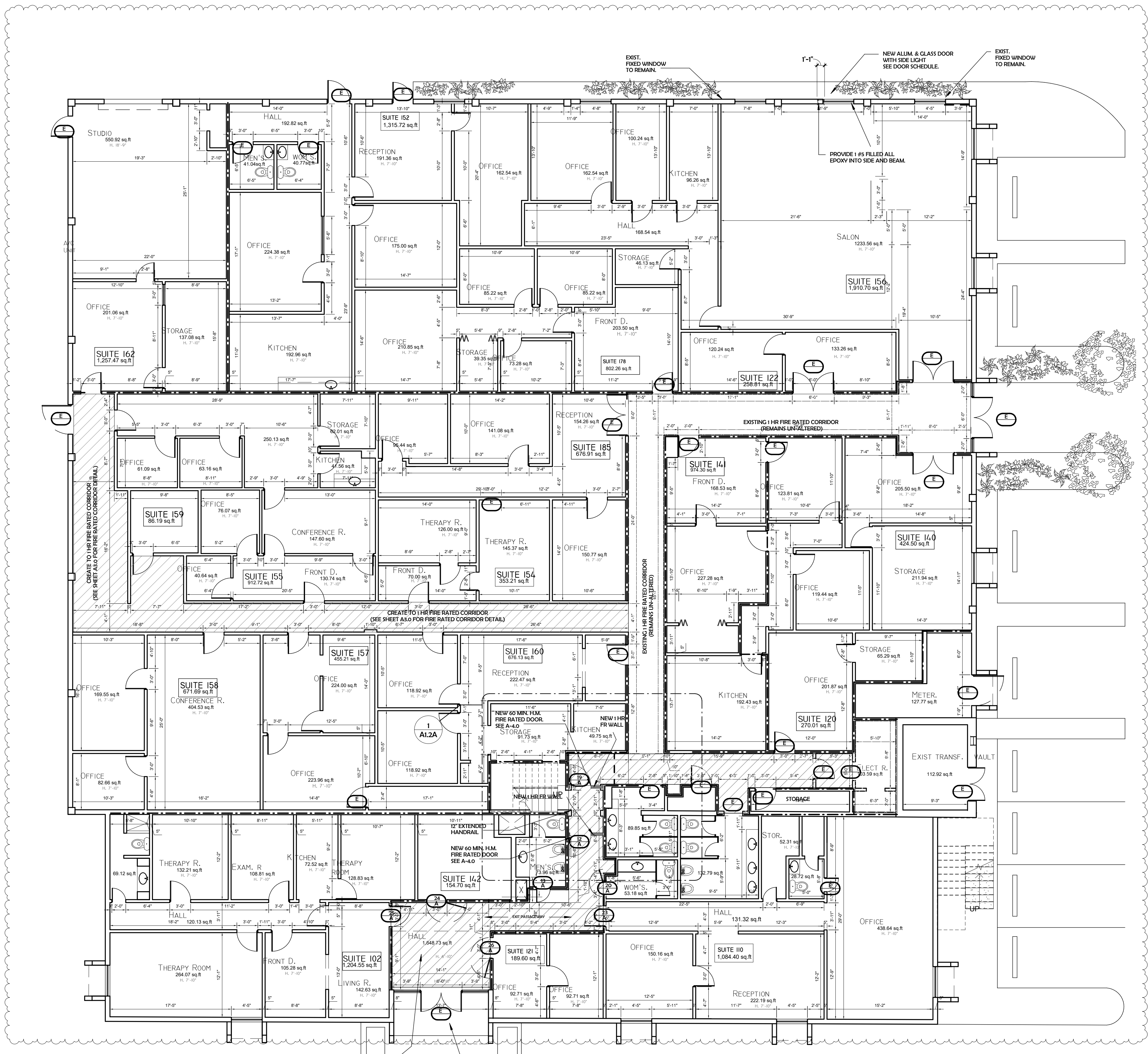
1 EXISTING/DEMOLITION SECOND FLOOR PLAN
1/8" = 1'-0"

BLDG. SQ. FOOTAGE	
1ST FLOOR	16,806.68 SQ. FT.
2ND FLOOR	3,928.30 SQ. FT.
TOTAL BLDG. SQ. FT.	20,734.98 SQ. FT.

PLAN LEGEND	
	EXISTING GWB PARTITION
	EXISTING 1 HOUR TO BE VERIFY IN FIELD
	NEW TRANSFORMED GWB PARTITION INTO 1 HOUR FIRE RATED-SEE WALL TYPES
	EXISTING WALLS TO BE LEGALIZED. WALLS SHALL EXTENDED ABOVE NEW FIRE RATED CEILING ASSEMBLY TO ACHIEVE A 1 HOUR FIRE RATED CORRIDOR *SEE WALL TYPE ON SHEET A-3
	EXISTING ACoustICAL CEILING. CONVERT INTO NEW 1 HR FR GRID.
	DOOR NUMBER
	WALL TYPE
*SEE DOOR SCHEDULE ON A-4.0	

ENCLOSURE AND PROTECTION OF STAIRS

7.2.2.5 ENCLOSURE AND PROTECTION OF STAIRS.
7.2.2.5.1 ENCLOSURES.
7.2.2.5.1.1 ALL INSIDE STAIRS SERVING AS AN EXIT OR EXIT COMPONENT SHALL BE ENCLOSED IN ACCORDANCE WITH 7.13.2.
7.2.2.5.1.2 INSIDE STAIRS, OTHER THAN THOSE SERVING AS AN EXIT OR EXIT COMPONENT, SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 6.6.
7.2.2.5.1.3 IN EXISTING BUILDINGS, WHERE A TWO-STORY EXIT ENCLOSURE CONNECTS THE STORY OF EXIT DISCHARGE WITH AN ADJACENT STORY, THE EXIT SHALL BE PERMITTED TO BE ENCLOSED ONLY ON THE STORY OF EXIT DISCHARGE, PROVIDED THAT NOT LESS THAN 50 PERCENT OF THE NUMBER AND CAPACITY OF EXITS ON THE STORY OF EXIT DISCHARGE ARE INDEPENDENT OF SUCH ENCLOSURES.



LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

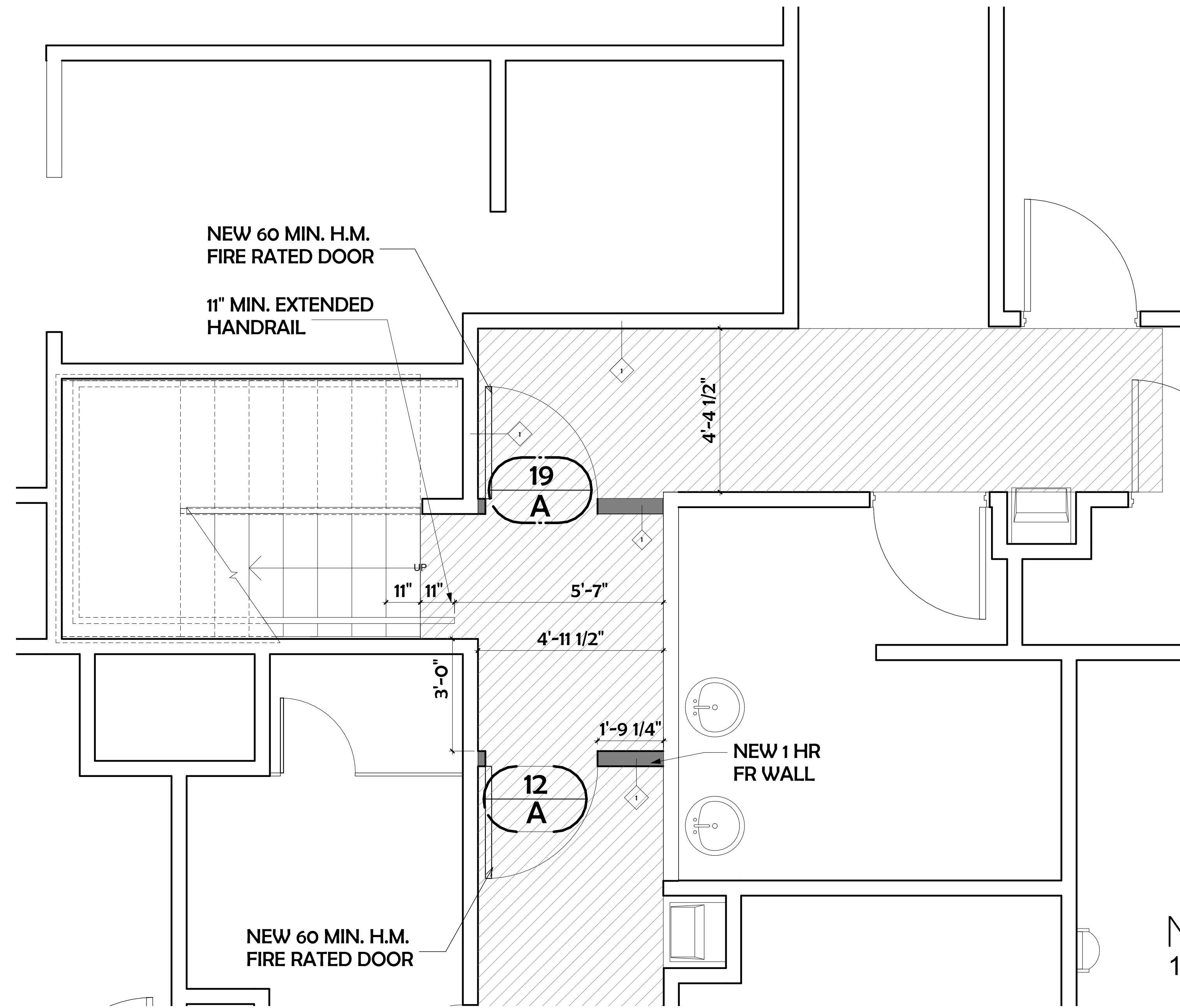
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

PROPOSED GROUND FLOOR PLAN

A1.2

PROJECT #: 14-023

DATE : 09-14-2015



1 ENLARGED PROPOSED GROUND FLOOR PLAN -CORRIDOR A EXIT PASSAGE WAY
1/2" = 1'-0"

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES-MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

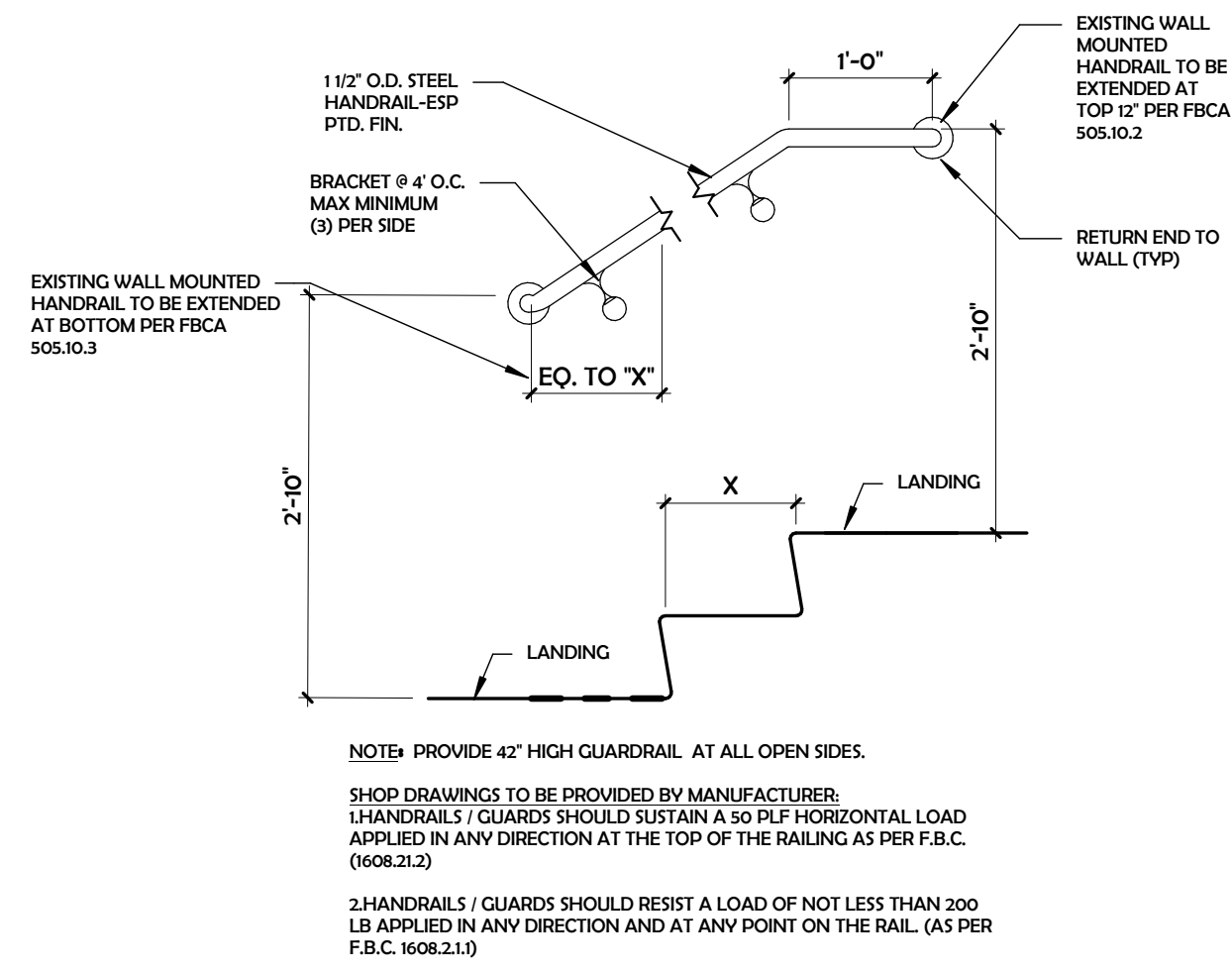
ENLARGED PROPOSED-GROUND FLOOR PLAN

NEW SHEET

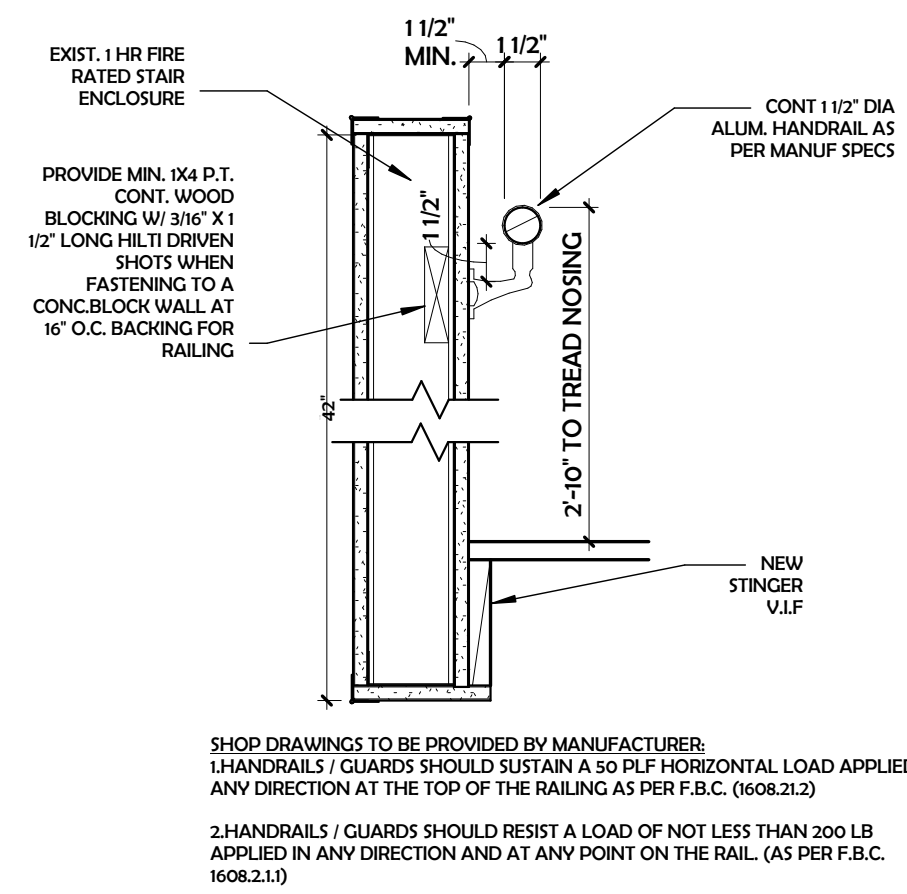
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PROJECT #: 14-023

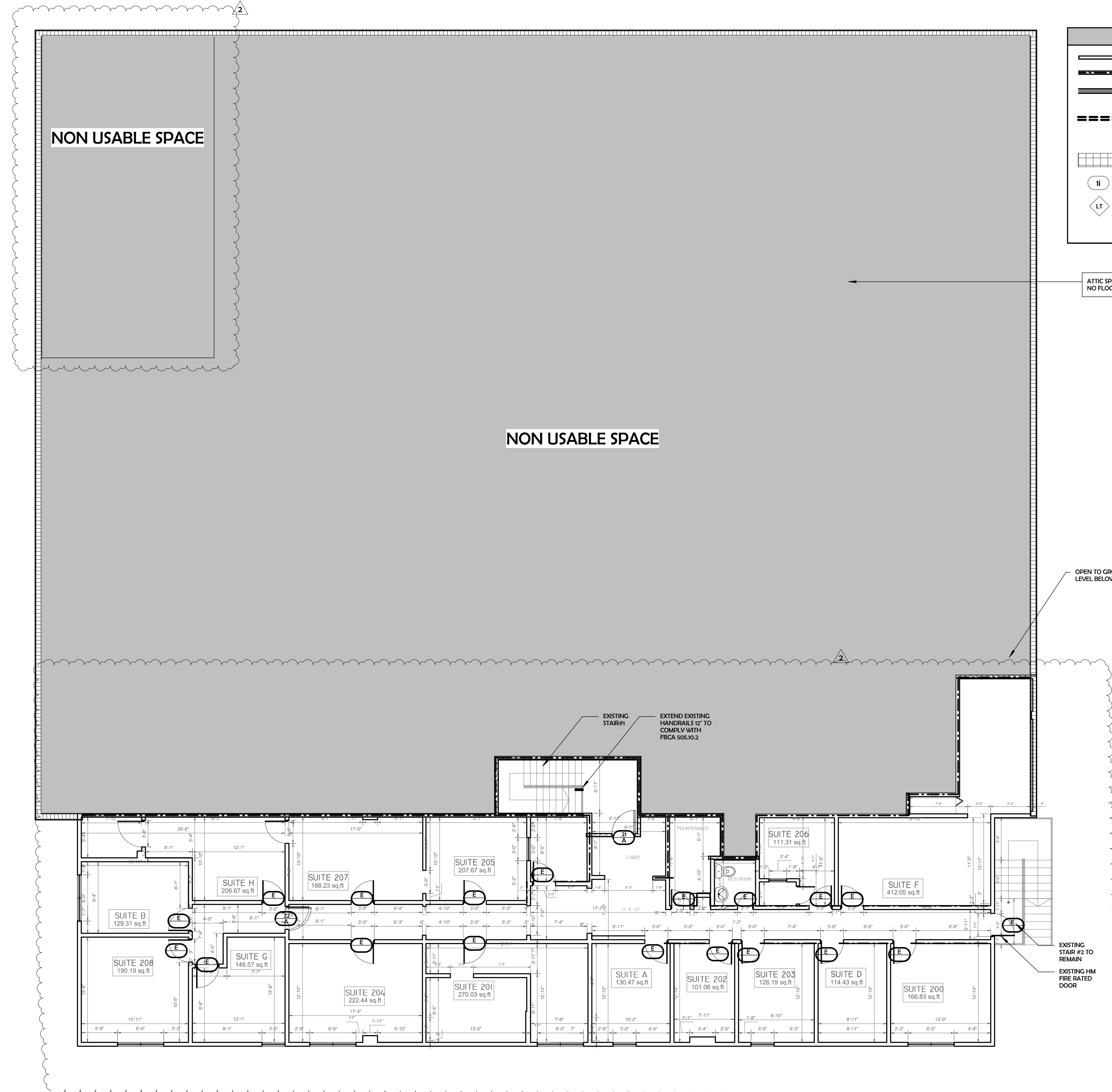
DATE : 09-14-2015



2 HANDRAIL DETAIL FOR EXTENSION
3/4" = 1'-0"



3 GWB HANDRAIL / GUARDRAIL
1 1/2" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

PLAN LEGEND

- EXISTING CWB PARTITION
- EXISTING 1 HOUR TO BE VERIFY IN FIELD
- NEW TRANSFORMED CWB PARTITION INTO 1 HOUR FIRE RATED-SEE WALL TYPES
- EXISTING WALLS TO BE LEGALIZED. WALLS SHALL EXTENDED ABOVE NEW FIRE RATED CEILING ASSEMBLY TO ACHIEVE A 1 HOUR FIRE RATED CORRIDOR
- * SEE WALL TYPE ON SHEET A-3
- EXISTING ACOUSTICAL CEILING. CONVERT INTO NEW 1 HR FR GRID.
- DOOR NUMBER
- WALL TYPE
- * SEE DOOR SCHEDULE ON A 4.0

