



CITY OF MIAMI - LIFE QUEST

DEMOLITION & REPLACEMENT OF 14950 N.E. 11th Ave

City of Miami Department of Community Development

Bid Set - January 9th 2017

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

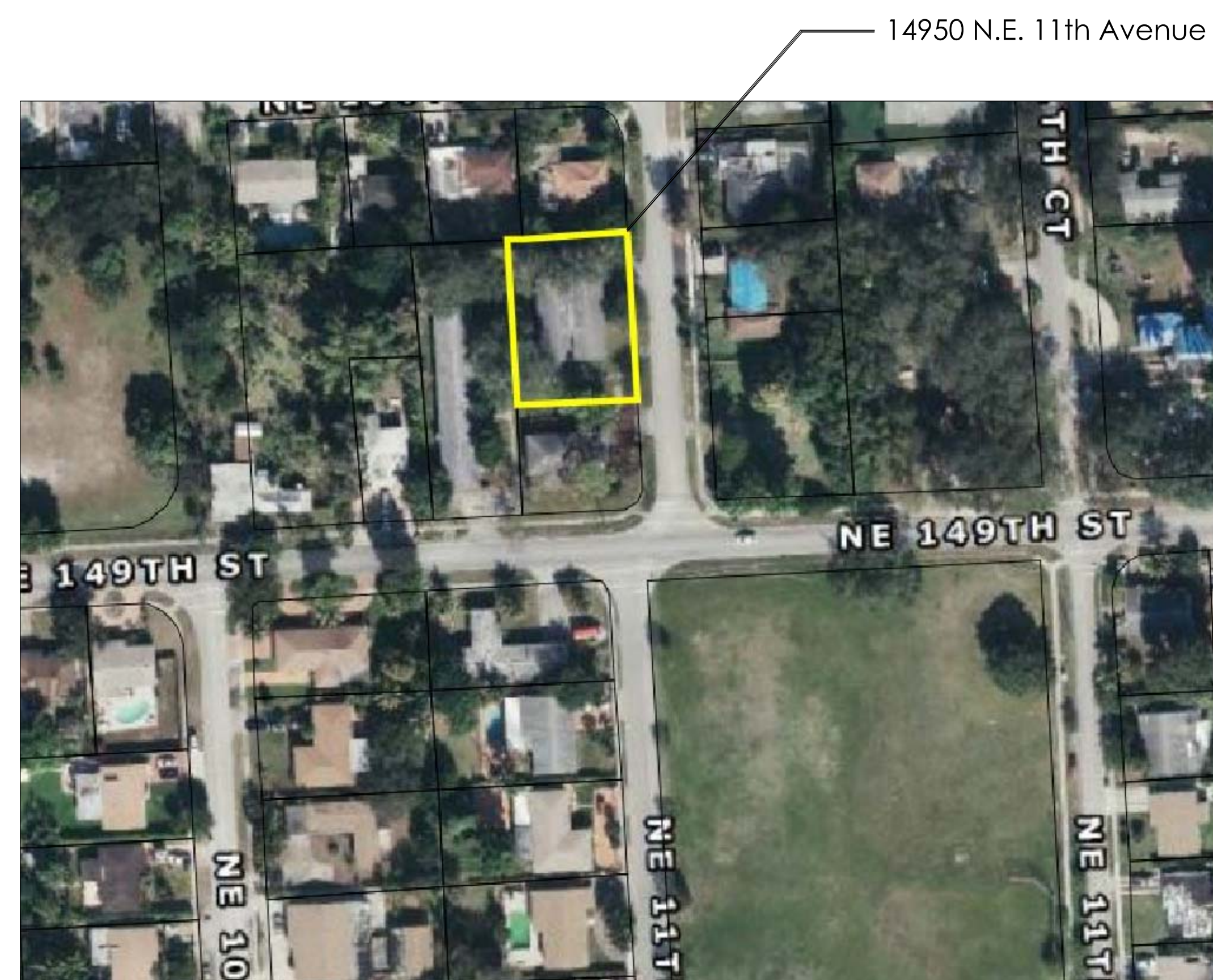
Commissioner
Wifredo (Willy) Gort

Commissioner
Francis Suarez

City Manager
Daniel J. Alfonso

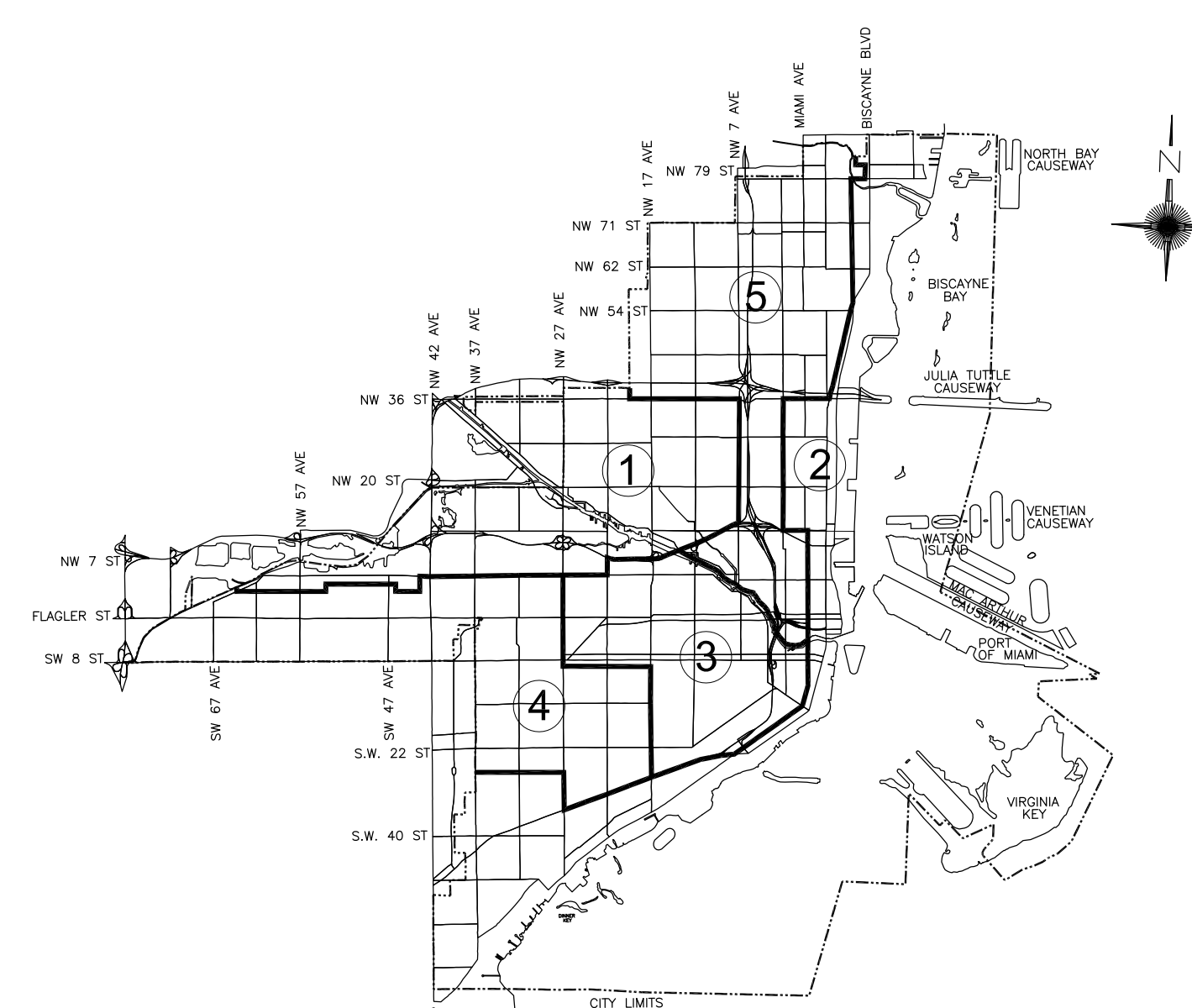
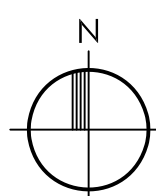
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LOCATION MAP

N.T.S.



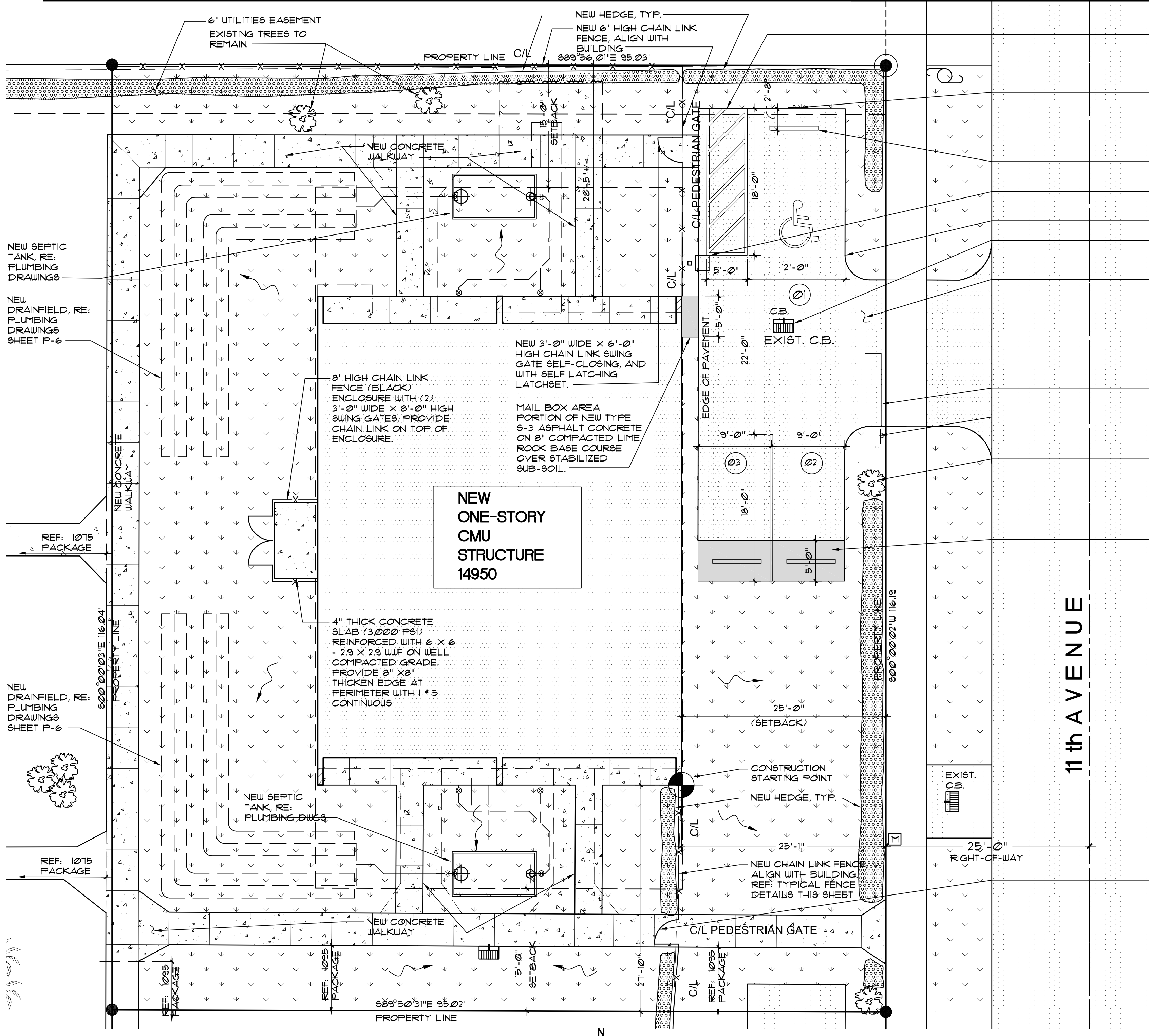
ARCHITECT:
ALLEGUEZ ARCHITECTURE, INC.
901 PONCE DE LEON BOULEVARD, SUITE 202
CORAL GABLES, FLORIDA 33134
TEL: (305) 461-4001 FAX: (305) 461-6002
WWW.ALLEGUEZARCHITECTURE.COM



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



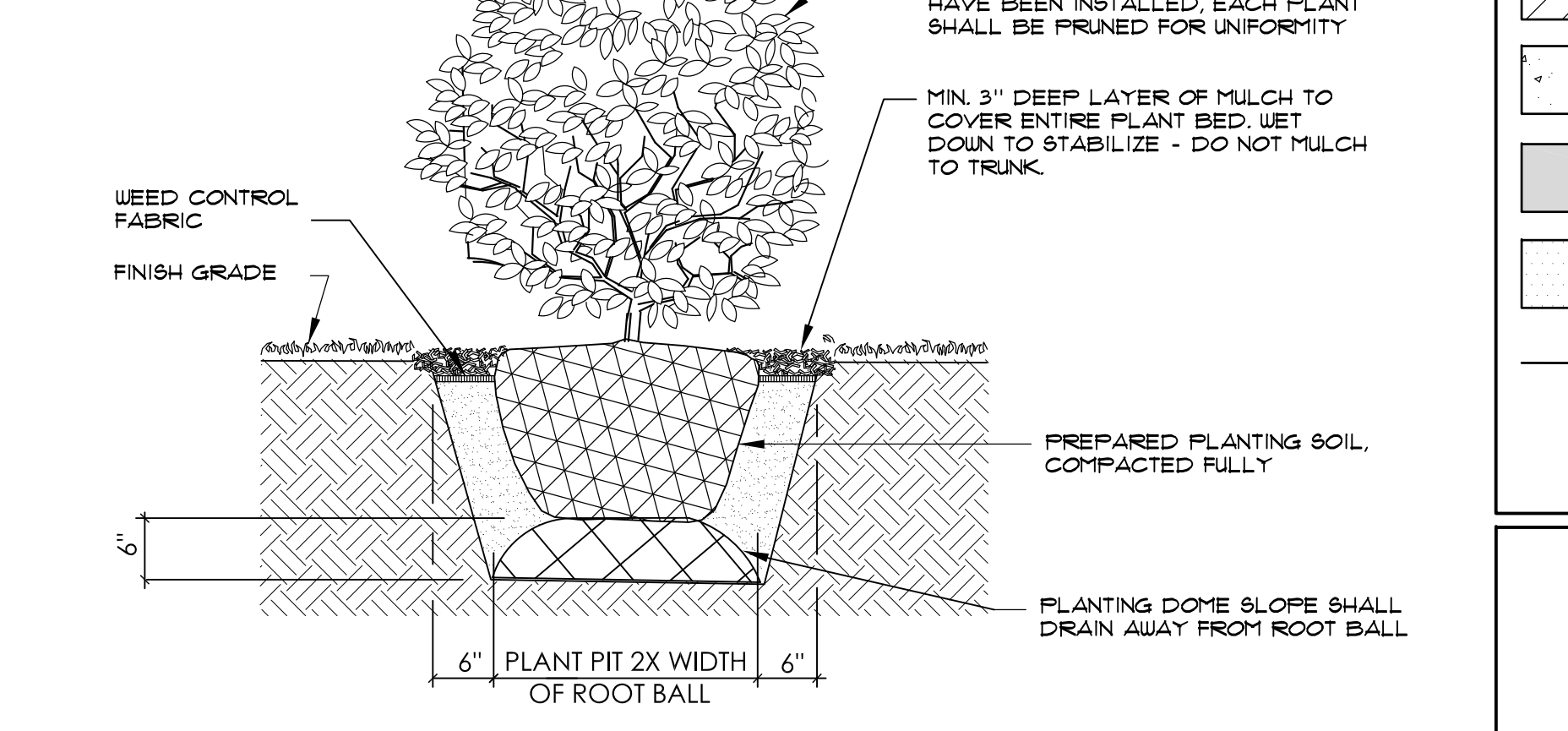
STRUCTURAL ENGINEER:
BNI ENGINEERS
800 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FL 33134
TEL: (305) 442-7086 FAX: (866) 832-5291
WWW.BNIENGINEERS.COM



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

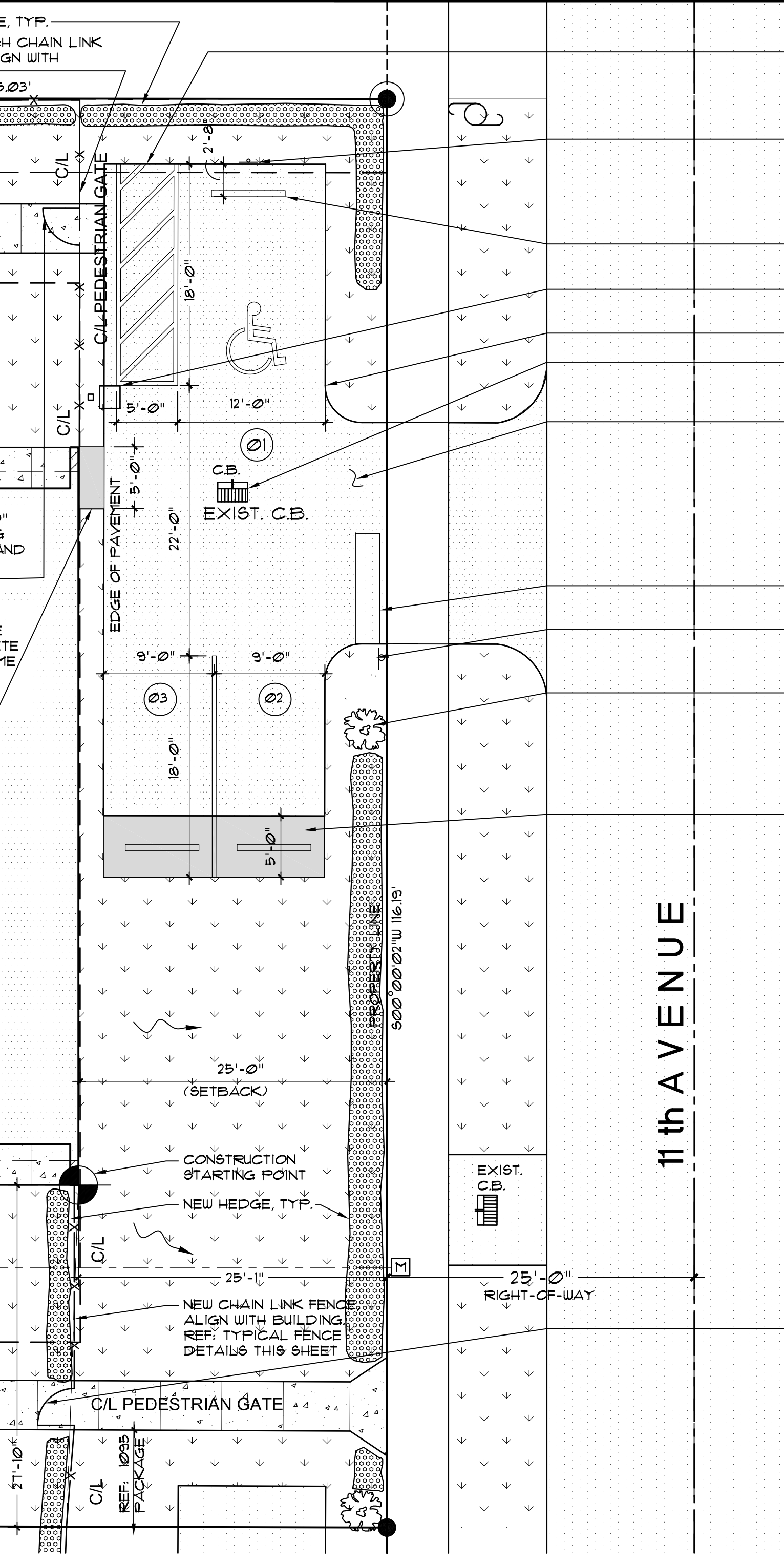
NOTE(S): CROWN OF ROAD SITE AND BUILDING ELEVATIONS SHOWN REFERENCE NGVD (1929) USING MIAN-DADE COUNTY ELEVATION 10.85' USING 1" = 100'

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T) EXCEPT FOR THE 6" WHITE LINES AND EITHER SIDE OF A PARKING SPACE AND THE 6" BLUE LINES FOR ACCESSIBLE SPACES.

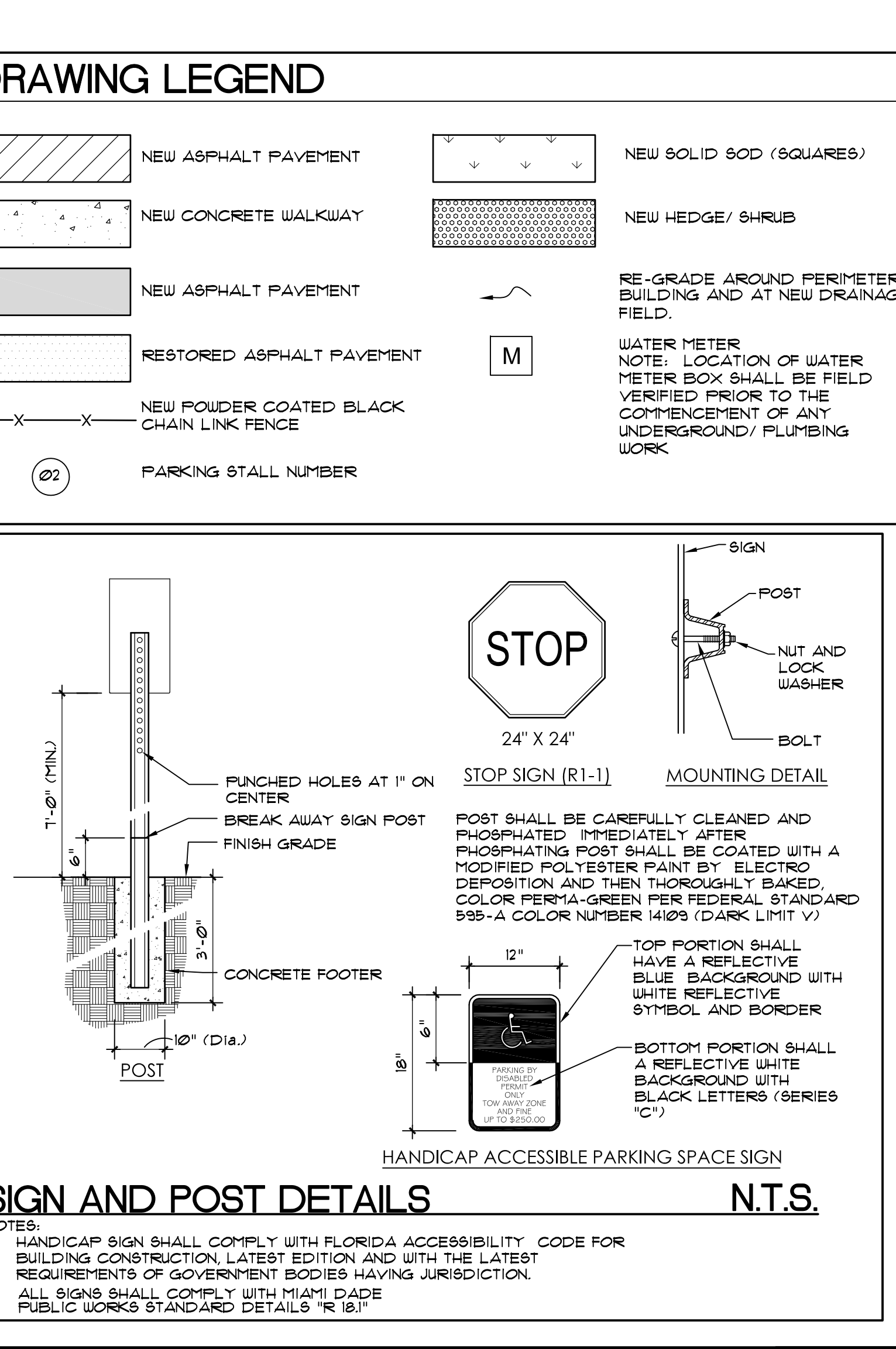


TYPICAL SHRUB INSTALLATION N.T.S.

- LANDSCAPE NOTES**
1. ALL PAVEMENT SURFACES (WITHIN PROPERTY LINES) SHALL BE GRADED TO MATCH THE ADJACENT DRIVEWAY OR DRIVEWAY TO MATCH THE ADJACENT DRIVEWAY OVER THE EXISTING DRIVEWAY. NEW CONSTRUCTION SHALL INCLUDE EXTERIOR C.B.S. CONSTRUCTION SHINGLE ROOF SYSTEM OVER FRAMING, IMPACT RESISTANT WINDOWS AND DOORS AND GYP/SUB WALLBOARD PARTITIONS. INTERIOR WORK ALSO INCLUDES CABINETWORK, DOORS AND FRAMES, TRIM AND ALL FINISHES. NEW SITE WORK INCLUDES CLEARING OF EXISTING PAVEMENT/RODDED AREAS, PRIVACY HEDGES AT PERIMETER AND NEW CHAIN-LINK FENCE WITH PEDESTRIAN GATES.
 2. ALL EXISTING TREES AND NEW HEDGE / SHRUBS SHALL RECEIVE A 3" DEEP LAYER OF SHREDDED EUCALYPTUS MULCH. PROVIDE A 2" WIDE STRIP OF SHREDDED EUCALYPTUS MULCH BETWEEN SOD AND HEDGE / SHRUBS.
 3. ALL SHRUBS SHALL BE A MINIMUM OF 18" TALL AT TIME OF INSTALLATION.
 4. ALL PAVEMENT SURFACES (WITHIN PROPERTY LINES) SHALL BE GRADED TO MATCH THE ADJACENT DRIVEWAY OR DRIVEWAY TO MATCH THE ADJACENT DRIVEWAY OVER THE EXISTING DRIVEWAY. NEW CONSTRUCTION SHALL INCLUDE EXTERIOR C.B.S. CONSTRUCTION SHINGLE ROOF SYSTEM OVER FRAMING, IMPACT RESISTANT WINDOWS AND DOORS AND GYP/SUB WALLBOARD PARTITIONS. INTERIOR WORK ALSO INCLUDES CABINETWORK, DOORS AND FRAMES, TRIM AND ALL FINISHES. NEW SITE WORK INCLUDES CLEARING OF EXISTING PAVEMENT/RODDED AREAS, PRIVACY HEDGES AT PERIMETER AND NEW CHAIN-LINK FENCE WITH PEDESTRIAN GATES.
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 6. ALL SHRUBS SHALL BE A MINIMUM OF 18" TALL AT TIME OF INSTALLATION.



DRAWING LEGEND



SIGN AND POST DETAILS N.T.S.

SCOPE OF WORK
SCOPE OF WORK CONSISTS OF THE COMPLETE DEMOLITION AND REMOVAL OF AN APPROXIMATELY 2,600 SF. SINGLE STORY C.B.S. RESIDENTIAL BUILDING WITH WOOD FRAMED INTERIOR PARTITIONS, ALUMINUM AND GLASS SLIDING DOORS AND WINDOWS AND WOOD ROOF TRUSSES ROOF WITH A SHINGLE ROOF SYSTEM. DEMOLITION WORK ALSO INCLUDES REMOVAL OF THE BUILDINGS' CONCRETE SLAB ON GRADE AND FOUNDATION AS WELL AS ALL SITE IMPROVEMENTS WITHIN PROPERTY BOUNDARIES, INCLUDING, BUT NOT LIMITED TO, CONCRETE ASPHALTIC PAVEMENT AND CONCRETE SIDEWALKS AND PORCHES, SITE CHAIN LINK (C/L) FENCING AND LANDSCAPING.

GENERAL NOTES

1. GENERAL NOTES ON THE COMPLETE NEW CONSTRUCTION OF A C.B.S. FOUR RESIDENTIAL UNIT BUILDING, WHICH SHALL BE ERECTED WITHIN THE SAME FOOTPRINT (LOCATION) OF THE DEMOLISHED BUILDING AND WHICH SHALL MATCH THE SAME BUILDINGS' OVERALL DIMENSIONS LAYOUT AND CONSTRUCTION TYPE. NEW CONSTRUCTION SHALL INCLUDE EXTERIOR C.B.S. CONSTRUCTION SHINGLE ROOF SYSTEM OVER FRAMING, IMPACT RESISTANT WINDOWS AND DOORS AND GYP/SUB WALLBOARD PARTITIONS. INTERIOR WORK ALSO INCLUDES CABINETWORK, DOORS AND FRAMES, TRIM AND ALL FINISHES. NEW SITE WORK INCLUDES CLEARING OF EXISTING PAVEMENT/RODDED AREAS, PRIVACY HEDGES AT PERIMETER AND NEW CHAIN-LINK FENCE WITH PEDESTRIAN GATES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. THE CONTRACTOR SHALL COORDINATE ALL FIELD CONDITIONS WITH THE WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING AND ANY CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED. BY SUBMISSION OF A BID FOR CONSTRUCTION, THE CONTRACTOR AND HIS SUBCONTRACTORS ACKNOWLEDGE PERFORMING THE ABOVE INSPECTION, AND INCLUDE IN ITS PROPOSAL ALL COSTS AND/OR FEES PERTAINING TO THE COMPLETION OF THE PROJECT AS INTENDED IN THE BIDDING CONSTRUCTION DOCUMENT SET AND ANY ADDENDA. THESE COSTS MIGHT INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL, RELOCATION, AND/OR REPAIR OF ANY EXISTING OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN PERFORMING THE WORK.
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ALTERNATE BID ITEMS

1. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE BID PRICE FOR REMOVAL (MILLING) OF THE ENTIRE PARKING LOT(S) ASPHALT SURFACE, APPLYING NEW TACK COAT TO ALL MILLED SURFACE AND APPLICATION OF NEW 2-3/4\"/>

CODE COMPLIANCE STATEMENTS

1. HUD SECTION 504 STATEMENT: AT LEAST ONE BUILDING UNIT TYPE (I.E. EFFICIENCY AND/OR NUMBER OF BEDROOMS) SHALL BE CONSTRUCTED TO COMPLY WITH FECA 2010 MOBILITY SECTIONS 2332 AND COMMUNICATION SECTION 2333 - IN COMPLIANCE WITH HUD SECTION 504.

MAILBOXES

1. PROVIDE ONE U.S.P.S. RESIDENTIAL DOOR DELIVERY SURFACE MOUNTED HORIZONTAL STYLE MAILBOX PER UNIT AS MANUFACTURED BY "MAILBOX.COM" OR APPROVED EQUIVALENT. EACH MAILBOX SHALL BE CONSTRUCTED OF GALVANIZED 20 GAUGE POWDER COATED STEEL (BLACK COLOR). SIZE SHALL BE 14.5\"/>

WARNING - PRIOR TO DIGGING

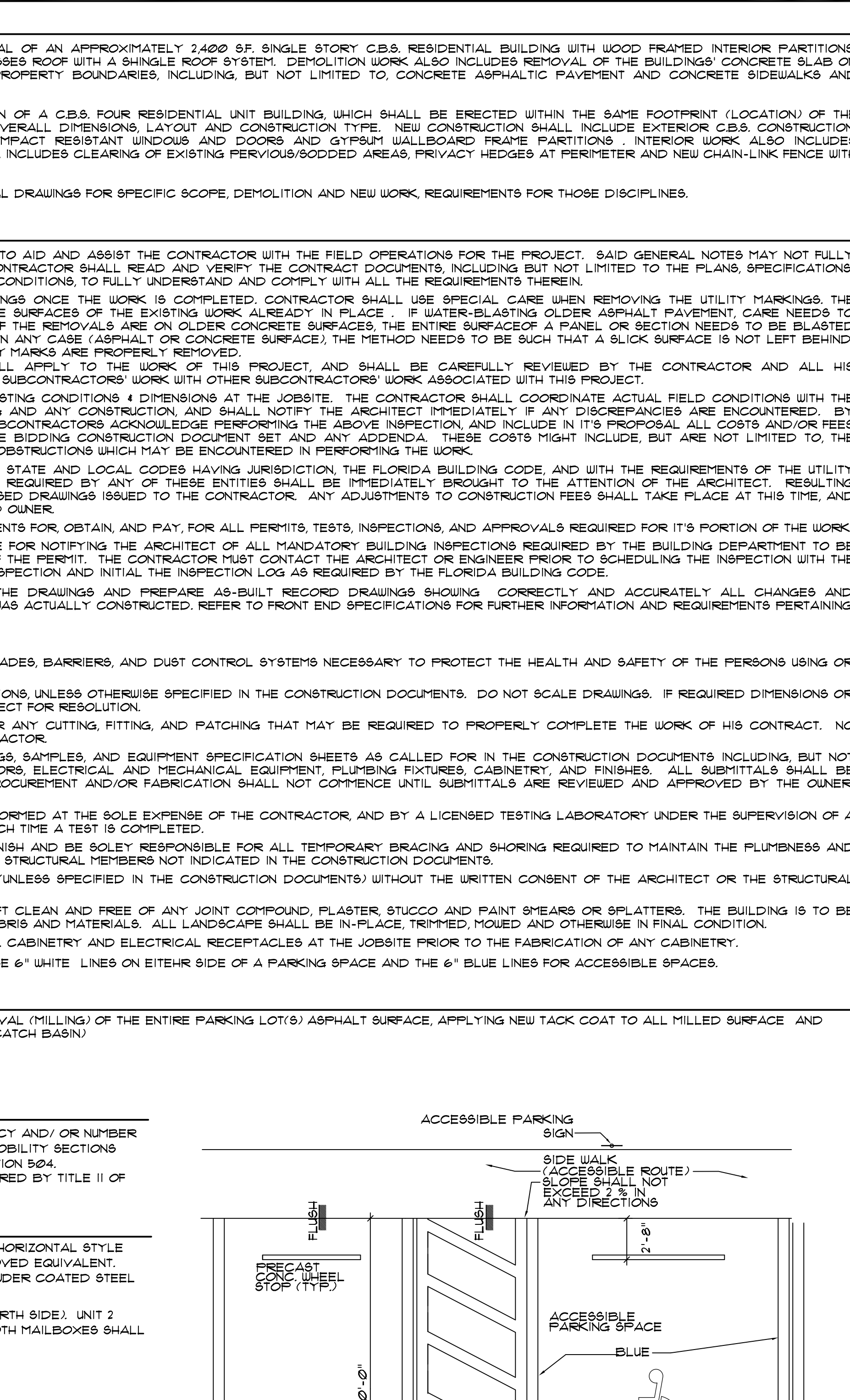
12 HOURS PRIOR TO DIGGING, THE CONTRACTOR SHALL COORDINATE ALL SUCH WORK WITH ALL UNDERGROUND UTILITY SERVICES COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. ADDITIONALLY, THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4110) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED AND LOCATED.

LEGAL DESCRIPTION

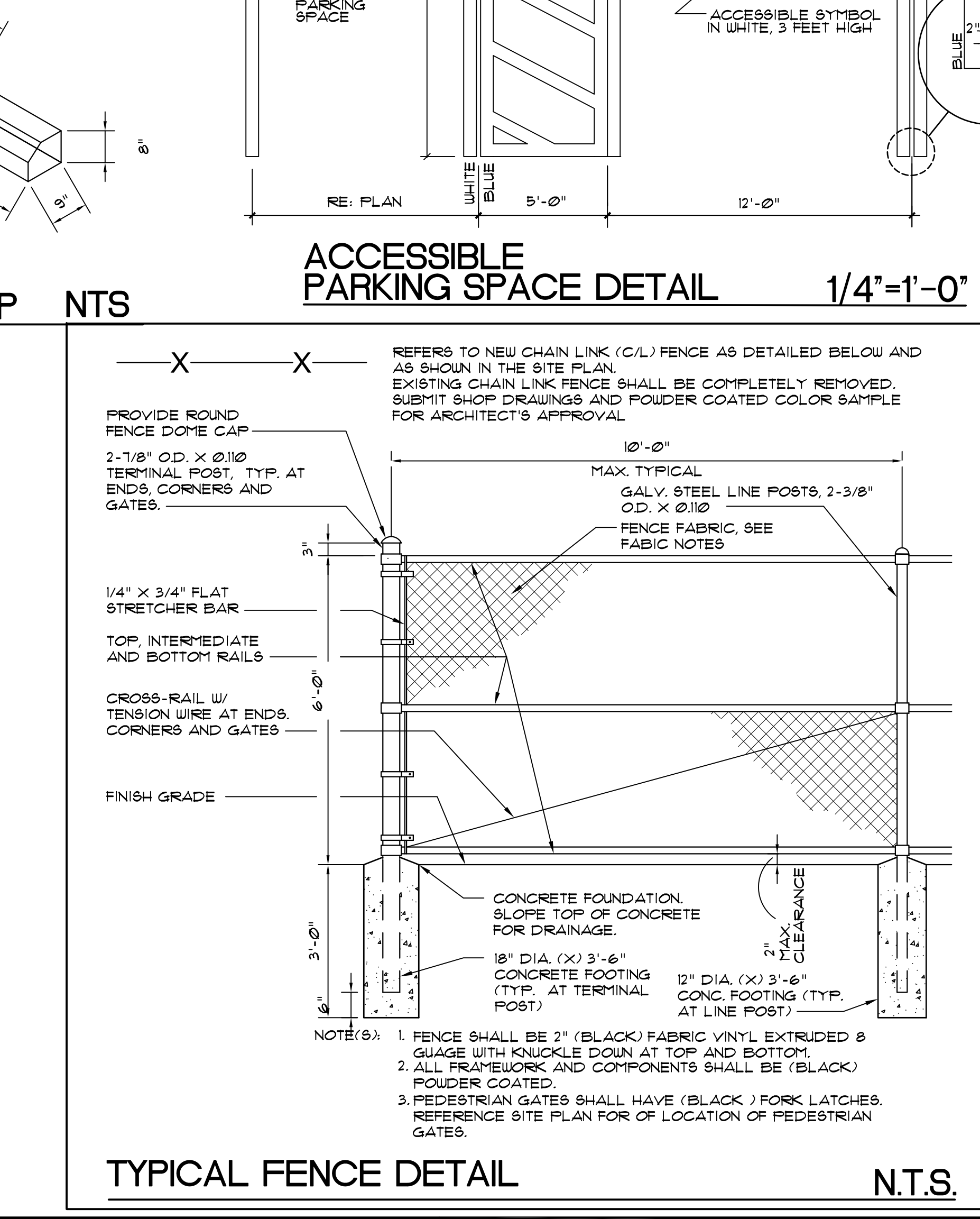
LOT 3 OF "ETHEL WOOD" ACCORDING TO THE PLAN THEREFOR AS RECORDED IN FLAT BOOK 102 AT PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

CODE DATA

NAME OF PROJECT:	CITY OF MIAMI LIFE QUEST RESIDENCE
PROPOSED USE:	TEMPORARY PUBLIC HOUSING
OWNER OR AUTHORIZED AGENT:	LORELL B. SOTO
PHONE:	
OWNED BY:	CITY OF MIAMI
CODE ENFORCEMENT JURISDICTION:	MIAMI-DADE COUNTY
LEAD DESIGN PROFESSIONAL:	ANA ALLEGUEZ, R.A.
DESIGNER ARCHITECT:	FIRM ALLEGUEZ ARCHITECTURE, INC. ANA ALLEGUEZ, R.A.
ELECTRICAL:	QARTEK ENGINEERING CORP. ROM F. GARCIA, P.E.
MECHANICAL:	QARTEK ENGINEERING CORP. ROBERT BETANCOURT, P.E.
PLUMBING:	QARTEK ENGINEERING CORP. ROBERT BETANCOURT, P.E.
STRUCTURAL:	BNI ENGINEERS. PAUL A. ZILIO, P.E.
YEAR EDITION OF CODE:	2010 FLORIDA BUILDING CODE
BUILDING DATA:	
CONSTRUCTION TYPE:	TYPE II-B
FIRE SPRINKLERS:	NO
BUILDING HEIGHT:	
GROSS BUILDING AREA:	
FLOOR:	EXISTING (SQ. FT.) NEW (SQ. FT.)
GROUND FLOOR:	N/A N/A
SECOND FLOOR:	N/A N/A
TOTAL:	N/A N/A
NOTE:	COUNTY FEE FOR ONE STORY RU-3 IS \$30 =
ZONING:	RU-3, EQU. UNIT. APARTMENT HOUSE DISTRICT. REQUIRED PROVIDED
LOT:	
LOT COVERAGE:	
PAVED AREA:	
LANDSCAPE OPEN SPACE:	
SETBACK REQUIREMENTS:	
FRONT:	MINIMUM PROVIDED
INTERIOR SIDE (RIGHT):	25'-11"
INTERIOR SIDE (LEFT):	25'-10"
REAR:	25'-3"



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



TYPICAL FENCE DETAIL N.T.S.

ALLEGUEZ ARCHITECTURE, INC.
ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT
901 PONCE DE LEON BLVD., SUITE 202
CORAL GABLES, FLORIDA 33134
tel: 305.461.4001 fax: 305.461.6002
www.alleguezarchitecture.com
AA C 0 0 2 7 4 6
CONSULTANTS:
MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GARTEK ENGINEERING CORP.
7210 SOUTHWEST 30TH TERRACE
MIAMI, FLORIDA 33155
TEL: (305) 354-8977 FAX: (305) 254-4974
STRUCTURAL ENGINEER:
BLISS & NYTRAY, INC.
800 DOUGLAS ROAD, SUITE 300
CORAL GABLES, FLORIDA 33134
TEL: (305) 440-7066 FAX: (305) 442-7092

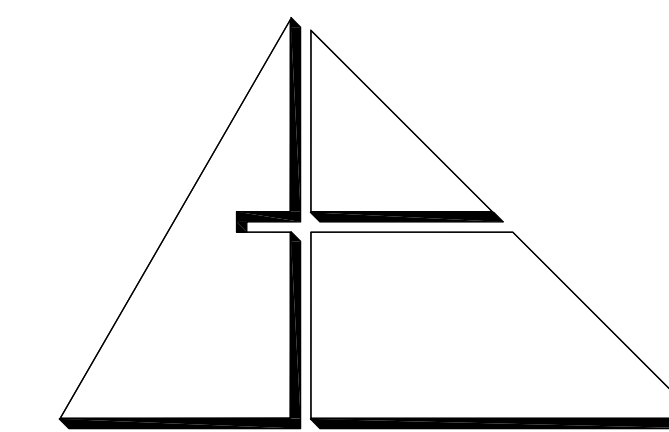
CITY OF MIAMI
LIFE QUEST
DEMOLITION
AND
REPLACEMENT
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

SITE PLAN

SEAL: ANA ALLEGUEZ, R.A. LICENSE NO. AR14190
DATE: August 12, 2013
REVISED:
CAD DRAWING NAME:
SHEET NO.:
A-1.0



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE
PLANNING INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

901 PONCE DE LEON BLVD., SUITE 202
CORAL GABLES, FLORIDA 33134
tel: 305.461.4001 fax: 305.461.6002
www.alleguezarchitecture.com
AA C 0 0 2 7 4 6

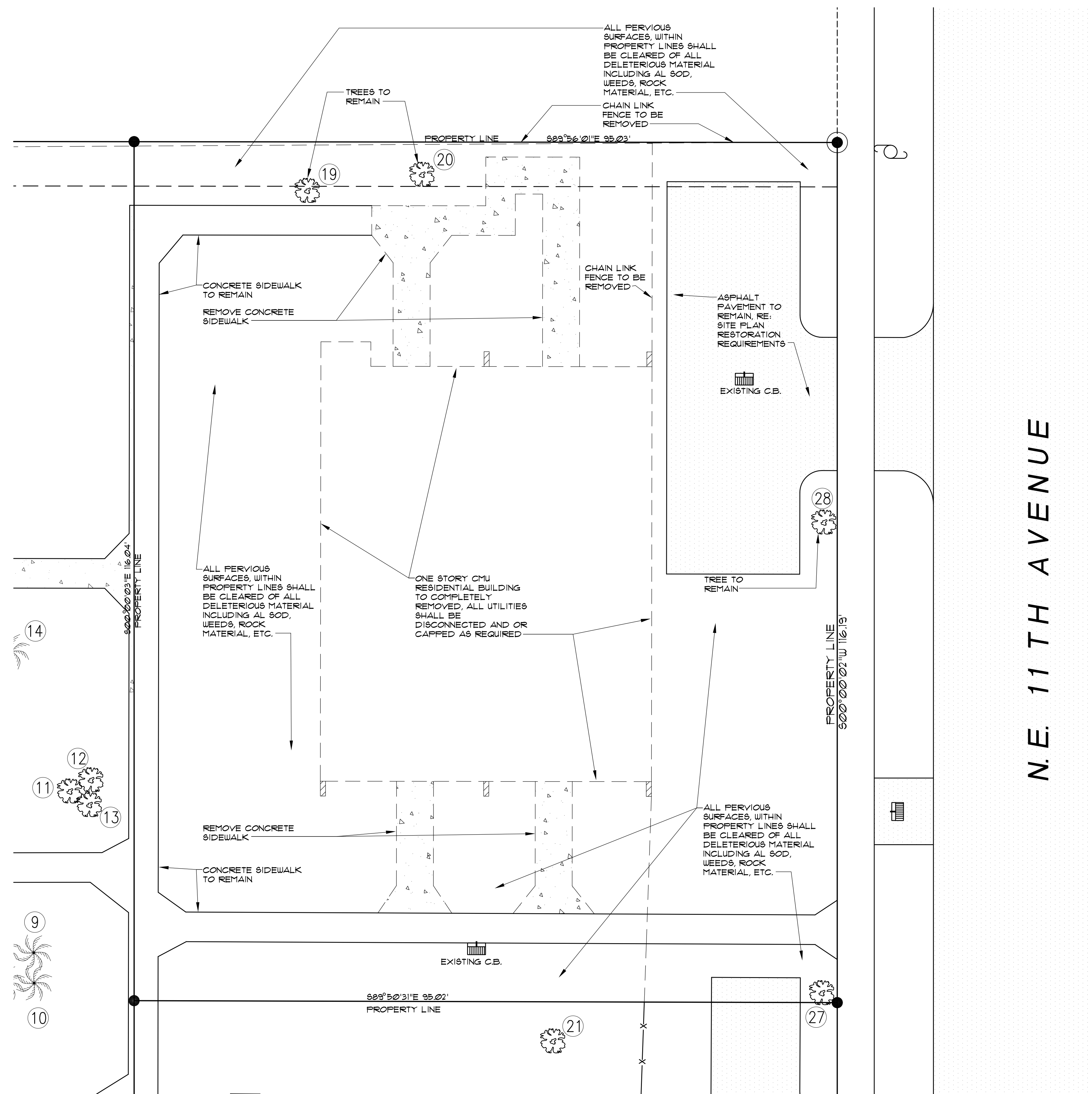
CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

GARTKX ENGINEERING CORP.
7210 SOUTHWEST 39TH TERRACE
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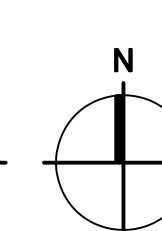
STRUCTURAL ENGINEER:

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TEL: (305) 442-7056 FAX: (305) 442-7092



N.E. 11TH AVENUE

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



GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL TERMINATE ELECTRICAL SERVICE TO BUILDING. SERVICE CONNECTION SHALL BE PHYSICALLY REMOVED PRIOR TO ANY ACTUAL DEMOLITION.
2. DOMESTIC WATER SHALL BE PROTECTED FROM CONTAMINATION. PROVIDE HOSE BID WITHIN 75 FT. OF BUILDING FOR DUST CONTROL THROUGHOUT DEMOLITION.
3. CONTRACTOR SHALL ENSURE THAT DEMOLITION STORAGE AREA WHERE WOOD DEBRIS IS TO BE KEPT IS FREE OF VEGETATION, SANDUST, CHIPS, AND ANY OTHER POTENTIAL FIRE HAZARDS.
4. 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.
5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND TEMPORARY SAFEGUARDS AND WARNING SIGNS - AS REQUIRED.
6. 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.
7. 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.
8. ACTUAL EXISTING DIMENSIONS SHALL GOVERN.

