



CITY OF MIAMI - LIFE QUEST RENOVATIONS FOR 1075 N.E. 149th STREET

City of Miami Department of Community Development

BID SET - January 9th 2017

Miami-Dade County - Alteration Level 2

Owner's Representative:
Dollila Pinkhasov
Contract Compliance Analyst
City of Miami

Mayor
Tomas P. Regalado

Chairman
Leon Hardemon

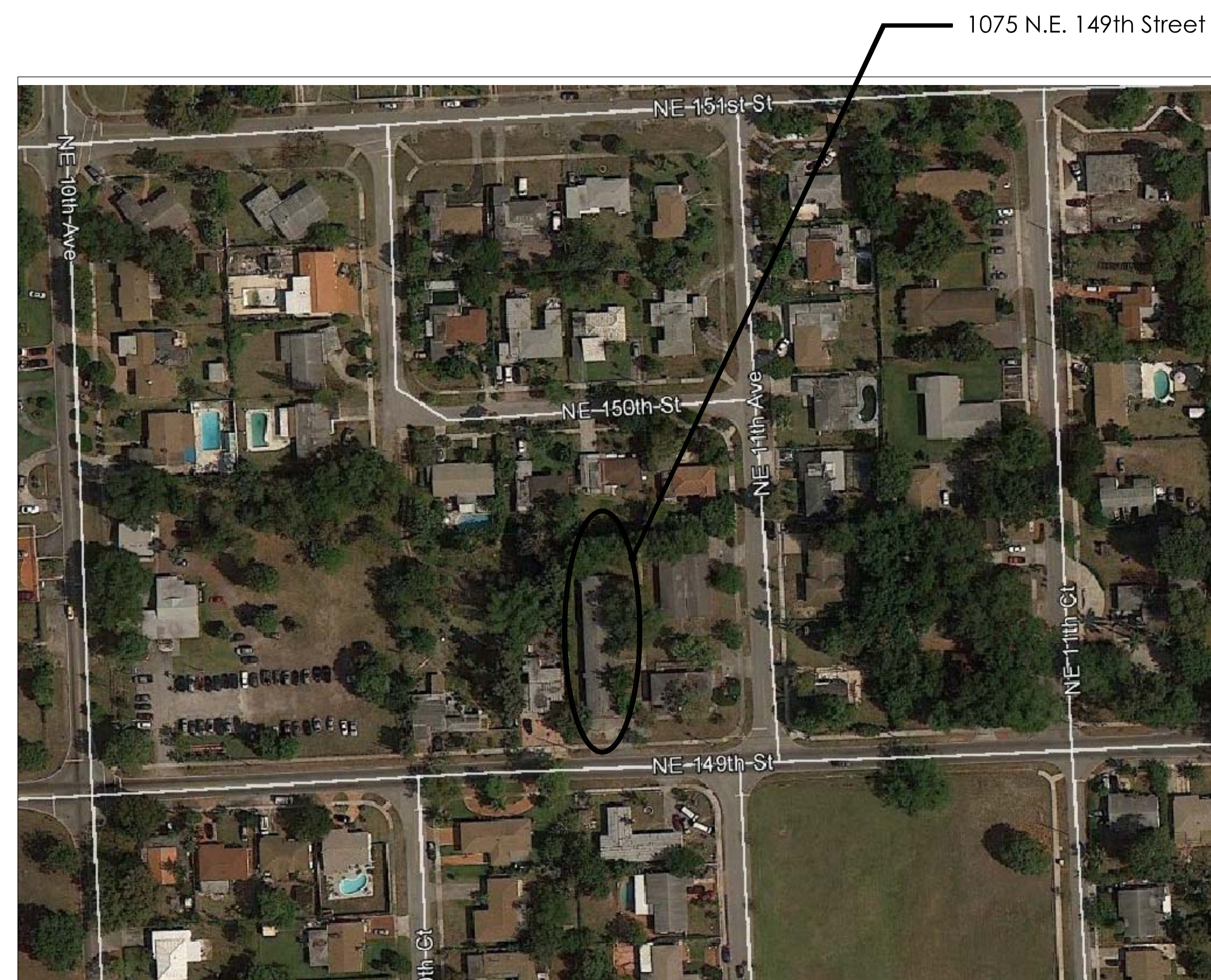
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Commissioner
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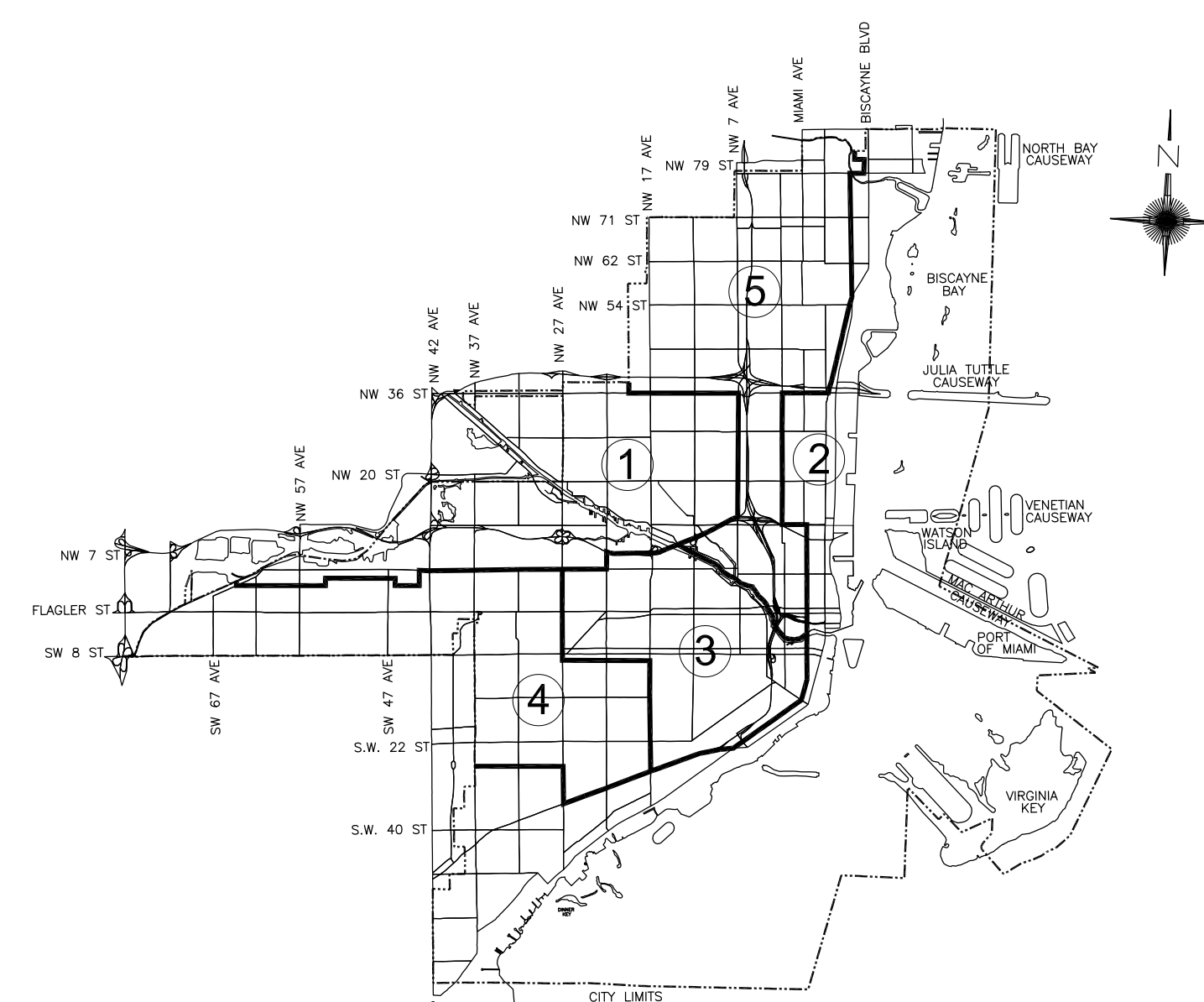
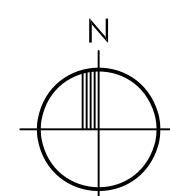
Commissioner
Francis Suarez

City Manager
Daniel J. Alfonso



LOCATION MAP

N.T.S.



INDEX OF DRAWINGS

-	COVER
ARCHITECTURAL	
A-1.0	SITE PLAN, SCOPE OF WORK, GENERAL NOTES AND DETAILS
A-1.1	DEMOLITION FLOOR PLAN
A-2.0	FLOOR PLAN AND BUILDING ELEVATIONS
A-2.1	EXTERIOR FINISHES
A-3.0	SCHEDULES AND DETAILS
A-3.1	INTERIOR ELEVATIONS AND CABINET DETAILS
A-3.2	PARTITION TYPES AND WALL SECTION
A-4.0	ROOF PLAN
A-4.1	ROOF DETAILS
A-5.0	REFLECTED CEILING PLAN
A-5.1	MISCELLANEOUS DETAILS
PLUMBING	
P-1	PLUMBING NOTES, SPECIFICATIONS, LEGEND & SCHEDULES
P-2	PLUMBING FLOOR PLAN
P-3	PLUMBING RISERS
P-4	PLUMBING DETAILS
P-5	SEPTIC TANK DEMO NOTES AND DETAILS
P-6	SEPTIC TANK SITE AND NEW WORK PLAN
MECHANICAL	
M-1	MECHANICAL NOTES, SCHEDULES & DETAILS
M-2	MECHANICAL FLOOR PLAN
ELECTRICAL	
E-1	ELECTRICAL GENERAL NOTES, LEGEND, SITE PLAN & DETAIL
E-2	ELECTRICAL POWER & LIGHTING FLOOR PLAN, PANELS & RISER
E-3	ELECTRICAL PLAN AND DETAILS

ARCHITECT:

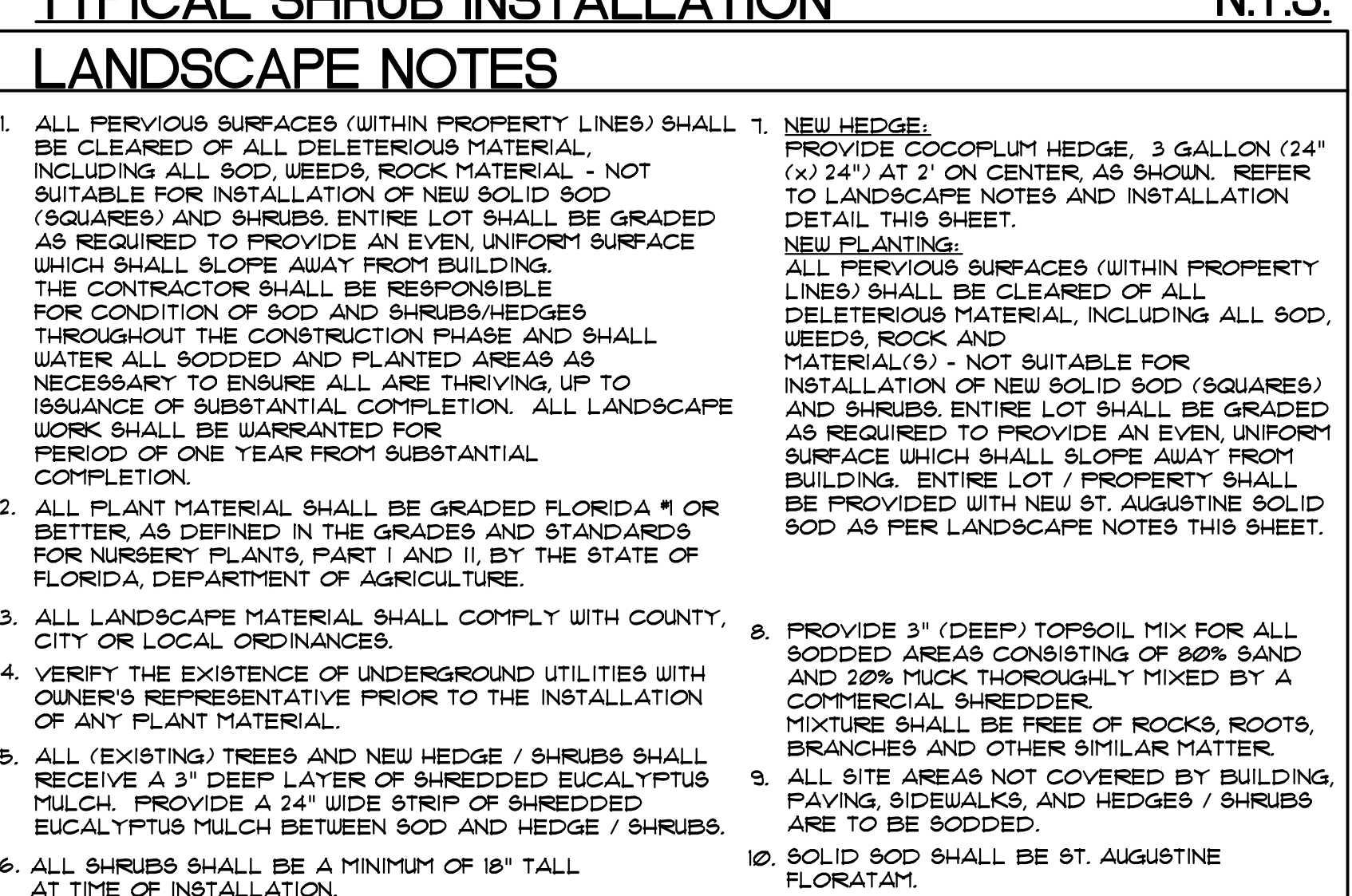
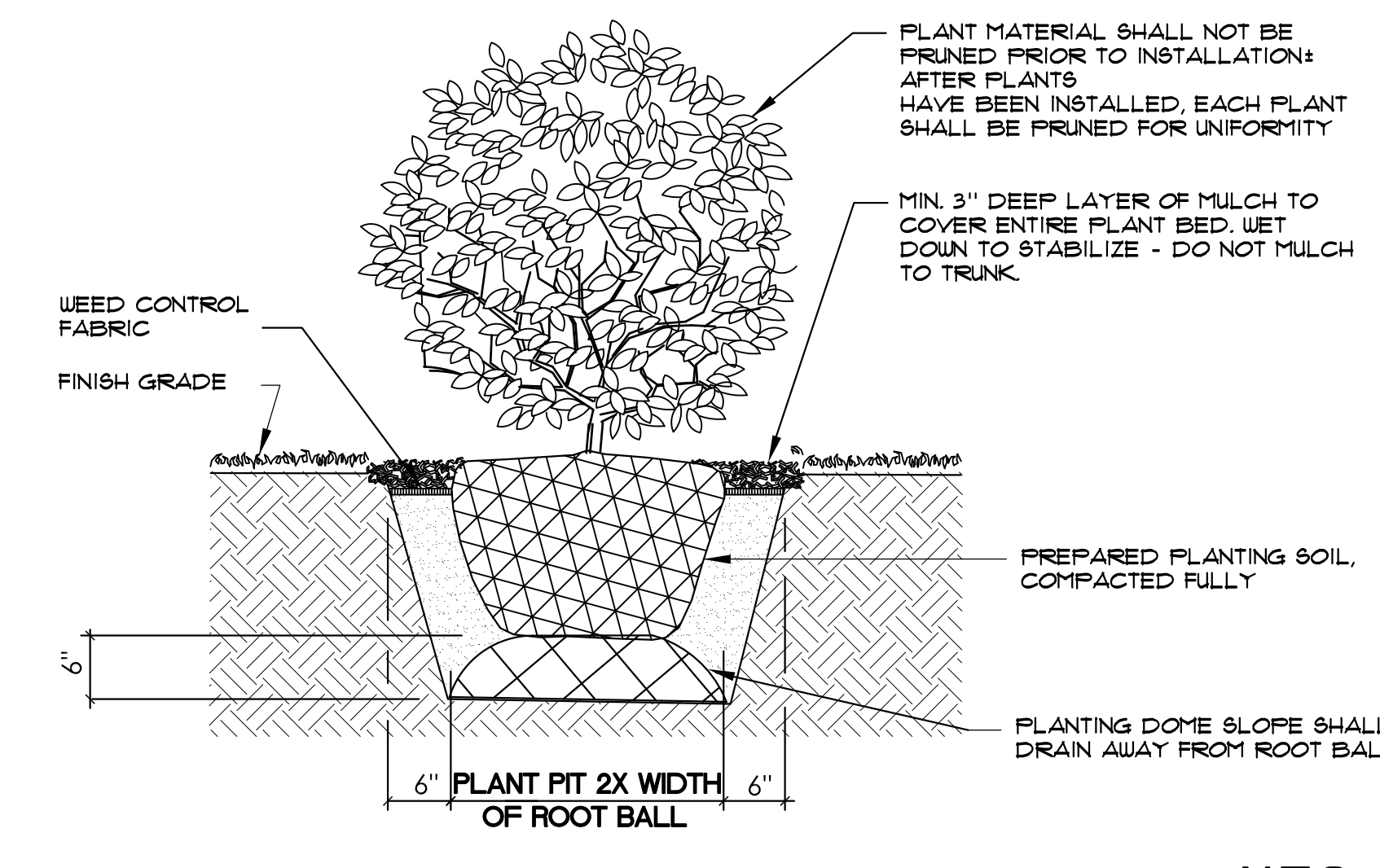
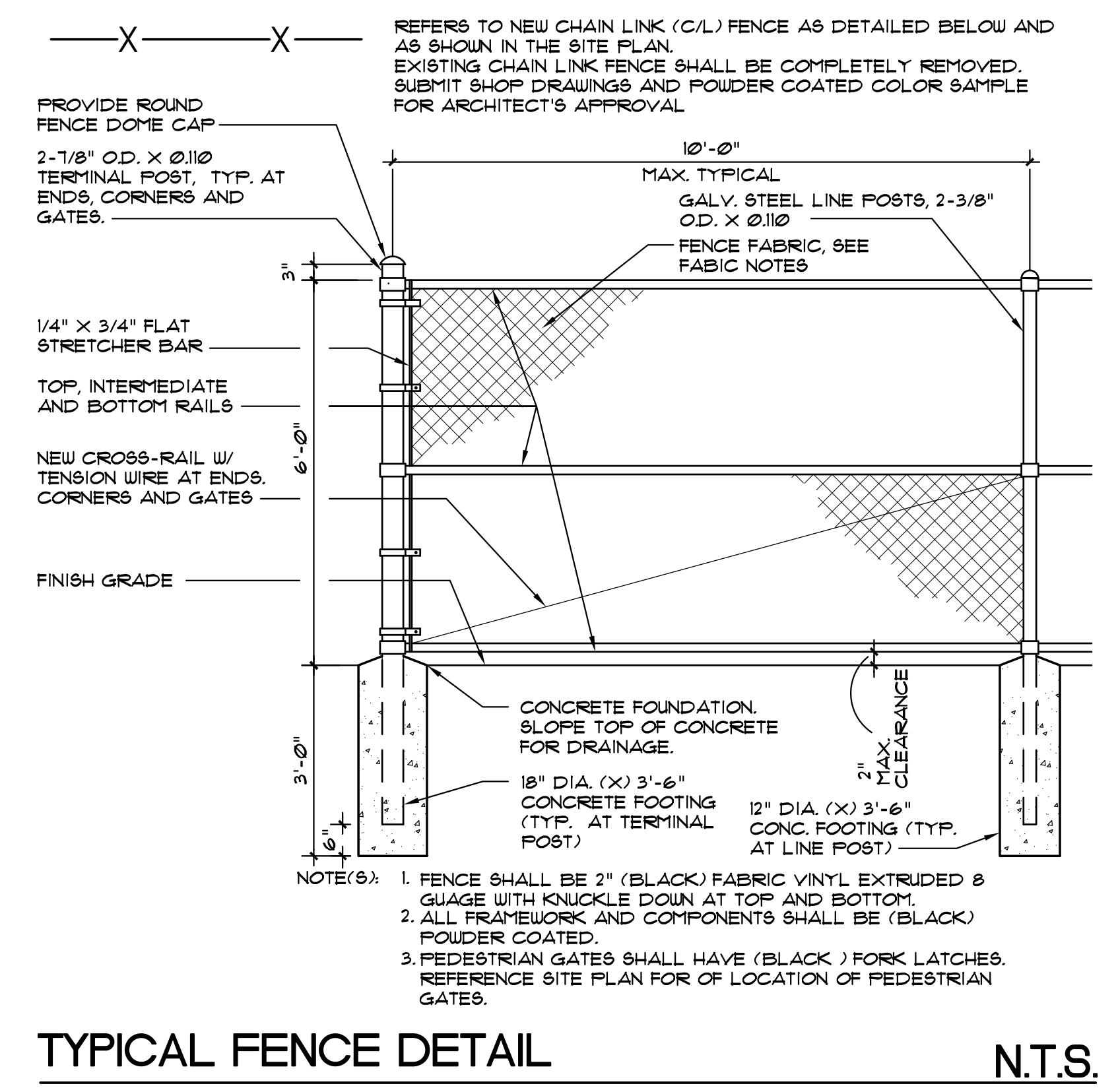
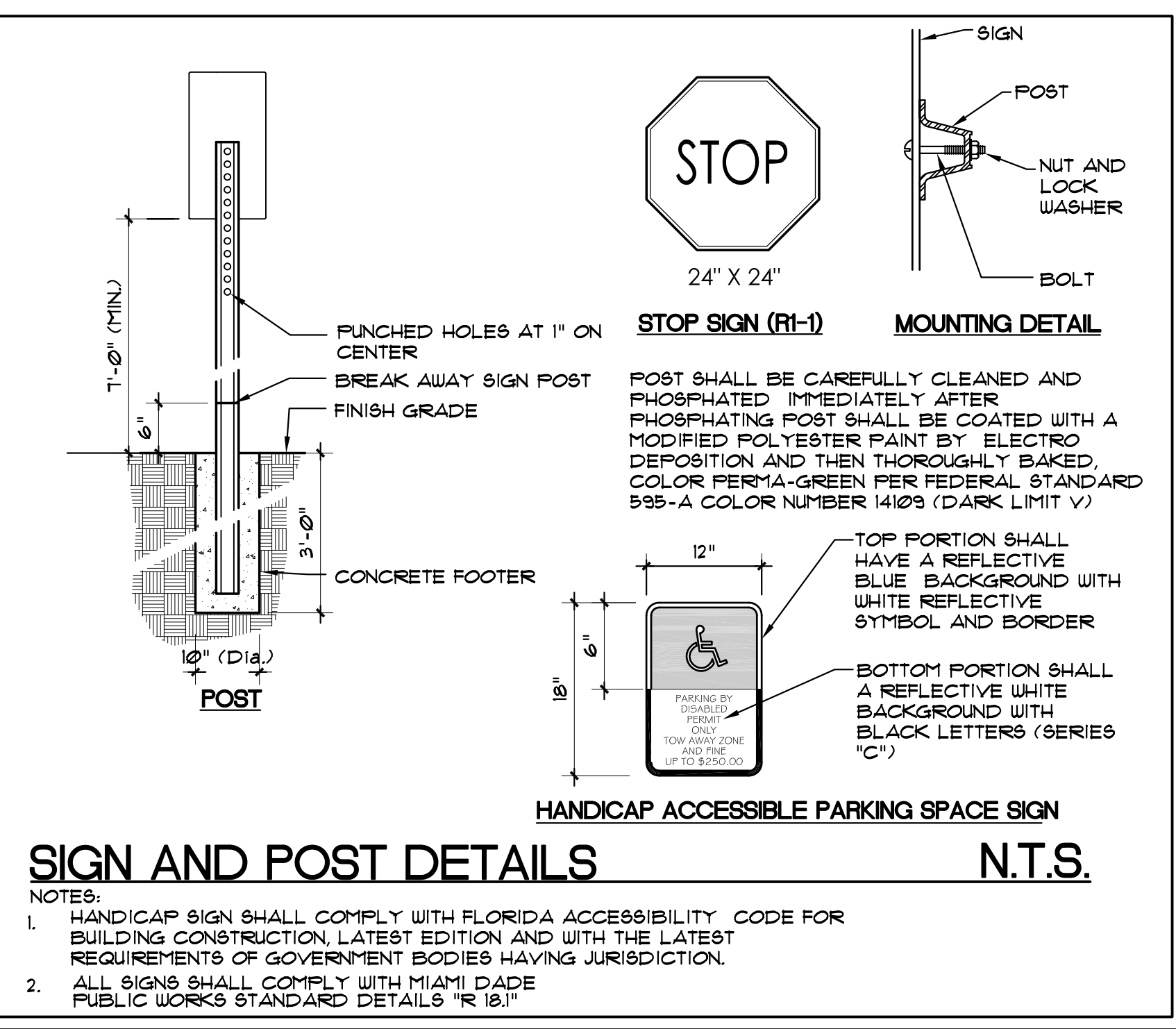
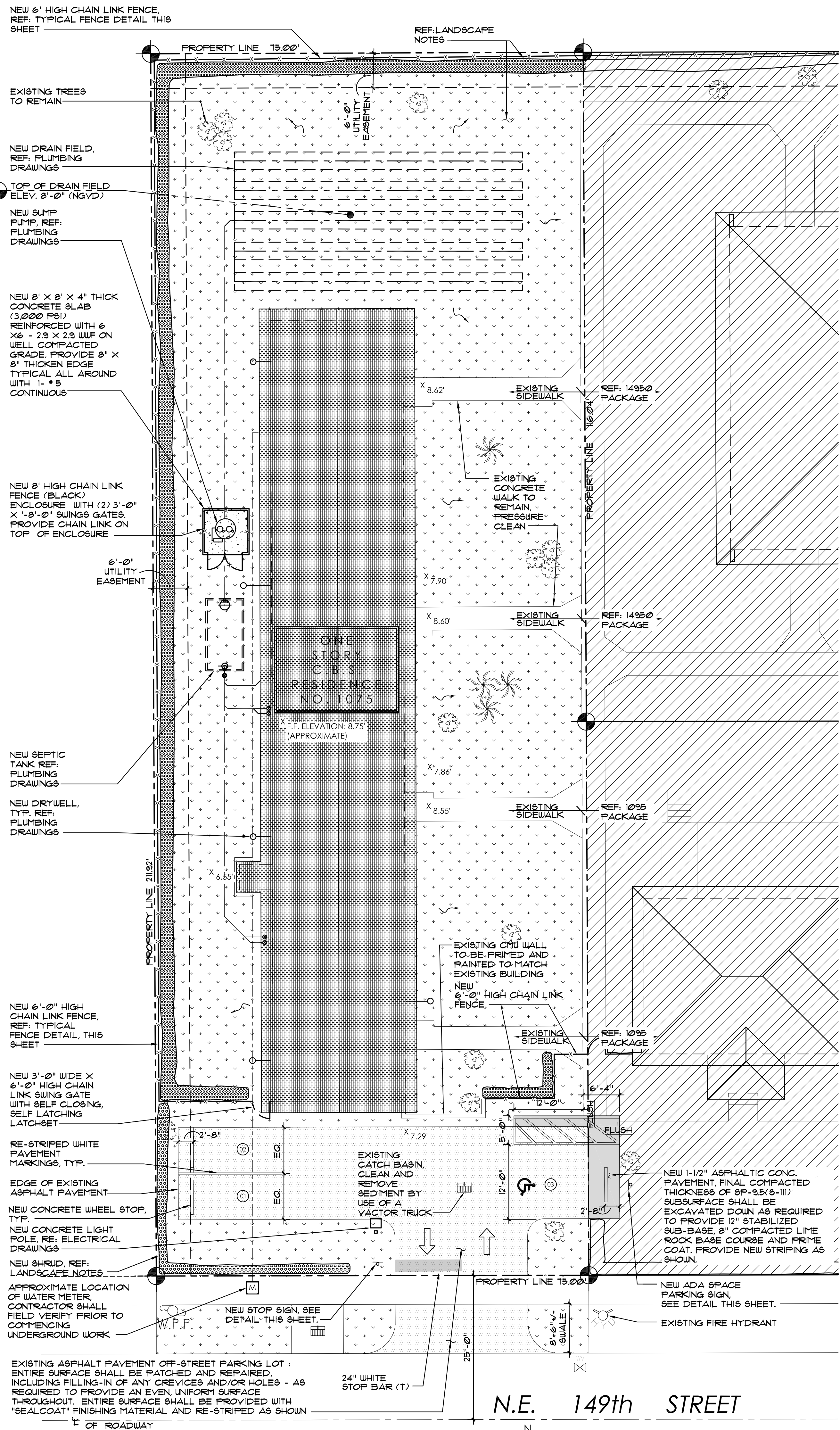
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SCOPE OF WORK

SCOPE OF WORK CONSISTS OF THE COMPLETE DEMOLITION AND REMOVAL OF ALL EXISTING INTERIOR COMPONENTS AND SELECTED EXTERIOR COMPONENTS INCLUDING, BUT NOT LIMITED TO: ALL INTERIOR FRAME PARTITIONS, FURNISH, NEW GYPSUM WALLS, CEILING CLADDING THROUGHOUT ALL INTERIOR SPACES - WALLS AND CEILING, ALL TRIM, ALL CABINETWORK, ALL DOORS AND FRAMES (INTERIOR AND EXTERIOR) AND ALL WINDOWS. EXTERIOR DEMOLITION AND REMOVAL INCLUDES, BUT IS NOT LIMITED TO: SHINGLE ROOF SYSTEM, INCLUDING TRIM, AND ALL FRAMING. SELECTED SITE DEMOLITION TASKS ARE IDENTIFIED IN THE DRAWINGS. ADDITIONALLY ALL PLUMBING FIXTURES, INCLUDING ALL ACCESSORIES AND TRIM, SHALL BE COMPLETELY REMOVED.

NEW CONSTRUCTION CONSISTS OF MIAMI-DADE COUNTY ALTERATION LEVEL 2. NEW IMPACT RESISTANT WINDOWS AND DOORS, NEW RAILINGS, NEW GYPSUM WALLS AND CEILING, NEW FLOORING, NEW TRIM, NEW DOORS AND FRAMES, NEW CEILING AND EXTERIOR MASONRY WALLS. NEW INTERIOR WORK ALSO INCLUDES ALL NEW CABINETWORK, DOORS AND FRAMES, TRIM AND ALL FINISHES. NEW SITE WORK INCLUDES CLEARING OF EXISTING PAVED AREAS, PRIVACY HEDGES AT PERIMETER AND NEW CHAIN-LINK FENCE WITH PEDESTRIAN GATES.

COMPLETE (DEMOLITION AND NEW WORK) MECHANICAL, ELECTRICAL AND PLUMBING (MEP) SCOPE IS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS FOR THESE DISCIPLINES.

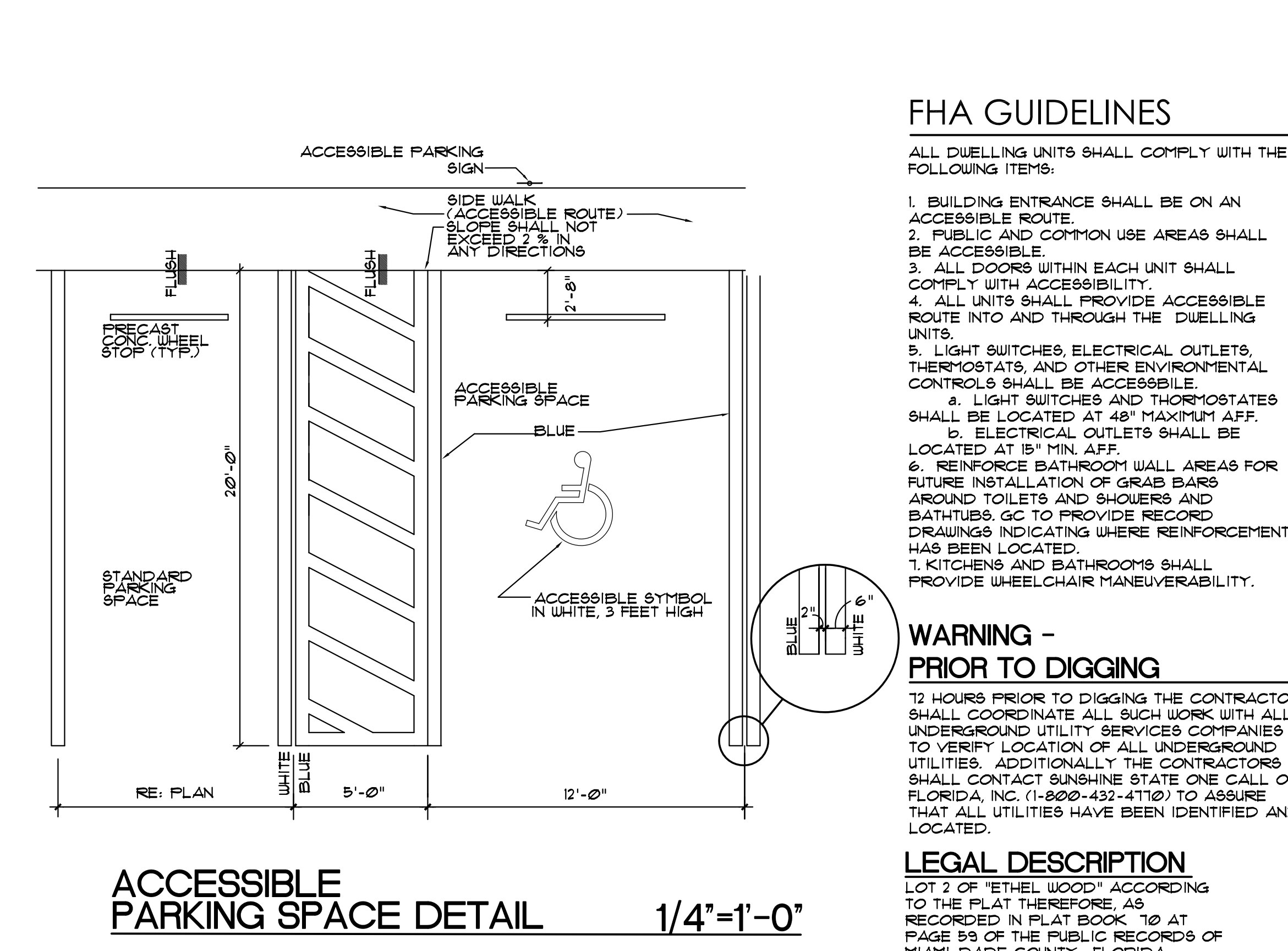
- GENERAL NOTES**
- GENERAL NOTES ON THE PROJECT PLANS AND DRAWINGS ARE SOLELY TO AID AND ASSIST THE CONTRACTOR WITH THE FIELD OPERATIONS FOR THE PROJECT. SAID GENERAL NOTES MAY NOT FULLY DESCRIBE ALL OF THE REQUIREMENTS FOR AN ITEM. THEREFORE, THE CONTRACTOR SHALL READ AND VERIFY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PLANS, SPECIFICATIONS, GENERAL TERMS AND CONDITIONS, AND THE SUPPLEMENTAL TERMS AND CONDITIONS, TO FULLY UNDERSTAND AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY MARKINGS ONCE THE WORK IS COMPLETED. CONTRACTOR SHALL USE SPECIAL CARE WHEN REMOVING THE UTILITY MARKINGS. THE REMOVAL METHOD NEEDS TO BE SUCH THAT IT DOES NOT DAMAGE THE SURFACES OF THE EXISTING WORK ALREADY IN PLACE. IF WATER-BLASTING OLDER ASPHALT PAVEMENT CARE NEEDS TO BE TAKEN TO NOT DISCOLOR THE ASPHALT OR FLISH THE AGGREGATE. IF THE REMOVALS ARE ON OLDER CONCRETE SURFACES, THE ENTIRE SURFACE OF A PANEL OR SECTION NEEDS TO BE REFINISHED TO A UNIFORM COLOR THROUGHOUT THAT SAME PANEL OR SECTION. IN ANY CASE (ASPHALT OR CONCRETE SURFACE), THE METHOD NEEDS TO BE SUCH THAT A SLICK SURFACE IS NOT LEFT BEHIND. FINAL PAYMENT TO THE CONTRACTOR MAY BE WITHHELD UNTIL THE UTILITY MARKS ARE PROPERLY REMOVED.
 - THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TO THE WORK OF THIS PROJECT, AND SHALL BE CAREFULLY REVIEWED BY THE CONTRACTOR AND ALL HIS SUBCONTRACTORS. THE CONTRACTOR SHALL COORDINATE EACH OF THE SUBCONTRACTORS WORK WITH OTHER SUBCONTRACTORS WORK ASSOCIATED WITH THIS PROJECT.
 - THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS AT THE JOBSITE. THE CONTRACTOR SHALL COORDINATE ACTUAL FIELD CONDITIONS WITH THE WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING AND ANY CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED. BY SUBMISSION OF A BID FOR CONSTRUCTION, THE CONTRACTOR AND HIS SUBCONTRACTORS ACKNOWLEDGE PERFORMING THE ABOVE INSPECTION, AND INCLUDE IN ITS PROPOSAL ALL COSTS AND/OR FEES PERTAINING TO THE COMPLETION OF THE PROJECT AS INTENDED IN THE BIDDING CONSTRUCTION DOCUMENT SET AND ANY ADDITIONAL. THESE COSTS MUST INCLUDE, BUT ARE NOT LIMITED TO, THE REPAIR, RELOCATION, AND/OR REPAIR OF ANY EXISTING OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN PERFORMING THE WORK.
 - ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION, THE FLORIDA BUILDING CODE, AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY ANY OF THESE ENTITIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. RESULTING CHANGES, MAY BE SHOWN, AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWINGS ISSUED TO THE CONTRACTOR. ALL ADJUSTMENTS TO CONSTRUCTION FEES SHALL TAKE PLACE AT THIS TIME, AND SUBMITTED FOR CONSIDERATION AND APPROVAL OF THE ARCHITECT AND OWNER.
 - THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR OBTAIN AND PAY, FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR ITS PORTION OF THE WORK.
 - THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL MANDATORY BUILDING INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF HIS ENGINEERS UPON ISSUANCE OF THE PERMIT. THE CONTRACTOR MUST CONTACT THE ARCHITECT OR ENGINEER PRIOR TO SCHEDULING THE INSPECTION WITH THE BUILDING INSPECTOR SO THAT THE ENGINEER CAN CONDUCT THE SAME INSPECTION AND INITIAL THE INSPECTION LOG AS REQUIRED BY THE FLORIDA BUILDING CODE.
 - THE CONTRACTOR SHALL MAINTAIN RECORDS OF DEVIATIONS FROM THE DRAWINGS AND PREPARE AS-BUILT RECORD DRAWINGS SHOWING CORRECTLY AND ACCURATELY ALL CHANGES AND DEVIATIONS MADE DURING CONSTRUCTION TO REFLECT THE WORK AS IT WAS ACTUALLY CONSTRUCTED. REFER TO FRONT END SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS PERTAINING TO THE AS-BUILT DRAWINGS DOCUMENTATION.
 - THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL BARRICADES, BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF THE PERSONS USING OR OCCUPYING ADJACENT ROAD AND/OR SITES.
 - WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS OR NOTES ARE NOT INDICATED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION.
 - THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO PROPERLY COMPLETE THE WORK OF HIS CONTRACT. NO SUBCONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER SUBCONTRACTOR.
 - THE CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS, SHOP DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION SHEETS AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: PREFABRICATED TRUSSES, WINDOWS, DOORS, ELECTRICAL AND MECHANICAL EQUIPMENT, PLUMBING FIXTURES, CABINETRY, AND FINISHES. ALL SUBMITTALS SHALL BE DELIVERED TO THE OWNER OR ARCHITECT TO ALLOW FOR REVIEW, PROCUREMENT AND/OR FABRICATION. NO WORK SHALL BE PERFORMED UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT, AND/OR ENGINEER.
 - ALL REQUIRED LAB TESTS PERTAINING TO THE PROJECT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE CONTRACTOR, AND BY A LICENSED TESTING LABORATORY UNDER THE SUPERVISION OF A FLORIDA REGISTERED ENGINEER. TEST RESULTS SHALL BE SUBMITTED EACH TIME A TEST IS COMPLETED.
 - THE QUALITY CONTROL AND INSPECTION SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACINGS AND SHORING REQUIRED TO MAINTAIN THE PLUMBNESS AND STABILITY OF STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STRUCTURAL MEMBERS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
 - NO STRUCTURAL MEMBER SHALL BE CUT, REMOVED, AND/OR MODIFIED (UNLESS SPECIFIED IN THE CONSTRUCTION DOCUMENTS) WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR THE STRUCTURAL ENGINEER.
 - AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY JOINT COMPOUND, PLASTER, STUCCO AND PAINT SPILLS OR SPLATTERS. THE BUILDING IS TO BE BROOM CLEANED. THE SITE SHALL BE CLEAN OF ALL CONSTRUCTION DEBRIS AND MATERIALS. ALL LANDSCAPE SHALL BE IN PLACE AND OTD BEING INSTALLED AND OTHERWISE IN FINAL CONDITION.
 - CABINET MANUFACTURER SHALL FIELD MEASURE EXACT LOCATION OF ALL CABINETRY AND ELECTRICAL RECEPTACLES AT THE JOBSITE PRIOR TO THE FABRICATION OF ANY CABINETRY.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T) EXCEPT FOR THE 6" WHITE LINES ON EITHER SIDE OF A PARKING SPACE AND THE 6" BLUE LINES FOR ACCESSIBLE SPACES.

- UNIT PRICES**
- CONCRETE SIDEWALKS:** PROVIDE SQUARE FOOTAGE UNIT COST TO REPLACE ALL DAMAGED SECTIONS OF EXISTING ON-GRADE CONCRETE SIDEWALKS, INCLUDING, AT A MINIMUM, ANY SURFACE CRACKS EXCEEDING 1/4" IN WIDTH AND DEPTH. COST SHALL BE PROVIDED FOR ENTIRE WIDTH OF SIDEWALK, WHICH ENCOMPASSES THE DAMAGED AREA(S). SIDEWALK SHALL MATCH EXISTING FINISH, WIDTH AND THICKNESS (4" MINIMUM, 6" AT DRIVEWAYS). PROVIDE 6X6X10 WIRE WELDED MESH AT DRIVEWAYS. PROVIDE 1/8" X 1-1/2" (DEEP) SAWS JOINTS @ 9'-0" O.C. MAXIMUM AND 1/4" RADIUS TOP EDGES AT CHANGE OF DIRECTION AREAS.
 - STUCCO REPAIRS:** PROVIDE SQUARE FOOTAGE UNIT COST FOR STUCCO REPAIRS AS FOLLOW:
 - LOCATE EXPOSED STUCCO WALL AREAS WITH EXTENSIVE CRACKING, DELAMINATION FROM THE SUBSTRATE AND/OR SUBSTRATE EXPOSURE.
 - AT DELAMINATED AREAS, REMOVE STUCCO SURFACING, CLEAN SUBSTRATE APPLY PRIME AND/OR BONDING COMPOUND, APPLY STUCCO RESURFACING TO MATCH EXISTING THICKNESS AND TEXTURE.
 - AT CRACKS, CLEAN OUT LOOSE MATERIALS, PRIME INSIDE SURFACES. FOR LARGE CRACKS, FILL WITH STUCCO PATCHING LEVELING MATERIALS. FOR SMALL CRACKS, FILL CRACK WITH COMPATIBLE SEALANT AND STRIKE FLUSH WITH ADJACENT SURFACES.
 - UPON COMPLETION OF REPAIR AND ADEQUATE CURING TIME, PAINT ENTIRE WALL SURFACE.
 - BOARD AND/OR PLYWOOD ROOF SHEATHING:** PROVIDE COSTS TO REPLACE ALL DAMAGED ROOF SHEATHING SECTIONS WITH SAME. BOARD SHEATHING COSTS SHALL BE SUBMITTED IN LINEAR FOOTAGE (L.F.), PLYWOOD SHEATHING COSTS SHALL BE SUBMITTED IN SQUARE FEET (S.F.).

CODE COMPLIANCE STATEMENTS

- HUD SECTION 504 STATEMENT: AT LEAST ONE BUILDING UNIT TYPE (I.E. EFFICIENCY AND/ OR NUMBER OF BEDROOMS) HAVE BEEN MODIFIED AND RENOVATED TO COMPLY WITH FCRA 2010, MOBILITY SECTIONS 2332 AND COMMUNICATION SECTION 2333, TO THE GREATEST EXTENT POSSIBLE - IN COMPLIANCE WITH HUD SECTION 504.
- THIS PROJECT IS FUNDED THRU THE FEDERAL GOVERNMENT AND IS COVERED BY TITLE II OF THE ADA.

- ALTERNATE BID ITEMS**
- CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE BID PRICE FOR MILLING AND RESURFACING ONE-INCH (1") MINIMUM DEPTH FOR PARKING SPACE AND DRIVE WITH A FINAL COMPACTED THICKNESS OF 8P-9S (8-11).
 - CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE BID PRICE FOR REMOVAL OF THE EXISTING STUCCO (ALL SIDES) BY SANDBLASTING DOWN TO THE CMU SUBSTRATE AND PROVIDING A NEW 2 COAT STUCCO SYSTEM (MINIMUM OVERALL THICKNESS 9/8"). ALL NEW STUCCO SURFACES SHALL BE PRIME AND PAINTED. REMOVE GRADING AROUND PERIMETER OF BUILDING TO ALLOW FOR PROPER AND COMPLETE REMOVAL OF EXISTING STUCCO AND TO ALLOW FOR NEW STUCCO APPLICATION 1" BELOW FINISH GRADE MINIMUM.



FHA GUIDELINES

- ALL DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING ITEMS:
- BUILDING ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE.
 - PUBLIC AND COMMON USE AREAS SHALL BE ACCESSIBLE.
 - ALL DOORS WITHIN EACH UNIT SHALL COMPLY WITH ACCESSIBILITY.
 - ALL UNITS SHALL PROVIDE ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING UNITS.
 - LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE ACCESSIBLE.
 - LIGHT SWITCHES AND THERMOSTATS SHALL BE LOCATED AT 48" MAXIMUM AFF.
 - ELECTRICAL OUTLETS SHALL BE LOCATED AT 15" MIN. AFF.
 - REINFORCE BATHROOM WALL AREAS FOR FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS AND SHOWERS AND BATHUBS GO TO PROVIDE RECORD DRAWINGS INDICATING WHERE REINFORCEMENT HAS BEEN LOCATED.
 - KITCHENS AND BATHROOMS SHALL PROVIDE WHEELCHAIR MANEUVERABILITY.

WARNING - PRIOR TO DIGGING

12 HOURS PRIOR TO DIGGING THE CONTRACTOR SHALL COORDINATE ALL SUCH WORK WITH ALL UNDERGROUND UTILITY SERVICES COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. ADDITIONALLY THE CONTRACTORS SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-433-4710) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED AND LOCATED.

LEGAL DESCRIPTION
 LOT 2 OF "ETHEL WOOD" ACCORDING TO THE PLAT THEREOF, AS RELATED BOOK 185 AT PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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CITY OF MIAMI
 LIFE QUEST RESOLUTIONS
 1075 NE 149 ST

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SITE PLAN
 SCOPE OF WORK,
 GENERAL NOTES
 AND DETAILS

DRAWING TITLE:
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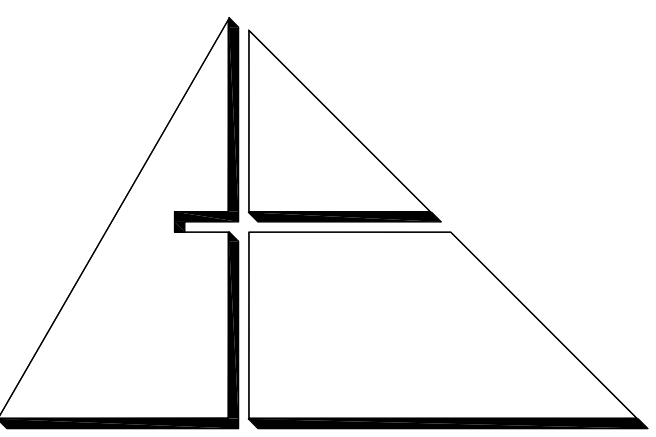
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REVISIONS:

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SHEET NO.:

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ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

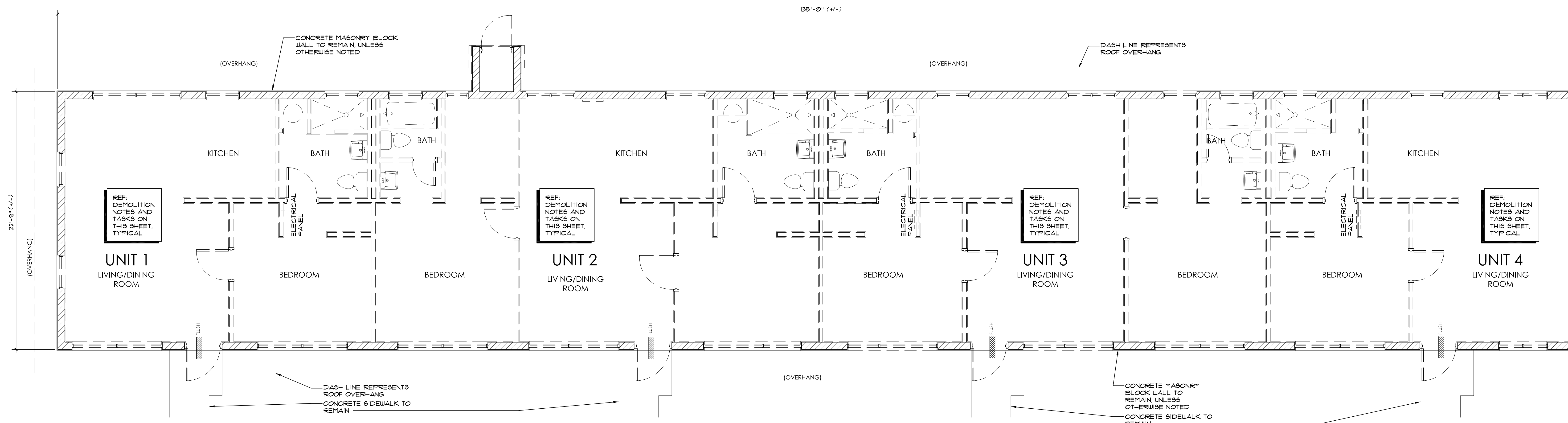
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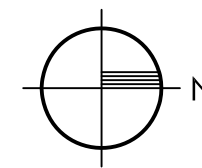


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DEMOLITION FLOOR PLAN

1/4" = 1'-0"



GENERAL DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL EXERCISE CARE DURING DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION ARE PROPERLY REMOVED AND ITEMS TO REMAIN ARE PROTECTED FROM DAMAGE.
2. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND TEMPORARY SAFEGUARDS AND WARNING SIGNS - AS REQUIRED.
3. ALL FINISHES AND SURFACES TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION AND/OR DURING NEW CONSTRUCTION SHALL BE REPAIRED AND REPLACED TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN FORM WITHIN THREE DAYS.
5. ACTUAL EXISTING DIMENSIONS SHALL GOVERN.
6. DEMOLITION FLOOR PLAN DEPICTS CURRENT/EXISTING BUILDING LAYOUT-EXTERIOR, INCLUDING WINDOWS AND DOORS AND INTERIOR, INCLUDING PARTITION CONFIGURATION, PLUMBING FIXTURES AND CASEWORK.
7. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN A PROPER MANNER OFF SITE OTHERWISE NOTED FOR SALVAGE.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNANTICIPATED CONDITIONS AND OR DISCREPANCIES.
9. THE CONTRACTOR SHALL REPAIR DAMAGES TO ANY UTILITIES AT NO COST TO THE OWNER.
10. THE CONTRACTOR SHALL ERECT FENCES AROUND THE WORK AREA AS REQUIRED TO PREVENT ACCESS BY UNAUTHORIZED PERSONS.
11. THE CONTRACTOR SHALL ERECT FENCES AROUND THE WORK AREA AS REQUIRED TO PREVENT ACCESS BY UNAUTHORIZED PERSONS.
12. REMOVE EXISTING BUILDING ELEMENTS WHERE INDICATED ON THE PLAN, REMOVE ADDITIONAL INCIDENTAL EXISTING BUILDING ELEMENTS WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. REMOVE AND MODIFY EXISTING CEILING WHERE INTERFACING WITH NEW CEILING.