REVISIONS

06/22/2015	CITY COMMENTS
03/12/2016	CITY COMMENTS

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

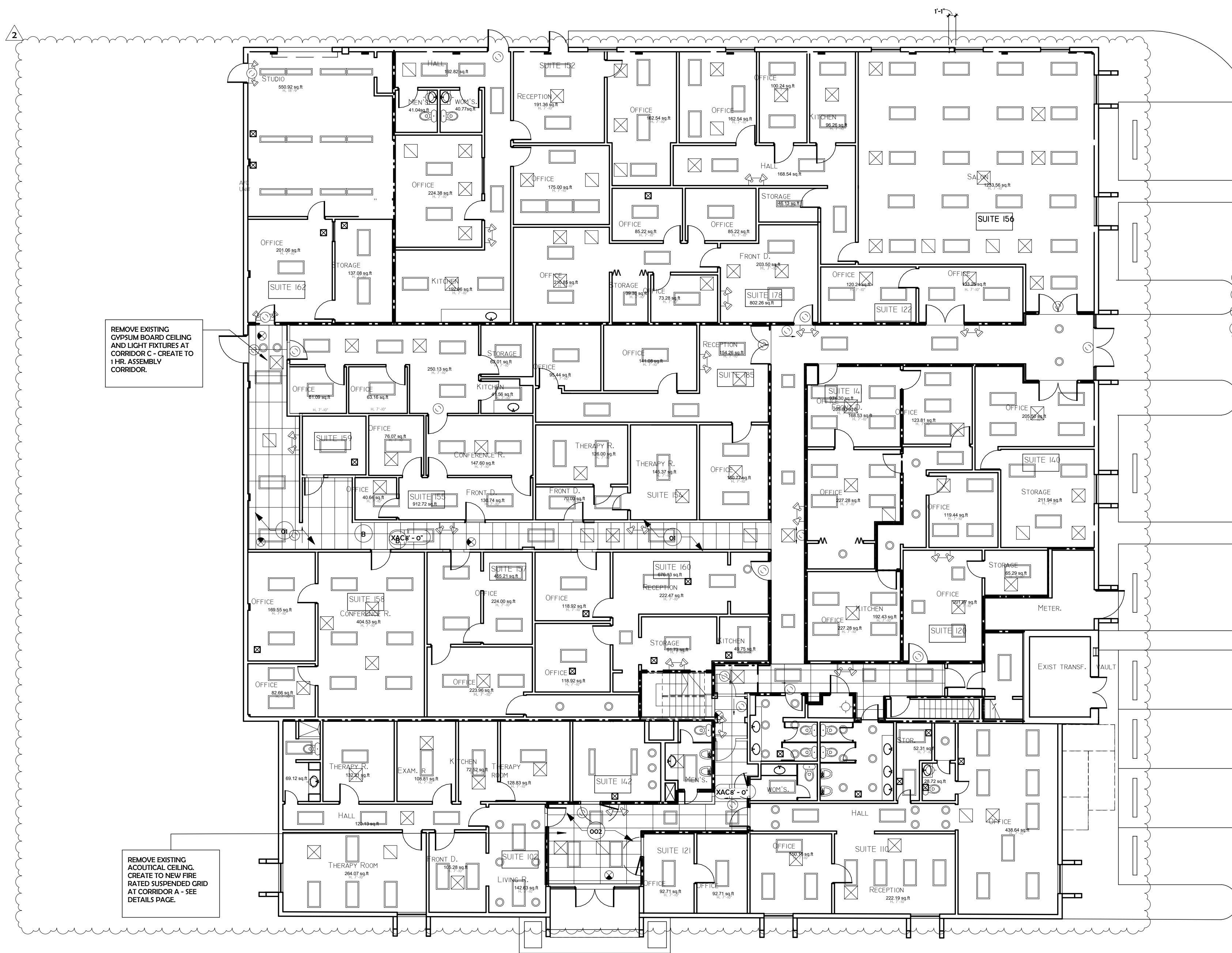
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

PROPOSED SECOND FLOOR PLAN

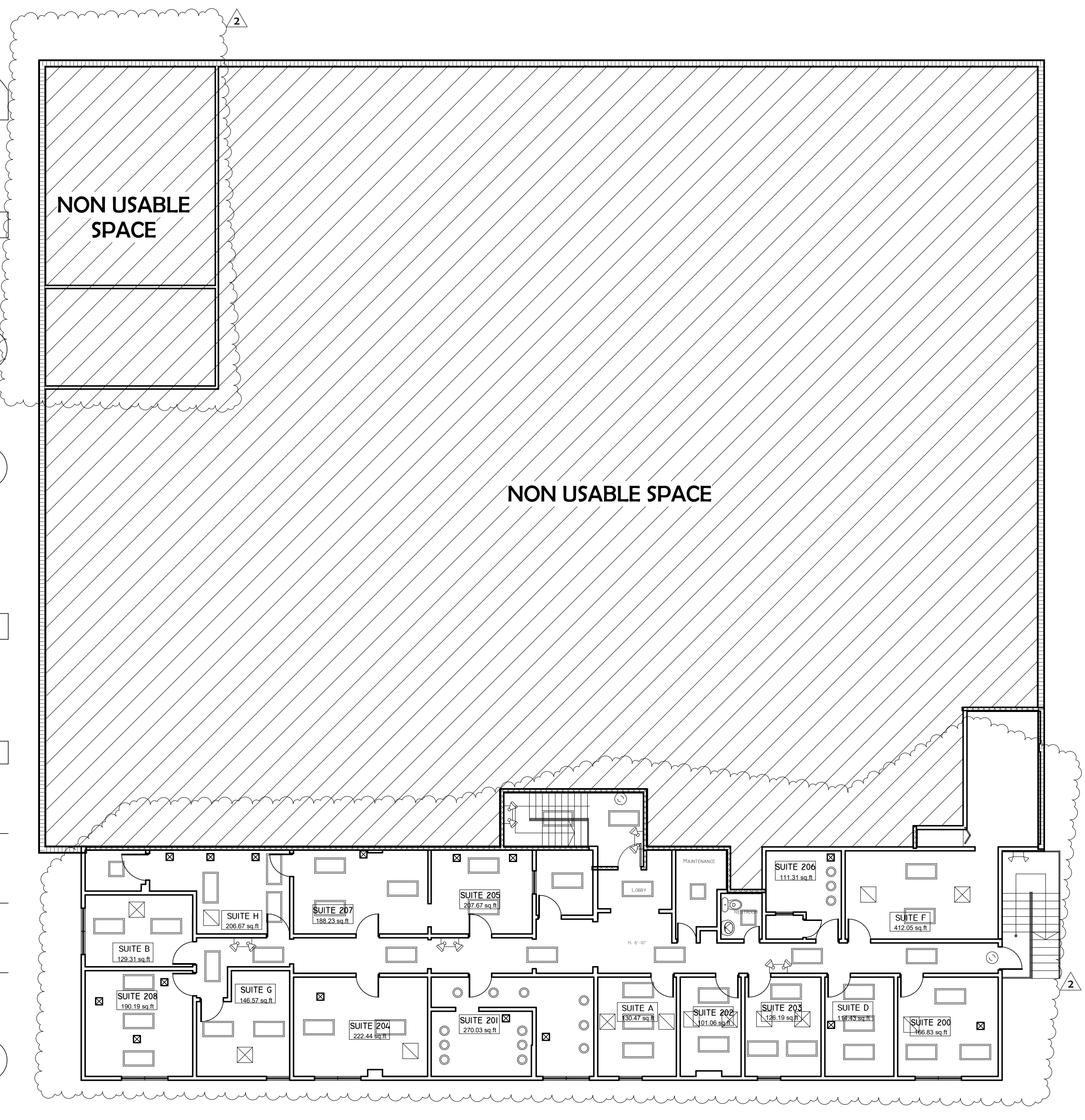
A1.3

PROJECT #: 14-023

DATE: 09-14-2015



1 existing GROUND FLOOR REFLECTED CEILING PLAN
3/32" = 1'-0"



3 PROPOSED RCP SECOND LEVEL
3/32" = 1'-0"



PLAN LEGEND

- EXISTING GWB PARTITION
- EXISTING 1-HOUR TO BE VERIFY IN FIELD
- NEW TRANSFORMED GWB PARTITION INTO 1-HOUR FIRE RATED-SEE WALL TYPES
- EXISTING WALLS TO BE LEGALIZED, WALLS SHALL EXTENDED ABOVE NEW FIRE RATED CEILING ASSEMBLY TO ACHIEVE 1 HOUR FIRE RATED CORRIDOR *SEE WALL TYPE ON SHEET A-3
- EXISTING ACOUSTICAL CEILING. CONVERT INTO NEW 1 HR FR GRID.
- DOOR NUMBER
- WALL TYPE
- * SEE DOOR SCHEDULE ON A 4.0

CEILING SCHEDULE

TYPE	DESCRIPTION
AC	NEW SUSPENDED GRID CEILING WITH 2' X 4' STANDARD ACOUSTICAL CEILING TILE
XAC	NEW SUSPENDED GRID CEILING WITH 2' X 4' STANDARD ACOUSTICAL CEILING TILE
XGB	PTD. 1/2" GWB ON 7/8" FURRING CHANNELS

CEILING LEGEND

- CEILING TAG
- CEILING HEIGHT
- EXIT SIGN
- EMERGENCY LIGHT
- EMERGENCY HORN/STROBE
- EXISTING 4'X2' FLUORESCENT LIGHT FIXTURE
- EXISTING 6" RECESSED INCANDESCENT CAN LIGHT FIXTURE

- RCP NOTES**
- Remove existing gypsum board ceiling and light fixtures at corridor C. Transform into 1 hr assembly corridor
 - Remove existing acoustical ceiling. convert into new fire rated suspended grid at corridor A- see details page

Design No. G205 BXUV G205 Fire Resistance Ratings - ANSUL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.

BXUV - Fire Resistance Ratings - ANSUL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSUL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. G205

January 10, 2012

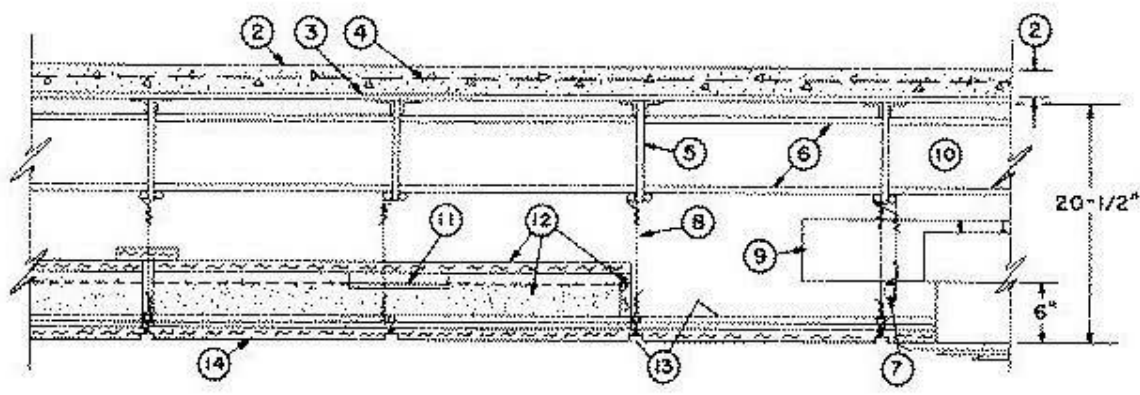
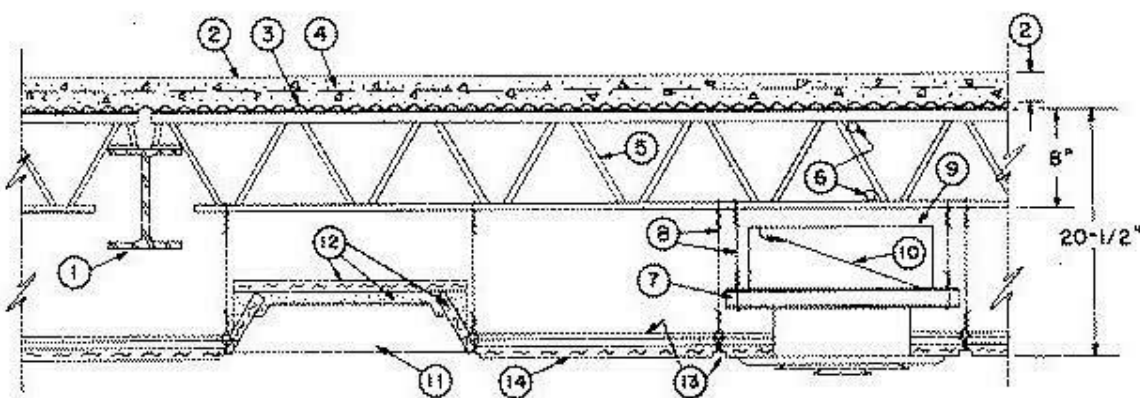
Restrained Assembly Ratings - 1, 1-1/2, 2 & 3 Hr (See Items 2, 5, 13, 13A, 14, 14A, 14B, 14C and 14D)

Unrestrained Assembly Ratings - 1, 1-1/2, 2 & 3 Hr (See Items 2, 5, 13, 13A, 14, 14A, 14B, 14C and 14D)

Unrestrained Beam Ratings - 1, 1-1/2, 2 & 3 Hr (See Items 5, 13, 13A, 14, 14A, 14B, 14C and 14D)

Lead Restricted for Canadian Applications - See Guide BXUVZ

When used in Canada it is required that all materials included within the UL design are also CUL certified.



- 1. Beam - W6 x 12, min size. As an alternate to beam, steel joist girders of 20 in. min depth, 14 lbs per lin ft min weight with min area of steel of 1.12 sq in. for chord members.

EUCRID CHEMICAL CO - Type Fiberstrand 100

- 5. Steel Joists - Type 832 or 10K1 min size, spaced 48 in. O.C. max, welded to end supports. Type 8H2 min size, may be covered for the 1 and 2 hr Restrained and Unrestrained Assembly Ratings only.

1 HR FIRE RATED ACoustICAL CEILING ASSEMBLY UL#263

11. Fixtures, Recessed Light - (Bearing the UL Listing Mark) - Fluorescent lamp type, steel housing, 2 by 4 ft size. Fixtures spaced so their area does not exceed 24 sq ft per 100 sq ft of ceiling area.

11A. Fixtures, Recessed Light - (Not shown) - As an alternate to Item 11, for use with Item Nos. 14 and 14A, incandescent lamp type, steel housing, nom 6-1/2 in. diam by 7-1/2 in. high.

12. Fixture Protection-Acoustical Material - 5/8 in. thick, cut to form a five-sided enclosure, trapezoidal in cross-section, approx 1/2 in. longer and wider and with a min 5/8 in. clearance to the top of the light fixture housing.

BUILDING PRODUCTS OF CANADA CORP - 5/8 in. thick Types FR-4, FR-83, M.

USG INTERIORS LLC - 5/8 in. thick Types FR-4, FR-83, M.

12A. Fixture Protection - Acoustical Materials - For use with "high hat" light fixtures (Item 11A). Five sided enclosure, rectangular in cross section, cut from the same acoustical material used in the ceiling assembly.

BUILDING PRODUCTS OF CANADA CORP - 5/8 in. thick Types FR-4, FR-83, M.

USG INTERIORS LLC - 5/8 in. thick Types FR-4, FR-83, Type ASTRO-FR, M.

13. Steel Framing Members - Main runners nom 8, 10 or 12 ft long, spaced 4 ft OC. Cross tees nom 4 ft long, installed perpendicular to main runners, spaced 2 ft OC.

CGC INC - Types DXL, DXLA, DXLZ, DXLZA, SDXL, SDXLA, ZXLA.

USG INTERIORS LLC - Types DXL, DXLA, DXLZ, DXLZA, SDXL, SDXLA, ZXLA.

13A. Steel Framing Members - Main runners, - nom 10 or 12 ft long, spaced 4 ft OC. Cross tees, - nom 4 ft long, installed perpendicular to main runners, spaced 2 ft OC.

CGC INC - Types DXLT, DXLTA, DXLTZ, DXLTZA

USG INTERIORS LLC - Types DXLT, DXLTA, DXLTZ, DXLTZA

14. Acoustical Material - Nom 24 by 24 or 24 by 48 or 5/8 or 3/4 in. thick. Border panels supported by min 0.016 in. thick (26 MSG) painted steel angle with 1 in. legs, or min 0.016 in. thick (26 MSG) painted steel channel, 1-1/2 in. deep with 1 in. bottom flange and 3/4 in. top flange.

BUILDING PRODUCTS OF CANADA CORP - 5/8 or 3/4 in. Types FR-2, FR-83, 5/8 in. Type M. Type FR-2 for use with Types DXL, DXLZ and SDXL steel framing members only.

USG INTERIORS LLC - 5/8 or 3/4 in. Types FR-2, FR-83, 3/4 in. FR-X1, 5/8 in. Type M. Type FR-2 for use with Types DXL, DXLZ and SDXL steel framing members only.

(BYIT), USG Interiors LLC for specific tile details.

14A. Acoustical Material - (Not Shown) - As an alternate to Item 14 - Nom 24 by 24 or 24 by 48 by 5/8 thick. Border panels supported as described in Item 14.

BUILDING PRODUCTS OF CANADA CORP - Type FR-4. See Acoustical Materials (BYIT), Building Products of Canada Corp., for specific tile details.

USG INTERIORS LLC - Type FR-4. See Acoustical Materials (BYIT), USG Interiors LLC for specific tile details.

14B. Gypsum Board - (Not Shown) - As an alternate to Item 14 - Nom 24 by 24 by 1/2 thick. Border panels supported as described in Item 14.

USG INTERIORS LLC - Type FC-CB

14C. Gypsum Board - (Not Shown) - As an alternate to Item 14 - Nom 24 by 48 by 1/2 thick. Border panels supported as described in Item 14.

USG INTERIORS LLC - Type FC-CB

14D. Acoustical Material - (Not Shown) - As an alternate to Item 14 - Nom 24 by 24 in. by 3/4 in. thick lay-in panels. For use with Types DXL, DXLZ and SDXL steel framing members only.

USG INTERIORS LLC - Type ASTRO-FR. See Acoustical Materials (BYIT), USG Interiors LLC, for specific tile details.

