



# 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

Mayor  
Tomas P. Regalado

Chairman  
Leon Hardemon

Vice-Chairman  
Ken Russell

Commissioner  
Frank Carollo

Commissioner  
Wifredo (Willy) Gort

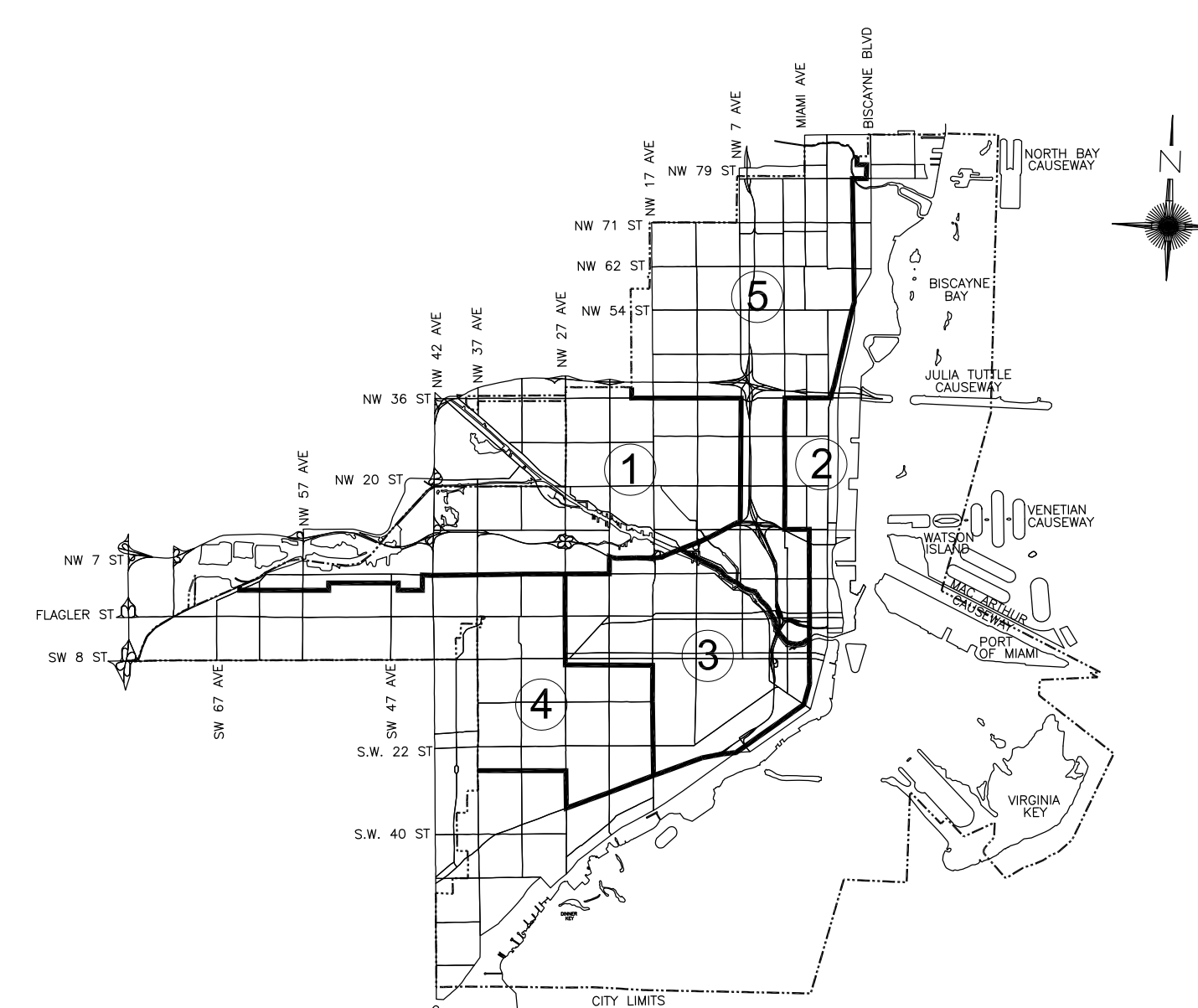
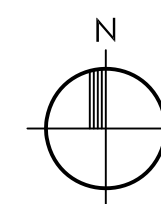
Commissioner  
Francis Suarez

City Manager  
Daniel J. Alfonso



LOCATION MAP

N.T.S.



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ARCHITECT:

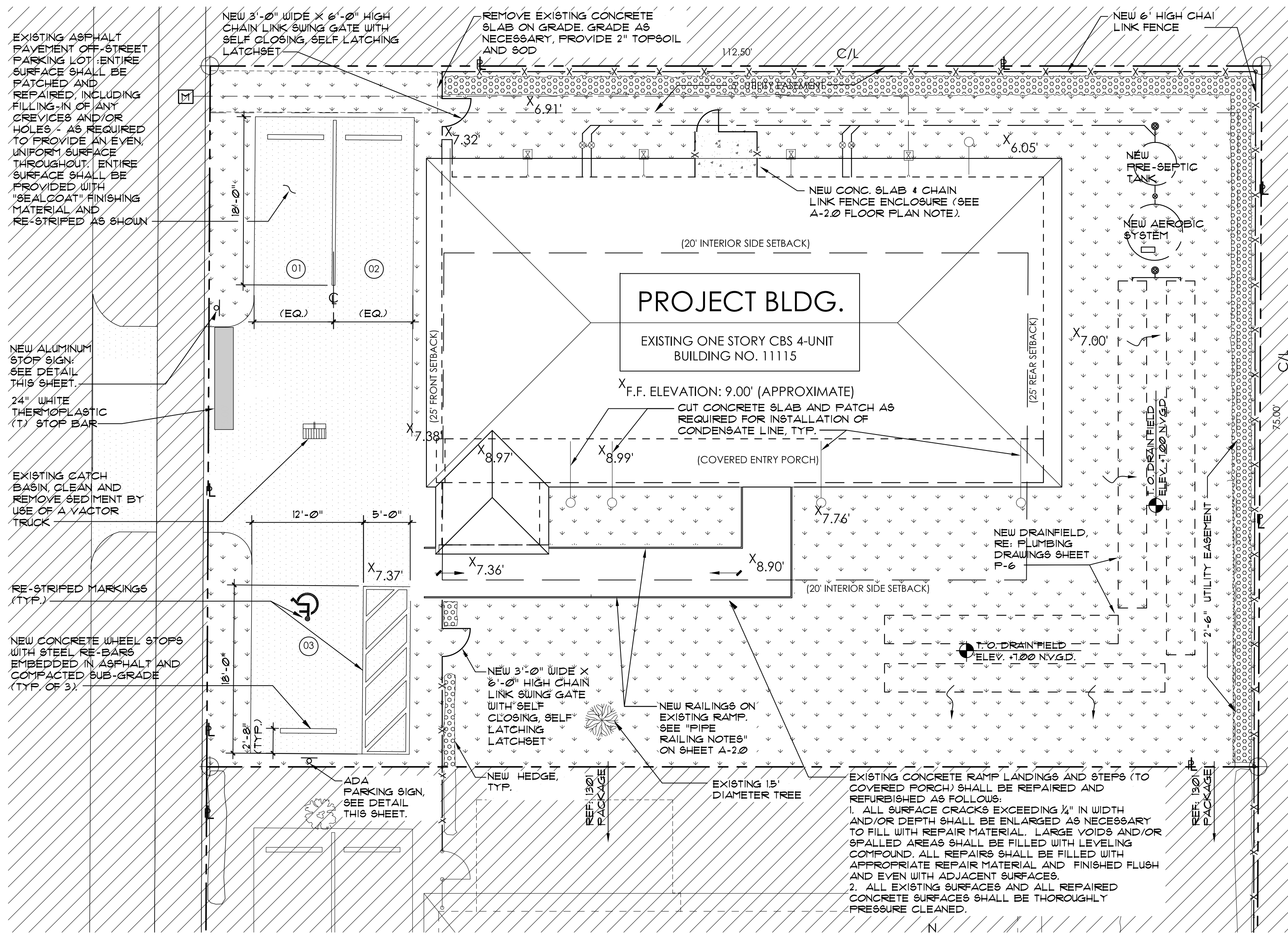
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**SITE PLAN**  
NOTE: (1/20) OF ROAD 1 SITE AND BUILDING ELEVATIONS SHOWN REFERENCE TO THE PLAT THEREFORE. AS RECORDED IN PLAT BOOK 52 AT PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**DRAWING LEGEND:**

	NOT IN CONTRACT (N.I.C.) UNLESS OTHERWISE NOTED		NEW SOLID SOD (SQUARES)
	NEW CONCRETE WALKWAY / RAMP		NEW HEDGE / SHRUBS
	NEW ASPHALT PAVEMENT		EXISTING MATURE TREES TO REMAIN
	RESTORED ASPHALT PAVEMENT		RE-GRADE AROUND PERIMETER OF BUILDING AND AT NEW DRAINAGE FIELD
	NEW CHAIN LINK (C.L.) FENCE		WATER METER NOTE: LOCATION OF WATER METER BOX SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY UNDERGROUND / PLUMBING WORK
	PARKING STALL NUMBER		

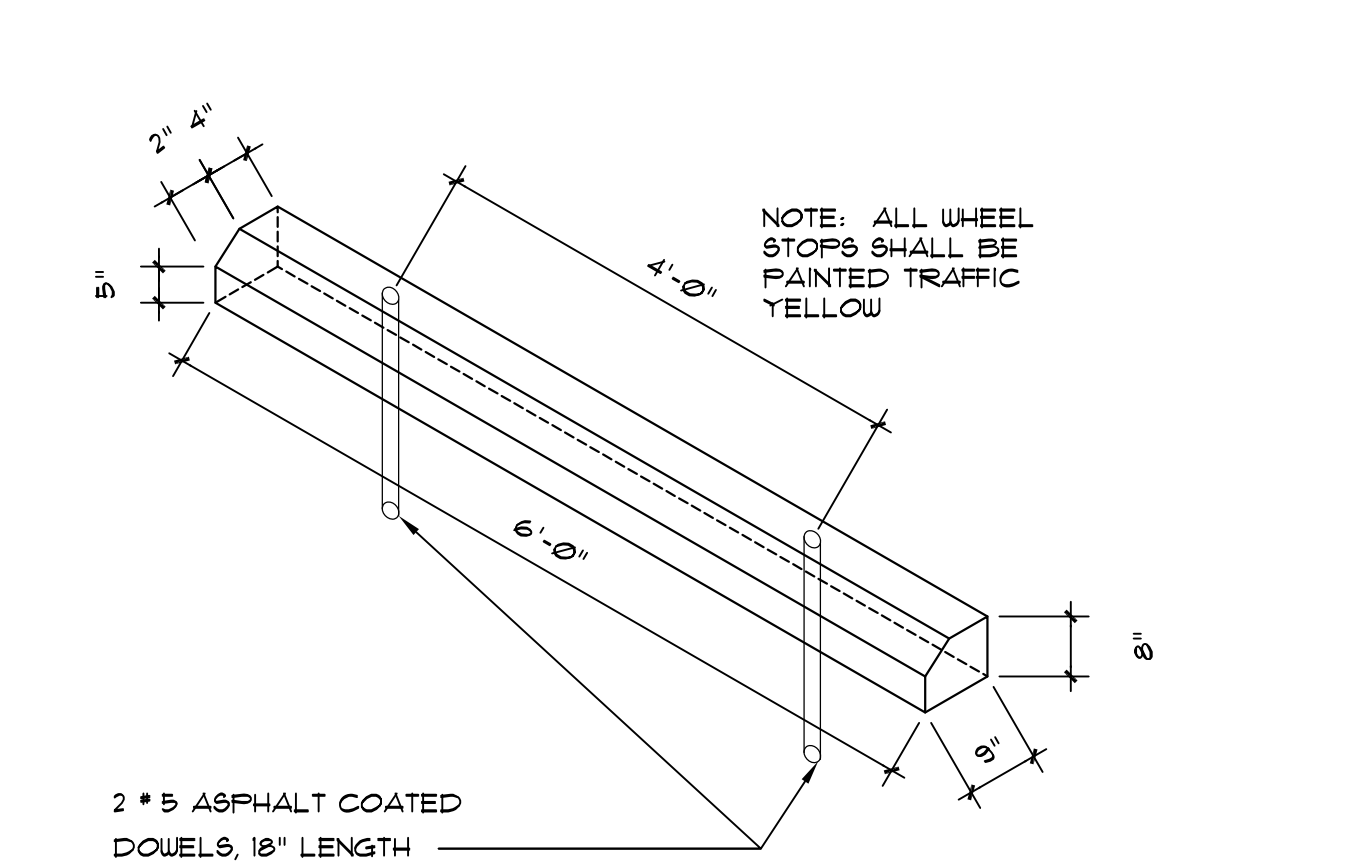
**LEGAL DESCRIPTION**

LOT 8 IN BLOCK 1 OF "JAFFE SUBDIVISION" ACCORDING TO THE PLAT THEREFORE, AS RECORDED IN PLAT BOOK 52 AT PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**WARNING - PRIOR TO DIGGING**

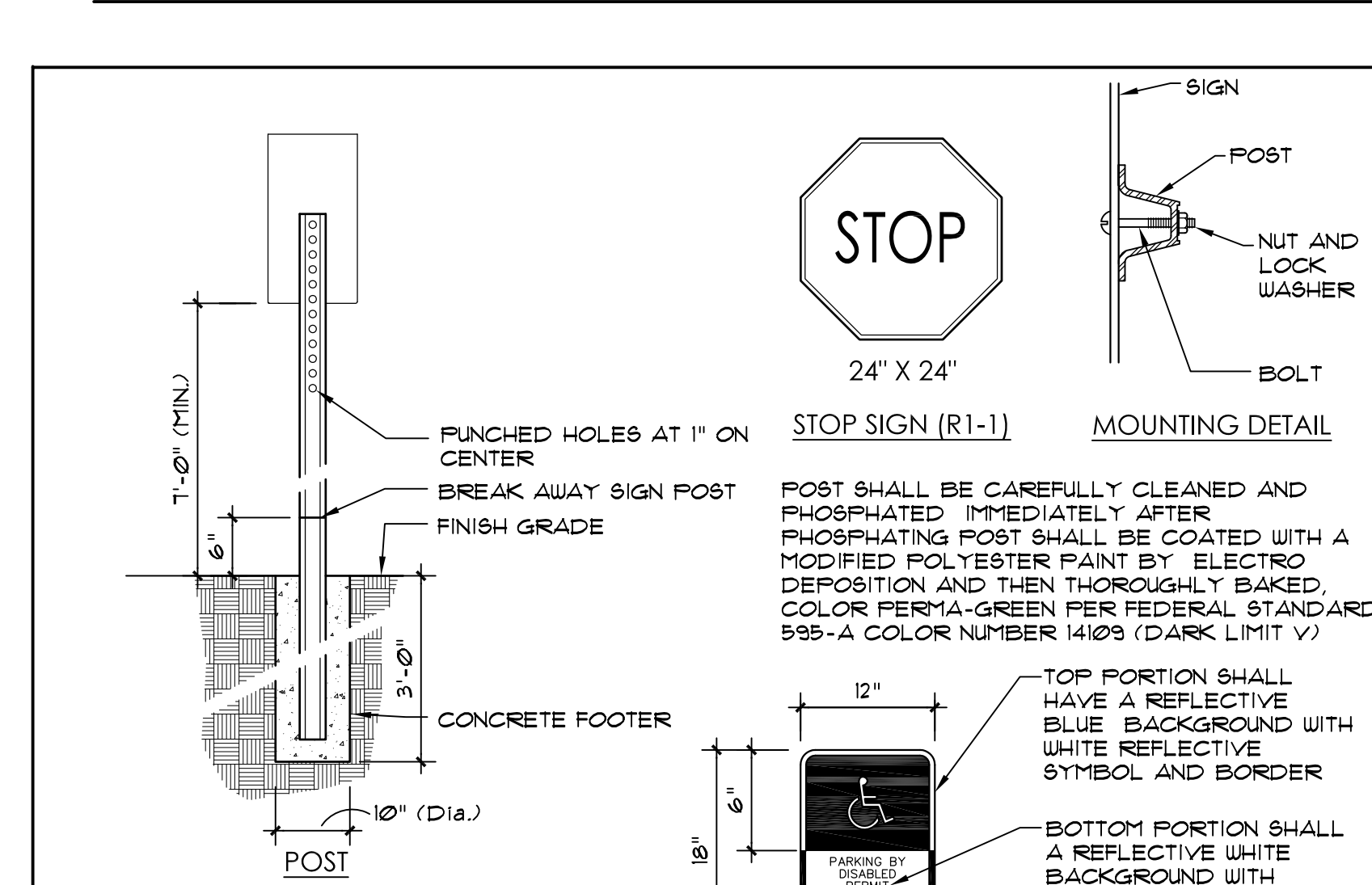
12 HOURS PRIOR TO DIGGING, THE CONTRACTOR SHALL COORDINATE ALL SUCH WORK WITH ALL UNDERGROUND UTILITY SERVICES COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. ADDITIONALLY, THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-4-A-FL110) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED AND LOCATED.

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

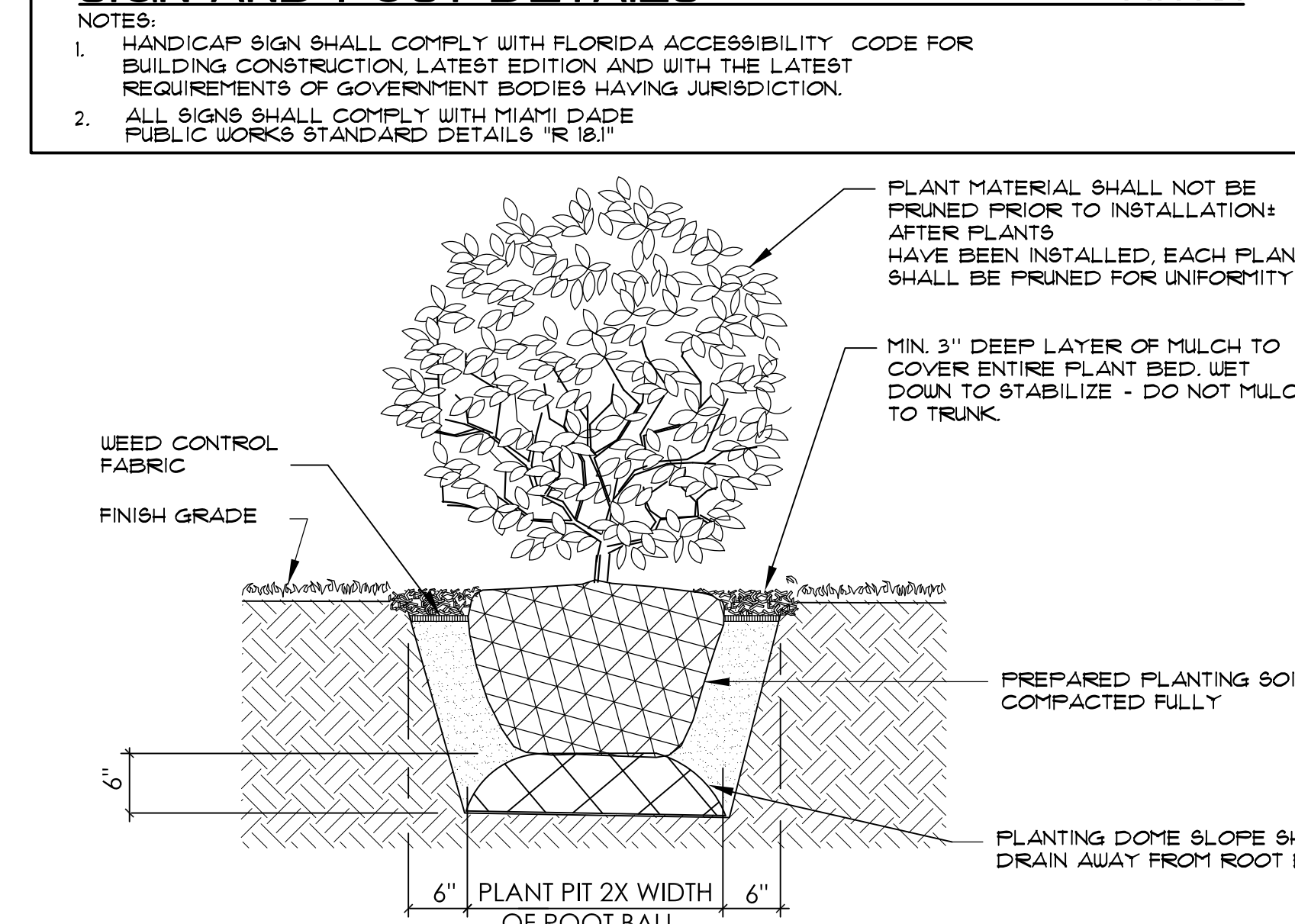


**PRE-CAST WHEEL STOP NTS**

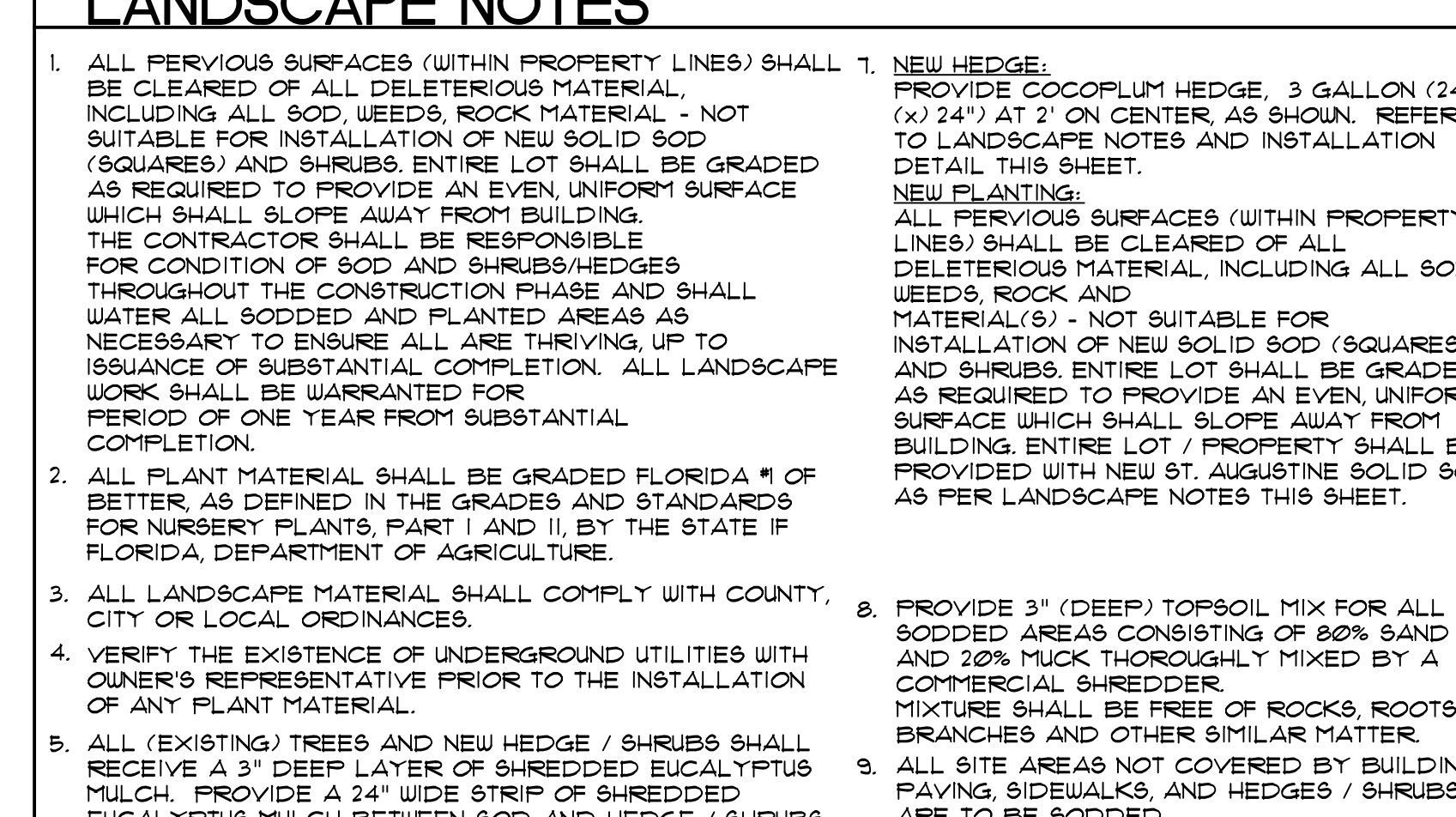
**TYPICAL FENCE DETAIL N.T.S.**



**SIGN AND POST DETAILS N.T.S.**



**TYPICAL SHRUB INSTALLATION N.T.S.**



**SCOPE OF WORK**

SCOPE OF WORK CONSISTS OF THE COMPLETE DEMOLITION AND REMOVAL OF ALL EXISTING INTERIOR COMPONENTS AND SELECTED EXTERIOR COMPONENTS INCLUDING, BUT NOT LIMITED TO, ALL INTERIOR FRAME PARTITIONS, FURNISH, ALL GYPSUM WALLBOARD CEILING, ALL INTERIOR SPACES - WALL AND CEILING, ALL TRIM, ALL CABINETWORK, ALL DOORS AND FRAMES (INTERIOR AND EXTERIOR) AND ALL WINDOWS.

EXTERIOR DEMOLITION AND REMOVAL INCLUDES, BUT IS NOT LIMITED TO, SHINGLE ROOF SYSTEM, INCLUDING TRIM, AND ALL FRAMING. SELECTED SITE DEMOLITION TASKS ARE IDENTIFIED IN THE DRAWINGS. ADDITIONALLY ALL PLUMBING FIXTURES, INCLUDING ALL ACCESSORIES AND TRIM, SHALL BE COMPLETELY REMOVED.

NEW CONSTRUCTION CONSISTS OF MIAMI-DADE COUNTY ALTERATION LEVEL 2 WORK AND INCLUDES, BUT IS NOT LIMITED TO, NEW SHINGLE ROOF SYSTEM, NEW GYPSUM WALLBOARD OVER FRAMING AT CEILING AND EXTERIOR MASONRY WALLS, NEW INTERIOR WORK ALSO INCLUDES ALL NEW CABINETWORK, DOORS AND FRAMES, TRIM AND ALL FINISHES. NEW SITE WORK INCLUDES CLEARING OF EXISTING FERROUS/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 SURFACING OF THE EXISTING WORK ALREADY IN PLACE. IF WATER-BLASTING OLDER ASPHALT PAVEMENT, CARE NEEDS TO BE TAKEN TO NOT DISCOLOR THE ASPHALT OR FLISH THE AGGREGATE. IF THE REMOVALS ARE ON OLDER CONCRETE SURFACES, THE ENTIRE SURFACE OF A PANEL OR SECTION NEEDS TO BE BLASTED TO SHOW UNIFORM COLOR THROUGHOUT THE SECTION. THE CONTRACTOR, IN ANY CASE (ASPHALT OR CONCRETE SURFACE), THE METHOD NEEDS TO BE SUCH THAT A SLICK SURFACE IS NOT LEFT BEHIND. FINAL PAYMENT TO THE CONTRACTOR MAY BE WITHHELD UNTIL THE UTILITY MARKS ARE PROPERLY REMOVED.
- THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TO THE WORK OF THIS PROJECT, AND SHALL BE CAREFULLY REVIEWED BY THE CONTRACTOR AND ALL HIS SUBCONTRACTORS. THE CONTRACTOR SHALL COORDINATE EACH OF THE SUBCONTRACTORS' WORK WITH OTHER SUBCONTRACTORS' WORK ASSOCIATED WITH THIS PROJECT.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS 4 DIMENSIONS AT THE JOBSITE PRIOR TO BIDDING AND ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED. BY SUBMISSION OF A BID FOR CONSTRUCTION, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE DEEMED TO HAVE ACCEPTED THE EXISTING CONDITIONS AND TO HAVE AGREED TO ALL COSTS AND FEES PERTAINING TO THE COMPLETION OF THE PROJECT AS INTENDED IN THE BIDDING CONSTRUCTION DOCUMENT SET AND ANY ADDENDUMS. THESE COSTS MIGHT INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL, RELOCATION, AND/OR REPAIR OF ANY EXISTING CONDITIONS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN PERFORMING THE WORK.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION, THE FLORIDA BUILDING CODE, AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY ANY OF THESE ENTITIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. RESULTING CHANGES, MAY BE SHOWN AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWINGS ISSUED TO THE CONTRACTOR. ANY ADJUSTMENTS TO CONSTRUCTION FEES SHALL TAKE PLACE AT THIS TIME, AND SUBMITTED FOR CONSIDERATION AND APPROVAL OF THE ARCHITECT AND OWNER.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR OBTAIN AND PAY, FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR ITS PORTION OF THE WORK.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL MANDATORY BUILDING INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF HIS ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CONTRACTOR OR ENGINEER PRIOR TO SCHEDULING THE INSPECTION WITH THE BUILDING INSPECTOR SO THAT THE ENGINEER CAN CONDUCT THE SAME INSPECTION AND INITIAL THE INSPECTION LOG AS REQUIRED BY THE FLORIDA BUILDING CODE.
- THE CONTRACTOR SHALL MAINTAIN RECORDS OF DEVIATIONS FROM THE DRAWINGS AND PREPARE AS-BUILT RECORD DRAWINGS SHOWING CORRECTLY AND ACCURATELY ALL CHANGES AND DEVIATIONS MADE DURING CONSTRUCTION TO REFLECT THE WORK AS IT WAS ACTUALLY CONSTRUCTED. REFER TO FRONT END SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS PERTAINING TO THE AS-BUILT DRAWINGS/ DOCUMENTATION.
- THE CONTRACTOR SHALL MAINTAIN INSTALLATION, BARRICADES, BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF THE PERSONS USING OR OCCUPYING ADJACENT ROAD AND/OR SITES.
- WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS OR NOTES ARE NOT INDICATED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO PROPERLY COMPLETE THE WORK OF HIS CONTRACT. NO SUBCONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER SUBCONTRACTOR OR THE PROJECT.
- THE CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS, SHOP DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION SHEETS AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: PREFABRICATED TRUSSES, WINDOWS, DOORS, ELECTRICAL AND MECHANICAL EQUIPMENT, PLUMBING FIXTURES, CABINETRY, AND FINISHES. ALL SUBMITTALS SHALL BE DELIVERED TO THE ARCHITECT OR ENGINEER PRIOR TO THE START OF FABRICATION AND/OR FABRICATION SHALL NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT, AND/OR ENGINEER.
- REQUIRED LAB TESTS PERTAINING TO THE PROJECT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE CONTRACTOR AND BY A LICENSED TESTING LABORATORY UNDER THE SUPERVISION OF A FLORIDA REGISTERED ENGINEER. TEST RESULTS SHALL BE SUBMITTED EACH TIME A TEST IS COMPLETED.
- THE CONTRACTOR AND ANY APPLICABLE SUBCONTRACTORS SHALL FURNISH AND BE SOLELY 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.
- 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 CONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER.
- AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY JOINT COMPOUND, PLASTER, STUCCO AND PAINT SPHERS OR SPATTERS. THE BUILDING IS TO BE BROOM CLEANED. THE SITE SHALL BE CLEAN OF ALL CONSTRUCTION DEBRIS AND MATERIALS. ALL LANDSCAPE SHALL BE IN-PLACE, TRIMMED, MOVED AND OTHERWISE IN FINAL CONDITION.
- CABINET MANUFACTURER SHALL FIELD MEASURE EXACT LOCATION OF ALL CABINETRY AND ELECTRICAL RECEPTACLES AT THE JOBSITE PRIOR TO THE FABRICATION OF ANY CABINETRY.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T) EXCEPT FOR THE 6" WHITE LINES ON EITHER SIDE OF A PARKING SPACE AND THE 6" BLUE LINES FOR ACCESSIBLE SPACES.

**UNIT PRICES**

- CONCRETE SIDEWALKS:**  
PROVIDE SQUARE FOOTAGE UNIT COST TO REPLACE ALL DAMAGED SECTIONS OF EXISTING ON-GRADE CONCRETE SIDEWALKS, INCLUDING AT A MINIMUM ANY SURFACE CRACKS EXCEEDING 1/4" IN WIDTH AND DEPTH. COST SHALL BE PROVIDED FOR ENTIRE WIDTH OF SIDEWALK, WHICH ENCOMPASSES THE DAMAGED AREA(S).  
SIDEWALK MATCH EXISTING FINISH WIDTHS AND THICKNESS (4" MINIMUM, 6" AT DRIVEWAYS). PROVIDE 6x6x10" WIRE WELDED MESH AT DRIVEWAYS. PROVIDE 1/8" X 1-1/2" DEEP SAILED JOISTS @ 5'-0" O.C. MAXIMUM AND 1/4" OPEN JOISTS WITH 1/2" RADIUS TOP EDGES AT CHANGE OF DIRECTION AREAS.
- STUCCO REPAIRS:**  
PROVIDE SQUARE FOOTAGE UNIT COSTS FOR STUCCO REPAIRS AS FOLLOWS:  
a. LOCATED EXPOSED STUCCO WALL AREAS WITH CRACKING, DELAMINATION FROM THE SUBSTRATE.  
b. AT DELAMINATED AREAS, REMOVE STUCCO SURFACING, CLEAN SUBSTRATE, APPLY PRIMER AND /OR BONDING COMPOUND, APPLY STUCCO REPAIRING 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 SURFACES.  
d. UPON COMPLETION OF REPAIRS AND ADEQUATE CURING TIME, PAINT ENTIRE WALL SURFACES PER PROJECT REQUIREMENTS.
- CONCRETE STAIRS, LANDINGS AND RAMP REPAIRS:**  
PROVIDE SQUARE FOOTAGE UNIT COST TO REPAIR REPAIRS AND MAINTENANCE WORK TO THE EXISTING EXPOSED CONCRETE STAIRS, RAMP AND LANDINGS AS FOLLOWS:  
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 COMPANION AND MANUFACTURER'S INSTRUCTIONS.  
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 IN SQUARE FEET (S.F.).

**CODE COMPLIANCE STATEMENTS**

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

**ALTERNATE BID ITEMS**

- CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE BID PRICE FOR MILLING AND RESURFACING ONE-INCH (1") MINIMUM DEPTH FOR PARKING FIELD DRIVE WITH A FINAL COMPACTED THICKNESS OF 8'-99 (8-11).
- CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE BID PRICE FOR REMOVAL OF THE EXISTING STUCCO (ALL SIDES) BY SANDBLASTING DOWN TO THE CMU SUBSTRATE AND PROVIDING A NEW 2" COAT STUCCO SYSTEM (MINIMUM OVERALL THICKNESS 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 APPLICATION 1" BELOW FINISH GRADE MIN.

**CODE COMPLIANCE NOTES**

- PROVIDE HORIZONTAL FIRE BLOCKING IN CONCEALED SPACES/CAVITIES OF FRAME STUD PARTITIONS AND FURRED SPACES AT VERTICAL INTERVALS NOT TO EXCEED 10'-0".
- WALLS AND CEILINGS SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER FBC 2010 R302.92
- A COMMON 2HR FIRE RESISTANCE RATED WALL TO UNDERSIDE OF ROOF SHEATHING (UL 263) IS REQUIRED, AS PER R302 FIRE RESISTANT CONSTRUCTION.
- 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 R302.1.
- 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 R302.1 UNDER-STAIR PROTECTION.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AS PER FBC 2010 SECTION R302.9 FLAME SPREAD INDEX.
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER FBC 2010 SECTION R302.92
- INSULATION FLAME SPREAD INDEX SHALL NOT EXCEED 25 WITH AN ACCOMPANYING SMOKE -DEVELOPED INDEX NOT TO EXCEED 450 AS PER R302.10.
- GLAZING MUST BE NOT LESS THAN 8 1/2 FT. NATURAL VENTILATION IS REQUIRED, 4 PERCENT OF FLOOR AREA, R303.1 HABITABLE ROOMS.
- EMERGENCY EGRESS AT ALL SLEEPING UNITS IS PROVIDED AND LABELED AS PER FBC 2010 SECTION R303.1.
- 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 SECTION R314.3.
- CARBON MONOXIDE ALARMS TO BE PLACED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES AS PER FBC 2010 SECTION R315.1.

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■■■■■ C O O 2 7 4 6 ■■■■■

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CITY OF MIAMI  
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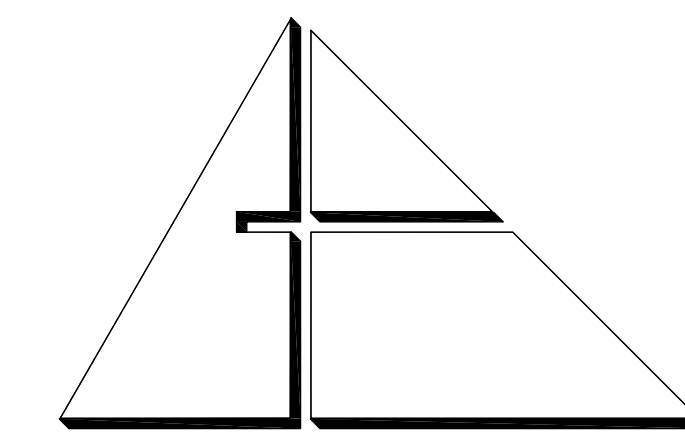
DRAWING TITLE:  
MAMI, FL

**SITE PLAN, SCOPE OF WORK, GENERAL NOTES AND DETAILS**

STATE OF FLORIDA  
REGISTERED ARCHITECT  
ANA ALLEGUEZ  
LICENSE NO. AR14190

DATE: JANUARY 9TH 2017  
REVISED:  
CAD DRAWING NAME:  
11115 A-1.0.DWG  
SHEET NO.

**A-1.0**



**ALLEGUEZ ARCHITECTURE, INC.**

ARCHITECTURE PLANNING  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT

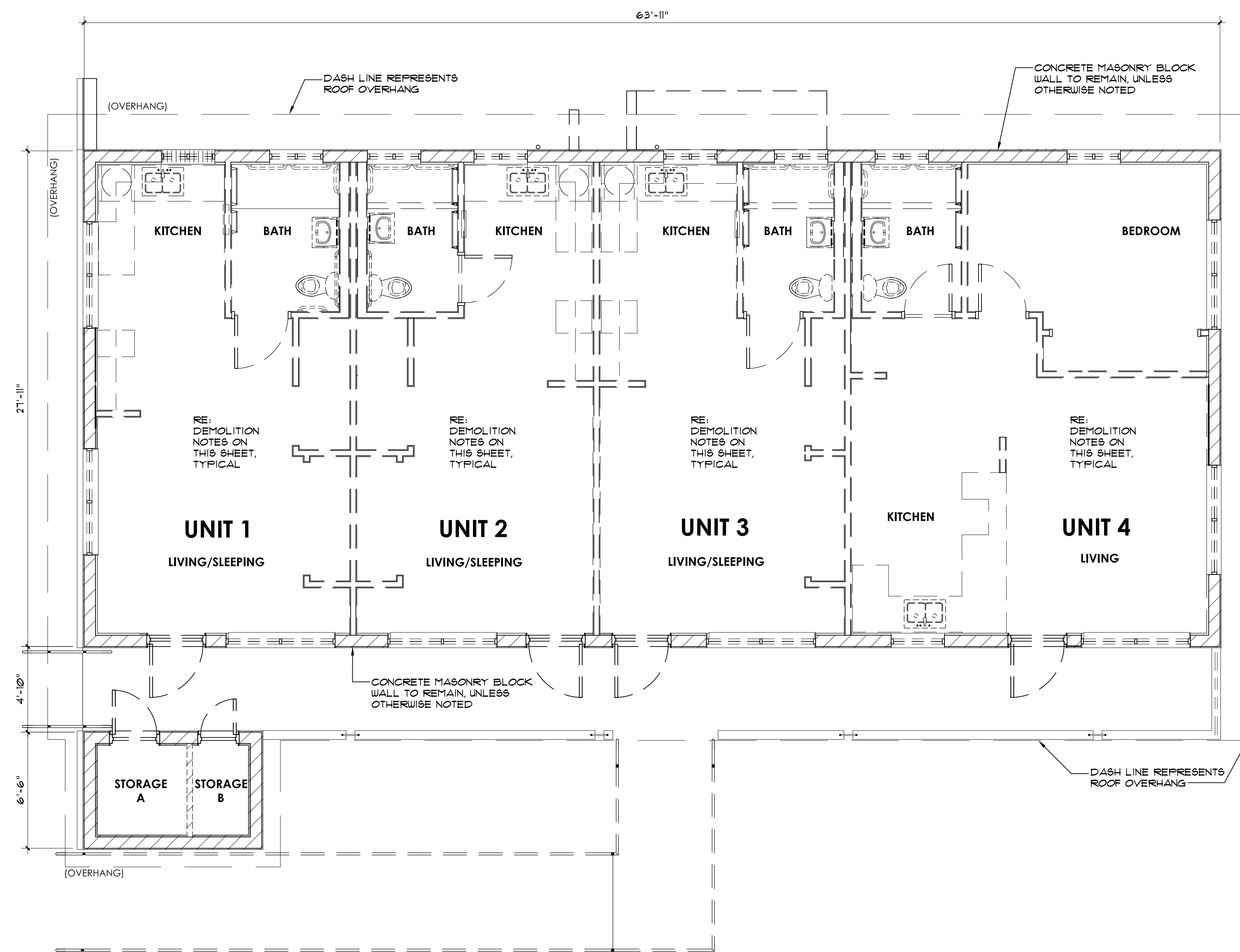
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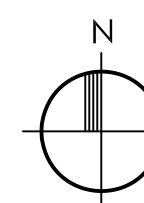
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DEMOLITION FLOOR PLAN 1/4" = 1'-0"



**GENERAL DEMOLITION NOTES**

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

**DEMOLITION TASKS**

1. ALL EXISTING UNITS ROOM/PARTITION LAYOUTS, INCLUDING KITCHEN AND BATHROOM LAYOUTS ARE SIMILAR TO CORRESPONDING NEW LAYOUTS.
2. 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 CEILING (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 WOOD FRAMES.
7. REMOVE ALL ALUMINUM FRAME AND GLASS WINDOWS (IN EXTERIOR MASONRY WALLS).
8. REMOVE ALL ARCHITECTURAL FINISHES INCLUDING VCT 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.
11. REMOVE ALL SOIL, SHRUBS AND WEEDS - DOWN TO CLEAN, BARE TOPSOIL THROUGHOUT ENTIRE SITE.
12. REMOVE 6' (x) 2' (x) 1/4) 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.

PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

DEMOLITION  
FLOOR PLAN

SEAL



DATE: JANUARY 9TH 2017

REVISED:

CAD DRAWING NAME:

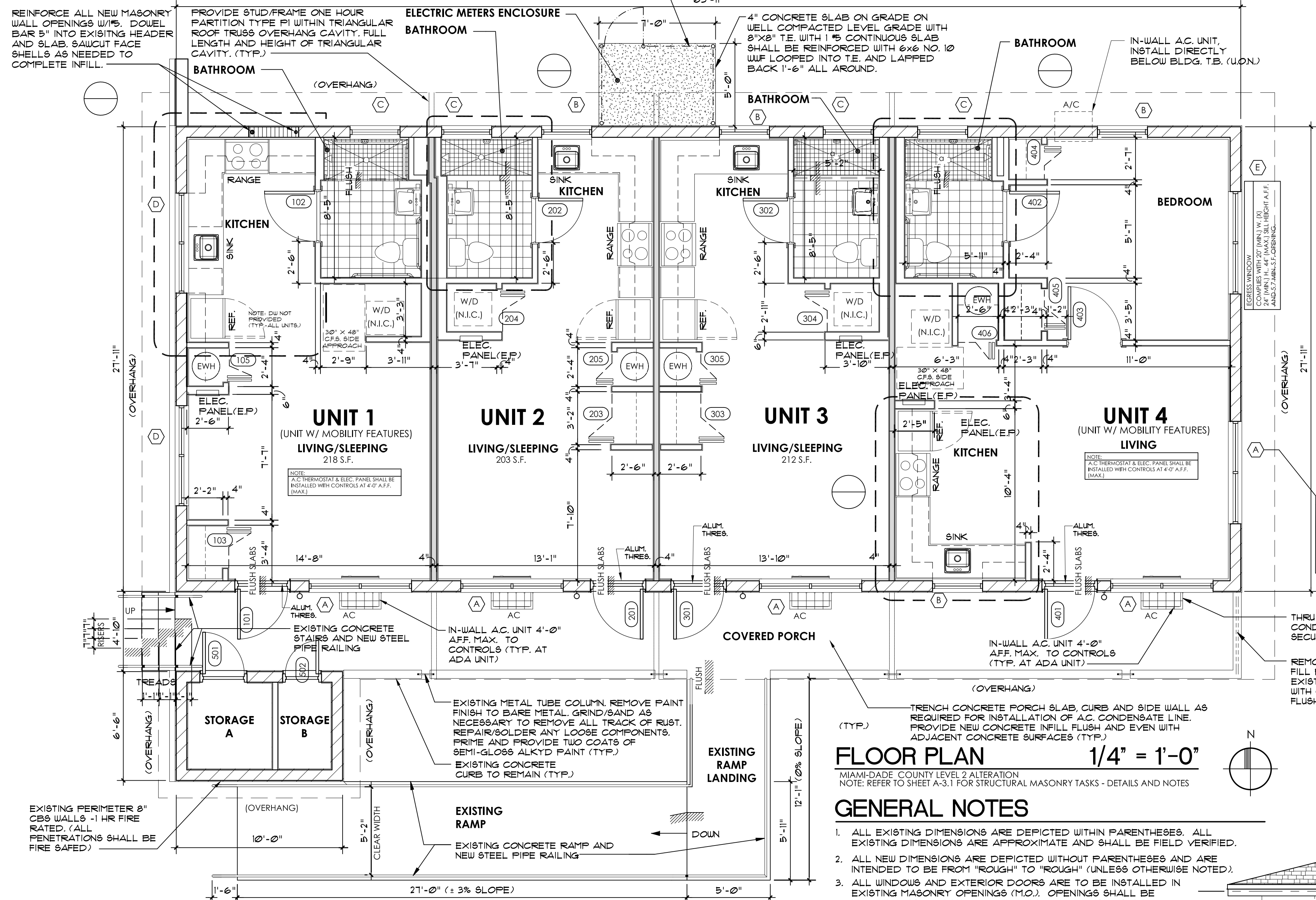
11115 A-1.1.DWG

SHEET NO.

BID SET

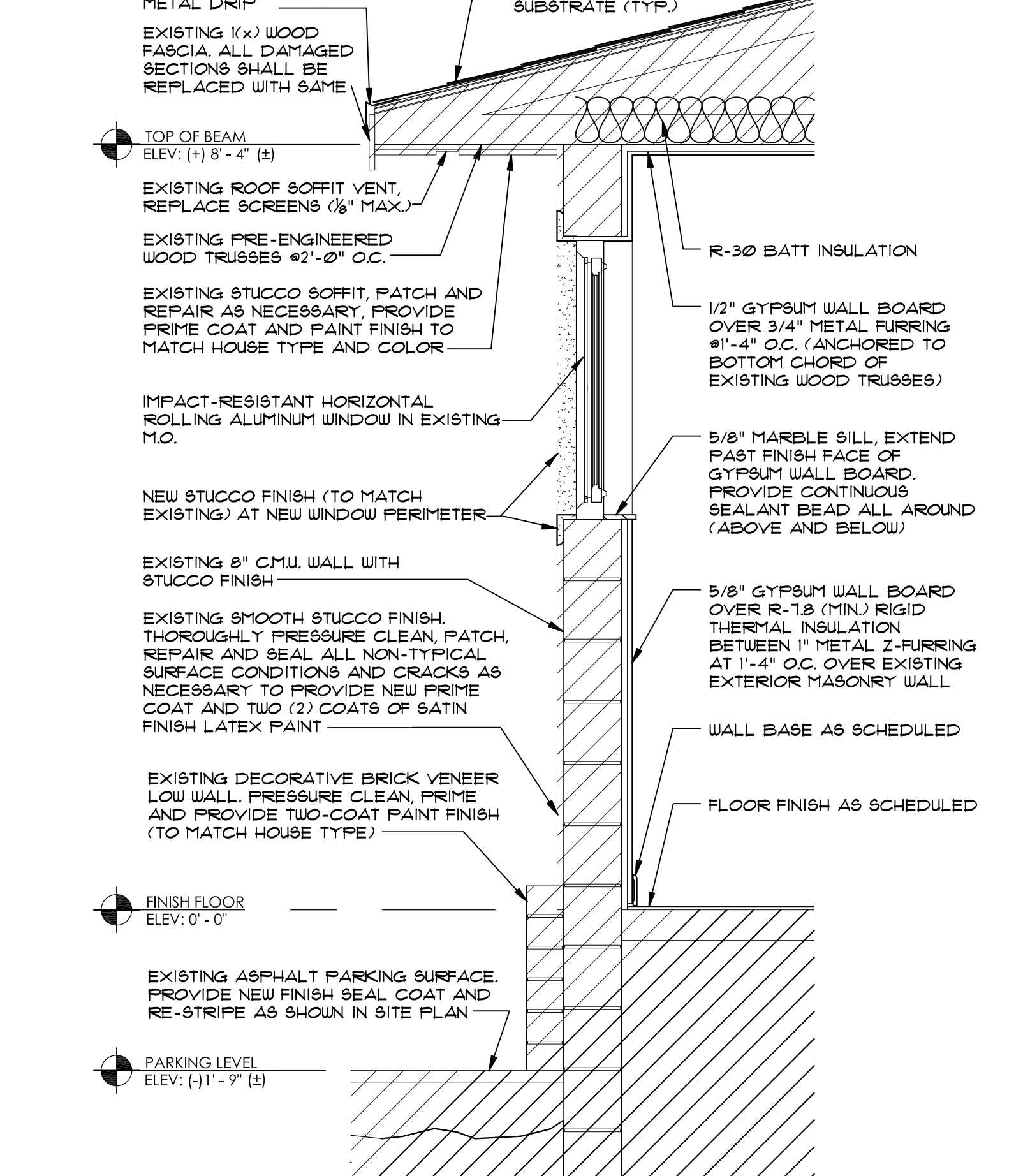
A-1.1

1" HIGH GALVANIZED CHAIN LINK FENCE ENCLOSURE (THREE (3) SIDES AND TOP) WITH CORNER POSTS AND 9 GAUGE VINYL-CLAD GALVANIZED FABRIC PROVIDED RAIL ALONG ENTIRE TOP EDGE PERIMETER INCLUDING AGAINST BUILDING WALL AND ACROSS CENTER OF TOP (NORTH TO SOUTH). POST FOUNDATION SHALL CONSIST OF 1-6" DIAMETER (MIN) X 3'-0" DEEP CONCRETE FOOTINGS, PROVIDE 3'-0" X 1'-0" GATE WITH TAMPER PROOF LOCKABLE LATCH SET AND HARDWARE. PROVIDE SHOP DRAWINGS.

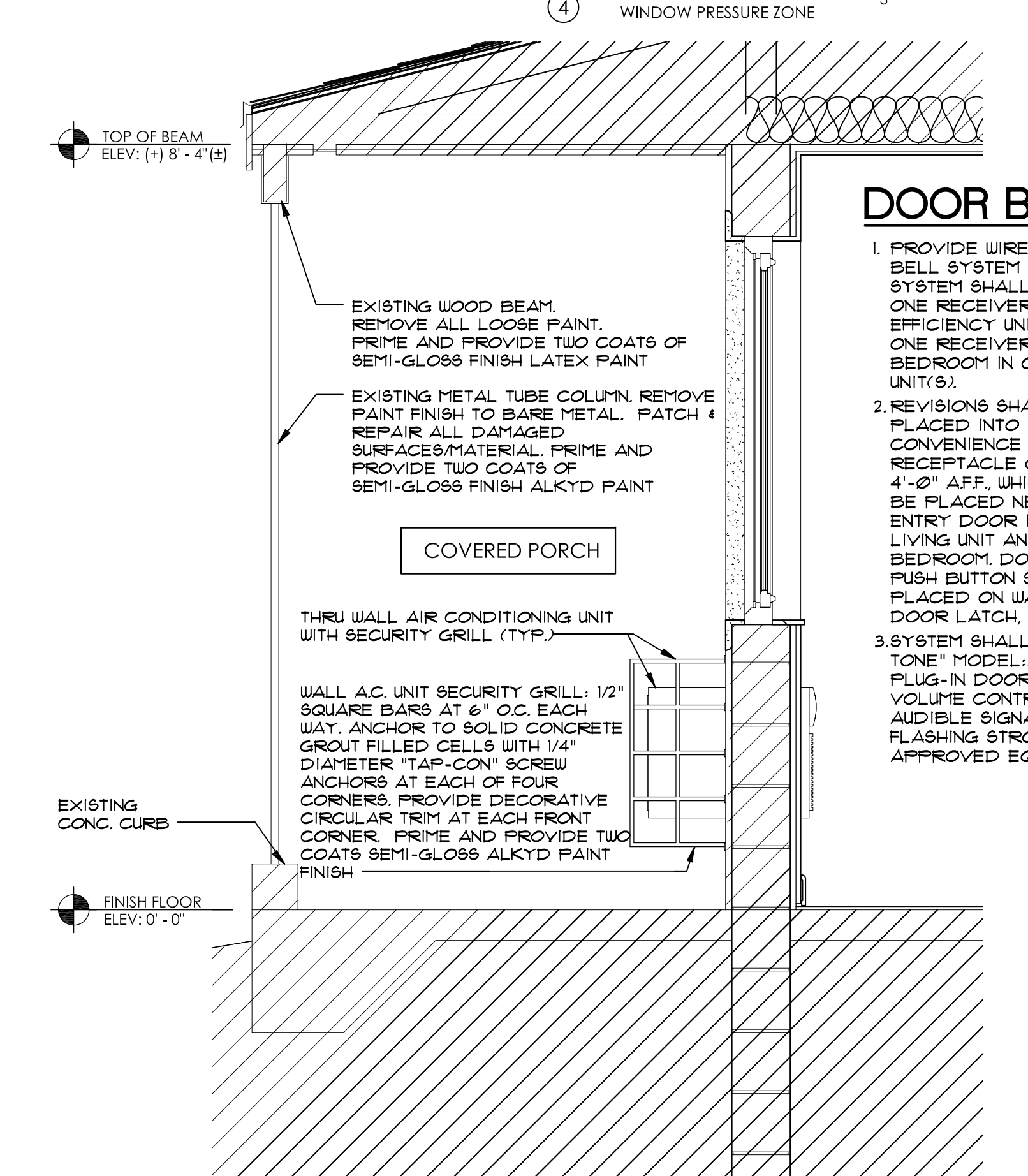


- ### CLOSET NOTES
- PROVIDE CLOTHES ROD IN EACH CLOSET UNLESS OTHERWISE NOTED. PROVIDE TWO (2) SHELVES IN UNIT 1 CLOSET (LOWER SHELF AT 48" AFF.).
  - PROVIDE TWO (2) WHITE, VINYL CLAD, 16" STANDARD SHELVES IN WATER HEATER CLOSET.
  - PROVIDE FOUR (4) STANDARD (NON-CLOTHES ROD TYPE) WHITE, VINYL CLAD, 12" WIRE SHELVING IN UNIT 4 CLOSET DOOR 405.

- ### RAILING NOTES
- POSTS AND RAILS SHALL BE 1 1/2" OUTSIDE DIAMETER, G-90 HOT-DIPPED GALVANIZED STEEL WITH 1/2" PICKETS SPACED TO REJECT A 4" SPHERE.
  - ALL WELDED JOINTS, GROUND SMOOTH.
  - POSTS SHALL BE CORE DRILLED 1/4" (MIN) INTO EXISTING CONCRETE AND SET IN EPOXY. EXISTING FORMER POST HOLES SHALL BE FILLED SOLID WITH NON-SHRINK CONCRETE GROUT FLUSH WITH TOP OF EXISTING CONCRETE SURFACES. NEW POSTS SHALL BE PLACED A MINIMUM OF 3" FROM NEAREST FORMER POST HOLE AND A MINIMUM OF 3" (CLEAR) FROM EDGES.
  - RAILING SECTIONS THAT TERMINATE AGAINST BUILDING WALL SHALL BE ANCHORED TO THE WALL WITH EXPANSION ANCHORS THRU PIPE END FLANGES AT A MIN ANCHOR SHALL BE SET INTO NEW SOLID CONC. GROUT FILL (EXIST.) CMU CELLS OR INTO EXIST. CONC. COLUMN.
  - PROVIDE FLUOROPOLYMER POWDER COATING AAMA 2605 FINISH (SUBMIT DURANAR COLOR CHART OR APPROVED EQUIVALENT).
  - PRIOR TO MANUFACTURING, SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT. PROVIDE CALCULATIONS SIGNED AND SEALED BY A LICENSED FLORIDA ENGINEER. SHOP DRAWINGS SHALL CONTAIN INFORMATION PERTAINING TO THE POWDER COATING SYSTEM.



**WALL SECTION A-A** 3/4" = 1'-0"  
REFER TO SHEET A-1.0 FOR ROOFING SYSTEMS INFORMATION

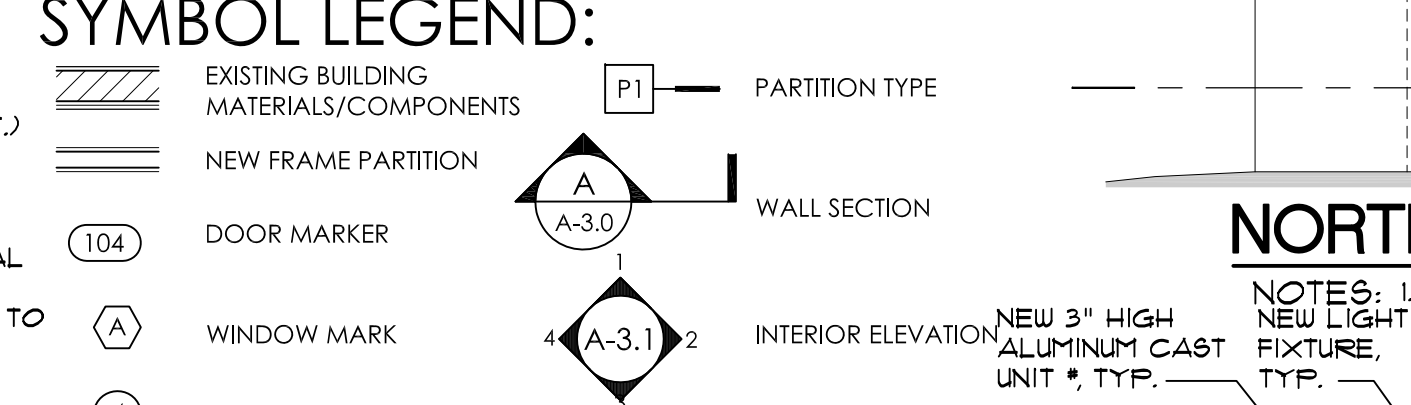


**WALL SECTION B-B** 3/4" = 1'-0"  
NOTES: 1. REFER TO WALL SECTION "A" FOR TYPICAL NOTES  
2. ALL EXISTING PORCH ROOF STEEL SUPPORT COMPONENT (BRACKETS/LEDGES) SHALL BE GROUND/SANDED SMOOTH TO BARE METAL AND PRIMED AND PAINTED WITH TWO COATS OF SEMI-GLOSS FINISH ALKYD PAINT.

### FLOOR PLAN 1/4" = 1'-0"

MIAMI-DADE COUNTY LEVEL 2 ALTERATION  
NOTE: REFER TO SHEET A-3.1 FOR STRUCTURAL MASONRY TASKS - DETAILS AND NOTES

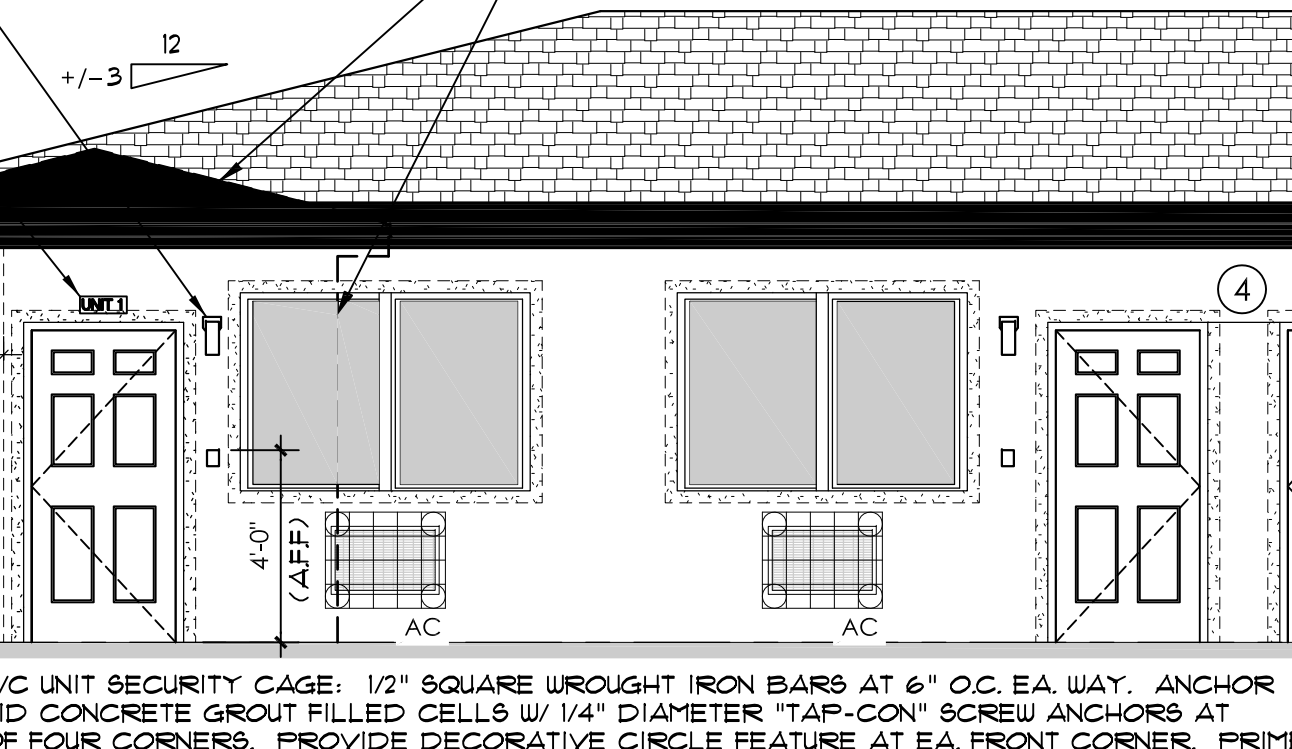
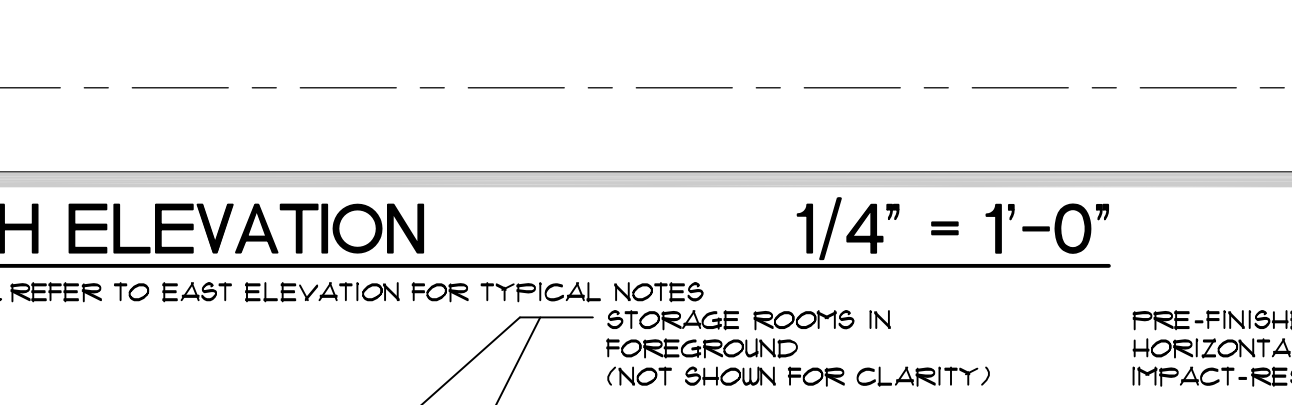
- ### GENERAL NOTES
- ALL EXISTING DIMENSIONS ARE DEPICTED WITHIN PARENTHESES. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
  - ALL NEW DIMENSIONS ARE DEPICTED WITHIN PARENTHESES AND ARE INTENDED TO BE FROM "ROUGH" TO "ROUGH" (UNLESS OTHERWISE NOTED).
  - ALL WINDOWS AND EXTERIOR DOORS ARE TO BE INSTALLED IN EXISTING MASONRY OPENINGS (TYP.). OPENINGS SHALL BE MODIFIED AS DICTATED BY NEW WINDOW DIMENSIONS AND LOCATION WITHIN EXISTING MASONRY OPENINGS. ALL NEW WINDOWS SHALL BE INSTALLED DIRECTLY UNDER EXISTING LINTEL/SUBEAMS AT FORMER WINDOW/SLIDING DOOR HEADERS. REFER TO STRUCTURAL MASONRY TASKS ON SHEET A-3.1 FOR SPECIFIC STRUCTURAL REQUIREMENTS.
  - PARTITION TYPE SYMBOLS ARE NOT "CUT" IN EVERY LOCATION AND ARE INTENDED TO IDENTIFY EACH PARTITION TYPE AS DETERMINED BY PARTITION USE AND/OR LOCATION.



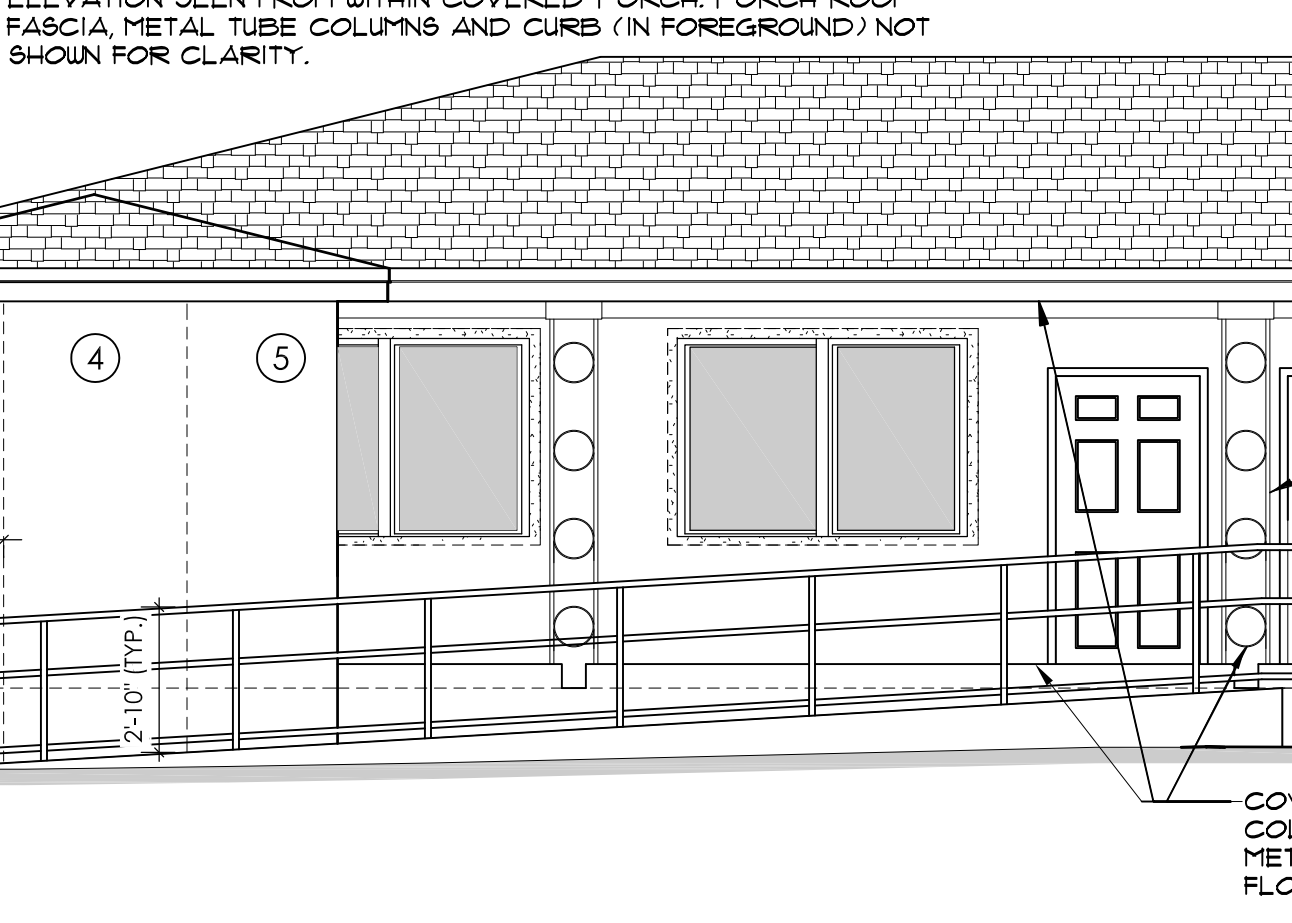
### FLOOR PLAN 1/4" = 1'-0"

MIAMI-DADE COUNTY LEVEL 2 ALTERATION  
NOTE: REFER TO SHEET A-3.1 FOR STRUCTURAL MASONRY TASKS - DETAILS AND NOTES

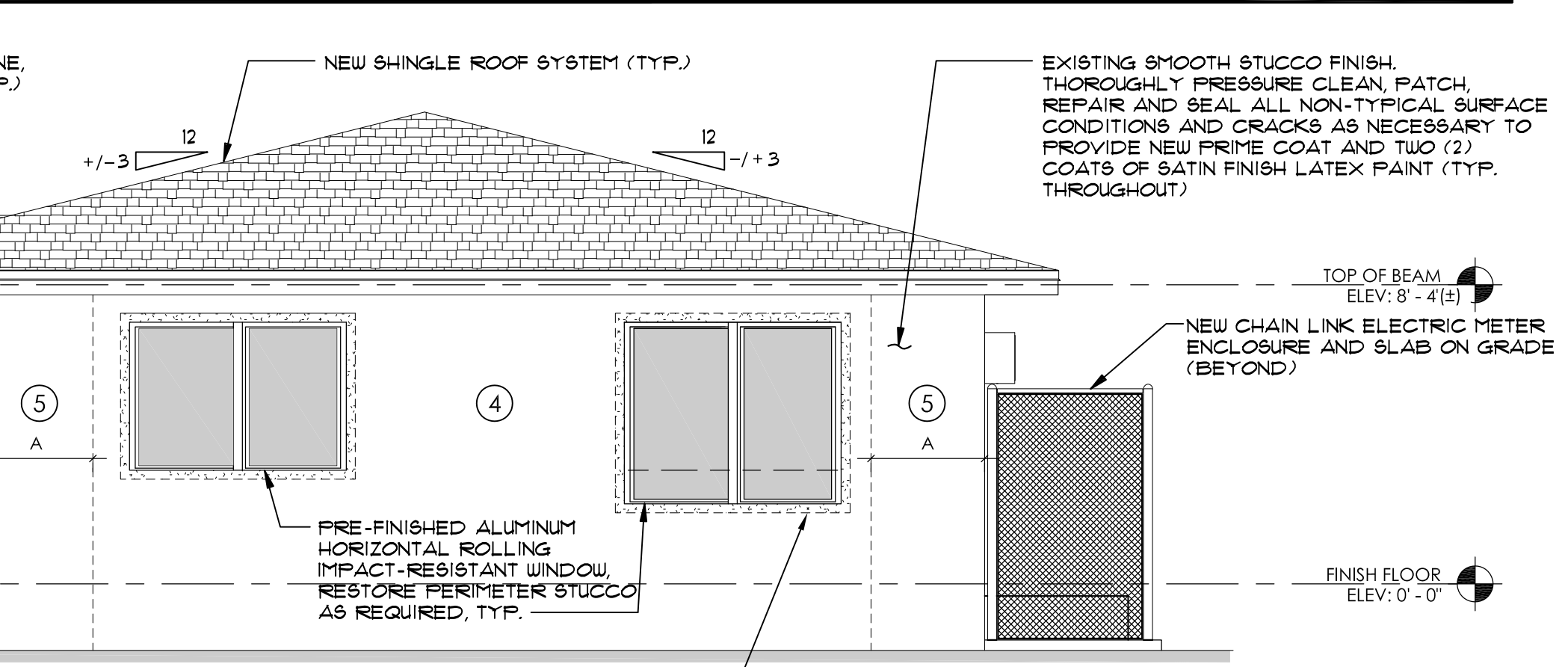
- ### GENERAL NOTES
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  - ALL NEW DIMENSIONS ARE DEPICTED WITHIN PARENTHESES AND ARE INTENDED TO BE FROM "ROUGH" TO "ROUGH" (UNLESS OTHERWISE NOTED).
  - ALL WINDOWS AND EXTERIOR DOORS ARE TO BE INSTALLED IN EXISTING MASONRY OPENINGS (TYP.). OPENINGS SHALL BE MODIFIED AS DICTATED BY NEW WINDOW DIMENSIONS AND LOCATION WITHIN EXISTING MASONRY OPENINGS. ALL NEW WINDOWS SHALL BE INSTALLED DIRECTLY UNDER EXISTING LINTEL/SUBEAMS AT FORMER WINDOW/SLIDING DOOR HEADERS. REFER TO STRUCTURAL MASONRY TASKS ON SHEET A-3.1 FOR SPECIFIC STRUCTURAL REQUIREMENTS.
  - PARTITION TYPE SYMBOLS ARE NOT "CUT" IN EVERY LOCATION AND ARE INTENDED TO IDENTIFY EACH PARTITION TYPE AS DETERMINED BY PARTITION USE AND/OR LOCATION.



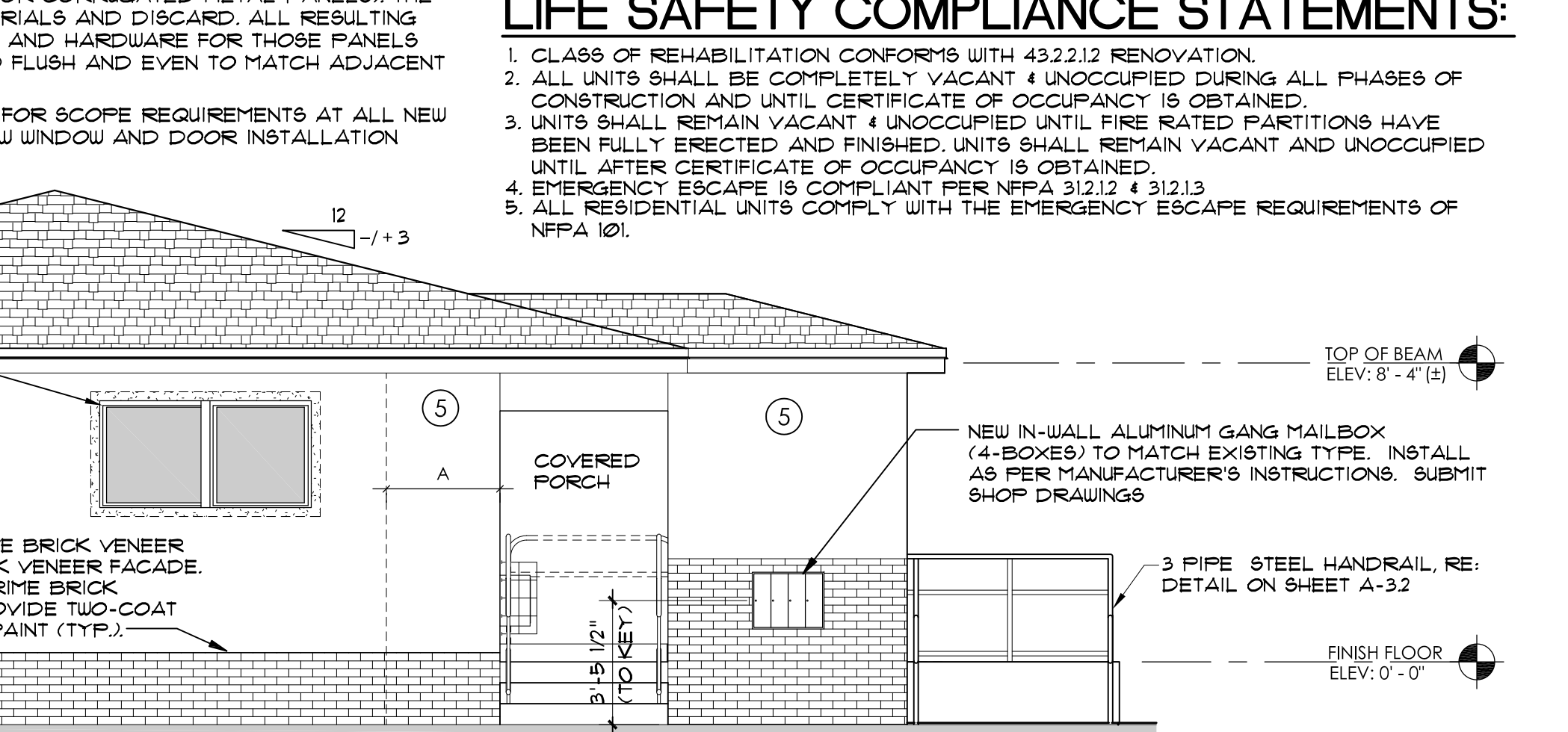
**NORTH ELEVATION 1/4" = 1'-0"**



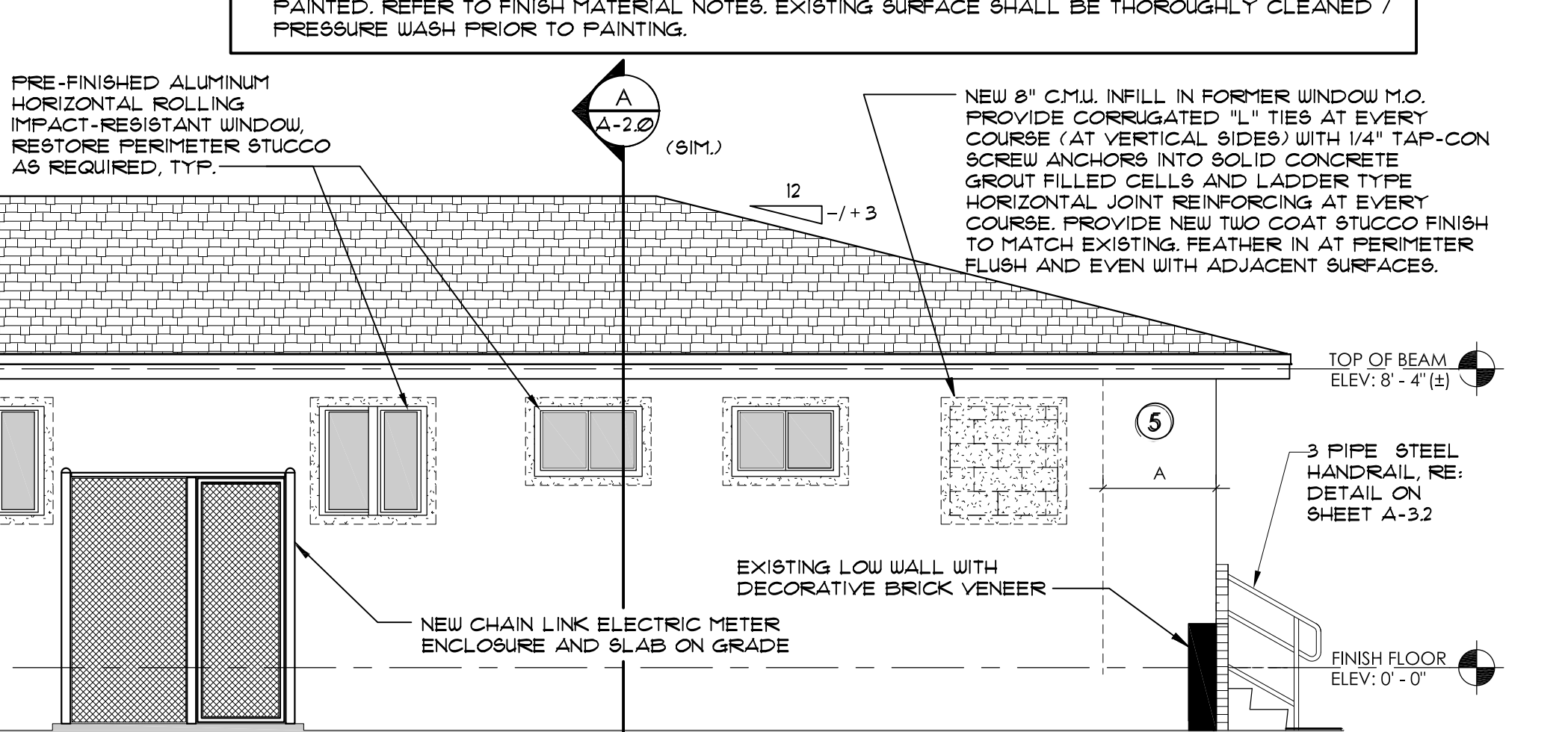
**PARTIAL SOUTH ELEVATION - UTILITY ROOM 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES



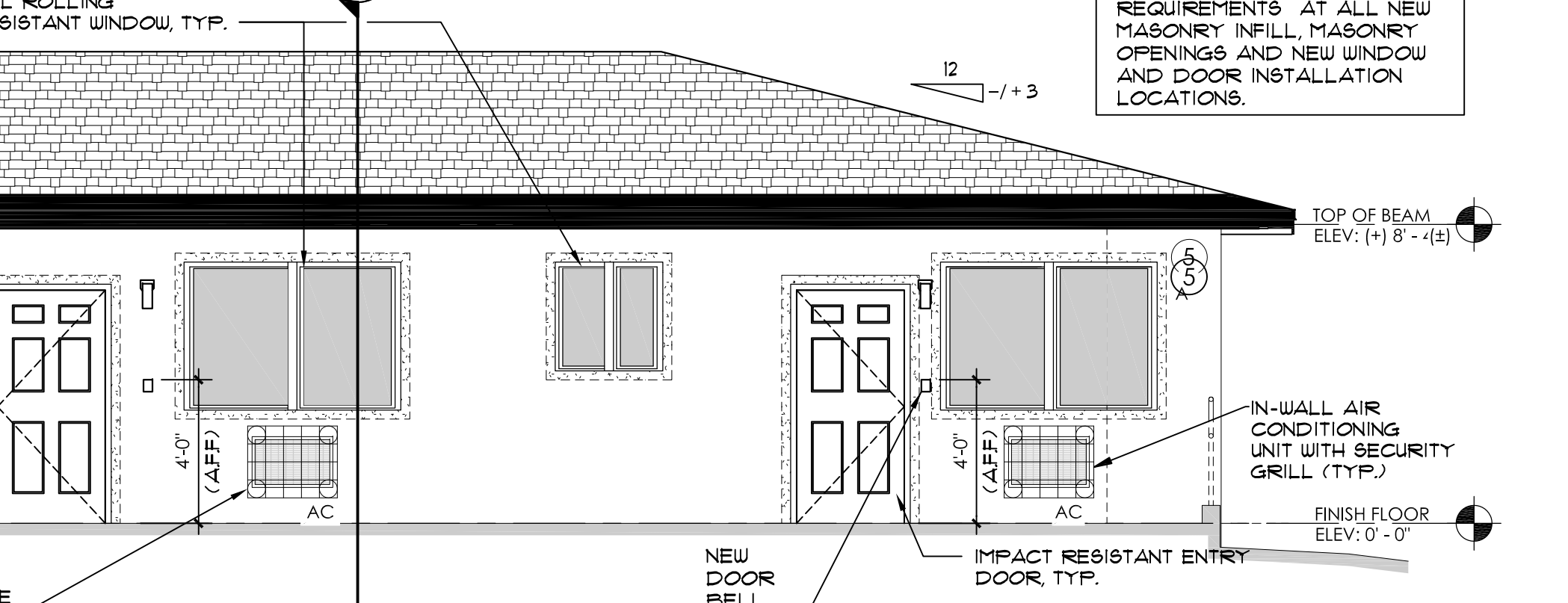
**EAST ELEVATION 1/4" = 1'-0"**  
ENLARGE EXISTING MASONRY OPENING TO FIT NEW IMPACT RESISTANT WINDOW



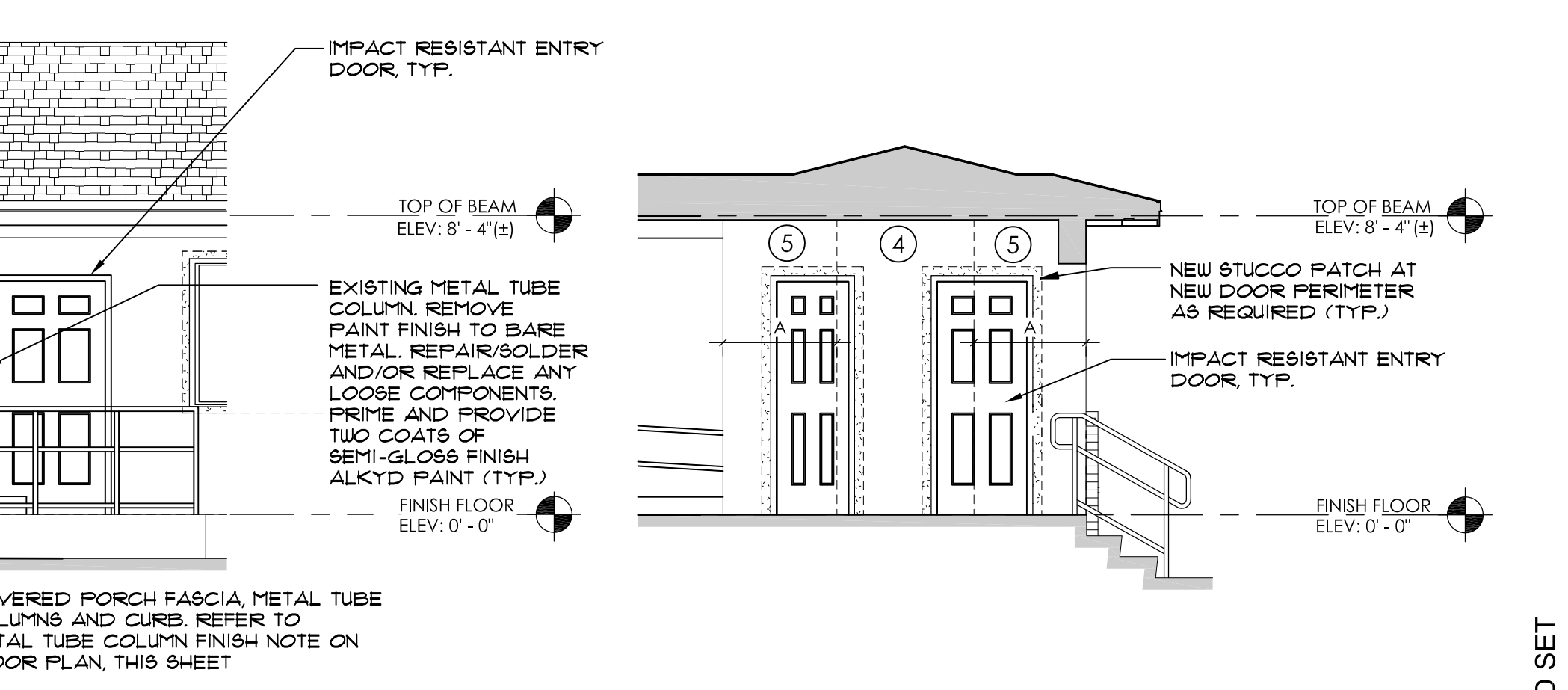
**WEST ELEVATION 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES



**PARTIAL NORTH ELEVATION - UTILITY ROOM 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES



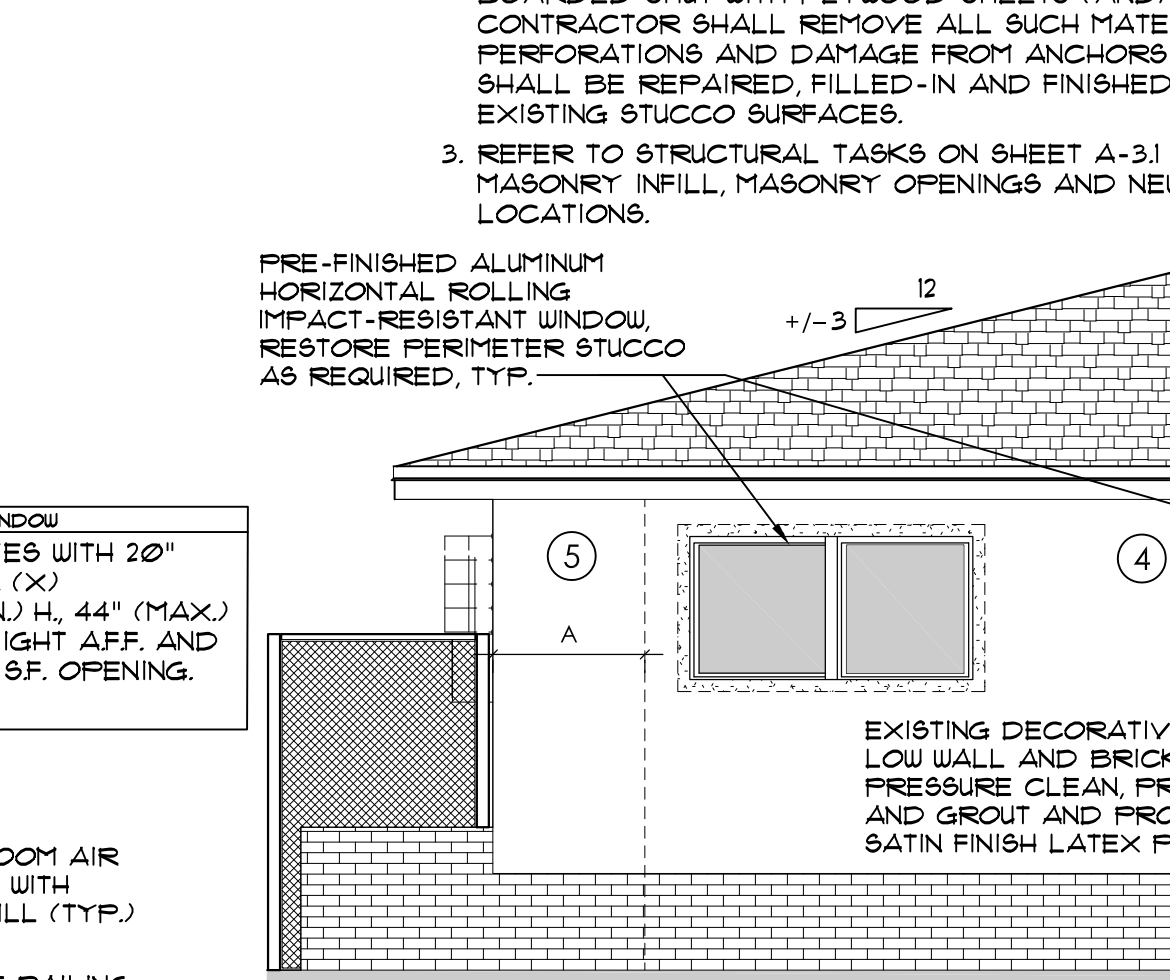
**PARTIAL SOUTH ELEVATION - UTILITY ROOM 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES



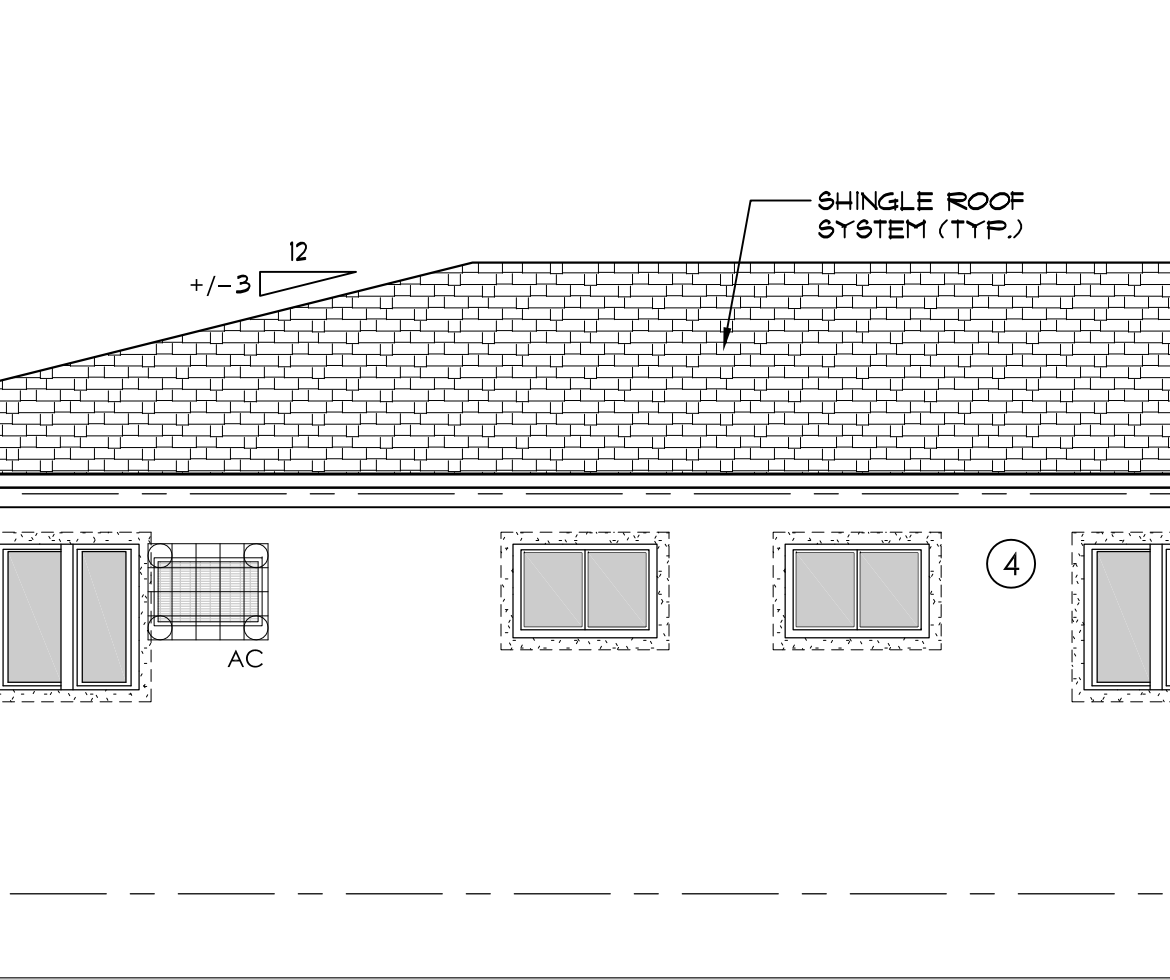
**PARTIAL NORTH ELEVATION - UTILITY ROOM 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES

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

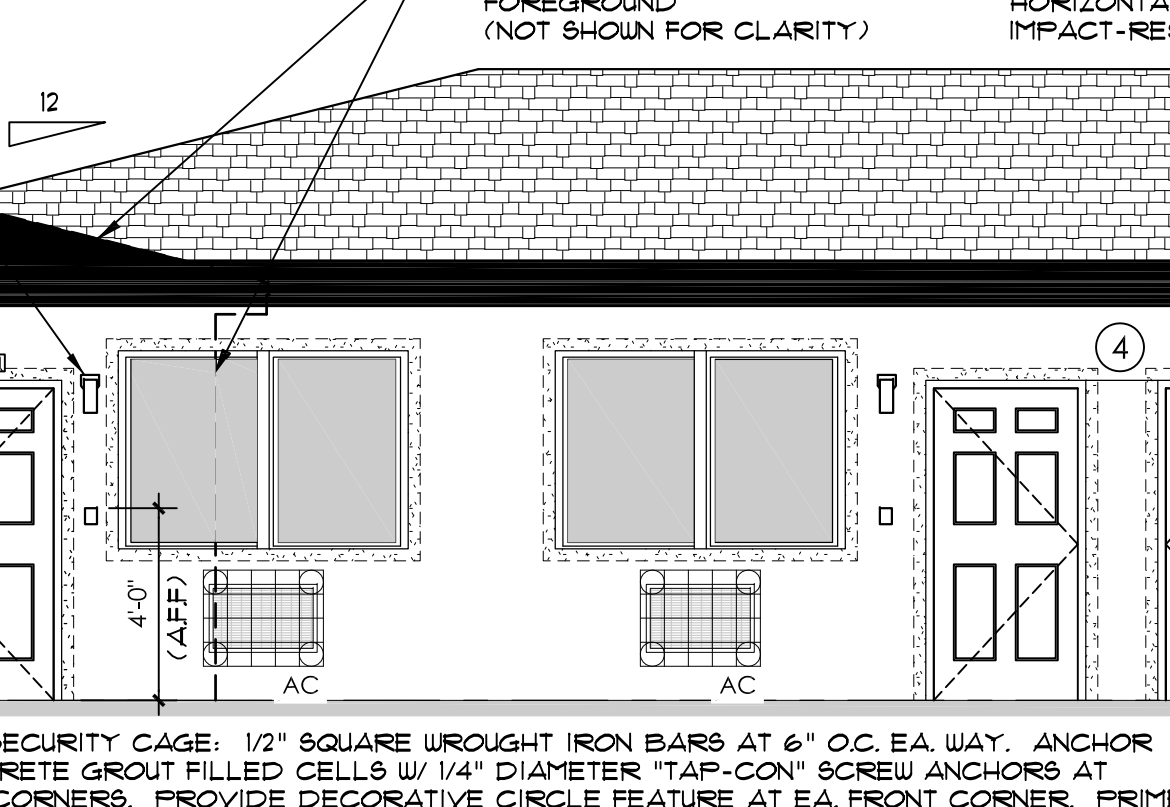
NOTES: 1. RAILING DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED.  
2. ALL EXISTING BUILDING PENETRATIONS (WINDOWS AND DOORS) ARE CURRENTLY BOARDED SHUT WITH PLYWOOD SHEETS (AND/OR CORRUGATED METAL PANELS). THE CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS AND DISCARD. ALL RESULTING PENETRATIONS AND DAMAGE FROM ANCHORS AND HARDWARE FOR THOSE PANELS SHALL BE REPAIRED, FILLED-IN AND FINISHED FLUSH AND EVEN TO MATCH ADJACENT EXISTING STUCCO SURFACES.  
3. REFER TO STRUCTURAL TASKS ON SHEET A-3.1 FOR SCOPE REQUIREMENTS AT ALL NEW "MASONRY" INFILL, MASONRY OPENINGS AND NEW WINDOW AND DOOR INSTALLATION LOCATIONS.



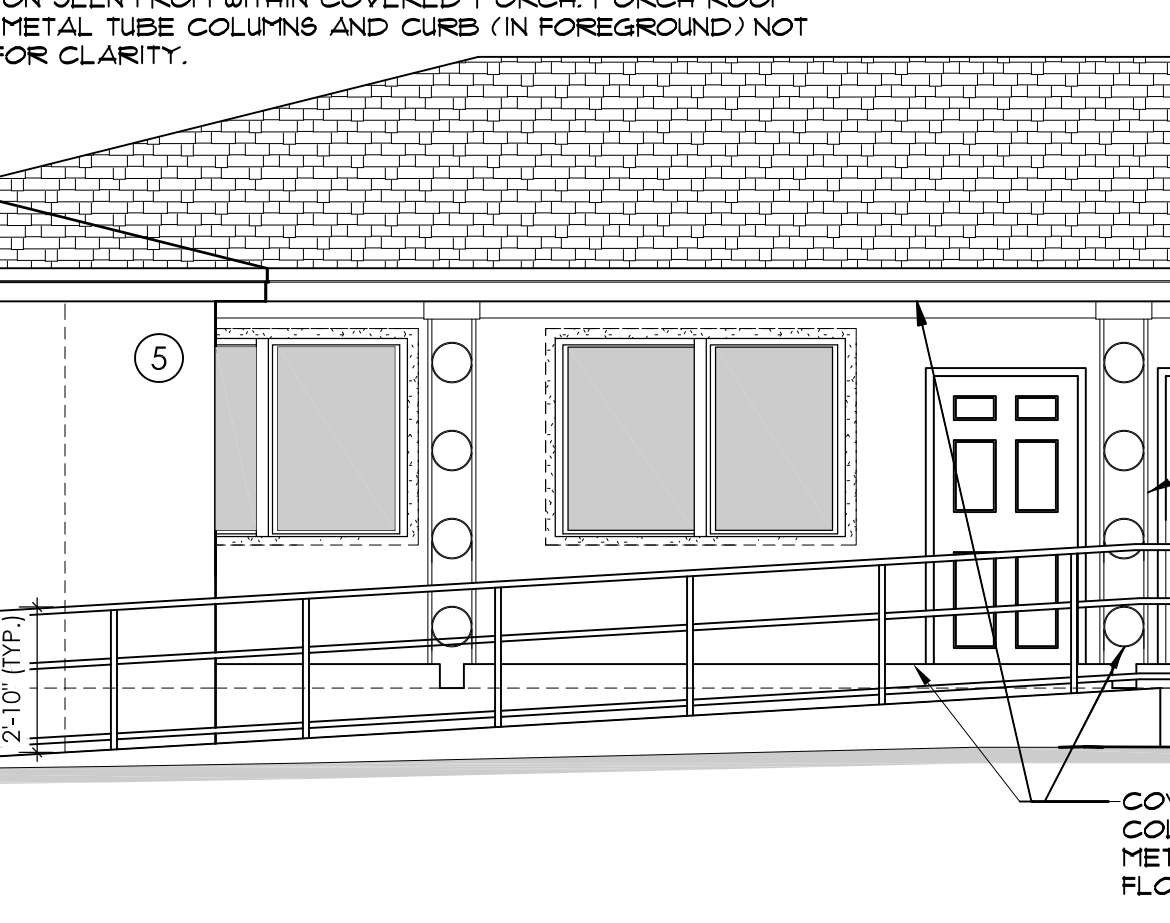
**WEST ELEVATION 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES



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



**SOUTH ELEVATION 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES  
2. ELEVATION SEEN FROM WITHIN COVERED PORCH, PORCH ROOF FASCIA, METAL TUBE COLUMNS AND CURBS (IN FOREGROUND) NOT SHOWN FOR CLARITY.



**PARTIAL SOUTH ELEVATION - UTILITY ROOM 1/4" = 1'-0"**  
NOTES: 1. REFER TO EAST ELEVATION FOR TYPICAL NOTES

### LIFE SAFETY COMPLIANCE STATEMENTS:

- CLASS OF REHABILITATION CONFORMS WITH 432212 RENOVATION.
- ALL UNITS SHALL BE COMPLETELY VACANT 4 UNOCCUPIED DURING ALL PHASES OF CONSTRUCTION AND UNTIL CERTIFICATE OF OCCUPANCY IS OBTAINED.
- UNITS SHALL REMAIN VACANT 4 UNOCCUPIED UNTIL FIRE RATED PARTITIONS HAVE BEEN FULLY ERRECTED AND FINISHED. UNITS SHALL REMAIN VACANT AND UNOCCUPIED UNTIL AFTER CERTIFICATE OF OCCUPANCY IS OBTAINED.
- EMERGENCY ESCAPE IS COMPLIANT PER MIA 312.12 4 213.
- ALL RESIDENTIAL UNITS COMPLY WITH THE EMERGENCY ESCAPE REQUIREMENTS OF NFPA 101.

**ALLEGUEZ ARCHITECTURE, INC.**  
ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT  
901 PONCE DE LEON BLVD., SUITE 202 CORAL GABLES, FLORIDA 33134 (305) 481 4001 (FAX) 481 6002 E-MAIL alleguez@bellsouth.net  
■ AA C 0 0 2 7 4 6 ■

CONSULTANTS:  
MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:  
**Gartek**  
GARTK ENGINEERING CORP.  
7310 COLUMBIAN SW TERRACE MIAMI, FLORIDA 33155 TEL: (305) 266-9977 FAX: (305) 264-9496

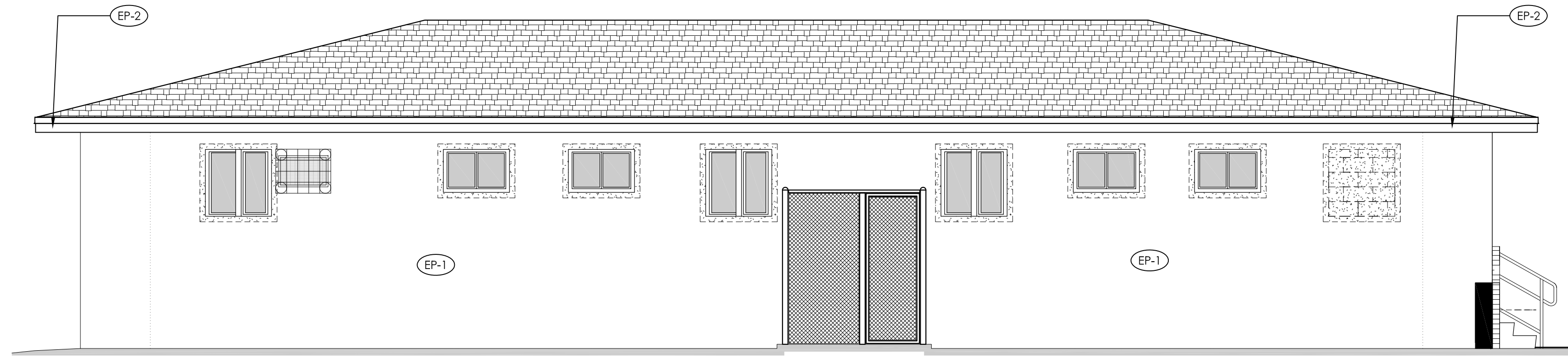
CITY OF MIAMI  
LIFE QUEST RENOVATIONS  
1115 NE 13 Ave  
MIAMI, FL  
DRAWING TITLE:

FLOOR PLAN, ELEVATIONS, & WALL SECTIONS

STATE OF FLORIDA  
ANA ALLEGUEZ  
REGISTERED ARCHITECT  
LICENSE NO. AR14190

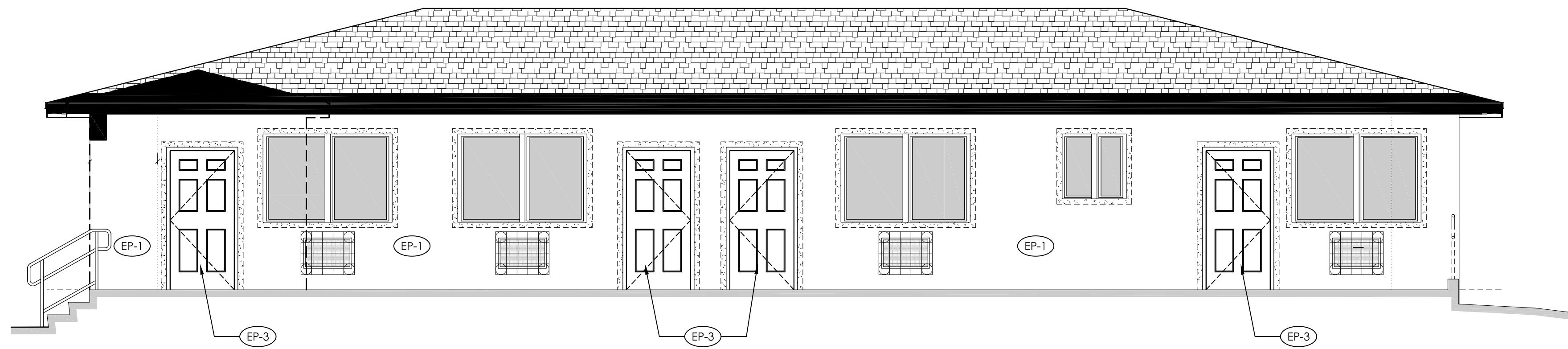
DATE: JANUARY 9TH 2017  
REVISED:  
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SHEET NO.

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**A-2.0**



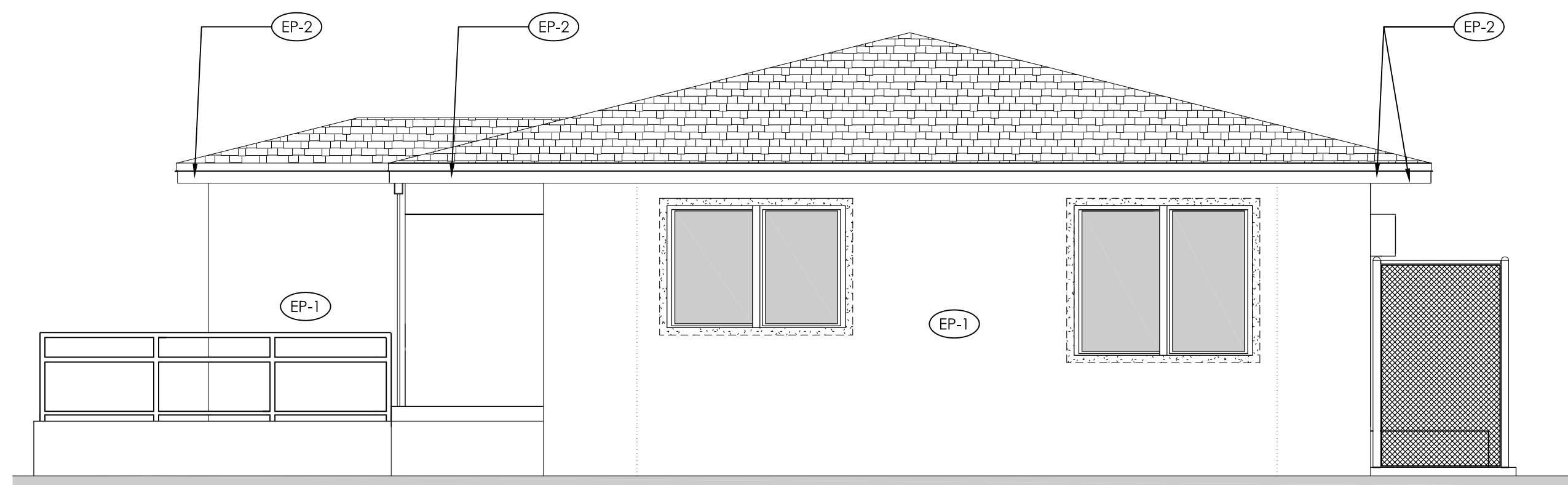
NORTH ELEVATION

1/4" = 1'-0"



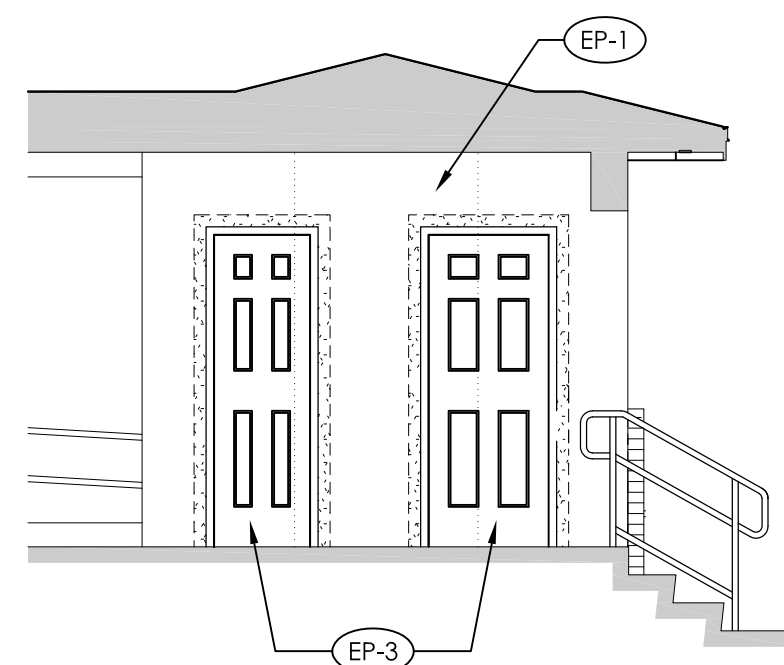
SOUTH ELEVATION

1/4" = 1'-0"



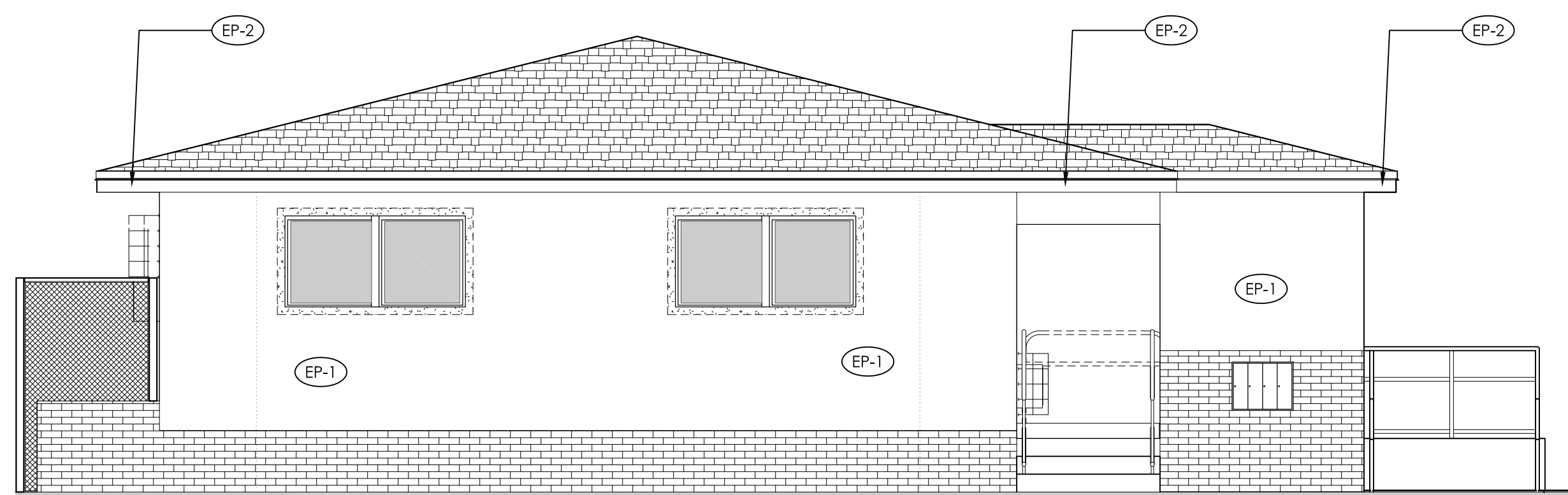
EAST ELEVATION

1/4" = 1'-0"



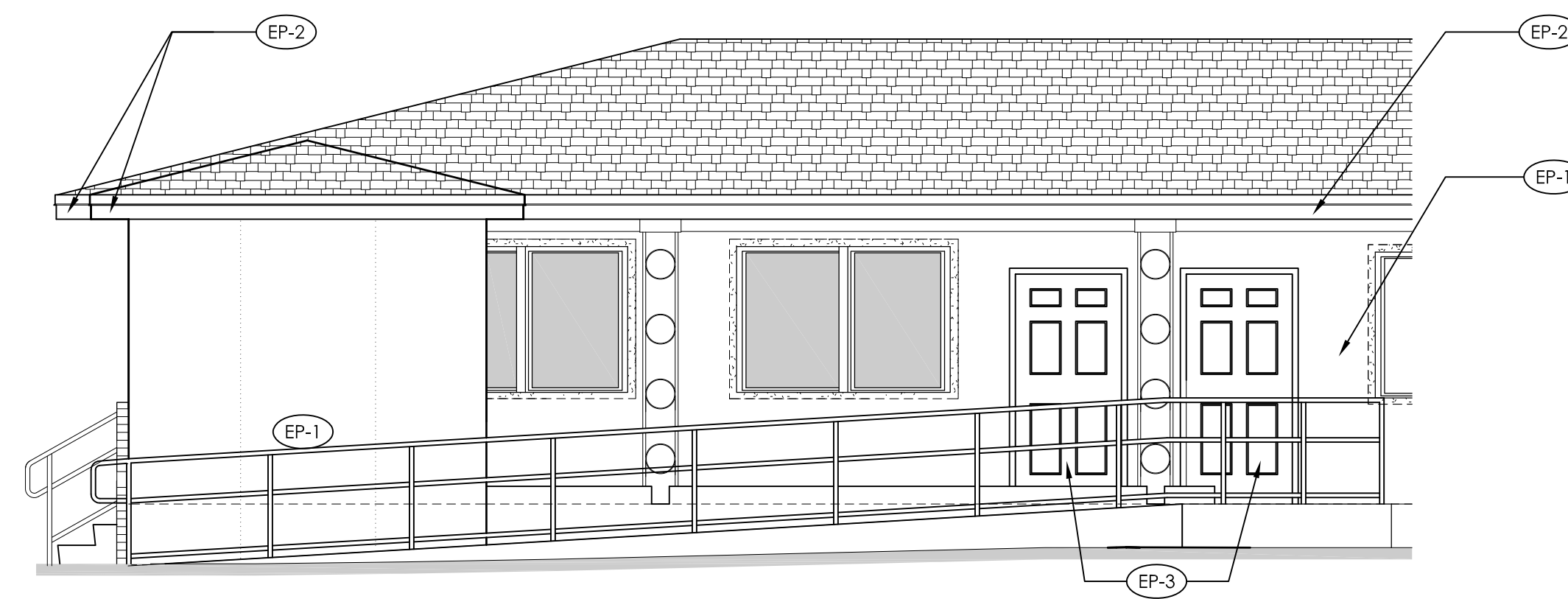
UTILITY ROOM FACADE

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



PARTIAL SOUTH ELEVATION-UTILITY ROOM 1/4" = 1'-0"

**SYMBOL LEGEND**

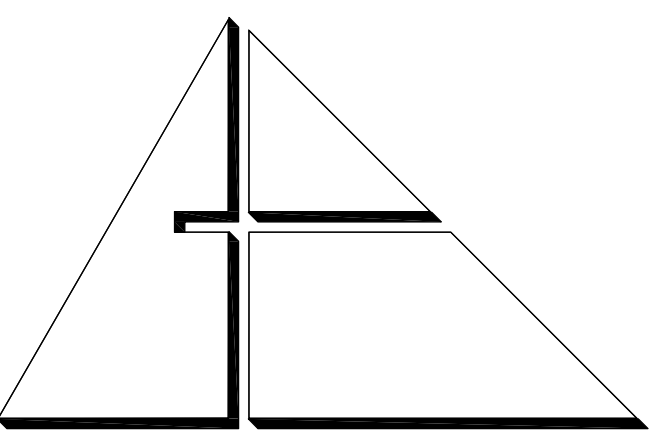
EP-1 DENOTES PAINT COLOR

**EXTERIOR FINISHES SCHEDULE**

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

**NOTES:**

1. PROVIDE MOCKUP PAINT SAMPLES 4" X 4" SQUARE FOR EACH COLOR OF 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, MANUFACTURER'S TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE.
  - b. SAMPLES: PROVIDE COLOR CHIPS FOR REVIEW BY ARCHITECT.
  - c. 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 D4268.
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.
7. BASIS OF DESIGN IS SHERWIN WILLIAMS OR APPROVED EQUIVALENT. REFER TO FINISH MATERIAL NOTES ON SHEET A-31 FOR PAINT SPECIFICATIONS.



**ALLEGUEZ ARCHITECTURE, INC.**

ARCHITECTURE PLANNING  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202  
CORAL GABLES, FLORIDA 33134  
(305) 481 4001 (FAX) 481 6002  
E-MAIL [alleguez@bellsouth.net](mailto:alleguez@bellsouth.net)  
AA C 0 0 2 7 4 6

CONSULTANTS:

MECHANICAL ELECTRICAL PLUMBING ENGINEER:



GARTEK ENGINEERING CORP.  
7310 SOUTHWEST 39TH TERACE  
MIAMI, FLORIDA 33155  
TEL: (305) 266-9977 FAX: (305) 264-4976

PROJECT:

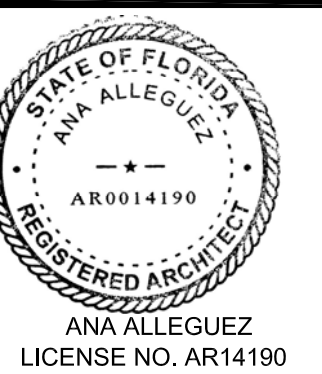
CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

EXTERIOR  
FINISHES

SEAL



DATE: JANUARY 9TH 2017

REVISED:

CAD DRAWING NAME:  
11115 A-2.0.DWG

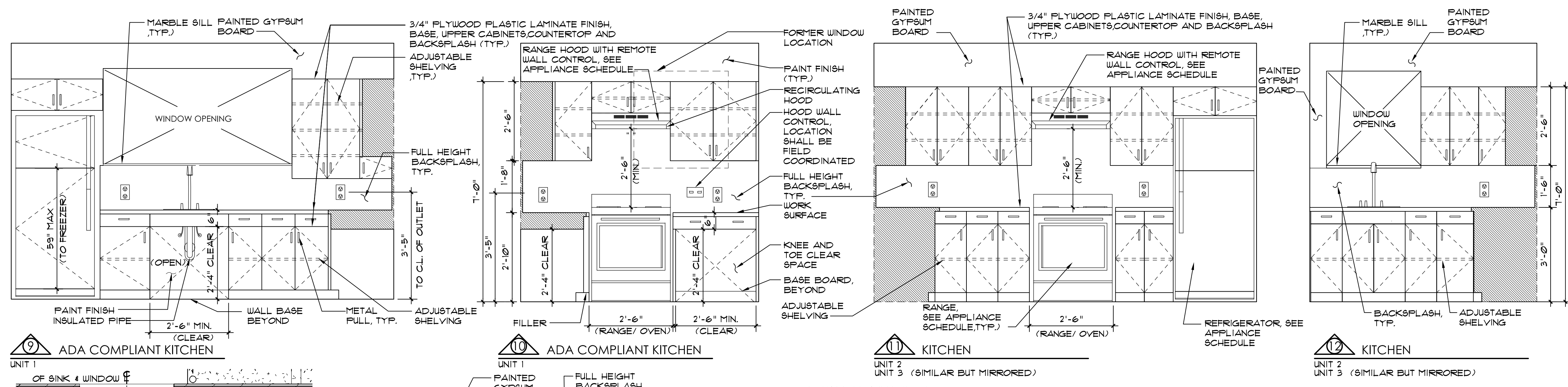
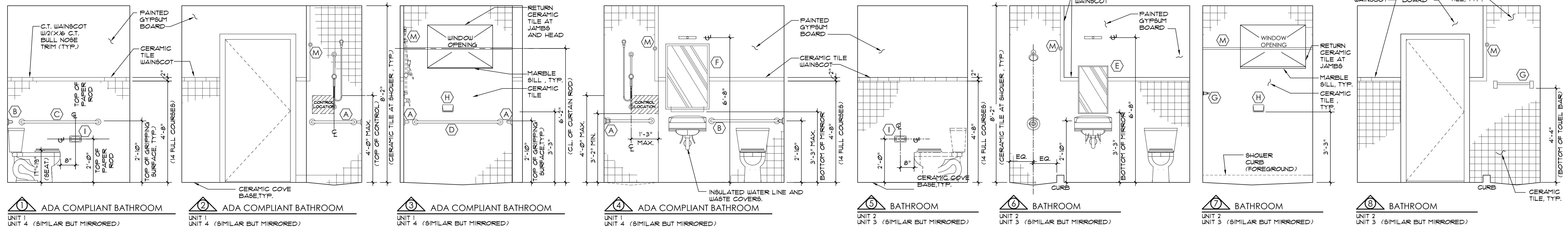
SHEET NO.

BID SET

**A-2.1**

INTERIOR ELEVATIONS

NOTES 1. REFER TO PLUMBING FIXTURE SCHEDULE. ELEVATIONS REFLECT SYMBOLIC REPRESENTATION OF FIXTURE.