DEMOLITION TASKS

1. REMOVE SITE PERIMETER CHAIN LINK (C. L.) FENCING COMPLETELY, INCLUDING ALL CONCRETE POST FOOTINGS
2. REMOVE ALL SOD AND SHRUBS THROUGHOUT ENTIRE SITE - UNLESS OTHERWISE NOTED.
3. ALL EXISTING UNITS ROOM/PARTITION LAYOUTS ARE SAME/SIMILAR TO CORRESPONDING NEW LAYOUTS.
4. DEMOLITION TASKS INCLUDED HEREIN APPLY TO ALL FOUR (4) INDIVIDUAL UNITS.
5. REMOVE ALL FRAME AND GYPSUM BOARD PARTITIONS, INCLUDING FURRING AND GYPSUM BOARD ON EXTERIOR CMU WALLS, THROUGHOUT ALL INTERIOR SPACES.
6. REMOVE ALL GYPSUM BOARD AND FURRING CEILING (AT UNDERSIDE OF ROOF TRUSSES) THROUGHOUT ALL INTERIOR SPACES.
7. REMOVE ALL MILLWORK AND ALL ARCHITECTURAL TRIM WORK.
8. REMOVE ALL INTERIOR WOOD DOORS AND FRAMES AND ALL EXTERIOR ALUMINUM DOORS AND WOOD FRAMES.
9. REMOVE ALL ALUMINUM FRAMES AND GLASS WINDOWS (IN EXTERIOR MASONRY WALLS).
10. REMOVE ALL ARCHITECTURAL FINISHES INCLUDING VCT AND TILE FLOOR FINISHES.
11. REMOVE PORCH STEPS AND RAMP STEEL PIPE RAILING.
12. REMOVE ENTIRE SHINGLE ROOF SYSTEM DOWN TO PLYWOOD SHEATHING SUBSTRATE.

PROJECT:

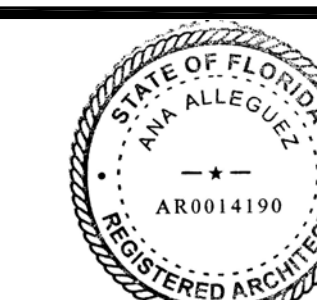
CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

DEMOLITION
PLAN

SEAL



ANA ALLEGUEZ, RA
LICENSE NO. AR14190

DATE: SEPTEMBER 15, 2014

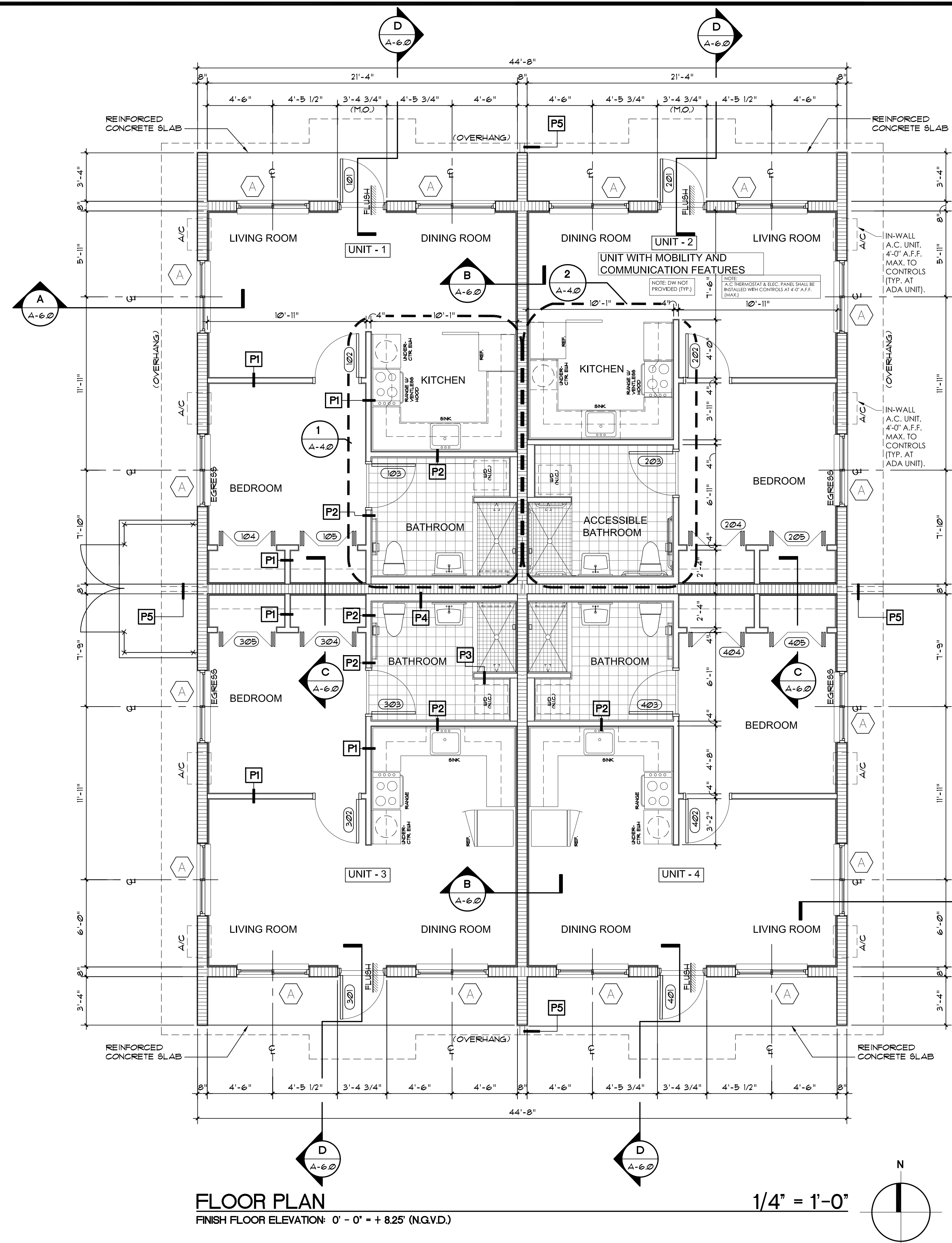
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SHEET NO.

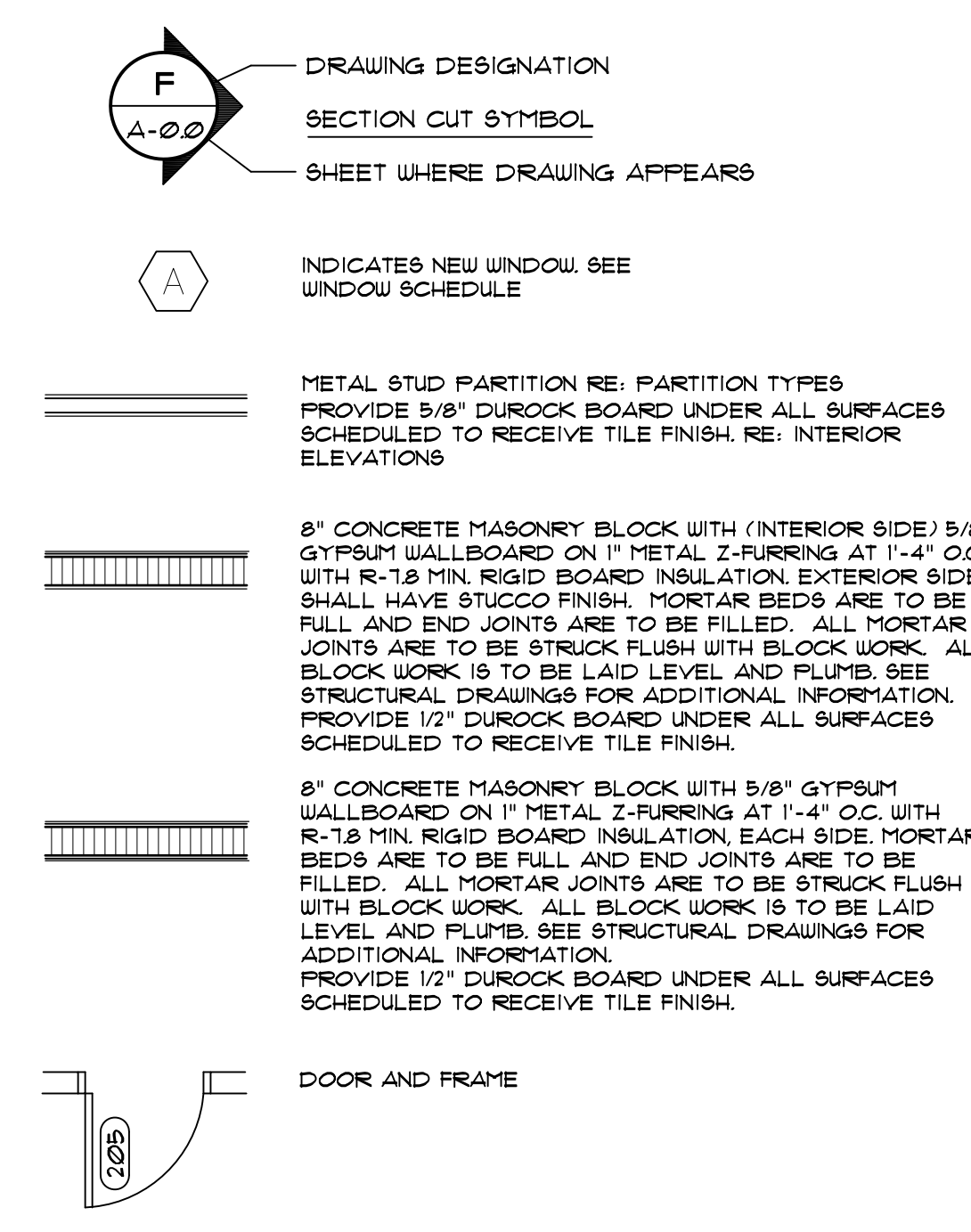
B.I.D. SET

A-1.1



FLOOR PLAN
FINISH FLOOR ELEVATION: 0' - 0" + 825' (N.G.V.D.)
1/4" = 1'-0"

SYMBOL LEGEND



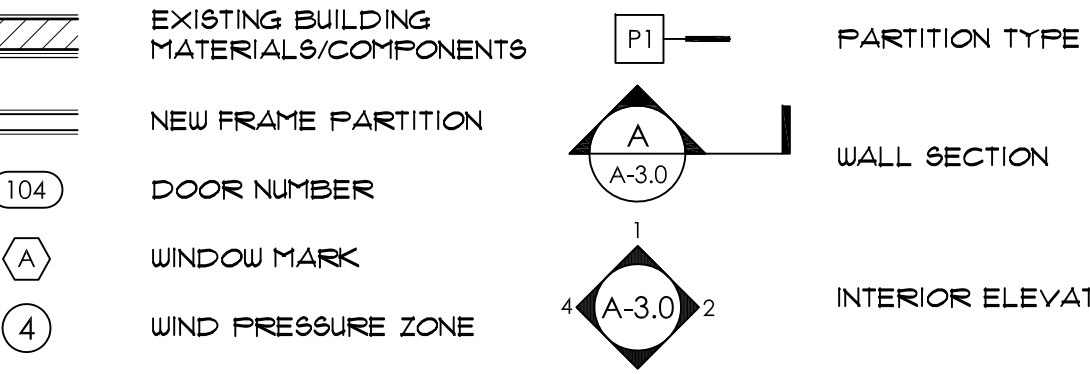
TERMITE STATEMENT

UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

CLOSET NOTES

- PROVIDE ONE (1) WHITE, VINYL CLAD, 12" WIRE SHELF WITH INTEGRAL CLOTHES ROD IN EACH CLOSET UNLESS OTHERWISE NOTED. PROVIDE TWO (2) SHELVES IN UNIT 1, BEDROOM 1/5 CLOSET. PROVIDE ONE SHELF AT STANDARD HEIGHT, FULL WIDTH OF CLOSET AND ONE SHELF AT 48" AFF. FOR HALF THE LENGTH OF THE CLOSET
- PROVIDE TWO (2) WHITE, VINYL CLAD, 16" STANDARD SHELVES IN WATER HEATER CLOSET, IN EACH UNIT.
- PROVIDE FOUR (4) STANDARD (NON-CLOTHES ROD TYPE) WHITE, VINYL CLAD, 12" WIRE SHELVING IN UTILITY ROOM 1/6 CLOSET

SYMBOLS LEGEND



FHA GUIDELINES

- ALL DUELLING 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 DUELLING 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. GC TO PROVIDE RECORD DRAWINGS INDICATING WHERE REINFORCEMENT HAS BEEN LOCATED.
 - KITCHENS AND BATHROOMS SHALL PROVIDE WHEELCHAIR MANEUVERABILITY.

DOOR BELL + PEEPHOLE

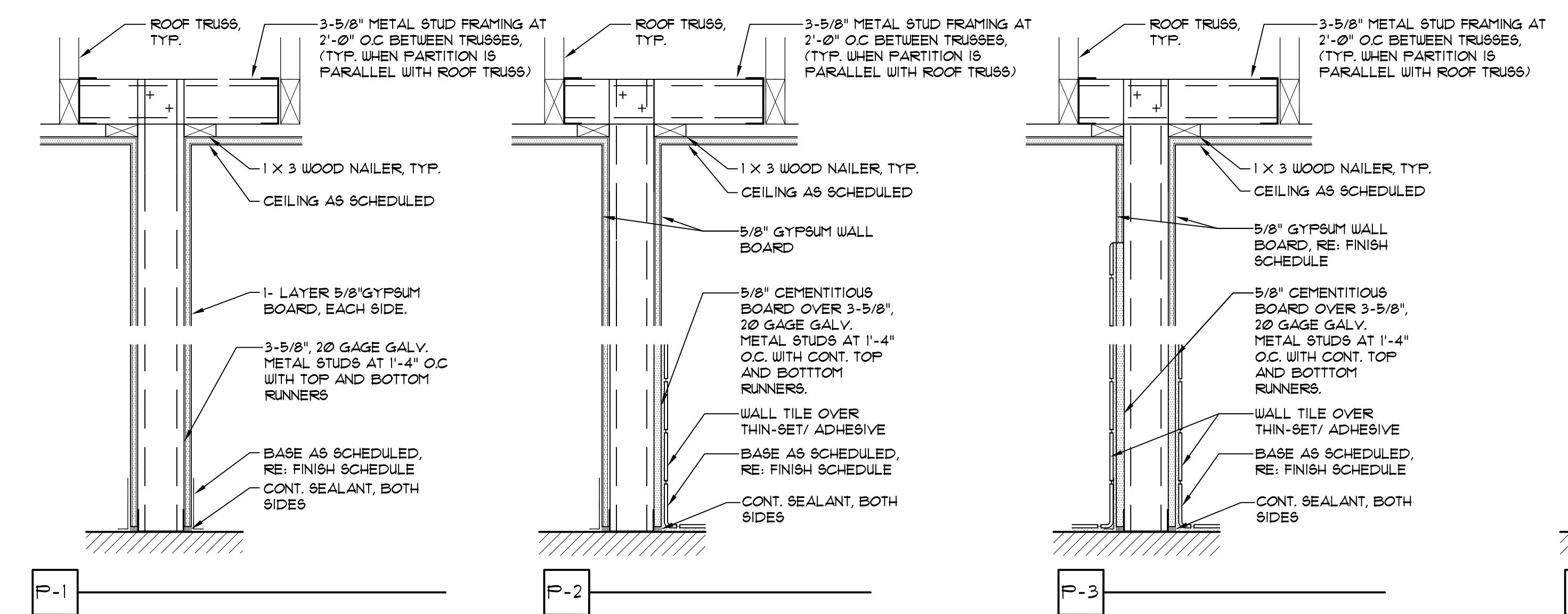
- PROVIDE HARDWIRED DOOR BELL SYSTEM IN UNIT 2. SYSTEM SHALL INCLUDE ALL NECESSARY INFRASTRUCTURE AT PRIMARY ENTRY DOOR AND EACH SLEEPING AREA WITH CONTROLS TO DISABLE SIGNAL.
- EACH COMPONENT FOR THE DOOR BELL SHALL BE PLACED UNDER ELECTRICAL JUNCTION BOXES AT A MAXIMUM OF 4'-0" AFF. DOOR BELL PUSH BUTTON SHALL BE PLACED ON WALL, NEXT TO DOOR LATCH DOOR SHALL HAVE PEEPHOLE.
- SYSTEM SHALL BE MANUFACTURED BY 'NU TONE' MODEL TO COMPLY WITH ACCESSIBILITY CODE REQUIREMENTS, INCLUDE DOOR CHIME WITH VOLUME CONTROL FOR AUDIBLE SIGNAL AND WITH FLASHING STROBE -OR APPROVED EQUIVALENT.

LIFE SAFETY COMPLIANCE STATEMENTS:

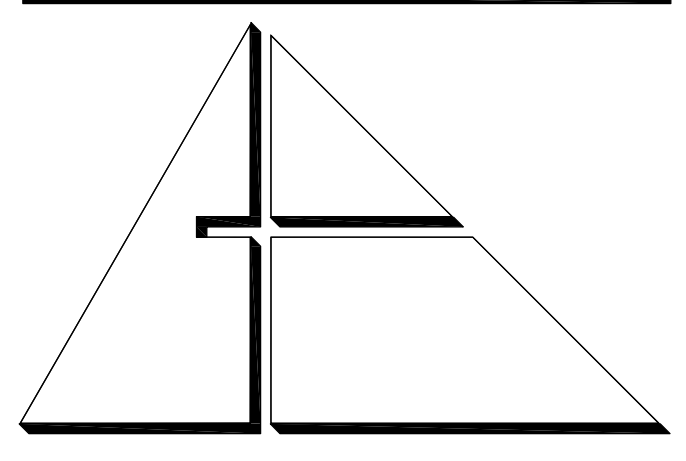
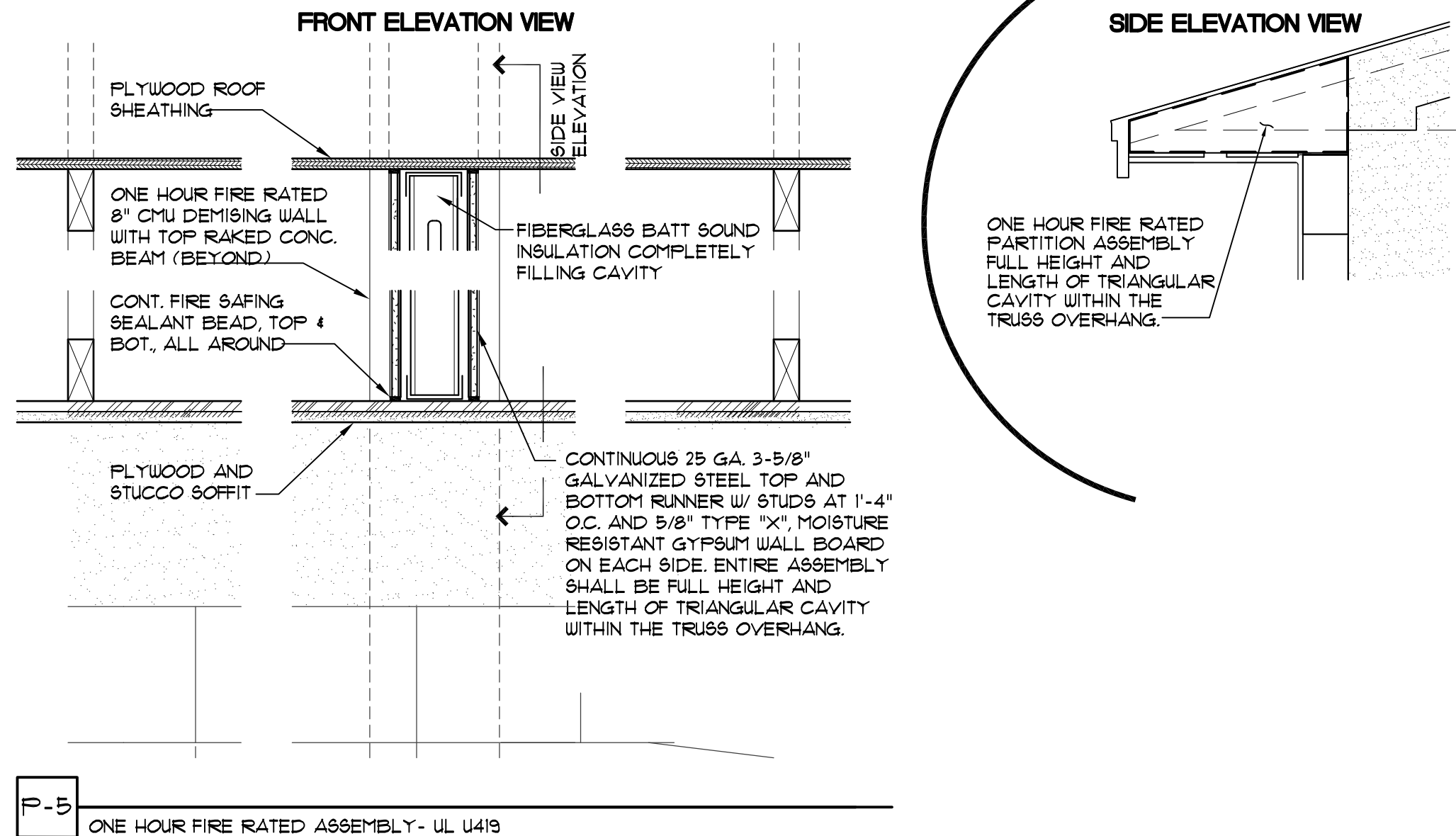
- CLASS OF REHABILITATION CONFORMS WITH 432.212 RENOVATION.
- ALL UNITS SHALL BE COMPLETELY VACANT & UNOCCUPIED DURING ALL PHASES OF CONSTRUCTION AND UNTIL CERTIFICATE OF OCCUPANCY IS OBTAINED.
- UNITS SHALL REMAIN VACANT & UNOCCUPIED UNTIL FIRE RATED PARTITIONS HAVE BEEN FULLY ERRECTED AND FINISHED. UNITS SHALL REMAIN VACANT AND UNOCCUPIED UNTIL AFTER CERTIFICATE OF OCCUPANCY IS OBTAINED.
- EMERGENCY ESCAPE IS COMPLIANT PER NFPA 312.12 & 312.13
- ALL RESIDENTIAL UNITS COMPLY WITH THE EMERGENCY ESCAPE REQUIREMENTS OF NFPA 101.

PARTITION TYPES

- NOTES: 1. PROVIDE CONT. FIRE STOPS WITHIN ALL PARTITIONS AND FURRED WALLS/ CAVITIES AT 8'-0" VERTICALLY, MAX. 2. SEAL ALL PENETRATIONS THROUGH FIRE RATED BARRIER WITH FIRE SAFING MATERIAL EQUIVALENT TO RATING. 3. PROVIDE 5/8" CEMENTITIOUS BOARD AT CERAMIC TILE LOCATIONS. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON SIDE OF PARTITIONS WITHIN BATHROOMS. 4. PROVIDE DOUBLED BACK TO BACK STUDS AT ALL PARTITION SEGMENTS ALONGSIDE WALL NICKS CABINETS OR PLUMBING FIXTURES (IN ADDITION TO IN-PARTITION BACKEE PLATES).



1-1/2" = 1'-0"



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TEL: (305) 447-7066 FAX: (305) 442-7092

PROJECT:
CITY OF MIAMI LIFE QUEST DEMOLITION AND REPLACEMENT
14950 NE 11TH AVENUE

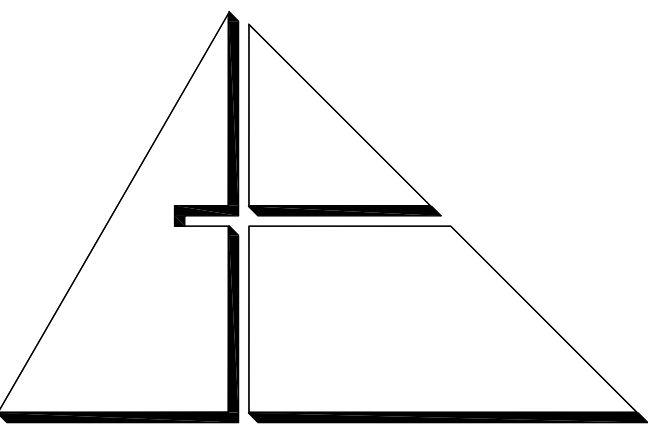
MIAMI, FL
DRAWING TITLE:

FLOOR PLAN AND PARTITION TYPES



DATE: August 12, 2013
REVISED:
CAD DRAWING NAME:
SHEET NO.

BID SET
A-2.0



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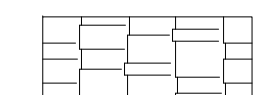
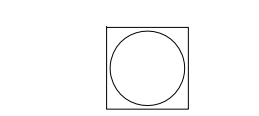
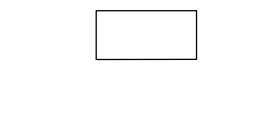
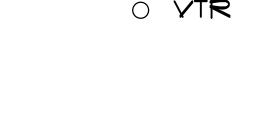
CONSULTANTS:

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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 FLUWOOD SHEATHING (SEE NOTE 4)
- UNDERLAYMENT:** PRO ARMOR SYNTHETIC ROOF UNDERLAYMENT NOA # 14-1215/05
- SHINGLE:** TRUEDEFINITION DURATION AS MANUFACTURED BY QUENS CORNING ROOFING & ASPHALT LIC. NOA # 16-0428/01
COLOR: QUARRY GRAY

ASPHALT SHINGLE SYSTEM WARRANTY

MANUFACTURER'S WARRANTY: PROVIDE QUENS 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

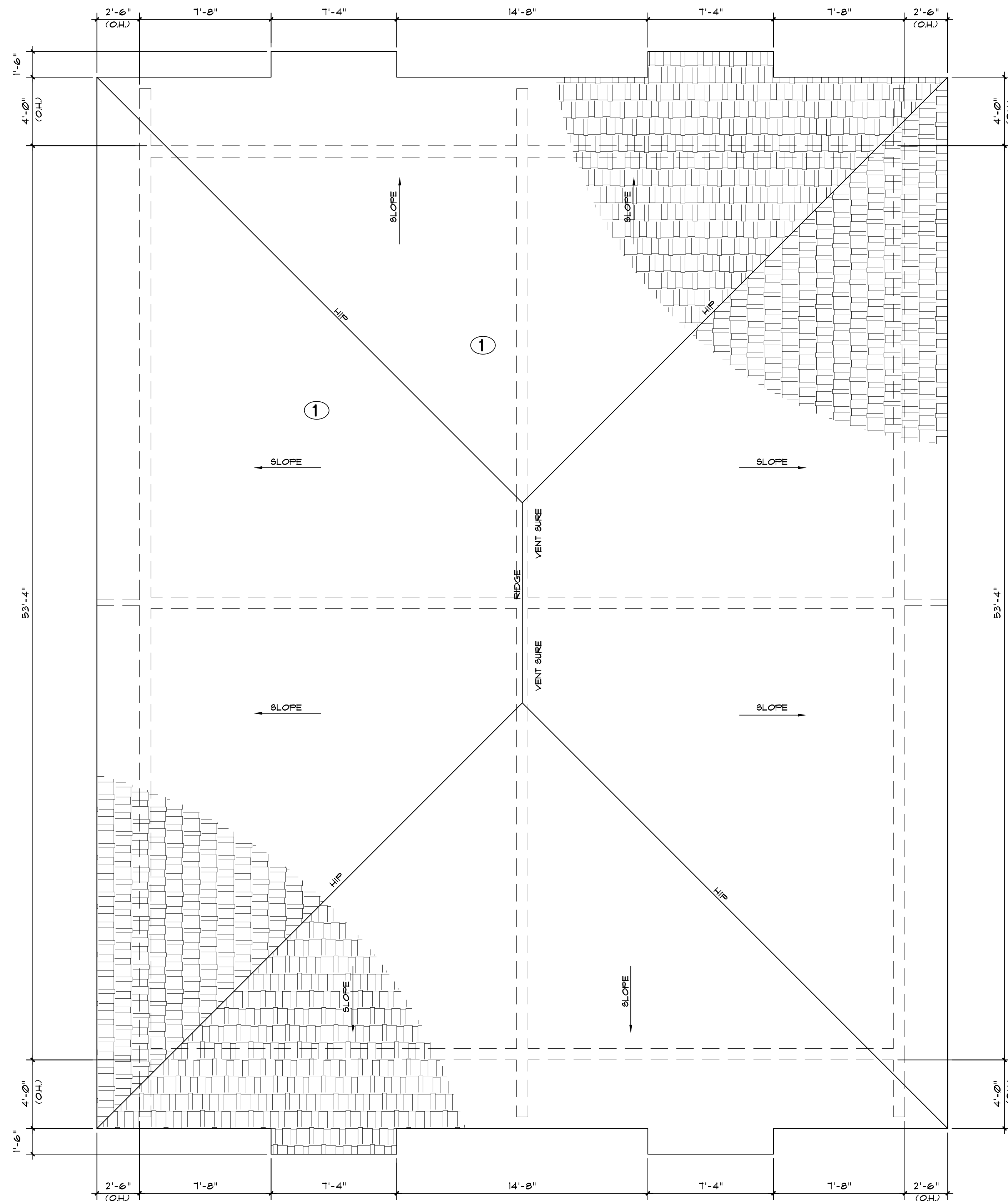
1. CONTRACTOR SHALL OBTAIN A HIGH VELOCITY ROOFING PERMIT FROM THE GOVERNING AGENCY.
2. ROOFING SYSTEM SHALL HAVE CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL, NOTICE OF ACCEPTANCE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH NRCA STEEP ROOFING MANUAL AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
4. CONTRACTOR 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 QUENS 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.

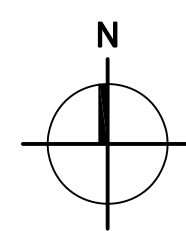
APPLICATOR'S WARRANTY NOTE:

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 DEEMED FAULTY OR IN DISREPAIR, AND WORKMANSHIP FOR THE DESIGNATED WARRANTY PERIOD. DURING THE WARRANTY PERIOD THE CONTRACTOR WILL AT HIS/HER OWN EXPENSE, MAKE OR CAUSE TO BE MADE SUCH REPAIRS TO OR REPLACEMENTS OF SAID WORK AS ARE NECESSARY TO CORRECT FAULTY AND DEFECTIVE WORK, AND AS ARE NECESSARY TO MAINTAIN SAID WORK IN WATERTIGHT CONDITION. ROOFING CONTRACTOR SHALL BE AN APPROVED SYSTEM MANUFACTURER APPLICATOR.



ROOF PLAN

1/4"=1'-0"



PROJECT:

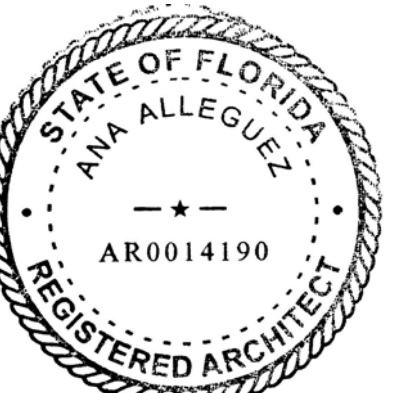
CITY OF MIAMI
LIFE QUEST
DEMOLITION
AND
REPLACEMENT
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

ROOF PLAN

SEAL



ANA ALLEGUEZ, RA
LICENSE NO. AR14190

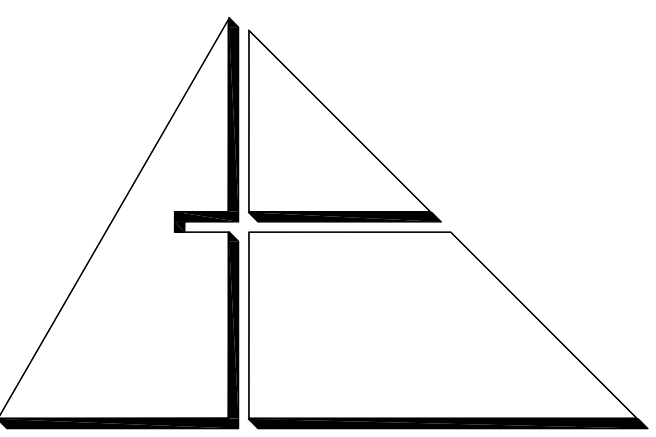
DATE: August 12, 2013

REVISED:

CAD DRAWING NAME:

SHEET NO.

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A-3.0



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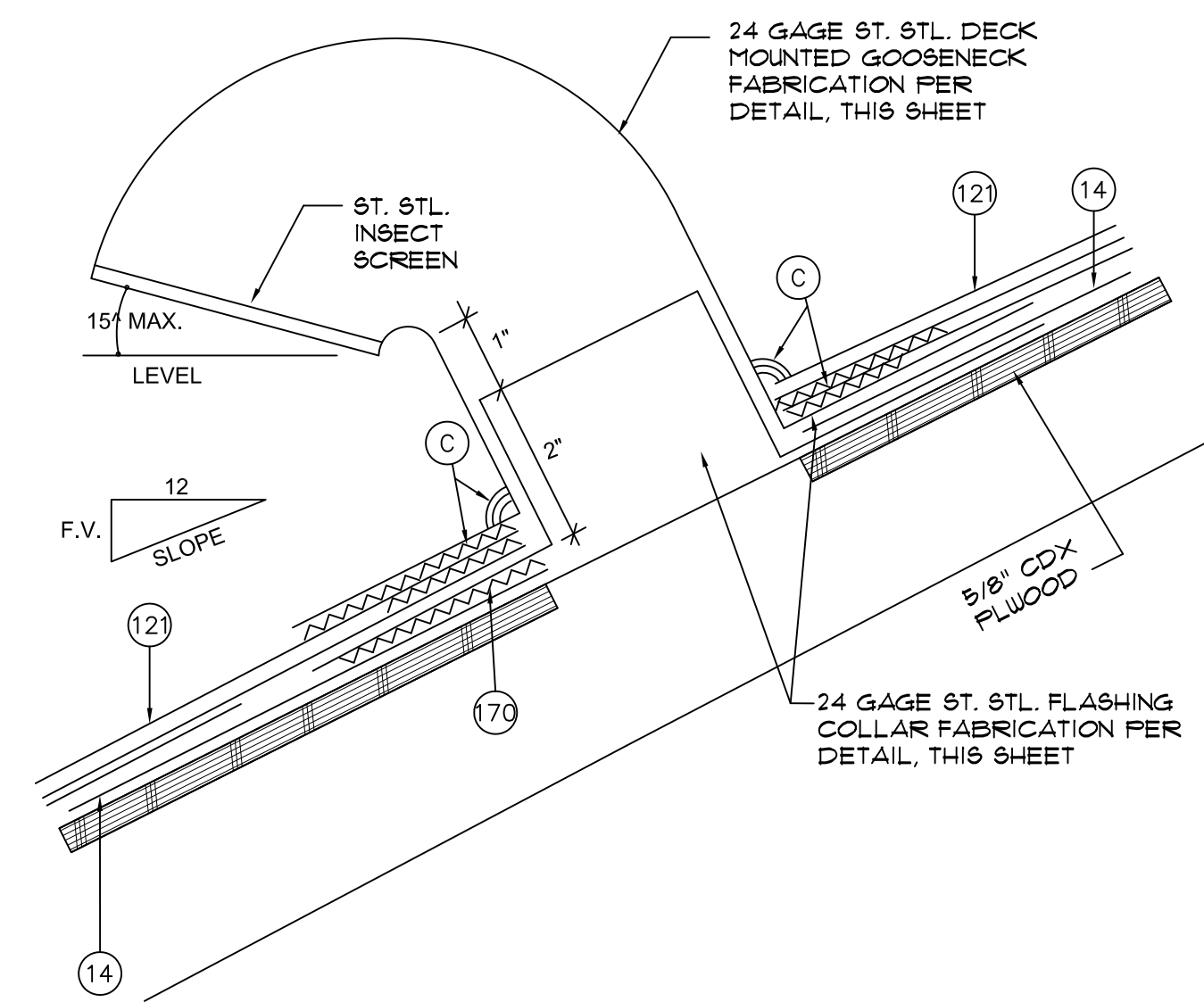
CONSULTANTS:

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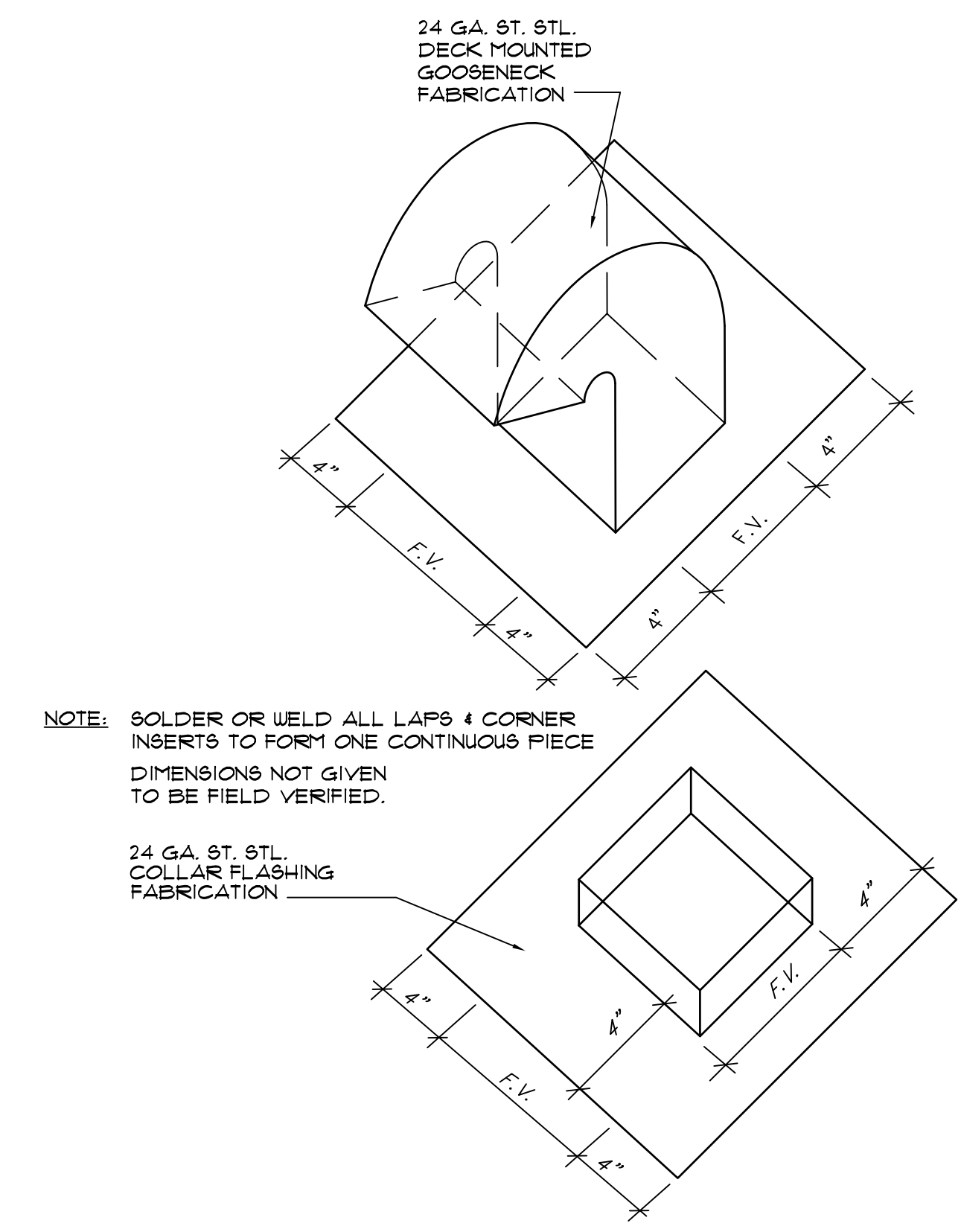
STRUCTURAL ENGINEER:

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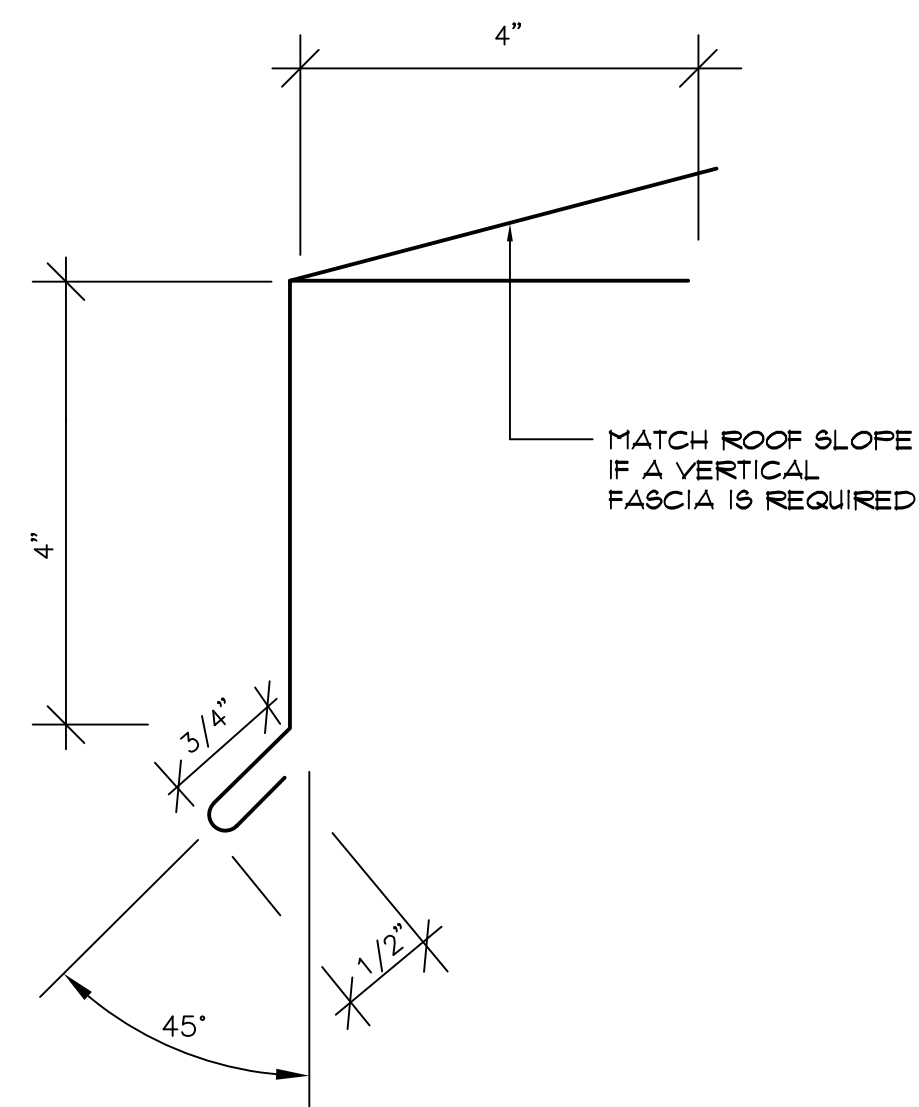


14. PRELIMINARY ROOF, SEE ROOF PLAN
121. NEW FUNGUS RESISTANT FIBERGLASS SHINGLES
170. SEALANT
C. FULL BED OF ROOFING CEMENT UNDER SHINGLES AND/OR FLASHING FLANGES.

