

CITY OF MIAMI - LIFE QUEST RENOVATIONS FOR 11115 N.E. 13th Avenue

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

Tomas P. Regalado

Chairman Leon Hardemon

> Vice-Chairman Ken Russell

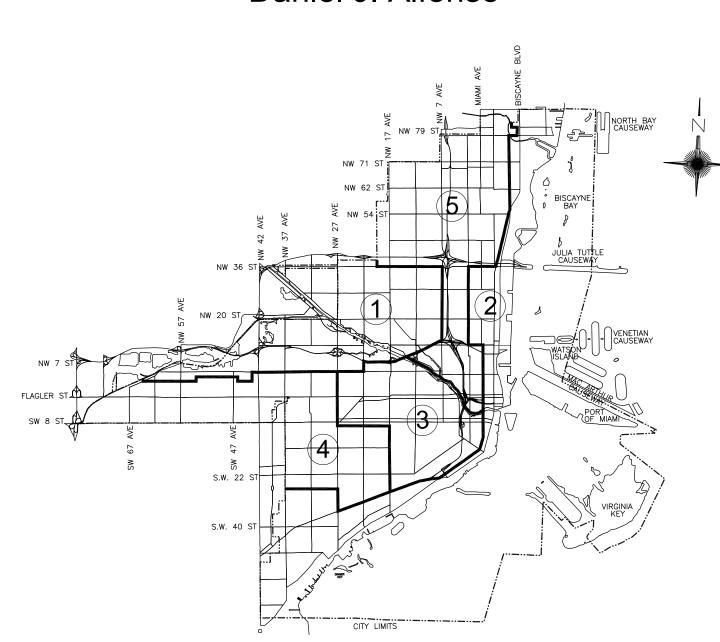
Commissioner Frank Carollo

Commissioner
Wifredo (Willy) Gort

Commissioner Francis Suarez

City Manager

Daniel J. Alfonso





LOCATION MAP

N.T.S.

ARCHITECT:

ALLEGUEZ ARCHITECTURE, INC.

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CORAL GABLES, FLORIDA 33134

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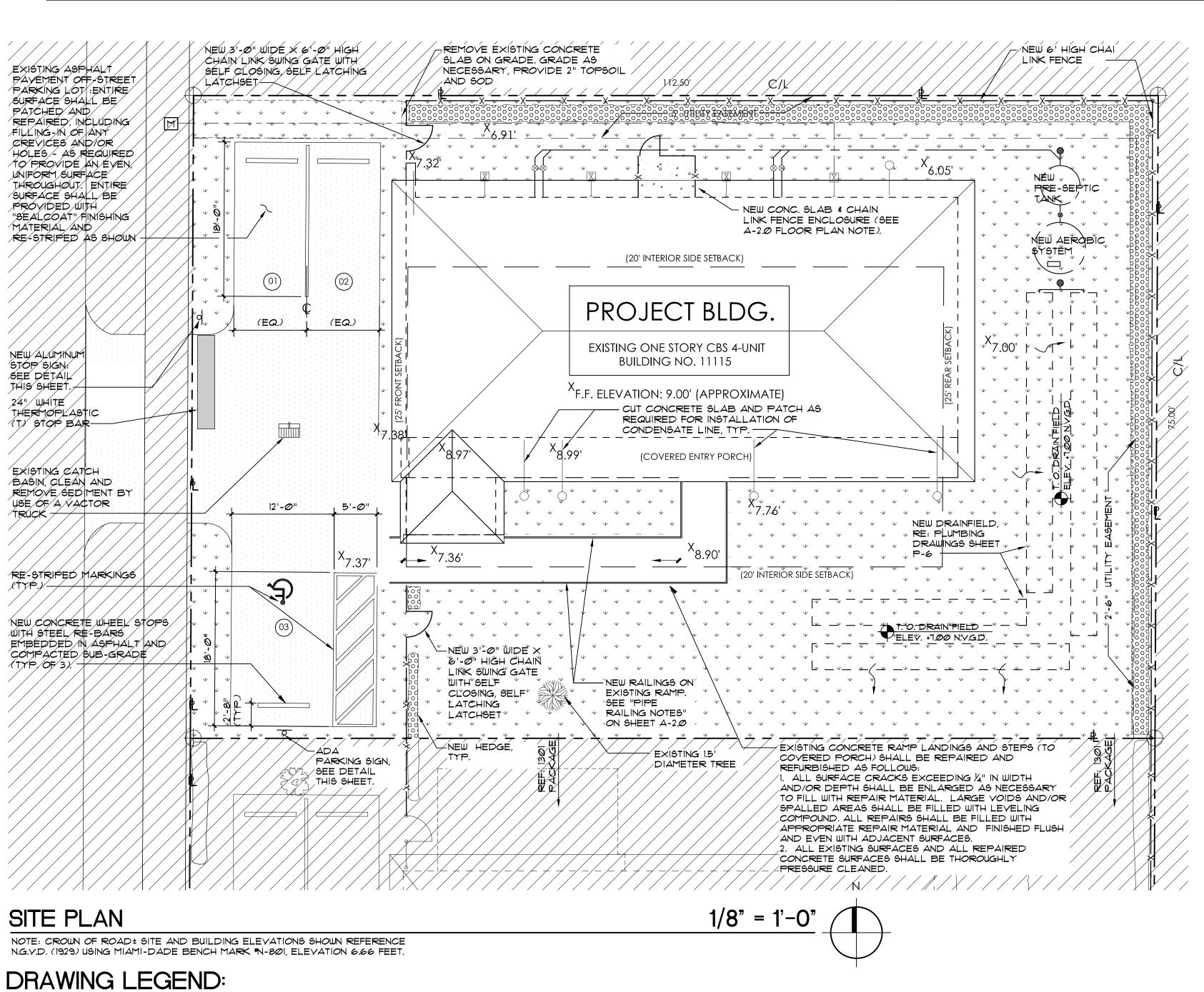
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MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

GARTEK ENGINEERING CORP.

7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155 TEL: (305) 266-8997 FAX: (305) 264-9496 WWW.GARTEK-ENGINEERING.COM



DRAWING LEGEND:

NOT IN CONTRACT (N.I.C.) UNLESS OTHERWISE NOTED NEW CONCRETE WALKWAY NEW ASPHALT PAVEMENT RESTORED ASPHALT PAVEMENT NEW CHAIN LINK (C.L.) ____X___X___ FENCE PARKING STALL NUMBER

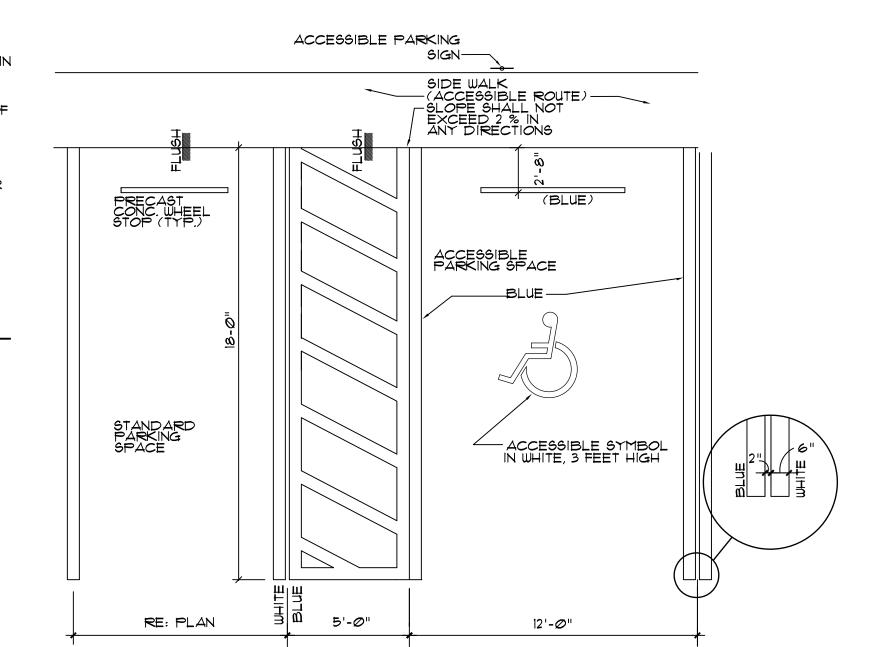
NEW SOLID SOD (SQUARES) NEW HEDGE / SHRUBS EXISTING MATURE TREES TO REMAIN RE-GRADE AROUND PERIMETER OF BUILDING AND AT NEW DRAINAGE WATER METER

NOTE: LOCATION OF WATER METER BOX SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY UNDERGROUND/PLUMBING

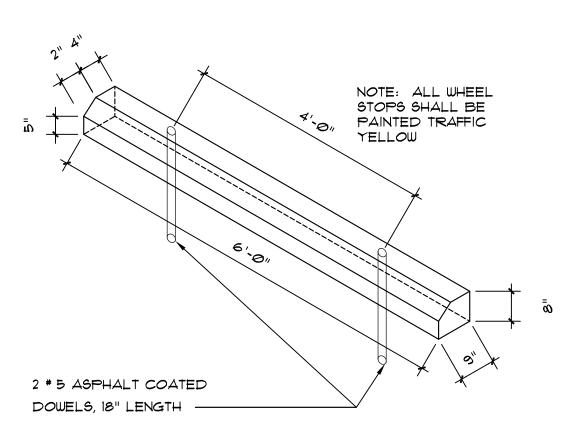
WARNING -LEGAL DESCRIPTION

LOT 8 IN BLOCK 1, OF "JAFFE SUBDIVISION" ACCORDING TO THE PLAT THEREFORE, AS RECORDED IN PLAT BOOK 52 AT PAGE 59 O THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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 CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED AND LOCATED.



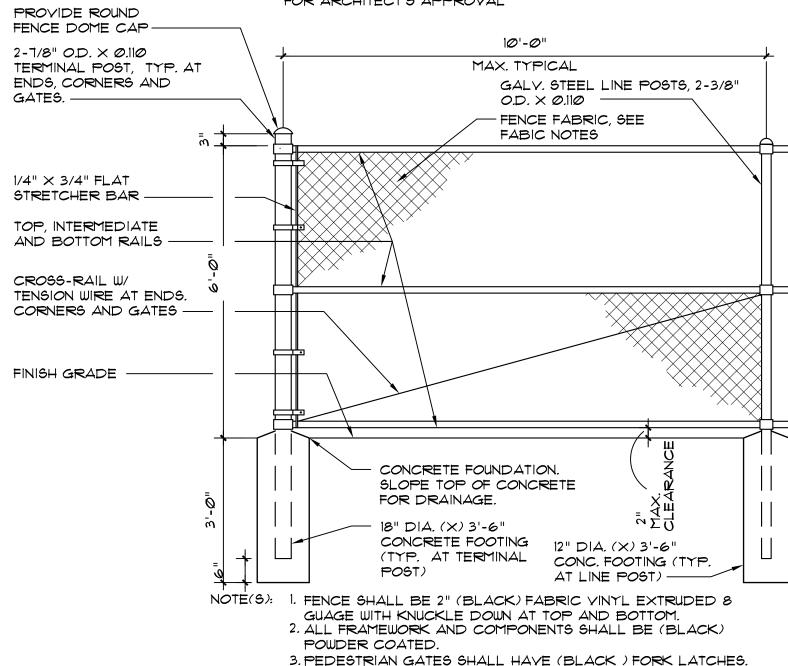
ACCESSIBLE PARKING SPACE DETAIL 1/4"=1'-0"



PRE-CAST WHEEL STOP

NTS

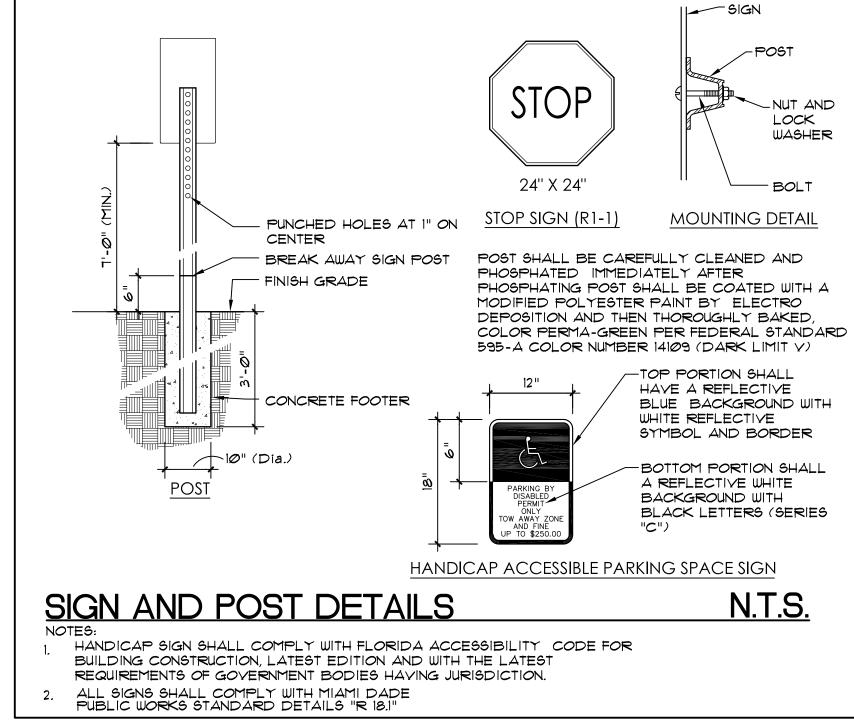
REFERS TO NEW CHAIN LINK (C/L) FENCE AS DETAILED BELOW AND AS SHOWN IN THE SITE PLAN. EXISTING CHAIN LINK FENCE SHALL BE COMPLETELY REMOVED. SUBMIT SHOP DRAWINGS AND POWDER COATED COLOR SAMPLE FOR ARCHITECT'S APPROVAL

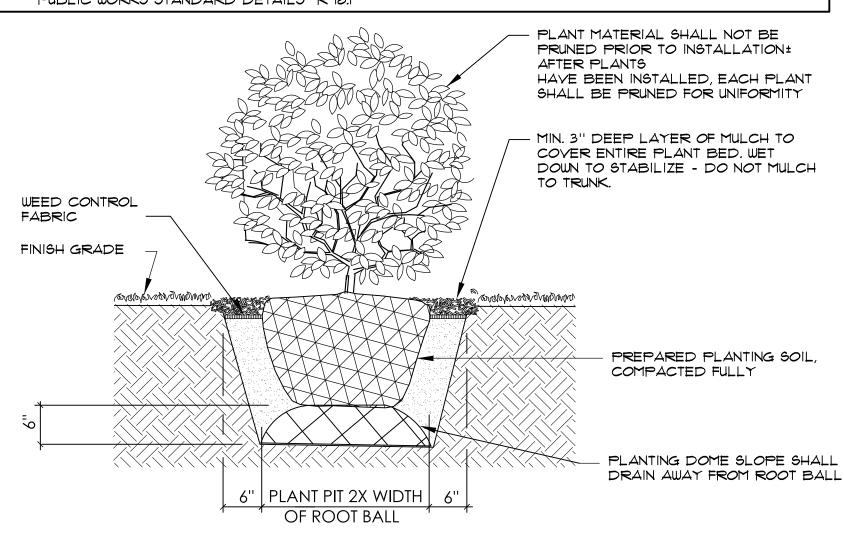


_____X___X____X____

REFERENCE SITE PLAN FOR OF LOCATION OF PEDESTRIAN

TYPICAL FENCE DETAIL





TYPICAL SHRUB INSTALLATION

LANDSCAPE NOTES

ALL PERVIOUS SURFACES (WITHIN PROPERTY LINES) SHALL 1 BE CLEARED OF ALL DELETERIOUS MATERIAL INCLUDING ALL SOD, WEEDS, ROCK MATERIAL - NOT SUITABLE FOR INSTALLATION OF NEW SOLID SOD (SQUARES) AND SHRUBS. ENTIRE LOT SHALL BE GRADED AS REQUIRED TO PROVIDE AN EVEN, UNIFORM SURFACE WHICH SHALL SLOPE AWAY FROM BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITION OF SOD AND SHRUBS/HEDGES THROUGHOUT THE CONSTRUCTION PHASE AND SHALL WATER ALL SODDED AND PLANTED AREAS AS NECESSARY TO ENSURE ALL ARE THRIVING, UP TO ISSUANCE OF SUBSTANTIAL COMPLETION. ALL LANDSCAPE WORK SHALL BE WARRANTED FOR PERIOD OF ONE YEAR FROM SUBSTANTIAL

COMPLETION. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OF BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, BY THE STATE IF FLORIDA, DEPARTMENT OF AGRICULTURE.

- ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
- VERIFY THE EXISTENCE OF UNDERGROUND UTILITIES WITH OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. ALL (EXISTING) TREES AND NEW HEDGE / SHRUBS SHALL
- RECEIVE A 3" DEEP LAYER OF SHREDDED EUCALYPTUS 9. ALL SITE AREAS NOT COVERED BY BUILDING MULCH. PROVIDE A 24" WIDE STRIP OF SHREDDED EUCALYPTUS MULCH BETWEEN SOD AND HEDGE / SHRUBS. ». ALL SHRUBS SHALL BE A MINIMUM OF 18" TALL

AT TIME OF INSTALLATION.

PROVIDE COCOPLUM HEDGE, 3 GALLON (24 (x) 24") AT 2' ON CENTER, AS SHOWN. REFER TO LANDSCAPE NOTES AND INSTALLATION DETAIL THIS SHEET. NEW PLANTING:

N.T.S.

ALL PERVIOUS SURFACES (WITHIN PROPERTY LINES) SHALL BE CLEARED OF ALI DELETERIOUS MATERIAL, INCLUDING ALL SOD, WEEDS, ROCK AND MATERIAL(S) - NOT SUITABLE FOR INSTALLATION OF NEW SOLID SOD (SQUARES) AND SHRUBS. ENTIRE LOT SHALL BE GRADED AS REQUIRED TO PROVIDE AN EVEN, UNIFORM SURFACE WHICH SHALL SLOPE AWAY FROM BUILDING. ENTIRE LOT / PROPERTY SHALL BE PROVIDED WITH NEW ST. AUGUSTINE SOLID SOD AS PER LANDSCAPE NOTES THIS SHEET.

8. PROVIDE 3" (DEEP) TOPSOIL MIX FOR ALL SODDED AREAS CONSISTING OF 80% SAND AND 20% MUCK THOROUGHLY MIXED BY A COMMERCIAL SHREDDER. MIXTURE SHALL BE FREE OF ROCKS, ROOTS, BRANCHES AND OTHER SIMILAR MATTER.

PAYING, SIDEWALKS, AND HEDGES / SHRUBS ARE TO BE SODDED. 10. SOLID SOD SHALL BE ST. AUGUSTINE FLORATAM.

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, FURRING, ALL GYPSUM WALLBOARD CLADDING THROUGHOUT ALL INTERIOR SPACES - WALL AND CEILINGS, 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 WORK AND INCLUDES, BUT IS NOT LIMITED TO, NEW SHINGLE ROOF SYSTEM, NEW IMPACT RESISTANT WINDOWS AND DOORS, NEW RAILING, NEW GYPSUM WALLBOARD FRAME PARTITIONS AND GYPSUM WALLBOARD OVER FRAMING AT CEILINGS 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 PERVIOUS/SODDED 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 THOSE 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 REMOVING 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 BETAKEN TO NOT DISCOLOR THE ASPHALT OR PLISH THE AGGREGATE. IF THE REMOVALS ARE ON OLDER CONCRETE SURFACES, THE ENTIRE SURFACEOF A PANEL OR SECTION NEEDS TO BE BLASTED TOSHOW 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 CONTRACOTR MAY BE WITHHELD UNITL 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.

4. THE CONTRACTOR AND ALL SUBCONSTRACTORS 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 IT'S PROPOSAL ALL COSTS AND/OR FEES PERTAINING TO THE COMPLETION OF THE PROJECT AS INTENDED IN THE BIDDING CONSTRUCTION DOCUMENT SET AND ANY ADDENDA. THESE COSTS MIGHT INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL, RELOCATION, AND/OR REPAIR OF ANY EXISTING OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN PERFORMING THE WORK.

5. 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. ANY ADJUSTMENTS TO CONSTRUCTION FEES SHALL TAKE PLACE AT THIS TIME, AND SUBMITTED FOR CONSIDERATION AND APPROVAL OF THE ARCHITECT AND OWNER.

6. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR, OBTAIN, AND PAY, FOR ALL PERMITS TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR IT'S 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.

8. 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.

9. 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 ROW AND/OR SITES.

10, 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. 12. 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. AI SUBMITTALS SHALL BE DELIVERED TO THE OWNER OR ARCHITECT TO ALLOW FOR REVIEW. PROCUREMENT AND/OR

13. 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 14. THE CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS SHALL FURNISH AND BE SOLEY RESPONSIBLE FOR ALL TEMPORARY BRACING 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.

FABRICATION SHALL NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT, AND/OR

15. 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. 16. AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY JOINT COMPOUND, PLASTER, STUCCO AND PAINT SMEARS OR SPLATTERS. THE BUILDING IS TO BE BROOM CLEANED. THE SITE SHALL BE

OTHERWISE IN FINAL CONDITION. 17. CABINET MANUFACTURER SHALL FIELD MEASURE EXACT LOCATION OF ALL CABINETRY AND ELECTRICAL RECEPTACLES AT

CLEAN OF ALL CONSTRUCTION DEBRIS AND MATERIALS. ALL LANDSCAPE SHALL BE IN-PLACE, TRIMMED, MOWED AND

THE JOBSITE PRIOR TO THE FABRICATION OF ANY CABINETRY 18. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T) EXCEPT FOR THE 6" WHITE LINES ON EITEHR 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, WIDTHS AND THICKNESS (4" MINIMUM, 6" AT DRIVEWAYS). PROVIDE 6X6XIØ WIRE WELDED MESH AT DRIVEWAYS, PROVIDE 1/8" X 1-1/2"(DEEP) SAWED JOINTS @5'-@" O.C. MAXIMUM AND 1/4" OPEN JOINTS WITH 1/2" RADIUS TOP EDGES AT CHANGE OF DIRECTION AREAS.

2. STUCCO REPAIRS PROVIDE SQUARE FOOTAGE UNIT COSTS FOR STUCCO REPAIRS AS FOLLOW:

a. LOCATED EXPOSED STUCCO WALL AREAS WITH CRACKINGS, DELAMINATION FROM THE SUBSTRATE

b. At delaminated areas, remove stucco surfacing, clean substrate ,apply primer and /or bonding compound. APPLY STUCCO RESURFACING TO MATCH EXISTING THICKNESS AND TEXTURE. c. AT CRACKS, CLEAN OUT LOOSE MATERIALS, PRIME INSIDE SURFACES. FOR LARGE CRACKS, FILL WITH STUCCO PATCHING LEVELING MATERIAL. FOR SMALL CRACKS, FILL CRACK WITH COMPATIBLE SEALANT AND STRIKE FLUSH WITH ADJACENT

d. UPON COMPLETION OF REPAIRS AND ADEQUATE CURING TIME, PAINT ENTIRE WALL SURFACES PER PROJECT

REQUIREMENTS.

3. CONCRETE STAIRS, LANDINGS AND RAMP REPAIRS PROVIDE SQUARE FOOTAGE UNIT COST TO PERFORM REPAIRS AND MAINTENANCE WORK TO THE EXISTING EXPOSED CONCRETE STAIRS, RARAMPS AND LANDING AS FOLLOW:

a. INSPECT ALL EXISTING CAST-IN PLACE CONCRETE STAIRS, RAMPS AND LANDING. SURFACES FOR DAMAGE AND/OR DETERIORATION. b. REMOVE ALL AREAS OF CRACKED AND/OR SPALLED CONCRETE DOWN TO SOLID SUBSTRATE

C. CLEAN AND TREAT ANY EXPOSED REINFORCING STEEL WHICH EXHIBITS CORROSION OR DETERIORATION PER THE REPAIR COMPOUND MANUFACTURER.

d. APPLY CONCRETE REPAIR COMPOUND TO SEAL AND RESTORE PROFILE OR 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

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 FBCA 2010, MOBILITY SECTIONS 233.2 AND COMMUNICATION SECTION 233.3, TO THE GREATEST EXTENT POSSIBLE -IN COMPLIANCE WITH HUD SECTION 504

2. THIS PROJECT IS FUNDED THRU THE FEDERAL GOVERNMENT AND IS COVERED BY TITLE II OF THE ADA

I. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE BID PRICE FOR MILLING AND RESURFACING ONE-INCH(I")MINIMUM DEPTH FOR PARKING FIELD & DRIVE WITH A FINAL COMPACTED THICKNESS OF SP-95 (S-111)

! 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 5/8"). ALL NEW STUCCO SURFACES SHALL BE PRIMED AND PAINTED. REMOVE GRADING AROUND PERIMETER OF BUILDING TO ALLOW FOR PROPER AND COMPLETE REMOVAL OF EXISTING STUCCO AND TO ALLOW FOR NEW STUCCO

CODE COMPLIANCE NOTES

APPLICATION 12" BELOW FINISH GRADE MIN.

PROVIDE HORIZONTAL FIRE BLOCKING IN CONCEALED SPACES/CAVITIES OF FRAME STUD PARTITIONS AND FURRED SPACES AT VERTICAL INTERVALS NOT TO EXCEED 10'-0". 2. WALLS AND CEILINGS SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER FBC 2010 R302.9.2

3. A COMMON 2HR FIRE RESISTANCE RATED WALL TO UNDERSIDE OF ROOF SHEATHING (UL 263) IS REQUIRED, AS PER R302 FIRE RESISTANT CONSTRUCTION

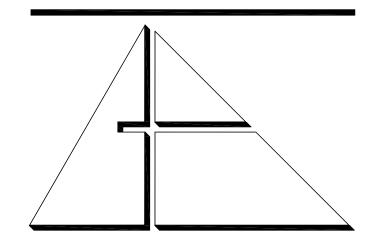
4. ROOF TO BE COVERED WITH A MINIMUM CLASS C ROOF COVERINGS AND THE ROOF DECKING OR SHEATHING IS OF NONCOMBUSTIBLE MATERIALS OR APPROVED FIRE RETARDANT TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL OR ONE LAYER 5/8" TYPE GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OF SHEATHING TO COMPLY WITH FBC 2010 SECTION R302.2.2.

5. ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD AS PER FBC 2010 SECTION R302.7 UNDER-STAIR PROTECTION. 6. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AS PER FBC 2010 SECTION

7. WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER FBC 2010 SECTION R302.9.2 8. INSULATION FLAME SPREAD INDEX SHALL NOT EXCEED 25 WITH AN ACCOMPANYING SMOKE -DEVELOPED INDEX NOT TO EXCEED 450 AS PER R302.10.

9. GLAZING MUST BE NOT LESS THAN 8 SQ FT. NATURAL VENTILATION IS REQUIRED, 4 PERCENT OF FLOOR AREA. R303.1 HABITABLE ROOMS. 10.EMERGENCY EGRESS AT ALL SLEEPING UNITS IS PROVIDED AND LABELED AS PER FBC 2010 SECTION R310.1. 11. CONTRACTOR TO PROVIDE SMOKE ALARM IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE

IMMEDIATE VICINITY OF THE BEDROOMS, CONTRACTOR TO INTERCONNECT SMOKE ALARMS UPON ACTIVATION AS PER FBC 2010 12. CARBON MONOXIDE ALARMS TO BE PLACED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES AS PER FBC 2010 SECTION R315.1.