*Bearing the UL Classification Mark

Last Updated on 2012-01-10

Questions? Print this page Terms of Use Page Top

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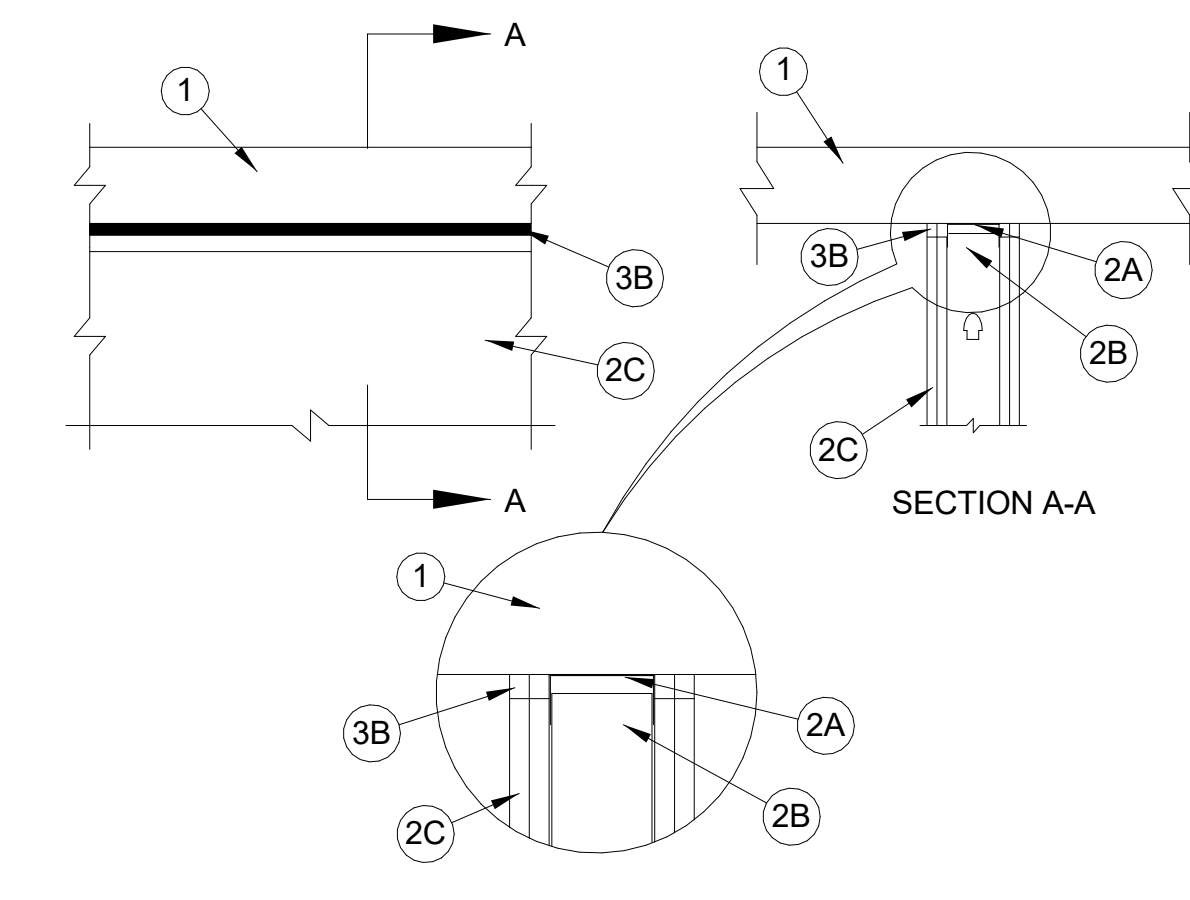
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System No. HW-D-0650

Assembly Ratings - 1 and 2 Hr (See Item 2)

Joint Width - 3/4 in. Maximum L Rating At Ambient - Less Than 1 CFM/Lin Ft L Rating At 400°F - Less Than 1 CFM/Lin Ft Class II Movement Capabilities - 7% Compression or Extension



1. Floor Assembly - Min 4-1/2 in. (114 mm) thick steel-reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete.

2. Wall Assembly - The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

- A. Steel Floor and Ceiling Runners - Floor and ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B) with min 1-1/4 in. (32 mm) long flanges.

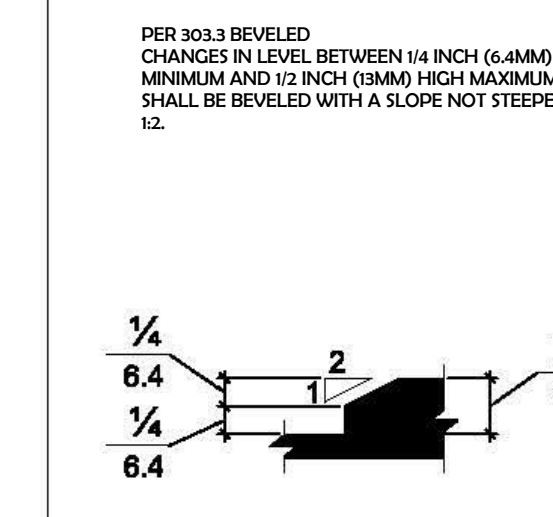
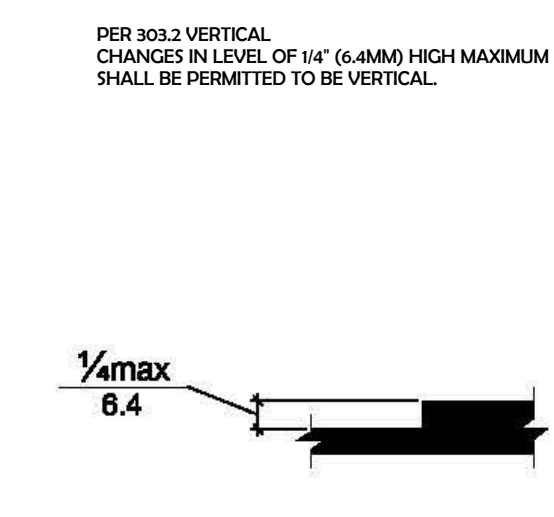
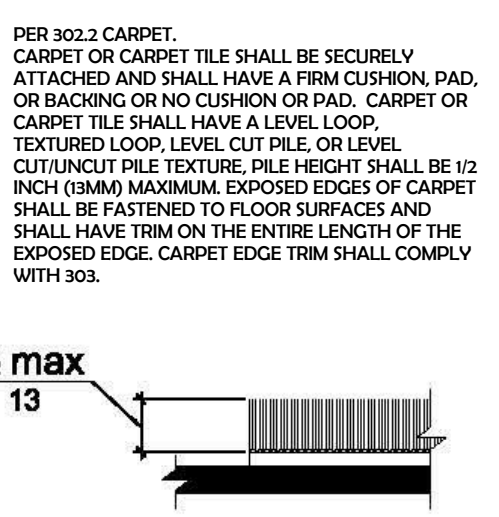
3. Joint System - Max separation between bottom of floor and top of wall is 3/4 in. (19 mm). The joint system is designed to accommodate a max 7 percent compression or extension in its installed width.

- A. Forming Material - (Not Shown) - In 2 hr fire rated wall assemblies, polyethylene backer rod, mineral wool batt insulation or fiberglass batt insulation friction fit into joint opening.

Specified Technologies Inc. 2 10 Evans Way Somerville, NJ 08876

2 HEAD TO WALL DETAIL

12" = 1'-0"

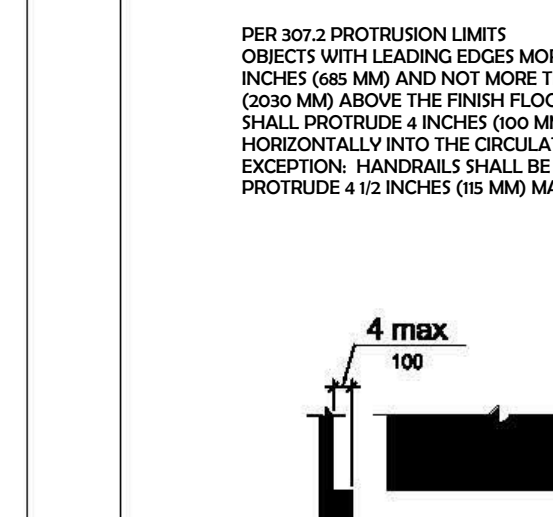
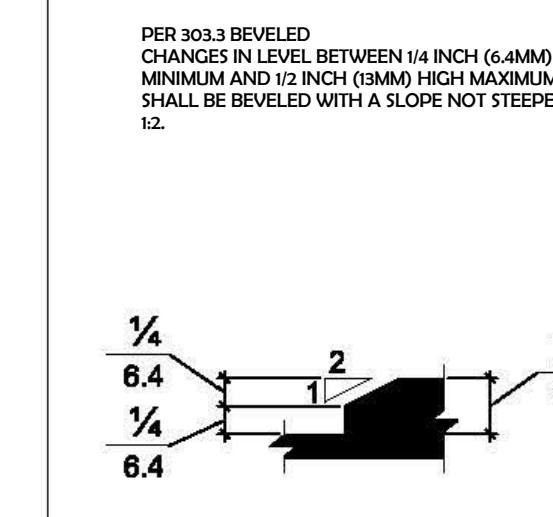


CHANGE IN LEVEL & PROTRUDING OBJECT DETAILS PER ACCESSIBILITY CODE

5 1" = 1'-0"

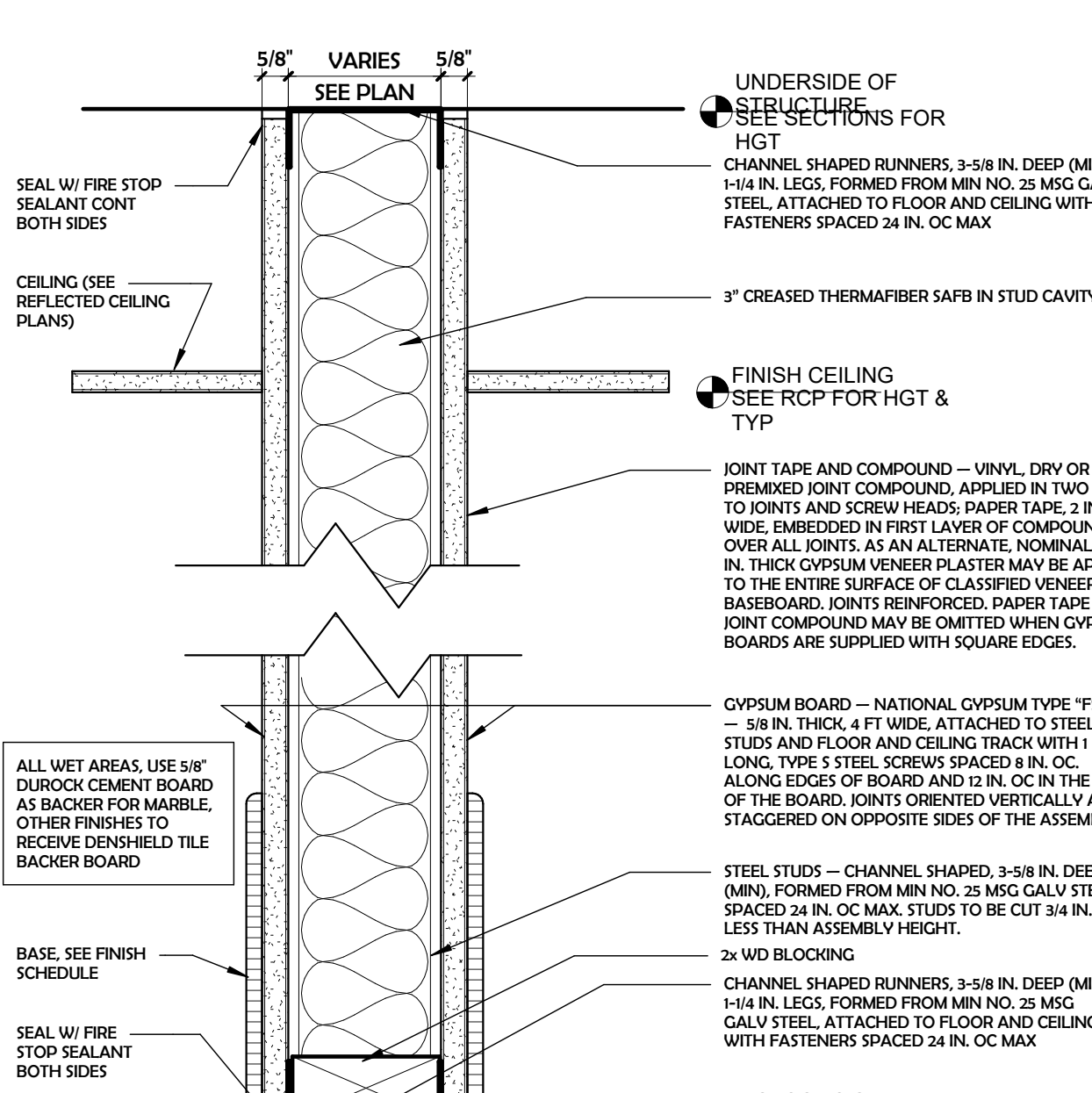
4 1HR FIRE RATED CORRIDOR DETAIL

3" = 1'-0"



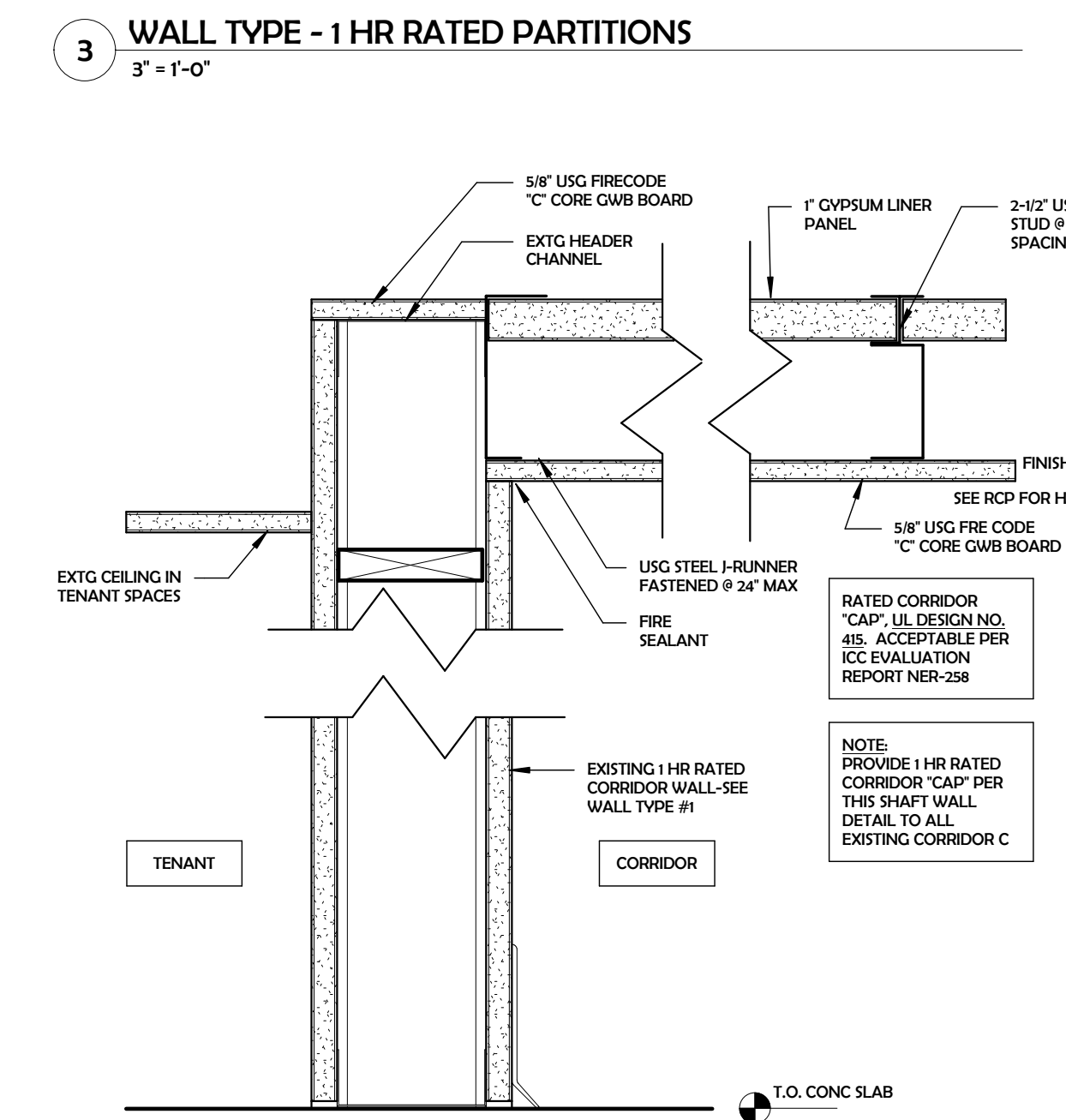
LIMITS OF PROTRUDING OBJECTS

1" = 1'-0"



1 3" = 1'-0"

3 WALL TYPE - 1 HR RATED PARTITIONS



4 1HR FIRE RATED CORRIDOR DETAIL

3" = 1'-0"

SKLARchitecture 2310 HOLLYWOOD BLVD HOLLYWOOD, FL 33020

SEAL ARI L SKLAR LICENSE #AR473

REVISIONS

1 06/2015 CITY COMMENTS

LIFE SAFETY MODIFICATIONS FOR EXECUTIVE OFFICES-MIAMI LAKES

- REVIEW SET PRELIMINARY NOT FOR CONSTRUCTION DRY RUN PERMIT SET PERMIT SET BID SET CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

DRAWN BY: Author CHECKED BY: ARI SKLAR

WALL TYPES & GENERAL DETAILS

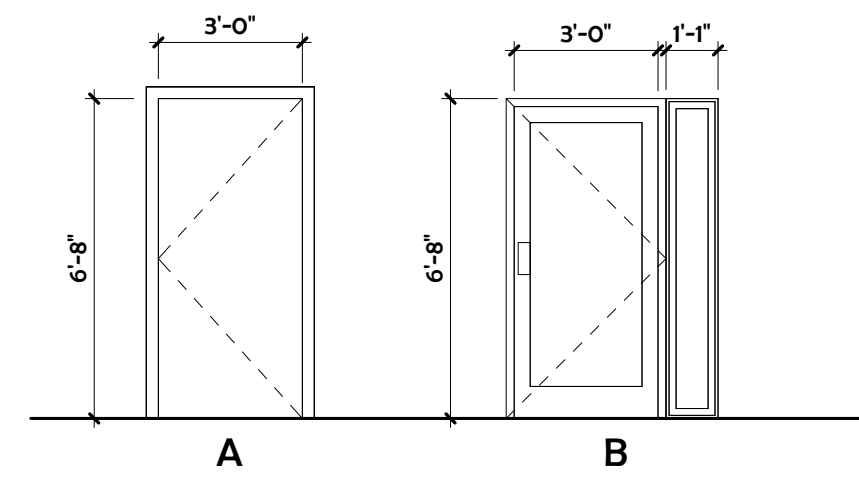
PROJECT #: 14-023

DATE: 09-14-2015

A3.0

REVISIONS

06/22/2015	CITY COMMENTS
3/31/2016	CITY COMMENTS



NOTE: SEE PROPOSED PLAN FOR SWING DIRECTION

DOOR SCHEDULE

#	TYPE	ROOM	WIDTH	HEIGHT	THICKNESS	DOOR MATL	DOOR FINISH	FRAME MATL	FRAME FINISH	FIRE LABEL	REMARKS
1	B	SUITE 156	3'-0"	6'-8"	V.W.M	AL / GL	PDT	MTL	PDT	60 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
2	A	SUITE 162	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
3	A	WEST VESTIBULE	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	60 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
4	A	SUITE 155	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
5	A	SUITE 159	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
6	A	SUITE 158	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
7	A	SUITE 157	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
8	A	SUITE 155	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
9	A	SUITE 154	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
10	A	SUITE 160	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
11	A	CORRIDOR A / B	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
12	A	STAIR VESTIBULE	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	60 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
13	A	MENS BATHROOM	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
14	A	SUITE 110	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
15	A	SUITE 121	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
16	A	SUITE 121	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
17	A	SUITE 142	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
18	A	SUITE 102	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
19	A	STAIR VESTIBULE	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	60 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
20	A	WOMENS BATHROOM	3'-0"	6'-8"	V.I.F	WD	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
21	A	STAIR VESTIBULE	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	60 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
22	A	SUITE 201	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
23	A	HALL	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
24	A	SUITE 142	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
25	A	SUITE 102	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL
26	A	SUITE 121	3'-0"	6'-8"	V.I.F	HM	PDT	MTL	PDT	20 MIN.	PROVIDE N.O.A. FOR REVIEW & APPROVAL