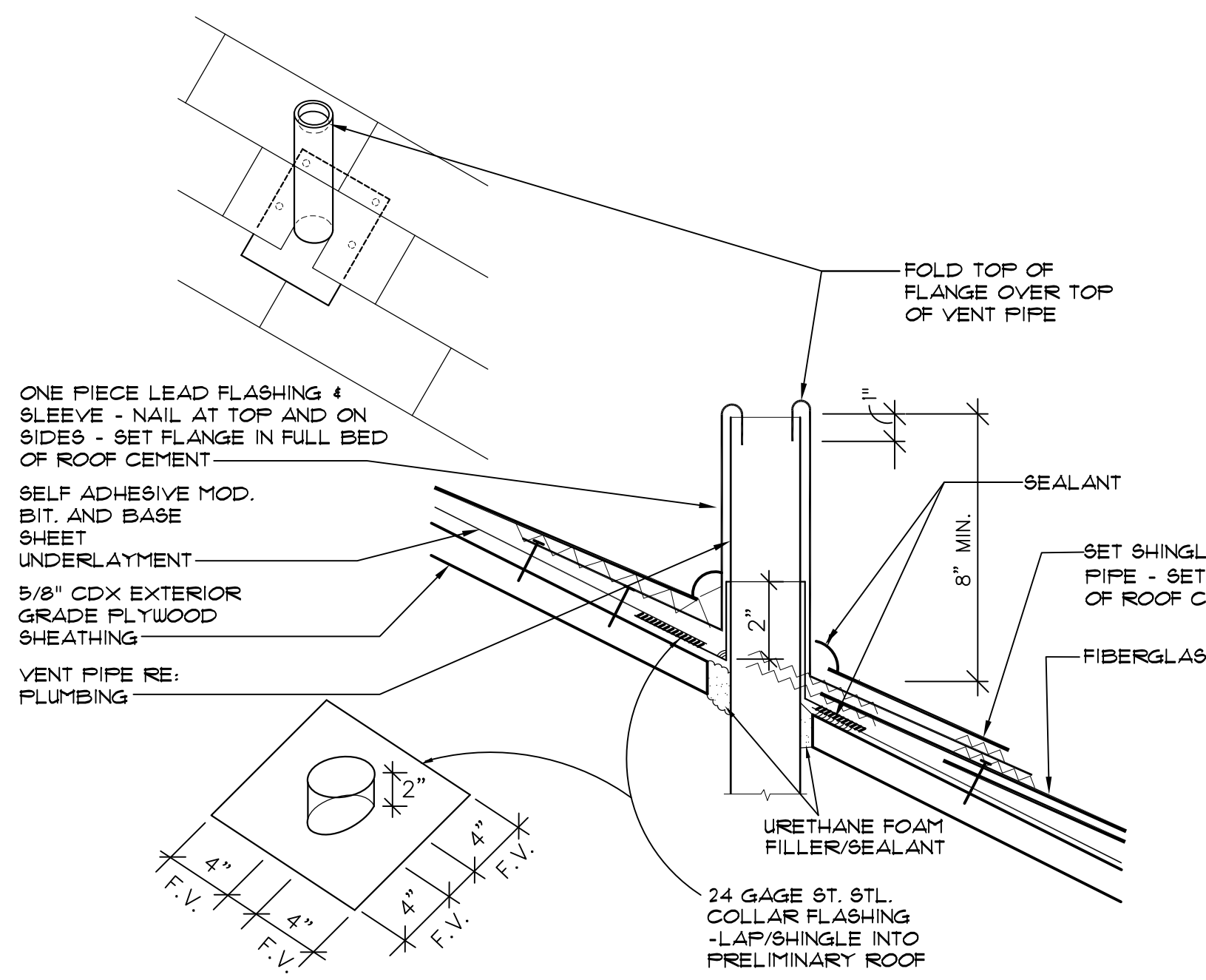
GOOSENECK VENT FLASHING NTS



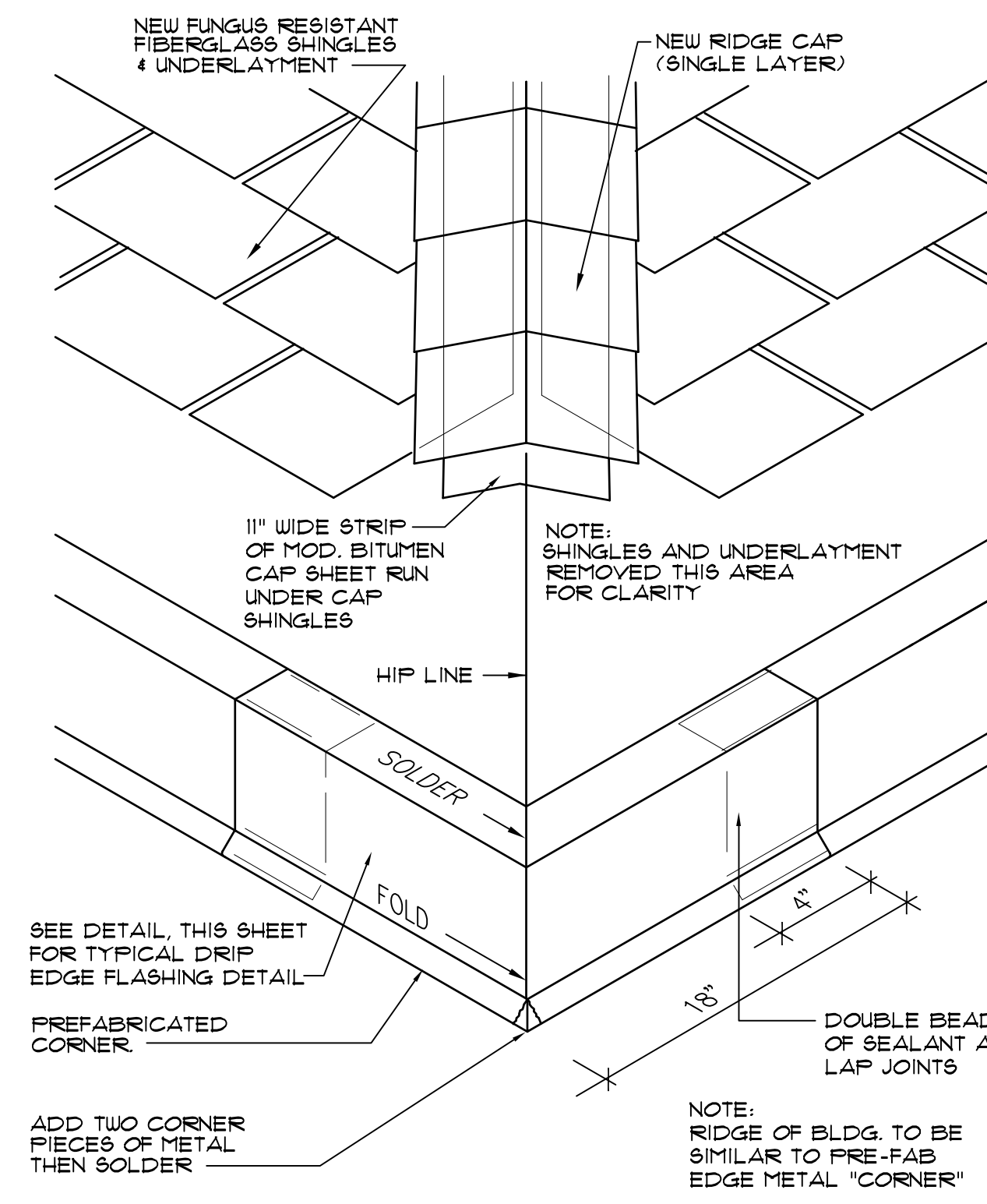
GOOSENECK VENT AND COLLAR FABRICATION DETAIL NTS



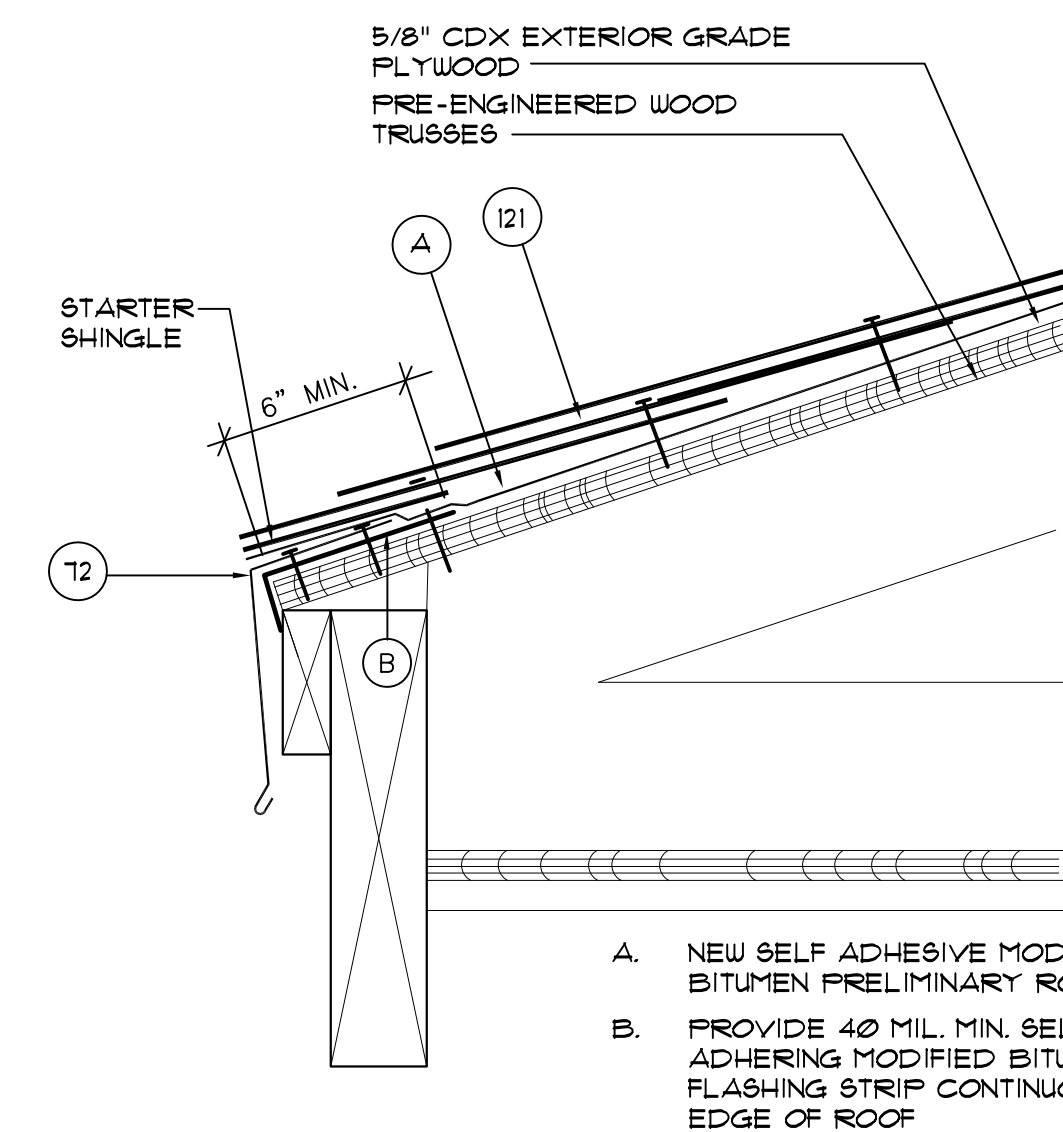
EAVE DRIP FABRICATION DETAIL NTS



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" RING SHANK ST. STL. ROOFING NAIL AT 4" O.C. (2 ROWS STAGGERED AT 3/4" FROM EDGE OF FLANGE)

DRIP EDGE FLASHING NTS

PROJECT:

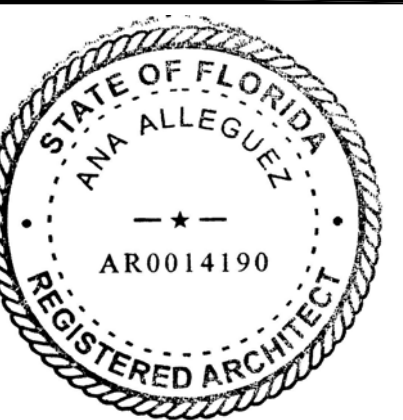
CITY OF MIAMI
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14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

ROOF DETAILS

SEAL:



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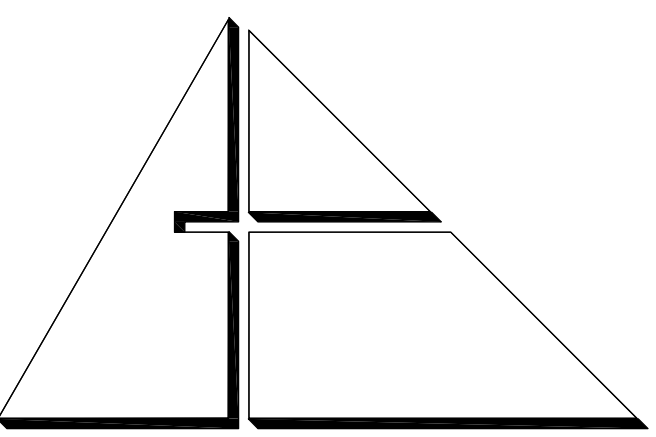
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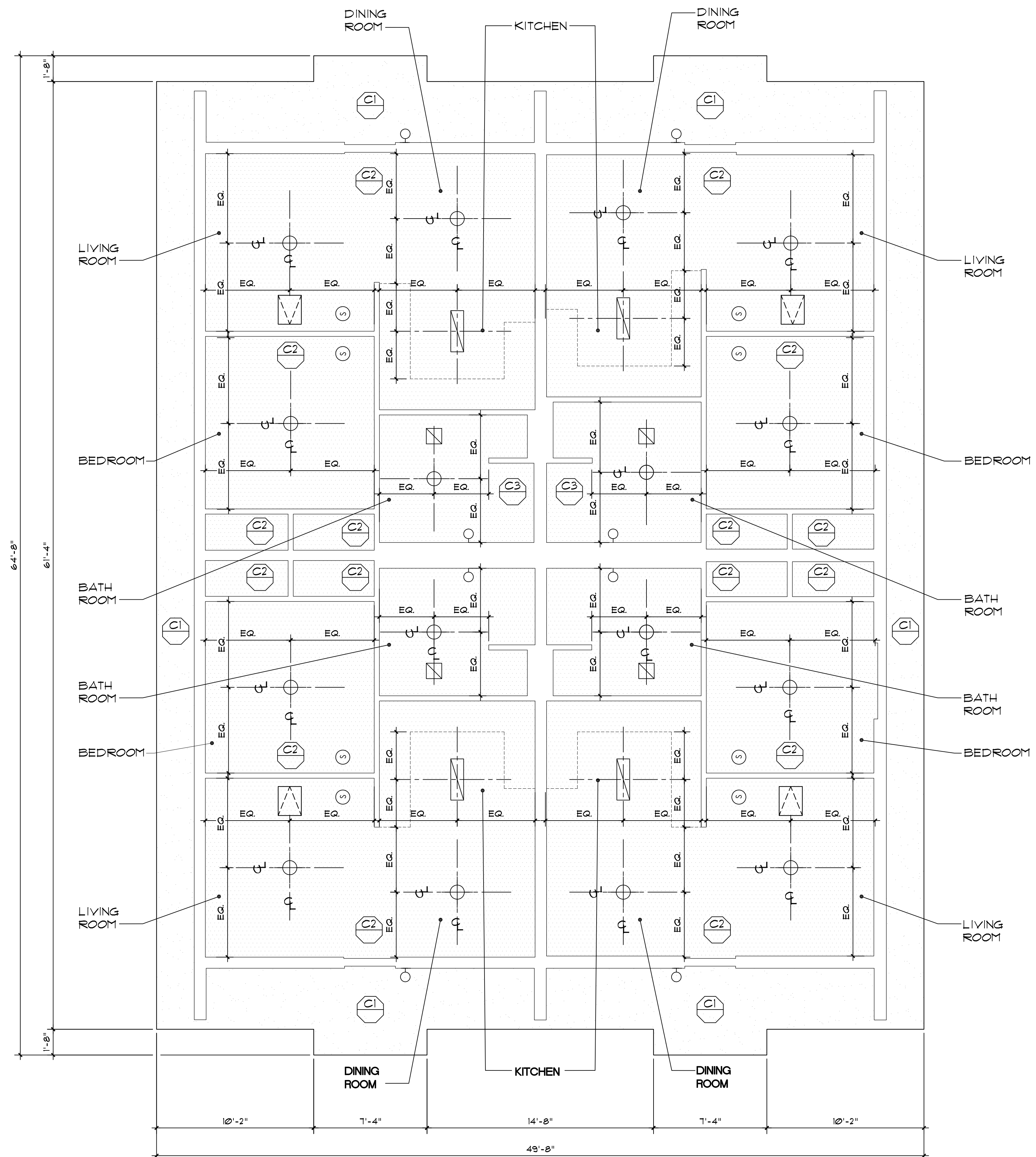
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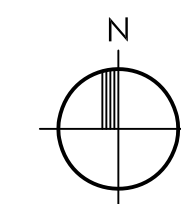
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REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"



NOTES: 1. PROVIDE R-30 BATT INSULATION ABOVE CEILING (ALL ROOMS/AREAS.)

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 CHANNELS AT 1'-4" O.C. MECHANICALLY FASTENED TO UNDERSIDE OF TRUSSES.
- 5/8" MOISTURE RESISTANT GYPSUM BOARD (PRIME & PAINT) OVER 1/8" METAL FURRING CHANNELS AT 1'-4" O.C. MECHANICALLY FASTENED TO UNDERSIDE OF TRUSSES.

ATTIC ACCESS SPECIFICATION

MANUFACTURED: BATTIC DOOR ENERGY CONSERVATION PRODUCTS OR APPROVED EQUIVALENT
MODEL: DELUXE E-2 HATCH ATTIC ACCESS SCUTTLE DOOR
R-42
SIZE: 22"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:

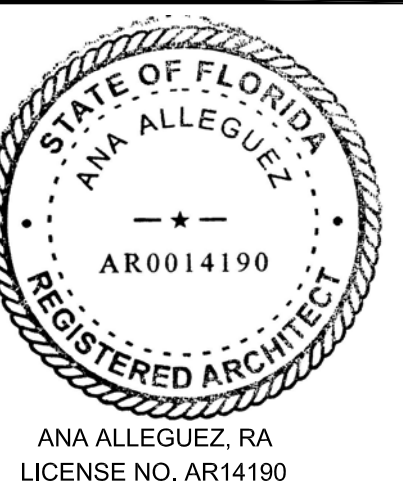
CITY OF MIAMI
LIFE QUEST
DEMOLITION
AND
REPLACEMENT
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

**REFLECTED
CEILING
PLAN**

SEAL



DATE: August 12, 2013

REVISED:

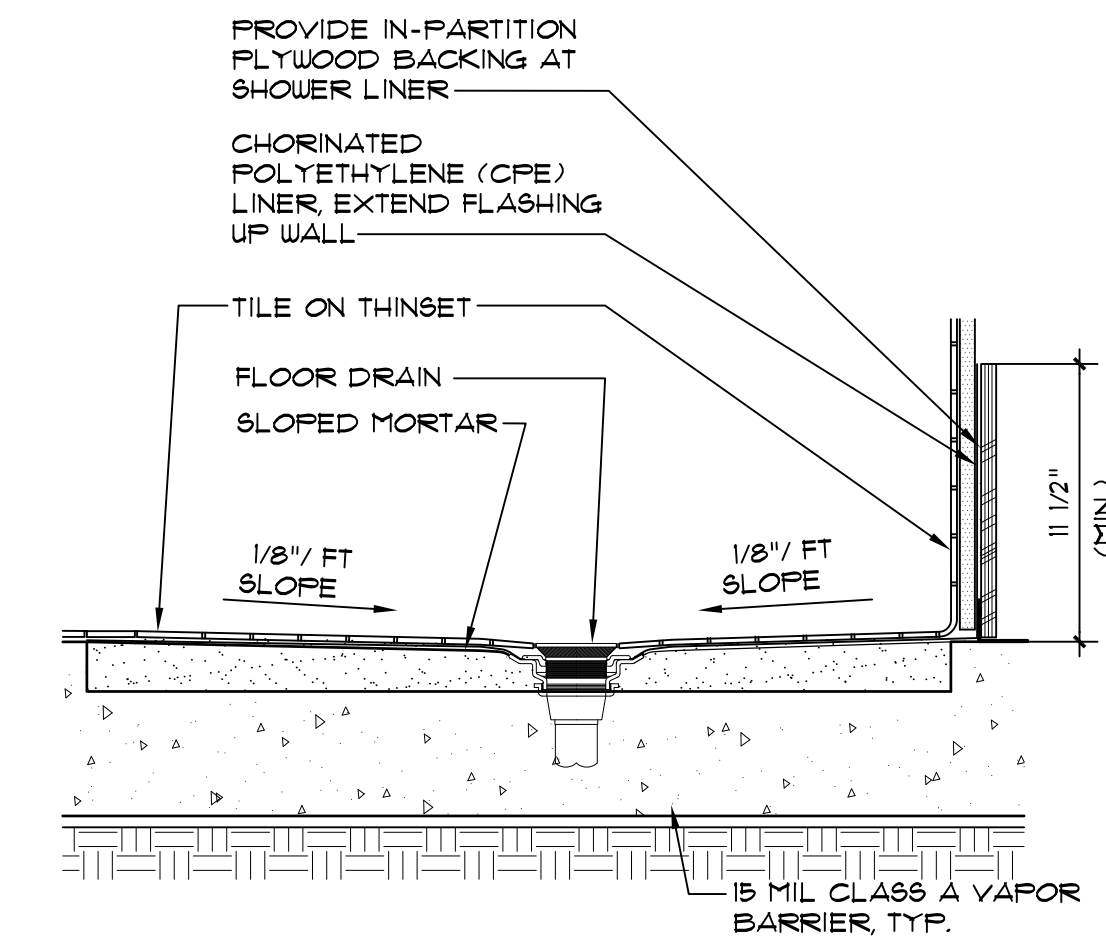
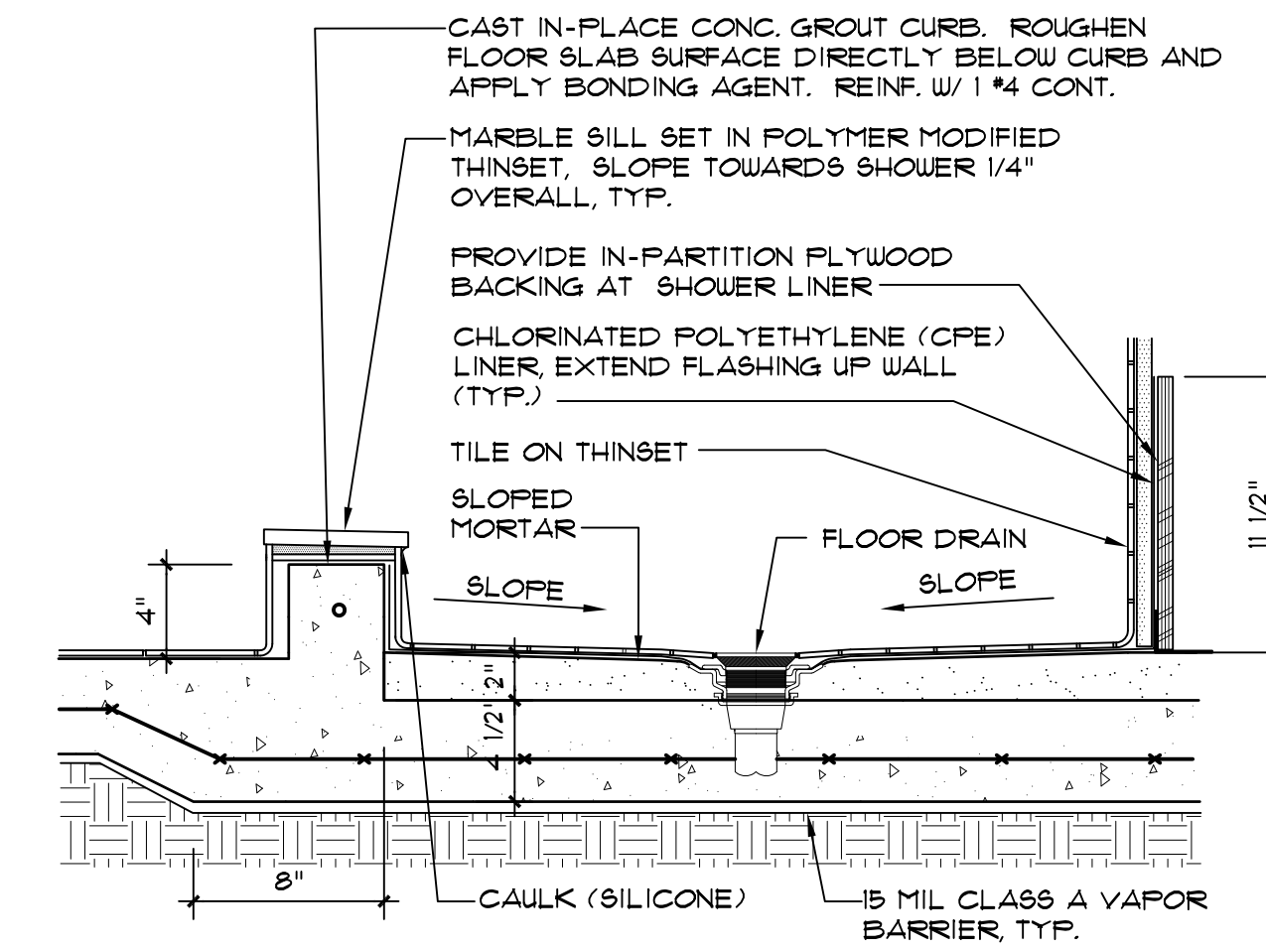
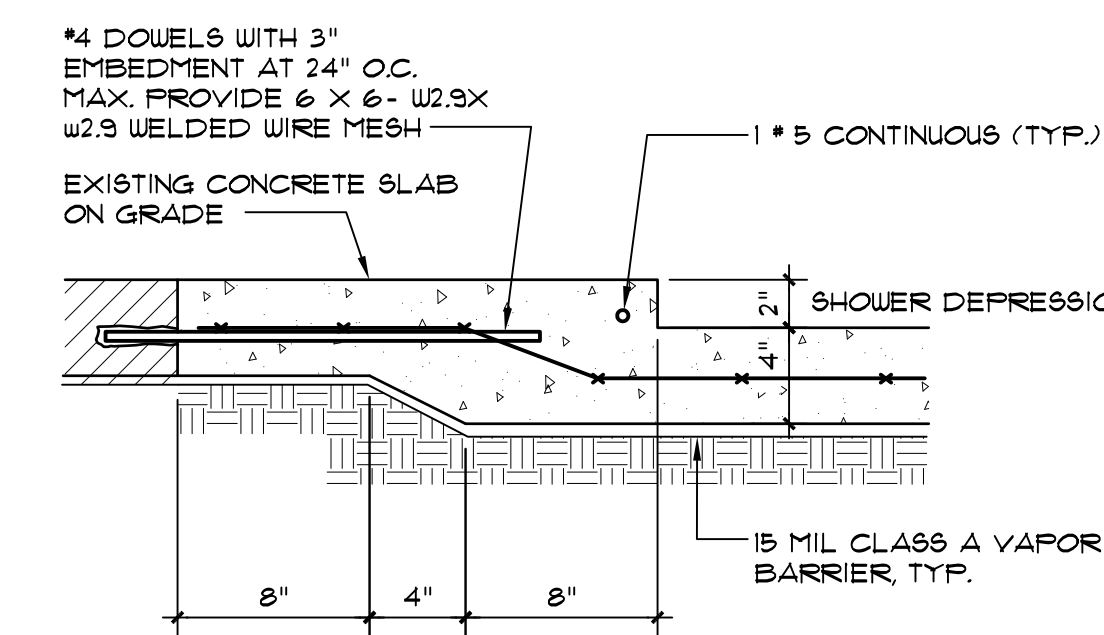
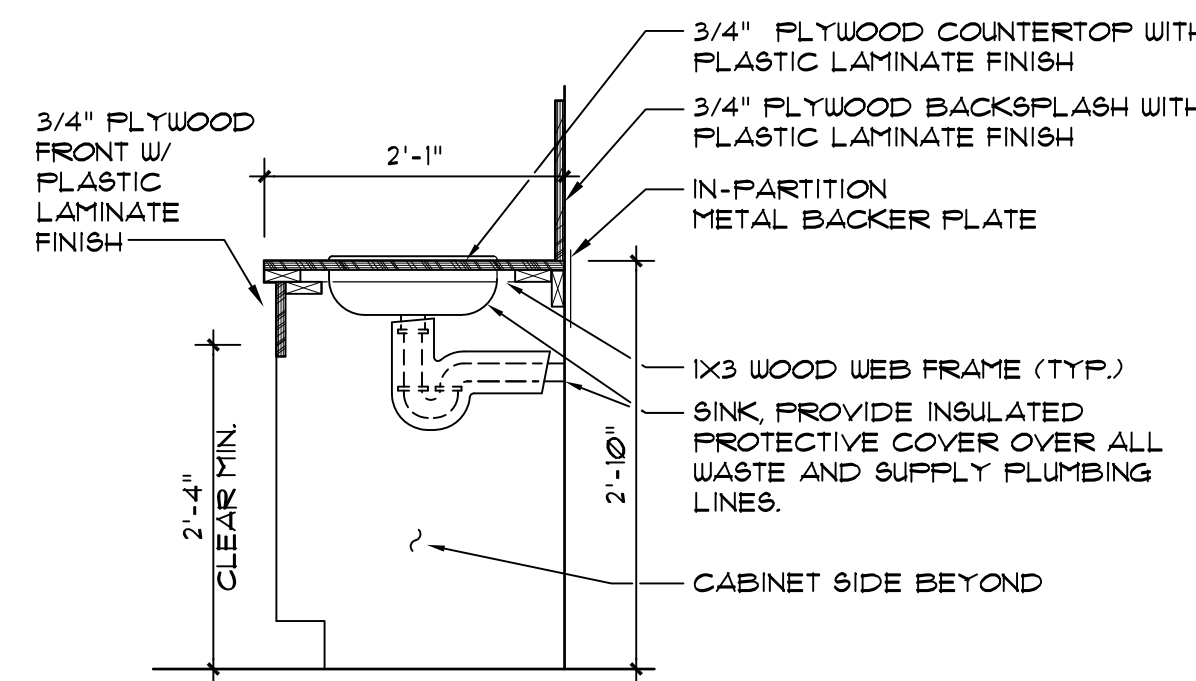
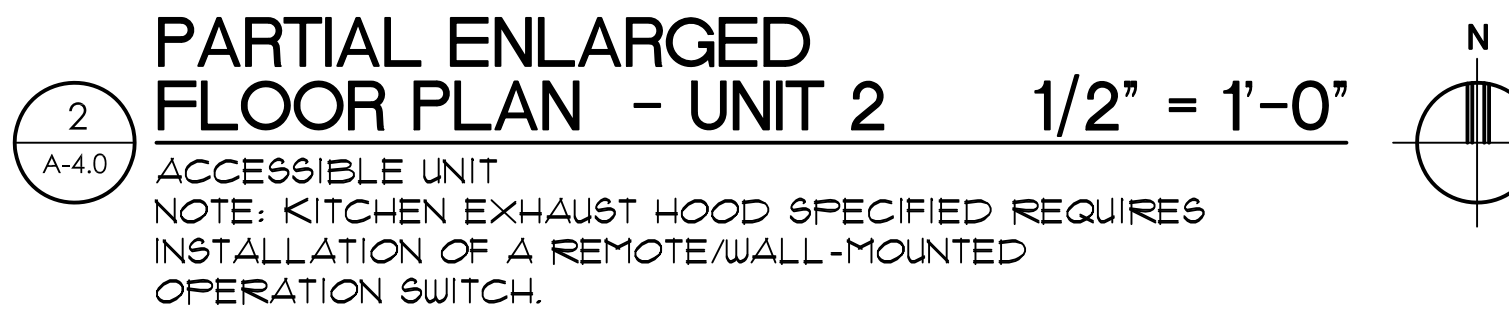
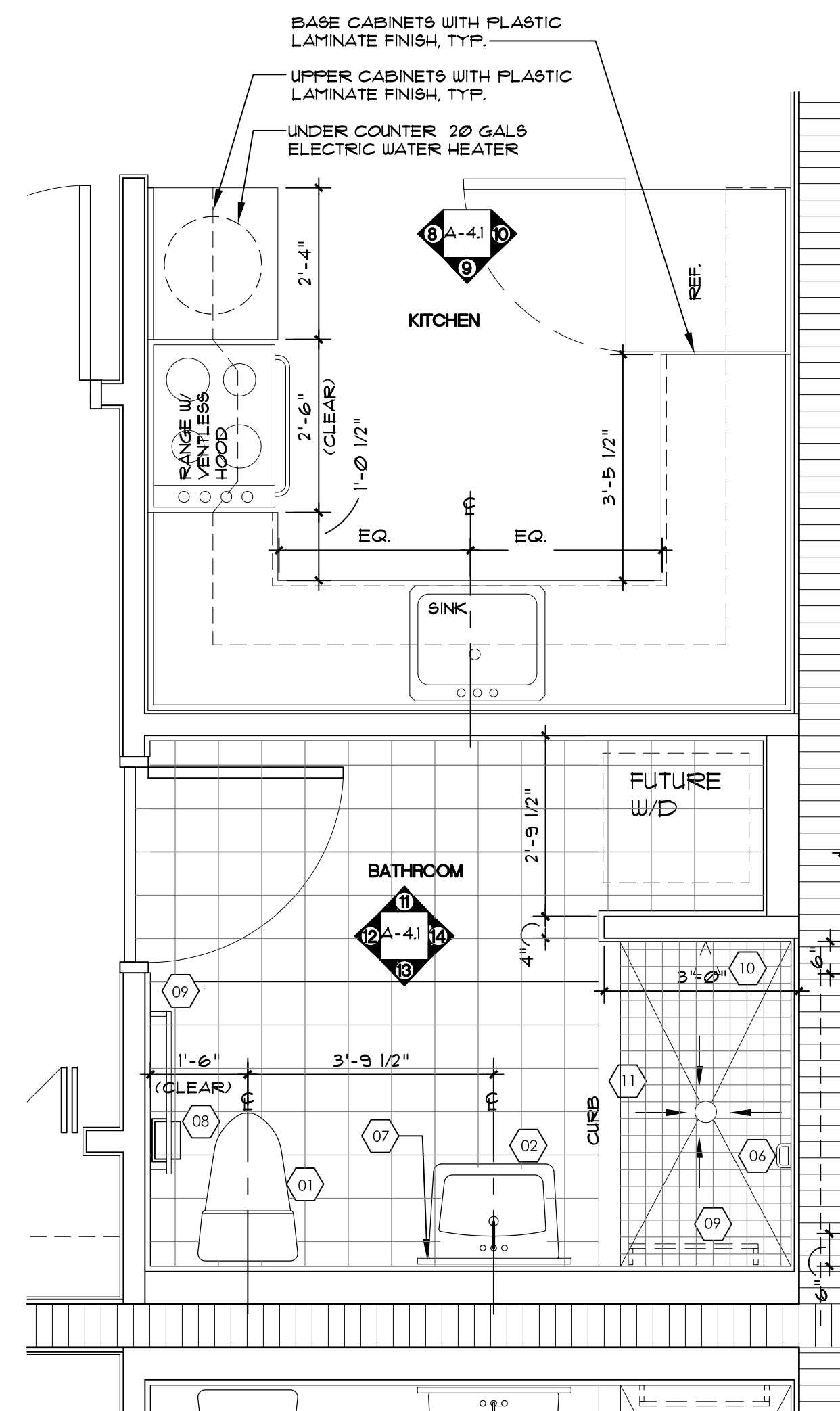
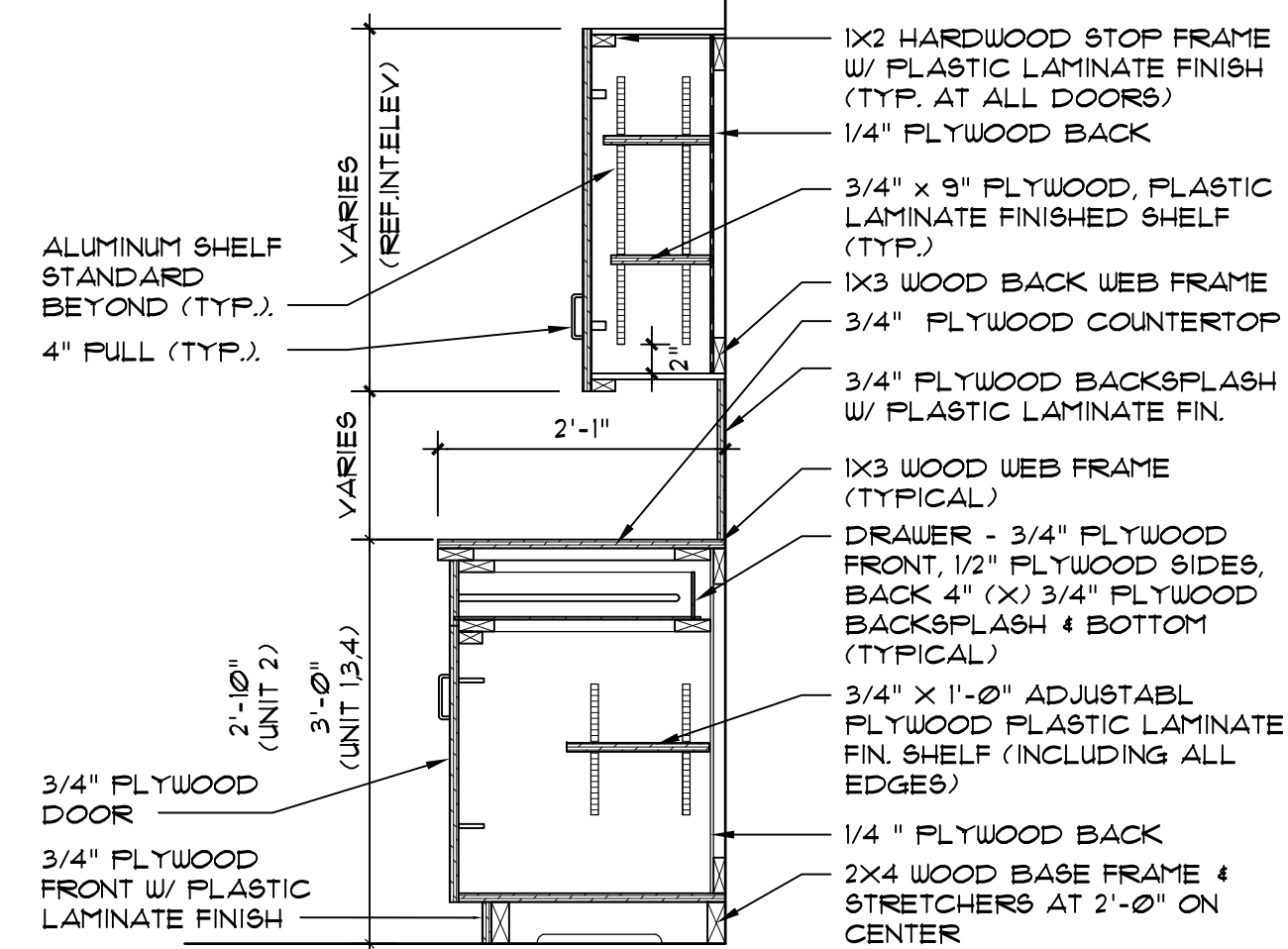
CAD DRAWING NAME:

SHEET NO.

REV. SET
A-3.2

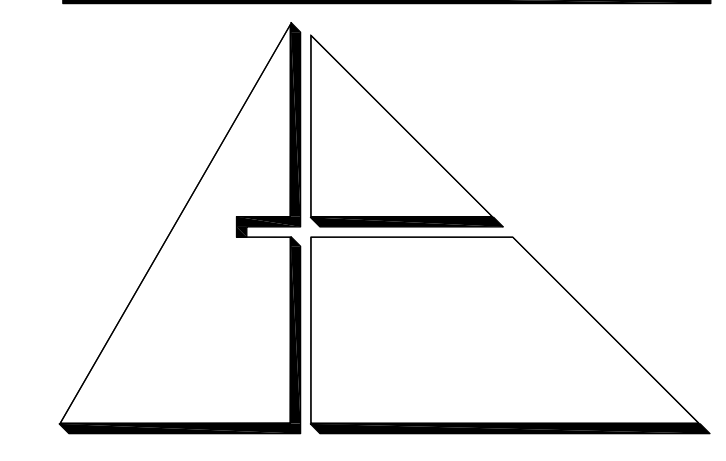
GENERAL CABINET NOTES:

- UPPER AND LOWER CABINETS SHALL BE CONSTRUCTED OF 3/4" PLYWOOD INCLUDING DOORS, DRAWER FRONTS AND SHELVES. DRAWER SIDES, BACKS AND BOTTOM SHALL BE 1/2" PLYWOOD. CABINET BACKS SHALL BE 1/4".
- ALL CABINETS AND SHELVING SHALL HAVE PLASTIC LAMINATE FINISH ON ALL EXPOSED WOOD SURFACES.
- PULLS FOR BASE AND WALL CABINETS SHALL BE 3/16" X 4" LONG STAINLESS STEEL WIRE PULLS WITH SATIN FINISH.
- ALL HINGES FOR NEW CABINETS SHALL BE CONCEALED FULL OVERLAY, CUP-FREE SWING TYPE HINGES. FOR AMOUNT OF HINGES PER DOOR FOLLOW MANUFACTURER'S RECOMMENDATION.
- 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.
- CONTRACTOR SHALL COORDINATE ALL CABINETRY OPENINGS WITH FINAL SELECTED APPLIANCES.



ITEM NO.	DESCRIPTION	MODEL	REMARK
01	ACCESSIBLE WATER CLOSET	ACCESSIBLE WC	REFER TO PLUMBING DRAWINGS
02	WALL HUNG ACCESSIBLE LAVATORY	ACCESSIBLE LAVATORY	REFER TO PLUMBING DRAWINGS
03	36" GRAB BAR (1-1/4" O.D. STAINLESS STEEL BAR)	BOBRICK MODEL 'B-5606-36 X 36"	PROVIDE WITH IN-WALL SUPPORT METAL REINFORCEMENT PLATE SHALL BE 1/8 GAUGE X 6" X SPAN OF GRAB BAR MIN.
04	42" GRAB BAR (1-1/4" O.D. STAINLESS STEEL BAR)	BOBRICK MODEL 'B-5606-36 X 42"	PROVIDE WITH IN-WALL SUPPORT METAL REINFORCEMENT PLATE SHALL BE 1/8 GAUGE X 6" X SPAN OF GRAB BAR MIN.
05	24" GRAB BAR (1-1/4" O.D. STAINLESS STEEL BAR)	BOBRICK MODEL 'B-5606-36 X 24"	PROVIDE WITH IN-WALL SUPPORT METAL REINFORCEMENT PLATE SHALL BE 1/8 GAUGE X 6" X SPAN OF GRAB BAR MIN.
06	CERAMIC SOAP DISH	DALTILE BAT25	
07	RECESSED STAINLESS STEEL MEDICINE CABINET W/ MIRROR	BOBRICK MODEL 'B-465-1836"	CENTER ABOVE LAVATORY BOTTOM OF REFLECTED SURFACE SHALL BE MOUNTED AT 48" AFF. MAX.
08	CERAMIC TOILET PAPER HOLDER	DALTILE BATT1	
09	8" CERAMIC TOILET BAR	DALTILE BAT30	CLIP ON MOUNT
10	SHOWER SYSTEM KIT	AMERICAN STANDARD	REFER TO PLUMBING DRAWINGS
11	SHOWER CURTAIN ROD WITH CONCEALED MOUNTING	BOBRICK MODEL 'B-1201	SHOWER CURTAIN ROD WITH CONCEALED MOUNTING
12	VINYL SHOWER CURTAIN	BOBRICK MODEL '204-3"	
13	SHOWER CURTAIN HOOKS	BOBRICK MODEL '204-1"	
14	COLLAPSIBLE WATER DAM	CUR-42	BARRIER FREE WATER DAM COLOR 'WHITE'
15	48" GRAB BAR (1-1/4" O.D. STAINLESS STEEL BAR)	BOBRICK MODEL 'B-5606-36 X 48"	PROVIDE WITH IN-WALL SUPPORT METAL REINFORCEMENT PLATE SHALL BE 1/8 GAUGE X 6" X SPAN OF GRAB BAR MIN.
16	WATER CLOSET SEAT	BOBRICK	

NOTES:
 1. ALL TOILET ROOM ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT.
 2. ALL EXPOSED PIPES IN KNEE SPACE SHALL BE INSULATED.
 3. 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, 1/8 GA. (MIN.) AND SHALL BE SECURELY FASTENED TO NOT LESS THAN TWO (2) STUDS. WALLS SHALL BE REINFORCED AROUND ALL TOILETS AND SHOWERS FOR FUTURE INSTALLATION OF GRAB BARS IN UNITS 1, 3 AND 4 TO MEET FHA CRITERIA.
 4. GARMENT HOOKS AT TOILET STALL DOORS SHALL BE WITH BUFFER.
 5. PROVIDE ALUMINUM HEAT SINK AT BOTTOM OF THE PANELS AND DOORS.
 6. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO ORDERING TOILET ACCESSORIES.
 7. AT ALL SHOWER COMPARTMENTS, CEMENTITIOUS MORTAR BOARD AND 4" (X) 4" CERAMIC TILE SHALL BE INSTALLED FROM FIN. FLOOR TO UNDERSIDE OF CEILING.



ALLEGUEZ ARCHITECTURE, INC.
 ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT
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 www.alleguezarchitecture.com
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 TEL: (305) 442-7056 FAX: (305) 442-7092

PROJECT:
 CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 14950 NE 11TH AVENUE

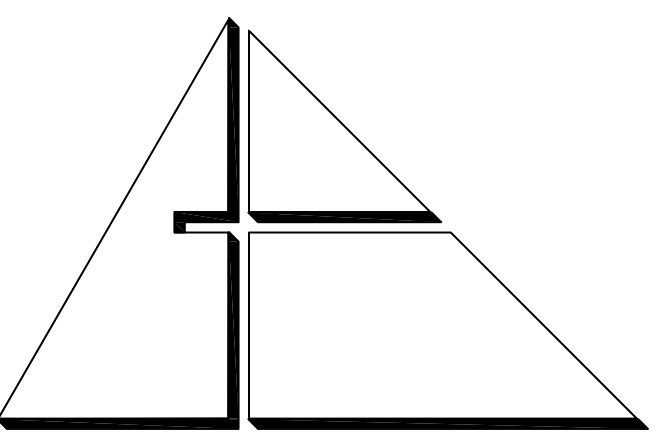
MIAMI, FL
 DRAWING TITLE:
ENLARGED FLOOR PLANS AND DETAILS

SEAL

 ANA ALLEGUEZ, RA
 LICENSE NO. AR14190
 DATE: **SEPTEMBER 15, 2014**

REVISED:
 CAD DRAWING NAME:
 SHEET NO.