DEMOLITION TASKS

- 1. REMOVE SITE PERIMETER CHAIN LINK (C. L.) FENCING COMPLETELY, INCLUDING ALL CONCRETE POST FOOTINGS.
2. REMOVE ALL SOG AND SHRUBS THROUGHOUT ENTIRE SITE - UNLESS OTHERWISE NOTED, REFER TO LANDSCAPE NOTES FOR TOPSOIL REQUIREMENTS.
3. ALL EXISTING UNITS ROOM/PARTITION LAYOUTS ARE SAME/SIMILAR TO CORRESPONDING NEW LAYOUTS. DEMOLITION TASKS INCLUDED HEREIN APPLY TO ALL FOUR (4) INDIVIDUAL UNITS.
4. REMOVE ALL FRAME AND GYPSUM BOARD PARTITIONS, INCLUDING FURRING AND GYPSUM BOARD ON EXTERIOR CMU WALLS, THROUGHOUT ALL INTERIOR SPACES.
5. REMOVE ALL GYPSUM BOARD AND FURRING CEILING (AT UNDERSIDE OF ROOF TRUSSES) THROUGHOUT ALL INTERIOR SPACES.
6. REMOVE ALL MILLWORK AND ALL ARCHITECTURAL TRIM WORK.
7. REMOVE ALL INTERIOR WOOD DOORS AND FRAMES AND ALL EXTERIOR DOORS AND WOOD FRAMES.
8. REMOVE ALL ALUMINUM FRAMES AND GLASS WINDOWS (IN EXTERIOR MASONRY WALLS).
9. REMOVE ALL ARCHITECTURAL FINISHES INCLUDING VCT AND TILE FLOOR FINISHES.
10. REMOVE RAMP STEEL PIPE RAILING.
11. REMOVE ENTIRE SHINGLE ROOF SYSTEM DOWN TO PLYWOOD AND OR WOOD FLANK SHEATHING SUBSTRATE, INCLUDING WOOD FASCIA AND SOFFIT.
12. CONTRACTOR SHALL DISCONNECT ALL UTILITIES.
13. REMOVE ALL ELECTRICAL DEVICES.
14. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING LINES.
15. THE EXISTING SEPTIC TANK SHALL BE ABANDON PER THE FLORIDA ADMINISTRATIVE CODE 64E-3.01, SECTION 2. SEE PLUMBING DRAWINGS FOR FURTHER INFORMATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FIELD VERIFY THE LOCATION OF THE EXISTING SEPTIC TANK.

PROJECT:

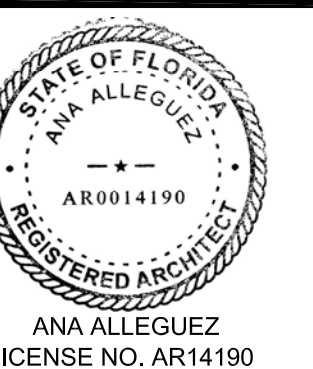
CITY OF MIAMI LIFE QUEST RENOVATIONS 1075 NE 149 ST

Owner's Representative: Dolly Pinkhasov City of Miami Department of Community Development (305) 416-2184 444 SW 2nd Avenue MIAMI, FL 33130

DRAWING TITLE:

DEMOLITION FLOOR PLAN

SEAL



DATE: JANUARY 9TH, 2017

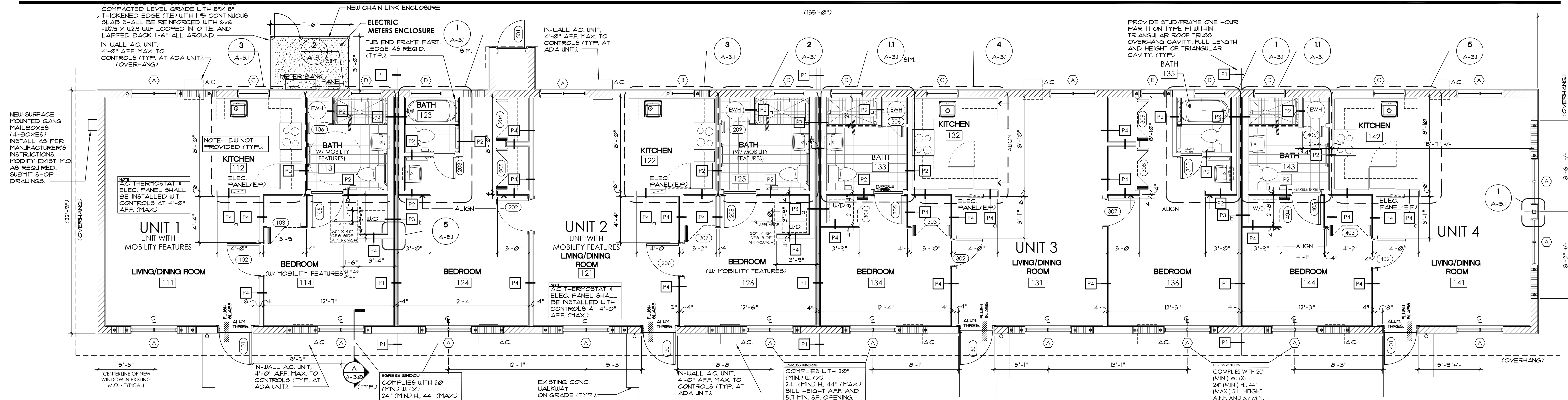
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CAD DRAWING NAME: 1075 A-1.1.DWG

SHEET NO.

BID SET

A-1.1



FLOOR PLAN
MIAMI-DADE COUNTY LEVEL 2 ALTERATION
NOTE: REFER TO SHEET A-32 FOR STRUCTURAL MASONRY TASKS - DETAILS AND NOTES

SYMBOL LEGEND

- EXISTING 8" MASONRY BLOCK WALL
- 8" CM REINFORCED MASONRY OPENING INFILL
- METAL FRAMED PARTITION, RE: PARTITION TYPES
- INSULATED/FIRE RATED METAL FRAMED PARTITION
- DRAWING DESIGNATION
- SECTION CUT SYMBOL
- SHEET WHERE DRAWING APPEARS
- PARTITION TYPE TAG
- DOOR TAG SYMBOL
- WIND PRESSURE ZONE
- WINDOW TAG SYMBOL
- INTERIOR ELEVATION

GENERAL NOTES

- ALL EXISTING DIMENSIONS ARE DEPICTED WITHIN PARENTHESES. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- ALL NEW DIMENSIONS ARE DEPICTED WITHOUT PARENTHESES AND ARE INTENDED TO BE FROM "ROUGH" TO "ROUGH" (UNLESS OTHERWISE NOTED).
- ALL WINDOWS AND EXTERIOR DOORS ARE TO BE INSTALLED IN EXISTING MASONRY OPENINGS (M.O.). OPENINGS SHALL BE MODIFIED AS DICTATED BY NEW WINDOW DIMENSIONS AND LOCATION WITHIN EXISTING MASONRY OPENINGS. ALL NEW WINDOWS SHALL BE INSTALLED DIRECTLY UNDER EXISTING LINTELS/BEAMS AT FORMER WINDOW/SLIDING DOOR HEADERS. REFER TO STRUCTURAL MASONRY TASKS ON SHEET A-31 FOR SPECIFIC STRUCTURAL REQUIREMENTS.
- PARTITION TYPE SYMBOLS ARE NOT "CUT" IN EVERY LOCATION AND ARE INTENDED TO IDENTIFY EACH PARTITION TYPE AS DETERMINED BY PARTITION USE AND/OR LOCATION.
- ALL EXISTING BUILDING FENESTRATIONS (WINDOWS AND DOORS) ARE CURRENTLY BOARDED SHUT WITH PLYWOOD SHEETS (AND/OR CORRUGATED METAL PANELS). THE CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS AND DISCARD. ALL RESULTING PERFORATIONS AND DAMAGE FROM ANCHORS AND HARDWARE FOR THOSE PANELS SHALL BE REPAIRED/LEED-IN FINISHED FLUSH AND EVEN TO MATCH ADJACENT EXISTING STUCCO SURFACES.

CLOSET NOTES

- PROVIDE ONE (1) WHITE VINYL CLAD, 12" WIRE SHELF WITH INTEGRAL CLOTHES ROD IN EACH CLOSET UNLESS OTHERWISE NOTED.
- PROVIDE TWO (2) WHITE VINYL CLAD, 16" STANDARD SHELVES IN WATER HEATER CLOSET.
- PROVIDE FOUR (4) STANDARD (NON-CLOTHES ROD TYPE) WHITE VINYL CLAD, 12" WIRE SHELVING IN ONE (1) BEDROOM CORRIDOR CLOSET - (UNITS 2 AND 3).

DOOR BELL:

- PROVIDE WIRELESS DOOR BELL SYSTEM IN EACH UNIT. SYSTEM SHALL INCLUDE ONE RECEIVER IN EFFICIENCY UNIT(S) PLUS ONE RECEIVER PER BEDROOM IN OTHER UNITS.
- REVISIONS SHALL BE PLACED INTO CONVENIENCE RECEPTACLE OUTLETS AT 4'-0" AFF. WHICH SHALL BE PLACED NEXT TO ENTRY DOOR INTO EACH LIVING UNIT AND/OR BEDROOM. DOOR BELL PUSH BUTTON SHALL BE PLACED ON WALL, NEXT TO DOOR LATCH, AT 4'-0" O.C.
- SYSTEM SHALL BE "TONE" MODEL. LABORER FLUSH-IN DOOR CHIME WITH VOLUME CONTROL FOR AUDIBLE SIGNAL AND WITH FLASHING STROBE - OR APPROVED EQUIVALENT.

COMPONENTS AND CLADDING WIND PRESSURES

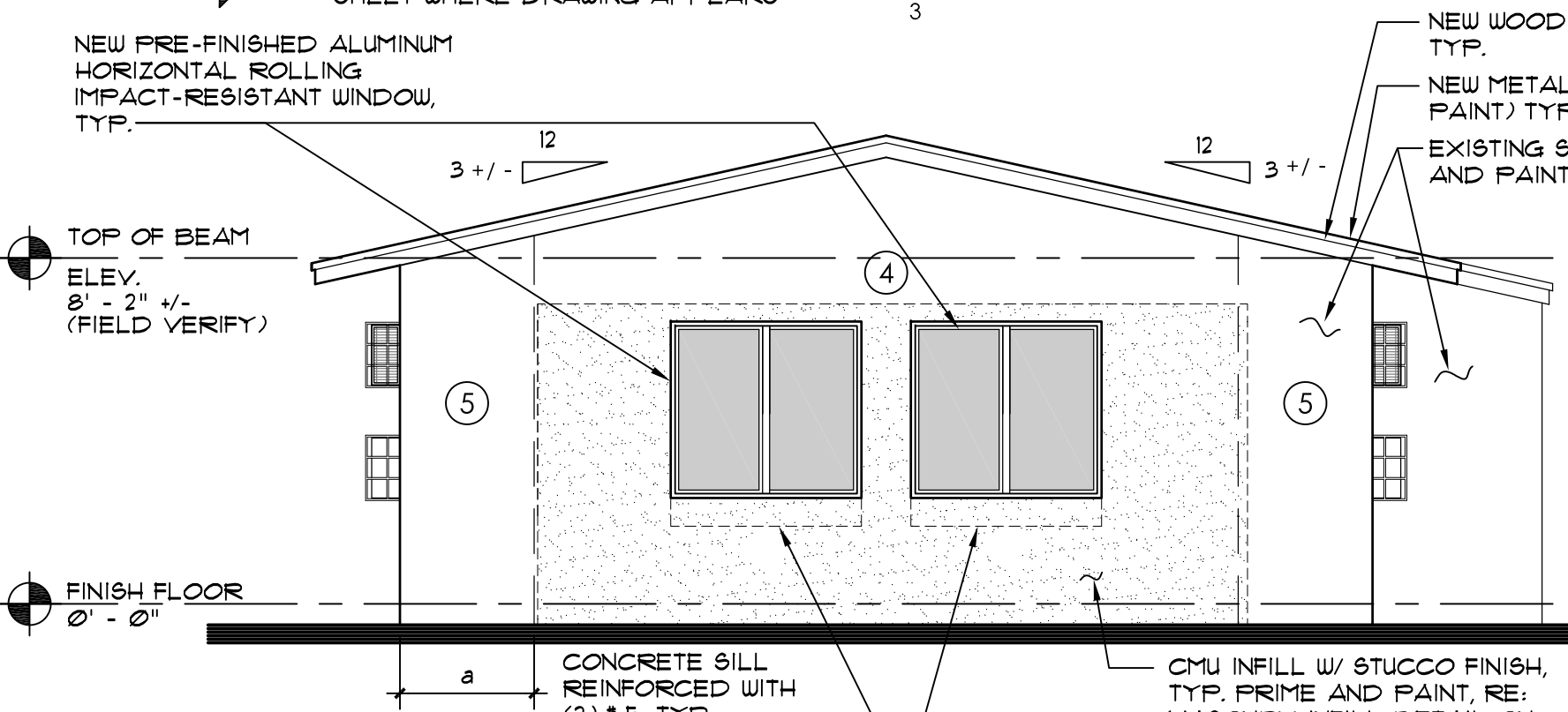
ZONE	TRIBUTARY AREA (SF)					
	10	20	50	100	200	500
ROOF	(1) -37/24	-36/22	-35/19	-34/17	-34/17	-34/17
(2) -64/24	-59/22	-52/19	-47/17	-47/17	-47/17	-47/17
(3) -95/24	-89/22	-81/19	-47/17	-47/17	-47/17	-47/17
OVERHANG	(2) -81	-81	-81	-81	-81	-81
(3) -132	-120	-104	-91	-91	-91	
WALL	(4) -44/41	-42/39	-40/36	-38/35	-36/33	-34/30
(5) -54/41	-51/39	-46/36	-42/35	-39/33	-34/30	

WIND PRESSURE NOTES

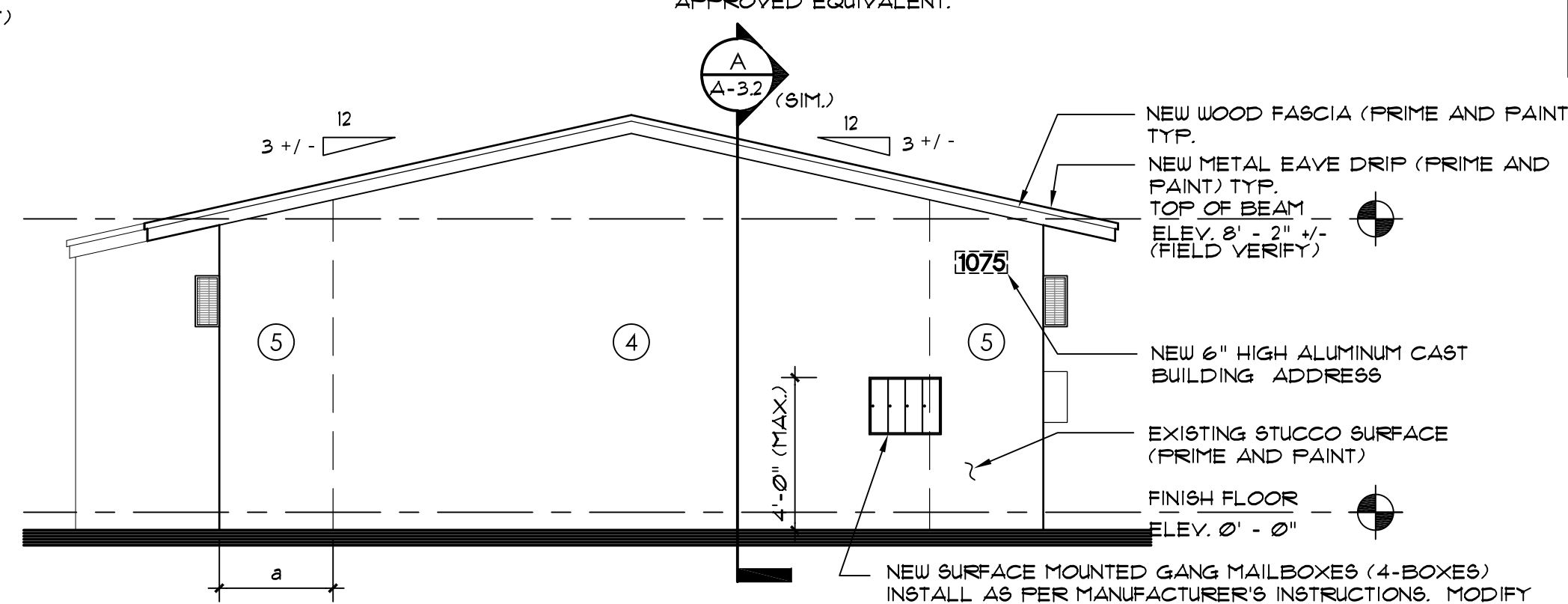
- NUMBERS ON THIS SHEET ARE THE COMPONENTS AND CLADDING GROSS UNFACTORED SERVICE PRESSURES PERPENDICULAR TO THE SURFACE (IN PSF) BASED ON TRIBUTARY AREA. MULTIPLY SERVICE PRESSURES BY 16 TO OBTAIN WIND PRESSURES FOR FACTORED LOADS USING STRENGTH DESIGN (ASCE 7-10 2.3).
- PRESSURES ARE DERIVED FROM ASCE 7-10.
- DIRECTIONALITY FACTOR $K_{d1} = .85$
- THE VALUE OF "n" EQUALS 3'-2".
- NEGATIVE PRESSURES ACT AWAY FROM SURFACE, POSITIVE PRESSURES ACT TOWARD SURFACES.
- OVERHANG PRESSURES ARE RESULTANT PRESSURES FROM ROOF AND SOFFIT FORCES ACTING AWAY FROM THE ROOF SURFACE. PRESSURES ARE TO BE APPLIED TO COMPONENTS WHICH BEE LOAD FROM EACH SIDE, SUCH AS A TRUSS OVERHANG.

LIFE SAFETY COMPLIANCE STATEMENTS:

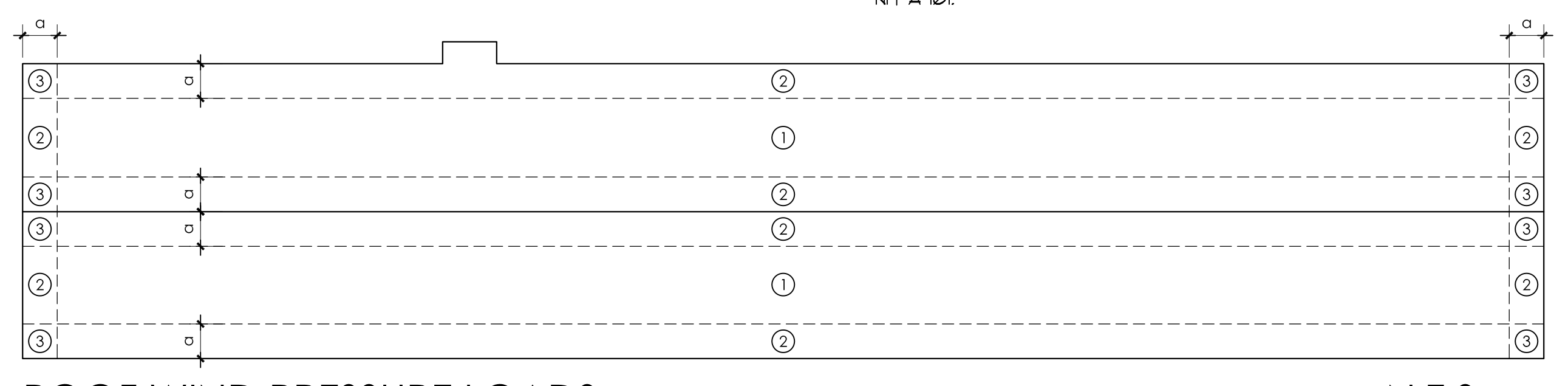
- CLASS OF REHABILITATION CONFORMS WITH 432212 RENOVATION.
- ALL UNITS SHALL BE COMPLETELY VACANT & UNOCCUPIED DURING ALL PHASES OF CONSTRUCTION AND UNTIL CERTIFICATE OF OCCUPANCY IS OBTAINED.
- UNITS SHALL REMAIN VACANT & UNOCCUPIED UNTIL FIRE RATED PARTITIONS HAVE BEEN FULLY ERRECTED AND FINISHED. UNITS SHALL REMAIN VACANT AND UNOCCUPIED UNTIL AFTER CERTIFICATE OF OCCUPANCY IS OBTAINED.
- EMERGENCY ESCAPE IS COMPLIANT PER NFPA 312.2 & 312.13
- ALL RESIDENTIAL UNITS COMPLY WITH THE EMERGENCY ESCAPE REQUIREMENTS OF NFPA 101.



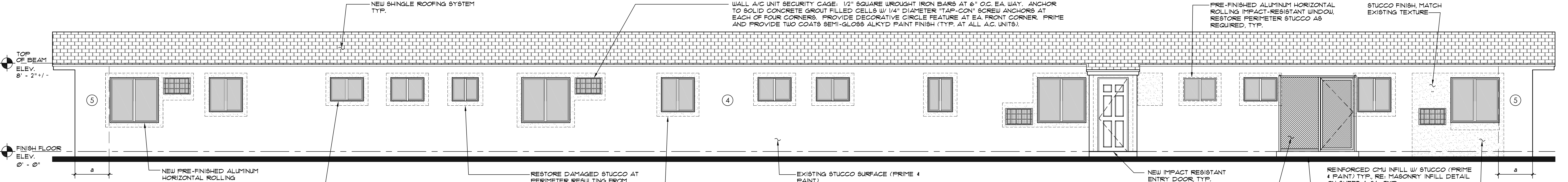
NORTH ELEVATION
1/4" = 1'-0"



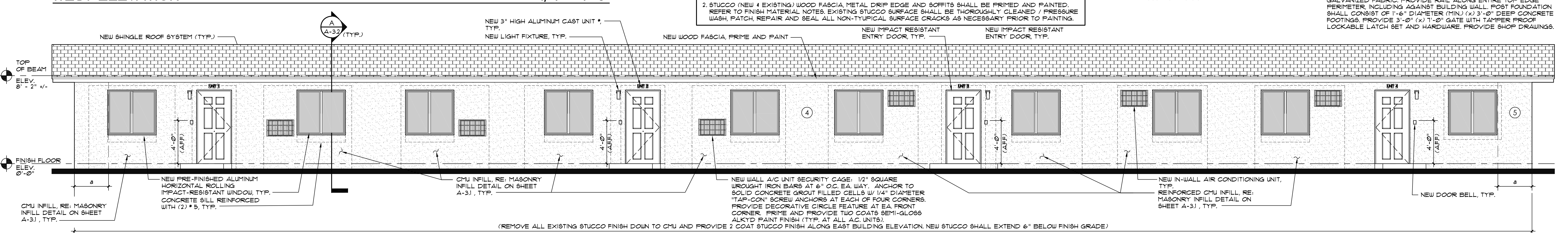
SOUTH ELEVATION
1/4" = 1'-0"



ROOF WIND PRESSURE LOADS
N.T.S.



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

ALLEGUEZ ARCHITECTURE, INC.
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TEL: (305) 266-9997 FAX: (305) 264-4946

PROJECT:
CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

Owner's Representative:
Dollia Pinkhasov
City of Miami
Department of Community Development
(305) 416-2884
444 SW 2nd Avenue
MIAMI, FL 33130

FLOOR PLAN & BUILDING ELEVATIONS

SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ANA ALLEGUEZ
LICENSE NO. AR14190

DATE: JANUARY 9TH, 2017
REVISED:

CAD DRAWING NAME:
1075 A-2.0.DWG
SHEET NO.

BID SET
A-2.0

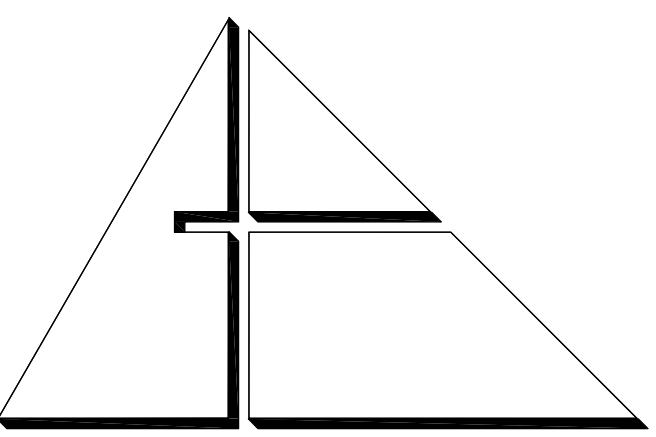
SYMBOL LEGEND

(EP-1) DENOTES PAINT COLOR

EXTERIOR FINISHES SCHEDULE

MARK	COLOR	REMARKS
(EP-1)	MISTY SW 6232	FIELD COLOR
(EP-2)	EXTRA WHITE SW 1006	FASCIA AND SOFFIT
(EP-3)	EXTRA WHITE SW 1006	DOORS

- NOTES:
- PROVIDE MOCKUP PAINT SAMPLES 4" X 4" SQUARE FOR EACH COLOR OF PAINT TO BE APPROVED BY OWNER.
 - DO NOT PAINT OVER CODE-REQUIRED LABELS SUCH AS UNDERWRITERS LABORATORIES (UL) AND FACTORY MUTUAL (FM), NAME EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES.
 - PAINT WARRANTY: SIX (6) YEARS WARRANTY FOR LABOR AND MATERIAL FROM THE PAINT MANUFACTURER.
 - SHOP DRAWING SUBMITTAL:
 - SUBMIT MANUFACTURER PRODUCT SAFETY DATA, MANUFACTURER'S TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE.
 - SAMPLES: PROVIDE COLOR CHIPS FOR REVIEW BY ARCHITECT.
 - SUBMIT PAINT MANUFACTURER'S PROPOSED 6 YEAR WARRANTY DOCUMENT.
 - PHASE PROJECT TO ALLOW A MINIMUM OF 28 DAYS FOR STUCCO AND PLASTER TO CURE PROPERLY. IF PAINTING BEGINS BEFORE THE 28 DAY CURING PERIOD, THEN A MOISTURE AND pH TEST SHALL BE MADE ACCORDING TO ASTM D4263 AND ASTM D4268.
 - DO NOT PAINT OVER FACTORY-FINISHED OR INSTALLER-FINISHED SPECIFIED ITEMS, CONCEALED SURFACES, FINISHED METAL MATERIAL (SUCH AS ANODIZED ALUMINUM, STAINLESS STEEL, BARE COPPER, BARE BRONZE AND METALS OF SIMILAR FINISH), OPERATING PARTS AND CODE REQUIRED LABELS.
 - BASIS OF DESIGN IS SHERWIN WILLIAMS OR APPROVED EQUIVALENT. REFER TO FINISH MATERIAL NOTES ON SHEET A-3.1 FOR PAINT SPECIFICATIONS.



ALLEGUEZ ARCHITECTURE, INC.
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CONSTRUCTION MANAGEMENT

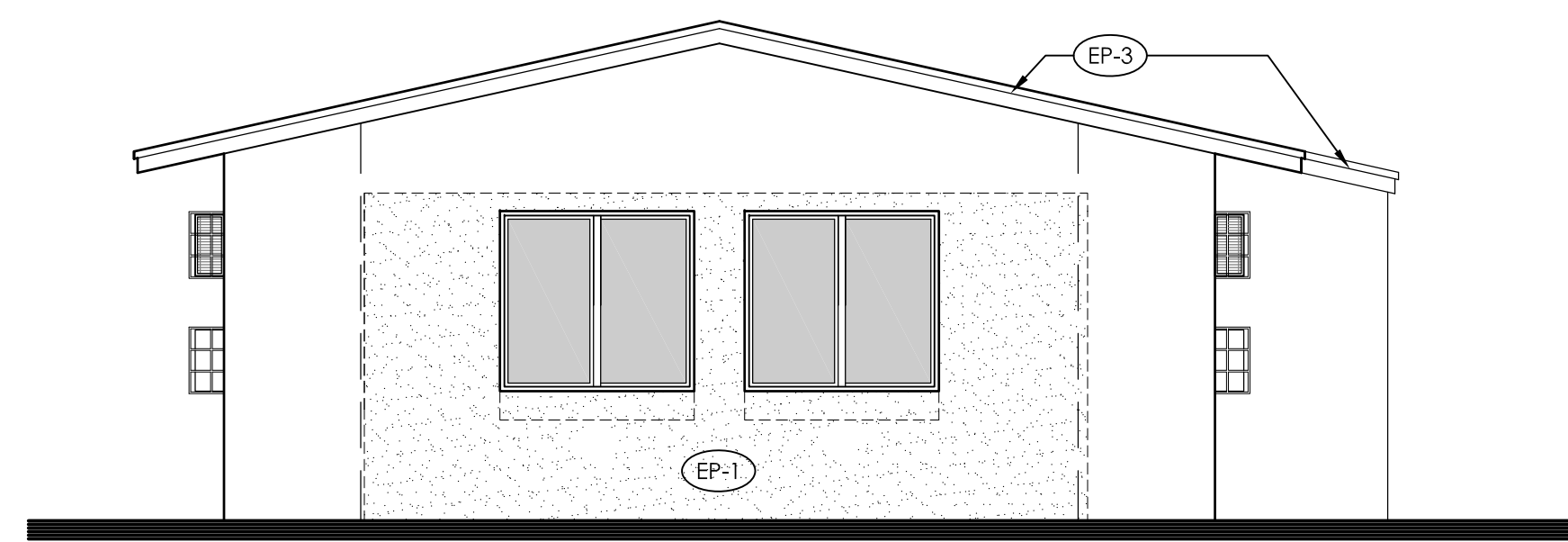
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MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

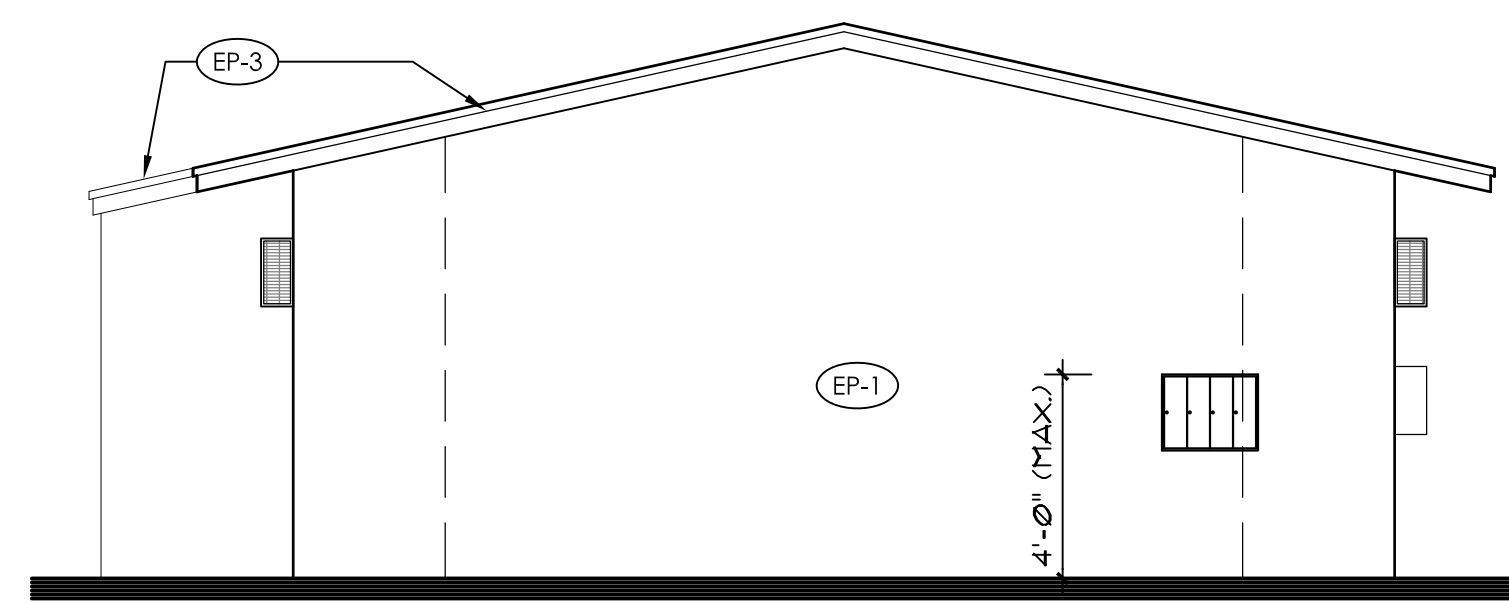


GARTEK ENGINEERING CORP.
7310 SOUTHWEST 99TH TERACE
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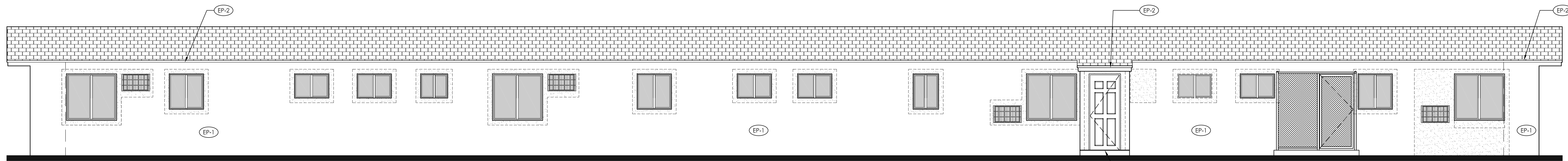
NORTH ELEVATION

1/4" = 1'-0"



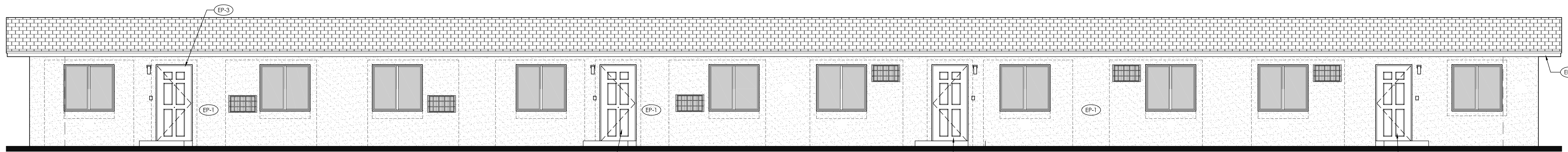
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

Owner's Representative:
Dolita Pinkhasov
City of Miami
Department of Community Development
(305) 416-2184
444 SW 2nd Avenue
MIAMI, FL 33130

DRAWING TITLE:

EXTERIOR
FINISHES

SEAL



DATE: JANUARY 9TH, 2017

REVISED:

CAD DRAWING NAME:
1075 A-2.1.DWG

SHEET NO.

BID SET

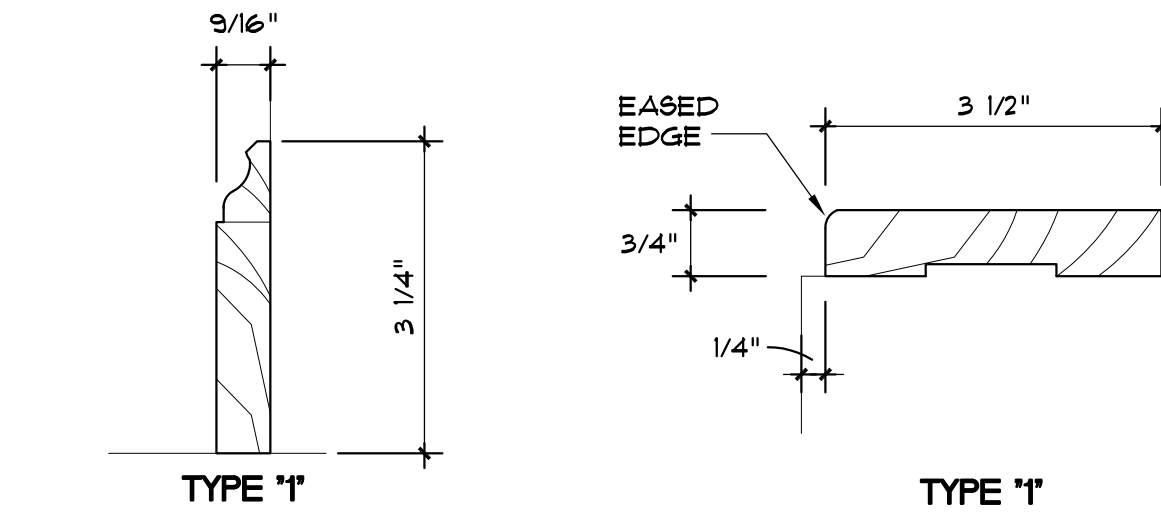
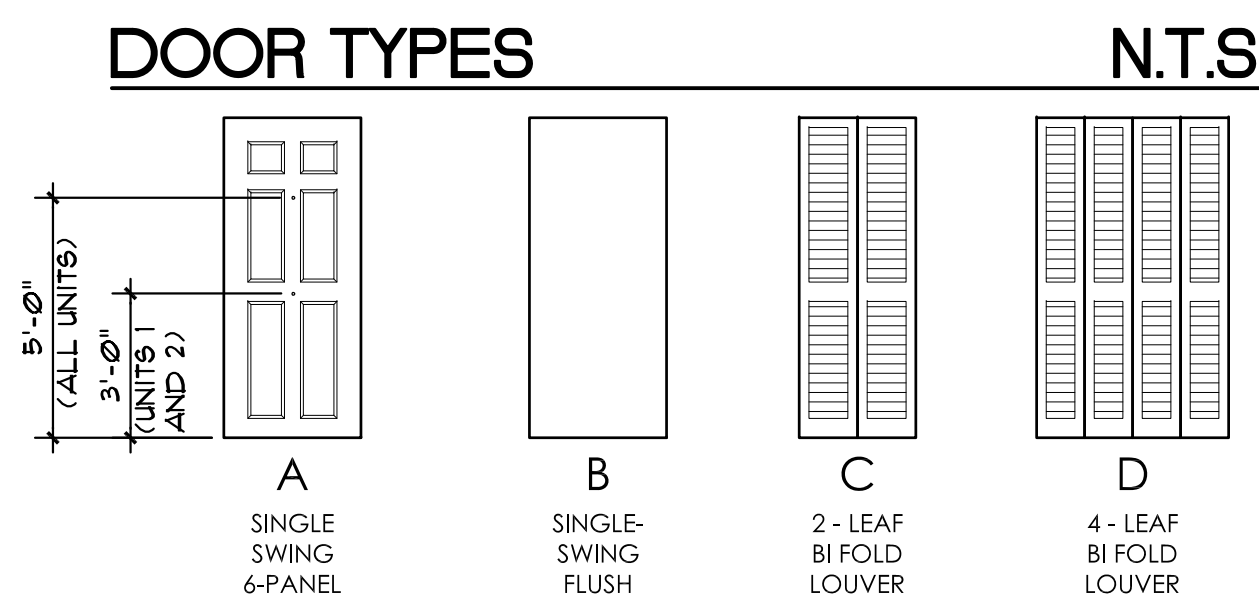
A-2.1

WINDOW SCHEDULE							
MARK	TYPE	SIZE	MATERIAL		FINISH		REMARKS
			FRAME	GLAZING	FRAME	GLAZING	
A	HORIZONTAL ROLLING	54" W x 50-5/8" H	ALUMINUM	LAMINATED GLASS	ESP - WHITE	TINTED	MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.) 15-092913
B	HORIZONTAL ROLLING	26-1/2" W x 38-3/8" H					
C	HORIZONTAL ROLLING	37" W x 38-3/8" H					
D	HORIZONTAL ROLLING	37" W x 26" H				FROSTED	
E	HORIZONTAL ROLLING	26-1/2" W x 26" H				TINTED	

- NOTES:
- WINDOW SCHEDULE VALUES ARE BASED ON WINDOW MODELS MANUFACTURED BY GGI WINDOWS AND DOORS, SENTINEL HORIZONTAL ROLLING WINDOW SERIES 120 AND ARE SPECIFIED TO ESTABLISH PROJECT STANDARDS.
 - WINDOWS SHALL HAVE CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL NOTICE OF ACCEPTANCE (N.O.A.).
 - GLAZING SHALL BE 5/16" IMPACT RESISTANT LOE 366 WITH GRAY TINT. SUBMIT GLAZING SAMPLE FOR APPROVAL.
 - ALL UNITS WITHIN 4'-0" ADJACENCY TO A DOOR AND ALL WINDOWS WITHIN BATHROOMS SHALL BE OF CATEGORY II SAFETY GLAZING.
 - PROVIDE 8" x 8" CONCRETE SILL WITH 2 #5 REINFORCING.
 - CONTRACTOR SHALL FIELD VERIFY MASONRY OPENINGS PRIOR TO FABRICATION OF WINDOWS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DOORS / WINDOWS OVERALL DIMENSIONS WITH ROUGH MASONRY OPENINGS.
 - CONTRACTOR SHALL SUBMIT WINDOW SHOP DRAWINGS PRIOR TO ORDERING WINDOWS FOR ARCHITECT'S REVIEW FOR APPROVAL.
 - EACH WINDOW SHALL HAVE AN INSECT SCREEN.

DOOR SCHEDULE											
UNIT	DOOR NUMBER	DOOR TYPE	DOOR OPENING SIZE			MATERIAL		FINISH		HDW	REMARKS
			WIDTH	HEIGHT	THICKNESS	DOOR	FRAME	DOOR	FRAME		
UNIT 1	101	A	3'-0"	6'-8"	1-3/4"	STEEL	WOOD	PAINT	PAINT	1	FL # 1136.2, PROVIDE WITH ADA THRESHOLD
	102	B	3'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	
	103	C	3'-0"	-	-	S.C. WOOD	-	-	-	-	-
UNIT 2	105	B	3'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	
	106	C	3'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	1" UNDERCUT
	202	B	3'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	FL # 1136.2, PROVIDE WITH ADA THRESHOLD
	203	B	2'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	1" UNDERCUT
	204	D	4'-0"	-	-	S.C. WOOD	-	-	-	-	-
	205	D	4'-0"	-	-	S.C. WOOD	-	-	-	-	-
	206	B	3'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	1	
	207	C	3'-0"	-	-	S.C. WOOD	-	-	-	-	-
	208	B	3'-0"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	1" UNDERCUT
UNIT 3	301	A	3'-0"	-	1-3/4"	STEEL	WOOD	-	-	1	FL # 1136.2, PROVIDE WITH ADA THRESHOLD
	302	B	2'-6"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	
	303	D	3'-6"	-	-	S.C. WOOD	-	-	-	-	-
	304	C	2'-8"	-	-	S.C. WOOD	-	-	-	-	-
	305	B	2'-8"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	1" UNDERCUT
	306	C	2'-0"	-	-	S.C. WOOD	-	-	-	-	-
	307	B	2'-6"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	
	308	D	4'-0"	-	-	S.C. WOOD	-	-	-	-	-
	309	D	4'-0"	-	-	S.C. WOOD	-	-	-	-	-
UNIT 4	401	A	3'-0"	-	1-3/4"	STEEL	WOOD	-	-	1	FL # 1136.2, PROVIDE WITH ADA THRESHOLD
	402	B	2'-8"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	
	403	D	4'-0"	-	-	S.C. WOOD	-	-	-	-	-
	404	C	2'-6"	-	-	S.C. WOOD	-	-	-	-	-
	405	B	2'-8"	-	1-3/4"	S.C. WOOD	WOOD	-	-	2	1" UNDERCUT
	406	C	2'-6"	-	-	S.C. WOOD	-	-	-	-	-
501	A	2'-6"	-	1-3/4"	STEEL	WOOD	-	-	2	FIELD VERIFY DOOR OPENING SIZE (M.O.) (IMPACT RESISTANT)	

- DOOR NOTE(S):
- ALL DOORS SHALL BE INSTALLED WITH BACK OF DOOR FRAME, HINGE SIDE, 4" FROM NEAREST/ADJACENT PARTITION UNLESS OTHERWISE NOTED.
 - PROVIDE 1/2" MAX. HEIGHT ALUMINUM THRESHOLD WITH 1/2" (MAX.) CHAMFERED EDGES AT ALL EXTERIOR DOORS (ALL UNITS).
 - PROVIDE PRE-FAB 1/2" MAX. HT. MARBLE THRESHOLD WITH CHAMFERED EDGES AT ALL BATHROOM DOORS (ALL UNITS).
 - INTERIOR DOORS SHALL BE SMOOTH FLUSH HARDWOOD COMPOSITE SOLID CORE PRE-FINISH (TYPE). FRAME SHALL BE WOOD, PAINT GRADE, CONSISTING OF (1) MAIN FRAME, CASING ALL AROUND, BOTH SIDES AND INTEGRAL STOP. PROVIDE SHIM AS REQUIRED AND CONTINUOUS SEALANT BEAD BETWEEN ALL DISMILAR MATERIALS (BACK OF CASING TO GYPSUM BOARD). PROVIDE 2 (X) SUB-FRAME AT JAMBS 4 HEAD; PROVIDE (3) STUD ANCHORS PER JAMB.
 - WOOD BI-FOLD DOORS SHALL BE PROVIDED WITH METAL TRACK AT HEAD, PROVIDE 2 (X) WOOD SUPPORT AT HEADER.
 - ALL WOOD DOORS AND FRAMES SHALL RECEIVE ONE PRIMER COAT AND TWO COATS SATIN LATEX PAINT.
 - ALL EXTERIOR DOORS SHALL BE INSULATED (TYPE).
 - PROVIDE "PEEP" HOLE ON EACH EXTERIOR/ENTRY DOOR AT STANDARD HEIGHT. PROVIDE A SECOND PEEP HOLE AT UNITS WITH MOBILITY FEATURES (HC, ACCESSIBLE) AT 3'-0" AFF. COMPLYING WITH FECA-10.



WALL BASE BOARD N.T.S.
PAINT GRADE PINE (PRIME 4 PAINT)

DOOR CASING N.T.S.
PAINT GRADE PINE (PRIME 4 PAINT)

DOOR FINISH HARDWARE SCHEDULE				
GROUP 1 (FRONT ENTRY DOORS):				
QUAN.	DESCRIPTION	MODEL	FIN.	MFR.
1 EA.	KEYED ENTRY LOCKSET	FBI ELA	626	SCH
1 EA.	DEADBOLT	D60R6	626	SCH
3 EA.	HINGES		630	HAGER
1 SET	WEATHERSTRIPING (BY DOOR MFR)			
1 EA.	DOOR BOTTOM SWEEP	T788	ALUM.	HAGER
1 EA.	THRESHOLD	623A	UMAL	ZERO
1 EA.	SPRING CHAIN (DOOR SWING STOP)	-	-	-
2 EA.	PEEPHOLE (PROVIDE 1 EA. AT DOORS 301 AND 401)	-	-	-

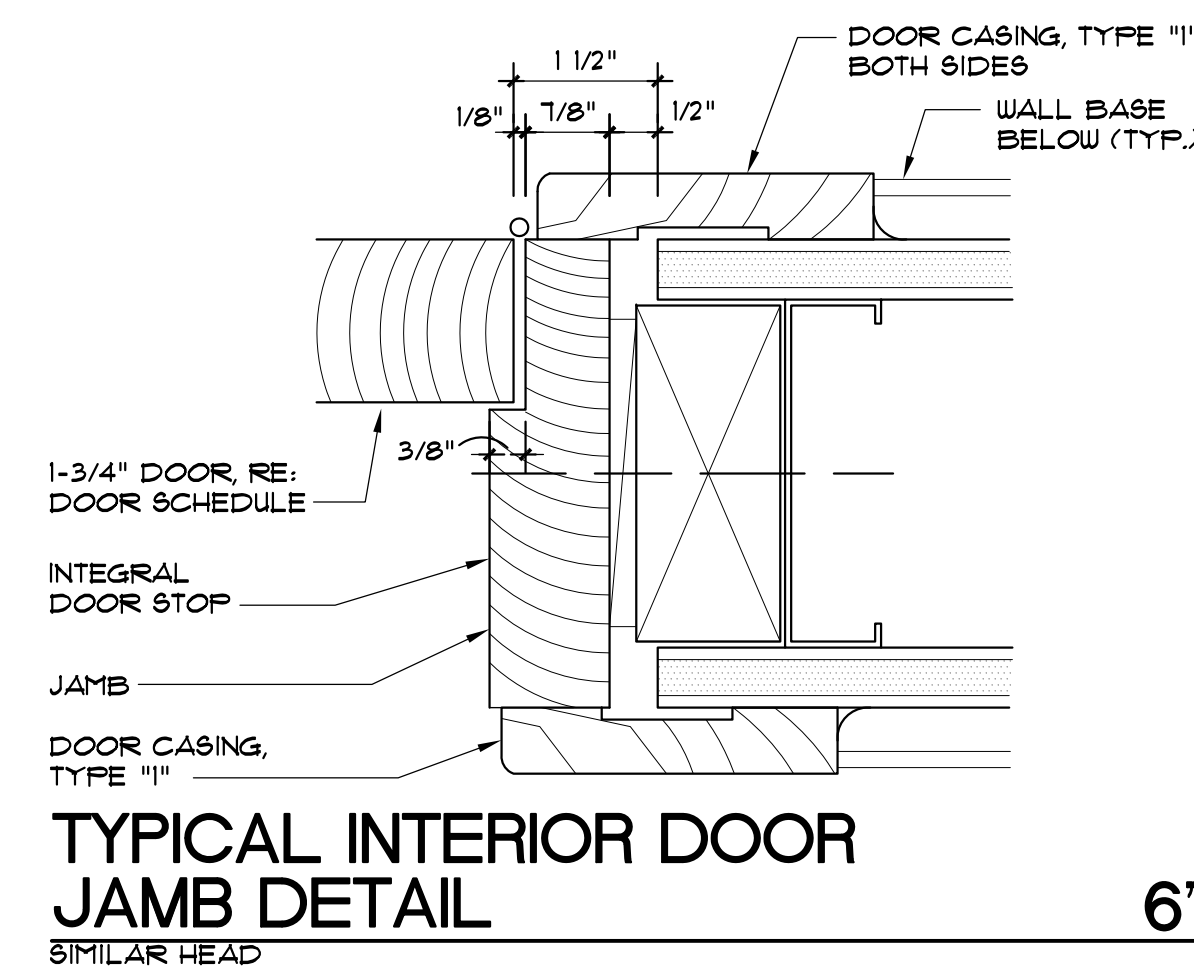
GROUP 2 (BEDROOM/ BATHROOM DOORS):				
QUAN.	DESCRIPTION	MODEL	FIN.	MFR.
1 EA.	PRIVACY LOCKSET	FBI ELA	626	SCH
3 EA.	HINGES		630	HAGER
1 EA.	WALL STOP	W811	U826D	IVES
1 EA.	MARBLE THRESHOLD (AT BATHROOM DOOR ONLY)			

NOTES:

- ENTRY DOORS LOCKSETS COMBO SHALL BE KEYED ALIKE.
- PROVIDE OWNER WITH MASTER KEY FOR ALL UNITS.
- PROVIDE IN-PARTITION METAL BACKING PLATE FOR WALL STOP.
- SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT.
- PROVIDE TWO (2) PEEP HOLES AT ADA COMPLIANT UNITS.
- ALL CATALOG NUMBERS REFERRED TO IN THE HARDWARE SCHEDULE ARE TAKEN FROM CATALOGUES OF THE MANUFACTURERS LISTED. THEY ARE USED ONLY TO ESTABLISH THE QUALITY AND UTILITY WILL BE ACCEPTED PROVIDED IT CONFORMS IN OPERATION, QUALITY, WEIGHT, SIZE, WORKMANSHIP, AND FINISH TO THE PRODUCTS DESCRIBED - AS DETERMINED BY THE ARCHITECT.