DOOR PROFILES & SCHEDULE
1/4" = 1'-0"

DOOR NOTES

<p>TYPICAL DOOR NOTES</p> <p>ALL DOOR HARDWARE TO BE SELECTED BY OWNER/ARCHITECT. CONTRACTOR TO SUBMIT SCHEDULE FOR ARCHITECTS REVIEW PRIOR TO INSTALLATION.</p> <p>ALL DOOR HARDWARE FINISHES SHALL BE SELECTED BY OWNER/ARCHITECT.</p> <p>ALL EXTERIOR DOORS TO HAVE DADE COUNTY PRODUCT APPROVAL.</p> <p>ALL GLASS EXTERIOR DOORS TO HAVE DADE COUNTY APPROVED IMPACT GLASS. CONTRACTOR TO SUBMIT PRODUCT APPROVALS.</p> <p>ALL INTERIOR DOOR WIDTHS TO BE 1 3/4" UNLESS OTHERWISE NOTED.</p> <p>ALL EXTERIOR DOOR WIDTHS TO BE 1 3/4" UNLESS OTHERWISE NOTED.</p> <p>ALL AIR HANDLER CLOSET DOORS TO HAVE LOUVERED METAL DOORS.</p> <p>PROVIDE MIN. 3 HINGES PER DOOR 1/4" SECURITY NON REMOVABLE HINGES FOR EXTERIOR DOORS BY STANLEY OR APPROVED EQUAL.</p> <p>EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER NFPA 101</p> <p>EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER NFPA 101.</p> <p>VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE DOORS.</p> <p>DOOR OPENING FORCE - 5 LBF FORCE TO OPEN MAX.</p> <p>ALL GLAZING SHALL TEMPERED SAFETY GLAZING AND SHALL COMPLY WITH CATEGORY B OF CPSC 16 CPFD 1201 LISTED IN CHAPTER 38 OF THE FBC. SAFETY GLAZING SHALL HAVE IDENTIFICATION PER FBC 2406.2.</p> <p>UNLESS NOTED OTHERWISE, WITH DOOR TAG, ALL DOORS ARE EXISTING.</p>	<p>ADA NOTES</p> <p>1. ALL DOOR HANDLES TO BE LEVER TYPE PER ADA.</p> <p>2. DOORS SHALL NOT REQUIRE MORE THAN 5 LBS OF PRESSURE TO OPEN.</p> <p>3. MAX. LEVEL CHANGE AT DOOR THRESHOLDS SHALL NOT EXCEED 1/2".</p> <p>HARDWARE</p> <p>TO BE SELECTED BY OWNER/ARCHITECT - SUPPLIED & INSTALLED BY G.C. COORDINATE WITH OWNER FOR KEVING.</p> <p>ABBREVIATIONS</p> <p>HC - HOLLOW CORE SC - SOLID CORE WD - WOOD LV - LOUVER HM - HOLLOW METAL AL - ALUMINUM PF MTL - PERFORATED METAL PTD - PAINTED SLD - SLIDING DOOR DFD - DOUBLE FRENCH DOOR SFD - SINGLE FRENCH DOOR VF - VERIFY IN FIELD VWM - VERIFY WITH MANUFACTURER</p>
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LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6000 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-03-2014

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

DOOR SCHEDULE

NEW SHEET

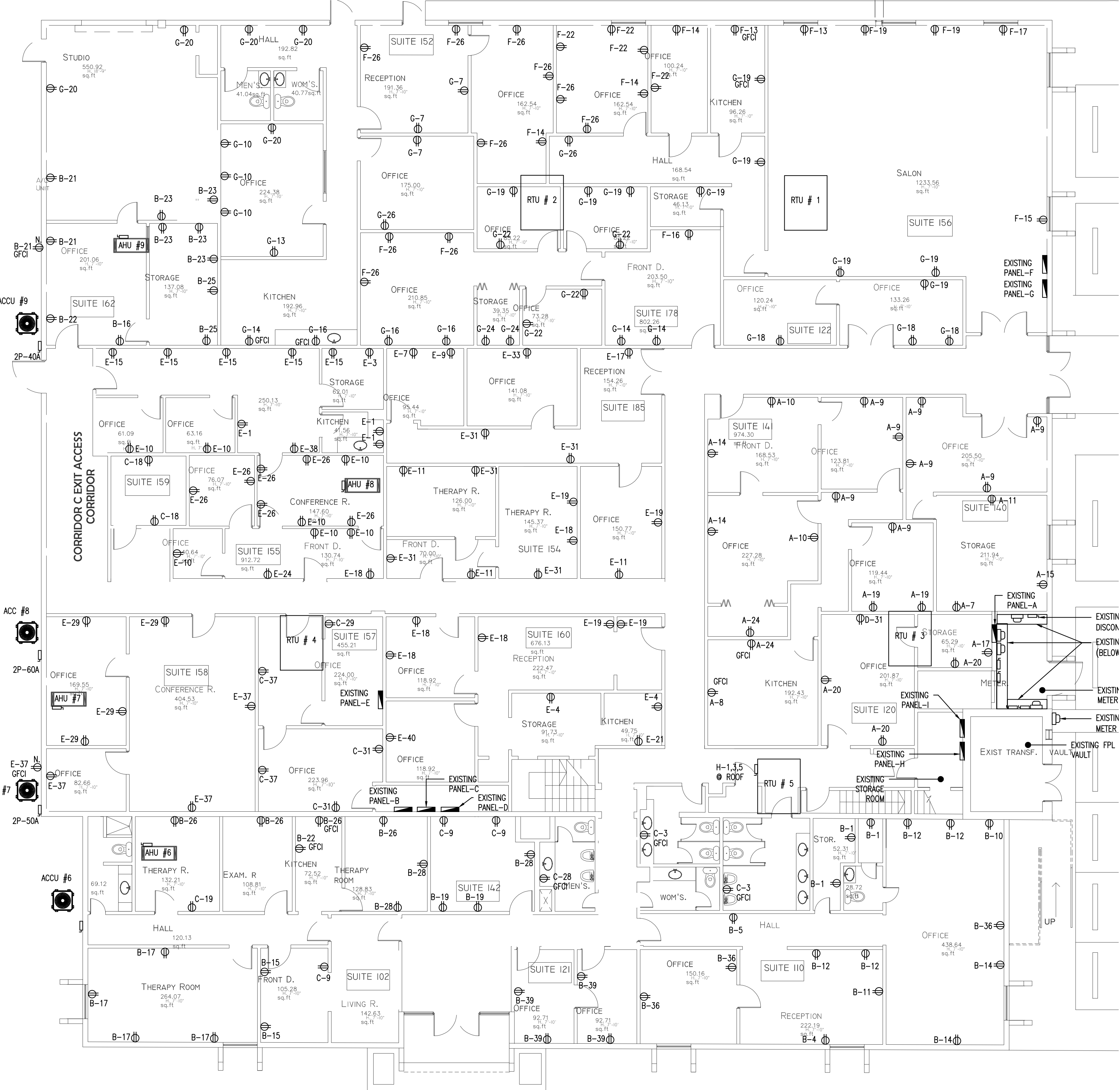
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PROJECT #: 14-023

DATE: 09-14-2015

ELECTRICAL SYMBOL LEGEND	
	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE CEILING
	FLOOR RECEPTACLE
	QUAD RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
	COMPUTER/PHONE JACK
	WEATHER PROOF
	GROUND FAULT CURRENT INTERRUPTER
	JUNCTION BOX
	2'x4' LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	HI HATS
	EMERGENCY LIGHT WITH BATTERY BACK UP.
	EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	EXHAUST FAN
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	TIME CLOCK BYPASS SWITCH (MAX 4 HOURS OVERRIDE)
	OCCUPANT SENSOR. TURNS LIGHTS OFF WITHIN 30 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE OCCUPANT SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANT SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 30 MINUTES MAXIMUM.
	ULTRASONIC CEILING MOUNTED OCCUPANCY SENSOR. TURNS LIGHTS OFF WITHIN 30 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE MOTION SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANCY SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 30 MINUTES MAXIMUM. NOTE: OCCUPANCY SENSOR SHALL BE SELECTED TO PROVIDE FULL COVERAGE FOR THE AREA IT SERVES.
	PROGRAMMABLE THERMOSTAT
	TESTER
NOTE: ALL RECEPTACLES TO BE @ 15" AFF TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER. ALL SWITCHES TO BE @ 48" AFF TO TOP OF SWITCH UNLESS NOTED OTHERWISE.	

NOTE:
FOR FLUORESCENT LUMINAIRES, PROVIDE DISCONNECTS AS PER NEC 410.130(G).



SCOPE OF WORK:
THIS IS FOR DOCUMENTATION & LEGALIZATION OF EXISTING CONDITIONS WHERE OLD PLANS AND PERMITS WERE NOT FOUND: ALL LIGHTS AND RECEPTACLES AND DISCONNECTS ARE INSTALLED (EXCEPT ITEMS LISTED IN NEW). CONTRACTOR TO VERIFY THAT ALL WIRES ARE PROTECTED WITH PROPER BREAKER SIZE. VERIFY THAT ALL WIRING IS IN CONDUIT, AND INSTALLED PROPERLY. OPEN ALL PANELS AND MAKE SURE ALL ELECTRICAL WIRING IS PROPERLY INSTALLED. VERIFY EVERY SINGLE OUTLET IS GROUNDED AND INSTALLED PROPERLY. VERIFY ALL DISCONNECTS AND LIGHT SWITCHES ARE INSTALLED PROPERLY. PROVIDE GFCI FOR ALL KITCHENS, BREAKROOMS RECEPTACLES. STRAP ALL LOW VOLTAGE WIRING AND SUPPORT FROM STRUCTURE ABOVE. IT IS NOT ALLOWED TO HAVE ANY WIRING OR CONDUIT SUPPORTED BY THE GRID CEILING. PROVIDE MIN 2 SUPPORT WIRES FOR EACH 2X4 AND 2X2 LIGHT FIXTURES IN GRID CEILING. CLOSE ALL OPEN J-BOXES, NO WIRING ALLOWED TO BE EXPOSED, USE CONDUITS AND J-BOXES. PROVIDE GFCI WP RECEPTACLES NEXT TO MECHANICAL EQUIPMENT (WITH 25 FT OF EQUIPMENT)

1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES-MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

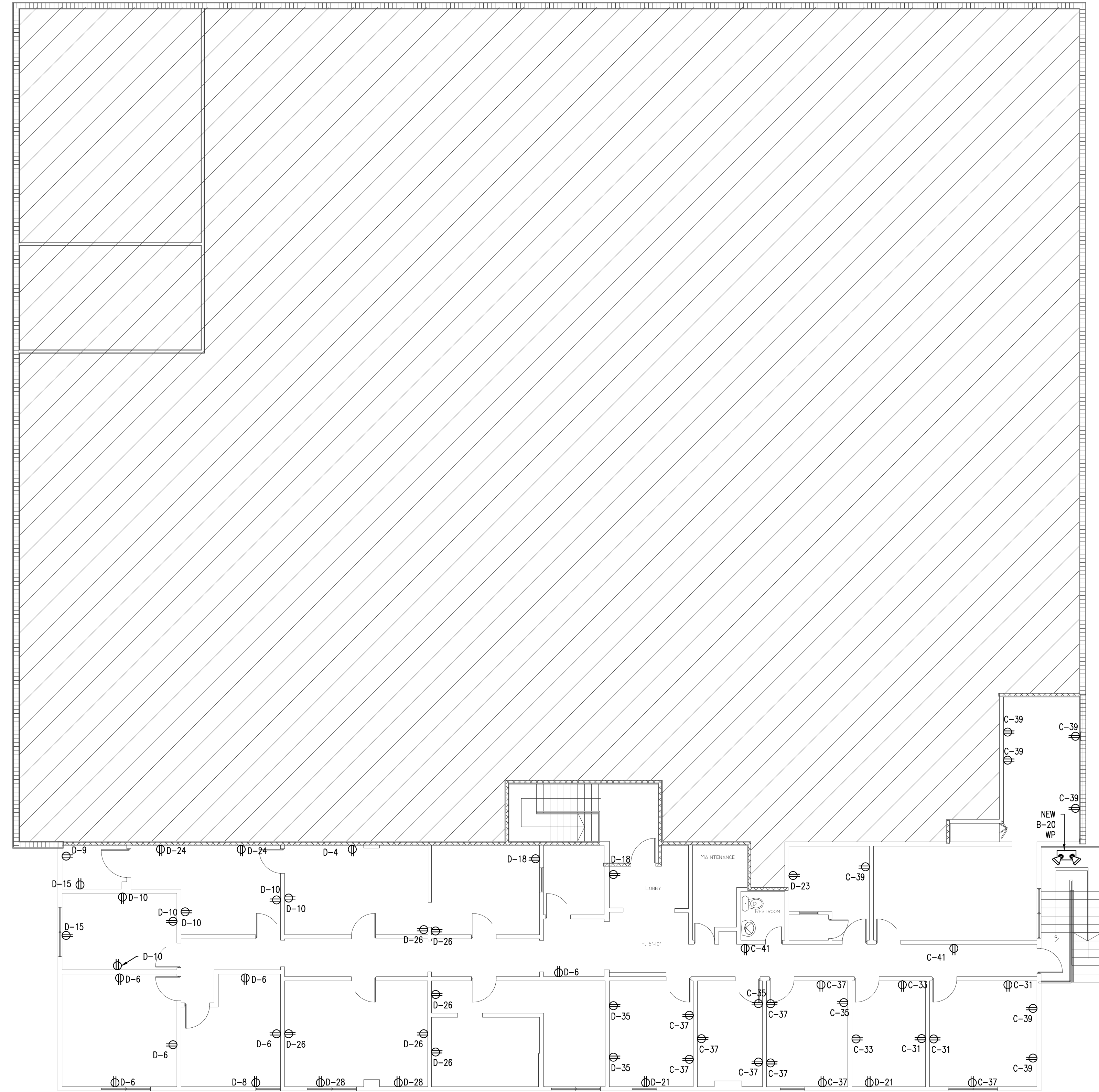
FIRST FLOOR ELECTRICAL PLAN

E-1

BUCHANAN P E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD, SUITE # 2 MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@PEENGINEERS.COM
CERTIFICATE OF AUTHORIZATION # 8842
 RAJA BUCHANAN P.E. # 48916 MAURICE LORD P.E. # 72550

SEAL
DATE: _____

PROJECT #: 14-023
DATE: 06-15-2015



2 SECOND FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

**SECOND FLOOR
ELECTRICAL PLAN**

E-2

BUCHANAN P E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD, SUITE # 2 MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@MEPEENGINEERS.COM
CERTIFICATE OF AUTHORIZATION # 8842
 RAJA BUCHANAN P.E # 48916 MAURICE LORD P.E # 72550

SEAL

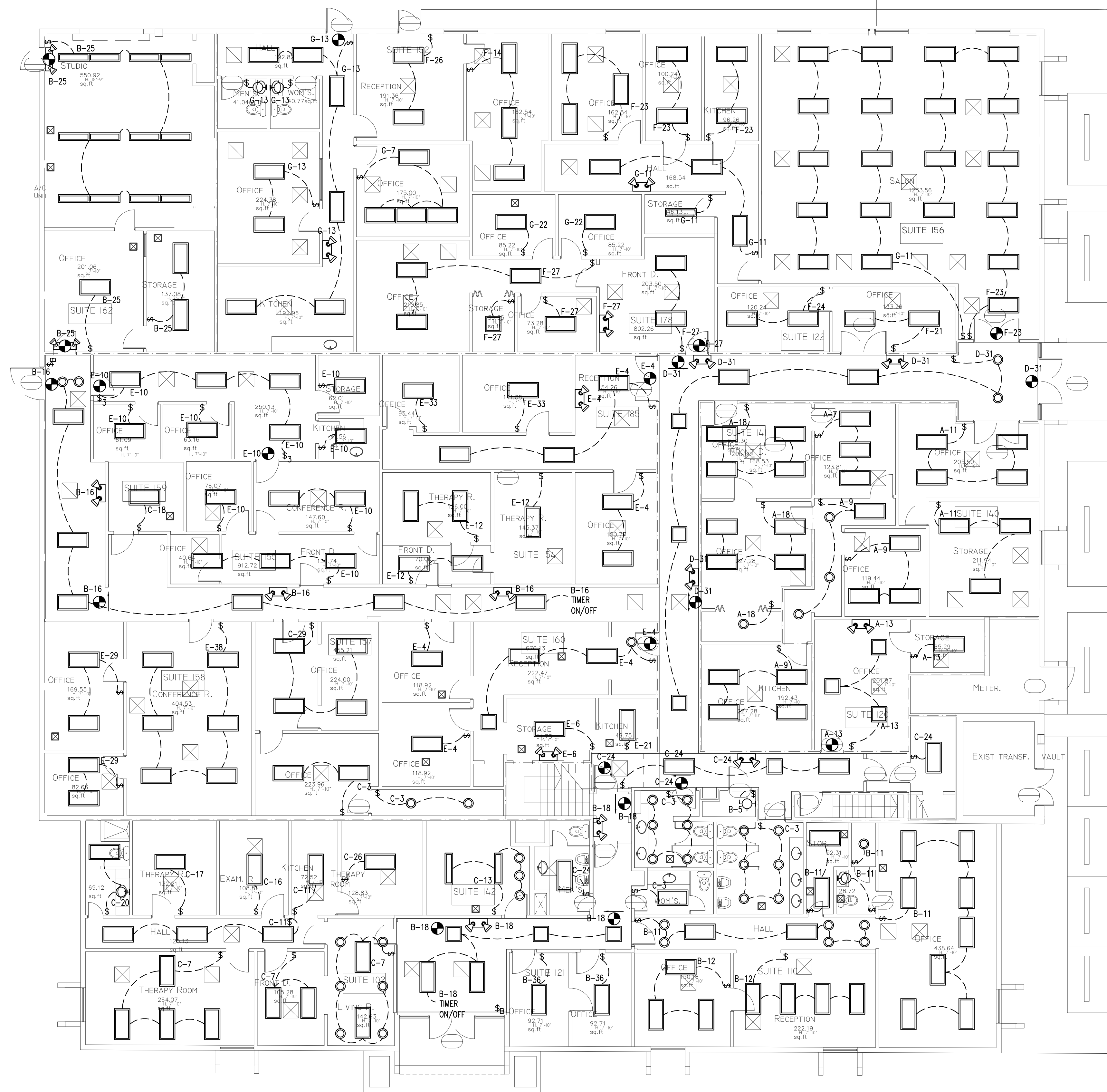
DATE: _____

PROJECT #: 14-023

DATE: 06-15-2015

ELECTRICAL SYMBOL LEGEND	
	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE CEILING
	FLOOR RECEPTACLE
	QUAD RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
	COMPUTER/PHONE JACK
	WEATHER PROOF
	GFCI GROUND FAULT CURRENT INTERRUPTER
	JUNCTION BOX
	2'x4' LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	HI HATS
	EMERGENCY LIGHT WITH BATTERY BACK UP
	EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK UP. NOT MORE THAN 5W PER FACE.
	EXHAUST FAN
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	TIME CLOCK BYPASS SWITCH (MAX 4 HOURS OVERRIDE)
	OCCUPANT SENSOR. TURNS LIGHTS OFF WITHIN 30 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE OCCUPANT SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANT SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 30 MINUTES MAXIMUM.
	ULTRASONIC CEILING MOUNTED OCCUPANCY SENSOR. TURNS LIGHTS OFF WITHIN 30 MINUTES AFTER OCCUPANT LEAVES SPACE. WHEN MULTIPLE MOTION SENSORS ARE USED ON ONE LIGHTING CIRCUIT, ANY OCCUPANCY SENSOR ACTIVATION WILL TURN ON LIGHTS FOR THAT LIGHTING CIRCUIT FOR 30 MINUTES MAXIMUM. NOTE: OCCUPANCY SENSOR SHALL BE SELECTED TO PROVIDE FULL COVERAGE FOR THE AREA IT SERVES.
	PROGRAMMABLE THERMOSTAT
	TESTER
NOTE: ALL RECEPTACLES TO BE 15" AFF TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER. ALL SWITCHES TO BE 48" AFF TO TOP OF SWITCH UNLESS NOTED OTHERWISE.	