B.I.D. SET
A-4.0



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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

INTERIOR ELEVATIONS

SEAL



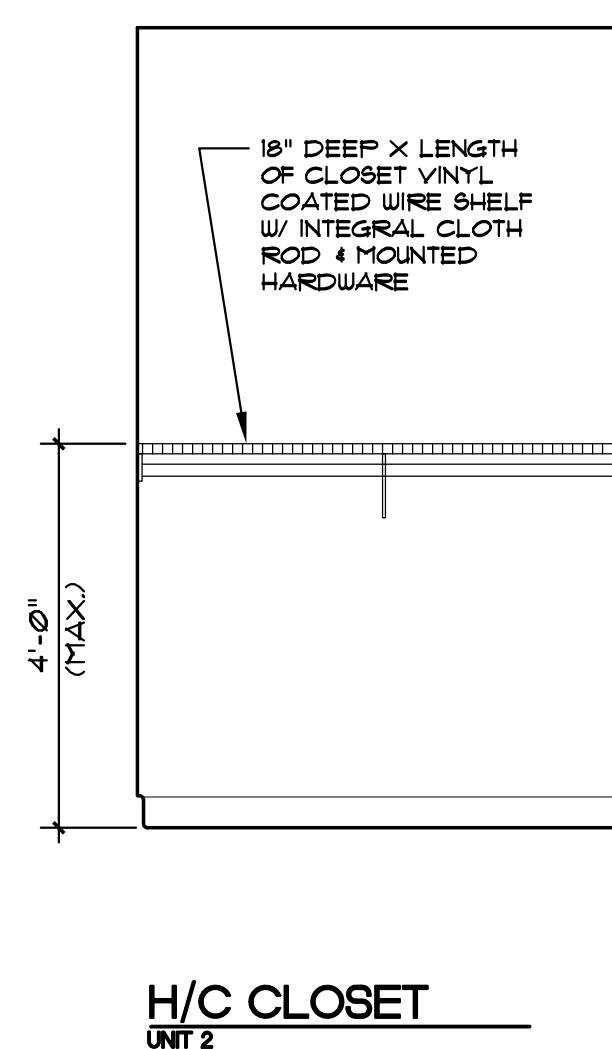
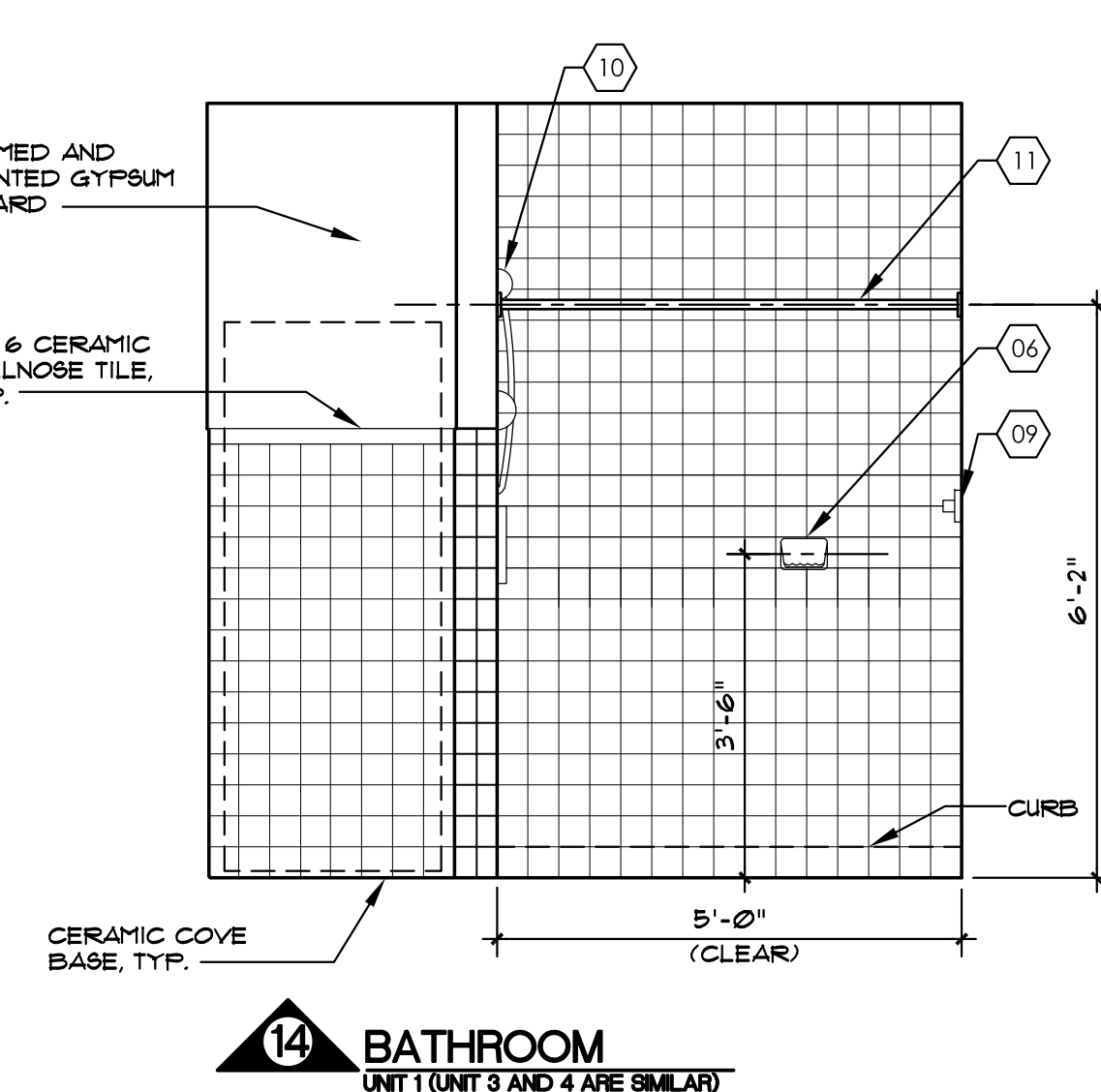
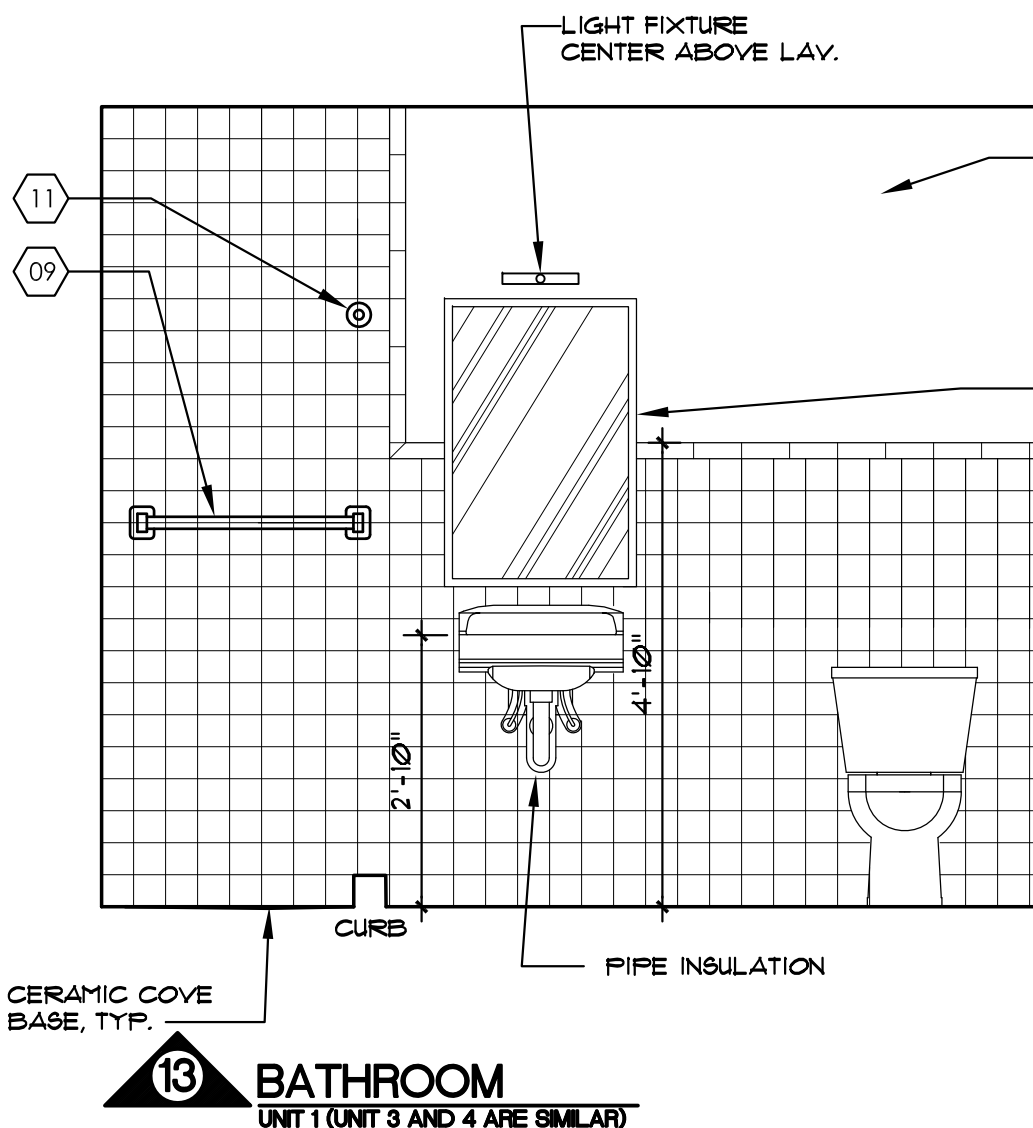
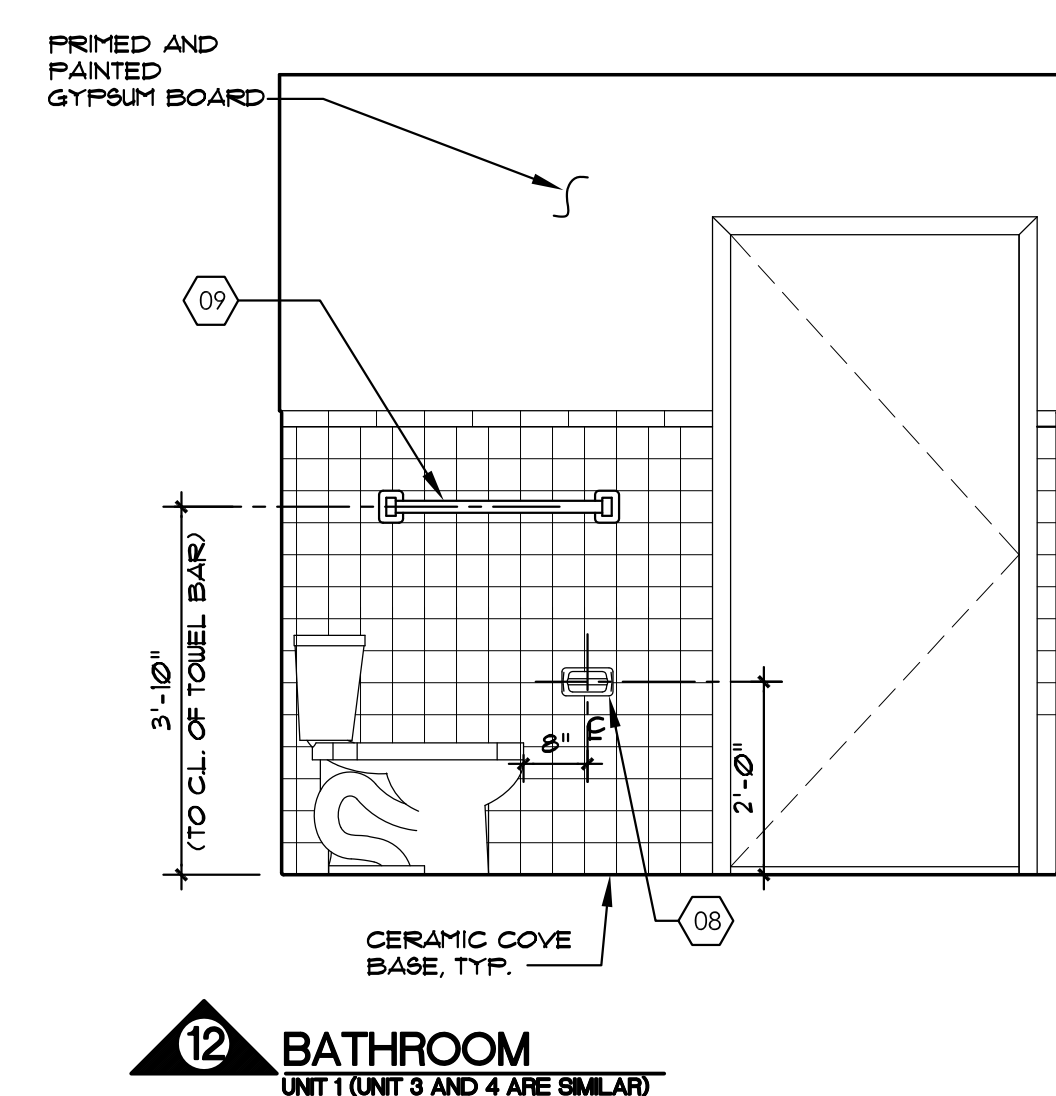
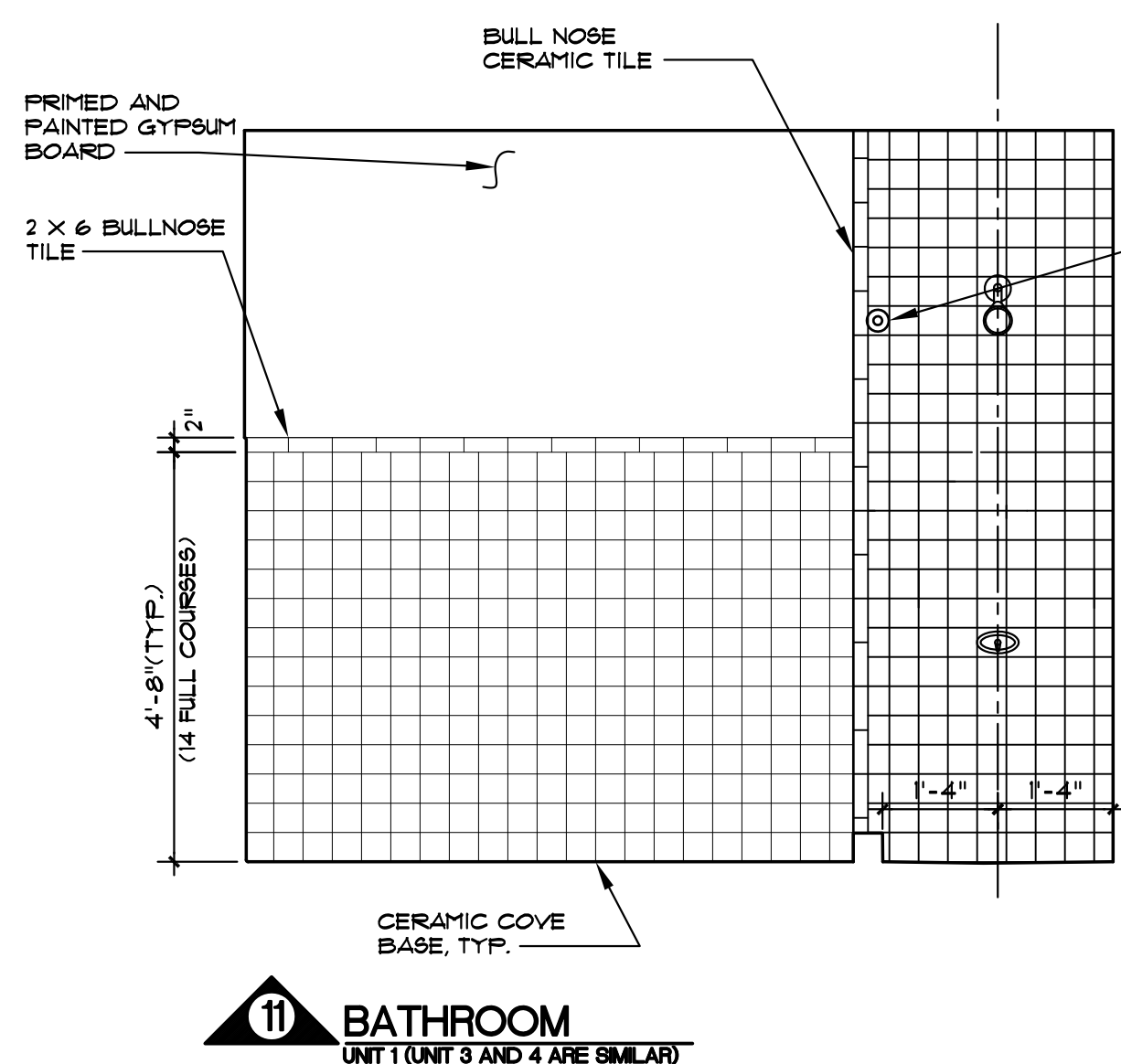
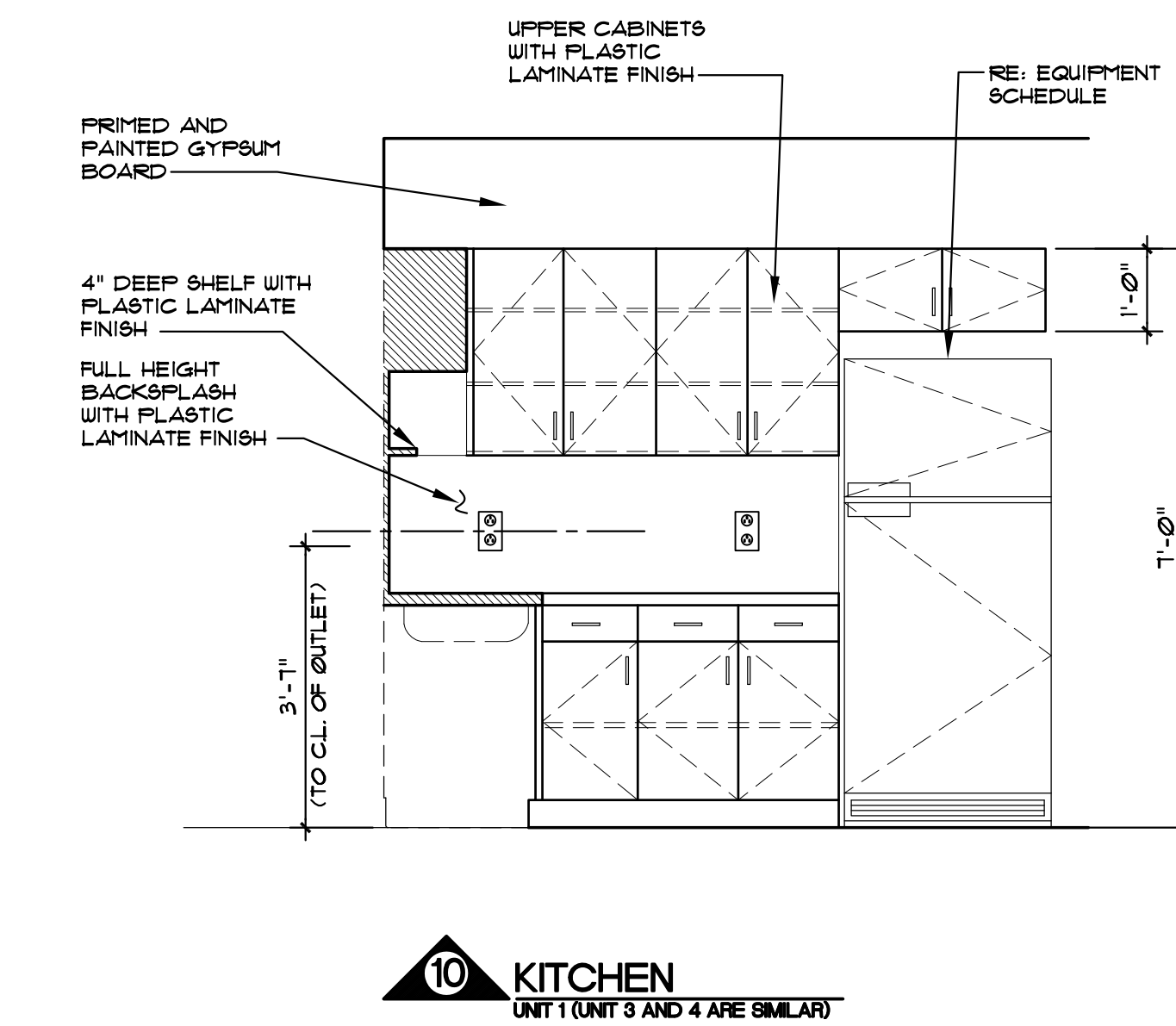
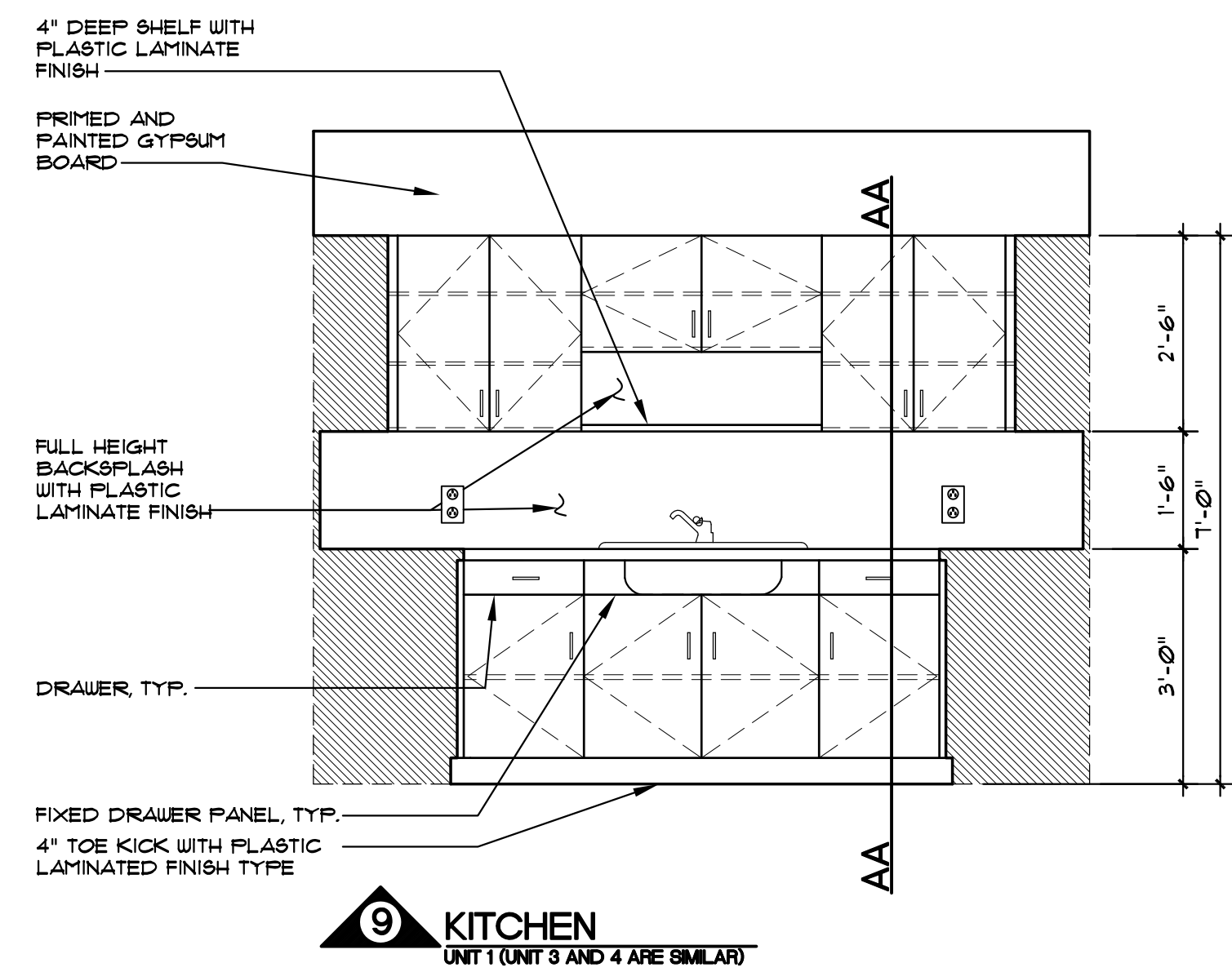
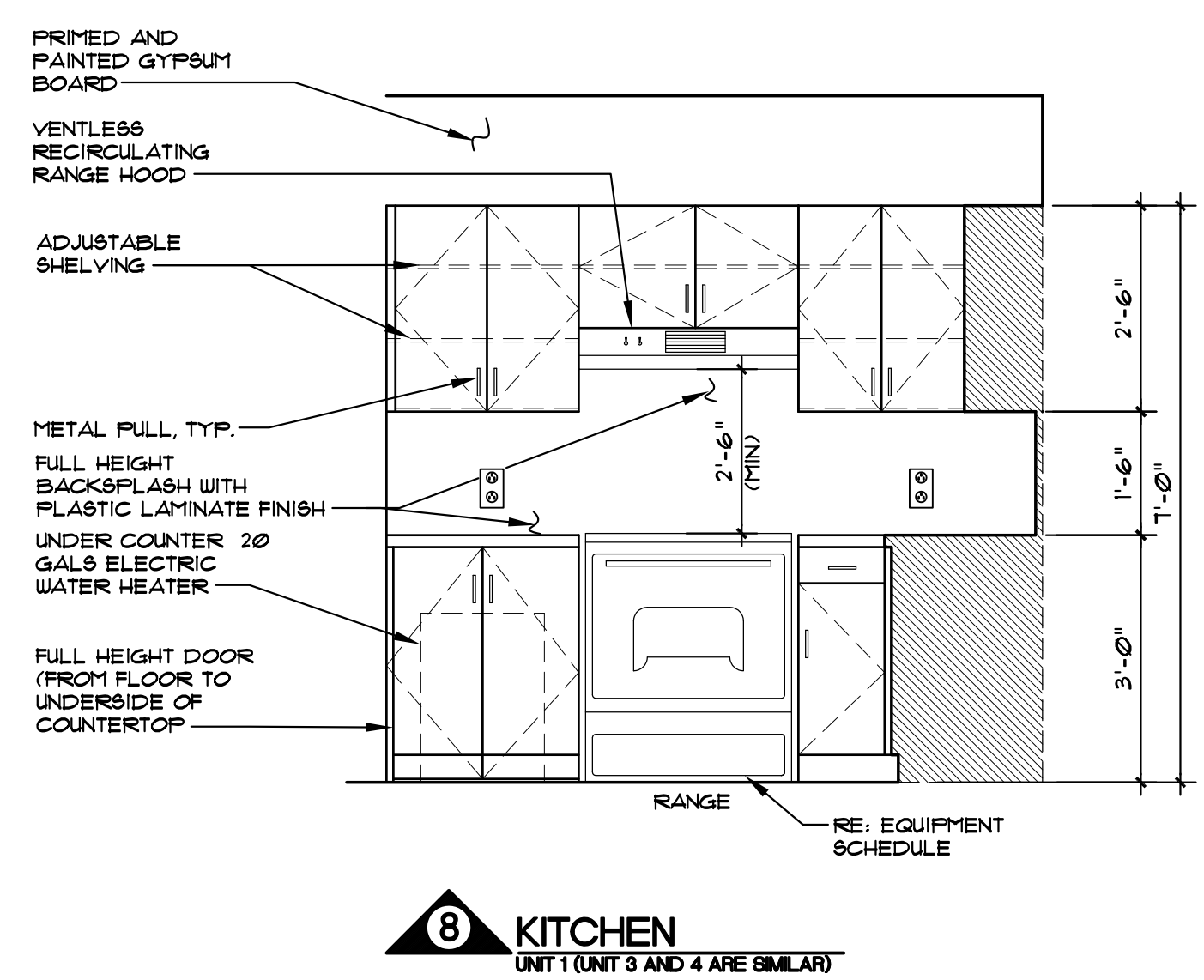
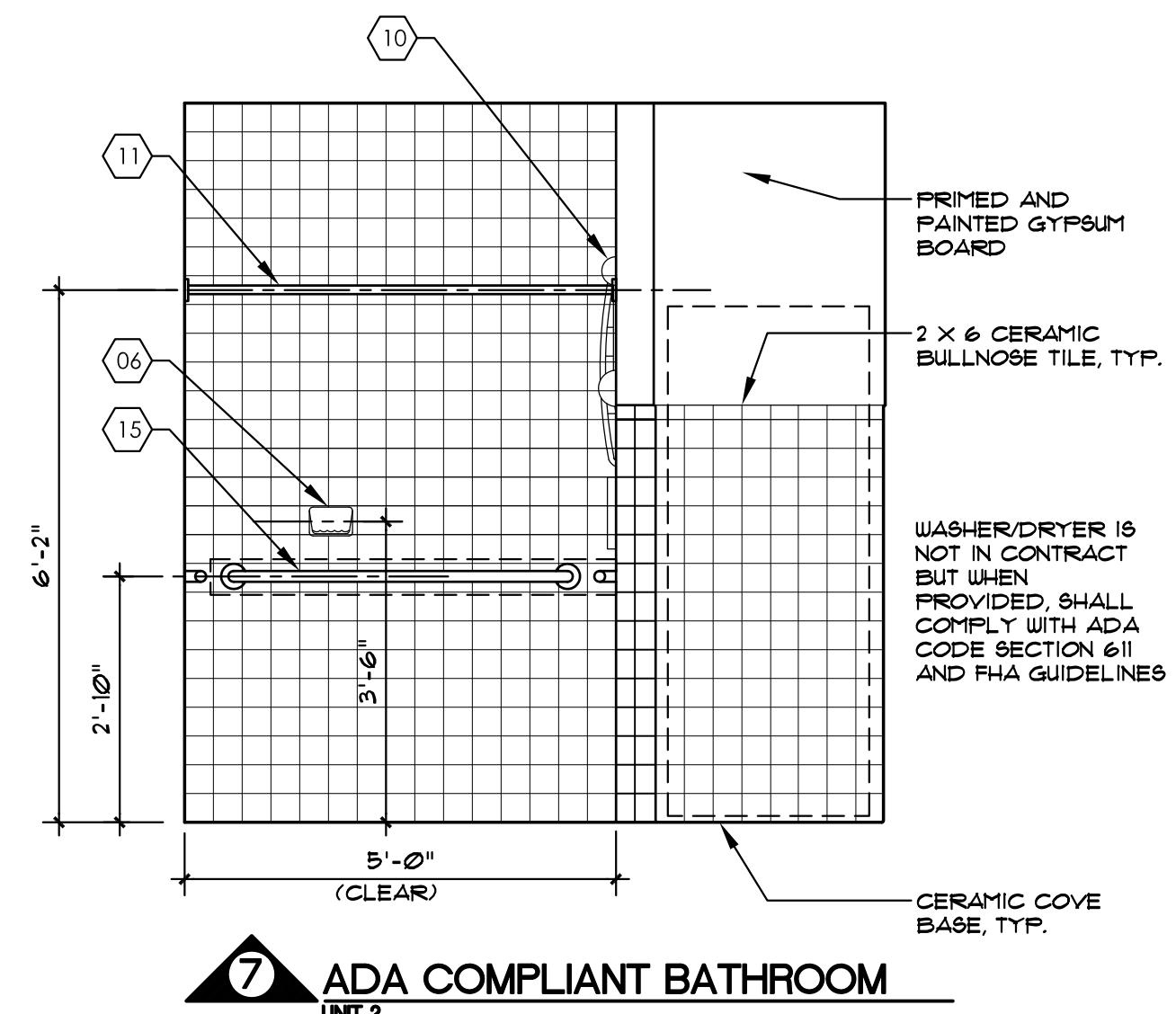
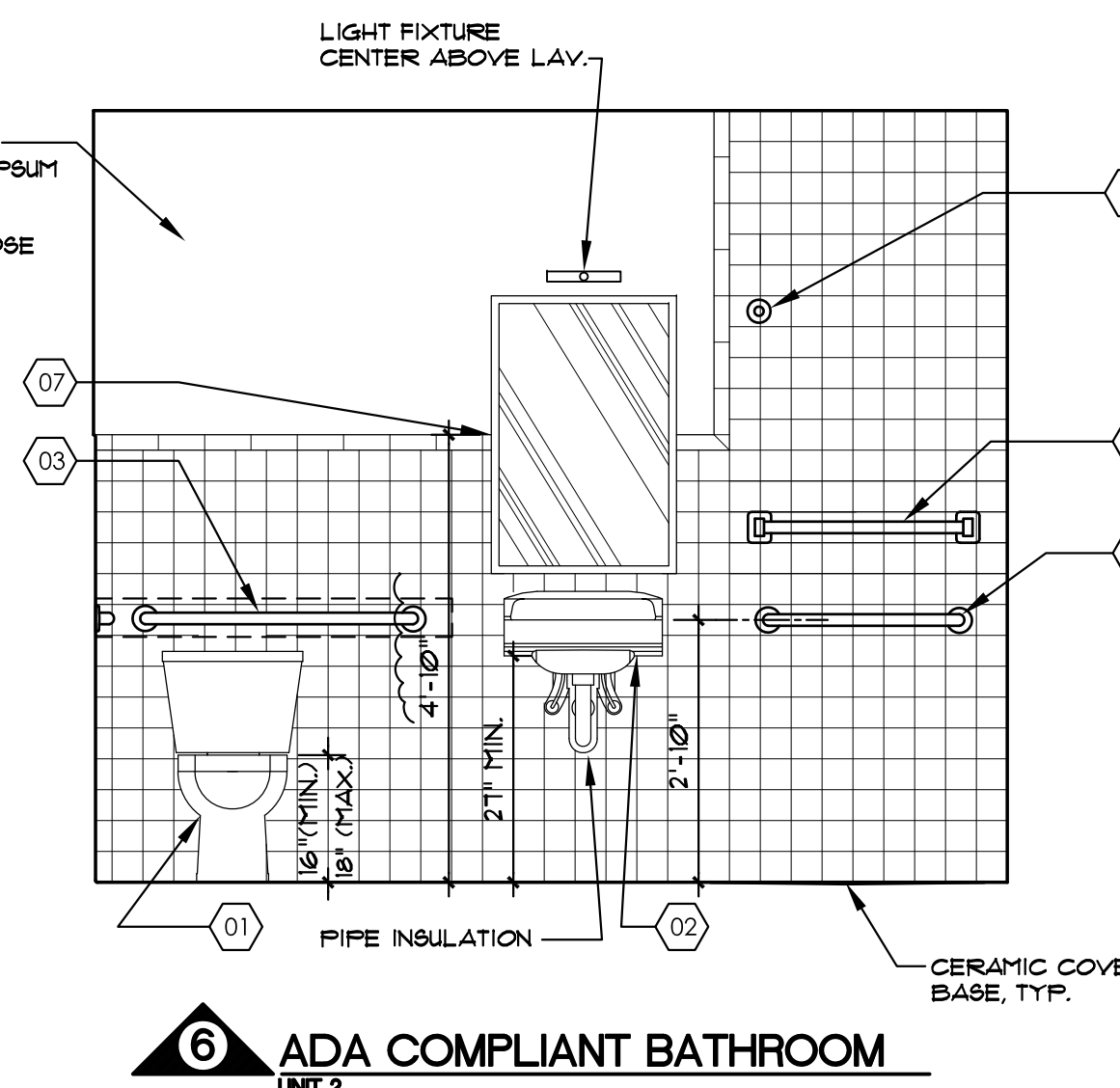
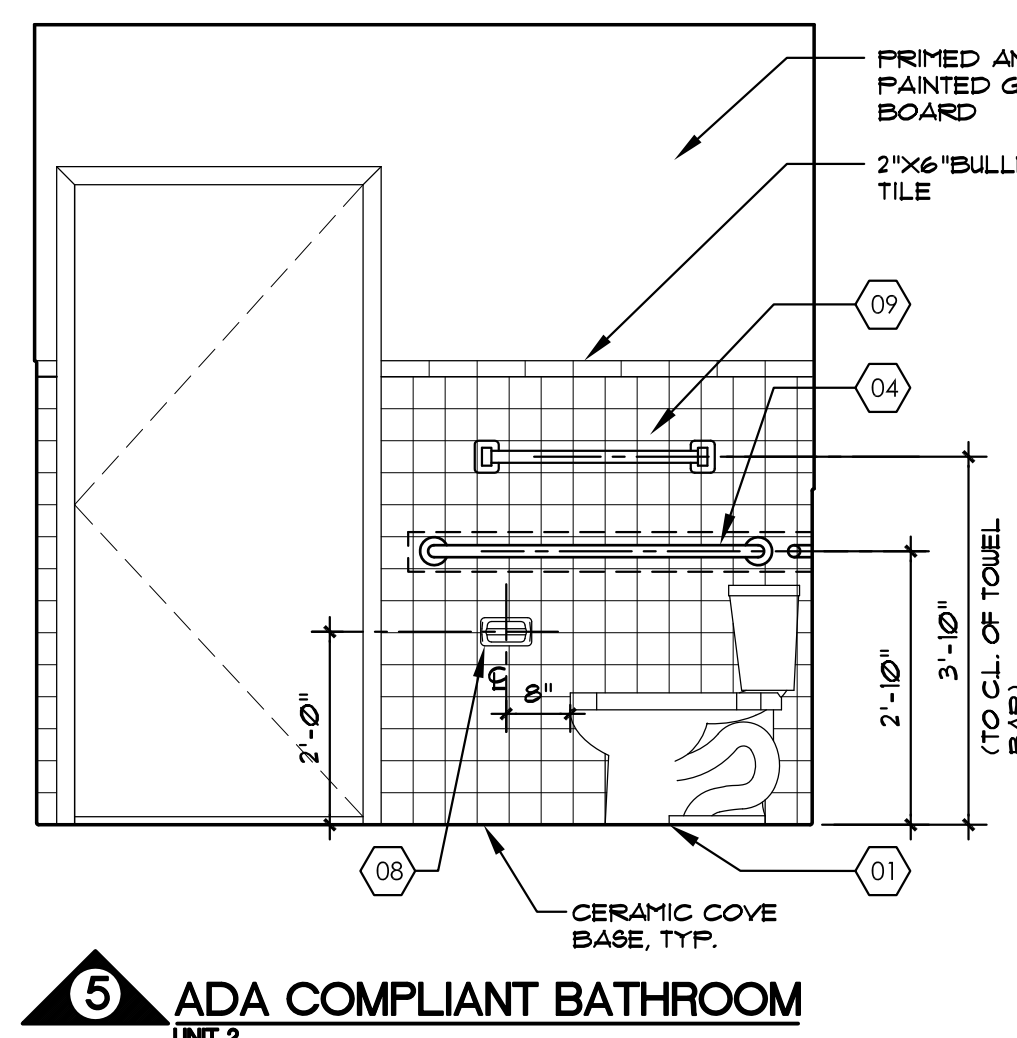
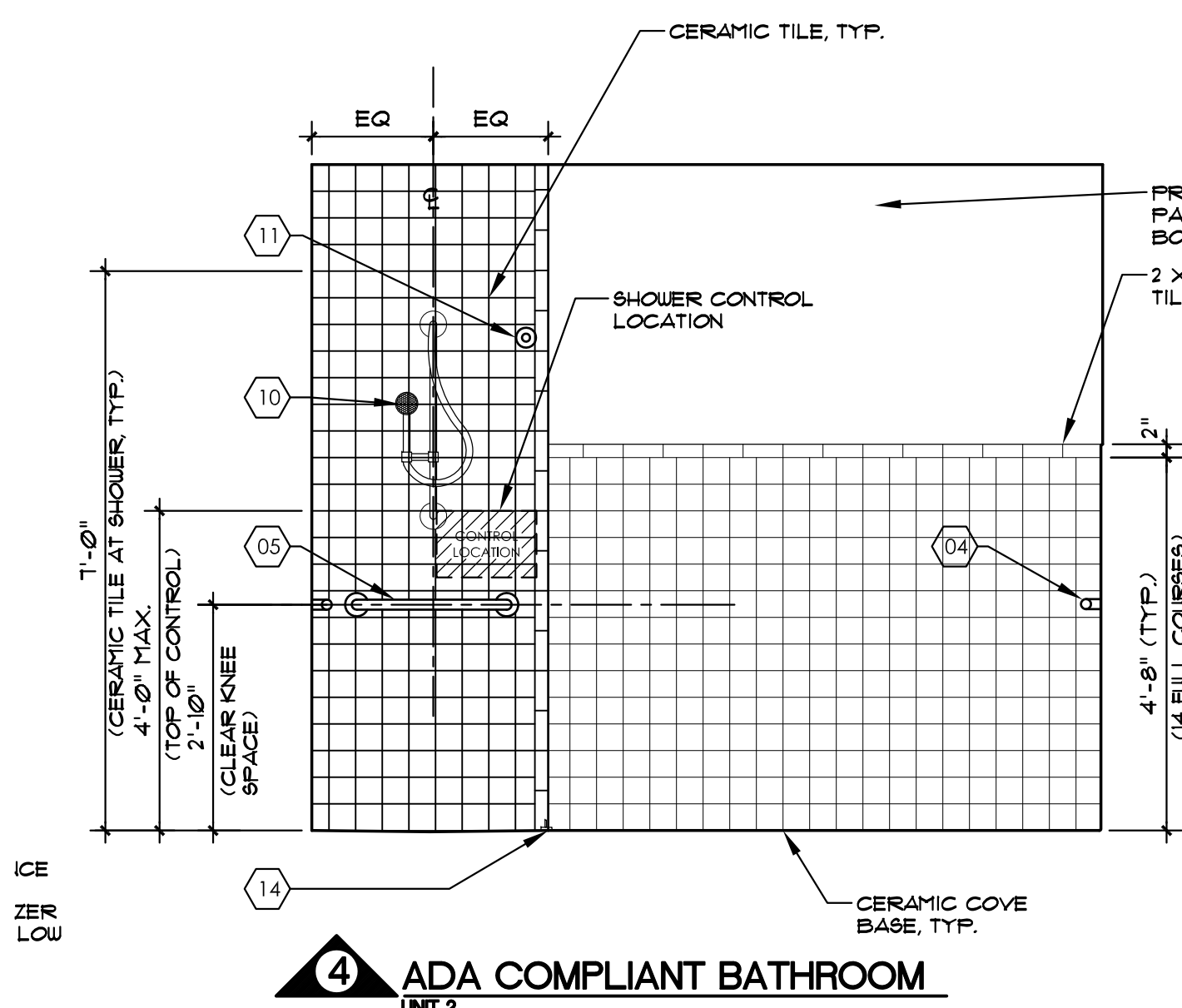
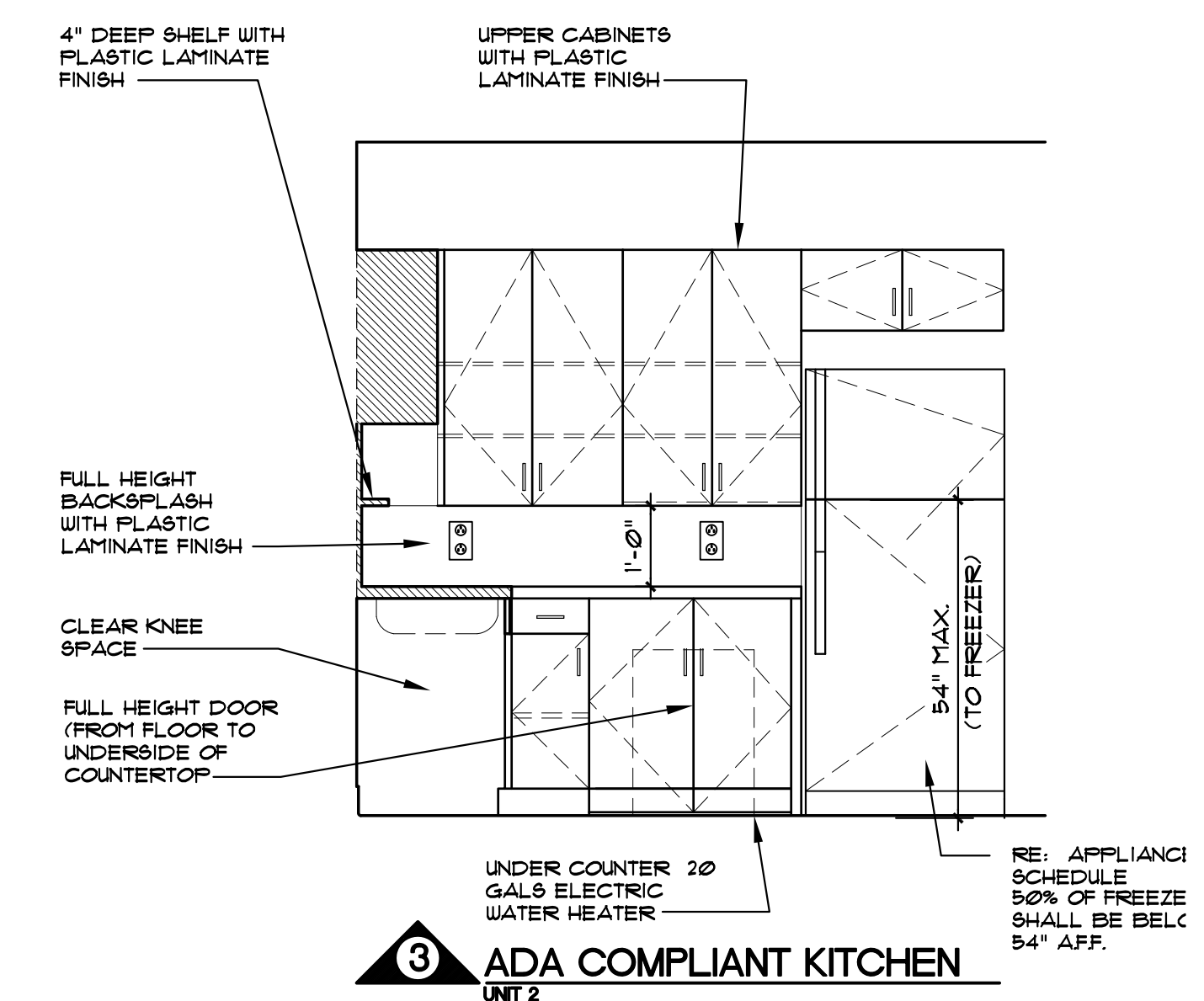
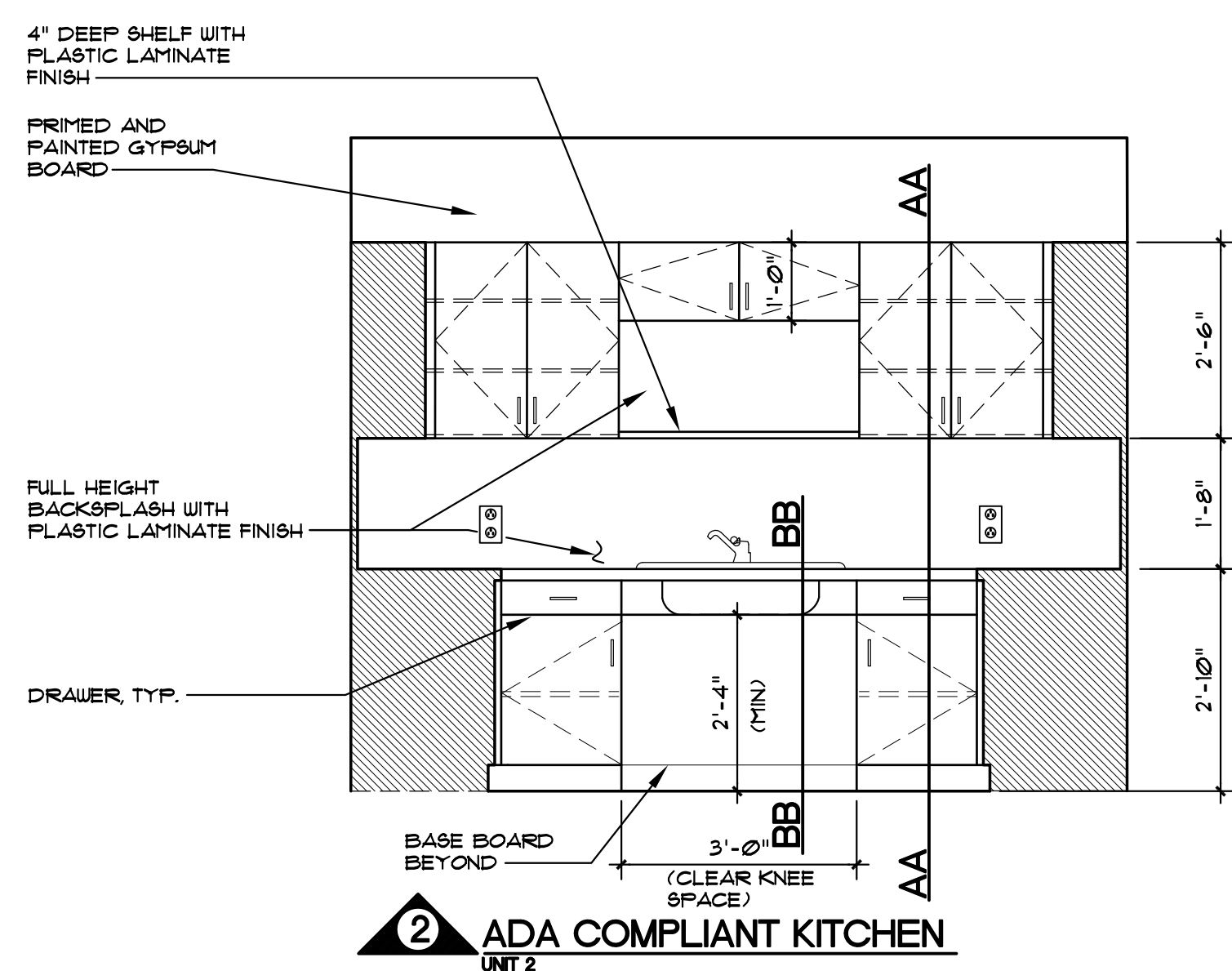
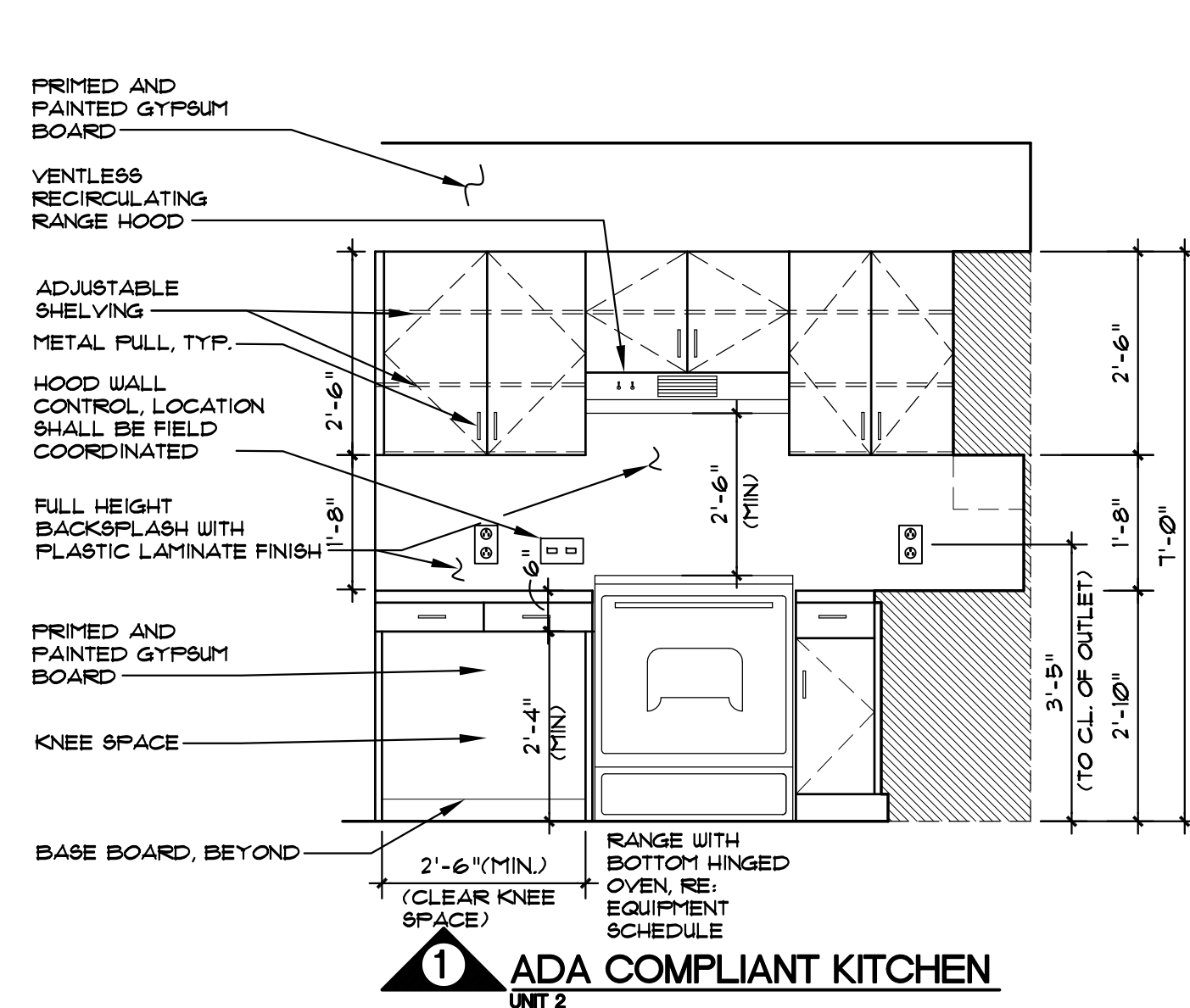
ANA ALLEGUEZ, RA
LICENSE NO. AR14190

DATE: SEPTEMBER 15, 2014

REVISED:

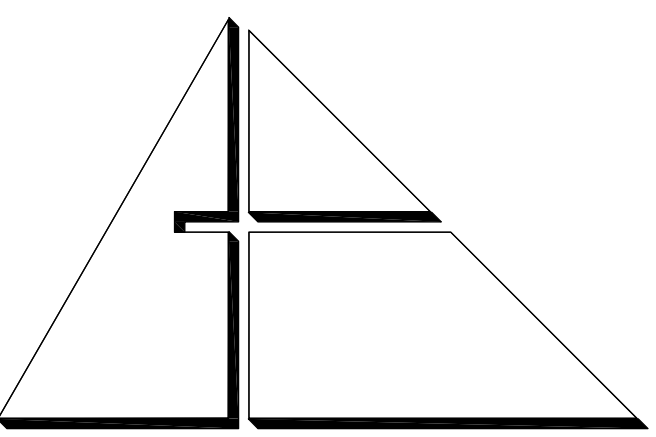
CAD DRAWING NAME:

SHEET NO.



