

INTERIOR RENOVATION OF EXISTING BUILDING

ORCHIDEA 6 UNITS & RESTAURANT

1350 COLLINS AVE. MIAMI BEACH

SEPARATE PERMITS

- 1.- DOORS
- 2.- FENCE AND GATE

(SHOP DRAWINGS REQUIRED)

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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

STRUCTURAL ENGINEER:

CALC ENGINEERING
2000 NW 89 PL, UNIT 102
DORAL, FL 33172
T: (305) 898 - 9995
WWW.CALCENG.COM

MEP:

DAN PIENARU, PE
AMERICAN UNITED ENGINEERS INC.
5130 N. FEDERAL HWY, SUITE 1
FORT LADERDALE, FL 33308
T: (954) 461 - 4314
EMAIL: BACH@BACHENGINEERING.COM

PROJECT RENDERING



DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER
- A0.1 GENERAL NOTES
- A0.2 ABBREVIATION SYMBOLS and LEGEND OF MATERIALS
- A0.3 ADA DETAILS
- A0.5 LIFE SAFETY GROUND FLOOR PLAN
- A0.6 LIFE SAFETY SECOND FLOOR PLAN
- A0.7 AREA PLAN
- A0.9 FIRE NOTES - FLOOR PLANS
- A1.0 SITE PLAN
- D2.0 EXISTING / DEMO FLOOR PLANS
- D3.0 EXISTING/DEMO RCP PLANS
- D5.0 EXISTING/DEMO ELEVATIONS
- A2.0 PROPOSED GROUND FLOOR PLAN
- A2.1 PROPOSED SECOND AND ROOF FLOOR PLANS
- A3.0 PROPOSED GROUND & SECOND FLOOR RCP
- A4.0 ENLARGED PLANS - BUILDING #1
- A4.1 ENLARGED PLANS - BUILDING #2
- A4.2 ENLARGED PLANS - BUILDING #3
- A5.1 PROPOSED ELEVATIONS
- A6.0 PROPOSED BUILDING SECTIONS
- A6.1 PROPOSED BUILDING SECTIONS
- A8.0 GENERAL DETAILS
- A8.1 GENERAL DETAILS
- A8.2 GENERAL DETAILS
- A9.0 WALL TYPES / STORE-FRONT DETAILS
- A9.1 FIRE STOPPING

- A9.2 FIRE STOPPING
- A9.3 FIRE STOPPING
- A10.0 DOOR & WINDOW SCHEDULE

MEP

- M-1 MECHANICAL PLAN
- M-2 MECHANICAL DETAILS
- E-1 POWER PLAN
- E-2 FIRST FLOOR LIGHTING PLAN
- E-3 SECOND FLOOR ELECTRIC PLAN
- E-4 ELECTRIC RISER SPECIFICATIONS
- P-1 PLUMBING FIRST FLOOR PLAN
- P-2 PLUMBING SECOND FLOOR PLAN
- P-3 PLUMBING NOTES AND DETAILS

KITCHEN

- F5-01 FOOD SERVICE EQUIPMENT PLAN
- F5-02 FOOD SERVICE EQUIPMENT ELEVATION
- F5-03 FOOD SERVICE ELECTRICAL ROUGH IN PLAN
- F5-03.1 FOOD SERVICE ELECTRICAL ROUGH IN PLAN
- F5-04 FOOD SERVICE PLUMBING ROUGH IN PLAN
- F5-05 FOOD SERVICE MECHANICAL ROUGH IN PLAN
- F5-05.1 FOOD SERVICE MECHANICAL ROUGH IN PLAN

STRUCTURE

- S1 STRUCTURAL NOTES
- S1.1 STRUCTURAL NOTES
- S2 FOUNDATION
- S3 2ND FLOOR PLAN, STRUCTURAL SECTIONS, DETAILS

SURVEY

REVISIONS

4 CITY COMMENTS 6-10-23

SCOPE OF WORK

RENOVATIONS TO AN EXISTING 2 STORY HOTEL

Multiple Occupancy GROUND FLOOR

Group A3 - Assembly, list the # people that can sit inside only. Including the covered dining area.

2nd FLOOR

6 unit rooming & boarding house

Group R-3 Occupancy - transient boarding house 10 guests or less. Take from the code section

SCOPE OF WORK CONSISTS OF:

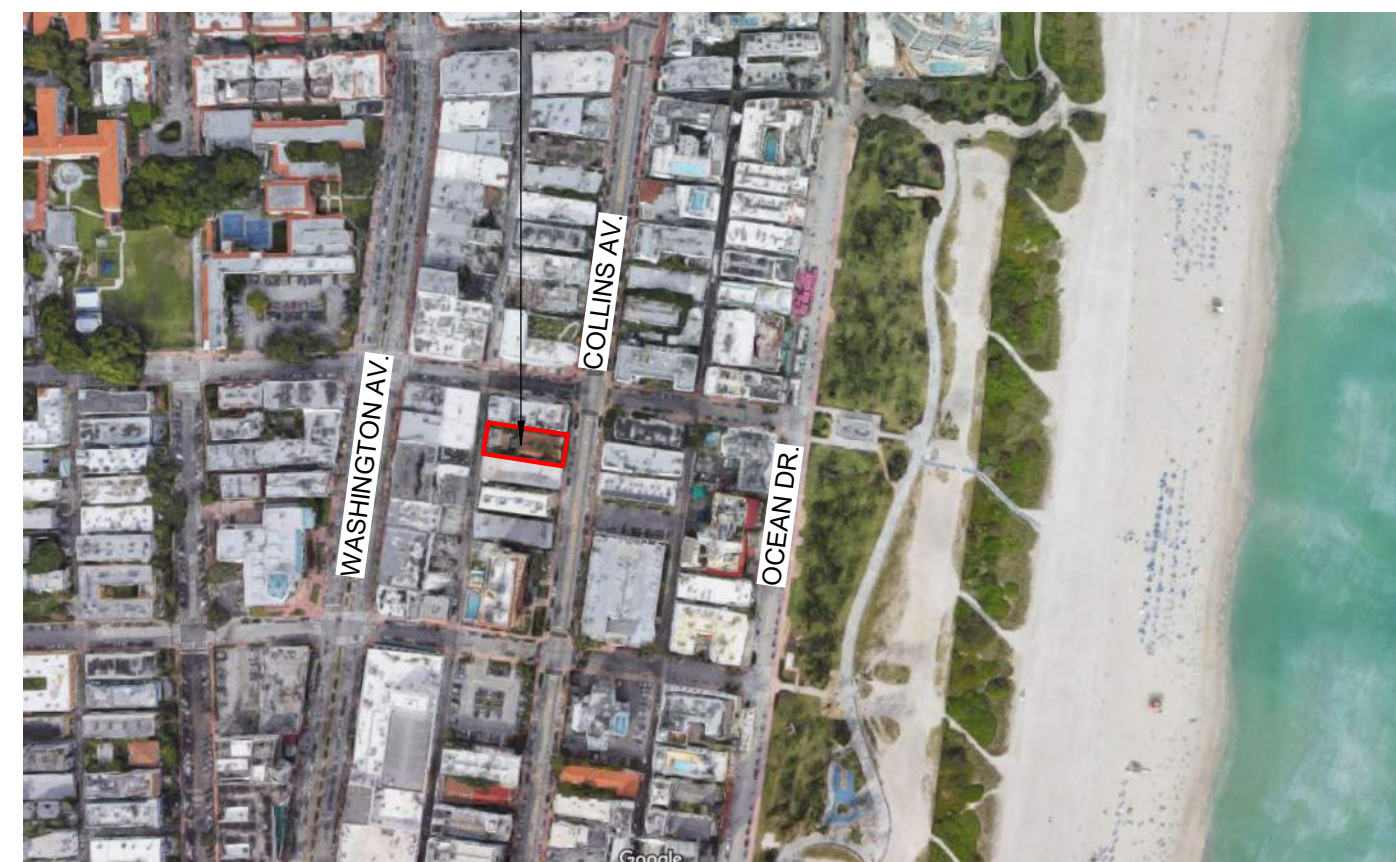
1. INTERIOR DESIGN RENOVATION OF EXISTING SUITES IN BUILDINGS #1 & #2
2. NEW BAR ON GROUND FLOOR OF BUILDING #1
3. NEW ADA BATHROOM ON BUILDING #1
4. REMOVE EXISTING POOL AND REPLACE IT WITH NEW FLOOR SLAB
5. NEW SUITE ON SECOND FLOOR OF BUILDING #2
6. NEW KITCHEN ON THE GROUND FLOOR OF BUILDING #3
7. 2 NEW SUITES ON THE SECOND FLOOR OF BUILDING #3
8. NEW FIRE SPRINKLERED & FIRE ALARM SYSTEM IN ALL BUILDINGS.

LEGAL DESCRIPTION

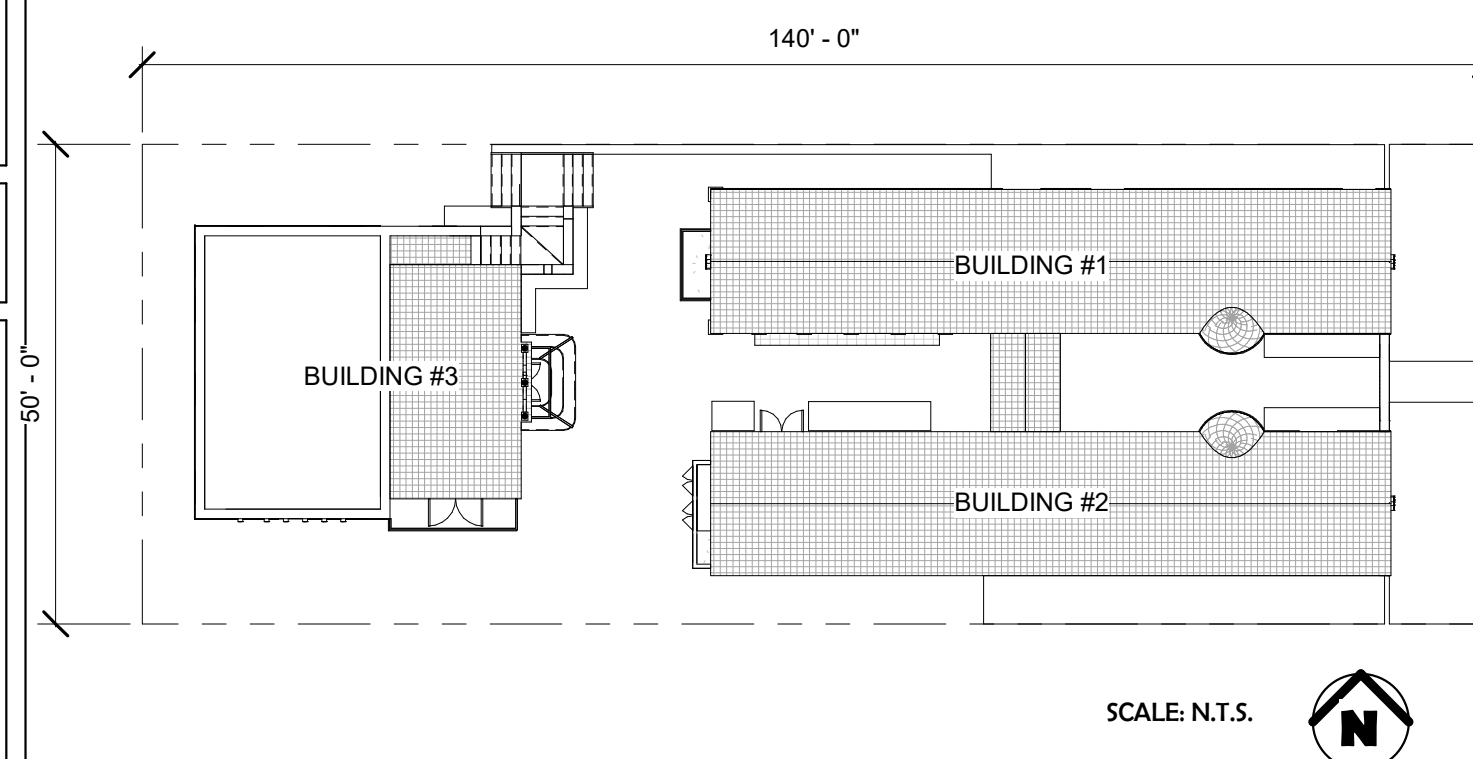
THIS PROPERTY IS DESCRIBED AS:
OCEAN BEACH ADD NO 2 PB 2-56
LOT 2 BLK 27
LOT SIZE 50.000 X 140
OR 18727-2346 0799 1
COC 24659-4978 06 2006 1
FOLIO: 02-3234-008-0900

LOCATION MAP

LOCATION OF WORK



KEY PLAN



INFORMATIONAL POSTING



CODE ANALYSIS / PROJECT DATA

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE - (2020 / 7th Edition)
FLORIDA FIRE PREVENTION CODE - (2018 / 7th Edition)
FLORIDA BUILDING CODE - ACCESSIBILITY (2020 / 7th Edition)
NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2018 / 7th Edition)
MIXED USE ENTERTAINMENT
TENANT ENTERTAINMENT (THIS PERMIT) 2-STORY WOOD-CONCRETE STRUCTURE

| FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601) | |
|--|------------------|
| TYPE V B CONSTRUCTION | |
| STRUCTURAL FRAME | 0 HR |
| BEARING WALLS (EXT & INT) | 0 EXT / 0 INT HR |
| NONBEARING WALLS & PARTITIONS | 0 HR |
| FLOOR CONSTRUCTION | 0 HR |
| ROOF CONSTRUCTION | 0 HR |
| REQUIRED SEPARATION OF OCCUPANCIES M / M = 0 HR (TABLE 302.2) | |
| *TYPE OF CONSTRUCTION WAS DETERMINED USING "NONSEPARATED" OCCUPANCIES (508.3). | |

NOTE: 1- Type V the FBC does not require any fire resistive construction for the structural elements. The bridge wouldn't require any fire resistance rating between the two buildings.
2- Building fully fire sprinklered & fire alarm.

ZONING LEGEND

| ZONING: | REQUIREMENTS | EXISTING | PROPOSED |
|-------------------------------|--|------------------------------------|--|
| | MXE Mixed use entertainment | MXE Mixed use entertainment | MXE Mixed use entertainment |
| HISTORICAL DISTRICT: | OCEAN DRIVE/COLLINS AVENUE HISTORIC DISTRICT | | |
| ADDRESS: | 1350 COLLINS AVENUE MIAMI BEACH, FL 33139 | | |
| FOLIO NUMBER: | 02-3234-008-0900 | | |
| YEAR CONSTRUCTED: | 1930 | | |
| BASE FLOOD ELEVATION: | 8' NGVD | 8.05' NGVD | 8.05' NGVD |
| LOT WIDTH: | 50 FT. | 50 FT. | 50 FT. |
| LOT DEPTH: | 140 FT. | 140 FT. | 140 FT. |
| LOT AREA: | 7,000 FT. | 7,000 FT. | 7,000 FT. |
| HEIGHT: | 75 FT. | 35' | 35' |
| NUMBER OF STORIES: | 2 STORY BUILDING | | 2 STORY BUILDING |
| GROSS SQ FOOTAGE (FOOTPRINT): | 6,340 SF | | 6,340 SF |
| SETBACKS | | | |
| FRONT SETBACK (EAST): | 20' VARIANCE PER ORB 16026 PG 3304 | 10' - 0" | 10' - 0" - NO CHANGE |
| SIDE SETBACK (NORTH): | 7.5' | 5' - 0" | 5' - 0" - NO CHANGE |
| SIDE SETBACK (SOUTH): | 7.5' | 4' - 9" | 4' - 9" - NO CHANGE |
| REAR SETBACK (WEST): | 10' | 5' - 6" | 5' - 6" - NO CHANGE |
| PARKING: | | | |
| PARKING RATIO: | 2 SPACES PER DWELLING UNIT | NO PARKING PROVIDED | NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT |

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- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

COVER

Ao.O

PROJECT #: Project #22-009

DATE: 10-20-2022

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT

RESIDENTIAL

SECTION 1 - GENERAL REQUIREMENTS

A) GENERAL

- WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.
- THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
- IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA)
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.
- CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
- THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALL LATER. ALL LABOR SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE A 4' x 8' JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.
- GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$150 EA. 2 STRUCTURAL INSPECTIONS @ \$175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.
- THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
- UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.
- CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
- PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.
- THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.
- THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLEBLOCK.

B) COORDINATION

- A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.
- ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.
- THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DERESSED SLABS, BOLTS, CURBS, ETC.
- CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.
- FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C) SHOP DRAWINGS & SUBMITTALS

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

D) FIELD CHANGES & CHANGE ORDERS

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

E) INSPECTIONS

- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS, CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL, IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.
- ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUIRIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE. DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED CLOWN ATTIRE. FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL.

SECTION 2 - SITE WORK

- SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.
- SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.
- TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
- 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4770
- ALL CONSTRUCTION AND/ OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT. PRIOR TO START OF CONSTRUCTION.
- MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC, AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.
- NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

SECTION 3 - CONCRETE & STRUCTURAL NOTES

- SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.
 - DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE. NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.
- A) CONCRETE
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-83 (I, O, N.)" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCH/ENG FOR APPROVALS.
- c) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.
- FOUNDATION: 5000 (TYP)
NON-REINFORCED: 5000 (TYP)
CF BEAMS: 5000 (TYP)
ALL OTHERS: 5000 (TYP)
CIP COLUMNS: 5000 (TYP)
ALL PRE-STRESSED: 5000 (TYP)

b) CONCRETE PROTECTION FOR REINFORCING

FOOTINGS: 3"
FLOOR SLAB: X
COLUMNS: 1-1/2"
BEAMS: X

c) SLUMP AND CYLINDER TEST

TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. - WITH JOINTS LAPPED 6" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS / SLABS SHALL HAVE BROOM SWEPT FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FBC 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM

A) CONCRETE- CONTINUED

CONCRECTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS. JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" X 15'-0" (10'-0" X 10'-0" FOR 4' SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

e) SHORING

SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE ISSUANCE OF THE BUILDING PERMIT BUT BEFORE THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

f) FOUNDATIONS

- FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISED DESIGN BY ARCHITECT/ENGINEER.
- SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.
- EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.
- ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL. FOUNDATION SHALL BEAR ON CLEAN FILL. COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST

SECTION 4 - MASONRY

A) MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 A.P. S. I IN 28 DAYS.

B) ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE MN, TYPE 1, CONFIRMING TO ATM C-90. LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).

AC) MASONRY BEARING WALLS SHALL CONFIRM TO ATM C-90 AND C-270.

SECTION 5 - METALS & ANCHORING

5.1 REINFORCING STEEL

A) ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.

B) FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI 318 (LATEST EDITION WITH REV.)

C) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.

5.2 STRUCTURAL STEEL MEMBERS

A) ALL STRUCTURAL STEEL SHALL BE ASTM A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U. O. N. ON PLANS OR SHOP DRAWINGS.

B) WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.

C) PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT, IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. 2807. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED.

D) ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.

E) ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS CLIPS AND ANCHORS TO THE BEAMS OR BEARING PARTITIONS.

5.3 INTERIOR STEEL-STUD FRAMING: STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATED REQUIREMENTS. PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION 6 - WOOD/PLASTICS

6.1 ROUGH CARPENTRY

1) ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR architect approved equal, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 P. 5. I, MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

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

A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.

B) PROVIDE (i) 2" x 4" WOOD STUD AND (i) METAL STUD EACH SIDE OF DOOR OPENINGS.

C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.

3) PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU". NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE

4) INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.

5) PROVIDE BLOCKING: BEHIND ALL SHELVING & BATHROOM CABINTRY AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

6.2 FINISH CARPENTRY

1) BY OWNER

SECTION 7 - THERMAL & MOISTURE PROTECTION

A) CAULKING / FIRESTOPPING / WATERPROOFING

1. CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED

2. OPENINGS AROUND PIPES, CONDUCTS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES

3. CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.

4. CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.

5. CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.

6. CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BY G.E SEALANTS OR APPROVED EQ.

7. PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK

8. ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.

9. RECOMMENDED CAULKING MANUFACTURERS 1. G.E. 2. HILTI. 3. TREMCO. 4. 3M OR APPROVED EQ.

B) ROOFING

1. ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR. CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NDL WARRANTY ACCEPTABLE ON INSTALLATION. SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.

2. ACCEPTABLE MANUFACTURERS FOR FLAT ROOFS INCLUDE GAF & JOHN MANSVILLE. ALL OTHERS MUST BE APPROVED BY ARCHITECT. ALL FLAT ROOFS MUST BE SLOPED 1/4" : 1'-0" MIN FOR DRAINAGE.

3. CONTRACTORS SHALL SUBMIT DADE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.

4. ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

C) INSULATION

SEE PLANS

SECTION 8 - DOORS, WINDOWS, AND GLASS

1. SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.

2. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

3. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS SHALL BE ALUMINUM.

4. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS.

5. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON REMOVABLE PINS.

6. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.

7. PROVIDE DOOR STOPS ON ALL DOORS.

8. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.

9. PROVIDE THREE (3) HINGES PER DOOR (TYP) - STANLEY CB1900 OR EQUAL OR PER HARDWARE SCHEDULE.

10. ALL MAIN ENTRY AND REAR ENTRY DOORS REQUIRE KEVED DEAD BOLT

11. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.

12. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS

13. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.

14. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.

15. ALL HARDWARE BY INGERSOLL RAND OR architect approved equal. SEE HARDWARE SCHEDULE.

SECTION 9 - FINISHES

A) STUCCO

1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND SECTION 2516 OF THE FLORIDA BUILDING CODE.

2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS, DOORS, AND CORNERS TO BE DONE WITH "I" BEADS AS PER "UNITED STATES GYPSUM" OR architect approved equal.

3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.

4. STUCCO ON CONCRETE / MASONRY WALLS

A) SHALL CONSIST OF TWO COATS, NOT LESS THAN 3/4" THICK

B) ALL SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELY ROUGHENED

C) APPLICATION PER FBC 2516.1.6

5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRY

A) WHERE INSTALLED OVER PLWOOD, PROVIDE 15 LB ROOFING FELT, OR APPROVED EQ MOISTURE RESISTING LAYER

B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 1.8 LBS PER SQ YD; OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 1 LB PER SQ YD; INSTALL PER FBC 2516.2.3

C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK

D) APPLICATION PER FBC 2516.2.4

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH U.O.N. ALLOW FOR SPECIAL FINISHES I.E. KNOCK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH

2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE FLORIDA BUILDING CODE.

3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX, AND SHALL BE 25 GA MIN. WALL THICKNESS (STUD SIZE) DEFINED BY DIMENSIONS ON FLOOR PLANS.

4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPERCEDE SPECIFICATIONS BELOW)

A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (UON); FOR RESIDENTIAL, USE SINGLE LAYER 1/2" MIN EA SIDE OF STUD (UON); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

B) FIRE-RATED PARTITIONS: SINGLE OR DOUBLE LAYER (DEPENDING ON RATING) 5/8" MIN TYPE "X" EA SIDE OF STUD; ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

C) CEILINGS SHALL HAVE ONE LAYER OF 1/2" MIN (COMMERCIAL) OR 1/2" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 3-1/2" METAL FRAMING SPACED AT 16" OC (UON); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

D) DAMP AREA ROOMS AND BATHROOMS: WHERE MARBLE IS TO BE INSTALLED, USE "USG DUROCK" OR "NATIONAL GYPSUM PERMABASE CEMENT BOARD"; FOR TILE AND ALL OTHER FINISHES, USE "GP DENSHIELD TILE BACKER" OR "NATIONAL GYPSUM TILE BACKER"

5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE ROUGHING IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FURRING CHANNELS ACROSS CHASE USING 5/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.

6. ELECTRICAL PANELS, ALUMN BOXES, FIRE EQUIPMENT CABINETS, AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALL BOARD LAYERS SUFFICIENT TO MAINTAIN DESIGNATED RATING.

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

1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS AB, OR C (N.F.P.A. 101-21-3.2)

2. PROVIDE LEVEL 5 FINISH WHERE REQUIRED BY OWNER/ARCHITECT REQUIREMENTS.

3. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC 1408.2.B

C) PAINT

1. PAINT SCHEDULE:

2. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN, REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

A) EXTERIOR SURFACES

1. STUCCO/ CONCRETE: 2 COATS - FLAT LATEX

2. FERROUS METAL: TOUCH UP SHOP PRIMED SURFACE: 1 COAT - OIL ALKYD PRIMER 2 COATS - EGGSHELL ALKYD ENAMEL

3. GALVANIZED METAL: 1 COAT - OIL ALKYD PRIMER FOR GALVANIZED METAL 2 COATS - GLOSS ALKYD ENAMEL

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

CEILINGS:

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

1. ALL INTERIOR PAINT SHALL BE LOW V.O.C. B.M. ECO SPEC OR architect approved equal.

SECTION 22 - PLUMBING

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.

2. BATHROOM FIXTURES TO BE SELECTED BY OWNER UNLESS SPECIFIED ON PLANS.

3. ALL FIXTURES AND ACCESSORIES TO BE MANUF. BY TOTO, AMERICAN STANDARD, KOHLER, OR APPROVED EQ. AS SPECIFIED ON PLANS. SUBMIT SHOP DRAWING OR APPROVAL.

4. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE F.B.C. TABLE 46R2 (2007)

5. DRINKING FOUNTAINS SHALL BE MOUNTED AT ACCESSIBLE HEIGHTS. PER FLORIDA ADA SPECIFICATIONS.

SECTION 23 - AIR-CONDITIONING

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.

2. ALL DUCT WORK SHALL BE RECTANGULAR, SUMIT SHOP DRAWINGS & SPECS FOR ARCHITECTS APPROVAL.

3. WATER HEATER SHALL BE IMMEDIATE START UP. WATER HEATERS SHALL HAVE MIN 5 YEARS MANUF. WARRANTY AND 1 YEAR INSTALLATION WARRANTY. SEE PLUMBING DRGS. FOR SPECIFICATION/INSTALLATION.

5. A/C UNITS SHALL BE MANUF. BY RHEEM, CARRIER, LENNOX OR architect approved equal (TRANE IS NOT SPECIFIED)

6. PROVIDE TEST & BALANCE CERTIFICATION OF PROJECT

7. PROVIDE PROTECTION (SEAL) TO ALL DUCT WORK & REGISTERS DURING THE CONSTRUCTION PROCESS

8. PROVIDE SYSTEM FLUSH PRIOR TO OCCUPANCY

SECTION 26 - ELECTRICAL

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.

2. FOR ALL LIGHT FIXTURES NOT SPECIFIED,

ARCHITECTURE / INTERIORS ABBREVIATIONS

| | | | |
|----------|--|----------|---|
| AB | ANCHOR BOLT | GA | GAGE, GAUGE |
| AC, A/C | AIR CONDITIONING | GALV | GALVANIZED |
| ACOUS | ACOUSTICAL | GB | GRAB BAR |
| ACP | ACOUSTICAL CEILING PANEL | GC | GENERAL CONTRACTOR |
| AD | AREA DRAIN | GEN | GENERATOR |
| ADDL | ADDITIONAL | GL | GLASS |
| ADDM | ADDENDUM | GL BLK | GLASS BLOCK |
| ADJ | ADJUSTABLE | GR | GRADE |
| A/E | ARCHITECT / ENGINEER | GT | GROUT |
| AFF | ABOVE FINISH FLOOR | GVL | GRAVEL |
| AGGR | AGGREGATE | GYP | GYPSPUM |
| AHU | AIR HANDLING UNIT | GYP BD | GYPSPUM BOARD |
| AL, ALUM | ALUMINUM | GYP PLAS | GYPSPUM PLASTER |
| ALT | ALTERNATE | H | HIGH |
| ANOD | ANODIZED | HB | HOSE BIBB |
| AP | ACCESS PANEL | HC | HANDICAPPED, HOLLOW CORE |
| APPROX | APPROXIMATE | HDWE | HARDWARE |
| APT | APARTMENT | HM | HOLLOW METAL |
| ARCH | ARCHITECT(URAL) | HNDRL | HANDRAIL |
| ASPH | ASPHALT | HORIZ | HORIZONTAL |
| AUTO | AUTOMATIC | HPT | HIGH POINT |
| AV | AUDIO / VISUAL | HVAC | HEATING, VENTILATION & AIR CONDITIONING |
| AVG | AVERAGE | HWH | HOT WATER HEATER |
| B | BASE | ID | INSIDE DIAMETER |
| BB | BULLETIN BOARD | IN | INCH(ES) |
| BD | BOARD | INSUL | INSULATE(D), (ION) |
| BDTW | BETWEEN | INT | INTERIOR |
| BTUM | BTUMINOUS | JAN | JANITOR |
| BLDG | BUILDING | JC | JANITOR'S CLOSET |
| BM | BEAM | JT | JOINT |
| BOT | BOTTOM | KIT | KITCHEN |
| BR | BEDROOM | LAB | LABORATORY |
| BSMT | BASEMENT | LAM | LAMINATE(D) |
| BU | BUILT-UP | LAV | LAVATORY |
| BUR | BUILT-UP ROOF | LB | POUND |
| C/C | CENTER TO CENTER | LBL | LABEL |
| CAB | CABINET | LF | LINEAR FEET |
| CARP | CARPET | LKR | LOCKER |
| CB | CATCH BASIN | LKR RM | LOCKER ROOM |
| CD | CONSTRUCTION DOCUMENT | LONG | LONGITUDINAL |
| CEM | CEMENT | LPT | LOW POINT |
| CEM PLAS | CEMENT PLASTER | LR | LIVING ROOM |
| CER | CERAMIC | LT WT | LIGHT WEIGHT |
| CER TILE | CERAMIC TILE | LVR | LOUVER |
| CH BD | CHALK BOARD | M | METER |
| CIP | CAST-IN-PLACE | MACH | MACHINE |
| CJ | CONTROL JOINT | MACH RM | MACHINE ROOM |
| CLF | CENTER LINE | MAINT | MAINTENANCE |
| CLG | CHAIN LINK FENCE | MARB | MARBLE |
| CLL | CONTRACT LIMIT LINE | MATL | MATERIAL |
| CLO | CLOSET | MAX | MAXIMUM |
| CLR | CLEAR, CLEARANCE | MC | MEDICINE CABINET |
| CMU | CONCRETE MASONRY UNIT | MECH | MECHANICAL |
| COL | COLUMN | MECH RM | MECHANICAL ROOM |
| CONC | CONCRETE | MET | METAL |
| CONF | CONFERENCE | METZ | MEZZANINE |
| CONST | CONSTRUCTION | MFR | MANUFACTURER |
| CONT | CONTINUOUS | MIN | MINIMUM, MINUTE |
| CORR | CORRIDOR | MISC | MISCELLANEOUS |
| CSK | COUNTERSUNK | MO | MASONRY OPENING |
| DBL | DOUBLE | MOD | MODULAR, MODULE |
| DD | DESIGN DEVELOPMENT | MR | MOISTURE RESISTANT |
| DEMO | DEMOLISH, DEMOLITION | MTD | MOUNTED |
| DET | DETAIL, DETECTOR | MTL | METAL |
| DEPT | DEPARTMENT | MULL | MULLION |
| DF | DRINKING FOUNTAIN | N | NORTH |
| DIA | DIAMETER | NA, N/A | NOT APPLICABLE |
| DIAG | DIAGONAL | NFPA | NATIONAL FIRE PROTECTION ASSOCIATION |
| DIM | DIMENSION | NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| DN | DOWN | NIC | NOT IN CONTRACT |
| DO | DOOR | NO | NUMBER |
| DR | DOOR | NOM | NOMINAL |
| DS | DOWN SPOUT | NTS | NOT TO SCALE |
| DW | DISHWASHER | OC | ON CENTER |
| DWG | DRAWING | OD | OUTSIDE DIAMETER |
| E | EACH | OFI | OWNER FURNISHED - CONTRACTOR INSTALLED |
| EA | EACH | OFO | OWNER FURNISHED - OWNER INSTALLED |
| EHPA | ENHANCED HURRICANE PROTECTION AREA | OPNG | OPENING |
| EIFS | EXTERIOR INSULATED FINISH SYSTEM | OPP | OPPOSITE |
| EL | ELEVATION | ORD | OVERFLOW ROOF DRAIN |
| ELEC | ELECTRIC(AL) | OYHD | OVERHEAD |
| ELEV | ELEVATOR | OZ | OUNCE |
| EMER | EMERGENCY | PB | PANIC BAR |
| ENGR | ENGINEER | PCC | PRECAST CONCRETE |
| EPDM | ETHYLENE PROPYLENE DIENE MONOMER | PER | PERPENDICULAR |
| EQU | EQUAL | PL | PLATE, PROPERTY LINE |
| EQUIP | EQUIPMENT | PLAM | PLASTIC LAMINATE |
| ESCAL | ESCALATOR | PLAS | PLASTER |
| ESMT | EASEMENT | PLYWD | PLYWOOD |
| EW | EACH WAY | PNL | PANEL |
| EW C | ELECTRIC WATER COOLER | PNT | PAINT |
| EXH | EXHAUST | PREFAB | PREFABRICATED |
| EXP | EXPANSION | PT | POINT, PRESSURE TREATED |
| EXP BT | EXPANSION BOLT | PTN | PARTITION |
| EXP JT | EXPANSION JOINT | PVC | POLYVINYL CHLORIDE |
| EXST | EXISTING | QT | QUARRY TILE |
| EXT | EXTERIOR | QTY | QUANTITY |
| FACBC | FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION | R | RADIUS, RISER, THERMAL RESISTANCE |
| FD | FLOOR DRAIN | RAD | RADIUS |
| FDN | FOUNDATION | RCP | REFLECTED CEILING PLAN |
| FE | FIRE EXTINGUISHER | ROD | ROAD, ROOF DRAIN |
| FEC | FIRE EXTINGUISHER CABINET | REF | REFERENCE |
| FGL | FIBERGLASS | REFR | REFRIGERATOR |
| FHC | FIRE HOSE CABINET | REINF | REINFORCED, REINFORCEMENT |
| FIN | FINISH | REQD | REQUIRED |
| FIN FL | FINISH FLOOR | RESIL | RESILIENT |
| FIN GR | FINISH GRADE | REV | REVERSED, REVISED, REVISION |
| FLR | FLOOR(ING) | RM | ROOM |
| FLUOR | FLUORESCENT | RO | ROUGH OPENING |
| FOC | FACE OF CONCRETE | ROW | RIGHT OF WAY |
| FOM | FACE OF MASONRY | RWL | RAIN WATER LEADER |
| FOS | FACE OF STUDS | | |
| FT | FOOT, FEET | | |
| FTG | FOOTING | | |
| FURN | FURNITURE | | |
| FURR | FURRING | | |
| FUT | FUTURE | | |

SYMBOLS

| | |
|--|--|
| | COLUMN IDENTIFICATION |
| | COLUMN GRID LINE |
| | PROJECT NORTH / TRUE NORTH |
| | ELEVATION |
| | LOCATION INDICATOR |
| | ROOM NAME |
| | ROOM NUMBER |
| | CHANGE IN PLANE OR FLOOR LEVEL |
| | WALL TYPE |
| | BUILDING ELEVATION (LETTER DESIGNATOR) |
| | SHEET NUMBER |
| | BUILDING SECTION (LETTER DESIGNATOR) |
| | SHEET NUMBER |
| | WALL SECTION (NUMBER DESIGNATOR) |
| | DETAIL (NUMBER DESIGNATOR) |
| | SHEET NUMBER |
| | ENLARGED DETAIL (NUMBER DESIGNATOR) |
| | SHEET NUMBER |
| | BUILDING ELEVATIONS |
| | DOOR No. |
| | WINDOW TYPE |