BURGLARY SECURITY & FORCED ENTRY

- EXTERIOR DOORS LOCK SETS: SHALL RESIST A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION IN ACCORDANCE WITH THE RESISTANCE STANDARDS IN THE LATEST EDITION OF THE F.B.C.
- EXTERIOR WINDOWS: SHALL BE LOCKED WITH LOCKING DEVICE LOCATED ON THE INTERIOR SIDE OF THE WINDOW AND SHALL BE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. APPLIED IN ANY OPERABLE DIRECTION.
- WINDOW SUB-BUCKS: SHALL CONSIST OF 2" MIN. (NOMINAL) PRESSURE TREATED SUB-BUCKS ANCHORED TO CONG. / MASONRY IN A MIN. OF SIX (6) ON EACH SIDE, WITH 3" (LONG) FASTENERS.



FINISH SCHEDULE								
UNIT	ROOM NAME	ROOM NO.	FLOOR	BASE	WALL	WAINSCOT	CEILING	REMARKS
UNIT 1 (ADA COMP.)	LIVING/DINING ROOM	111	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	KITCHEN	112	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	BATHROOM	113	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
UNIT 2 (ADA COMP.)	BEDROOM	114	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	LIVING/DINING ROOM	121	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	KITCHEN	122	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	BEDROOM	123	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
	BATHROOM	124	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
UNIT 3	BATHROOM	125	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
	BEDROOM	126	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	LIVING/DINING ROOM	131	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	KITCHEN	132	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	BATHROOM	133	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
UNIT 4	BEDROOM	134	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	BATHROOM	135	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
	BEDROOM	136	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	LIVING/DINING ROOM	141	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
UNIT 4	KITCHEN	142	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
	BATHROOM	143	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
	BEDROOM	144	V.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	

- GENERAL FINISH NOTES:
- ALL NEW GYPSUM BOARD SURFACES SHALL BE PROVIDED WITH TAPED AND COMPOUND LEVEL 4 (SMOOTH).
 - ALL VERTICAL SURFACES SCHEDULED TO RECEIVE CERAMIC TILE SHALL BE PROVIDED WITH 5/8" CEMENTITIOUS BOARD AS SUBSTRATE FOR WALL TILE THINSET MATERIAL.
 - REFER TO INTERIOR ELEVATIONS FOR TILE INSTALLATION HEIGHTS.
 - PROVIDE FIRE STOP AT ALL CAVITY WALLS/ PARTITION A 8'-0" MAX.
 - ALL CONCRETE SURFACES SCHEDULED TO RECEIVE VCT SHALL RECEIVE ARMSTRONG 5-184 FAST SETTING PATCH/ UNDERLAYMENT LEVELING COMPOUND OR APPROVED EQUIVALENT.
 - PRIOR TO VCT INSTALLATION, FOLLOW RESILIENT TILE MANUFACTURER'S INSTRUCTIONS AND PERFORM BOND TEST, MOISTURE TEST, PH TEST AND VAPOR EMISSION TESTS IN ACCORDANCE THE RESPECTIVE ASTM STANDARDS.

INTERIOR FINISHES & INSULATION CLASSIFICATIONS
 INTERIOR WALL AND CEILING FINISH SHALL BE CLASS C.
 INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

FINISH MATERIALS

- FLOORING:**
 VINYL COMPOSITION TILE:
 MANUFACTURER / TYPE: ARMSTRONG EXCELON (OR APPROVED EQUIVALENT)
 COLOR / PATTERN: TO BE SELECTED BY ARCHITECT
 PORCELAIN FLOOR TILE:
 MANUFACTURER: DALTILE (OR APPROVED EQUIVALENT)
 MODEL: KEYSTONE 2 X 2 (GROUP 1 OR 2) AT SHOWERS
 COLOR: TO BE SELECTED BY ARCHITECT
 MODEL: PORCELAIN 8 X 8 AT BATHROOMS
 COLOR: TO BE SELECTED BY ARCHITECT
 NOTE: CENTER TILE IN ROOM, ADJUST AS NECESSARY TO AVOID LESS THAN HALF A TILE AT PERIMETER.
- WALL TILE (WAINSCOT AND SHOWER WALLS):**
 MANUFACTURER / TYPE: DALTILE SEMI-GLOSS WALL TILE GROUP 1 AND 2 (OR APPROVED EQUIVALENT)
 WALL TILE: 4" X 4" X 1/4" (NOMINAL)
 WAINSCOT BULL NOSE: 2" X 6" (NOM)
 NOTE: PROVIDE COVE EDGE TILES AT ALL TILE EXPOSED EDGES.
- TILE GROUT:**
 MANUFACTURER: MAPEI OR APPROVED EQUIVALENT
 GROUT COLOR: - TO BE SELECTED BY ARCHITECT
 NOTE: ALL GROUT JOINTS SHALL BE 1/8" - OR MINIMUM RECOMMENDED BY TILE MANUFACTURER.
- TRIM:**
 WALL WOOD BASE:
 PAINT GRADE PINE 4" X 1/2" (NOMINAL) REFER TO DETAIL
 DOOR WOOD CASING / TRIM:
 PAINT GRADE PINE, 3-1/2" X 3/4" (NOMINAL) REFER TO DETAIL.
- WALL FINISH (PAINT):**
 MANUFACTURER: SHERWIN WILLIAMS PAINTS (OR APPROVED EQUIVALENT)
 INTERIOR (GYPSUM BOARD SURFACES - WALLS AND CEILINGS):
 ALL GYPSUM BOARD SURFACES SHALL RECEIVE ONE COAT OF PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER WHITE AND TWO (2) COATS OF LATEX BASED SEMI-GLOSS PROMAR 200 ZERO VOC.
 CONTRACTOR SHALL PROVIDE 4" X 4" PAINT SAMPLES OF EACH COLOR FOR APPROVAL.
 COLOR: ONE COLOR - TO BE SELECTED
 INTERIOR (WOOD TRIM - BASE BOARDS, DOOR FRAMES AND INTERIOR WOOD DOORS):
 ALL WOOD TRIM SURFACES SHALL RECEIVE ONE COAT OF PREPRITE PROBLOCK LATEX PRIMER/SEALER WHITE AND TWO (2) COATS OF GLOSS FINISH PAINT PRO INDUSTRIAL DTM ACRYLIC GLOSS EXTRA WHITE
 CONTRACTOR SHALL PROVIDE PAINT SAMPLE (ON MATERIAL) FOR APPROVAL.
 COLOR: WHITE
 EXTERIOR METAL DOORS:
 ALL EXTERIOR METAL DOORS SHALL BE PAINTED WITH ONE (1) COAT OF PRO INDUSTRIAL PRO-CRYL UNIVERSAL ACRYLIC PRIMER AND 2 COATS OF PRO INDUSTRIAL DTM ACRYLIC GLOSS
 COLOR: WHITE
 EXTERIOR (CEMENT / PLASTER SURFACES):
 CEMENT STUCCO / PLASTER SURFACES SHALL RECEIVE ONE COAT HOT STUCCO SEALER AND TWO (2) COATS OF SUPERPAINT ACRYLIC LATEX SATIN PAINT FINISH RECOMMENDED BY TILE MANUFACTURER.
- COUNTERTOP AND BACKSPLASH (PLASTIC LAMINATE):**
 MANUFACTURER: WILSONART OR APPROVED EQUIVALENT
 COLOR: TO BE SELECTED BY ARCHITECT
 SUBMIT SAMPLES FOR APPROVAL BY ARCHITECT

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PROJECT:
 CITY OF MIAMI
 LIFE QUEST
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 1075 NE 149 ST

Owner's Representative:
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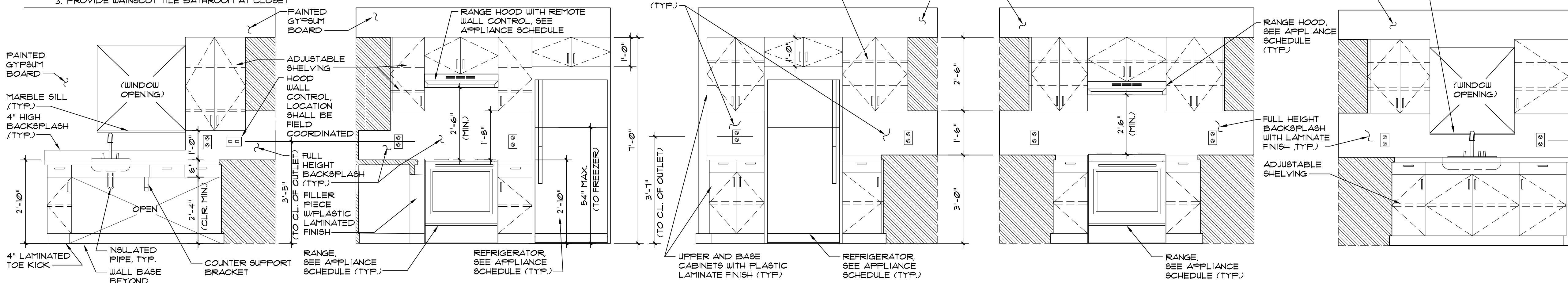
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 SCHEDULES & DETAILS

DATE: JANUARY 9TH, 2017
 REVISED:
 CAD DRAWING NAME:
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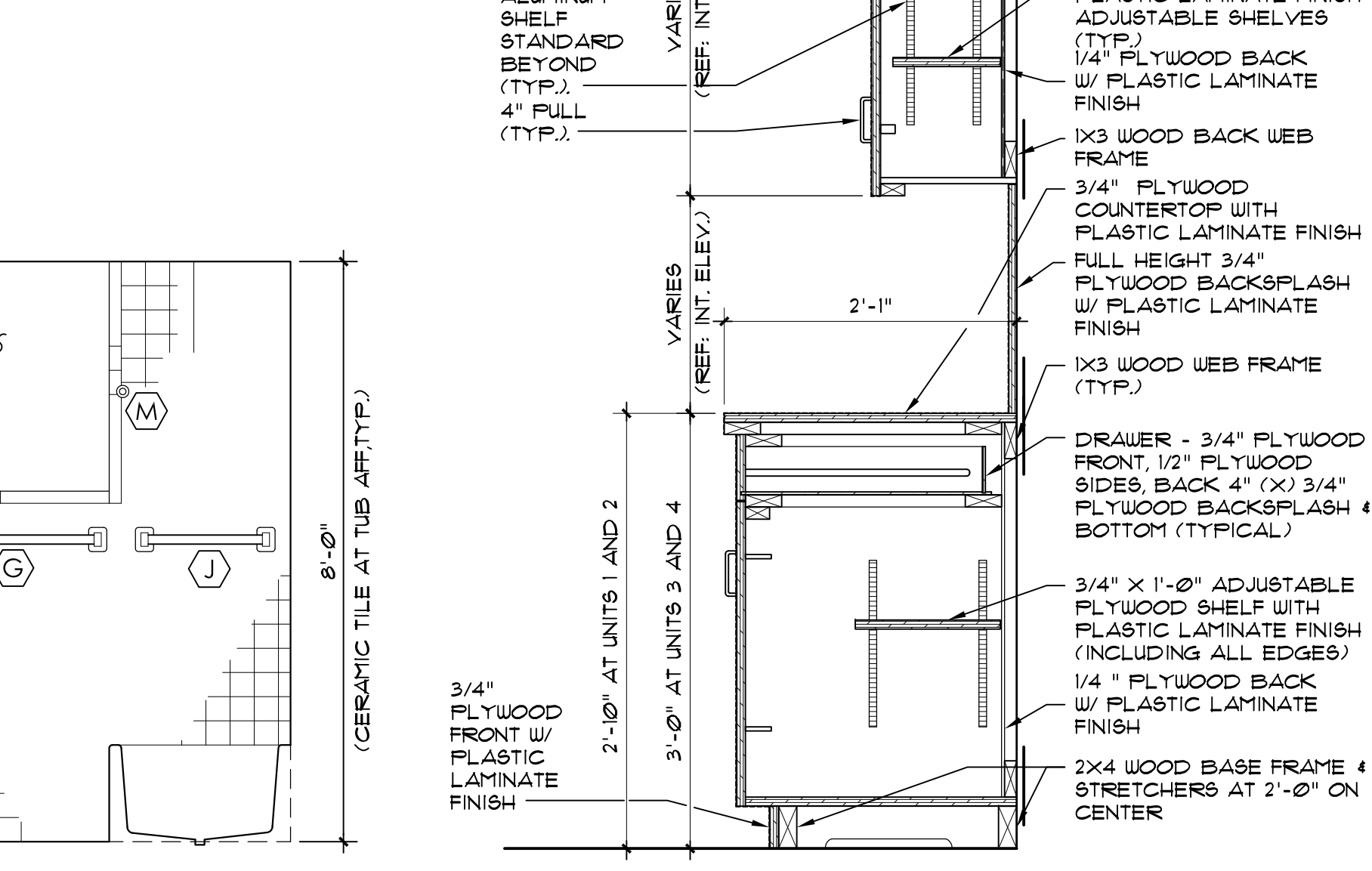
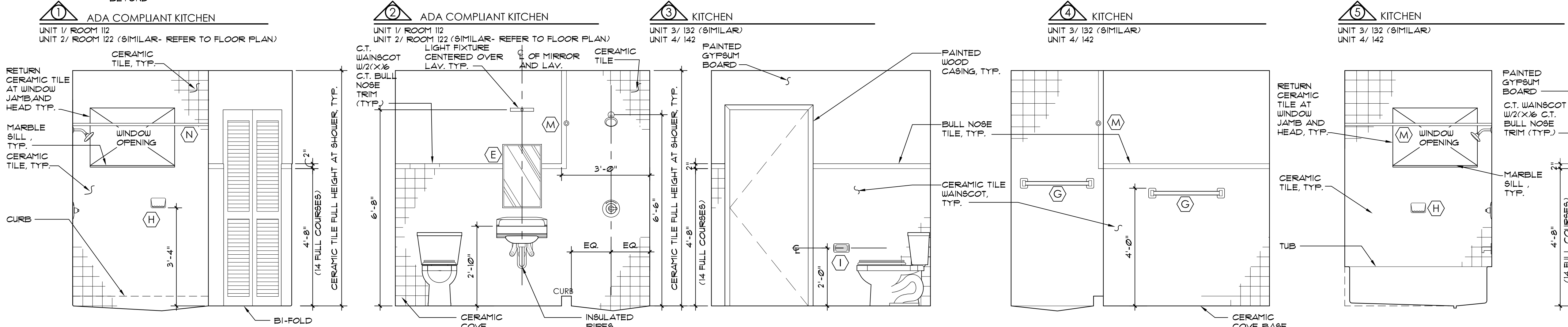
INTERIOR ELEVATIONS

NOTES:
 1. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES AND FAUCETS/VALVES SCHEDULES.
 ELEVATIONS REFLECT SYMBOLIC REPRESENTATION OF FIXTURE.
 2. REFER TO KITCHEN APPLIANCE SCHEDULE.
 3. PROVIDE WAINSCOT TILE BATHROOM AT CLOSET.



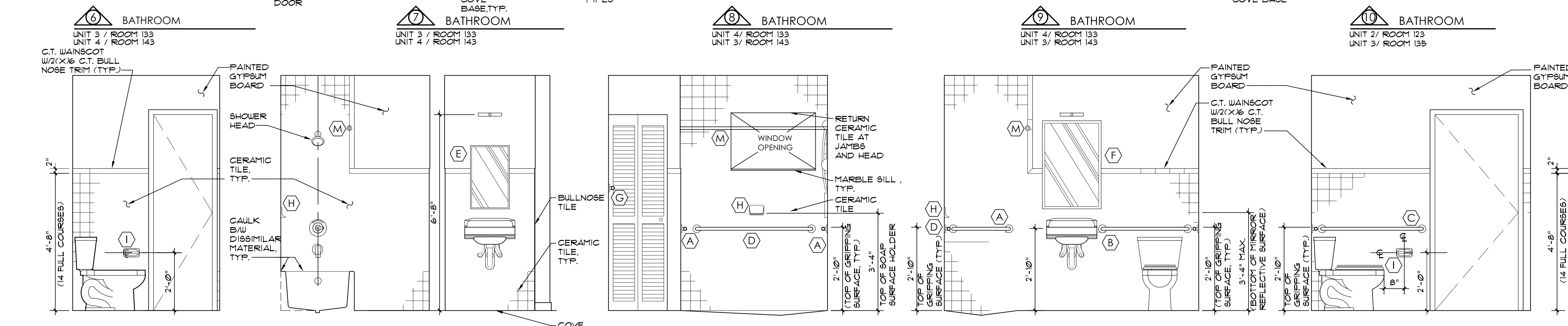
GENERAL CABINET NOTES

- UPPER AND LOWER CABINETS SHALL BE CONSTRUCTED OF 3/4" PLYWOOD INCLUDING DOORS, DRAWER FRONTS AND SHELVES. DRAWER SIDES, BACKS AND BOTTOM SHALL BE 1/2" PLYWOOD. CABINET BACKS SHALL BE 1/4".
- ALL CABINETS AND SHELVING SHALL HAVE PLASTIC LAMINATE FINISH ON ALL EXPOSED WOOD SURFACES.
- PULLS FOR BASE AND WALL CABINETS SHALL BE 3/16" X 4" LONG STAINLESS STEEL WIRE PULLS WITH SATIN FINISH.
- ALL HINGES FOR NEW CABINETS SHALL BE CONCEALED FULL OVERLAY, CUP, FREE SWING TYPE HINGES. FOR AMOUNT OF HINGES PER DOOR FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- ALL SHELVES INSIDE CABINETS SHALL BE ADJUSTABLE AND MOUNTED ON ALUMINUM SHELF SUPPORTS/STANDARDS (TYPICAL OF 4 FEET SHELVES).
- PROVIDE IN-PARTITION 6" X 18 GA GALVANIZED STEEL BACKER PLATES (SPANNING A MINIMUM OF 2 PARTITION STUDS) AT ALL CABINET INSTALLATION / ANCHOR POINTS.
- ALL FINISH MATERIAL COLORS SHALL BE SELECTED BY THE ARCHITECT.
- PROVIDE EDGE BANDS ON ALL PLYWOOD SHELVES.
- PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
- PROVIDE OPEN COUNTER SUPPORT BRACKETS AS FOLLOWS: TRACKS* EXTRUDED ALUM. POWDER COAT FIN. MODEL EH-1818 (FOR 25" COUNTERTOPS) PROVIDE AND INSTALL AS RECOMMEND BY MFR.



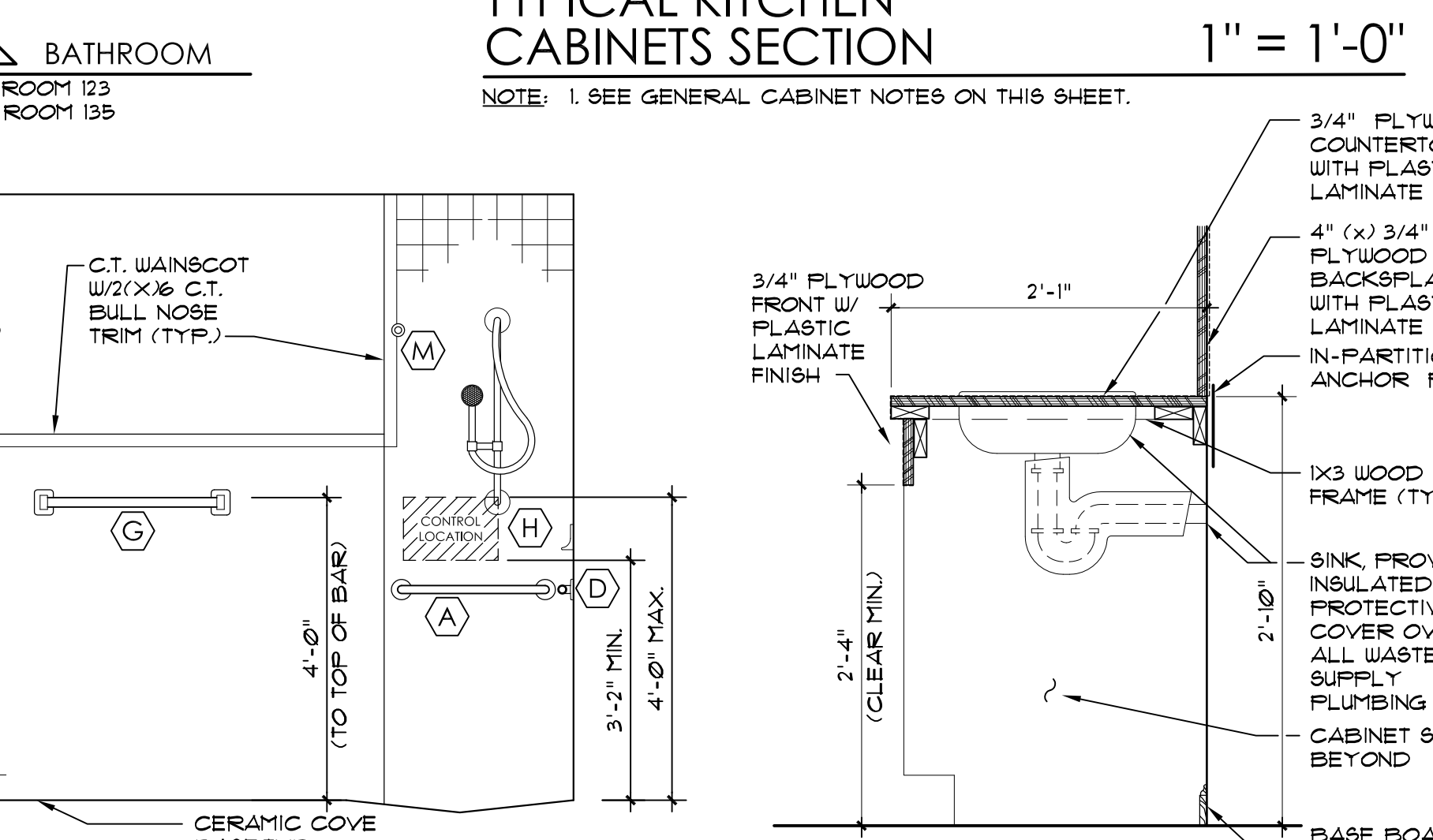
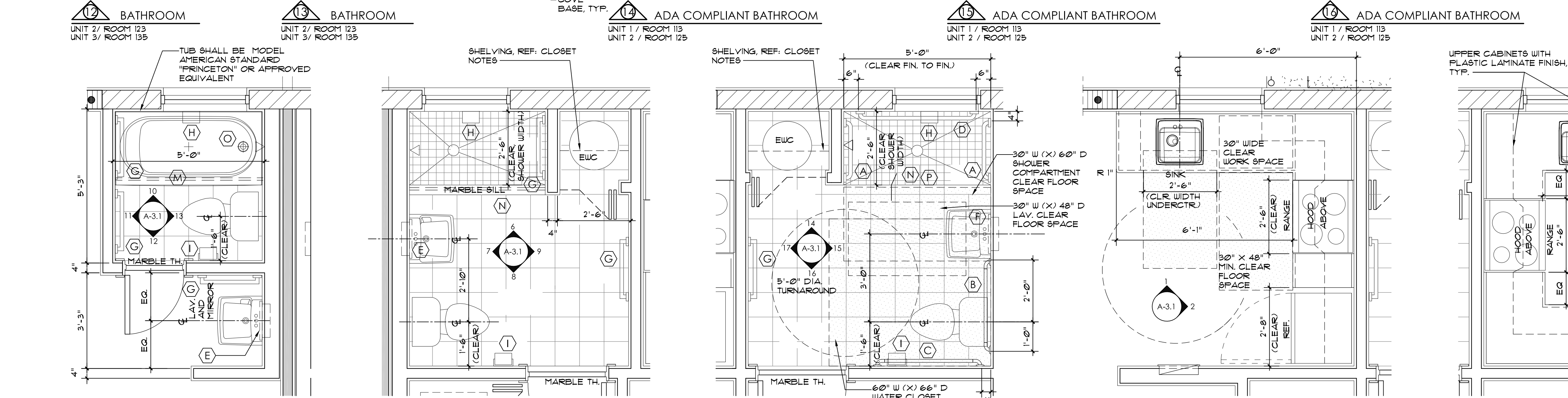
TYPICAL KITCHEN CABINETS SECTION

NOTE: 1. SEE GENERAL CABINET NOTES ON THIS SHEET.



KITCHEN COUNTERTOP SINK SECTION

NOTE: 1. SEE GENERAL CABINET NOTES ON THIS SHEET.



KITCHEN COUNTERTOP SINK SECTION

NOTE: 1. SEE GENERAL CABINET NOTES ON THIS SHEET.

1 ENLARGED BATHROOM PLAN 1/2" = 1'-0"
 A-3.1 UNIT 2 / ROOM 123 (SAME BUT MIRROR'D)
 UNIT 3 / ROOM 133

1.1 ENLARGED BATHROOM PLAN 1/2" = 1'-0"
 A-3.1 UNIT 3 / ROOM 133
 UNIT 4 / ROOM 143

2 ADA COMPLIANT BATHROOM PLAN 1/2" = 1'-0"
 A-3.1 UNIT 1 / ROOM 113 (SIMILAR-REFER TO 1/4" FLOOR PLAN)
 UNIT 2 / ROOM 123

3 ENLARGED ADA COMPLIANT KITCHEN PLAN 1/2" = 1'-0"
 A-3.1 UNIT 1 / ROOM 112 (SIMILAR-REFER TO 1/4" FLOOR PLAN)
 UNIT 2 / ROOM 122

4 ENLARGED KITCHEN PLAN 1/2" = 1'-0"
 A-3.1 UNIT 3 / ROOM 132

5 ENLARGED KITCHEN PLAN 1/2" = 1'-0"
 A-3.1 UNIT 4 / ROOM 142

BATHROOM ACCESSORIES SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
(A)	24" STAINLESS STEEL GRAB BAR	BOBRICK	B-5826 x 24	
(B)	36" STAINLESS STEEL GRAB BAR	BOBRICK	B-5826 x 36	
(C)	42" STAINLESS STEEL GRAB BAR	BOBRICK	B-5826 x 42	
(D)	48" STAINLESS STEEL GRAB BAR	BOBRICK	B-5826 x 48	
(E)	RECESSED STAINLESS STEEL MEDICINE CABINET W/ MIRROR	BOBRICK	B-391	
(F)	TIPT MIRROR W/ STAINLESS STEEL FRAME	BOBRICK	B-293 2436	ADA COMPLIANT
(G)	24" CERAMIC TOILET BAR	DALTILE	BA130	COLOR: ARCTIC WHITE
(H)	CERAMIC SOAP DISH	DALTILE	BA125	COLOR: ARCTIC WHITE
(I)	CERAMIC TOILET PAPER HOLDER	DALTILE	BA111	COLOR: ARCTIC WHITE
(J)	18" CERAMIC TOILET BAR	DALTILE	BA130	COLOR: ARCTIC WHITE
(K)	SHOWER CURTAIN ROD W/ SHOWER CURTAIN HOOKS	BOBRICK	B-201 x 60	CUT ROD TO FIT OPENING
(L)	SHOWER CURTAIN HOOKS W/ SHOWER CURTAIN	BOBRICK	B-201 x 12	CUT ROD TO FIT OPENING
(M)	30" X 60" TUB	AMERICAN STANDARD	7331202	SEE ELEVATIONS FOR LEFT HAND OR RIGHT HAND OUTLET
(N)	COLLAPSIBLE WATER DAM	BOBRICK	B-201	

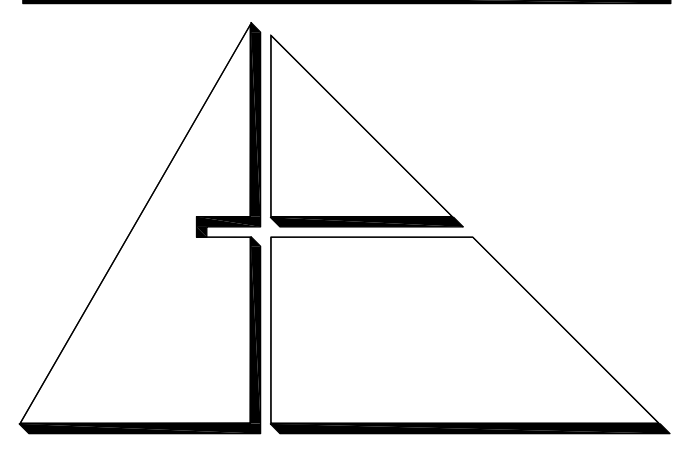
GENERAL BATHROOM NOTES:

- PROVIDE IN-PARTITION 6" X 18 GAUGE GALVANIZED STEEL BACKER PLATE FOR ALL ACCESSORIES ANCHOR POINTS. PLATES SHALL SPAN BETWEEN TWO (2) STUDS, MIN.
- AT STANDARD (NON ADA) SHOWERS, PROVIDE 4" (X) 4" POURED IN-PLACE CONT. CONC. CURB REIN. W/ (1) #3 CONT. BTL. BAR. ROUGHEN EXIST. CONC. SLAB FLOOR SURFACE AREA TO RECEIVE CURB/AND APPLY BONDING AGENT. SHOWER CURB SHALL BE SIZED TO ALLOW FOR THE INSTALLATION OF 4" FULL (UNCU) CERAMIC TILES AT BOTH SIDES AND TOP.
- ALL BATHROOMS SHALL BE PROVIDED WITH TOILET SEAT, SHOWER CURTAIN, ROD AND HOOKS AND WATER CLOSET SEAT - AS MFR'D. BY BOBRICK. ADA SHOWERS SHALL BE PROVIDED BY COLLAPSIBLE WATER DAM AS MFR'D. BY BARRIER FREE ARCHITECTURAL, INC.
- SUBMIT SHOP DRAWINGS.
- ALL EXPOSED PIPES IN KNEE SPACES SHALL BE PROTECTED WITH SOFT ADA UNDER SINK/ LAVATORY PROTECTOR/ INSULATION AS MANUFACTURED BY HANDY SHIELD MAX.
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED AND OR SHALL BE A MINIMUM OF 20 GA. STUDS SHALL BE RIGIDLY CONNECTED AT TOP AND BOTTOM. BACKER PLATES SHALL BE PROVIDED AS A SUPPORT / FASTENER SURFACE FOR ALL WALL HUNG ITEMS AND SHALL BE GALVANIZED STEEL, 18 GA. (MIN.) AND SHALL BE SECURELY FASTENED TO NOT LESS THAN TWO (2) STUDS.

KITCHEN APPLIANCE SCHEDULE

ITEM	MANUFACTURER	MODEL	REMARKS
NON-VENTED STANDARD RANGE HOOD	GENERAL ELECTRIC	JN327HAW	COLOR: WHITE LOCATION: UNITS 3 AND 4
NON-VENTED STANDARD ADA COMPLIANT RANGE HOOD	AIR KING	ES-ADA SERIES	ADA COMPLIANT WITH INTEGRAL REMOTE OPERATION WALL MOUNTED SWITCH. LOCATION: UNITS 1 AND 2
FREE-STANDING ELECTRIC RANGE W/ STANDARD CLEAN OVEN	GENERAL ELECTRIC	JB450DFWJ	COLOR: WHITE ON WHITE 612E: 36-1/4" HIGH X 31-1/4" WIDE X 27-1/2" DEEP (ADA COMPLIANT) LOCATION: ALL UNITS
TOP-FREEZER REFRIGERATOR	GENERAL ELECTRIC	GTH18D0WJ	COLOR: WHITE 612E: 66-5/8" HIGH X 29-1/2" WIDE X 32-1/8" DEEP (ADA COMPLIANT) 18.0 CU. FT. LOCATION: ALL UNITS

NOTES: 1. SUBMIT SHOP DRAWINGS
 2. ALL APPLIANCES SHALL BE PURCHASED AND INSTALLED BY THE GENERAL CONTRACTOR.



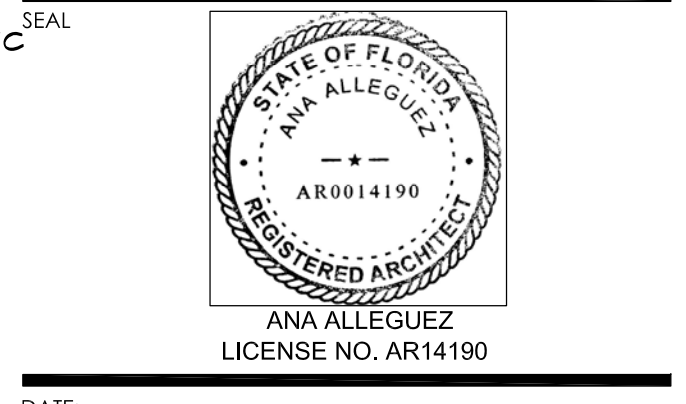
ALLEGUEZ ARCHITECTURE, INC.
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CITY OF MIAMI
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INTERIOR ELEVATIONS AND CABINET DETAILS

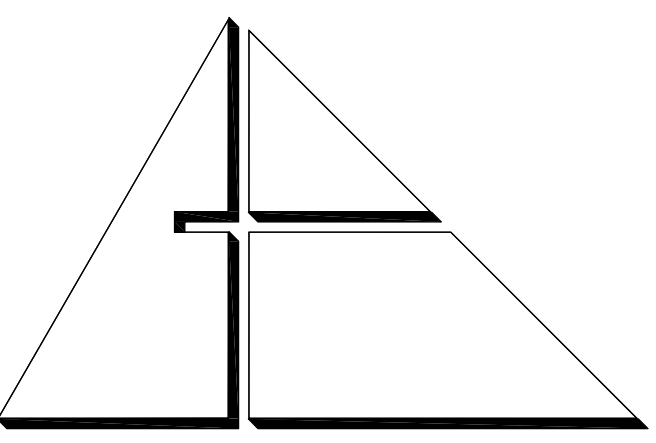


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A-3.1

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DRAWING TITLE:

PARTITION TYPES &
 WALL SECTION

SEAL



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 LICENSE NO. AR14190

DATE: JANUARY 9TH, 2017

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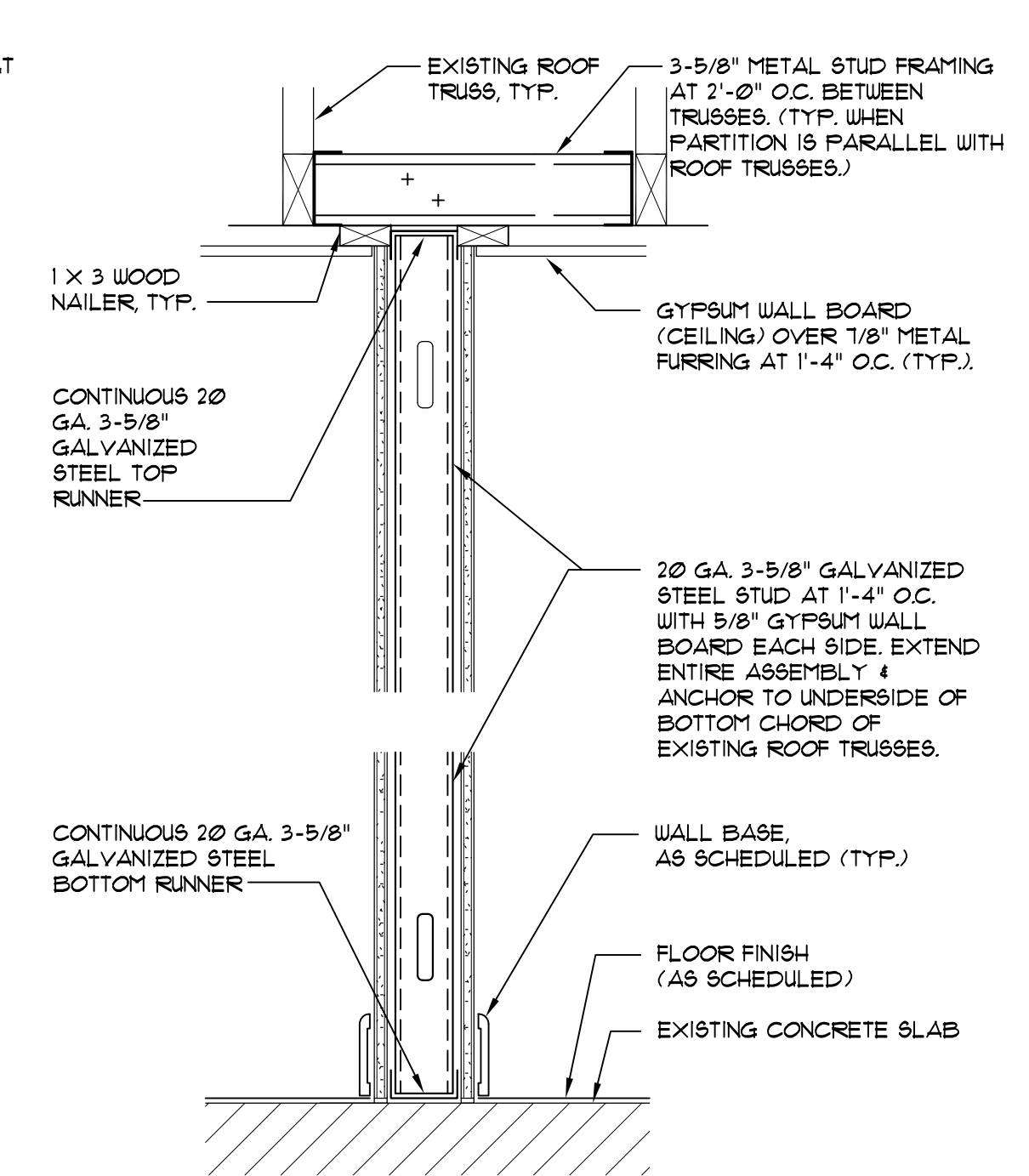
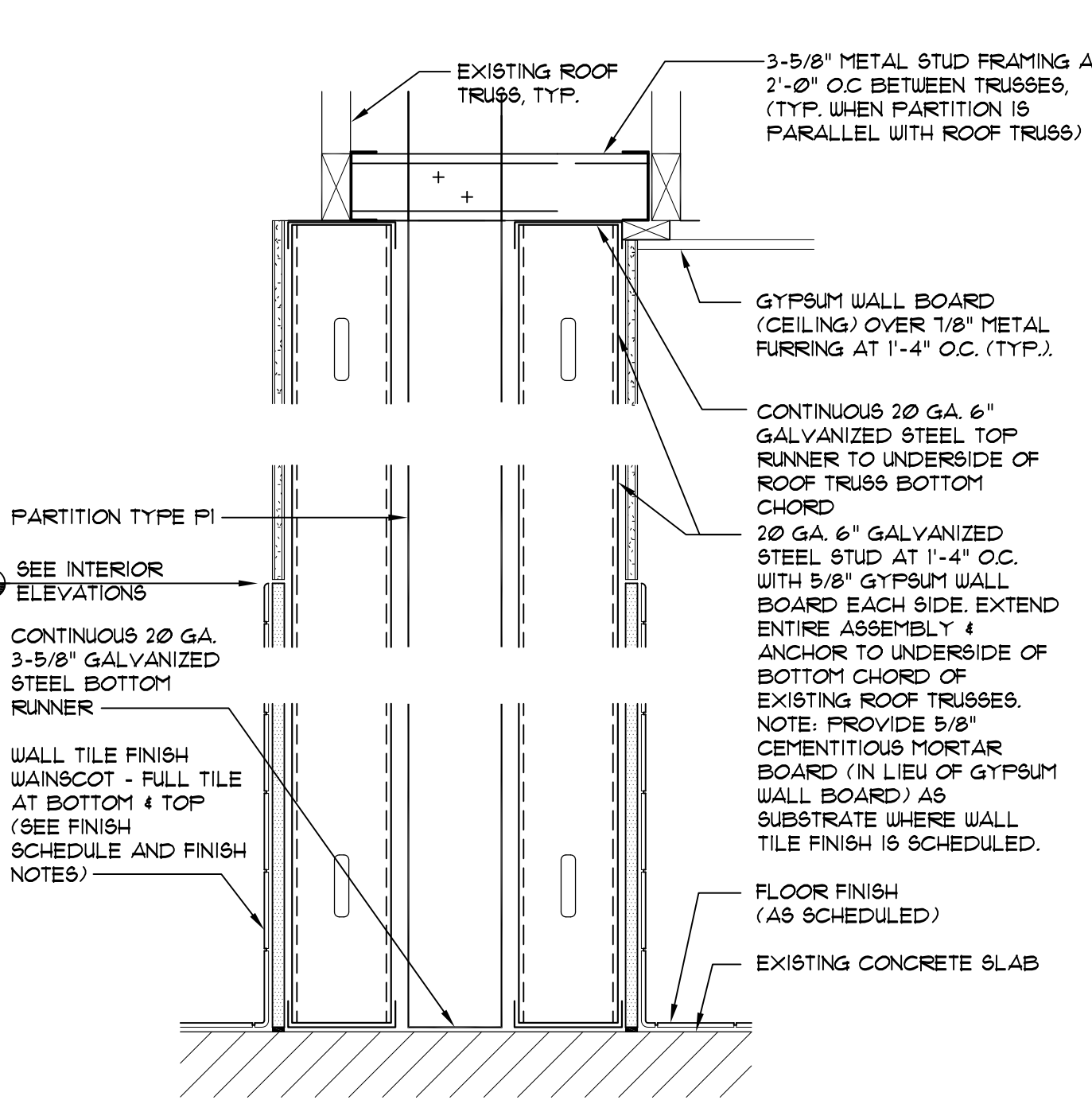
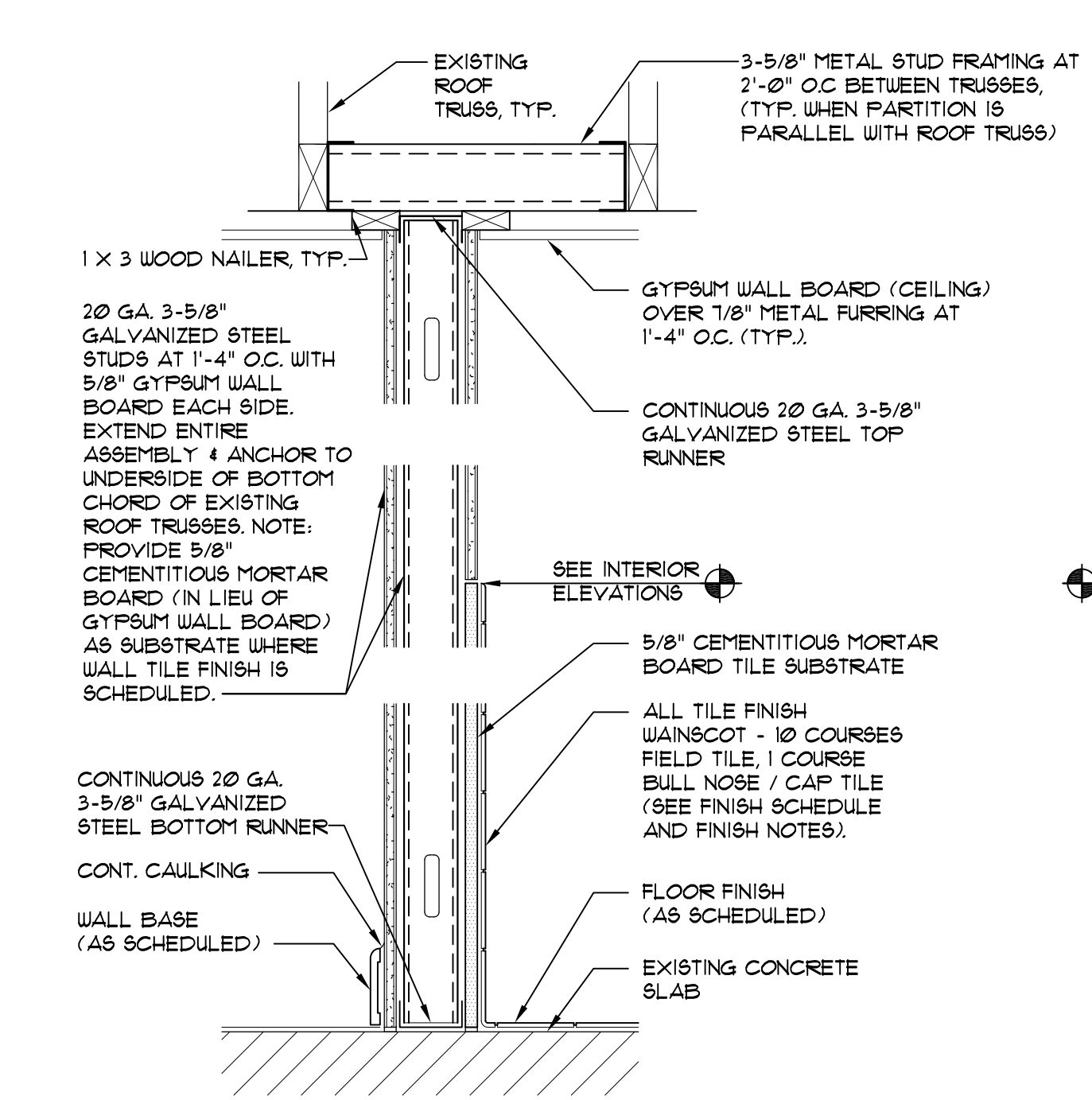
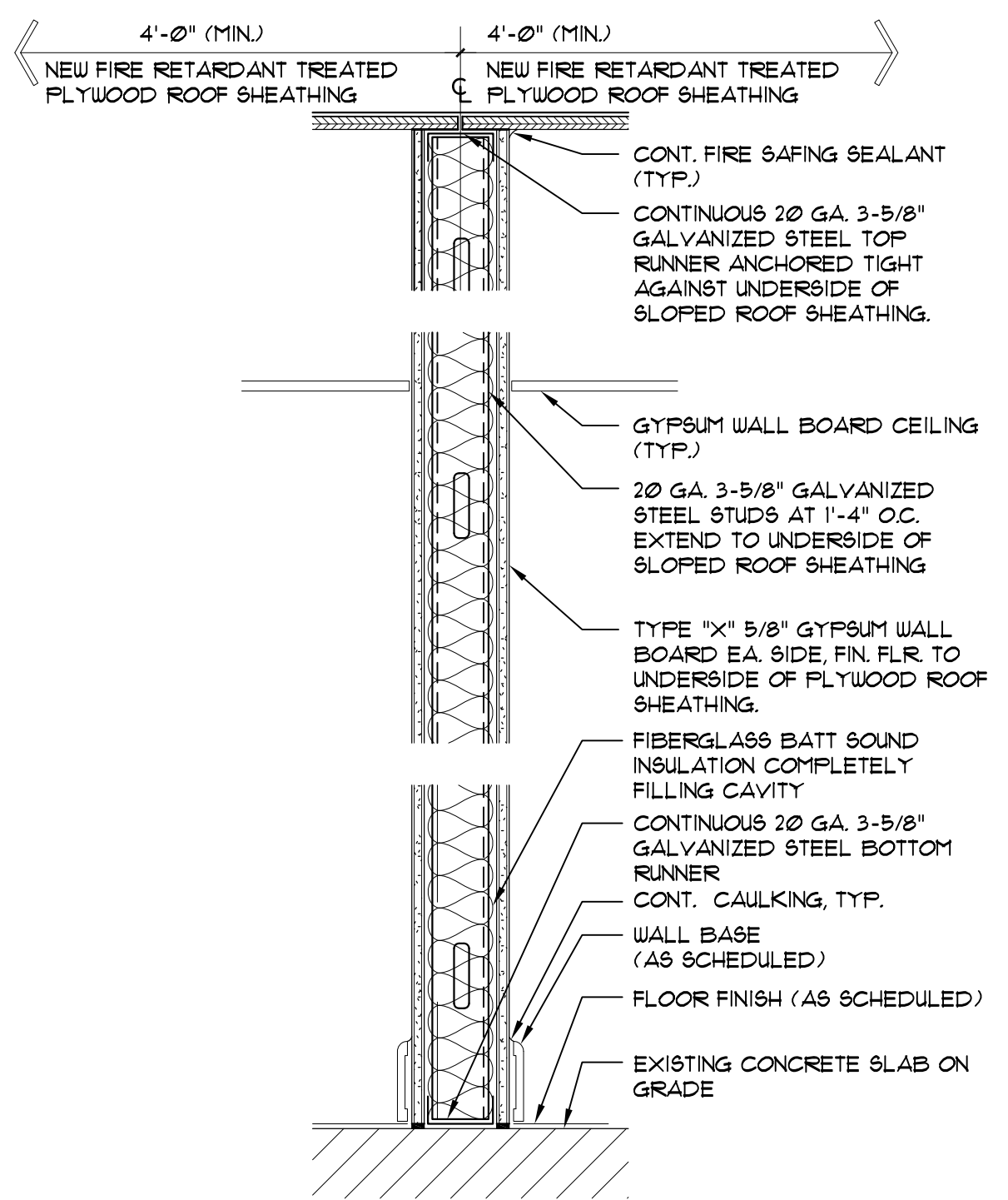
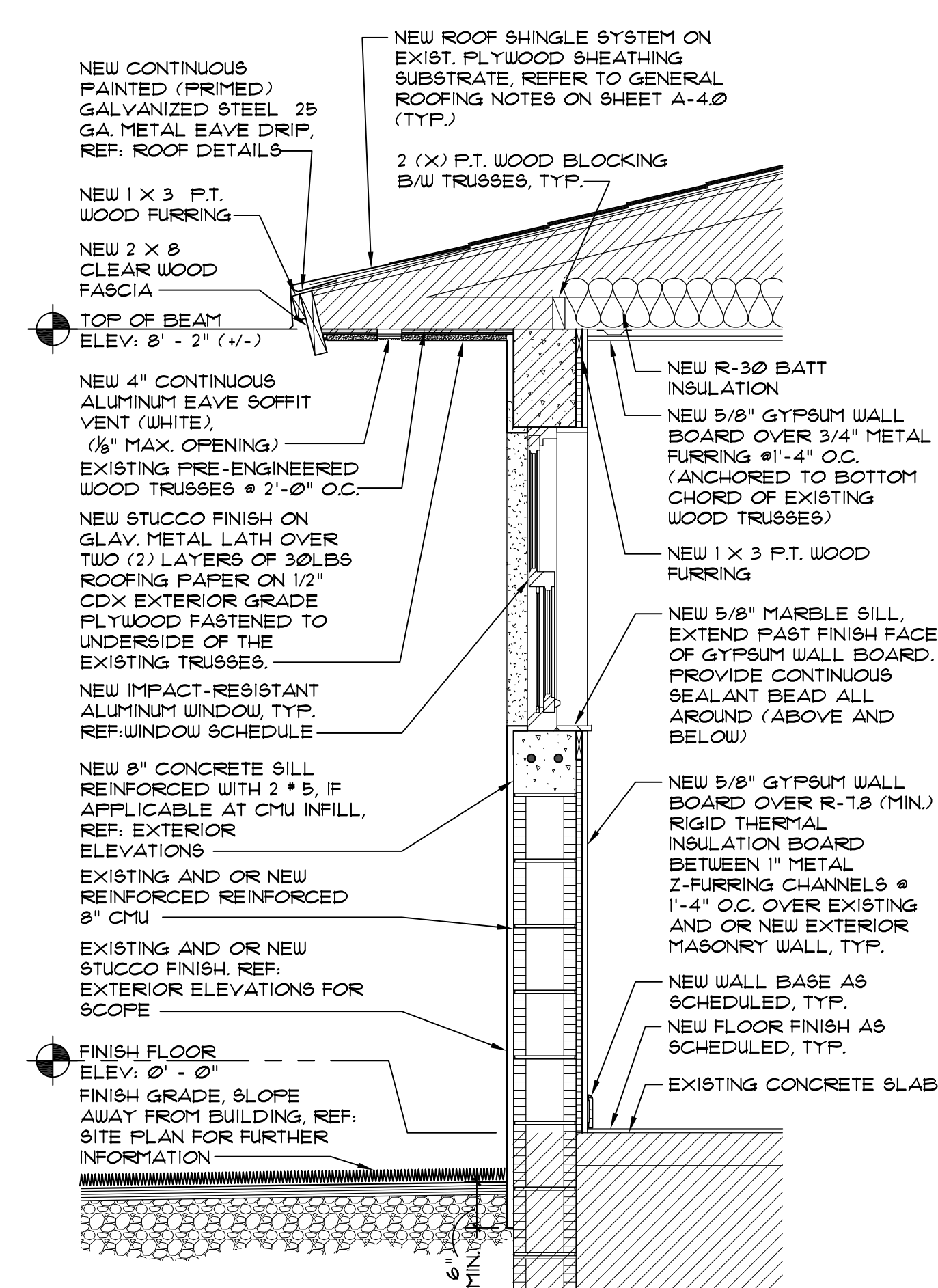
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1 1/2" = 1'-0"

PARTITION TYPES

- NOTE: 1. PROVIDE 3-5/8" METAL STUD BRACING TO A MINIMUM OF TWO ROOF TRUSSES (TRUSS BOTTOM CHORD EACH SIDE OF PARTITION) - WHERE TRUSSES RUN PARALLEL TO THE PARTITION (EXCLUDES P1).
 2. PROVIDE IN-PARTITION 6" (X) 18 GAUGE GALVANIZED STEEL BACKER PLATES, SPANNING A MINIMUM OF TWO STUDS, AT ALL WALL MOUNTED ACCESSORIES / DEVICE / EQUIPMENT ANCHOR POINTS.
 3. PROVIDE DOUBLED BACK TO BACK STUDS AT ALL PARTITION SEGMENTS ALONGSIDE WALL HUNG CABINETS OR PLUMBING FIXTURES (IN ADDITION TO IN-PARTITION BACKER PLATES).
 4. PROVIDE 5/8" CEMENTITIOUS BOARD AT CERAMIC TILE LOCATIONS PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD ON SIDE OF PARTITIONS WITHIN BATHROOMS.
 5. SEAL ALL PENETRATIONS WITH EQUIVALENT FIRE SAFING MATERIAL.
 6. PROVIDE CONTINUOUS FIRE SAFE SEALANT AND BACKER ROD AT ALL FIRE RATED AND SMOKE PARTITIONS.
 7. STENCIL WITH RED SPRAY PAINT (3" HIGH BLOCK LETTERS) FIRE AND SMOKE BARRIER AT 2'-0" MAX ABOVE CEILING, TYPICAL AT ALL FIRE AND SMOKE RATED BARRIERS/ PARTITIONS.