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

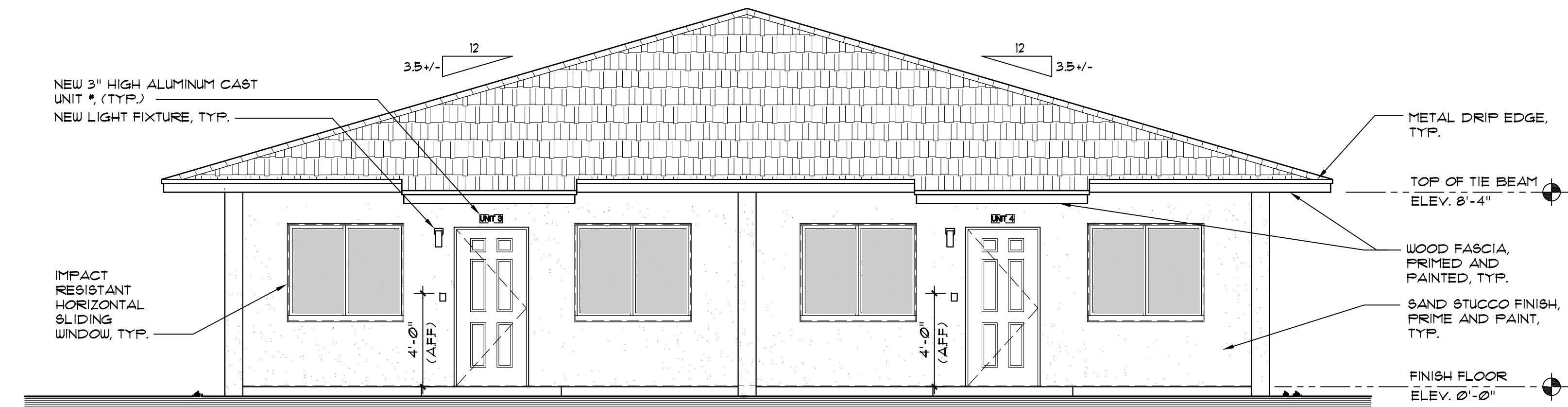
CONSULTANTS:

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:

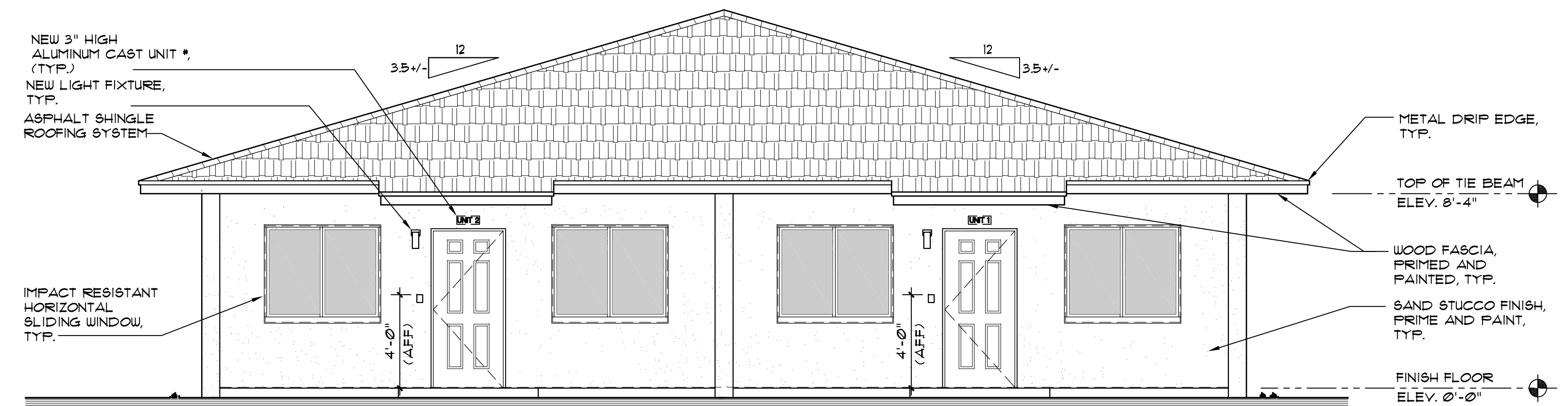
GARTK ENGINEERING CORP.
7210 SOUTHWEST 39TH TERRACE
MIAMI, FLORIDA 33155
TEL: (305) 356-8997 FAX: (305) 254-4976

STRUCTURAL ENGINEER:

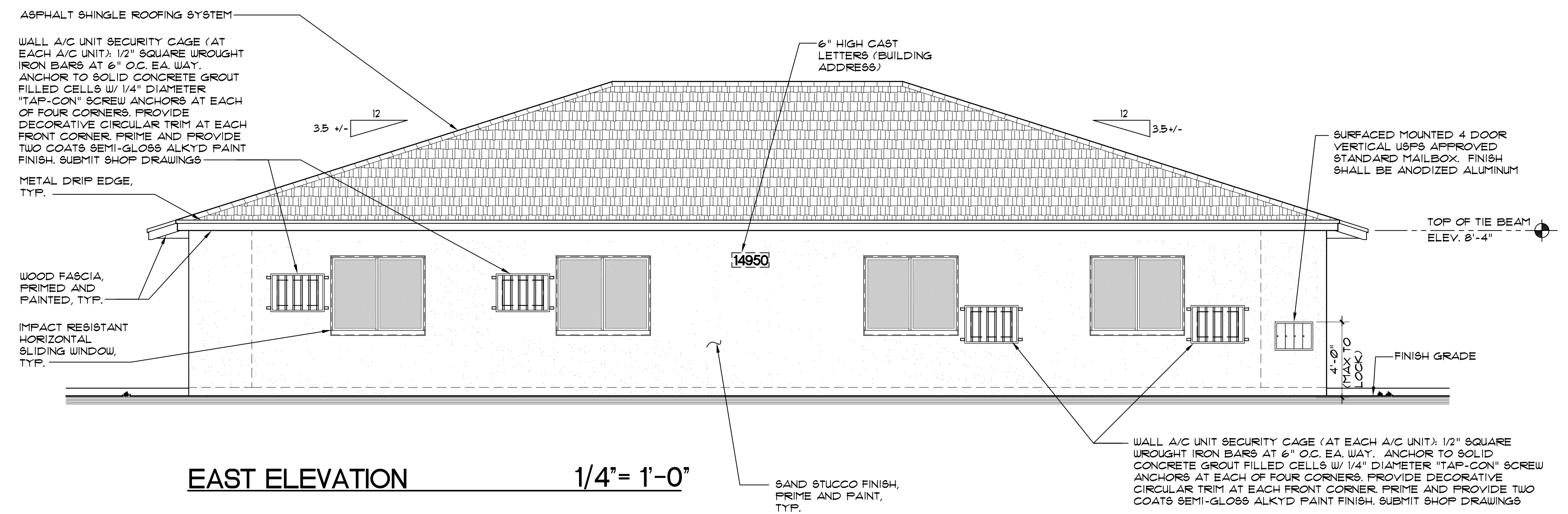
BLISS & NYITRAY, INC.
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CORAL GABLES, FLORIDA 33134
TEL: (305) 442-7056 FAX: (305) 442-7092



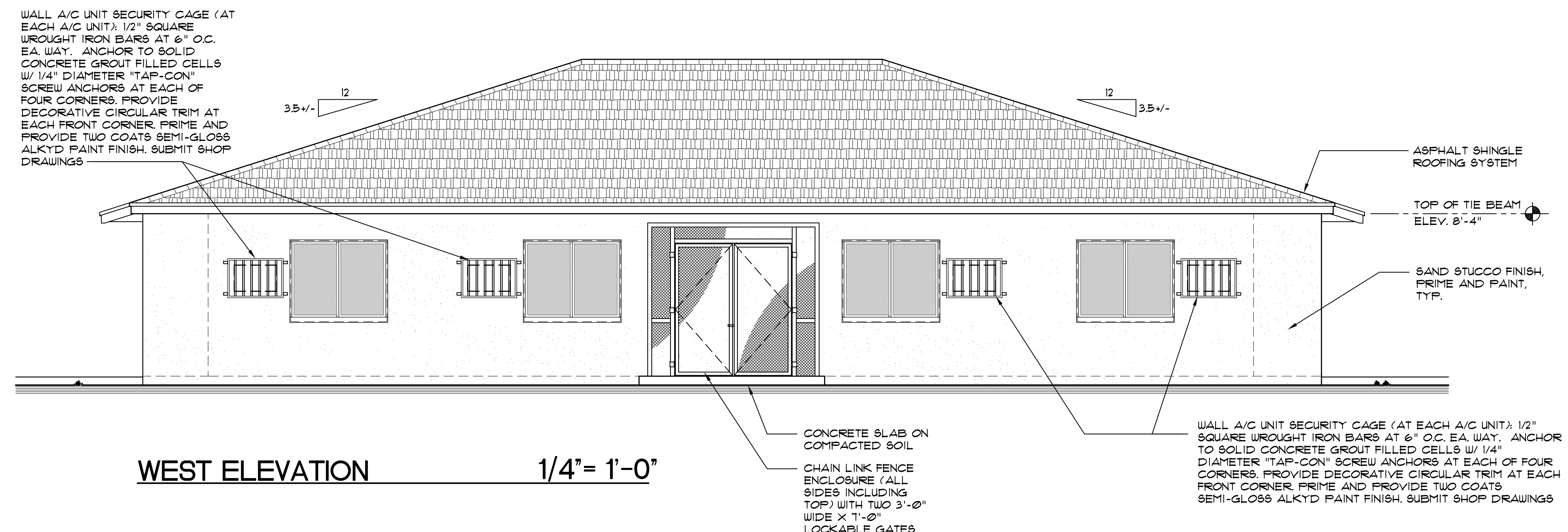
SOUTH ELEVATION 1/4" = 1'-0"



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



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



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

PROJECT:

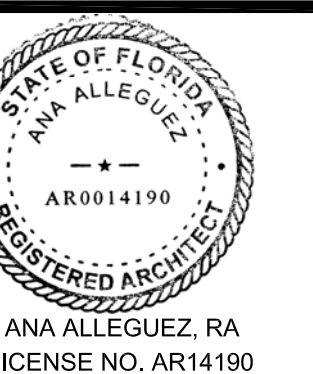
CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

**EXTERIOR
BUILDING
ELEVATIONS**

SEAL



DATE: **SEPTEMBER 15, 2014**

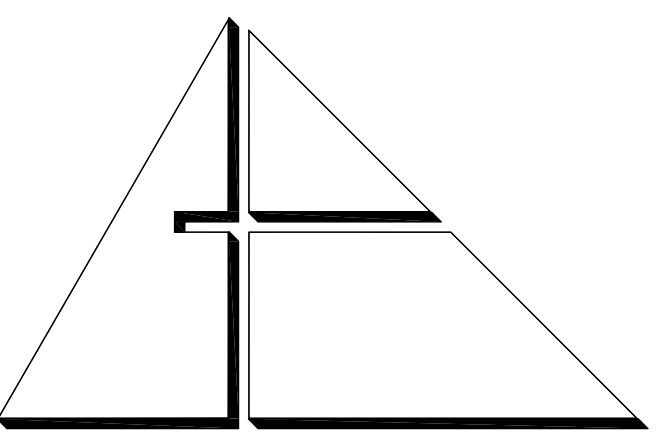
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CAD DRAWING NAME:

SHEET NO.

BID SET

A-5.0



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 ARCHITECTURE
 PLANNING INTERIOR DESIGN
 CONSTRUCTION MANAGEMENT

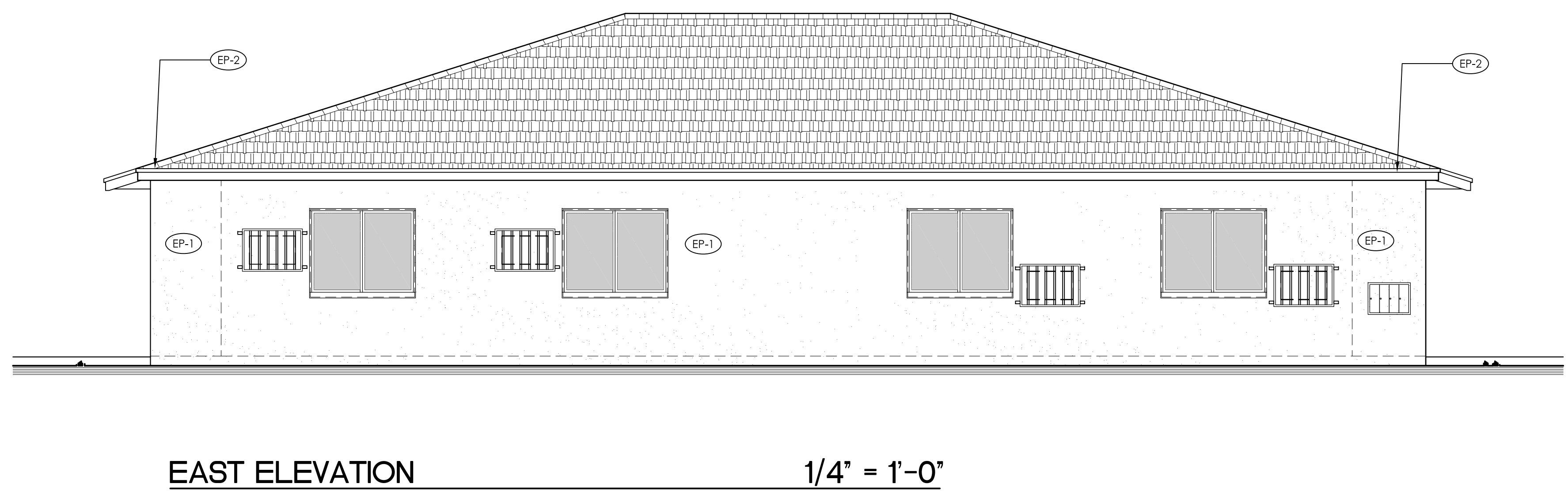
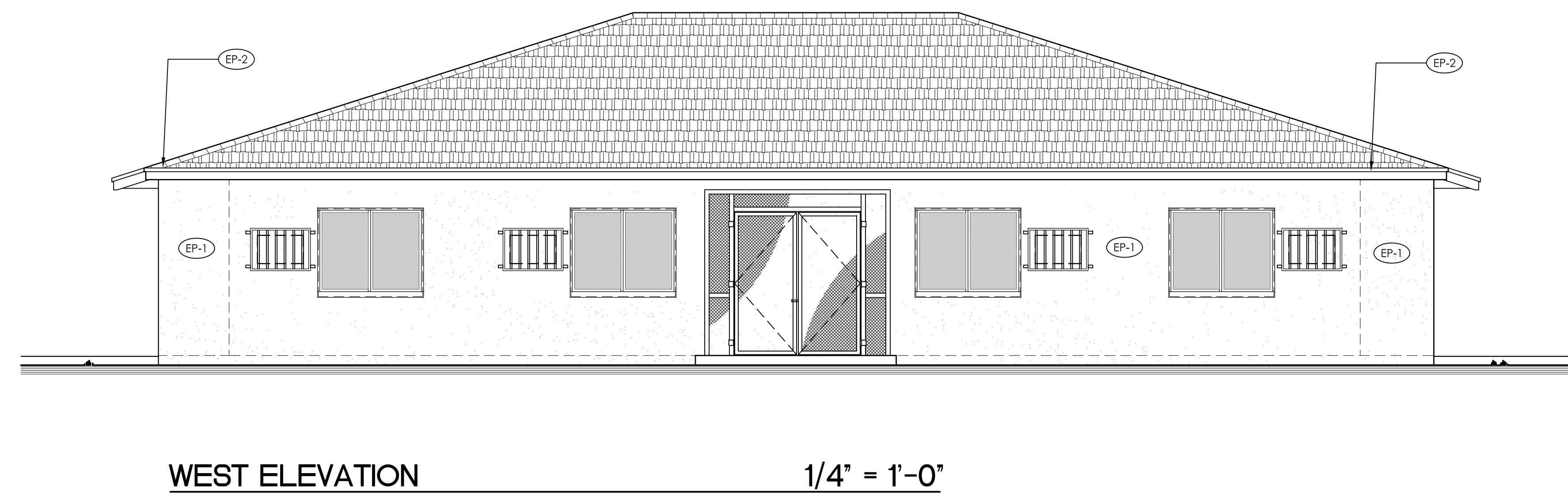
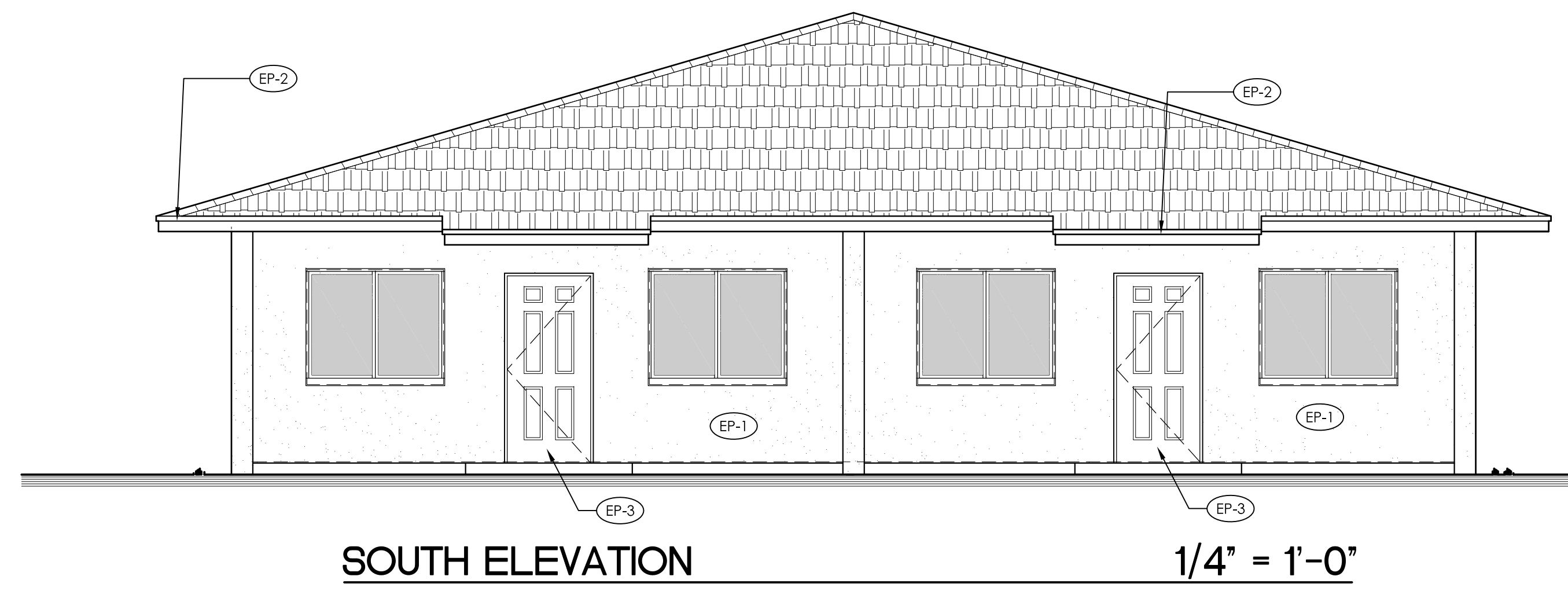
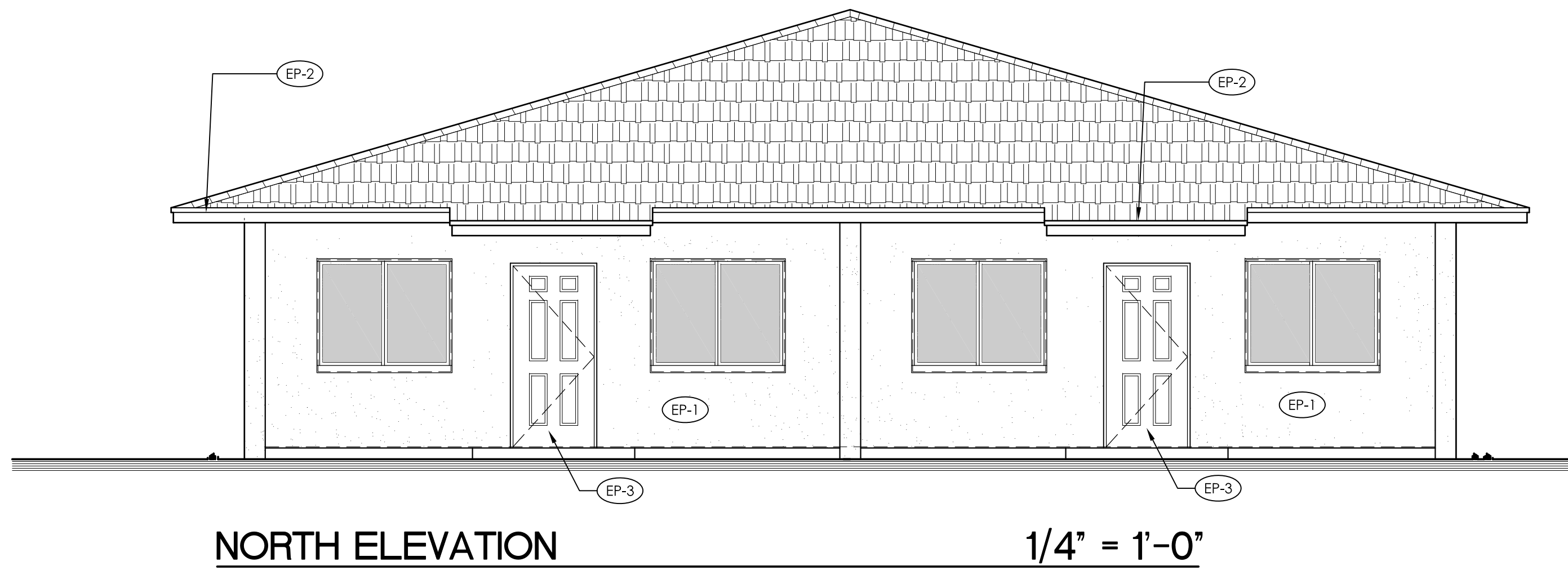
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SYMBOL LEGEND

(EP-1) DENOTES PAINT COLOR

EXTERIOR FINISHES SCHEDULE

MARK	COLOR	REMARKS
(EP-1)	SEA SALT BU 6204	FIELD COLOR
(EP-2)	EXTRA WHITE BU 1006	FASCIA AND SOFFIT
(EP-3)	EXTRA WHITE BU 1006	DOORS

- NOTES:
- PROVIDE MOCKUP PAINT SAMPLES 4" X 4" SQUARE FOR EACH COLOR OF PAINT TO BE APPROVED BY OWNER.
 - DO NOT PAINT OVER CODE-REQUIRED LABELS SUCH AS UNDERWRITERS LABORATORIES (UL) AND FACTORY MUTUAL (FM), NAME EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES.
 - PAINT WARRANTY:
SIX (6) YEARS WARRANTY FOR LABOR AND MATERIAL FROM THE PAINT MANUFACTURER.
 - SHOP DRAWINGS SUBMITTAL:
 - SUBMIT MANUFACTURER PRODUCT SAFETY DATA, MANUFACTURER'S TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE!
 - SAMPLES: PROVIDE COLOR CHIPS FOR REVIEW BY ARCHITECT.
 - SUBMIT PAINT MANUFACTURER'S PROPOSED 6 YEAR WARRANTY DOCUMENT.
 - PHASE PROJECT TO ALLOW A MINIMUM OF 28 DAYS FOR STUCCO AND PLASTER TO CURE PROPERLY. IF PAINTING BEGINS BEFORE THE 28 DAY CURING PERIOD, THEN A MOISTURE AND pH TEST SHALL BE MADE ACCORDING TO ASTM D4262 AND ASTM D4269.
 - DO NOT PAINT OVER FACTORY-FINISHED OR INSTALLER-FINISHED SPECIFIED ITEMS, CONCEALED SURFACES, FINISHED METAL MATERIAL (SUCH AS ANODIZED ALUMINUM, STAINLESS STEEL, BARE COPPER, BARE BRONZE AND METALS OF SIMILAR FINISH), OPERATING PARTS AND CODE REQUIRED LABELS.
 - BASIS OF DESIGN IS SHERWIN WILLIAMS OR APPROVED EQUIVALENT.

PROJECT:

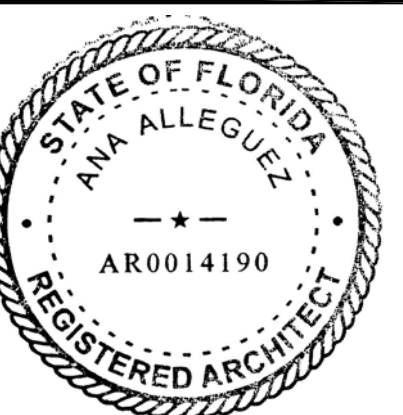
CITY OF MIAMI
 LIFE QUEST
 DEMOLITION
 AND
 REPLACEMENT
 14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

EXTERIOR FINISHES

SEAL:



ANA ALLEGUEZ, RA
 LICENSE NO. AR14190

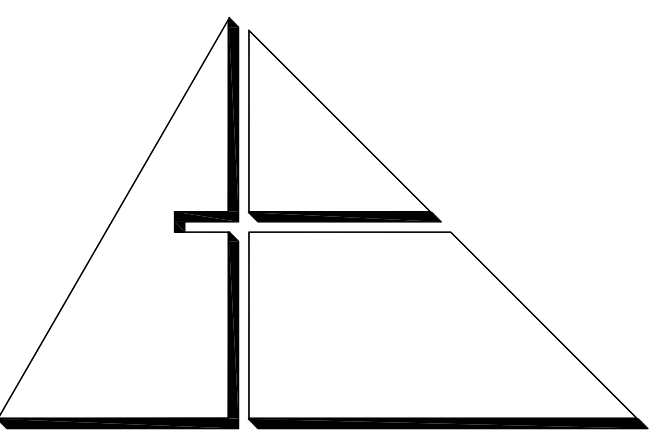
DATE: August 12, 2013

REVISED:

CAD DRAWING NAME:

SHEET NO.

BID SET
A-5.1



ALLEGUEZ ARCHITECTURE
ARCHITECTURE
PLANNING INTERIOR DESIGN
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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

WALL SECTIONS

SEAL



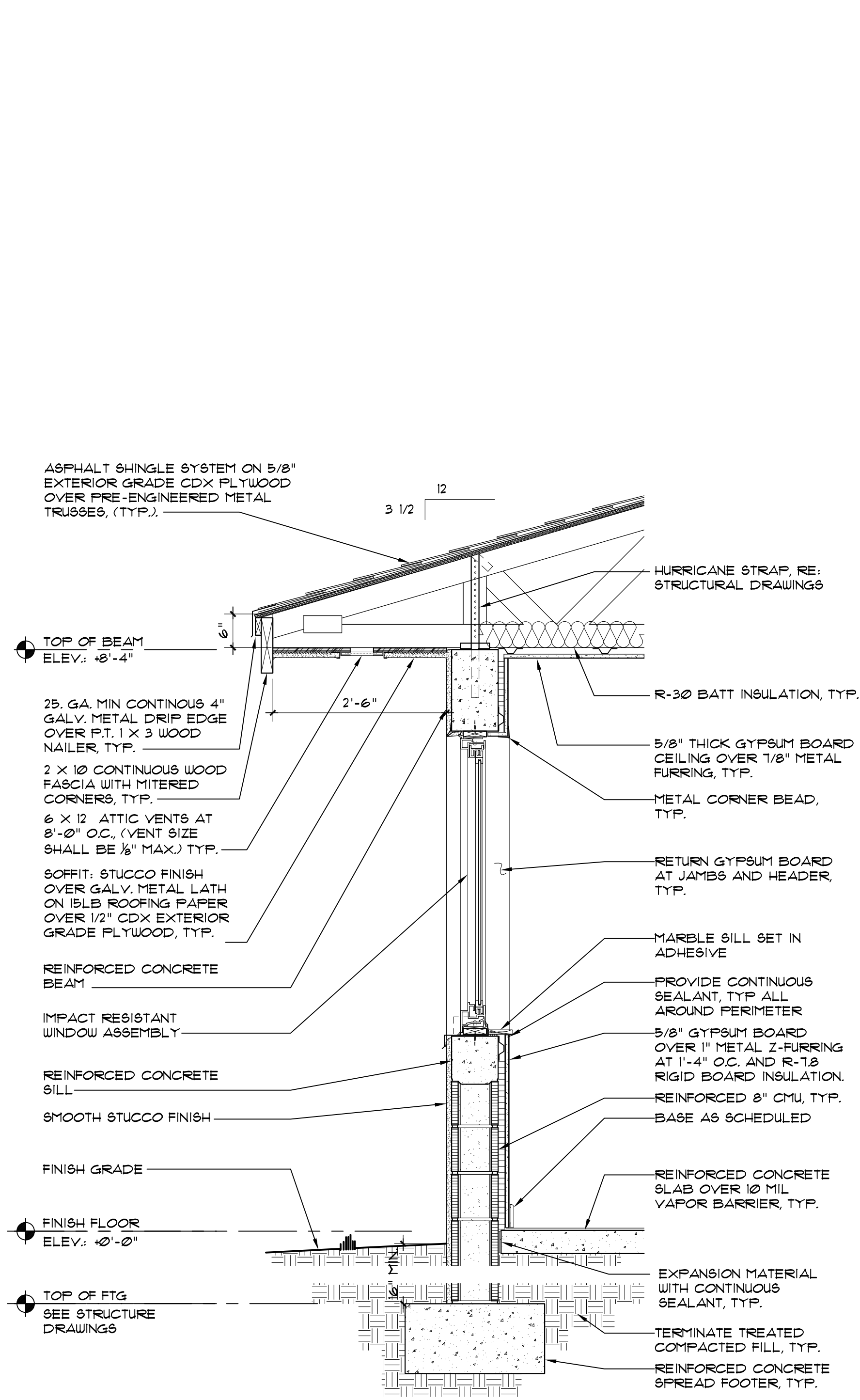
ANA ALLEGUEZ, RA
LICENSE NO. AR14190

DATE: SEPTEMBER 15, 2014

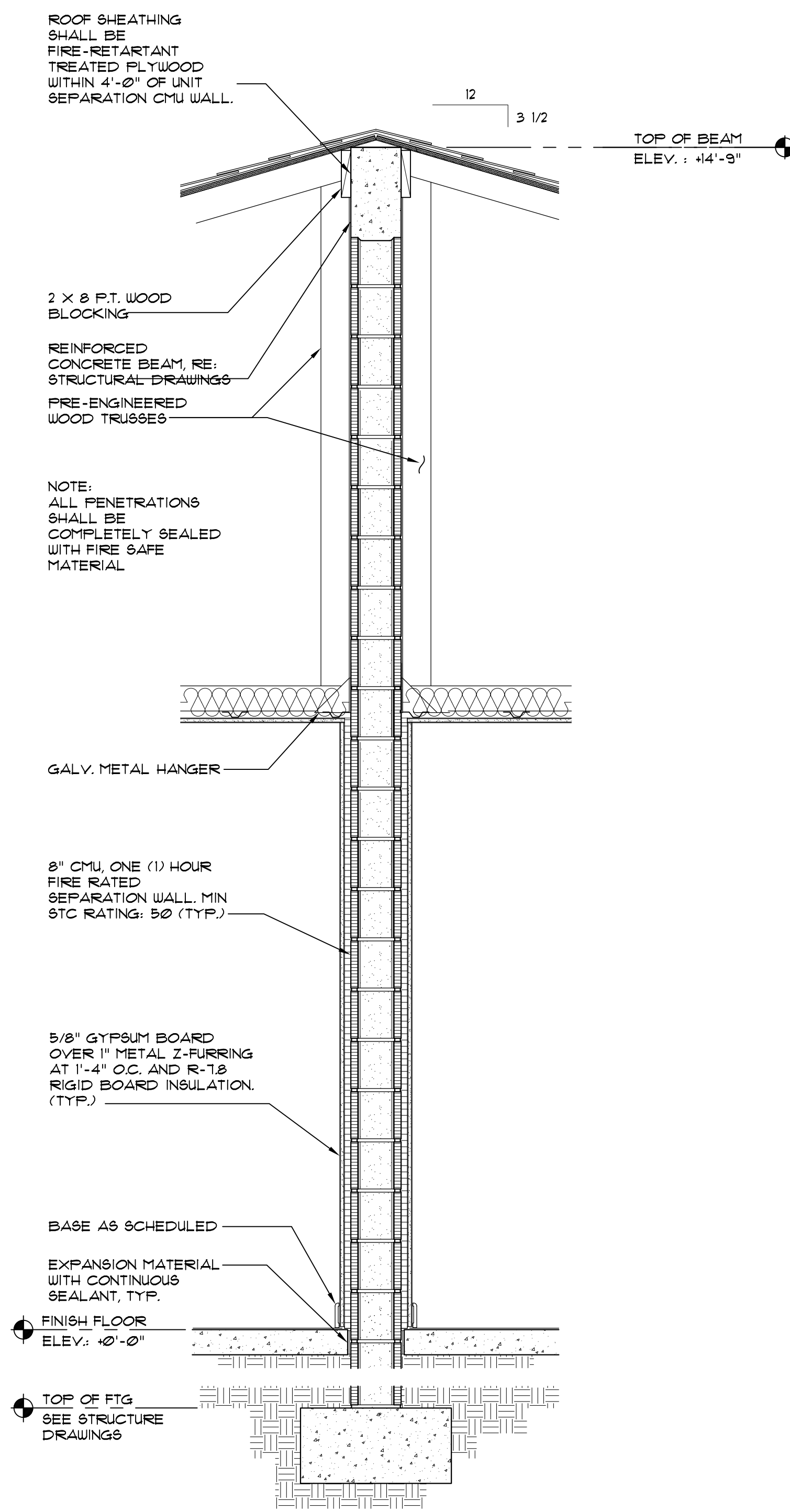
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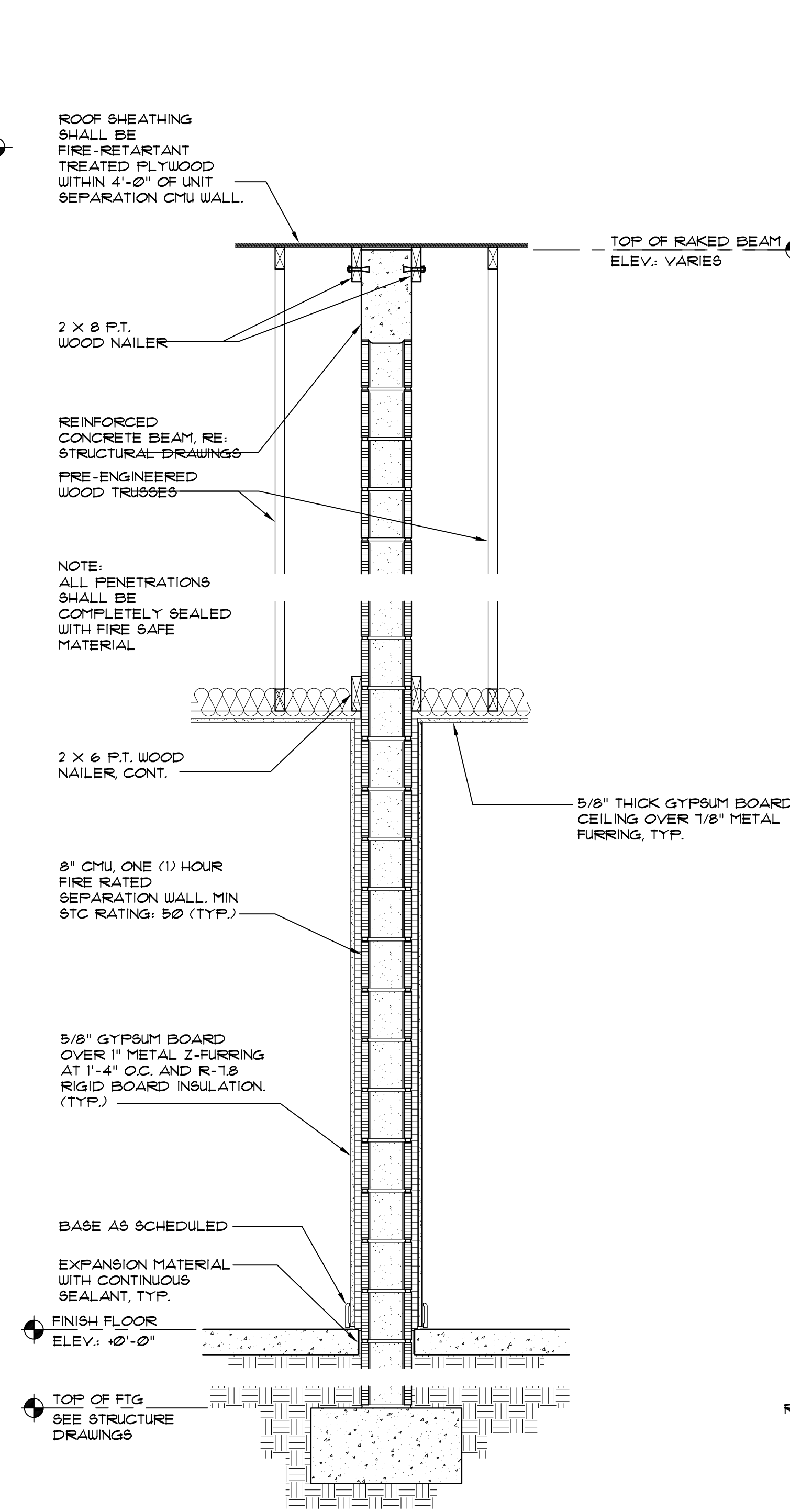
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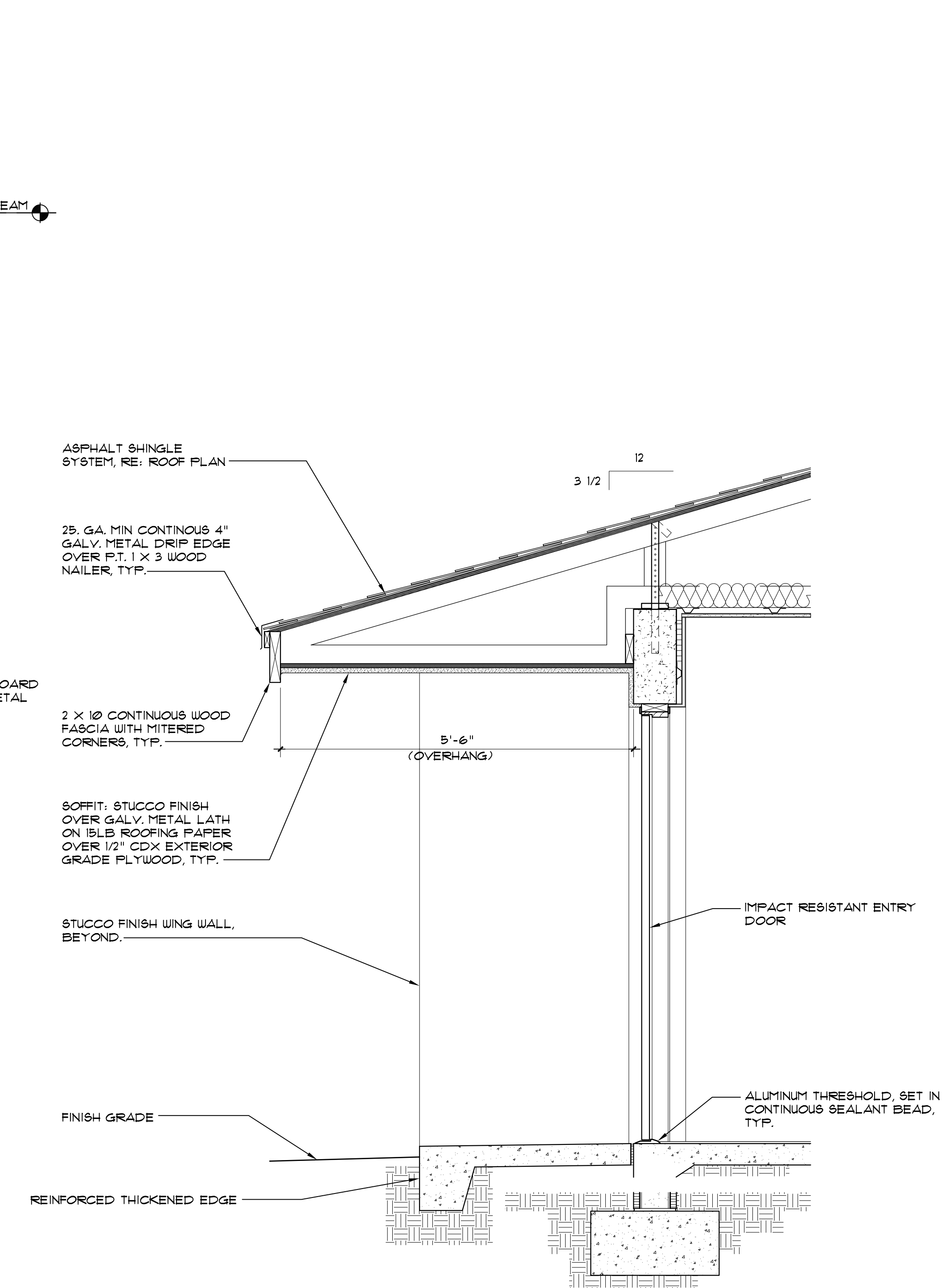
A WALL SECTION $3/4" = 1'-0"$
A - 6.0



B WALL SECTION $3/4" = 1'-0"$
A - 6.0
NOTES: 1. REFER SECTION A FOR TYPICAL WALL SECTION NOTES
2. ALL PENETRATIONS SHALL BE COMPLETELY SEALED WITH FIRE SAFE MATERIALS.



C WALL SECTION $3/4" = 1'-0"$
A - 6.0
NOTES: 1. REFER SECTION A FOR TYPICAL WALL SECTION NOTES
2. ALL PENETRATIONS SHALL BE COMPLETELY SEALED WITH FIRE SAFE MATERIALS. (TYP.)



D WALL SECTION $3/4" = 1'-0"$
A - 6.0 REFER SECTION A FOR TYPICAL WALL SECTION NOTES

BID SET
A-6.0

DOOR SCHEDULE											
UNIT	DOOR NO.	TYPE	DOOR OPENING SIZE			MATERIALS		FINISH		HDW.	REMARKS - FINISHES
			W.	H.	T.	DOOR	FRAME	DOOR	FINISH		
UNIT 1	101	A	3'-0"	6'-8"	1-3/4"	STEEL	WOOD-FRE HUNG	PAINT	PAINT	1	FL* 1136.2, PROVIDE WITH ADA THRESHOLD
	102	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	103	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	104	C	4'-0"	6'-8"	-	WOOD	-	PAINT	PAINT	-	
UNIT 2 (ADA COMP)	201	A	3'-0"	6'-8"	1-3/4"	STEEL	WOOD-FRE HUNG	PAINT	PAINT	1	FL* 1136.2, PROVIDE WITH ADA THRESHOLD
	202	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	203	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	204	C	4'-0"	6'-8"	-	WOOD	-	PAINT	PAINT	-	
UNIT 3	301	A	3'-0"	6'-8"	1-3/4"	STEEL	WOOD-FRE HUNG	PAINT	PAINT	1	FL* 1136.2, PROVIDE WITH ADA THRESHOLD
	302	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	303	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	304	C	4'-0"	6'-8"	-	WOOD	-	PAINT	PAINT	-	
UNIT 4	401	A	3'-0"	6'-8"	1-3/4"	STEEL	WOOD-FRE HUNG	PAINT	PAINT	1	FL* 1136.2, PROVIDE WITH ADA THRESHOLD
	402	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	403	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD-FRE HUNG	PAINT	PAINT	2	
	404	C	4'-0"	6'-8"	-	WOOD	-	PAINT	PAINT	-	

- DOOR NOTE(S):
- ALL DOORS SHALL BE INSTALLED WITH BACK OF DOOR FRAME, HINGE SIDE, AT 4" FROM NEAREST/ADJACENT PARTITION UNLESS OTHERWISE NOTED.
 - PROVIDE 1/2" MAX HEIGHT ALUMINUM THRESHOLD WITH 12 (MAX) CHAMFERED EDGES AT EXTERIOR DOORS.
 - PROVIDE PRE-FAB 1/2" MAX HT, MARBLE THRESHOLD WITH CHAMFERED EDGES AT BATHROOM DOORS.
 - INTERIOR DOORS SHALL BE SMOOTH FLUSH HARDWOOD COMPOSITE SOLID CORE PRE-HUNG (TYPE). FRAME SHALL BE WOOD, PAINT GRADE, CONSISTING OF 1 (X) MAIN FRAME; 3" "CLAM-SHELL" TYPE CASING ALL AROUND, BOTH SIDES AND INTEGRAL STOP. PROVIDE SHIM AS REQUIRED AND CONTINUOUS SEALANT BEAD BETWEEN ALL DISSIMILAR MATERIALS (BACK OF CASING TO GYPSUM BOARD). PROVIDE 2 (X) SUB-FRAME AT JAMBS & HEAD; PROVIDE (3) STD ANCHORS PER JAMB.
 - WOOD BI-FOLD DOORS SHALL BE PROVIDED WITH METAL TRACK AT HEAD.
 - ALL WOOD DOORS AND FRAMES SHALL RECEIVE ONE PRIMER COAT AND TWO COATS SATIN LATEX PAINT.
 - ALL EXTERIOR DOORS SHALL BE INSULATED (TYPE).
 - PROVIDE "PEEP" HOLE ON EXTERIOR ENTRY DOOR. PROVIDE A SECOND (TWO) PEEP HOLE AT UNIT WITH MOBILITY FEATURES (HC ACCESSIBLE) AT 3'-0" AFF. COMPLYING WITH FBCA-10.