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING DESIGN

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CONSTRUCTION MANAGEMENT

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER



GARTEK ENGINEERING CORF 7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155 TEL: (305) 266-8997 FAX: (305) 264-9496

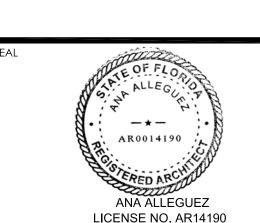
> CITY OF MIAMI LIFE QUEST **RENOVATIONS** 11115 NE 13 Ave

> > MIAMI, FL

DRAWING TITLE:

SITE PLAN,

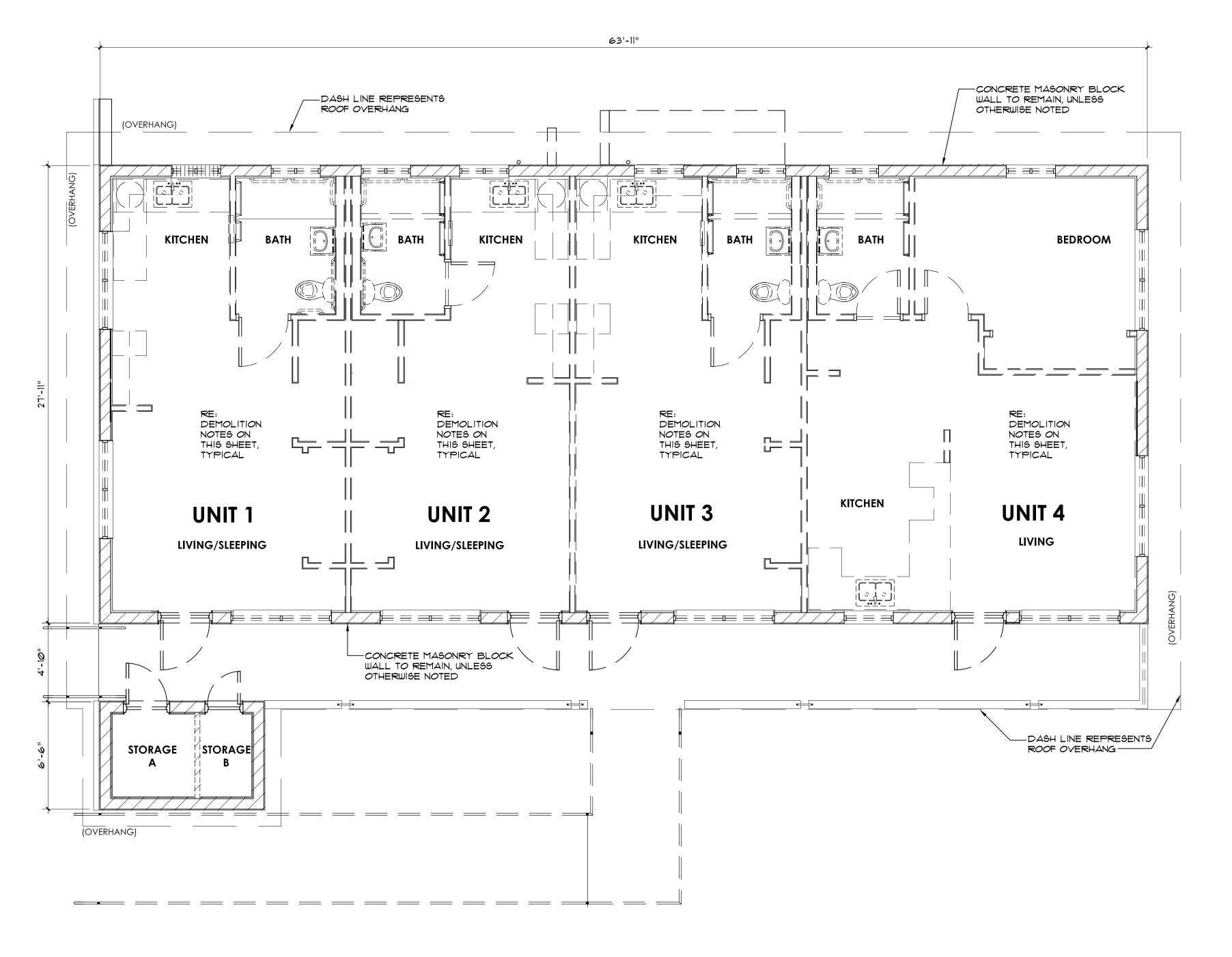
SCOPE OF WORK, GENERAL NOTES AND DETAILS



JANUARY 9TH

CAD DRAWING NAME:

11115 A-1.0.DWG



DEMOLITION FLOOR PLAN

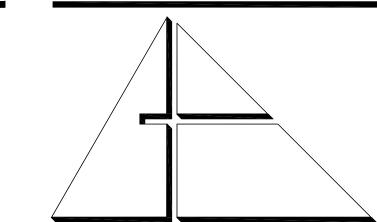


GENERAL DEMOLITION NOTES

- 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.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND TEMPORARY SAFEGUARDS AND WARNING SIGNS - AS REQUIRED.
- 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. I. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF NI A PROPER MANNER OFF SITE
- OTHERWISE NOTO 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 . THE CONTRACTOR SHALL ERECT FENCES AROUND THE WORK AREA AS REQUIRED TO PREVENT
- ACCESS BY UNAUTHORIZED PERSONS 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 CEILINGS WHERE INTERFACING WITH NEW CEILINGS.

DEMOLITION TASKS

- ALL EXISTING UNITS ROOM/PARTITION LAYOUTS, INCLUDING KITCHEN AND BATHROOM LAYOUTS ARE SIMILAR TO CORRESPONDING NEW LAYOUTS.
- DEMOLITION TASKS INCLUDED HEREIN APPLY TO ALL FOUR (4) INDIVIDUAL UNITS. 3. REMOVE ALL FRAME AND GYPSUM BOARD PARTITIONS AND ALL FURRING AND GYPSUM BOARD
- ON EXTERIOR CMU WALLS, THROUGHOUT ALL INTERIOR SPACES 4. REMOVE ALL GYPSUM BOARD AND FURRING CEILINGS (AT UNDERSIDE OF ROOF TRUSSES)
- THROUGHOUT ALL INTERIOR SPACES. 5. REMOVE ALL MILLWORK AND ALL ARCHITECTURAL TRIM WORK.
- 6. REMOVE ALL INTERIOR WOOD DOORS AND FRAMES AND ALL EXTERIOR ALUMINUM DOORS AND
- REMOVE ALL ALUMINUM FRAME AND GLASS WINDOWS (IN EXTERIOR MASONRY WALLS). 8. REMOVE ALL ARCHITECTURAL FINISHES INCLUDING YCT AND CERAMIC TILE FLOOR FINISHES.
- 9. REMOVE ALL STEEL PIPE RAILING AT PORCH, PORCH STEPS AND RAMP. 10. REMOVE ENTIRE SHINGLE ROOF SYSTEM DOWN TO PLYWOOD SHEATHING SUBSTRATE.
- REMOVE ALL SOD, SHRUBS AND WEEDS DOWN TO CLEAN, BARE TOPSOIL THROUGHOUT ENTIRE
- 2. REMOVE 6'(x)2'(x)7'(H),8" C.B.S. EXTERIOR ROOM/ENCLOSURE AT CENTER/NORTH SIDE OF
- BUILDING, COMPLETELY, DOWN TO 8"(MIN.) BELOW GRADE
- 13. REMOVE EXISTING CONCRETE SLAB ON GRADE AT CENTER/NORTH SIDE OF BUILDING (APPROXIMATELY 16' (x) 4').
- 14. REMOVE EXISTING CONCRETE SLAB ON GRADE AT NORTH WEST CORNER OF PROPERTY (APPROXIMATELY 24'(x)5').
- 15. REMOVE 4' CHAIN-LINK FENCE, INCLUDING CONCRETE POST FOUNDATIONS, AT NORTH AND EAST SIDES, ALONG THOSE PROPERTY LINES.



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING DESIGN INTERIOR

CONSTRUCTION MANAGEMENT 901 PONCE DE LEON BLVD., SUITE 202 CORAL GABLES, FLORIDA 33134 (305) 461 4001 (FAX) 461 6002 E-MAIL alleguez@bellsouth.net

■AA C 0 0 2 7 4 6 ■

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

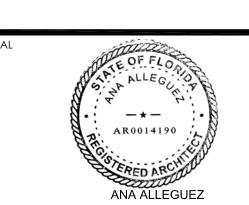


GARTEK ENGINEERING CORP. 7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155 TEL: (305) 266-8997 FAX: (305) 264-9496

> CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

> > MIAMI, FL

DEMOLITION FLOOR PLAN

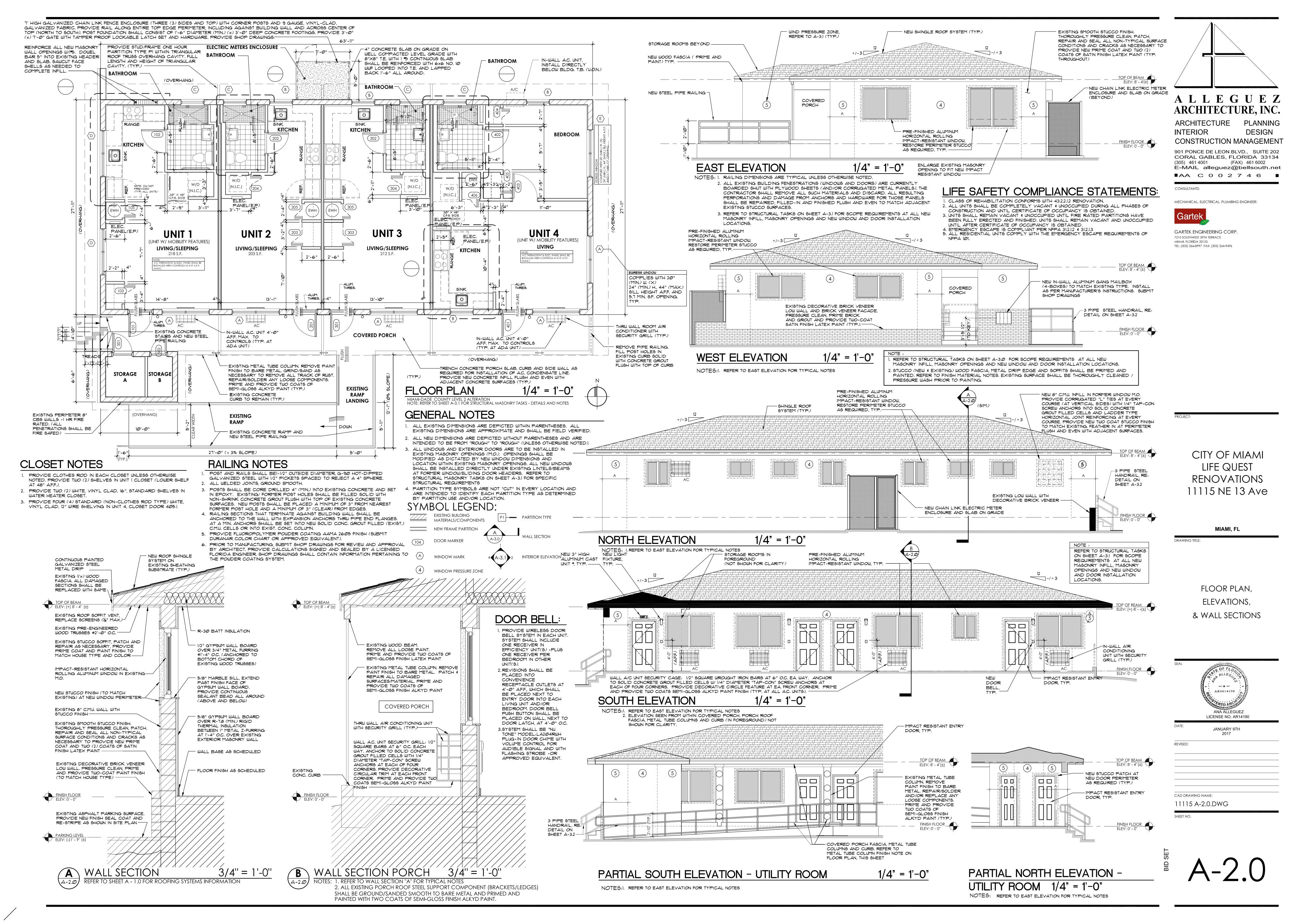


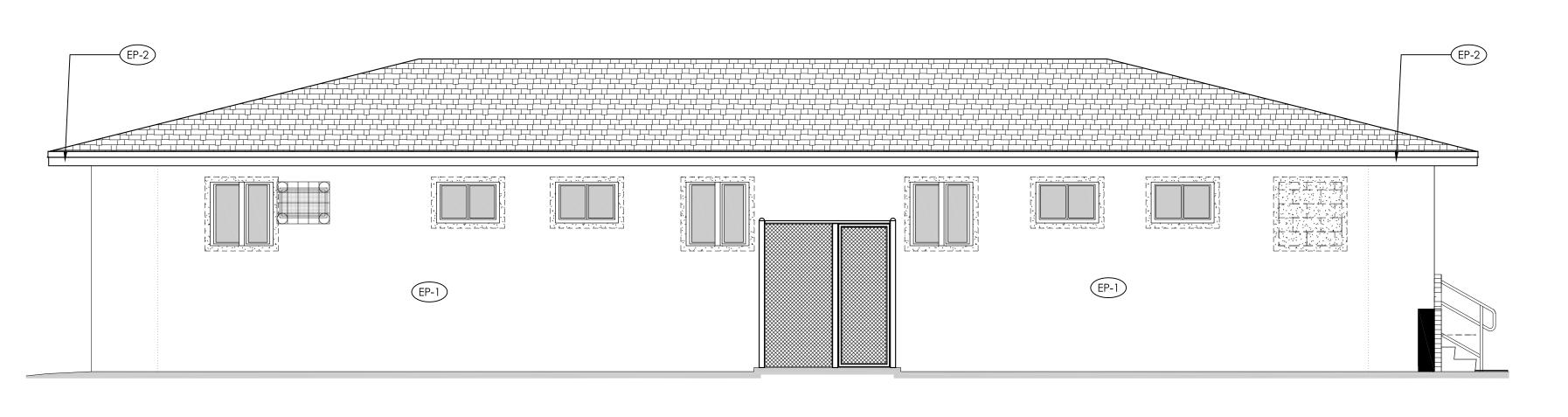
LICENSE NO. AR14190 JANUARY 9TH

REVISED:

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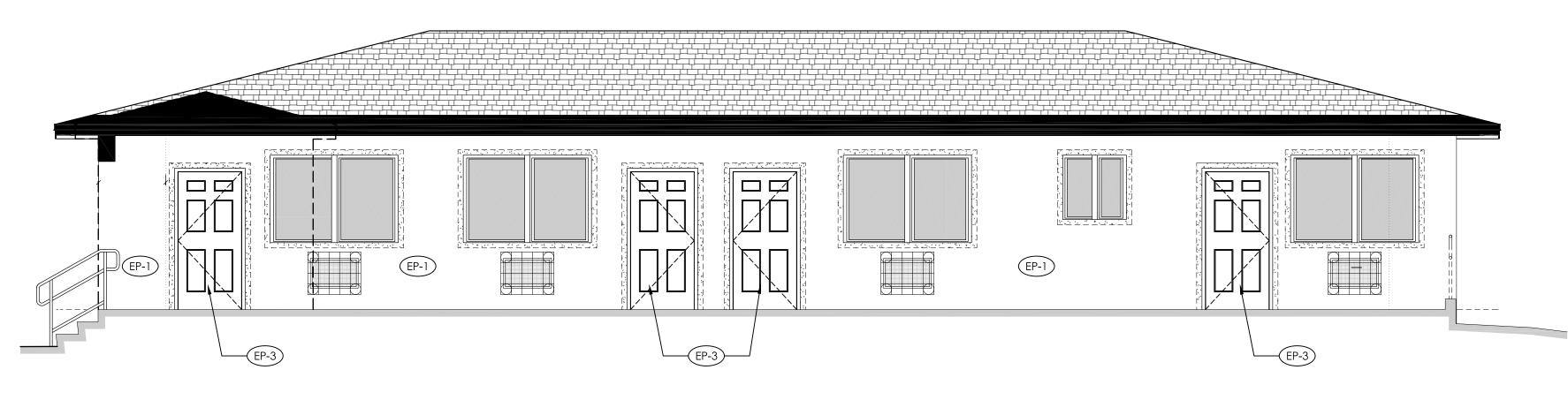
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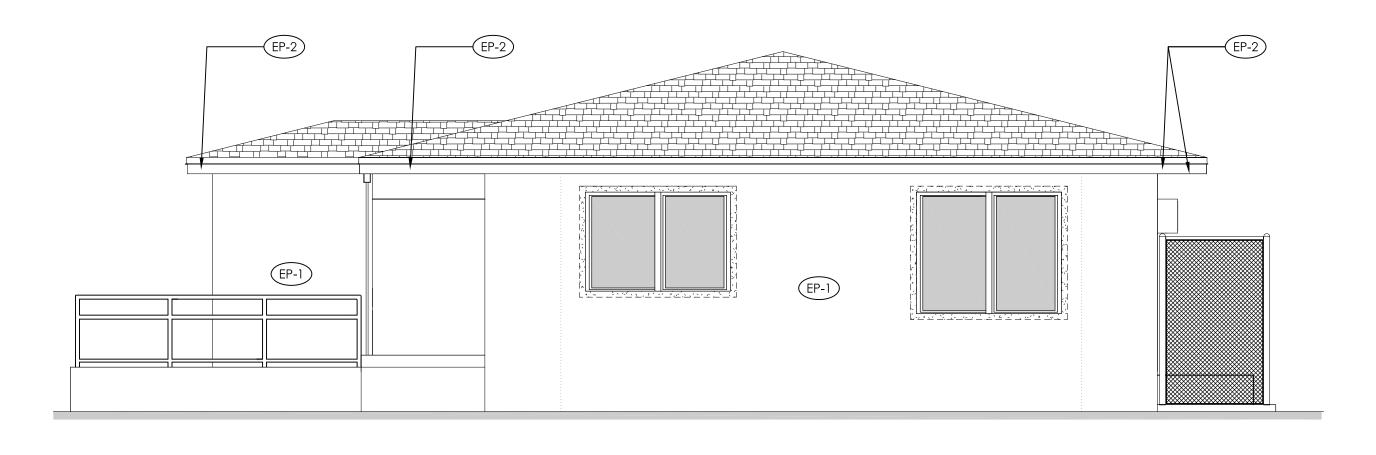
NORTH ELEVATION

1/4" = 1'-0"



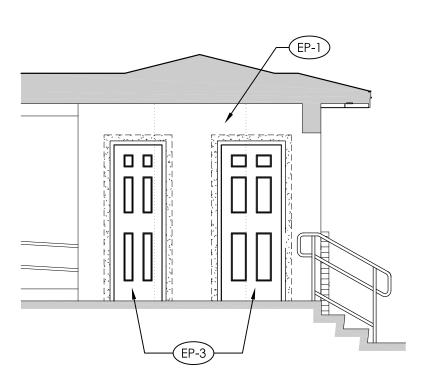
SOUTH ELEVATION

1/4" = 1'-0"



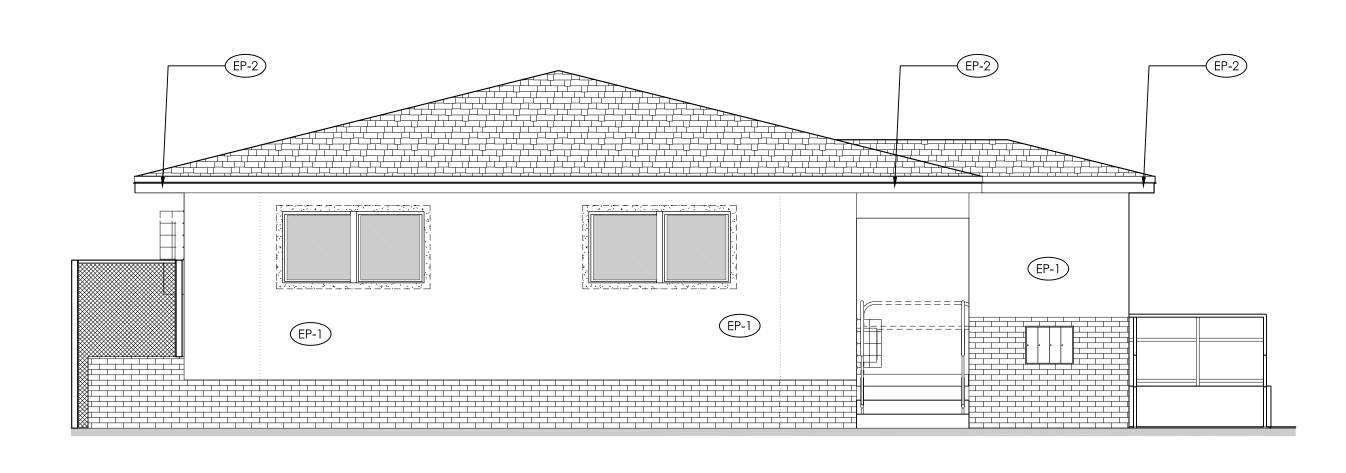
EAST ELEVATION

1/4" = 1'-0"



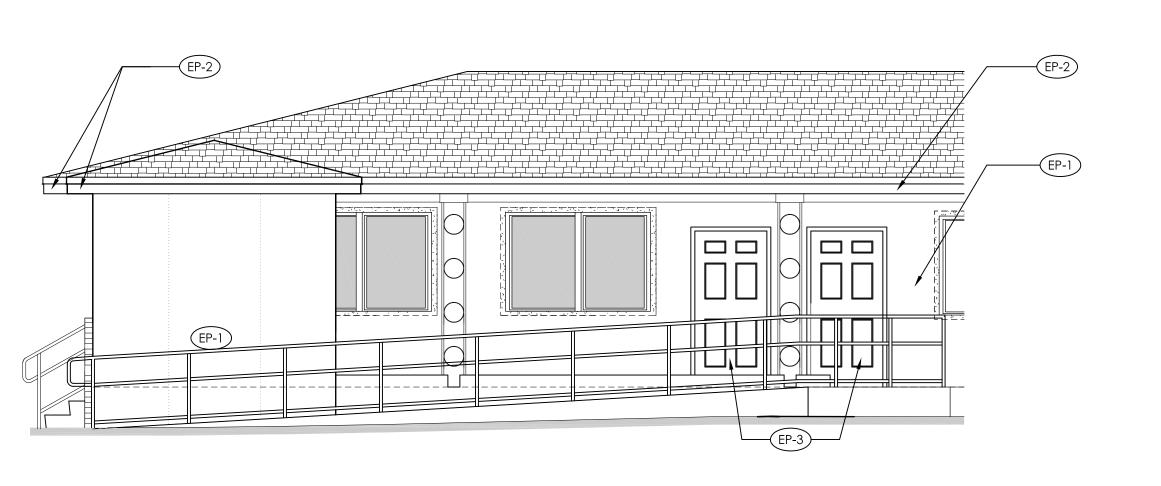
UTILITY ROOM FACADE

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



PARTIAL SOUTH ELEVATION-UTILITY ROOM 1/4" = 1'-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 7006	FASICA AND SOFFIT
(EP-3)	EXTRA WHITE	DOORS

NOTES :

1. PROVIDE MOCKUP PAINT SAMPLES 4' \times 4' SQUARE FOR EACH COLOR OF PAINT TO BE APPROVED BY OWNER.

- 2. DO NOT PAINT TO BE APPROVED BY OWNER.

 2. DO NOT PAINT OVER CODE-REQUIRED LABELS SUCH AS UNDERWRITERS LABORATORIES (UL) AND FACTORY MUTUAL (FM), NAME EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES.
- 3. PAINT WARRANTY:
 SIX (6) YEARS WARRANTY FOR LABOR AND MATERIAL FROM THE PAINT MANUFACTURER.
- 4. SHOP DRAWING SUBMITTAL:

 a. SUBMIT MANUFACTURER PRODUCT SAFETY DATA,

SPECIFICATIONS.

- 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.
- 5. 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 D4262 AND ASTM D4269. 6. 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.

 1. BASIS OF DESIGN IS SHERWIN WILLIAMS OR APPROVED EQUIVALENT.

REFER TO FINISH MATERIAL NOTES ON SHEET A-3.1 FOR PAINT



CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

ALLEGUEZ

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INTERIOR

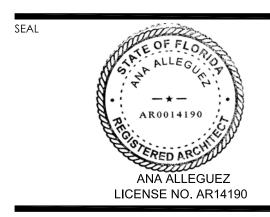
CONSULTANTS:

DESIGN

MIAMI, FL

DRAWING TI

EXTERIOR FINISHES



DATE: JANUARY 9

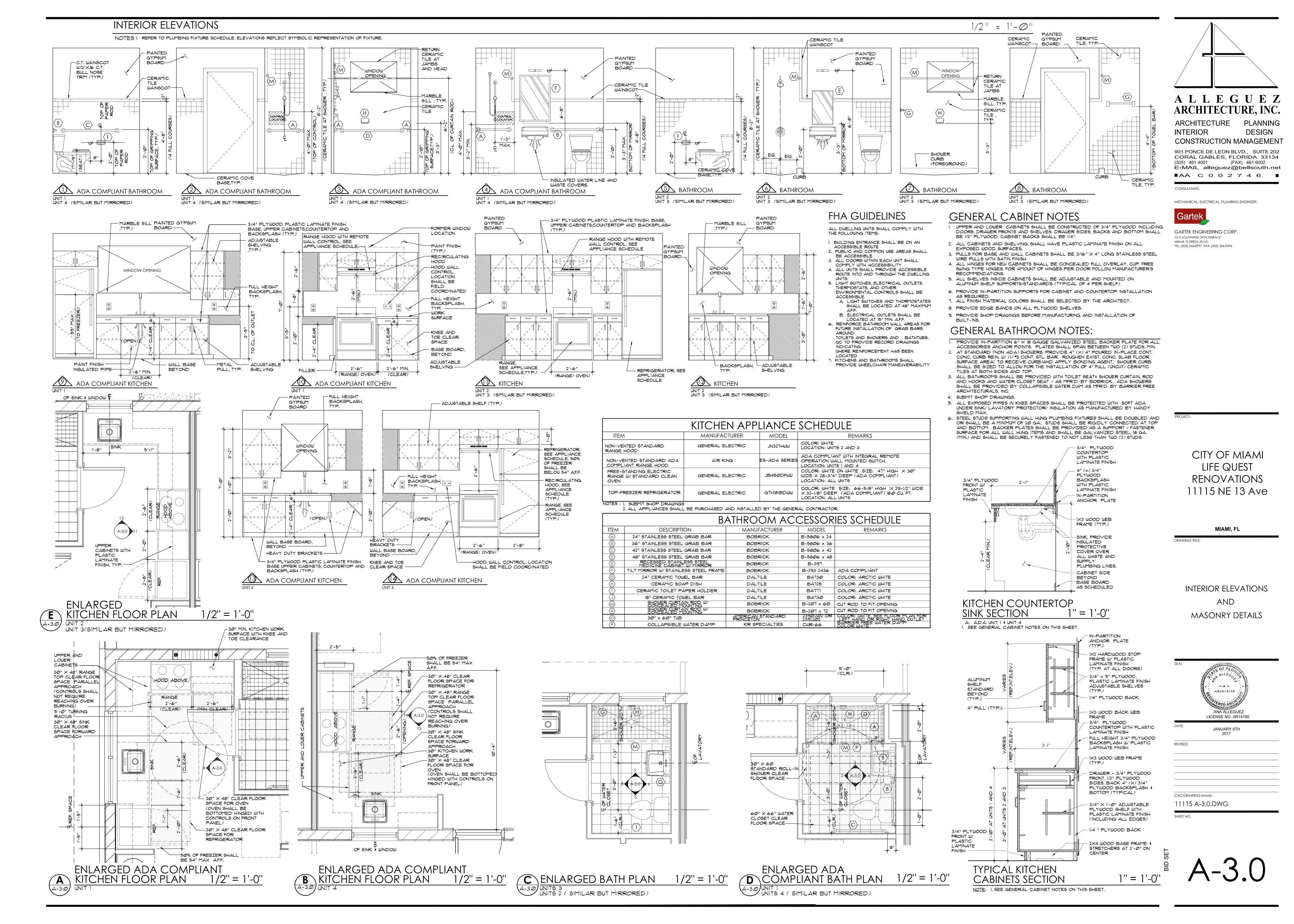
REVISED:

CAD DRAWING NAME:

11115 A-2.0.DWG

SHEET NO.

A-2.



PARTITION TYPES NOTES :1. PROVIDE 3-5/8" METAL STUD BRACING TO A MINIMUM OF TWO ROOF TRUSSES 2. PROVIDE IN-PARTITION 6" (X) 18 GAUGE GALVANIZED STEEL BACKER PLATES, SPANNING A MINIMUM OF 3. PROVIDE DOUBLED BACK TO BACK STUDS AT ALL PARTITION SEGMENTS ALONGSIDE WALL PROVIDE 5/8" CEMENTITIOUS BOARD AT CERAMIC TILE TWO STUDS, AT ALL WALL MOUNTED ACCESSORIES / DEVICE / EQUIPMENT ANCHOR POINTS. (TRUSS BOTTOM CHORD, EACH SIDE OF PARTITION) - WHERE TRUSSES RUN HUNG CABINETS OR PLUMBING FIXTURES (IN ADDITION TO IN-PARTITION BACKER PLATES). LOCATIONS. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON SIDE PARALLEL TO THE PARTITION (EXCLUDES PI).

O • SAME AS P2 BUT WITH 6" FRAME ASSEMBLY WITH MORTAR BOARD

FLOOR TO UNDERSIDE OF CEILING.

AND 4" \times 4" CERAMIC INSTALLATION, FULL WALL HEIGHT FROM

4'-Ø" (MIN.) 4'-Ø" (MIN.) -3-5/8" METAL STUD FRAMING AT " NEW FIRE RETARDANT TREATED NEW FIRE RETARDANT TREATED 2'-0" O.C BETWEEN TRUSSES, L PLYWOOD ROOF SHEATHING PLYWOOD ROOF SHEATHING (TYP, WHEN PARTITION IS PARALLEL WITH ROOF TRUSS) CONT. FIRE SAFING SEALANT CONTINUOUS 20 GA. 3-5/8" GALVANIZED STEEL TOP 1 X 3 WOOD NAILER, TYP.-RUNNER ANCHORED TIGHT AGAINST UNDERSIDE OF GYPSUM WALL BOARD (CEILING) SLOPED ROOF SHEATHING. 20 GA. 3-5/8" OVER 7/8" METAL FURRING AT GALVANIZED STEEL 1'-4" O.C. (TYP.). STUDS AT 1'-4" O.C. WITH 5/8" GYPSUM WALL BOARD EACH SIDE. CONTINUOUS 20 G.A. 3-5/8" GYPSUM WALL BOARD CEILING EXTEND ENTIRE GALVANIZED STEEL TOP ASSEMBLY & ANCHOR TO RUNNER 20 GA. 3-5/8" GALYANIZED UNDERSIDE OF BOTTOM CHORD OF EXISTING STEEL STUDS AT 1'-4" O.C. ROOF TRUSSES. NOTE: EXTEND TO UNDERSIDE OF SLOPED ROOF SHEATHING PROVIDE 5/8" SEE INTERIOR ELEVATIONS CEMENTITIOUS MORTAR BOARD (IN LIEU OF TYPE "X" 5/8" GYPSUM WALL GYPSUM WALL BOARD) BOARD EA. SIDE, FIN. FLR. TO 5/8" CEMENTITIOUS MORTAR AS SUBSTRATE WHERE UNDERSIDE OF PLYWOOD ROOF BOARD TILE SUBSTRATE WALL TILE FINISH IS SHEATHING. SCHEDULED. -ALL TILE FINISH FIBERGLASS BATT SOUND WAINSCOT - 10 COURSES INSULATION COMPLETELY FIELD TILE, I COURSE FILLING CAVITY CONTINUOUS 20 GA. BULL NOSE / CAP TILE CONTINUOUS 20 GA. 3-5/8" 3-5/8" GALYANIZED (SEE FINISH SCHEDULE GALVANIZED STEEL BOTTOM STEEL BOTTOM RUNNER-AND FINISH NOTES). RUNNER CONT. CAULKING CONT. CAULKING, TYP. FLOOR FINISH (AS SCHEDULED) WALL BASE (AS SCHEDULED) (AS SCHEDULED) FLOOR FINISH (AS SCHEDULED) EXISTING CONCRETE EXISTING CONCRETE SLAB ON

3-5/8" METAL STUD FRAMING AT 2'-0" O.C BETWEEN TRUSSES, (TYP. WHEN PARTITION IS PARALLEL WITH ROOF TRUSS) 1/2 " \$PACE GYPSUM WALL BOARD (CEILING) OVER 7/8" METAL FURRING AT 1'-4" O.C. (TYP.). CONTINUOUS 20 GA. 6" GALYANIZED STEEL TOP RUNNER TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD PARTITION TYPE PI -20 GA. 6" GALYANIZED STEEL STUD AT 1'-4" O.C. SEE INTERIOR ELEVATIONS WITH 5/8" GYPSUM WALL BOARD EACH SIDE. EXTEND ENTIRE ASSEMBLY 4 CONTINUOUS 20 GA. ANCHOR TO UNDERSIDE OF 3-5/8" GALYANIZED BOTTOM CHORD OF STEEL BOTTOM EXISTING ROOF TRUSSES RUNNER -NOTE: PROVIDE 5/8" CEMENTITIOUS MORTAR WALL TILE FINISH BOARD (IN LIEU OF GYPSUM WAINSCOT - FULL TILE WALL BOARD) AS AT BOTTOM & TOP SUBSTRATE WHERE WALL (SEE FINISH TILE FINISH IS SCHEDULED. SCHEDULE AND FINISH NOTES) -FLOOR FINISH (AS SCHEDULED) EXISTING CONCRETE SLAB

O . SAME AS P3, BUT WITH (DUAL) 6" FRAME ASSEMBLIES

FOR WAINSCOT).