NOTE:
FOR FLUORESCENT LUMINAIRES, PROVIDE DISCONNECTS AS PER NEC 410.130(G).



1 FIRST FLOOR LIGHTING PLAN
1/8" = 1'-0"

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES - MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

**FIRST FLOOR
ELECTRICAL PLAN**

E-3

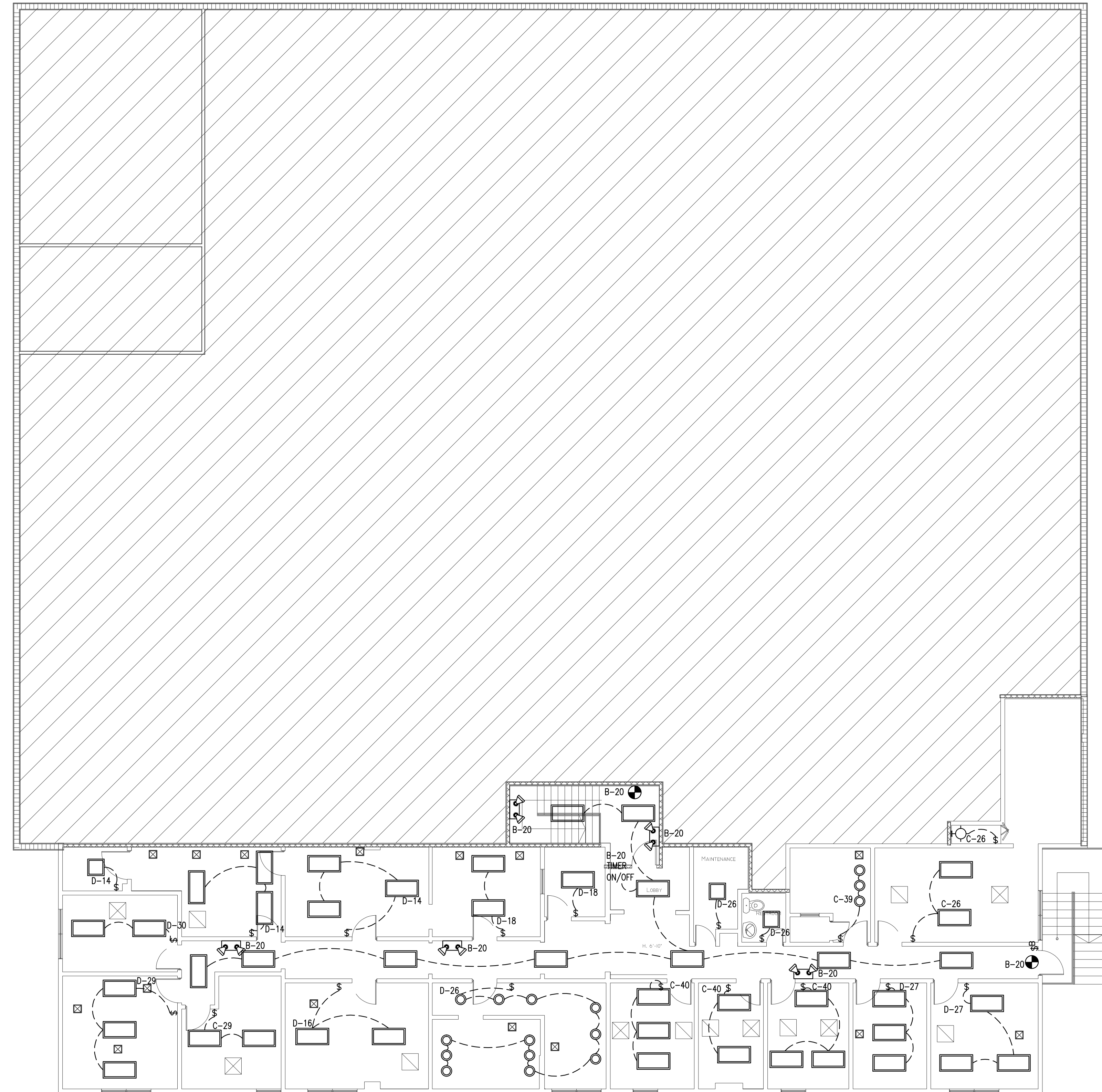
BUCHANAN P.E. CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD, SUITE # 2 MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@PEENGINEERS.COM
CERTIFICATE OF AUTHORIZATION # 8842
 RAJA BUCHANAN P.E # 48916 MAURICE LORD P.E # 72550

SEAL

DATE: _____

PROJECT #: 14-023

DATE: 06-15-2015



2 SECOND FLOOR LIGHTING PLAN
1/8" = 1'-0"



LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

**SECOND FLOOR
ELECTRICAL PLAN**

E-4

BUCHANAN P E CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
6191 W. ATLANTIC BLVD, SUITE # 2 MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: BUCHANAN@PEENGINEERS.COM
CERTIFICATE OF AUTHORIZATION # 8842
 RAJA BUCHANAN P.E # 48916 MAURICE LORD P.E # 72550

SEAL
DATE: _____
PROJECT #: 14-023
DATE: 06-15-2015

SPECIFICATIONS		EXISTING										MAINS:		MLO															
AMPACITY		100 AMPS										LOCATION:		SUITE # 120															
VOLTAGE:		120/208V, 3PH, 4WIRE										MOUNTING:		RECESSED															
PANEL-A														AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
							SPACE	1	2		EX. EX. EX.	14000	3	70															
							SPACE	3	4	EXISTING RTU	EX. EX. EX.		3	70															
							SPACE	5	6		EX. EX. EX.		3	70															
20	1	372	1/2"	12	12	12	RECEPT. SUITE 140	7	8	RECEPT. SUITE 141	12	12	1/2"	180	1	20													
20	1	30	1/2"	12	12	12	RECEPT. LIGHTS SUITE 141	9	10	RECEPT. SUITE 141	12	12	1/2"	360	1	20													
20	1	988	1/2"	12	12	12	RECEPT. LIGHTS SUITE 140	11	12	RECEPT.	12	12	1/2"	540	1	20													
20	1	700	1/2"	12	12	12	RECEPT.	13	14	RECEPT. SUITE 141	12	12	1/2"	360	1	20													
20	1	180	1/2"	12	12	12	RECEPT. SUITE 140	15	16	SPACE																			
20	1	180	1/2"	12	12	12	RECEPT. SUITE 120	17	18	LIGHTS	12	12	1/2"	762	1	20													
20	1	360	1/2"	12	12	12	RECEPT. SUITE 141	19	20	RECEPT. SUITE 120	12	12	1/2"	540	1	20													
							SPACE	21	22	RECEPT.	12	12	1/2"	360	1	20													
							SPACE	23	24	RECEPT. SUITE 141	10	10	1/2"	360	1	30													
							SPACE	25	26	SPACE																			
							SPACE	27	28	SPACE																			
							SPACE	29	30	SPACE																			
SUBTOT.		2810 VA		TOTAL LOAD =				20,272 VA				SUBTOT. 17462 VA																	
PANEL-A DEMAND LOAD CALCULATIONS																													
TOTAL RECEPT. LOAD				5,510 VA																									
RECEPT. 1st 10,000 VA @ 100%				5,510 @100%				5,510 VA																					
REST @ 50%				0 @50%				0 VA																					
LIGHTING LOAD @ 125%				762 @125%				953 VA																					
LARGEST MOTOR @125%				0 @125%				0 VA																					
OTHER MOTORS @ 100%				0 @100%				0 VA																					
AIR CONDITIONERS @ 100%				0 @100%				0 VA																					
KITCHEN EQUIPMENT @ 65%				0 @65%				0 VA																					
REST OF ALL OTHER LOADS @ 100%				14,000 @100%				14,000 VA																					
TOTAL LOAD =				20,483 VA																									
CURRENT PER PHASE				TOTAL LOAD (VA) / (208Vx1.732)				57 AMPS																					

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS		EXISTING										MAINS:		MLO															
AMPACITY		100 AMPS										LOCATION:		SUITE # 157															
VOLTAGE:		120/208V, 3PH, 4WIRE										MOUNTING:		SURFACE															
PANEL-B														AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
20	1	800	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	1	2	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20													
20	1	900	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	3	4	RECEPT. SUITE 110	12	12	1/2"	180	1	20													
20	1	240	1/2"	12	12	12	RECEPT. / LIGHTS	5	6	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20													
20	1	900	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	7	8	LIGHTS CORRIDOR	12	12	1/2"	22.4	1	20													
20	1	800	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	9	10	RECEPT. SUITE 110	12	12	1/2"	180	1	20													
20	1	1100	1/2"	12	12	12	LIGHTS SUITE 110	11	12	LIGHTS SUITE 110	12	12	1/2"	448	1	20													
20	1	800	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	13	14	RECEPT. SUITE 110	12	12	1/2"	360	1	20													
20	1	360	1/2"	12	12	12	RECEPT. SUITE 102	15	16	RECEPT. SUITE 162	12	12	1/2"	180	1	20													
20	1	360	720	12	12	12	RECEPT. SUITE 102	17	18	LIGHTS CORRIDOR 1ST FLR	12	12	1/2"	384	1	20													
20	1	360	720	12	12	12	RECEPT. SUITE 102	19	20	LIT CORRIDOR 2ND FLOOR	12	12	1/2"	384	1	20													
20	1	360	1/2"	12	12	12	RECEPT. SUITE 162	21	22	RECEPT. SUITE 102/162	12	12	1/2"	360	1	20													
20	1	900	1/2"	12	12	12	RECEPT. SUITE 162	23	24	EXISTING EQUIPMENT	12	12	1/2"	900	1	20													
20	1	936	1/2"	12	12	12	RECEPT. / LIGHTS SUITE 162	25	26	RECEPT. SUITE 102	12	12	1/2"	720	1	20													
40	2	4500	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	27	28	RECEPT. SUITE 102	12	12	1/2"	540	1	20													
40	2		EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	29	30	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20													
							SPACE	31	32	SPACE																			
							SPACE	33	34	SPACE																			
							SPACE	35	36	LIGHTS SUITE 121	12	12	1/2"	848	1	20													
							SPACE	37	38	SPACE																			
20	1	720	1/2"	12	12	12	RECEPT. SUITE 121	39	40	EXISTING EQUIPMENT	12	12	1/2"	900	1	20													
20	1	800	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	41	42	EXISTING EQUIPMENT	12	12	1/2"	750	1	20													
SUBTOT.		14836 VA		TOTAL LOAD =				24,492 VA				SUBTOT. 9656 VA																	
PANEL-B DEMAND LOAD CALCULATIONS																													
TOTAL RECEPT. LOAD				6,516 VA																									
RECEPT. 1st 10,000 VA @ 100%				6,516 @100%				6,516 VA																					
REST @ 50%				0 @50%				0 VA																					
LIGHTING LOAD @ 125%				3,426 @125%				4,283 VA																					
LARGEST MOTOR @125%				0 @125%				0 VA																					
OTHER MOTORS @ 100%				0 @100%				0 VA																					
AIR CONDITIONERS @ 100%				0 @100%				0 VA																					
KITCHEN EQUIPMENT @ 65%				0 @65%				0 VA																					
REST OF ALL OTHER LOADS @ 100%				14,550 @100%				14,550 VA																					
TOTAL LOAD =				25,349 VA																									
CURRENT PER PHASE				TOTAL LOAD (VA) / (208Vx1.732)				70 AMPS																					

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS		EXISTING										MAINS:		MLO															
AMPACITY		100 AMPS										LOCATION:		SUITE # 157															
VOLTAGE:		120/208V, 3PH, 4WIRE										MOUNTING:		SURFACE															
PANEL-C														AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
20	1						SPARE	1	2		EX. EX. EX.	14000	3	70															
20	1	1112	1/2"	12	12	12	LIGHTS BATH SUITE 157	3	4	EXISTING EQUIPMENT	EX. EX. EX.		3	70															
20	1	900	EX.	EX.	EX.	EX.	EXISTING EQUIPMENT	5	6		EX. EX. EX.		3	70															
20	1	695	1/2"	12	12	12	LIGHTS SUITE 102	7	8		EX. EX. EX.	5200	3	20															
20	1	540	1/2"	12	12	12	RECEPT. SUITE 102/142	9	10	EXISTING EQUIPMENT	EX. EX. EX.		3	20															
20	1	256	1/2"	12	12	12	LIGHTS SUITE 102	11	12		EX. EX. EX.		3	20															
20	1	184	1/2"	12	12	12	LIGHTS SUITE 102	13	14	SPACE																			
							SPACE	15	16	LIGHTS SUITE 102	12	12	1/2"	64	1	20													
20	1	64	1/2"	12	12	12	LIGHTS SUITE 102	17	18	RECEPT. LIGHTS SUITE 159	12	12	1/2"	424	1	20													
20	1	180	1/2"	12	12	12	RECEPT. SUITE 102	19	20	LIGHTS SUITE 102	12	12	1/2"	104	1	20													
							SPACE	21	22	SPACE																			
							SPACE	23	24	LIGHTS BATH CORRIDOR 1ST FLR	12	12	1/2"	288	1	20													
							SPACE	25	26	LIGHTS SUITE 102.F	12	12	1/2"	192	1	20													
							SPACE	27	28	RECEPT. BATHROOM	12	12	1/2"	180	1	20													
20	1	564	1/2"	12	12	12	LIGHTS SUITE 157.G	29	30	SPACE																			
20	1	900	1/2"	12	12	12	RECEPT. SUITE 157.200	31	32	SPACE																			
20	1	360	1/2"	12	12	12	RECEPT. SUITE D	33	34	SPACE																			
20	1	360	1/2"	12	12	12	RECEPT. SUITE 203	35	36	SPACE																			
20	1	1620	1/2"	12	12	12	RECEPT. SUITE 157/203	37	38	SPACE																			
20	1	1260	1/2"	12	12	12	RECEPT. SUITE 200/ F.206	39	40	LIGHTS SUITE 203.D	12	12	1/2"	512	1	20													
20	1	360	1/2"	12	12	12	RECEPT. CORRIDOR 2ND FLOOR	41	42	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20													
SUBTOT.		9355 VA		TOTAL LOAD =				31,219 VA				SUBTOT. 21864 VA																	
PANEL-C DEMAND LOAD CALCULATIONS																													
TOTAL RECEPT. LOAD				6,184 VA																									
RECEPT. 1st 10,000 VA @ 100%				6,184 @100%				6,184 VA																					
REST @ 50%				0 @50%				0 VA																					
LIGHTING LOAD @ 125%				4,035 @125%				5,044 VA																					
LARGEST MOTOR @125%				0 @125%				0 VA																					
OTHER MOTORS @ 100%				0 @100%				0 VA																					
AIR CONDITIONERS @ 100%				0 @100%				0 VA																					
KITCHEN EQUIPMENT @ 65%				0 @65%				0 VA																					
REST OF ALL OTHER LOADS @ 100%				21,000 @100%				21,000 VA																					
TOTAL LOAD =				32,228 VA																									
CURRENT PER PHASE				TOTAL LOAD (VA) / (208Vx1.732)				89 AMPS																					

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS		EXISTING										MAINS:		MLO	
AMPACITY		100 AMPS										LOCATION:		SUITE # 157	
VOLTAGE:		120/208V, 3PH, 4WIRE										MOUNT			

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRV RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

ELECTRICAL PANEL & NOTES

PROJECT #: 14-023

DATE: 06-15-2015

E-6

SPECIFICATIONS: EXISTING													MAINS: MLO		
AMPACITY 200 AMPS													LOCATION: SUITE 157		
VOLTAGE: 120/208V, 3PH, 4WIRE													MOUNTING: RECESSED		
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
20	1	540	1/2"	12	12	RECEPT. SUITE 155	1	2	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20
20	1	180	1/2"	12	12	RECEPT. SUITE 155	3	4	RECEPT. LIGHT S SUITE 160	12	12	1/2"	968	1	20
20	1	180	EX.	EX.	EX.	EXISTING EQUIPMENT	5	6	EXISTING EQUIPMENT	EX.	EX.	EX.	64	1	20
20	1	180	1/2"	12	12	RECEPT. SUITE 185	7	8	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20
20	1	180	1/2"	12	12	RECEPT. SUITE 185	9	10	RECEPT. / LIGHT S SUITE 155	12	12	1/2"	1436	1	20
20	1	540	1/2"	12	12	RECEPT. SUITE 185	11	12	LIGHT S SUITE 185	12	12	1/2"	320	1	20
20	1	900	EX.	EX.	EX.	EXISTING EQUIPMENT	13	14	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20
20	1	900	1/2"	12	12	RECEPT. SUITE 155	15	16	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20
20	1	180	1/2"	12	12	RECEPT. SUITE 185	17	18	RECEPT. SUITE 160	12	12	1/2"	900	1	20
20	1	1080	1/2"	12	12	RECEPT. SUITE 160/154	19	20	EXISTING EQUIPMENT	EX.	EX.	EX.	2500	2	30
20	1	244	1/2"	12	12	RECEPT. / LIGHT S SUITE 160	21	22	EXISTING EQUIPMENT	EX.	EX.	EX.	2500	2	30
20	1	800	EX.	EX.	EX.	EXISTING EQUIPMENT	23	24	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20
20	1	800	EX.	EX.	EX.	EXISTING EQUIPMENT	25	26	RECEPT. SUITE 155	12	12	1/2"	1080	1	20
20	1	900	EX.	EX.	EX.	EXISTING EQUIPMENT	27	28	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	20
30	1	1156	1/2"	12	12	RECEPT. / LIGHT S SUITE 158	29	30	EXISTING EQUIPMENT	EX.	EX.	EX.	2500	2	30
20	1	540	1/2"	12	12	RECEPT. SUITE 185	31	32	EXISTING EQUIPMENT	EX.	EX.	EX.	2500	2	30
20	1	308	1/2"	12	12	RECEPT. / LIGHT S SUITE 185	33	34	EXISTING EQUIPMENT	EX.	EX.	EX.	2500	2	30
20	1	800	EX.	EX.	EX.	EXISTING EQUIPMENT	35	36	EXISTING EQUIPMENT	EX.	EX.	EX.	2500	2	30
20	1	540	1/2"	12	12	RECEPT. SUITE 158	37	38	LIGHT S SUITE 158	12	12	1/2"	384	1	20
50	2	4500	EX.	EX.	EX.	EXISTING EQUIPMENT	39	40	RECEPT. SUITE 160	12	12	1/2"	180	1	20
50	2		EX.	EX.	EX.		41	42	SPACE						
SUBTOT.		16068	VA		TOTAL LOAD =				33,800	VA		SUBTOT. 17732 VA			