DOOR FINISH HARDWARE SCHEDULE									
GROUP 1 (FRONT ENTRY DOORS):				GROUP 2 (BEDROOM/BATHROOM DOORS):					
QUAN.	DESCRIPTION	MODEL	FIN.	MFR.	QUAN.	DESCRIPTION	MODEL	FIN.	MFR.
1 EA.	KEYED ENTRY LOCKSET	FBI ELA	626	SCH	1 EA.	PRIVACY LOCKSET	FBI ELA	626	SCH
1 EA.	DEADBOLT	B&P	626	HAGER	3 EA.	HINGES	U811	630	HAGER
3 EA.	HINGES				1 EA.	WALL STOP	U811	U526D	IVES
1 SET	WEATHERSTRIPING (BY DOOR MFR)	T185	ALUM.	HAGER	1 EA.	MARBLE THRESHOLD (AT BATHROOM DOOR ONLY)			
1 EA.	DOOR BOTTOM SWEEP								
1 EA.	THRESHOLD	623A	UMAL	ZERO					
1 EA.	SPRING CHAIN (DOOR SWING STOP)								
1 EA.	PEEPHOLE								

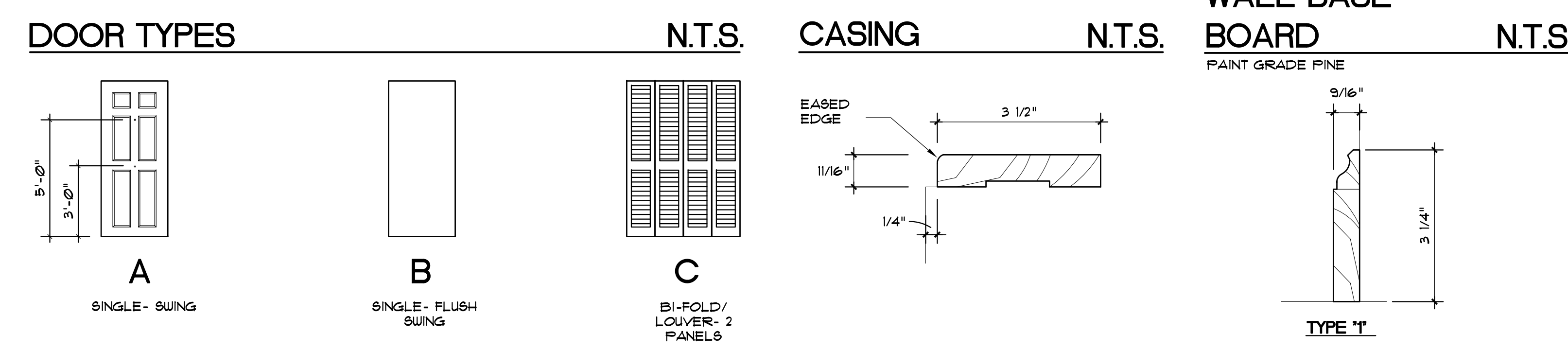
NOTES:

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

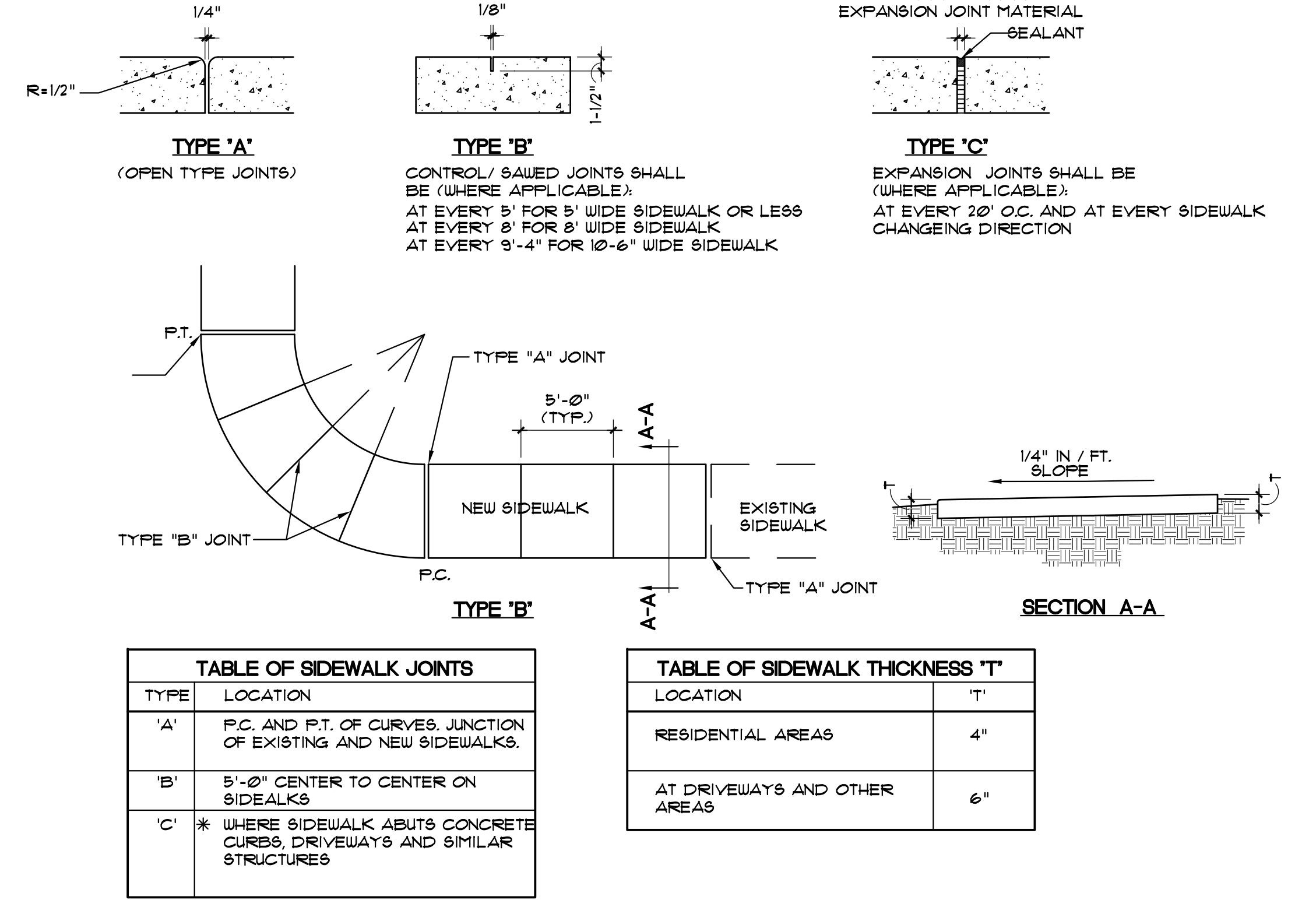
FINISH SCHEDULE											
UNIT	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS		
				NORTH	SOUTH	EAST	WEST				
UNIT 1	LIVING ROOM								NOTE: * MOISTURE RESISTANT GYPSUM BOARD □ REFER TO INTERIOR ELEVATIONS		
	DINING ROOM										
	BEDROOM										
	KITCHEN										
UNIT 2 (ADA COMP)	BATHROOM										
	LIVING ROOM										
	DINING ROOM										
	BEDROOM										
UNIT 3	KITCHEN										
	BATHROOM										
	LIVING ROOM										
	DINING ROOM										
UNIT 4	BEDROOM										
	KITCHEN										
	BATHROOM										
	LIVING ROOM										

- FINISH NOTE(S):
- ALL NEW GYPSUM BOARD SURFACES SHALL BE PROVIDED WITH TAPED AND COMPOUND LEVEL 4 (SMOOTH).
 - REFER TO INTERIOR ELEVATIONS FOR TILE INSTALLATION HEIGHTS.
 - PROVIDE FIRE STOP AT ALL CAVITY WALLS/PARTITION A 8'-0" MAX.

FINISH MATERIALS	
FLOORING: VINYL COMPOSITION TILE: MANUFACTURER / TYPE: ARMSTRONG EXCELON (OR APPROVED EQUIVALENT) COLOR / PATTERN: TO BE SELECTED BY ARCHITECT PORCELAIN FLOOR TILE: MANUFACTURER: DALTILE (OR APPROVED EQUIVALENT) MODEL: KEYSTONE 3x6 (GROUP 1) OR 2 AT SHOWERS COLOR: TO BE SELECTED BY ARCHITECT MODEL: PORCELINO 8x8 AT BATHROOMS COLOR: TO BE SELECTED BY ARCHITECT NOTE: CENTER TILE IN ROOM, ADJUST AS NECESSARY TO AVOID LESS THAN HALF A TILE AT PERIMETER.	WALL FINISH (PAINT): MANUFACTURER: SHERWIN WILLIAMS PAINTS (OR APPROVED EQUIVALENT) INTERIOR (GYPSUM BOARD SURFACES - WALLS AND CEILING): ALL GYPSUM BOARD SURFACES SHALL RECEIVE ONE COAT OF PRIMAIR 200 ZERO VOC INTERIOR LATEX PRIMER WHITE AND TWO (2) COATS OF LATEX BASED SEMI-GLOSS PRIMAIR 2000 ZERO VOC. CONTRACTOR SHALL PROVIDE 4" X 4" PAINT SAMPLES OF EACH COLOR FOR APPROVAL. COLOR: ONE COLOR - TO BE SELECTED EXTERIOR (CEMENT / PLASTER SURFACES): MANUFACTURER: WILSONART OR APPROVED EQUIVALENT RECEIVE ONE COAT HOT STUCCO SEALER AND TWO (2) COATS OF SUPERPAINT ACRYLIC LATEX SATIN PAINT FINISH. COLOR: TO BE SELECTED BY ARCHITECT
WALL TILE (WAINSCOT AND SHOWER WALLS): MANUFACTURER: TITEL DALLER BETHLEHEM (OR APPROVED EQUIVALENT) WALL TILE: 4" X 4" X 1/4" (NOMINAL) WAINSCOT BULL NOSE: 2" X 6" (NOM) NOTE: PROVIDE COVE EDGE TILES AT ALL TILE EXPOSED EDGES.	COUNTERTOP AND BACKSPASH (PLASTIC LAMINATE): MANUFACTURER: WILSONART OR APPROVED EQUIVALENT COLOR: TO BE SELECTED BY ARCHITECT SUBMIT SAMPLES FOR APPROVAL BY ARCHITECT
TILE GROUT: MANUFACTURER: COVE OR APPROVED EQUIVALENT GROUT COLOR: TO BE SELECTED BY ARCHITECT NOTE: ALL GROUT JOINTS SHALL BE 1/8" - OR MINIMUM RECOMMENDED BY TILE MANUFACTURER.	
TRIM: WALL WOOD BASE: PAINT GRADE FINE, 4" X 1/2" (NOMINAL) REFER TO DETAIL DOOR WOOD CASING / TRIM: PAINT GRADE FINE, 3-1/2" X 3/4" (NOMINAL) REFER TO DETAIL.	

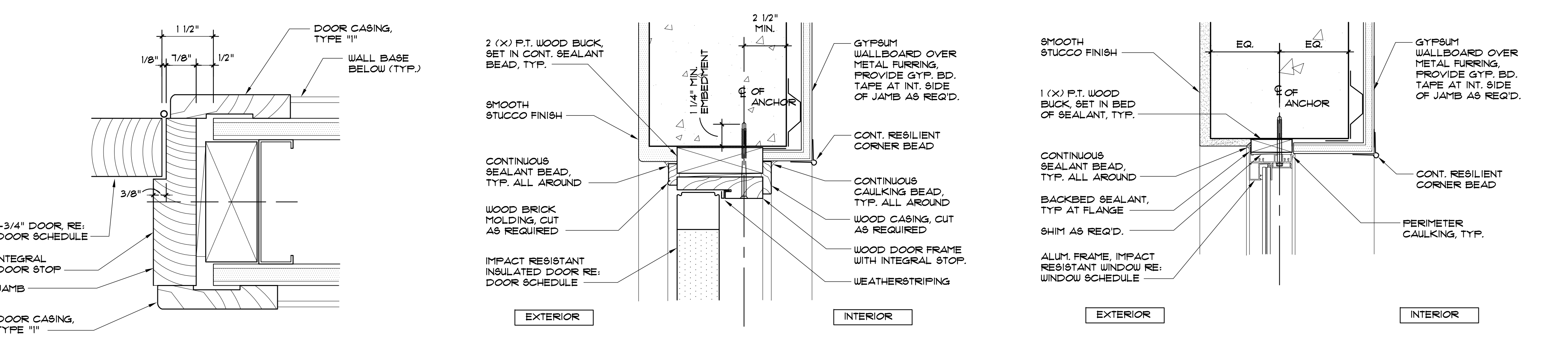


INTERIOR FINISHES & INSULATION CLASSIFICATIONS
 INTERIOR WALL AND CEILING FINISH SHALL BE CLASS 2
 INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

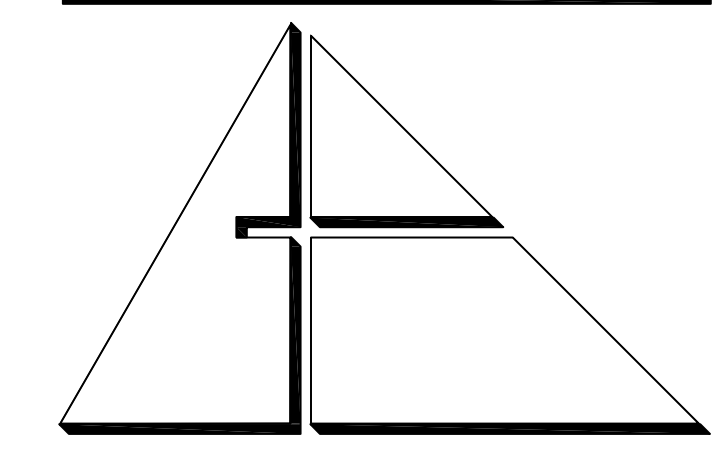


BURGLARY SECURITY + FORCED ENTRY

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



CONCRETE SIDEWALK NTS
 TYPICAL INTERIOR DOOR HEAD + JAMB DETAIL 6"
 TYPICAL EXTERIOR DOOR HEAD DETAIL 3"=1'-0" JAMB SIMILAR
 TYPICAL WINDOW HEAD DETAIL 3"=1'-0" JAMB SIMILAR



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 CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 14950 NE 11TH AVENUE

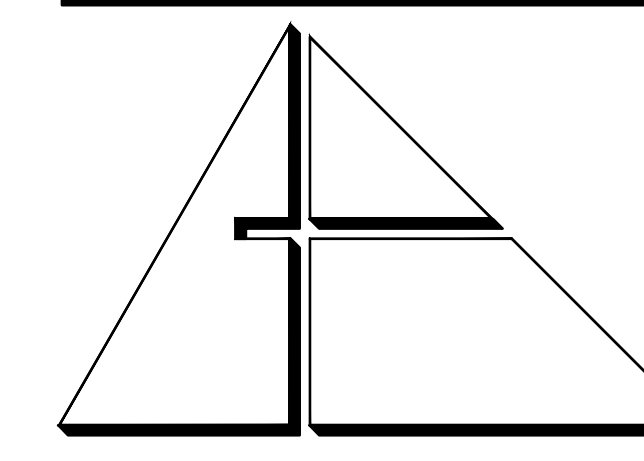
MIAMI, FL
 DRAWING TITLE:

SCHEDULES AND DETAILS

DATE: SEPTEMBER 15, 2014
 REVISED:
 CAD DRAWING NAME:
 SHEET NO.

STATE OF FLORIDA
 ARCHITECT
 ANA ALLEGUEZ, RA
 LICENSE NO. AR14190

A-7.0



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Cortek Project No. **2867**

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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

PLUMBING NOTES
SPECS., LEGEND,
& SCHEDULES

SCALE

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

DATE:

SEPTEMBER 15, 2014

REVISED:

12-13-13 BLDG. DEPT. COMMENTS

04-23-14 BLDG. DEPT. COMMENTS

CAD DRAWING NAME:

SHEET NO.

BID SET

P-1

PLUMBING GENERAL NOTES

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

2. 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.

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

4. ALL PIPING SHALL BE INSTALLED RECESSED IN CHASES, FURRING OR PARTITIONS.

5. 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.

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

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

8. COORDINATE ALL WORK WITH OTHER TRADES.

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

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

11. 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.

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

13. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH-IN'S WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.

14. 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.

15. 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.

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

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

18. 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.

19. 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.

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

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

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

23. 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"

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, SUBMIT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM/HER OF THE OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGNER ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND VERIFY, WHERE POSSIBLE, THE LOCATION OF THE EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS; HOWEVER MINOR DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. NO ADVANTAGE IS TO BE TAKEN BY THE PLUMBING CONTRACTOR BECAUSE THESE MINOR DIFFERENCES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING HIS/HER DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING PIPES USED FOR FUTURE CONNECTIONS.

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.

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 SPIGOT PIPE AND FITTINGS, ASTM A74 - LATEST EDITION, NO HUB CAST IRON PIPE AND FITTINGS, OSPF, 301-LATEST EDITION, PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE, OD DWV COPPER PIPE WITH CAST BRASS OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B306-79, (ABOVE GROUND), VENTING AS HEREIN BEFORE SPECIFIED OR GALVANIZED THREADED STEEL WITH MALLEABLE IRON FITTINGS.

B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B88-78.

C. CONDENSATE PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.
ALTERNATE:
A. SANITARY SOIL/ STORM DRAINAGE BELOW GROUND: SCHEDULE 40 SOLID PLASTIC PVC PIPE, ASTM D1785.

3. JOINTS AND METHODS OF CONNECTION:
A. CAST IRON BELL AND SPIGOT PIPE: COMPRESSION GASKET, INSTALL PER MANUFACTURER'S RECOMMENDATION. GASKET AND PIPE BY SAME MANUFACTURER.
B. CAST IRON NO-HUB PIPE: MAKE JOINTS WITH NEOPRENE RUBBER SLEEVE AND STAINLESS STEEL RING CLAMP PER MANUFACTURER'S RECOMMENDATIONS. GASKET AND PIPE BY SAME MANUFACTURER.

C. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
D. TYPE 'L' COPPER TUBE: JOIN WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
E. STEEL PIPE:

a. THREADED JOINTS: AFTER CUTTING AND BEFORE THREADING, REAM ALL PIPE AND REMOVE BURRS. MAKE JOINTS WITH JOINT COMPOUND APPLIED TO MALE THREADS ONLY.
b. FLANGED JOINTS: STANDARD WEIGHT, 150 P.S.I. STEEL, WITH APPROVED RED RUBBER GASKET OR NEOPRENE RUBBER GASKET, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. SCHEDULE 40 PVC MOLDED PREFORMED FITTINGS, PVC-DWV, SOCKET SOLVENT CEMENT, ASTM D-2467

4. UNIONS AND FLANGES:
A. COPPER PIPE: BRONZE UNIONS FOR 2 INCHES AND SMALLER, FOR 2-1/2 INCHES AND LARGER USE BRONZE FLANGED CONNECTIONS 150 POUND CLASS.
B. DIELECTRIC UNIONS OR FLANGES: UNIONS SHALL MEET DIMENSIONAL REQUIREMENTS AND TENSILE STRENGTH OF PIPE UNIONS IN ACCORDANCE WITH FED. SPEC. WW-U-531E UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPARATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO DIELECTRIC PIPE FITTINGS OR EQUIVALENT.

5. ESCUTCHEONS:
CHROME PLATED OR STAINLESS STEEL WITH SET SCREWS FOR HOLDING SECURELY IN PLACE. USE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, FLOORS AND CEILING OF FINISHED AREAS.

6. PIPE INSULATION:
A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
B. ALL HOT WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
C. ALL PLUMBING PIPES AT THE STAGE AND SEATING AREAS SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

PLUMBING LEGEND

---	SAN	SANITARY DRAIN
---	V	SANITARY VENT LINE
---SD	SD	STORM DRAIN
---CD	CD	CONDENSATE DRAIN LINE
---P&T	PTR	PRESSURE AND TEMPERATURE RELIEF LINE
---	G	GAS LINE
---	CW	COLD WATER LINE
---ICW	ICW	IRRIGATION COLD WATER LINE
---	HW	HOT WATER LINE
---	HWR	HOT WATER RECIRCULATING LINE
●	BV	FULL PORT-BONZE/BRASS TEFLON SEATED BALL VALVE
∇	CV	CHECK VALVE
∩	BV	BALANCING VALVE
∩	VV	VALVE IN RISER
∩	HB	HOSE BIBB W/ VACUUM BREAKER
∩	AC	AIR CHAMBER
∩	SA	SHOCK ARRESTOR (P.D.I. SIZE 'A' TYPICAL UNLESS NOTED OTHERWISE.)
∩	CO	CLEAN-OUT PLUG
∩	WCO	WALL CLEAN-OUT
∩	ONTE	CONNECT TO EXISTING
∩	FD	FLOOR DRAIN
∩	RD	ROOF DRAIN
∩	ORD	EMERGENCY OVERFLOW ROOF DRAIN
∩	VTR	VENT THRU ROOF ACCESS PANEL
∩	AF	FUEL OIL SUPPLY
∩	FOR	FUEL OIL RETURN
∩	FOV	FUEL OIL VENT
∩	CO	CLEAN OUT
∩	WCO	WALL CLEAN OUT
∩	FCO	FLOOR CLEAN OUT
∩	CTC	CLEAN OUT TO GRADE
∩	FDC	FIRE DEPT. COWN (SIAMSE)
∩	FH	FIRE HYDRANT
∩	FHC	FIRE HOSE CABINET
∩	FEC	FIRE VALVE CABINET W/ HFV
∩	FE	FIRE EXTINGUISHER CAB. W/ FE
∩	FE	FIRE EXTINGUISHER
∩	FCE	FIRE EXT./CARBON DIOXIDE WATER HEATER
∩	UG	UNDER GROUND
∩	DIP	DUCTILE IRON PIPE
∩	CMP	CORRUGATED METAL PIPE
∩	CI	CAST IRON PIPE
∩	TP	TRAP PRIMER (RESEALER)
∩	A/C	AIR CONDITIONER THERMOMETER
∩	TH	FIRE HOSE VALVE
∩	FHV	AIR HANDLING UNIT
∩	AHU	CEILING
∩	CLG	UNDERGROUND
∩	UG	RAIN WATER LEADER
∩	RWL	

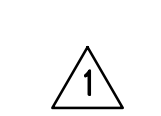
PLUMBING FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	MANUFACTURER/MODEL	TRIM
P-1	WATER CLOSET	4"	1/2"	---	AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT HEIGHT #2835.128.020 VITREOUS CHINA, LOW CONSUMPTION, 1.28 GPF, ELONGATED SIPHON JET FLUSH ACTION 16-1/2" RIM HEIGHT.	CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOCO B2025T.001 HEAVY DUTY TOILET SEAT, FOR ELONGATED BOWL OPEN FRONT SEAT. SUPPLY: MCGUIRE BV172 TOILET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRAIDED RISER, FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.
P-1H	WATER CLOSET (HANDICAP)	4"	1/2"	---	AMERICAN STANDARD "CADET" 3 FLOWISE RIGHT HEIGHT #2835.128.020 VITREOUS CHINA, LOW CONSUMPTION, 1.28 GPF, ELONGATED SIPHON JET FLUSH ACTION 16-1/2" RIM HEIGHT.	CLOSE-COUPLED TANK, CHROME FINISH TRIP LEVER CENTOCO B2025T.001 HEAVY DUTY TOILET SEAT, FOR ELONGATED BOWL OPEN FRONT SEAT. SUPPLY: MCGUIRE BV172 TOILET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND STAINLESS STEEL BRAIDED RISER, FLOOR FLANGE WITH ALL BRASS BOLTS AND WITH RUBBER GASKET.
P-2	LAWATORY	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 8115F, 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 #8872C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLEAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # BV170 FAUCET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER.
P-2H	LAWATORY-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 8115F, 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 #8872C POLISHED CHROME FINISHED BRASS P-TRAP WITH CLEAN OUT PLUG AND ESCUTCHEON. SUPPLY: MCGUIRE # BV170 FAUCET SUPPLY, CHROME FINISH POLISHED BRASS WITH ESCUTCHEON AND FLEXIBLE COPPER RISER, INSULATION: TPW2000WC PROWRAP VANDAL RESISTANT SANITARY COVERING, FLEXIBLE SEAMLESS MOLDED CLOSED-CELL PVC RESIN, FORMULATED WITH ANTI-MICROBIAL ADDITIVE. (ADA ONLY)
P-3	SHOWER	2"	1/2"	1/2"		FAUCET: AMERICAN STANDARD #1385.501/R1205S, PRESSURE BALANCING MIXING VALVE, BRASS BODY, WASHERSLESS CERAMIC DRIP-FREE DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT STOP, SCREW DRIVERS STOPS, METAL WALL ESCUTCHEON, METAL LEVER HANDLE, AMERICAN STANDARD 1662.604 WATER-SAVING SPRAY HAND SHOWER 1.5 GPM CHROME PLATED HAND SHOWER WITH FLEXIBLE METAL HOSE, 1660.400 IN-LINE VACUUM BREAKER, WALL SUPPLY, AND 36" SLIDE BAR. DRAIN: WATTS#FD-100-A-2" FLOOR DRAIN OUTLET.
P-3H	SHOWER (HANDICAP)	2"	1/2"	1/2"		FAUCET: AMERICAN STANDARD #1385.500/R1205S, PRESSURE BALANCING MIXING VALVE, BRASS BODY, WASHERSLESS CERAMIC DRIP-FREE DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT STOP, SCREW DRIVERS STOPS, METAL WALL ESCUTCHEON, METAL LEVER HANDLE, AMERICAN STANDARD 1662.604 WATER-SAVING SPRAY HAND SHOWER 1.5 GPM CHROME PLATED HAND SHOWER WITH FLEXIBLE METAL HOSE, 1660.400 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 PSR01918 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#BV170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP.
P-4H	SINK-ADA (SINGLE COMP.)	1 1/2"	1/2"	1/2"	ELKAY MODEL PSR00191955L SELF-RIMMING SINK NICKEL BEARING STAINLESS STEEL, GAUGE 20, 3 HOLES FAUCET, 19 1/2" X 19" X 5 1/2" OVERALL SIZE, SATIN FINISH, FULLY UNDERCOATED, 3 1/2" DRAIN OPENING.	FAUCET: ELKAY LK1000CR, SINGLE LEVER FAUCET, 3 HOLES REQUIRED, CERAMIC DISC CARTRIDGE, OVERALL HEIGHT 7 1/2", SPOUT REACH 8" DRAIN: ELKAY #LK-35 BASKET STRAINER, CHROME PLATED CAST BRASS WITH TAILPIECE, MCGUIRE# #8912 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. MCGUIRE#BV170 FAUCET SUPPLIES, CHROME FINISH, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOP. INSULATION: TPW2000WC PROWRAP VANDA RESISTANT SANITARY COVERING, FLEXIBLE SEAMLESS MOLDED CLOSED-CELL PVC RESIN, FORMULATED WITH ANTI-MICROBIAL ADDITIVE.
P-5	CLOTHES WASHER	3"	1/2"	1/2"		ACORN HOSE VALVE#8131-OR 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
HB/VB	HOSE BIBB	1/2"	---	---		WOODFORD ANTI-SIPHON WALL FAUCET MODEL 24PC POLISHED CHROME

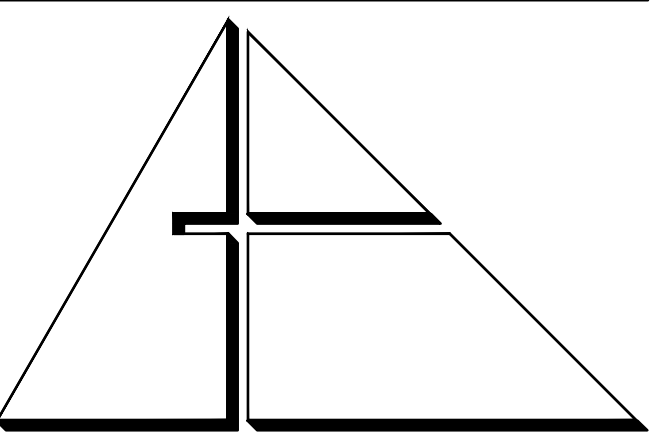


WATER HEATER SCHEDULE

MARK	CAP. GAL.	HEATING SOURCE	ELEMENTS	KW. OR BTHU	VOLTAGE	EF	REMARKS
EW-1	20	ELECTRICAL	SINGLE	2.5 KW	120 V, 1PH, 60HZ	0.95	LOCHINVAR MODEL JRC020FS



BID SET



ALLEGUEZ ARCHITECTURE, INC.
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Certificate of Authorization #3144
www.gartek-engineering.com

Gartek Project No. 2867

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STRUCTURAL ENGINEER:

BLISS & NYITRAY, INC.
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CORAL GABLES, FLORIDA 33134
TEL: (305) 442-7096 FAX: (305) 442-7092

PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

PLUMBING
FLOOR PLAN & FIRE
PROTECTION

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

8-18-14 BDC-FIRE PROTECTION REQUIREMENT

CAD DRAWING NAME:

SHEET NO.

GENERAL FIRE PROTECTION NOTES

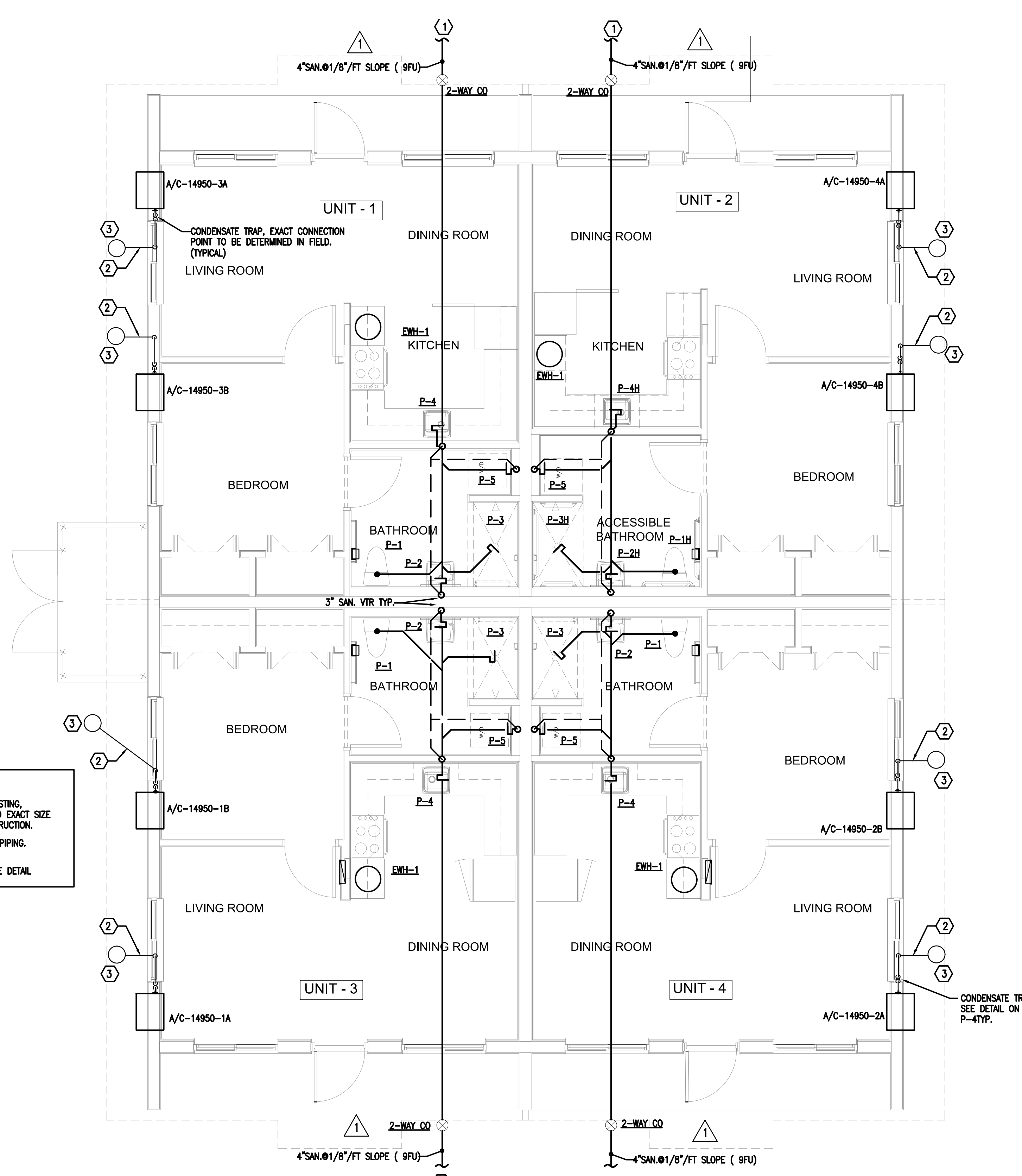
1. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
2. AUTOMATIC SPRINKLER HEADS SHALL BE PROVIDED WHERE NOTED ON THE DRAWINGS.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING CONDITIONS AND OTHER TRADES PRIOR TO FABRICATION AND INSTALLATION OF PIPING AND EQUIPMENT.
4. BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
5. ALL ARMORS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
6. HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 REQUIREMENTS.
7. ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL (WHERE APPLICABLE).
8. ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 130 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH FLORIDA BUILDING CODE, AND BUILDING STANDARD REQUIREMENTS.
9. ALL FIRE PROTECTION EQUIPMENT, PIPING AND DEVICES SHALL BE U.L. LISTED AND/OR FACTORY MUTUAL (F.M.) APPROVED AND OF DOMESTIC MANUFACTURE.
10. DESIGN CRITERIA:
REFER TO FIRE CONTRACTOR SHOP DRAWING.
SPRINKLERS, MAX. COVERAGE PER SPRINKLER AS PER NFPA 130.
11. COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

FIRE PROTECTION LEGEND

SYMBOL	ABBREV.	DESCRIPTION
—		FIRE MAIN
●		CONCEALED PENDENT SPRINKLER HEAD
○		UPRIGHT SPRINKLER HEAD
◐		SIDEWALL SPRINKLER HEAD
◑		CHECK VALVE
○		GAUGE

PLUMBING DEMOLITION FLOOR PLAN 3/32" = 1'-0"

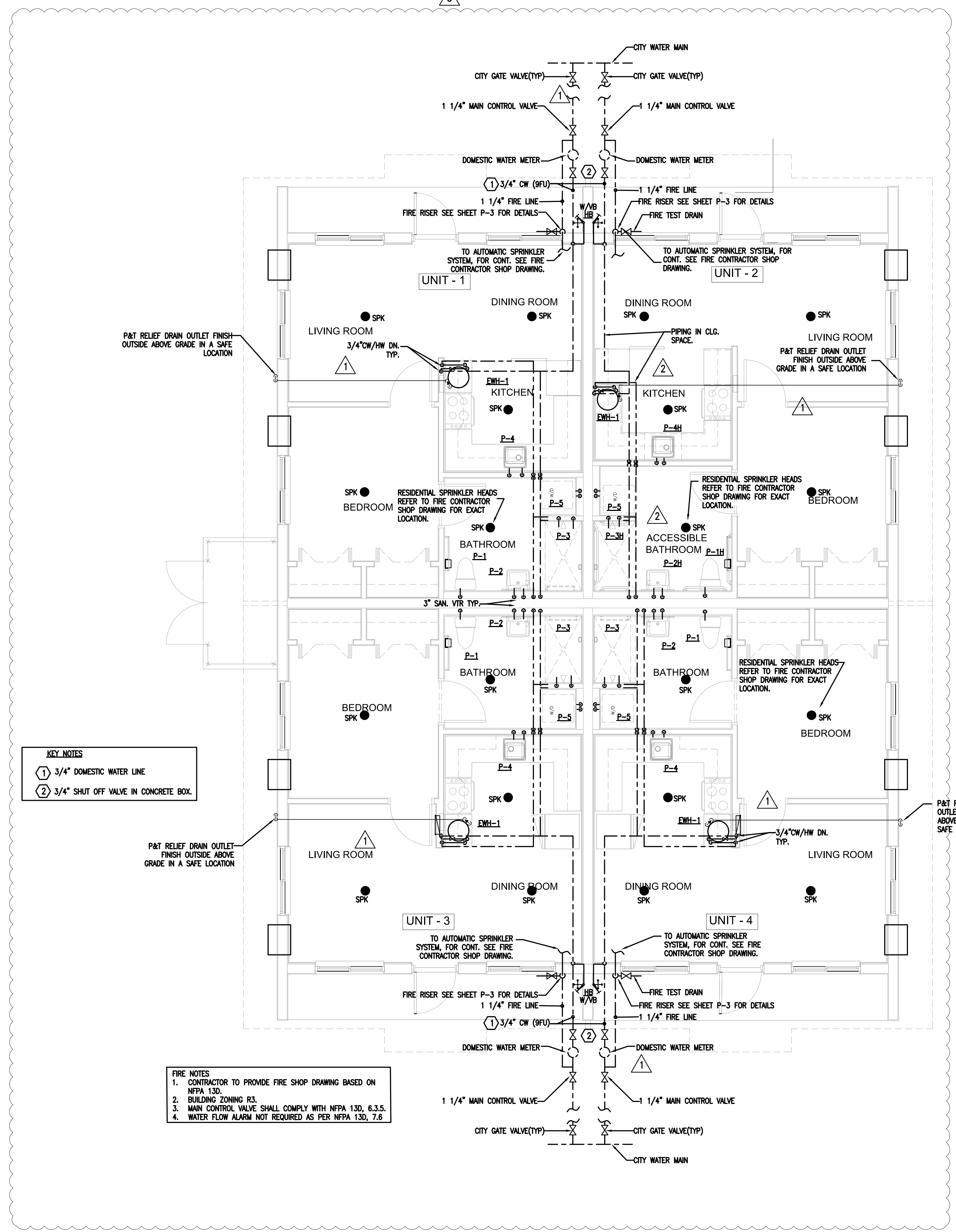
1301 NE 111 ST



- KEY NOTES**
1. 4" SAN. (9FU) CONNECT TO EXISTING. CONTRACTOR TO VERIFY IN FIELD EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 2. 2" UNDERGROUND CONDENSATE PIPING.
 3. DRYWELL 12" X 24" DEPTH. SEE DETAIL ON P-4

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

1301 NE 111 ST



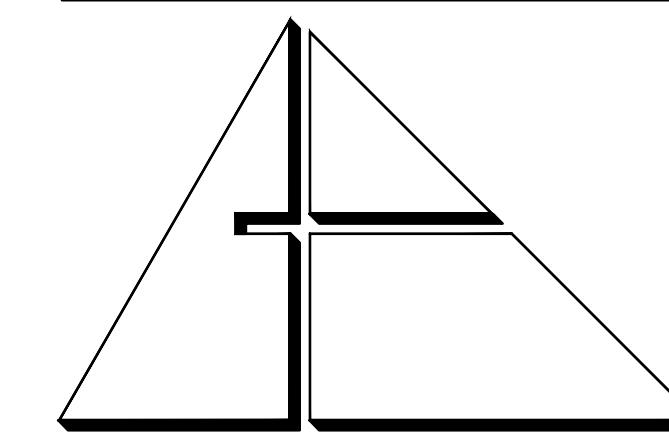
- KEY NOTES**
1. 3/4" DOMESTIC WATER LINE
 2. 3/4" SHUT OFF VALVE IN CONCRETE BOX.

- FIRE NOTES**
1. CONTRACTOR TO PROVIDE FIRE SHOP DRAWING BASED ON NFPA 130.
 2. BUILDING ZONING R3.
 3. MAIN CONTROL VALVE SHALL COMPLY WITH NFPA 130, 6.3.5.
 4. WATER FLOW ALARM NOT REQUIRED AS PER NFPA 130, 7.8.

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

1301 NE 111 ST

P-2



**ALLEGUEZ
ARCHITECTURE, INC.**
ARCHITECTURE
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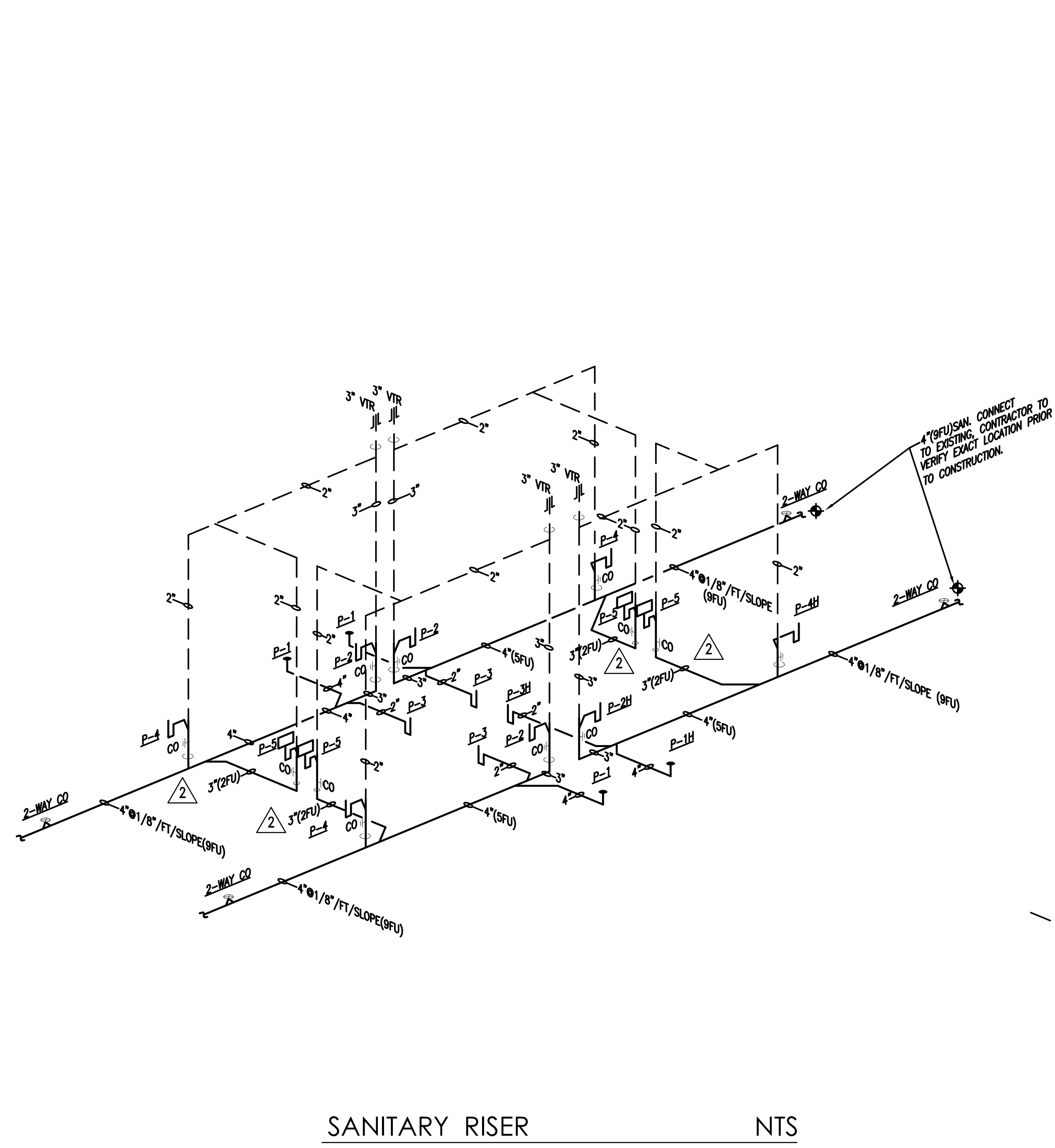
Certificate of Authorization #3144
www.cartek-engineering.com

Cartek Project No. 2867

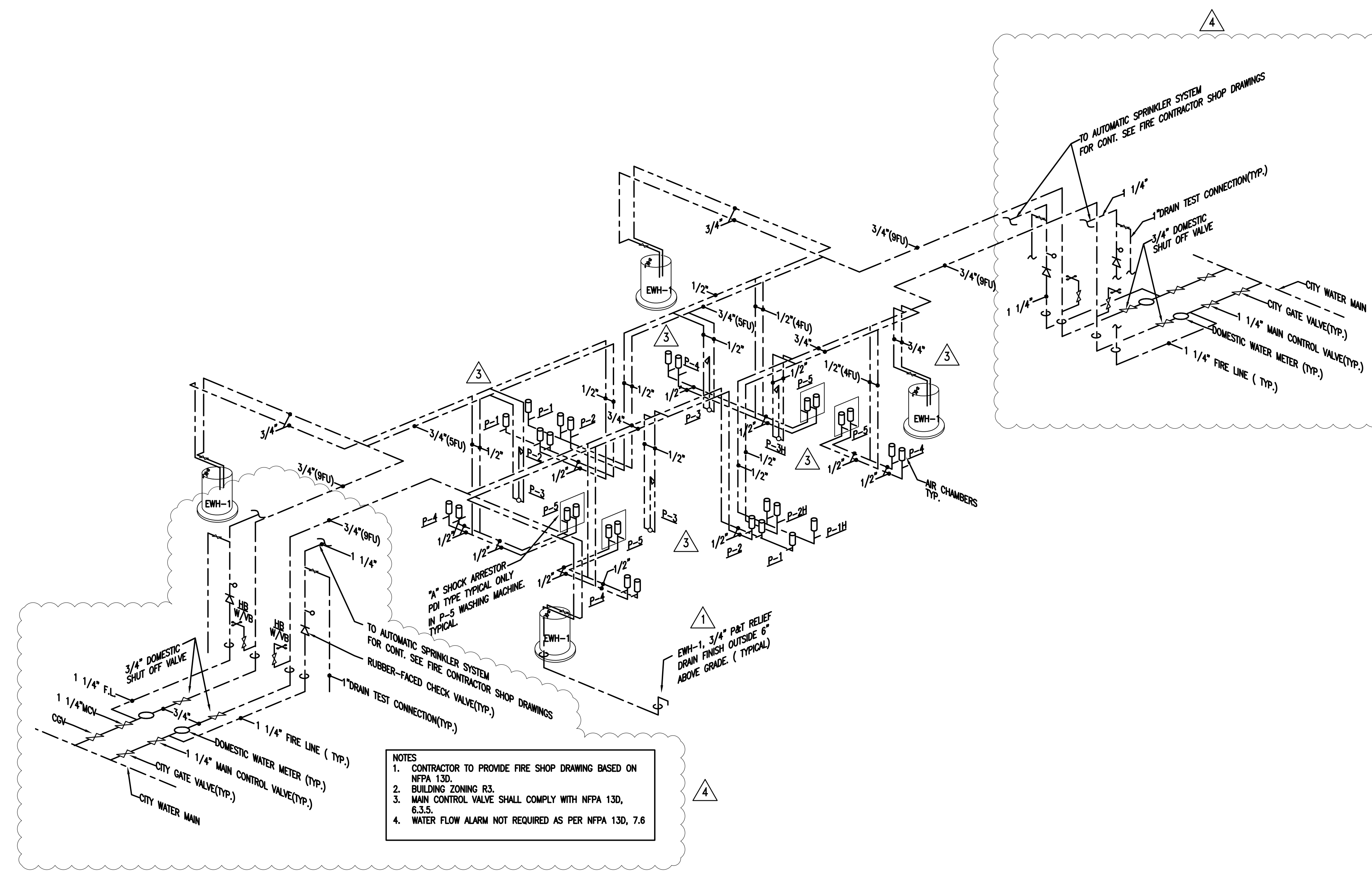
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SANITARY RISER NTS



WATER RISER NTS

PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

PLUMBING
RISERS & FIRE
PROTECTION

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

REVISION:

1 10-20-13 BLDG. DEPT. COMMENTS

2 04-23-14 BLDG. DEPT. COMMENTS

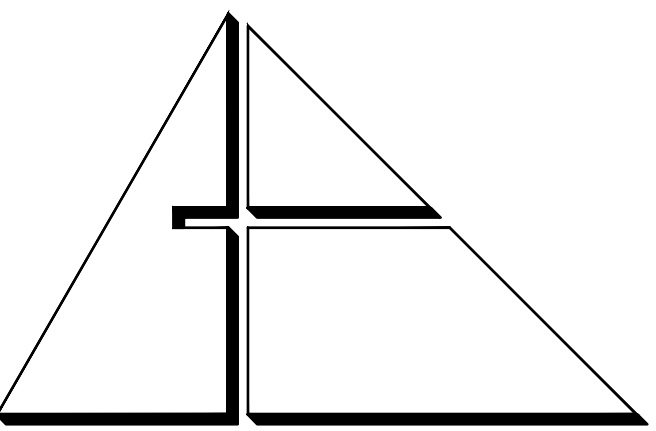
3 7-8-14 BDC

4 8-18-14 BDC-FIRE PROTECTION REQUIREMENT

CAD DRAWING NAME: REQUIREMENT

SHEET NO.

BID SET



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN CONSTRUCTION MANAGEMENT

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CONSULTANTS: MECHANICAL, ELECTRICAL, PLUMBING ENGINEER: GARTK ENGINEERING CORP.