LEGENDS FOR MATERIALS

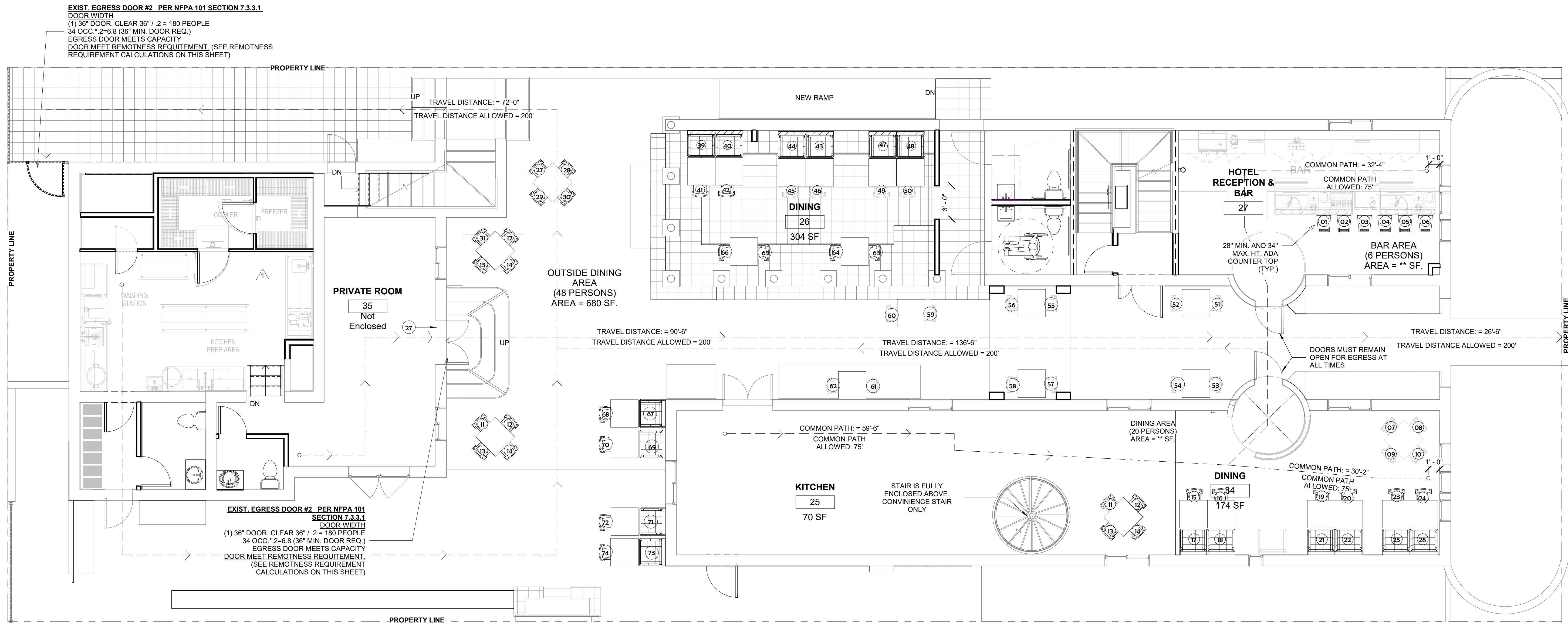
| | |
|--|----------------------------------|
| | POROUS FILL: STONE, GRAVEL, ETC. |
| | EARTH BACKFILL |
| | CAST IN PLACE CONCRETE |
| | CONCRETE MASONRY UNITS |
| | PLASTER, SAND, GROUT |
| | GYPSPUM BOARD |
| | METAL |
| | ROUGH WOOD FRAMING |
| | PLYWOOD |
| | RIGID BOARD INSULATION |
| | BATTS INSULATION |
| | GLASS |

REVISIONS

| | | |
|---|---------------|---------|
| 1 | CITY COMMENTS | Date 1 |
| 4 | CITY COMMENTS | 8-10-23 |

20' ALLEY

COLLINS AVENUE



1 LIFE SAFETY - GROUND FLOOR PLAN
1 : 56

NOTE: RESTAURANT WILL BE OPEN TO PUBLIC

| LIFE SAFETY NOTES | |
|-------------------|---|
| 1. | FOR EMERGENCY LIGHTS, REFER TO ELECTRICAL PLANS. |
| 2. | EGRESS PATH TO PUBLIC WAY ARE LEVEL & SLIP RESISTANT AS PER FFPC (7th Edition), CHAPTER 7, 7.1.6-2/3 |
| 3. | ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. |
| 4. | THRESHOLD WILL NOT EXCEED MORE THAN 1/2" MAX. |
| 5. | INTERIOR FINISHES TO COMPLY WITH NFPA 101 (2018 Edition) A10.2.2. AND INTERIOR WALL, CEILING, FLOORS, DECORATIONS AND TRIM SHALL COMPLY WITH FBC CHAPTER 8. |
| 6. | INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASS A, CLASS B, OR CLASS C. |

| OCCUPANCY CLASSIFICATION | |
|---|--|
| THE USE AND OCCUPANCY IN THIS RETAIL FOR 75 PERSONS (38 INTERIOR SEATS & 37 EXTERIOR SEATS + EMPLOYEES) CLASSIFIES AS: | |
| • FFPC CHAPTER 12: ASSEMBLY OCCUPANCY (MORE THAN 50 PERSONS), EXISTING OCCUPANCY CLASSIFICATION AS PER FFPC-CHAPTER 43. | |

| | AMOUNT OF SEATINGS | % ADA | ADA SEATINGS |
|-------------------------|--------------------|-----------|--------------|
| INTERIOR SEATINGS | 38 | 5% = 1.90 | 2 |
| EXTERIOR SEATINGS | 36 | 5% = 1.80 | 2 |
| SEATINGS (TOTAL) | 74 | | 4 |

| LIFE SAFETY LEGEND | |
|--------------------|---|
| | TRAVEL DISTANCE |
| | NUMBER OF EGRESS OCCUPANTS |
| | EXIST. INTERIOR PARTITION |
| | EXISTING CMU WALL |
| | SEAT NUMBER |
| | FIRE EXTINGUISHER |
| | EXIT SIGN |
| | EM: EMERGENCY LIGHT/ 90 MINUTES BATTERY BACK-UP |

PROVIDE & INSTALL ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOR EACH 3000 SQ. FT. WITH A MAXIMUM TRAVEL DISTANCE TO REACH OF 75'. TOP NOT TO EXCEED 5' ABOVE THE FLOOR, SEE PLAN FOR LOCATION.

NOTE:
*ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED, COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.

*ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.

*ALL LIFE SAFETY SYSTEMS, FIRE ALARMS, AND EGRESS, SHALL BE MAINTAINED IN FULL WORKING ORDER DURING CONSTRUCTION. FIRE ALARM CONTRACTORS SHALL PROVIDE SHOP DWGS AND ALL CALCULATIONS REQ'D TO COMPLY W/ NFPA 101, FBC, & FFPC

NOTE: RESTAURANT WILL BE OPEN TO PUBLIC.

| OCCUPANCY LOAD CHART, FBC TABLE 1004.1.2 AND NFPA 101-TABLE 7.3.1.2 | | | | | | |
|---|------------------------------|---|----------------------|------------------------------------|-------------------|--------------------|
| LEVEL | DESCRIPTION | FUNCTION OF INTERIOR SPACE (ASSEMBLY WITHOUT FIXED SEATS) | OCCUPANT LOAD FACTOR | FLOOR AREA IN SQ. FT. PER OCCUPANT | ALLOWED OCCUPANTS | PROPOSED OCCUPANTS |
| GROUND FLOOR | KITCHEN AREA | KITCHENS, COMMERCIAL | 200 GROSS | 357 SF | 1.78 = 2 | 2 |
| | DINING AREA | UNCONCENTRATED (TABLES AND CHAIRS) | 15 NET | 503 SF | 34.8 = 34 | 20 |
| | OUT DOOR DINING AREA | UNCONCENTRATED (TABLES AND CHAIRS) | 15 NET | 303 SF | 20.2 = 20 | 16 |
| | OUTDOOR BAR PREPARATION AREA | KITCHENS, COMMERCIAL | 200 GROSS | 509 SF | 2.54 = 3 | 3 |
| | OUTSIDE SEATING | UNCONCENTRATED (TABLES AND CHAIRS) | 15 NET | 680 SF | 45.3 = 46 | 48 |
| | AT BAR | CONCENTRATED (CHAIRS ONLY) | 7 NET | 387 SF | 55.28 = 56 | 6 |
| | PRIVATE ROOM | UNCONCENTRATED (TABLES AND CHAIRS) | 15 NET | 235 SF | 15.66 = 16 | 0 |
| TOTAL OCCUPANTS | | | | | 177 | 95 |

| OCCUPANCY LOAD CHART - 2nd FLOOR | | | | | | |
|--|-----------|-------------------|---|-----------------------|-----------|---------------|
| LEVEL | ROOM NAME | FUNCTION OF SPACE | OCCUPANT LOAD FACTOR (AS PER FFPC 6TH EDITION - NFPA 101-TABLE 7.3.1.2) | FLOOR AREA IN SQ. FT. | OCC. | PROPOSED OCC. |
| 2nd FLOOR | SUITE #1 | HOTEL & DORMITORY | 200G | 369 SF | 1.84 = 2 | 2 |
| | SUITE #2 | HOTEL & DORMITORY | 200G | 438 SF | 2.19 = 2 | 2 |
| | SUITE #3 | HOTEL & DORMITORY | 200G | 453 SF | 2.21 = 2 | 2 |
| | SUITE #4 | HOTEL & DORMITORY | 200G | 444 SF | 2.22 = 2 | 2 |
| | SUITE #5 | HOTEL & DORMITORY | 200G | 305 SF | 1.52 = 2 | 2 |
| | SUITE #6 | HOTEL & DORMITORY | 200G | 607 SF | 3.03 = 3 | 3 |
| TOTAL FOR ALL SPACES IN THE SCOPE OF WORK | | | | | 13 | 13 |

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
1350 COLLINS AVE., MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

LIFE SAFETY GROUND FLOOR PLAN

A0.5

PROJECT #: Project #22-009

DATE: 10-20-2022

REVISIONS

| | | |
|---|---------------|---------|
| 4 | CITY COMMENTS | 8-10-23 |
|---|---------------|---------|

VOIDED

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
1350 COLLINS AVE. MIAMI BEACH

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- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

LIFE SAFETY SECOND FLOOR

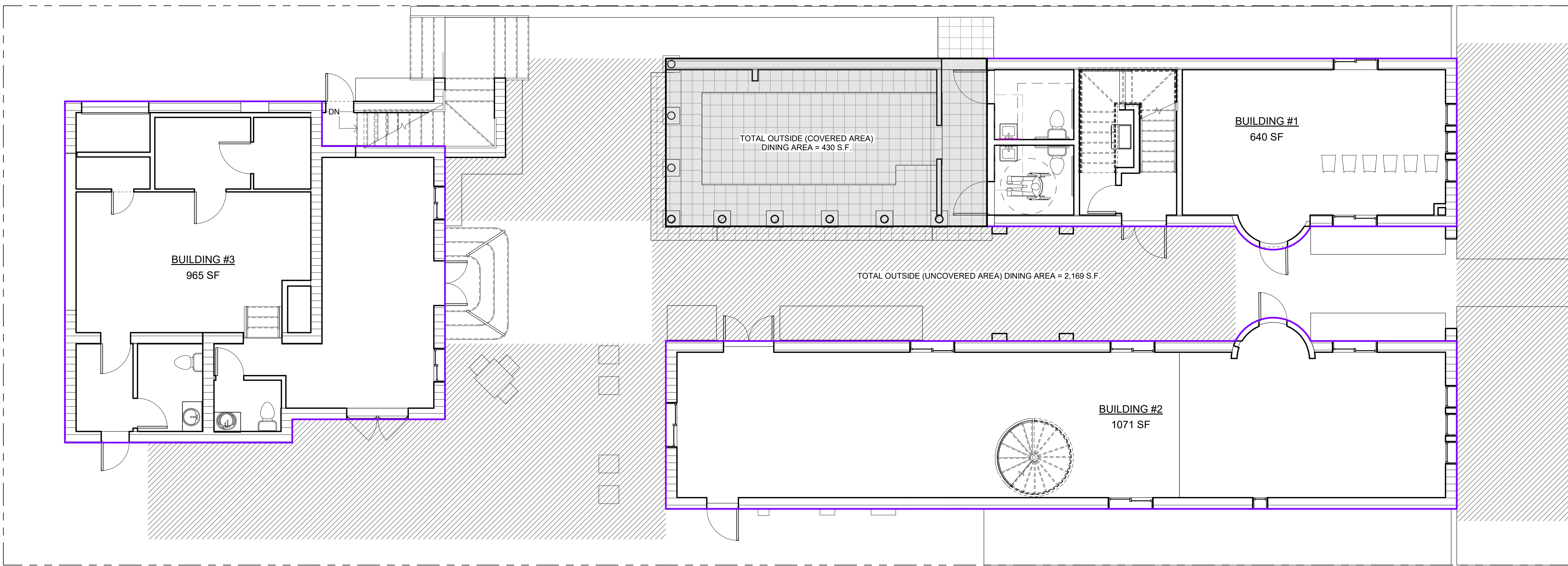
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PROJECT #: Project #22-009

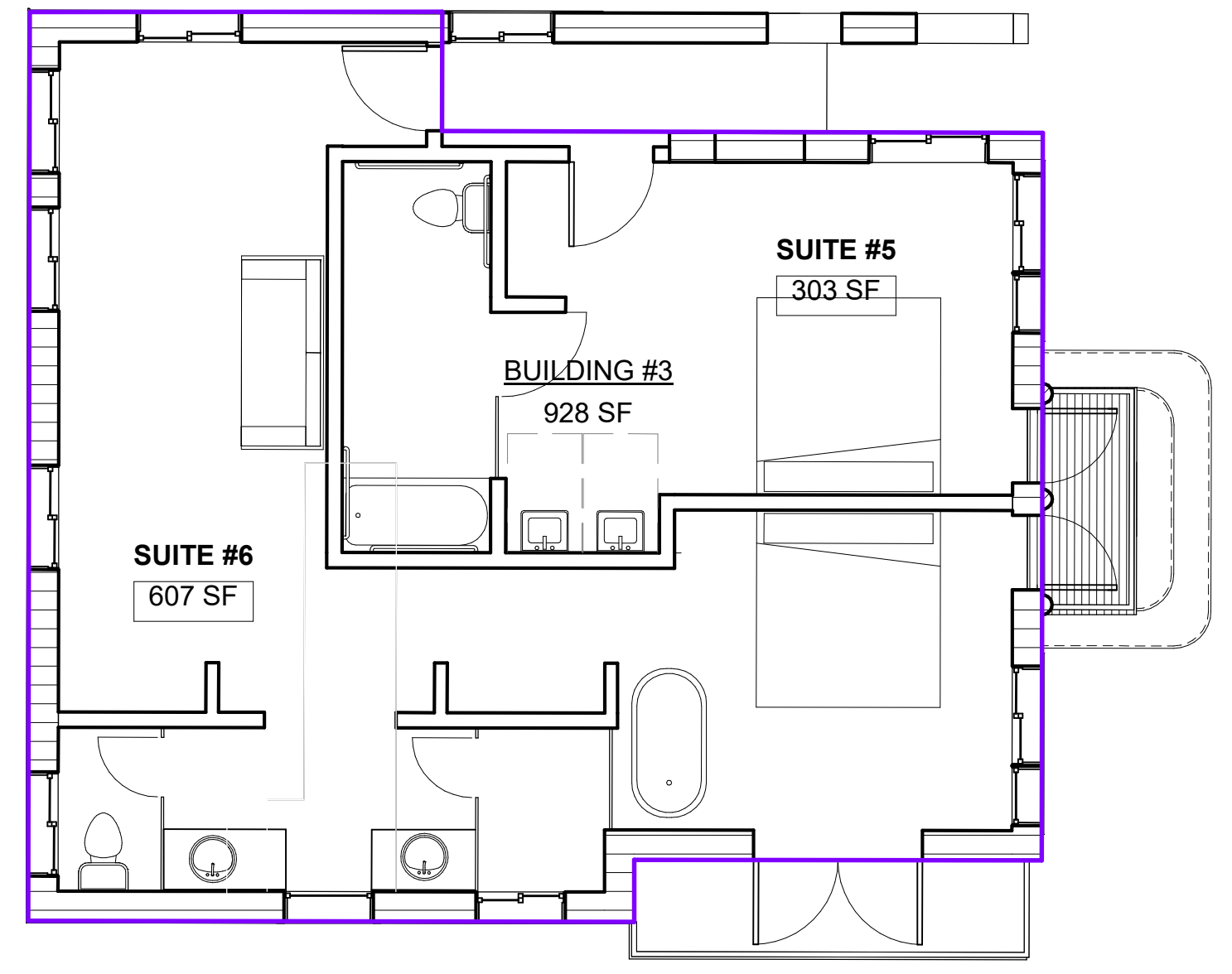
DATE: 10-20-2022

REVISIONS

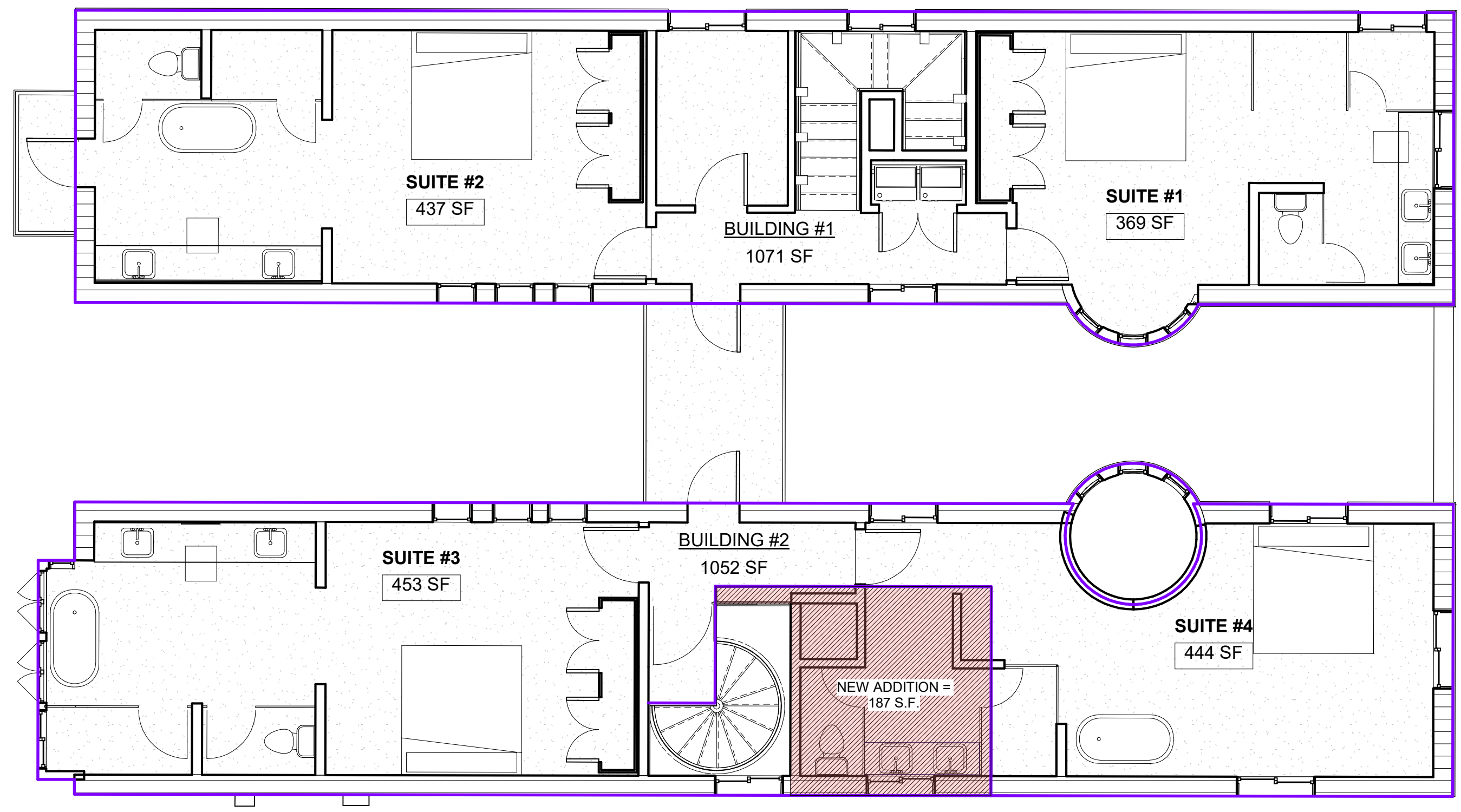
| NO. | DATE | DESCRIPTION |
|-----|------|---------------|
| 1 | | CITY COMMENTS |