FHA GUIDELINES

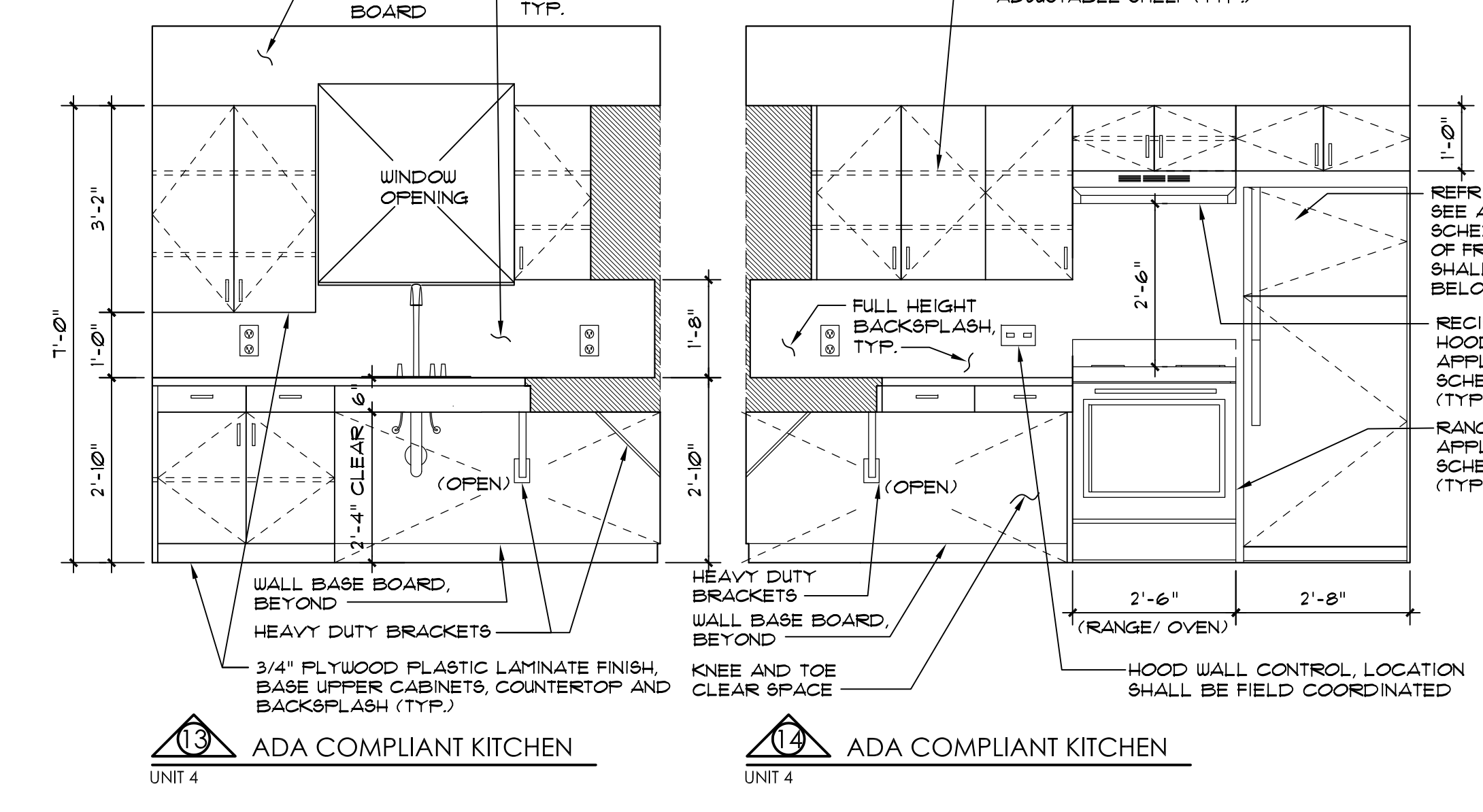
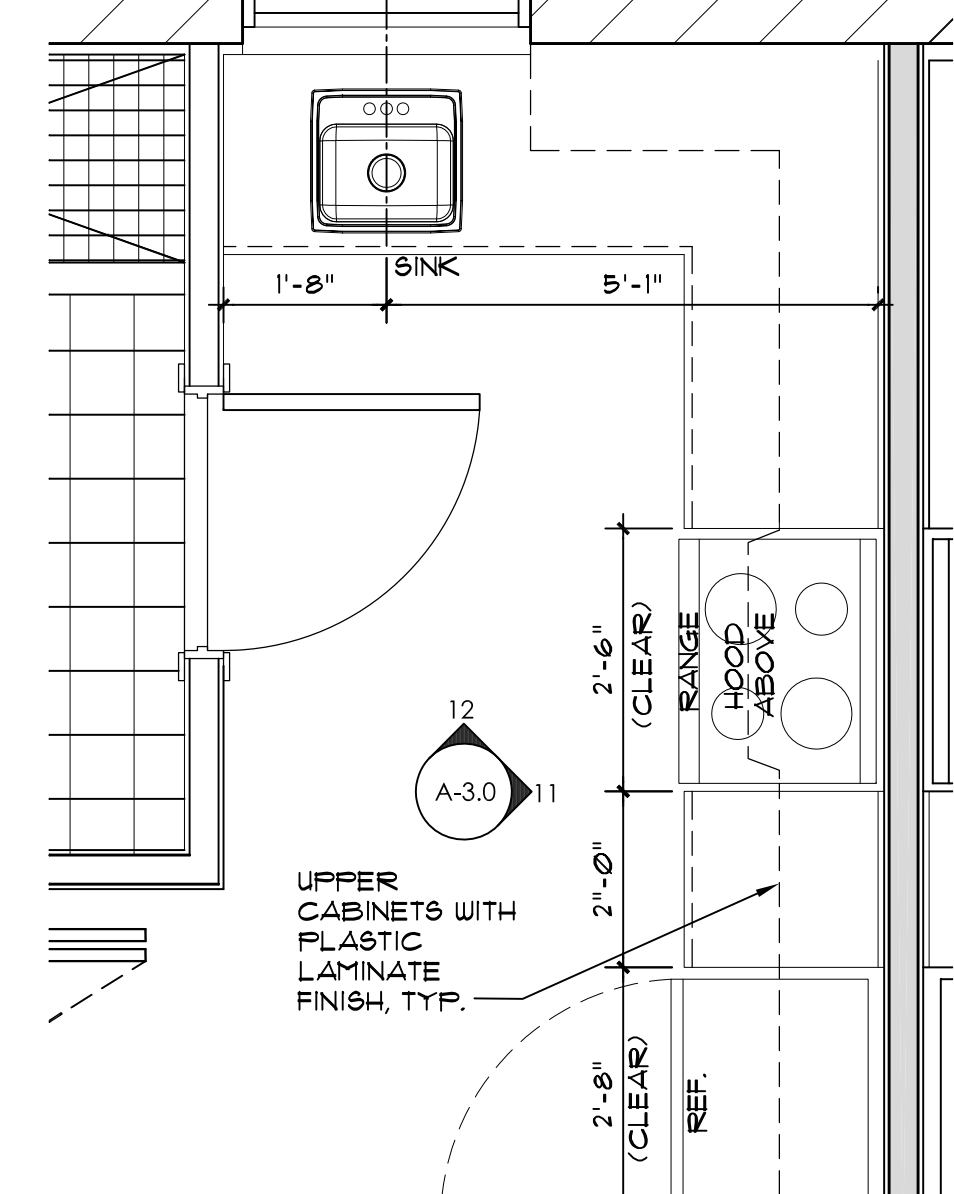
- ALL DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING ITEMS:
- BUILDING ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE
  - PUBLIC AND COMMON USE AREAS SHALL BE ACCESSIBLE
  - ALL DOORS WITHIN EACH UNIT SHALL COMPLY WITH ACCESSIBILITY
  - ALL UNITS SHALL PROVIDE ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING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

GENERAL CABINET NOTES

- UPPER AND LOWER CABINETS SHALL BE CONSTRUCTED OF 3/4" PLYWOOD INCLUDING DOORS, DRAWER FRONTS AND SHELVES, DRAWER SIDES, BACKS AND BOTTOM SHALL BE 1/2" PLYWOOD, CABINET BACKS SHALL BE 1/4"
- ALL CABINETS AND SHELVING SHALL HAVE PLASTIC LAMINATE FINISH ON ALL EXPOSED WOOD SURFACES
- PULLS FOR BASE AND WALL CABINETS SHALL BE 3/16" X 4" LONG STAINLESS STEEL WIRE FULLS W/ SATIN FINISH
- ALL HINGES FOR NEW CABINETS SHALL BE CONCEALED FULL OVERLAY, CUP, FREE SWING TYPE HINGES. FOR AMOUNT OF HINGES PER DOOR FOLLOW MANUFACTURER'S RECOMMENDATIONS
- ALL SHELVES INSIDE CABINETS SHALL BE ADJUSTABLE AND MOUNTED ON ALUMINUM SHELF SUPPORTS/STANDARDS (TYPICAL OF 4 PER SHELF)
- PROVIDE IN-PARTITION SUPPORTS FOR CABINET AND COUNTERTOP INSTALLATION AS REQUIRED
- ALL FINISH MATERIAL COLORS SHALL BE SELECTED BY THE ARCHITECT
- PROVIDE EDGE BANDS ON ALL PLYWOOD SHELVES
- PROVIDE SHOP DRAWINGS BEFORE MANUFACTURING AND INSTALLATION OF BUILT-INS

GENERAL BATHROOM NOTES:

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



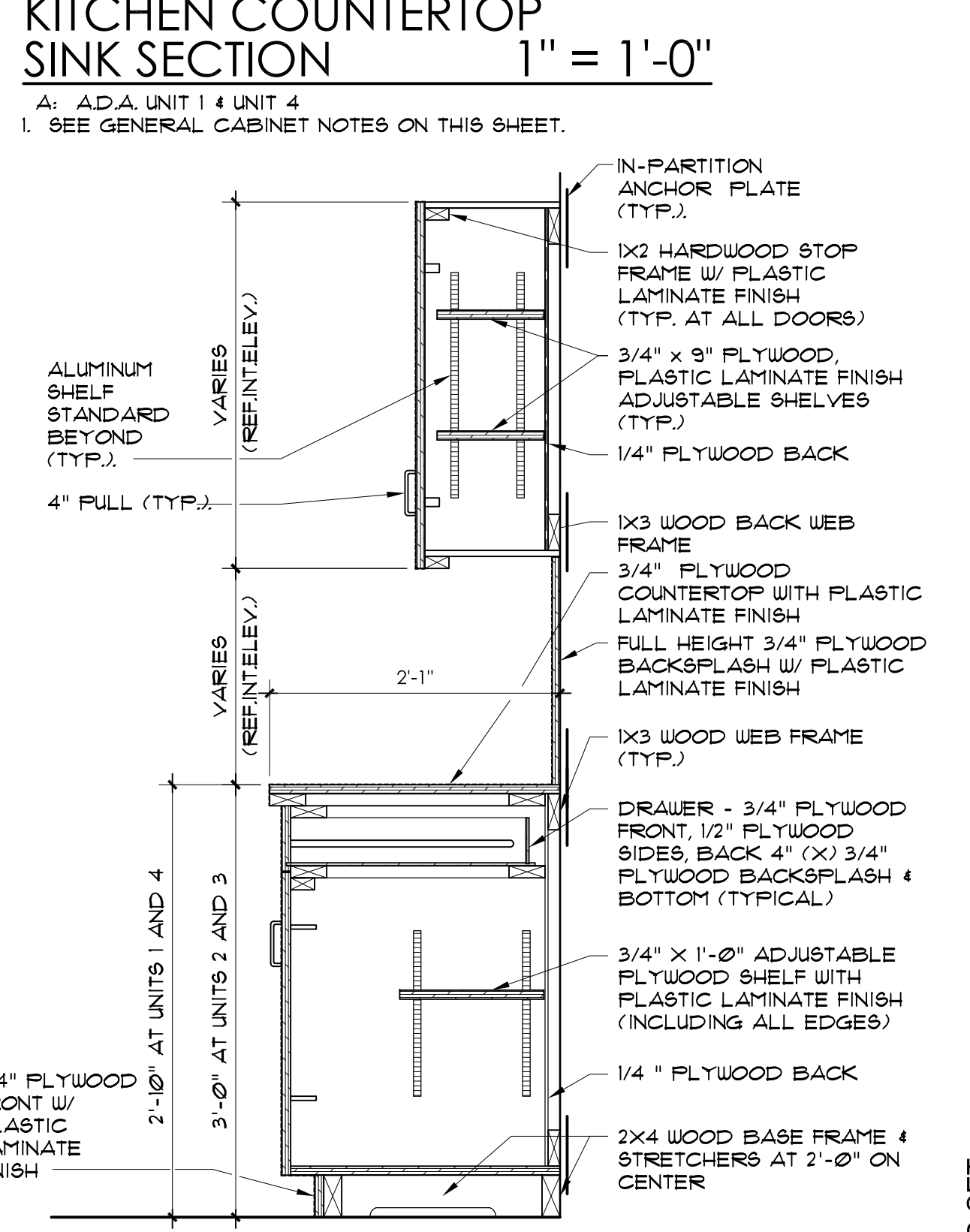
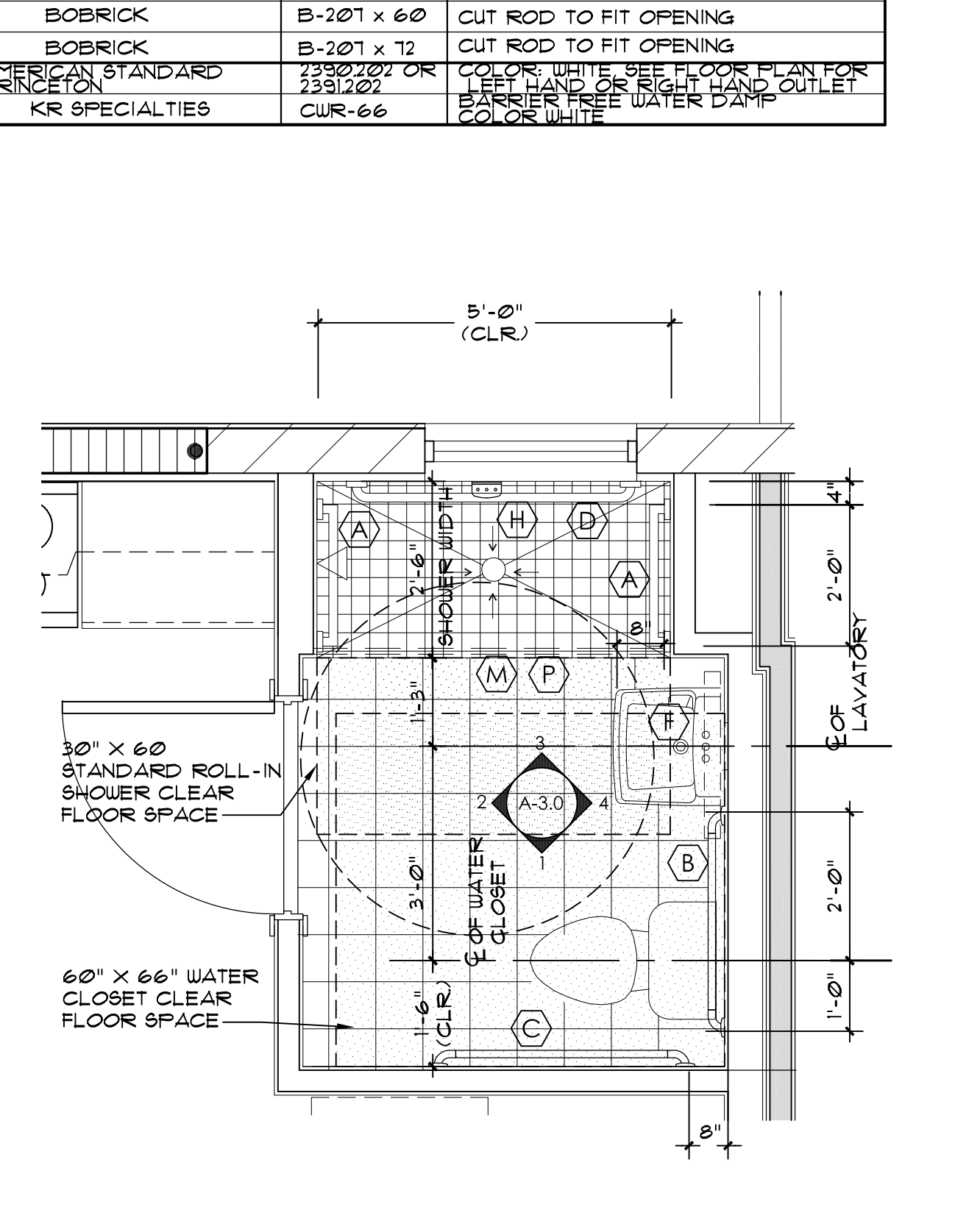
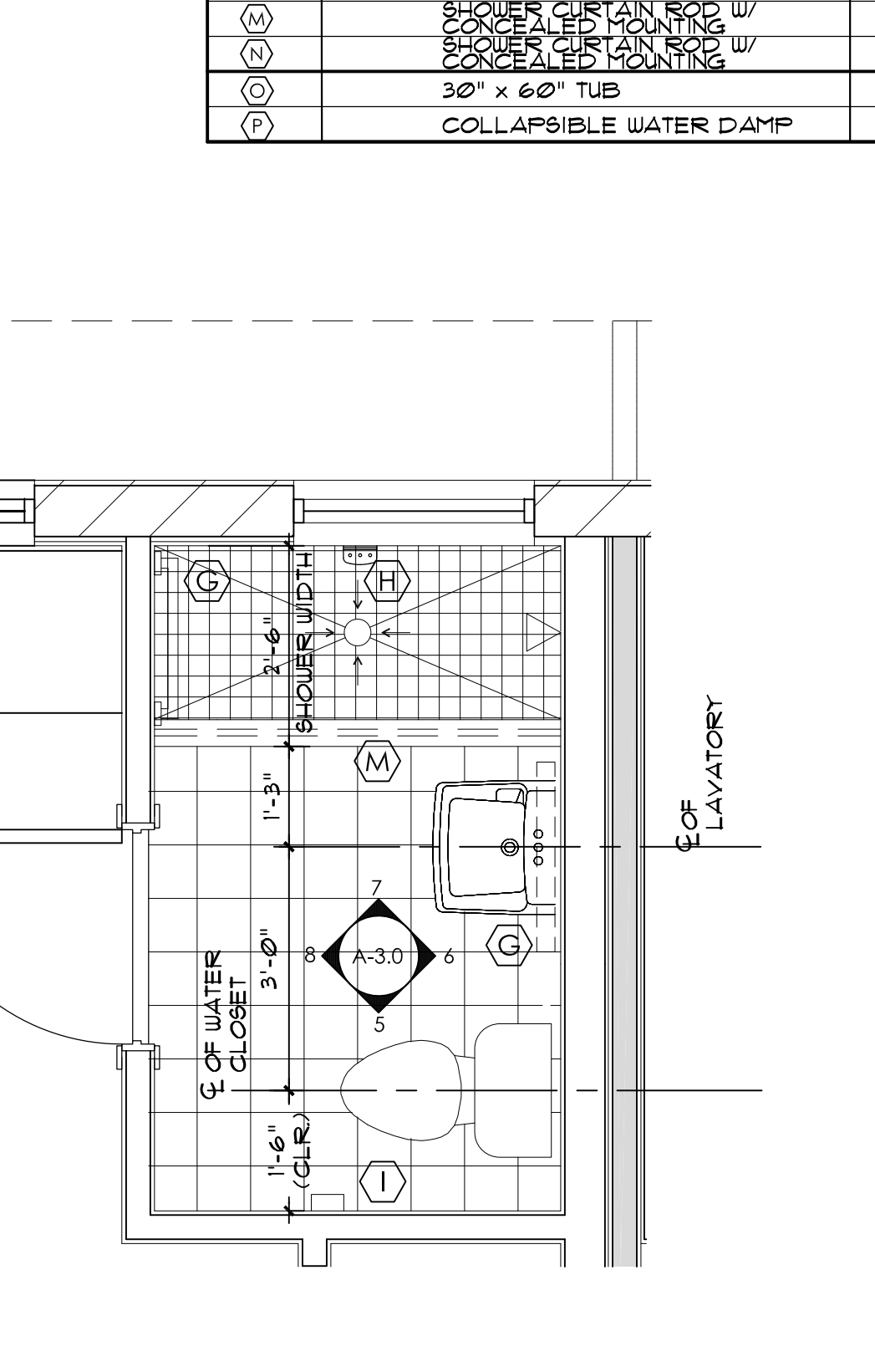
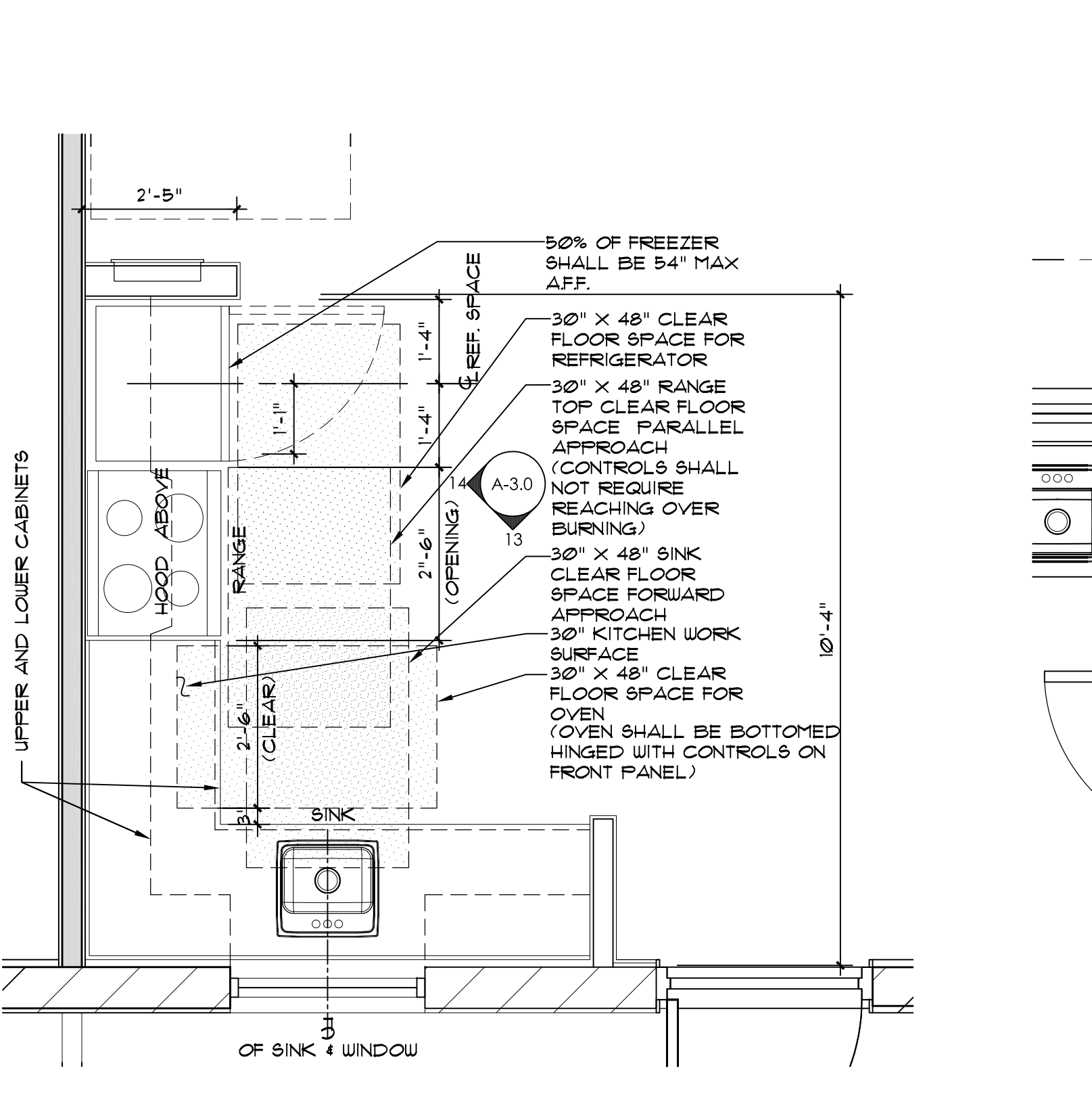
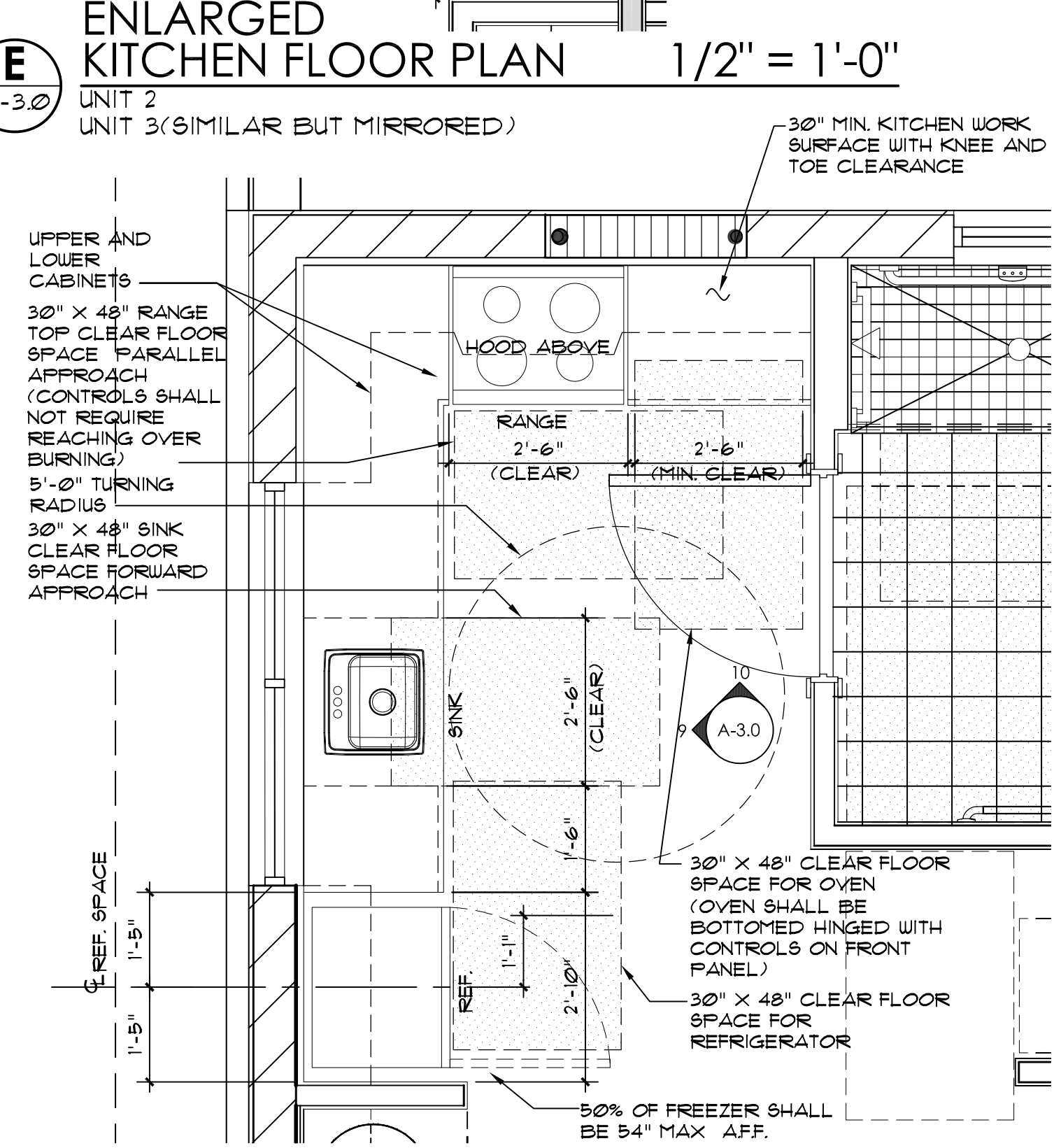
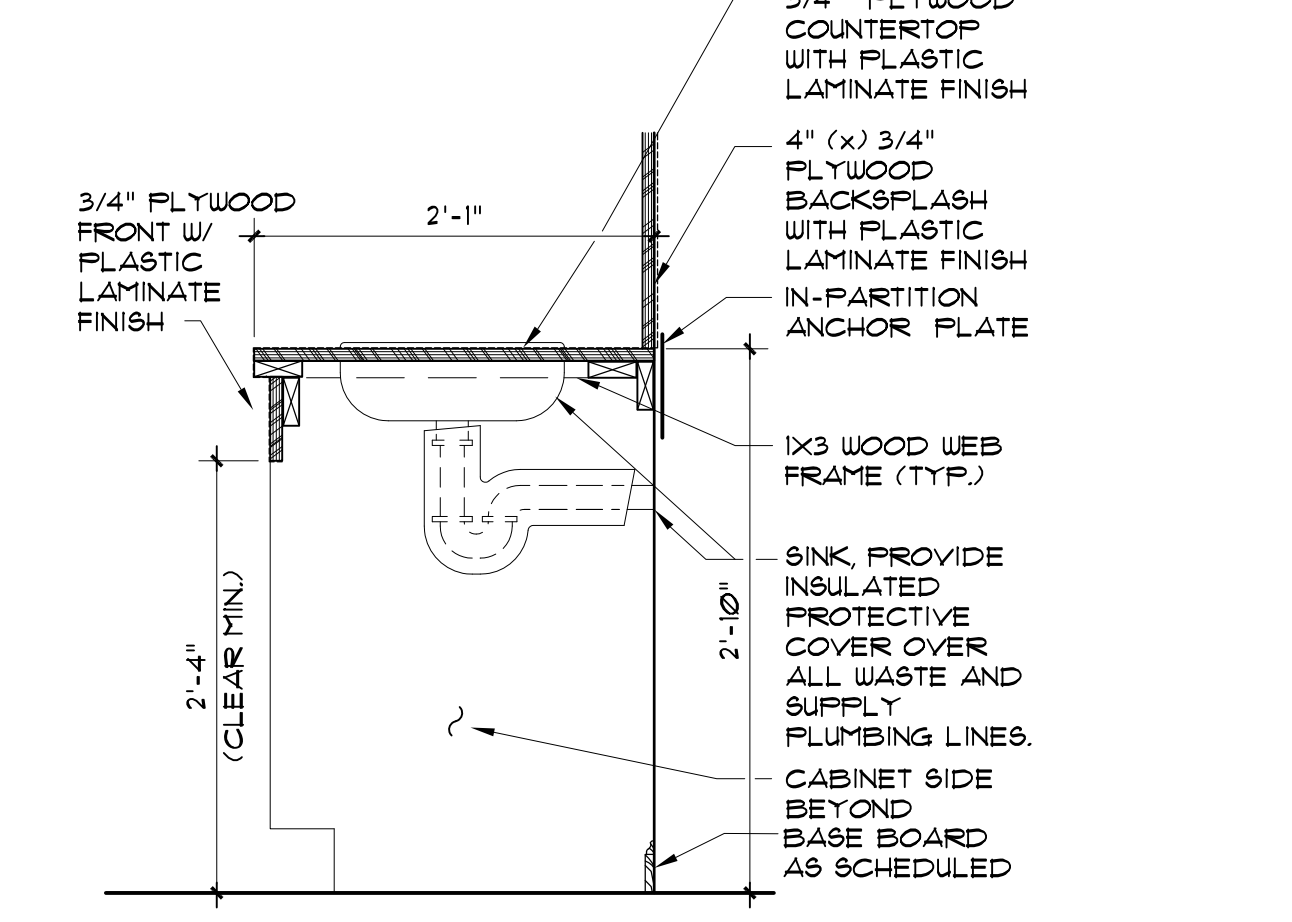
KITCHEN APPLIANCE SCHEDULE

ITEM	MANUFACTURER	MODEL	REMARKS
NON-VENTED STANDARD RANGE HOOD	GENERAL ELECTRIC	JN327HJW	COLOR: WHITE LOCATION: UNITS 2 AND 3
NON-VENTED STANDARD ADA COMPLIANT RANGE HOOD	AIR KING	ES-ADA SERIES	ADA COMPLIANT WITH INTEGRAL REMOTE OPERATION WALL MOUNTED SWITCH. LOCATION: UNITS 1 AND 4
FREE-STANDING ELECTRIC RANGE W/ STANDARD CLEAN OVEN	GENERAL ELECTRIC	JB4500RUW	COLOR: WHITE ON WHITE SIZE: 41" HIGH X 30" WIDE X 28-3/4" DEEP (ADA COMPLIANT) LOCATION: ALL UNITS
TOP-FREEZER REFRIGERATOR	GENERAL ELECTRIC	GT18IBDWW	COLOR: WHITE SIZE: 66-5/8" HIGH X 29-1/2" WIDE X 32-1/8" DEEP (ADA COMPLIANT) 18.0 CU. FT. LOCATION: ALL UNITS

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

BATHROOM ACCESSORIES SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
(A)	24" STAINLESS STEEL GRAB BAR	BOBRICK	B-5806 x 24	
(B)	36" STAINLESS STEEL GRAB BAR	BOBRICK	B-5806 x 36	
(C)	42" STAINLESS STEEL GRAB BAR	BOBRICK	B-5806 x 42	
(D)	48" STAINLESS STEEL GRAB BAR	BOBRICK	B-5806 x 48	
(E)	RECESSED STAINLESS STEEL MEDICINE CABINET W/ MIRROR	BOBRICK	B-397	
(F)	TILT MIRROR W/ STAINLESS STEEL FRAME	BOBRICK	B-293 2436	ADA COMPLIANT
(G)	24" CERAMIC TOILET BAR	DALTILE	BAT30	COLOR: ARCTIC WHITE
(H)	CERAMIC SOAP DISH	DALTILE	BAT25	COLOR: ARCTIC WHITE
(I)	CERAMIC TOILET PAPER HOLDER	DALTILE	BAT11	COLOR: ARCTIC WHITE
(J)	18" CERAMIC TOILET BAR	DALTILE	BAT30	COLOR: ARCTIC WHITE
(K)	30" X 60" TUB	BOBRICK	B-207 x 60	CUT ROD TO FIT OPENING
(L)	30" X 60" TUB	BOBRICK	B-207 x 72	CUT ROD TO FIT OPENING
(M)	30" X 60" TUB	BOBRICK	B-207 x 72	CUT ROD TO FIT OPENING
(N)	30" X 60" TUB	BOBRICK	B-207 x 72	CUT ROD TO FIT OPENING
(O)	30" X 60" TUB	BOBRICK	B-207 x 72	CUT ROD TO FIT OPENING
(P)	COLLAPSIBLE WATER DAMP	KR SPECIALTIES	CUR-66	COLOR: WHITE



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TEL: (305) 266-9977 FAX: (305) 264-9496

CITY OF MIAMI  
LIFE QUEST RENOVATIONS  
1115 NE 13 Ave

MIAMI, FL  
DRAWING TITLE:  
INTERIOR ELEVATIONS AND MASONRY DETAILS

SEALED  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
ANA ALLEGUEZ  
LICENSE NO. AR14190  
DATE: JANUARY 9TH 2017  
REVISED:  
CAD DRAWING NAME: 1115 A-3.0.DWG  
SHEET NO.

A-3.0



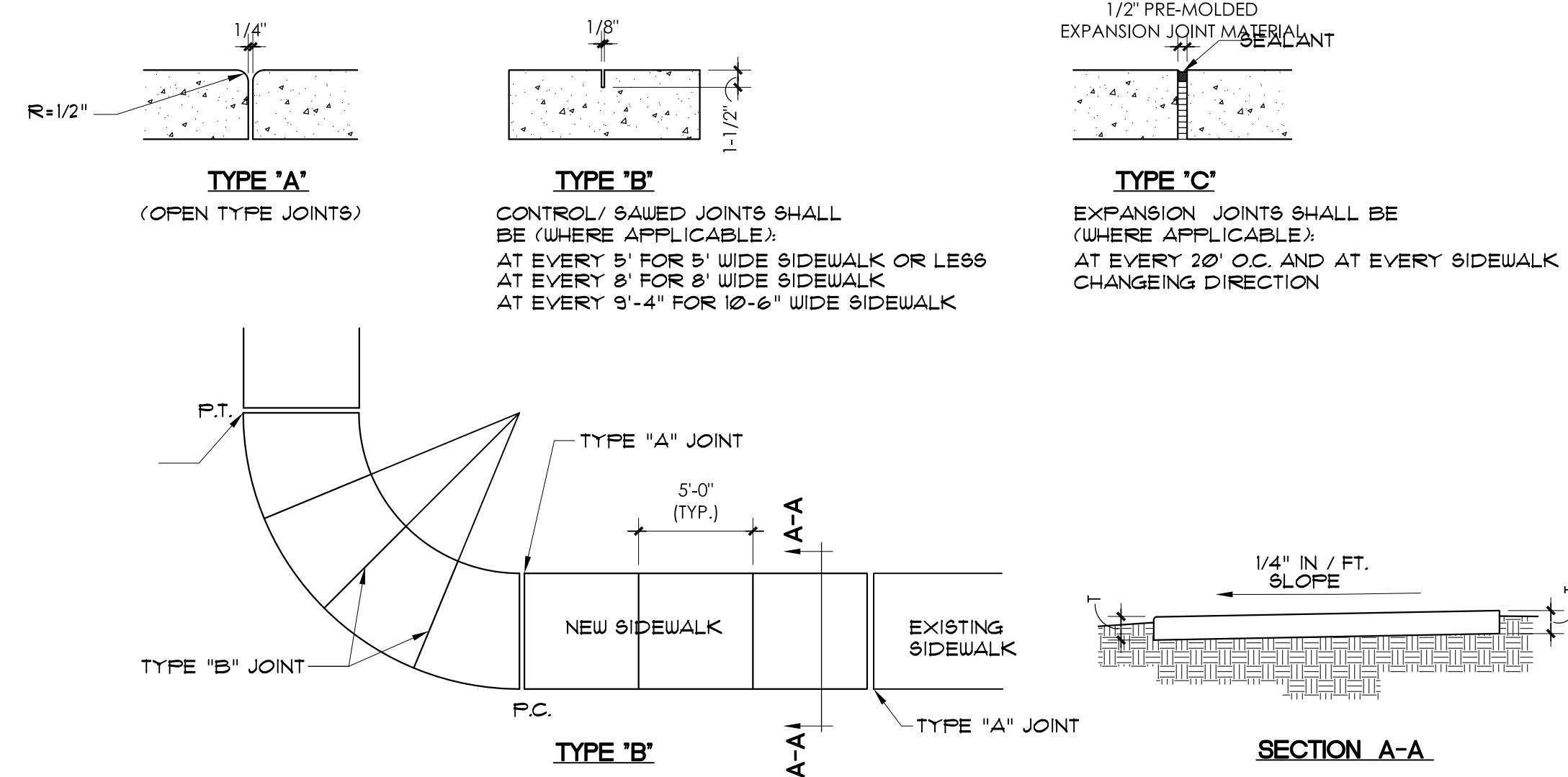


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	* WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

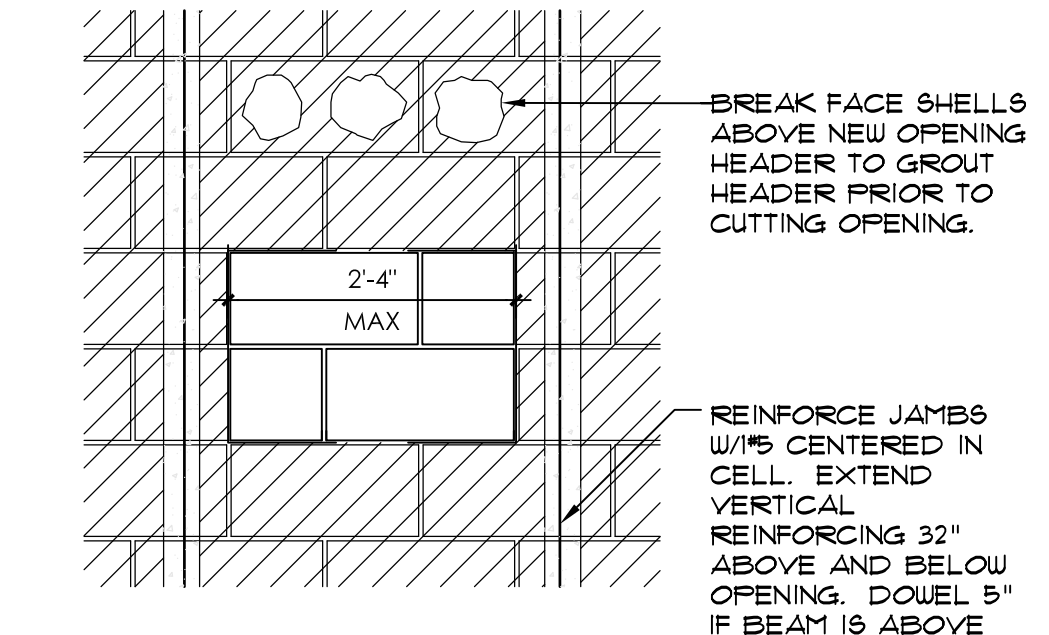
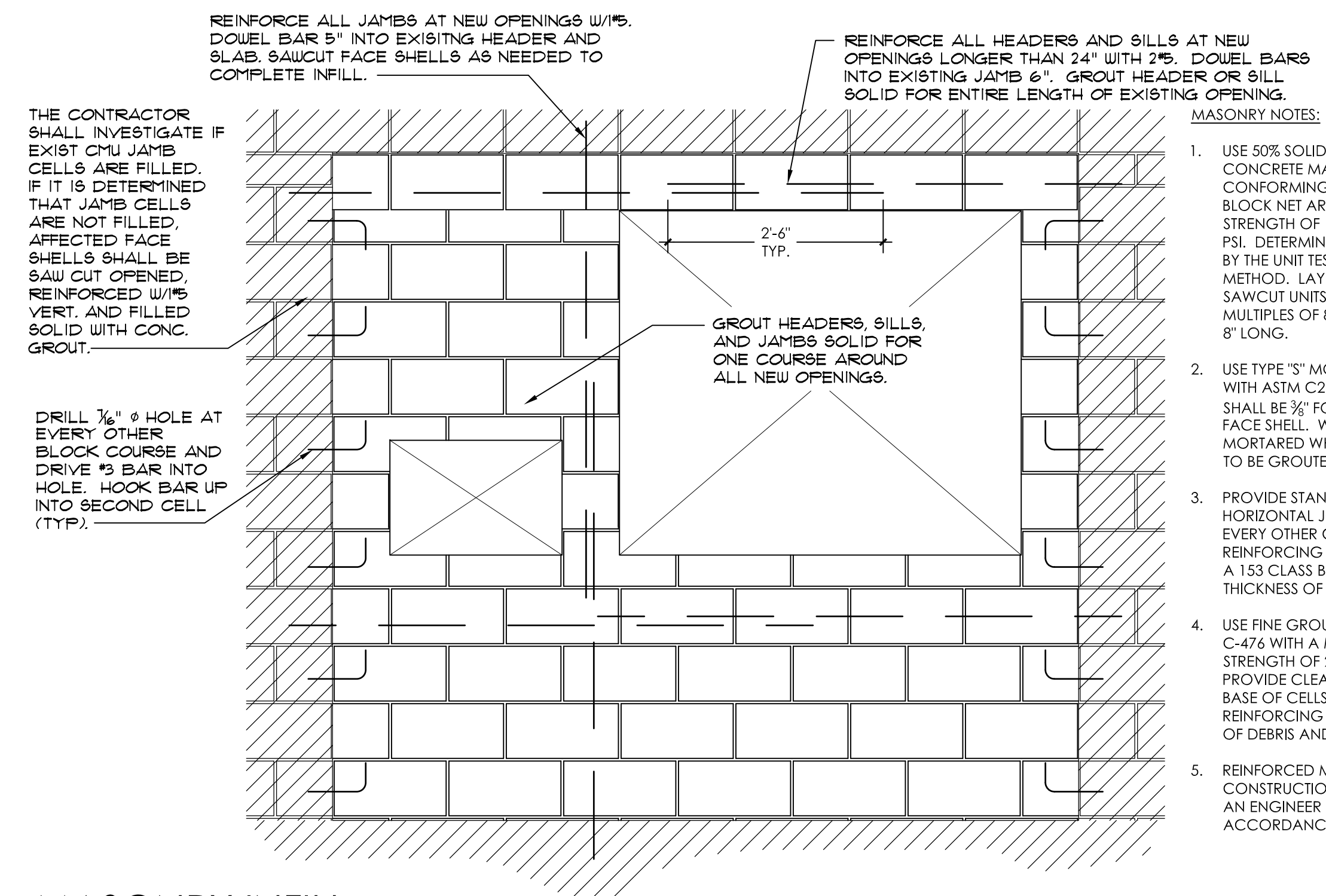
TABLE OF SIDEWALK THICKNESS 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

**CONCRETE SIDEWALK**

NTS

**STRUCTURAL MASONRY TASKS**

N.T.S.



- MASONRY NOTES:**
- USE 50% SOLID, NOMINAL 8X8X16 CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 WITH A BLOCK NET AREA COMPRESSIVE STRENGTH OF 1900 PSI AND 1/16 OF 1500 PSI. DETERMINE COMPRESSIVE STRENGTH BY THE UNIT TEST METHOD OR PRISM METHOD. LAY UNITS IN RUNNING BOND. SAWCUT UNITS WHICH ARE NOT MULTIPLES OF 8" UNITS SHALL BE AT LEAST 8" LONG.
  - USE TYPE 'S' MORTAR IN ACCORDANCE WITH ASTM C270. HEAD AND BED JOINTS SHALL BE 'X' FOR THE THICKNESS OF THE FACE SHELL. WEBS ARE TO BE FULLY MORTARED WHERE AN ADJACENT CELL IS TO BE GROUTED.
  - PROVIDE STANDARD 9-GUAGE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE. JOINT REINFORCING SHALL CONFORM TO ASTM A 153 CLASS B2, WITH A COATING THICKNESS OF 1.5 OZ/SF.
  - USE FINE GROUT CONFORMING TO ASTM C-476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. PROVIDE CLEANOUT OPENINGS AT THE BASE OF CELLS CONTAINING REINFORCING STEEL TO CLEAN THE CELL OF DEBRIS AND MORTAR CHIPS.
  - REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 300.1/ASCE 6.

**CONSTRUCTION SEQUENCE:**

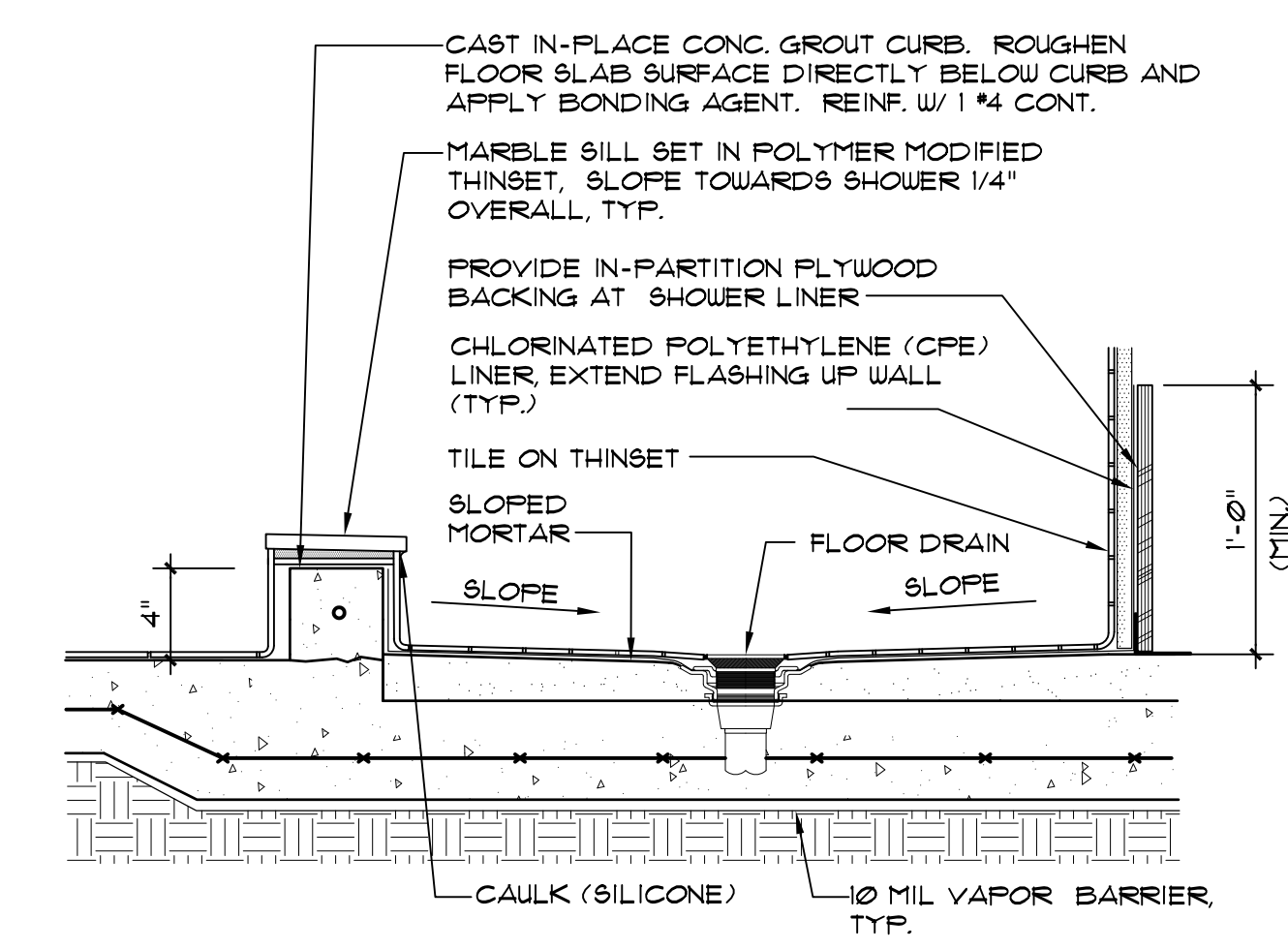
- SAWCUT FACE SHELLS AT JAMBS AND REINFORCE.
- BREAK FACE SHELLS ABOVE LOCATION OF NEW OPENING.
- BLOCK UNFILLED VERTICAL CELLS BELOW THE SILL.
- GROUT NEW JAMBS, HEADER, AND SILL.
- SAWCUT NEW OPENING & REMOVE BLOCK.