- INTERIOR FINISHES & INSULATION CLASSIFICATIONS**
- INTERIOR WALL AND CEILING FINISH SHALL BE CLASS C.
 - INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

WALL SECTION A-3.0
 3/4" = 1'-0"

AFTER DEMOLITION OF THE EXISTING ROOF SYSTEM, AND PRIOR TO INSTALLATION OF NEW ROOFING SYSTEM, THE GENERAL CONTRACTOR SHALL FIELD VERIFY BOARD SHEATHING NET THICKNESS OF 5/8" WITH ROOF TRUSS SPACING NOT GREATER THAN 24" ON CENTER, AND 8d RING HANK NAILS AS NEEDED TO ACHIEVE A MINIMUM OF 2 NAILS IN 6" WIDE PLANKS AND 3 NAILS IN 8" WIDE PLANK AT EACH SUPPORT.

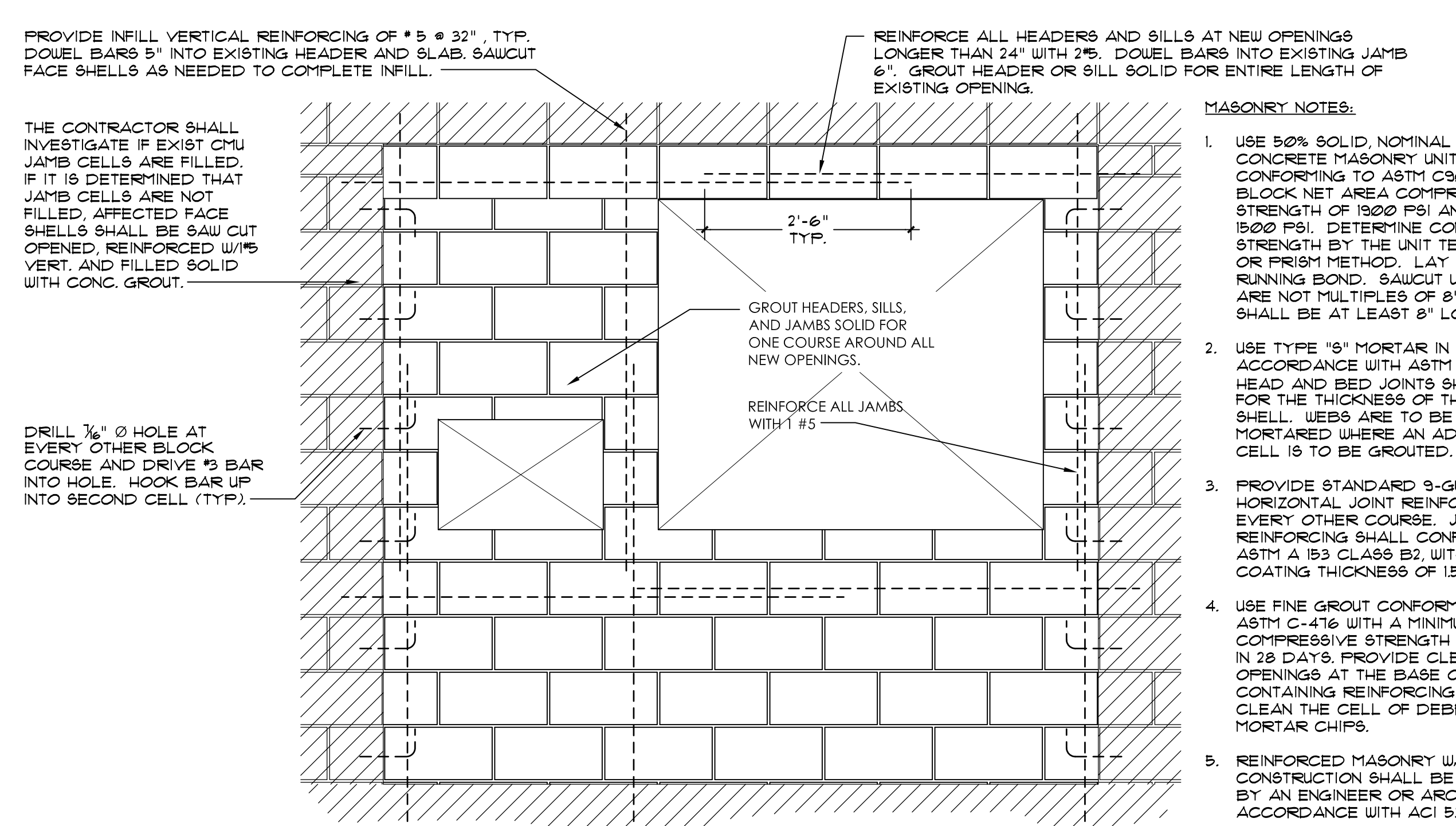
CONCRETE INFILL NOTES

UTILITIES (PLUMBING UNDERGROUND) CONCRETE INFILL SHALL BE PERFORMED AS FOLLOWS:

A) WHEN WIDTH OF CONCRETE SLAB INFILL GREATER THAN 2'-0", PROVIDE #3 DOUELS WITH 3" EMBEDMENT AT 24" O.C. PROVIDE 6 X 6 W/2X W/2 WELDED WIRE MESH AND INFILL WITH CONCRETE. TOOL AND SEAL JOINT(S). COMPACT EXISTING SOIL PRIOR TO INFILLING WITH CONCRETE. REPAIR VAPOUR BARRIER.

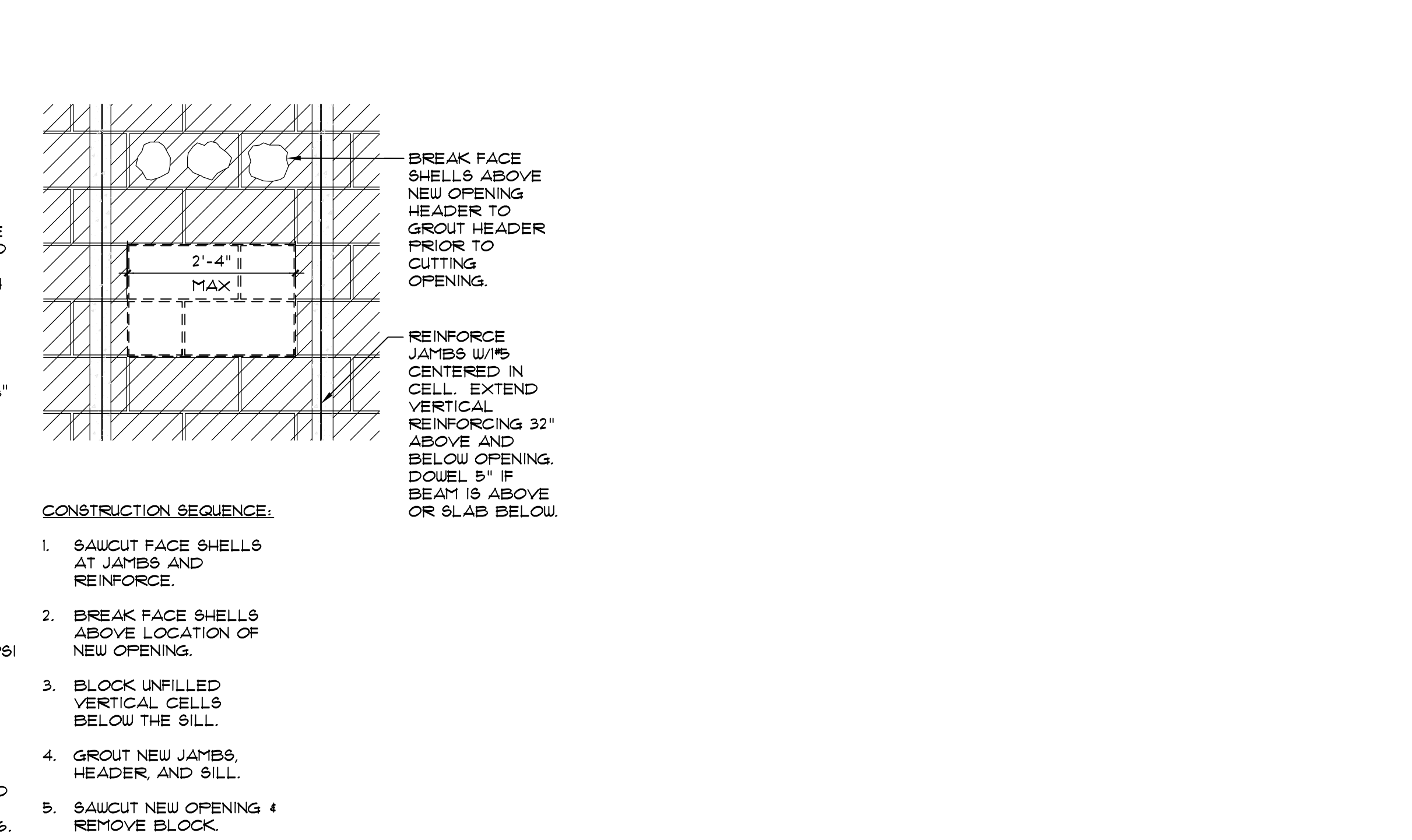
B) WHEN WIDTH OF CONCRETE SLAB INFILL LESS THAN 2'-0", ROUGHEN SIDES AND INFILL WITH CONCRETE. PROVIDE 6 X 6 W/2X W/2 WELDED WIRE MESH AND INFILL WITH CONCRETE. TOOL AND SEAL JOINT(S). COMPACT EXISTING SOIL PRIOR TO INFILLING WITH CONCRETE.

STRUCTURAL MASONRY TASKS



MASONRY INFILL
 AT EXISTING MASONRY WALL OPENINGS

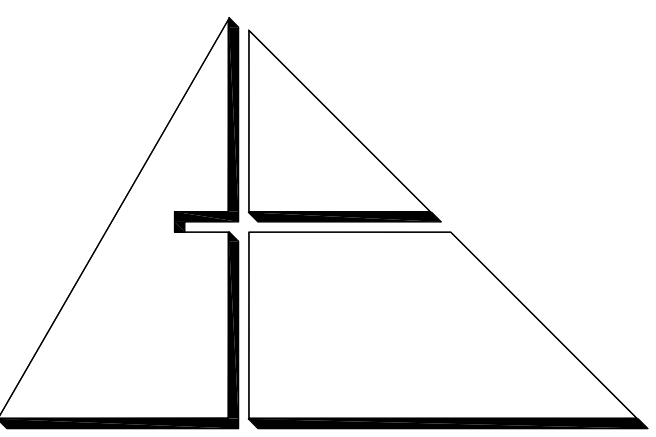
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MASONRY OPENINGS
 AT EXISTING MASONRY WALL

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A-3.2



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DRAWING TITLE:

ROOF PLAN

SEAL



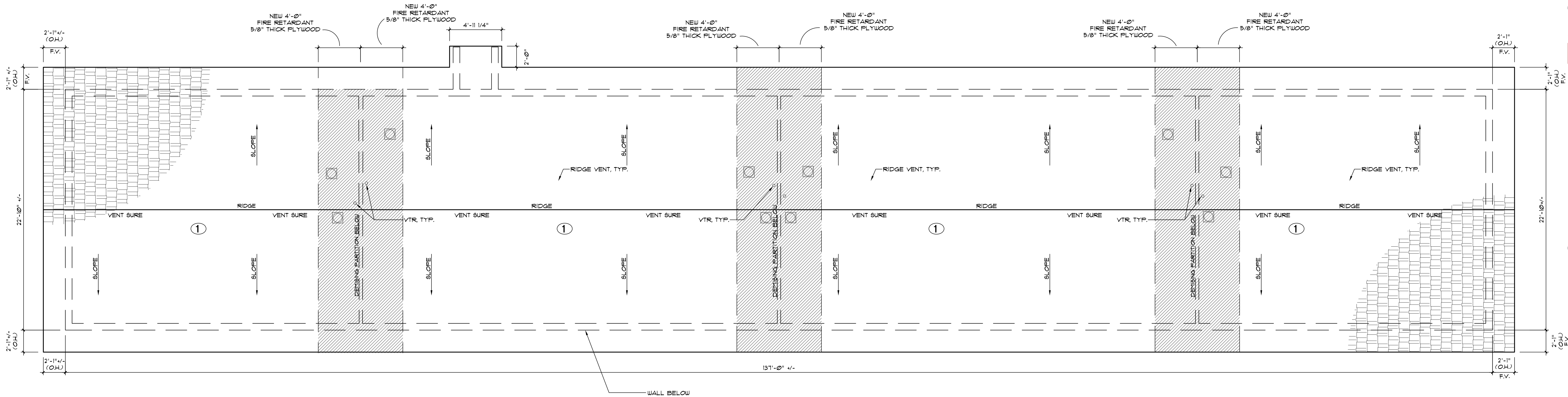
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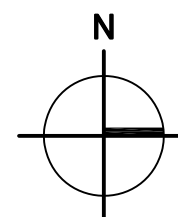
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ROOF PLAN

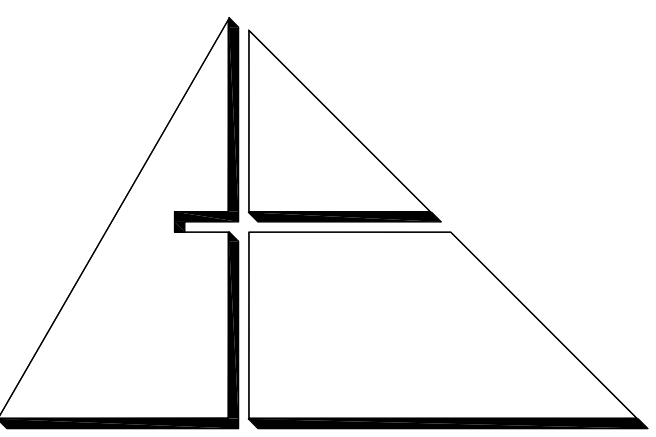
1/4" = 1'-0"



SYMBOL LEGEND	ROOF SYSTEM	ASPHALT SHINGLE SYSTEM WARRANTY	ROOFING NOTES	SHOP DRAWING SUBMITTAL	APPLICATOR'S WARRANTY
 FIBERGLASS FOUR TAB ASPHALT SHINGLES GOOSENECK VENT ATTIC OFF-RIDGE VENT (SEE DETAILS ON SOFFIT A-4) VTR VENT THROUGH ROOF	<p>① FIBERGLASS REINFORCED FOUR TAB ASPHALT SHINGLE ROOFING SYSTEM</p> <p>DECK TYPE: EXISTING WOOD PLANK OR PLYWOOD SHEATHING (SEE NOTE 4)</p> <p>UNDERSLATMENT: PRO ARMOR SYNTHETIC ROOF UNDERSLATMENT NO.A. * 14-1219.05</p> <p>SHINGLE: TRIDEFINITION DURATION AS MANUFACTURED BY OWENS CORNING ROOFING 4 ASPHALT L.C. NO.A. * 16-0425.01</p>	<p>MANUFACTURER'S WARRANTY: PROVIDE OWENS CORNING 20 YEARS PLATINUM PROTECTION ROOFING SYSTEM LIMITED WARRANTY.</p> <p>APPLICATOR'S WARRANTY: APPLICATOR SHALL PROVIDE A 2 YEARS (NO DOLLAR LIMIT) WARRANTY. SEE APPLICATOR'S WARRANTY NOTE FOR ADDITIONAL INFORMATION.</p>	<ol style="list-style-type: none"> CONTRACTOR SHALL OBTAIN A HIGH VELOCITY ROOFING PERMIT FROM THE GOVERNING AGENCY. ROOFING SYSTEM SHALL HAVE CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL, NOTICE OF ACCEPTANCE. ALL WORK SHALL BE IN ACCORDANCE WITH NRCA STEEP ROOFING MANUAL AND MANUFACTURER'S INSTALLATION REQUIREMENTS. CONTRACTOR SHALL RE-NAIL WOOD DECK IN ACCORDANCE WITH THE CURRENT PROVISIONS OF CHAPTER 15 (HIGH VELOCITY HURRICANE ZONES) OF THE FLORIDA BUILDING CODE. ROOFING SYSTEMS NOTED WITHIN ARE FOR BASIS AND DESIGN AND ARE SPECIFIED TO ESTABLISH PROJECT STANDARDS. ROOFER MUST BE AN OWENS CORNING ROOFING PLATINUM PREFERRED CONTRACTOR. MANUFACTURER SHALL INSPECT ROOFING INSTALLATION AS REQUIRED TO SATISFY WARRANTY TERMS. 	<p>SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ROOFING SYSTEMS.</p> <p>SHOP DRAWINGS SHALL INCLUDE AT A MINIMUM THE FOLLOWING:</p> <ol style="list-style-type: none"> PRODUCT DATA: PROVIDE MANUFACTURER'S INFORMATION ON MEMBRANE MATERIALS, BASE FLASHING, MATERIAL AND INSULATION INCLUDING DETAILS. CALCULATIONS: MANUFACTURER SHALL PROVIDE WIND-UP LIFT DESIGN CRITERIA PER THE FLORIDA BUILDING CODE AND ASCE-1-138. INFORMATION SHALL BE PREPARED AND CERTIFIED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. MANUFACTURER'S CERTIFICATE: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS. SUPPLY FLORIDA PRODUCT APPROVAL OR MIAMI DADE PRODUCT APPROVAL NOTICE OF ACCEPTANCE (NO.A.) APPROVAL FOR SELECTED SYSTEM. MATERIAL SAFETY DATA SHEETS: PROVIDE MSDS FOR ALL ROOFING PRODUCTS SUBMITTED. 	<p>NOTE:</p> <p>THE ROOFING CONTRACTOR SHALL FURNISH WRITTEN WARRANTIES FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF PROJECT SUBSTANTIAL COMPLETION. THE ROOFER SHALL CERTIFY IN WRITING THAT SYSTEM HAS BEEN INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTION/ N.O.A. AND WHEREAS ROOFING CONTRACTOR HAS CONTRACTED (EITHER DIRECTLY WITH OWNER OR INDIRECTLY AS A SUBCONTRACTOR) TO WARRANT SAID WORK AGAINST LEAKS, FAULTY OR DEFECTIVE MATERIALS, ROOFING COMPONENTS DEEMED FAULTY OR IN DISREPAIR, AND WORKMANSHIP, FOR THE DESIGNATED WARRANTY PERIOD, DURING THE WARRANTY PERIOD THE CONTRACTOR (WILL AT HIS/HER OWN EXPENSE, MAKE OR CAUSE TO BE MADE SUCH REPAIRS TO OR REPLACEMENTS OF SAID WORK AS ARE NECESSARY TO CORRECT FAULTY AND DEFECTIVE WORK, AND AS ARE NECESSARY TO MAINTAIN SAID WORK IN WATERTIGHT CONDITION.</p> <p>ROOFING CONTRACTOR SHALL BE AN APPROVED SYSTEM MANUFACTURER APPLICATOR.</p>

BID SET

A-4.0



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PROJECT:

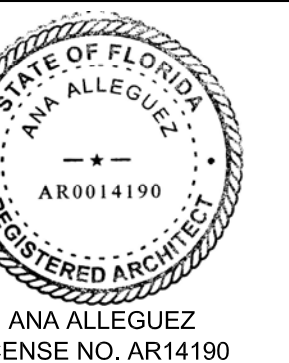
CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

Owner's Representative:
Dollia Pinkhasov
City of Miami
Department of Community Development
(305) 416-2184
444 SW 2nd Avenue
MIAMI, FL 33130

DRAWING TITLE:

ROOF DETAIL

SEAL

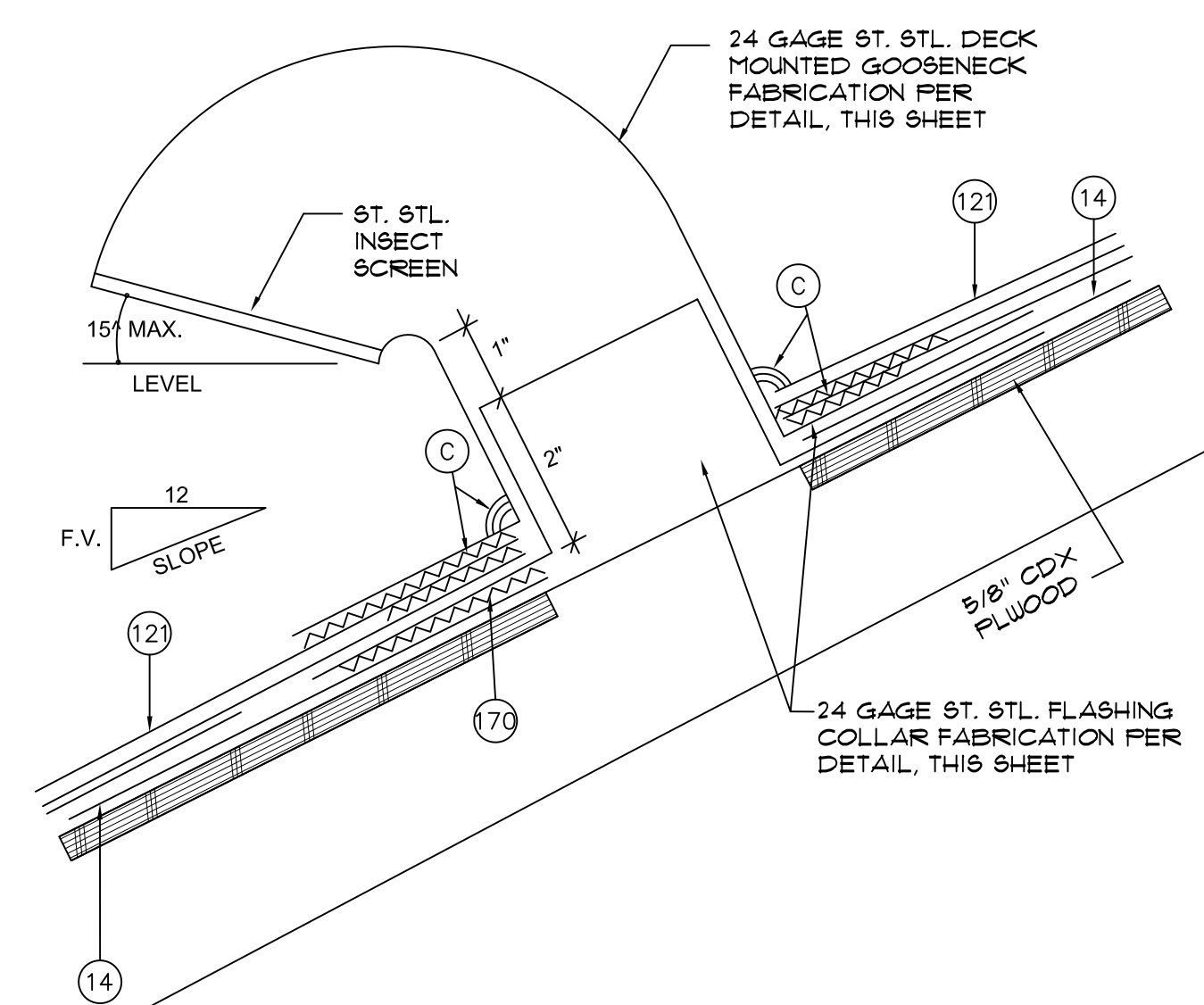


DATE: JANUARY 9TH, 2017

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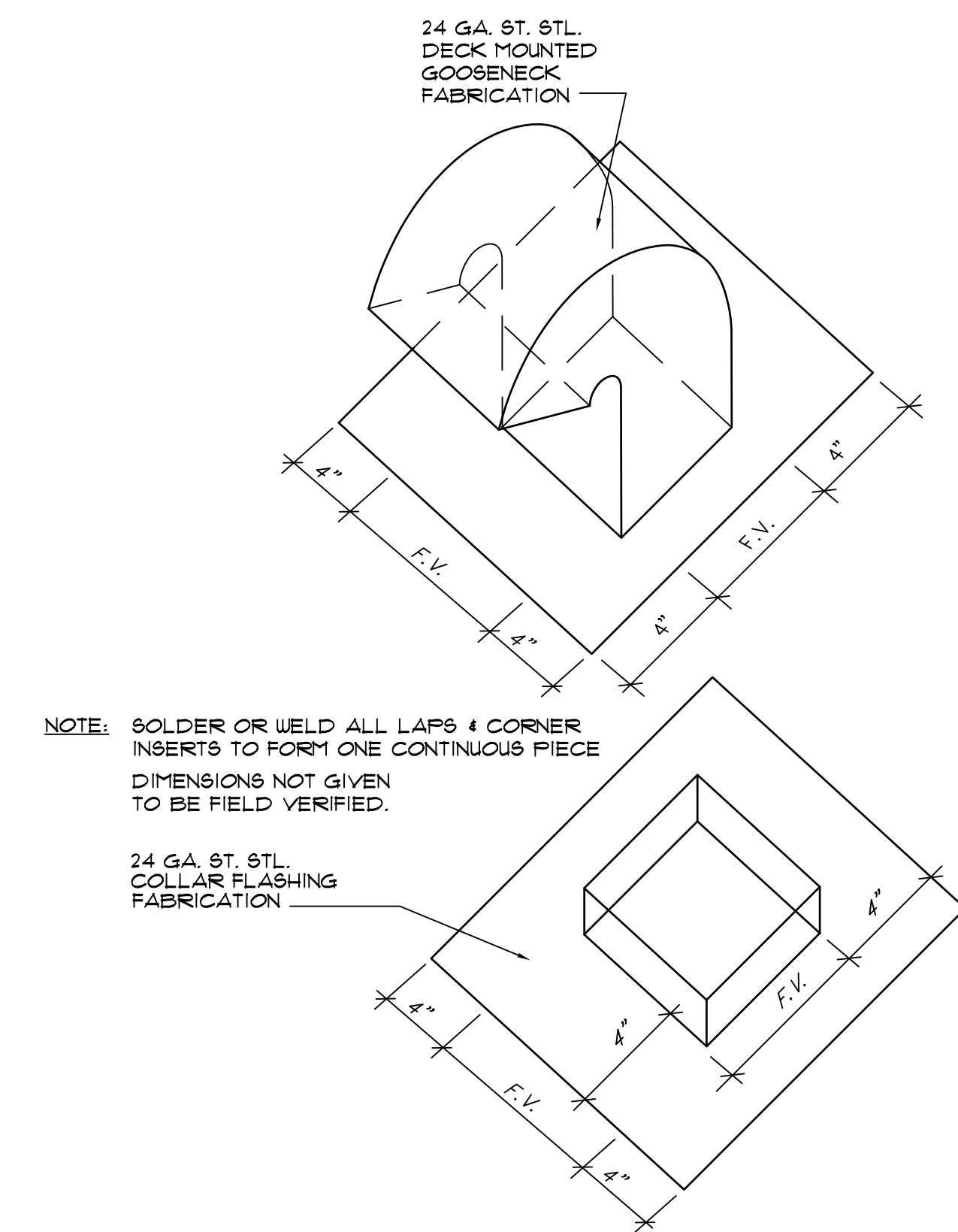
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1075 A-4.1.DWG

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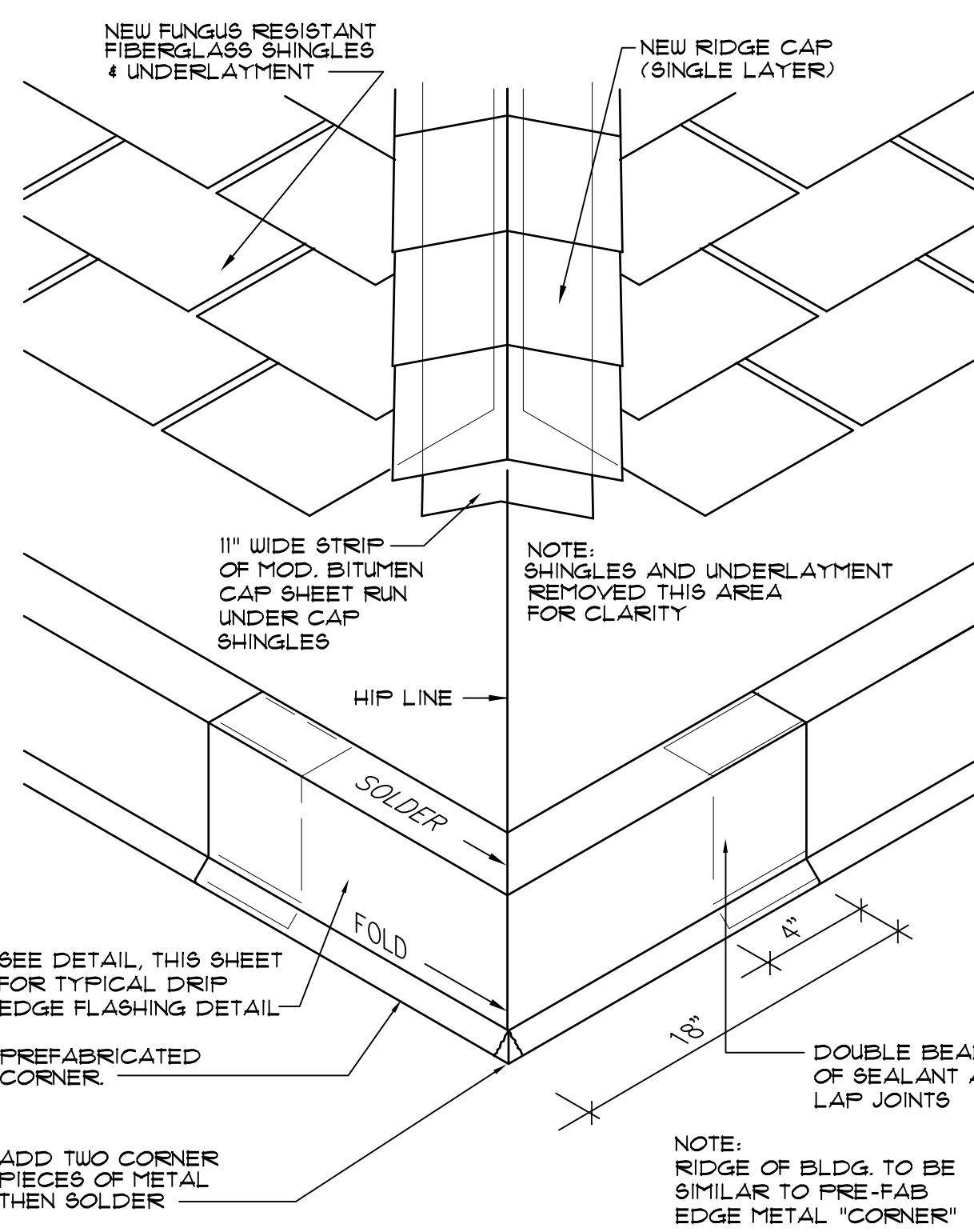


14. PRELIMINARY ROOF, SEE ROOF PLAN
121. NEW FIBERGLASS SHINGLES
170. SEALANT
C. FULL BED OF ROOFING CEMENT UNDER SHINGLES AND/OR FLASHING FLANGES.

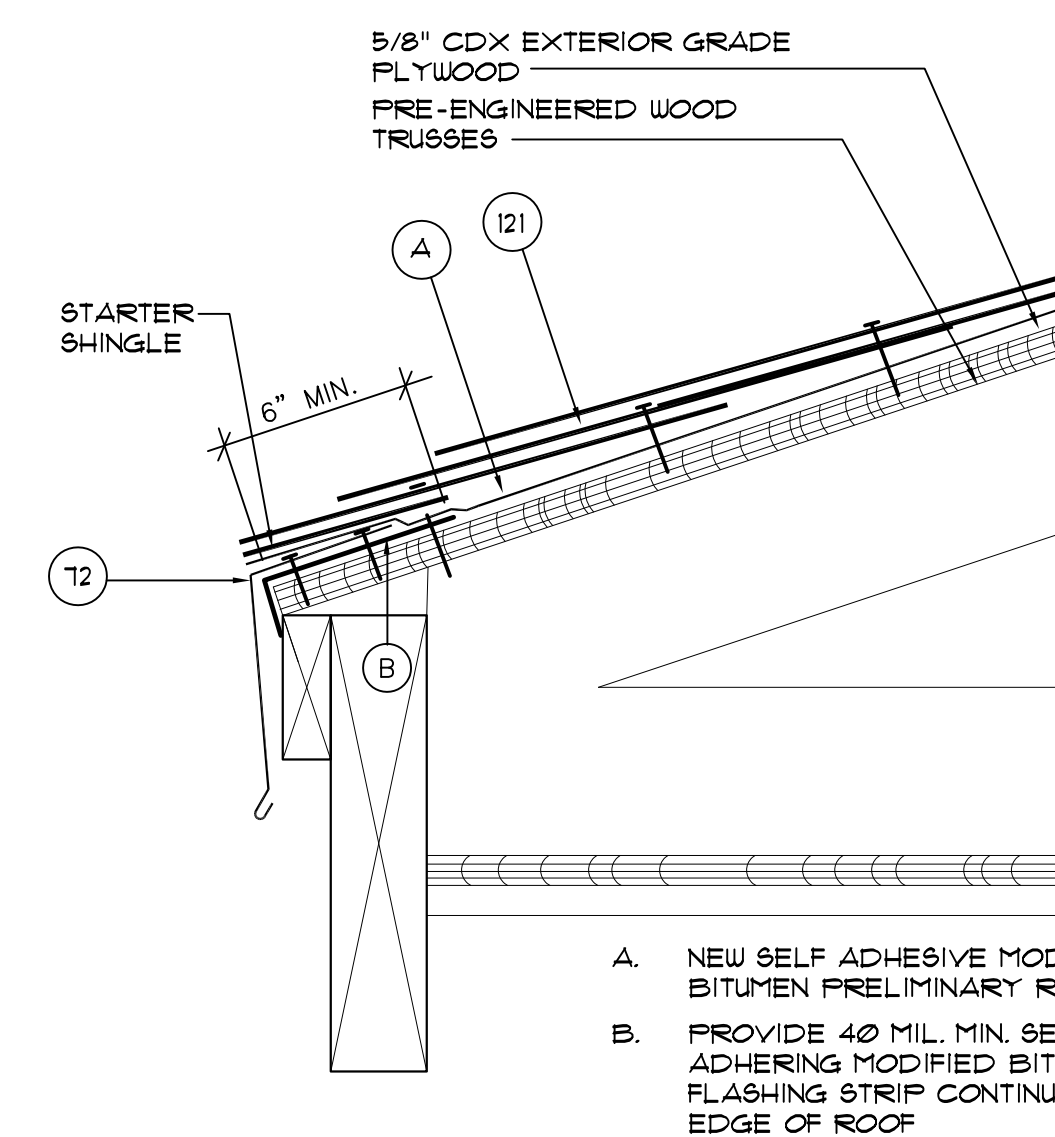
GOOSENECK VENT FLASHING NTS



GOOSENECK VENT AND COLLAR RABRICATION DETAIL NTS



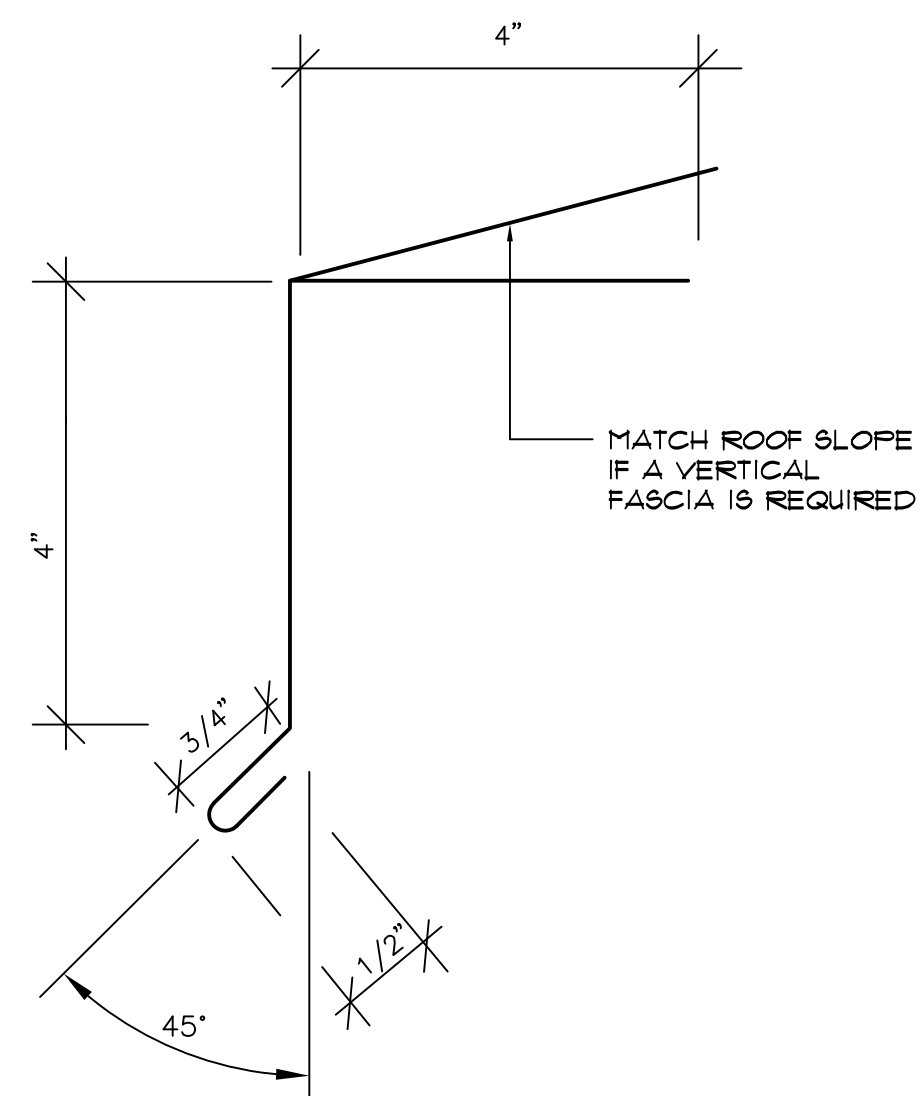
HIP RIDGE FLASHING AND CORNER EDGE METAL NTS



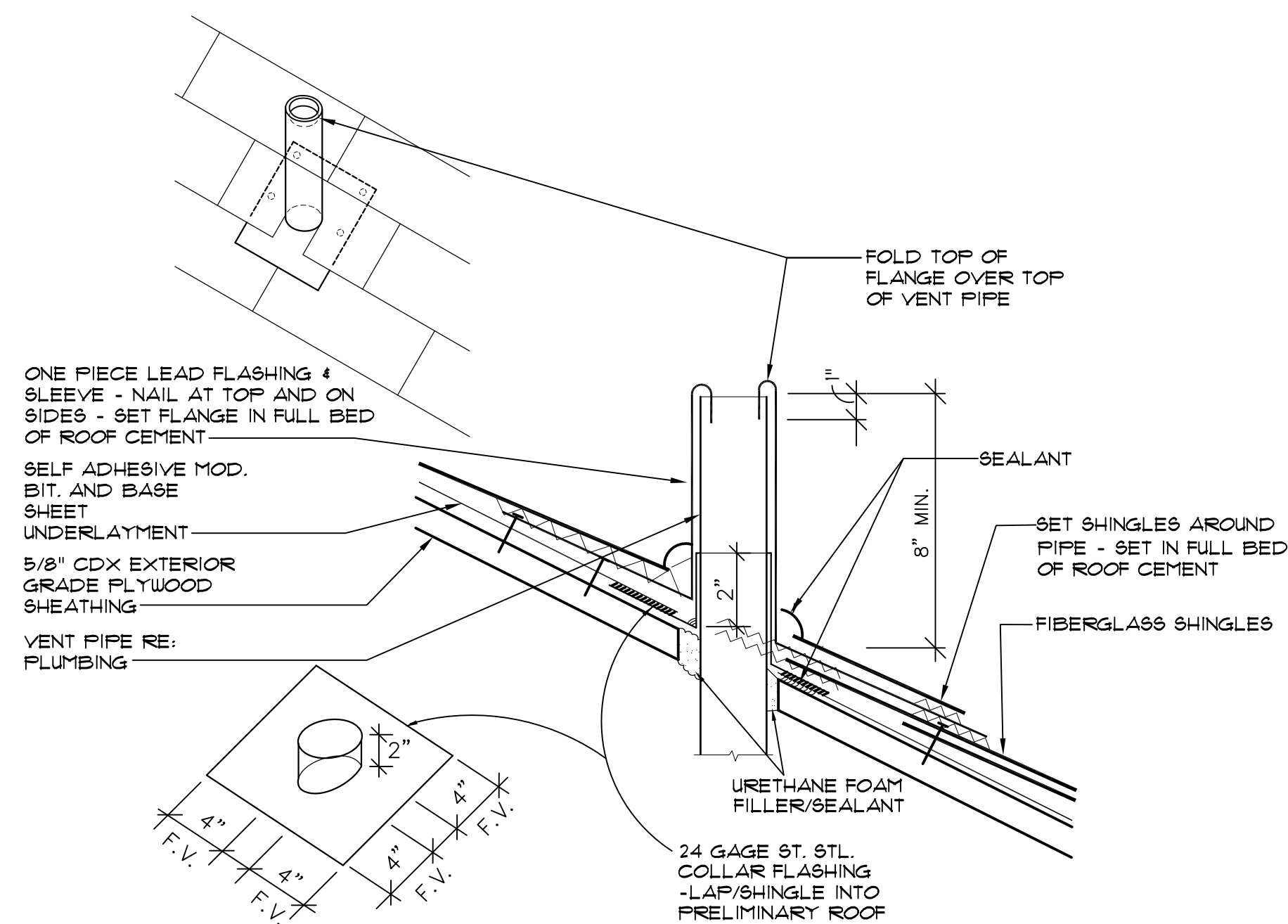
12. EDGE METAL - SEE DETAIL, THIS SHEET.

121. FUNGUS RESISTANT FIBERGLASS SHINGLES
NOTE: FASTENERS FOR EDGE METAL TO BE 1-1/4" RING SHANK ST. STL. ROOFING NAIL AT 4" O.C. (2 ROWS STAGGERED AT 3/4" FROM EDGE OF FLANGE.)

DRIP EDGE FLASHING NTS



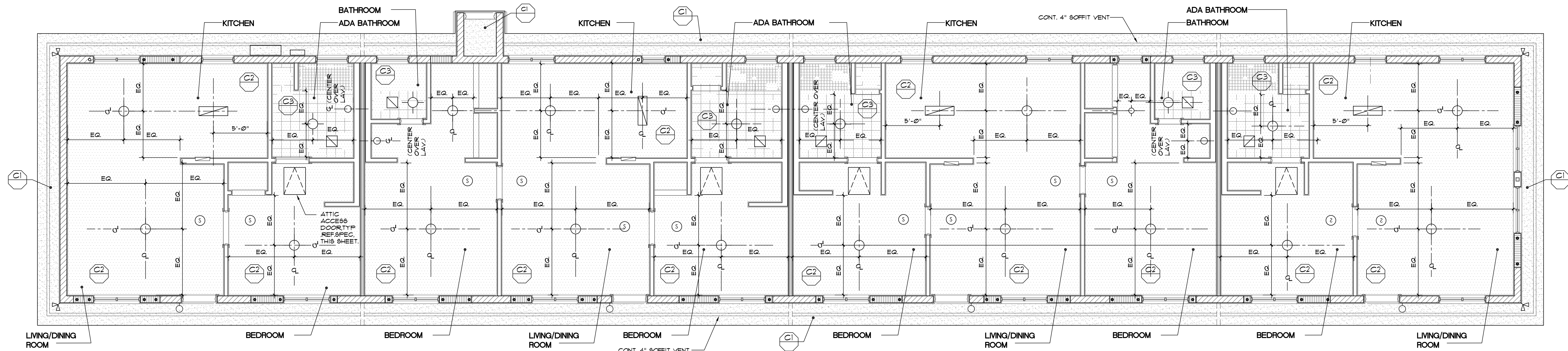
EAVE DRIP FABRICATION DETAIL NTS



VENT PIPE DETAIL NTS

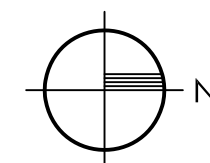
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REFLECTED CEILING PLAN 1/4" = 1'-0"

- NOTE(S):
1. PROVIDE R-30 BATT INSULATION ABOVE CEILING (ALL ROOMS/AREAS).
 2. COORDINATE LIGHT FIXTURE PLACEMENT WITH EXISTING TRUSSES.