FOR WAINSCOT).

PROVIDED WITH GYPSUM BOARD ONLY, FROM FLOOR

TO TOP OF ASSEMBLY (IN LIEU OF MORTAR BOARD

SAME AS P3, BUT WITH (SINGLE) 6" FRAME ASSEMBLY

TO TOP OF ASSEMBLY (IN LIEU OF MORTAR BOARD

PROVIDED WITH GYPSUM BOARD ONLY, FROM FLOOR

OF PARTITIONS WITHIN BATHROOMS - ROOF TRUSS, TYP. 1 × 3 WOOD NAILER, TYP. GYPSUM WALL BOARD (CEILING) OVER 7/8" METAL FURRING AT 1'-4" O.C. (TYP.) CONTINUOUS 20 GA. 3-5/8" GALVANIZED STEEL TOP RUNNER-20 GA. 3-5/8" GALYANIZED STEEL STUD AT 1'-4" O.C. WITH 5/8" GYPSUM WALL BOARD EACH SIDE. EXTEND ENTIRE ASSEMBLY & ANCHOR TO UNDERSIDE OF BOTTOM CHORD OF EXISTING ROOF TRUSSES. CONTINUOUS 20 GA. 3-5/8" GALVANIZED STEEL BOTTOM AS SCHEDULED (TYP.) FLOOR FINISH (AS SCHEDULED) EXISTING CONCRETE SLAB

1 1/2" = 1'-0"

INTERIOR FINISHES AND 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.

BURGLARY SECURITY + FORCED ENTRY

- EXTERIOR DOORS LOCK SETS: SHALL RESIST A FORCE OF 300 LBS. APPLIED IN ANY MOVEABLE DIRECTION IN ACCORDANCE WITH THE RESISTANCE STANDARDS IN THE LATEST EDITION OF THE F.B.C.
- 2. 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
- 3. WINDOW SUB-BUCKS: SHALL CONSIST OF 2" MIN. (NOMINAL) PRESSURE TREATED SUB-BUCKS ANCHORED TO CONC. / MASONRY IN A MIN. OF SIX (6) ON EACH SIDE, WITH 3" (LONG) FASTENERS.

	WINDOW SCHEDULE \bigcirc							
MARK	TYPE	SIZE	MA	ATERIAL	FIN	ISH		
/VI/ (IXIX		SIZL	FRAME	GLAZING	FRAME	GLAZING	REMARKS	
A	HORIZONTAL ROLLING	74" × 5Ø 5/8"	ALUMINUM	LAMINATED GLASS	ESP - WHITE	TINTED	MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.): 15-0929.13	
В	HORIZONTAL SLIDING	37" × 38 3/8"				TINTED	MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.): 15-0929.13	
С	HORIZONTAL SLIDING	37" × 26"				FROSTED	MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.): 15-0929.13	
D	HORIZONTAL SLIDING	74" × 38 3/8"				TINTED	MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.): 15-0929.13	
E	HORIZONTAL SLIDING	74" × 63				# # M # E F	MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE (N.O.A.): 15-0929.13	

- NOTES: 1. WINDOW SCHEDULE VALUES ARE BASED ON WINDOW MODELS MANUFACTURED BY CGI WINDOWS AND DOORS, SENTINEL HORIZONTAL ROLLING
 - WINDOW SERIES 120 AND ARE SPECIFIED TO ESTABLISH PROJECT WINDOW STANDARDS. 2. WINDOWS SHALL HAVE CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL NOTICE OF ACCEPTANCE (N.O.A.)
 - OR FLORIDA PRODUCT APPROVAL FOR USE IN HYHZ. 3. GLAZING SHALL BE 5/16" IMPACT RESISTANT LO E 366 WITH GRAY TINT, SUBMIT GLAZING SAMPLE FOR APPROVAL.
 - 4. ALL WINDOWS WITHIN 4'-0" ADJACENCY TO A DOOR, AND ALL WINDOWS WITHIN BATHROOMS SHALL BE OF CATEGORY II SAFETY GLAZING
 - 5. PROVIDE 8" X 8" CONCRETE SILL WITH 2 * 5 REINFORCING

ONE HOUR FIRE RATED ASSEMBLY- U419 (51 STC)

UNITS) WITHIN OPPOSITE STUD-TO-STUD CAYITIES.

INFILL THE TRIANGULAR OVERHANG CAVITY.

PROVIDE CONTINUOUS FIRE SEALANT BEAD AROUND ENTIRE PERIMETER

(BOTH SIDES) AND AROUND CUTOUTS, LOCATE CUTOUTS (FOR ADJACENT

• TOP OF ASSEMBLY SHALL BE EXTENDED THROUGH OVERHANG, TO BACK

OF FASCIA, TOP/INSIDE FACE OF OVERHANG SOFFIT TO COMPLETELY

FIRE RETARDANT-TREATED ROOF SHEATHING SHALL EXTEND TO FASCIA

• PI WITHIN TRUSS CAVITY SHALL BE PROVIDED WITH TYPE "X" MOISTURE

RESISTANT GWB (IN LIEU OF STANDARD TYPE "X" GWB), OMIT INSULATION.

- 6. 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.
- 9. EACH WINDOW SHALL HAVE AN INSECT SCREEN. 10. WINDOW GLAZING SHALL HAVE A MINIMUM 0.36 SHGC AND A 0.97 U-FACTOR

							OOR SO	CHEDULE	=		
UNIT	DOOR	DOOR	DOC	OR OPE	VING SIZE	MATERIAL		FIN	IISH		REMARKS
	NUMBER	TYPE	WIDTH	HEIGH1	THICKNESS	DOOR	FRAME	DOOR	FRAME	HDW.	REMARKS
	101	Д	3' - Ø"	6' - 8"	1 3/4"	STEEL	WOOD	PAINT	PAINT	1	FL* 11136.2. PROVIDE WITH ADA THRESHOLD
-	1Ø2	m	3' - Ø"	6' - 8"	1 3/4"	S.C. WOOD	WOOD	PAINT	PAINT	2	1" UNDERCUT
LIN N	103	С	2' - 6"	6' - 8"	-	S.C. WOOD	WOOD	PAINT	PAINT		
5						———NOT USE	D —				
	105	С	2' - Ø"	6' - 8'	-	S.C. WOOD	WOOD	PAINT	PAINT		
	2Ø1	A	3' - Ø"		1 3/4"	STEEL	WOOD	PAINT	PAINT	1	FL* 11136.2. PROVIDE WITH ADA THRESHOLD
7	2Ø2	В	2' - 8"		1 3/4"	S.C. WOOD	WOOD	PAINT	PAINT	2	1" UNDERCUT
	2Ø3	Ω	3' - Ø"		-	S.C. WOOD	WOOD	PAINT	PAINT		
5	204	С	2' - 6"		-	S.C. WOOD	WOOD	PAINT	PAINT		
	205	C	2' - Ø"		-	S.C. WOOD	WOOD	PAINT	PAINT		
	3Ø1	Д	3' - Ø"		1 3/4"	STEEL	WOOD	PAINT	PAINT	1	FL* 11136.2. PROVIDE WITH ADA THRESHOLD
_ω	3Ø2	В	2' - 8"		1 3/4"	S.C. WOOD	WOOD	PAINT	PAINT	2	1" UNDERCUT
	3Ø3	Ω	3' - Ø"		-	S.C. WOOD	WOOD	PAINT	PAINT		
5	3Ø4	C	2' - 6"		=	S.C. WOOD	WOOD	PAINT	PAINT		
	3Ø5	C	2' - Ø"		-	S.C. WOOD	WOOD	PAINT	PAINT		
	401	Д	3' - Ø"		1 3/4"	STEEL	WOOD	PAINT	PAINT	1	FL* 11136.2. PROVIDE WITH ADA THRESHOLD
	4Ø2	В	3' - Ø"		1 3/4"	S.C. WOOD	WOOD	PAINT	PAINT	2	1" UNDERCUT
4	4Ø3	В	3' - Ø"		1 3/4"	S.C. WOOD	WOOD	PAINT	PAINT	2	
	404	C	2' - Ø"		-	5.C. WOOD	WOOD	PAINT	PAINT		
5	4Ø5	C	2' - 6"		-	5.C. WOOD	WOOD	PAINT	PAINT		
	406	С	2' - Ø"		-	5.C. WOOD	WOOD	PAINT	PAINT		
	407	С	2' - 6"		-	5.C. WOOD	WOOD	PAINT	PAINT		
N/A	5Ø1	А	2' - 10"	1	1 3/4"	STEEL	WOOD	PAINT	PAINT	1	45 MIN. FIRE DOOR W/ DOOR CLOSER
	5Ø2	Д	2' - 4"		1 3/4"	STEEL	WOOD	PAINT	PAINT	1	45 MIN. FIRE DOOR W/ DOOR CLOSER

NOTES:

- ALL DOORS SHALL BE INSTALLED WITH BACK OF DOOR FRAME, HINGE SIDE, AT 4" FROM NEAREST/ADJACENT PARTITION UNLESS OTHERWISE NOTED. PROVIDE 1/2" MAX. HEIGHT ALUMINUM THRESHOLD WITH 1:2 (MAX.) CHAMFERED EDGES AT EXTERIOR DOORS.
- PROVIDE PRE-FAB 1/2" MAX. HT. MARBLE THRESHOLD WITH CHAMFERED EDGES AT BATHROOM DOORS.
- 4. INTERIOR DOORS SHALL BE SMOOTH FLUSH HARDWOOD COMPOSITE SOLID CORE PRE-HUNG (TYPE). FRAME SHALL BE WOOD, PAINT GRADE, CONSISTING OF I (X) MAIN FRAME; 3" "CLAMSHELL" TYPE CASING ALL AROUND, BOTH SIDES AND INTEGRAL STOP. PROVIDE SHIM AS REQUIRED AND CONTINUOUS SEALANT BEAD BETWEEN ALL DISSIMILAR MATERIALS (BACK OF CASING TO GYPSUM BOARD). PROVIDE 2 (X) SUB-FRAME AT JAMBS \$ HEAD; PROVIDE (3) STUD ANCHORS PER JAMB.
- 5. WOOD BI-FOLD DOORS SHALL BE PROVIDED WITH METAL TRACK AT HEAD. 6. ALL WOOD DOORS AND FRAMES SHALL RECEIVE ONE PRIMER COAT AND TWO COATS SATIN LATEX PAINT.
- ALL EXTERIOR DOORS SHALL BE INSULATED (TYPE). 8. PROVIDE "PEEP" HOLE IN EACH EXTERIOR/ENTRY DOOR. PROVIDE A SECOND (TWO) PEEP HOLE AT UNITS WITH MOBILITY FEATURES (HC. ACCESSIBLE)

GROUP 1	(FRONT ENTRY DOORS):				GROUP 2	(BEDROOM/BATHROOM DO	DORS):		
QUAN.	DESCRIPTION	MODEL	<u>FIN.</u>	MFR.	<u>QUAN.</u>	DESCRIPTION			
EA.	KEYED ENTRY LOCKSET	F51 ELA	626	SCH	1 EA.	PRIVACY LOCKSET	MODEL	<u>FIN.</u>	MFR.
EA.	DEADBOLT	B60R6	626	SCH	3 EA.	HINGES	F51 ELA	626	SCH
SEA. Set	HINGES WEATHERSTRIPING (BY DOOR MFR.)		630	HAGER	1 EA. 1 EA.	WALL STOP MARBLE THRESHOLD	WS11	63Ø US26D	HAGER Ives
EA.	DOOR BOTTOM SWEEP	BSFF	ALUM.	HAGER			BATHROOM	45260	IVES
EA.	THRESHOLD	623A	UM.AL	ZERO			R ONLY)		
E <i>A.</i> E <i>A.</i>	SPRING CHAIN (DOOR SWING STOP) PEEPHOLE	-	-	-					

FINISH-TO THE PRODUCTS DESCRIBED - AS DETERMINED BY THE ARCHITECT.

			FIN	NSH SCH	HEDULE	-		
UNIT	ROOM NAME	ROOM NO.	FLOOR	BASE	WALL	WAINSCOT	CEILING	REMARKS
UNIT 1	LIVING/SLEEPING	111	Y.C.T.	WOOD/TYPE I	PAINT	N/A	PAINT	
(ADA	KITCHEN (ADA COMPLIANT)	112	Y.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
COMP)	BATH (ADA COMPLIANT)	113	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
LIVITO	LIVING/SLEEPING	121	Y.C.T.	WOOD/TYPE 1	PAINT	N/A	PAINT	
UNIT 2	KITCHEN	122	Y.C.T.	WOOD/TYPE I	PAINT	N/A	PAINT	
	BATHROOM	123	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
	LIVING/SLEEPING	131	Y.C.T.	WOOD/TYPE I	PAINT	PAINT	PAINT	
UNIT 3	KITCHEN	132	Y.C.T.	MOOD/TYPE 1	PAINT	PAINT	PAINT	
	BATHROOM	133	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
UNIT 4	LIVING	141	Y.C.T.	WOOD/TYPE 1	PAINT	PAINT	PAINT	
(ADA	KITCHEN (ADA COMPLIANT)	142	Y.C.T.	WOOD/TYPE I	PAINT	PAINT	PAINT	
COMP)	BATH (ADA COMPLIANT)	143	PORCELAIN TILE	COVE C.T.	PAINT	CERAMIC TILE	PAINT	SEE GENERAL FINISH NOTES 2 AND 3
•	BEDROOM	144	Y.C.T.	WOOD/TYPE 1	PAINT	PAINT	PAINT	
N/A	STORAGE A	101	CONCRETE (EXIST.)	N/A	PAINT	PAINT	PAINT	
19/7	STORAGE B	102	CONCRETE (EXIST.)	N/A	PAINT	PAINT	PAINT	

- NOTES: 1. ALL NEW GYPSUM BOARD SURFACES SHALL BE PROVIDED WITH TAPED AND COMPOUND LEVEL 4 (SMOOTH). 2. ALL VERTICAL SURFACES SCHEDULED TO RECEIVE CERAMIC TILE SHALL BE PROVIDED WITH 5/8" CEMENTITIOUS BOARD AS SUBSTRATE FOR
 - WALL TILE THINSET MATERIAL 3. REFER TO INTERIOR ELEVATIONS FOR TILE INSTALLATION HEIGHTS.
 - 4. PROVIDE FIRE STOP AT ALL CAVITY WALLS/ PARTITION A 8'-0" MAX. 5. ALL CONCRETE SURFACES SCHEDULED TO RECEIVE YCT SHALL RECEIVE ARMSTRONG S-184 FAST SETTING PATCH/ UNDERLAYMENT LEVELING
 - COMPOUND OR APPROVED EQUIVALENT. 5. PRIOR TO VCT INSTALLATION, FOLLOW RESILIENT TILE MANUFACTURER'S INSTRUCTIONS AND PERFORM BOND TEST, MOISTURE TEST, 10H TEST AND VAPOR EMISSION TESTS IN ACCORDANCE THE RESPECTIVE ASTM STANDARDS.

FINISH MATERIALS

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 × 2 (GROUP 1 OR 2) AT SHOWERS
COLOR: TO BE SELECTED BY ARCHITECT
MODEL:PORCEALTO 8 × 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 I AND 2 (OR APPROVED EQUIVALENT) WALL TILE: $4" \times 4" \times 1/4"$ (NOMINAL) WAINSCOT BULL NOSE: 2" × 6" (NOM.)

NOTE: PROVIDE COVE EDGE TILES AT ALL TILE EXPOSED TILE GROUT:

MANUFACTURER: MAPEL OR APPROVED EQUIVALENT

GROUT COLOR - TO BE SELECTED BY ARCHITECT NOTE: ALL GROUT JOINTS SHALL BE 1/8" - OR MINIMUM RECOMMENDED BY TILE MANUFACTURER. WALL WOOD BASE:

PAINT GRADE PINE, 3-1/2" × 3/4" (NOMINAL) REFER TO

DOOR WOOD CASING / TRIM:

DETAIL.

PAINT GRADE PINE, 4" X 1/2" (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 YOC 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
- 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 COUNTERTOP AND BACKSPLASH (PLASTIC LAMINATE) :

MANUFACTURER: WILSONART OR APPROVED EQUIVALENT COLOR: TO BE SELECTED BY ARCHITECT SUBMIT SAMPLES FOR APPROVAL BY ARCHITECT

INDUSTRIAL DTM ACRYLIC GLOSS EXTRA WHITE

N.T.S. **DOOR TYPES** 2 - LEAF 4 - LEAF **SWING** BI FOLD BI FOLD 6-PANEL LOUVER LOUVER

WIND PRESSURE NOTES COMPONENT AND CLADDING WIND PRESSURES

TRIBUTARY AREA (S.F.)

-42/39 -40/36 -38/35 -36/33 -34/30

-51/39 -46/36 -42/35 -39/33 -34/30

WIND PRESSURE DIAGRAM

1. NUMBERS ON THIS SHEET ARE THE COMPONENTS UNFACTORED SERVICE PRESSURES 50 100 200 500 PERPENDICULAR TO THE SURFACE (IN P.S.F.) BASED ON TRIBUTARY AREA. MULTIPLY SERVICE PRESSURES BY 1.6 TO OBTAIN WIND PRESSURES FOR FACTORED LOADS USING STRENGTH DESIGN (ASCE 7-10 2.3). . PRESSURES ARE DERIVED FROM ASCE 7-10. DIRECTIONALITY FACTOR Kd = .85 4. THE VALUE OF "A" EQUALS 3'-2".

5. NEGATIVE PRESSURES ACT AWAY FROM SURFACE, POSITIVE PRESSURES ACT TOWARD SURFACE 6. OVERHANG PRESSURES ARE RESULTANT PRESSURES FROM ROOF

AND SOFFIT FORCES ACTING AWAY FROM THE ROOF SURFACE PRESSURES ARE TO BE APPLIED TO COMPONENTS WHICH SEE LOAD FROM EACH SIDE, SUCH AS A TRUSS OVERHANG. WIND PRESSURE: THE DESIGN WIND PRESSURE FOR ALL WINDOWS AND

DOORS IS (+) 42 PSF AND (-) 44 PSF.

OTHER M.O. LOCATIONS

EXISTING 8" C.M.U. WALL M.O. INFILL SCOPE

TYPICAL SCOPE AT FORMER WINDOW AND

PROVIDE CORRUGATED "L" TIES AT EVERY COURSE (AT VERTICAL SIDES) WITH 1/4" TAP-CON SCREW ANCHORS INTO SOLID CONCRETE GROUT FILLED CELLS - AND LADDER-TYPE HORIZONTAL JOINT REINFORCING AT EVERY COURSE. REINFORCE VERTICAL CELLS WITH #5 BARS @ 24" O.C. MIN.: REINFORCE ALL SILLS WITH 2 #5 CONTINUOUS. EPOXY BARS 5" INTO EXISTING MASONRY WALL AND CONCRETE SLAB. PROVIDE NEW TWO COAT STUCCO FINISH TO MATCH EXISTING. FEATHER -N AT PERIMETER, FLUSH AND EVEN WITH ADJACENT SURFACES. ALLEGUEZ

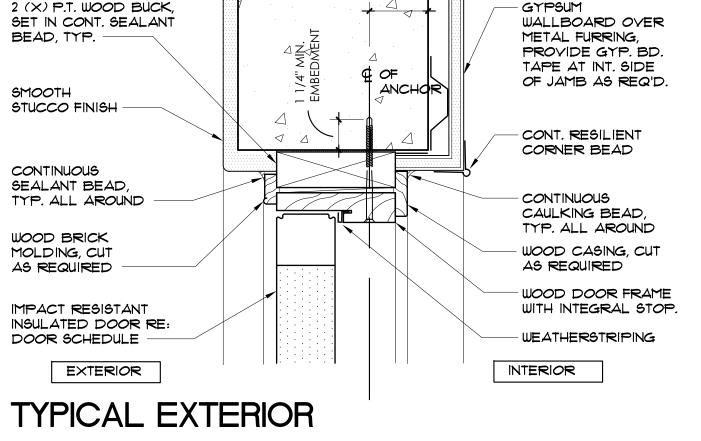
ARCHITECTURE, INC ARCHITECTURE PLANNING DESIGN INTERIOR CONSTRUCTION MANAGEMENT

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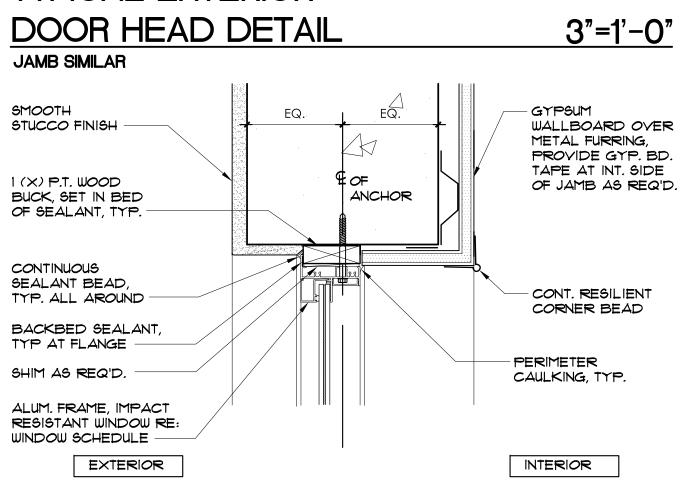
■AA C 0 0 2 7 4 6 CONSULTANTS:

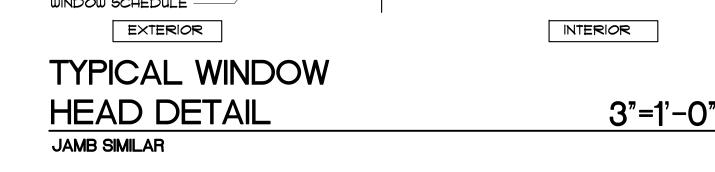
MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

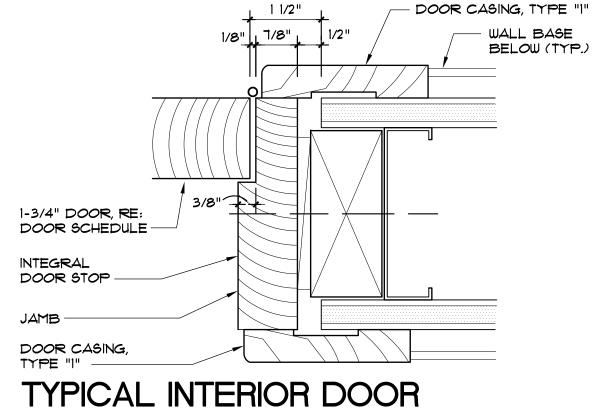
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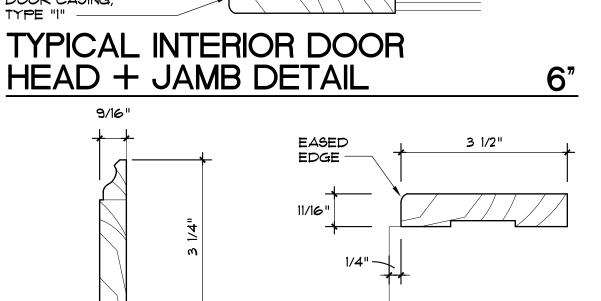


MIN.









WALL BASE BOARD PAINT GRADE PINE

TYPE "1"

DOOR CASING PAINT GRADE PINE

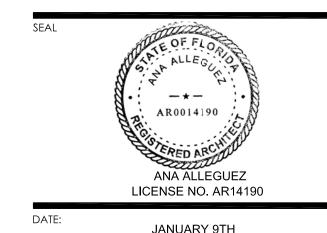
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CITY OF MIAMI

LIFE QUEST

PARTITION TYPES AND

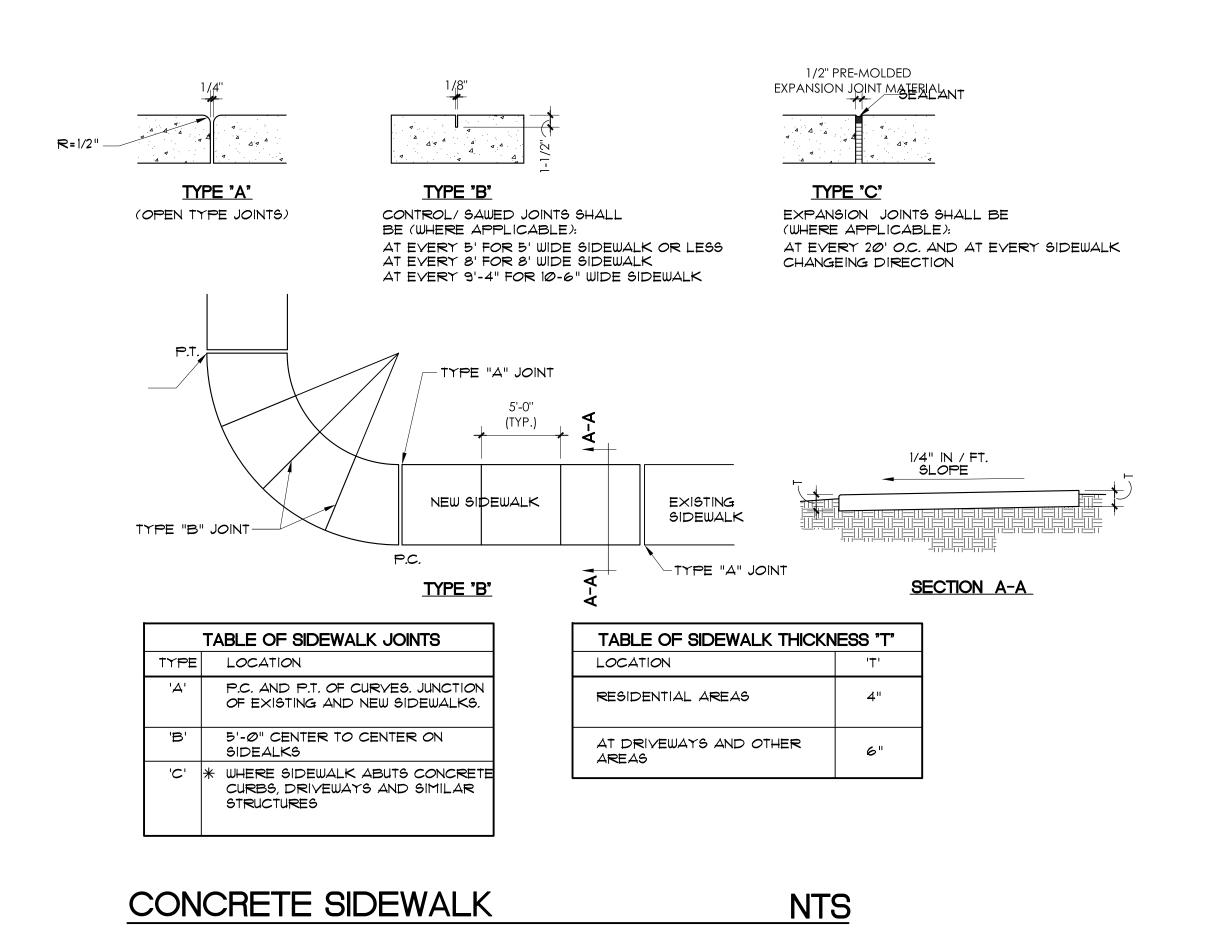
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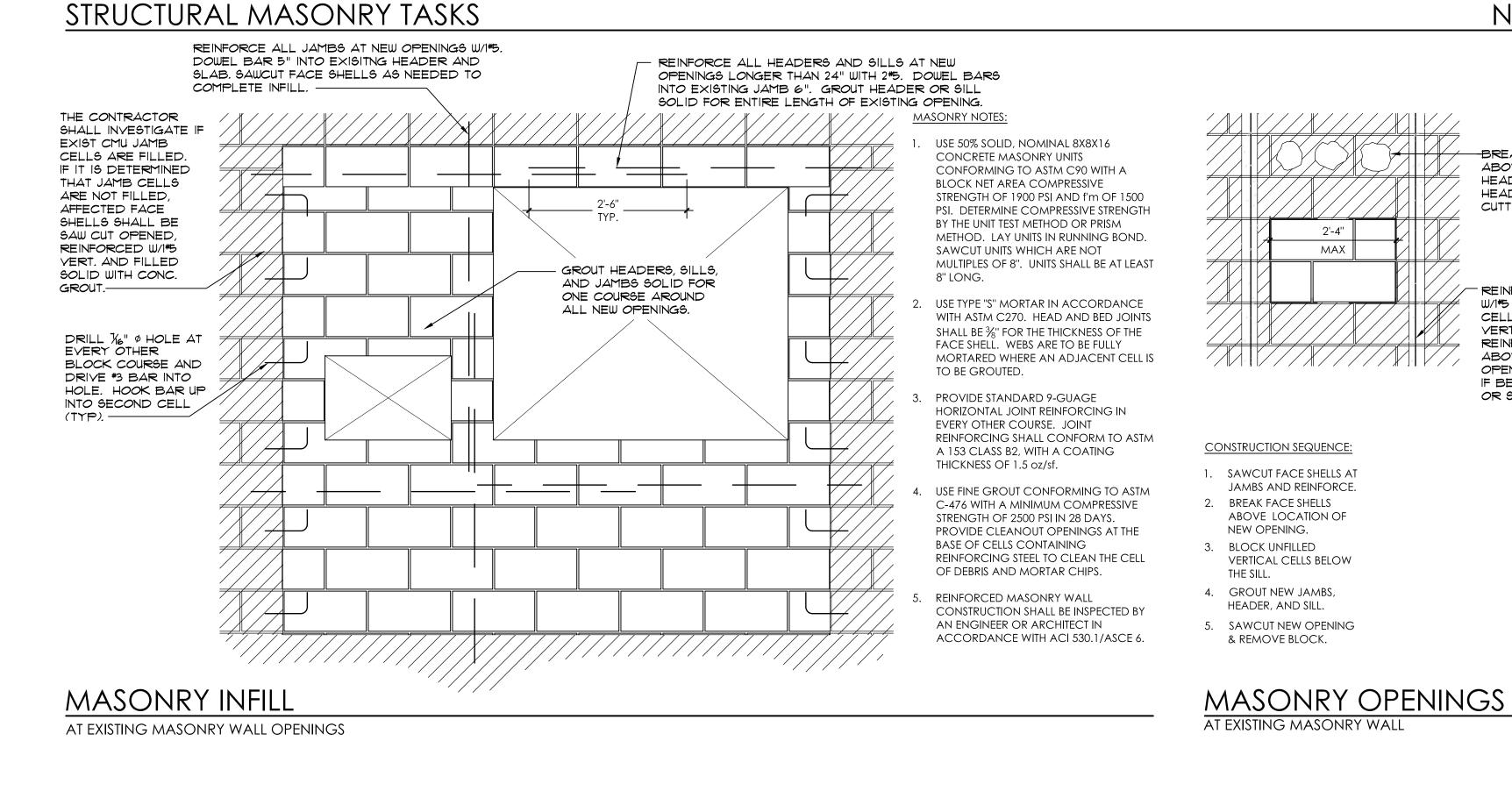