PANEL-E DEMAND LOAD CALCULATIONS

TOTAL RECEPT. LOAD	9,612	VA		
RECEPT. 1st 10,000 VA @ 100%	9,612	@100%	9,612	VA
REST @ 50%	0	@50%	0	VA
LIGHTING LOAD @ 125%	2,288	@125%	2,860	VA
LARGEST MOTOR @125%	0	@125%	0	VA
OTHER MOTORS @ 100%	0	@100%	0	VA
AIR CONDITIONERS @ 100%	0	@100%	0	VA
KITCHEN EQUIPMENT @ 65%	0	@65%	0	VA
REST OF ALL OTHER LOADS @ 100%	21,900	@100%	21,900	VA
TOTAL LOAD =				34,372 VA
CURRENT PER PHASE	TOTAL LOAD (VA) / (208Vx1.732)			
	= 95			AMPS

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS: SQUARE D QO OR EQUAL													MAINS: MLO		
AMPACITY 100 AMPS													LOCATION: SUITE 157		
VOLTAGE: 120/208V, 3PH, 4WIRE													MOUNTING: RECESSED		
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
70	3	14200	EX.	EX.	EX.	RTU # 4	1	2	SPACE						
70	3		EX.	EX.	EX.		3	4	SPACE						
70	3		EX.	EX.	EX.		5	6	SPACE						
70	3	14200	EX.	EX.	EX.		7	8	SPACE						
70	3		EX.	EX.	EX.	AC SYSTEM # 6	9	10	SPACE						
70	3		EX.	EX.	EX.		11	12	SPACE						
20	1	360	1/2"	12	12	RECEPT. SUITE 156	13	14	RECEPT. / LIGHT S SUITE 152	12	12	1/2"	552	1	20
20	1	360	1/2"	12	12	RECEPT. SUITE 156	15	16	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20
20	1	180	1/2"	12	12	RECEPT. SUITE 156	17	18	EXISTING EQUIPMENT	EX.	EX.	EX.	2800	2	20
20	1	360	1/2"	12	12	RECEPT. SUITE 156	19	20	EXISTING EQUIPMENT	EX.	EX.	EX.	2	20	
20	1	128	1/2"	12	12	LIGHT S SUITE 122	21	22	RECEPT. SUITE 156	12	12	1/2"	720	1	20
20	1	640	1/2"	12	12	LIGHT S SUITE 156	23	24	LIGHT S SUITE 122	12	12	1/2"	128	1	20
						SPACE	25	26	RECEPT. LIGHT S SUITE 152	12	12	1/2"	1620	1	20
20	1	416	1/2"	12	12	LIGHT S SUITE 178	27	28	SPACE						
						SPACE	29	30	SPACE						
SUBTOT.		30844	VA		TOTAL LOAD =				37,564	VA		SUBTOT. 6720 VA			

PANEL-F DEMAND LOAD CALCULATIONS

TOTAL RECEPT. LOAD	4,152	VA		
RECEPT. 1st 10,000 VA @ 100%	4,152	@100%	4,152	VA
REST @ 50%	0	@50%	0	VA
LIGHTING LOAD @ 125%	1,312	@125%	1,640	VA
LARGEST MOTOR @125%	0	@125%	0	VA
OTHER MOTORS @ 100%	0	@100%	0	VA
AIR CONDITIONERS @ 100%	28,400	@100%	28,400	VA
KITCHEN EQUIPMENT @ 65%	0	@65%	0	VA
REST OF ALL OTHER LOADS @ 100%	3,700	@100%	3,700	VA
TOTAL LOAD =				37,892 VA
CURRENT PER PHASE	TOTAL LOAD (VA) / (208Vx1.732)			
	= 105			AMPS

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS: EXISTING													MAINS: MLO		
AMPACITY 200 AMPS													LOCATION: STORAGE ROOM		
VOLTAGE: 120/208V, 3PH, 4WIRE													MOUNTING: SURFACE		
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
100	3	20000	EX.	EX.	EX.	RTU # 5	1	2	RECEPT. TELEPHONE ROOM	EX.	EX.	EX.	720	1	20
100	3		EX.	EX.	EX.		3	4	RECEPT. TELEPHONE ROOM	EX.	EX.	EX.	540	1	20
100	3		EX.	EX.	EX.		5	6	TIME CLOCK	EX.	EX.	EX.	300	1	20
100	3	24,492	EX.	EX.	EX.	PANEL-B	7	8	TIME CLOCK	EX.	EX.	EX.	300	1	20
100	3		EX.	EX.	EX.		9	10	SPARE						
100	3		EX.	EX.	EX.		11	12	SPARE						
20	2	3100	EX.	EX.	EX.	SITE LIGHTING	13	14	SPARE						
20	2		EX.	EX.	EX.		15	16	SPACE						
						SPACE	17	18	SPACE						
						SPACE	19	20	SPACE						
						SPACE	21	22	SPACE						
						SPACE	23	24	SPACE						
						SPACE	25	26	SPACE						
						SPACE	27	28	SPACE						
						SPACE	29	30	SPACE						
						SPACE	31	32	SPACE						
						SPACE	33	34	SPACE						
						SPACE	35	36	SPACE						
						SPACE	37	38	SPACE						
						SPACE	39	40	SPACE						
SUBTOT.		47592	VA		TOTAL LOAD =				49,452	VA		SUBTOT. 1860 VA			

PANEL-H DEMAND LOAD CALCULATIONS

TOTAL RECEPT. LOAD	8,376	VA		
RECEPT. 1st 10,000 VA @ 100%	8,376	@100%	8,376	VA
REST @ 50%	0	@50%	0	VA
LIGHTING LOAD @ 125%	6,526	@125%	8,158	VA
LARGEST MOTOR @125%	0	@125%	0	VA
OTHER MOTORS @ 100%	0	@100%	0	VA
AIR CONDITIONERS @ 100%	20,000	@100%	20,000	VA
KITCHEN EQUIPMENT @ 65%	0	@65%	0	VA
REST OF ALL OTHER LOADS @ 100%	14,550	@100%	14,550	VA
TOTAL LOAD =				51,084 VA
CURRENT PER PHASE	TOTAL LOAD (VA) / (208Vx1.732)			
	= 142			AMPS

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

SPECIFICATIONS: EXISTING													MAINS: MLO		
AMPACITY 100 AMPS													LOCATION: SUITE 156		
VOLTAGE: 120/208V, 3PH, 4WIRE													MOUNTING: RECESSED		
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS
20	1	600	EX.	EX.	EX.	EXISTING EQUIPMENT	1	2	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20
						SPACE	3	4	EXISTING EQUIPMENT	EX.	EX.	EX.	800	1	30
20	1	900	EX.	EX.	EX.	EXISTING EQUIPMENT	5	6	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20
20	1	796	1/2"	12	12	RECEPT. LIGHT S SUITE 152	7	8	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20
20	1	600	1/2"	12	12	FIRE ALARM	9	10	RECEPT. SUITE 162	12	12	1/2"	540	1	20
20	1	1152	1/2"	12	12	LIGHT S SUITE 156	11	12	EXISTING EQUIPMENT	EX.	EX.	EX.	900	1	20
20	1	812	1/2"	12	12	RECEPT. / LIGHT S SUITE 152	13	14	RECEPT. SUITE 152/156	12	12	1/2"	720	1	20
20	1	800	EX.	EX.	EX.	EXISTING EQUIPMENT	15	16	RECEPT. SUITE 152/178	12	12	1/2"	540	1	20
20	1	1200	EX.	EX.	EX.	EXISTING EQUIPMENT	17	18	RECEPT. SUITE 156	12	12	1/2"	540	1	20
20	1	1620	1/2"	12	12	RECEPT. SUITE 156	19	20	RECEPT. SUITE 162	12	12	1/2"	900	1	20
						SPACE	21	22	RECEPT. / LIGHT S SUITE 178	12	12	1/2"	848	1	20
						SPACE	23	24	RECEPT. SUITE 178	12	12	1/2"	360	1	20
						SPACE	25	26	RECEPT. SUITE 152	12	12	1/2"	360	1	20
						SPACE	27	28	SPACE						
						SPACE	29	30	SPACE						
SUBTOT.		8480	VA		TOTAL LOAD =				17,688	VA		SUBTOT. 9208 VA			

PANEL-G DEMAND LOAD CALCULATIONS

TOTAL RECEPT. LOAD	7,824	VA		
RECEPT. 1st 10,000 VA @ 100%	7,824	@100%	7,824	VA
REST @ 50%	0	@50%	0	VA
LIGHTING LOAD @ 125%	1,964	@125%	2,455	VA
LARGEST MOTOR @125%	0	@125%	0	VA
OTHER MOTORS @ 100%	0	@100%	0	VA
AIR CONDITIONERS @ 100%	0	@100%	0	VA

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C. 2008) AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS 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.
- CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
- AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
- WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
- ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600VOLTS THHN OR THHN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZED PER N.E.C. 250-122.
- VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER & WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
- SAFETY SWITCHES SHALL BE SQUARE 'D', GENERAL ELECTRIC, OR WESTINGHOUSE, FUSED OR NON-FUSED AND SIZED AS INDICATED. NEMA 3R WHEN EXPOSED TO WEATHER.
- PANELS SHALL BE SQUARE 'D', GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION TO MAIN BUS SHALL BE WITH BURNDY ANNULAR COMPRESSION LUGS. PANELS AIC RATING SHALL BE AS INDICATED ON PLANS.
- PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, DISCONNECTS, TRANSFORMER, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
- ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
- LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
- ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
- ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15" A.F.F TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED, ALL LIGHT SWITCHES SHALL BE @ 48" AFF. TO TOP OF SWITCH.
- TIME CLOCK FOR LIGHTING CONTROL TO BE AN ASTRONOMICAL TIME CLOCK.
- THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY AND OBTAIN, IN WRITING, THE AVAILABLE FAULT CURRENT OF THE UTILITY TRANSFORMER. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL EQUIPMENT HAS AN AMP INTERRUPTING CAPACITY (AIC) GREATER THAN THE AVAILABLE FAULT CURRENT AT ANY POINT IN THE ELECTRICAL DISTRIBUTION SYSTEM.
- WIRING METHOD:
ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) OR MC CABLE & FLEXIBLE METAL CONDUIT (GREENFIELD) AS PER NEC 330-10, PROVIDED IT IS USED IN NON DESTRUCTIVE OR CORROSIVE SURROUNDINGS AS SPECIFIED IN NEC 2008 330-12. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE USED UNDERGROUND OR BELOW SLABS ON GRADE.
- LUMINAIRES SHALL BE OF SUCH CONSTRUCTION OR INSTALLED SO THAT THE CONDUCTORS IN OUTLET BOXES SHALL NOT BE SUBJECTED TO TEMPERATURES GREATER THAN THAT FOR WHICH THE CONDUCTORS ARE RATED. BRANCH-CIRCUIT WIRING, OTHER THAN 2-WIRE OR MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO LUMINAIRES CONNECTED TOGETHER, SHALL NOT BE PASSED THROUGH AN OUTLET BOX THAT IS AN INTEGRAL PART OF A LUMINAIRE UNLESS THE LUMINAIRE IS IDENTIFIED FOR THROUGH-WIRING.

LUMINAIRES SHALL NOT BE USED AS A RACEWAY FOR CIRCUIT CONDUCTORS UNLESS LISTED AND MARKED FOR USE AS A RACEWAY.

BODIES OF LUMINAIRES, INCLUDING PORTABLE LUMINAIRES, SHALL PROVIDE AMPLE SPACE FOR SPLICES AND TAPS AND FOR THE INSTALLATION OF DEVICES, IF ANY. SPLICE COMPARTMENTS SHALL BE OF NONABSORBENT, NONCOMBUSTIBLE MATERIAL.
- SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC. TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENTS PENETRATING FIRE RATED ENVELOPES, SPACES, ECT.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM: A/C EQUIPMENT(S), SMOKE DETECTORS, THERMOSTATS, TEST STATIONS, MOTORIZED VOLUME DAMPERS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING. ELECTRICAL CONTRACTOR TO THOROUGHLY REVIEW MECHANICAL PLANS AND PROVIDE POWER TO ANY MECHANICAL EQUIPMENT OR DEVICE THAT IS NOT SHOWN ON ELECTRICAL PLANS BUT IS SHOWN ON MECHANICAL PLANS.
- INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WITH WEATHERPROOF COVER WITHIN 25 FT OF HVAC EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT (UNLESS HVAC EQUIPMENT IS SPECIFIED WITH FACTORY INSTALLED CONVENIENT RECEPTACLE).
- WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON ELECTRICAL PLANS. GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
- ELECTRICAL SERVICE EQUIPMENT MUST BE 3' ABOVE MSL, AND 8' ABOVE N.V.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENTS SHALL BE INSTALLED ABOVE FLOOD LEVEL.
- CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION, AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO THE FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
- WIRING METHODS IN ALL PATIENT CARE AREAS TO BE IN COMPLIANCE WITH REDUNDANT GROUNDING REQUIREMENTS OF NEC 2008 SECTION 517.13.
- ALL DIMMING MECHANISMS HAVE TO BE COMPATIBLE WITH FIXTURE DIMMING REQUIREMENTS. CONTRACTOR MUST VERIFY ALL DIMMING MECHANISM AND FIXTURE DIMMING REQUIREMENTS BEFORE ANY ORDERING, INSTALLING, OR WIRING OF ANY DIMMING MECHANISMS AND FIXTURES.
- ALL OUTDOOR RECEPTACLES TO BE GFCI & WEATHER PROOF.
- ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS TO BE NEMA-3R. ALL OUTDOOR DISCONNECTS AND ELECTRICAL PANELS IN A SALT SPRAY AREA TO BE NEMA-4X.

ELECTRICAL NOTES & DETAILS

PER FLORIDA BUILDING CODE 2010 ENERGY CONSERVATION:

505.7.3 VOLTAGE DROP.

505.7.3.1 FEEDERS AND CUSTOMER OWNED SERVICE CONDUCTORS.
FEEDER AND CUSTOMER OWNED SERVICE CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2 PERCENT AT DESIGN LOAD.
505.7.3.2 BRANCH CIRCUITS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3 PERCENT AT DESIGN LOAD.

505.7.4 COMPLETION REQUIREMENTS.

505.7.4.1 DRAWINGS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:
1. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.

505.7.4.2 MANUALS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
NOTE: ENFORCEMENT AGENCIES SHOULD ONLY CHECK TO BE SURE THAT THE CONSTRUCTION DOCUMENTS REQUIRE THIS INFORMATION TO BE TRANSMITTED TO THE OWNER AND SHOULD NOT EXPECT COPIES OF ANY OF THE MATERIALS.

505.3 TANDEM WIRING:

LUMINAIRES DESIGNED FOR USE WITH ONE OR THREE LINEAR FLUORESCENT LAMPS GREATER THAN 30 W EACH SHALL BE TANDEM WIRED WHEN TWO OR MORE LUMINAIRES ARE IN THE SAME SPACE AND ON THE SAME CONTROL DEVICE.
EXCEPTIONS:

- RECESSED LUMINAIRES MORE THAN 10 FEET APART MEASURED CENTER TO CENTER.
- SURFACE-MOUNTED OR PENDANT LUMINAIRES THAT ARE NOT CONTINUOUS.
- LUMINAIRES USING THREE-LAMP HIGH-FREQUENCY ELECTRONIC OR THREE-LAMP ELECTROMAGNETIC BALLASTS.
- RECESSED LUMINAIRES MORE THAN 10 FEET APART MEASURED CENTER TO CENTER.
- SURFACE-MOUNTED OR PENDANT LUMINAIRES THAT ARE NOT CONTINUOUS.
- LUMINAIRES USING THREE-LAMP HIGH-FREQUENCY ELECTRONIC OR THREE-LAMP ELECTROMAGNETIC BALLASTS.

NOTE:

PER FLORIDA BUILDING CODE 2010 SEC. 505.2

AREAS ENCLOSED BY CEILING HEIGHT PARTITIONS SHALL HAVE AT LEAST ONE SWITCH TO CONTROL LIGHTING WITHIN THE SPACE AS SHOWN. THESE SWITCHES ARE EQUIPPED WITH OCCUPANT SENSORS THAT WILL TURN THE LIGHTS OFF WITHIN 30 MINUTES OF OCCUPANT LEAVING A SPACE. REGULAR SWITCHES CAN BE USED WHEN A CEILING OCCUPANT SENSOR IS USED SEE PLAN.

WE WILL MEET ALL THE REQUIREMENTS BY USING OCCUPANT SENSORS ONLY.

ALL EMERGENCY AND EXIT LIGHTS TO BE CONNECTED AHEAD OF ANY SWITCH OR TIME CLOCK

OCCUPANCY SENSOR SWITCHES OR CEILING MOUNT TURN POWER ON WHEN OCCUPANT IS DETECTED FOR 30 MINUTES AND TURN POWER OFF WITHIN 30 MINUTES AFTER AN OCCUPANT LEAVES THE MOTION DETECTOR VICINITY. POSITION OF THE SWITCH (ON/OFF) DOES NOT EFFECT OCCUPANCY SENSOR CONTROL.

NOTE:

THE LIGHTING SPECIFICATIONS WERE SUPPLIED BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER/OWNER REP OR OWNER'S INTERIOR DESIGNER. VERIFY THAT THE SPECIFICATIONS ON THIS PLAN ARE WHAT THE OWNER ASKED FOR AND PROPERLY WIRE CONTROLS PER MANUFACTURER SPECIFICATIONS. ELECTRICAL CONTRACTOR TO CHECK MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR LIGHTS AND CONTROLS FOR LIGHTS PRIOR TO ORDERING AND ROUGH-IN.

NOTE:

FOR FLUORESCENT LUMINAIRES, PROVIDE DISCONNECTS AS PER NEC 410.130(G).