1 GROUND FLOOR
 3/16" = 1'-0"



2 PROPOSED 2ND FLOOR
 3/16" = 1'-0"



| AREA LEGEND | | |
|--------------|----------------|-----------------|
| BUILDING #1 | GROUND FLOOR | 1,071 SF |
| | SECOND FLOOR | 1,052 SF |
| | TOTAL | 2,123 SF |
| BUILDING #2 | GROUND FLOOR | 1,071 SF |
| | SECOND FLOOR | 1,071 SF |
| | TOTAL | 2,142 SF |
| BUILDING #3 | BASEMENT | 354 SF |
| | GROUND FLOOR | 958 SF |
| | SECOND FLOOR | 958 SF |
| | TOTAL | 2,270 SF |
| OUTSIDE AREA | COVERED AREA | 2,169 SF |
| | UNCOVERED AREA | 430 SF |
| | TOTAL | 9,133 SF |

| AREA LEGEND (BY SUITES) | | |
|-------------------------|----------|--------|
| BUILDING #1 | SUITE #1 | 369 SF |
| | SUITE #2 | 438 SF |
| BUILDING #2 | SUITE #3 | 453 SF |
| | SUITE #4 | 444 SF |
| BUILDING #3 | SUITE #5 | 305 SF |
| | SUITE #6 | 607 SF |

| FLOOR AREA RATIO | | |
|-------------------|----------|-----------|
| | EXISTING | PROPOSED |
| LOT SIZE | | 7,000 SF |
| MAX. F.A.R. = 2.0 | | 14,000 SF |
| TOTAL AREA | 5,583 SF | 5,770 SF |
| F.A.R. | 0.80 | 0.83 SF |

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
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- PERMIT SET
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- CONSTRUCTION SET

Drawn by:
 Stacy & Elsa
 Checked by:
 Ari Sklar

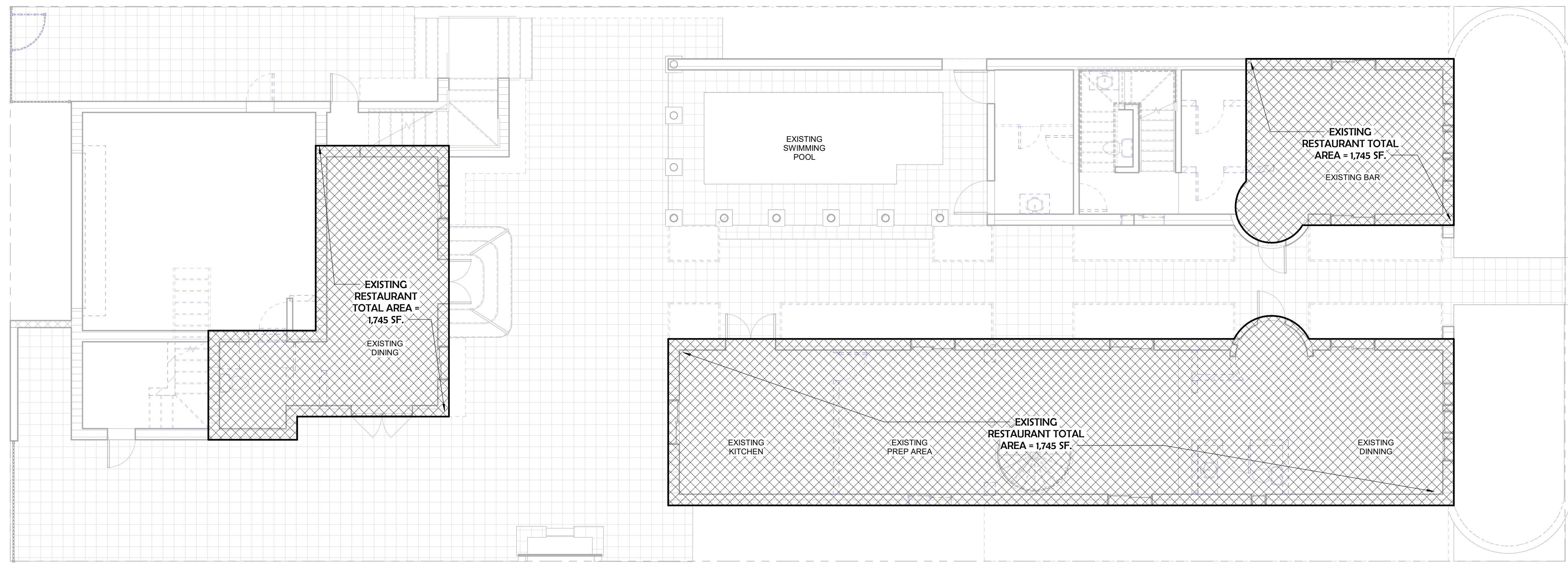
AREA PLAN

A0.7

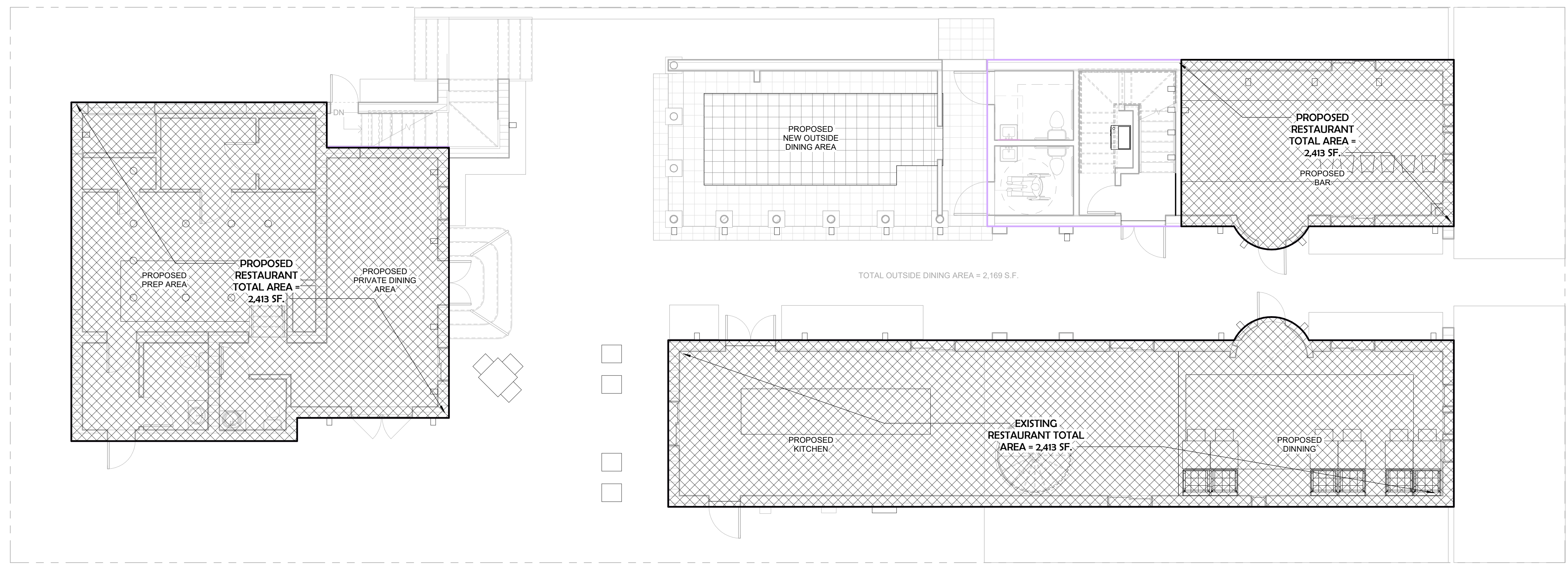
PROJECT #: Project #22-009

DATE: 10-20-2022

REVISIONS



② EXISTING RESTAURANT AREA
 3/16" = 1'-0"



① PROPOSED RESTAURANT AREA
 3/16" = 1'-0"

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

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- CONSTRUCTION SET

Drawn by:
 Stacy & Elia
 Checked by:
 Ari Sklar

**KITCHEN AREA PLAN
 CALC**

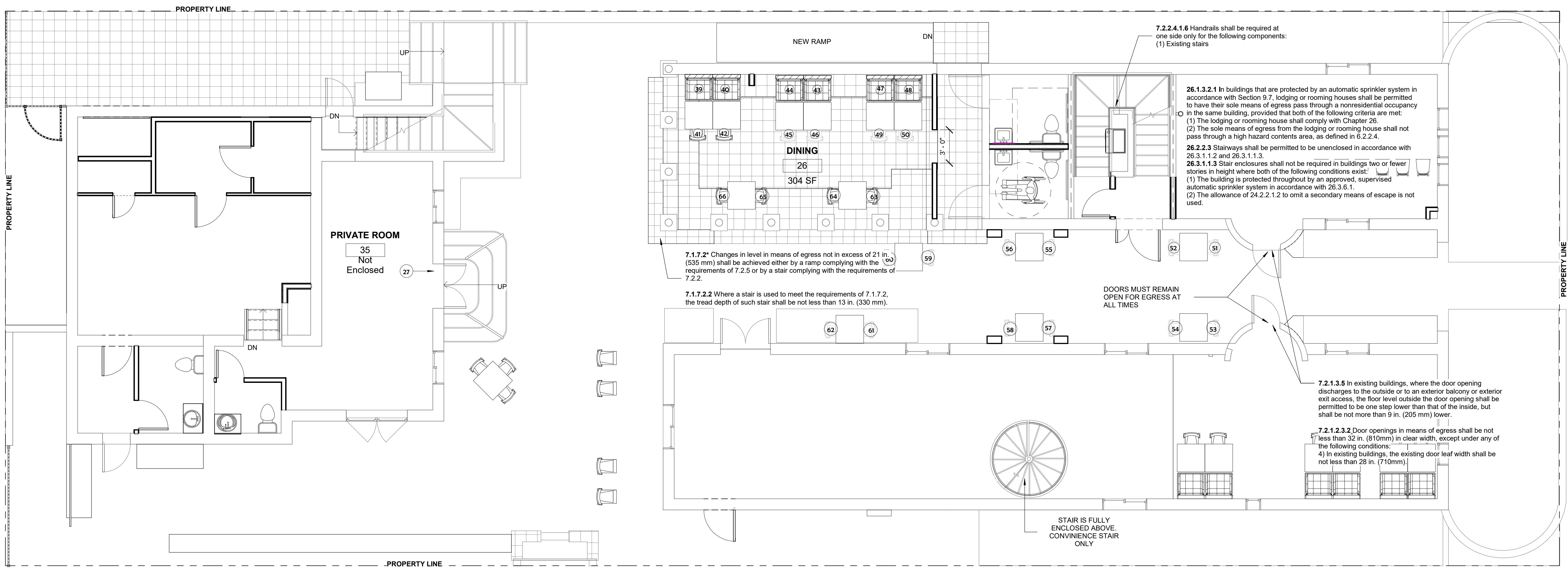
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PROJECT #: Project #22-009

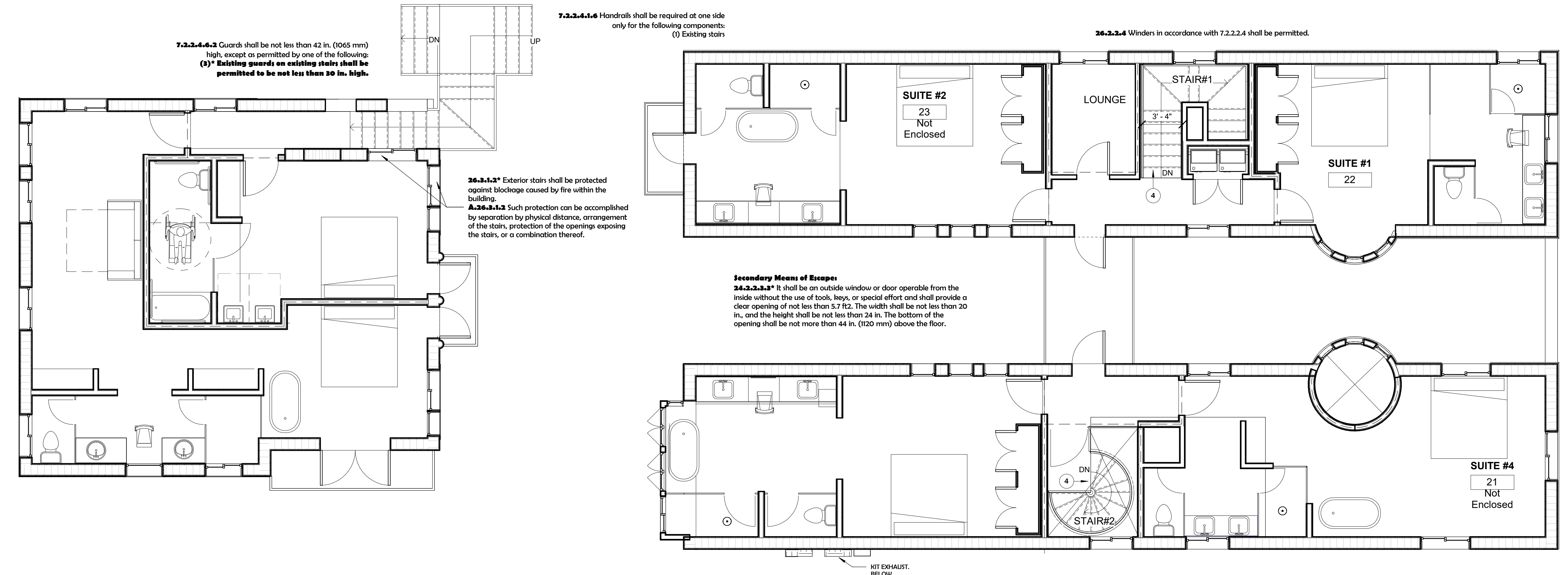
DATE: 10-20-2022

20' ALLEY

COLLINS AVENUE



① FIRE NOTES - GROUND FLOOR PLAN
 1 : 56



② FIRE NOTES - SECOND FLOOR PLAN
 1 : 56

REVISIONS

| | | |
|---|---------------|---------|
| 4 | CITY COMMENTS | 8-10-23 |
|---|---------------|---------|

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
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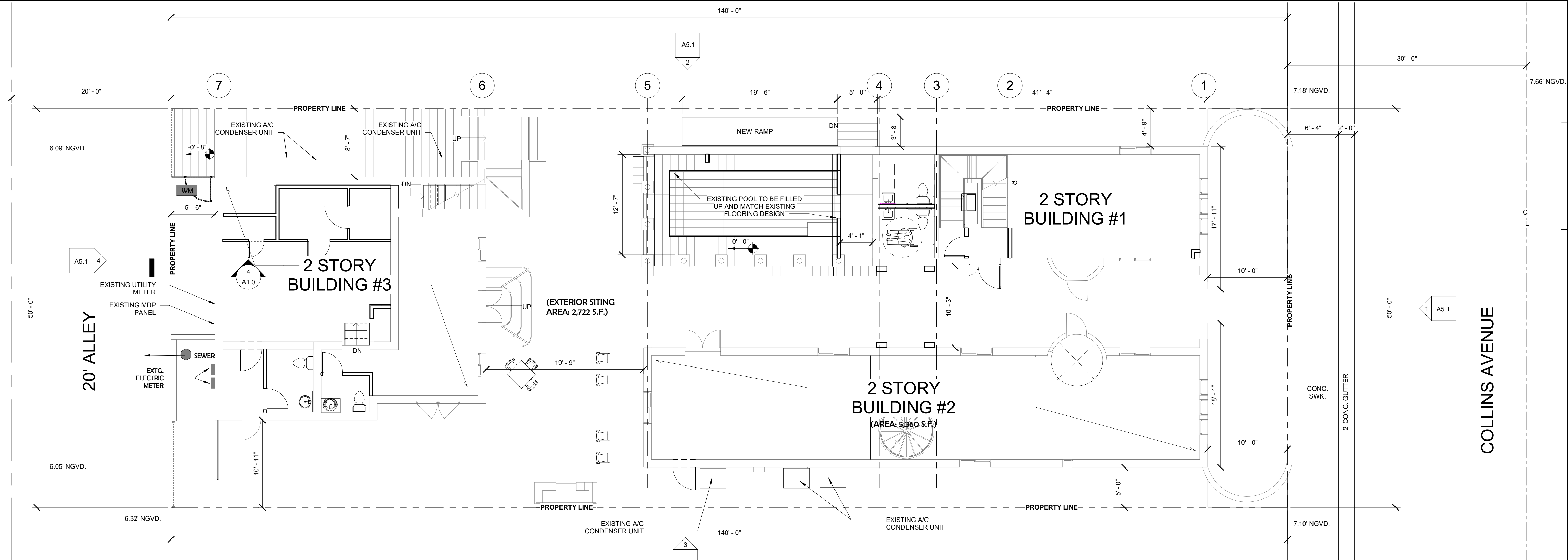
DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