JANUARY 9TH 2017

CAD DRAWING NAME:

11115 A-3.1.DWG SHEET NO.





-----CAST IN-PLACE CONC. GROUT CURB. ROUGHEN

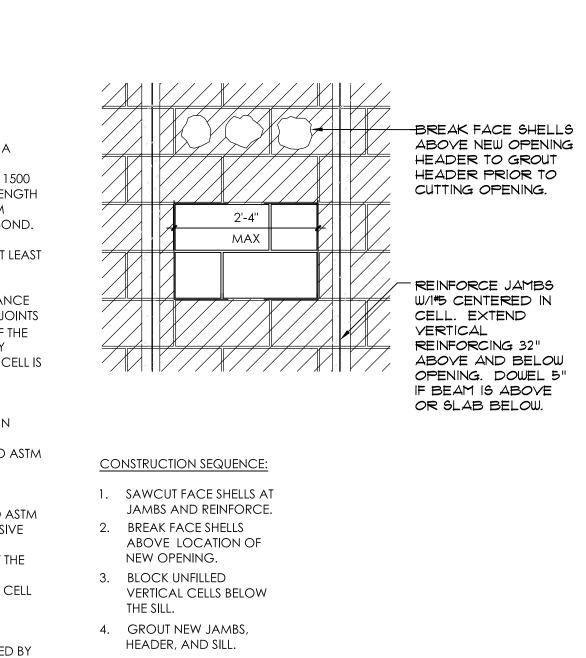
---MARBLE SILL SET IN POLYMER MODIFIED THINSET, SLOPE TOWARDS SHOWER 1/4" OVERALL, TYP.

PROVIDE IN-PARTITION PLYWOOD BACKING AT SHOWER LINER

CHLORINATED POLYETHYLENE (CPE)

APPLY BONDING AGENT. REINF. W/ 1 #4 CONT.

FLOOR SLAB SURFACE DIRECTLY BELOW CURB AND



& REMOVE BLOCK.

PROVIDE IN-PARTITION

PLYWOOD BACKING AT

POLYETHYLENE (CPE) LINER, EXTEND FLASHING

H/C SHOWER

COMPACT EXISTING SOIL PRIOR

TO INFILLING WITH CONCRETE

SLAB DETAIL

SLOPE

<u>1-1/2"=1'-0"</u>

SHOWER LINER-

TILE ON THINSET

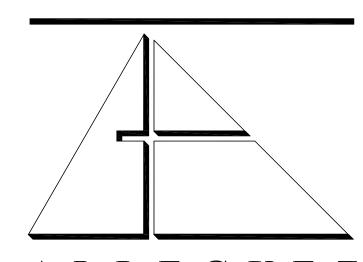
FLOOR DRAIN -SLOPED MORTAR-

CHORINATED

UP WALL-

SLOPE

N.T.S.



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■AA C 0 0 2 7 4 6 ■

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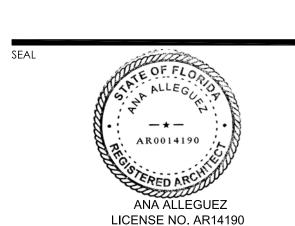


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> > MIAMI, FL

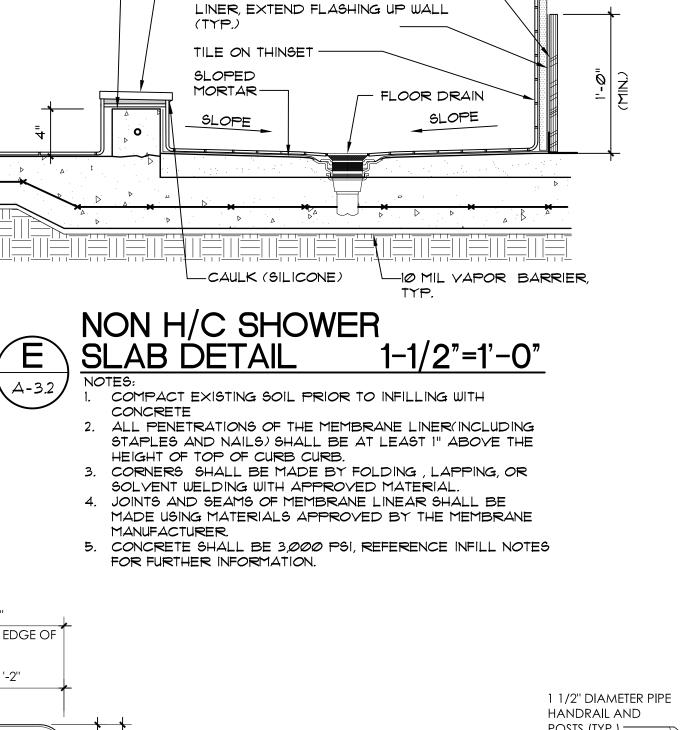
ENLARGED PLANS, SECTIONS, AND DETAILS

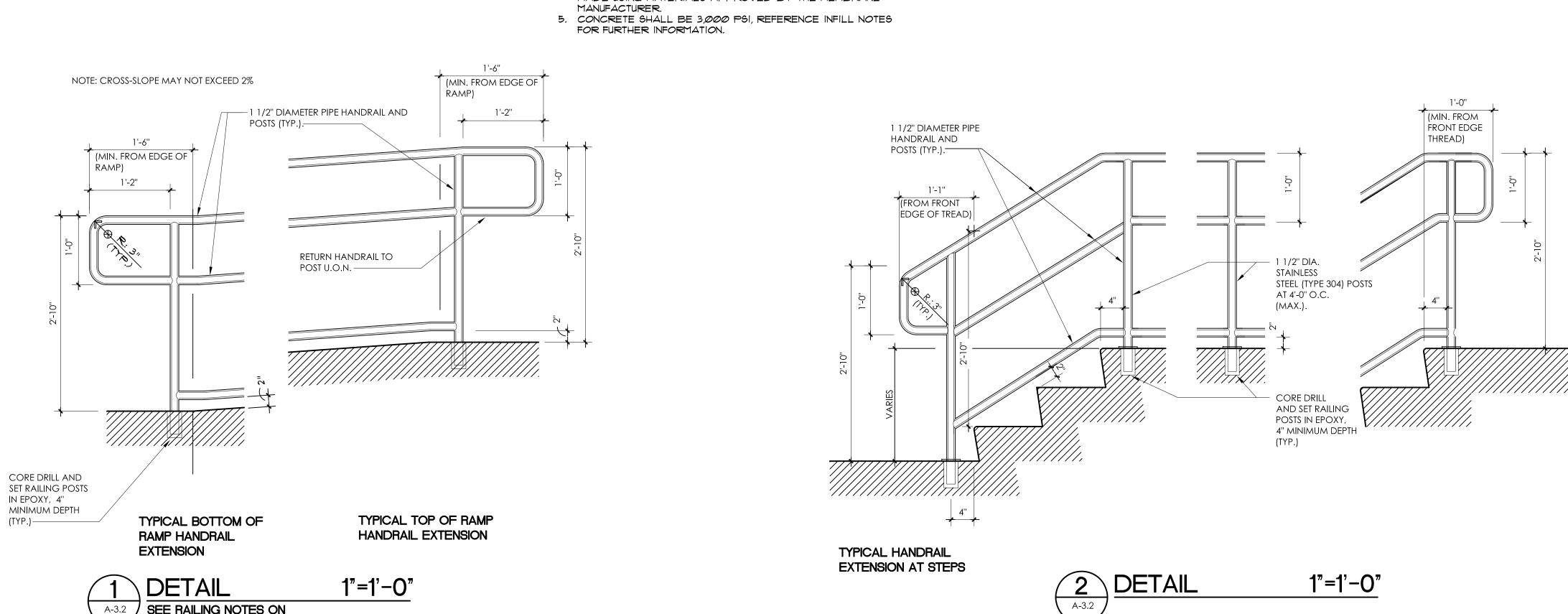


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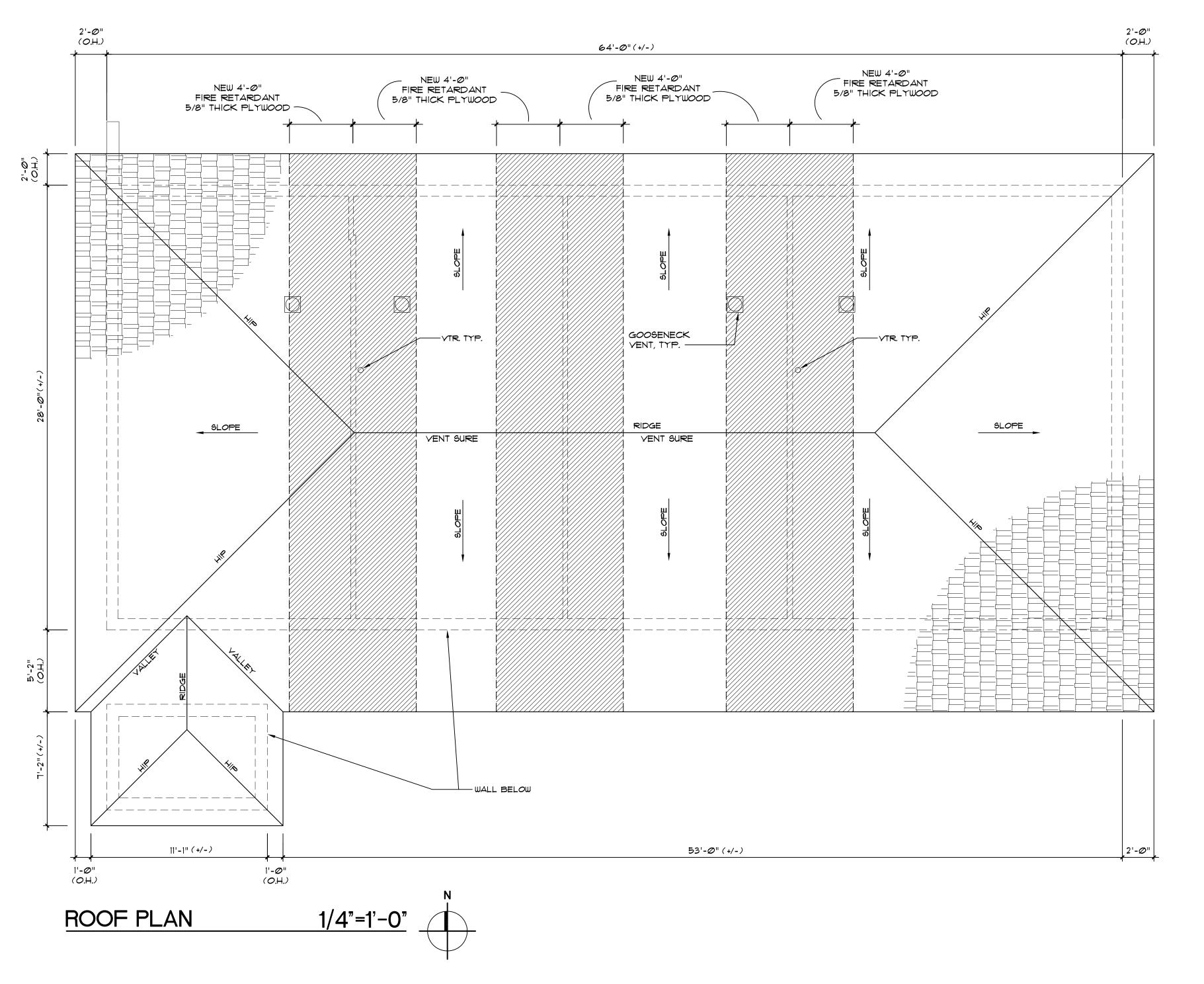
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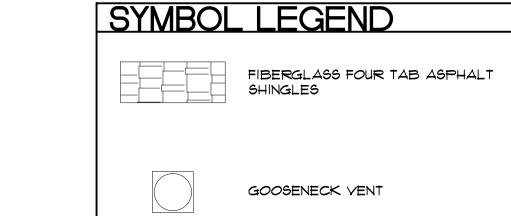




SEE RAILING NOTES ON

SHEET A-2.0







ATTIC OFF-RIDGE VENT (SEE DETAILS ON SOFFIT A-4.1

O YTR VENT THROUGH ROOF

ROOF SYSTEM

1 FIBERGLASS REINFORCED FOUR TAB ASPHALT SHINGLE ROOFING SYSTEM

DECK TYPE: EXISTING WOOD PLANK OR PLYWOOD SHEATHING (SEE

UNDERLAYMENT: PRO ARMOR SYNTHETIC ROOF UNDERLAYMENT NOA. # 14-1215.05

TRUEDEFINITION DURATION AS MANUFACTURED BY OWENS CORNING ROOFING & ASPHALT NOA. # 16-0425.01 COLOR: QUARRY GRAY

ASPHALT SHINGLE SYSTEM WARRANTY

MANUFACTURER'S WARRANTY: PROVIDE OWENS CORNING 20 YEARS PLATINUM PROTECTION ROOFING SYSTEM LIMITED WARRANTY. APPLICATOR'S WARRANTY: APPLICATOR SHALL PROVIDE A 2 YEARS (NO DOLLAR LIMIT) WARRANTY. SEE APPLICATOR'S WARRANTY NOTE FOR ADDITIONAL INFORMATION.

ROOFING NOTES

- 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.

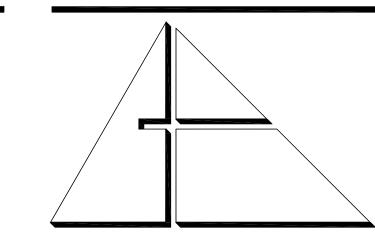
SHOP DRAWING SUBMITTAL

SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ROOFING SYSTEMS. SHOP DRAWINGS SHALL INCLUDE AT A MINIMUM THE FOLLOWING:

- A. PRODUCT DATA: PROVIDE MANUFACTURER'S INFORMATION ON MEMBRANE MATERIALS, BASE FLASHING, MATERIAL AND INSULATION INCLUDING
- 3. CALCULATIONS: MANUFACTURER SHALL PROVIDE WIND-UP LIFT DESIGN CRITERIA PER THE FLORIDA BUILDING CODE AND ASCE-7-98. 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 (N.O.A.) APPROVAL FOR SELECTED
- MATERIAL SAFETY DATA SHEETS: PROVIDE MSDS FOR ALL ROOFING PRODUCTS SUBMITTED.

APPLICATOR'S WARRANTY NOTE:

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. ROOFING CONTRACTOR SHALL BE AN APPROVED SYSTEM MANUFACTURER APPLICATOR.



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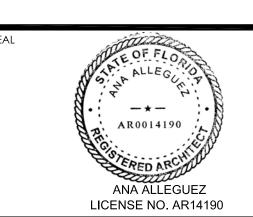
CONSULTANTS:

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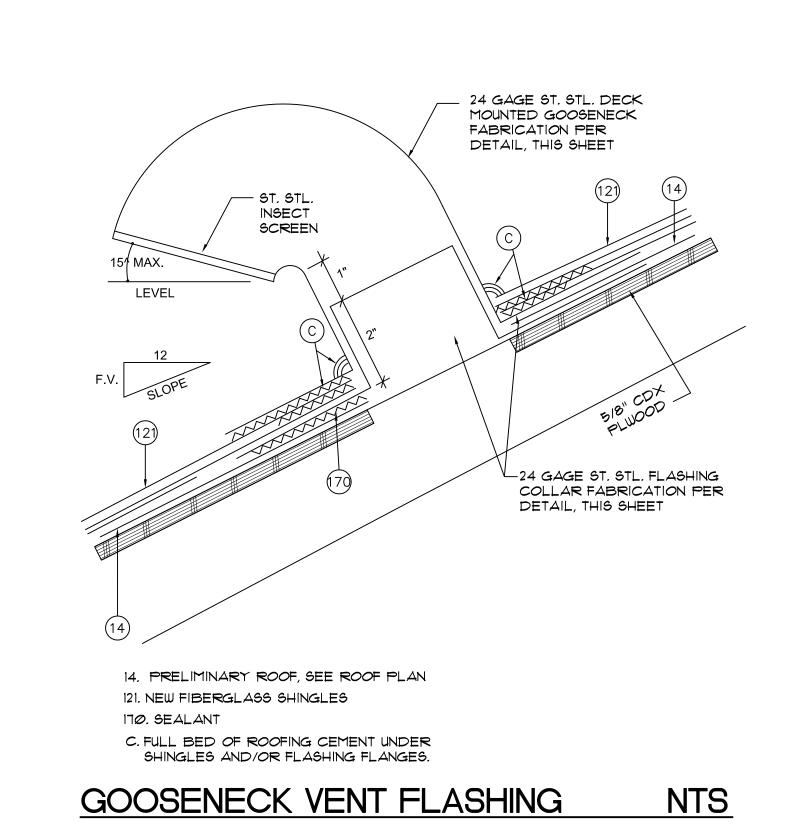
ROOF PLAN

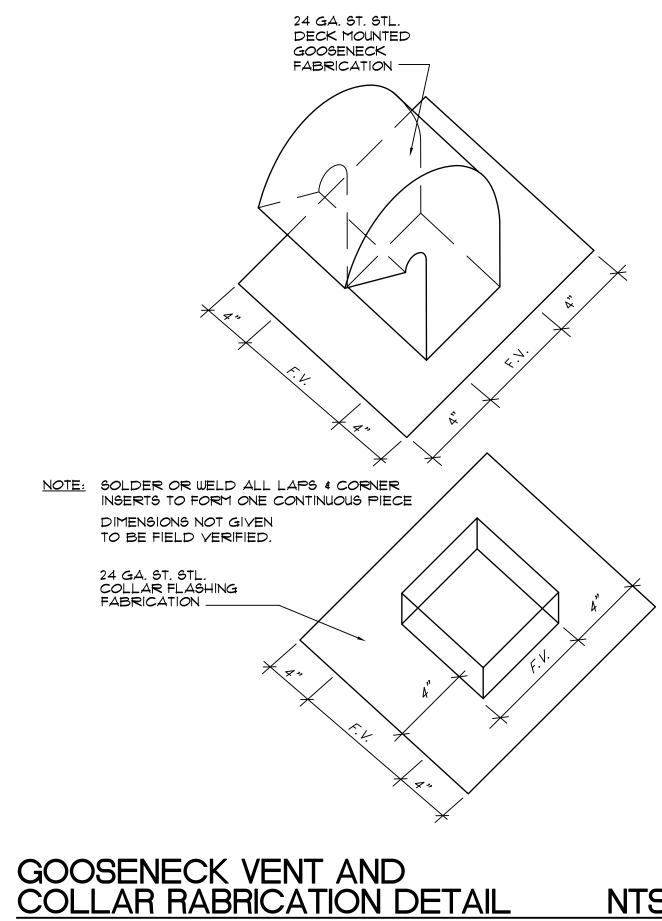


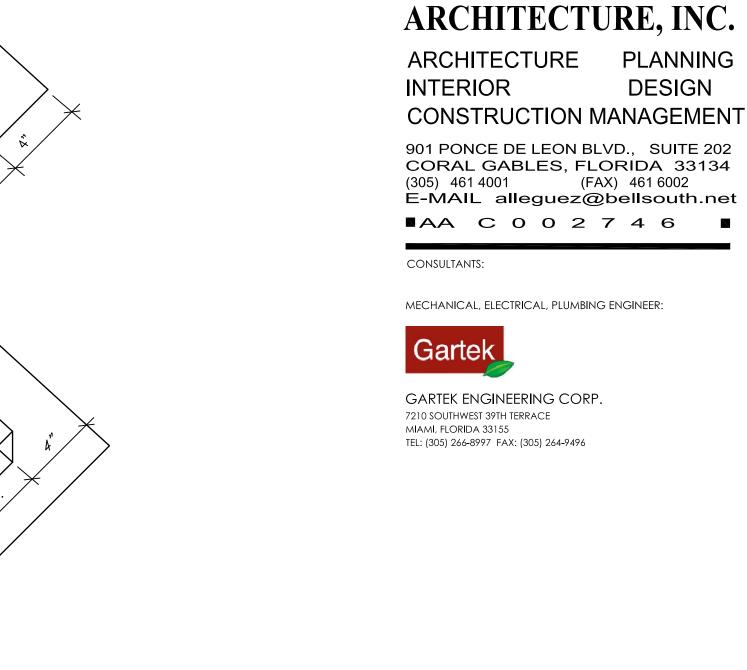
REVISED:

September 15, 2014

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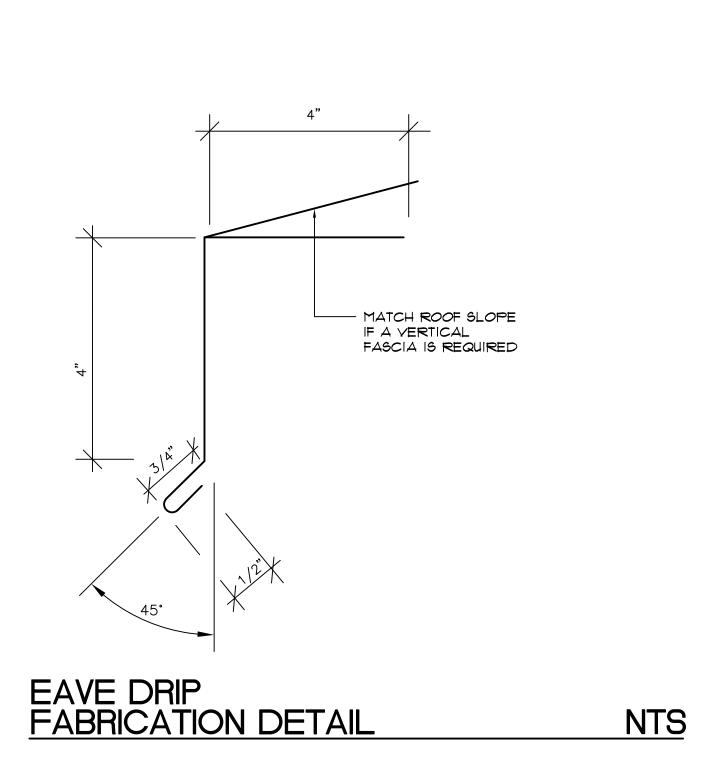


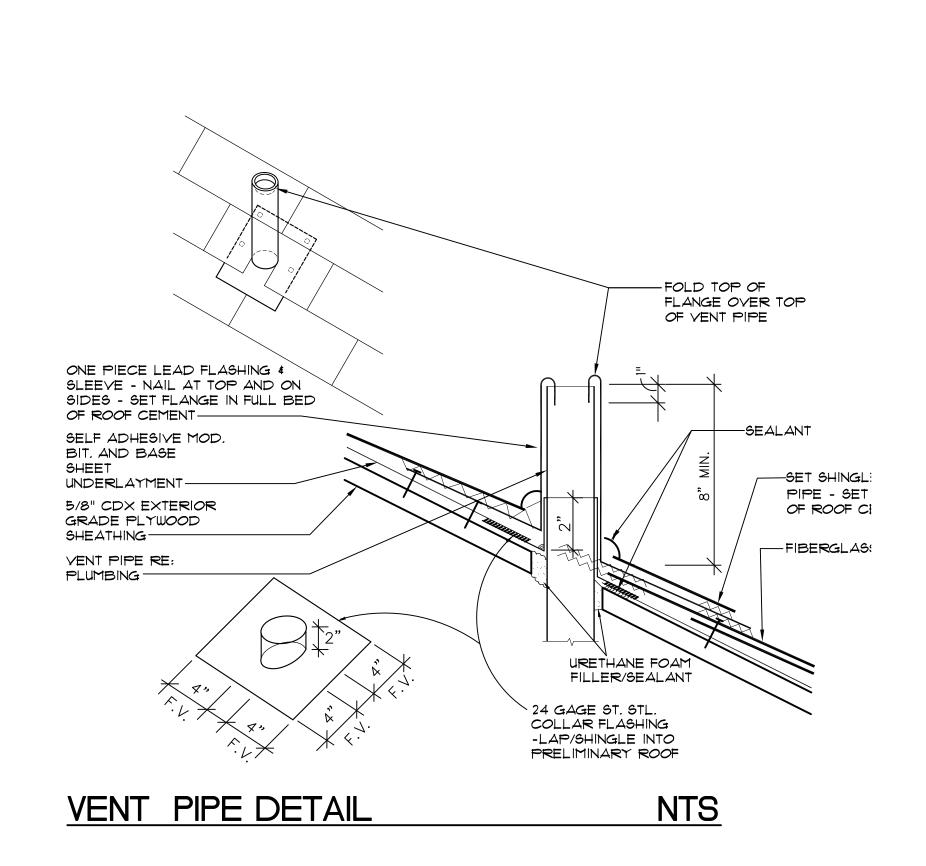


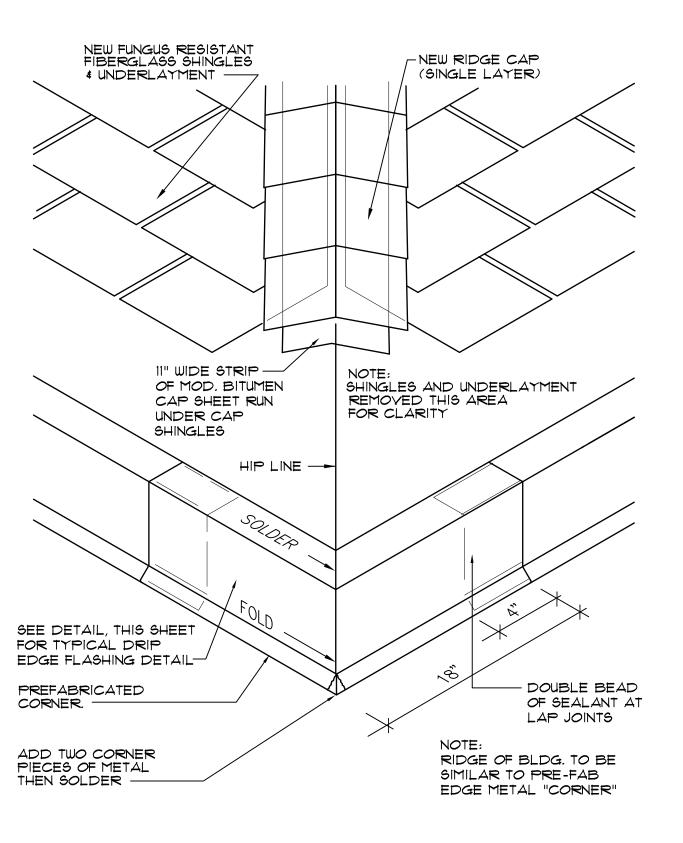


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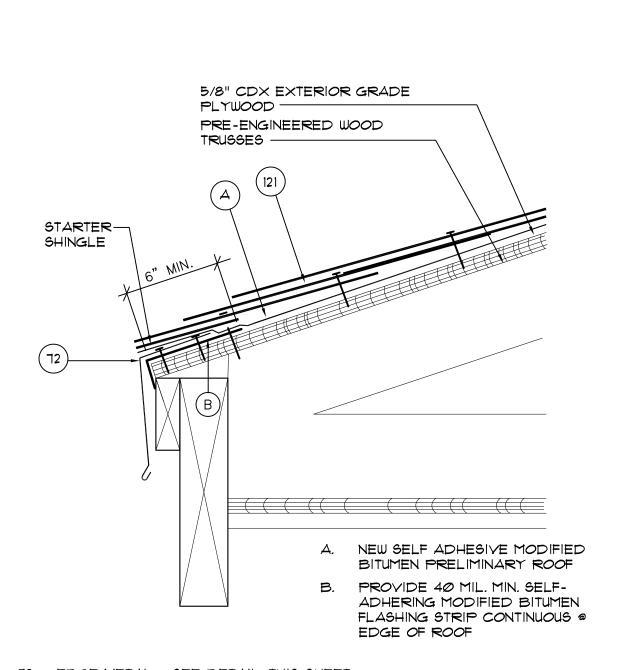
NTS