SYMBOL LEGEND

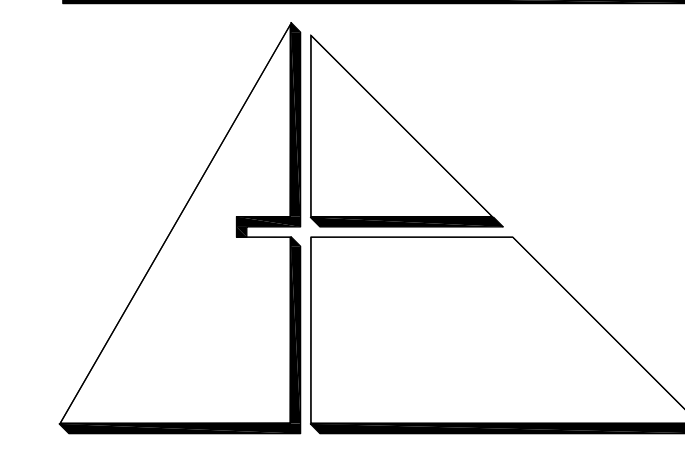
- CEILING MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- EXHAUST FAN
- WALL MOUNTED LIGHT
- WALL MOUNTED LIGHT
- SMOKE DETECTOR
- ATTIC DOOR, SEE ATTIC ACCESS SPECIFICATION, THIS SHEET
- DRYWALL CEILING
- PLASTER/STUCCO
- BATHROOM EXHAUST

CEILING LEGEND

- STUCCO (PRIME + PAINT) OVER GALVANIZED METAL LATH ON 15-LB ROOFING FELT OVER 1/2" CDX PLYWOOD SHEATHING OVER EXISTING WOOD TRUSSES.
- 5/8" GYPSUM WALL BOARD (PRIME + PAINT) OVER 1/8" METAL FURRING CHANNELS AT 1'-4" O.C. MECHANICALLY FASTENED TO UNDERSIDE TRUSSES.
- 5/8" MOISTURE RESISTANT GYPSUM BOARD (PRIME + PAINT) OVER 1/8" METAL FURRING CHANNELS AT 1'-4" O.C. MECHANICALLY FASTENED TO UNDERSIDE OF TRUSSES.

ATTIC ACCESS SPECIFICATION

MANUFACTURED: BATTIC DOOR ENERGY CONSERVATION PRODUCTS OR APPROVED EQUIVALENT.
 MODEL: DELUXE E-2 HATCH ATTIC ACCESS SCUTTLE DOOR R-42
 SIZE: 22" x 30" / FITS INTO 22 1/2" x 30 1/2" ROUGH OPENING
 NOTE: ATTIC ACCESS DOOR SHALL BE PROVIDED WITH 4-POINT LOCKING LATCH + HANDLES



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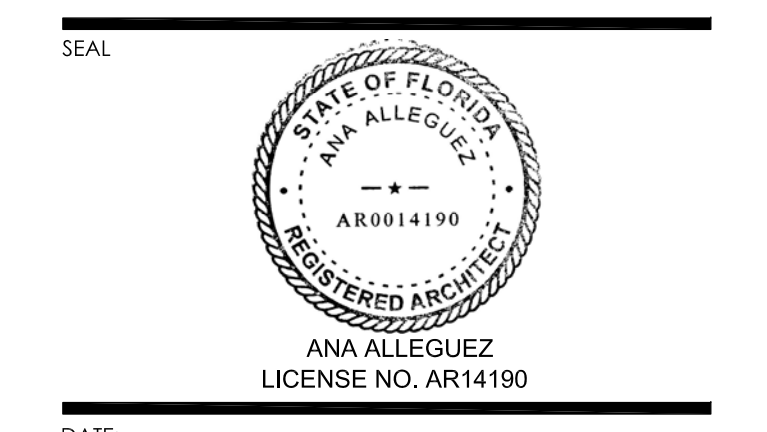
PROJECT:

CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 1075 NE 149 ST

Owner's Representative:
 Daria Pinkhasov
 City of Miami
 Department of Community Development
 (305) 416-2184
 444 SW 2nd Avenue
 MIAMI, FL 33130

DRAWING TITLE:

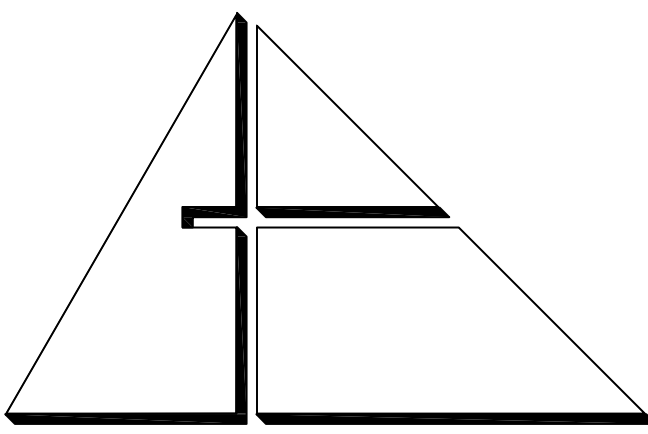
REFLECTED
 CEILING PLAN



DATE: JANUARY 9TH, 2017
 REVISED:

CAD DRAWING NAME:
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BID SET
A-5.0



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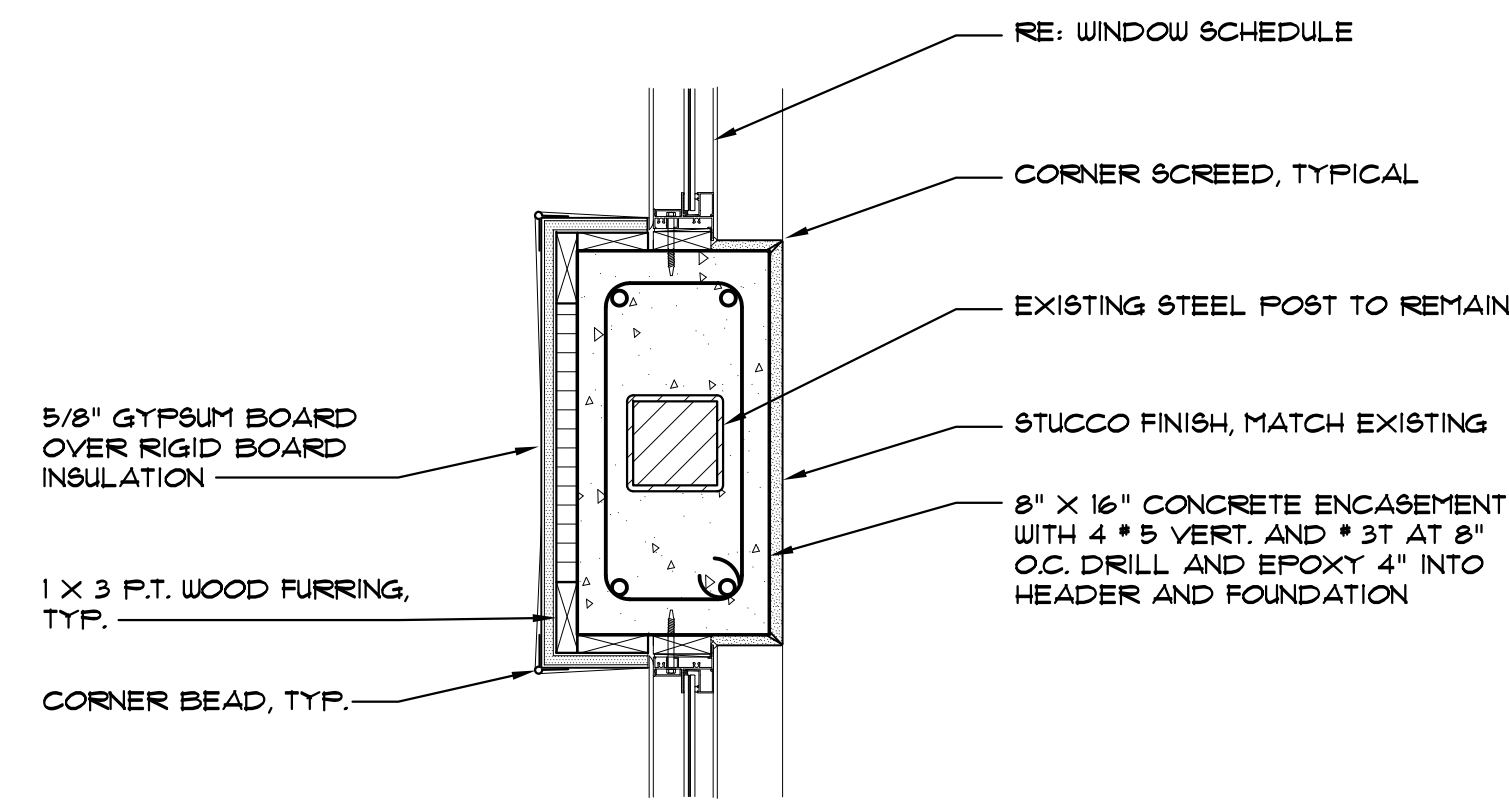
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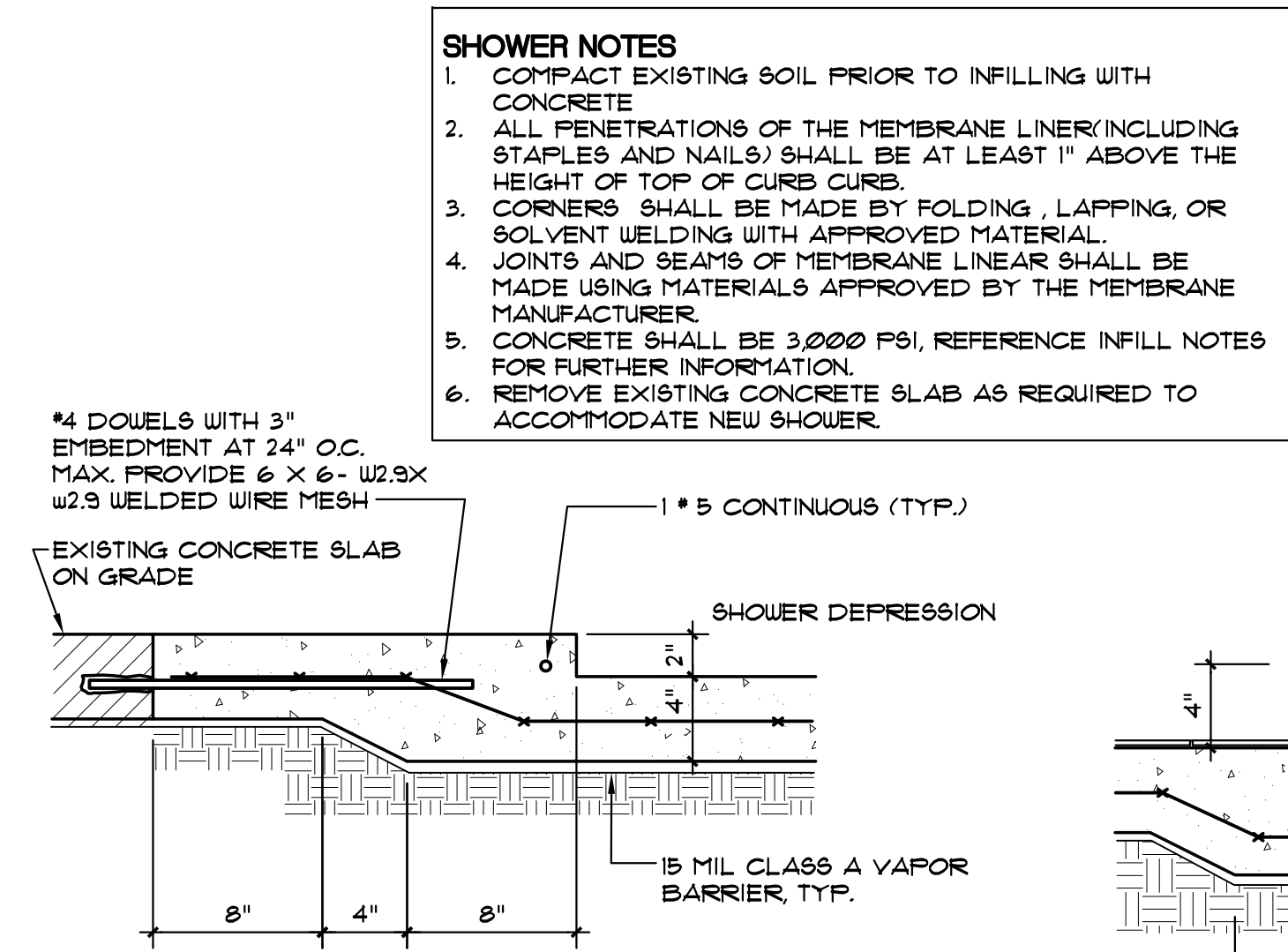
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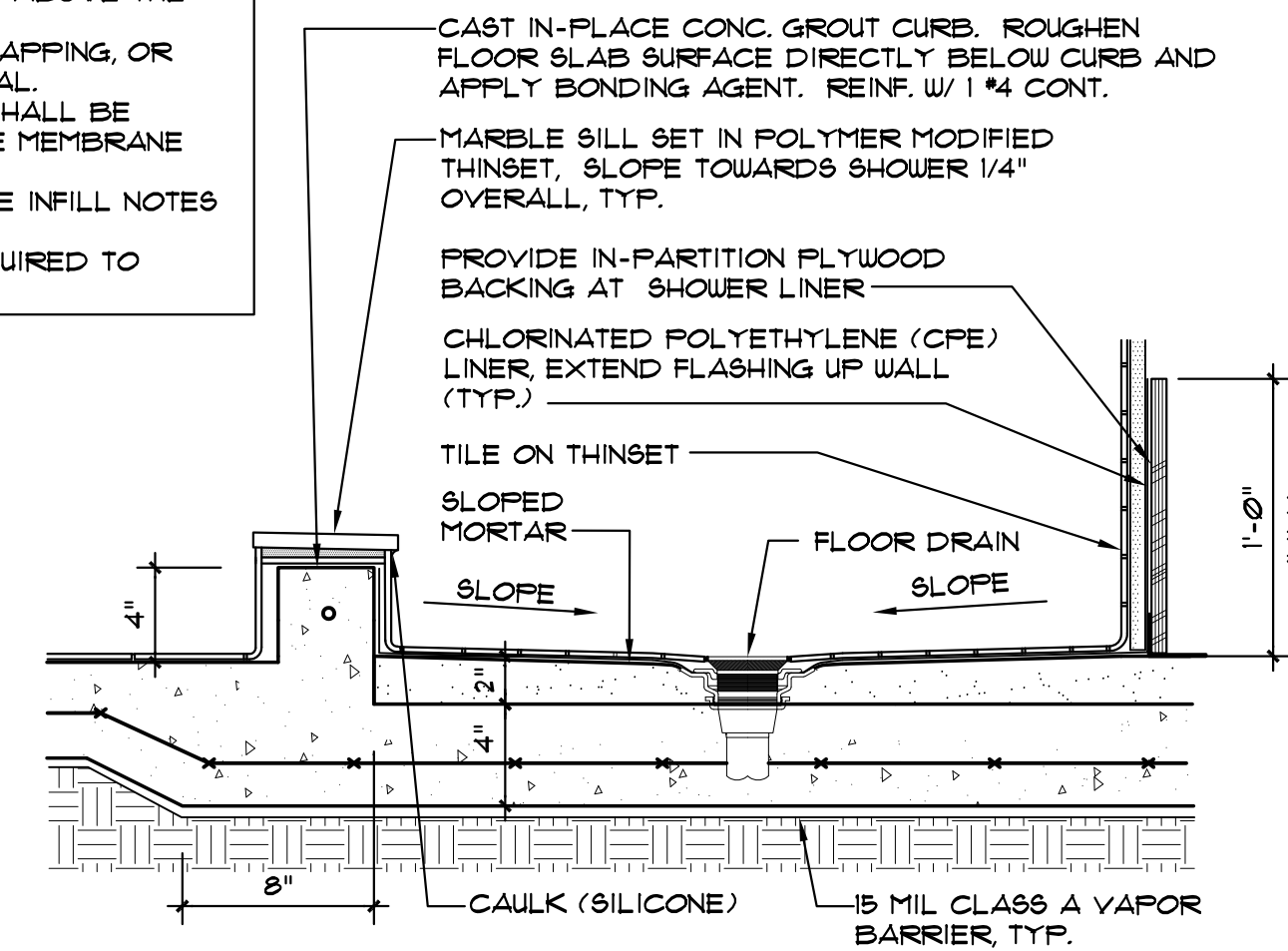


1 DETAIL 1-1/2" = 1'-0"
A-5.1

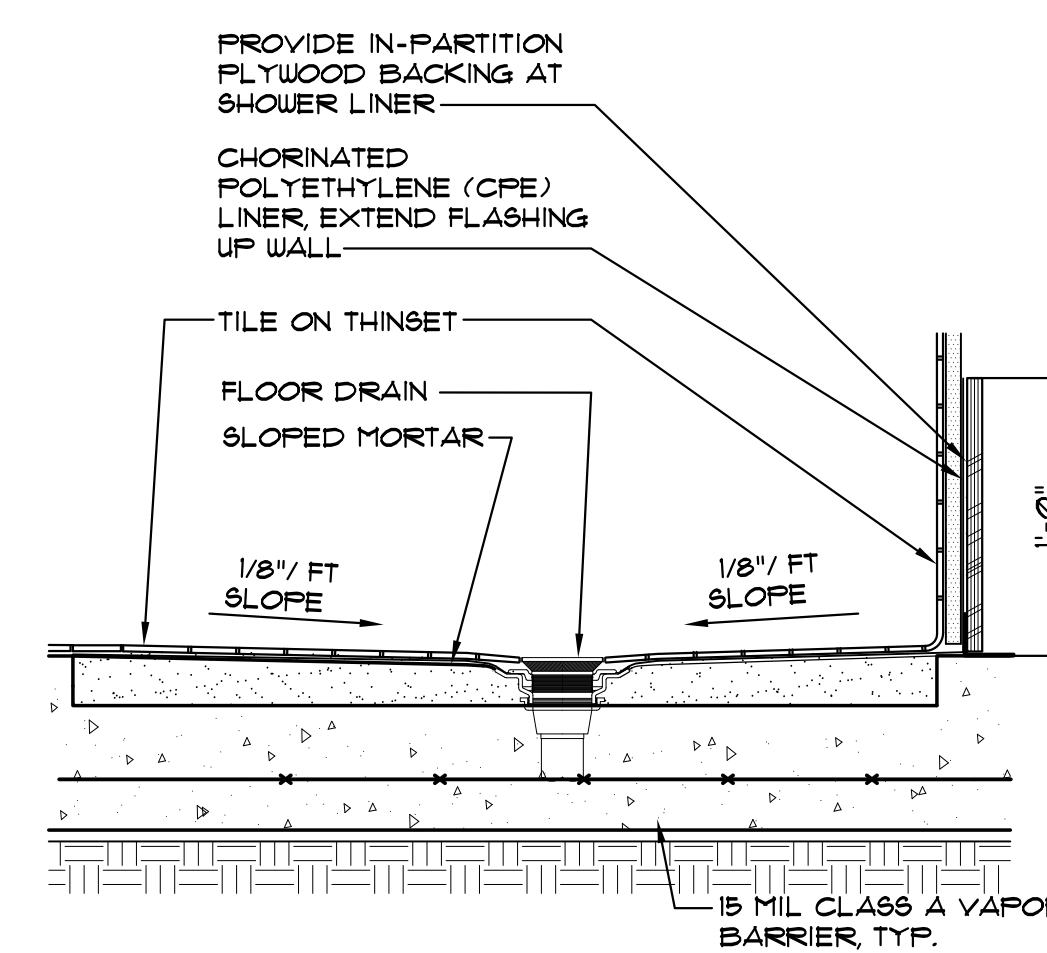


2 SHOWER SLAB DETAIL 1-1/2" = 1'-0"
A-5.1

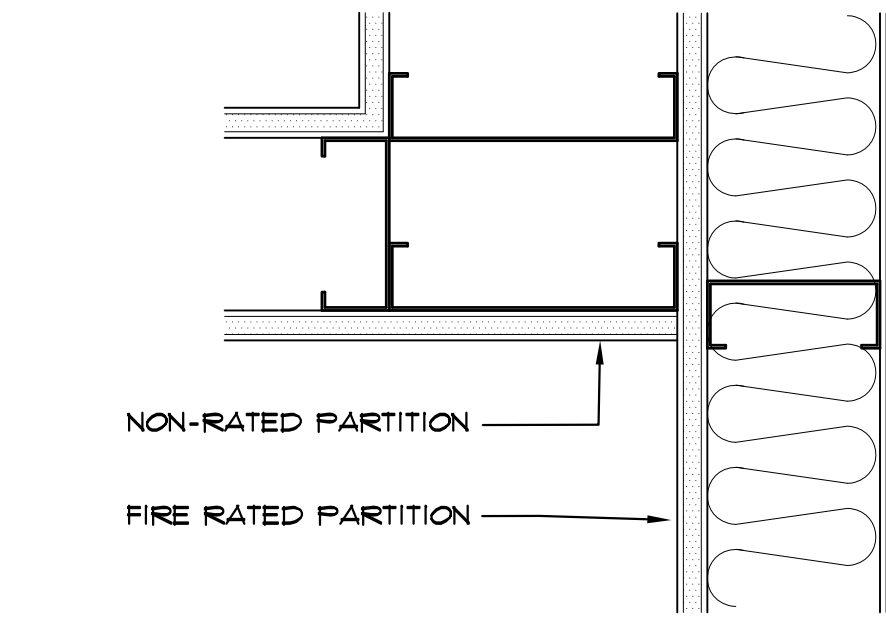
- SHOWER NOTES**
1. COMPACT EXISTING SOIL PRIOR TO INFILLING WITH CONCRETE.
 2. ALL PENETRATIONS OF THE MEMBRANE LINER (INCLUDING STAPLES AND NAILS) SHALL BE AT LEAST 1" ABOVE THE HEIGHT OF TOP OF CURB CURBS.
 3. CORNERS SHALL BE MADE BY FOLDING, LAPPING, OR SOLVENT WELDING WITH APPROVED MATERIAL.
 4. JOINTS AND BEAMS OF MEMBRANE LINER SHALL BE MADE USING MATERIALS APPROVED BY THE MEMBRANE MANUFACTURER.
 5. CONCRETE SHALL BE 3,000 PSI, REFERENCE INFILL NOTES FOR FURTHER INFORMATION.
 6. REMOVE EXISTING CONCRETE SLAB AS REQUIRED TO ACCOMMODATE NEW SHOWER.



3 NON ADA SHOWER SLAB DETAIL 1-1/2" = 1'-0"
A-5.1



4 ADA SHOWER SLAB DETAIL 1-1/2" = 1'-0"
A-5.1



5 DETAIL 3" = 1'-0"
A-5.1

PROJECT:

CITY OF MIAMI
LIFE QUEST
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1075 NE 149 ST

Owner's Representative:
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444 SW 2nd Avenue
MIAMI, FL 33130

DRAWING TITLE:

MISCELLANEOUS
DETAILS

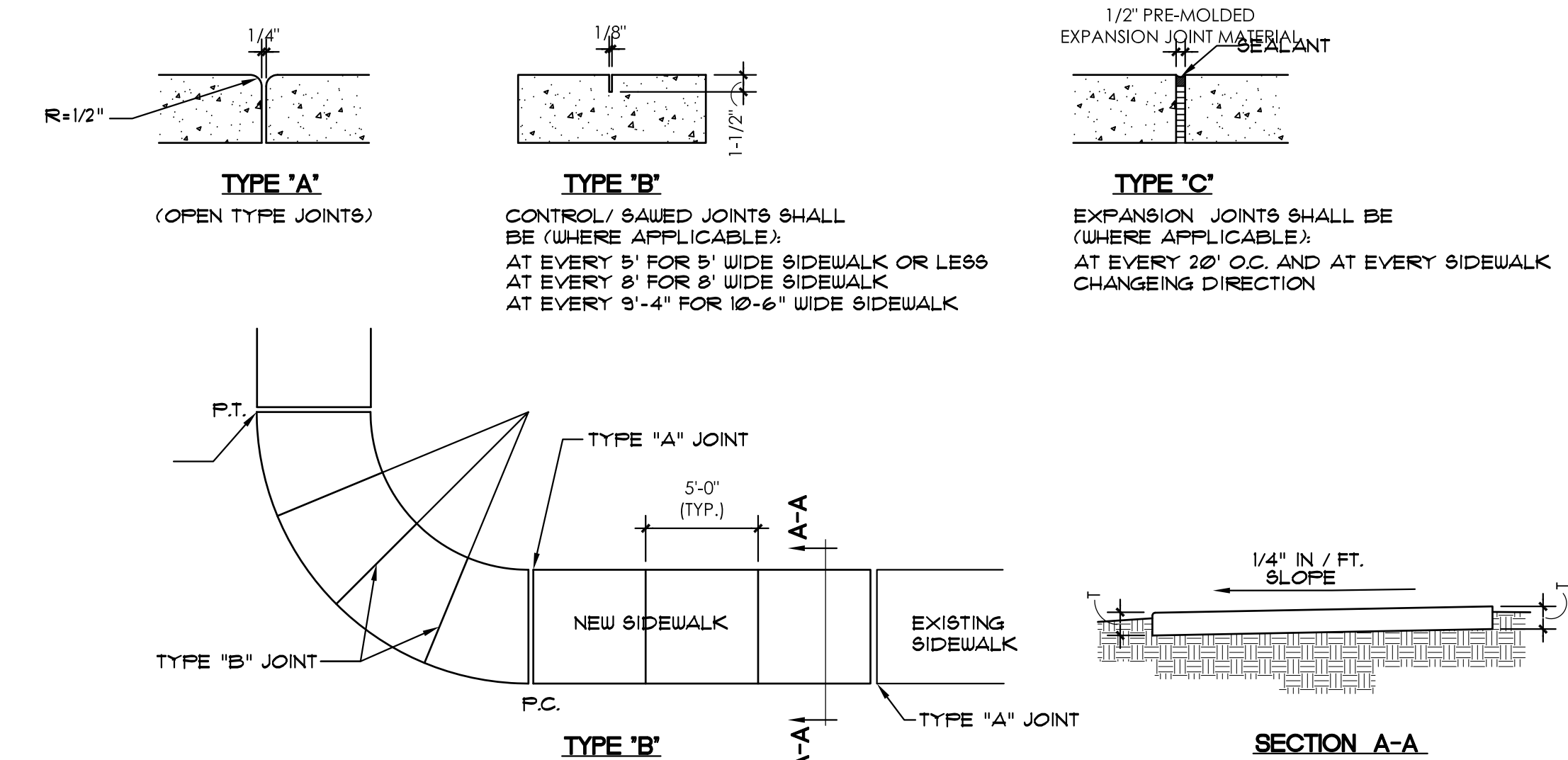


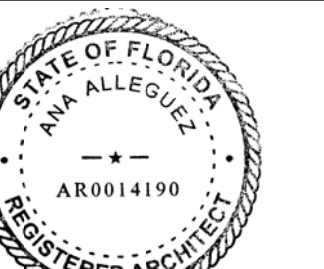
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	* WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

TABLE OF SIDEWALK THICKNESS 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

CONCRETE SIDEWALK

NTS

SEAL



ANNA ALLEGUEZ
LICENSE NO. AR14190

DATE: JANUARY 9TH, 2017

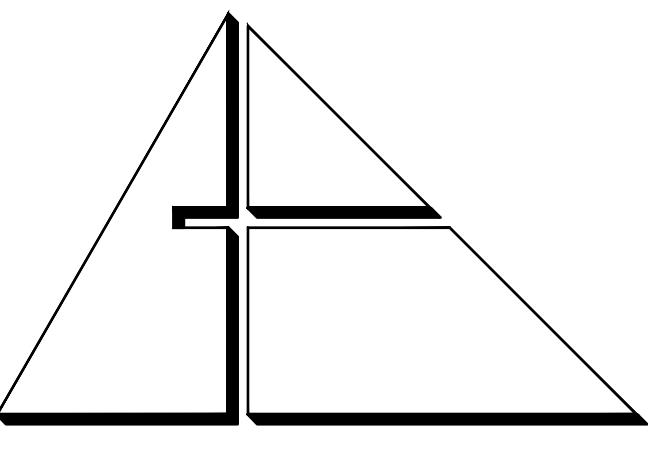
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CAD DRAWING NAME:
1075 A-5.1.DWG

SHEET NO.

BID SET

A-5.1



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Garter Project No. 2867

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PROJECT:

CITY OF MIAMI
LIFE QUEST
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1075 NE 149 ST

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Lori B. Soto
City of Miami
Department of Community Development
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444 SW 2nd Avenue
MIAMI, FL 33130

DRAWING TITLE:

GENERAL
ELECTRICAL NOTES
AND LEGEND

SCALE:

M. F. GARCIA P.E. (ELECTRICAL)
LICENSE NO. 24221

To my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.

DATE: SEPTEMBER 15, 2014

REVISED:

- 10-20-13 BACKGROUND CHANGE
- 01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.:

GENERAL ELECTRICAL NOTES

I. GENERAL REQUIREMENTS

A. DRAWINGS: THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. ARCHITECTURAL AND ALL CONNECTIONS SHALL BE SHOWN IN CORRECT LOCATION. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS FOR CLARITY AND SPACES IN WHICH WORK WILL BE INSTALLED. WHERE DIMENSIONS OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, HAVE FIELD MEASUREMENTS IN LAYOUT AS NECESSARY TO PREVENT CONFLICTS WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK. SITE CONDITIONS SHALL GOVERN THE EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, WIRING, CONDUIT, ETC.

ONE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT ON FILE AT THE SITE FOR THE SOLE USE OF WORKING AS-BUILT DATA. ALL CHANGES SHALL BE MARKED IN RED ON THESE PRINTS AS WORK PROGRESSES.

PRIOR TO EACH REQUEST FOR PAYMENT, AS-BUILT PRINTS SHALL BE BROUGHT UP TO DATE FOR ACCEPTANCE BY OWNER'S REPRESENTATIVE.

THE COMPLETED SET OF AS-BUILT PRINTS SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER PRIOR TO FINAL PAYMENT FOR INCORPORATION ONTO ORIGINALS.

RISERS ARE DIAGRAMMATIC AND DON'T INTEND TO SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.

B. COORDINATION: CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, INTERIOR DESIGN AND ELECTRICAL DRAWINGS WITHOUT ADDITIONAL CHARGE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

ELECTRICAL CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF PLUG AND CHORD TYPE EQUIPMENT WITH MANUFACTURER AND IS REQUIRED TO PROVIDE ELECTRICAL OUTLETS THAT WILL ACCEPT MANUFACTURER'S SUPPLIED PLUGS.

SEE MECHANICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS AND LOCATION OF A/C UNITS AND ALL OTHER MECHANICAL EQUIPMENT (CONDENSERS, WY'S, THERMOSTATS, PUMPS, FANS, SMOKE DETECTORS, DUCT HEATERS, ETC.). THE CONTRACTOR SHALL PROVIDE ALL BRANCH CIRCUIT AND CONTROL WIRING AS INDICATED AND IN CONFORMANCE WITH N.E.C. ARTICLE 440 AND MANUFACTURER'S RECOMMENDATIONS. ALL PENETRATIONS SHALL BE MADE WEATHERPROOF DURING CONSTRUCTION AND AFTER FINAL INSTALLATION. A/C EQUIPMENT WIRING, BREAKERS, AND FUSES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING AND OVERCURRENT PROTECTION REQUIREMENTS IF EQUIPMENT USED IS DIFFERENT FROM THAT SPECIFIED. CONTRACTOR SHALL MAKE THESE CHANGES AT NO ADDITIONAL COST TO THE OWNER.

C. PERMITS: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, STATE SALES TAX, FEDERAL EXCISE TAX, REVENUE AND OTHER TAXES AND OTHER TRAVEL FOR INSTALLATION OF A COMPLETE SYSTEM AS OUTLINED HEREIN AND AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND INSURANCE.

D. BASIS FOR BIDS: EQUIPMENT SPECIFIED SHALL BE ADHERED TO, HOWEVER, OWNER HAS FINAL DECISION ON THE TYPE AND QUALITY OF EQUIPMENT TO BE SUPPLIED. WITHIN 30-DAYS AFTER THE CONTRACT HAS BEEN EXECUTED, A FORMAL REQUEST FOR THE SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED WILL BE CONSIDERED, UNDER THE FOLLOWING CONDITIONS:

THE REQUEST IS ACCOMPANIED BY COMPLETE DATA ON THE PROPOSED SUBSTITUTION SUBSTANTIATING COMPLIANCE WITH THE CONTRACT DOCUMENTS INCLUDING PRODUCT IDENTIFICATION AND DESCRIPTION, PERFORMANCE AND TEST DATA, REFERENCES AND SAMPLES WHERE APPLICABLE, AND AN ITEMIZED COMPARISON OF THE PROPOSED SUBSTITUTION WITH THE PRODUCTS SPECIFIED, WITH DATA RELATING TO CONTRACT THE SCHEDULE, DESIGN AND AESTHETIC EFFECT WHERE APPLICABLE.

THE REQUEST IS ACCOMPANIED BY ACCURATE COST DATA ON THE PROPOSED SUBSTITUTION IN COMPARISON WITH THE PRODUCT SPECIFIED, WHETHER OR NOT MODIFICATION OF THE CONTRACT SUM IS TO BE A CONSIDERATION. IF REVISION BY THE ARCHITECT OR HIS CONSULTANTS IS REQUIRED TO ACCOMMODATE AN ALTERNATE PRODUCT OR SYSTEM, ALL COSTS OF THIS REVISION SHALL BE BORNE BY THE CONTRACTOR REQUESTING THE CHANGE. IF ADDITIONAL WORK IS REQUIRED BY OTHER CONTRACTORS TO ACCOMMODATE AN ALTERNATE PRODUCT OR SYSTEM, ALL ADDITIONAL COSTS OF THIS WORK SHALL BE BORNE BY THE CONTRACTOR REQUESTING THE CHANGE.

THE REQUEST SHALL BE ACCEPTED OR REJECTED SOLELY AT THE DISCRETION OF THE OWNER WITH ARCHITECT'S OR ENGINEER'S WRITTEN APPROVAL.

E. CODES & STANDARDS: THE WORK PERFORMED UNDER DIVISION 16 SHALL COMPLY WITH THE LATEST EDITION AND REQUIREMENTS OF THE FOLLOWING:

APPLICABLE LOCAL CODES AND ORDINANCES, NATIONAL ELECTRICAL CODE, AS AMENDED BY LOCAL CODE, ALL APPLICABLE FEDERAL AND STATE CODES, REGULATIONS AND STATUTES, APPLICABLE ENERGY CODE, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), UNDERWRITERS LABORATORIES, INC. (UL), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICANS WITH DISABILITIES ACT (ADA).

F. MATERIALS & EQUIPMENT: MATERIAL AND EQUIPMENT SHALL BE NEW, STANDARD, CURRENT PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH EQUIPMENT, AND SHALL BE THE MANUFACTURER'S LATEST DESIGN.

ALL MATERIALS SHALL BEAR THE LABEL OF THE UNDERWRITERS LABORATORY FOR THE INTENDED USE OR SHALL BE MATERIALS APPROVED BY THE CODE ENFORCING AUTHORITIES AND THE ARCHITECT.

FOLLOW THE INSTALLATION DIRECTIONS AND RECOMMENDATIONS OF MATERIAL AND EQUIPMENT MANUFACTURERS.

J. GROUNDING.

END-TO-END LIGHTING FIXTURES SHALL BE CONTINUOUSLY BONDED. GROUNDING CONTACTS OF RECEPTACLES SHALL BE CONNECTED TO A SOLIDLY GROUNDED CONDUIT SYSTEM OR TO A SYSTEM GROUNDING CONDUCTOR (NOT THE SYSTEM NEUTRAL) BY A STRANDED COPPER WIRE NOT SMALLER THAN #12 AWG OR SHALL BE GROUNDED IN SOME OTHER APPROVED MANNER. THE RESISTANCE BETWEEN THE CONTACTS AND SERVICE GROUND SHALL NOT EXCEED 3 OHMS.

ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR.

K. SAFETY SWITCHES/CIRCUIT BREAKER DISCONNECTS. SHALL BE HEAVY DUTY TYPE AND, IF POSSIBLE, OR NON-POLARIZED, WITH POLES, AMPERE, VOLTAGE AND HORSEPOWER RATINGS INDICATED AND SHALL HAVE SOLID NEUTRALS. LOGS SHALL BE UL-LISTED FOR COPPER-ALUMINUM.

ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA-1, GENERAL PURPOSE, EXCEPT THAT SWITCHES INDICATED WITH WEATHERPROOF, SHALL BE NEMA-3R ENCLOSURES WITH SUITABLE GASKETS AND BONDING MEANS.

CIRCUITS AND DISCONNECT SHALL BE AS MANUFACTURED BY SQUARE "D", OR APPROVED EQUAL.

CIRCUIT BREAKER DISCONNECTS MAY BE USED IN LIEU OF SAFETY SWITCHES PROVIDED THEY COMPLY WITH THE SAFETY SWITCH REQUIREMENTS AND ARE SUPPLIED WITHIN THEIR RATINGS AND A SCHEDULE IS SUBMITTED FOR APPROVAL.

L. MOLDED CASE CIRCUIT BREAKERS. CIRCUIT BREAKERS SHALL CONFORM TO APPLICABLE FEDERAL SPECIFICATIONS AND NEMA STANDARDS. CIRCUIT BREAKERS SHALL BE OF THE AMPERE RATING, VOLTAGE RATING, NUMBER OF POLES AND CLASS OR INTERRUPTING CAPACITY (I.C.) AS INDICATED. INTERRUPTING RATINGS ARE GIVEN IN FOOT NEAR SQUARE (FMS), SYMMETRICAL AMPERES BASED ON NEMA TEST PROCEDURES. LOGS AND TERMINALS SHALL BE UL APPROVED FOR COPPER-ALUMINUM. ACCESSORIES SHALL BE 100 VOLT. A.I.C. OF BREAKER TO BE INSTALLED ON EXIST. PANELS SHALL MATCH EXIST.

EACH CIRCUIT BREAKER SHALL HAVE A TRIP UNIT FOR EACH POLE WITH ELEMENTS PROVIDING INVERSE TIME DELAY UNDER OVERLOAD CONDITIONS AND INSTANTANEOUS MAGNETIC TRIP FOR SHORT CIRCUIT PROTECTION UNLESS INDICATED AS NON-AUTOMATIC. TRIP ELEMENTS SHALL OPERATE A COMMON TRIP BAR TO OPEN ALL ELEMENTS. BREAKERS USED FOR SWITCHING SHALL BE RATED FOR SWITCHING DUTY.

M. FUSES: FUSES SHALL CONFORM TO NEMA AND UL, AND SHALL BE OF THE VOLTAGE, CLASS AND AMPERE RATING INDICATED.

FUSES FOR MAIN DISCONNECT DEVICES SHALL BE HIGH INTERRUPTING CAPACITY, TIME DELAY OR TYPE SUITABLE FOR DEVICE. PROVIDE ONE SPARE SET MOUNTED INSIDE THE CUBICLE, FOR EACH MAIN DEVICE.

FUSES FOR MOTORS AND ENCLOSED SWITCHES, NEMA CLASS 1-5, UNLESS INDICATED OTHERWISE, DUAL ELEMENT, TIME DELAY. BUSSMAN = FUSETRON, FRN AND FRG, OR EQUAL. OTHER FUSES SHALL BE AS INDICATED.

N. WIRING DEVICES: DEVICES SHALL BE AS SPECIFIED IN CONTRACT DOCUMENTS. INSTALL PLATES AND COVERS ON ALL OUTLETS. INSTALL ALL DEVICES UNIFORMLY IN EACH AREA.

PLATES SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY AND ALL EDGES SHALL BE IN FIRM CONTACT WITH SURROUNDING WALL FINISH.

INCREASE CONDUIT SIZE AS REQUIRED FOR THE LARGER CONDUCTORS. THIS SUPERSEDES WIRE SIZES CALLED FOR ON THE DRAWINGS.

CONDUCTORS SIZE #10 AND SMALLER SHALL HAVE INSULATION COLORED FOR PHASES A, B, C, AND N IN RESPECTIVE AS FOLLOWS FOR 3 PHASE SYSTEMS:

120/240 VOLTS, BLACK, RED, BLUE AND WHITE

ALL CONDUCTORS OF THE SAME PHASE IN PARALLEL FEEDERS OR SERVICES SHALL BE SOLIDLY CONNECTED TOGETHER AT THEIR TERMINATION IN A WIREWAY OR SPLICE BOX. MAKE CONDUCTOR LENGTH FOR PARALLEL FEEDERS IDENTICAL.

THE PHASE DESIGNATION OF ALL SECONDARY CONDUCTORS SHALL BE THE SAME AND SHALL BE INDICATED IN OR ON ALL 3 PHASE OUTLETS, TRANSFORMERS, PANELBOARDS, AND DISCONNECT SWITCHES, AND THEY SHALL BE CONNECTED WITH UNIFORM PHASE SEQUENCE.

MARKING A, B, C PHASE RELATION LEFT TO RIGHT WHEN VIEWED FROM THE FRONT. TAG ALL FEEDER CONDUCTORS AND IDENTIFY MAJOR CONDUITS IN OR AT WIREWAYS, PANELS, FULL BOXES, SWITCHBOARDS, MOTOR CONTROLLERS, CABINETS AND SIMILAR ITEMS TO ASSIST IN FUTURE CIRCUIT TRACING. CONDUCTOR TAGS SHALL BE NONCONDUCTIVE. IDENTIFICATION SHALL CORRESPOND TO THE CONTRACT DOCUMENTS.

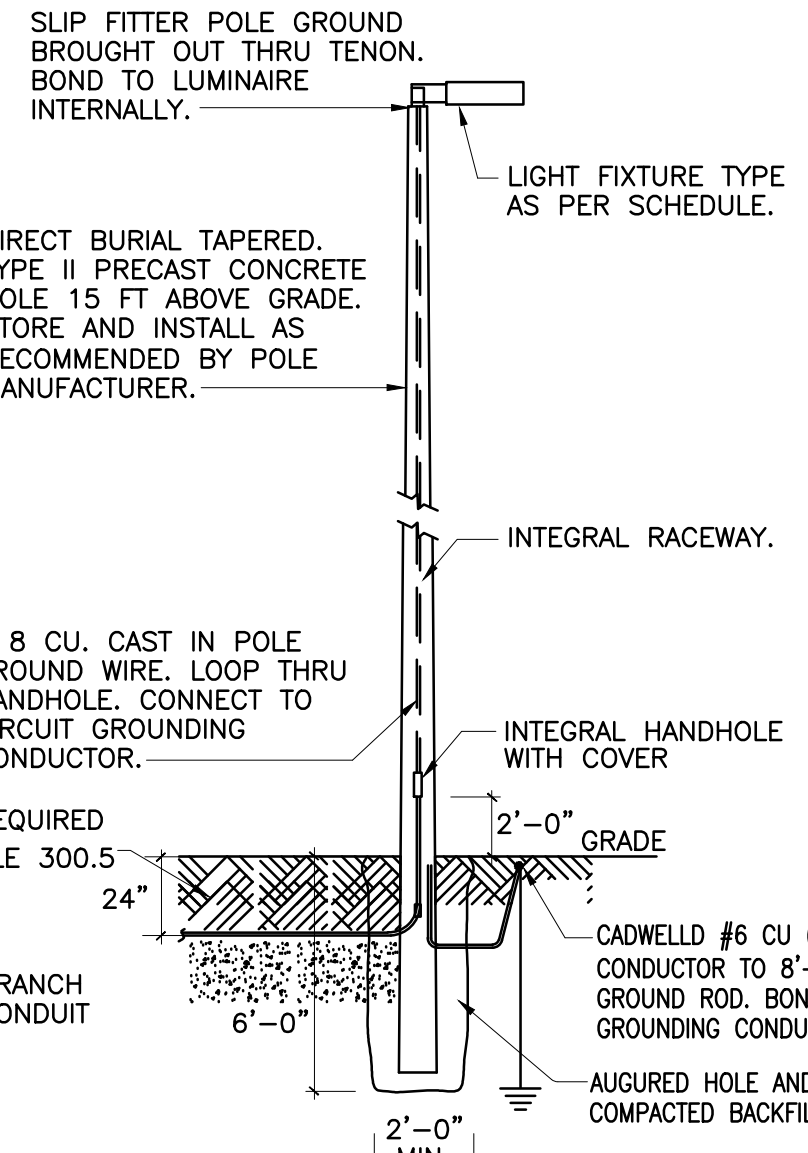
COMMUNICATIONS, DATA, AND/OR WIRING WHICH IS NOT INSTALLED IN CONDUIT, AND WHICH IS ROUTED THROUGH ENVIRONMENTAL AIR SPACES, SHALL COMPLY WITH THE REQUIREMENTS OF NEC 300-22. PROVIDE TRAPEZE HANGER ASSEMBLY FOR PLENUM CABLES USING 3/8" DIAMETER HANGER ROD AND CHANNEL ASSEMBLY TO SUPPORT CABLES HANGERS OVER 4 FEET. ALL BUNDLES SHALL BE PROPERLY STRAPPED WITH SELF-LOCKING CABLE TIES. EXPOSED CABLES SHALL NOT BE ON TOP OF CEILING TILES OR LUMINAIRES.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QTY	LAMP	COLOR	VOLTS	MOUNTING	REMARKS
A	LR/DR/BR FIXTURES	LITHONIA	FM22 ACLR LP	1	22W T9	3500	120	SURFACE	ENERGY STAR
B	RESTROOM FIXTURE	LITHONIA	FMLL7830WL	1	LED	3000	120	FLUSH	ENERGY STAR
C	KITCHEN FIXTURE	LITHONIA	3348 2L32	2	F32TR	3500	120	SURFACE	ENERGY STAR
D	VANITY FIXTURE	LITHONIA	MWVB2 BZ DCNE1001	1	LED	3000	120	SURFACE	ENERGY STAR
E	EXTERIOR ENTRY FIXTURE	WAVE	217-WT	1	13W PL	2700	120	SURFACE	WETLOCATION
F	EXTERIOR SPOT LIGHTS	LITHONIA	OFTR 200Q 120 LP	2	100W QTZ	2700	120	SURFACE	WETLOCATION

A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS AS PER ENERGY CODE (FBC) SECTION 404.1

THE LUMINAIRE(S) AND POLE INSTALLATION SHALL MEET THE APPLICABLE FBC LOAD WITHSTAND REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT A SIGNED AND SEALED LETTER BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA INDICATING COMPLIANCE WITH CODE REQUIREMENTS FOR THE INSTALLATION. PROVIDE EMBEDEDMENT DEPTH AS REQUIRED BY WIND LOAD CALCULATIONS. SUBMIT CALCULATIONS WITH SHOP DRAWINGS SIGNED AND SEALED BY FLORIDA REGISTER ENGINEER.