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STRUCTURAL ENGINEER: BLISS & NYITRAY, INC. 800 DOUGLAS ROAD, SUITE 300 CORAL GABLES, FLORIDA 33134 TEL: (305) 442-7096 FAX: (305) 442-7092

PROJECT: CITY OF MIAMI LIFE QUEST RENOVATIONS 14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE: PLUMBING DETAILS

SEAL

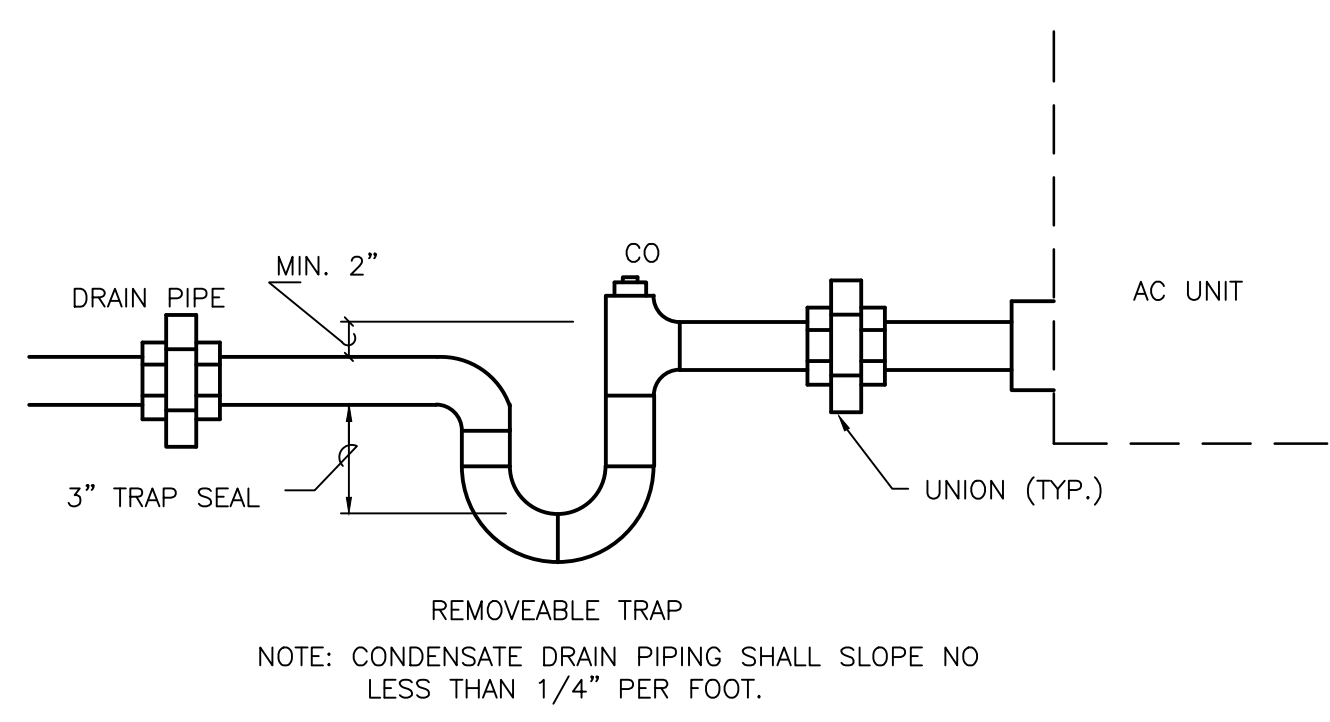
ROBERT BETANCOURT P.E. (MECHANICAL) LICENSE NO. 34788

DATE: SEPTEMBER 15, 2014

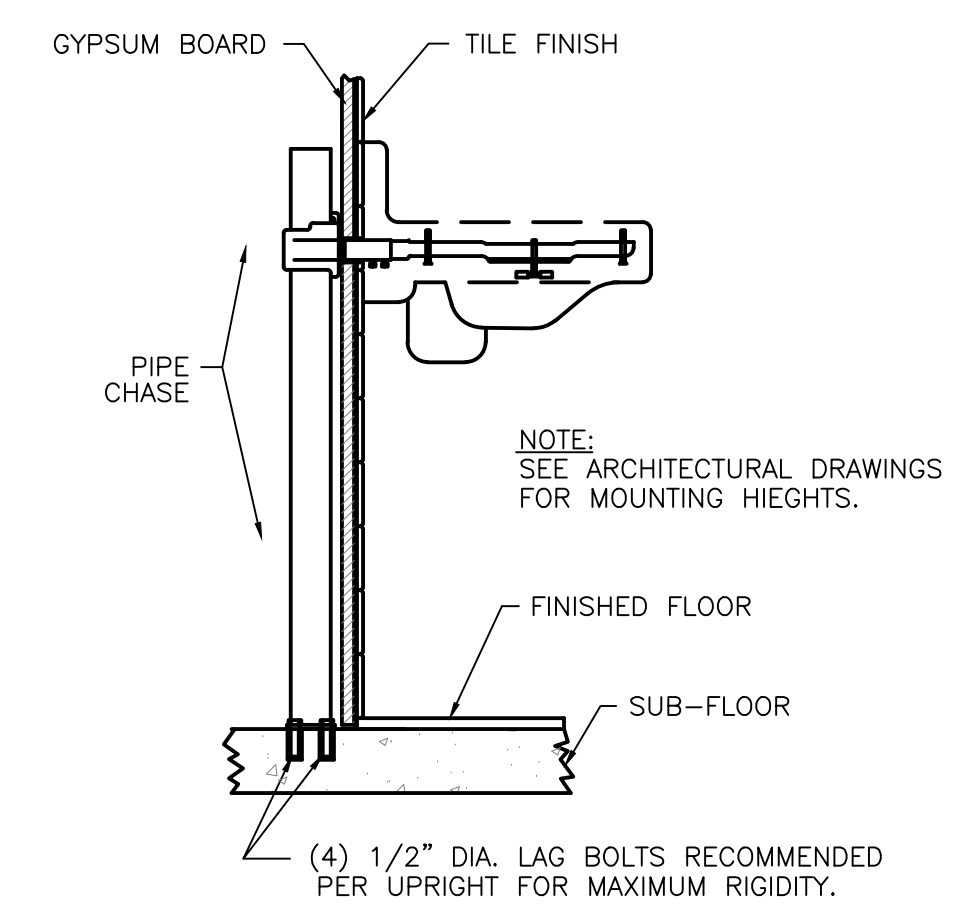
REVISION: 10-20-13 BLDG. DEPT. COMMENTS

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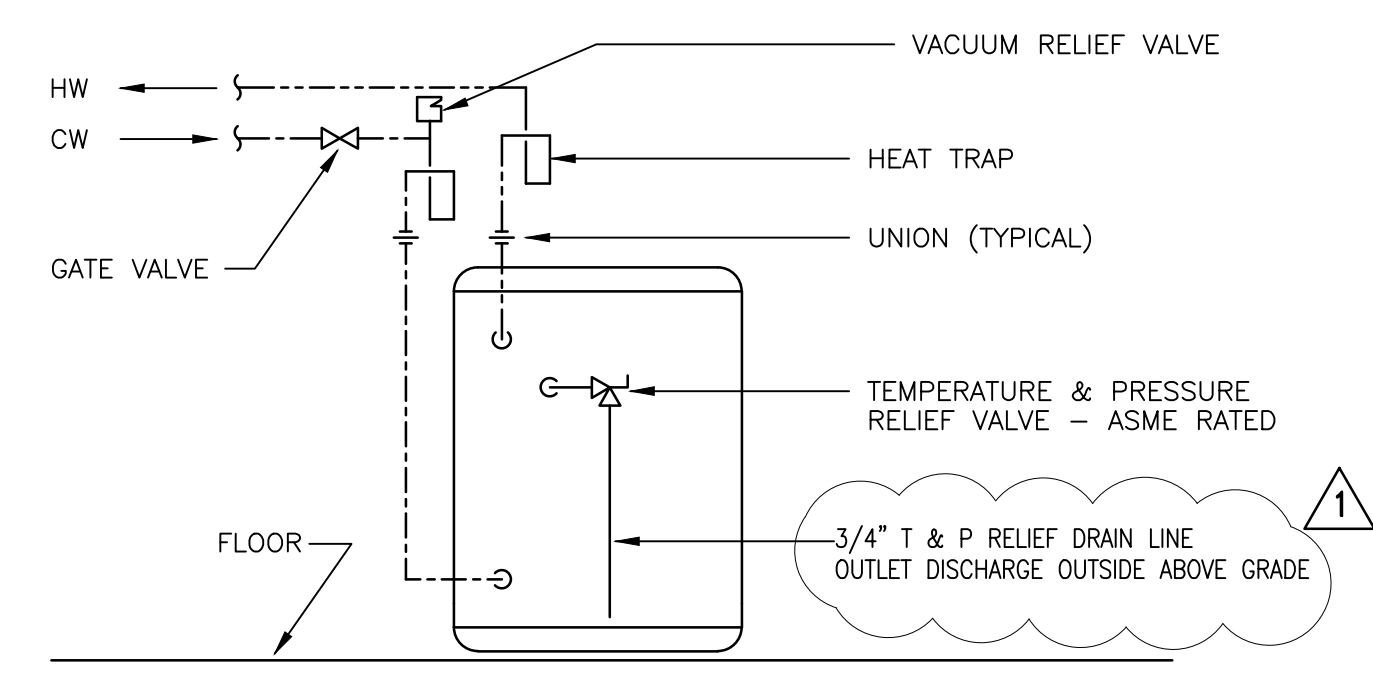
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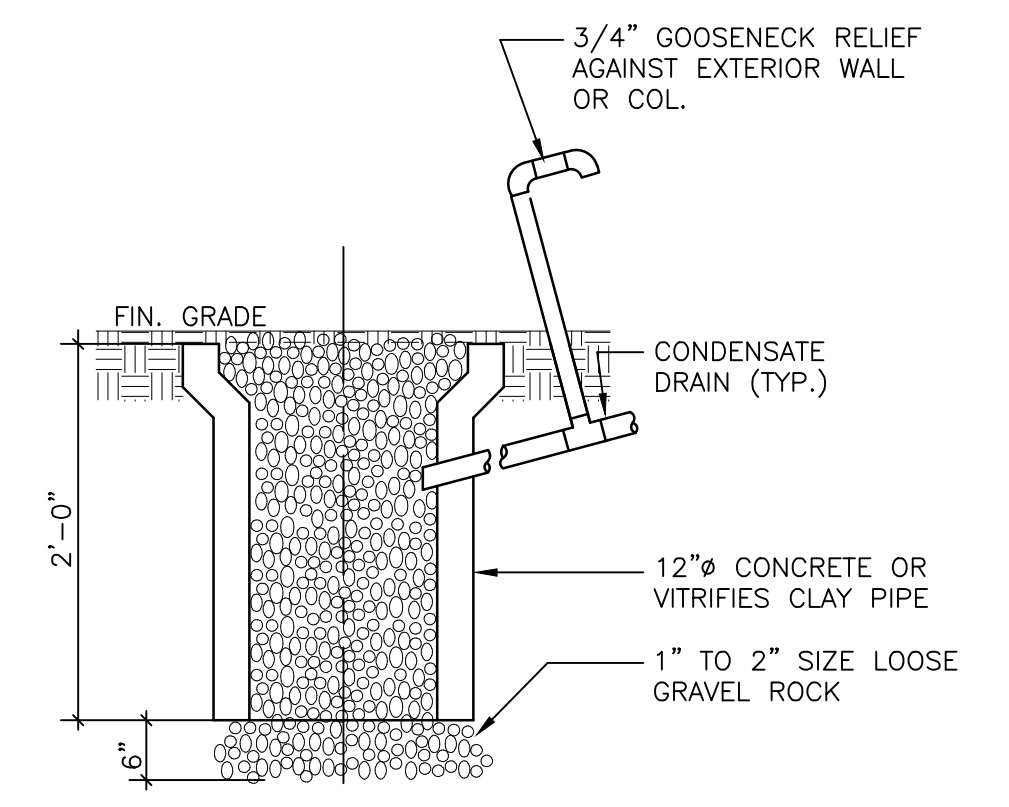
1 CONDENSATE TRAP DETAIL SCALE: N.T.S.



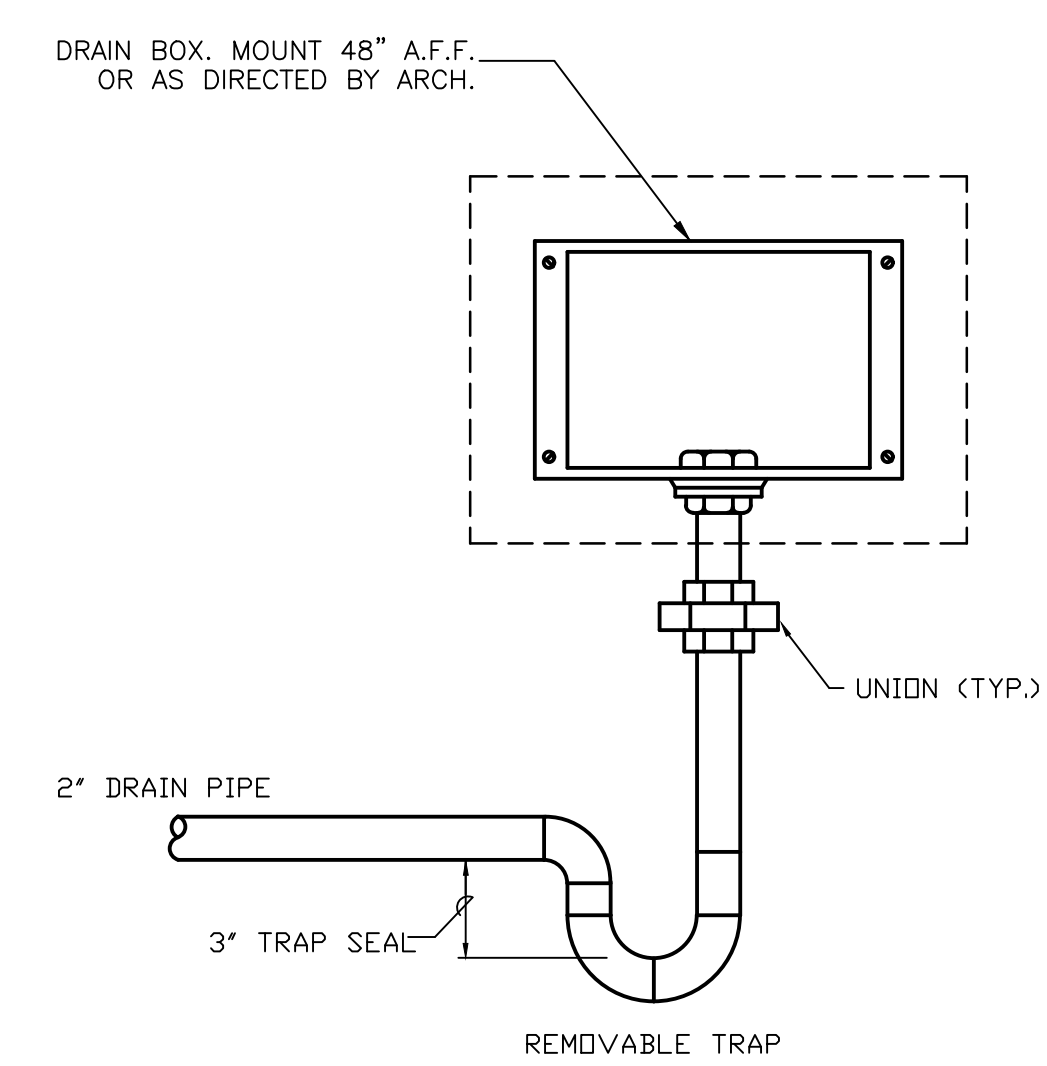
2 TYPICAL LAVATORY MOUNTING DETAIL SCALE: N.T.S.



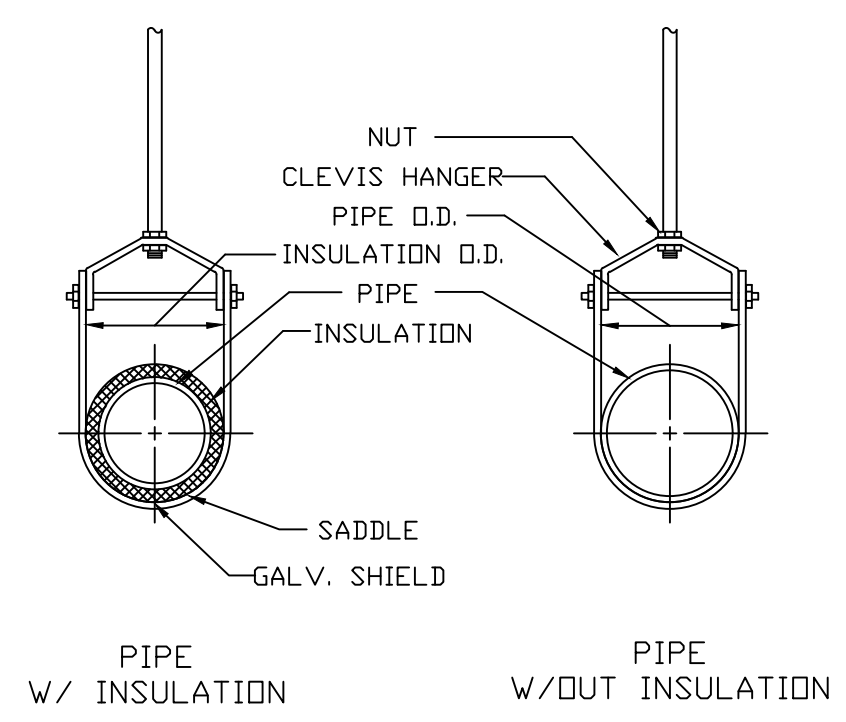
3 ELECTRIC WATER HEATER DETAIL SCALE: N.T.S.



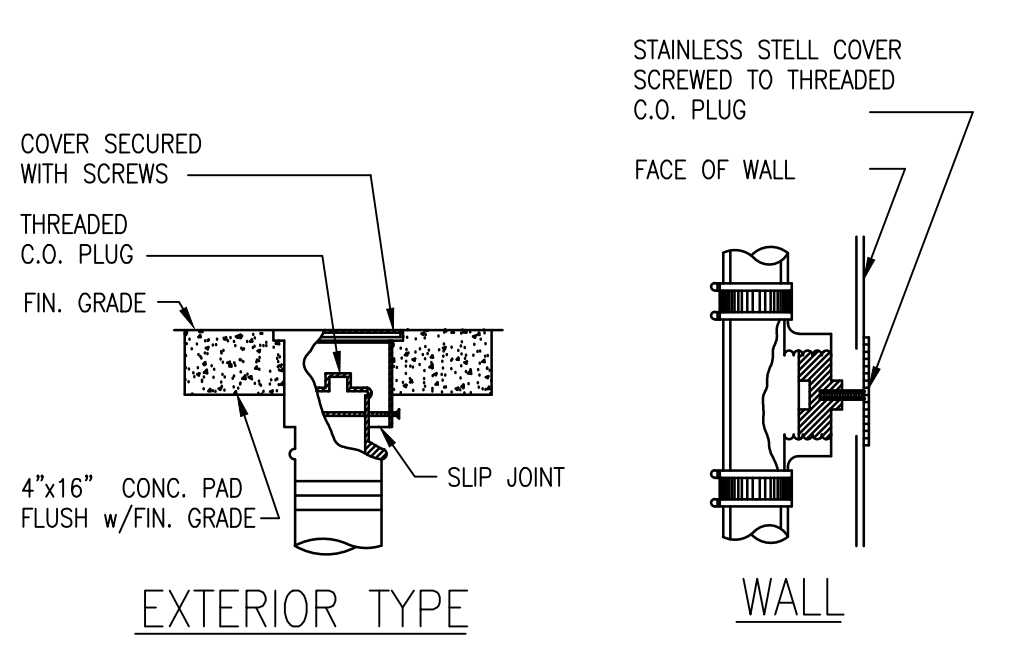
4 DRYWELL DETAIL SCALE: N.T.S.



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



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



7 TYPICAL CLEANOUT DETAIL SCALE: N.T.S.

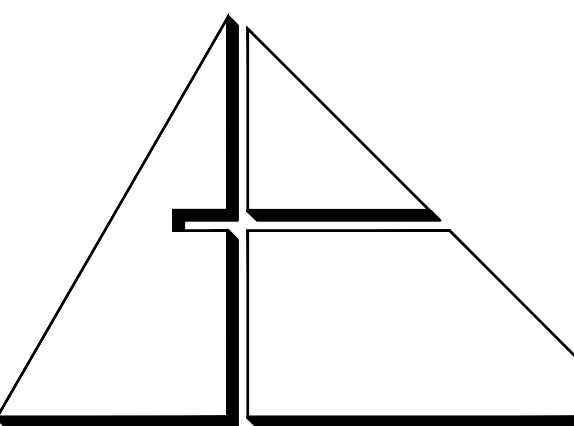
TREMCO System No. C-AJ-2615 August 13, 2008 F Rating - 2, and 3 hr (See Item 4) T Rating - 0, 1/2, and 2 3/4 hr (See Item 4) (UL/GC/L)

TREMCO Table with columns: Through Penetration Type, Max. Size of Penetration (inches), Max. Stem Diameter (inches), Minimum Annular Space (inches), Steel Sleeve, Min. Fill per 100 sq. ft. (lb. or cu. ft.), Max. Fill per 100 sq. ft. (lb. or cu. ft.), F Rating, and T Rating.

TREMCO System No. F-A-2136 August 2008 F Rating - 2 hr T Rating - 2 hr (UL/GC/L)

8 FIRE STOPPING DETAILS SCALE: N.T.S.

NOTE: THE FIRE STOPPING REFERENCED ABOVE TO BE USED WHERE FIRE RATED WALLS/FLOORS NEED TO BE PENETRATED.



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 Cortek Project No. 2867.03

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PROJECT:

CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

SEPTIC TANK
 NOTES AND
 DETAILS PLAN

SEAL

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

DATE: 06/17/2015

REVISED:
 06-17-15 DOH. COMMENTS

CAD DRAWING NAME:

SHEET NO.

PERMIT SET: 02 20 2015

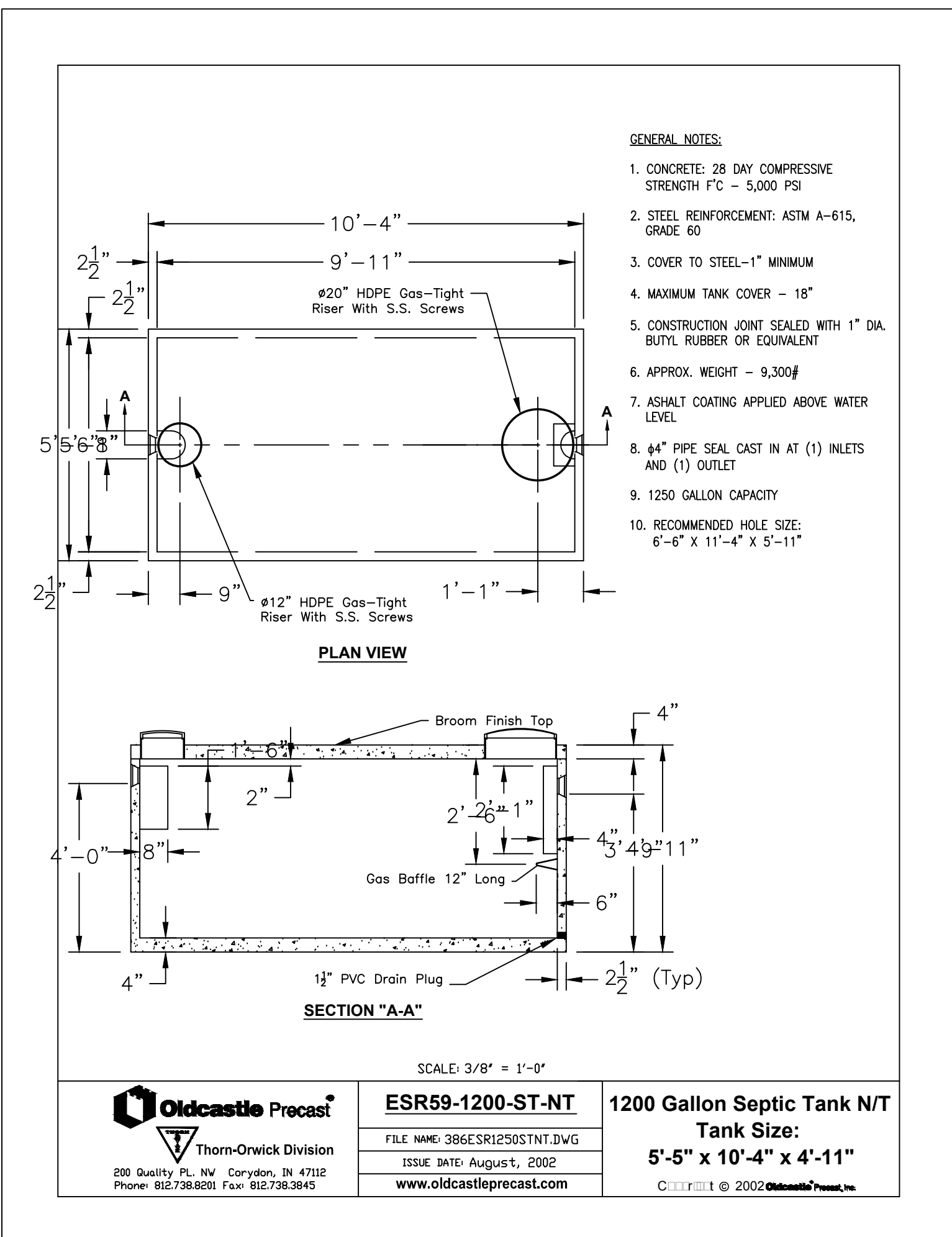
P-5

DESIGN CRITERIA FOR WASTE WATER DISPOSAL	
BUILDING TYPE: RESIDENCE	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 1 (1 BOR, 540 SQF) = 100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 2 (1 BOR, 531 SQF) = 100 GPD	TABLE II F.A.C.
TOTAL ESTIMATED SEWAGE FLOW: 200 GPD	MINIMUM 250 SF TRENCH DRAIN
MINIMUM SEPTIC TANK REQUIRED: 1050 GAL./ PROPOSED TANK SIZE 1,200 GAL.	TABLE III F.A.C.
TRENCH DRAIN FIELD: 0.8 GAL/SF/DAY	

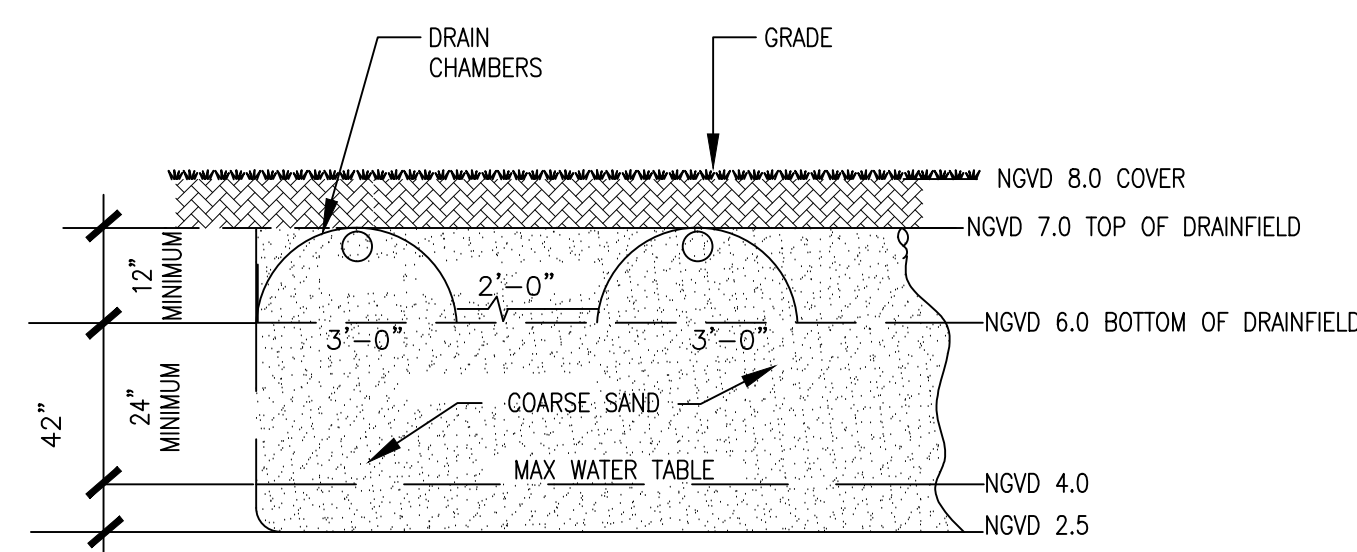
DESIGN CRITERIA FOR WASTE WATER DISPOSAL	
BUILDING TYPE: RESIDENCE	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 3 (1 BOR, 540 SQF) = 100 GPD	TABLE I F.A.C. ESTIMATED SEWAGE FLOWS
UNIT 4 (1 BOR, 531 SQF) = 100 GPD	TABLE II F.A.C.
TOTAL ESTIMATED SEWAGE FLOW: 200 GPD	MINIMUM 250 SF TRENCH DRAIN
MINIMUM SEPTIC TANK REQUIRED: 1050 GAL./ PROPOSED TANK SIZE 1,200 GAL.	TABLE III F.A.C.
TRENCH DRAIN FIELD: 0.8 GAL/SF/DAY	

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

PLUMBING LEGEND	PLUMBING GENERAL NOTES	PLUMBING SPECIFICATION
<p>SAN SANITARY DRAIN</p> <p>SD STORM DRAIN</p> <p>CD CONDENSATE DRAIN LINE</p> <p>CW COLD WATER LINE</p> <p>BV FULL PORT-BONZE/BRASS TEFLON SEATED BALL VALVE</p> <p>VV VALVE IN RISER</p> <p>HB HOSE BIBB W/ VACUUM BREAKER</p> <p>CO TWO WAY CO</p> <p>FCO FLOOR CLEAN OUT</p> <p>CG CLEAN OUT TO GRADE</p> <p>UG UNDER GROUND</p> <p>CONTE CONNECT TO EXISTING</p>	<p>1. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION'S STANDARDS, ETC., COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.</p> <p>2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SEPTIC TANK AND DRAIN FIELD SYSTEM IN ACCORDANCE WITH THIS DRAWING, THE APPLICABLE EDITION OF CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE, STANDARDS FOR ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.</p> <p>3. THE CONTRACTOR SHALL PAY ALL COST OF PERMIT, INSPECTIONS AND OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK. UPON FINAL INSPECTION, A CERTIFICATE FROM THE LOCAL STATE INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER.</p> <p>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.</p> <p>5. CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS, PIPING AND EQUIPMENT.</p> <p>6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND MUST BE FURNISHED SO AS TO PREVENT ANY DELAY IN THE PROGRESS OF THE WORK.</p> <p>7. CONTRACTOR SHALL SUBMIT EQUIPMENT & PLUMBING FIXTURES SHOP DRAWINGS, SHOP DRAWINGS SHALL BE COORDINATED BY CONTRACTOR WITH ALL TRADES INCLUDING STRUCTURAL, LIGHTING, ARCHITECTURAL LATEST LAYOUTS, ETC. CONTRACTOR SHALL NOT PROCEED TO ORDER AND/OR INSTALL EQUIPMENT AND ACCESSORIES UNLESS SHOP DRAWING REVIEW PROCESS HAS BEEN COMPLETED AND REVIEWED BY THE ENGINEER OF RECORD (EOR) AND APPROVED BY THE OWNER REPRESENTATIVES. THE DRAWINGS ARE NOT TO BE SCALED, UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS, AND SITE CONDITIONS SHALL GOVERN EXACT LOCATION OF PLUMBING EQUIPMENT AND APPURTENANCES. MANUFACTURERS USED AS THE BASIS OF DESIGN ARE LISTED ON THE DRAWING'S SCHEDULES; ANY OTHERS MUST MEET OR EXCEED ALL SPECIFIED REQUIREMENTS. ANY SUBSTITUTIONS (WHERE ALLOWED BY "OR EQUAL" ON THESE DOCUMENTS) MUST BE ACCOMPANY BY A DETAIL COST AND EQUALITY COMPARISON OF ALL ITEMS INCLUDING ANY COST DIFFERENCES AND MUST BE SUBMITTED FOR EOR REVIEW TEN (10) WORKING DAYS PRIOR TO BID. IF "OR EQUAL" IS NOT LISTED AFTER THE MANUFACTURER'S NAME ON THESE DOCUMENTS, THE LISTED MANUFACTURER SHALL BE SUBMITTED, NO EXCEPTIONS ARE ALLOWED. NAMING ACCEPTABLE MANUFACTURERS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL DESIGN REQUIREMENTS SHOWN ON THESE DRAWINGS OR LISTED HEREIN. EOR IS SOLELY RESPONSIBLE TO MAKE FINAL EQUALITY RECOMMENDATION TO THE OWNER.</p> <p>8. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.</p> <p>9. COORDINATE SCHEDULING OF ALL REQUIRED INSPECTIONS WITH APPROPRIATE REGULATORY BODIES.</p> <p>10. DRAINAGE SYSTEM DESIGN TO THE SPECIFIC TANK INLET IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.</p>	<p>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.</p> <p>2. PIPE AND FITTINGS: (TO SEPTIC TANK INLET) A. SANITARY SOIL/DRAINAGE BELOW GROUND: SCHEDULE 40 SOLID PLASTIC PVC PIPE ASTM D1785.</p> <p>B. DISPOSAL SYSTEM PIPING AS FOLLOWS: DRAINFIELD: PE PLASTIC PERFORATED FIELD TUBING 4" DIAMETER. SANITARY PIPING & CONNECTIONS: SEE PLUMB. SPECS</p> <p>3. JOINTS AND METHODS OF CONNECTION: A. SCHEDULE 40 PVC MOLDED PERFORMED FITTINGS, PVC-DWV, SOCKET SOLVENT CEMENT, ASTM D-2467</p>



1 1200 GAL. SEPTIC TANK DETAIL N.T.S.



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

(2) THE FOLLOWING ACTIONS SHALL BE TAKEN, IN THE ORDER LISTED, TO ABANDON AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM:
 (A) PROPERTY OWNER OR AGENT SHALL APPLY FOR A PERMIT FROM THE DEPARTMENT TO ABANDON THE EXISTING ONSITE SEWAGE SYSTEM AND SUBMIT THE REQUIRED FEE, UPON RECEIVING A PERMIT;
 (B) THE TANK SHALL BE PUMPED OUT;
 (C) THE BOTTOM OF THE TANK SHALL BE OPENED OR RUPTURED, OR THE ENTIRE TANK COLLAPSED SO AS TO PREVENT THE TANK FROM RETAINING WATER, AND
 (D) THE TANK SHALL BE FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL, AND COMPLETELY COVERED WITH SOIL.

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

(4) 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.

(5) A SEPTIC TANK SERVING A SINGLE FAMILY RESIDENCE MAY, AT THE OWNER'S DISCRETION, BE CONVERTED INTO A CISTERN PURSUANT TO THE FOLLOWING PROCEDURES:
 (A) THE APPLICANT SHALL OBTAIN A SYSTEM ABANDONMENT PERMIT FROM THE COUNTY HEALTH DEPARTMENT;
 (B) THE PERMIT APPLICATION SHALL SPECIFY THE INTENDED USE OF THE ABANDONED SEPTIC TANK;
 (C) THE ACTIVITIES RELATED TO ABANDONING THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SHALL NOT CREATE A SANITARY NUISANCE;
 (D) THE SEPTIC TANK SHALL BE DISCONNECTED FROM THE DRAINFIELD AND FROM THE BUILDING SEWER PIPE;
 (E) ALL WORK TO DISCONNECT, CLEAN AND SANITIZE THE SEPTIC TANK SHALL BE CONDUCTED BY A REGISTERED SEPTIC TANK CONTRACTOR OR A STATE-LICENSED PLUMBER OR BY THE OWNER OF THE OWNER-OCCUPIED SINGLE FAMILY RESIDENCE BEING SERVED BY THE SEPTIC TANK.

(F) ALL SEPTAGE, WASH WATER, AND OTHER LIQUIDS REMOVED FROM THE TANK SHALL BE REMOVED AND HANDLED AS SEPTAGE (RULE 64E-6.010, F.A.C.) BY A DOH-LICENSED SEPTAGE DISPOSAL SERVICE AND DISPOSED OF AT A DEFERENTIAL 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)(G)1, THROUGH 8, F.A.C., ARE MET AND FINAL APPROVAL OF THE ABANDONMENT IS GRANTED BY THE COUNTY HEALTH DEPARTMENT.

(I) THE APPLICANT SHALL BE RESPONSIBLE FOR ALL REQUIRED LABORATORY FEES. ALL SAMPLING SHALL BE CONDUCTED BY COUNTY HEALTH DEPARTMENT STAFF DURING THE FINAL INSPECTION.

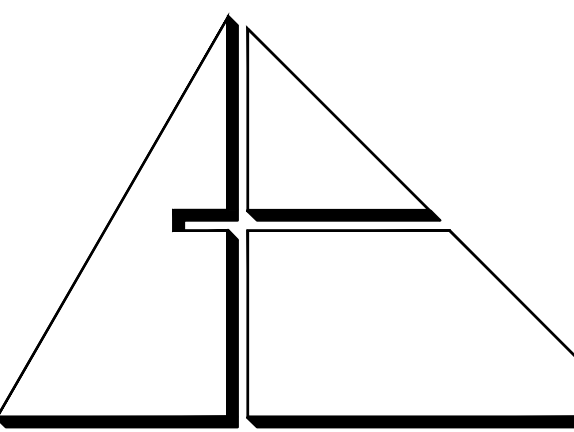
(J) THE SEPTIC TANK SHALL BE CONVERTED AND INSPECTED WITHIN 90 DAYS AFTER CONNECTION OF THE BUILDING PLUMBING TO THE SANITARY SEWER.

(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 386.041, F.S.

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

RULEMAKING AUTHORITY 381.0065, 489.553, 489.557 FS. LAW IMPLEMENTED 381.0065, 381.0065S, 381.0066S, PART 1 386 FS. HISTORY-NEW 12-22-92, 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.



ALLEGUE ARCHITECTURE, INC.
 ARCHITECTURE PLANNING
 INTERIOR DESIGN
 CONSTRUCTION MANAGEMENT

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 MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
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 Certificate of Authorization #3144
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 Cortek Project No. 2867.03

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PROJECT:

CITY OF MIAMI
 LIFE QUEST
 RENOVATIONS
 14950 NE 11TH AVENUE

MIAMI, FL
 DRAWING TITLE:

SEPTIC TANK SITE
 PLUMBING PLAN

SCALE:

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

DATE: 06/17/2015

REVISED:

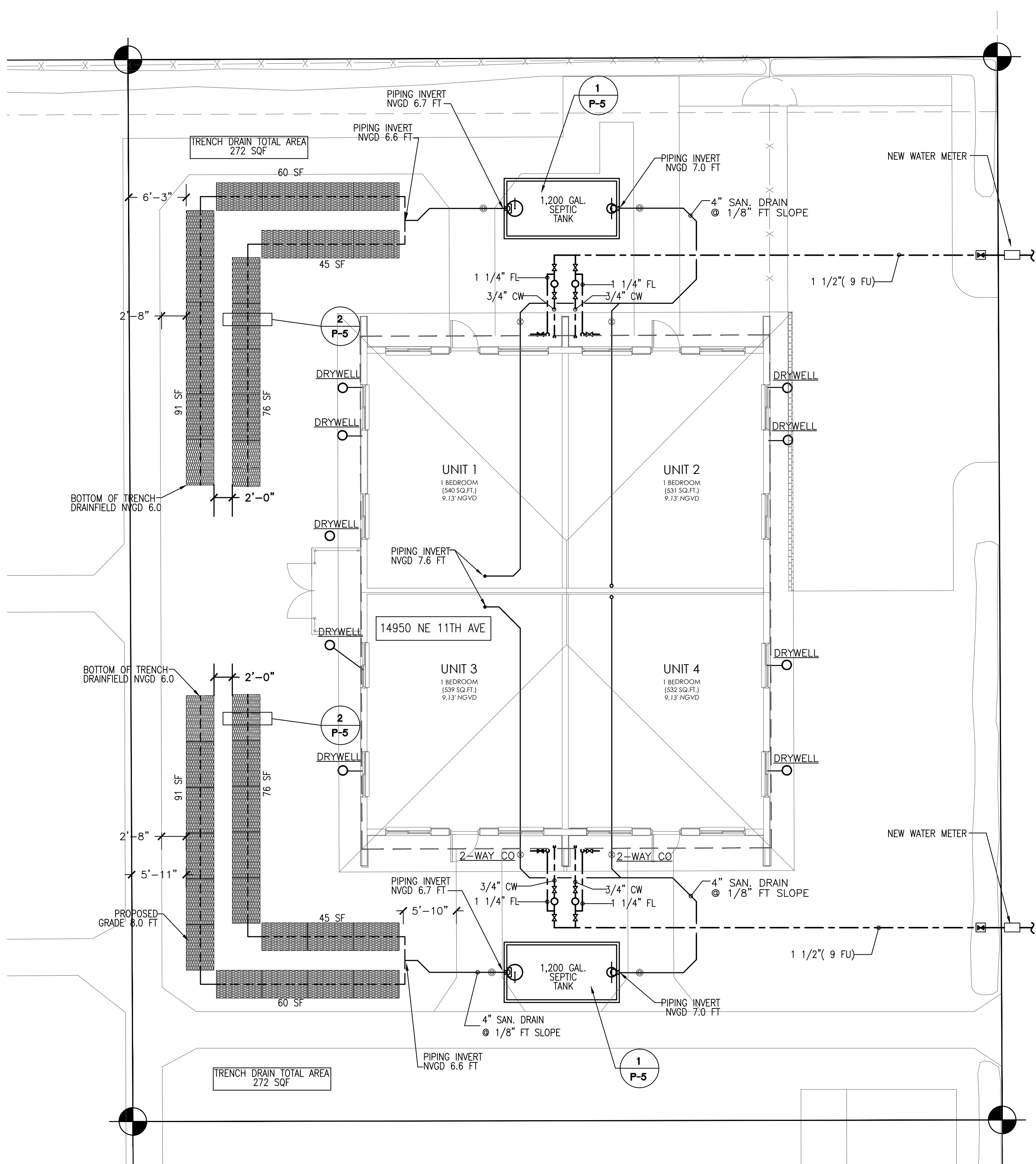
06-17-15 DOH COMMENTS

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SHEET NO.

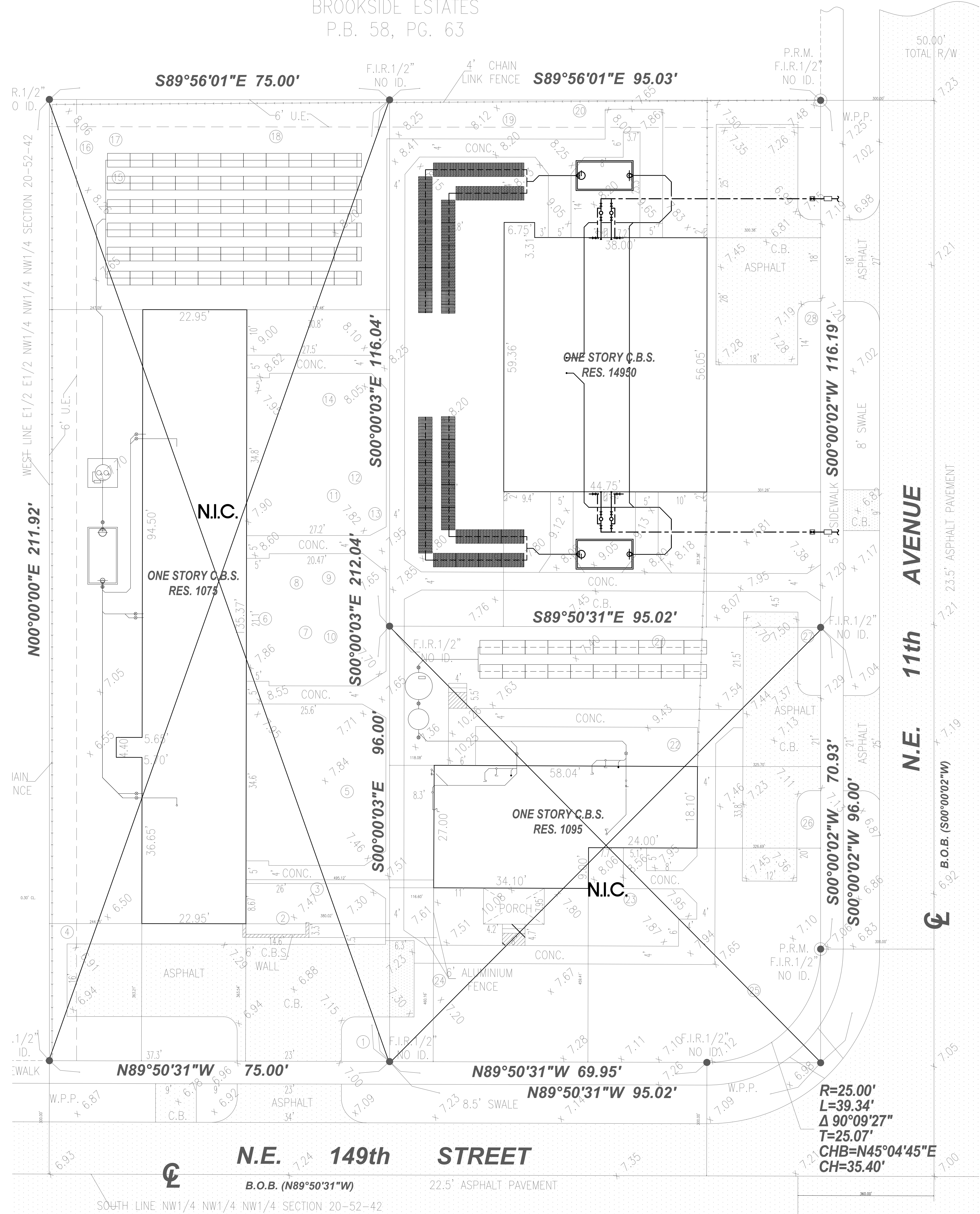
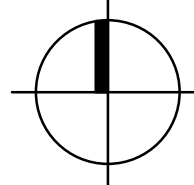
PERMIT SET: 02 20 2015
 P-6

BLOCK 3
 BROOKSIDE ESTATES
 P.B. 58, PG. 63



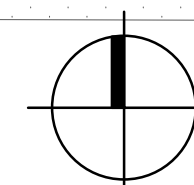
PLUMBING PLAN

1/8" = 1'-0"



PLUMBING SITE PLAN

3/32" = 1'-0"



H:\ALLEGUE\2867_00 - City of Miami Life Quest\WORK\2867_03-Sept Tank\3867_14950\14950-P-6.dwg, 7/24/2015 5:06:14 PM, Julian

HVAC GENERAL NOTES

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

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

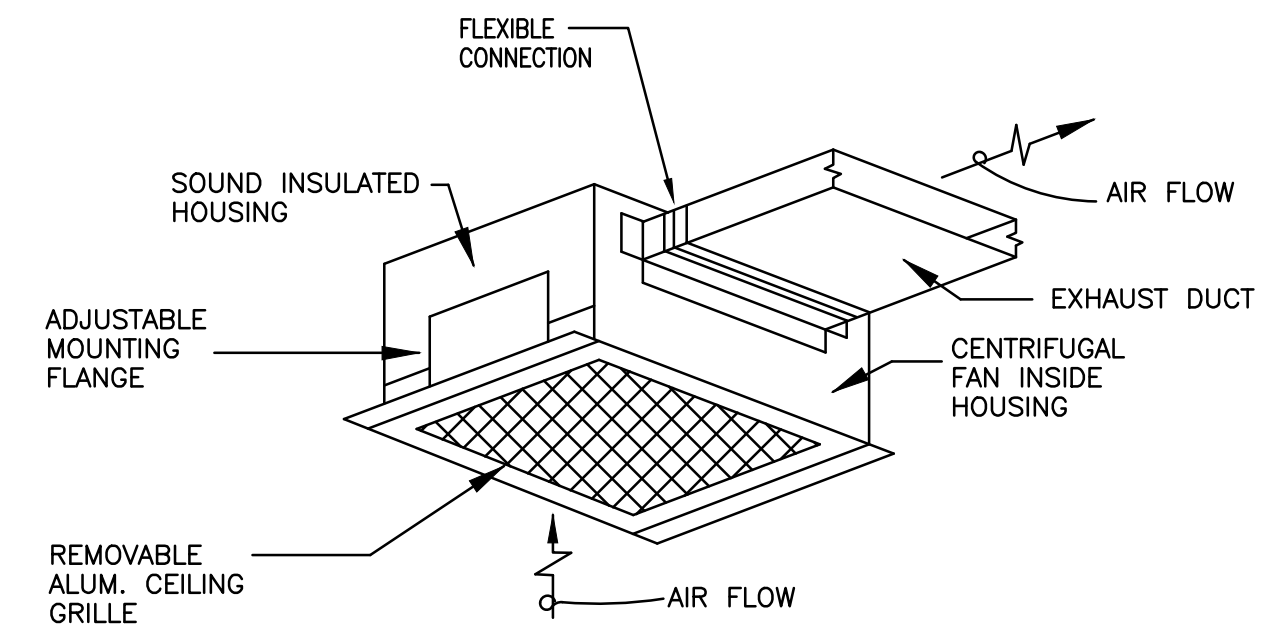
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		
FIRE DAMPER(S)		
SMOKE DAMPER(S)		
FIRE RATED ENCLOSURE		
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		
SMOKE CONTROL SUPPLY		

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-0.37
ROOF R VALUE	R-30

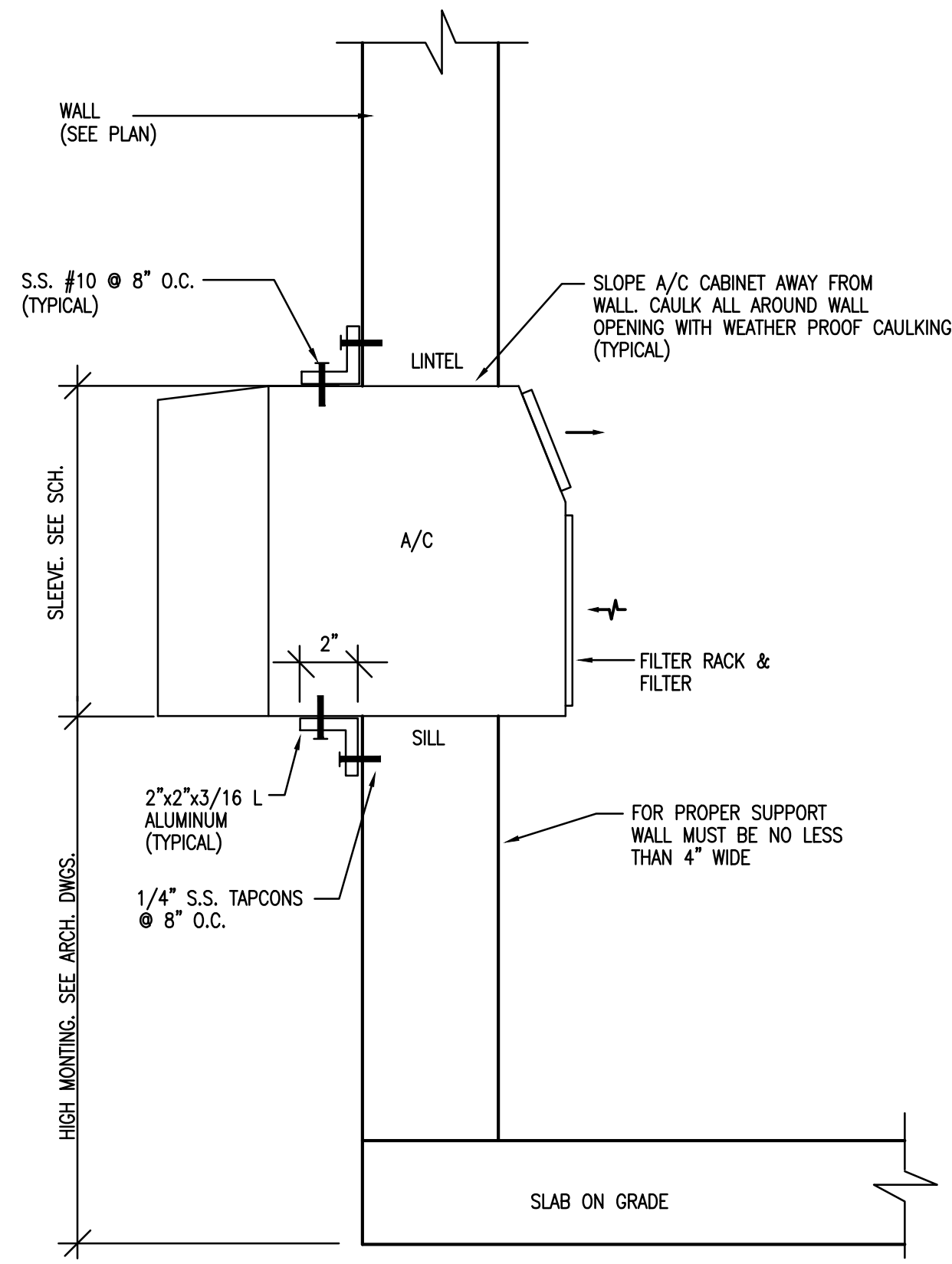
NOTE:
1. ALL R AND U VALUES ARE AS PROVIDED TO THIS ENGINEER BY THE ARCHITECT.