72. 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

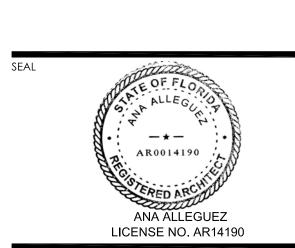
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A L L E G U E Z

DESIGN

MIAMI, FL

ROOF DETAILS

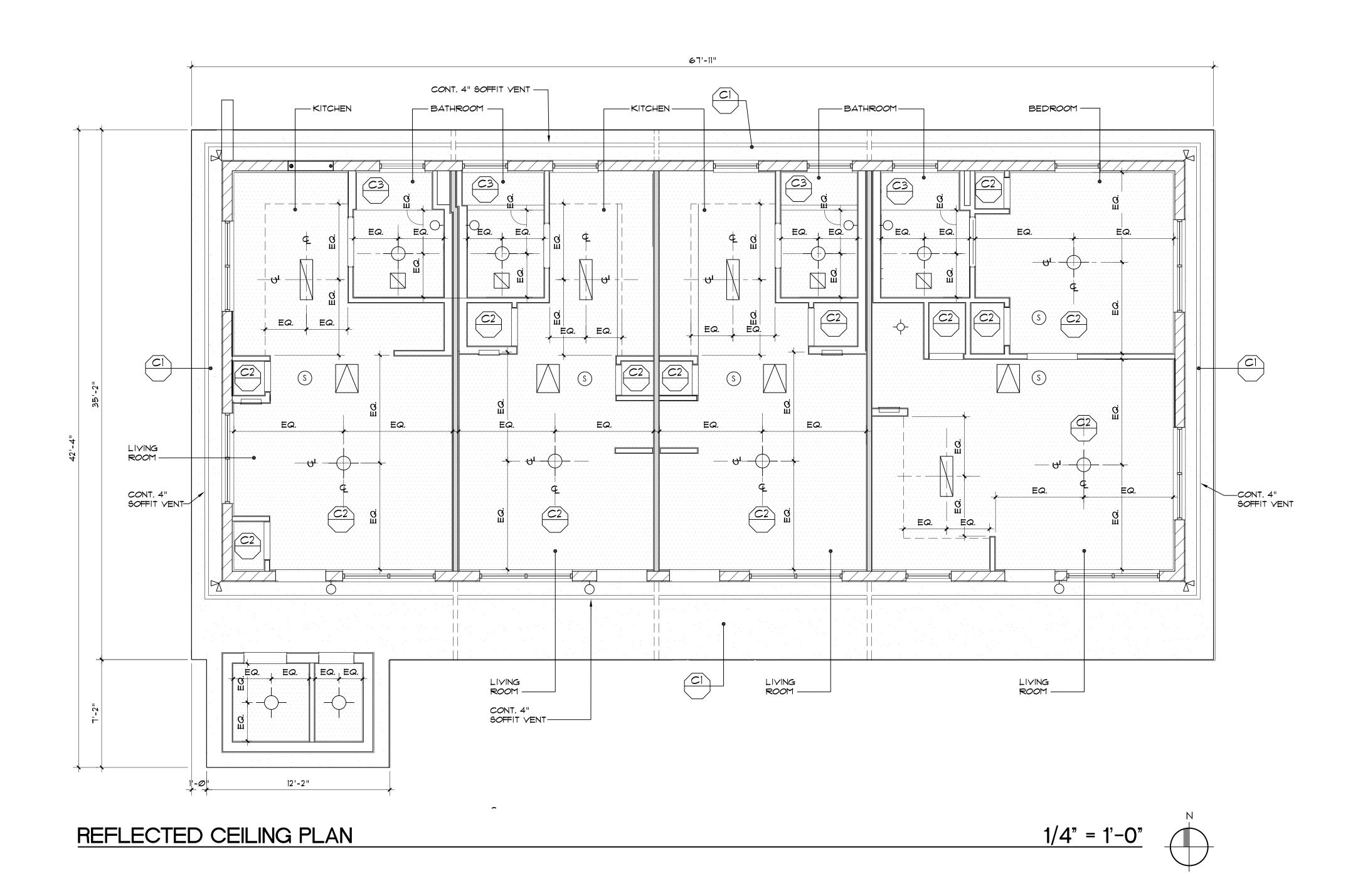


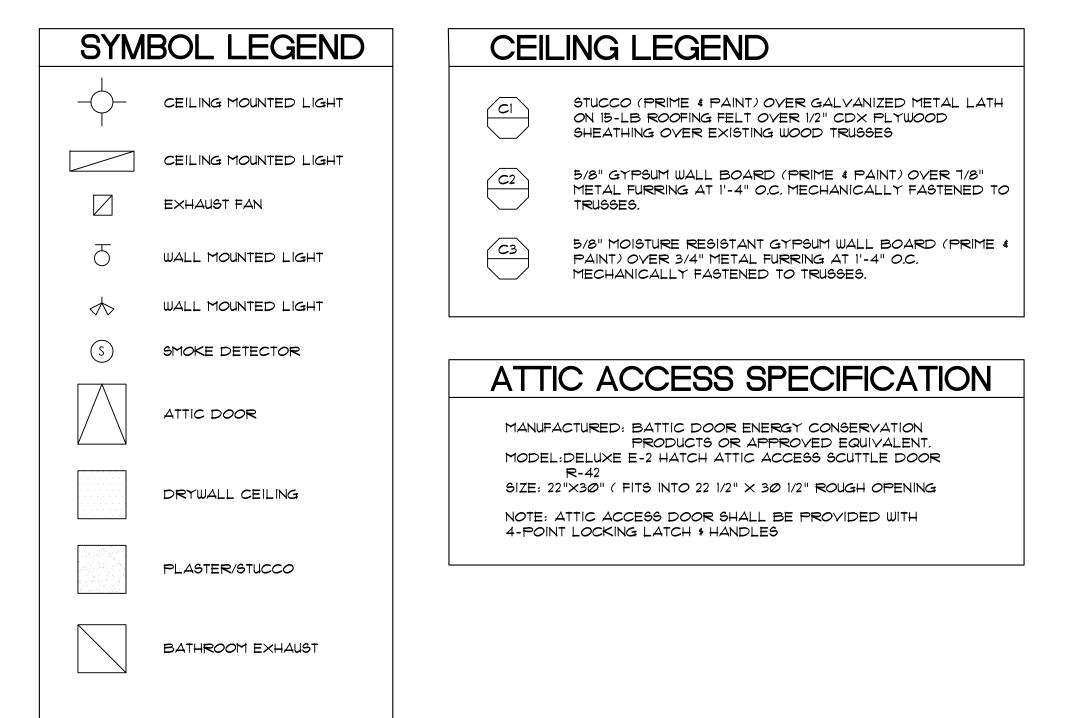
JANUARY 9TH

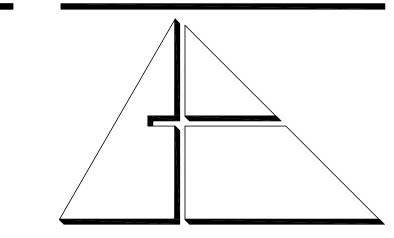
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ARCHITECTURE PLANNING

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

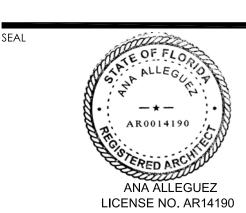


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REFLECTED CEILING PLAN



JANUARY 9TH

REVISED:

CAD DRAWING NAME: 11115 A-5.0.DWG

A-5.0

PLUMBING GENERAL NOTES

A. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION'S STANDARDS, ETC., COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.

1. 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.

2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

WITHOUT ADDITIONAL COST TO THE OWNER.

3. ALL PIPING SHALL BE INSTALLED RECESSED IN CHASES, FURRING

4. 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.

5. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.

6. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

7. COORDINATE ALL WORK WITH OTHER TRADES.

OR PARTITIONS.

8. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

9. PROVIDE SHOCK ABSORBERS SIZE, QUANTITY AND LOCATION AS PER P.D.I. STANDARDS.

10. 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.

11. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

12. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH—INS WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.

13. 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, FIXTURES AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.

14. ALL POTABLE HOT AND COLD WATER SYSTEMS SHALL BE FLUSHED CLEAR, STERILIZED WITH AN APPROVED SOLUTION AND THROUGHLY FLUSHED OF ALL RESIDUAL SOLUTION AFTER FINAL PRESSURE TESTS AND WITH ALL TRIM AND CONNECTIONS INSTALLED.

15. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTIONS. ALL EXTERIOR HOSE BIBS ARE TAMPER PROOF

16. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

17. 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.

18. 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.

19. ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSETED TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.

20. COORDINATE SCHEDULING OF ALL REQUIRED INSPECTIONS WITH APPROPRIATE REGULATORY BODIES.

21. ALL FIRE RATED WALL PENETRATIONS SHALL BE PROTECTED WITH A UL APPROVED FIRE STOPPING ASSEMBLY SYSTEM.

22. 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 "MAXIMUN FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS"

PLUMBING DEMOLITION NOTES

1. 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.

- 2. 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.
- 3. 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.
- 6. PLUMBING CONTRACTOR SHALL CAP ALL UNUSED DRAINAGE SYSTEMS BELOW FINISHED FLOOR AND REMOVE ALL UNUSED PORTIONS ABOVE GROUND AND ALL ASSOCIATED ACCESSORIES AND TRIMS.
- 7. 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.

2. PIPE AND FITTINGS:

A. SANITARY SOIL AND VENT PIPING: SERVICE WEIGHT CAST IRON BELL AND SPIGOT PIPE AND FITTINGS, ASTM.A74— 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, OD 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 'L' 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 SPIGOT 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 'L' 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. WW-U-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 SEPAREATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO 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

COMBENSATE DRAIN LINE

TO SAN STORM DRAIN

COMBENSATE DRAIN LINE

PRESSURE AND TEMPERATURE RELIEF LINE

GAS LINE

CW COLD WATER LINE

RRIGATION COLD WATER LINE

HW HOT WATER LINE

HWR HOT WATER RECIRCULATING LINE

BV FULL PORT-BONZE/BRASS TEFLON SEATED BALL VALVE

CV CHECK VALVE

BALANCING VALVE

VIV VALVE IN RISER

HB HOSE BIBB W/ VACUUM BREAKER

T AC AIR CHAMBER

VIV 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

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

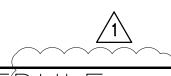
FON FUEL OIL VENT

ACCESS PANEL
DS FUEL OIL SUPPLY
DR FUEL OIL SUPPLY
DV FUEL OIL VENT
CO CLEAN OUT
CO WALL CLEAN OUT
TG CLEAN OUT TO GRADE
DC FIRE DEPT. CONN. (SIAMESE)
TH FIRE HYDRANT
HC FIRE HOSE CABINET
VC FIRE EXTINGUISHER CAB. W/ FE
E FIRE EXTINGUISHER
/CO FIRE EXT./CARBON DIOXIDE
//H WATER HEATER

UNDER GROUND
DUCTILE IRON PIPE
CORRUGATED METAL PIPE
CAST IRON PIPE
TRAP PRIMER (RESEALER)
AIR CONDITIONER
THERMOMETER
FIRE HOSE VALVE
AIR HANDLING UNIT
CEILING
UNDERGROUND

RAIN WATER LEADER

PLUMBING FIXTURE CONNECTION SCHEDULE DESCRIPTION | DRAIN | WATER | WATER | MANUFACTURER / MODEL TRIM SYMBOL AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT | CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOCO 820STS.001 HEAVY DUTY TOILET SEAT. FOR ELONGATED BOWL 1/2" HEIGHT #2835.128.020 VITREOUS CHINA, LOW WATER CLOSET OPEN FRONT SEAT. CONSUMPTION, 1.28 GPF, ELONGATED SIPHON SUPPLY: MCGUIRE BV172 TOILET SUPPLY, CHROME FINISH POLISHED JET FLUSH ACTION 16-1/2" RIM HEIGHT. BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRAIDED RISER. FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET. CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER 1/2" 4" AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT P-1H I WATER CLOSET CENTOCO 820STS.001 HEAVY DUTY TOILET SEAT. FOR ELONGATED BOWL HEIGHT #2835.128.020 VITREOUS CHINA, LOW OPEN FRONT SEAT. CONSUMPTION, 1.28 GPF, ELONGATED SIPHON SUPPLY: MCGUIRE BV172 TOILET SUPPLY, CHROME FINISH POLISHED JET FLUSH ACTION 16-1/2" RIM HEIGHT. BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRAIDED RISER. FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET. AMERICAN STANDARD "DECLYNE "#0321.075 FAUCET: AMERICAN STANDARD MODEL 8115F, 4" CENTER, SINGLE 1 1/4" 1/2" 1/2" LAVATORY P-2FOR CONCEALED ARMS SUPPORTS, WALL LEVER FAUCET, POLISHED CHROME FINISH, SPEED CONNECT HUNG. 4" CENTERS. VITREOUS CHINA. REAR POP-UP DRAIN. DRAIN: AMERICAN STANDARD POP-UP DRAIN AND TAILPIECE OVERFLOW, SOAP DEPRESSION, FAUCET LEDGE. CARRIER: WATTS TCA-411 SINGLE CARRIER DRAIN: McGUIRE #8872C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLËAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # BV170 FAUCET SUPPLY. CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER. 1/2" 1/2" AMERICAN STANDARD "DECLYNE "#0321.075 FAUCET: AMERICAN STANDARD MODEL 8115F, 4" CENTER, SINGLE 1 1/4" LAVATORY-ADA FOR CONCEALED ARMS SUPPORTS, WALL LEVER FAUCET, POLISHED CHROME FINISH, SPEED CONNECT FOR ADA HEIGHT REFERS HUNG, 4" CENTERS, VITREOUS CHINA, REAR POP-UP DRAIN, ADA COMPLIANT. TO ARCHITECTURAL OVERFLOW, SOAP DEPRESSION, FAUCET LEDGE. DRAIN: AMERICAN STANDARD POP-UP DRAIN AND TAILPIECE DRAWINGS CARRIER: WATTS TCA-411 SINGLE CARRIER DRAIN: MCGUIRE #155 WCC OFFSET OPEN GRID DRAIN 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. INSULATION: TPW2000WC PROWRAP VANDAL RESISTANT SANITARY COVERING, FLEXIBLE SEAMLESS MOLDED CLOSED-CELL PVC RESIN, FORMULATED WITH ANTI-MICROBIAL ADDITIVE. (ADA ONLY) FAUCET: AMERICAN STANDARD #T385.501/R120SS, PRESSURE 1/2" 1/2" BALANCING MIXING VALVE, BRASS BODY, WASHERLESS CERAMIC P-3SHOWER DRIP-FREE DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT STOP, SCREW DRIVERS STOPS, METAL WALL ESCUTCHEON, METAL LEVER HANDLE, 1.5 GPM SHOWER HEAD. DRAIN: WATTS#FD-100-A-2" FLOOR DRAIN OUTLET. FAUCET: AMERICAN STANDARD #T385.500/R120SS. PRESSURE 1/2" 1/2" P-3HSHOWER BALANCING MIXING VALVE, BRASS BODY, WASHERLESS CERAMIC (HANDICAP) 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, 1660.400 IN-LINE VACUUM BREAKER, WALL SUPPLY, AND 36" SLIDE DRAIN: WATTS#FD-100-A-2" FLOOR DRAIN OUTLET. FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, ELKAY MODEL PSRQ1918 TOP MOUNT SINK 1/2" CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2", SPOUT REACH 8" NICKEL BEARING STAINLESS STEEL, GAUGE 20, (SINGLE COMP.) DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS 3 HOLFS FAUCET, 19" X 18" X 7 1/8" WITH TAILPIECE. MACGUIRE# #8912 POLISHED CHROME PLATED CAST BRASS OVERALL SIZE, SATIN FINISH, FULLY P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. UNDERCOATED, 3 1/2" DRAIN OPENING MCGUIRE#BV170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP. ELKAY MODEL PSRADQ191955L SELF-RIMMING FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, 1 1/2" 1/2" P-4H SINK-ADA SINK NICKEL BEARING STAINLESS STEEL, GAUGE CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2". SPOUT REACH 8" (SINGLE COMP.) 20, 3 HOLES FAUCET, 19 1/2" X 19" X 5 DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS 1/2" OVERALL SIZE, SATIN FINISH, FULLY WITH TAILPIECE. MACGUIRE# #8912 POLISHED CHROME PLATED CAST



BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON.

OATEY # 38928 CENTER DRAIN WASHING MACHINE BOX.

WATTS PDI CERTIFIED. PRECHARGED DRAWN COPPER

LINE CLEANOUT #CO-450-RD

ACCESS HOUSING #CO-300-MF

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.

ACORN HOSE VALVE#8131-CR STRAIGHT NOSE WITH VACUUM BREAKER

		WATE	R HE	ATER	SCHEDU	JLE	
MARK	CAP. GAL.	HEATING SOURCE	ELEMENTS	KW. OR BTUH	VOLTAGE	EF	REMARKS
EWH-1 UNITS #1,2,3,4	30	ELECTRICAL	SINGLE	4.5 KW	240 V, 1PH, 60HZ	0.95	LOCHINVAR MODEL JRAO30KS

1/2"

1/2"

--

--

P - 5

WH-1

WCO

FC0

CLOTHES WASHER

WATER HAMMER

WALL CLEANOUT

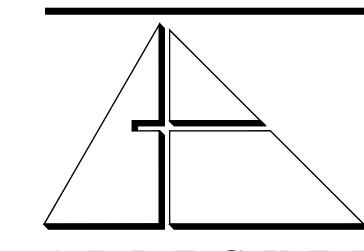
GRADE CLEANOUT

ARRESTORS

1/2"

1/2"

UNDERCOATED, 3 1/2" DRAIN OPENING.



A L L E G U E Z ARCHITECTURE, INC.

ARCHITECTURE PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

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PROJ

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

MIAMI, FL

PLUMBING NOTES SPECS., LEGEND,

& SCHEDULES

DRAWING TITLE:

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

DATE:

September 15, 2014

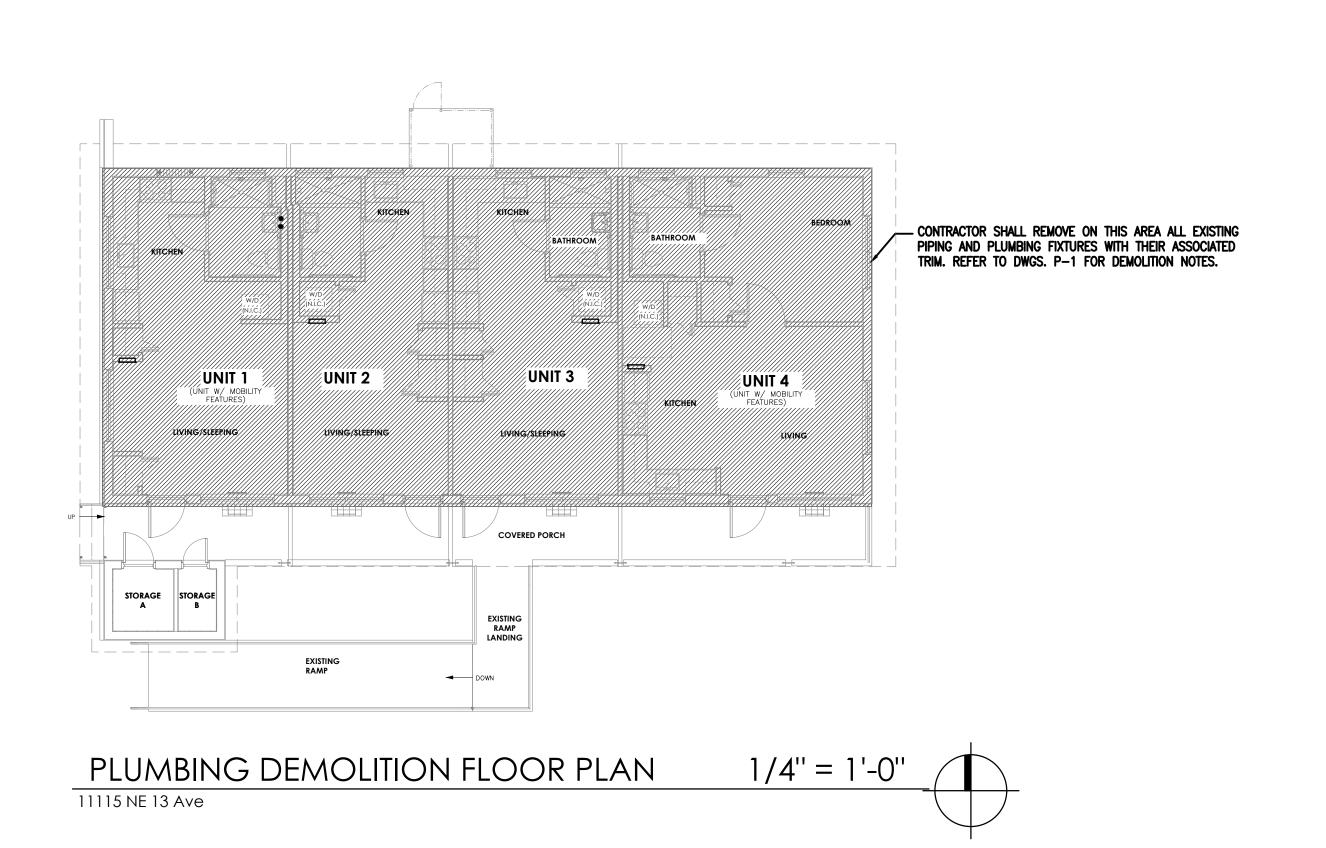
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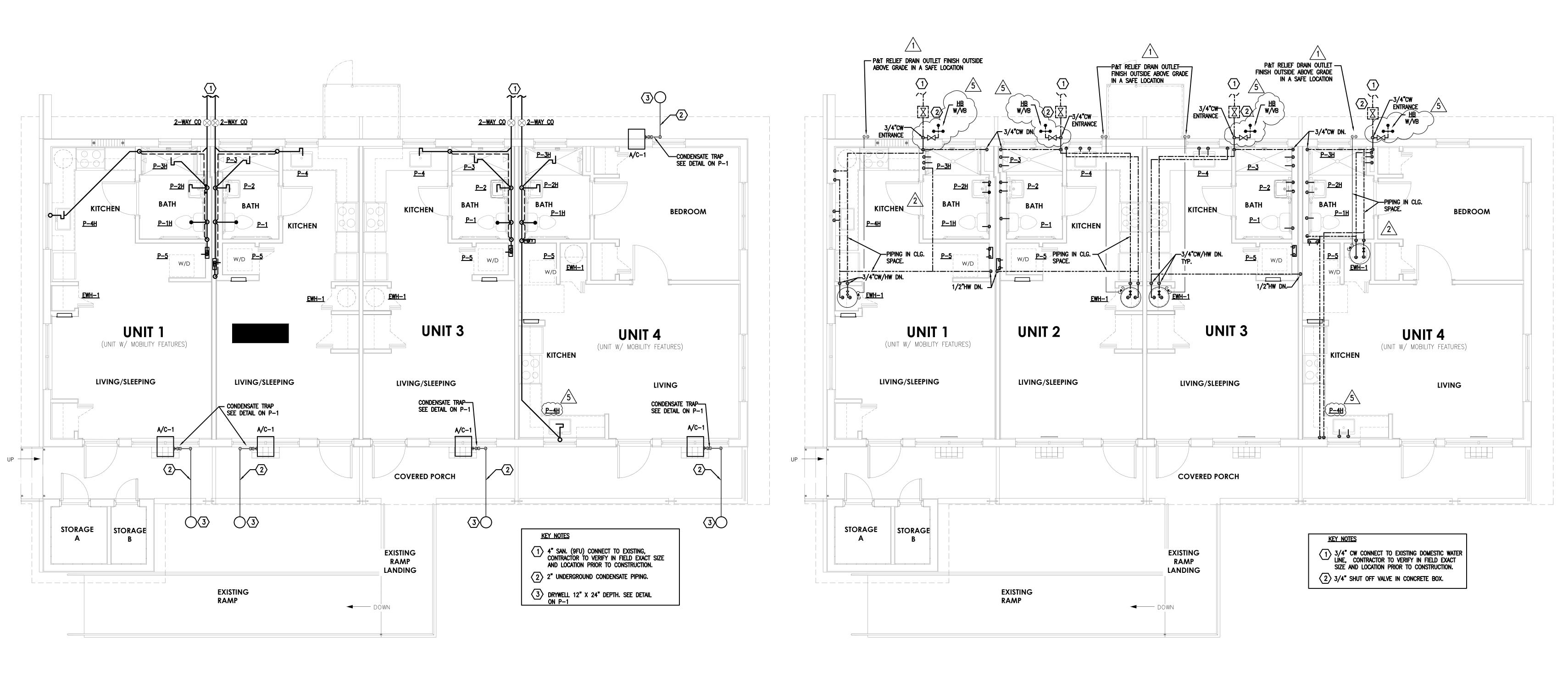
12-13-13 BLDG. DEPT. COMMENTS

AD DRAWING NAME:

SHEET NO.

P1.00





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

WATER PLUMBING FLOOR PLAN

1/4" = 1'-0"

A L L E G U E Z
ARCHITECTURE, INC.

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MIAMI, FL

DRAWING TITLE:

11115 NE 13 Ave

PLUMBING FLOOR PLAN

ROBERT BETANCOURT P.E. (MECHANICAL)

LICENSE NO. 34788
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DATE:

September 15, 2014

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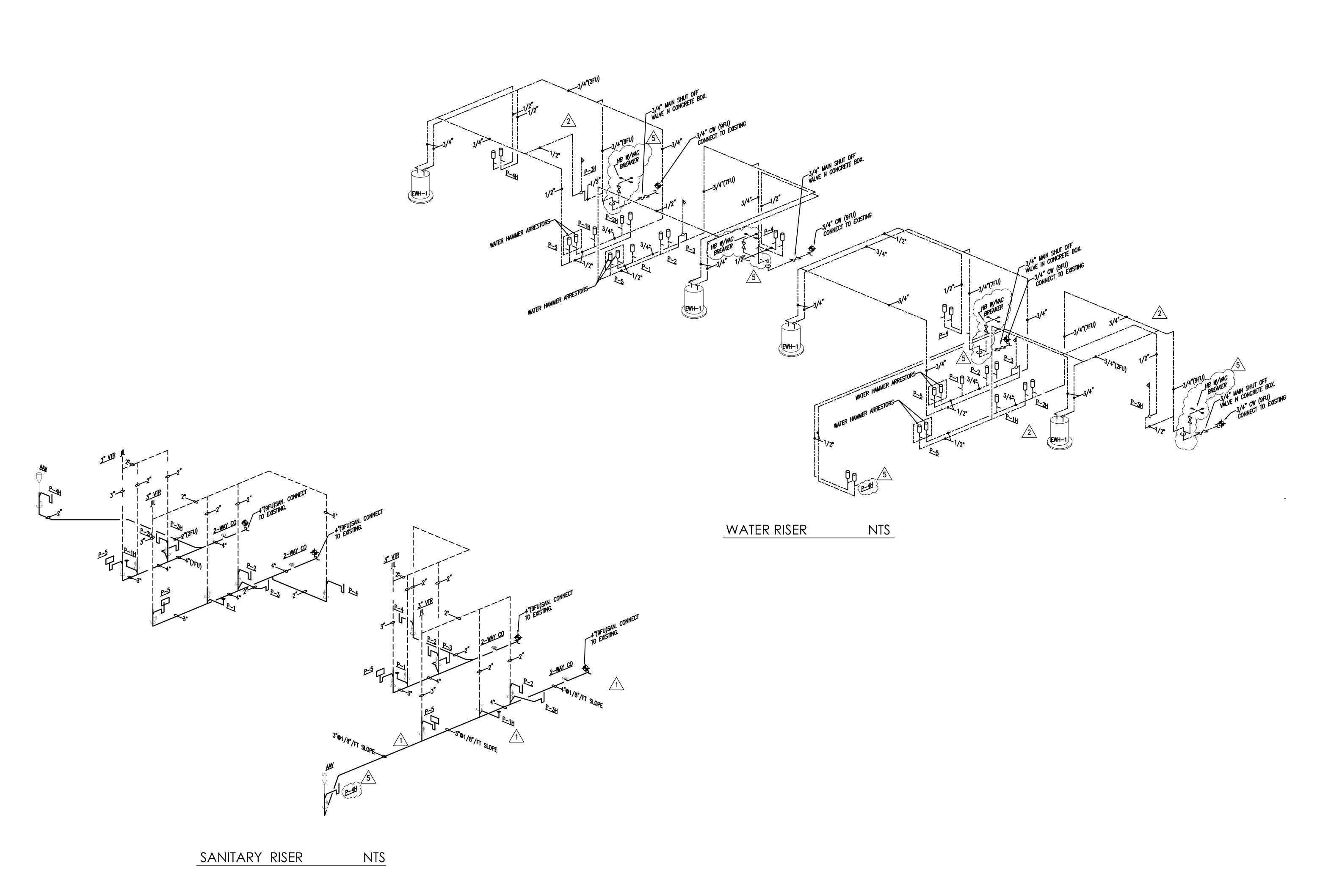
10-20-13 BLDG. DEPT. COMMENTS

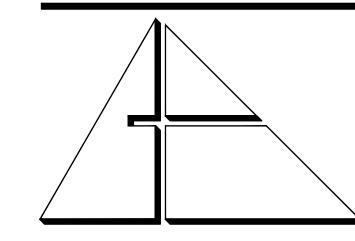
2 7-8-14 BDC

5 01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.