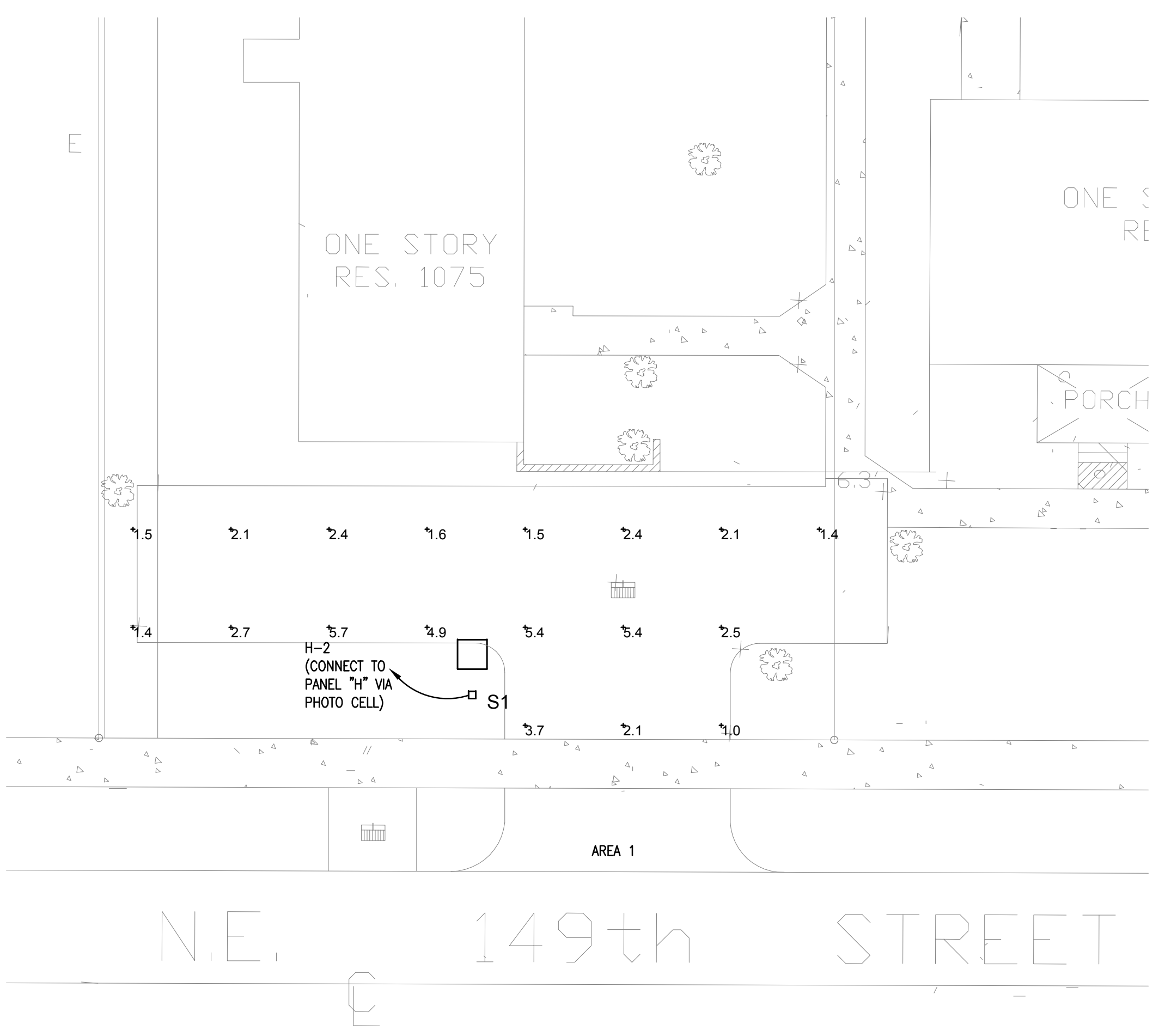
LIGHT POLE DETAIL

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
□	S1	LITHONIA LIGHTING KAD 175M SR3 POLE MTD. 15' A.G.	Area Luminaire, 175W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 175-WATT CLEAR BT-28 METAL HALIDE HORIZONTAL POSITION.	14400	0.75	208

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA 1 (1075)	+	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1

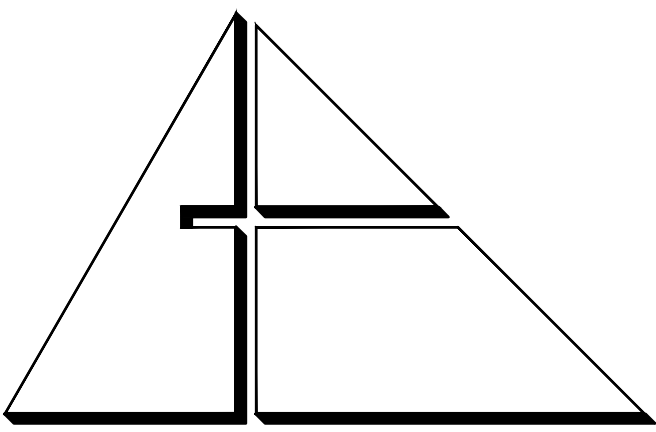


SITE PLAN PARKING AREA LIGHTING

SC: 1/0" = 3/32



BID SET



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE
PLANNING INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202
CORAL GABLES, FLORIDA 33134
TEL: 305-461-4001 FAX: 305-461-8002
www.allequezarchitecture.com
AA C 0 0 2 7 4 6

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GARTER ENGINEERING CORP.,
7210 SOUTHWEST 39TH TERRACE
MIAMI, FLORIDA 33155
TEL: (305) 266-8997 FAX: (305) 264-7494

Certificate of Authorization #3144
www.garter-engineering.com

Gartek Project No. 2867

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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

Owner's Representative:
Lori B. Soto
City of Miami
Department of Community Development
(305) 416-2084
444 SW 2nd Avenue
MIAMI, FL 33130

DRAWING TITLE:

ELECTRICAL POWER, LIGHTING FLOOR PLAN, PANELS, & RISER

SCALE:

M. F. GARCIA P.E. (ELECTRICAL)
LICENSE NO. 24221
"In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes."

DATE: SEPTEMBER 15, 2014

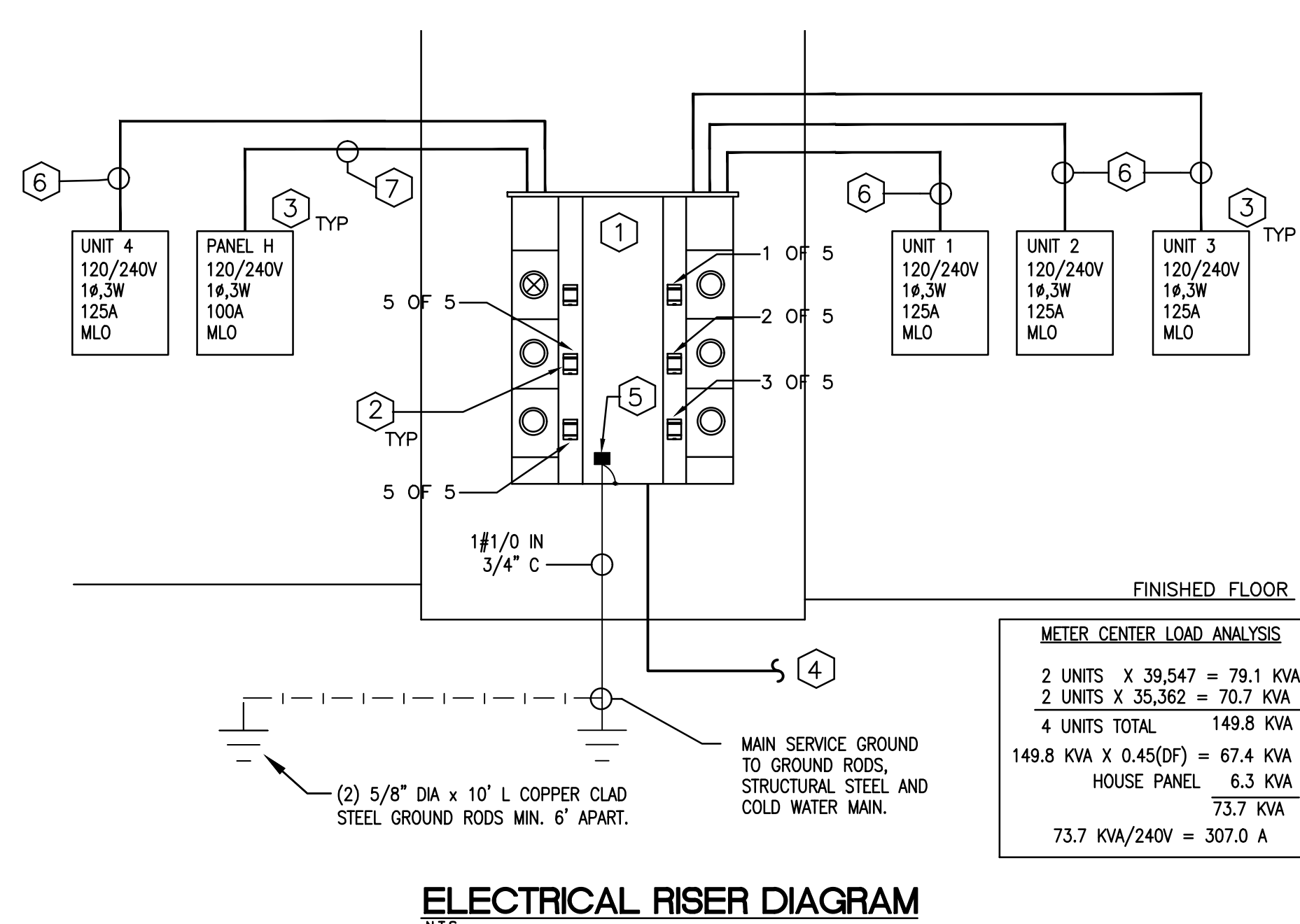
- REVISED:
- 10-20-13 BACKGROUND CHANGE
 - 07-08-14 BDC
 - 02-05-15 ADDED SEWAGE PUMP
 - 01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.

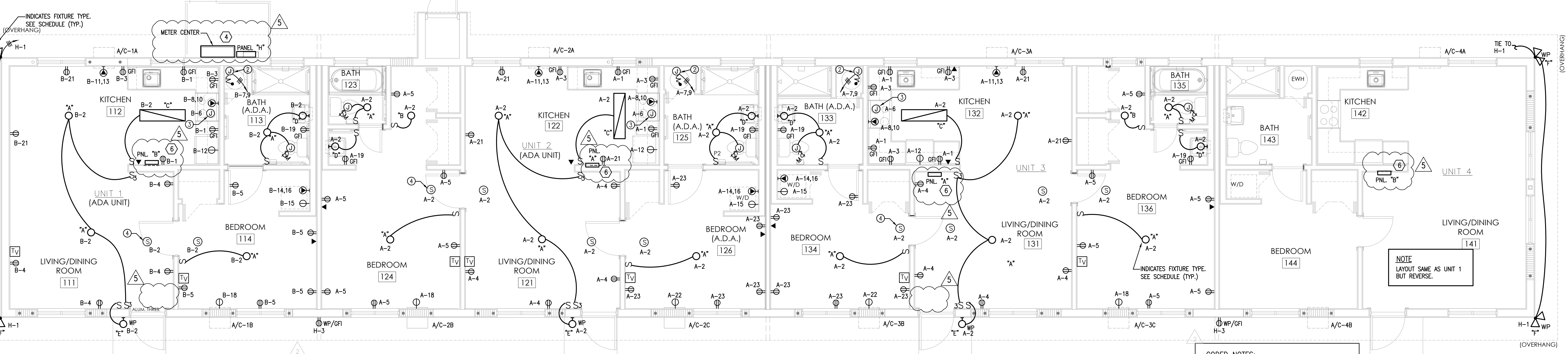
SITE PLAN
1075 NE 149 ST.

ELECTRICAL PANEL SCHEDULE											
EQUAL TO TYPE PANELBOARD - BOLT-ON CIRCUIT BREAKERS MOUNTING SURFACE - NEMA 3R - GASKETED				PANEL "H" 1075 10,000 AIC		VOLTAGE: 120/240V, 1P, 3W MAINS AMPS: 125A TYPE MAINS: M.L.O.					
NO.	LOAD DESCRIPTION	CIRCUIT			CIRCUIT			LOAD DESCRIPTION	NO.		
		A	C	BKR	P	W	C			W	P
1	FLOOD LIGHTS (1)	0.80	0.40	20	1	12	1/2"	12	20	1	2
3	RECEPTACLES	1.50	0.75	20	1	12	1/2"	12	20	1	4
5	SUMP PUMP CONTROLLER (2-2HP MOTORS, 240V-1PH) (2)	1.80	1.80	30	2	10	3/4"	-	-	-	6
7	CONVENIENCE RECEPTACLE	0.18	-	20	1	12	1/2"	-	-	-	8
11											12
SUBTOTAL		2.78	2.2					0.21	0		6.3
CONN. LOAD											28.4
ADJ. FACTOR		1.25									
DMD FCTR		1.00									
TOTAL		0.58									
LIGHTING		0.58									
RECEPT		0.00									
LARGST MTR		3.60									
OTHER MTRS		0.00									
OTHER LOAD		0.00									
TOTAL KVA		5.19									
TOTAL AMPS											



- ### RISER KEY NOTES
- 1. CONTRACTOR SHALL PROVIDE AND INSTALL FPL SERVICE AND METERING EQUIPMENT. SQUARE "D" EZ METER CENTER WITH A 400A TAP BOX & (5) 125A METERS WITH MAIN. RING OR RINGLESS TYPE DEVICE AS REQUIRED BY FPL. COORDINATE FPL SERVICE LOCATION WITH FPL PRIOR TO INSTALLATION.
 - 2. CONTRACTOR SHALL PROVIDE AND INSTALL (4) 2P-125 AMPS SERVICE RATED 22K AIC MAINS FOR UNITS & (1) 2P-60 AMPS SERVICE RATED 22K AIC MAIN FOR HOUSE PANEL "H" LOAD.
 - 3. CONTRACTOR SHALL PROVIDE AND INSTALL (4) 120/240V, 1PH, 125 AMPS, NEMA 1 FLUSH ENCLOSURE PANELBOARDS FOR UNITS 1,2,3,4 & (1) 120/240V, 1PH, 125 AMPS, NEMA 3R SURFACE ENCLOSURE PANELBOARD "H" FOR HOUSE LOAD. BRANCH BREAKERS AS INDICATED SEE PANEL SCHEDULE AND RISER DIAGRAM FOR DETAILS. MAKE ALL CONNECTIONS FOR A COMPLETE WORKING SYSTEM IN PLACE.
 - 4. CONTRACTOR SHALL PROVIDE AND INSTALL 3#400 kcmil IN 3 1/2" C. COMPLETE IN PLACE FROM METER EQUIPMENT TO FPL POINT OF CONNECTION. COORDINATE WITH FPL REPRESENTATIVE FOR EXACT LOCATION OF ELECTRICAL SERVICE. POINT OF CONNECTION AND METERING EQUIPMENT. ASSUME 250LF SERVICE FEEDER FOR PRICING. CONDUITS SHALL BE COORDINATE IN FIELD AND COMPLY WITH FPL AND N.E.C. REQUIREMENTS. MAKE ALL NECESSARY CONNECTIONS. PROVIDE PULL BOXES, TRENCHING, RISERS, ETC. FOR A COMPLETE WORKING SYSTEM IN PLACE.
 - 5. PROVIDE GROUNDING OF ALL METAL SUPPORTS AND EQUIPMENT ATTACHED BY A MECHANICAL LUG AND BOLTED TO EQUIPMENT AND CONNECTED TO GROUNDING SYSTEM AS PER RISER DIAGRAM. PROVIDE AN INTERSYSTEM GROUNDING PER NEC 250.94.
 - 6. CONTRACTOR SHALL PROVIDE AND INSTALL 3#1 & 1#6 (G) IN 1 1/2" C. COMPLETE IN PLACE. FEEDER CONDUCTOR SHALL BE ROUTED ALONG THE INTERIOR OF THE BUILDING EMT CONDUITS.
 - 7. CONTRACTOR SHALL PROVIDE AND INSTALL 3#6 & 1#8 (G) IN 1 1/4" C. COMPLETE IN PLACE.

NOTE:
1. VIA PHOTOCELL.
2. PUMPS WORK ALTERNATE.
3. ROUTE EMT CONDUIT INSIDE BUILDING.
4. ROUTE CONDUITS UNDERGROUND LEADING LIGHT POLE.



FLOOR PLAN - POWER AND LIGHTING
SCALE: 1/4" = 1'-0"

ELECTRICAL PANEL SCHEDULE											
EQUAL TO TYPE PANELBOARD - BOLT-ON CIRCUIT BREAKERS MOUNTING SURFACE - FLUSH - NEMA 1				PANEL "H" 1075 10,000 AIC		VOLTAGE: 120/240V, 1P, 3W MAINS AMPS: 125A TYPE MAINS: M.L.O.					
NO.	LOAD DESCRIPTION	CIRCUIT			CIRCUIT			LOAD DESCRIPTION	NO.		
		A	C	BKR	P	W	C			W	P
1	RECEPT-SM APPL	1.50		20	1	12	1/2"	12	20	1	2
3	RECEPT-SM APPL	1.50		20	1	12	1/2"	12	20	1	4
5	GENERAL RECEPTACLES (*)	1.50		15	1	14	1/2"	14	15	1	6
7	WATER HEATER	2.25		30	2	10	3/4"	8	2	50	8
9		2.25		30	2	10	3/4"	8	2	50	10
11	AC-1A (4A)	0.70		20	2	12	1/2"	12	20	1	12
13		0.70		20	2	12	1/2"	12	20	1	14
15	WASHER	1.50		20	1	12	1/2"	12	20	1	16
17	SPACE	-		-	-	-	-	-	-	-	18
19	BATH RECEPTACLE	0.18		20	1	12	1/2"	-	-	-	20
21	DINING RECEPTACLES	1.50		20	1	12	1/2"	12	20	1	22
23	GENERAL RECEPTACLES (*)	1.50		15	1	14	1/2"	-	-	-	24
25											26
27											28
29											30
31											32
33											34
35											36
37											38
39											40
41											42
SUBTOTAL		5.95	5.95					3.42	8.38		28.8
CONN. LOAD											0.0
ADJ. FACTOR		1.25									
DMD FCTR		1.00									
TOTAL		0.00									
LIGHTING		0.00									
RECEPT		0.00									
LARGST MTR		0.00									
OTHER MTRS		0.00									
OTHER LOAD		0.00									
TOTAL KVA		0.00									
TOTAL AMPS											

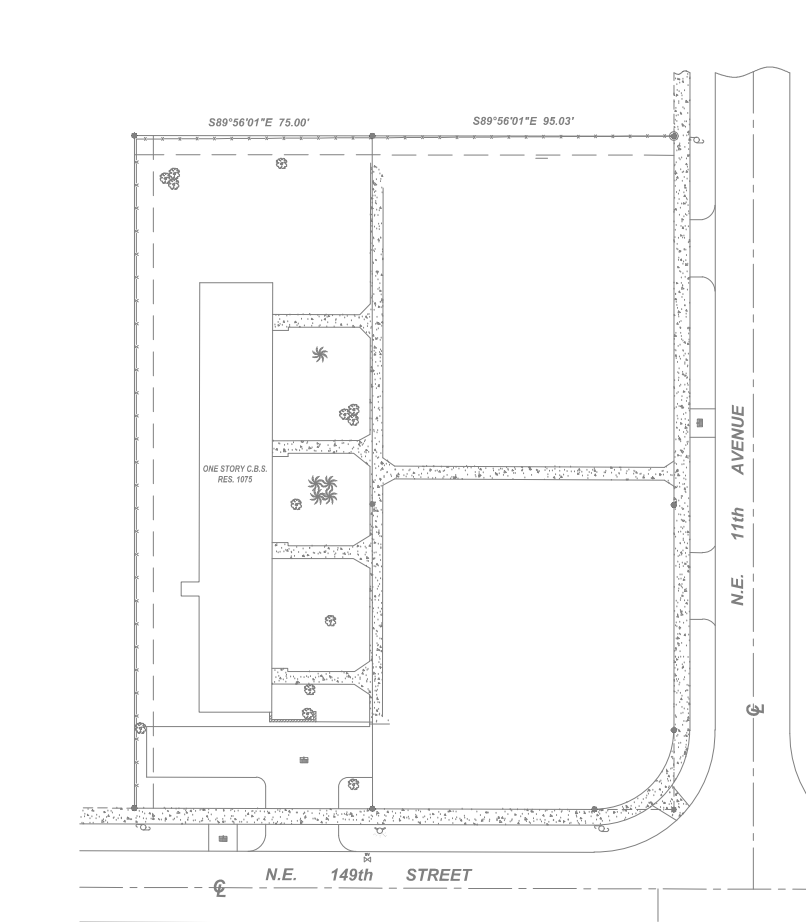
NOTE:
1. (*) PART OF THE 3W / SQ FT. LOAD.
2. PROVIDE AFCI TYPE BREAKER.
3. PROVIDE HACR TYPE BREAKER.
4. PROVIDE LOCK-OUT BREAKER.

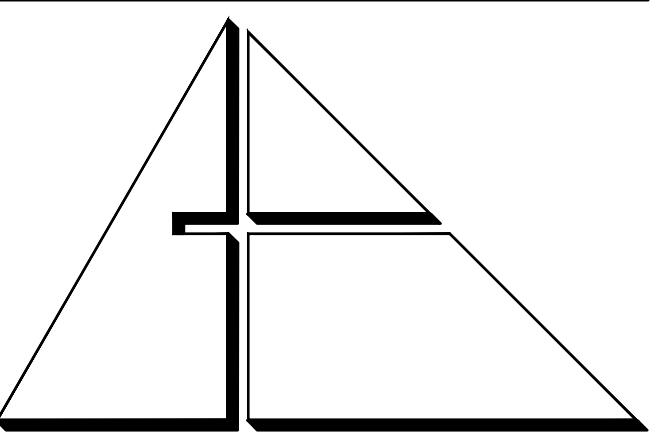
UNIT LOAD ANALYSIS
BASED ON 120/240 V, 1Ø, 3W
869 SQ. FT X 3 W/SQ FT 2,607 VA
OTHER LOADS EXCEPT A/C 26,860 VA
29,467 VA
1ST 10 KVA @ 100% 10,000 VA
18,642VA @ 40% 7,457 VA
AC @ 100% 3,670 VA
21,457 VA
21,457 VA/240V = 89.4 A

ELECTRICAL PANEL SCHEDULE											
EQUAL TO TYPE PANELBOARD - BOLT-ON CIRCUIT BREAKERS MOUNTING SURFACE - FLUSH - NEMA 1				PANEL "H" 1075 10,000 AIC		VOLTAGE: 120/240V, 1P, 3W MAINS AMPS: 125A TYPE MAINS: M.L.O.					
NO.	LOAD DESCRIPTION	CIRCUIT			CIRCUIT			LOAD DESCRIPTION	NO.		
		A	C	BKR	P	W	C			W	P
1	RECEPT-SM APPL	1.50		20	1	12	1/2"	12	20	1	2
3	RECEPT-SM APPL	1.50		20	1	12	1/2"	12	20	1	4
5	GENERAL RECEPTACLES (*)	1.50		15	1	14	1/2"	14	15	1	6
7	WATER HEATER	2.25		30	2	10	3/4"	8	50	2	8
9		2.25		30	2	10	3/4"	8	50	2	10
11	AC-1A (4A)	0.70		20	2	12	1/2"	12	20	1	12
13		0.70		20	2	12	1/2"	12	20	1	14
15	WASHER	1.50		20	1	12	1/2"	12	20	1	16
17	SPACE	-		-	-	-	-	-	-	-	18
19	BATH RECEPTACLE	0.18		20	1	12	1/2"	-	-	-	20
21	DINING RECEPTACLES	1.50		20	1	12	1/2"	-	-	-	22
23	SPACE	-		-	-	-	-	-	-	-	24
25											26
27											28
29											30
31											32
33											34
35											36
37											38
39											40
41											42
SUBTOTAL		5.95	5.95					8.52	8.38		28.8
CONN. LOAD											0.0
ADJ. FACTOR		1.25									
DMD FCTR		1.00									
TOTAL		0.00									
LIGHTING		0.00									
RECEPT		0.00									
LARGST MTR		0.00									
OTHER MTRS		0.00									
OTHER LOAD		0.00									
TOTAL KVA		0.00									
TOTAL AMPS											

NOTE:
1. (*) PART OF THE 3W / SQ FT. LOAD.
2. PROVIDE AFCI TYPE BREAKER.
3. PROVIDE HACR TYPE BREAKER.
4. PROVIDE LOCK-OUT BREAKER.

UNIT LOAD ANALYSIS
BASED ON 120/240 V, 1Ø, 3W
594 SQ. FT X 3 W/SQ FT 1,782 VA
OTHER LOADS EXCEPT A/C 26,860 VA
28,642 VA
1ST 10 KVA @ 100% 10,000 VA
18,642VA @ 40% 7,457 VA
AC @ 100% 2,740 VA
20,197 VA
20,197 VA/240V = 84.2 A





A L L E G U E Z
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■ AA C 0 0 2 7 4 6 ■

CONSULTANTS:

MECHANICAL ELECTRICAL PLUMBING ENGINEER:

CARTEK ENGINEERING CORP.

7210 SOUTHWEST 39TH TERRACE

MIAMI, FLORIDA 33155

TEL: (305) 356-8997 FAX: (305) 214-9494

Certificate of Authorization #3144

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Cartek Project No. 2867.03

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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

MIAMI, FL

DRAWING TITLE:

ELECTRICAL PLAN,
AND DETAIL

SCALE:

M. F. GARCIA P.E. (ELECTRICAL)

LICENSE NO. 24221

To my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.

DATE:

February 05, 2015

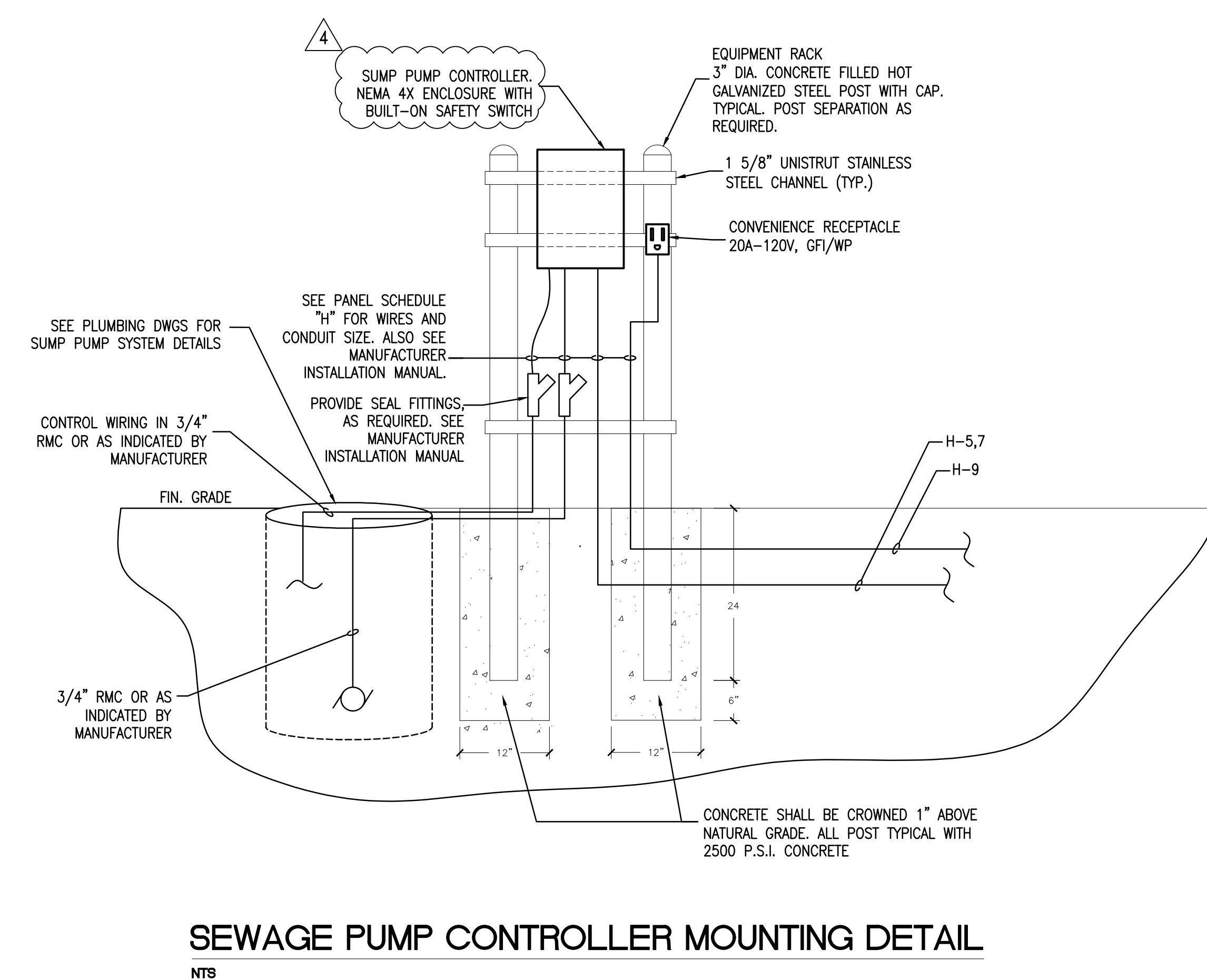
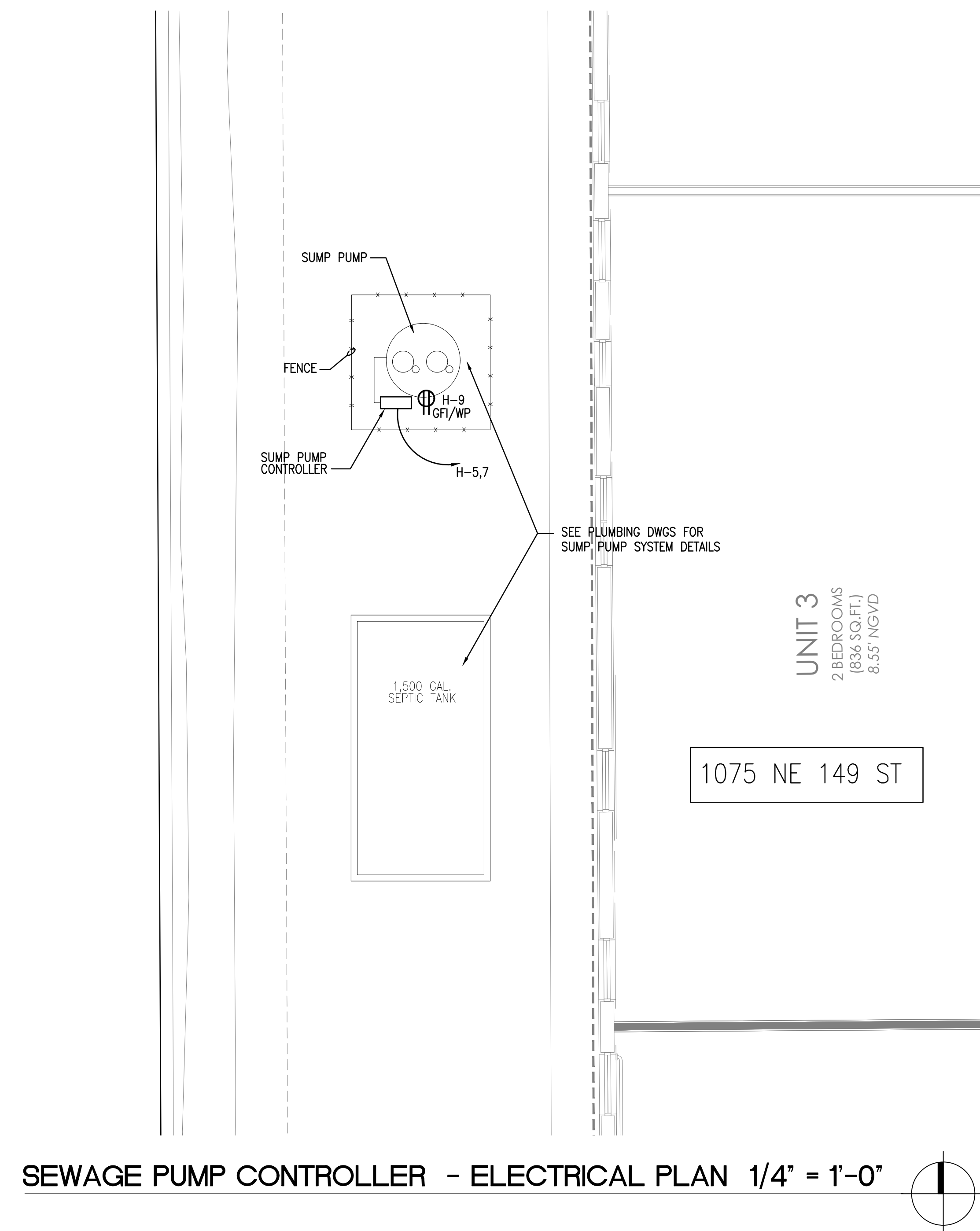
REVISED:

01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.

BID SET



E-3

HVAC GENERAL NOTES

- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT PERMITS, FEES, INSPECTIONS, TEST, INSURANCE, ETC., REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING HEATING AND VENTILATION SYSTEMS SHOWN ON DRAWINGS OR LISTED BELOW.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFF-SET, ELBOW OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES.
- DRAWINGS ARE NOT TO BE SCALED. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SITE CONDITIONS SHALL GOVERN EXACT LOCATION OF MECHANICAL EQUIPMENT AND APPURTENANCES.
- INTENT:
IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL NECESSARY ITEMS REQUIRED, EVEN THOUGH ITEMS ARE NOT INDICATED ON THE DRAWINGS OR IN THE NOTES. WORK CONSIDER NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER NOT SHOWN ON THE PLANS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING PRIOR TO BIDS OTHERWISE WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
- DEFINITIONS:
A. PROVIDE - MEANS TO FURNISH AND INSTALL.
B. UNDER THIS SECTION - MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
C. BY THIS SECTION - MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
- INDOOR AIR QUALITY PRECAUTIONS:
A. THE CONTRACTOR SHALL ALLOW FOR NECESSARY VENTILATION DURING CONSTRUCTION TO AVOID INDOOR AIR POLLUTION.
B. THE CONTRACTOR SHALL PREPARE WRITTEN DIRECTION BY WHICH THE BUILDING OWNER OR ITS REPRESENTATIVE WILL BE ABLE TO OPERATE THE VENTILATION SYSTEMS AT ITS OPTIMAL LEVEL.
- OUTDOOR AIR QUALITY PRECAUTIONS:
THE CONTRACTOR SHALL ALLOW FOR NECESSARY PRECAUTIONS DURING CONSTRUCTION AND THEREAFTER FOR THE INSTALLATION AND HANDLING OF REFRIGERANTS. THE CONTRACTOR SHALL PREPARE WRITTEN DIRECTIONS BY WHICH THE BUILDING OWNER OR ITS REPRESENTATIVE WILL BE ABLE TO HANDLE REFRIGERANT IN A SAFE AND APPROVED MANNER.
- SUBMIT A COMPLETE "AS-BUILT" RECORD SET IN ELECTRONIC AUTOCAD DWG FILE'S FORM TO ARCHITECT/ ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUESTION.
- A. HVAC EQUIPMENT, AIR DISTRIBUTION, FANS MATERIALS, ETC., SHALL BE AS LISTED HEREIN AND/OR SHALL BE AS SCHEDULED ON THE DRAWINGS.
B. MANUFACTURERS USE FOR THE BASIS OF DESIGN ARE LISTED ON THE DRAWING SCHEDULE. ANY OTHER MUST MEET OR EXCEED ALL SPECIFIED REQUIREMENTS. NAMING ACCEPTABLE MANUFACTURERS DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL DESIGN REQUIREMENTS SHOWN ON DRAWINGS OR LISTED HEREIN.
- CUT ALL OPENINGS, CHASES, TRENCHES, ETC. REQUIRED TO ACCOMMODATE THE WORK UNDER THIS DIVISION AND REPAIR ALL WALLS, ROOF, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP SPECIFIED UNDER APPROPRIATE SECTIONS FOR THIS BUILDING.
- VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
- SUBMIT SHOP DRAWINGS OF ALL MATERIALS, DUCTWORK AND EQUIPMENT FOR REVIEW BY ARCHITECT/ENGINEER PRIOR TO FABRICATION AND/OR INSTALLATION.
- CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF THIS WORK WITH THAT OF ALL OTHER TRADES.
- OBTAIN FULL INFORMATION REGARDING SPECIALTIES AND LIMITATIONS OF SPACE AVAILABLE FOR INSTALLATION OF THE EQUIPMENT AND MATERIALS UNDER THIS CONTRACT, AND PROVIDE READY ACCESSIBILITY TO DAMPERS, VALVES AND OTHER APPARATUS, INCLUDING ANY PART OF SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
- DUCTWORK:
A. TOILET AND DRYER EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF SOLID ZINC COATED GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. RECOMMENDATIONS.
D. ALL DUCT SIZES SHOWN ARE CLEAR INSIDE (AIRSIDE) DIMENSIONS.
E. ALL DUCT ELBOWS SHALL BE FITTED WITH TURNING VANES (EXCEPT DRYER EXHAUST WHICH SHALL BE LONG SMOOTH ROUND ELBOW).
F. INSULATION:
A. PIPING - CONDENSATE PIPING SHALL BE INSULATED WITH 3/4" FIRE RATED FLEXIBLE FOAM INSULATION. FINISH WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT AS PER THE MANUFACTURER'S INSTRUCTION.
G. FLAME AND SMOKE RATING: ALL INSULATION PRODUCTS USED INSIDE THE BUILDING SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE GENERATION OF 50 IN ACCORDANCE WITH TESTS OUTLINED IN N.F.P.A. #255.
H. FILTERS:
A. PROVIDE TWO SETS OF TEMPORARY FIBERGLASS THROWAWAY FILTERS OF THE SAME THICKNESS AS FINAL FILTERS FOR USE DURING CONSTRUCTION.
B. PROVIDE TWO COMPLETE SETS OF FINAL FILTERS.
I. VIBRATION ISOLATORS:
A. CONDENSING UNITS SHALL BE MOUNTED ON 1" THICK NEOPRENE PADS, THRU-BOLTED TO HOT DIPPED GALVANIZED WELDED STEEL ANGLE.
J. CONTROLS:
A. ALL ELECTRIC WIRING AND CONDUIT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
B. WIRELESS THERMOSTAT SHALL BE HEAT-COOL PROGRAMMABLE WITH FAN AND SELECTOR SWITCHES.
K. ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR. COMPRESSORS SHALL CARRY 5 YEAR FACTORY GUARANTEE. FURNISH 90 DAYS FREE SERVICE.
L. ALL FAN DRIVES SHALL BE ADJUSTED TO DELIVER THE SPECIFIED CFM AGAINST THE ACTUAL STATIC PRESSURE OF THE INSTALLATION.
M. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
N. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 170 MPH HURRICANE FORCE WINDS.
O. TESTING:
A. BALANCE AIR SYSTEM TO DELIVER SPECIFIED QUANTITIES AT EACH OUTLET WITHIN 10% USING A.A.B.C. PROCEDURES AND TESTS. SUBMIT AIR BALANCE TEST RESULTS FOR REVIEW PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
B. SUBMIT SHOP DRAWINGS OF ALL MATERIALS, DUCTWORK AND EQUIPMENT FOR REVIEW PRIOR TO INSTALLATION AND/OR FABRICATION.
C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD BUILDING CODE NFPA 90B, 90D AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
D. CONTRACTOR SHALL BE RESPONSIBLE TO TEST AND BALANCE THE SYSTEM TO ACHIEVE RATES AS SHOWN ON PLANS AND SCHEDULES. TEST/BALANCE RESULTS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUESTION.
P. FANS (COOK IS THE BASIS OF DESIGN)
A. PROVIDE FANS AS SCHEDULED ON DRAWINGS
B. INSTALLATION
1. INSTALL FANS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. LOCATE EXHAUST FANS A MINIMUM OF 10'-0" (HORIZONTAL DISTANCE) AWAY FROM ANY OUTSIDE AIR INTAKE, OPERABLE WINDOW AND/OR DOOR.
3. PROVIDE CONTROL LOW VOLTAGE TRANSFORMERS, TEN MINUTE TIME-OFF DELAY RELAYS AND BACK DRAFT DAMPERS, SEAL ALL STRUCTURAL ROOF AND WALL OPENINGS AIR AND WATER TIGHT.
Q. THRU THE WALL AIR CONDITIONERS (FRIEDRICH IS THE BASIS OF DESIGN)
UNITS SHALL BE PROVIDED WITH:
A. SEA COAST PROTECTION, (10,000 HOURS MINIMUM)
B. WIRELESS REMOTE CONTROL, 3 SPEED FAN CONTROL AND PROGRAMMABLE TIMER,
C. OUTSIDE AIR DUCT WITH DAMPER SET @ 30 CFM,
D. INSECT BARRIER, WASHABLE ANTIMICROBIAL AIR FILTER,
E. STEEL INNER WALL AND EXTRA DENSE INSULATION AND VIBRATION ISOLATION.
F. INSTALL WALL SLEEVE SLOPED PER MFGR RECOMMENDATIONS.
G. ENTRY-GARD ANTI-INTRUSION PROTECTION.
H. PROVIDE 5 YEARS WARRANTY ON COMPRESSORS BY MANUFACTURER AND ONE YEAR WARRANTY ON PARTS AND LABOR.
I. SECURE A/C UNITS ON CONCRETE WALL TO WITHSTAND 170 MPH HURRICANE FORCE WINDS

AIR CONDITIONING LEGEND	
SYMBOL	DESCRIPTION
A/C	THRU THE WALL AIR CONDITION UNIT
BTM.	BOTTOM
COND.	CONDENSATE
CONC.	CONCRETE
CFM	CUBIC FEET PER MINUTE
E.F.	EXHAUST FAN
F.L.A.	FULL LOAD AMPS
F.P.M.	FEET PER MINUTE
H.P.	HORSEPOWER
H.R.	HOUR
IN.	INCH
K.W.	KILOWATT
LBS.	POUNDS
MAX.	MAXIMUM
MVD	MANUAL VOLUME DAMPER (OPPOSED BLADE)
NO.	NUMBER
O/A	OUTSIDE AIR
RPM.	REVOLUTIONS PER MINUTE
R/A	RETURN AIR
REF.	REFRIGERANT
S/A	SUPPLY AIR
TEMP.	TEMPERATURE
"A"	AIR DISTRIBUTION DESIGNATION
Ⓢ	PROGRAMMABLE THERMOSTAT
Ⓢ	EXHAUST OR RETURN AIR DUCT SECTION
Ⓢ	OPPOSED BLADE MANUAL VOLUME DAMPER
U.C.	1" UNDER CUT DOOR (ALL BEDROOMS AND BATHROOMS)

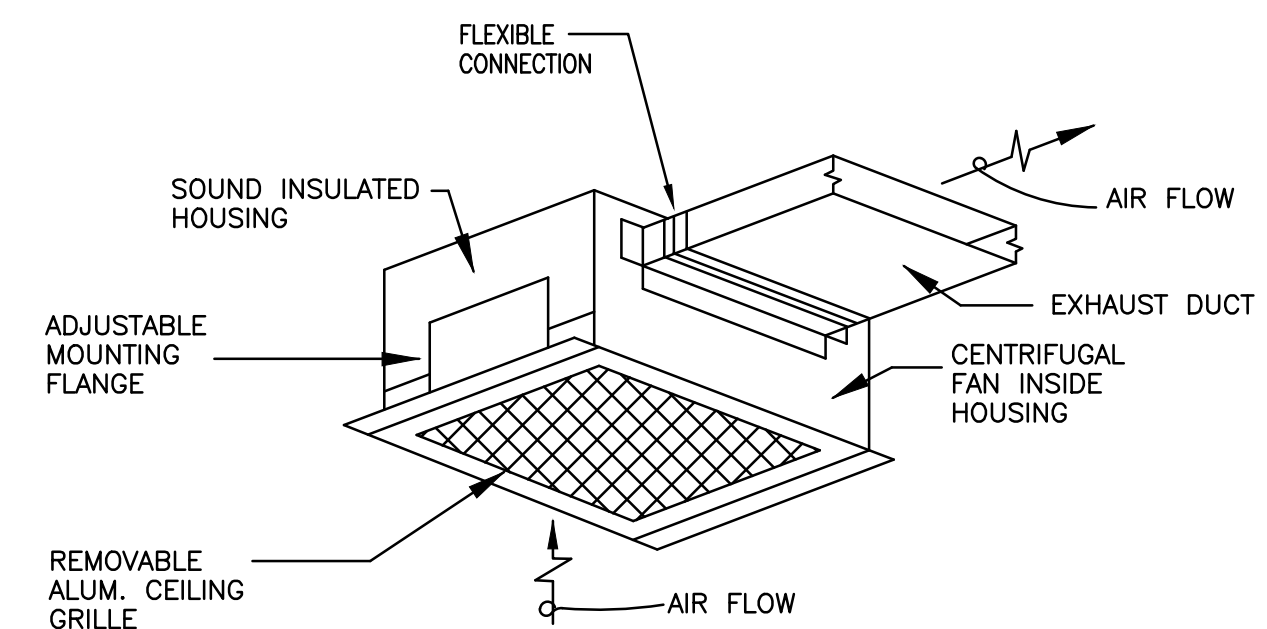
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		
FIRE DAMPER(S)		
SMOKE DAMPER(S)		
FIRE RATED ENCLOSURE		
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		
FIRE STOPPING		
SMOKE CONTROL SUPPLY		

BUILDING DATA (SEE ARCH DWGS)	
WALL R VALUE	R-5
GLASS (ARGON/LOW E) U VALUE	U-0.97
GLASS (ARGON/LOW E) SHGC	SHGC-0.36
ROOF R VALUE	R-30

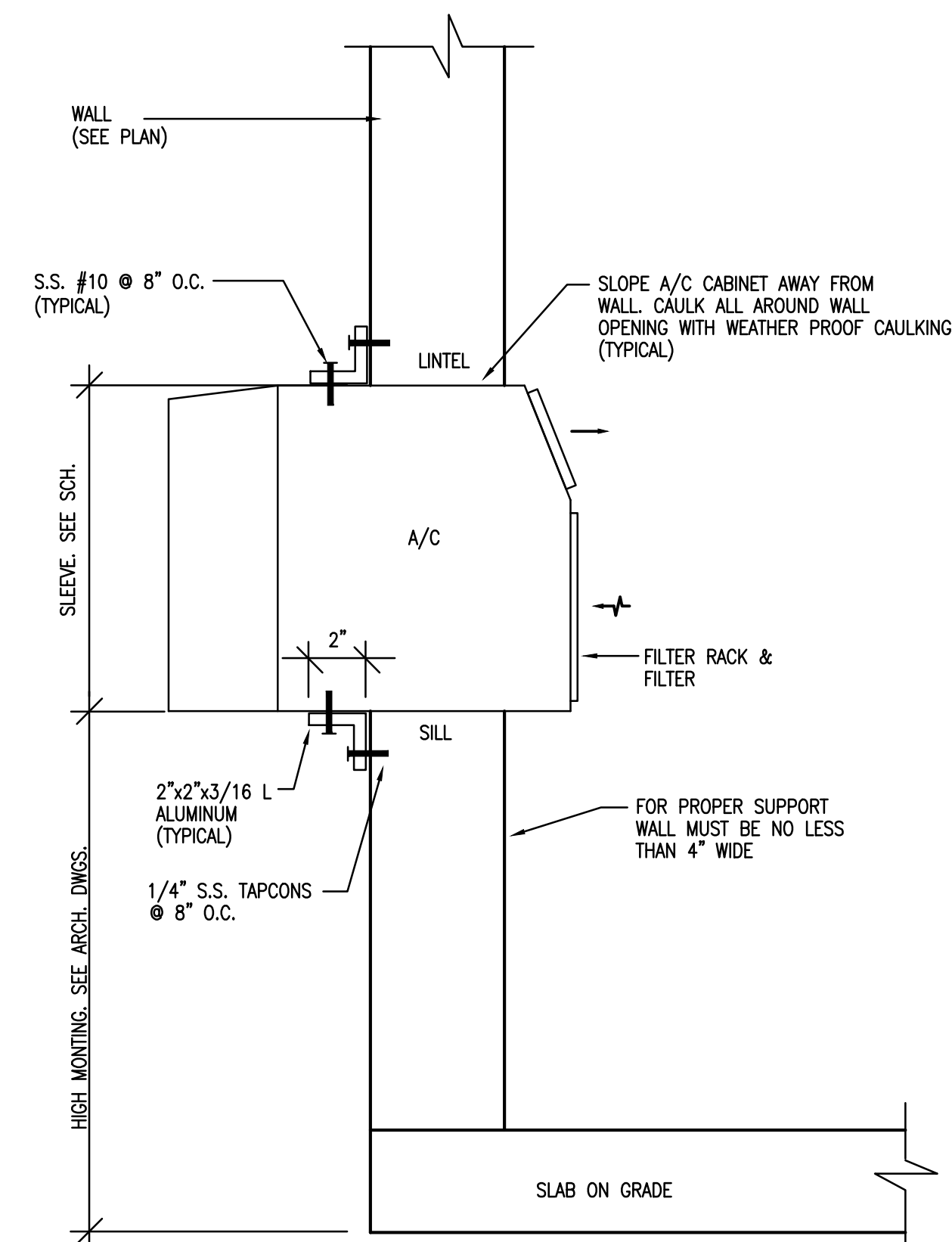
NOTE:
1. ALL R AND U VALUES ARE AS PROVIDED TO THIS ENGINEER BY THE ARCHITECT.

VENTILATION FAN SCHEDULE	
UNIT DESIGNATION	EF-1
AREA SERVED	SEE PLAN
OPERATING WEIGHT, LBS.	18
LOCATION	CEILING
FAN TYPE	CEILING MNTD.
TOTAL AIR, CFM	50
DRIVE TYPE	DIRECT
FAN WHEEL TYPE	CENTRIFUGAL
FAN TIP SPEED, FPM MAX.	1125
FAN SPEED, RPM	-
TOTAL STATIC PRESSURE, IN. OF H2O	0.125
FAN MOTOR WATTS	29 W
FAN MOTOR STARTER TYPE	-
STARTER FURNISHED BY	CONTRACTOR
ELECTRICAL SERVICE AVAILABLE	120/19/60
SONES	2.4
DESIGN MANUFACTURER	COOK - GEMINI
DESIGN MFGR. MODEL NUMBER	LITTLE GEM-1
SERVICE SWITCH	YES
SMOKE DETECTORS	NO
FIRE DAMPER	NO
CONSTRUCTION	GALVANIZED STEEL
MULTIBLADE BACKDRAFT DAMPER	YES
BROSCREEN	YES
SOLID STATE SPEED CONTROL	NO
THERMOSTAT CONTROL	NO
FACTORY FABRICATED CURB MODEL No.	NO
10 MIN. TIME OFF DELAY RELAY	YES

NOTES: 1- PROVIDE ALUMINUM EXHAUST GRILLE (TYP.)
2- ACCEPTABLE MANUFACTURERS COOK, GREENHECK OR PENN
3- EXHAUST FANS SHALL BE INTERLOCKED WITH CORRESPONDING LIGHT SWITCH (TYP.)



TYPICAL CEILING TYPE EXHAUST FAN DETAIL
N.T.S.

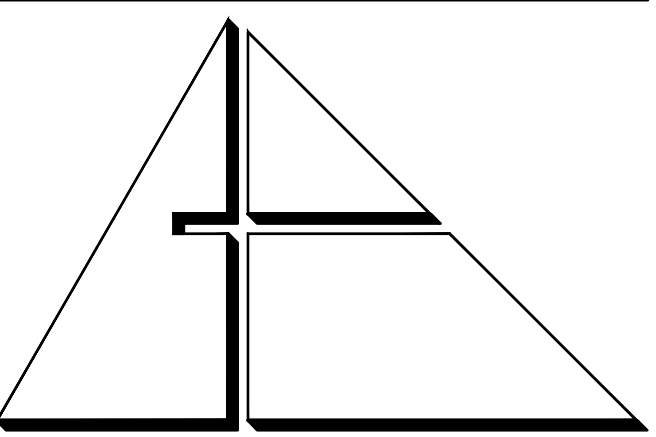


WINDOW TYPE UNIT MOUNTING DETAIL
N.T.S.

NOTE:
1. INSTALL PER MANUFACTURER RECOMMENDATION
2. CAULK / SEAL ALL AROUND THE SLEEVE (PENETRATION).
3. PROVIDE ENTRY-GARD ANTI INTRUSION PROTECTION.