**MASONRY INFILL**

AT EXISTING MASONRY WALL OPENINGS

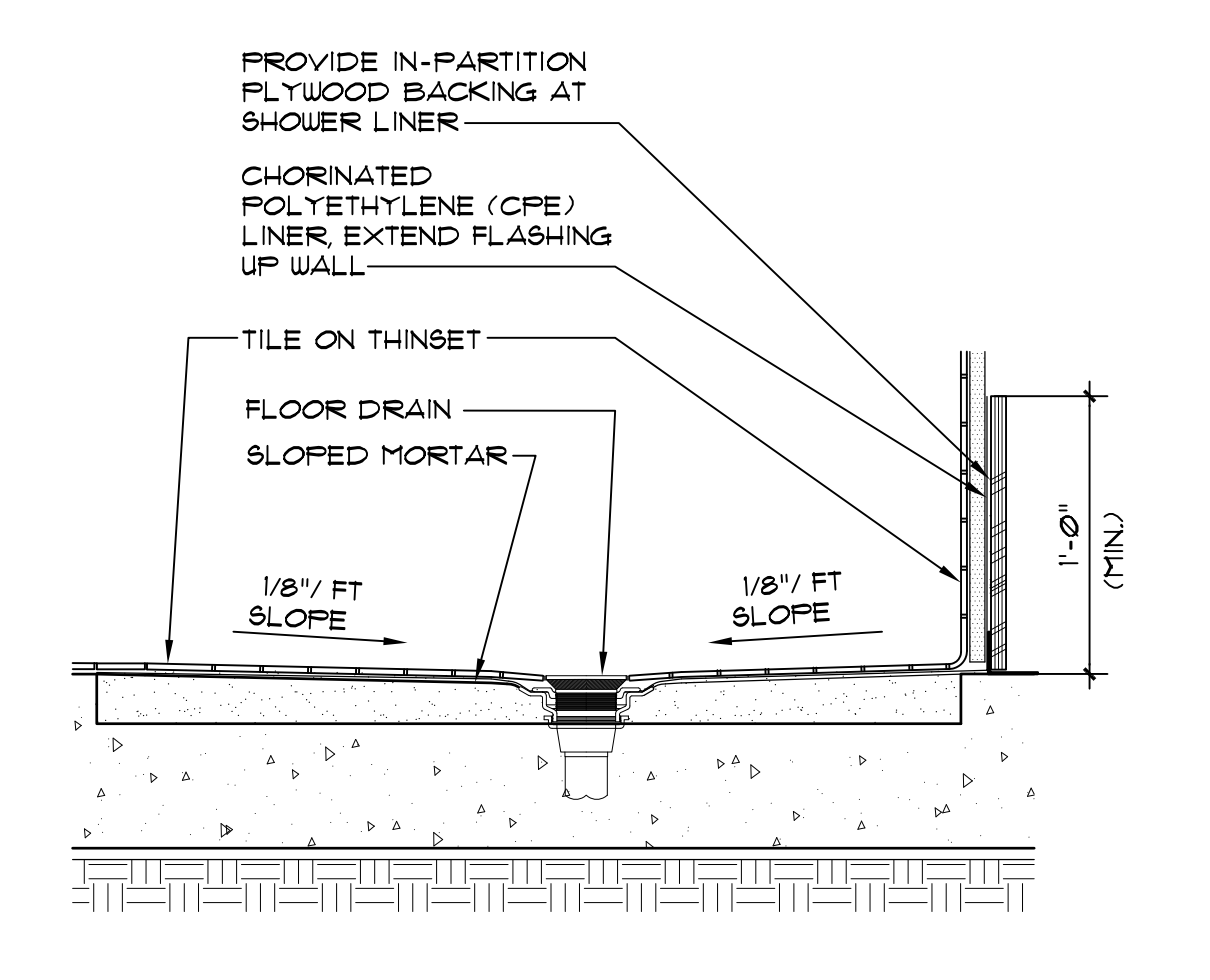
**MASONRY OPENINGS**

AT EXISTING MASONRY WALL



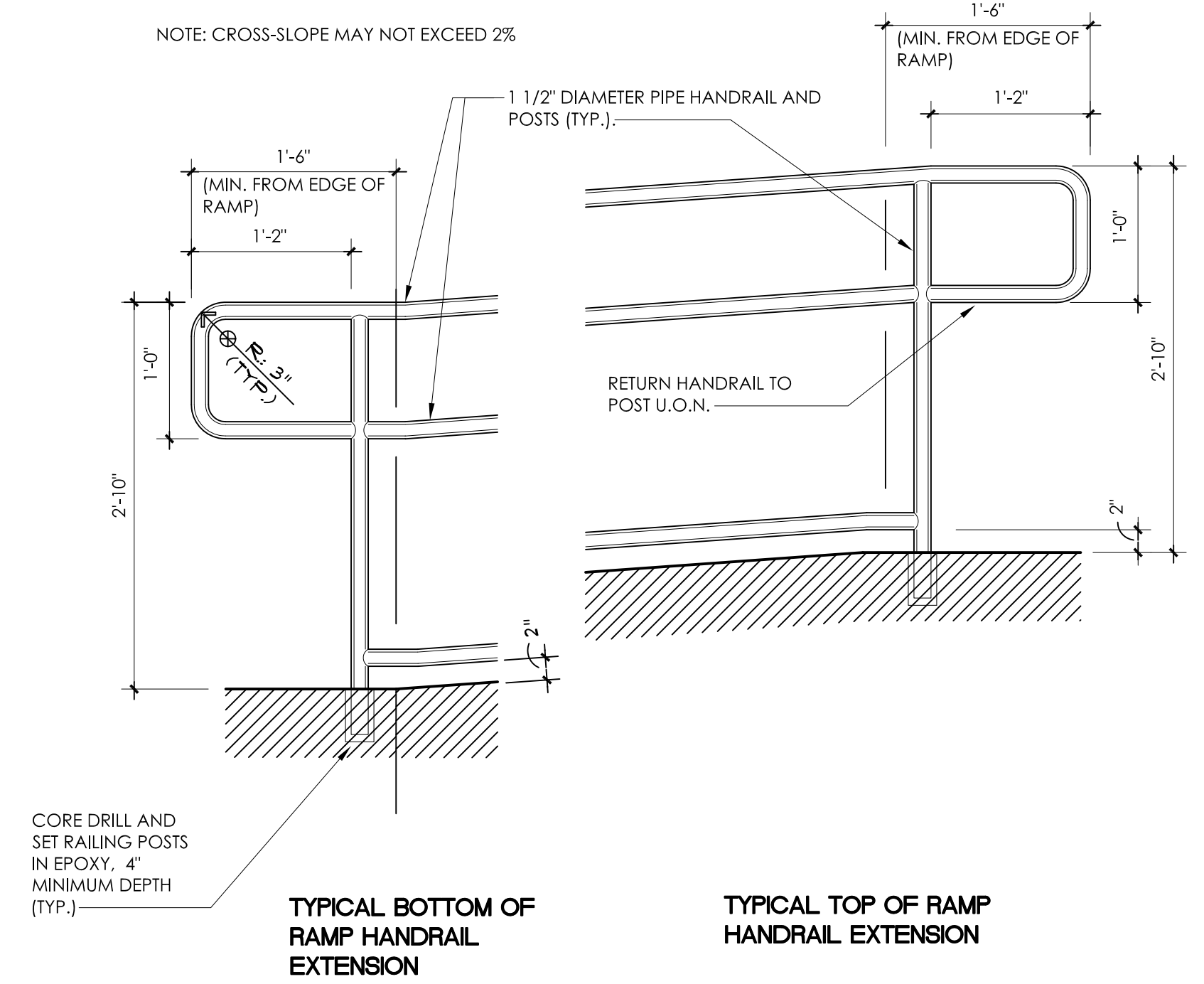
**E NON H/C SHOWER SLAB DETAIL 1-1/2"=1'-0"**

- NOTES:**
- COMPACT EXISTING SOIL PRIOR TO INFILLING WITH CONCRETE
  - ALL PENETRATIONS OF THE MEMBRANE LINER INCLUDING STAPLES AND NAILS SHALL BE AT LEAST 1" ABOVE THE HEIGHT OF TOP OF CURB CURB.
  - CORNERS SHALL BE MADE BY FOLDING, LAPPING, OR SOLVENT WELDING WITH APPROVED MATERIAL.
  - JOINTS AND SEAMS OF MEMBRANE LINERS SHALL BE MADE USING MATERIALS APPROVED BY THE MEMBRANE MANUFACTURER.
  - CONCRETE SHALL BE 3,000 PSI. REFERENCE INFILL NOTES FOR FURTHER INFORMATION.



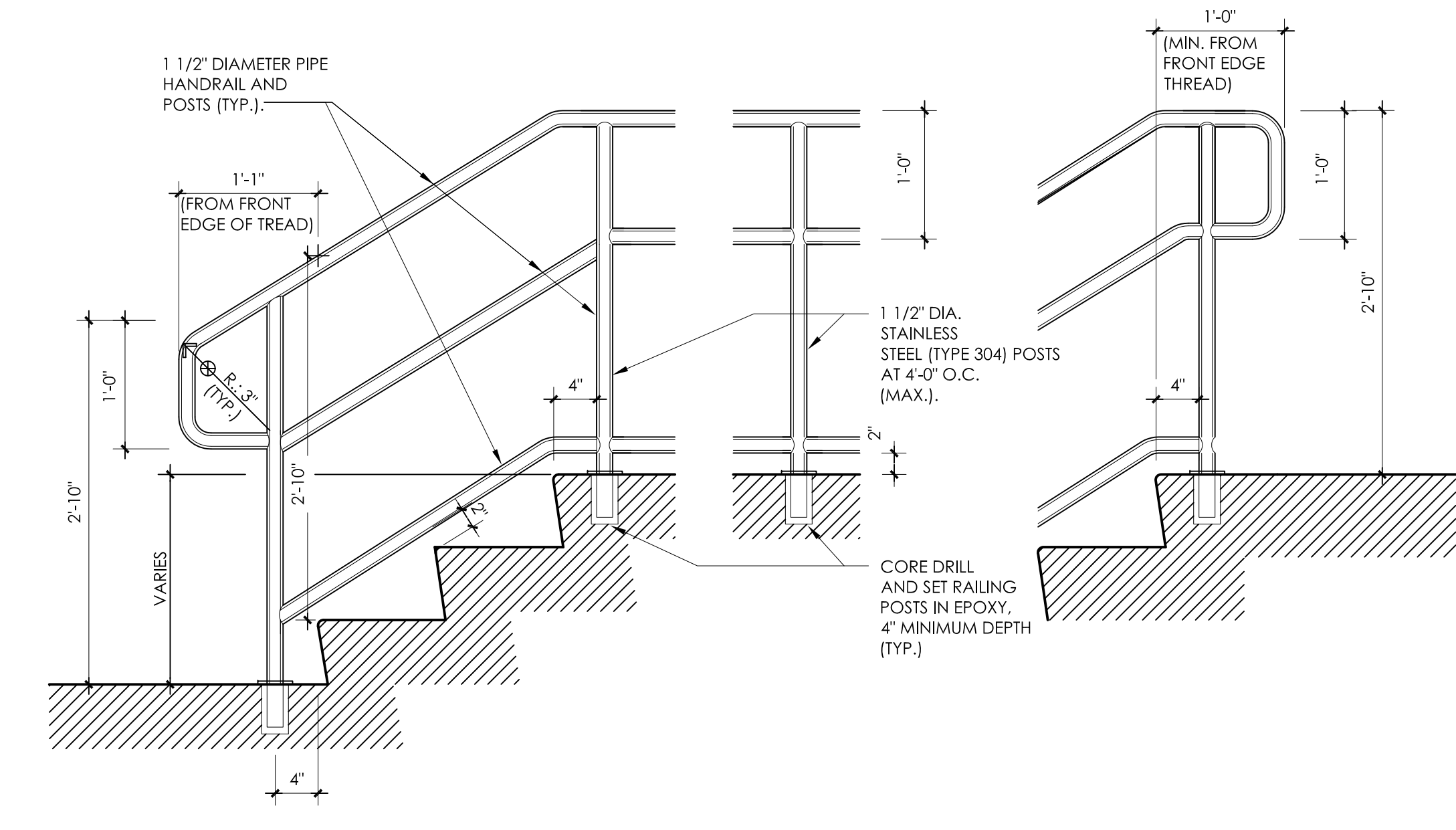
**F H/C SHOWER SLAB DETAIL 1-1/2"=1'-0"**

- NOTES:**
- COMPACT EXISTING SOIL PRIOR TO INFILLING WITH CONCRETE

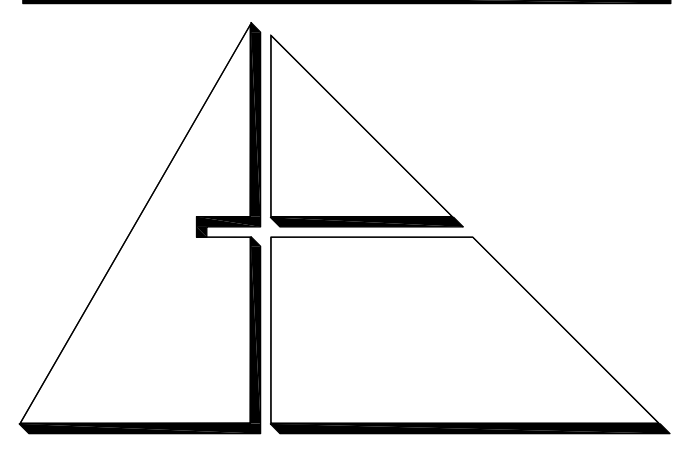


**1 DETAIL 1"=1'-0"**

SEE RAILING NOTES ON SHEET A-2.0



**2 DETAIL 1"=1'-0"**



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7310 SOUTHWEST 39TH TERRACE  
MIAMI, FLORIDA 33155  
TEL: (305) 266-8997 FAX: (305) 264-4916

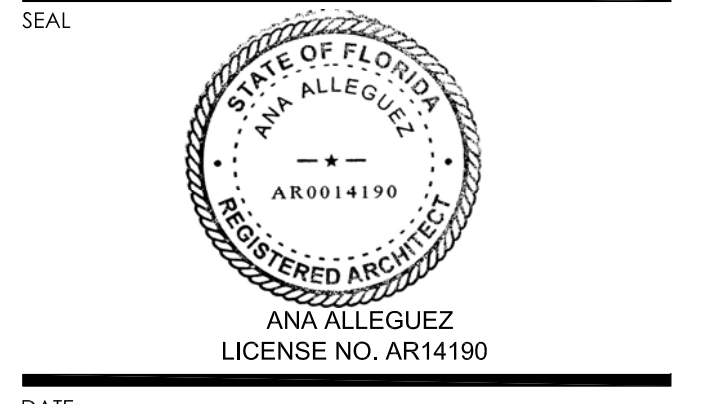
PROJECT:

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

MIAMI, FL

DRAWING TITLE:

ENLARGED PLANS,  
SECTIONS,  
AND DETAILS



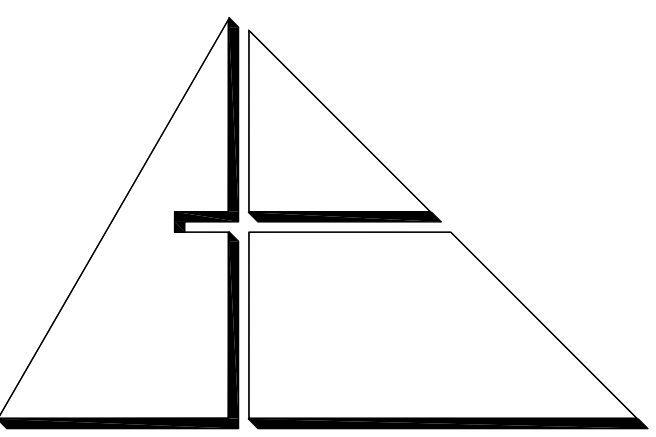
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SHEET NO.

BID SET

**A-3.2**





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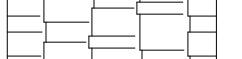
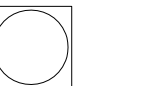
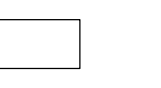

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### SYMBOL LEGEND

-  FIBERGLASS FOUR TAB ASPHALT SHINGLES
-  GOOSENECK VENT
-  ATTIC OFF-RIDGE VENT (SEE DETAILS ON SOFFIT A-4)
-  VTR VENT THROUGH ROOF

### ROOF SYSTEM

1. FIBERGLASS REINFORCED FOUR TAB ASPHALT SHINGLE ROOFING SYSTEM
- DECK TYPE:** EXISTING WOOD PLANK OR PLYWOOD SHEATHING (SEE NOTE 4)
- UNDERLAYMENT:** PRO ARMOR SYNTHETIC ROOF UNDERLAYMENT  
NOA # 14-1215.05
- SHINGLE:** TRUEDEFINITION DURATION AS MANUFACTURED BY OWENS CORNING ROOFING & ASPHALT L.L.C.  
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

1. CONTRACTOR SHALL OBTAIN A HIGH VELOCITY ROOFING PERMIT FROM THE GOVERNING AGENCY.
2. ROOFING SYSTEM SHALL HAVE CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL NOTICE OF ACCEPTANCE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH NSCA STEEP ROOFING MANUAL AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
4. CONTRACTOR SHALL RE-NAIL WOOD DECK IN ACCORDANCE WITH THE CURRENT PROVISIONS OF CHAPTER 15 (HIGH VELOCITY HURRICANE ZONES) OF THE FLORIDA BUILDING CODE.
5. ROOFING SYSTEMS NOTED WITHIN ARE FOR BASIS AND DESIGN AND ARE SPECIFIED TO ESTABLISH PROJECT STANDARDS.
6. ROOFER MUST BE AN OWENS CORNING ROOFING PLATINUM PREFERRED CONTRACTOR.
7. MANUFACTURER SHALL INSPECT ROOFING INSTALLATION AS REQUIRED TO SATISFY WARRANTY TERMS.

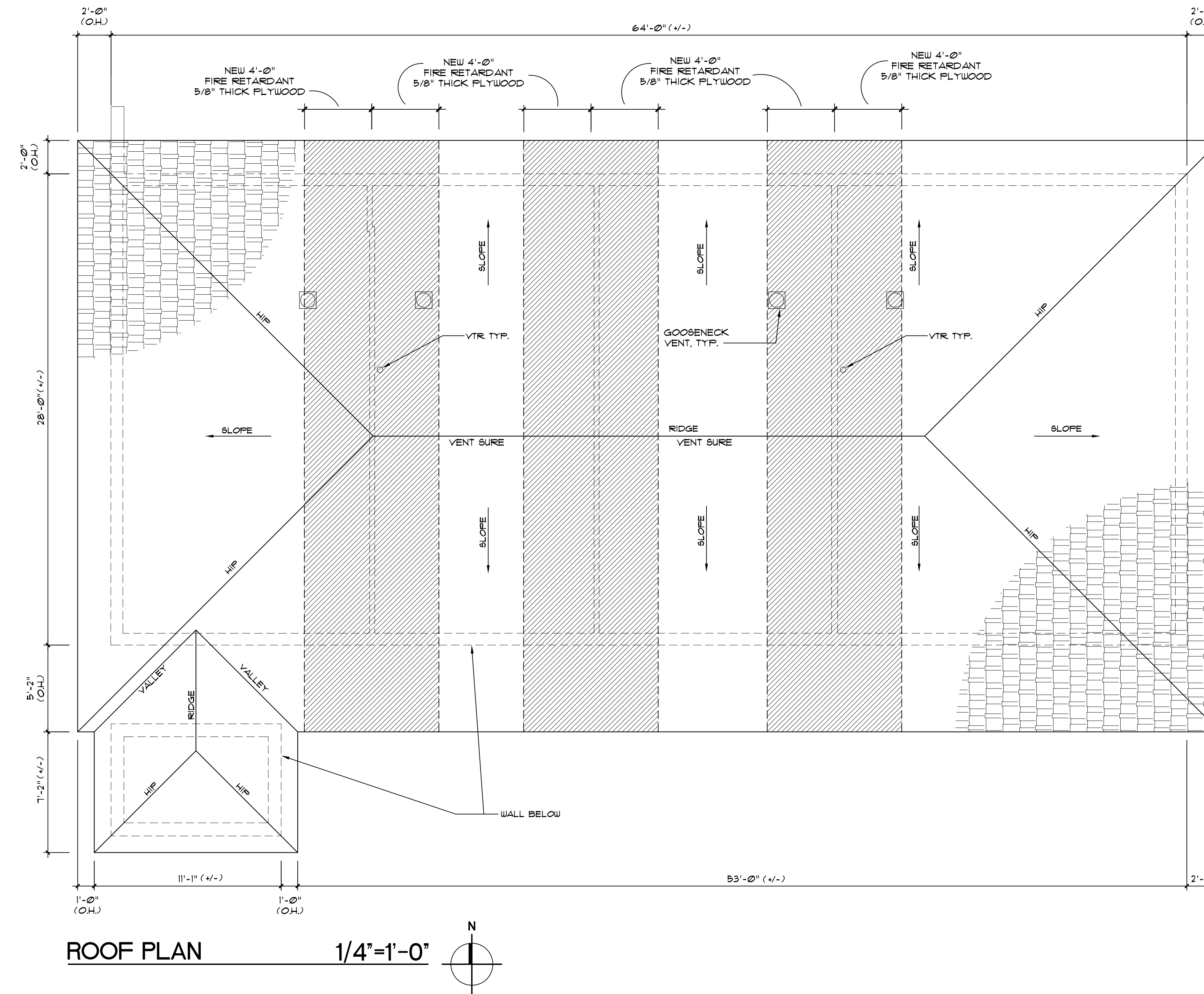
### SHOP DRAWING SUBMITTAL

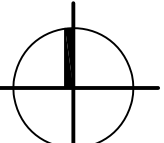
SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ROOFING SYSTEMS. SHOP DRAWINGS SHALL INCLUDE AT A MINIMUM THE FOLLOWING:

- A. PRODUCT DATA: PROVIDE MANUFACTURER'S INFORMATION ON MEMBRANE MATERIALS, BASE FLASHING, MATERIAL AND INSULATION INCLUDING DETAILS.
- B. 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.
- C. MANUFACTURER'S CERTIFICATE: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
- D. SUPPLY FLORIDA PRODUCT APPROVAL OR MIAMI-DADE PRODUCT APPROVAL NOTICE OF ACCEPTANCE (NOA) APPROVAL FOR SELECTED SYSTEM.
- E. 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/NOA. 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, DEFERRED 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.



ROOF PLAN 1/4"=1'-0" 

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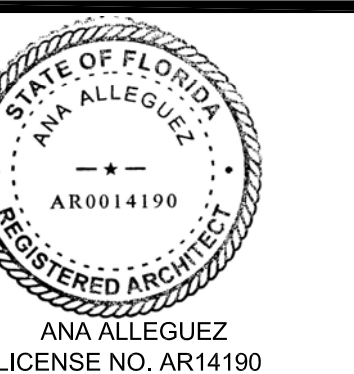
CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

ROOF PLAN

SEAL



DATE: September 15, 2014

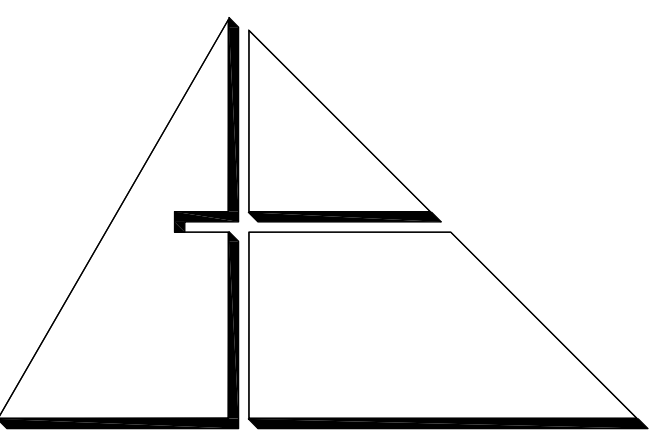
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CAD DRAWING NAME:  
11115 A-4.0.DWG

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A-4.0



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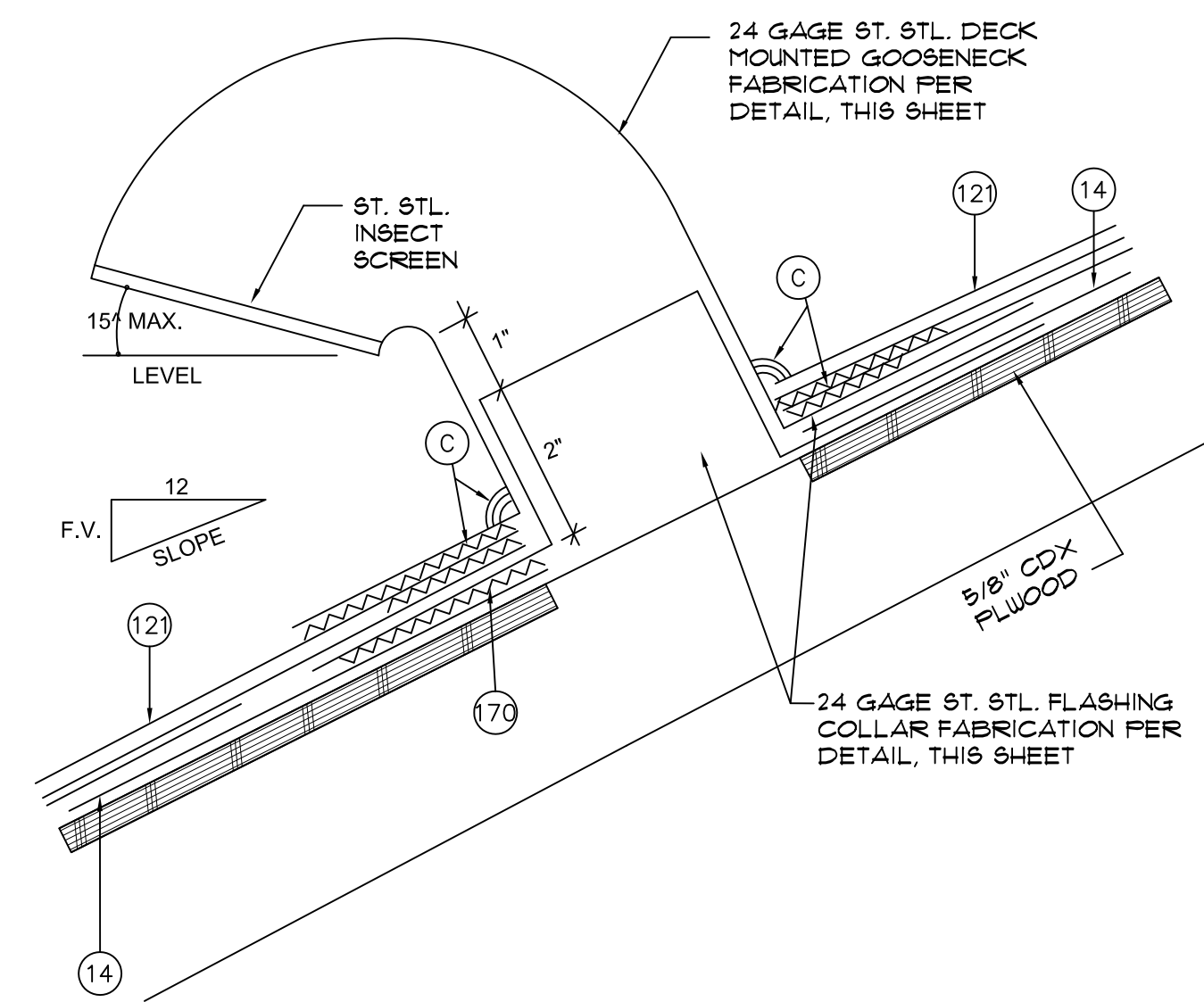
901 PONCE DE LEON BLVD., SUITE 202  
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(305) 481 4001 (FAX) 481 6002  
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■ AA C 0 0 2 7 4 6 ■

CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

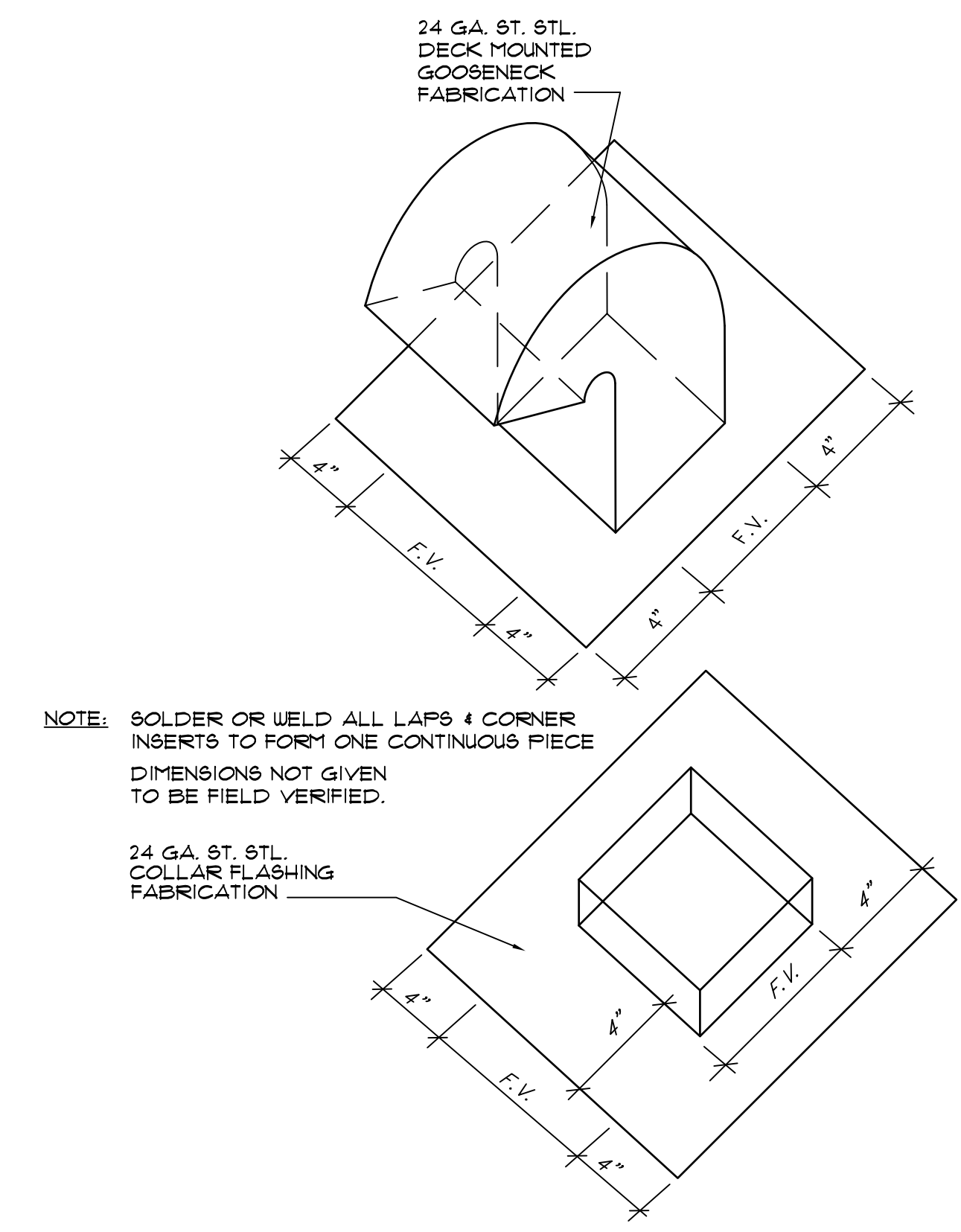


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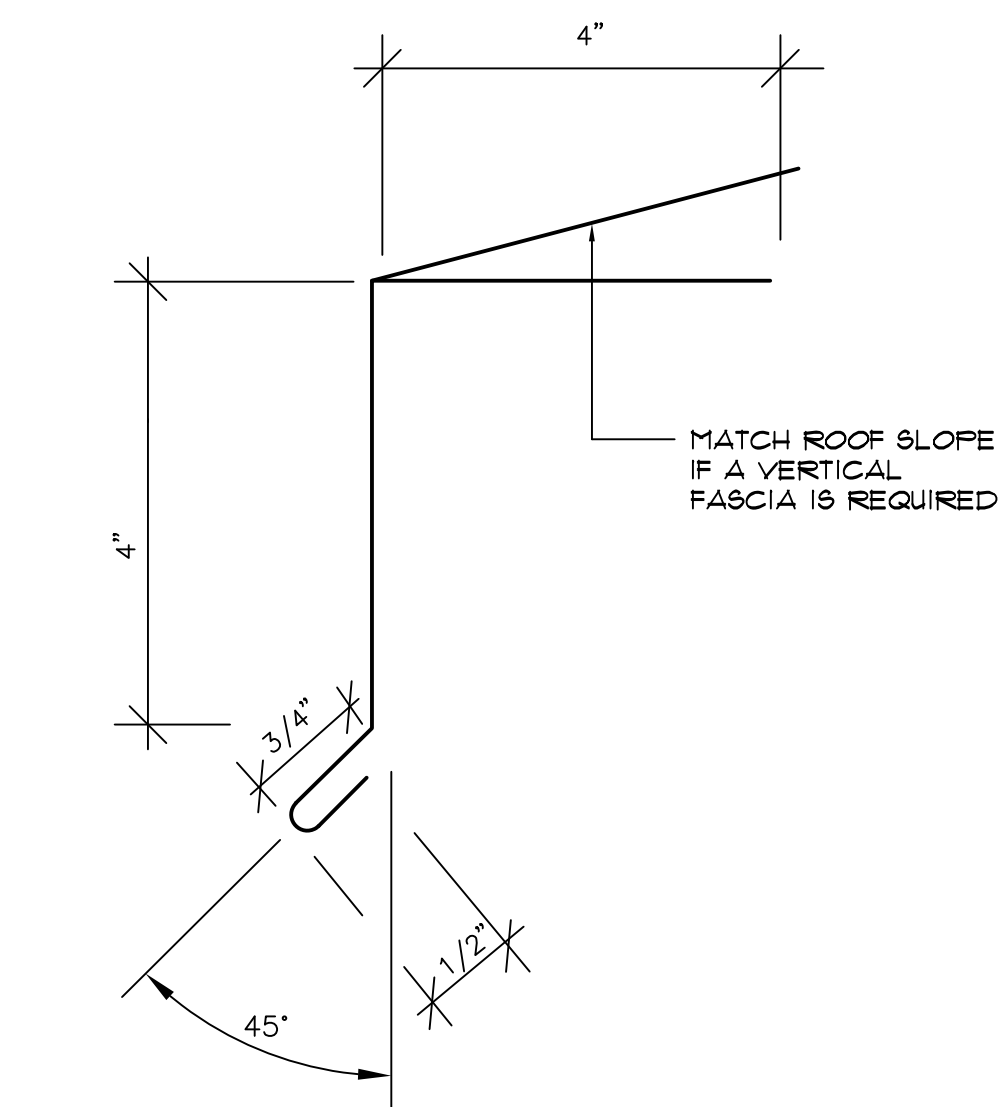
14. PRELIMINARY ROOF, SEE ROOF PLAN  
121. NEW FIBERGLASS SHINGLES  
170. SEALANT  
C. FULL BED OF ROOFING CEMENT UNDER SHINGLES AND/OR FLASHING FLANGES.

**GOOSENECK VENT FLASHING NTS**

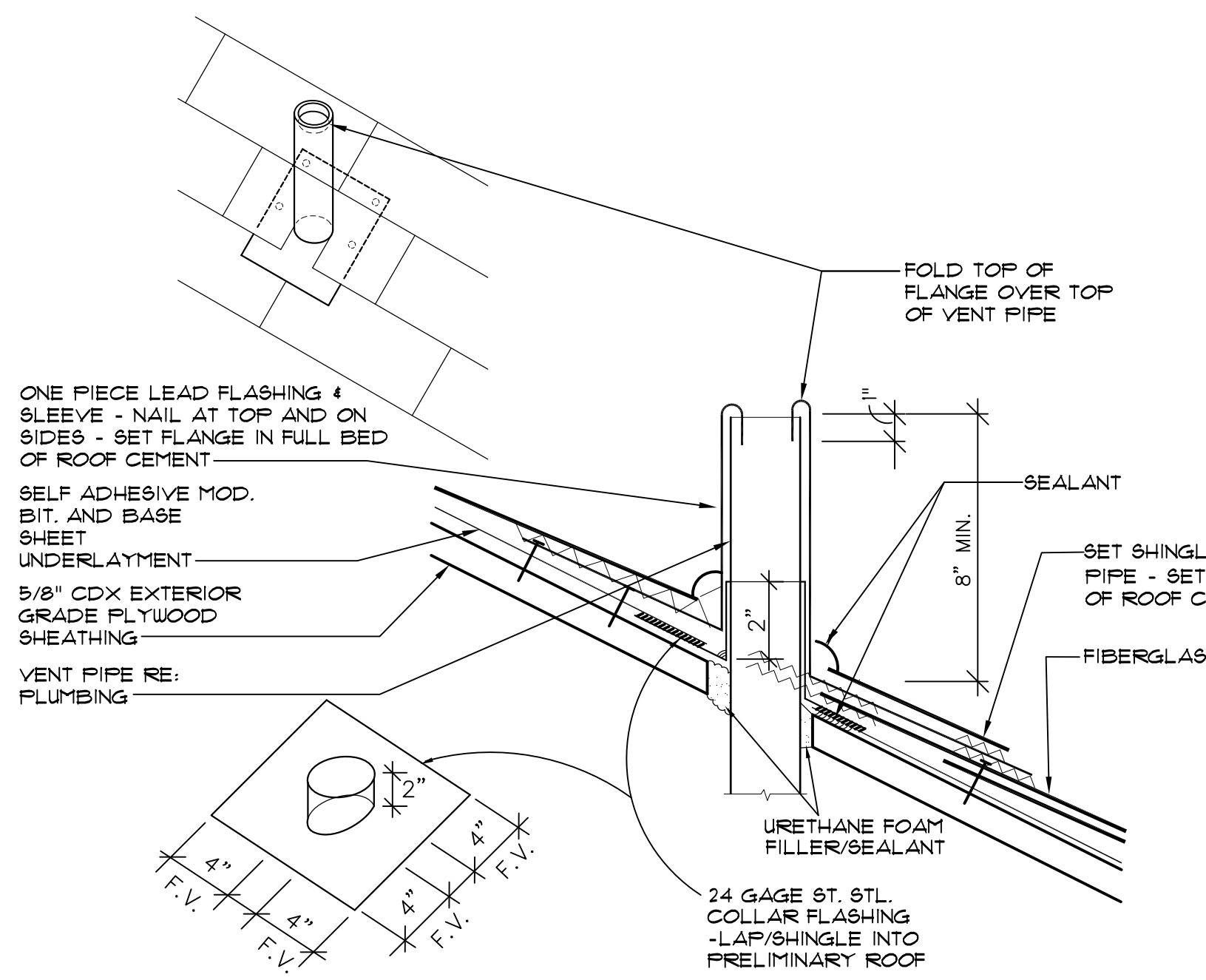


NOTE: SOLDER OR WELD ALL LAPS & CORNER INSERTS TO FORM ONE CONTINUOUS PIECE. DIMENSIONS NOT GIVEN TO BE FIELD VERIFIED.