SITE PLAN

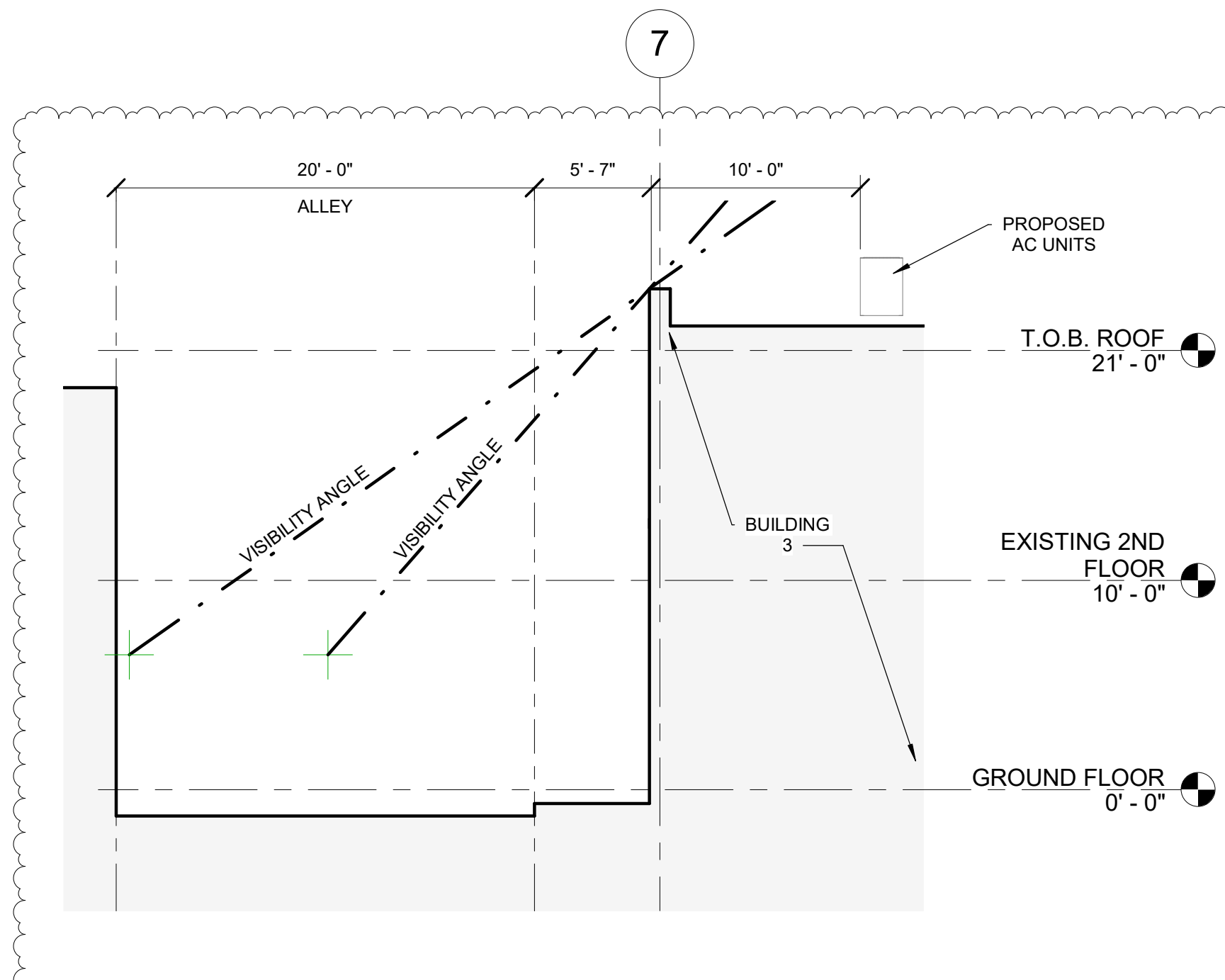
A1.0

PROJECT #: Project #22-009

DATE: 10-20-2022



1 SITE PLAN
 1 : 74



4 AC VISIBILITY FROM ALLEY
 1 : 78

| ZONING LEGEND | | | |
|--------------------------------------|--|------------------------------------|--|
| | REQUIREMENTS | EXISTING | PROPOSED |
| ZONING: | MXE Mixed use entertainment | MXE Mixed use entertainment | MXE Mixed use entertainment |
| HISTORICAL DISTRICT: | OCEAN DRIVE/COLLINS AVENUE HISTORIC DISTRICT | | |
| ADDRESS: | 1350 COLLINS AVENUE MIAMI BEACH, FL 33139 | | |
| FOLIO NUMBER: | 02-3234-008-0900 | | |
| YEAR CONSTRUCTED: | 1930 | | |
| BASE FLOOD ELEVATION: | 8' NGVD | 8.05' NGVD | 8.05' NGVD |
| LOT WIDTH: | | 50 FT. | 50 FT. |
| LOT DEPTH: | | 140 FT. | 140 FT. |
| LOT AREA: | | 7,000 FT. | 7,000 FT. |
| HEIGHT: | 75 FT. | 35' | 35' |
| NUMBER OF STORIES: | | 2 STORY BUILDING | 2 STORY BUILDING |
| GROSS SQ FOOTAGE (FOOTPRINT): | | 6,340 SF | 6,340 SF |
| SETBACKS | | | |
| FRONT SETBACK (EAST): | 20' VARIANCE PER ORB 16026 PG 3304 | 10' - 0" | 10' - 0" - NO CHANGE |
| SIDE SETBACK (NORTH): | 7.5' | 5' - 0" | 5' - 0" - NO CHANGE |
| SIDE SETBACK (SOUTH): | 7.5' | 4' - 9" | 4' - 9" - NO CHANGE |
| REAR SETBACK (WEST): | 10' | 5' - 6" | 5' - 6" - NO CHANGE |
| PARKING: | | | |
| PARKING RATIO: | 2 SPACES PER DWELLING UNIT | NO PARKING PROVIDED | NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT |

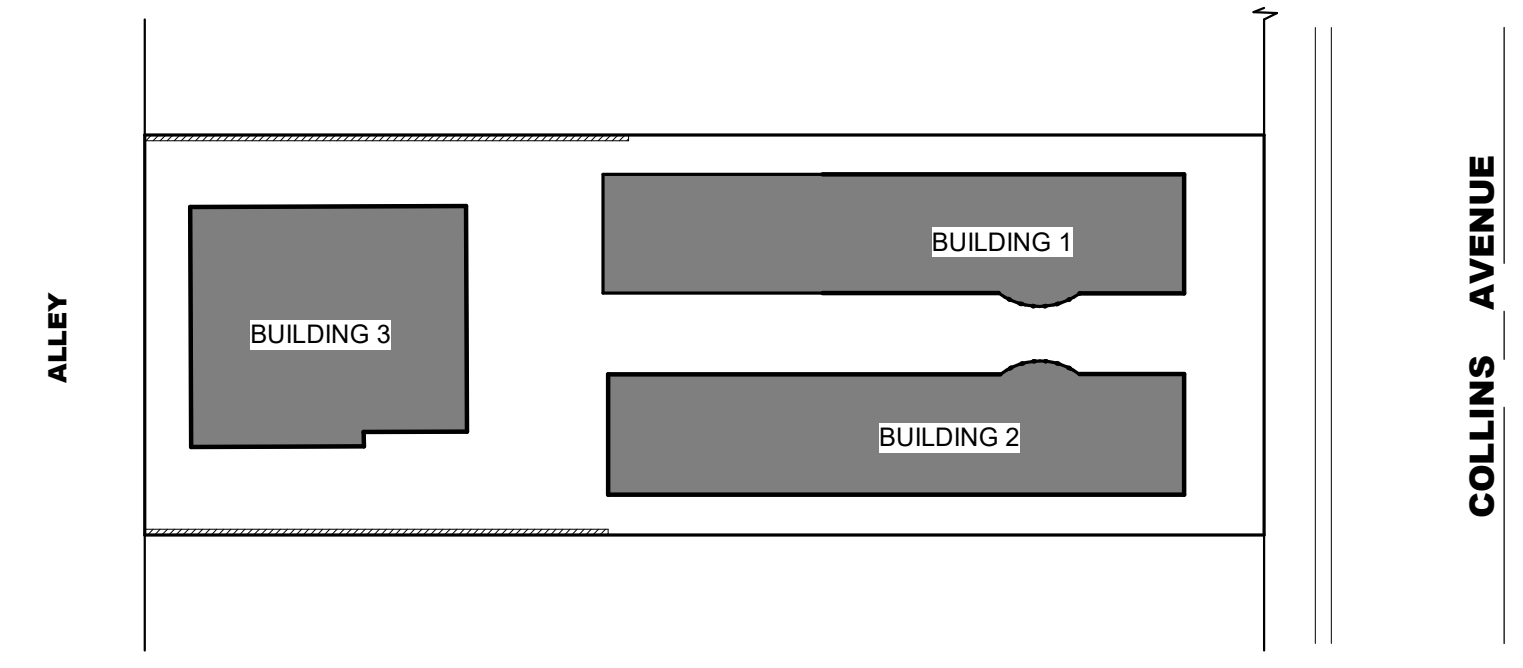
TERMITE NOTE
 THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

SITE GRADING NOTE
 THE SITE SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. RETAIN ALL WATER RUNOFF ON PROPERTY. REFER TO CIVIL DRAWINGS FOR DRAINAGE.

| SITE PLAN LEGEND | |
|------------------|------------------|
| --- | PROPERTY LINE |
| - - - - | UTILITY EASEMENT |
| --- | TO BE DEMOLISHED |
| + | CHAIN LINK FENCE |

NOTE:
 CONTRACTOR TO LOCATE ANY EXISTING DRAINAGE INLETS ADJACENT TO THE SITE AND PROVIDE INLET PROTECTION PER DETAIL #2, THIS SHEET

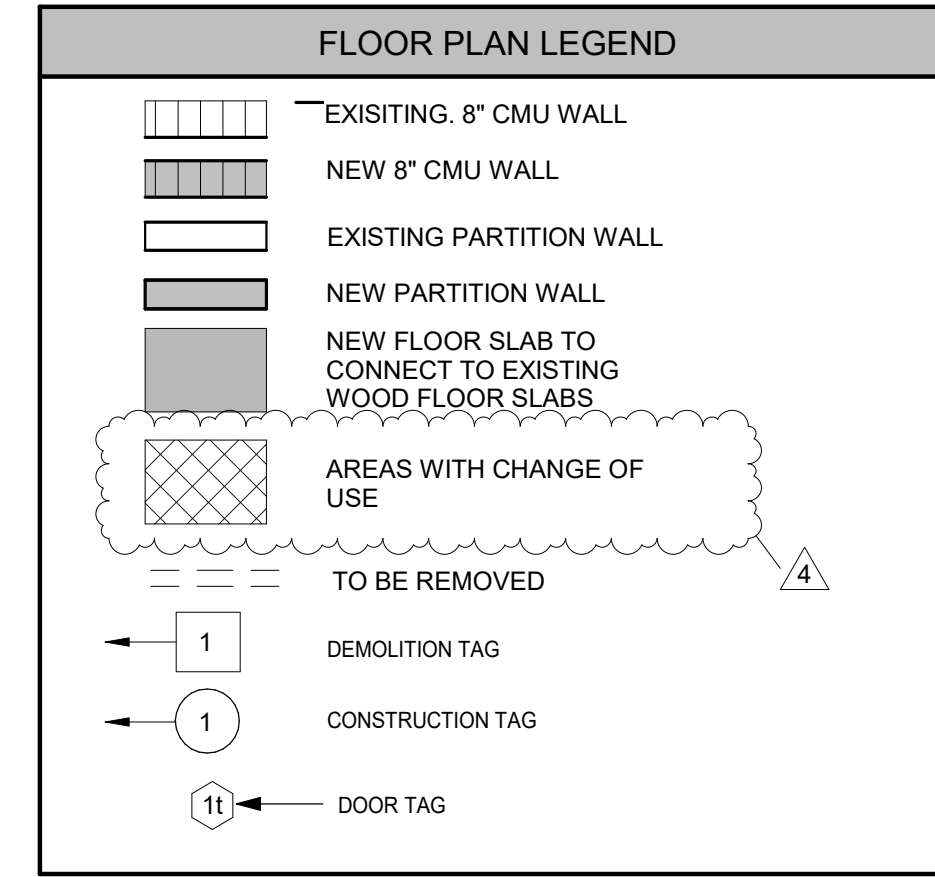
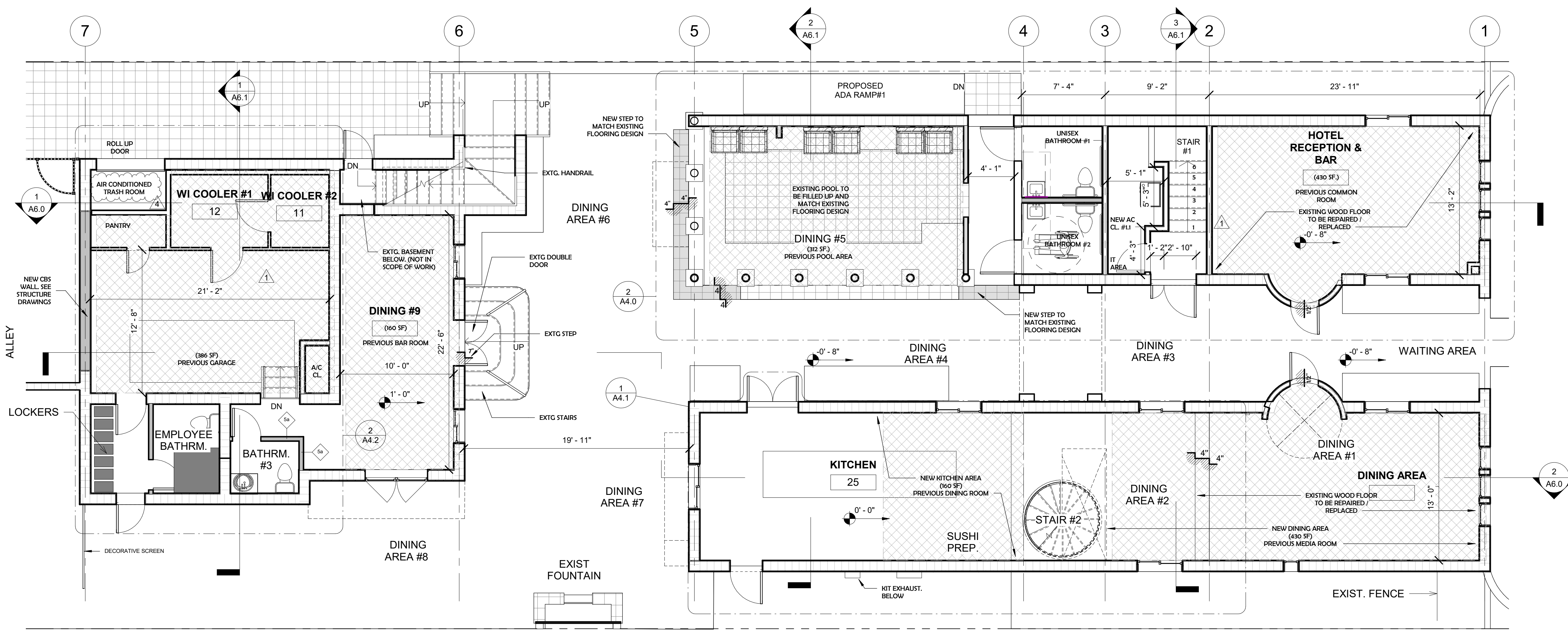
NOTE:
 ANY DAMAGES TO THE RIGHT-OF-WAY MUST BE REPAIRED BY THE CONTRACTOR.