ROOM TYPE A/C UNIT SCHEDULE			
UNIT DESIGNATION	A/C-1075-1B A/C-1075-2C A/C-1075-3C A/C-1075-4B	A/C-1075-2B A/C-1075-3B	A/C-1075-1A A/C-1075-2A A/C-1075-3A A/C-1075-4A
MOUNTING TYPE	THRU THE WALL	THRU THE WALL	THRU THE WALL
AREA SERVED	SEE PLAN	SEE PLAN	SEE PLAN
DESIGN MANUFACTURER	FRIEDRICH	FRIEDRICH	FRIEDRICH
UNIT TYPE	ELECTRIC HEATER	HEAT PUMP	HEAT PUMP
DESIGN MFG. MODEL NO.	E008N11	Y510N10	Y512N33
AIR FLOW (CFM)	175	285	265
OUTSIDE AIR FLOW (CFM)	30	30	30
COOLING CAPACITY BTU/HR.	7,600	9,400	11,500/11,300
AIR ENTERING EVAPORATOR °F DB/WB	80/67	80/67	80/67
FAN MOTOR WATTS	-	-	-
AIR LIVING EVAPORATOR °F DB/WB	56/-	56/-	56/-
ELECTRIC HEATING CAPACITY BTU/HR	4,000	-	-
HEAT PUMP CAPACITY BTU/HR	-	7,500	9,400/9,000
COP / HSPF	-	3.0/10.2	2.4/8.2
ELECTRICAL SERVICE AVAILABLE	115-1-60	115-1-60	230-1-60
UNIT TOTAL AMPS, F.L. COOL/HEAT	6.9 / 11.2	7.8/7.8	5.4/5.8
ENERGY EFFICIENCY RATIO (E.E.R.) MIN.	10.5	11.0	10.5
WEIGHT LBS.	84 LBS	131 LBS	136 LBS
SLEEVE	YES	YES	YES
REFRIGERANT	R-410A	R-410A	R-410A
DIMENSIONS (HxWxD)	-	16x26x29	16x26x29

NOTES:
1. ALL A/C UNITS SHALL BE PROVIDED WITH OUTSIDE AIR DAMPER, INSECT BARRIER, WASHABLE ANTIMICROBIAL AIR FILTER, STEEL INNER WALL AND EXTRA DENSE INSULATION AND VIBRATION ISOLATION FILTER.
2. UNITS SHALL BE PROVIDED WITH 3 SPEED FAN CONTROL, PROGRAMMABLE TIMER AND WIRELESS REMOTE CONTROL.
3. ALL A/C UNIT SHALL BE PROVIDED WITH ENTRYCARD ANTI-INTRUSION PROTECTION.



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Gartek Project No. 2867

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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

Owner's Representative:
Lori B. Soto
City of Miami
Department of Community Development
(305) 416-2084
444 SW 2nd Avenue
MIAMI, FL 33130

DRAWING TITLE:

MECHANICAL
NOTES, SCHEDULES
AND DETAILS

SCALE:

ROBERT BETANCOURT P.E. (MECHANICAL)
LICENSE NO. 34788
To my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.

DATE:

SEPTEMBER 15, 2014

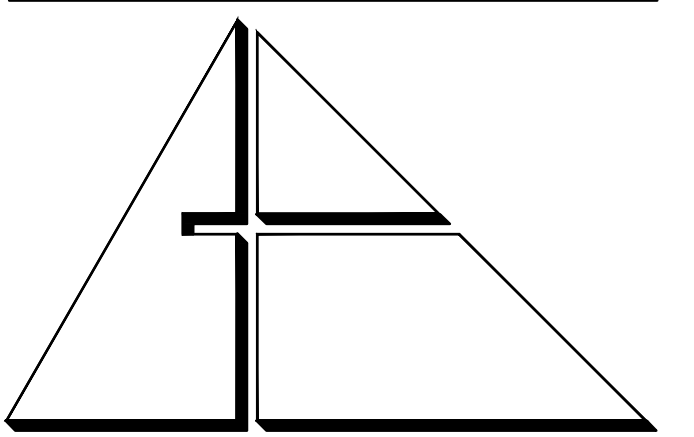
REVISED:

CAD DRAWING NAME:

SHEET NO.:

BID SET

M-1



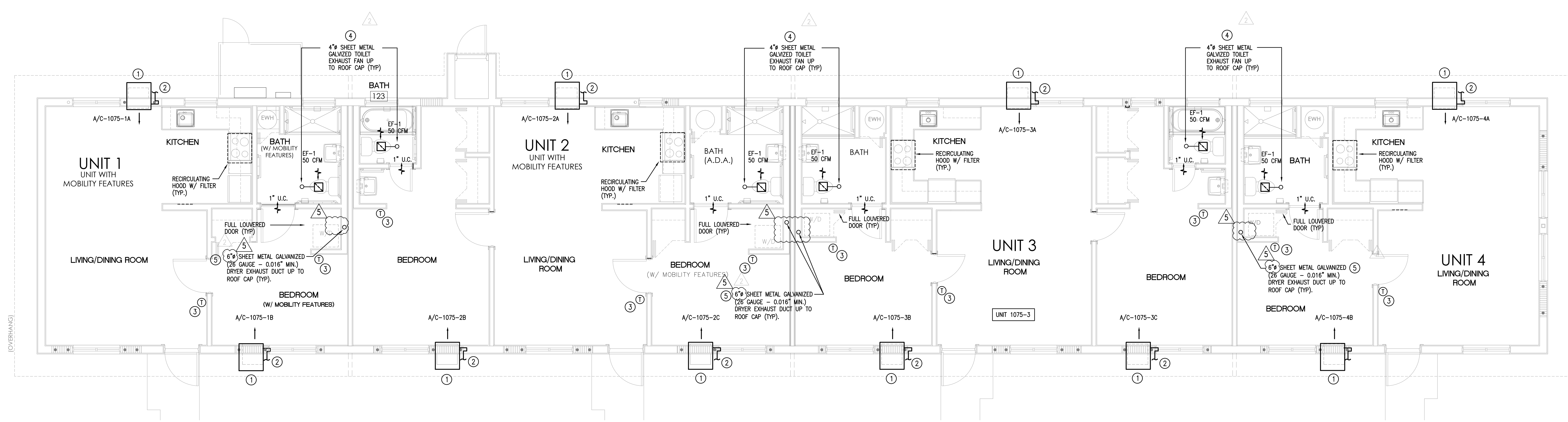
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MECHANICAL FLOOR PLAN
 11115 NE 13 Ave

1/4" = 1'-0"

CODED NOTES:

- ① NEW THRU THE WALL A/C UNIT HIGH MOUNTING. SEE ARCH DWGS. FOR EXACT LOCATION AND DWG M-1 FOR MOUNTING DETAIL. (TYPICAL)
- ② 2" INSULATED CD LINE W/ TRAP. FOR CONT. SEE PLUMBING DWGS. (TYPICAL)
- ③ WIRELESS REMOTE THERMOSTAT, VERIFY EXACT LOCATION IN FIELD. (TYPICAL)
- ④ BATHROOM EXHAUST SYSTEM ROOF CAP SHALL BE PROVIDED WITH A CORROSION RESISTANT SCREEN. (TYPICAL)
- ⑤ ALL DRYER EXHAUST DUCT SHALL BE PROVIDED WITH SHEET METAL GALVANIZED BACKDRAFT DAMPER. (TYPICAL)

NOTE:

- 1. THERMOSTAT SHALL BE INSTALLED AT MAX. 48" A.F.F. ON ALL ADA UNITS.

PROJECT:

CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 1075 NE 149 ST

Owner's Representative:
 Lori B. Solo
 City of Miami
 Department of Community Development
 (305) 416-2084
 444 SW 2nd Avenue
 MIAMI, FL 33130

DRAWING TITLE:

MECHANICAL FLOOR PLAN

SEAL

ROBERT BETANCOURT P.E. (MECHANICAL)
 LICENSE NO. 34788
 "By my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes."

DATE:

SEPTEMBER 15, 2014

REVISED:

①	10-20-13	BACKGROUND CHANGE
②	12-13-13	BLDG. DEPT. COMMENTS
③	01-16-17	PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.

BID SET

M-2

PLUMBING GENERAL NOTES

- UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION STANDARDS, ETC. COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.
- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT PERMITS, FEES, INSPECTIONS, TEST, INSURANCE, ETC., REQUIRED FOR THE COMPLETION OF THE PLUMBING SYSTEM SHOWN ON DRAWINGS OR LISTED BELOW.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL PIPING SHALL BE INSTALLED RECESSED IN CHASES, FURRING OR PARTITIONS.
- EXISTING PIPES SERVING AREAS NOT COVERED BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED EXCEPT AS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER AND LANDLORD.
- PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
- PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- COORDINATE ALL WORK WITH OTHER TRADES.
- PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- PROVIDE SHOCK ABSORBERS SIZE, QUANTITY AND LOCATION AS PER F.D.I. STANDARDS.
- PROVIDE SHUT-OFF VALVE FOR EACH GROUP OF FIXTURE AND EACH FIXTURE SUPPLY. WATER DISTRIBUTION VALVES 2" AND SMALLER VALVES ARE TO BE TEFLON SEATED, BRONZE BODY, FULL PORT BALL VALVES.
- WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH-INS WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.
- POTABLE HOT AND COLD WATER SYSTEMS SHALL BE "LEAD FREE" WITH LEAD CONTENT NOT EXCEEDING 0.2 PERCENT FOR SOLDER AND FLUXES AND 8 PERCENT FOR PIPE FITTINGS, FITTINGS AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.
- ALL POTABLE HOT AND COLD WATER SYSTEMS SHALL BE FLUSHED CLEAR, STERILIZED WITH AN APPROVED SOLUTION AND THOROUGHLY FLUSHED OF ALL RESIDUAL SOLUTION AFTER FINAL PRESSURE TESTS AND WITH ALL TRIM AND CONNECTIONS INSTALLED.
- PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTIONS. ALL EXTERIOR HOSE BIBBS ARE TAMPER PROOF.
- ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.
- PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS. IF RETURN AIR PLENUMS ARE USED, CONTRACTOR SHALL REPLACE ALL EXISTING PVC PIPING WITH CAST IRON OR COPPER PIPING.
- DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.
- ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM EXISTING WALL OR ROOF EDGE. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.
- COORDINATE SCHEDULING OF ALL REQUIRED INSPECTIONS WITH APPROPRIATE REGULATORY BODIES.
- ALL FIRE RATED WALL PENETRATIONS SHALL BE PROTECTED WITH A UL APPROVED FIRE STOPPING ASSEMBLY SYSTEM.
- CONDENSATE DRYWELL SHALL BE LOCATED MINIMUM 1 FOOT AWAY FROM THE STRUCTURE SIDEWALL, CONTRACTOR TO COORDINATE EXACT LOCATION IN FIELD.

NOTE:
ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 604.4 FBC - PLUMBING FOR * MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS *

PLUMBING DEMOLITION NOTES

- SITE INVESTIGATION:**
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE CONTRACTOR AND SUBCONTRACTOR IS REQUIRED, BEFORE SUBMITTING HIS/HER PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF/HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFOR, SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF/HERSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM/HER OF THE OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.
- THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGNER ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND VERIFY, WHERE POSSIBLE, THE LOCATION OF THE EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS; HOWEVER MINOR DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. NO ADVANTAGE IS TO BE TAKEN BY THE PLUMBING CONTRACTOR BECAUSE THESE MINOR DIFFERENCES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING HIS/HER DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING PIPES USED FOR FUTURE CONNECTIONS.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH AND CONDITION OF ALL EXISTING PIPES, IN EACH UNIT, INCLUDING THROUGH THE USE OF VIDEO INSPECTION.
ANY AND ALL DEFICIENCIES ENCOUNTERED THAT MAY NEGATIVELY IMPACT THE PLUMBING DESIGN, RESULTING IN ADDITIONAL CONSTRUCTION COSTS, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF A.E. FOR CONSIDERATION AND APPROVAL PRIOR TO SUCH TASKS BEING PERFORMED.
- EXISTING PIPES SERVING AREAS NOT COVER BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED UNLESS IT IS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER.
- PLUMBING CONTRACTOR SHALL CAP ALL UNUSED DRAINAGE SYSTEMS BELOW FINISHED FLOOR AND REMOVE ALL UNUSED PORTIONS ABOVE GROUND AND ALL ASSOCIATED ACCESSORIES AND TRIMS.
- PLUMBING CONTRACTOR SHALL CAP ALL UNUSED DOMESTIC HOT AND COLD WATER LINES AT BRANCH VALVES FROM MAIN DISTRIBUTION LINES AND REMOVE ALL UNUSED PIPING, HANGERS AND ACCESSORIES.
- ALL CAPPED PLUMBING LINES SHALL BE INSPECTED PRIOR TO COVERING

PLUMBING SPECIFICATION

- GENERAL:**
MATERIAL SHALL BE NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS IN WORKMANSHIP; IN CONFORMANCE WITH THE LATEST PUBLICATIONS IN FORCE AT TIME OF BIDDING.
- PIPE AND FITTINGS:**
A. SANITARY SOIL AND VENT PIPING: SERVICE WEIGHT CAST IRON BELL AND SPOUT PIPE AND FITTINGS, ASTM A114 - LATEST EDITION NO HUB CAST IRON PIPE AND FITTINGS, CISPI, 301-LATEST EDITION, PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE, CO DWV COPPER PIPE WITH CAST BRASS OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B306-79 (ABOVE GROUND), VENTING AS HEREIN BEFORE SPECIFIED OR GALVANIZED THREADED STEEL WITH MALLEABLE IRON FITTINGS.
B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE 1" WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B88-78.
C. CONDENSATE PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.
ALTERNATE:
A. SANITARY SOIL/ STORM DRAINAGE BELOW GROUND: SCHEDULE 40 SOLID PLASTIC PVC PIPE, ASTM D1785.
3. **JOINTS AND METHODS OF CONNECTION:**
A. CAST IRON BELL AND SPOUT PIPE: COMPRESSION GASKET. INSTALL PER MANUFACTURER'S RECOMMENDATION. GASKET AND PIPE BY SAME MANUFACTURER.
B. CAST IRON NO-HUB PIPE: MAKE JOINTS WITH NEOPRENE RUBBER SLEEVE AND STAINLESS STEEL RING CLAMP PER MANUFACTURER'S RECOMMENDATIONS. GASKET AND PIPE BY SAME MANUFACTURER.
C. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
D. TYPE 1" COPPER TUBE: JOIN WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
E. STEEL PIPE:
a. THREADED JOINTS: AFTER CUTTING AND BEFORE THREADING, REAM ALL PIPE AND REMOVE BURRS. MAKE JOINTS WITH JOINT COMPOUND APPLIED TO MALE THREADS ONLY.
b. FLANGED JOINTS: STANDARD WEIGHT, 150 P.S.I. STEEL, WITH APPROVED RED RUBBER GASKET OR NEOPRENE RUBBER GASKET, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
F. SCHEDULE 40 PVC MOLDED PREFORMED FITTINGS, PVC-DWV, SOCKET SOLVENT CEMENT, ASTM D-2467.
4. **UNIONS AND FLANGES:**
A. COPPER PIPE: BRONZE UNIONS FOR 2 INCHES AND SMALLER, FOR 2-1/2 INCHES AND LARGER USE BRONZE FLANGED CONNECTIONS 150 POUND CLASS.
B. DIELECTRIC UNIONS OR FLANGES: UNIONS SHALL MEET DIMENSIONAL REQUIREMENTS AND TENSILE STRENGTH OF PIPE UNIONS IN ACCORDANCE WITH FED. SPEC. WH-41-531E. UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPARATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPDC DIELECTRIC PIPE FITTINGS OR EQUIVALENT.
5. **ESCUTCHEONS:**
CHROME PLATED OR STAINLESS STEEL WITH SET SCREWS FOR HOLDING SECURELY IN PLACE. USE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, FLOORS AND CEILINGS OF FINISHED AREAS.
6. **PIPE INSULATION:**
A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
B. ALL HOT WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
C. ALL PLUMBING PIPES AT THE STAGE AND SEATING AREAS SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

PLUMBING LEGEND

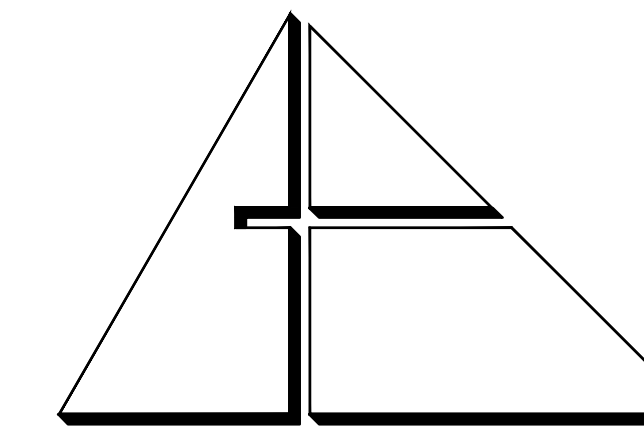
---	SAN	SANITARY DRAIN
---	SV	SANITARY VENT LINE
---	SD	STORM DRAIN
---	CD	CONDENSATE DRAIN LINE
---	P&T	PTR PRESSURE AND TEMPERATURE RELIEF LINE
---	G	GAS LINE
---	CW	COLD WATER LINE
---	ICW	IRRIGATION COLD WATER LINE
---	HW	HOT WATER LINE
---	HWR	HOT WATER RECIRCULATING LINE
●	BV	FULL PORT-BONZE/BRASS TEFLON SEATED BALL VALVE
+	CV	CHECK VALVE
+	BV	BALANCING VALVE
+	VV	VALVE IN RISER
+	HB	HOSE BIBB W/ VACUUM BREAKER
+	AC	AIR CHAMBER
+	SA	SHOCK ARRESTOR (P.D.I. SIZE "A" TYPICAL UNLESS NOTED OTHERWISE.)
+	CO	CLEAN-OUT PLUG
+	WCO	WALL CLEAN-OUT
+	CNTE	CONNECT TO EXISTING
+	FD	FLOOR DRAIN
+	RD	ROOF DRAIN
+	ORD	EMERGENCY OVERFLOW ROOF DRAIN
+	VTR	VENT THRU ROOF
+	AP	ACCESS PANEL
+	FOS	FUEL OIL SUPPLY
+	FOR	FUEL OIL RETURN
+	FOV	FUEL OIL VENT
+	CO	CLEAN OUT
+	WCO	WALL CLEAN OUT
+	CCO	FLOOR CLEAN OUT
+	CTC	CLEAN OUT TO GRADE
+	FDC	FIRE DEPT. CONN. (SIAMESE)
+	FH	FIRE HYDRANT
+	FMC	FIRE HOSE CABINET
+	PVC	FIRE VALVE CABINET W/ HFV
+	FEC	FIRE EXTINGUISHER CAB. W/ FE
+	FE	FIRE EXTINGUISHER
+	FE/CO	FIRE EXT./CARBON DIOXIDE
+	WH	WATER HEATER
+	UG	UNDER GROUND
+	DIP	DUCTILE IRON PIPE
+	CMP	CORRUGATED METAL PIPE
+	CIP	CAST IRON PIPE
+	TP	TRAP PRIMER (RESEALER)
+	A/C	AIR CONDITIONER
+	TH	THERMOMETER
+	FHV	FIRE HOSE VALVE
+	AHU	AIR HANDLING UNIT
+	CLG	CEILING
+	UG	UNDERGROUND
+	RWL	RAIN WATER LEADER

PLUMBING FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	MANUFACTURER/MODEL	TRIM
P-1	WATER CLOSET	4"	1/2"	--	AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT HEIGHT #2835.128.020 VITREOUS CHINA, LOW CONSUMPTION, 1.28 GPF, ELONGATED SIPHON JET FLUSH ACTION 16-1/2" RIM HEIGHT.	CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOCO 820515.001 HEAVY DUTY TOILET SEAT. FOR ELONGATED BOWL OPEN FRONT SEAT. SUPPLY: MCGUIRE BV172 TOILET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRAIDED RISER. FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.
P-1H	WATER CLOSET (HANDICAP)	4"	1/2"	--	AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT HEIGHT #2835.128.020 VITREOUS CHINA, LOW CONSUMPTION, 1.28 GPF, ELONGATED SIPHON JET FLUSH ACTION 16-1/2" RIM HEIGHT.	CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOCO 820515.001 HEAVY DUTY TOILET SEAT. FOR ELONGATED BOWL OPEN FRONT SEAT. SUPPLY: MCGUIRE BV172 TOILET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRAIDED RISER. FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.
P-2	LAVATORY	1 1/4"	1/2"	1/2"	AMERICAN STANDARD "DECLINE" #0321.075 FOR CONCEALED ARMS SUPPORTS, WALL HUNG, 4" CENTERS, VITREOUS CHINA, REAR OVERFLOW, SOAP DEPRESSION, FAUCET LEDGE, CARRIER: WATTS TOA-411 SINGLE CARRIER	FAUCET: AMERICAN STANDARD MODEL 8115F, 4" CENTER, SINGLE LEVER FAUCET, POLISHED CHROME FINISH, SPEED CONNECT POP-UP DRAIN. DRAIN: AMERICAN STANDARD POP-UP DRAIN AND TALPIECE DRAIN. MCGUIRE #8872C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLEAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # BV170 FAUCET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER.
P-2H	LAVATORY-ADA FOR ADA HEIGHT REFERS TO ARCHITECTURAL DRAWINGS	1 1/4"	1/2"	1/2"	AMERICAN STANDARD "DECLINE" #0321.075 FOR CONCEALED ARMS SUPPORTS, WALL HUNG, 4" CENTERS, VITREOUS CHINA, REAR OVERFLOW, SOAP DEPRESSION, FAUCET LEDGE, CARRIER: WATTS TOA-411 SINGLE CARRIER	FAUCET: AMERICAN STANDARD MODEL 8115F, 4" CENTER, SINGLE LEVER FAUCET, POLISHED CHROME FINISH, SPEED CONNECT POP-UP DRAIN, ADA COMPLIANT. DRAIN: AMERICAN STANDARD POP-UP DRAIN AND TALPIECE DRAIN. MCGUIRE #155 WCC OFFSET OPEN GRID DRAIN DRAIN/MCGUIRE #8672C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLEAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # BV170 FAUCET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER. INSULATION: TPW2000WC PROWRAP VANDAL RESISTANT SANITARY COVERING, FLEXIBLE SEAMLESS MOLDED CLOSED-CELL PVC RESIN, FORMULATED WITH ANTI-MICROBIAL ADDITIVE. (ADA ONLY)
P-3	SHOWER & SHOWER TUB	2"	1/2"	1/2"	SEE ARCHITECTURAL DRAWINGS	FAUCET: AMERICAN STANDARD SHOWER MODEL #1385.500/R120SS, SHOWER -TUB MODEL # 1385.502/R120SS PRESSURE BALANCING MIXING VALVE, BRASS BODY, WASHERLESS CERAMIC DRIP-FREE DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT STOP, SCREW DRIVERS STOPS, METAL WALL ESCUTCHEON, METAL LEVER HANDLE, 1.5 GPM SHOWER HEAD. SHOWER DRAIN: WATTS#FD-100-A-2" FLOOR DRAIN OUTLET.
P-3H	SHOWER (HANDICAP)	2"	1/2"	1/2"		FAUCET: AMERICAN STANDARD #1385.500/R120SS, PRESSURE BALANCING MIXING VALVE, BRASS BODY, WASHERLESS CERAMIC DRIP-FREE DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT STOP, SCREW DRIVERS STOPS, METAL WALL ESCUTCHEON, METAL LEVER HANDLE. AMERICAN STANDARD 1662.604 WATER-SAVING SPRAY HAND SHOWER 1.5 GPM CHROME PLATED HAND SHOWER WITH FLEXIBLE METAL HOSE, 1660.600 IN-LINE VACUUM BREAKER, WALL SUPPLY, AND 36" SLIDE BAR. DRAIN: WATTS#FD-100-A-2" FLOOR DRAIN OUTLET.
P-4	SINK (SINGLE COMP.)	1 1/2"	1/2"	1/2"	ELKAY MODEL PSRQ191919 TOP MOUNT SINK NICKEL BEARING STAINLESS STEEL, GAUGE 20, 3 HOLES FAUCET, 19" X 18" X 7 1/8" OVERALL SIZE, SATIN FINISH, FULLY UNDERCOATED, 3 1/2" DRAIN OPENING	FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2", SPOUT REACH 8" DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS WITH TALPIECE. MCGUIRE #8912 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. MCGUIRE#BV170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP.
P-4H	SINK-ADA (SINGLE COMP.)	1 1/2"	1/2"	1/2"	ELKAY MODEL PSRQD191955L SELF-RIMMING SINK NICKEL BEARING STAINLESS STEEL, GAUGE 20, 3 HOLES FAUCET, 19 1/2" X 19" X 5 1/2" OVERALL SIZE, SATIN FINISH, FULLY UNDERCOATED, 3 1/2" DRAIN OPENING.	FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2", SPOUT REACH 8" DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS WITH TALPIECE. MCGUIRE #8912 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. MCGUIRE#BV170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP.INSULATION: TPW2000WC PROWRAP VANDAL RESISTANT SANITARY COVERING, FLEXIBLE SEAMLESS MOLDED CLOSED-CELL PVC RESIN, FORMULATED WITH ANTI-MICROBIAL ADDITIVE.
P-5	CLOTHES WASHER	2"	1/2"	1/2"		ACORN HOSE VALVE#8131-CR STRAIGHT NOSE WITH VACUUM BREAKER OATEY # 38828 CENTER DRAIN WASHING MACHINE BOX.
WH-1	WATER HAMMER ARRESTORS	--	1/2"	1/2"		WATTS PDI CERTIFIED, PRECHARGED DRAWN COPPER
WCO	WALL CLEANOUT	2"	--	--		WATTS LINE CLEANOUT #CO-450-RD
FCO	GRADE CLEANOUT	4"	--	--		WATTS ACCESS HOUSING #CO-300-MF

WATER HEATER SCHEDULE

MARK	CAP. GAL.	HEATING SOURCE	ELEMENTS	KW. OR BTUH	VOLTAGE	EF	REMARKS
EWH-1 UNITS #1, #4	30	ELECTRICAL	SINGLE	4.5 KW	240 V, 1PH, 60HZ	0.95	LOCHINVAR MODEL JRA030KS
EWH-2 UNITS #2, #3	40	ELECTRICAL	SINGLE	4.5 KW	240 V, 1PH, 60HZ	0.95	LOCHINVAR MODEL JRA040KS



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ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

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www.alleguezarchitecture.com
■ A L L E G U E Z ■

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

GARTER ENGINEERING CORP.

7210 SOUTHWEST 39TH TERRACE

MIAMI, FLORIDA 33155

TEL: (305) 364-8997 FAX: (305) 254-9496

Certificate of Authorization #3144

www.garter-engineering.com

Garter Project No. 2867

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PROJECT:

**CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST**

Owner's Representative:

Lori B. Soto

City of Miami

Department of Community Development

(305) 416-2084

444 SW 2nd Avenue

MIAMI, FL 33130

DRAWING TITLE:

SCALE:

ROBERT BETANCOURT P.E. (MECHANICAL)

LICENSE NO. 34788

To my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.

DATE:

SEPTEMBER 15, 2014

REVISED:

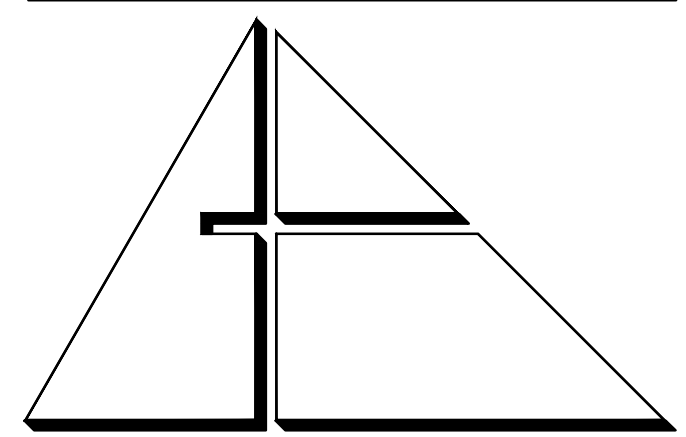
12-13-13 BLDG. DEPT. COMMENTS

BID SET

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SHEET NO.

P-1

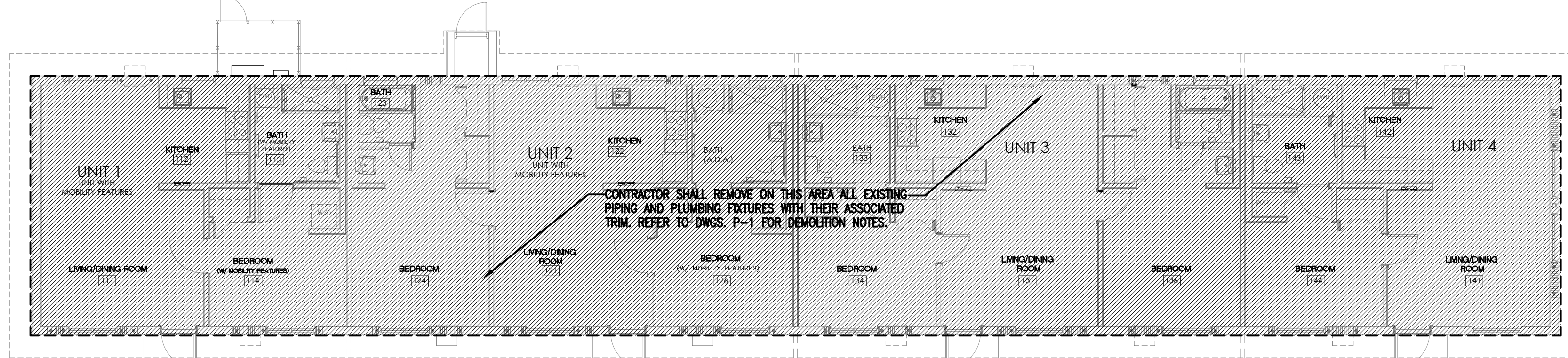


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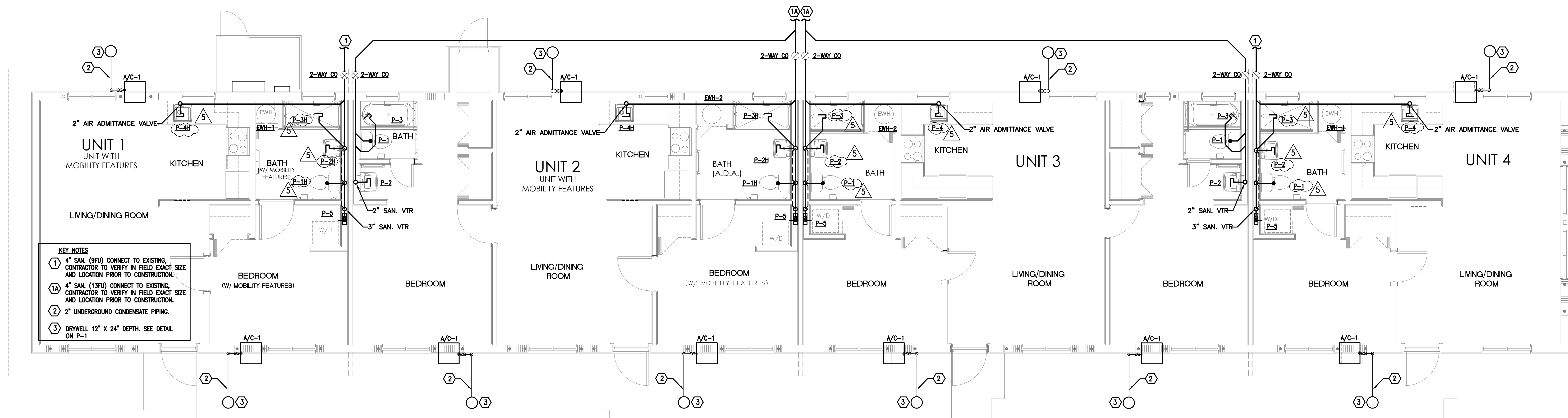
ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

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tel: 305.461.4001 fax: 305.461.6002
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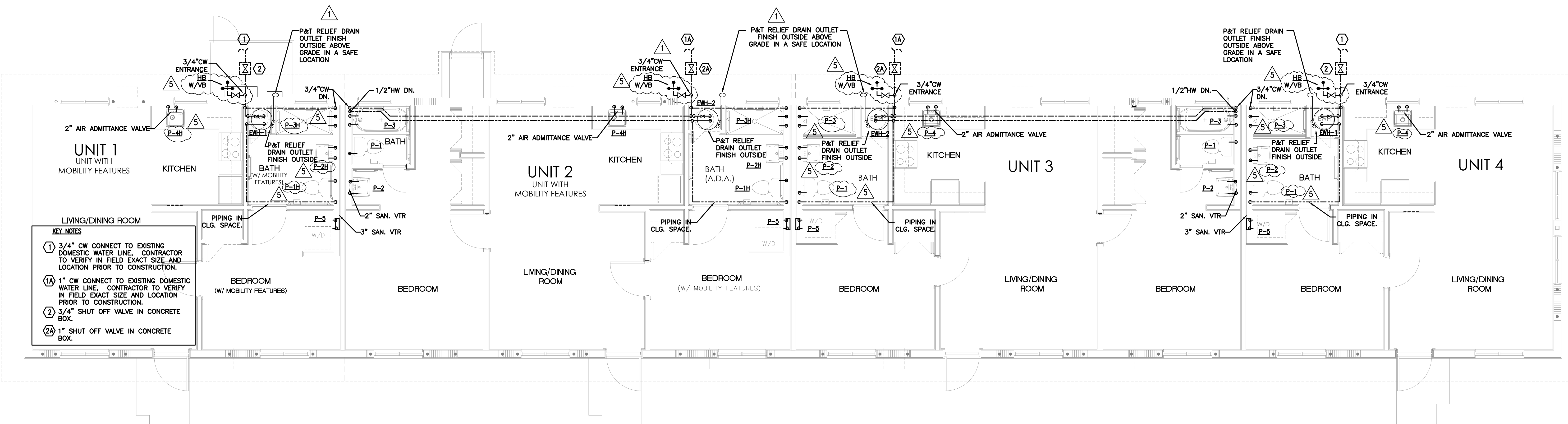
CONSULTANTS:
MECHANICAL ELECTRICAL PLUMBING ENGINEER:
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PLUMBING DEMOLITION FLOOR PLAN 1/8" = 1'-0"



SANITARY PLUMBING FLOOR PLAN 1/4" = 1'-0"



WATER PLUMBING FLOOR PLAN 1/4" = 1'-0"

PROJECT:
CITY OF MIAMI
LIFE QUEST RENOVATIONS
1075 NE 149 ST

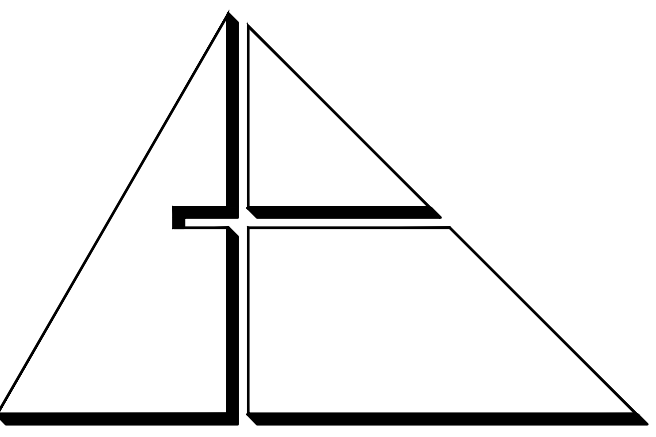
Owner's Representative:
Lori B. Solo
City of Miami
Department of Community Development
(305) 418-2084
444 SW 2nd Avenue
MIAMI, FL 33130

PLUMBING FLOOR PLAN

ROBERT BETANCOURT P.E. (MECHANICAL)
LICENSE NO. 34788
"In my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes."
DATE: SEPTEMBER 15, 2014
REVISED:
10-20-13 BLDG. DEPT. COMMENTS
01-16-17 PLAN UPDATE

BID SET

CAD DRAWING NAME:
SHEET NO.



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ARCHITECTURE, INC.
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 CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202
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 ■ AA C 0 0 2 7 4 6 ■

CONSULTANTS:

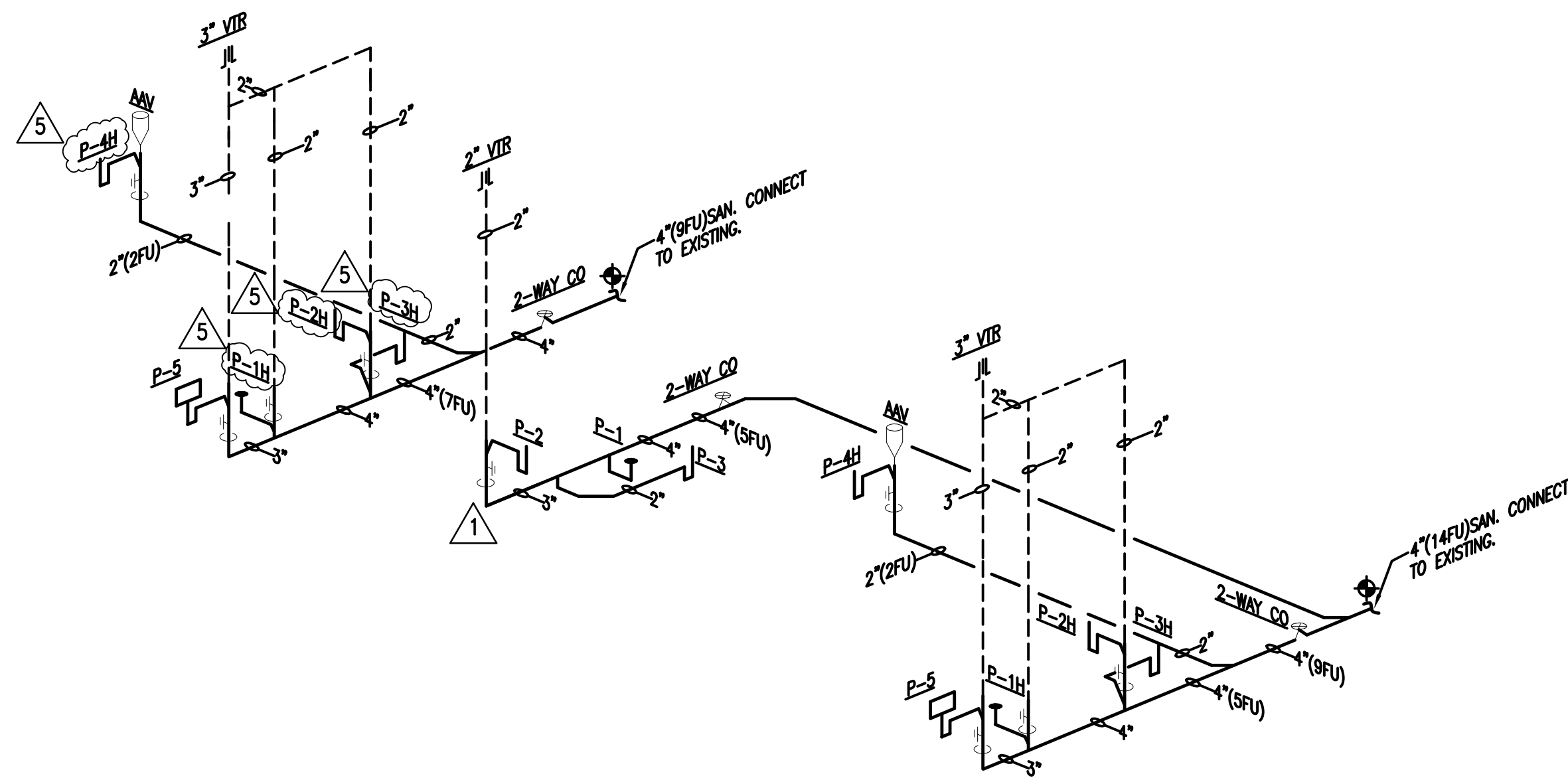
MECHANICAL ELECTRICAL PLUMBING ENGINEER:

CARTEK ENGINEERING CORP.
 7210 SOUTHWEST 39TH TERRACE
 MIAMI, FLORIDA 33155
 TEL: (305) 356-8977 FAX: (305) 214-9454

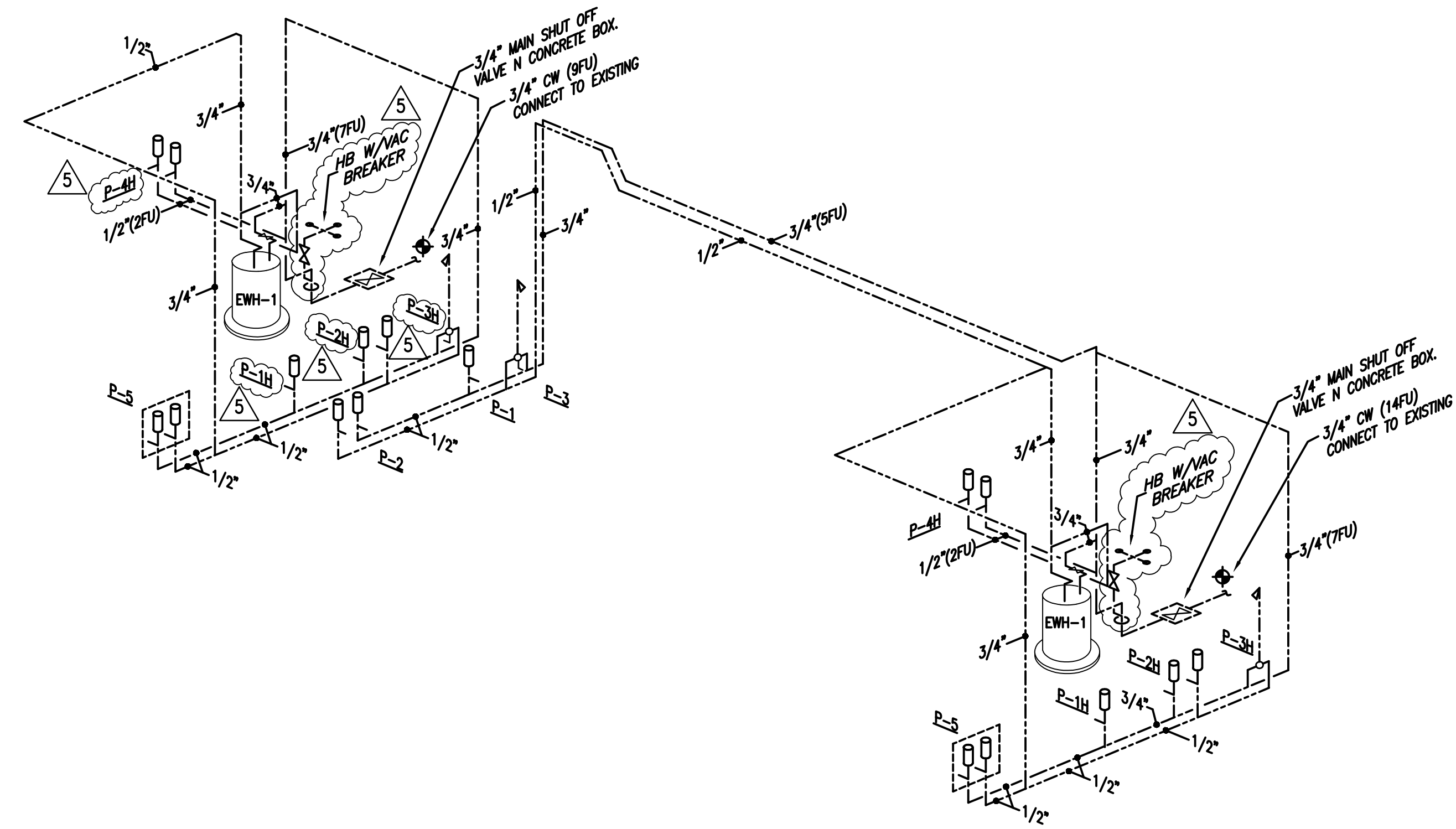
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SANITARY RISER NTS



WATER RISER NTS

PROJECT:

CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 1075 NE 149 ST

Owner's Representative:
 Lori B. Soto
 City of Miami
 Department of Community Development
 (305) 416-2084
 444 SW 2nd Avenue
 MIAMI, FL 33130

DRAWING TITLE:

PLUMBING
 RISERS

SEAL

ROBERT BETANCOURT P.E. (MECHANICAL)

LICENSE NO. 34788

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SEPTEMBER 15, 2014

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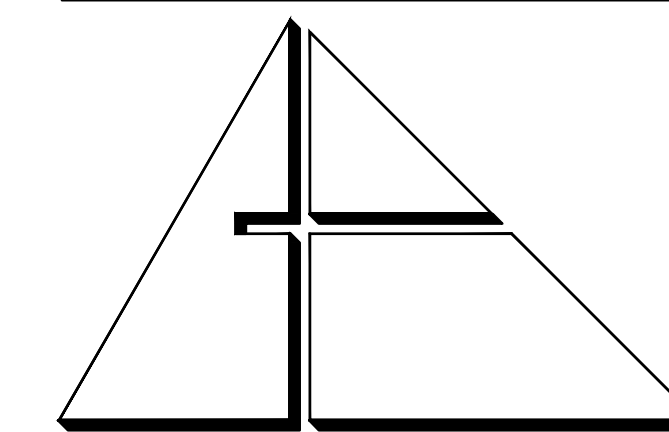
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 01-16-17 PLAN UPDATE

CAD DRAWING NAME:

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BID SET

P-3



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CONSTRUCTION MANAGEMENT

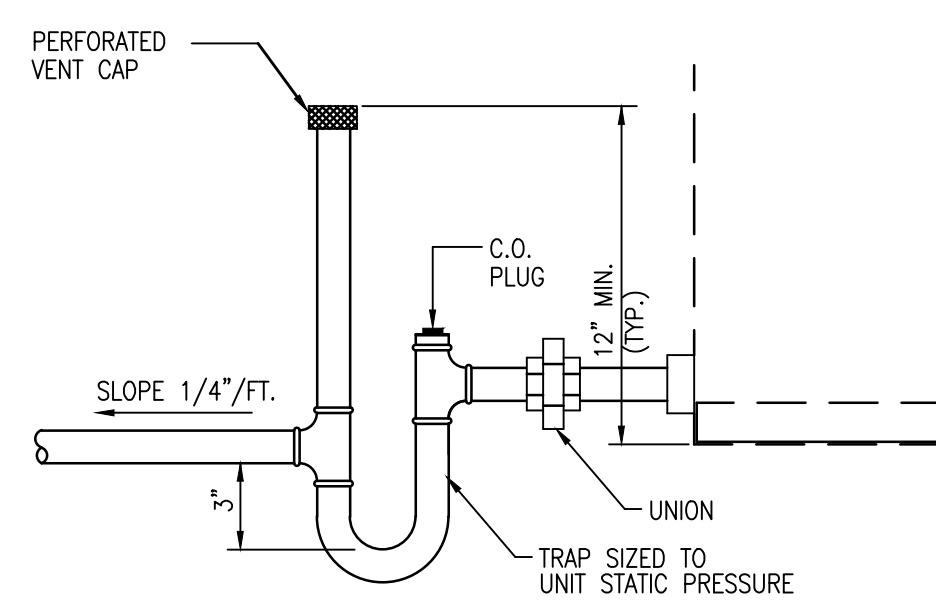
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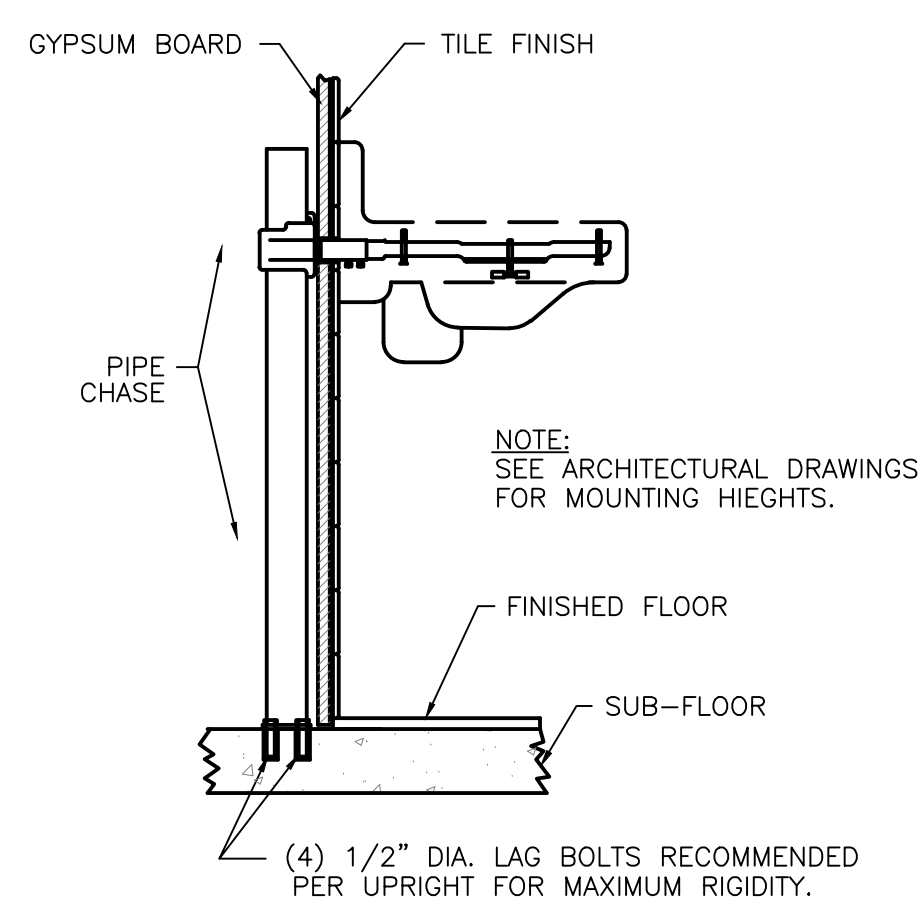
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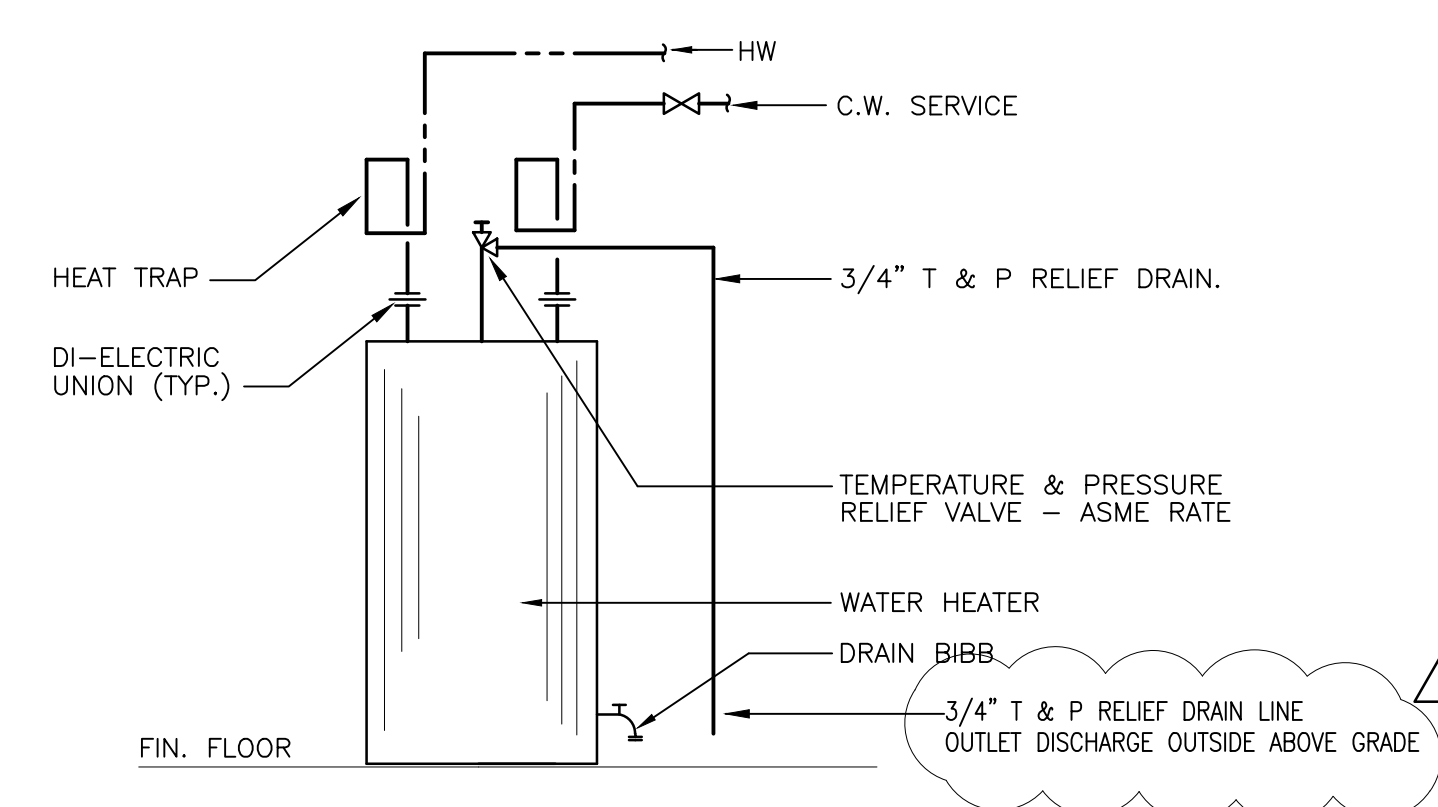
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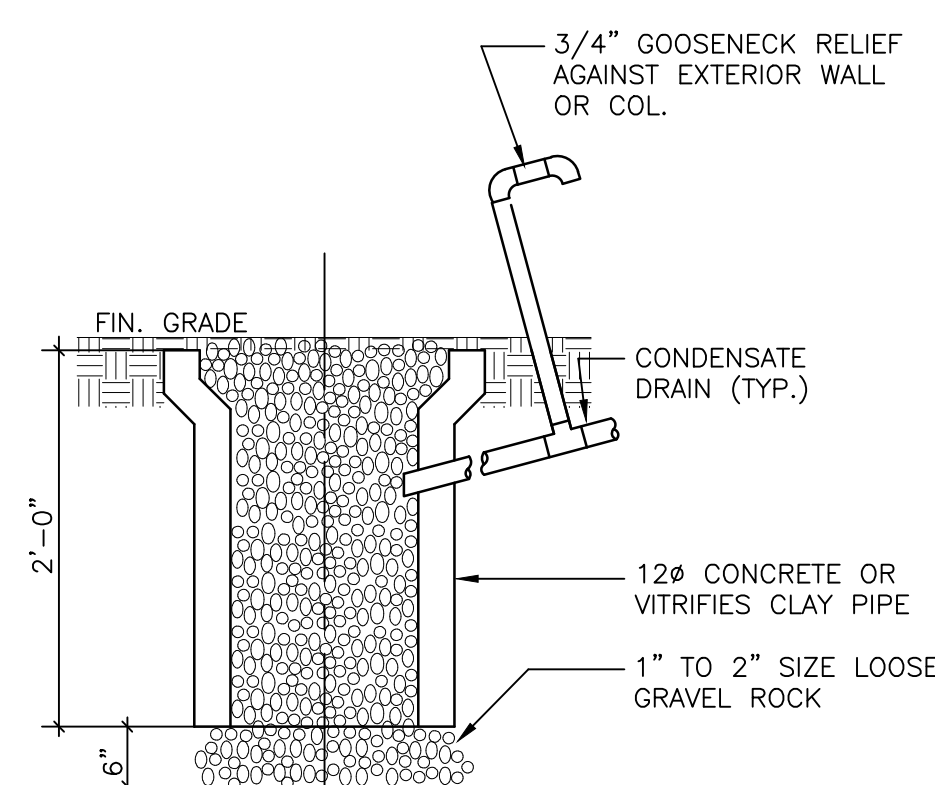
1 CONDENSATE TRAP DETAIL
P4 SCALE: N.T.S.