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

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



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

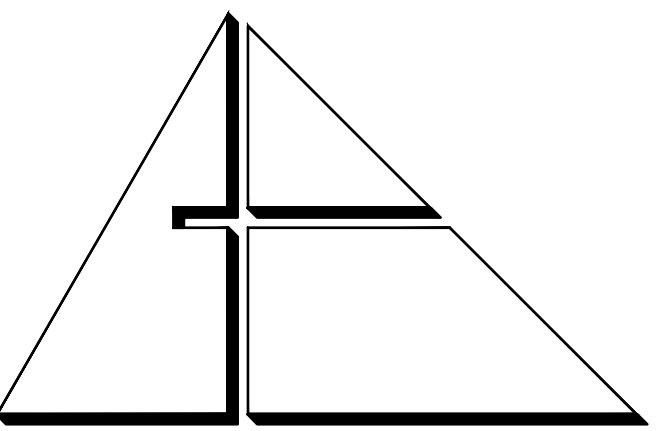


WINDOW TYPE UNIT MOUNTING DETAIL
N.T.S.

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

ROOM TYPE A/C UNIT SCHEDULE		
UNIT DESIGNATION	A/C-14950-1B A/C-14950-2B A/C-14950-3B A/C-14950-4B	A/C-14950-1A A/C-14950-2A A/C-14950-3A A/C-14950-4A
MOUNTING TYPE	THRU THE WALL	THRU THE WALL
AREA SERVED	SEE PLAN	SEE PLAN
DESIGN MANUFACTURER	FRIEDRICH	FRIEDRICH
UNIT TYPE	ELECTRIC HEATER	HEAT PUMP
DESIGN MFG. MODEL NO.	EQ08N11	YS12N33
AIR FLOW (CFM)	175	265
OUTSIDE AIR FLOW (CFM)	30	30
COOLING CAPACITY BTU/HR.	7,600	11,500
AIR ENTERING EVAPORATOR °F DB/WB	80/67	80/67
FAN MOTOR WATTS	-	-
AIR LIVING EVAPORATOR °F DB/WB	56/-	56/-
ELECTRIC HEATING CAPACITY BTU/HR	4,000	-
HEAT PUMP CAPACITY BTU/HR	-	9,400
COP / HSPF	-	2.4/8.2
ELECTRICAL SERVICE AVAILABLE	115-1-60	230-1-60
UNIT TOTAL AMPS, F.L. COOL/HEAT	6.9 / 11.2	5.4/5.8
ENERGY EFFICIENCY RATIO (E.E.R.) MIN.	10.5	10.5
WEIGHT LBS.	84 LBS	136 LBS
SLEEVE	YES	YES
REFRIGERANT	R-410A	R-410A
DIMENSIONS (HxWxD)	-	16x26x29

NOTES:
1. ALL A/C UNITS SHALL BE PROVIDED WITH OUTSIDE AIR DAMPER, INSECT BARRIER, WASHABLE ANTIMICROBIAL AIR FILTER, STEEL INNER WALL, 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 ENTRY-GARD ANTI-INTRUSION PROTECTION.



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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

MECHANICAL NOTES & DETAILS

SCALE:

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

DATE: SEPTEMBER 15, 2014

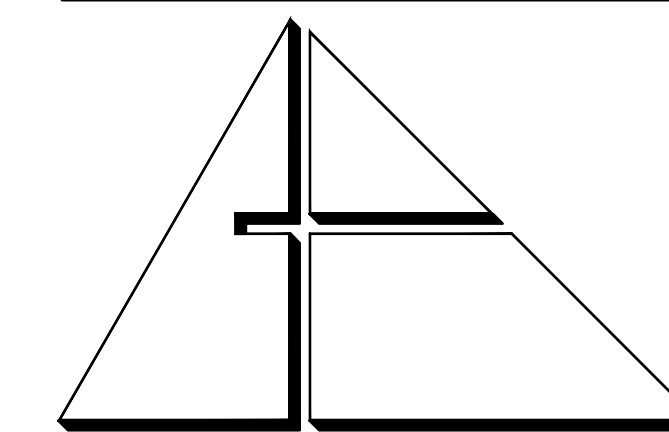
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CAD DRAWING NAME:

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M-1



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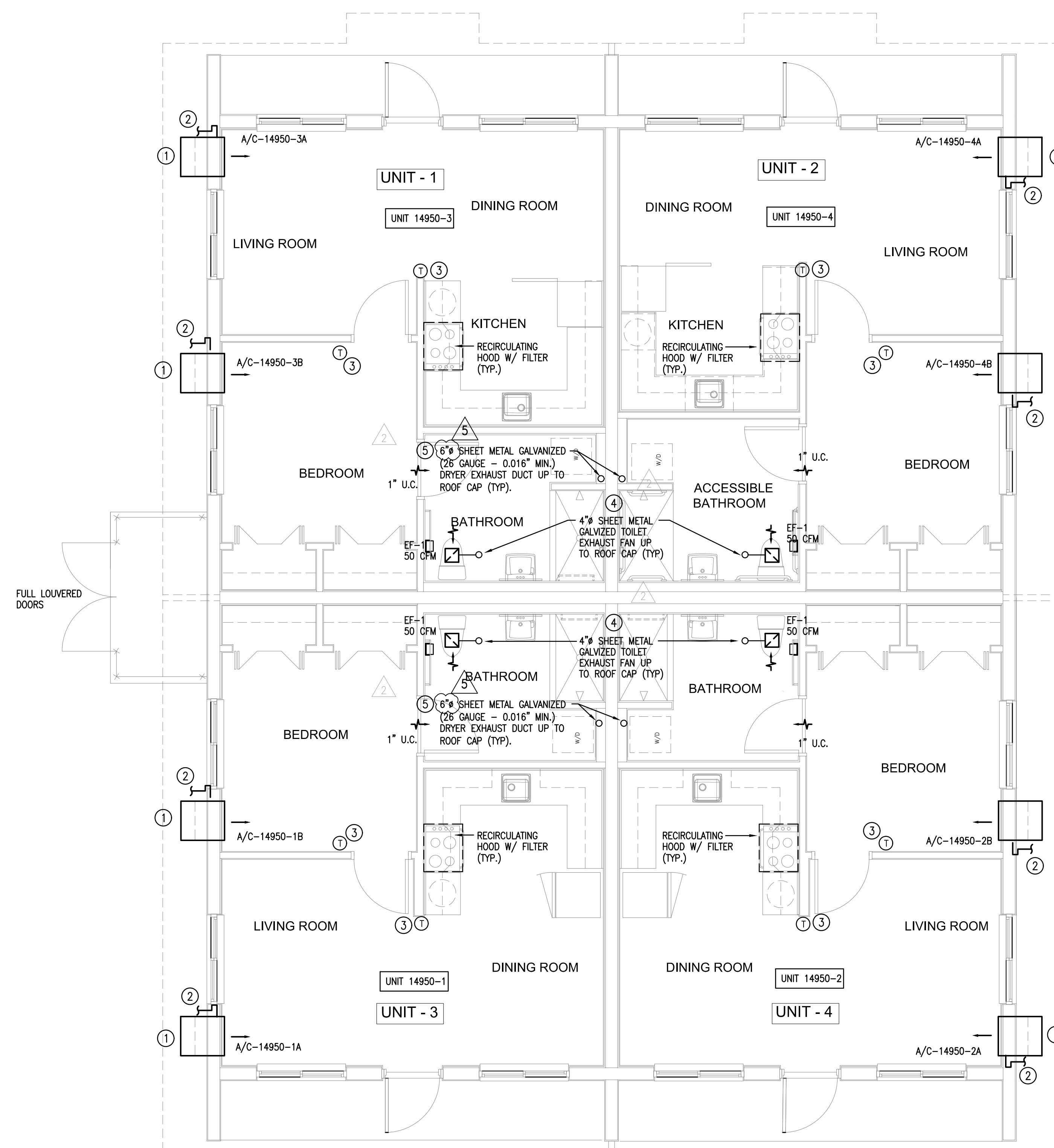
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CODED NOTES:

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

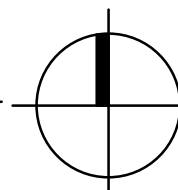
NOTE:

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

MECHANICAL FLOOR PLAN

14950 NE 11 AVE.

1/4" = 1'-0"



PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

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

CAD DRAWING NAME:

SHEET NO.

BID SET

M-2

GENERAL ELECTRICAL NOTES

I. GENERAL REQUIREMENTS

A. DRAWINGS. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL, AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN LAYOUT AND WORK CHECK DRAWINGS OF ALL TRACES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. WHERE HEADROOM OR SPACE CONDITIONS ARE INDICATED, CONTRACTOR SHALL VERIFY CONDITIONS BEFORE CHARGE. MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK. SITE CONDITIONS SHALL GOVERN THE EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, WIRING, CONDUIT, ETC.

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

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

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

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

B. COORDINATION. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ELECTRICAL, PLUMBING OR MECHANICAL DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

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

SEE MECHANICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS AND LOCATION OF A/C UNITS AND ALL OTHER MECHANICAL EQUIPMENT (SOLENOIDS, VALVES, THERMOSTATS, PUMPS, FANS, SMOKE DETECTORS, DUCT HEATERS, ETC.). CONTRACTOR SHALL PROVIDE ALL BRANCH CIRCUIT AND CONTROL WIRING AS INDICATED OR REQUIRED AND IN CONFORMANCE WITH N.E.C. ARTICLE 400 AND MANUFACTURER'S RECOMMENDATIONS. ALL PENETRATIONS SHALL BE MADE WEATHERPROOF DURING CONSTRUCTION AND AFTER FINAL INSTALLATION. A/C EQUIPMENT WIRING, BREAKERS, AND FUSES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING AND ENCLOSURE PROTECTION REQUIREMENTS IF EQUIPMENT USED IS DIFFERENT FROM THAT SPECIFIED. CONTRACTOR SHALL MAKE THESE CHANGES AT NO ADDITIONAL COST TO THE OWNER.

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

D. BASIS FOR BIDS. EQUIPMENT SPECIFIED SHALL BE ADHERED TO. HOWEVER, OWNER HAS FINAL DECISION ON THE TYPE AND QUALITY OF EQUIPMENT TO BE SUPPLIED.

WITHIN 30-DAYS AFTER THE CONTRACT HAS BEEN EXECUTED, A FORMAL REQUEST FOR THE SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED WILL BE CONSIDERED, UNDER THE FOLLOWING CONDITIONS:

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

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

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

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

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

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

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

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

ALL WORK SHALL BE PERFORMED BY WORKERS SKILLED IN THEIR RESPECTIVE TRADES AND ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER.

INSTALL EQUIPMENT, INCLUDING SWITCHES, CONTROLLERS, FUSIBLES AND TRANSFORMERS SUCH THAT REMOVAL OR REPLACEMENT MAY BE READILY ACCOMPLISHED WITHOUT DAMAGE TO EQUIPMENT OR FASTENERS.

IDENTIFY ALL EQUIPMENT, INCLUDING SAFETY SWITCHES, STARTERS, TRANSFORMERS, PANELS, TERMINAL BOXES, MOTORS, SPECIAL OUTLETS, RELAYS. IDENTIFICATION SHALL CORRESPOND TO THE TERMINOLOGY ON THE CONTRACT DOCUMENTS.

G. SUPPORTING DEVICES. DEVICES, INCLUDING ANCHORS, FASTENERS, HANGERS AND SUPPORTS, SHALL BE OF A TYPE DESIGN OR FABRICATED FOR THE PURPOSE, AND SHALL ACCURATELY AND SAFELY SECURE THE MATERIAL AND EQUIPMENT AND PRESENT A NEAT APPEARANCE. USE DEVICES WITH CORROSION RESISTANT CHARACTERISTICS FOR THE ATMOSPHERIC CONDITIONS IN WHICH THEY ARE INSTALLED.

H. RACEWAYS & BOXES. ROUTING OF RACEWAYS, INTERCONNECTING OUTLETS AND HOME-RUNS IS UP TO THE ELECTRICAL CONTRACTOR, BUT AFTER COMPLETION OF THE INSTALLATION, SHALL SUBMIT TO THE ENGINEER AS-BUILT DRAWINGS OF THE WORK FOR FUTURE RECORD. DEVICE BOXES SHALL BE INSTALLED FLUSH, CONDUIT SHALL BE CONCEALED UNLESS OTHERWISE INDICATED. ALL CONDUITS SHALL BE IN CONFORMANCE WITH N.E.C. UNDERGROUND/IN-SLAB LOCATIONS USE GALVANIZED RIGID STEEL (GRS) CONDUIT OR SCHEDULE 40 PVC CONDUIT WITH GROUND WIRE SIZED AS INDICATED OR REQUIRED BY N.E.C. STUB-UPS FROM UNDERGROUND/IN-SLAB PVC CONDUIT SHALL BE GRS. UNDERGROUND WRS SHALL BE COATED WITH TWO COATS OF BITUMASTIC #85 APPLIED WITHOUT THINNING. ALL SECTIONS OF METALLIC CONDUIT SYSTEM SHALL BE GROUNDED AND ELECTRICALLY CONTINUOUS. USE ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR CONCEALED WIRING AND ELSEWHERE AS PERMITTED BY THE N.E.C. USE SEALTITE FLEXIBLE METAL CONDUIT FOR FLEXIBLE CONNECTIONS IN ALL MET LOCATIONS. INSTALL A RIGID PULL-CORD IN ALL EMPTY RACEWAYS FOR FUTURE USE. SIZE ALL OUTLETS AND PULL-BOXES PER NEC 370 AND 374. ALL PULL AND JUNCTION BOXES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

ALUMINUM CONDUIT WILL NOT BE PERMITTED.

MINIMUM SIZE OUTLET BOX SHALL BE 4" SQUARE BY 1-1/2" DEEP UNLESS APPROVED OR INDICATED OTHERWISE.

USE CAST METAL OUTLET BOXES WITH GASKETED COVERS FOR ALL EXTERIOR AND FOR ALL DAMP LOCATIONS.

PROVIDE APPROVED FIRE STOPPING MATERIALS AT ALL CHASIS TO PREVENT DRAFTS, AT PENETRATIONS INTO RATED SPACES, AND OTHER LOCATIONS AS REQUIRED BY CODES.

PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH NEC ARTICLE 300.

PROVIDE EXPANSION FITTINGS IN CONDUIT RUNS CROSSING EXPANSION JOINTS IN THE STRUCTURE.

I. CONDUCTORS. UNLESS OTHERWISE INDICATED, ALL CONDUCTORS ARE #12 IN 1/2" CONDUIT. ALL CONDUCTORS SHALL BE COPPER. ACCEPTABLE INSULATION TYPES ARE TW, THW, THHN, THWN, AND USES AS RESTRICTED BY THE N.E.C. IMPROVED. ALL CONDUCTORS IS TO BE BASED ON ARTICLE 310 OF THE NEC WITH UL LIMITATIONS: 60 DEG. RATING. CABLES SHALL BE #10 AND LARGER. CABLES 3/0 AND LARGER SHALL BE TERMINATED WITH PRESSURE CRIMP CONNECTORS.

FOR 20 AMP BRANCH CIRCUITS GREATER THAN 100 FT. IN LENGTH, ONE WAY, UP TO 200 FT. USE #10 WIRE OVER 200 FT. USE #8 WIRE.

INSULATE ALL CONDUCTORS TO BE EXPOSED TO WEATHER. ALL CONDUCTORS SHALL BE IDENTIFIED BY COLOR OR LETTERS TO INDICATE PHASES A, B, C, AND N RESPECTIVELY AS FOLLOWS FOR 3 PHASE SYSTEM:

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

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

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

MAINTAIN A, B, C PHASE RELATION LEFT TO RIGHT WHEN VIEWED FROM THE FRONT.

TAG ALL FEEDER CONDUCTORS AND IDENTIFY MAJOR CONDUITS IN OR AT WIREWAYS, PANELS, FULL BOXES, SWITCHBOARDS, MOTOR CONTROLLERS, CABINETS AND SIMILAR ITEMS TO ASSIST IN FUTURE CIRCUIT TRACING. CONDUCTOR TAGS SHALL BE NONCONDUCTIVE. IDENTIFICATION SHALL CORRESPOND TO THE CONTRACT DOCUMENTS.

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

J. GROUNDING.

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

ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR.

K. SAFETY SWITCHES/CIRCUIT BREAKER DISCONNECTS. SHALL BE HEAVY DUTY TYPE KD, FUSIBLE OR NON-FUSIBLE, WITH POLES, AMPERE VOLTAGE AND HORSEPOWER RATINGS INDICATED AND SHALL HAVE SOLID NEUTRAL. LUGS SHALL BE U.L. LISTED FOR COPPER-ALUMINUM.

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

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

CIRCUIT BREAKER DISCONNECTS MAY BE USED IN LIEU OF SAFETY SWITCHES PROVIDING THEY COMPLY WITH THE SAFETY SWITCH REQUIREMENTS AND ARE REQUIRED INCREASE CONDUIT SIZE AS REQUIRED.

L. MOLDED CASE CIRCUIT BREAKERS. CIRCUIT BREAKERS SHALL CONFORM TO APPLICABLE FEDERAL SPECIFICATIONS AND NEMA STANDARDS. CIRCUIT BREAKERS SHALL BE OF THE AMPERE RATING, VOLTAGE RATING, NUMBER OF POLES AND CLASS OF INTERRUPTING CAPACITY (IC) AS INDICATED. INTERRUPTING RATINGS ARE GIVEN IN ROOT MEAN SQUARE (RMS). SYMMETRICAL AMPERES BASED ON NEMA TEST PROCEDURES. LUGS AND TERMINALS SHALL BE U.L. APPROVED FOR COPPER-ALUMINUM. ACCESSORIES SHALL BE 120 VOLT. A.I.C. OF BREAKER TO BE INSTALLED ON EXIST. PANELS SHALL MATCH EXIST.

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

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

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

FUSES FOR MOTORS AND ENCLOSED SWITCHES, NEMA CLASS K-5, UNLESS INDICATED OTHERWISE, SHALL BE OF THE DELAY, BUSBAR - FUSION, FIRM AND FRS OR EQUAL. OTHER FUSES SHALL BE AS INDICATED.

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

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

MOUNTING HEIGHTS (TO CENTER LINE OF BOX):

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

MOUNT SWITCHES AND DIMMERS AT 48" AFF.

MOUNT OUTLETS OVER MIRRORS 2" HIGHER THAN MIRROR.

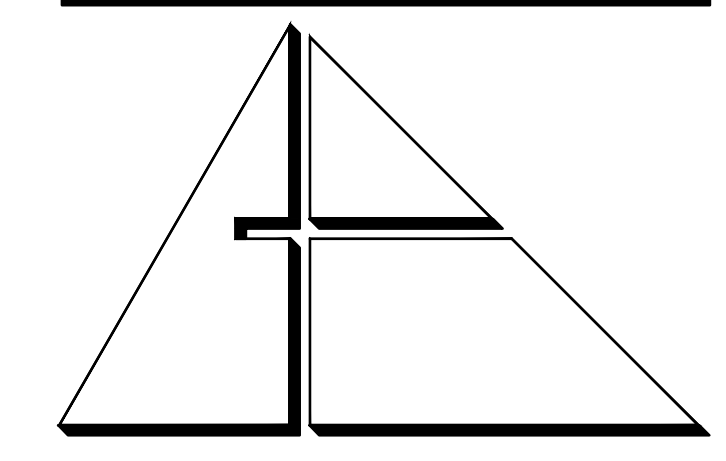
MOUNT OUTLETS OVER COUNTERS AND CENTERED IN THE BACK SPLASH WHERE IT OCCURS. RECEPTACLES SHALL BE HORIZONTAL.

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

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

RESIDENCE NOTES:

1. COOLING AND HEATING LOADS ARE NOT CONCURRENT.
2. PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES.
3. PROVIDE ALL A/C CONTROL IN SEPARATE 1/2" C AS REQUIRED BY A/C DRAWINGS OR MANUFACTURER DIAGRAMS.
4. ALL LAVATORIES AND KITCHEN RECEPTACLES SHALL BE GFI TYPE.
5. EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROOF.
6. COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW N.E.C. REQUIREMENT CLEARANCE.
7. CIRCUITS WIRING REQUIRED TO BE AS FOLLOWS: 120V-2 WIRE (L-N); 120/240V - 3 WIRE (L-L-N); 240V - 2 WIRE (L-L). WHEN EQUIPMENT GROUND IS REQUIRED INCREASE CONDUIT SIZE AS REQUIRED.
8. ALL WIRING TO BE COPPER. THHN/THWN TYPE RUN IN CONDUIT.
9. ALL COUNTER RECEPTACLES AND SWITCHES TO BE MOUNTED + 48" MAXIMUM FINISHED FLOOR (TO BOTTOM OF PLATE), UNLESS OTHERWISE NOTED COORDINATE HEIGHT WITH ARCHITECT.
10. REFRIGERATOR RECEPTACLE TO BE MOUNTED + 48" A.F.F.
11. COORDINATE LOCATION OF AIR CONDITIONER (INDOOR UNIT) DISCONNECT SWITCH WITH A/C CONTRACTOR TO KEEP N.E.C. REQUIRED CLEARANCE.
12. MINIMUM WIRE SIZE SHALL BE #12 THHN/THWN +.
13. CONDUCTORS #6 AWG AND LARGER SHALL BE THW.
14. ALL CONDUCTORS SHALL BE COPPER.
15. CONDUIT IN FINISHED AREAS SHALL BE CONCEALED.
16. CONDUIT IN UNFINISHED AREAS SHALL BE EXPOSED.
17. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE.
18. INSTALL NYLON PULL STRING IN ALL EMPT CONDUITS FOR FUTURE USE.
19. ALL MATERIALS SHALL BE U.L. APPROVED.
20. WORKMANSHIP SHALL BE TO BEST COMMERCIAL PRACTICE.
21. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES.
22. RECESSED LIGHT FIXTURES OVER BATHTUB OR SHOWER SHALL BE COMPLETELY ENCLOSED AND VAPOR PROOF SUITABLE FOR WET LOCATIONS.
23. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
24. RISER AND DIAGRAMMATIC UTILITY THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
25. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
26. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
27. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS. ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS, IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
28. SEE PANEL SCHEDULES FOR AFCI CIRCUIT REQUIREMENTS.
29. ALL RECEPTACLES SHALL BE TAMPER PROOF.



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Certificate of Authorization #3144
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Contract No. 2867
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PROJECT:

CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE

MIAMI, FL

DRAWING TITLE:

ELECTRICAL GENERAL
NOTES, LEGEND,
PARKING LIGHTS &
DETAIL

SCALE:

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

INSTALL ALL CONTROL WIRING AND RACEWAYS. ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS, IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.

DATE:

SEPTEMBER 15, 2014

REVISED:
10-30-13 BLDG. DPT. COMMENTS
01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
□	S1	LITHONIA LIGHTING KAD 250M SR3 POLE MTD. 20" A.G.	Area Luminaire, 250W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 250-WATT CLEAR BT-28 METAL HALIDE HORIZONTAL POSITION.	22500	0.75	288

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA 3	+	3.6 fc	6.5 fc	1.1 fc	5.9:1	3.3:1

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QTY	LAMP	COLOR	VOLTS	MOUNTING	REMARKS
A	HALLWAY FIXTURES	LITHONIA	FM22 ACIR LP	1	22W T9	3500	120	SURFACE	ENERGY STAR
B	RESTROOM FIXTURE	LITHONIA	FM11.7 8 30 WL	1	LED	3000	120	FLUSH	ENERGY STAR
C	KITCHEN FIXTURE	LITHONIA	3348 2L32	2	F32T8	3500	120	SURFACE	ENERGY STAR
D	VANITY FIXTURE	LITHONIA	MVVYB BZDCNE1001	1	LED	3000	120	SURFACE	ENERGY STAR
E	EXTERIOR ENTRY FIXTURE	WAVE	217-WT	1	13W PL	2700	120	SURFACE	WET LOCATION
F	EXTERIOR SPOTLIGHTS	LITHONIA	OFTR 200Q 120 LP	2	100W QTZ	2700	120	SURFACE	WET LOCATION

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

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

SLIP FITTER POLE GROUND BROUGHT OUT THRU TENON. BOND TO LUMINAIRE INTERNALLY.

DIRECT BURIAL TAPERED, TYPE II PRECAST CONCRETE POLE 20 FT ABOVE GRADE. STORE AND INSTALL AS RECOMMENDED BY POLE MANUFACTURER.

8 CU. CAST IN POLE GROUND WIRE LOOP THRU HANDHOLE. CONNECT TO CIRCUIT GROUNDING CONDUCTOR.

DEPTH AS REQUIRED BY NEC TABLE 300.5

BRANCH CONDUIT

INTEGRAL RACEWAY.

INTEGRAL HANDHOLE WITH COVER

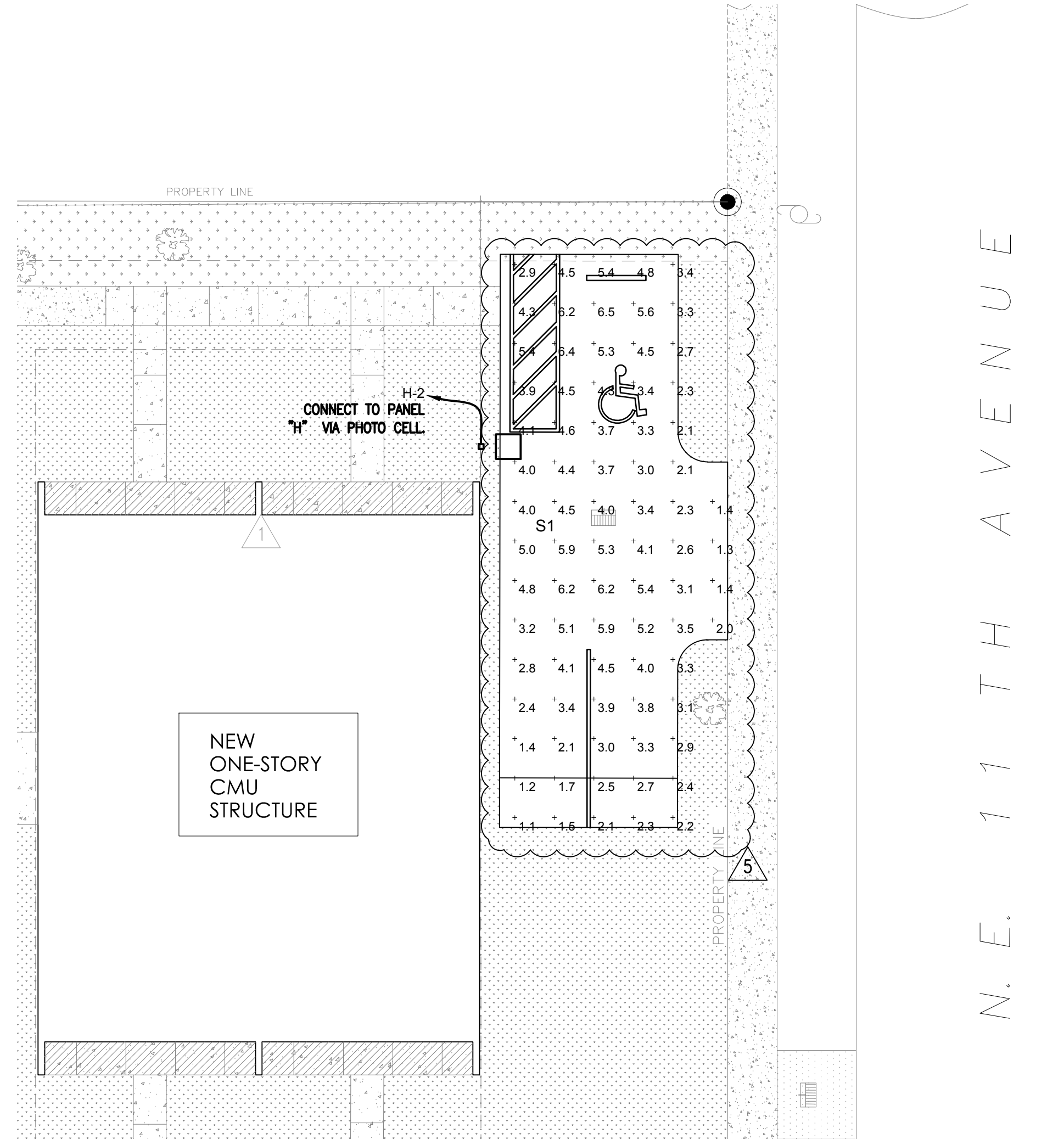
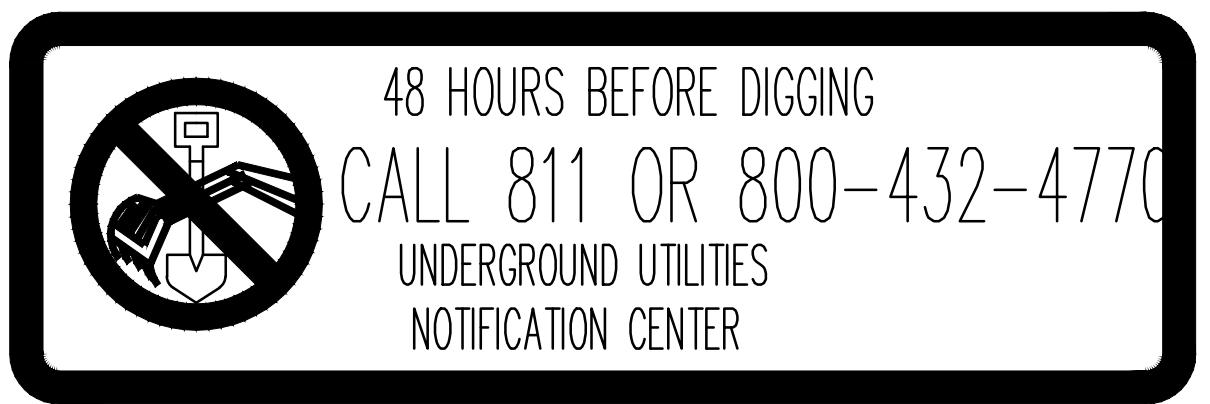
2'-0" GRADE

2'-0" MIN.

CADWELLED #6 CU (C) CONDUCTOR TO 8'-0" OC GROUND ROD. BOND ALL GROUNDING CONDUCTORS.

AUGURED HOLE AND COMPACTED BACKFILL

LIGHT POLE DETAIL

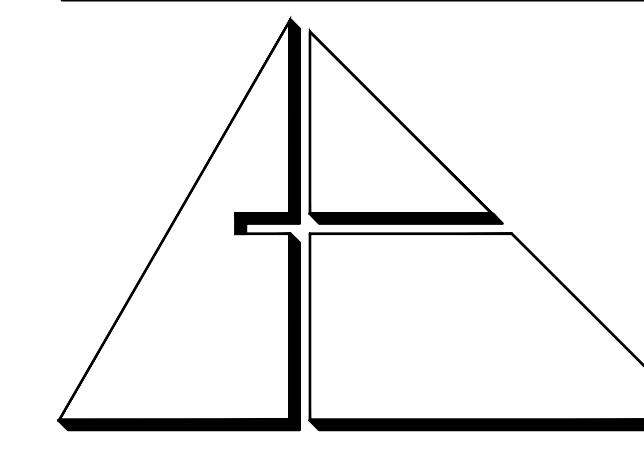


SITE PLAN PARKING AREA LIGHTING

SC: 1/8" = 3/32

BID SET

E-1



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PROJECT:

**CITY OF MIAMI
LIFE QUEST
RENOVATIONS
14950 NE 11TH AVENUE**

MIAMI, FL

DRAWING TITLE:

**ELECTRICAL
DEMOLITION &
NEW WORK
PLANS**

SCALE:

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

LICENSE NO. 24221

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

DATE:

SEPTEMBER 15, 2014

REVISED:

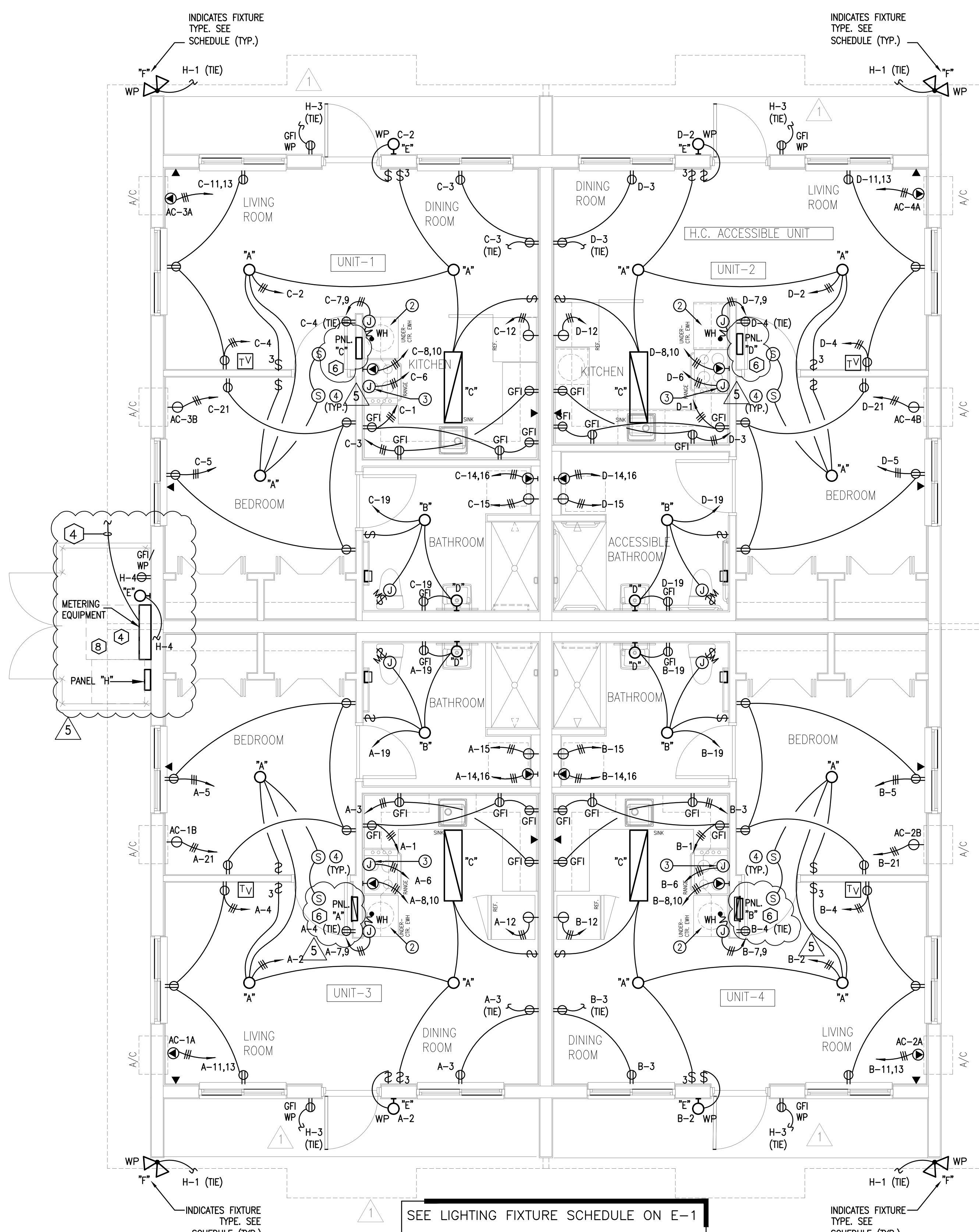
10-30-13 BLDG. DPT. COMMENTS

01-16-17 PLAN UPDATE

CAD DRAWING NAME:

SHEET NO.

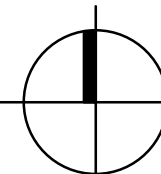
E-2



ELECTRICAL FLOOR PLAN

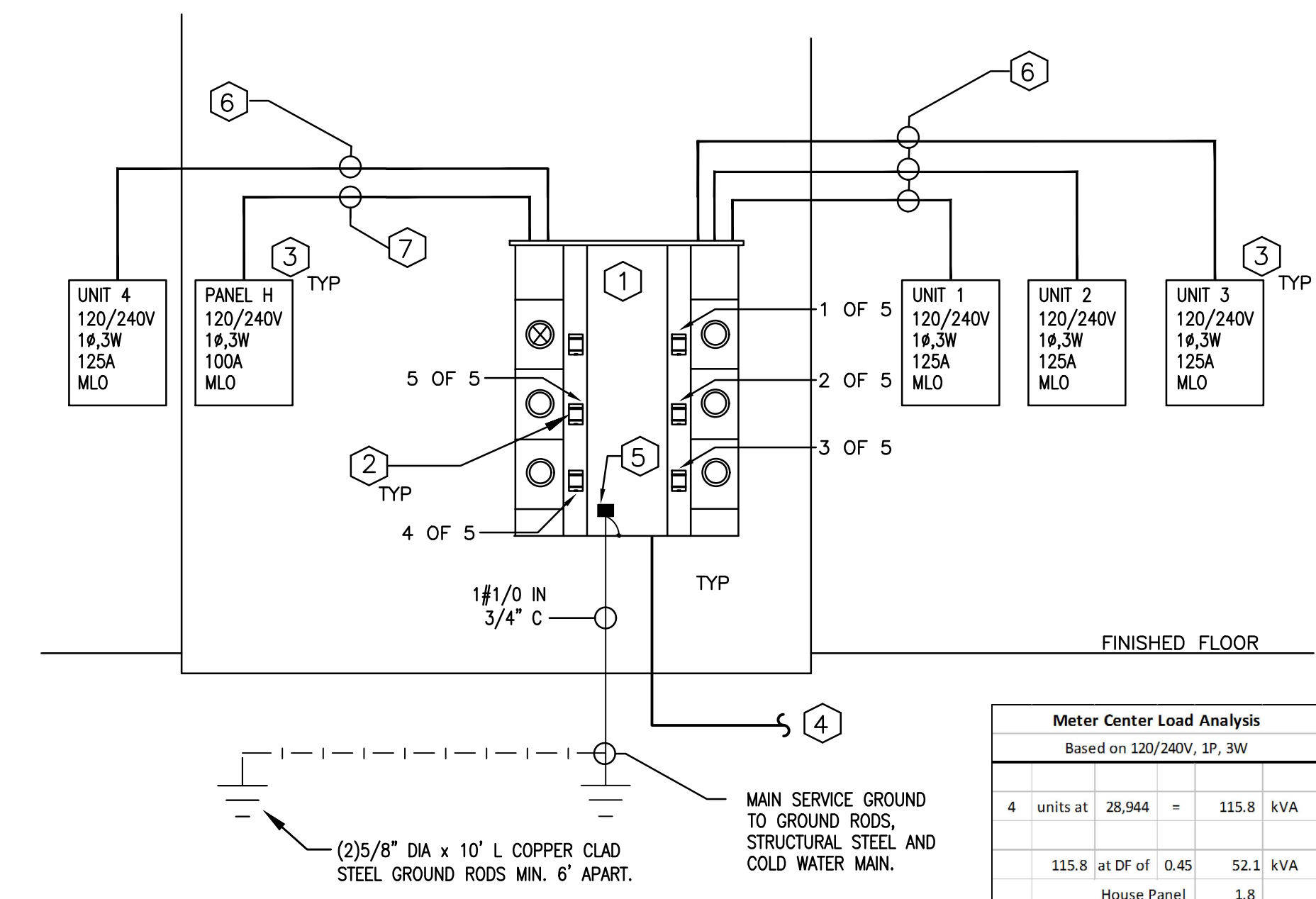
14950 NE 11 AVE

1/4" = 1'-0"



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

SEE LIGHTING FIXTURE SCHEDULE ON E-1



ELECTRICAL RISER DIAGRAM

Meter Center Load Analysis
Based on 120/240V, 1 ϕ , 3W

4 units at	28,944	=	115.8	kVA
115.8 at DF of 0.45		=	52.1	kVA
		=	1.8	
Total			53.9	
			54	VA / 240V
			224.4	A

- RISER KEY NOTES**
- CONTRACTOR SHALL PROVIDE AND INSTALL FPL SERVICE AND METERING EQUIPMENT SQUARE "O" EZ METER CENTER WITH A 400 A TAP BOX & (5) 125 A METERS WITH MANS. RING OR RINGLESS TYPE DEVICE AS REQUIRED BY FPL. COORDINATE FPL SERVICE LOCATION WITH FPL PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL PROVIDE AND INSTALL (4) 2P-110 AMPS SERVICE RATED 22K AIC MAINS FOR UNITS & (1) 2P-60 AMPS SERVICE RATED 22K AIC MAIN FOR HOUSE PANEL "H" LOAD.
 - CONTRACTOR SHALL PROVIDE AND INSTALL (4) 120/240V, 1 PH, 125 AMPS, NEMA 1 FLUSH ENCLOSURE PANELBOARDS FOR UNITS 1,2,3,4 & (1) 120/240V, 1 PH, 125 AMPS, NEMA 3R SURFACE ENCLOSURE PANELBOARD "H" FOR HOUSE LOAD. BRANCH BREAKERS AS INDICATED. SEE PANEL SCHEDULE AND RISER DIAGRAM FOR DETAILS. MAKE ALL CONNECTIONS FOR A COMPLETE WORKING SYSTEM IN PLACE.
 - CONTRACTOR SHALL PROVIDE AND INSTALL 3# 250kcmil IN 2 1/2" C, COMPLETE IN PLACE FROM METER EQUIPMENT TO FPL POINT OF CONNECTION. COORDINATE WITH FPL REPRESENTATIVE FOR EXACT LOCATION OF ELECTRICAL SERVICE. POINT OF CONNECTION AND METERING EQUIPMENT, ASSUME 250LF SERVICE FEEDER FOR PRICING. CONDUITS ROUTE AND TRENCH SHALL BE COORDINATED IN FIELD AND IN COMPLIANCE WITH FPL AND N.E.C. REQUIREMENTS. MAKE ALL NECESSARY CONNECTIONS, PROVIDE PULL BOXES, TRENCHING, RISERS, ETC. FOR A COMPLETE WORKING SYSTEM IN PLACE.
 - PROVIDE GROUNDING OF ALL METAL SUPPORTS AND EQUIPMENT ATTACHED BY A MECHANICAL LUG AND BOLTED TO EQUIPMENT AND CONNECTED TO GROUNDING SYSTEM AS PER RISER DIAGRAM. PROVIDE AN INTERSYSTEM GROUNDING PER NEC 250.94
 - CONTRACTOR SHALL PROVIDE AND INSTALL 3#1 & 1#6 (G) IN 1 1/2" C, COMPLETE IN PLACE. FEEDER CONDUCTORS SHALL BE ROUTED ALONG THRU THE INTERIOR OF THE BUILDING IN EMT CONDUITS.
 - CONTRACTOR SHALL PROVIDE AND INSTALL 3#6 & 1#8 (G) IN 1 1/4" C, COMPLETE IN PLACE.
 - PROVIDE MINIMUM 36" IN FRONT OF ELECTRICAL EQUIPMENT FOR N.E.C. WORKING CLEARANCES.

UNIT LOAD ANALYSIS
Based on 120/240V, 1P, 3W

548	SF at 3 W/SF	1,644	VA
Other loads except A/C		24,560	VA
Subtotal		26,204	VA
1st 10kVA at 100%		10,000	VA
16,204 at 40%		6,482	VA
A/C at 100%		2,740	VA
Total		19,222	VA
			80.1 A

UNIT LOAD ANALYSIS
Based on 120/240V, 1P, 3W

NO.	LOAD DESCRIPTION	PHASE		BKR	CIRCUIT				BKR	PHASE		LOAD DESCRIPTION	NO.	
		A	C		P	W	C	W		P	A			C
1	FLOOD LIGHTS	0.80		20	1	12	1/2"	3/4"	12	20	1	0.21	PARKING LIGHTS	2
3	RECEPTACLES	0.40		20	1	12	1/2"	1/2"	12	20	1	0.35	ELEC. RM.	4
5														6
7														8
9														10
11														12
SUBTOTAL		0.8	0.4									0.21	0.35	1.8
		CONN LOAD			ADJ FACTOR		DMD FCTR		TOTAL		TOTAL KVA		2.1	
LIGHTING		1.36			1.25		1.00		1.70					
RECEPT		0.40					NEC		0.40					
LRGST MTR		0.00			1.25		1.00		0.00					
OTHER MTRS		0.00			1.00		1.00		0.00					
OTHER LOAD		0.00			1.25		1.00		0.00					
OTHER LOAD		0.00			1.00		1.00		0.00					
		1.76					2.10							
										TOTAL AMPS				8.8

NOTES:
 1. VIA PHOTO-CELL
 2. ROUTE EMT CONDUITS INSIDE THE BUILDING. CONDUITS SHALL BE CONCEALED.
 3. ROUTE CONDUITS UNDERGROUND.

BID SET