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INTERIOR DESIGN
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MIAMI, FL

NG TITLE:

PLUMBING RISERS

SEAL

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

Contember 15, 201

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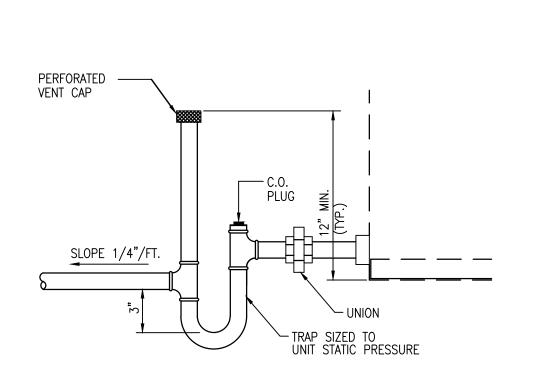
10-20-13 BLDG, DEPT. CO

(5) 01-16-17 PL/

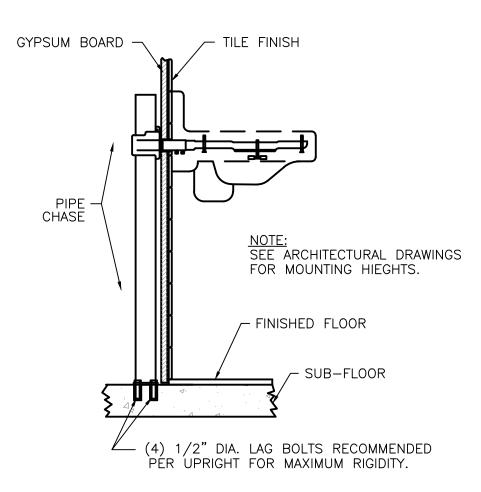
CAD DRAWING NA

SHEE

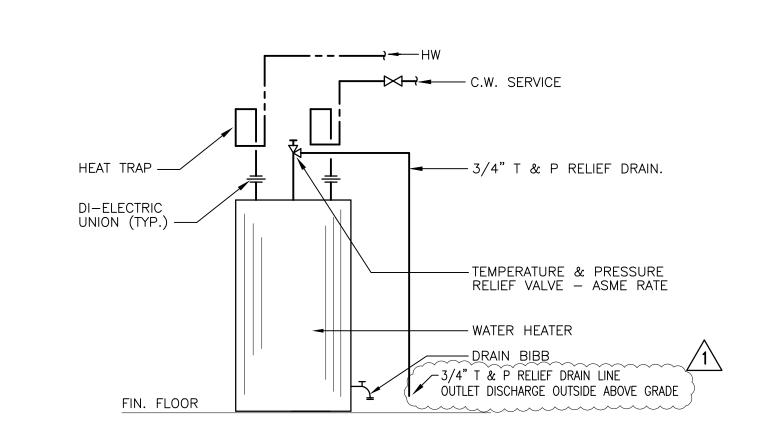
P-3



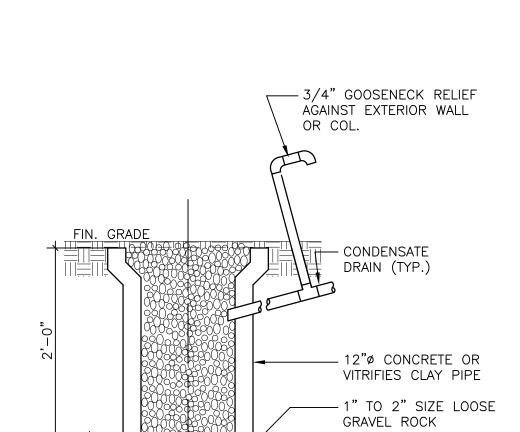




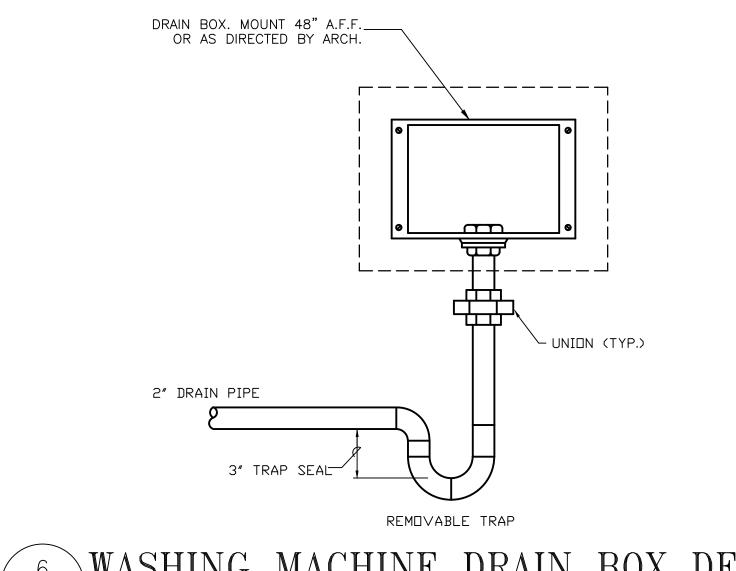
2 TYPICAL LAVATORY MOUNTING DETAIL P4 SCALE: N.T.S.



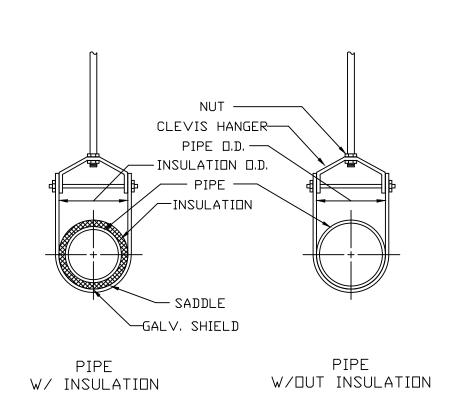
ELECTRIC WATER HEATER DETAIL P4 / SCALE: N.T.S.



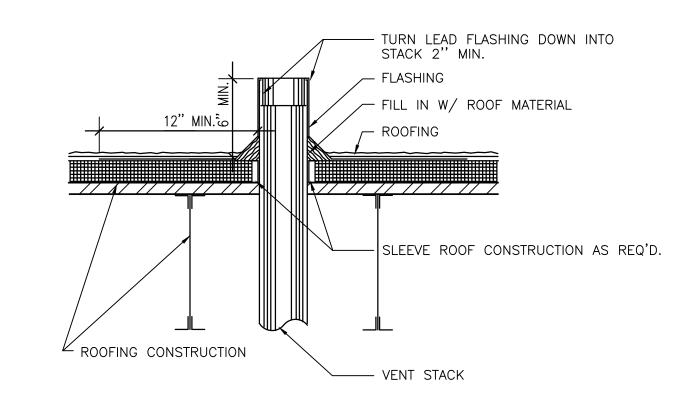
DRYWELL DETAIL P4 SCALE: N.T.S.





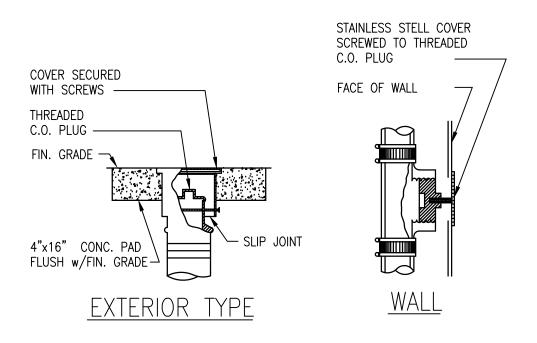


CLEVIS PIPE HANGER DETAIL P4 SCALE: N.T.S.

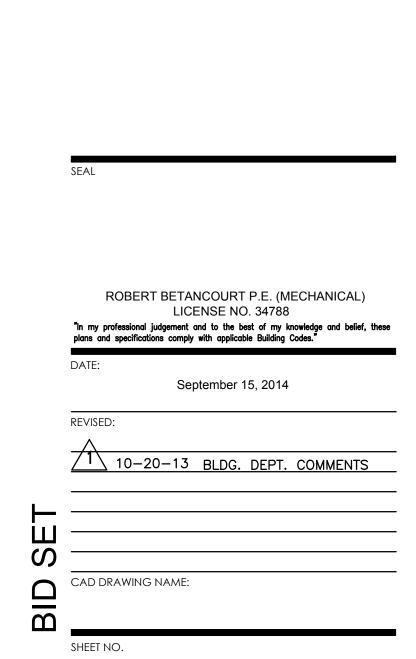


NOTE: ANY VENT PIPE WITHIN 10' OF ANY DOOR , WINDOW , OR EXHAUST OPENING OR OUTSIDE AIR INTAKE SHALL EXTEND NOT LESS THAN 3' ABOVE SAME





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



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CITY OF MIAMI

LIFE QUEST

RENOVATIONS

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MIAMI, FL

PLUMBING DETAILS

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7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155

INTERIOR

CONSULTANTS:

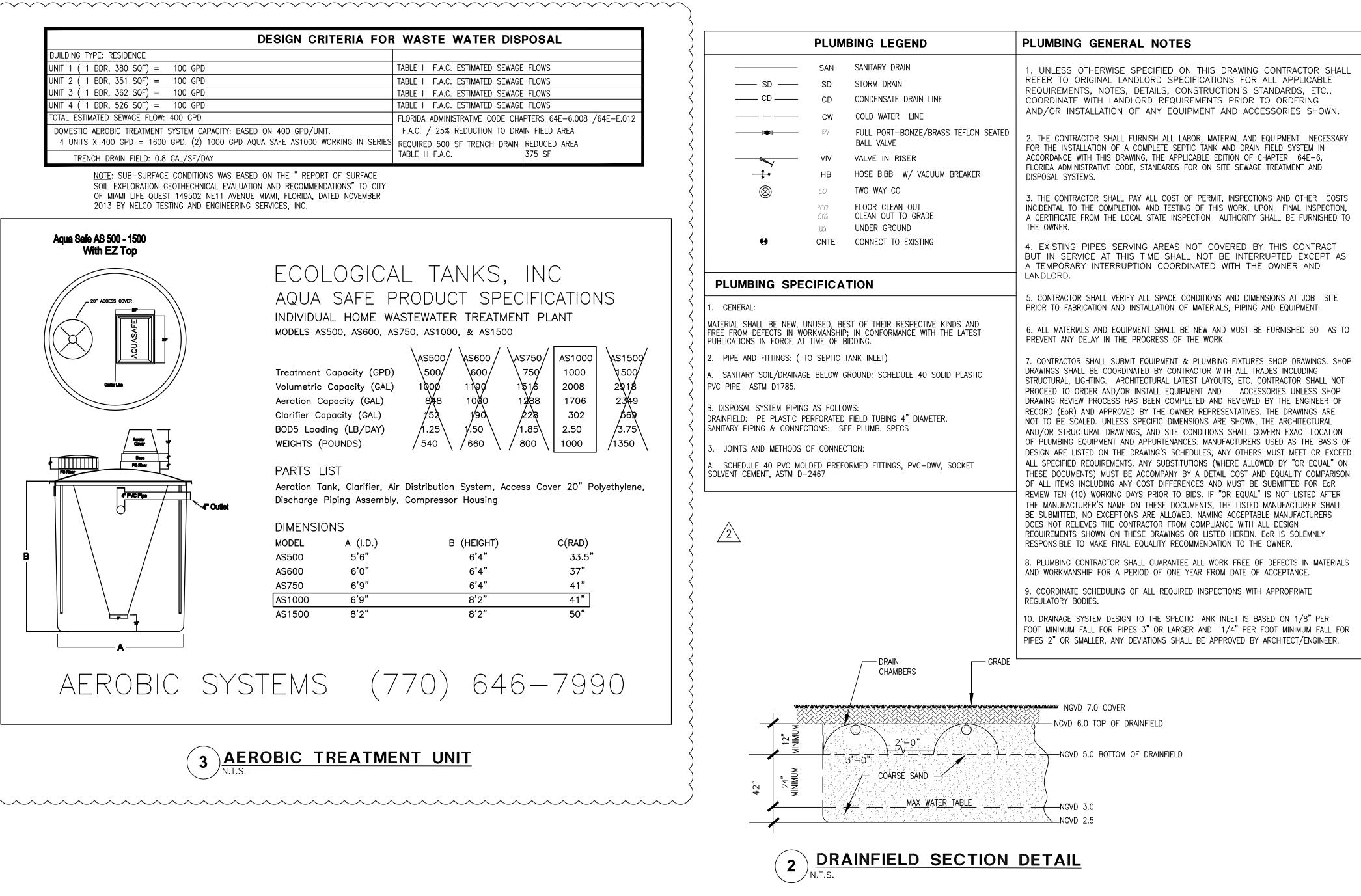
DESIGN

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

ZUIS BY NELCO TESTING AND ENGINE	ING SERVICES, INC.	
Aqua Safe AS 500 - 1500 With EZ Top		
	ECOLOGICAL TANKS, INC	
20" ACCESS COVER	AQUA SAFE PRODUCT SPECIFICATION	NS
AQUASAFE	INDIVIDUAL HOME WASTEWATER TREATMENT PLANT MODELS AS500, AS600, AS750, AS1000, & AS1500	
The second secon	AS500 AS600 AS750 AS1000 Treatment Capacity (GPD) 500 600 750 1000 Volumetric Capacity (GAL) 1000 1190 1516 2008 Aeration Capacity (GAL) 848 1000 1288 1706 Clarifier Capacity (GAL) 152 190 228 302 BOD5 Loading (LB/DAY) 1.25 1.50 1.85 2.50 WEIGHTS (POUNDS) 540 660 800 1000	AS1500 1500 2918 2349 569 3.75 1350
PO Riser	PARTS LIST	
4" Outlet	Aeration Tank, Clarifier, Air Distribution System, Access Cover 20" Po Discharge Piping Assembly, Compressor Housing	olyethylene,
	DIMENSIONS	
	MODEL A (I.D.) B (HEIGHT) C(RAD)	
₿ \ /	AS500 5'6" 6'4" 33.5"	
	AS600 6'0" 6'4" 37"	
	AS750 6'9" 6'4" 41"	
	AS1000 6'9" 8'2" 41"	
	AS1500 8'2" 8'2" 50"	

3 AEROBIC TREATMENT UNIT

AEROBIC SYSTEMS (770) 646-7990



UNIT 1 UNIT 2 UNIT 3 UNIT 4 1 BEDROOM 1 BEDROOM 1 BEDROOM (380 SQ.FT.) 8.99' NGVD (351 SQ.FT.) 8.99' NGVD EXISTING SEPTIC TANK TO BE DEMOLISHED. REFER TO THE FLORIDA ADMINISTRATIVE CODE 64E-6.011

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

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

(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:

(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,

(B) THE TANK SHALL BE PUMPED OUT.

(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. (3) 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

(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

AND DISPOSAL SYSTEM SHALL NOT CREATE A SANITARY NUISANCE.

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: 1. THE TANK HAS BEEN DISCONNECTED FROM THE DRAINFIELD AND THE BUILDING SEWER. 2. THE TANK IS FULL OF WATER WITHIN 12 INCHES OF THE TOP OF THE

3. THE CLARITY OF THE WATER IS SUCH THAT A SECCHI DISK IS VISIBLE AT THE BOTTOM OF THE TANK. 4. THE PH OF THE WATER IN THE TANK IS BETWEEN 6.0 AND 8.0. 5. THE FREE CHLORINE RESIDUAL OF THE WATER IN THE TANK IS \leq 1.0

6. THE TOTAL COLIFORM COUNT IS \leq 1000 PER 100 ML. 7. THE FECAL COLIFORM COUNT IS \leq 200 PER 100 ML.

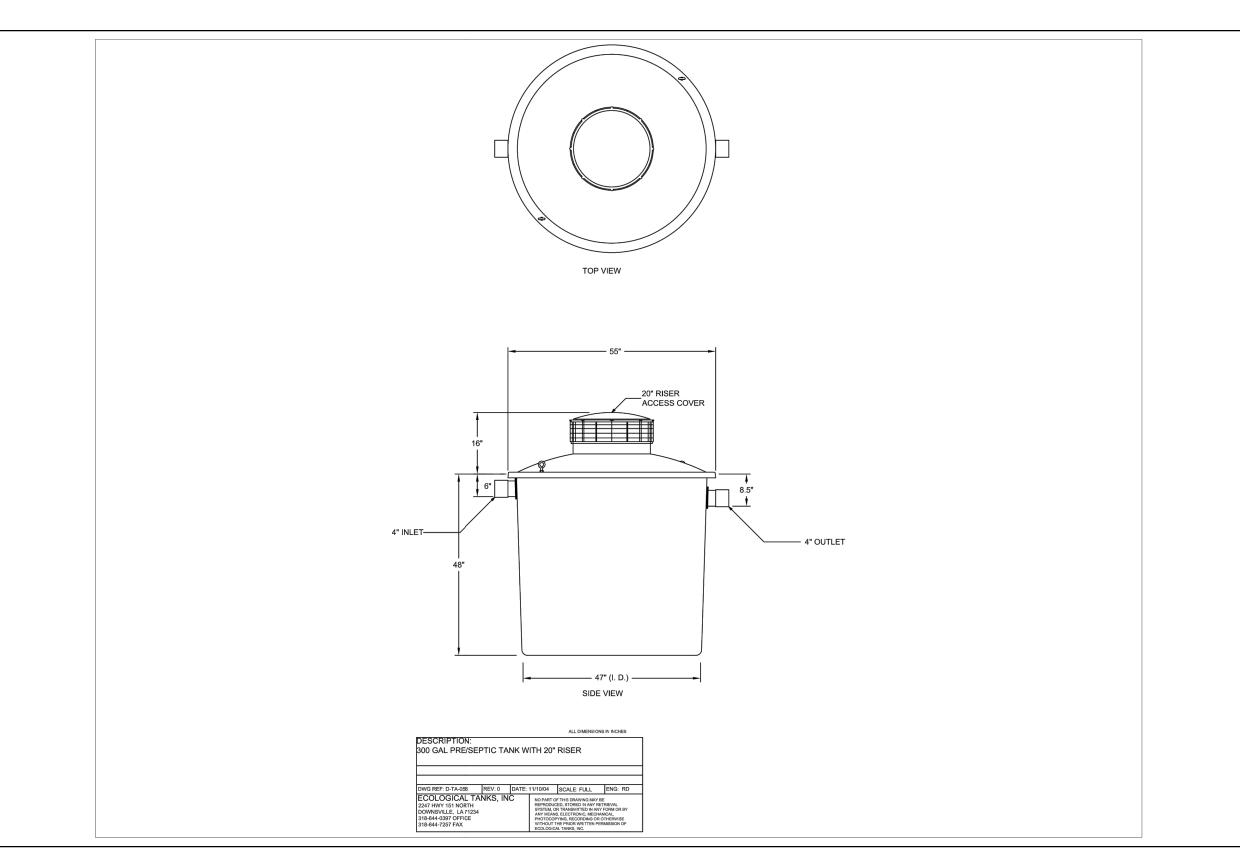
8. NO SANITARY NUISANCE CONDITION EXISTS ON THE PROPERTY RELATED TO THE ABANDONMENT ACTIVITIES. (H) ONE INSPECTION IS INCLUDED IN THE ABANDONMENT PERMIT FEE. THE APPLICANT SHALL PAY A REINSPECTION FEE FOR ANY ADDITIONAL INSPECTION VISITS NECESSARY UNTIL ALL OF THE CRITERIA IN SUBPARAGRAPHS 64E-6.011(4)(G)1. THROUGH 8. F.A.C., ARE MET AND FINAL APPROVAL OF THE ABANDONMENT IS GRANTED BY THE COUNTY HEALTH DEPARTMENT. (I) THE APPLICANT SHALL BE RESPONSIBLE FOR ALL REQUIRED LABORATORY FEES. ALL SAMPLING SHALL BE CONDUCTED BY COUNTY HEALTH DEPARTMENT STAFF DURING THE FINAL INSPECTION.

DAYS AFTER CONNECTION OF THE BUILDING PLUMBING TO THE SANITARY (K) 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. (L) UPON FINAL APPROVAL OF THE ABANDONMENT, USE OF THE TANK OR

(J) THE SEPTIC TANK SHALL BE CONVERTED AND INSPECTED WITHIN 90

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. (M) UPON FINAL APPROVAL OF THE ABANDONMENT, THE WATER COLLECTED IN THE TANK SHALL BE UTILIZED FOR NON-POTABLE, IRRIGATION PURPOSES

RULEMAKING AUTHORITY 381.0065, 489.553, 489.557 FS. LAW IMPLEMENTED 381.0065, 381.00655, 381.0066, PART I 386 FS. HISTORY-NEW 12-22-82, AMENDED 2-5-85, FORMERLY 10D-6.53, AMENDED 3-17-92, 1-3-95, FORMERLY 10D-6.053, AMENDED 6-18-03, 6-25-09.



3 PRE/SEPTIC TANK

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

A L L E G U E Z

ARCHITECTURE, INC.

ARCHITECTURE PLANNING

CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202

CORAL GABLES, FLORIDA 33134

E-MAIL alleguez@bellsouth.net

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GARTEK ENGINEERING CORP.

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Certificate of Authorization #3144

Gartek Project No. 2867.03

7210 SOUTHWEST 39TH TERRACE

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DESIGN

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INTERIOR

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CONSULTANTS:

MIAMI, FL

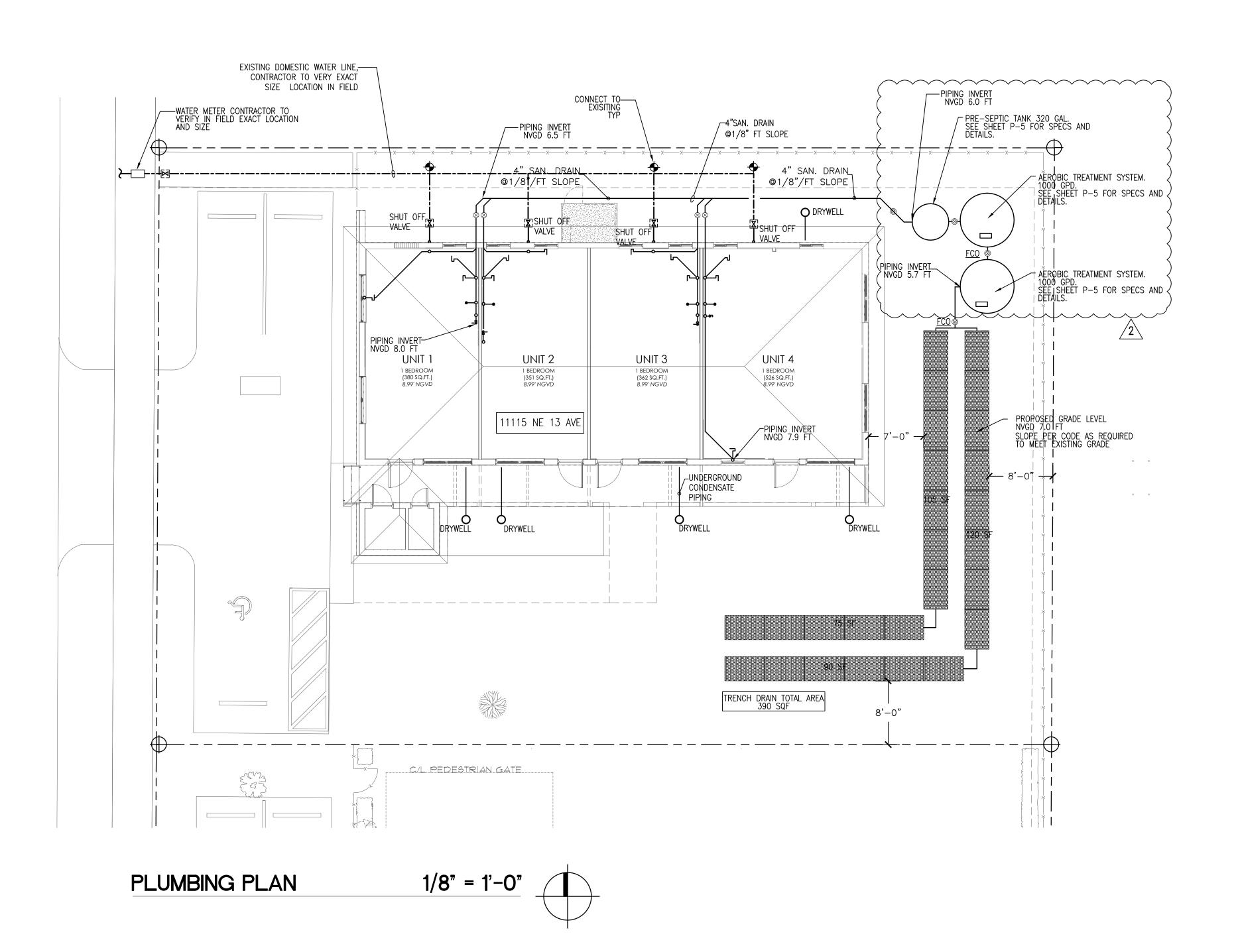
SEPTIC TANK DEMO PLAN, **NOTES AND DETAILS**

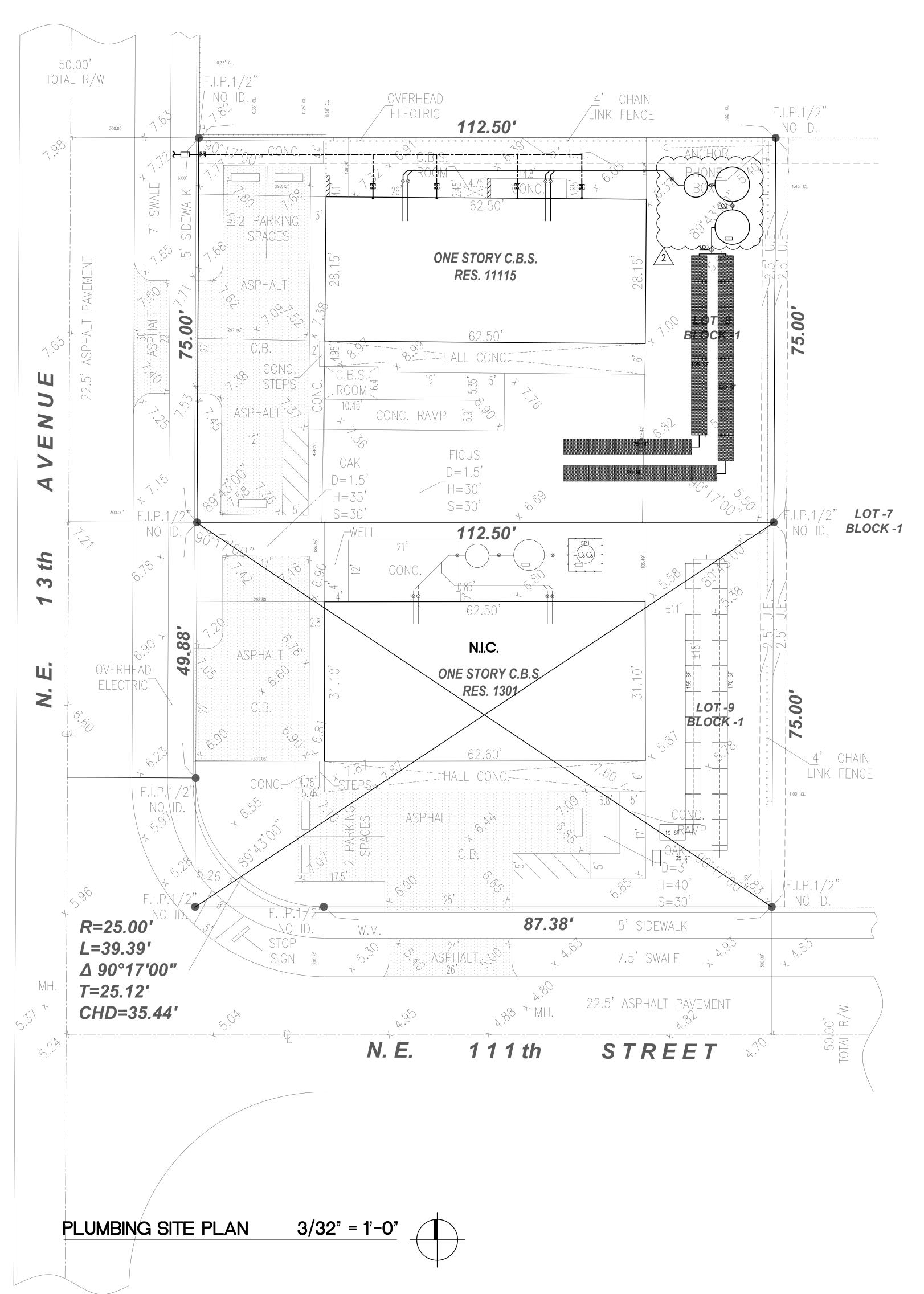
ROBERT BETANCOURT P.E. (MECHANICAL) LICENSE NO. 34788 "In my professional judgement and to the best of my knowledge and belief, thes plans and specifications comply with applicable Building Codes."