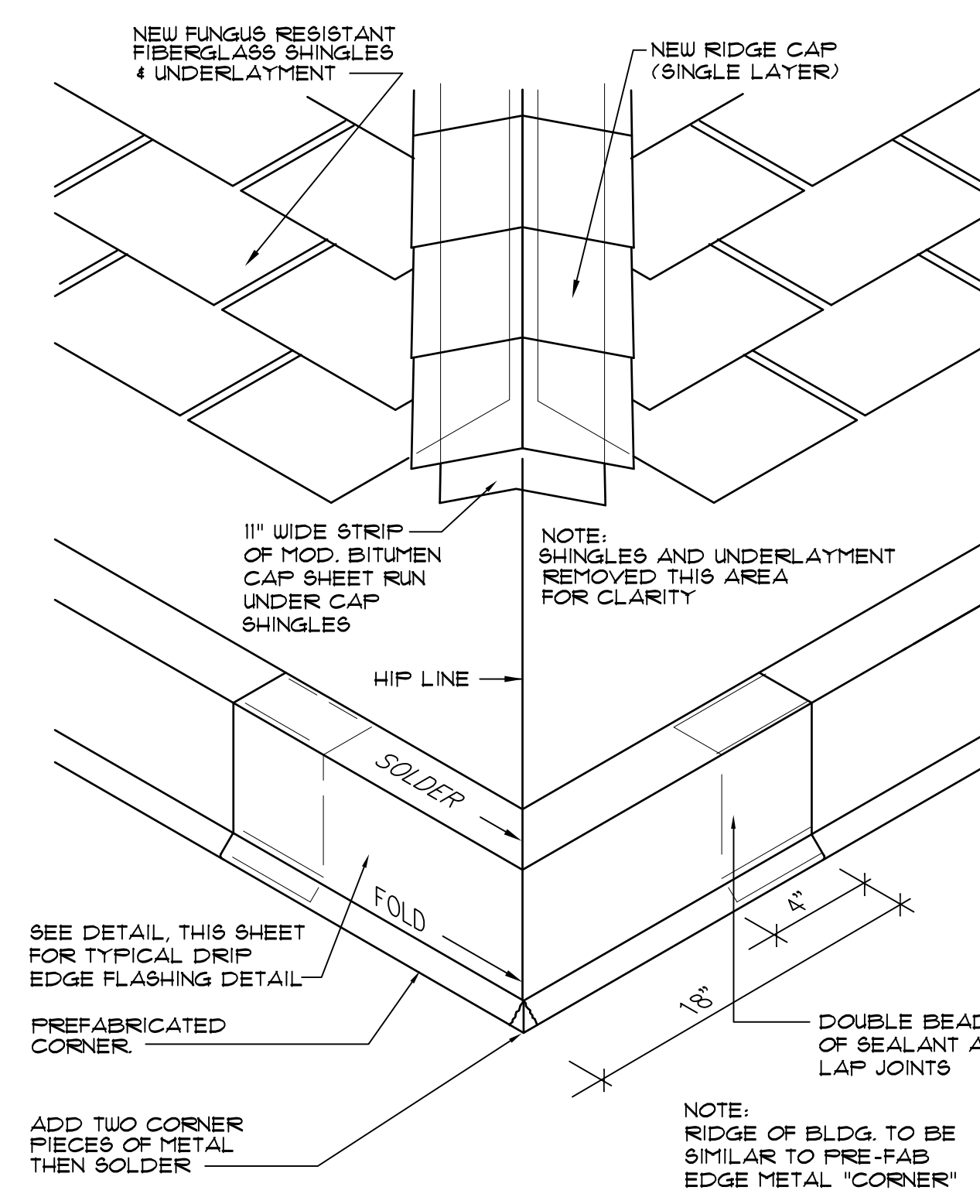
**GOOSENECK VENT AND COLLAR FABRICATION DETAIL NTS**



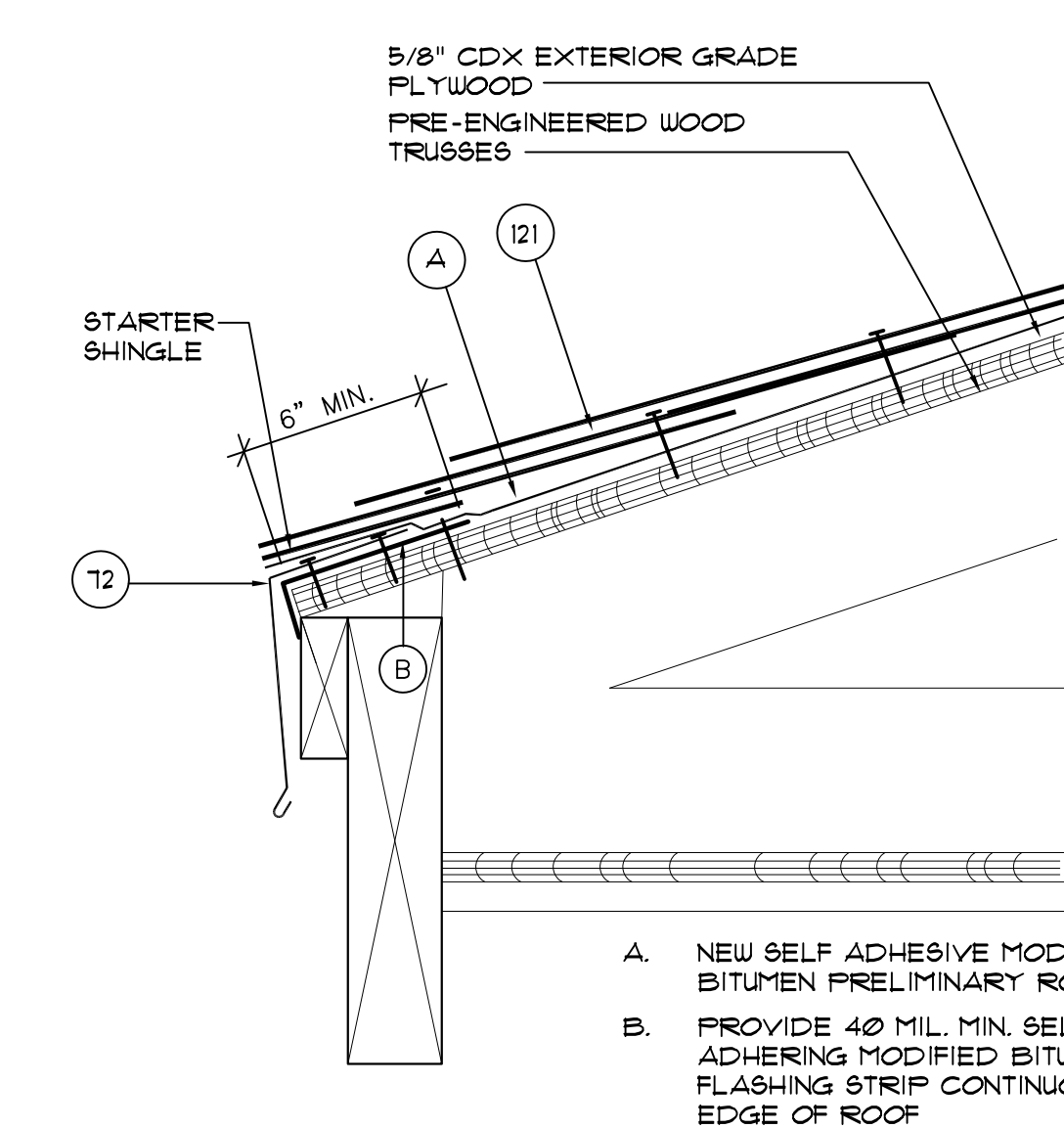
**EAVE DRIP FABRICATION DETAIL NTS**



**VENT PIPE DETAIL NTS**



**HIP RIDGE FLASHING AND CORNER EDGE METAL NTS**



12. EDGE METAL - SEE DETAIL, THIS SHEET.  
121. FUNGUS RESISTANT FIBERGLASS SHINGLES  
NOTE: FASTENERS FOR EDGE METAL TO BE 1-1/4\"/>

**DRIP EDGE FLASHING NTS**

PROJECT:

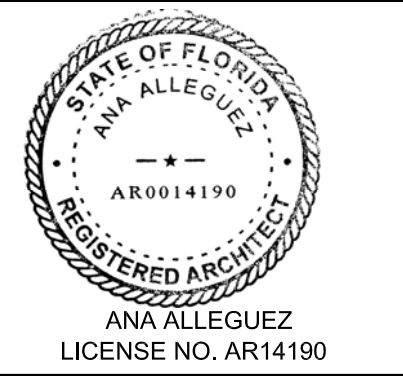
CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

ROOF DETAILS

SEAL



DATE: JANUARY 9TH 2017

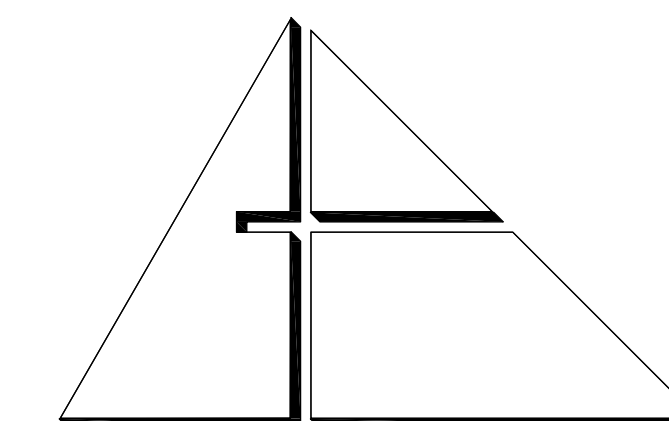
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CAD DRAWING NAME:  
11115 A-4.1.DWG

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**A-4.1**



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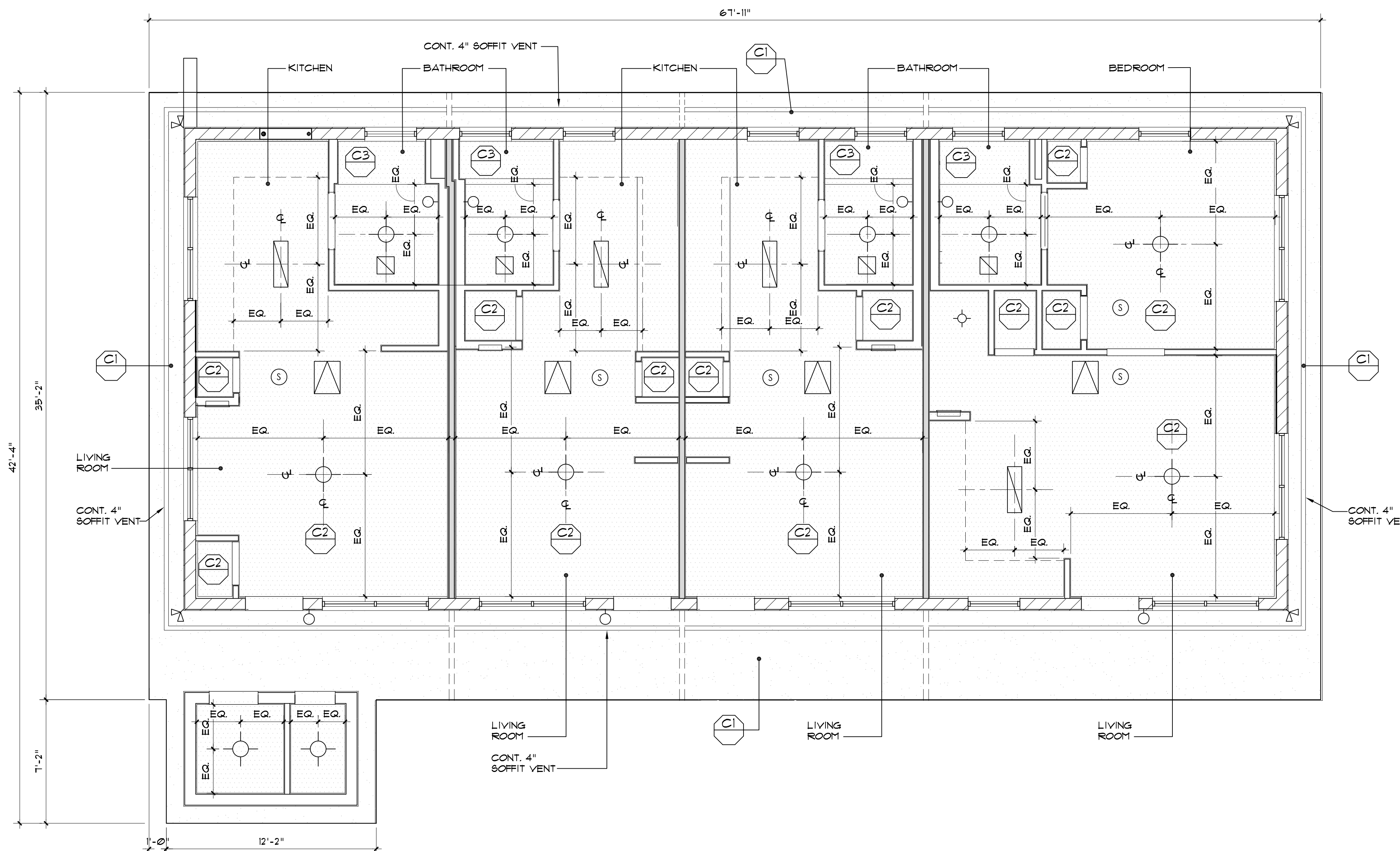
901 PONCE DE LEON BLVD., SUITE 202  
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CONSULTANTS:

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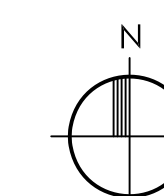


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MIAMI, FLORIDA 33155  
TEL: (305) 266-8997 FAX: (305) 264-4916



REFLECTED CEILING PLAN

1/4" = 1'-0"



**SYMBOL LEGEND**

- CEILING MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- EXHAUST FAN
- WALL MOUNTED LIGHT
- WALL MOUNTED LIGHT
- SMOKE DETECTOR
- ATTIC DOOR
- DRYWALL CEILING
- PLASTER/STUCCO
- BATHROOM EXHAUST

**CEILING LEGEND**

- STUCCO (PRIME & PAINT) OVER GALVANIZED METAL LATH ON 15-LB. ROOFING FELT OVER 1/2" CDX PLYWOOD SHEATHING OVER EXISTING WOOD TRUSSES
- 5/8" GYPSUM WALL BOARD (PRIME & PAINT) OVER 1/8" METAL FURRING AT 1'-4" O.C. MECHANICALLY FASTENED TO TRUSSES.
- 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD (PRIME & PAINT) OVER 3/4" METAL FURRING AT 1'-4" O.C. MECHANICALLY FASTENED TO TRUSSES.

**ATTIC ACCESS SPECIFICATION**

MANUFACTURED: BATTIC DOOR ENERGY CONSERVATION PRODUCTS OR APPROVED EQUIVALENT.  
MODEL: DELUXE E-2 HATCH ATTIC ACCESS SCUTTLE DOOR  
R-42  
SIZE: 22"x30" ( FITS INTO 22 1/2" X 30 1/2" ROUGH OPENING  
NOTE: ATTIC ACCESS DOOR SHALL BE PROVIDED WITH 4-POINT LOCKING LATCH & HANDLES

PROJECT:

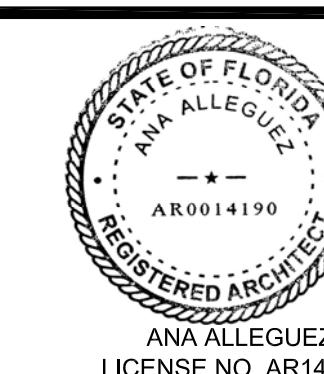
CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

REFLECTED  
CEILING PLAN

SEAL



DATE: JANUARY 9TH 2017

REVISED:

CAD DRAWING NAME:  
11115 A-5.0.DWG

SHEET NO.

BID SET

A-5.0

### PLUMBING GENERAL NOTES

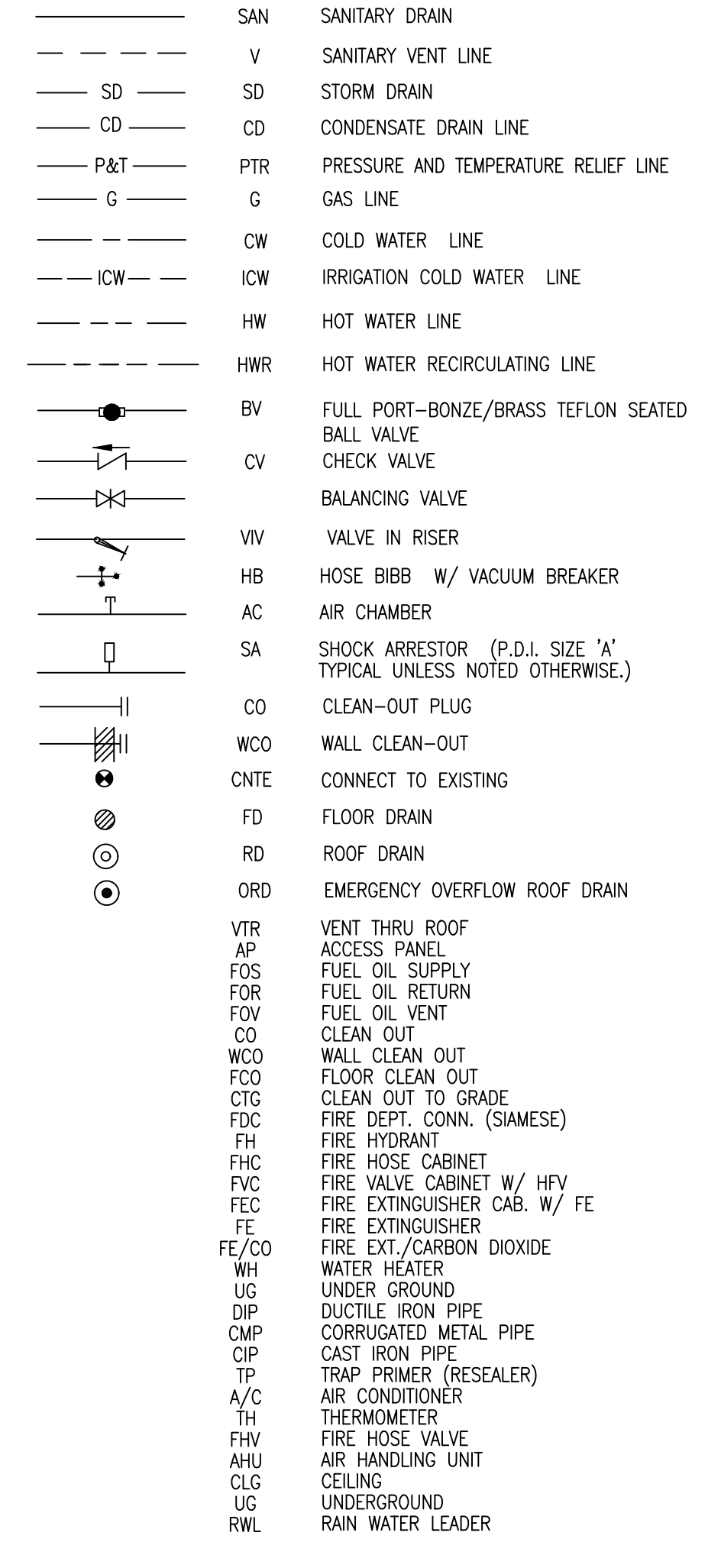
1. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION STANDARDS, ETC. COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.
1. 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.
3. ALL PIPING SHALL BE INSTALLED RECESSED IN CHASES, FURRING OR PARTITIONS.
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.
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 F.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 THOROUGHLY 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 BIBBS 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 OFFSET TO A MINIMUM DISTANCE OF 3'-0" FROM PERIMETER 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 " MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS"

### PLUMBING SPECIFICATION

1. 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 SPOUT PIPE AND FITTINGS, ASTM#41 - LATEST EDITION, NO HUB CAST IRON PIPE AND FITTINGS, CISPI, 301-LATEST EDITION, PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE, CO DWV COPPER PIPE WITH CAST BRASS OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B306-79 (ABOVE GROUND), VENTING AS HEREIN BEFORE SPECIFIED OR GALVANIZED THREADED STEEL WITH MALLEABLE IRON FITTINGS.  
B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE '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 SPOUT PIPE: COMPRESSION GASKET. INSTALL PER MANUFACTURER'S RECOMMENDATION. GASKET AND PIPE BY SAME MANUFACTURER.  
B. CAST IRON NO-HUB PIPE: MAKE JOINTS WITH NEOPRENE RUBBER SLEEVE AND STAINLESS STEEL RING CLAMP PER MANUFACTURER'S RECOMMENDATIONS. GASKET AND PIPE BY SAME MANUFACTURER.  
C. DWV COPPER PIPE JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.  
D. TYPE '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 PERFORMED 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. WM-41-531E. UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPARATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPDM 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



### PLUMBING FIXTURE CONNECTION SCHEDULE

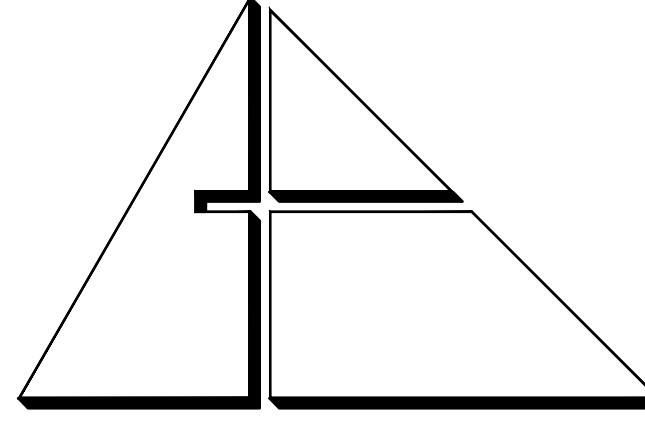
SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	MANUFACTURER/MODEL	TRIM
P-1	WATER CLOSET	4"	1/2"	---	AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT HEIGHT #2835,128,020 VITREOUS CHINA, LOW CONSUMPTION, 1.28 GPF, ELONGATED SIPHON JET FLUSH ACTION 16-1/2" RIM HEIGHT.	CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOOD #205TS,001 HEAVY DUTY TOILET SEAT. FOR ELONGATED BOWL. OPEN FRONT SEAT. SUPPLY: MCGUIRE #B172 TOILET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRADED RISER. FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.
P-1H	WATER CLOSET (HANDICAP)	4"	1/2"	---	AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT HEIGHT #2835,128,020 VITREOUS CHINA, LOW CONSUMPTION, 1.28 GPF, ELONGATED SIPHON JET FLUSH ACTION 16-1/2" RIM HEIGHT.	CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOOD #205TS,001 HEAVY DUTY TOILET SEAT. FOR ELONGATED BOWL. OPEN FRONT SEAT. SUPPLY: MCGUIRE #B172 TOILET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRADED RISER. FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.
P-2	LAVATORY	1 1/4"	1/2"	1/2"	AMERICAN STANDARD "DECLINE" #0321,075 FOR CONCEALED ARMS SUPPORTS, WALL HUNG, 4" CENTERS, VITREOUS CHINA, REAR OVERFLOW, SOAP DEPRESSION, FAUCET LEDGE. CARRIER: WATTS TCA-411 SINGLE CARRIER	FAUCET: AMERICAN STANDARD MODEL B115F, 4" CENTER, SINGLE LEVER FAUCET, POLISHED CHROME FINISH, SPEED CONNECT POP-UP DRAIN. DRAIN: AMERICAN STANDARD POP-UP DRAIN AND TAILPIECE DRAIN: MCGUIRE #155 WCO OFFSET OPEN GRID DRAIN DRAIN:MCGUIRE #8972C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLEAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # B170 FAUCET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER.
P-2H	LAVATORY-ADA FOR ADA HEIGHT REFERS TO ARCHITECTURAL DRAWINGS	1 1/4"	1/2"	1/2"	AMERICAN STANDARD "DECLINE" #0321,075 FOR CONCEALED ARMS SUPPORTS, WALL HUNG, 4" CENTERS, VITREOUS CHINA, REAR OVERFLOW, SOAP DEPRESSION, FAUCET LEDGE. CARRIER: WATTS TCA-411 SINGLE CARRIER	FAUCET: AMERICAN STANDARD MODEL B115F, 4" CENTER, SINGLE LEVER FAUCET, POLISHED CHROME FINISH, SPEED CONNECT POP-UP DRAIN, ADA COMPLIANT. DRAIN: AMERICAN STANDARD POP-UP DRAIN AND TAILPIECE DRAIN: MCGUIRE #155 WCO OFFSET OPEN GRID DRAIN DRAIN:MCGUIRE #8972C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLEAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # B170 FAUCET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER. FORMULATED WITH ANTI-MICROBIAL ADDITIVE. (ADA ONLY)
P-3	SHOWER	2"	1/2"	1/2"		FAUCET: AMERICAN STANDARD #1385,501/R120SS, PRESSURE BALANCING MIXING VALVE, BRASS BODY, WASHRESLESS CERAMIC 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.
P-3H	SHOWER (HANDICAP)	2"	1/2"	1/2"		FAUCET: AMERICAN STANDARD #1385,500/R120SS, PRESSURE BALANCING MIXING VALVE, BRASS BODY, WASHRESLESS CERAMIC DRIP-FREE DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT STOP, SCREW DRIVERS STOPS, METAL WALL ESCUTCHEON, METAL LEVER HANDLE. AMERICAN STANDARD 1662,604 WATER-SAVING SPRAY HAND SHOWER 1.5 GPM CHROME PLATED HAND SHOWER WITH FLEXIBLE METAL HOSE, 1662,400 IN-LINE VACUUM BREAKER, WALL SUPPLY, AND 36" SLIDE BAR. DRAIN: WATTS#FD-100-A-2" FLOOR DRAIN OUTLET.
P-4	SINK (SINGLE COMP.)	1 1/2"	1/2"	1/2"	ELKAY MODEL PSRQ1918 TOP MOUNT SINK NICKEL BEARING STAINLESS STEEL, GAUGE 20, 3 HOLES FAUCET, 19" X 18" X 7 1/8" OVERALL SIZE, SATIN FINISH, FULLY UNDERCOATED, 3 1/2" DRAIN OPENING	FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2", SPOUT REACH 8" DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS WITH TAILPIECE. MCGUIRE# #8912 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. MCGUIRE#B170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP.
P-4H	SINK-ADA (SINGLE COMP.)	1 1/2"	1/2"	1/2"	ELKAY MODEL PSRQD19185SL SELF-RIMMING SINK NICKEL BEARING STAINLESS STEEL, GAUGE 20, 3 HOLES FAUCET, 19 1/2" X 18" X 5 1/2" OVERALL SIZE, SATIN FINISH, FULLY UNDERCOATED, 3 1/2" DRAIN OPENING.	FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2", SPOUT REACH 8" DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS WITH TAILPIECE. MCGUIRE# #8912 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. MCGUIRE#B170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP.INSULATION: TPW2000VC PROMPAR VANDAL RESISTANT SANITARY COVERING, FLEXIBLE SEAMLESS MOLDED CLOSED-CELL PVC RESIN, FORMULATED WITH ANTI-MICROBIAL ADDITIVE.
P-5	CLOTHES WASHER	2"	1/2"	1/2"		ACORN HOSE VALVE#B131-CR STRAIGHT NOSE WITH VACUUM BREAKER OATEY # 38928 CENTER DRAIN WASHING MACHINE BOX.
WH-1	WATER HAMMER ARRESTORS	---	1/2"	1/2"		WATTS PDI CERTIFIED, PRECHARGED DRAWN COPPER
WCO	WALL CLEANOUT	2"	---	---		WATTS LINE CLEANOUT #CO-450-RD
FCO	GRADE CLEANOUT	4"	---	---		WATTS ACCESS HOUSING #CO-300-MF

### 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. IGNORENCE 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.
4. 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.
5. 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.
8. ALL CAPPED PLUMBING LINES SHALL BE IDENTIFIED PRIOR TO COVERING

### WATER HEATER SCHEDULE

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



**ALLEGUEZ ARCHITECTURE, INC.**  
ARCHITECTURE PLANNING  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT

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Certificate of Authorization #3144  
[www.gortak-engineering.com](http://www.gortak-engineering.com)  
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CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

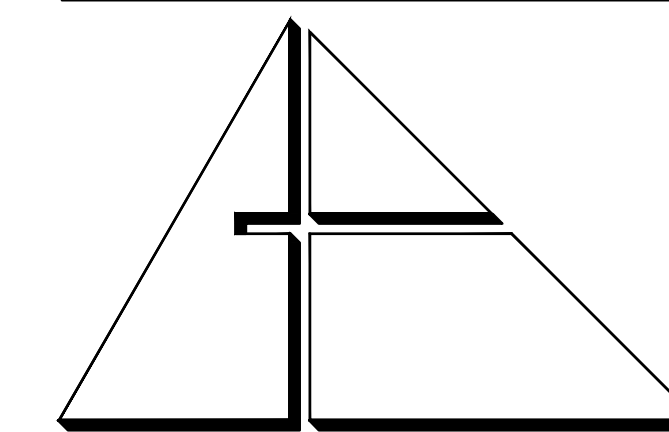
MIAMI, FL

PLUMBING NOTES  
SPECS., LEGEND,  
& SCHEDULES

SEAL

ROBERT BETANCOURT P.E. (MECHANICAL)  
LICENSE NO. 34788  
By my professional judgment and to the best of my knowledge and belief, these plans and specifications comply with applicable Building Codes.  
DATE: September 15, 2014  
REVISED:  
12-13-13 BLDG. DEPT. COMMENTS  
BID SET  
CAD DRAWING NAME:  
SHEET NO.

P1.00



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING  
INTERIOR DESIGN  
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AA C 0 0 2 7 4 6

CONSULTANTS:

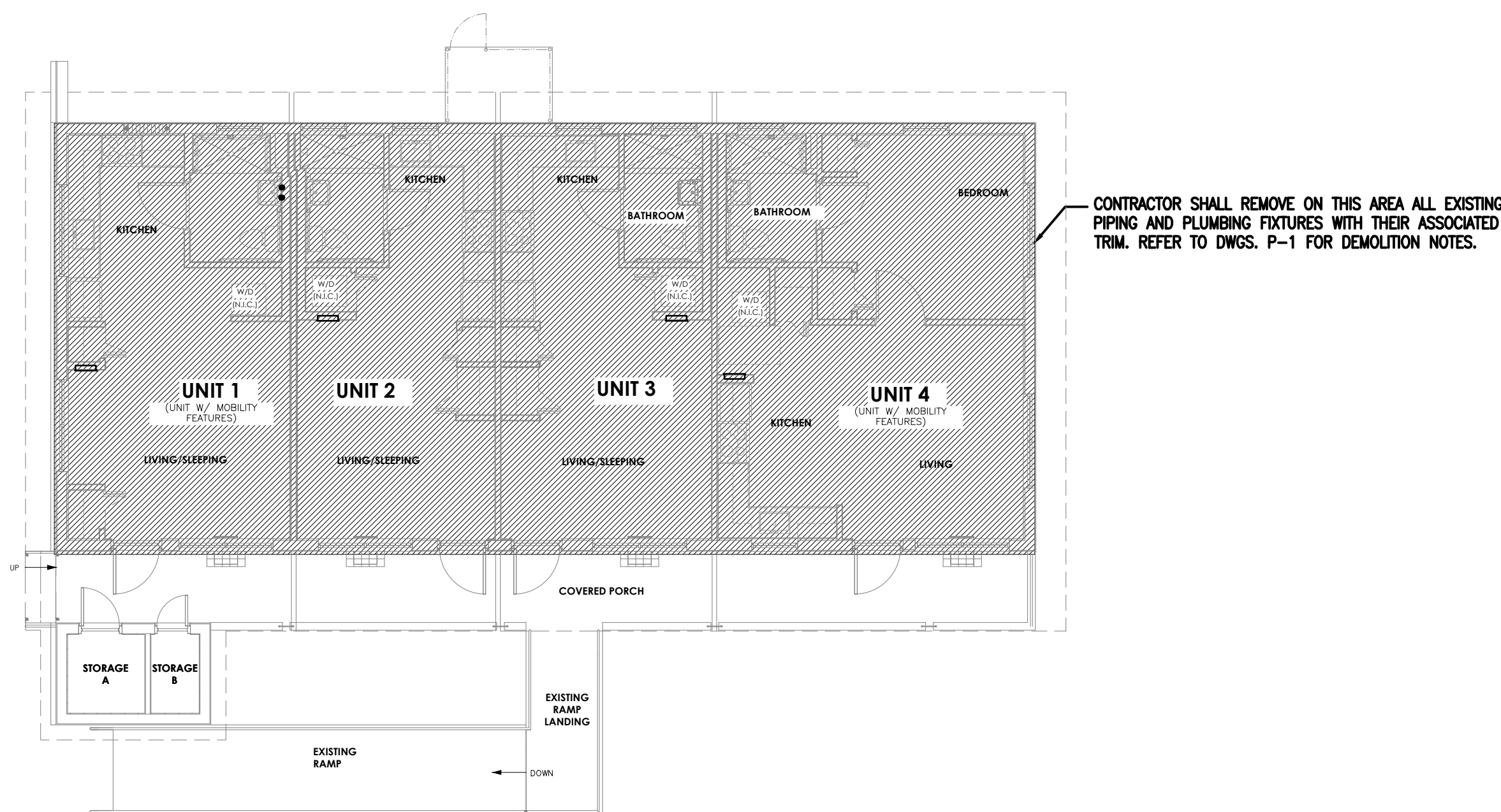
MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

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Certificate of Authorization #3144  
[www.gartek-engineering.com](http://www.gartek-engineering.com)

Gartek Project No. 2867

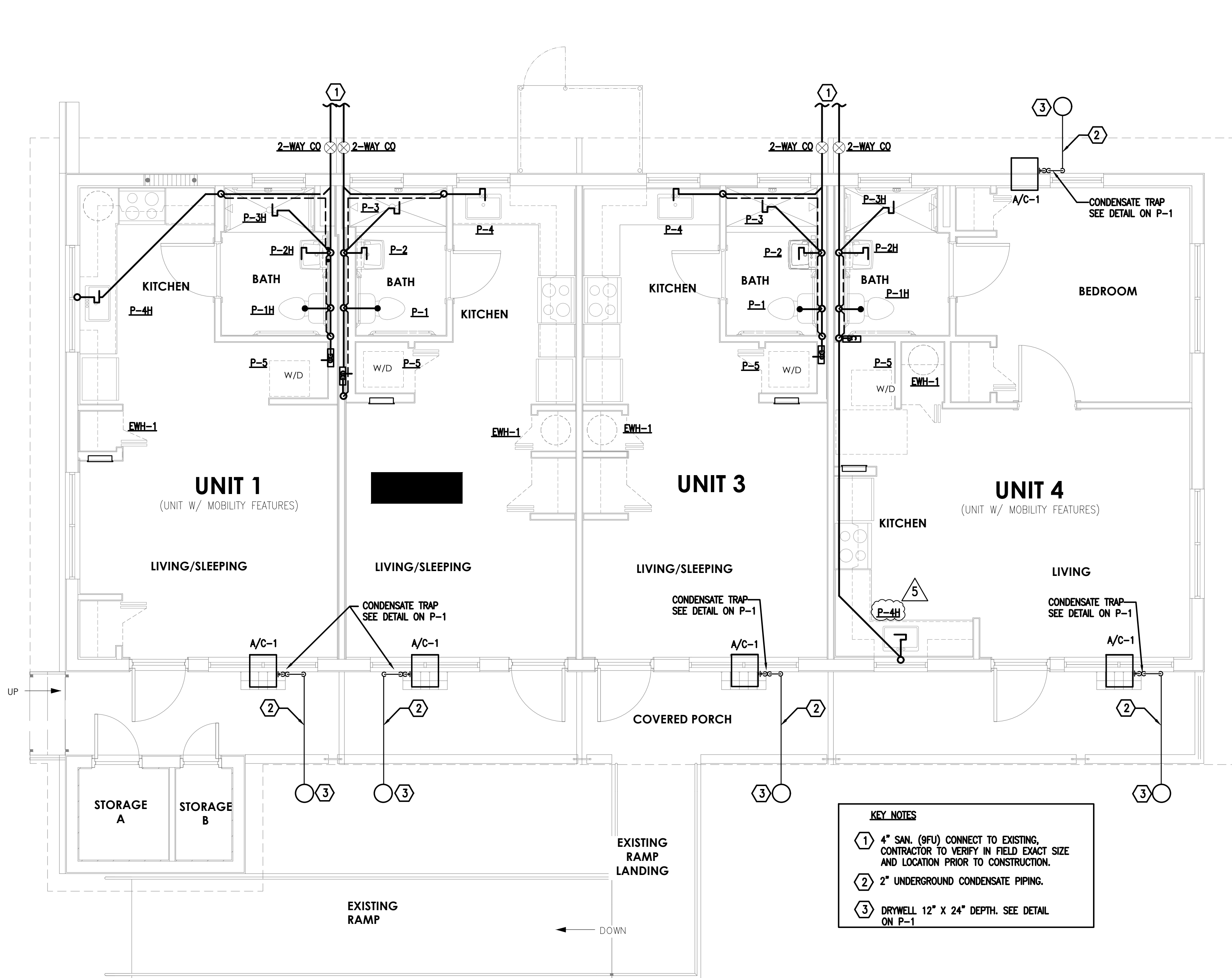
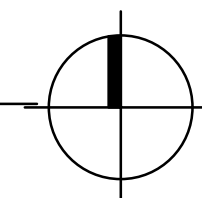
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PLUMBING DEMOLITION FLOOR PLAN

1/4" = 1'-0"

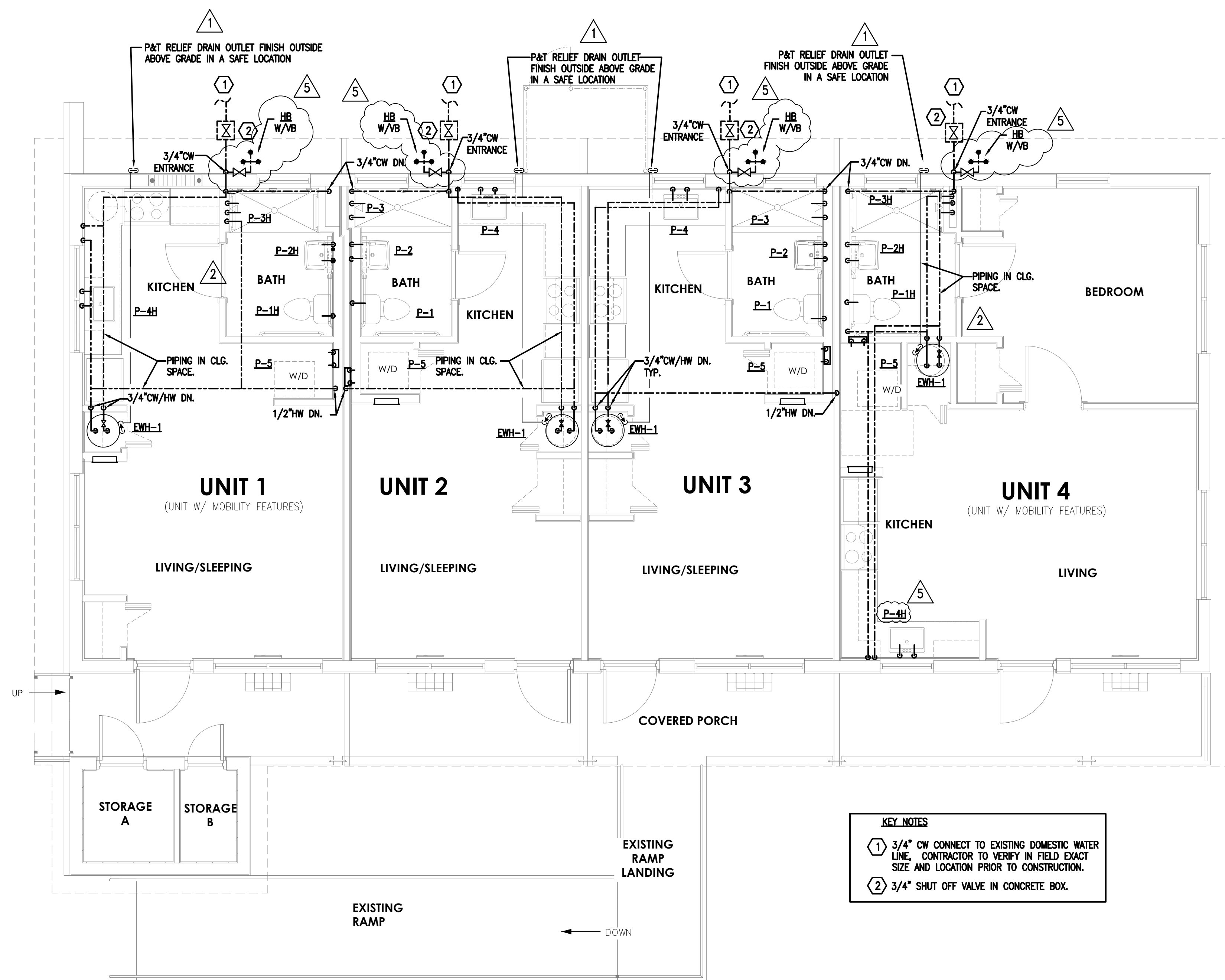
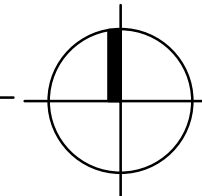
11115 NE 13 Ave



SANITARY PLUMBING FLOOR PLAN

1/4" = 1'-0"

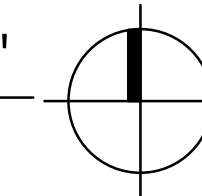
11115 NE 13 Ave



WATER PLUMBING FLOOR PLAN

1/4" = 1'-0"

11115 NE 13 Ave



PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

PLUMBING  
FLOOR PLAN

SEAL

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

DATE:

September 15, 2014

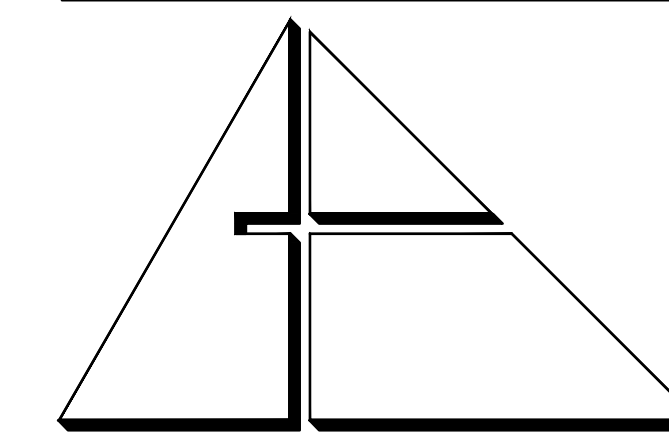
REVISED:

10-20-13 BLDG. DEPT. COMMENTS  
7-8-14 BDC  
01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.

BID SET



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202 CORAL GABLES, FLORIDA 33134 (305) 481 4001 (FAX) 481 6002 E-MAIL alleguez@bellsouth.net

CONSULTANTS:

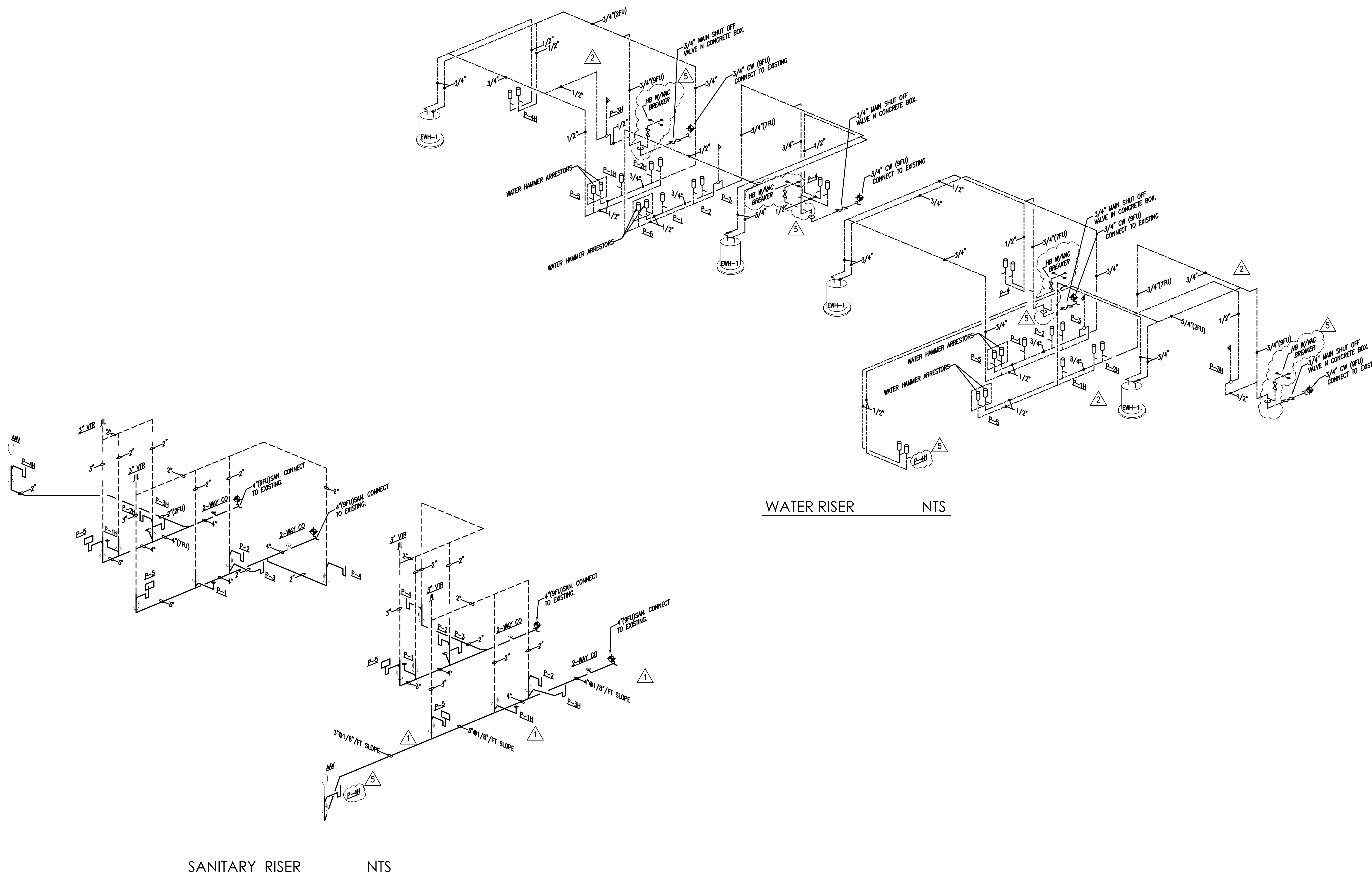
MECHANICAL ELECTRICAL PLUMBING ENGINEER:

GARTEK ENGINEERING CORP. 7210 SOUTHWEST 39TH TERRACE MIAMI, FLORIDA 33155 TEL: (305) 354-8977 FAX: (305) 214-9454

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

Gartek Project No. 2867

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PROJECT:

CITY OF MIAMI LIFE QUEST RENOVATIONS 11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

PLUMBING RISERS

SEAL

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

DATE: September 15, 2014

REVISED:

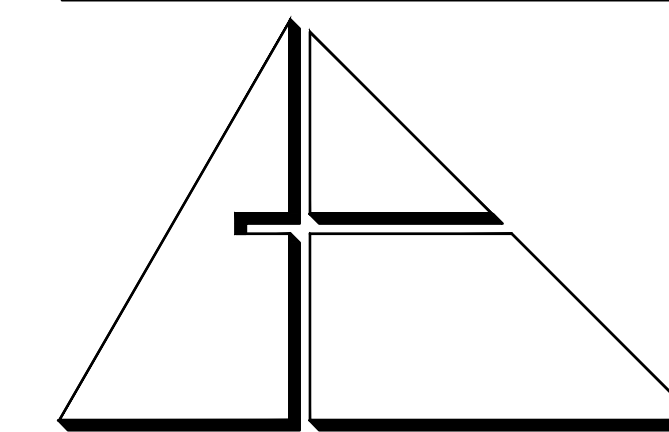
10-20-13	BLDG. DEPT.	COMMENTS
7-8-14	BDC	
01-16-17	PLAN UPDATE	

CAD DRAWING NAME:

SHEET NO.