BRANCH CIRCUIT VOLTAGE DROP MAXIMUM 3% PER 2010 FBC ENERGY CONSERVATION CODE SECTION 505.7.3.2

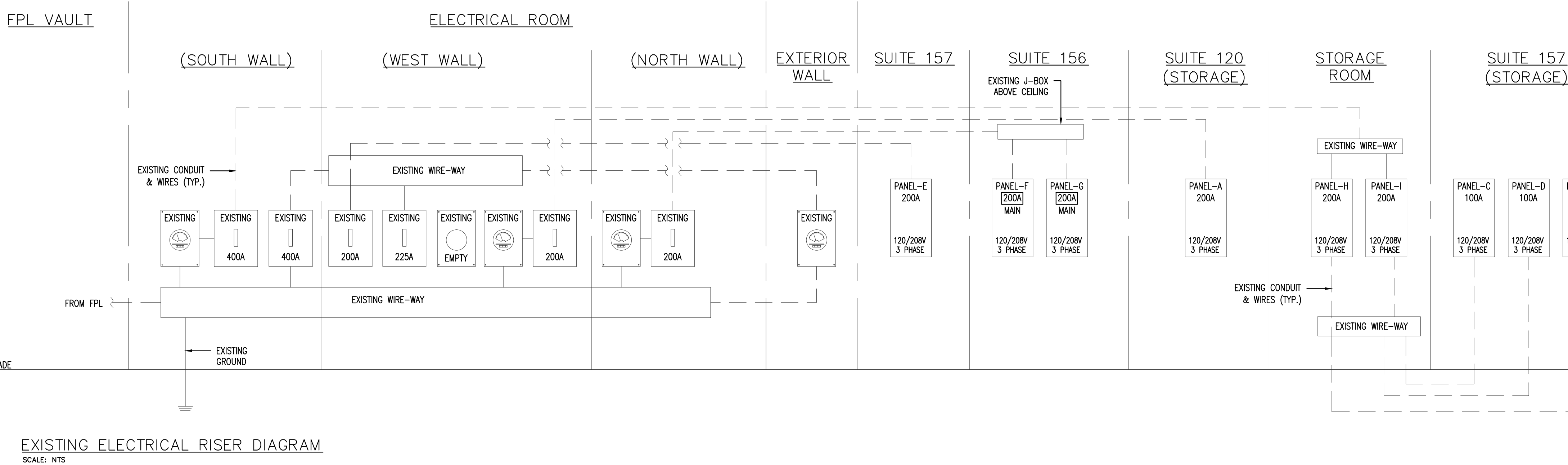
CIRCUIT LOAD IN AMPS	WIRE SIZE COPPER	MAXIMUM LENGTH IN FEET
5 AMPS OR LESS	#12 AWG	180
6 AMPS	#12 AWG	150
7 AMPS	#12 AWG	130
8 AMPS	#12 AWG	115
9 AMPS	#12 AWG	100
10 AMPS	#12 AWG	90
11 AMPS	#12 AWG	83
12 AMPS	#12 AWG	75
13 AMPS	#12 AWG	70
14 AMPS	#12 AWG	65
15 AMPS	#12 AWG	60
16 AMPS	#12 AWG	57
17 AMPS	#12 AWG	54
18 AMPS	#12 AWG	51
19 AMPS	#12 AWG	48
20 AMPS	#12 AWG	45

SPECIFICATIONS:		EXISTING		MOUNTING:		SURFACE		MOUNTING:		SURFACE		MOUNTING:		SURFACE	
AMPCACITY	200 AMPS														
VOLTAGE:	120/208V, 3PH, 4WIRE														

AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS	
100	3	31,219	EX.	EX.	EX.	PANEL-C	1	2	PANEL-D	EX.	EX.	EX.	13,408	3	100	
100	3		EX.	EX.	EX.		3	4		EX.	EX.	EX.		3	100	
100	3		EX.	EX.	EX.		5	6		EX.	EX.	EX.		3	100	
						SPACE	7	8	SPACE							
						SPACE	9	10	SPACE							
						SPACE	11	12	SPACE							
						SPACE	13	14	SPACE							
						SPACE	15	16	SPACE							
						SPACE	17	18	SPACE							
SUBTOT.		31219 VA					TOTAL LOAD =		44,627 VA			SUBTOT.		13408 VA		

PANEL-I DEMAND LOAD CALCULATIONS			
TOTAL RECF. LOAD	12,560 VA		
RECF. 1st 10,000 VA @ 100%	10,000 @100%	10,000	VA
REST @ 50%	2,560 @50%	1,280	VA
LIGHTING LOAD @ 125%	5,767 @125%	7,209	VA
LARGEST MOTOR @125%	0 @125%	0	VA
OTHER MOTORS @ 100%	0 @100%	0	VA
AIR CONDITIONERS @ 100%	0 @100%	0	VA
KITCHEN EQUIPMENT @ 65%	0 @65%	0	VA
REST OF ALL OTHER LOADS @ 100%	26,300 @100%	26,300	VA
TOTAL LOAD =		44,789 VA	
CURRENT PER PHASE		TOTAL LOAD (VA) / (208Vx1.732)	
		= 124 AMPS	

* NON SIMULTANEOUS LOAD
VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS



EXISTING ELECTRICAL RISER DIAGRAM

SCALE: NTS

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRV RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

ELECTRICAL PANEL & NOTES

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CERTIFICATE OF AUTHORIZATION # 8842
 RAJA BUCHANAN P.E. # 48916 MAURICE LORD P.E. # 72550

SEAL

DATE: _____

PROJECT #: 14-023

DATE: 06-15-2015

SCOPE OF WORK:

THIS IS FOR DOCUMENTATION & LEGALIZATION OF EXISTING CONDITIONS WHERE OLD PLANS & PERMITS WERE NOT FOUND.

ALL AC UNITS ARE EXISTING TO REMAIN. PROVIDE OUTSIDE AIR FOR ALL UNITS AS SHOWN ON PLANS. ALL SUPPLY AIR DUCTS AND GRILLES ARE EXISTING TO REMAIN. ALL EXHAUST FANS ARE EXISTING TO REMAIN. ALL RETURN AIR DUCTS AND GRILLES SHOWN ON PLANS ARE NEW UNLESS OTHERWISE LABELED EXISTING. CONTRACTOR TO REMOVE ALL UNUSED DUCT WORK. CONTRACTOR TO VERIFY ALL EXISTING DUCT WORK IS SUPPORTED AND PROPERLY STRAPPED. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

MECHANICAL LEGEND

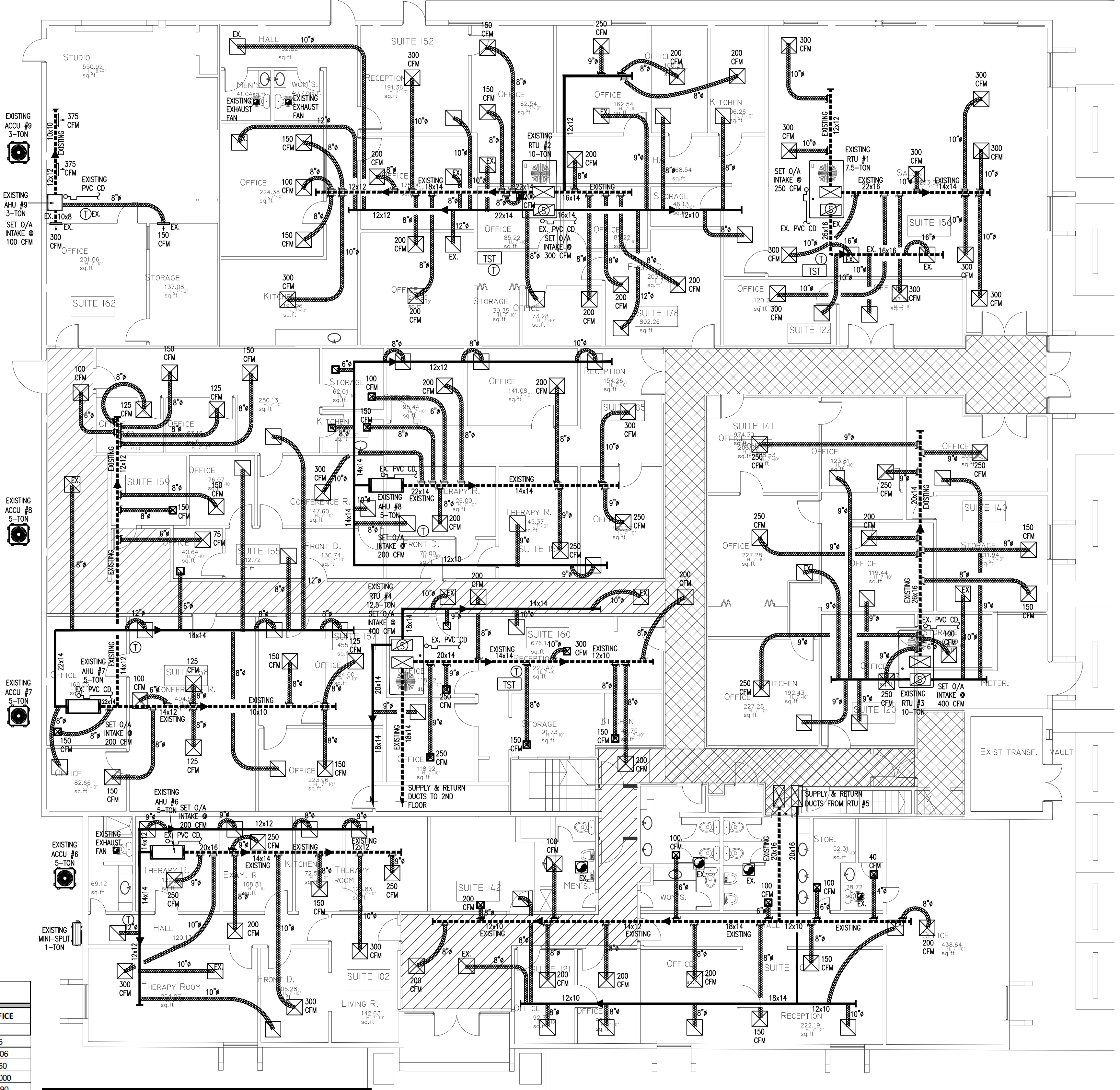
(S)	SMOKE DETECTOR
(T)	PROGRAMMABLE THERMOSTAT
TST	TESTER
(MVD)	MANUAL VOLUME DAMPER W/SCOOP
FD	FIRE DAMPER
⊠	SUPPLY AIR DIFFUSER
⊡	RETURN AIR DIFFUSER
Lxw	SUPPLY FIBERGLASS DUCTBOARD R-6
~	FLEX DUCT R-6
⊙	EXHAUST FAN
OA	OUTSIDE AIR
AHU	AIR HANDLER UNIT
RTU	ROOF TOP UNIT
CFM	CUBIC FEET PER MINUTE
▶	DUCT SIZE REDUCED
EX	EXISTING

HVAC DESIGN REQUIRMENTS

DESIGN REQUIREMENT	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPERS(S)	X	
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR		X
CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL	X	

Ventilation per FMC 2014 Table 403.3

Ventilation Zone Name	OFFICE
Minimum O/A required at Supply Outlet Voz:	
a) People Outdoor Air Flow Rate	Rp = 5
Area Outdoor Air Flow Rate	Ra = 0.06
b) Zone Population	Pz = 150
c) Zone Net Occupiable Floor Area	Az = 19000
d) O/A required in Breathing Zone: Vbz = RpPz + RaAz	Vbz = 1890
e) Zone Air Distribution Effectiveness	Ez = 1
f) Zone outdoor Air Flow Rate: Voz = Vbz/Ez	Voz = 1890
PROVIDED OUTSIDE AIR	2400 CFM



NOTE:
PER FBC 2014 COMMERCIAL ENERGY EFFICIENCY 5HT EDITION SECTION C403.2.4.4

SHUTOFF DAMPER CONTROLS:
BOTH OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. VENTILATION OUTSIDE AIR DAMPERS SHALL BE CAPABLE OF AUTOMATICALLY SHUTTING OFF DURING PREOCCUPANCY BUILDING WARMUP, COOLDOWN, AND SETBACK, EXCEPT WHEN VENTILATION REDUCES ENERGY COSTS (E.G., NIGHT PURGE) OR WHEN VENTILATION MUST BE SUPPLIED TO MEET CODE REQUIREMENTS.

1 FIRST FLOOR MECHANICAL PLAN
1/8" = 1'-0"



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□ RAJA BUCHANAN P.E. # 48916 □ MAURICE LORD P.E. # 72550

SEAL

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES - MIAMI LAKES
600 NW 153RD ST.
MIAMI LAKES FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

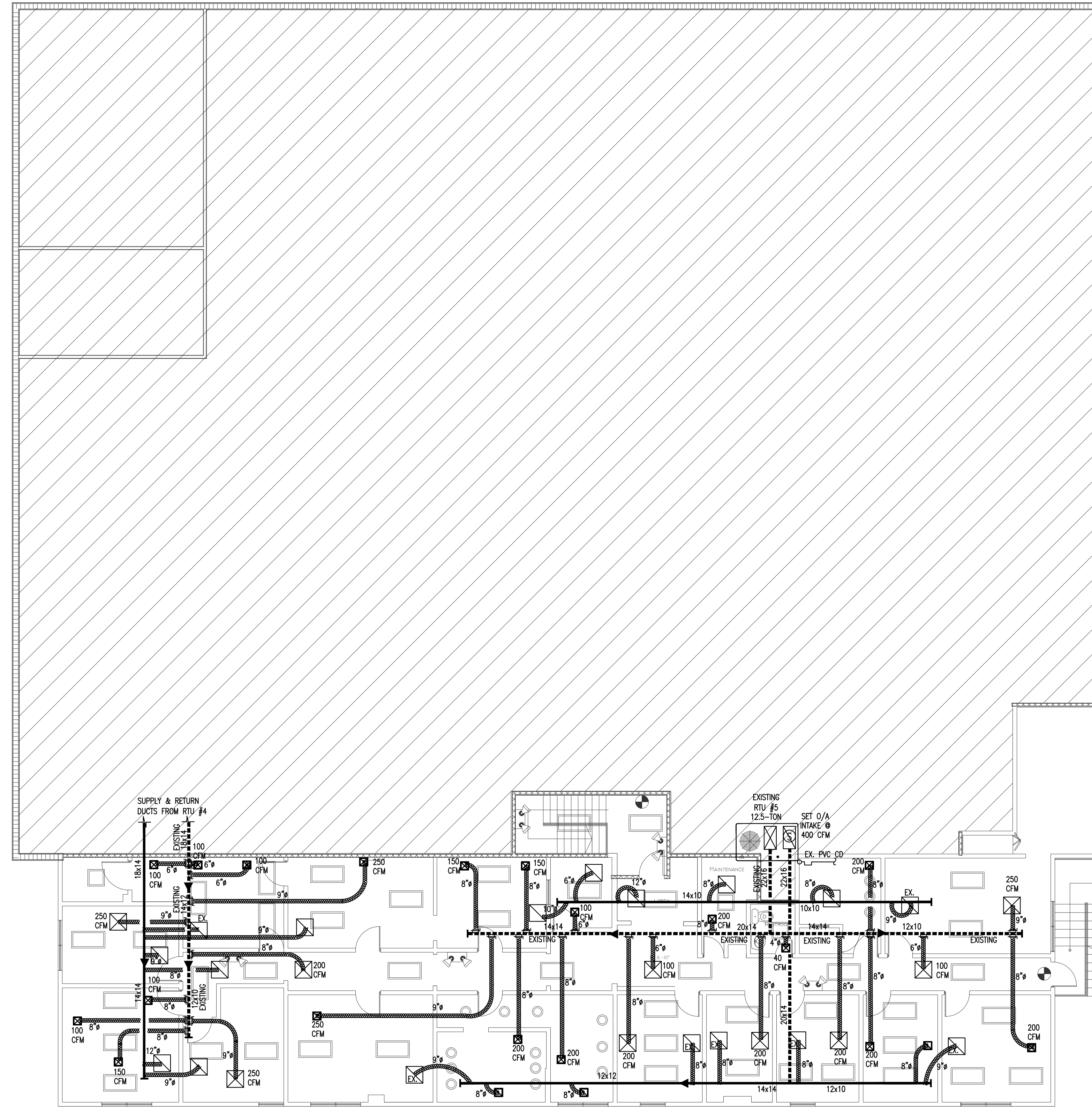
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RAB
CHECKED BY:
ARI SKLAR

**FIRST FLOOR
MECHANICAL PLAN**

PROJECT #: 14-023

DATE: 06-15-2015

M-1



LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES, FL 33014

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

**SECOND FLOOR
MECHANICAL PLAN**

2 SECOND FLOOR MECHANICAL PLAN
1/8" = 1'-0"



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RAJA BUCHANAN P.E # 48916 MAURICE LORD P.E # 72550