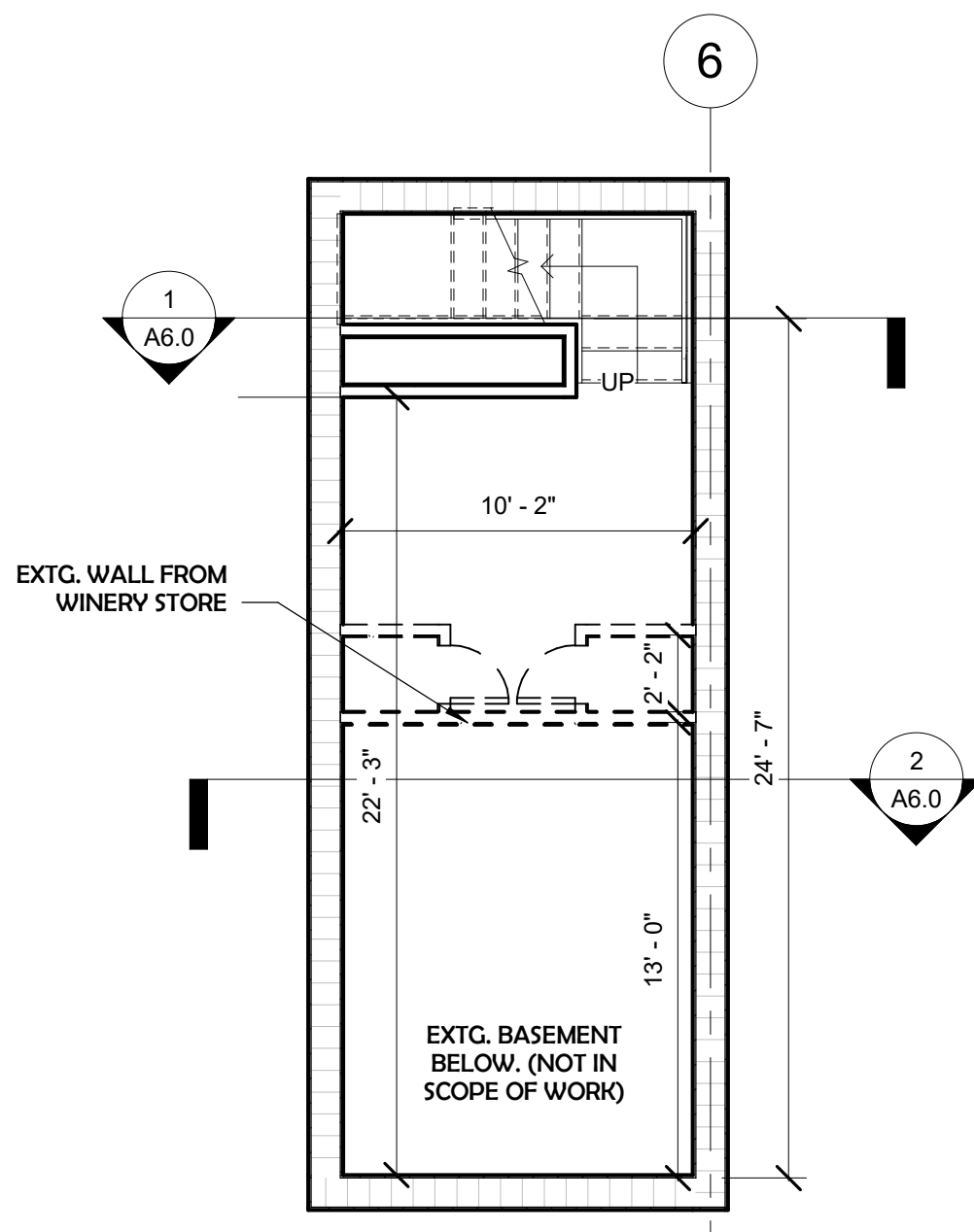
2 KEY PLAN
 1/2" = 1'-0"

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|---------------|---------|
| 1 | CITY COMMENTS | 8-10-23 |
| 4 | CITY COMMENTS | 8-10-23 |



1 PROPOSED GROUND FLOOR
3/16" = 1'-0"



2 EXTG. BASEMENT (NOT IN SCOPE OF WORK)
3/16" = 1'-0"

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
1350 COLLINS AVE. MIAMI BEACH

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ARI SKLAR

PROPOSED GROUND FLOOR PLAN

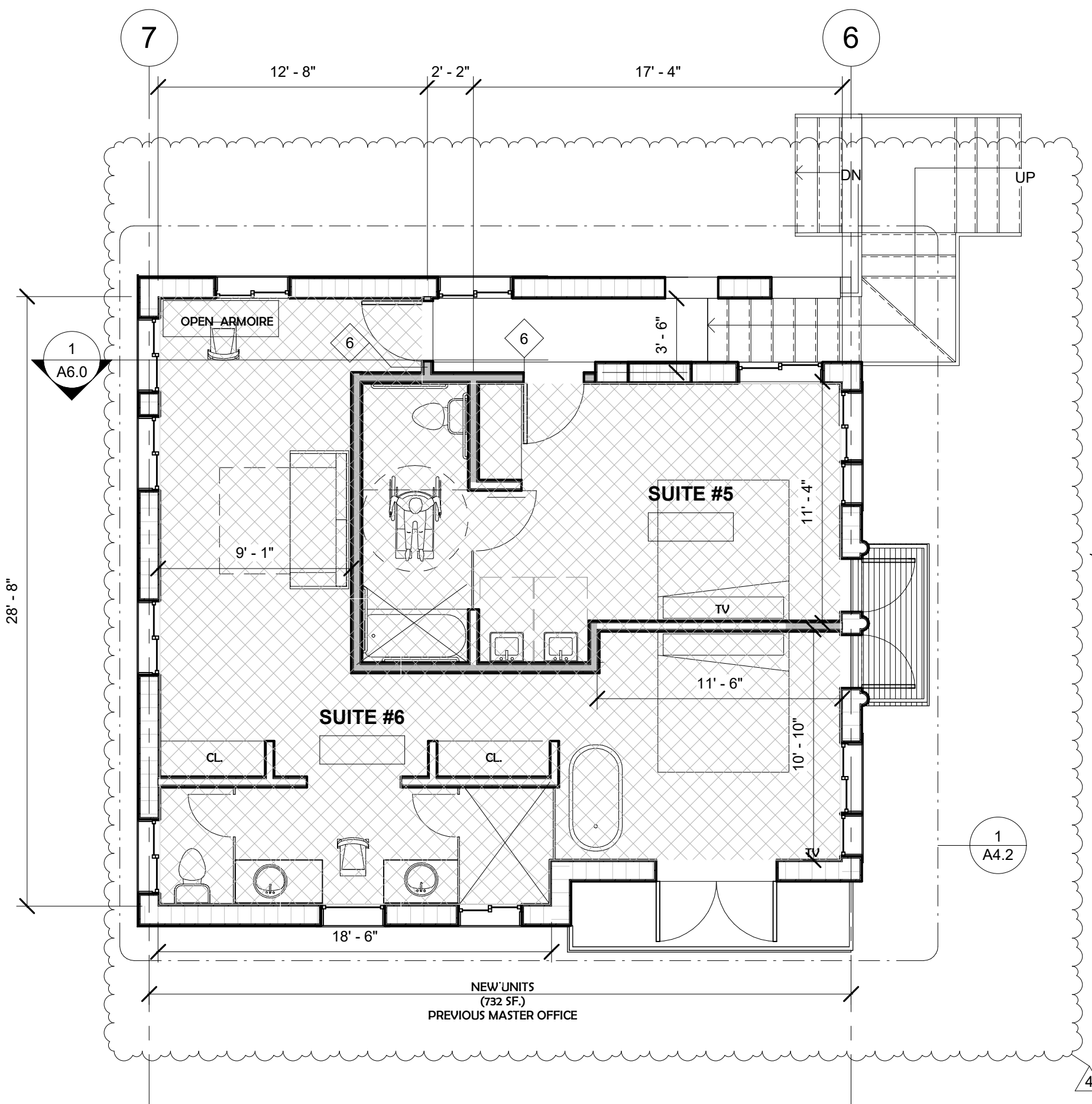
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PROJECT #: Project #22-009

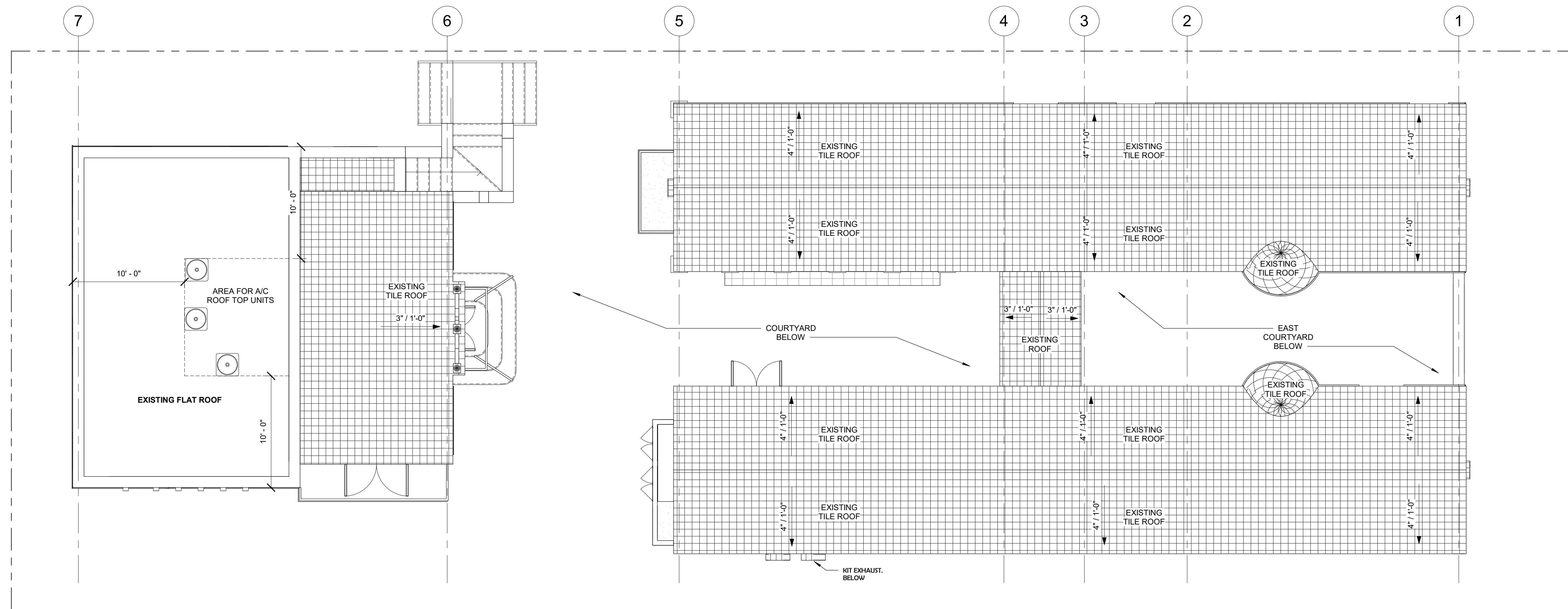
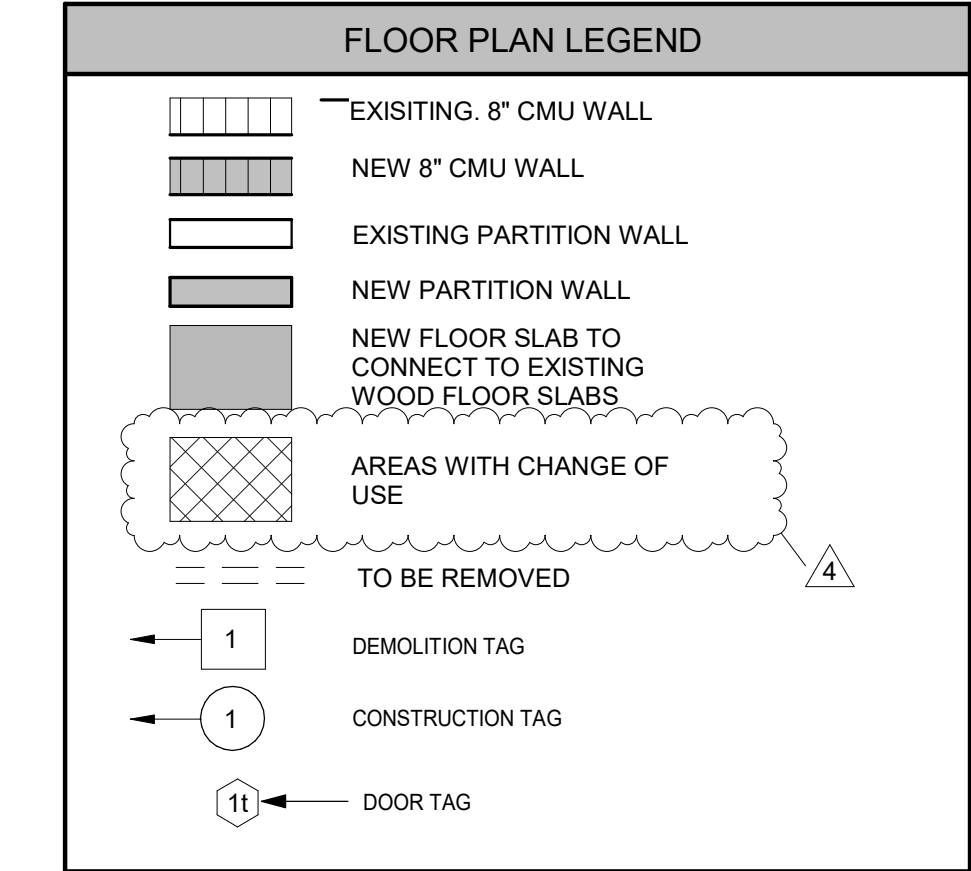
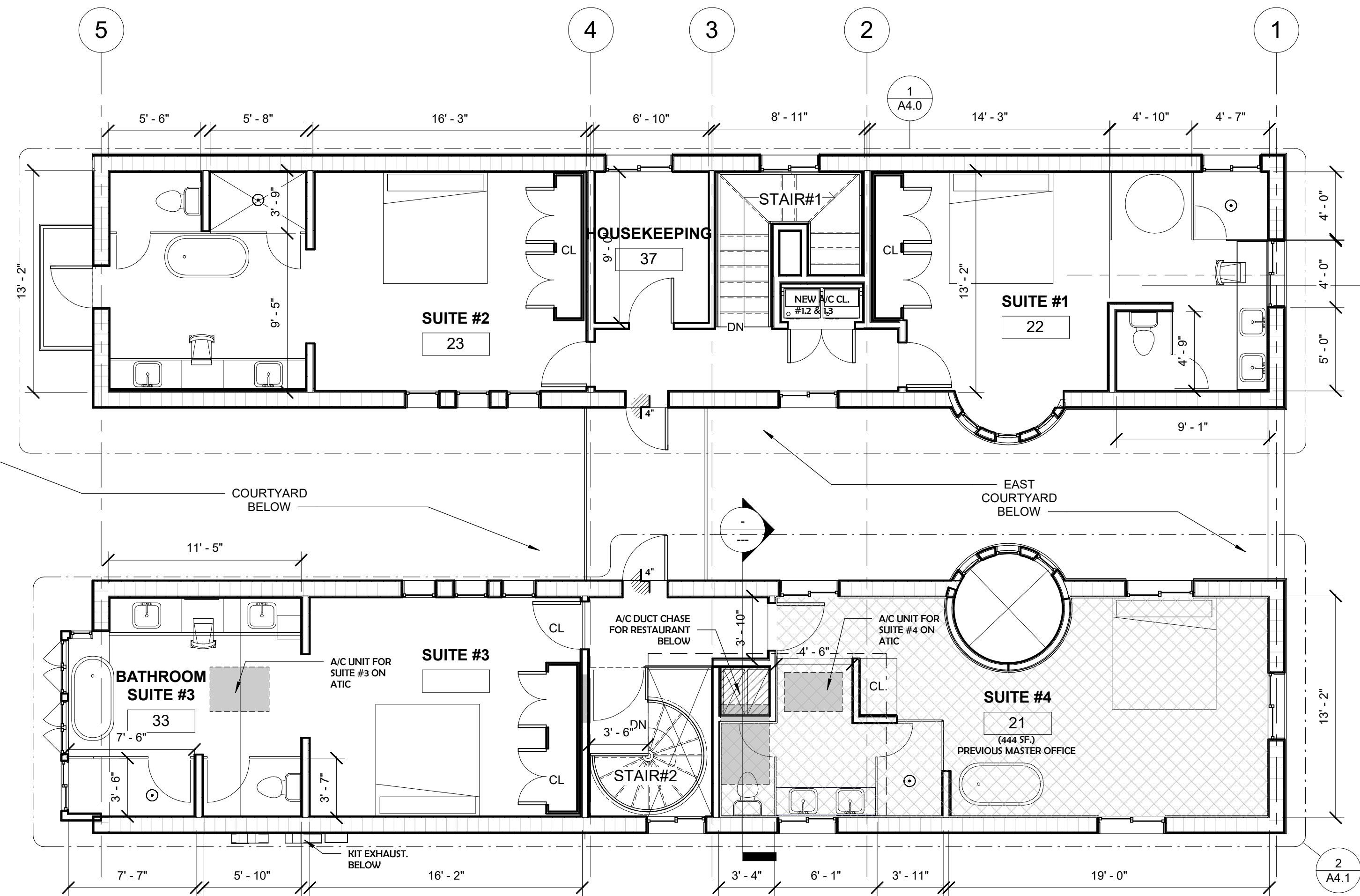
DATE: 10-20-2022

REVISIONS

4 CITY COMMENTS 6-10-23



2 PROPOSED SECOND FLOOR
3/16" = 1'-0"



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
1350 COLLINS AVE. MIAMI BEACH

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Author
CHECKED BY:
ARI SKLAR

PROPOSED SECOND AND ROOF FLOOR PLANS

A2.1

PROJECT #: Project #22-009

DATE: 10-20-2022

Scale As indicated

CEILING LEGEND

- A RECESSED LIGHT LG-9003 WD
- B RECESSED LIGHT B
- C CEILING LIGHT SPOT
- D RECEPTION LIGHT D
- E MIRROR LIGHT
- F WALL SCONCES F
- G WALL SCONCES G
- H LG-4007
- L WARM LED STRIP
- M DMX-512 CABLE + 120V
- N NIGHT TABLE LIGHT
- O WALL SCONCES INDOORS BAR
- P PENDANT LAMP
- U UPLIGHT
- J JUNCTION BOX
- EXTERIOR FLOOD LIGHTING
- EXHAUST FAN
- CHANDELIER OR SURFACE MOUNTED FIXT
- COMBO SMOKE DETECTOR/CARBON MONOXIDE DETECTOR (HARD WIRED WITH BATTERY BACKUP)
- SMOKE DETECTOR (HARD WIRED WITH BATTERY BACKUP)

| CEILING TAG | TYPE | HEIGHT |
|-------------|-------|--------|
| It | 1'-0" | |

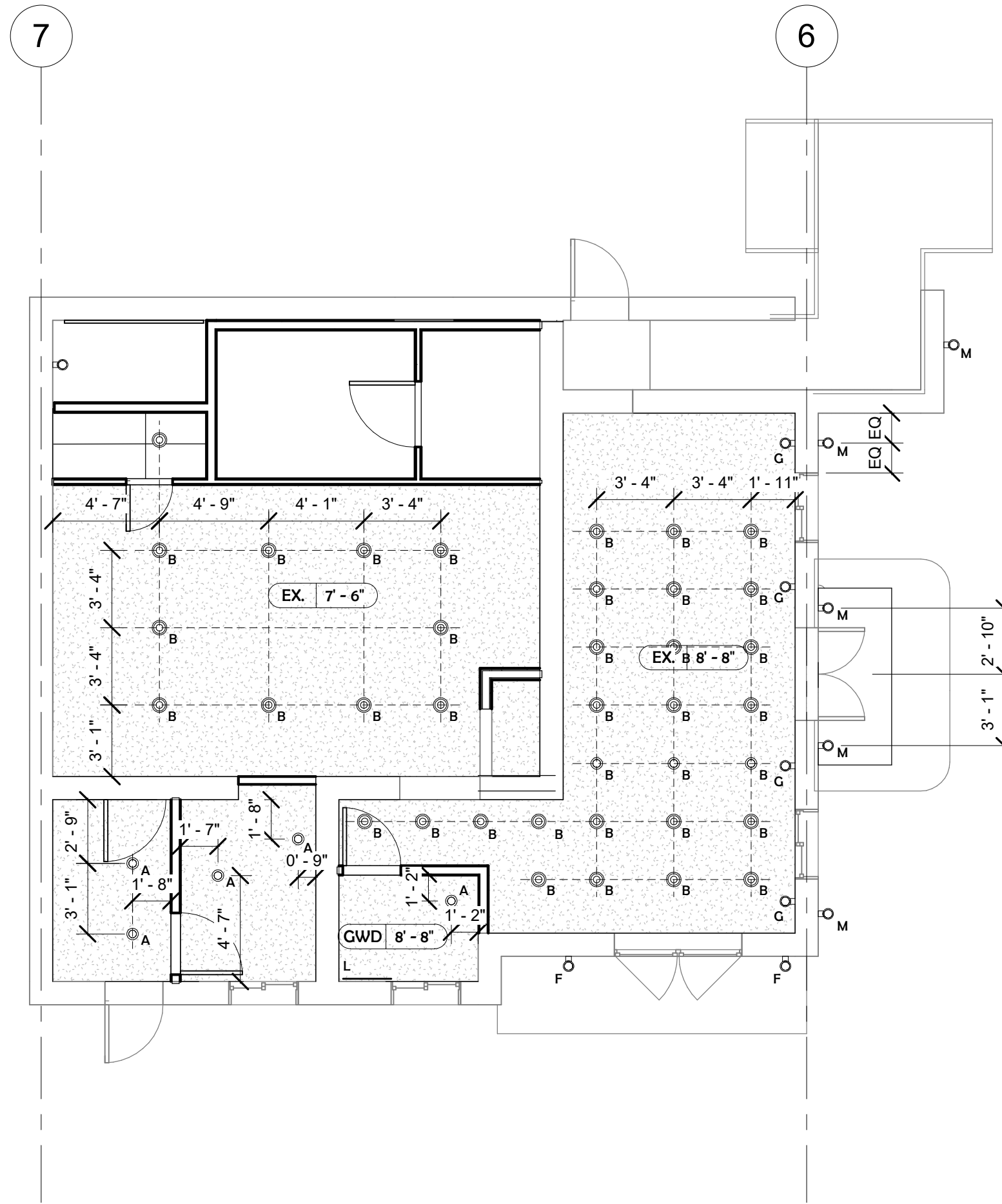
NOTE:
1. ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.
2. ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.