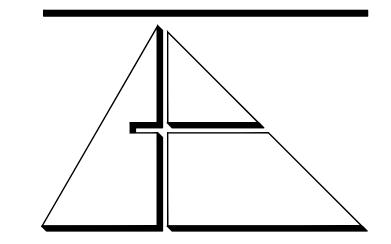
February 20, 2015

1 06-15-15 DOH. COMMENTS /2\ 07-24-15 DOH. COMMENTS

CAD DRAWING NAME:







ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202 CORAL GABLES, FLORIDA 33134 (305) 461 4001 (FAX) 461 6002 E-MAIL alleguez@bellsouth.net

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PROJECT:

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

MIAMI, FL

SEPTIC TANK SITE AND NEW WORK PLAN

ROBERT BETANCOURT P.E. (MECHANICAL)

"In my professional judgement and to the best of my knowledge and plans and specifications comply with applicable Building Codes."

DATE:

February 20, 2015

06-15-15 DOH. COMMENTS
2 07-24-15 DOH. COMMENTS

CAD DRAWING NAME:

SHEET NO.

HVAC GENERAL NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL NECESSARY ITEMS REQUIRED, EVEN THOUGHT 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
- 6. INDOOR AIR QUALITY PRECAUTIONS:

BY AND PAID FOR BY THE CONTRACTOR.

- 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.
- 7. 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.
- 8. SUBMIT A COMPLETE "AS-BUILT" RECORD SET IN ELECTRONIC AUTOCAD DWG FILE'S FORM TO ARCHITECT/ ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUISITION.
- 9. 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.
- 10. 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.
- 11. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
- 12. SUBMIT SHOP DRAWINGS OF ALL MATERIALS, DUCTWORK AND EQUIPMENT FOR REVIEW BY ARCHITECT/ENGINEER PRIOR TO FABRICATION AND/OR INSTALLATION.
- 13. 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.
- 14. OBTAIN FULL INFORMATION REGARDING PECULIARITIES 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.

15.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).

16. INSULATION:

- A. PIPING CONDENSATE PIPING 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.
- 17. 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.

18. 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.
- 19. VIBRATION ISOLATORS:
- A.CONDENSING UNITS SHALL BE MOUNTED ON 1" THICK NEOPRENE PADS, THRU-BOLTED TO HOT DIPPED GALVANIZED WELDED STEEL ANGLE.

20.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.
- 21. 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.
- 22. ALL FAN DRIVES SHALL BE ADJUSTED TO DELIVER THE SPECIFIED CFM AGAINST THE ACTUAL STATIC PRESSURE OF THE INSTALLATION.
- 23. 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
- 24. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 170 MPH HURRICANE FORCE WINDS.
- 26. 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
- INSTALLATION AND/OR FABRICATION. C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD BUILDING CODE NFPA 90A, 90B AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. E. 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 REQUISITION.
- 26. 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.
- 30. 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-INTRUSTION 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 C	ONDITIONING 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
M∨D	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
T	PROGRAMMABLE THERMOSTAT
	EXHAUST OR RETURN AIR DUCT SECTION
<u> </u>	OPPOSED BLADE MANUAL VOLUME DAMPER
-√ _{U.C.}	1" UNDER CUT DOOR (ALL BEDROOMS AND BATHROOMS)

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

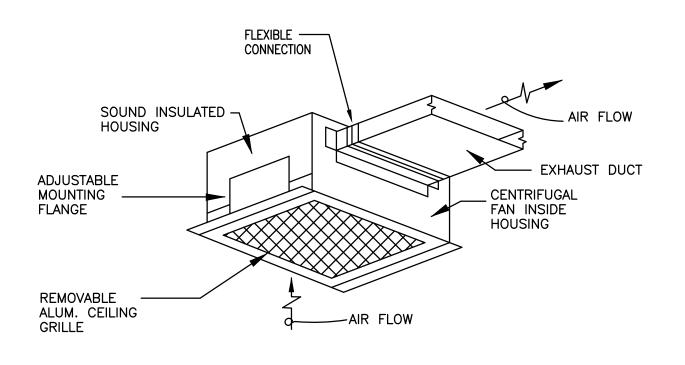
BUILDING DATA (SEE ARCH DV	VGS)
WALL R VALUE	R-5
GLASS (ARGON/LOW E) U VALUE	U-0.97
GLASS (ARGON/LOW E) SHGC.	SHGC-0.36
ROOF R VALUE	R-30
NOTF:	

NOTE:									
1. ALL R	AND	U	VALUES	ARE	AS	PROVIDED	TO	THIS	ENGINEE

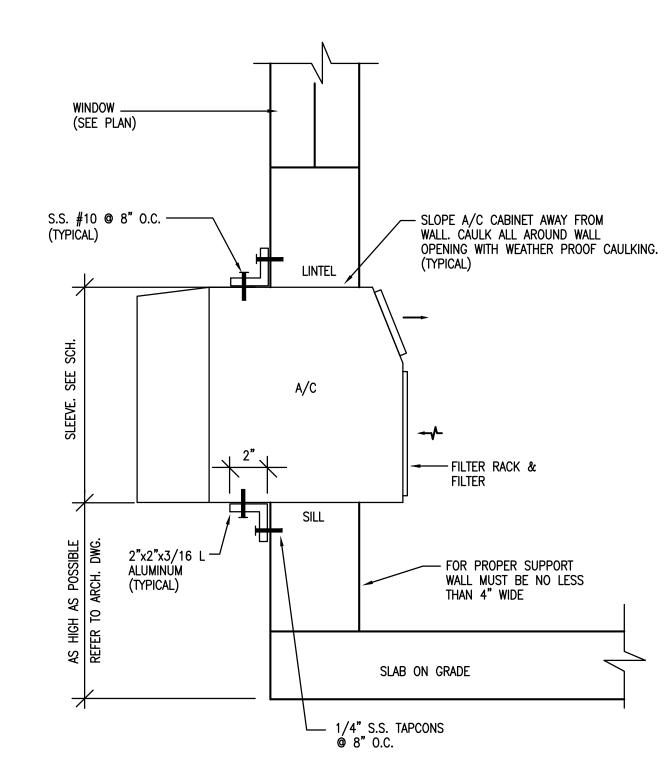
BY THE ARCHITECT.

VENTILATION FAN S	CHEDULE
UNIT DESIGNATION	EF-1
AREA SERVED	SEE PLAN
OPERATING WEIGHT, LBS.	18
LOCATION	CEILING
FAN TYPE	CEILING MNTD.
TOTAL AIR, CFM DRIVE TYPE	50 DIRECT
FAN WHEEL TYPE	CENTRIFUGAL
FAN TIP SPEED, FPM MAX. FAN SPEED, RPM	1125
TOTAL STATIC PRESSURE, IN OF H20	0.125
FAN MUTUR WATTS	29 W
FAN MOTOR STARTER TYPE STARTER FURNISHED BY	CONTRACTOR
ELECTRICAL SERVICE AVAILABLE	120/1ø/60
SONES	2.4
DESIGN MANUFACTURER	COOK – GEMIN
DESIGN MFGR. MODEL NUMBER	LITTLE GEM-I
SERVICE SWITCH	YES
SMOKE DETECTORS	NO
FIRE DAMPER	NO
CONSTRUCTION	GALVANIZED STEEL
MULTIBLADE BACKDRAFT DAMPER	YES
CONSTRUCTION MULTIBLADE BACKDRAFT DAMPER BIRDSCREEN	YES
SOLID STATE SPEED CONTROL	NO
THERMOSTAT CONTROL	NO
FACTORY FABRICATED CURB MODEL No.	NO
10 MIN. TIME OFF DELAY RELAY	YES

1- PROVIDE ALUMINUM EXHAUSI GRILLE (17P.)
2- ACCEPTABLE MANUFACTURERS COOK, GREENHECK OR PENN 3- EXHAUST FANS SHALL BE INTERLOCKED WITH CORRESPONDING LIGHT SWITCH (TYP.)



TYPICAL CEILING TYPE EXHAUST FAN DETAIL



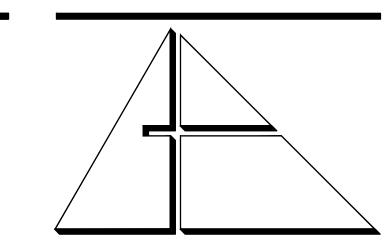
WINDOW TYPE UNIT MOUNTING DETAIL

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

ROOM TYPE A/C UNIT SCHEDULE							
UNIT DESIGNATION	A/C-11115-4B	A/C-11115-2 A/C-11115-3 A/C-11115-4A	A/C-11115-1				
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.	EQ08N11	YS12N33	YM18N34				
AIR FLOW (CFM)	175	265	370				
OUTSIDE AIR FLOW (CFM)	30	30	30				
COOLONG CAPACITY BTU/HR.	7,600	11,500/11,300	18,200/17,800				
AIR ENTERING EVAPORATOR 0 F DB/WB	80/67	80/67	80/67				
AIR LIVING EVAPORATOR ⁰ F DB/WB	56/-	56/-	56/-				
ELECTRIC HEATING CAPACITY BTU/HR	4,000	_	_				
HEAT PUMP CAPACITY BTU/HR	-	9,400/9,000	17,900/17,700				
COP / HSPF	-	2.4/8.2	2.5/8.5				
ELECTRICAL SERVICE AVAILABLE	115-1-60	230-1-60	230-1-60				
UNIT TOTAL AMPS, F.L. COOL/HEAT	6.9 / 11.2	5.4/5.8	8.9/8.7				
ENERGY EFFICIENCE RATIO (E.E.R.) MIN.	10.5	10.5	9.9				
WEIGHT LBS.	84 LBS	136 LBS	152 LBS				
SLEEVE	YES	YES	YES				
REFRIGERANT	R-410A	R-410A	R-410A				
DIMENSIONS (HxWxD)	_	16x26x29	18x26x29				

NOTES:

- 1. ALL A/C UNITS SHALL BE PROVIDED WITH OUTSIDE AIR DAMPER, INSECT BARRIER, WASHABLE ANTIMICROBIAL AIR FILET, STEEL INNER WALL AND EXTRA DENSE INSULATION AND VIBRATION ISOLATION FILTEN.
- 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 ENTRYGARD ANTI-INTRUSTION PROTECTION.



A L L E G U E Z ARCHITECTURE, INC.

ARCHITECTURE PLANNING **DESIGN** INTERIOR CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202 CORAL GABLES, FLORIDA 33134 (305) 461 4001 (FAX) 461 6002 E-MAIL alleguez@bellsouth.net ■AA C 0 0 2 7 4 6 ■

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER: GARTEK ENGINEERING CORP. 7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155 TEL: (305) 266-8997 FAX: (305) 264-9496 Certificate of Authorization #3144

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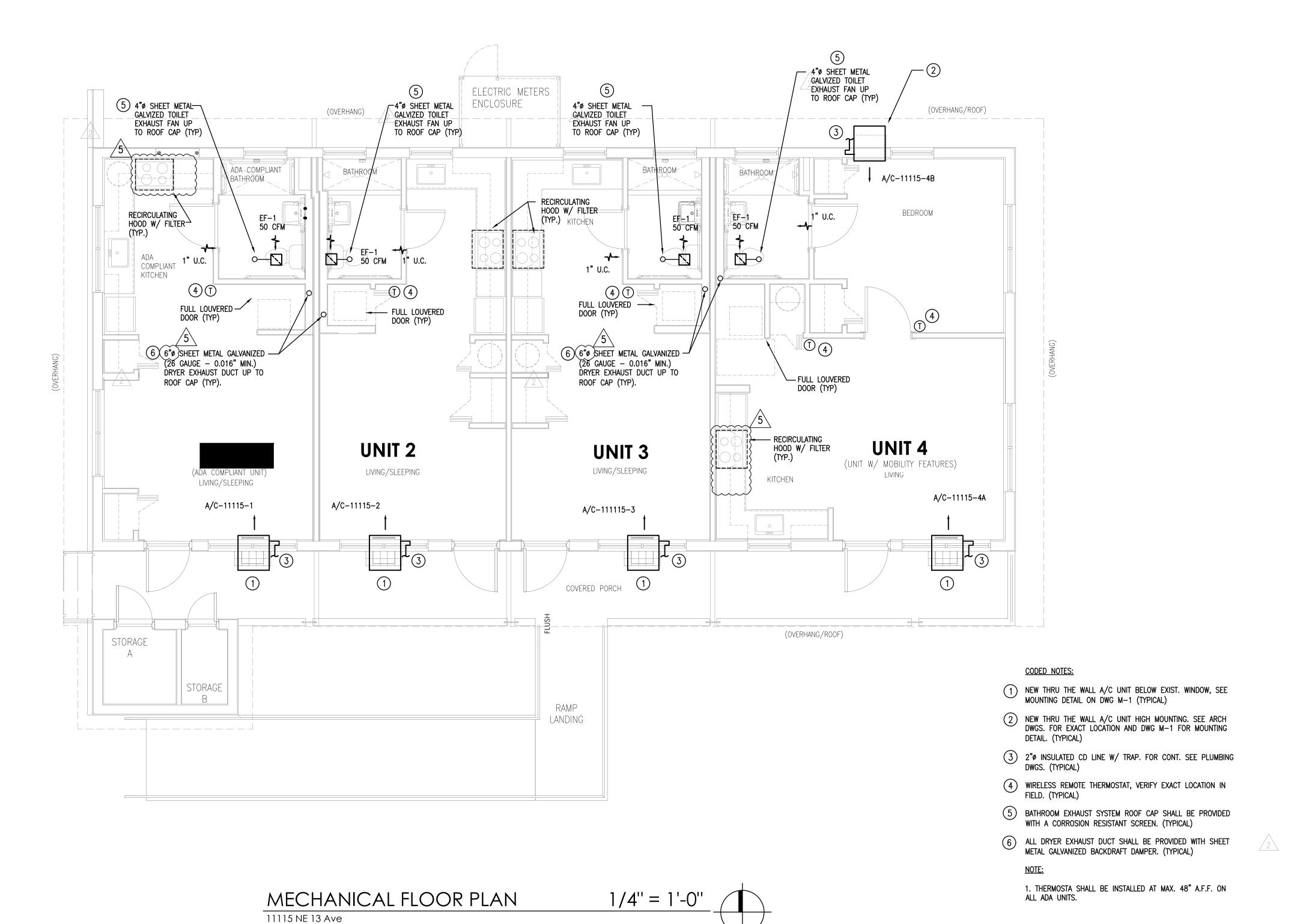
CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

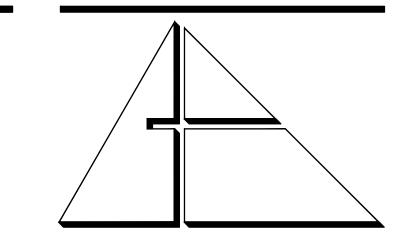
MIAMI, FL

MECHANICAL

ROBERT BETANCOURT P.E. (MECHANICAL) LICENSE NO. 34788 "In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes." DATE: September 15, 2014

CAD DRAWING NAME:





ARCHITECTURE PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMEN

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PROJEC^{*}

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

MIAMI, FL

MECHANICAL FLOOR PLAN

SEA

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

DATE:

September 15, 2014

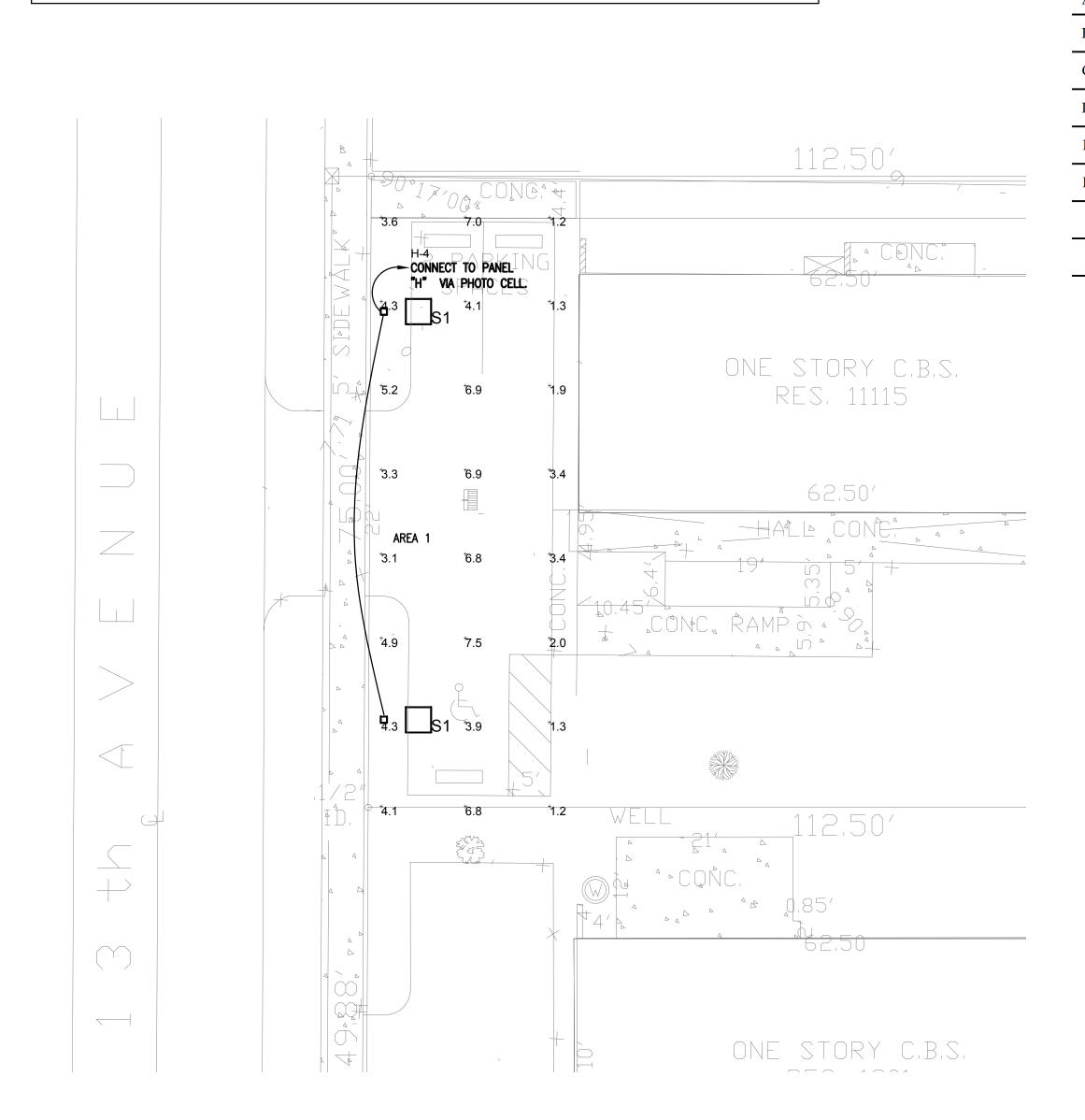
REVISED:

10-20-13 BACKGROUND CHANGE
2 12-13-13 BLDG. DEPT. COMMENTS
5 01-16-17 PLAN UPDATE

CAD DRAWING NAME:

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

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA 1	+	4.1 fc	7.5 fc	1.2 fc	6.3:1	3.4:1



SITE PLAN PARKING AREA LIGHTING SC: 1'0" = 3/32

GENERAL ELECTRICAL NOTES

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 AF SHOWN, THE STRUCTURAL, ARCHITECTURAL, AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT 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,

I. GENERAL REQUIREMENTS

ONE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT ON FILE AT THE SITE FOR THE SOLE USE OF MARKING AS—BUILT DATA. ALL CHANGES SHALL BE MARKED IN RED ON THESE PRINTS AS WORK PROGRESSES. PRIOR TO EACH REQUISITION 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 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 SPRINKLER, INTERIOR DESIGN AND ELECTRICAL DRAWINGS WITHOUT ADDITIONAL EXPENSE 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

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 (SOLENOIDS, VAV'S, THERMOSTATS, PUMPS, FANS, SMOKE DETECTORS, DUCT HEATERS, ETC.) THE CONTRACTOR SHALL PROVIDE ALL BRANCH CIRCUIT AND CONTROL WIRING AS INDICATED OR REQUIRED 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

C. PERMITS. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, STATE SALES TAX, FEDERAL EXCISE TAX, ROYALTIES AND OTHER TAXES OR FEES AS REQUIRED FOR INSTALLATION OF A COMPLETE SYSTEM AS OUTLINED HEREIN AND AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL SECURE ALL NECESSARY LICENSES 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

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 TIME 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 REDESIGN BY THE ARCHITECT OR HIS CONSULTANTS IS REQUIRED TO ACCOMMODATE AN ALTERNATE PRODUCT OR SYSTEM, ALL COSTS OF THIS REDESIGN 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

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

FOLLOW THE INSTALLATION DIRECTIONS AND RECOMMENDATIONS OF MATERIAL AND

ALL WORK SHALL BE PERFORMED BY WORKERS SKILLED IN THEIR RESPECTIVE TRADES AND ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. INSTALL EQUIPMENT, INCLUDING SWITCHES, CONTROLLERS, FIXTURES AND TRANSFORMERS SUCH THAT REMOVAL OR REPLACEMENT MAY BE READILY ACCOMPLISHED WITHOUT DAMAGE TO EQUIPMENT OR FASTENERS. IDENTIFY ALL EQUIPMENT, INCLUDING SAFETY SWITCHES, STARTERS, TRANSFORMERS, PANELS, TERMINAL BOXES, MOTORS, SPECIAL OUTLETS, RELAYS. IDENTIFICATION SHALL CORRESPOND TO THE TERMINOLOGY ON THE CONTRACT DOCUMENTS.

G. SUPPORTING DEVICES. DEVICES, INCLUDING ANCHORS, FASTENERS, HANGERS AND SUPPORTS, SHALL BE OF A TYPE DESIGNED OR FABRICATED FOR THE PURPOSE, AND SHALL ADEQUATELY AND SAFELY SECURE THE MATERIAL AND EQUIPMENT AND PRESENT A NEAT APPEARANCE. USE DEVICES WITH CORROSION RESISTANT CHARACTERISTICS FOR THE

ATMOSPHERIC CONDITIONS IN WHICH THEY ARE INSTALLED. H. RACEWAYS & BOXES. ROUTING OF RACEWAYS, INTERCONNECTING OUTLETS AND HOME-RUNS IS UP TO THE ELECTRICAL CONTRACTOR, BUT AFTER COMPLETION OF THE INSTALLATION, HE SHALL SUBMIT TO THE ENGINEER AS—BUILT DRAWINGS OF HIS WORK FOR FUTURE RECORD. DEVICE BOXES SHALL BE INSTALLED FLUSH, CONDUIT SHALL BE CONCEALED UNLESS OTHERWISE INDICATED. ALL CONDUCTORS SHALL BE IN CONDUIT. FOR UNDERGROUND/IN—SLAB LOCATIONS USE GALVANIZED RIGID STEEL (GRS) CONDUIT OR SCHEDULE 40 PVC CONDUIT WITH GROUND WIRE SIZED AS INDICATED OR REQUIRED BY N.E.C., STUB—UPS FROM UNDERGROUND/IN—SLAB PVC CONDUIT SHALL BE GRS. UNDERGROUND GRS SHALL BE COATED WITH TWO COATS OF BITUMASTIC #50 APPLIED WITHOUT THINNING. ALL SECTIONS OF METALLIC CONDUIT SYSTEM SHALL BE GROUNDED AND ELECTRICALLY CONTINUOUS. USE ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR CONCEALED WIRING AND ELSEWHERE AS PERMITTED BY THE N.E.C. USE SEALTITE FLEXIBLE METAL CONDUIT FOR FLEXIBLE CONNECTIONS IN ALL WET LOCATIONS. INSTALL A NYLON PULL—CORD IN ALL EMPTY RACEWAYS FOR FUTURE USE. SIZE ALL GUTTERS AND PULL—BOXES PER NEC 370 AND 374. ALL PULL AND JUNCTION BOXES SHALL REMAIN ACCESSIBLE AT ALL TIMES. JUNCTION BOXES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

ALUMINUM CONDUIT WILL NOT BE PERMITTED. MINIMUM SIZE OUTLET BOX SHALL BE 4" SQUARE BY 1-1/2" DEEP UNLESS APPROVED OR JSE CAST METAL OUTLET BOXES WITH GASKETED COVERS FOR ALL EXTERIOR AND FOR ALL

PROVIDE APPROVED FIRE STOPPING MATERIALS AT ALL CHASES TO PREVENT DRAFTS, AT PENETRATIONS INTO RATED SPACES, AND OTHER LOCATIONS AS REQUIRED BY CODES. PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH NEC ARTICLE 300. PROVIDE EXPANSION FITTINGS IN CONDUIT RUNS CROSSING EXPANSION JOINTS IN THE

I. CONDUCTORS. UNLESS OTHERWISE INDICATED, ALL CONDUCTORS ARE #12 IN 1/2" CONDUIT. ALL CONDUCTORS SHALL BE COPPER. ACCEPTABLE INSULATION TYPES ARE TW, THW, THHN, THWN, AND XHHW, WITH USES AS RESTRICTED BY THE NEC. AMPACITIES OF CONDUCTORS IS TO BE BASED ON ARTICLE 310 OF THE NEC WITH UL LIMITATIONS: 60 DEG. RATING FOR SIZES #14 THROUGH #1; 75 DEG. FOR #1/O AND LARGER. CABLES 3/O AND LARGER SHALL BE TERMINATED WITH PRESSURE CRIMP CONNECTORS. FOR 20 AMP BRANCH CIRCUITS GREATER THAN 100 FT. IN LENGTH, ONE WAY, UP TO 200 FT. USE #10 WIRE; OVER 200 FT., USE #8 WIRE. 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 RESPECTIVELY AS FOLLOWS FOR 3 PHASE SYSTEM:

ALL CONDUCTORS OF THE SAME PHASE IN PARALLELED 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. MAINTAIN 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, PULL 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.

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

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 CABLE BUNDLES EVERY 4 FEET. ALL BUNDLES SHALL BE PROPERLY STRAPPED WITH SELF—LOCKING CABLE TIES. EXPOSED CABLES SHALL NOT LIE ON TOP OF CEILING TILES OR LUMINARIES.

J. GROUNDING.

U.L. LISTED FOR COPPER-ALUMINUM.

SHALL BE RATED FOR SWITCHING DUTY.

OTHER FUSES SHALL BE AS INDICATED.

CONTACT WITH SURROUNDING WALL FINISH.

MOUNTING HEIGHTS (TO CENTER LINE OF BOX):

OCCURS; RECEPTACLE SHALL BE HORIZONTAL.

GASKETS AND BONDING MEANS.

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.

ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA-1, GENERAL PURPOSE, EXCEPT THAT SWITCHES INDICATED (WP) WEATHERPROOF, SHALL BE NEMA-3R ENCLOSURES WITH SUITABLE

SWITCHES AND DISCONNECT SHALL BE AS MANUFACTURED BY SQUARE "D", OR APPROVED

CIRCUIT BREAKER DISCONNECTS MAY BE USED IN LIEU OF SAFETY SWITCHES PROVIDING 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 ROOT MEAN SQUARE (RMS), SYMMETRICAL AMPERES BASED ON NEMA TEST PROCEDURES. LUGS AND TERMINALS SHALL BE U.L. APPROVED FOR COPPER—ALUMINUM. ACCESSORIES SHALL BE 120 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

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

FUSES FOR MAIN DISCONNECT DEVICES SHALL BE HIGH INTERRUPTING CAPACITY, TIME DELA

FUSES FOR MOTORS AND ENCLOSED SWITCHES, NEMA CLASS K-5, UNLESS INDICATED OTHERWISE, DUAL ELEMENT, TIME DELAY. BUSSMAN - FUSETRON, FRN AND FRS, OR EQUAL.

INSTALL PLATES AND COVERS ON ALL OUTLETS. INSTALL ALL DEVICES UNIFORMLY IN EACH

PLATES SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY AND ALL EDGES SHALL BE IN FIRM

GENERALLY MOUNT RECEPTACLES 18" AFF (ABOVE FINISHED FLOOR) UNLESS NOTED OTHERWISE.

MOUNT SWITCHES AND DIMMERS AT 48" AFF.
MOUNT OUTLETS OVER MIRRORS 8" HIGHER THAN MIRROR.
MOUNT OUTLETS OVER COUNTERS AND CENTERED IN THE BACK SPLASH WHERE IT

ADJUST OUTLET HEIGHTS IN CERAMIC TILE WALLS TO BE ENTIRELY IN OR ENTIRELY OUT OF THE TILE. OUTLETS MAY BE HORIZONTAL TO MEET SPACE CONDITIONS.

TEST EACH SOCKET OF EACH OUTLET WITH A DEVICE INTENDED FOR THE PURPOSE.

N. WIRING DEVICES. DEVICES SHALL BE AS SPECIFIED IN CONTRACT DOCUMENTS.

OR TYPE SUITABLE FOR DEVICE. PROVIDE ONE SPARE SET MOUNTED INSIDE THE CUBICLE, FOR EACH MAIN DEVICE.

- ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR.
- K. SAFETY SWITCHES/CIRCUIT BREAKER DISCONNECTS.
 SHALL BE HEAVY DUTY TYPE KD, FUSIBLE, OR NON-FUSIBLE, WITH POLES, AMPERE, VOLTAGE AND HORSEPOWER RATINGS INDICATED AND SHALL HAVE SOLID NEUTRALS. LUGS SHALL BE
 - 5. EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROOF. 6. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW N.E.C. REQUIREMENT CLEARANCE.

2. PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES.

4. ALL LAVATORIES AND KITCHEN RECEPTACLES SHALL BE GFI TYPE.

. CIRCUITS WIRING REQUIRED TO BE AS FOLLOWS: 120V-2 WIRE (L-N); 120/240V - 3 WIRE (LL-N); 240V - 2 WIRE (LL). WHEN EQUIPMENT GROUND IS REQUIRED INCREASE CONDUIT SIZE ÁS REQUIRED.

PROVIDE ALL A/C CONTROL IN SEPARATE 1/2"C AS REQUIRED BY A/C DRAWINGS OR

8. ALL WIRING TO BE COPPER. THHN/THWN TYPE RUN IN CONDUIT.

COOLING AND HEATING LOADS ARE NOT CONCURRENT.

- 9. ALL COUNTER RECEPTACLES AND SWITCHES TO BE MOUNTED + 48" MAXIMUM FINISHED FLOOR (TO BOTTOM OF PLATE). UNLESS OTHERWISE NOTED COORDINATE HEIGHT WITH ARCHITECT.
- 10. REFRIGERATOR RECEPTACLE TO BE MOUNTED + 48" A.F.F.
- 11. COORDINATE LOCATION OF AIR CONDITIONER (INDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
- 12. MINIMUM WIRE SIZE SHALL BE #12 THHN/THWN CONDUCTORS #6 AWG AND LARGER SHALL BE THW.
- 14. ALL CONDUCTORS SHALL BE COPPER.
- 15. CONDUIT IN FINISHED AREAS SHALL BE CONCEALED.
- 16. CONDUIT IN UNFINISHED AREAS SHALL BE EXPOSED.
- 17. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE.
- 18. INSTALL NYLON PULL STRING IN ALL EMPTY CONDUITS FOR FUTURE USE.
- 19. ALL MATERIALS SHALL BE U.L. APPROVED.

RESIDENCE NOTES:

MANUFACTURER DIAGRAMS.

- 20. WORKMANSHIP SHALL BE TO BEST COMMERCIAL PRACTICE.
- 21. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES.
- 22. RECESSED LIGHT FIXTURES OVER BATHTUB OR SHOWER SHALL BE COMPLETELY ENCLOSED AND VAPOR PROOF SUITABLE FOR WET LOCATIONS.
- 23. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- 24. RISER AND DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
- 25. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- 26. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING. BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS. AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
- 27. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
- 28. SEE PANEL SCHEDULES FOR AFCI CIRCUIT REQUIREMENTS.
- 29. ALL RECEPTACLES SHALL BE TAMPER PROOF.

SYMBOL LEGEND:

- DUPLEX RECEPTACLE OUTLET 15A, 125V, 3 WIRE MOUNTED @ 18" AFF SMALL APPLIANCE AND
- TAMPER RESISTANT.
- O CEILING MOUNTED LIGHT FIXTURE (RECESSED)
- TV OUTLET
- SPECIAL PURPOSE OUTLET TO MATCH EQUIPMENT PLUG, 120/240V, 10, GROUNDING TYPE
- SMOKE DETECTOR (120V) TANDEM WIRED WITH SOUNDING BASE
- JUNCTION BOX

- BATHROOM DUPLEX RECEPTACLES TO BE RATED FOR 20A, 125V, 3 WIRE, GROUND TYPE WALL MOUNTED TAMPER RESISTANT.
- SINGLE RECEPTACLE OUTLET, 20A, 125V, 3 WIRE, GROUNDING TYPE WALL MOUNTED
- WALL MOUNTED LIGHT FIXTURE
- -O- PENDANT LIGHT FIXTURE FLUORESCENT LIGHT FIXTURE

MOTOR

- TELEPHONE OUTLET MOUNTED AT 18" AFF
- SINGLE POLE SWITCH, 120V, 20A
- \searrow_3 THREE-WAY SWITCH, 120V, 20A.
- FUSED OR NON FUSED DISCONNECT SWITCH. FUSES AS PER EQUIPMENT MANUFACTURER.

- WP WEATHER PROOF
- GFI GROUND FAULT INTERRUPTER

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

ALLEGUEZ

ARCHITECTURE, INC.

ARCHITECTURE PLANNING

CONSTRUCTION MANAGEMENT

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■AA C 0 0 2 7 4 6 ■

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INTERIOR

CONSULTANTS:

DESIGN

MIAMI, FL

ELECTRICAL GENERAL NOTES, LEGEND, SITE PLAN & DETAIL

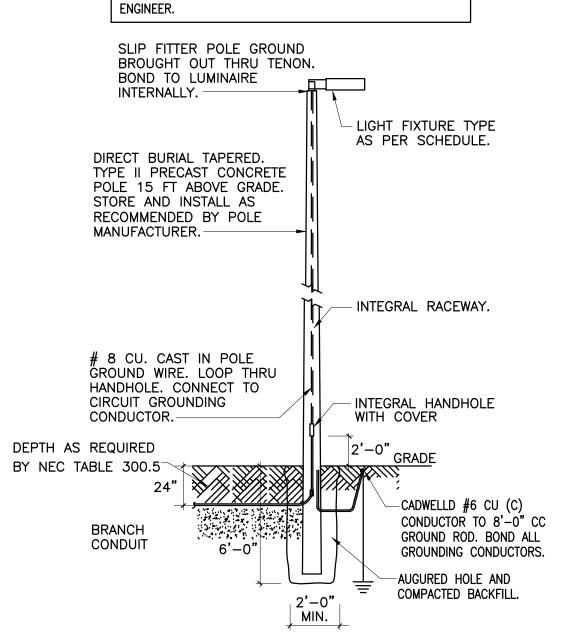
M. F. GARCIA P.E. (ELECTRICAL) LICENSE NO. 24221 "In my professional judgement and to the best of my knowledge and belief, thes plans and specifications comply with applicable Building Codes.

September 15, 2014

10-20-13 BACKGROUND CHANGE

LIGHTING FIXTURE SCHEDULE DESCRIPTION **MANUFACTURER** CATALOG NUMBER QTY LAMP COLOR VOLTS MOUNTING REMARKS LITHONIA 22WT9 3500 120 **ENERGY STAR** HALLWAY FIXTURES FM22 ACLR LP SURFACE /5\\ FMLL 7 8 30 WL LED 3000 120 SURFACE **ENERGY STAR** RESTROOM FIXTURE LITHONIA LITHONIA F32T8 3500 120 SURFACE **ENERGY STAR** KITCHEN FIXTURE 3348 2L32 LITHONIA 5\ MWVB2 BZ DCNE1001 LED 3000 SURFACE **ENERGY STAR** VANITY FIXTURE EXTERIOR ENTRY FIXTURE **WAVE** 217-WT 13W PL 2700 120 SURFACE **WET LOCATION** 2700 EXTERIOR SPOT LIGHTS LITHONIA 100WQT 120 SURFACE **WET LOCATION** OFTR 200Q 120 LP

> 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 EMBEDMENT DEPTH AS REQUIRED BY WIND LOAD CALCULATIONS. SUBMIT CALCULATIONS WITH SHOP DRAWINGS SIGNED AND SEALED BY FLORIDA REGISTER



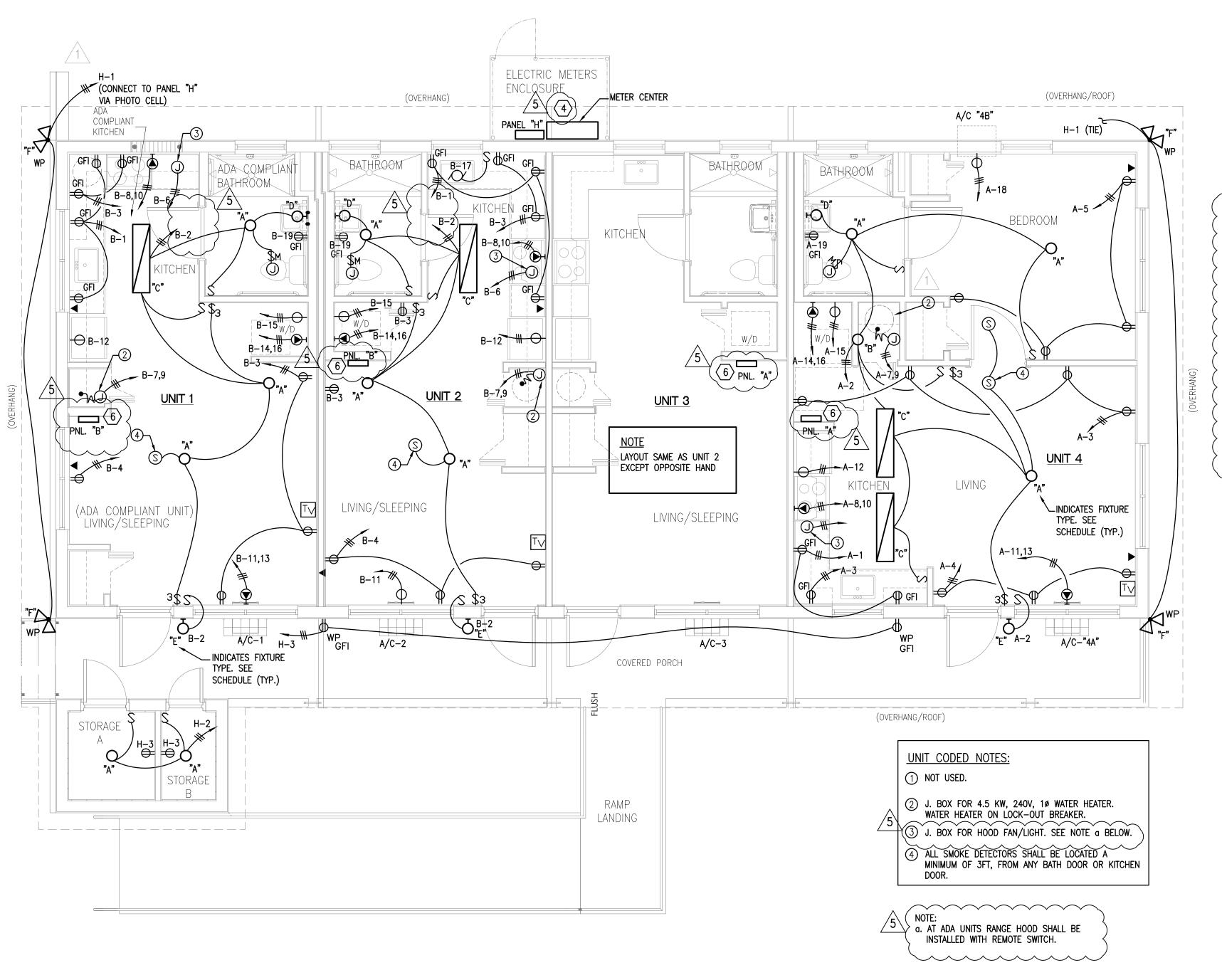
LIGHT POLE DETAIL



A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED

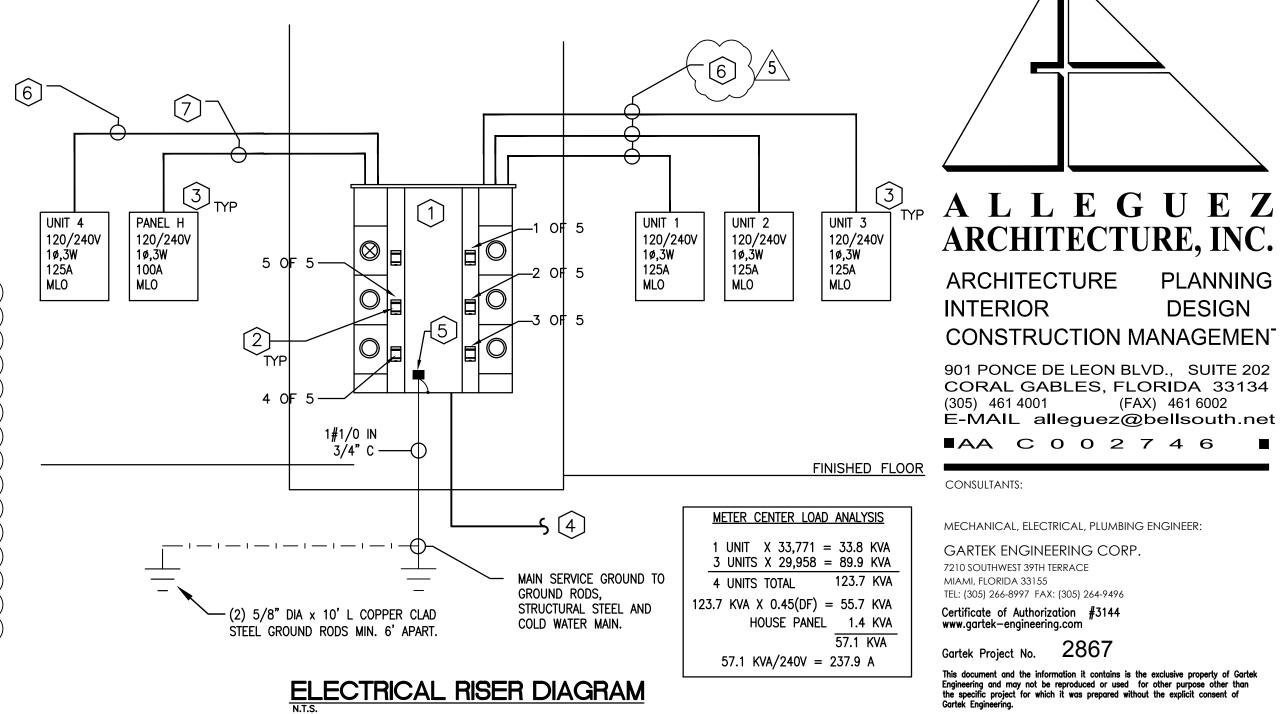
LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS AS PER

ENERGY CODE (FBC) SECTION 404.1



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) 125 A METERS WITH MAIN. RING OR RINGLESS TYPE DEVICE AS REQUIRED BY FPL. COORDINATE FPL SERVICE LOCATION WITH FPL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AND INSTALL (4) 2P-100A SERVICE RATED 22K AIC MAINS FOR UNITS & (1) 2P-60A SERVICE RATED 22K AIC MAIN FOR HOUSE PANEL.
- CONTRACTOR SHALL PROVIDE AND INSTALL (4) 120/240V, 1 PH, 125 AMPS, NEMA 1 FLUSH ENCLOSURE PANELBOARDS FOR UNITS 1,2,3,4 & (1) 120/240V, 1 PH, 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.
- CONTRACTOR SHALL PROVIDE AND INSTALL 3# 400kcmil 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 ROUTE AND TRENCH SHALL BE COORDINATED IN FIELD AND IN COMPLIANCE WITH FPL AND N.E.C. REQUIREMENTS. MAKE ALL NECESSARY CONNECTIONS, PROVIDE PULL BOXES, TRENCHING, RISERS, ETC. FOR A COMPLETE WORKING SYSTEM IN PLACE.
- 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#2 & 1#6 (G) IN 1 1/2" C, COMPLETE IN PLACE FEEDER CONDUCTORS SHALL BE ROUTED ALONG THRU THE INTERIOR OF THE BUILDING EMT.
- (7) CONTRACTOR SHALL PROVIDE AND INSTALL 3#6 & 1#8 (G) IN 1 1/4" C, COMPLETE IN PLACE



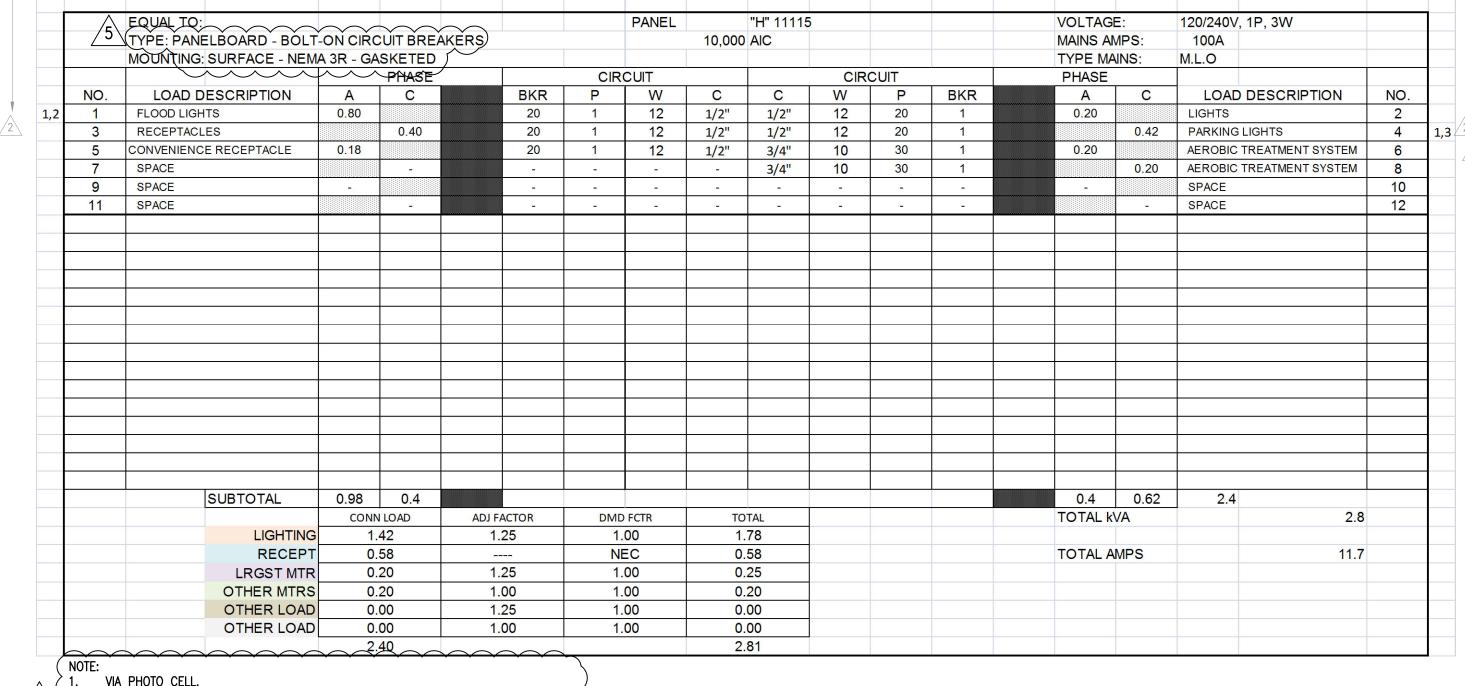
GARTEK ENGINEERING CORP. 7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155 TEL: (305) 266-8997 FAX: (305) 264-9496 Certificate of Authorization #3144

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DESIGN

(FAX) 461 6002

— FOR REVISION 2 PLEASE REFER TO: H:\ALLEGUEZ\2867−00 − City of Miami Life Quest\WORK\2867.03-Sep.Tank\2867−11115\11115-E-3



ELECTRICAL POWER, LIGHTING FLOOR PLAN PANELS & RISER

CITY OF MIAMI

LIFE QUEST

RENOVATIONS

11115 NE 13 Ave

MIAMI, FL

															OTH	ER MTRS		0.20	1.
															OTH	ER LOAD		0.00	1.
															OTH	ER LOAD		0.00	1.
																		2.40	
													5 1 2 3	. ROU	PHOTO CELL. ITE EMT CONDUITS INSII ITE CONDUITS UNDERGR	ROUND.	ING. C	ONDUITS	SHALL BE RUI
^	EQUAL TO:						PANEL		"B" 11	115			VOI	TAGE	120/240V, 1P, 3W				
/ 5\	TYPE: PANELBOARD - BOLT-C	NI CIP	CUIT P	DEALE	DE			10,000		110				I AGE.					
	MOUNTING: FLUSH			KEANE	-10			10,000	AIC					E MAINS					
	IVIOUNTING: FLUSH		DHAC			CID	CLUT			CID	CUIT				S IVI.L.U				
NO	LOAD DESCRIPTION		PHASE	_]	DIAD.		CUIT					DVD	PHAS		LOAD DECCE	UDTION	NO		
NO 1	The second secon	1.50	С		BKR	Р	W	C 1/2"	C 1/2"	W	Р	BKR	A *	С	LOAD DESCR	APTION	NO.		
1	RECEPT - SMAPPL	1.50	4 50		20	1	12	1/2"	1/2"	12	7	20		743	GENERAL LIGHTS		2	2	
3	RECEPT - SMAPPL		1.50		20	1	12	1/2"	1/2"	14	1	15	2.2	(*)	GENERAL LIGHTS	N. 50	4	2	
5	SPACE		0.05		-	=	12	1/2"	1/2"	14	1	15	0.20	#08080808080808080808	GENERAL RECEPTAC	CLES	6		
7	WATER HEATER		2.25		30	2	10	3/4"	1/2"	14	1	15		0.20			8		
9		2.25	1						3/4"	8	2	50	4.38	\$25,000,000,000,000,000,000,000,000,000,0	RANGE		10		
11	IX	1 4 6 5	1.02		20	2	12	3/4"	4 (0)	40				4.38	PEEDICEDATOR		12		
13		1.02							1/2"	12	1	20	1.40	19090909090909090	REFRIGERATOR		14		
15			1.50		20	1	12	1/2"	3/4"	10	2	30		2.60	DRYER		16		
17		-			-	-	-	-					2.60)	SPACE		18		
19			(*)		20	1	12	1/2"	-	-	-	-		-			20		
21	SPACE	-			-	-	-	-	-	-	-	-	-		SPACE		22		
23			-		-	-	-	-	-	-	-	-		-	SPACE		24		
25													-		SPACE	******************************	26		
27																	28		
29																	30		
31															<u> </u>		32		
33																	34		
		eur 🛊 19191-19181-19191-19181	at:88888888888				1										36		
35 37																	38		

GENERAL RECEPTACLES 1 14 1/2" 1/2" 14 15 HOOD FA/LIGHT 2.2F WATER HEATER A/C "4A" 1.40 REFRIGERATOR WASHER SPACE BATH RECEPTACLE SPACE SPACE SPACE SPACE SPACE 0.0 CONN LOAD ADJ FACTOR DMD FCTR TOTAL TOTAL kVA
 LIGHTING
 0.00
 1.25
 1.00
 0.00

 RECEPT
 0.00
 --- NEC
 0.00
 TOTAL AMPS LRGST MTR 0.00 1.25 1.00 (SEE UNIT LOAD ANALYSIS) OTHER MTRS 0.00 1.00 1.00
 OTHER LOAD
 0.00
 1.25
 1.00
 0.00

 OTHER LOAD
 0.00
 1.00
 1.00
 0.00

PANEL "A" 11115

20 | 1 | 12 | 1/2" | 1/2" | 14 | 15

P W C C W P BKR

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

0.00

FLOOR PLAN - POWER + LIGHTING

5 EQUAL TO:
TYPE: PANELBOARD - BOLT-ON CIRCUIT BREAKER
MOUNTING: FLUSH

LOAD DESCRIPTION

RECEPT - SM APPL

RECEPT - SM APPL

UNIT LOAD ANALYSIS BASED ON 120/240 V, 1ø, 3W 564 SQ. FT X 3 W/SQ FT 1,691 VA OTHER LOADS EXCEPT A/C 25,360 VA 1ST 10 KVA @ 100% ————10,000 VA 17,051VA @ 40% ————6,820 VA AC @ 100% ————2,688 VA 19,508 VA 19,508 VA/240V = 81.3 A

VOLTAGE: 120/240V, 1P, 3W

LOAD DESCRIPTION

GENERAL LIGHTS

GENERAL RECEPTACLES

MAINS AMPS TYPE MAINS M.L.O

PHASE

1. (*) PART OF THE 3W/ SQ FT. LOAD. . PROVIDE AFCI TYPE BREAKER. 3. PROVIDE HACR TYPE BREAKER. 4. APARTMENT UNITS 2 AND 3 : USE 1P-20A CB 5. PROVIDE LOCK-OUT BREAKER.

 OTHER MTRS
 0.00
 1.00
 1.00
 0.00

 OTHER LOAD
 0.00
 1.25
 1.00
 0.00

OTHER LOAD 0.00 1.00 1.00 0.00

1.00 0.00

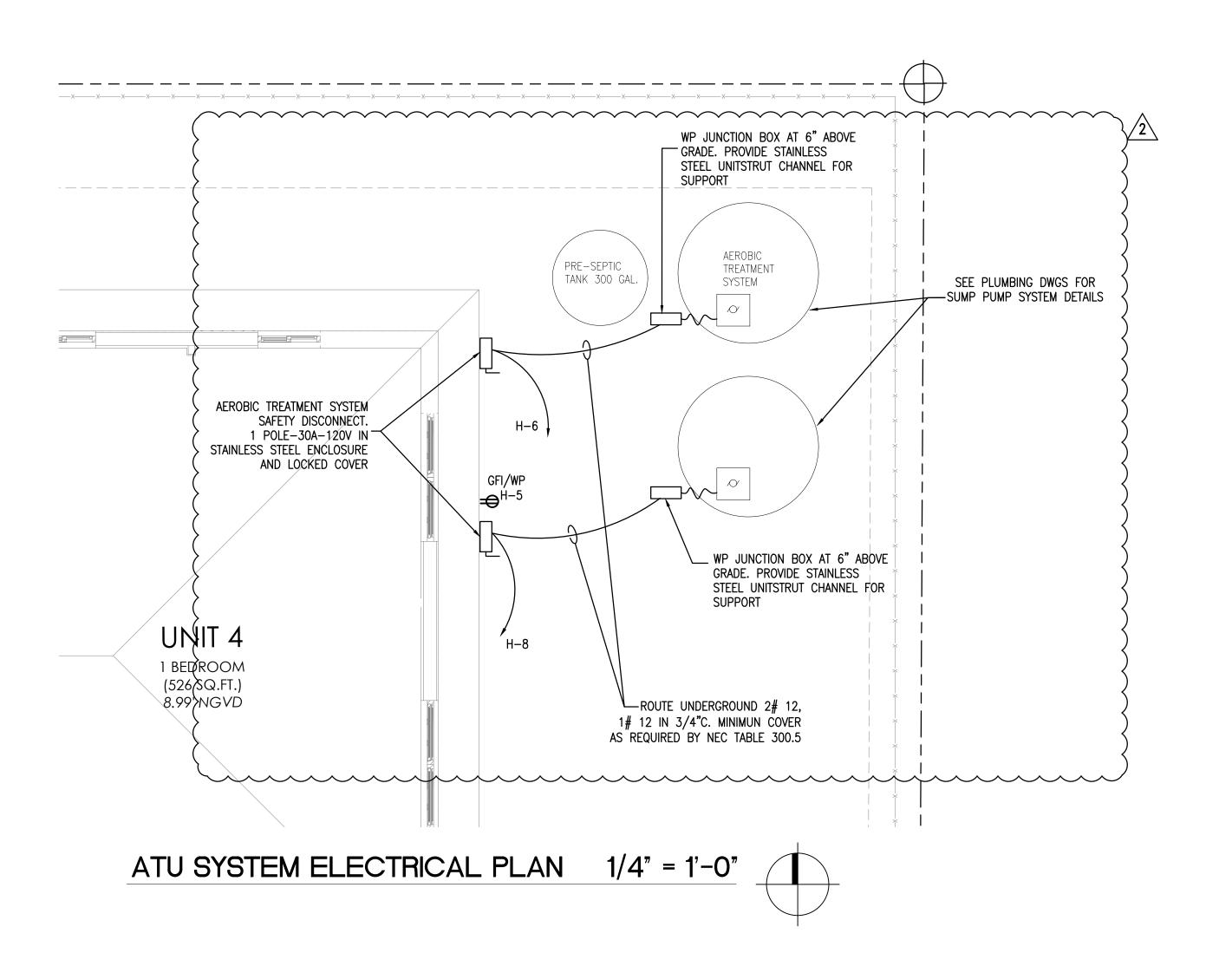
LRGST MTR 0.00 1.25

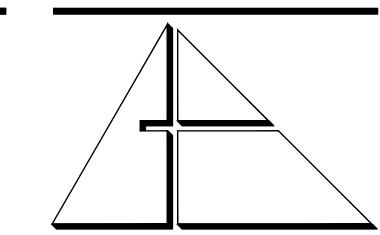
UNIT LOAD ANALYSIS BASED ON 120/240 V, 1ø, 3W 413 SQ. FT X 3 W/SQ FT 1,238 VA OTHER LOADS EXCEPT A/C 25,360 VA 26,598 VA 1ST 10 KVA @ 100% ————10,000 VA 17,051VA @ 40% ————6,639 VA AC @ 100% ————2,048 VA 18.687 VA 18,687 VA/240V = 77.9 A

(SEE UNIT LOAD ANALYSIS)

112.50' ONE STORY C.B.S. RES. 11115	M. F. GARCIA P.E. (ELECTRICAL) LICENSE NO. 24221 "In my professional judgement 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 2 06-15-15 DOH. COMMENTS 3 07-24-15 DOH. COMMENTS
N. E. 111th STREET	O DI-16-17 PLAN UPDATE
SITE PLAN	⊢_′ /

11115 NE 13 Ave





INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202 CORAL GABLES, FLORIDA 33134 (305) 461 4001 (FAX) 461 6002 E-MAIL alleguez@bellsouth.net

ARCHITECTURE PLANNING

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

GARTEK ENGINEERING CORP.

7210 SOUTHWEST 39TH TERRACE
MIAMI, FLORIDA 33155
TEL: (305) 266-8997 FAX: (305) 264-9496

Certificate of Authorization #3144
www.gartek—engineering.com

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Gartek Project No. 2867.03

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PROJEC^{*}

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

MIAMI, FL

DRAWING 1

ATU SYSTEM ELECTRICAL PLAN

SEA

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

:

February 20, 2015

1 06-15-15 DOH. COMMENTS 2 07-24-15 DOH. COMMENTS

CAD DRAWING NAME

SHEET NO