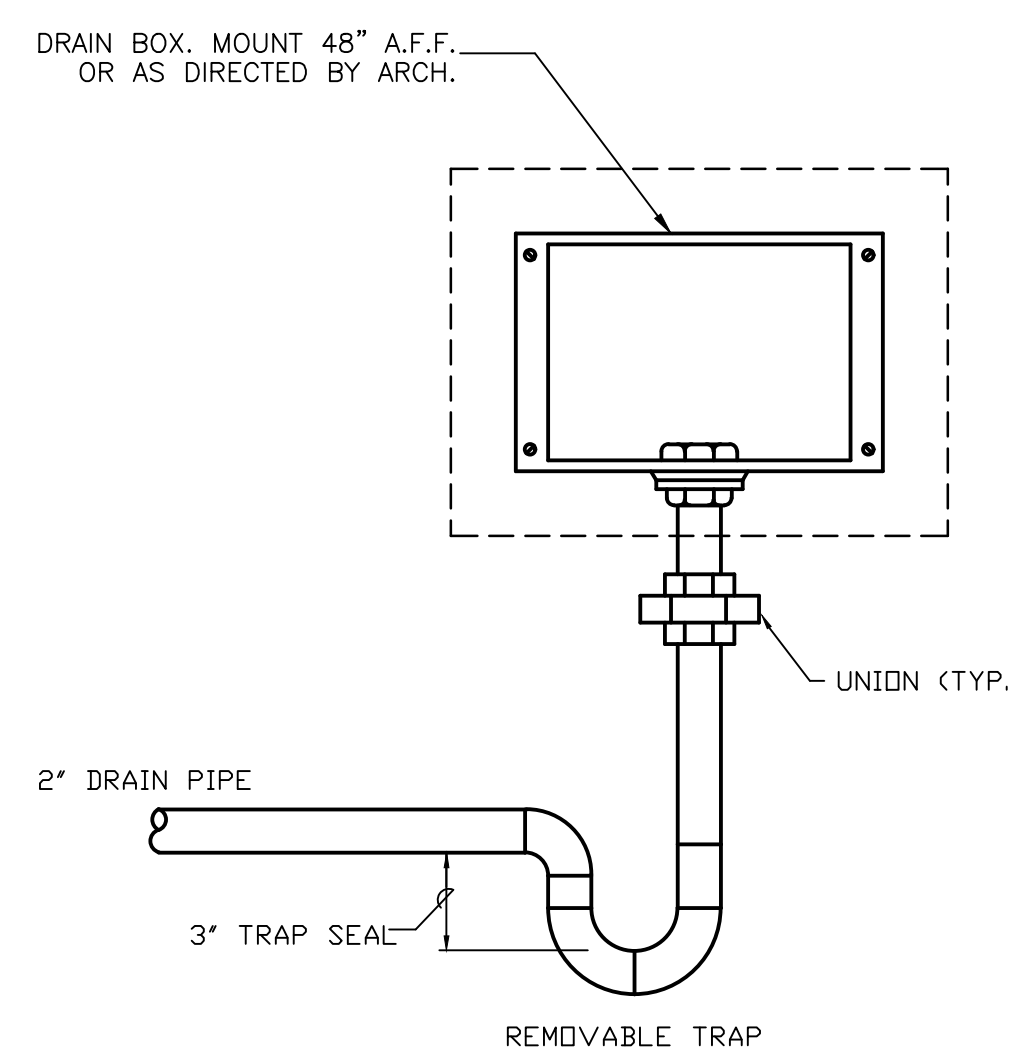
2 TYPICAL LAVATORY MOUNTING DETAIL
P4 SCALE: N.T.S.



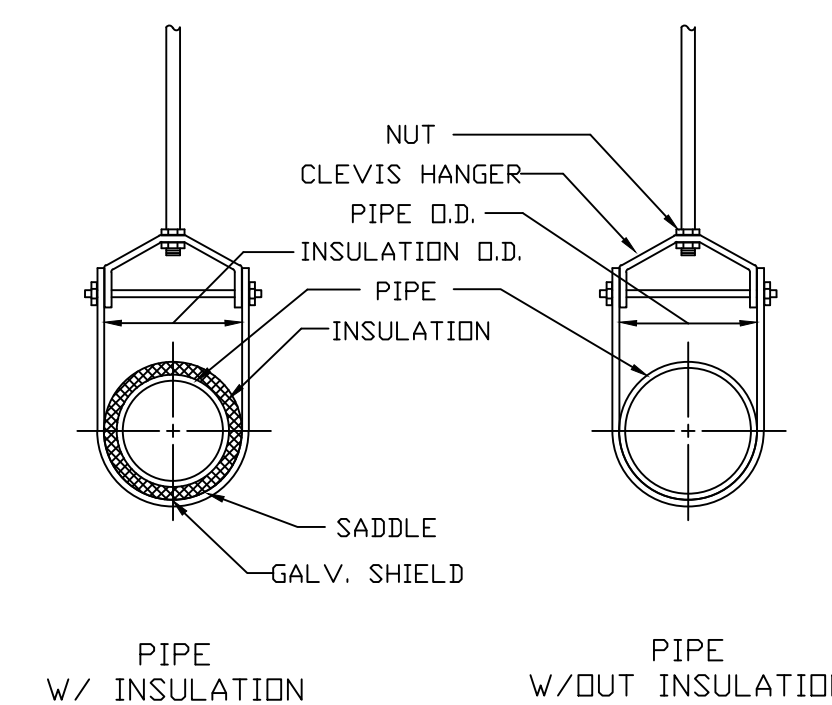
3 ELECTRIC WATER HEATER DETAIL
P4 SCALE: N.T.S.



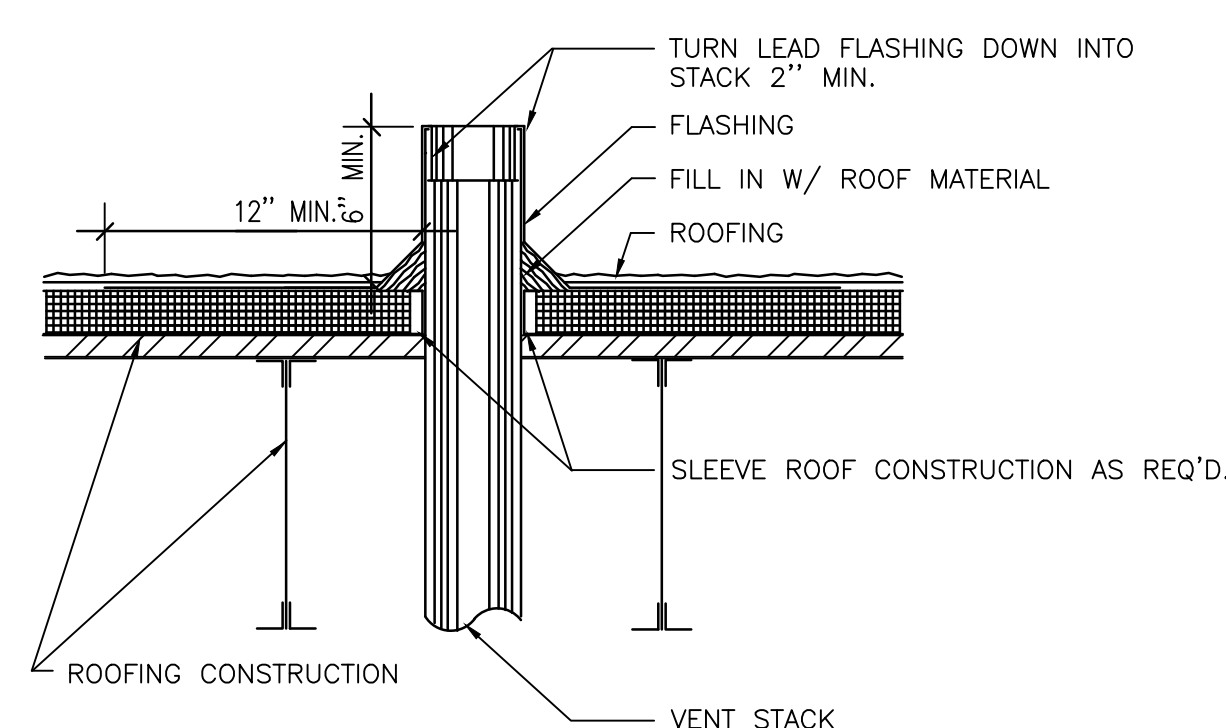
4 DRYWELL DETAIL
P4 SCALE: N.T.S.



5 WASHING MACHINE DRAIN BOX DETAIL
P4 SCALE: N.T.S.

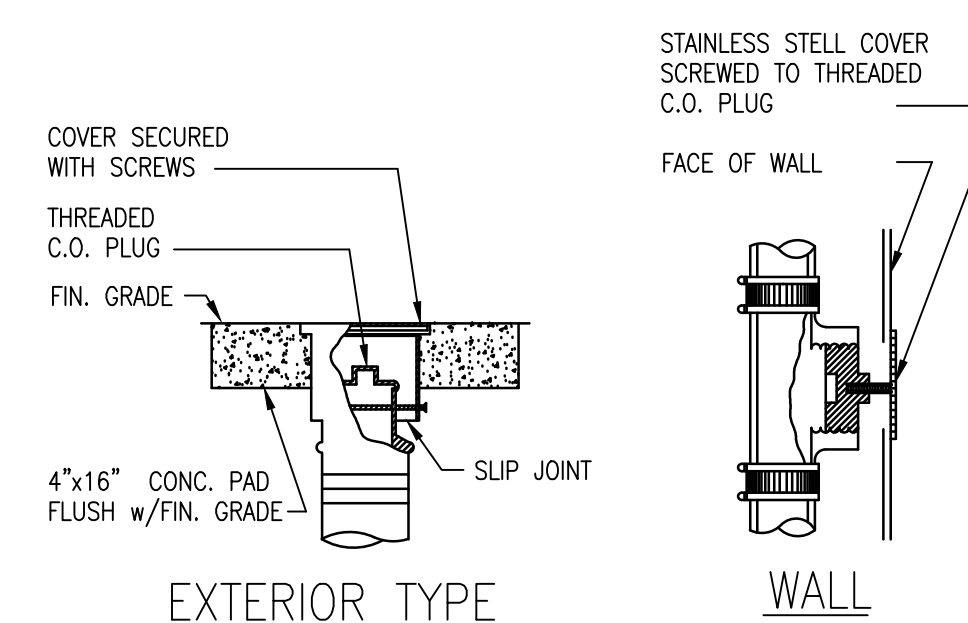


6 CLEVIS PIPE HANGER DETAIL
P4 SCALE: N.T.S.



NOTE:
ANY VENT PIPE WITHIN 10' OF ANY DOOR, WINDOW, OR EXHAUST OPENING OR OUTSIDE AIR INTAKE SHALL EXTEND NOT LESS THAN 3' ABOVE SAME.

7 VENT-THRU ROOF DETAIL
P4 SCALE: N.T.S.



8 TYPICAL CLEANOUT DETAIL
P4 SCALE: N.T.S.

PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

Owner's Representative:
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City of Miami
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444 SW 2nd Avenue
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DRAWING TITLE:

PLUMBING DETAILS

SEAL

ROBERT BETANCOURT P.E. (MECHANICAL)
LICENSE NO. 34788
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DATE:

SEPTEMBER 15, 2014

REVISED:

10-20-13 BLDG. DEPT. COMMENTS

CAD DRAWING NAME:

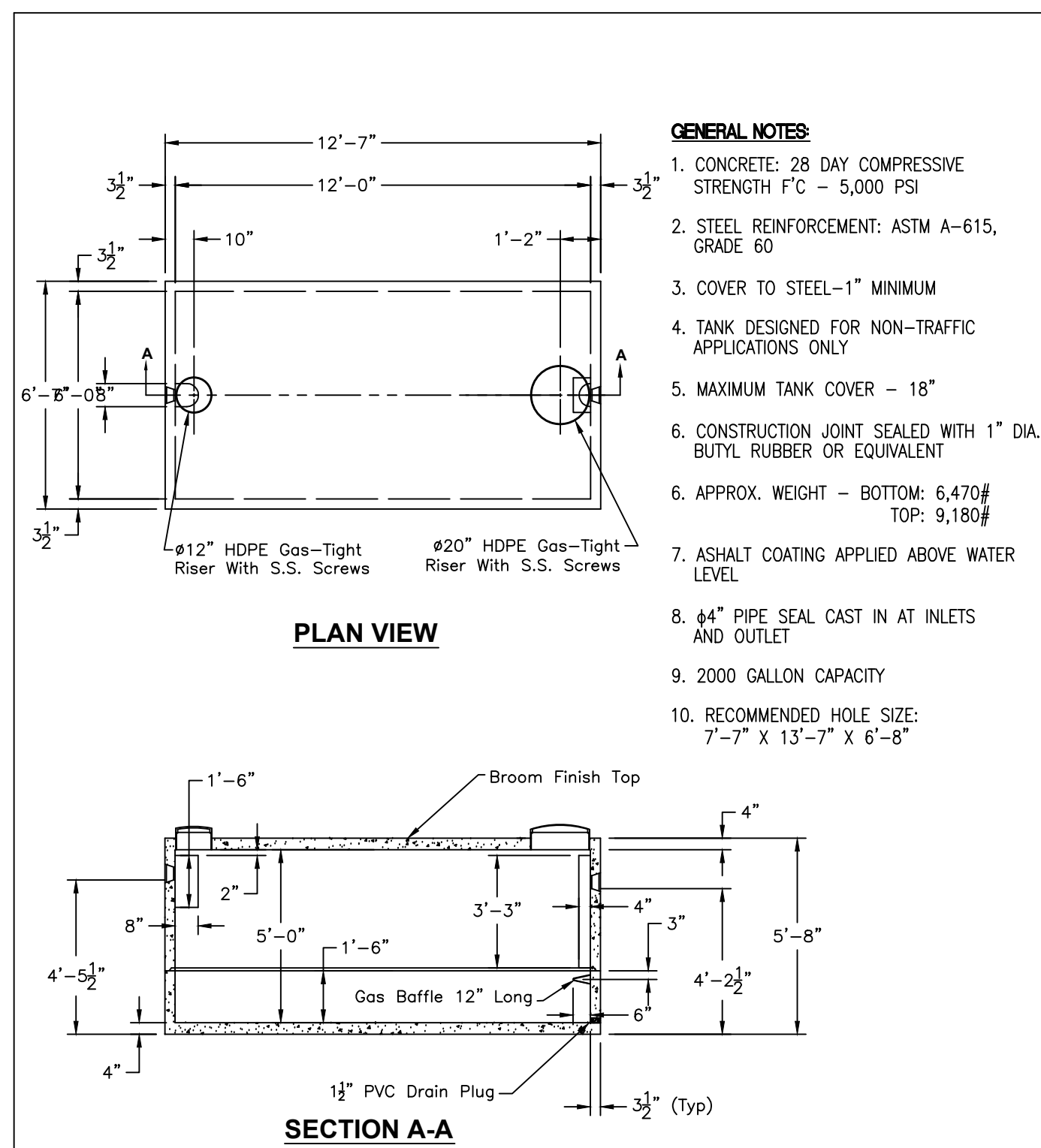
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P-4

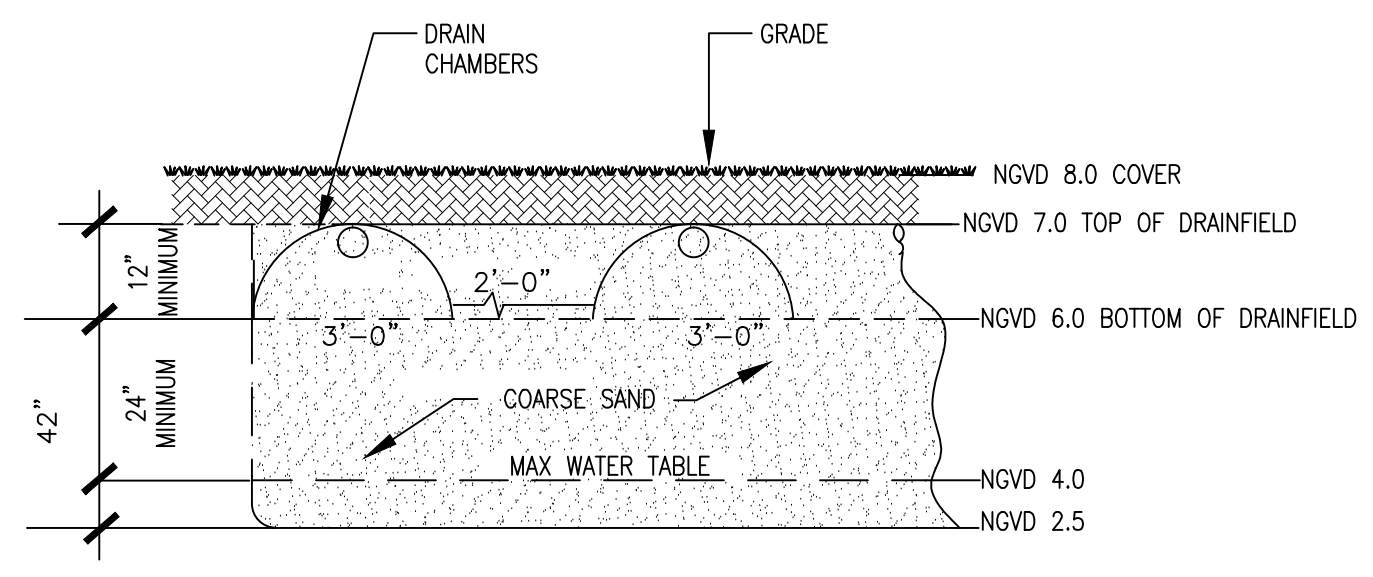
DESIGN CRITERIA FOR WASTE WATER DISPOSAL			
BUILDING TYPE: RESIDENCE		TABLE I F.A.C. ESTIMATED SEWAGE FLOWS	
UNIT 1 (1 BDR, 577 SQF) =	100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS	
UNIT 2 (2 BDR, 836 SQF) =	200 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS	
UNIT 3 (2 BDR, 836 SQF) =	200 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS	
UNIT 4 (1 BDR, 577 SQF) =	100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS	
TOTAL ESTIMATED SEWAGE FLOW: 600 GPD		TABLE II F.A.C.	
MINIMUM SEPTIC TANK REQUIRED: 1750 GAL. / PROPOSED TANK 2,000 GAL.		MINIMUM 1000 SF TRENCH DRAIN	
TRENCH DRAIN FIELD: 0.8 GAL/SF/DAY		TABLE III F.A.C.	

NOTE: SUB-SURFACE CONDITIONS WAS BASED ON THE " REPORT OF SURFACE SOIL EXPLORATION GEOTECHNICAL EVALUATION AND RECOMMENDATIONS" TO CITY OF MIAMI LIFE QUEST 149502 NE11 AVENUE MIAMI, FLORIDA, DATED NOVEMBER 2013 BY NELCO TESTING AND ENGINEERING SERVICES, INC.



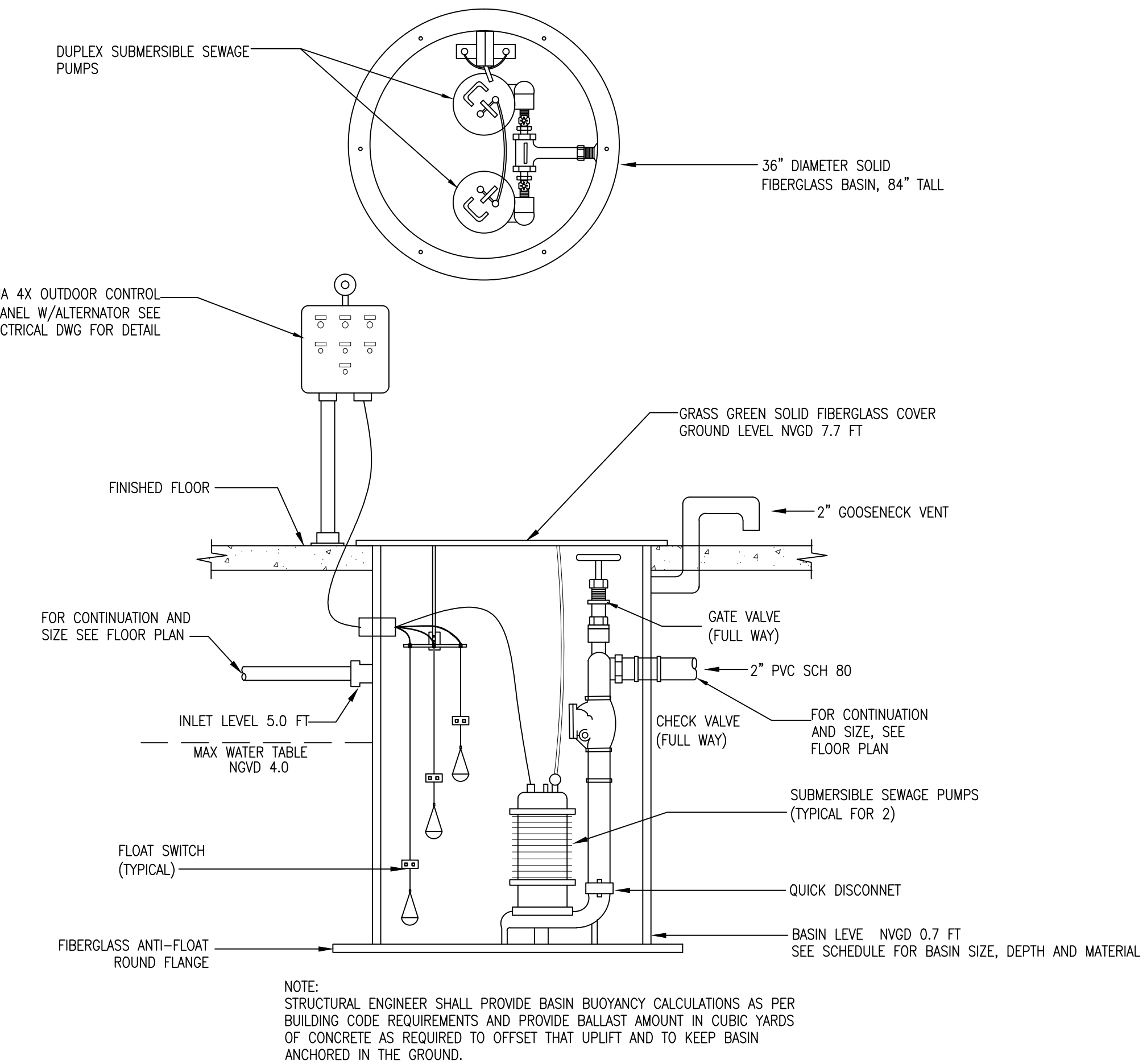
Oldcastle Precast Thorn-Orwick Division 200 Quality Pl. N.W. Corydon, IA 47412 Phone: 812.738.8200 Fax: 812.738.3845	ESR59-2000-ST-NT FILE NAME: 386ESR2000ST.NT.DWG ISSUE DATE: August, 2002 www.oldcastleprecast.com	2000 Gallon Septic Tank NT Tank Size: 6'-7" x 12'-7" x 5'-8" Copyright © 2002 Oldcastle Precast
--	---	--

1 2000 GAL. SEPTIC TANK DETAIL
N.T.S.



2 DRAINFIELD SECTION DETAIL
N.T.S.

PLUMBING LEGEND	PLUMBING GENERAL NOTES	PLUMBING SPECIFICATION
<ul style="list-style-type: none"> SAN SANITARY DRAIN SD STORM DRAIN CD CONDENSATE DRAIN LINE CW COLD WATER LINE PV FULL PORT-BRONZE/BRASS TEFLON SEATED BALL VALVE VV VALVE IN RISER HB HOSE BIBB W/ VACUUM BREAKER CB TWO WAY CO FG FLOOR CLEAN OUT CG CLEAN OUT UG UNDER GROUND CNTE CONNECT TO EXISTING 	<ol style="list-style-type: none"> UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION STANDARDS, ETC. COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SEPTIC TANK AND DRAIN FIELD SYSTEM IN ACCORDANCE WITH THIS DRAWING, THE APPLICABLE EDITION OF CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE, STANDARDS FOR ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. THE CONTRACTOR SHALL PAY ALL COST OF PERMIT, INSPECTIONS AND OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK. UPON FINAL INSPECTION, A CERTIFICATE FROM THE LOCAL STATE INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER. EXISTING PIPES SERVING AREAS NOT COVERED BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED EXCEPT AS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER AND LANDLORD. CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS, PIPING AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND MUST BE FURNISHED SO AS TO PREVENT ANY DELAY IN THE PROGRESS OF THE WORK. CONTRACTOR SHALL SUBMIT EQUIPMENT & PLUMBING FIXTURES SHOP DRAWINGS. SHOP DRAWINGS SHALL BE COORDINATED BY CONTRACTOR WITH ALL TRADES INCLUDING STRUCTURAL, LIGHTING, ARCHITECTURAL LATEST LAYOUTS, ETC. CONTRACTOR SHALL NOT PROCEED TO ORDER AND/OR INSTALL EQUIPMENT AND ACCESSORIES UNLESS SHOP DRAWING REVIEW PROCESS HAS BEEN COMPLETED AND REVIEWED BY THE ENGINEER OF RECORD (EOR) AND APPROVED BY THE OWNER REPRESENTATIVES. THE DRAWINGS ARE NOT TO BE SCALED, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS, AND SITE CONDITIONS SHALL GOVERN EXACT LOCATION OF PLUMBING EQUIPMENT AND APPURTENANCES. MANUFACTURERS USED AS THE BASIS OF DESIGN ARE LISTED ON THE DRAWING'S SCHEDULES. ANY OTHERS MUST MEET OR EXCEED ALL SPECIFIED REQUIREMENTS. ANY SUBSTITUTIONS (WHERE ALLOWED BY "OR EQUAL" ON THESE DOCUMENTS) MUST BE ACCOMPANY BY A DETAIL COST AND EQUALITY COMPARISON OF ALL ITEMS INCLUDING ANY COST DIFFERENCES AND MUST BE SUBMITTED FOR EOR REVIEW TEN (10) WORKING DAYS PRIOR TO BIDS. IF "OR EQUAL" IS NOT LISTED AFTER THE MANUFACTURER'S NAME ON THESE DOCUMENTS, THE LISTED MANUFACTURER SHALL BE SUBMITTED. NO EXCEPTIONS ARE ALLOWED. NAMING ACCEPTABLE MANUFACTURERS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL DESIGN REQUIREMENTS SHOWN ON THESE DRAWINGS OR LISTED HEREIN. EOR IS SOLELY RESPONSIBLE TO MAKE FINAL EQUALITY RECOMMENDATION TO THE OWNER. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. COORDINATE SCHEDULING OF ALL REQUIRED INSPECTIONS WITH APPROPRIATE REGULATORY BODIES. DRAINAGE SYSTEM DESIGN TO THE SEPTIC TANK INLET IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER. 	<ol style="list-style-type: none"> GENERAL: MATERIAL SHALL BE NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS IN WORKMANSHIP. IN CONFORMANCE WITH THE LATEST PUBLICATIONS IN FORCE AT TIME OF BIDDING. PIPE AND FITTINGS: (TO SEPTIC TANK INLET) A. SANITARY SOIL/DRAINAGE BELOW GROUND: SCHEDULE 40 SOLID PLASTIC PVC PIPE ASTM D1785. B. DISPOSAL SYSTEM PIPING AS FOLLOWS: DRAINFIELD: PE PLASTIC PERFORATED FIELD TUBING 4" DIAMETER. SANITARY PIPING & CONNECTIONS: SEE PLUMB. SPECS. JOINTS AND METHODS OF CONNECTION: A. SCHEDULE 40 PVC MOLDED PERFORMED FITTINGS, PVC-DW, SOCKET SOLVENT CEMENT, ASTM D-2467



DUPLEX SEWAGE PUMPS - PACKAGE DETAIL
N.T.S.

SEWAGE PUMP SYSTEM SCHEDULE						
PLAN MARK	MFG. NAME	MODEL	PUMP HEAD (FT)	PUMP CAPACITY (G.P.M.)	H.P.	VOLT PHASE
SP-1	BELL & GOSSET	DUPLEX GRINDER PUMP PACKAGE DPGSN4 WITH A BASIN KIT. 2) PUMPS MODEL 12GS2012 (1) DUPLEX OUTDOOR CONTROL PANEL D10020 (3) MECHANICAL LEVEL SWITCH A2D23W. 4K639 CAST IRON PUMP LEG. (1) BASIN D4UGR84, 36" DIAMETER 84" TALL FIBERGLASS.	20	30 GPM/PUMP ALTERNATE OPERATION NOT SIMULTANEOUS OPERATION	2	208/1/60

FLORIDA ADMINISTRATIVE CODE 64E-6.011 ABANDONMENT OF SYSTEMS.

(1) WHENEVER THE USE OF AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM IS DISCONTINUED FOLLOWING CONNECTION TO A SANITARY SEWER, FOLLOWING CONDEMNATION OR DEMOLITION OR REMOVAL OR DESTRUCTION, OF A BUILDING OR PROPERTY, OR DISCONTINUING THE USE OF A SEPTIC TANK AND REPLACEMENT WITH ANOTHER SEPTIC TANK, THE SYSTEM SHALL BE ABANDONED WITHIN 90 DAYS AND ANY FURTHER USE OF THE SYSTEM FOR ANY PURPOSE SHALL BE PROHIBITED. HOWEVER, IF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ITS DESIGNEE APPROVES THE USE OF THE RETENTION TANK WHERE THE TANK IS TO BECOME AN INTEGRAL PART OF A SANITARY SEWER SYSTEM OR STORMWATER MANAGEMENT SYSTEM, THE SEPTIC TANK NEED NOT BE ABANDONED.

(2) THE FOLLOWING ACTIONS SHALL BE TAKEN, IN THE ORDER LISTED, TO ABANDON AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM:

(A) PROPERTY OWNER OR AGENT SHALL APPLY FOR A PERMIT FROM THE DEPARTMENT TO ABANDON THE EXISTING ONSITE SEWAGE SYSTEM AND SUBMIT THE REQUIRED FEE, UPON RECEIVING A PERMIT:

(B) THE TANK SHALL BE PUMPED OUT.

(C) THE BOTTOM OF THE TANK SHALL BE OPENED OR RUPTURED, OR THE ENTIRE TANK COLLAPSED SO AS TO PREVENT THE TANK FROM RETAINING WATER, AND

(D) THE TANK SHALL BE FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL AND COMPLETELY COVERED WITH SOIL.

(E) AN INSPECTION OF THE SYSTEM ABANDONMENT SHALL BE CONDUCTED BY THE DEPARTMENT OR BY THE LOCAL UTILITY OR PLUMBING AUTHORITY PERFORMING THE SYSTEM ABANDONMENT.

(F) THE PERMITTING PROVISIONS OF PARAGRAPH 64E-6.011(2)(A), F.A.C., ARE NOT REQUIRED IF A LOCAL UTILITY OR LOCAL PLUMBING AUTHORITY PERFORMS A SYSTEM ABANDONMENT PROGRAM WHICH REQUIRES THE COMPLETION OF THOSE STEPS LISTED IN PARAGRAPHS 64E-6.011(2)(B), (C), (D), AND (E), F.A.C., IF THE SYSTEM ABANDONMENT IS PERFORMED BY A LOCAL UTILITY OR LOCAL PLUMBING AUTHORITY, THE LOCAL UTILITY OR LOCAL PLUMBING AUTHORITY PERFORMING THE ABANDONMENT PROGRAM SHALL MAINTAIN A LOG OF ALL INSPECTIONS PERFORMED AND SHALL FORWARD THE LOG TO THE COUNTY HEALTH DEPARTMENT ON A MONTHLY BASIS.

(4) A SEPTIC TANK SERVING A SINGLE FAMILY RESIDENCE MAY, AT THE OWNER'S DISCRETION, BE CONVERTED INTO A CISTERN PURSUANT TO THE FOLLOWING PROCEDURES:

(A) THE APPLICANT SHALL OBTAIN A SYSTEM ABANDONMENT PERMIT FROM THE COUNTY HEALTH DEPARTMENT.

(B) THE PERMIT APPLICATION SHALL SPECIFY THE INTENDED USE OF THE ABANDONED SEPTIC TANK.

(C) THE ACTIVITIES RELATED TO ABANDONING THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SHALL NOT CREATE A SANITARY NUISANCE.

(D) THE SEPTIC TANK SHALL BE DISCONNECTED FROM THE DRAINFIELD AND FROM THE BUILDING SEWER PIPE.

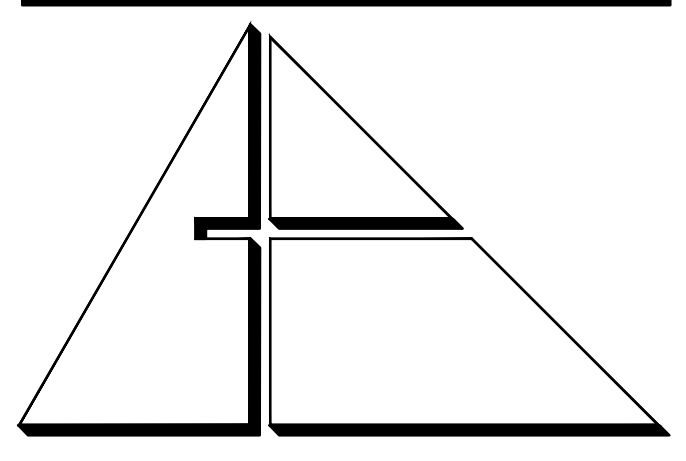
(E) ALL WORK TO DISCONNECT, CLEAN AND SANITIZE THE SEPTIC TANK SHALL BE CONDUCTED BY A REGISTERED SEPTIC TANK CONTRACTOR OR A STATE-LICENSED PLUMBER OR BY THE OWNER OF THE OWNER-OCCUPIED SINGLE FAMILY RESIDENCE BEING SERVED BY THE SEPTIC TANK.

(F) ALL SEPTAGE, WASH WATER, AND OTHER LIQUIDS REMOVED FROM THE TANK SHALL BE REMOVED AND HANDLED AS SEPTAGE (RULE 64E-6.010, F.A.C.) BY A DOH-LICENSED SEPTAGE DISPOSAL SERVICE AND DISPOSED OF AT A DEP-REGULATED WASTEWATER TREATMENT FACILITY.

(G) THE HEALTH DEPARTMENT SHALL INSPECT THE TANK ONCE IT IS DISCONNECTED, EMPTIED, CLEANED, DISINFECTED AND FILLED WITH WATER. THE INSPECTION SHALL DETERMINE WHETHER ALL OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

- THE TANK HAS BEEN DISCONNECTED FROM THE DRAINFIELD AND THE BUILDING SEWER.
- THE TANK IS FULL OF WATER WITHIN 12 INCHES OF THE TOP OF THE TANK.
- THE CLARITY OF THE WATER IS SUCH THAT A SECOCH DISK IS VISIBLE AT THE BOTTOM OF THE TANK.
- THE PH OF THE WATER IN THE TANK IS BETWEEN 6.0 AND 8.0.
- THE FREE CHLORINE RESIDUAL OF THE WATER IN THE TANK IS \leq 1.0 PPM.
- THE TOTAL COLIFORM COUNT IS \leq 1000 PER 100 ML.
- THE FECAL COLIFORM COUNT IS \leq 200 PER 100 ML.
- NO SANITARY NUISANCE CONDITION EXISTS ON THE PROPERTY RELATED TO THE ABANDONMENT ACTIVITIES.
- ONE INSPECTION IS INCLUDED IN THE ABANDONMENT PERMIT FEE. THE APPLICANT SHALL PAY A REINSPECTION FEE FOR ANY ADDITIONAL INSPECTION VISITS NECESSARY UNTIL ALL OF THE CRITERIA IN SUBPARAGRAPHS 64E-6.011(4)(G)1. THROUGH 8. F.A.C., ARE MET AND FINAL APPROVAL OF THE ABANDONMENT IS GRANTED BY THE COUNTY HEALTH DEPARTMENT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR ALL REQUIRED LABORATORY FEES. ALL SAMPLING SHALL BE CONDUCTED BY COUNTY HEALTH DEPARTMENT STAFF DURING THE FINAL INSPECTION.
- THE SEPTIC TANK SHALL BE CONVERTED AND INSPECTED WITHIN 90 DAYS AFTER CONNECTION OF THE BUILDING PLUMBING TO THE SANITARY SEWER.
- THE TANK SHALL NOT BE CONNECTED TO ANY IRRIGATION COMPONENTS NOR SHALL THE WATER USED FOR IRRIGATION PURPOSES UNTIL FINAL APPROVAL OF THE ABANDONMENT HAS BEEN GRANTED BY THE COUNTY HEALTH DEPARTMENT.
- UPON FINAL APPROVAL OF THE ABANDONMENT, USE OF THE TANK OR THE DRAINFIELD FOR SEWAGE STORAGE, TREATMENT OR DISPOSAL IS PROHIBITED AND CONSTITUTES A NUISANCE INJURIOUS TO HEALTH AS DEFINED BY SECTION 386.041, F.S.
- UPON FINAL APPROVAL OF THE ABANDONMENT, THE WATER COLLECTED IN THE TANK SHALL BE UTILIZED FOR NON-POTABLE, IRRIGATION PURPOSES ONLY.

RULEMAKING AUTHORITY 381.0065, 489.553, 489.557 FS. LAW IMPLEMENTED 381.0065, 381.00655, 381.0066, PART 1 386 FS. HISTORY-NEW 12-22-82, AMENDED 2-5-85, FORMERLY 100-6.53, AMENDED 3-17-92, 1-3-95, FORMERLY 100-6.053, AMENDED 6-18-03, 6-25-09.



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Gortek Project No. 2867.03

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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
1075 NE 149 ST

MIAMI, FL

DRAWING TITLE:

SEPTIC TANK
DEMO NOTES
AND DETAILS

SCALE:

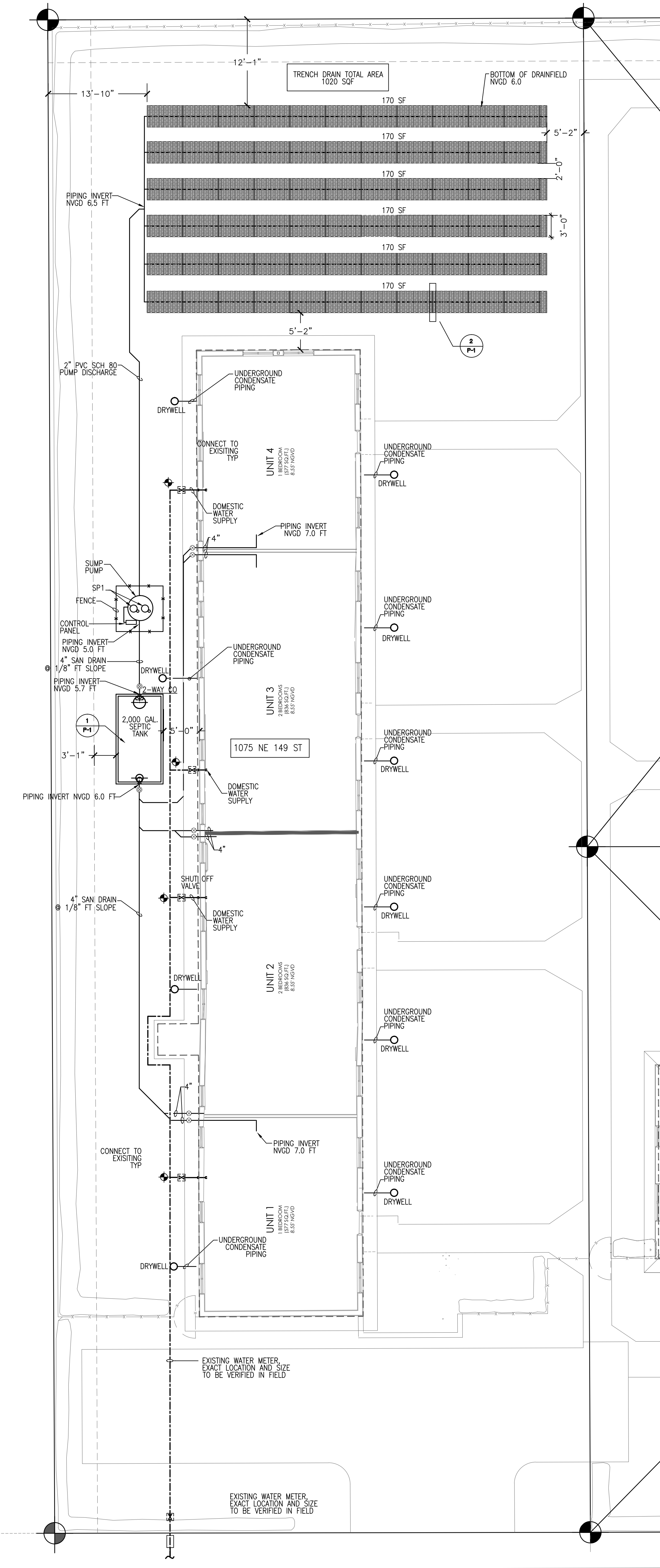
ROBERT BETANCOURT P.E. (MECHANICAL)
LICENSE NO. 34788
To my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.

DATE: February 05, 2015

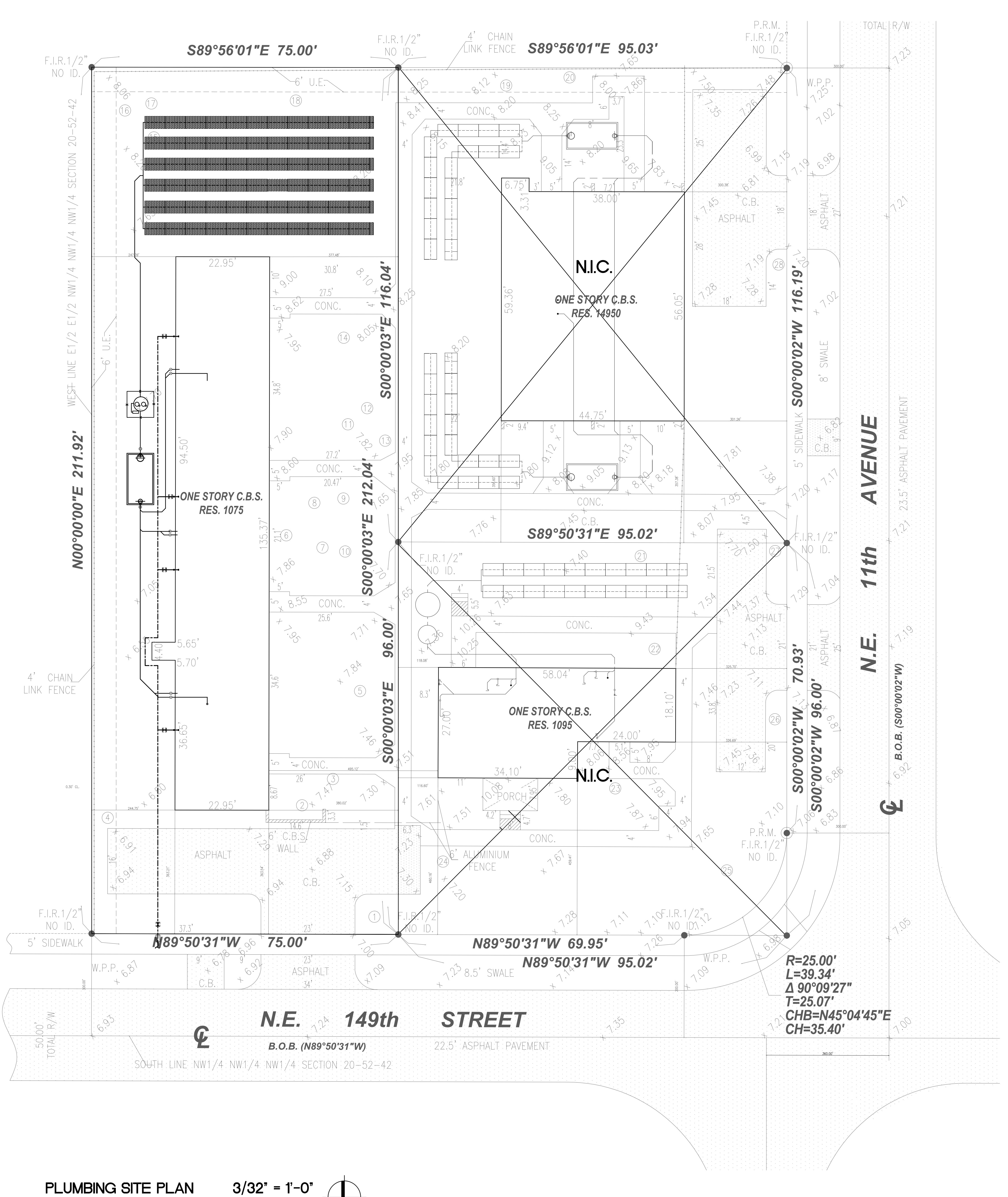
REVISED:
05-19-15 DDH COMMENTS

CAD DRAWING NAME:

SHEET NO.



PLUMBING PLAN 1/8" = 1'-0"



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

H:\ALLEGUEZ\2867.03 - City of Miami Life Quest\WORK\2867.03-Sept Tank\2867.03-Sept Tank.dwg, 7/24/2015 5:13:16 PM, Julian