NOTE:
1. PROVIDE CONTROL JOINTS ON ALL GYPSUM BOARD, STUCCO AND CEMENT PLASTER CEILINGS AS REQUIRED.
2. SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 3' - 0" AWAY FROM AIR CONDITIONING DIFFUSERS.
3. ALL CEILING FIXTURES AND DEVICES SHALL BE PLACED CENTERED ON THE CEILING PANELS, OR CENTERED ON THE HALF-PANEL WHERE 2" X 2" PANELS ARE SPECIFIED.
4. ALL CEILING FIXTURES AND DEVICES SHALL BE ALIGNED WHERE POSSIBLE IN GYPSUM BOARD OR CEMENT PLASTER CEILING, UNLESS OTHERWISE NOTED.
5. CEILING ACCESS PANELS SHALL BE PROVIDED AS REQUIRED.

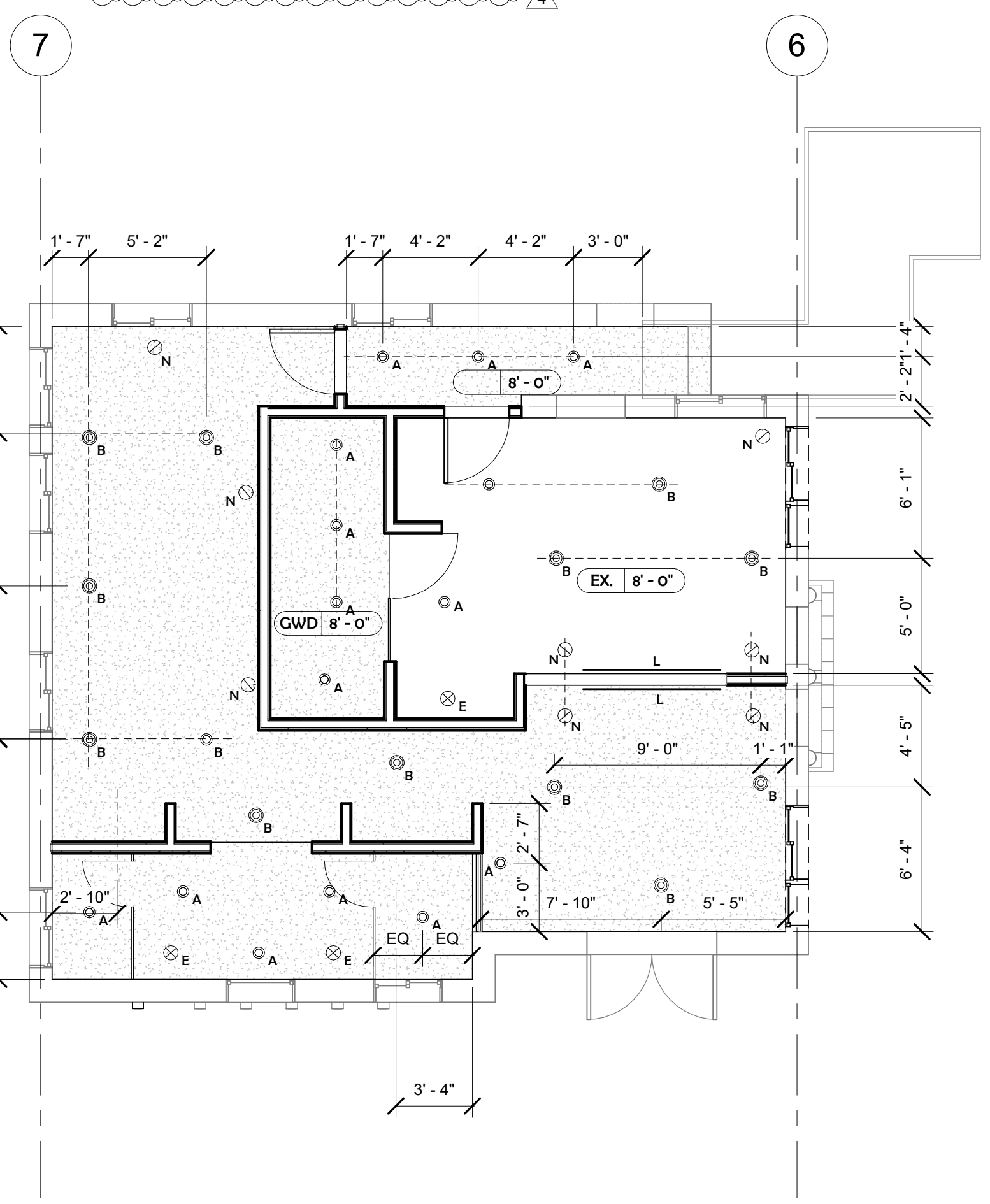
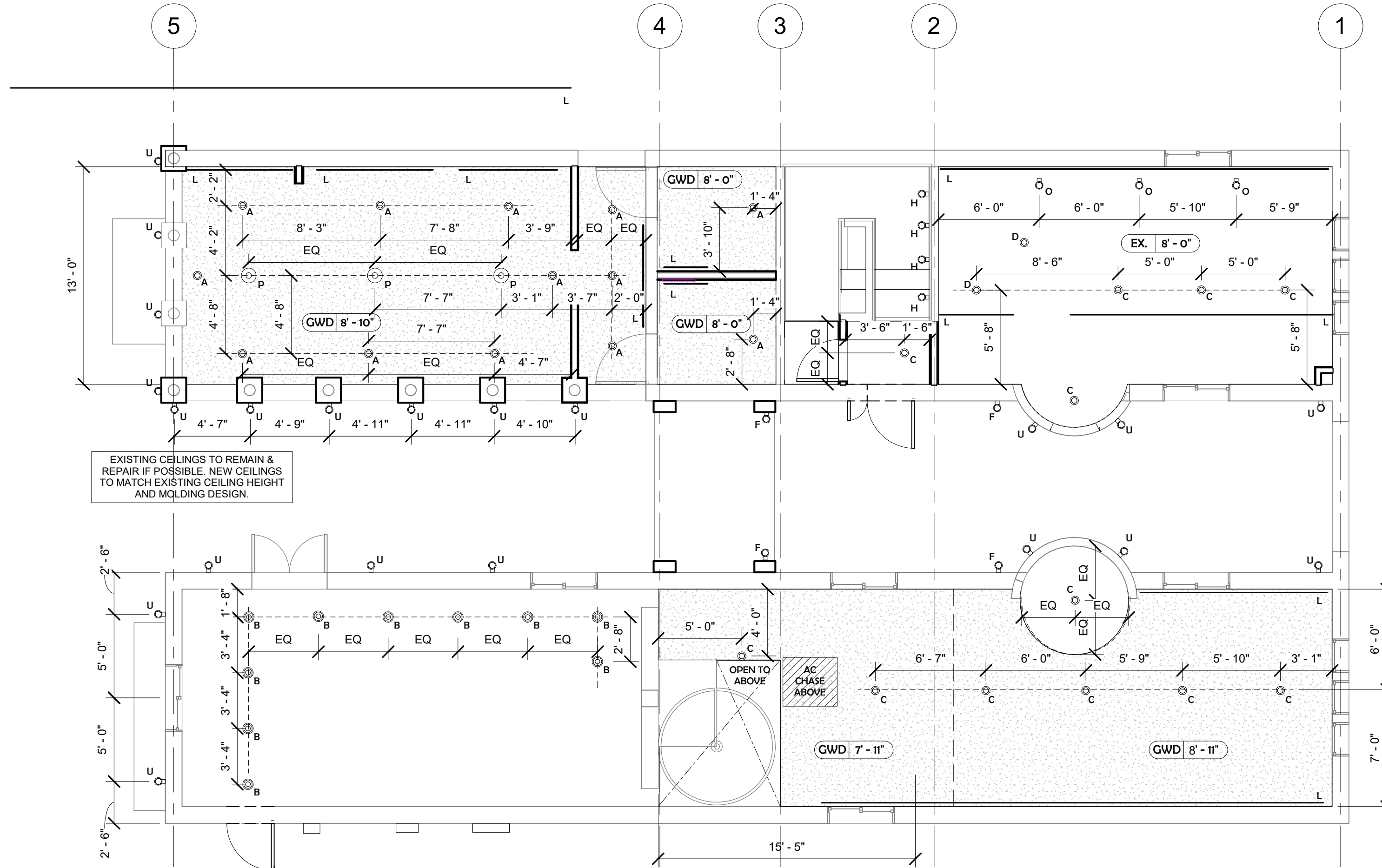
COORDINATE LOCATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS.
6. FOR RESTROOM DETAIL CEILING LAYOUTS & FIXTURES REFER A3.00-SERIES.
7. INTERIOR FINISHES: ALL INTERIOR WALL, CEILING, FLOOR, DECORATIONS AND TRIM SHALL COMPLY WITH FBC' 2020 CHAPTER 8 / TABLE 803.11

*ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.

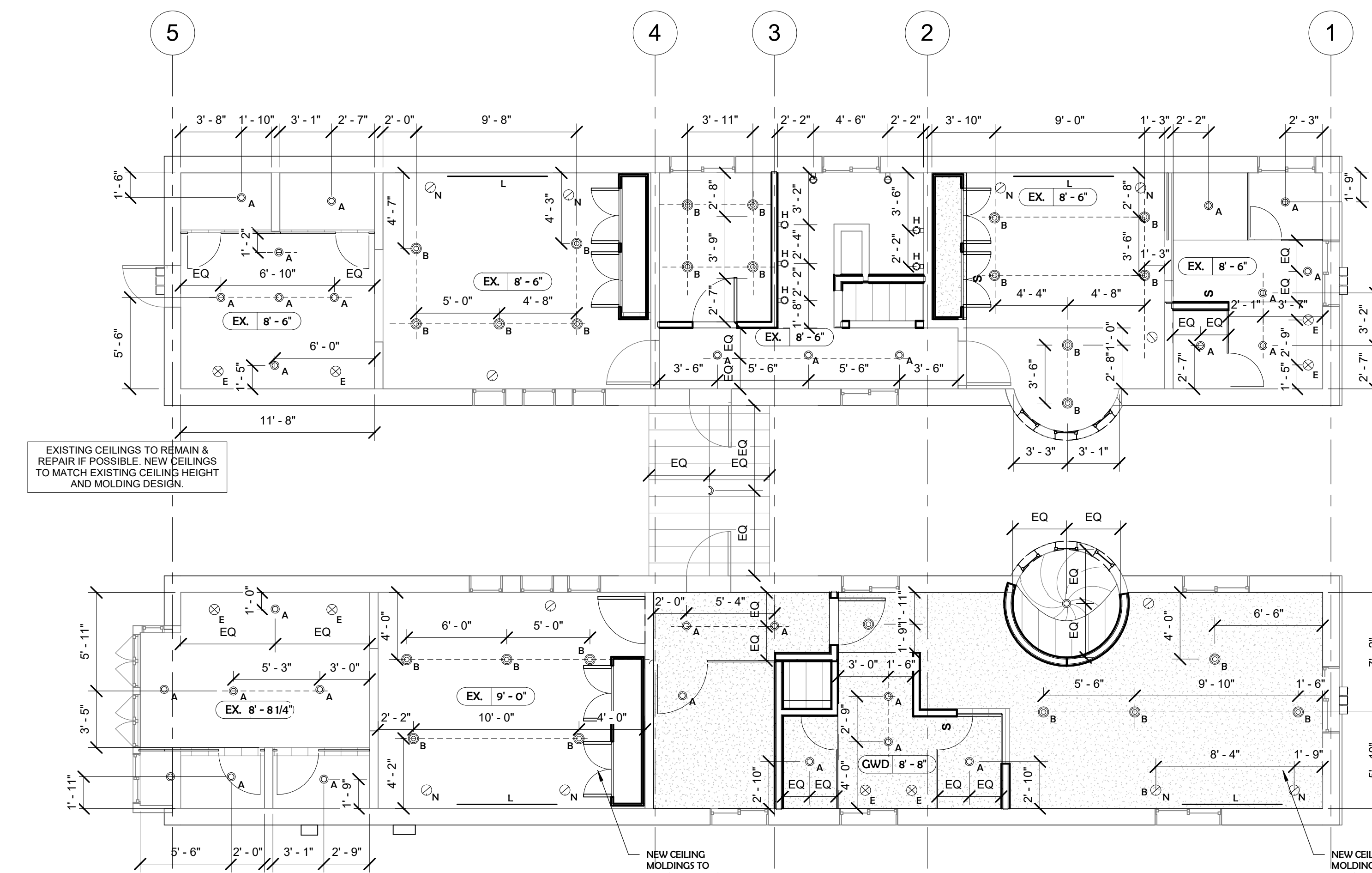
*ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.



2 PROPOSED GROUND FLOOR RCP
3/16" = 1'-0"



1 PROPOSED 2ND FLOOR RCP
3/16" = 1'-0"



REVISIONS

1 CITY COMMENTS Date: 1

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
1350 COLLINS AVE. MIAMI BEACH

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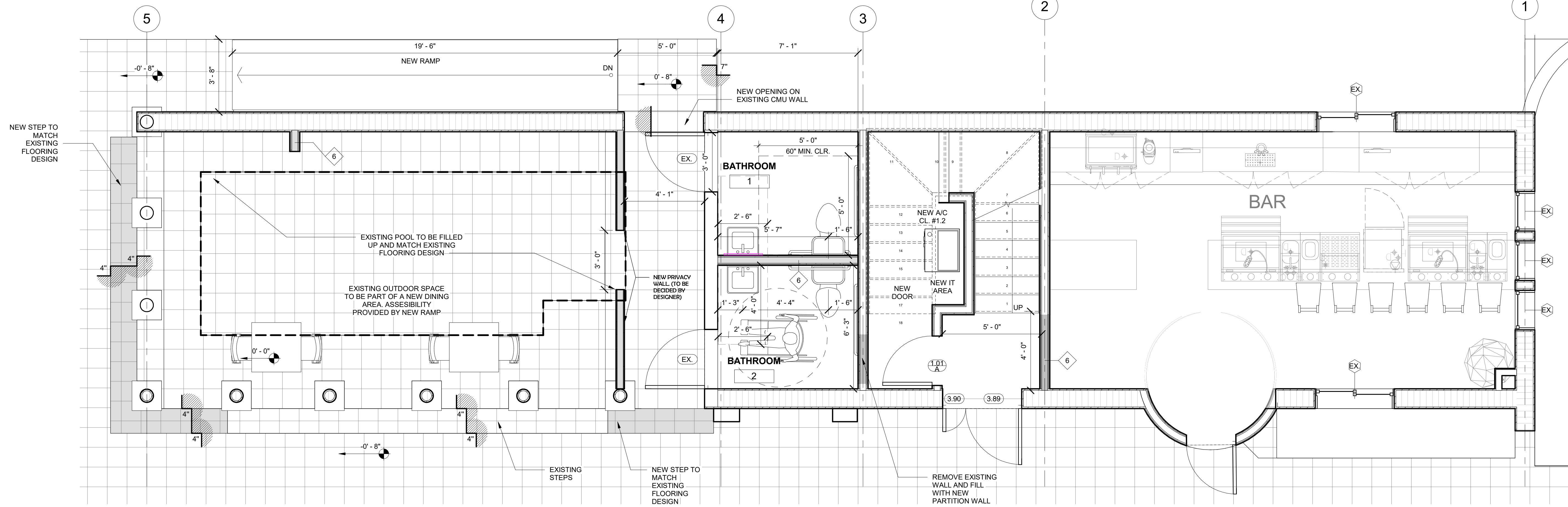
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Author
CHECKED BY:
ARI SKLAR