BID SET

P-3



**ALLEGUEZ ARCHITECTURE, INC.**

ARCHITECTURE PLANNING  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT

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CORAL GABLES, FLORIDA 33134  
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■ AA C 0 0 2 7 4 6 ■

CONSULTANTS:

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PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

PLUMBING DETAILS

SEAL

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

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

DATE:

September 15, 2014

REVISED:

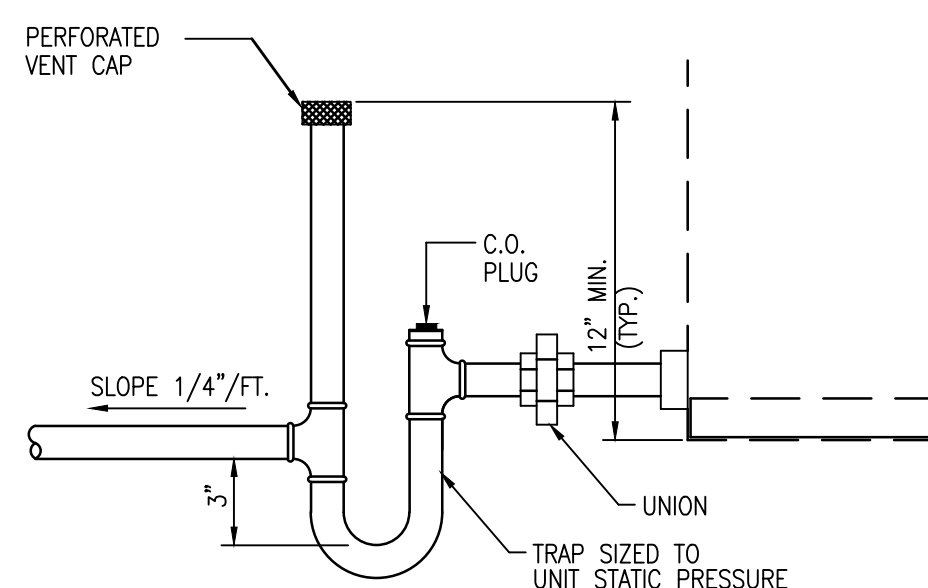
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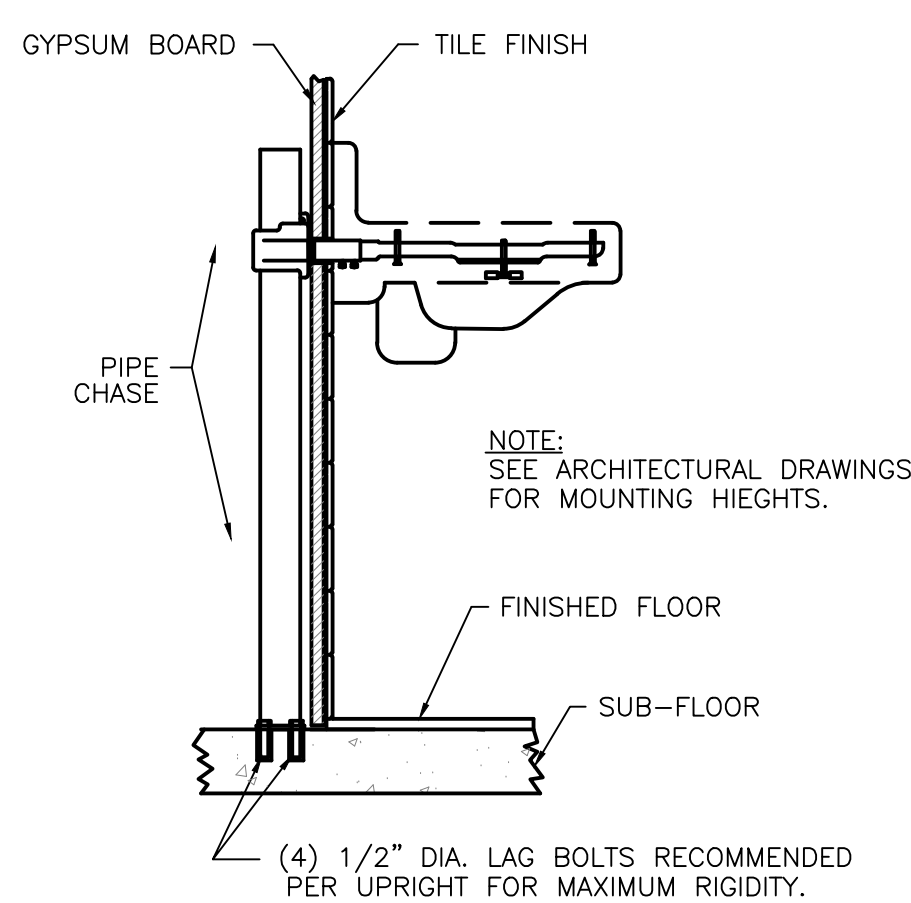
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BID SET

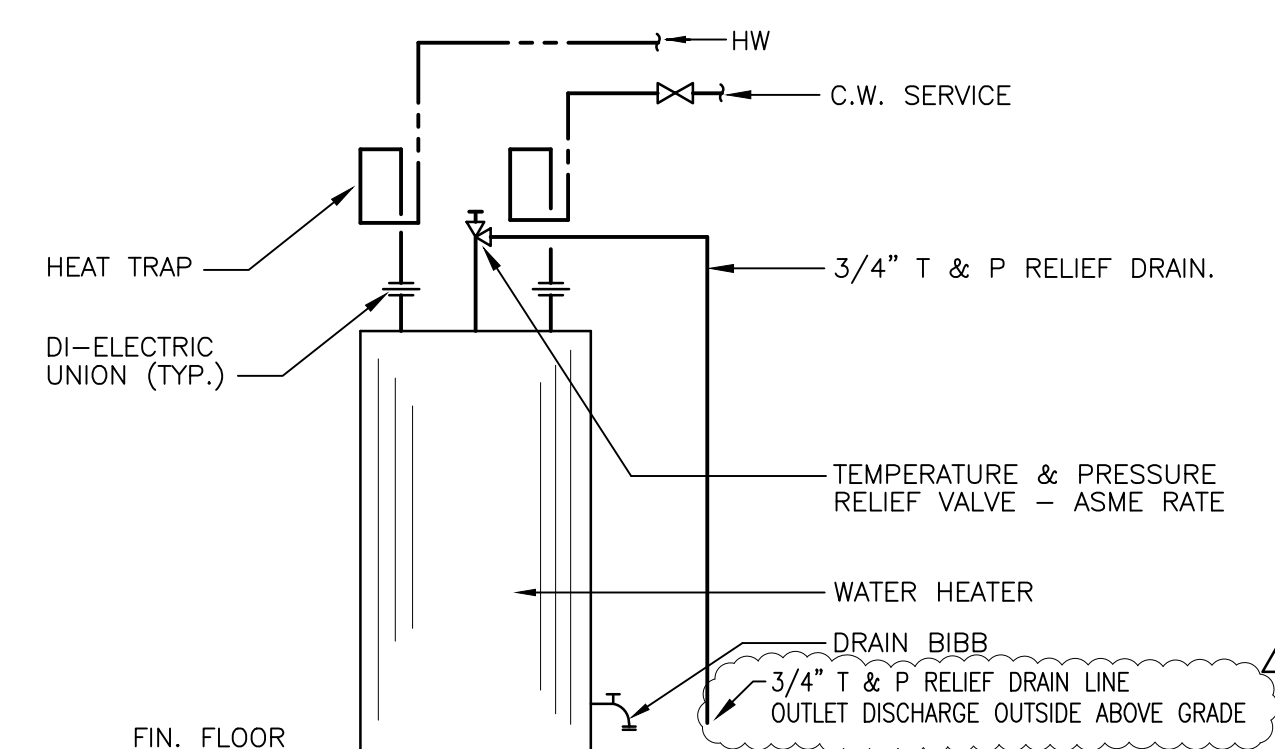
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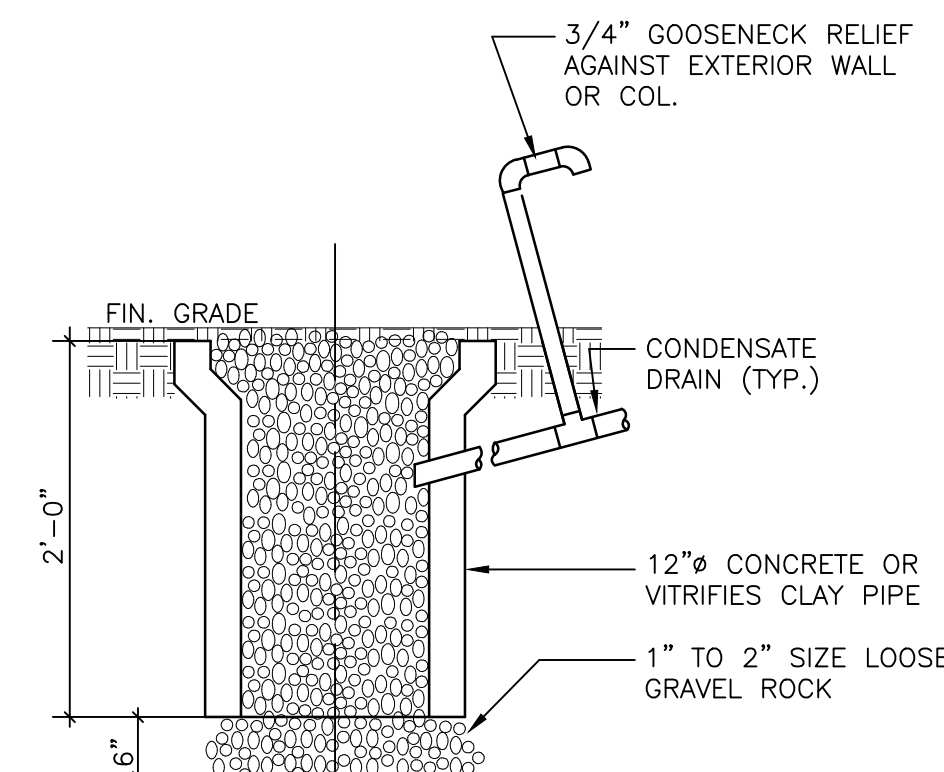
1 CONDENSATE TRAP DETAIL  
P4 SCALE: N.T.S.



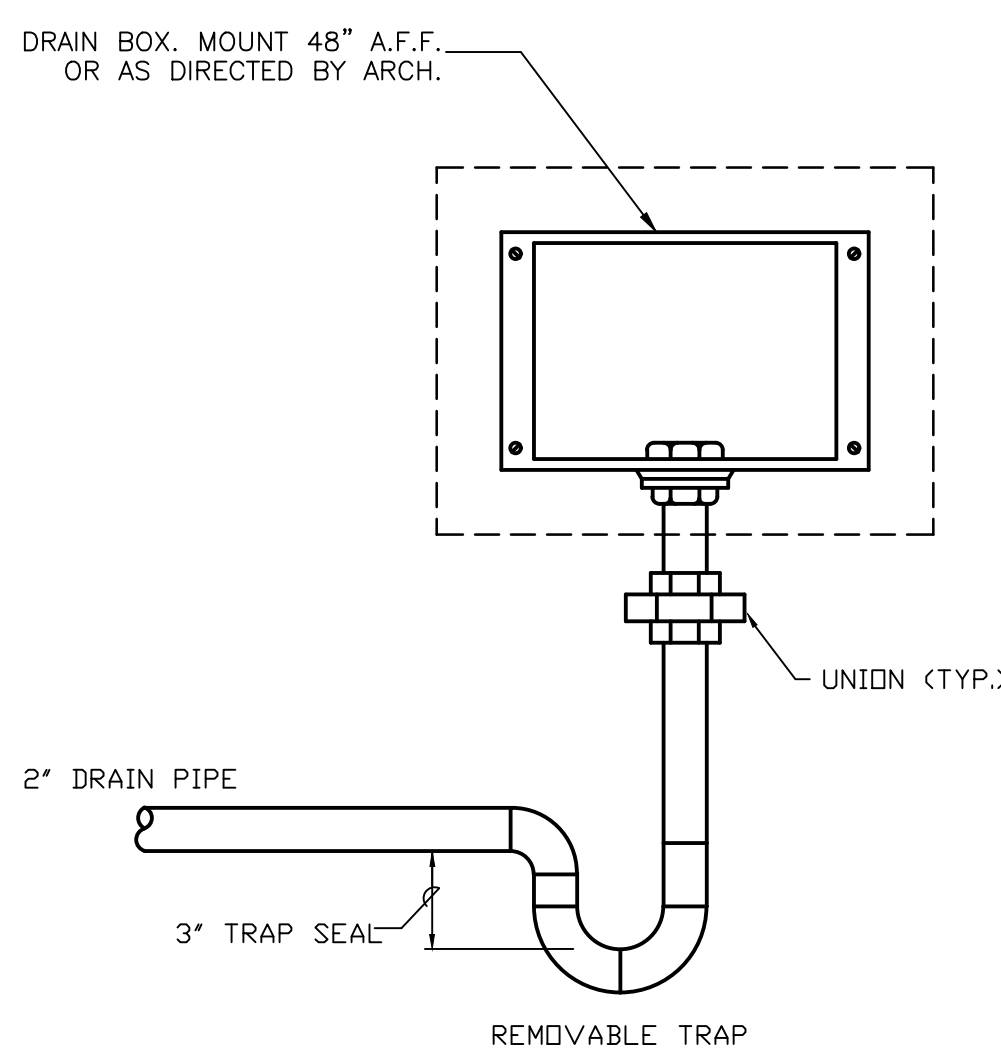
2 TYPICAL LAVATORY MOUNTING DETAIL  
P4 SCALE: N.T.S.



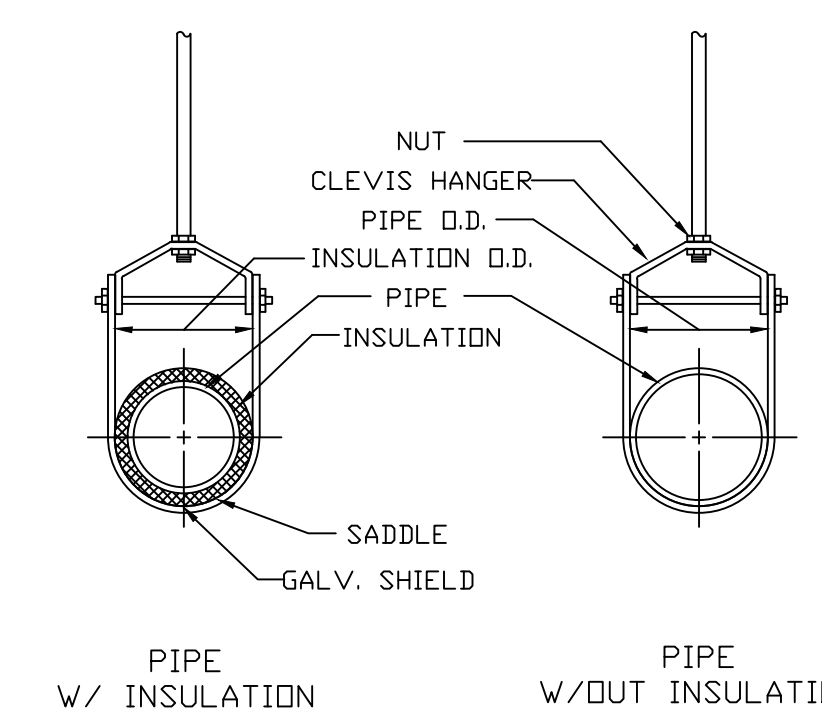
3 ELECTRIC WATER HEATER DETAIL  
P4 SCALE: N.T.S.



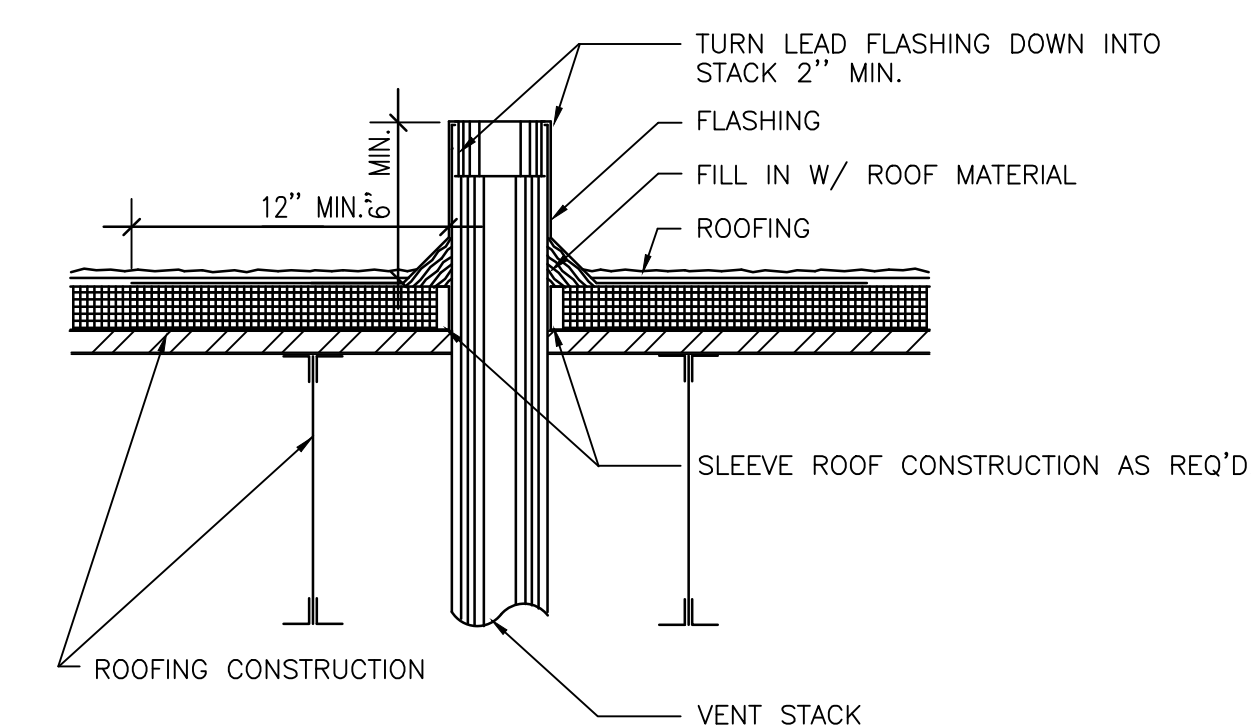
4 DRYWELL DETAIL  
P4 SCALE: N.T.S.



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

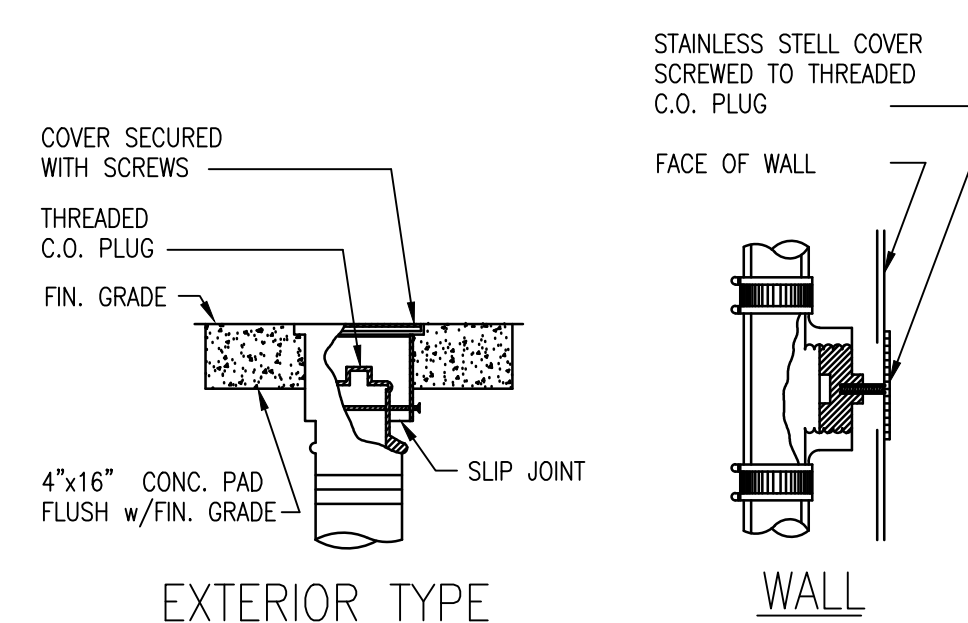


7 CLEVIS PIPE HANGER DETAIL  
P4 SCALE: N.T.S.



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.

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

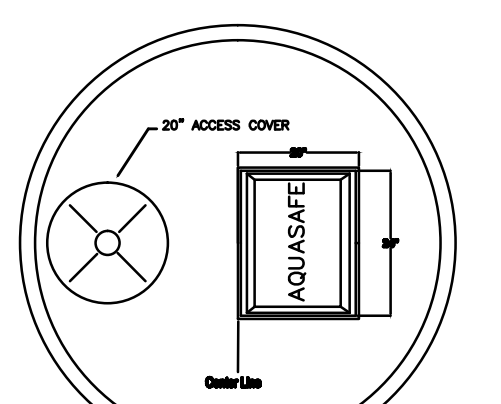


8 TYPICAL CLEANOUT DETAIL  
P4 SCALE: N.T.S.

DESIGN CRITERIA FOR WASTE WATER DISPOSAL	
BUILDING TYPE: RESIDENCE	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 1 ( 1 BOR, 380 SQF ) = 100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 2 ( 1 BOR, 351 SQF ) = 100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 3 ( 1 BOR, 362 SQF ) = 100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 4 ( 1 BOR, 526 SQF ) = 100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
TOTAL ESTIMATED SEWAGE FLOW: 400 GPD	FLORIDA ADMINISTRATIVE CODE CHAPTERS 64E-6.008 / 64E-6.012
DOMESTIC AEROBIC TREATMENT SYSTEM CAPACITY: BASED ON 400 GPD/UNIT.	F.A.C. / 25% REDUCTION TO DRAIN FIELD AREA
4 UNITS X 400 GPD = 1600 GPD. (2) 1000 GPD AQUA SAFE AS1000 WORKING IN SERIES	REQUIRED 500 SF TRENCH DRAIN REDUCED AREA
TRENCH DRAIN FIELD: 0.8 GAL/SF/DAY	TABLE III F.A.C. 375 SF

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

Aqua Safe AS 500 - 1500  
With EZ Top



**ECOLOGICAL TANKS, INC**  
AQUA SAFE PRODUCT SPECIFICATIONS  
INDIVIDUAL HOME WASTEWATER TREATMENT PLANT  
MODELS AS500, AS600, AS750, AS1000, & AS1500

	AS500	AS600	AS750	AS1000	AS1500
Treatment Capacity (GPD)	500	600	750	1000	1500
Volumetric Capacity (GAL)	1800	1100	1515	2008	2915
Aeration Capacity (GAL)	848	1080	1288	1706	2349
Clarifier Capacity (GAL)	752	190	228	250	569
BOD5 Loading (LB/DAY)	1.25	1.50	1.85	2.50	3.75
WEIGHTS (POUNDS)	540	660	800	1000	1350

**PARTS LIST**

Aeration Tank, Clarifier, Air Distribution System, Access Cover 20" Polyethylene, Discharge Piping Assembly, Compressor Housing

**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"

AEROBIC SYSTEMS (770) 646-7990

**3 AEROBIC TREATMENT UNIT**  
N.T.S.

**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 CONDEMNING OR DEMOLITION OR REMOVAL OR DESTRUCTION, OF A BUILDING OR PROPERTY, OR DISCONTINUING THE USE OF A SEPTIC TANK AND REPLACEMENT WITH ANOTHER SEPTIC TANK, THE SYSTEM SHALL BE ABANDONED WITHIN 90 DAYS AND ANY FURTHER USE OF THE SYSTEM FOR ANY PURPOSE SHALL BE PROHIBITED. HOWEVER, IF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ITS DESIGNEE APPROVES THE USE OF THE RETENTION TANK WHERE THE TANK IS TO BECOME AN INTEGRAL PART OF A SANITARY SEWER SYSTEM OR STORMWATER MANAGEMENT SYSTEM, THE SEPTIC TANK NEED NOT BE ABANDONED.

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

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

(B) THE TANK SHALL BE PUMPED OUT.

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

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

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

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

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

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

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

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

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

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

FAMILY RESIDENCE BEING SERVED BY THE SEPTIC TANK.

(F) ALL SEPTAGE, WASH WATER, AND OTHER LIQUIDS REMOVED FROM THE TANK SHALL BE REMOVED AND HANDLED AS SEPTAGE (RULE 64E-6.010, F.A.C.) BY A DSH-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 TANK.
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 PPM.
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)(C)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.

(J) THE SEPTIC TANK SHALL BE CONVERTED AND INSPECTED WITHIN 90 DAYS AFTER CONNECTION OF THE BUILDING PLUMBING TO THE SANITARY SEWER.

(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 THE DRAINFIELD FOR SEWAGE STORAGE, TREATMENT OR DISPOSAL IS PROHIBITED AND CONSTITUTES A NUISANCE INJURIOUS TO HEALTH AS DEFINED BY SECTION 385.041, F.S.

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

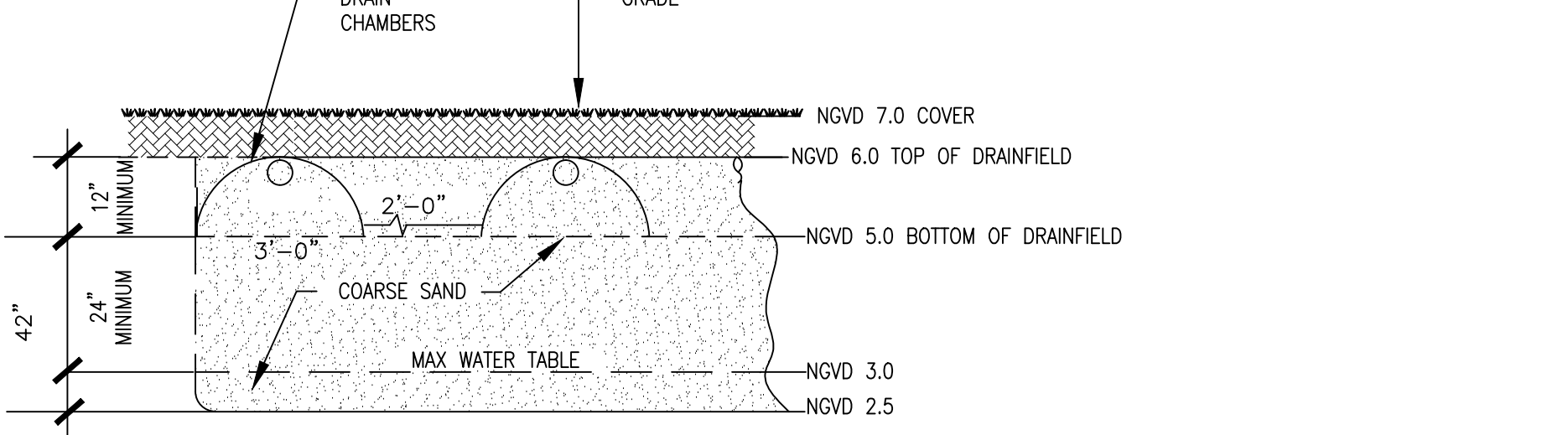
RULEMAKING AUTHORITY 381.0065, 489.553, 489.557 FS. LAW IMPLEMENTED 381.0065, 381.0065S, 381.0066, PART 1 386 FS. HISTORY-NEW 12-22-82, AMENDED 2-5-85, FORMERLY 100-6.53, AMENDED 3-17-92, 1-3-95, FORMERLY 100-6.053, AMENDED 6-18-03, 6-25-09.

**3 PRE/SEPTIC TANK**  
N.T.S.

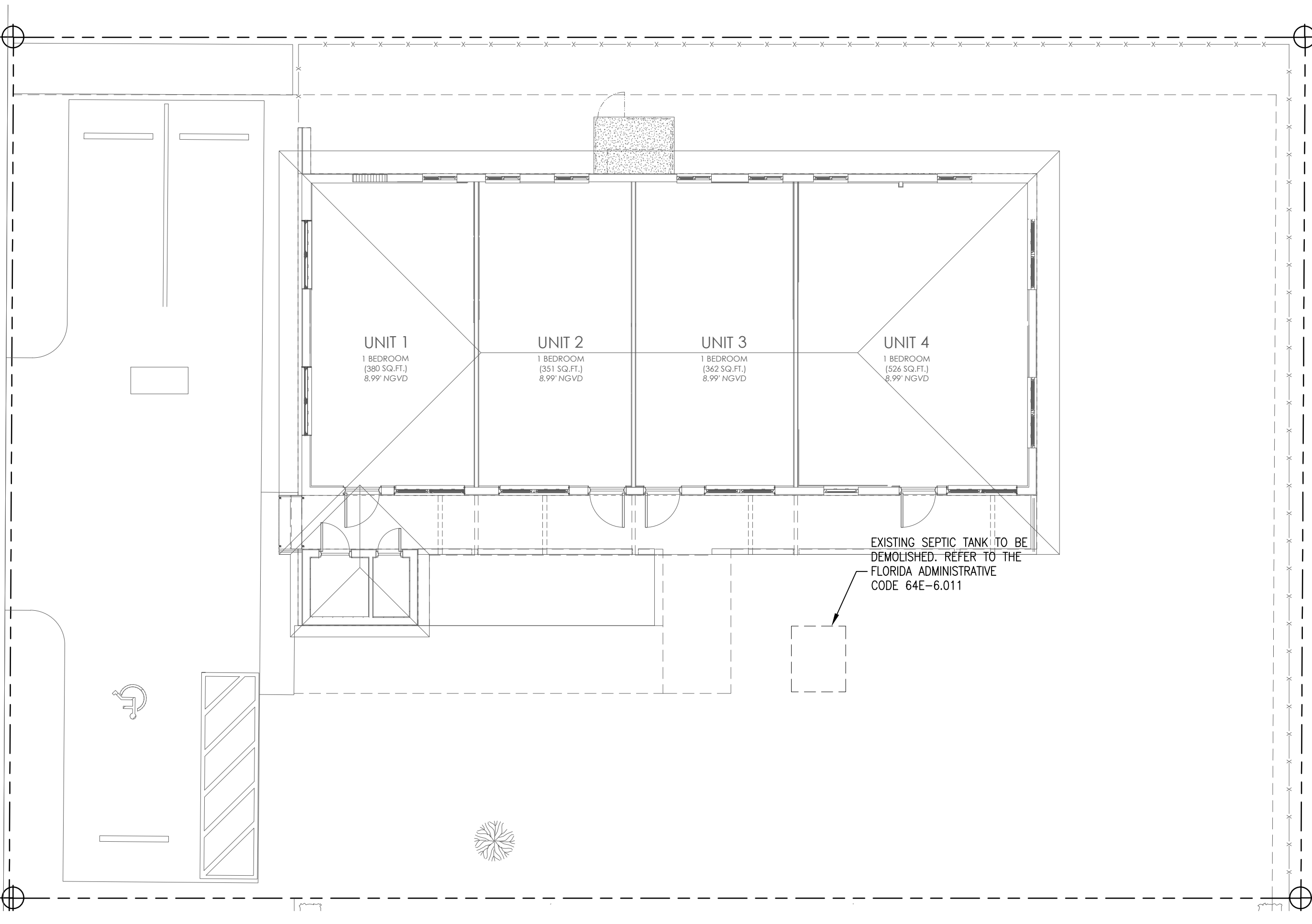
PLUMBING LEGEND	PLUMBING GENERAL NOTES
— SAN	SANITARY DRAIN
— SD	STORM DRAIN
— CD	CONDENSATE DRAIN LINE
— CW	COLD WATER LINE
— BW	FULL PORT-BRONZE/BRASS TEFLON SEATED BALL VALVE
— VV	VALVE IN RISER
— HB	HOSE BIBB W/ VACUUM BREAKER
— CO	TWO WAY CO
— FCO	FLOOR CLEAN OUT
— CG	CLEAN OUT TO GRADE
— UG	UNDER GROUND
— CNE	CONNECT TO EXISTING

**PLUMBING SPECIFICATION**

1. 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: ( TO SEPTIC TANK INLET )  
A. SANITARY SOIL/DRAINAGE BELOW GROUND: SCHEDULE 40 SOLID PLASTIC PVC PIPE ASTM D1785.  
B. DISPOSAL SYSTEM PIPING AS FOLLOWS:  
DRAINFIELD: PE PLASTIC PERFORATED FIELD TUBING 4" DIAMETER.  
SANITARY PIPING & CONNECTIONS: SEE PLUMB. SPECS
3. JOINTS AND METHODS OF CONNECTION:  
A. SCHEDULE 40 PVC MOLDED PREFORMED FITTINGS, PVC-DWV, SOCKET SOLVENT CEMENT, ASTM D-2487

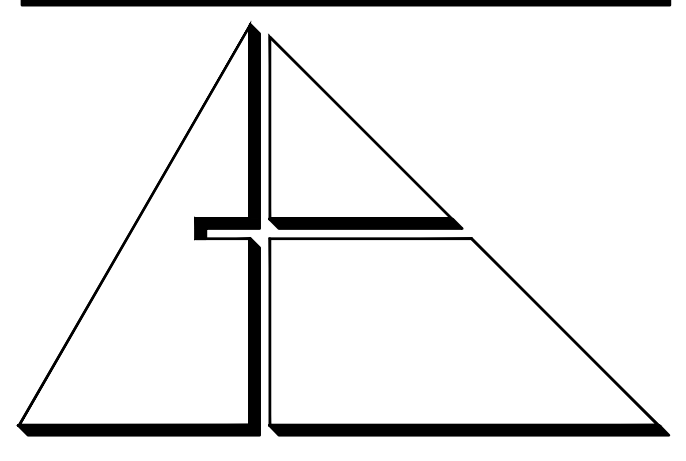


**2 DRAINFIELD SECTION DETAIL**  
N.T.S.



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

H:\ALLEGUEZ\2867.00 - City of Miami Life Quest\WORK\2867.03-Sept Tank\2867.03-Sept Tank.dwg, 7/24/2015 5:04:39 PM, julian



**ALLEGUEZ ARCHITECTURE, INC.**  
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INTERIOR DESIGN  
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Gartek Project No. 2867.03

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CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL  
DRAWING TITLE:

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

SCALE

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

DATE: February, 20, 2015

REVISED:

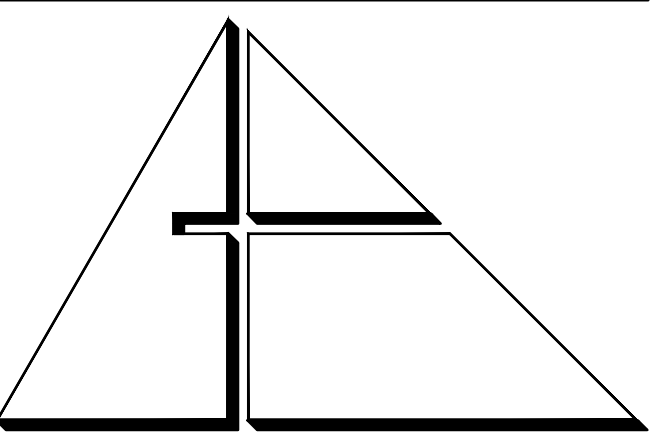
06-15-15	DGH	COMMENTS
07-24-15	DGH	COMMENTS

CAD DRAWING NAME:

SHEET NO.