SEAL

DATE: _____

M-2

PROJECT #: 14-023

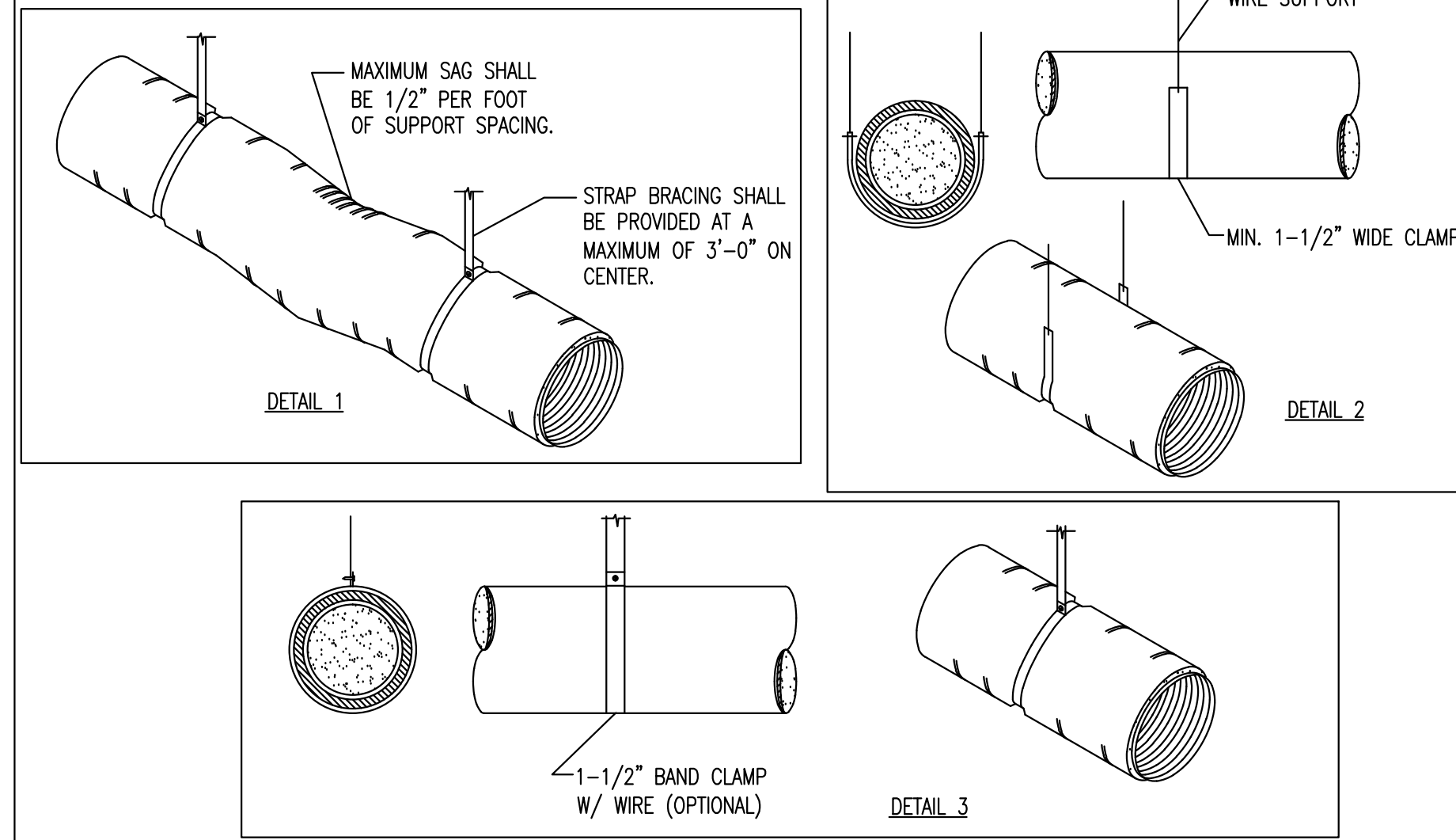
DATE: 06-15-2015

H.V.A.C. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH FBC-2010, 2006 NFPA-101, 2006 NFPA-1, 2008 NFPA-70.
- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
 - THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
 - DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS, DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.
 - CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
 - INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.
 - AIR FILTERS SHALL BE INSTALLED ON ALL RETURN AIR EQUIPMENT INLETS. PROVIDE AN EXTRA FILTER, INSTALL AT END OF CONSTRUCTION.
 - ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
 - PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN (AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN AS PER FMC 2007 SECTION 307.2.3) FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.
 - AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662). COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
 - MAINTAIN 4" MINIMUM CLEARANCE AROUND ALL AIR HANDLING UNITS.
 - THERMOSTAT MUST BE PROGRAMMABLE TO BE ABLE TO SET THE TEMPERATURE BACK (OR OFF) WHEN SPACE IS UNOCCUPIED OR AT OTHER TIMES AS NEEDED BY USER.
 - ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.
 - ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
 - ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
 - DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
 - HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
 - AIR DISTRIBUTION ACCESSORIES SHALL BE AIR GUIDE, ANEMOSTAT, TITUS, OR APPROVED EQUAL. ALL SUPPLY A.C. DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES. BRANCH TAKEOFFS MUST BE PROPORTIONAL SPLITS.
 - THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
 - PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.
 - ELECTRIC STRIP HEATERS SHALL BE BLAST COIL TYPE WITH NICKEL CHROMIUM WIRE AND INSULATING BUSHINGS FACTORY MOUNTED AND WIRED INCLUDING ALL HEAT LIMITERS, HIGH LIMIT SWITCHES, AND CONTRACTORS IN ACCORDANCE WITH THE "NATIONAL ELECTRIC CODE".
 - EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED OR IS NOT OPERATING PROPERLY.
 - ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS FOR SUBSTITUTIONS BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.
 - AIR DISTRIBUTION SYSTEM TESTING, ADJUSTING AND BALANCING. A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER FOR HVAC SYSTEMS SERVING ZONES WITH A TOTAL CONDITIONED AREA EXCEEDING 5000 SQUARE FEET. AIR DISTRIBUTION SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY AN ENGINEER LICENSED IN THIS STATE OR A COMPANY OR INDIVIDUAL HOLDING A CURRENT CERTIFICATION FROM A RECOGNIZED TESTING AND BALANCING AGENCY ORGANIZATION IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.
EXCEPTIONS:
1. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEM(S).
2. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 BTU/H OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
AIR SYSTEM BALANCING SHALL COMPLY WITH FBC 2010 ENERGY CONSERVATION SECTION 503.2.9.1
 - AS PER FBC 2010 ENERGY CONSERVATION SECTION 503.2.9.3, AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. THE MANUAL SHALL INCLUDE, AT LEAST, THE FOLLOWING:
1. EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
2. EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
3. HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
4. A COMPLETE WRITTEN NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
 - ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH FBC 2010 ENERGY CONSERVATION TABLE 503.2.8.
 - IF THERE ARE ANY CHANGES IN ENGINEER'S DRAWINGS, IN DESIGN OR IN EQUIPMENT, WITHOUT ENGINEER'S CONSENT, THE A.C. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITIES FOR THE PROJECT.
 - SMOKE DETECTORS ARE REQUIRED ON ALL PRIMARY AIR CONDITIONING SYSTEMS WHERE TOTAL AIR VOLUME EXCEEDS 2,000 C.F.M. (FBC-MECHANICAL 2010, SECTION 606.2.1) A DUCT ACCESS DOOR IS REQUIRED TO ACCESS THE DETECTOR. THE SYSTEM SHALL BE WIRED SO AS WHEN THE DUCT SMOKE DETECTOR DETECTS SMOKE IT SHALL STOP THE AC SUPPLY FAN AND CAUSE A VISUAL AND AUDIBLE SIGNAL IN A NORMALLY OCCUPIED LOCATION. ALSO, THE DETECTOR SHALL INDICATE A TROUBLE CONDITION EITHER VISUALLY OR AUDIBLY IN THE NORMALLY OCCUPIED LOCATION, AND BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. NFPA 90A, 4-4.4.3 (THE TESTER SHOULD BE EQUIPPED WITH AN LED LIGHT TO INDICATE TROUBLE).
 - AS PER FBC 2010 ENERGY CONSERVATION SECTION 503.2.5.4 (SHUTOFF DAMPER CONTROLS) PROVIDE MOTORIZED DAMPERS FOR O/A INTAKE FOR AHU. CONNECT MOTORIZED DAMPER TO TIME CLOCK TO CLOSE OUTSIDE AIR INTAKE AUTOMATICALLY WHEN THE SPACE SERVED IS NOT IN USE (OFF BUSINESS HOURS).
 - GRAVITY HOODS, VENTS, AND VENTILATORS. ALL OUTDOOR AIR SUPPLY AND EXHAUST HOODS, VENTS, AND VENTILATORS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SPACES SERVED ARE NOT IN USE.
EXCEPTION: VENTILATION SYSTEMS SERVING UNCONDITIONED SPACES.
 - MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBC 2010 ENERGY CONSERVATION TABLE 503.2.7.1
 - AS PER FBC-301.4 ALL APPLIANCES REGULATED BY THIS CODE SHALL BE LISTED AND LABELED UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH SECTIONS 301.4.1 THROUGH 301.4.4.
 - AS PER FMC-304.10 GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE AND ROOF HATED OPENINGS ARE LOCATED WITHIN 10 FT. OF ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW.
 - AS PER 306.5.1 SLOPED ROOFS. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30" ABOVE GRADE AT SUCH EDGE A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. THE GUARDS SHALL EXTEND NOT LESS THAN 42" ABOVE THE PLATFORM. SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21" DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE FBC.
 - ANY INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10FT. FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE.
 - ALL COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.
 - ROOF MOUNTED MECHANICAL UNITS SHALL BE MOUNTED ON CURBS RAISED A MINIMUM OF 8 INCHES (203 MM) ABOVE THE ROOF SURFACE, OR WHERE ROOFING MATERIALS EXTEND BENEATH THE UNIT, ON RAISED EQUIPMENT SUPPORTS PROVIDING A MINIMUM CLEARANCE HEIGHT IN ACCORDANCE WITH TABLE 1509.7.
TABLE 1509.7 CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS
WIDTH OF MECHANICAL UNIT (INCHES)
SURFACES (INCHES)
< 24 / 24 < 36 / 36 < 48 / 48 < 60 / > 60
14" / 18" / 24" / 30" / 48"
 - ROOF TOP A/C UNIT CURB SHALL BE MINIMUM 16 GAUGE (HURRICANE RATED CURB).
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITIONS AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.

NOTES:

- METALLIC FLEXIBLE DUCTWORK SHALL BE ATTACHED USING A MINIMUM OF THREE #8 SHEET METAL SCREWS EQUALLY SPACED AROUND THE DUCTWORK CIRCUMFERENCE. DUCTWORK LARGER THAN 12" SHALL HAVE A MINIMUM OF FIVE #8 SHEET METAL SCREWS. SCREWS SHALL BE LOCATED AT LEAST 8" FROM THE DUCTWORK END.
- NON-METALLIC FLEXIBLE DUCTWORK SHALL BE SECURED TO THE SLEEVE OR COLLAR USING A DRAW BAND. IF THE DUCTWORK COLLAR EXCEEDS 12", THE DRAW BAND MUST BE POSITIONED BEHIND A BEAD ON THE METAL COLLAR.
- INSULATION AND VAPOR BARRIERS PRESENT ON FACTORY-FABRICATED DUCTWORK SHALL BE FITTED OVER THE CORE CONNECTION AND SHALL BE SUPPLEMENTALLY SECURED WITH A DRAW BAND.
- FLEXIBLE DUCTWORK SEALING SHALL BE A CLASS "B" SEAL FOR LOW PRESSURE DUCTWORK.
- SUPPORT SYSTEM SHALL NOT DAMAGE OR CAUSE OUT-OF-ROUND SHAPE.



INSULATED FLEXIBLE DUCTWORK DETAIL

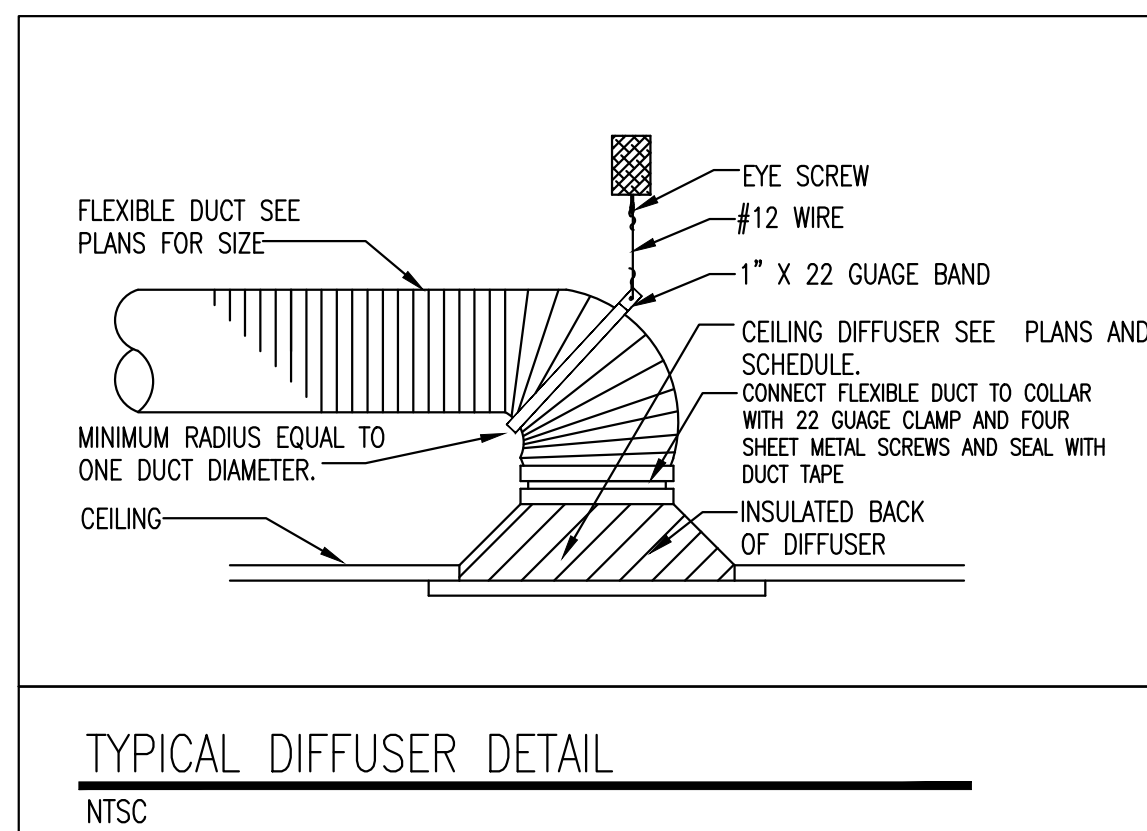
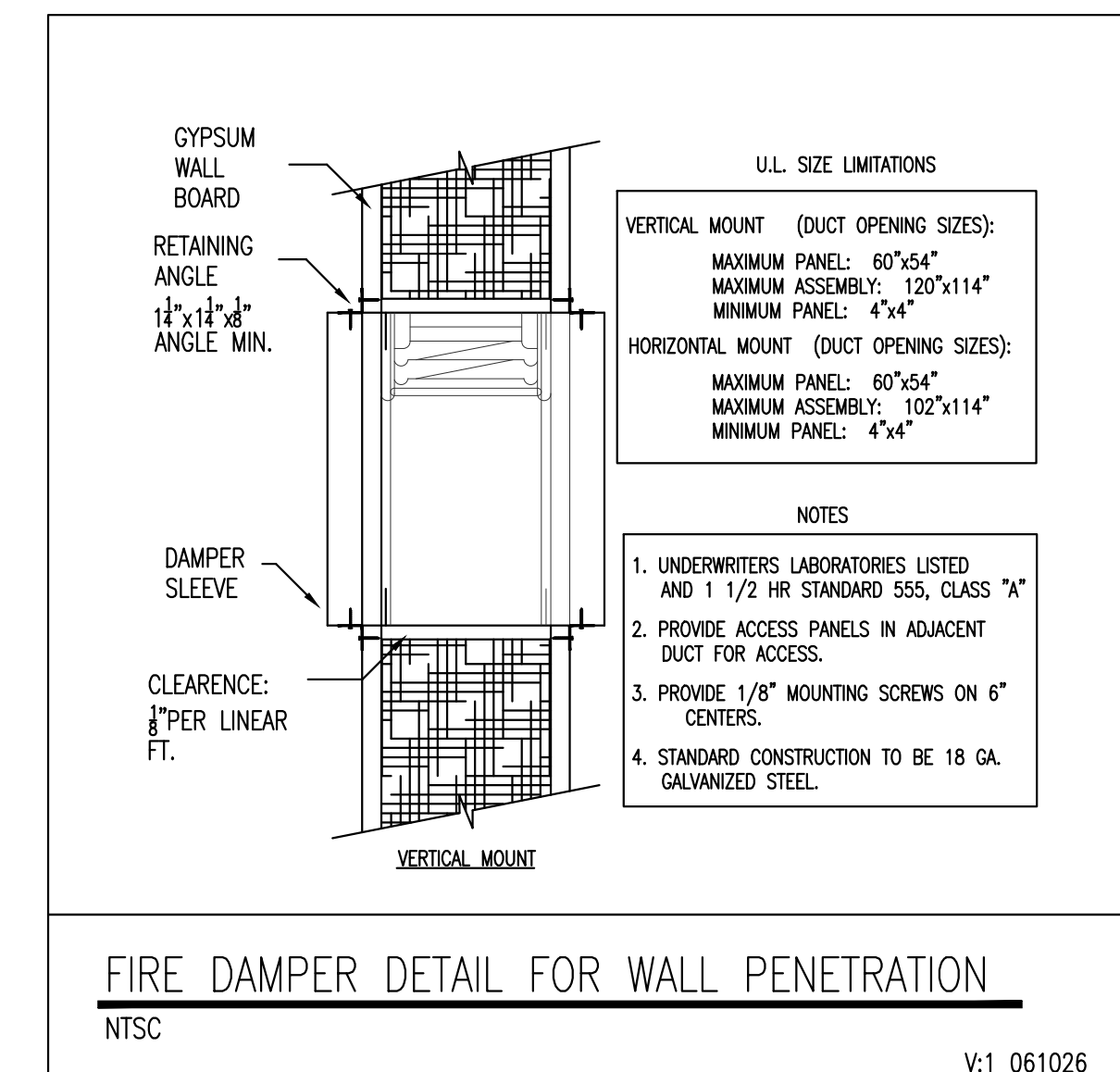
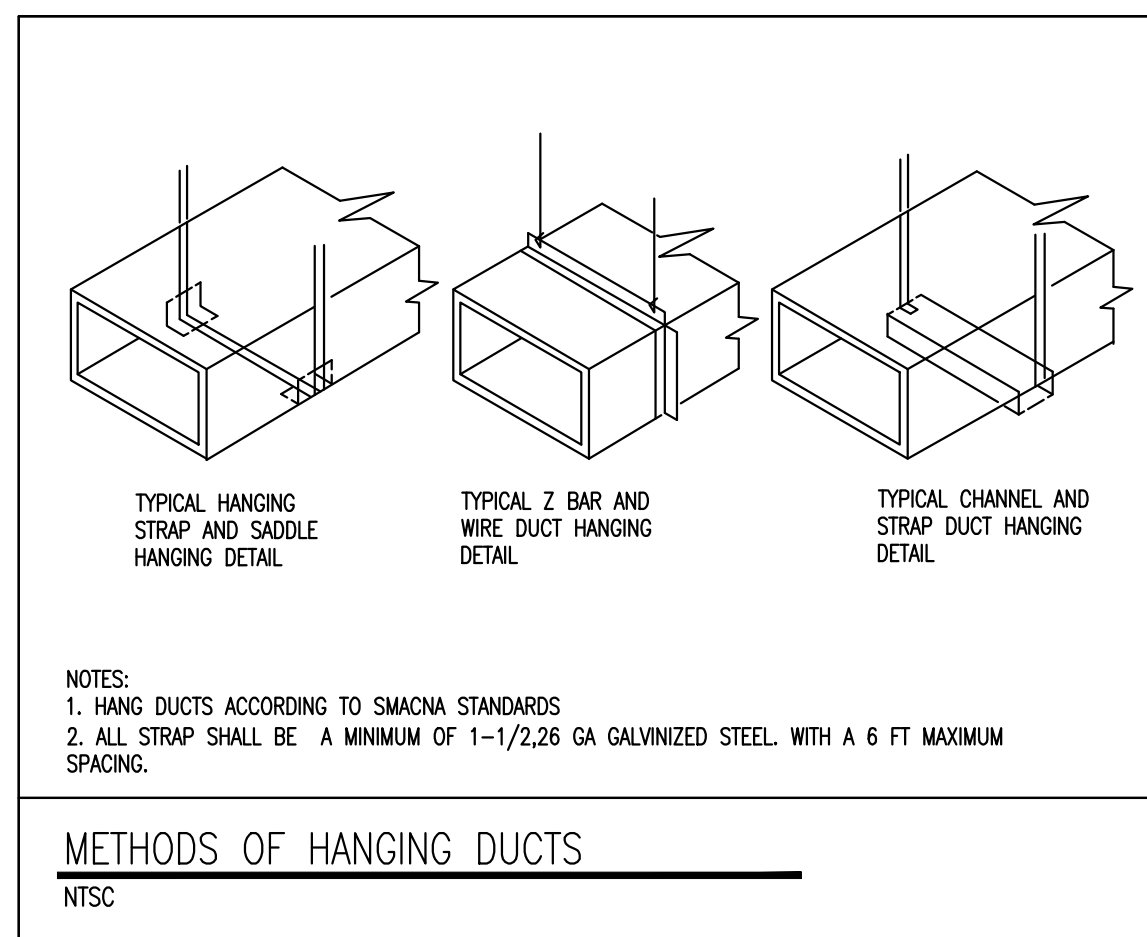
NTSC

V:1 061026

DIFFUSERS, GRILLES & REGISTER SCHEDULE (GRID CEILING) NON FIRE RATED

MARK	SERVICE	SERVICE	CFM	PANEL SIZE	neck	FINISH	DESIGN	REMARKS
TITUS	TDCA-AA	SUPPLY AIR	1-99	24" x 24"	6"	*	T-BAR LAY IN	⊙
TITUS	TDCA-AA	SUPPLY AIR	100-240	24" x 24"	8"	*	T-BAR LAY IN	⊙
TITUS	TDCA-AA	SUPPLY AIR	241-350	24" x 24"	10"	*	T-BAR LAY IN	⊙
TITUS	TDCA-AA	SUPPLY AIR	351-430	24" x 24"	12"	*	T-BAR LAY IN	⊙
TITUS	350FL	RETURN AIR	0-300	24" x 24"	10X10 (12")	*	T-BAR LAY IN	
TITUS	350FL	RETURN AIR	301-500	24" x 24"	12X12 (14")	*	T-BAR LAY IN	
TITUS	350FL	RETURN AIR	501-800	24" x 24"	15X15 (16")	*	T-BAR LAY IN	
TITUS	350FL	RETURN AIR	801-1125	24" x 24"	18X18	*	T-BAR LAY IN	
TITUS	350FL	RETURN AIR	1126-2000	24" x 24"	22X22	*	T-BAR LAY IN	

REMARKS: ⊙ PROVIDE OPPOSED BLADE DAMPERS
* COORDINATE WITH OWNER



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CERTIFICATE OF AUTHORIZATION # 9842
□ RAJA BUCHANAN P.E. # 48916 □ MAURICE LORD P.E. # 72550

SEAL

DATE: _____

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IB 0000894
NCARB CERTIFIED

SEAL
ARI L SKLAR
LICENSE #AR473

REVISIONS

LIFE SAFETY MODIFICATIONS FOR:
EXECUTIVE OFFICES- MIAMI LAKES
6001 NW 153RD ST.
MIAMI LAKES FL 33004

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 06-15-2015

DRAWN BY:
RAB
CHECKED BY:
ARI SKLAR

**MECHANICAL NOTES
& DETAILS**

M-3

PROJECT #: 14-023

DATE: 06-15-2015