PERMIT SET - 02 20 2015





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Cartek Project No. 2867.03

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PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

SEPTIC TANK SITE  
AND  
NEW WORK  
PLAN

SCALE:

ROBERT BETANCOURT P.E. (MECHANICAL)

LICENSE NO. 34788

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

DATE:

February, 20, 2015

REVISED:

△ 06-15-15 DGH COMMENTS

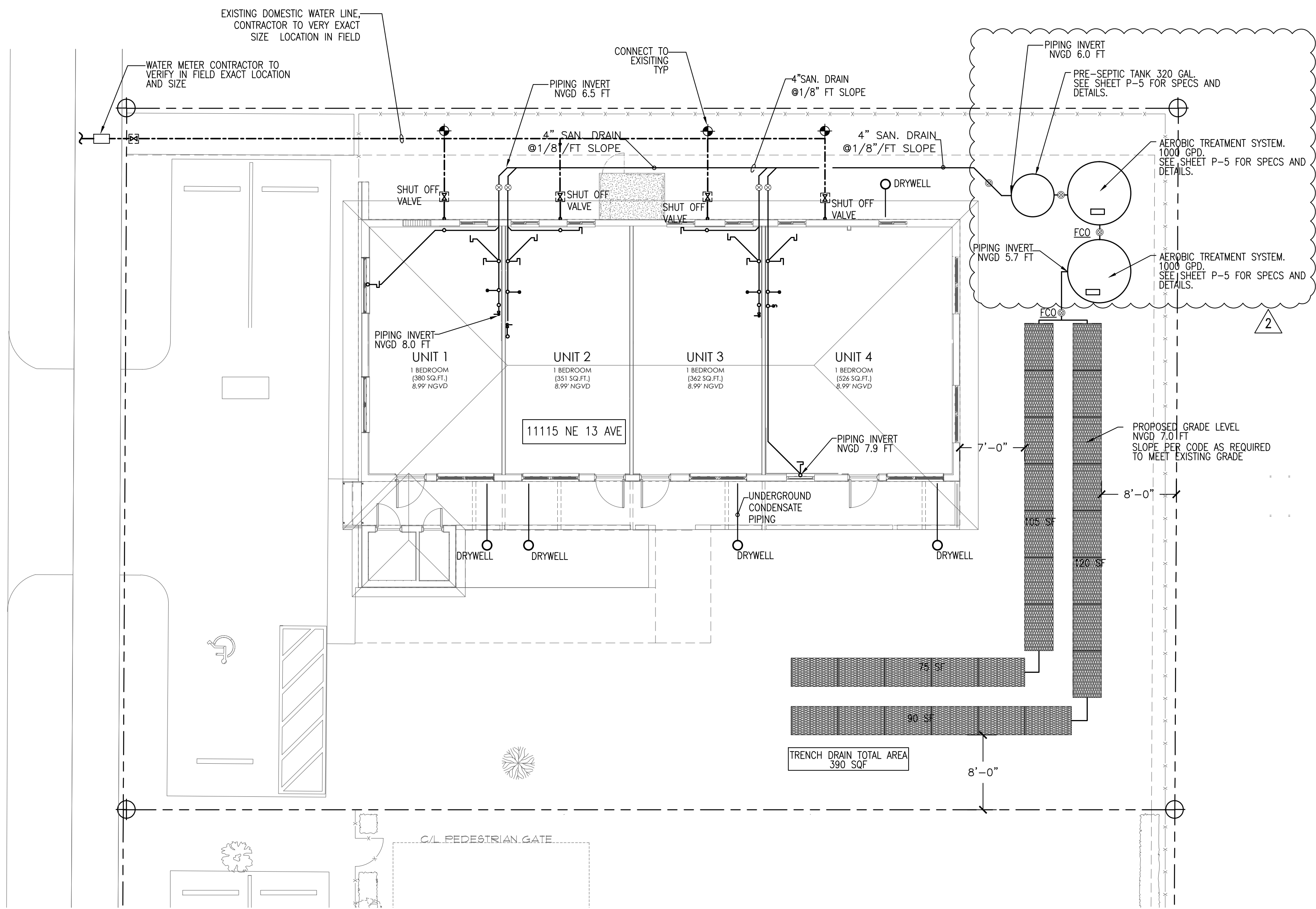
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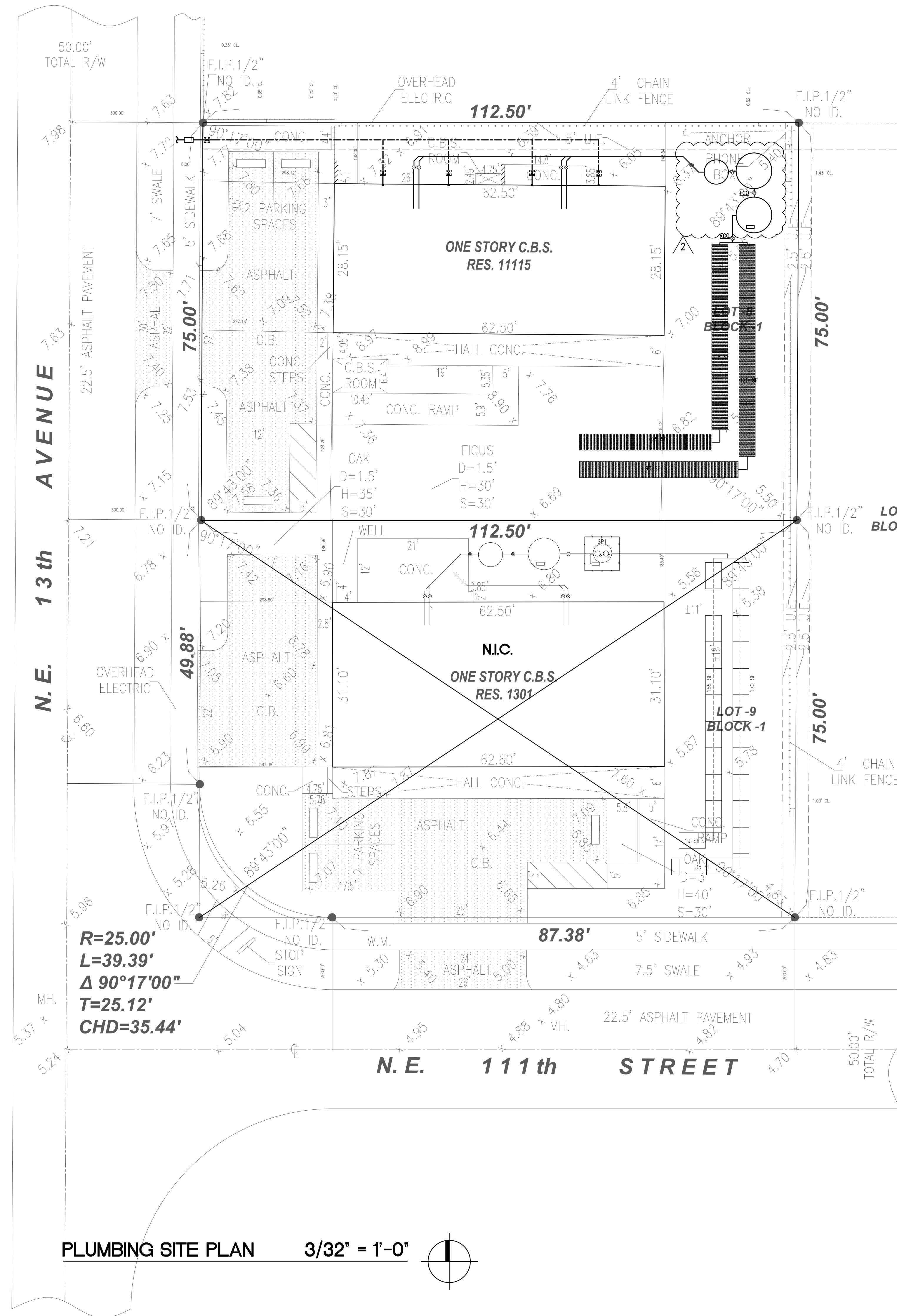
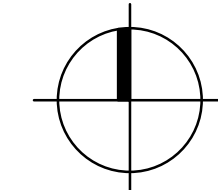
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△ P-6



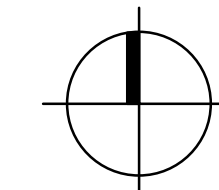
PLUMBING PLAN

1/8" = 1'-0"



PLUMBING SITE PLAN

3/32" = 1'-0"



## HVAC GENERAL NOTES

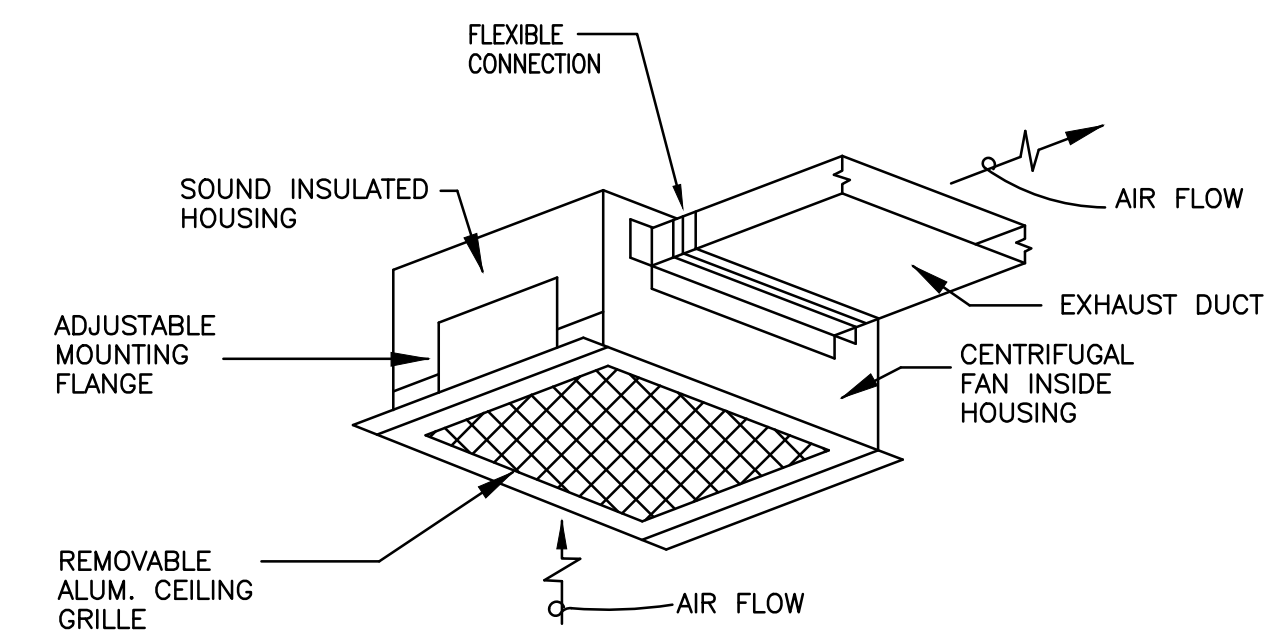
- THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT PERMITS, FEES, INSPECTIONS, TEST, INSURANCE, ETC., REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING HEATING AND VENTILATION SYSTEMS SHOWN ON DRAWINGS OR LISTED BELOW.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFF-SET, ELBOW OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES.
- DRAWINGS ARE NOT TO BE SCALED. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SITE CONDITIONS SHALL GOVERN EXACT LOCATION OF MECHANICAL EQUIPMENT AND APPURTENANCES.
- INTENT:  
IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL NECESSARY ITEMS REQUIRED, EVEN THOUGH ITEMS ARE NOT INDICATED ON THE DRAWINGS OR IN THE NOTES. WORK CONSIDER NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER NOT SHOWN ON THE PLANS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING PRIOR TO BIDS OTHERWISE WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
- DEFINITIONS:  
A. PROVIDE - MEANS TO FURNISH AND INSTALL.  
B. UNDER THIS SECTION -- MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.  
C. BY THIS SECTION -- MEANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE DONE BY AND PAID FOR BY THE CONTRACTOR.
- INDOOR AIR QUALITY PRECAUTIONS:  
A. THE CONTRACTOR SHALL ALLOW FOR NECESSARY VENTILATION DURING CONSTRUCTION TO AVOID INDOOR AIR POLLUTION.  
B. THE CONTRACTOR SHALL PREPARE WRITTEN DIRECTION BY WHICH THE BUILDING OWNER OR ITS REPRESENTATIVE WILL BE ABLE TO OPERATE THE VENTILATION SYSTEMS AT ITS OPTIMAL LEVEL.
- OUTDOOR AIR QUALITY PRECAUTIONS:  
THE CONTRACTOR SHALL ALLOW FOR NECESSARY PRECAUTIONS DURING CONSTRUCTION AND THEREAFTER FOR THE INSTALLATION AND HANDLING OF REFRIGERANTS. THE CONTRACTOR SHALL PREPARE WRITTEN DIRECTIONS BY WHICH THE BUILDING OWNER OR ITS REPRESENTATIVE WILL BE ABLE TO HANDLE REFRIGERANT IN A SAFE AND APPROVED MANNER.
- SUBMIT A COMPLETE "AS-BUILT" RECORD SET IN ELECTRONIC AUTOCAD DWG FILE'S FORM TO ARCHITECT/ ENGINEER FOR REVIEW PRIOR TO FINAL PAYMENT REQUISITION.
- A. HVAC EQUIPMENT, AIR DISTRIBUTION, FANS MATERIALS, ETC., SHALL BE AS LISTED HEREIN AND/OR SHALL BE AS SCHEDULED ON THE DRAWINGS.  
B. MANUFACTURERS USE FOR THE BASIS OF DESIGN ARE LISTED ON THE DRAWING SCHEDULE. ANY OTHER MUST MEET OR EXCEED ALL SPECIFIED REQUIREMENTS. NAMING ACCEPTABLE MANUFACTURERS DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL DESIGN REQUIREMENTS SHOWN ON DRAWINGS OR LISTED HEREIN.
- CUT ALL OPENINGS, CHASES, TRENCHES, ETC. REQUIRED TO ACCOMMODATE THE WORK UNDER THIS DIVISION AND REPAIR ALL WALLS, ROOF, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP SPECIFIED UNDER APPROPRIATE SECTIONS FOR THIS BUILDING.
- VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
- SUBMIT SHOP DRAWINGS OF ALL MATERIALS, DUCTWORK AND EQUIPMENT FOR REVIEW BY ARCHITECT/ENGINEER PRIOR TO FABRICATION AND/OR INSTALLATION.
- CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF THIS WORK WITH THAT OF ALL OTHER TRADES.
- OBTAIN FULL INFORMATION REGARDING 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.
- 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 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 STANDARDS.  
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 TO INSTALLATION AND/OR FABRICATION.  
C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD BUILDING CODE NFPA 90B, 90D AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.  
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, (110,000 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 MFG RECOMMENDATIONS.  
G. ENTRY-GARD ANTI-INTRUSION PROTECTION.  
H. PROVIDE 5 YEARS WARRANTY ON COMPRESSORS BY MANUFACTURER AND ONE YEAR WARRANTY ON PARTS AND LABOR.  
I. SECURE A/C UNITS ON CONCRETE WALL TO WITHSTAND 170 MPH HURRICANE FORCE WINDS

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

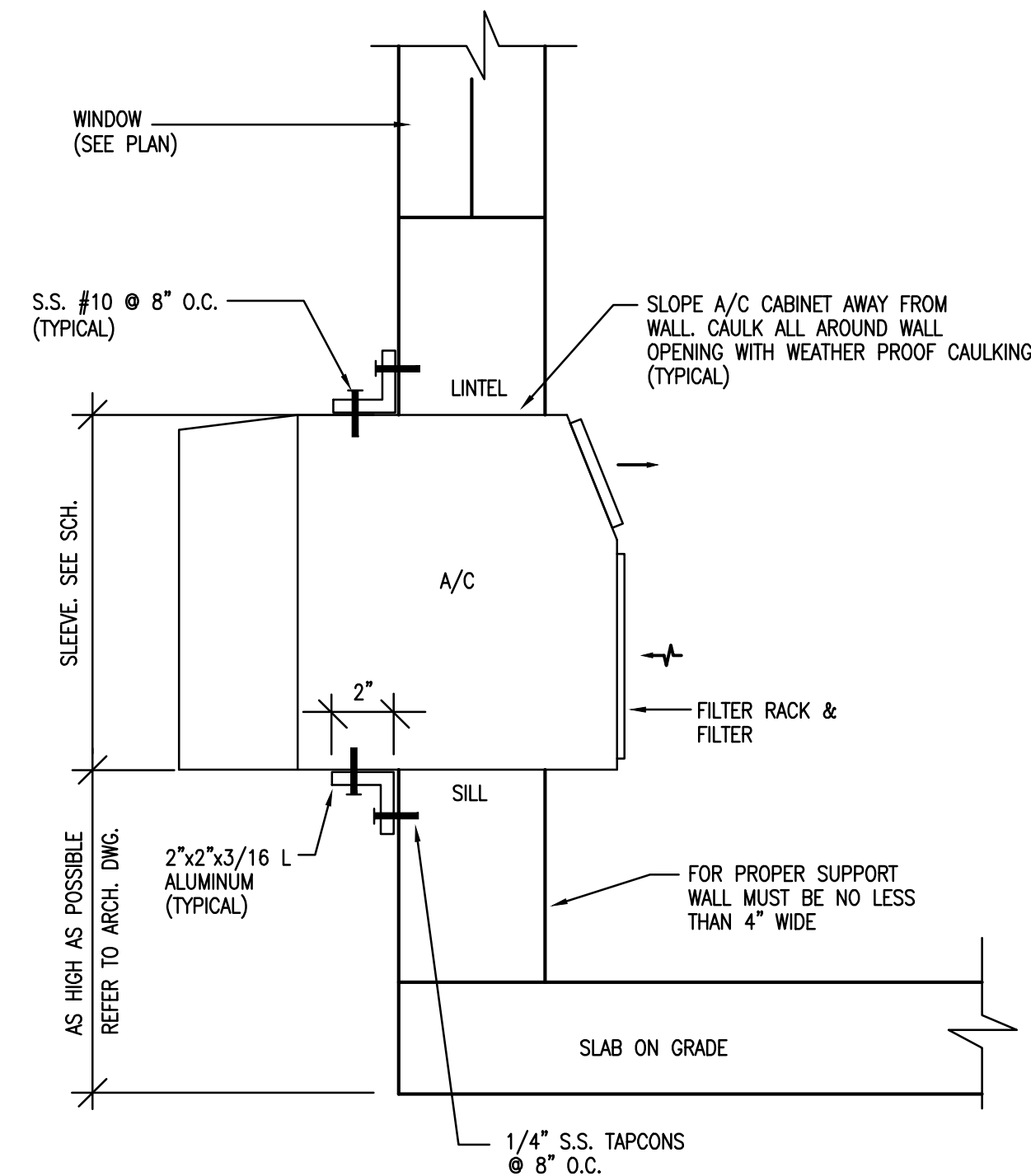
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		
FIRE DAMPER(S)		
SMOKE DAMPER(S)		
FIRE RATED ENCLOSURE		
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		
FIRE STOPPING		
SMOKE CONTROL SUPPLY		

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

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



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



WINDOW TYPE UNIT MOUNTING DETAIL  
N.T.S.

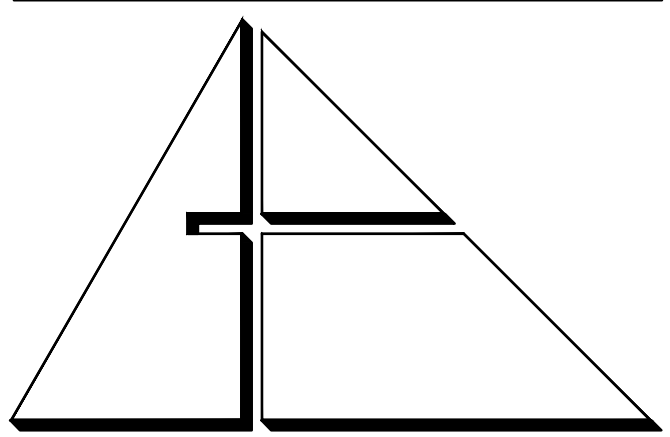
- NOTE:  
1. INSTALL PER MANUFACTURER RECOMMENDATION  
2. CAULK / SEAL ALL AROUND THE SLEEVE (PENETRATION).  
3. PROVIDE ENTRY-GARD ANTI INTRUSION PROTECTION.

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

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

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.	E008N11	YS12N33	YM18N34
AIR FLOW (CFM)	175	265	370
OUTSIDE AIR FLOW (CFM)	30	30	30
COOLING CAPACITY BTU/HR.	7,600	11,500/11,300	18,200/17,800
AIR ENTERING EVAPORATOR °F DB/WB	80/67	80/67	80/67
AIR LIVING EVAPORATOR °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 EFFICIENCY 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 FILTER, STEEL INNER WALL AND EXTRA DENSE INSULATION AND VIBRATION ISOLATION FILTER.  
2. UNITS SHALL BE PROVIDED WITH 3 SPEED FAN CONTROL, PROGRAMMABLE TIMER AND WIRELESS REMOTE CONTROL.  
3. ALL A/C UNIT SHALL BE PROVIDED WITH ENTRYGARD ANTI-INTRUSION PROTECTION.



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Gartek Project No. 2867

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PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
1115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

MECHANICAL  
NOTES & SCHEDULES

SCALE:

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

DATE:

September 15, 2014

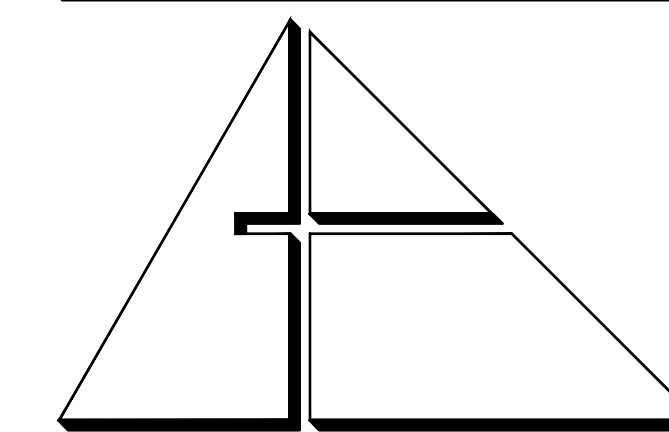
REVISED:

CAD DRAWING NAME:

SHEET NO.

BID SET

M-1



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■ AA C 0 0 2 7 4 6 ■

CONSULTANTS:

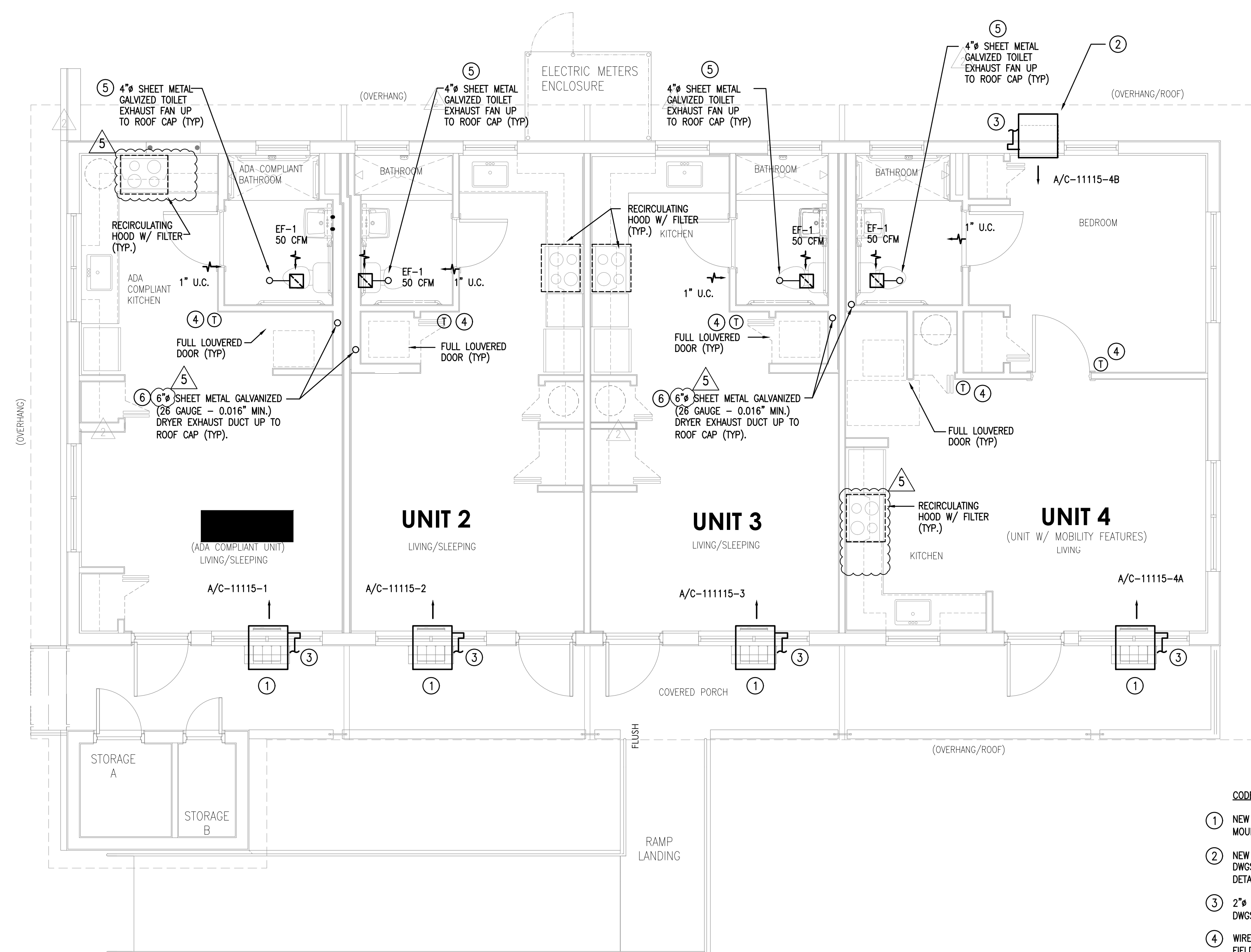
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**CODED NOTES:**

- ① NEW THRU THE WALL A/C UNIT BELOW EXIST. WINDOW, SEE MOUNTING DETAIL ON DWG M-1 (TYPICAL)
- ② NEW THRU THE WALL A/C UNIT HIGH MOUNTING. SEE ARCH DWGS. FOR EXACT LOCATION AND DWG M-1 FOR MOUNTING DETAIL. (TYPICAL)
- ③ 2" INSULATED CD LINE W/ TRAP. FOR CONT. SEE PLUMBING DWGS. (TYPICAL)
- ④ WIRELESS REMOTE THERMOSTAT, VERIFY EXACT LOCATION IN FIELD. (TYPICAL)
- ⑤ BATHROOM EXHAUST SYSTEM ROOF CAP SHALL BE PROVIDED WITH A CORROSION RESISTANT SCREEN. (TYPICAL)
- ⑥ ALL DRYER EXHAUST DUCT SHALL BE PROVIDED WITH SHEET METAL GALVANIZED BACKDRAFT DAMPER. (TYPICAL)

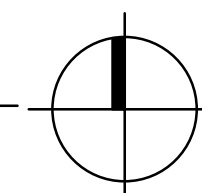
**NOTE:**

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

**MECHANICAL FLOOR PLAN**

11115 NE 13 Ave

1/4" = 1'-0"



PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

MECHANICAL  
FLOOR PLAN

SEAL

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

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

DATE:

September 15, 2014

REVISED:

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

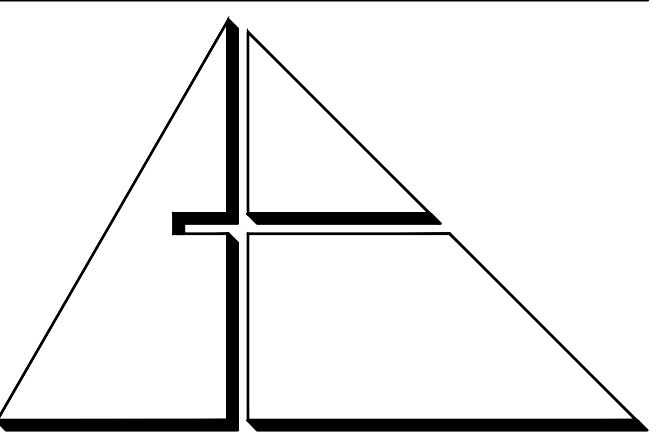
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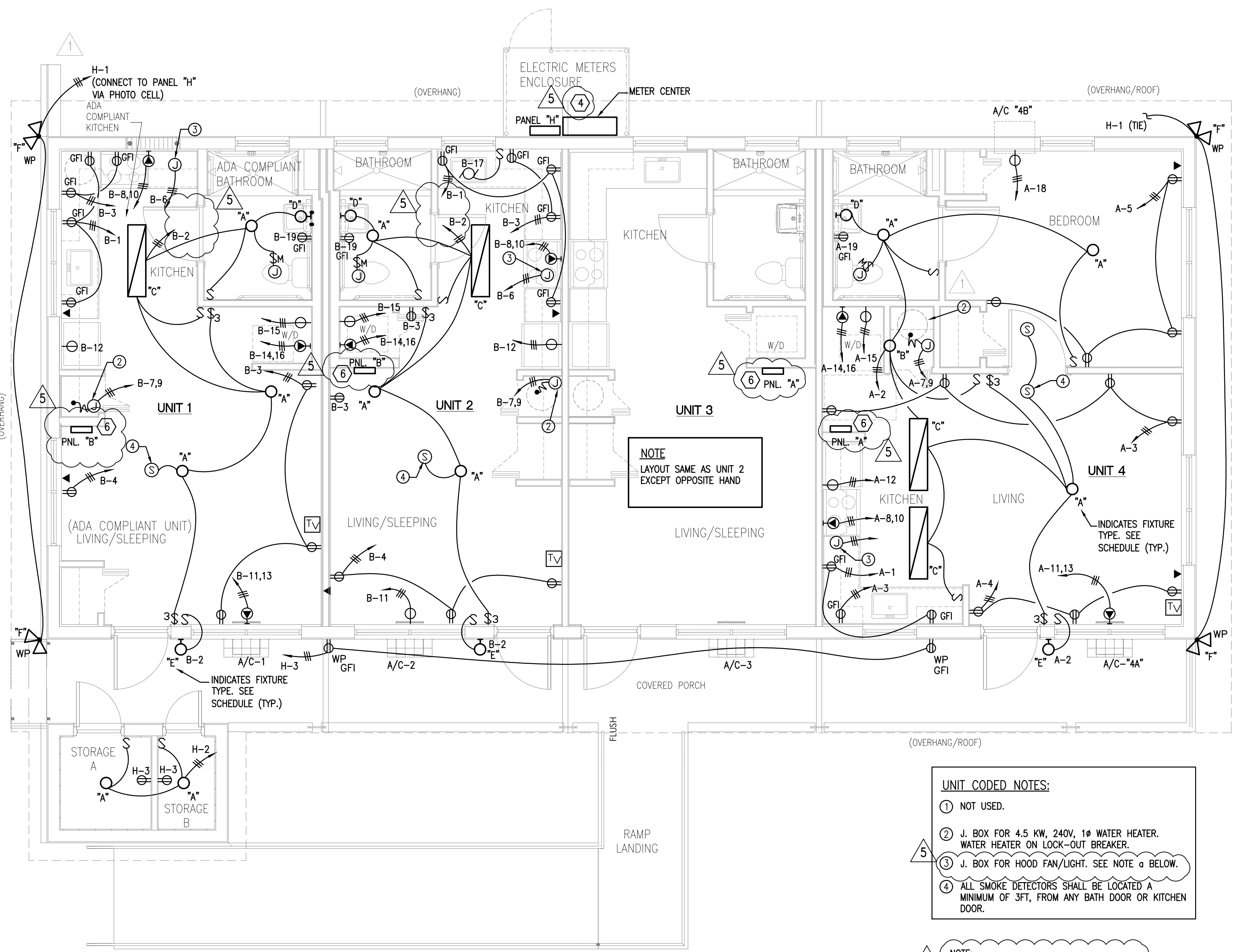


ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

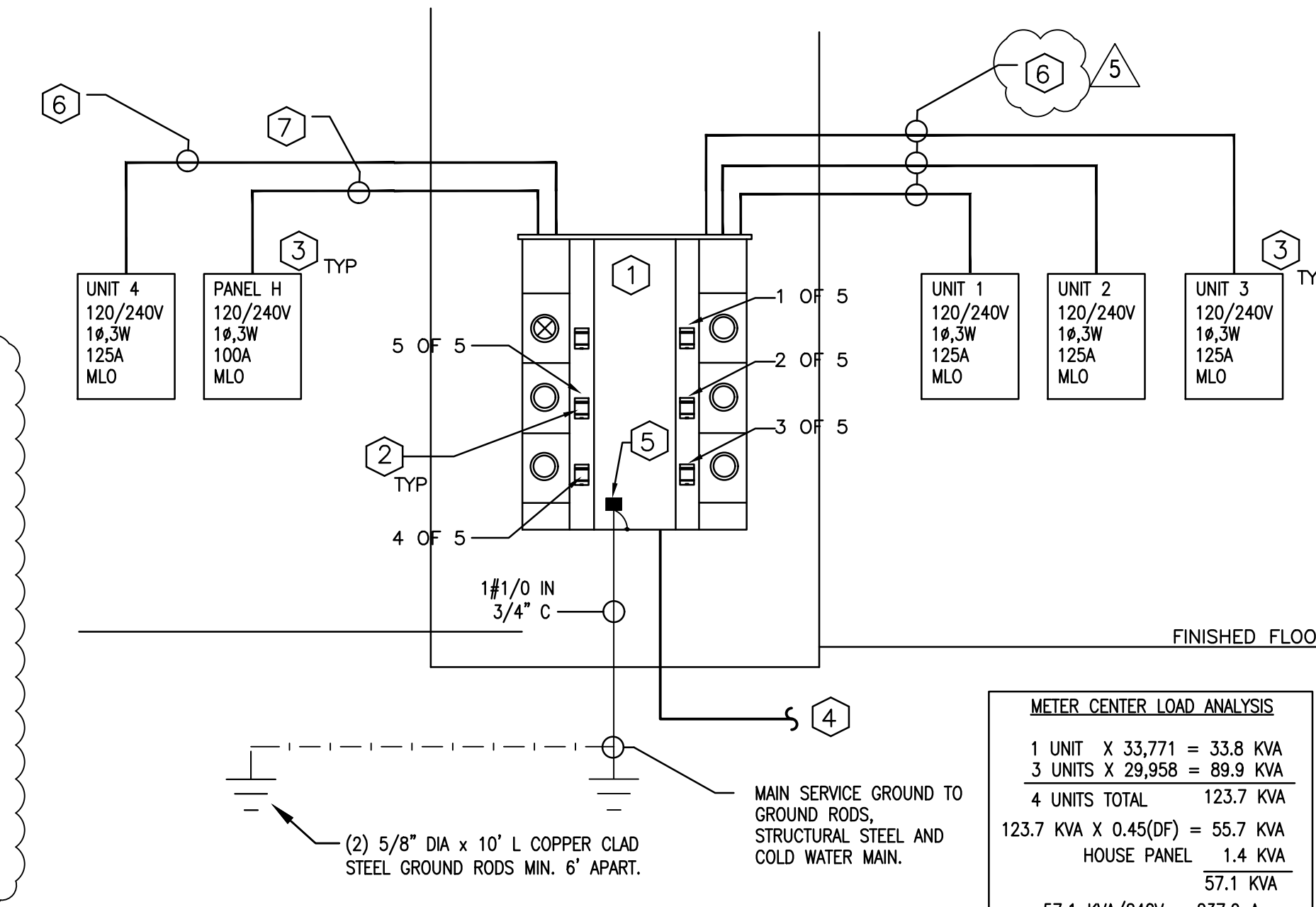
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RISER KEY NOTES

- (1) CONTRACTOR SHALL PROVIDE AND INSTALL FPL SERVICE AND METERING EQUIPMENT. SQUARE "D" E2 METER CENTER WITH A 400A TAP BOX & (5) 125A METERS WITH MAIN. RING OR RINGLESS TYPE DEVICE AS REQUIRED BY FPL. COORDINATE FPL SERVICE LOCATION WITH FPL PRIOR TO INSTALLATION.
(2) CONTRACTOR SHALL PROVIDE AND INSTALL (4) 2P-100A SERVICE RATED 22K AIC MAINS FOR UNITS & (1) 2P-60A SERVICE RATED 22K AIC MAIN FOR HOUSE PANEL.
(3) 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.
(4) 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.
(5) PROVIDE GROUNDING OF ALL METAL SUPPORTS AND EQUIPMENT ATTACHED BY A MECHANICAL LUG AND BOLTED TO EQUIPMENT AND CONNECTED TO GROUNDING SYSTEM AS PER RISER DIAGRAM. PROVIDE AN INTERSYSTEM GROUNDING PER NEC 250.94.
(6) CONTRACTOR SHALL PROVIDE AND INSTALL 3#2 & 1#6 (C) 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 (C) IN 1 1/4" C, COMPLETE IN PLACE



METER CENTER LOAD ANALYSIS
1 UNIT X 33,771 = 33.8 KVA
3 UNITS X 29,958 = 89.9 KVA
4 UNITS TOTAL 123.7 KVA
123.7 KVA X 0.45(Df) = 55.7 KVA
HOUSE PANEL 1.4 KVA
57.1 KVA
57.1 KVA / 240V = 237.9 A

ELECTRICAL RISER DIAGRAM

FLOOR PLAN - POWER + LIGHTING

- UNIT CODED NOTES:
(1) NOT USED.
(2) J. BOX FOR 4.5 KW, 240V, 1# WATER HEATER. WATER HEATER ON LOCK-OUT BREAKER.
(3) J. BOX FOR HOOD FAN/LIGHT. SEE NOTE @ BELOW.
(4) ALL SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3FT, FROM ANY BATH DOOR OR KITCHEN DOOR.
(5) NOTE @ AT ADA UNITS RANGE HOOD SHALL BE INSTALLED WITH REMOTE SWITCH.

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

Table with columns: NO., LOAD DESCRIPTION, A, C, BKR, P, W, C, C, W, P, BKR, PHASE, LOAD DESCRIPTION, NO. It includes a subtotal and breakdown for lighting, recept, and other loads.

- NOTE:
1. VA PHOTO CELL.
2. ROUTE EMT CONDUITS INSIDE THE BUILDING. CONDUITS SHALL BE RUN CONCEALED.
3. ROUTE CONDUITS UNDERGROUND.

Table with columns: NO., LOAD DESCRIPTION, PHASE, CIRCUIT, BKR, P, W, C, C, W, P, BKR, PHASE, LOAD DESCRIPTION, NO. It includes a subtotal and breakdown for lighting, recept, and other loads.

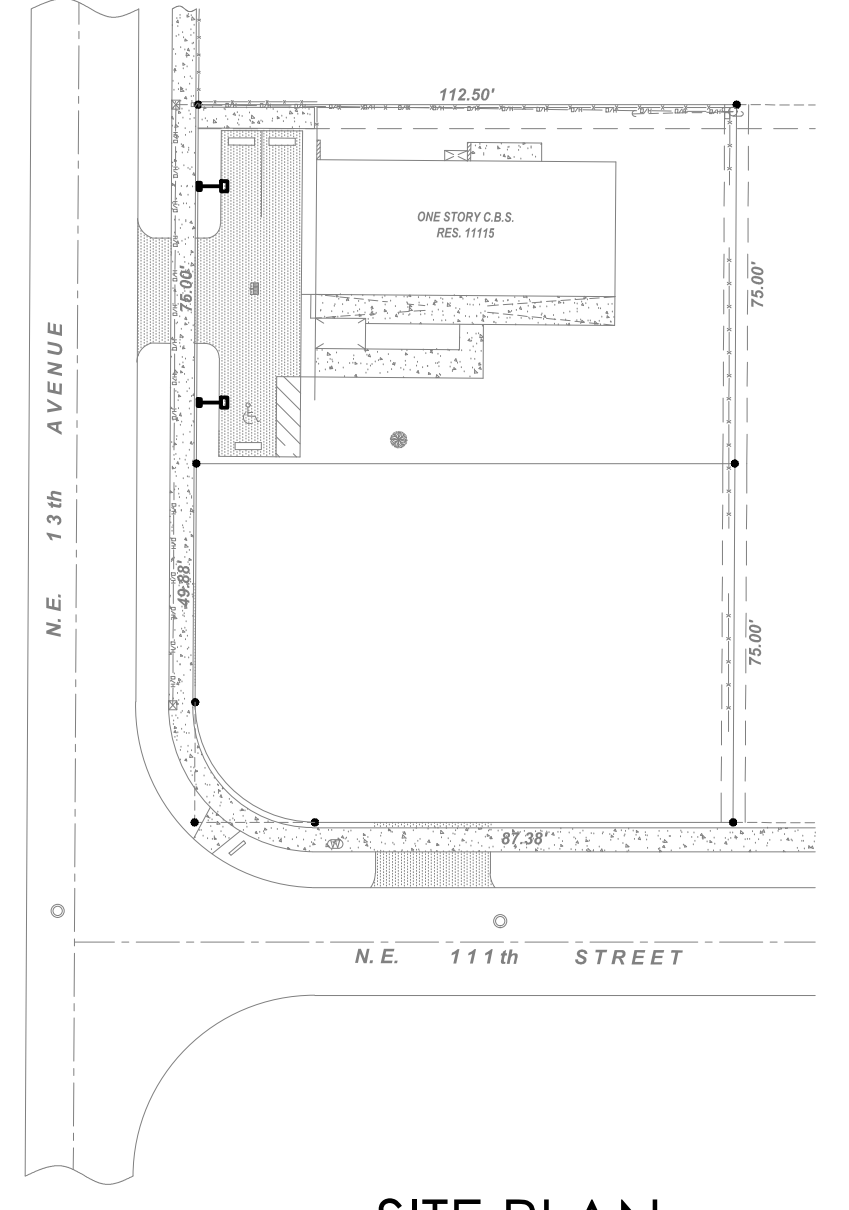
- NOTES:
1. (\*) PART OF THE 3W / SQ FT. LOAD.
2. PROVIDE AFCI TYPE BREAKER.
3. PROVIDE HACR TYPE BREAKER.
4. PROVIDE LOCK-OUT BREAKER.

UNIT LOAD ANALYSIS
BASED ON 120/240 V, 1#, 3W
564 SQ. FT X 3 W/SQ FT 1,691 VA
OTHER LOADS EXCEPT A/C 25,360 VA
27,051 VA
1ST 10 KVA @ 100% 10,000 VA
17,051 VA @ 40% 6,820 VA
AC @ 100% 2,688 VA
19,508 VA/240V = 81.3 A

Table with columns: NO., LOAD DESCRIPTION, PHASE, CIRCUIT, BKR, P, W, C, C, W, P, BKR, PHASE, LOAD DESCRIPTION, NO. It includes a subtotal and breakdown for lighting, recept, and other loads.

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

UNIT LOAD ANALYSIS
BASED ON 120/240 V, 1#, 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
17,051 VA @ 40% 6,839 VA
AC @ 100% 2,048 VA
18,887 VA/240V = 77.9 A



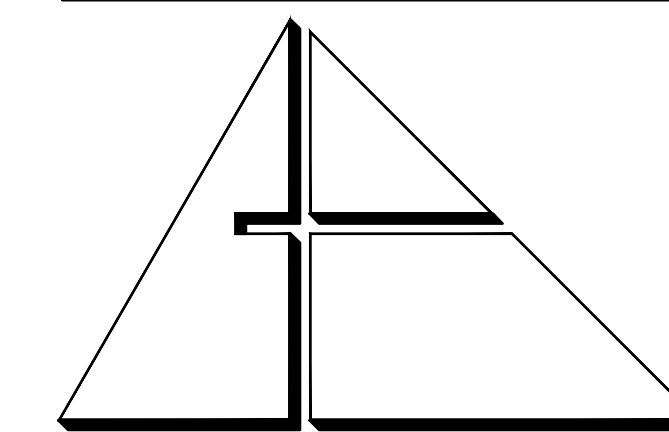
SITE PLAN 1115 NE 13 Ave

CITY OF MIAMI LIFE QUEST RENOVATIONS 1115 NE 13 Ave

MIAMI, FL

ELECTRICAL POWER, LIGHTING FLOOR PLAN PANELS & RISER

BID SET SHEET NO. M. F. GARCIA P.E. (ELECTRICAL) LICENSE NO. 24221. Includes revision table with dates and descriptions like 'BACKGROUND CHANGE', 'DOH. COMMENTS', and 'PLAN UPDATE'.



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(305) 481 4001 (FAX) 481 6002  
E-MAIL [alleguez@bellsouth.net](mailto:alleguez@bellsouth.net)  
AA C 0 0 2 7 4 6

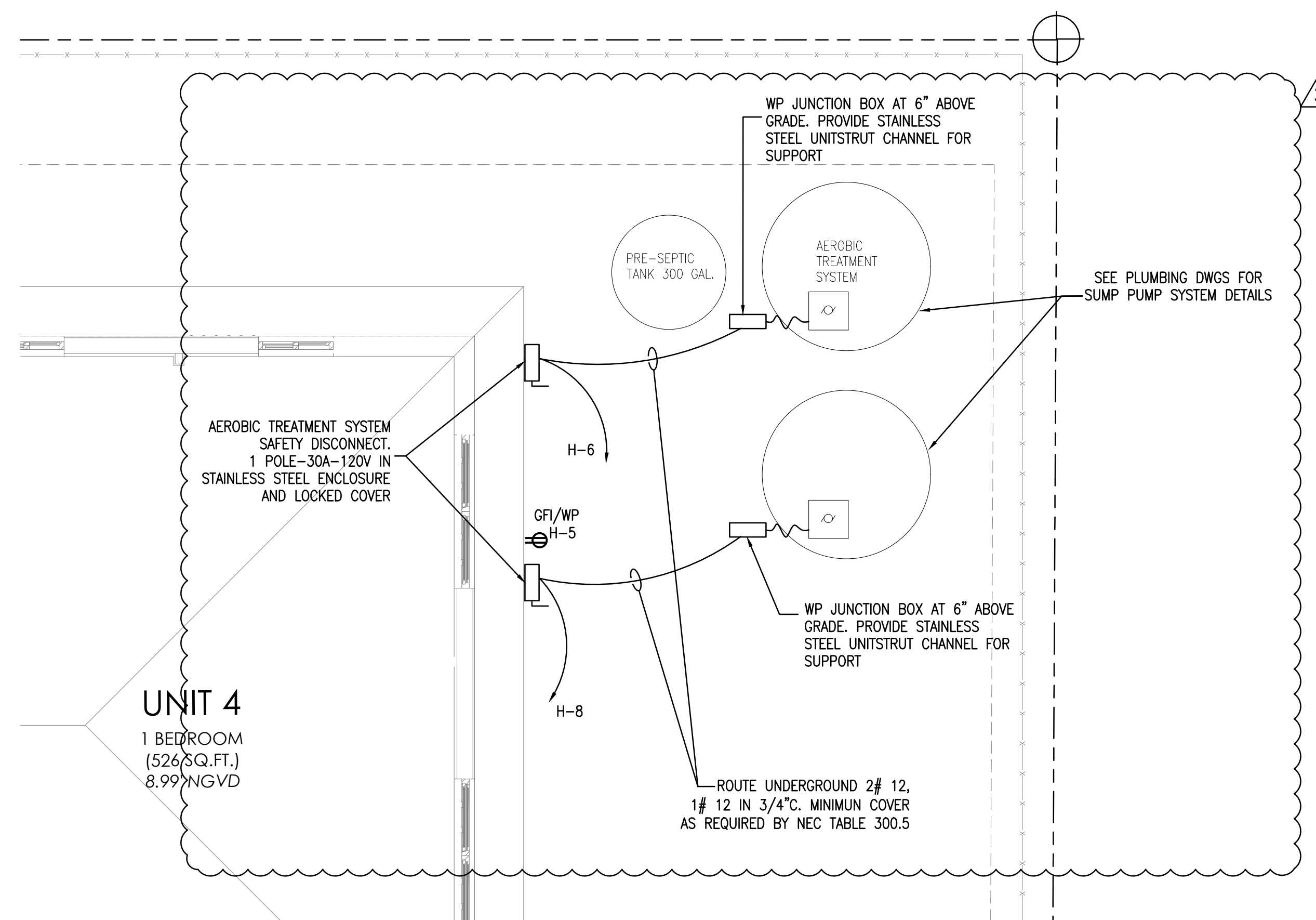
CONSULTANTS:

MECHANICAL ELECTRICAL PLUMBING ENGINEER:

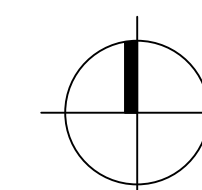
CARTEK ENGINEERING CORP.  
7210 SOUTHWEST 39TH TERRACE  
MIAMI, FLORIDA 33155  
TEL: (305) 356-8997 FAX: (305) 214-9456  
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Cartek Project No. 2867.03

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ATU SYSTEM ELECTRICAL PLAN 1/4" = 1'-0"



PROJECT:

CITY OF MIAMI  
LIFE QUEST  
RENOVATIONS  
11115 NE 13 Ave

MIAMI, FL

DRAWING TITLE:

ATU SYSTEM  
ELECTRICAL PLAN

SEAL

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

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

DATE:

February 20, 2015

REVISED:

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

CAD DRAWING NAME:

SHEET NO.

BID SET



E-3