ENLARGED PLANS - BUILDING #1

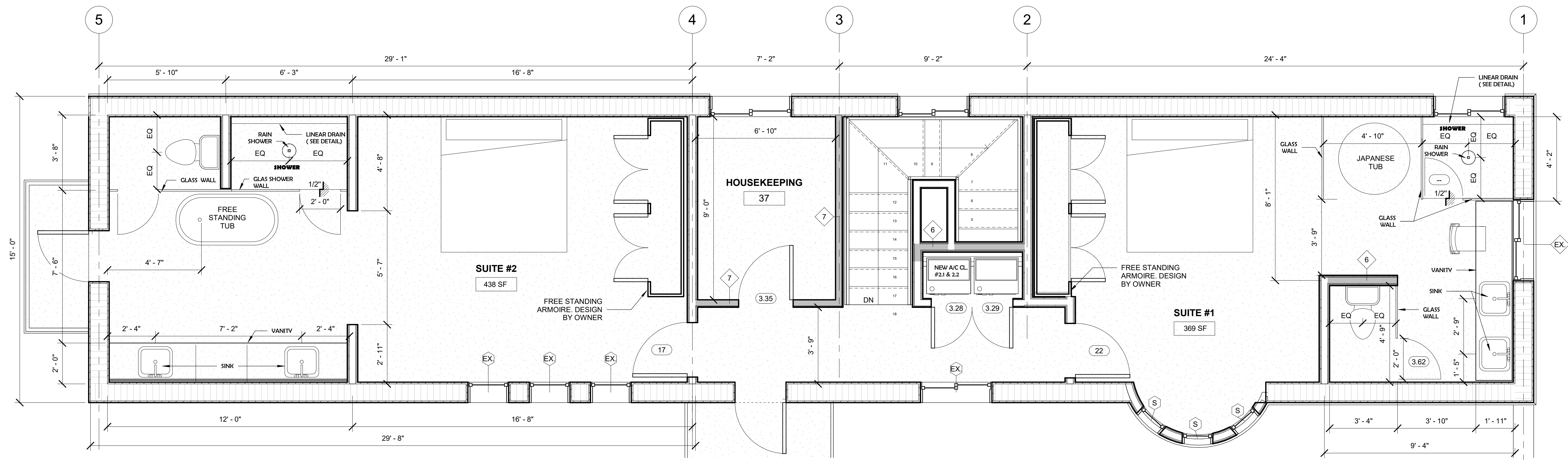
A4.0

PROJECT #: Project #22-009

DATE: 10-20-2022



BUILDING #1 - ENLARGED FILLED IN POOL + BATHROOMS
3/8" = 1'-0"



ENLARGED A/C CL. SECOND FLOOR
3/8" = 1'-0"

REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

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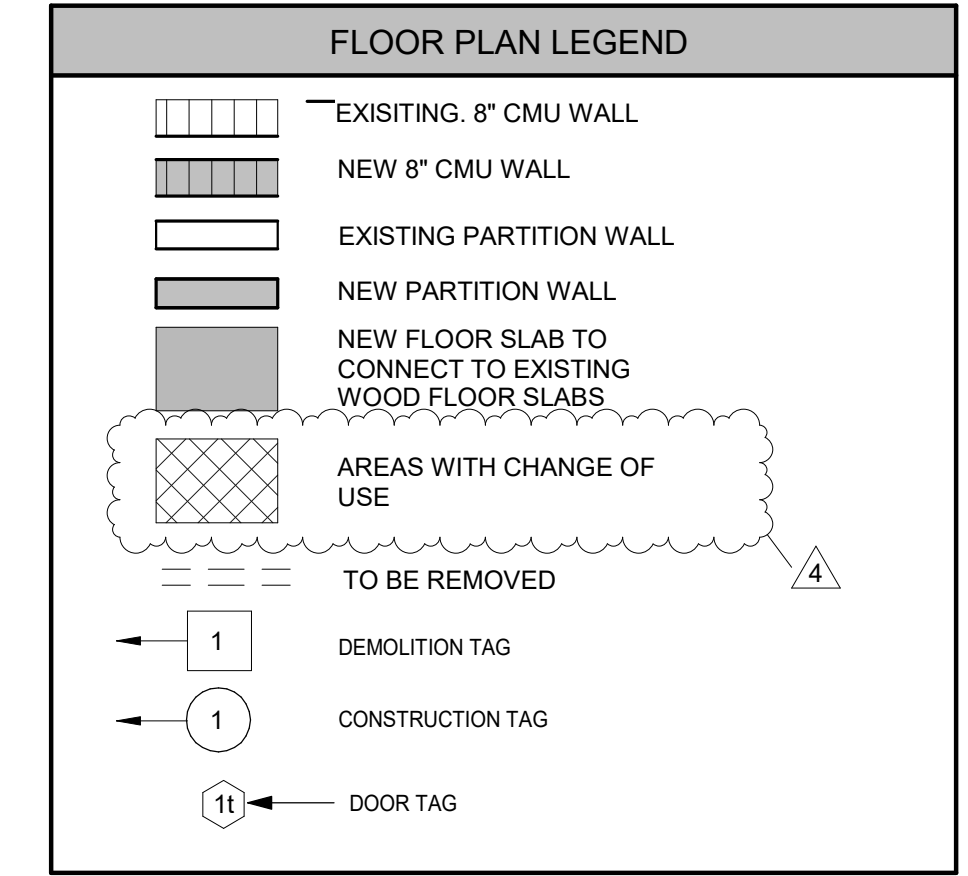
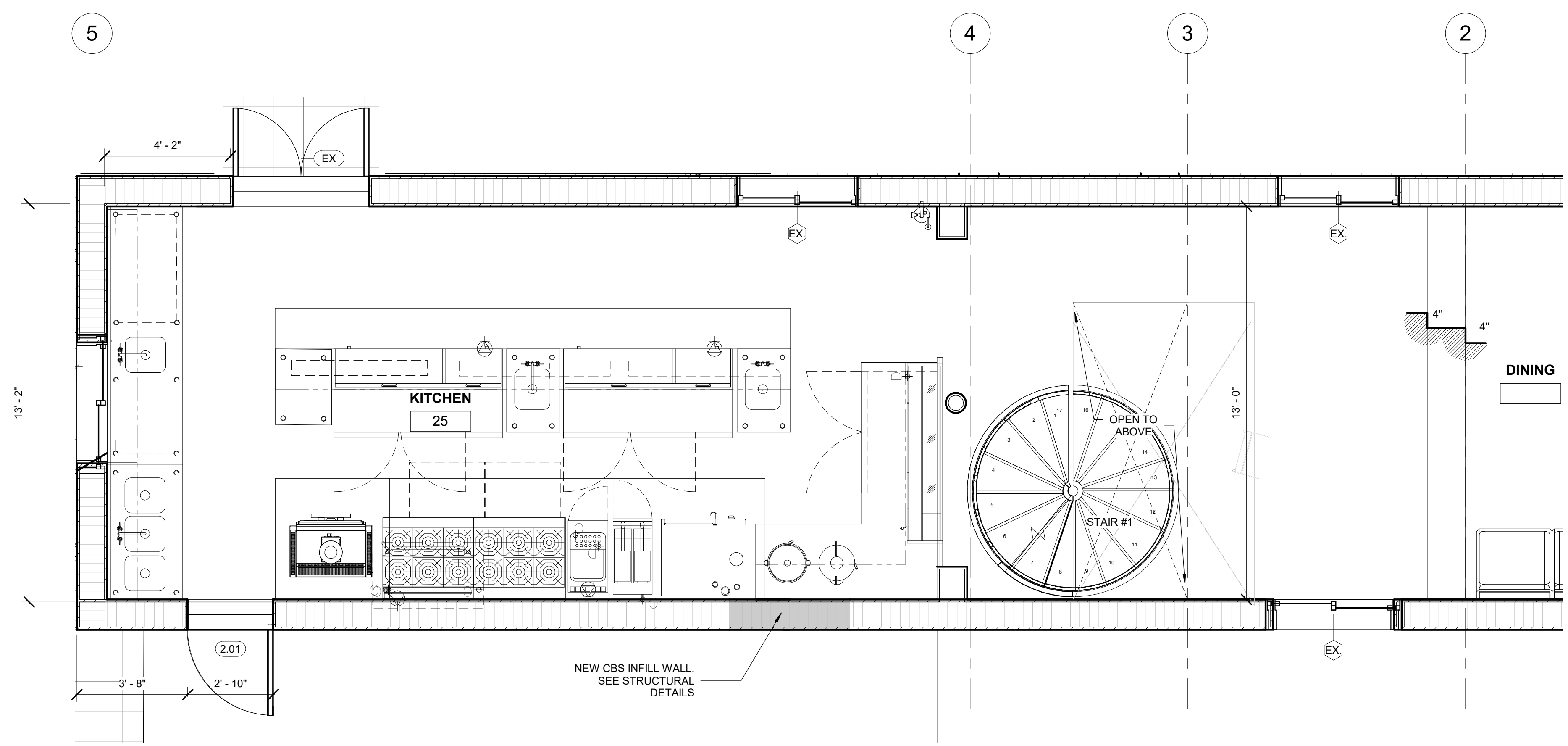
Drawn by:
 Stacy & Elsa
 Checked by:
 Ari Sklar

**ENLARGED PLANS -
 BUILDING #2**

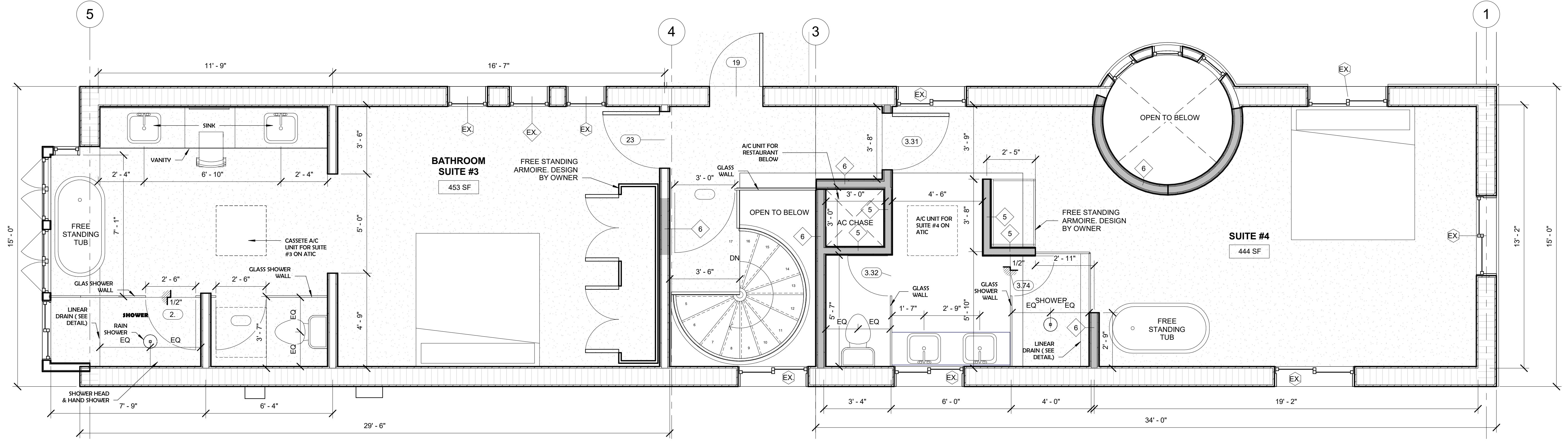
A4.1

PROJECT #: Project #22-009

DATE: 10-20-2022



1 BUILDING #2 - ENLARGED KITCHEN
 3/8" = 1'-0"



2 BUILDING #2 - ENLARGED PLANS SUITE #4
 3/8" = 1'-0"

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
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- CONSTRUCTION SET

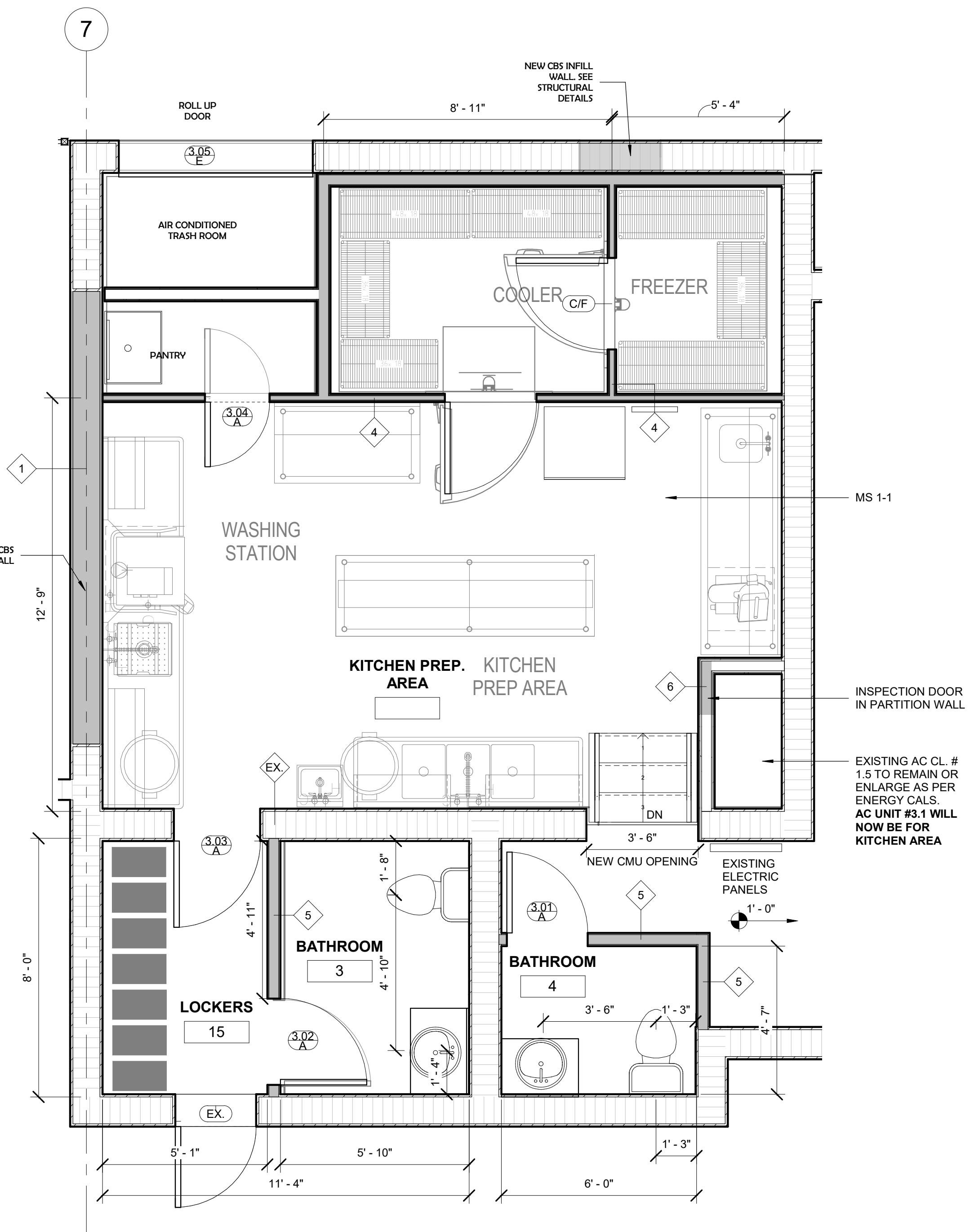
DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

**ENLARGED PLANS -
 BUILDING #3**

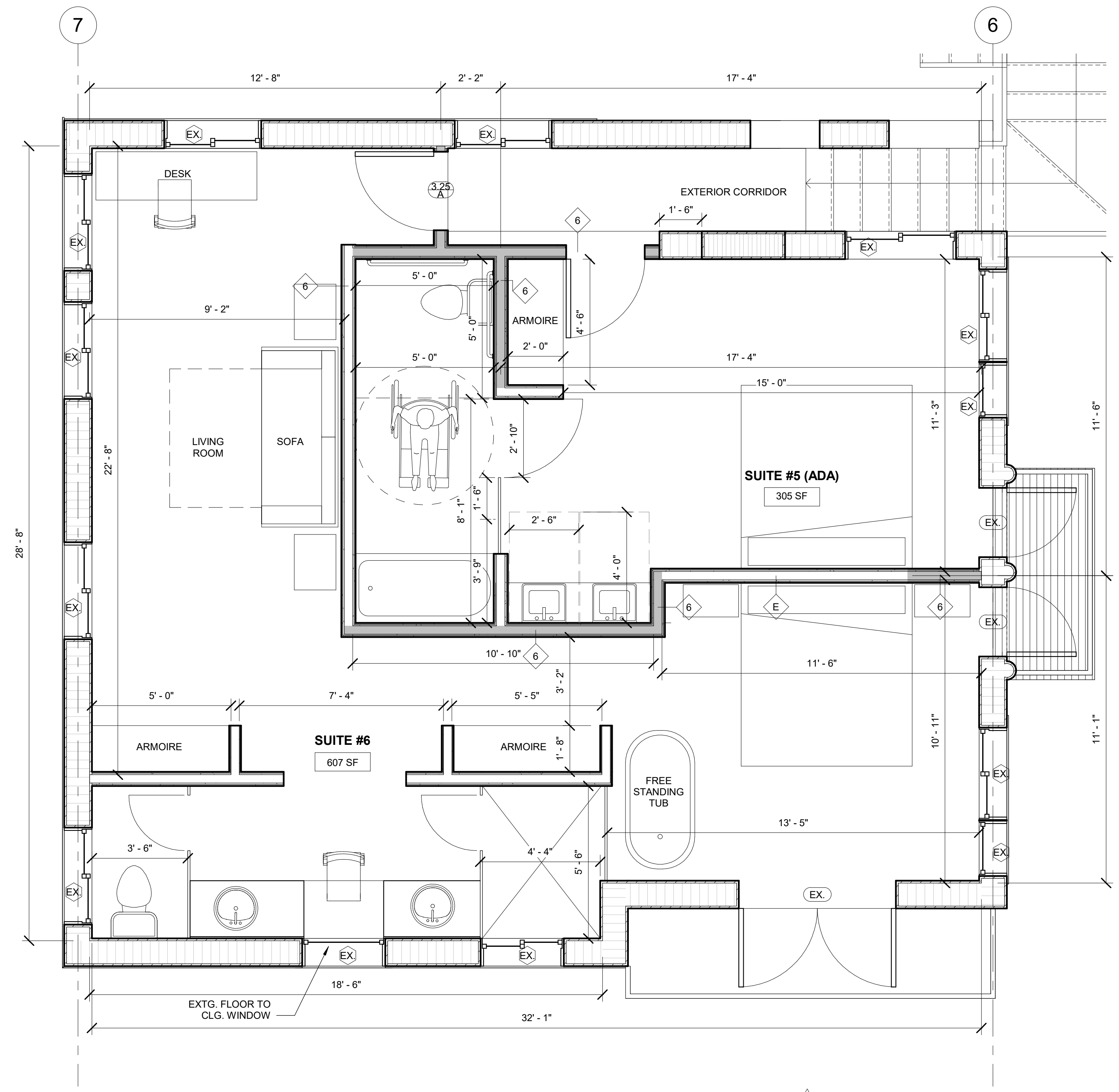
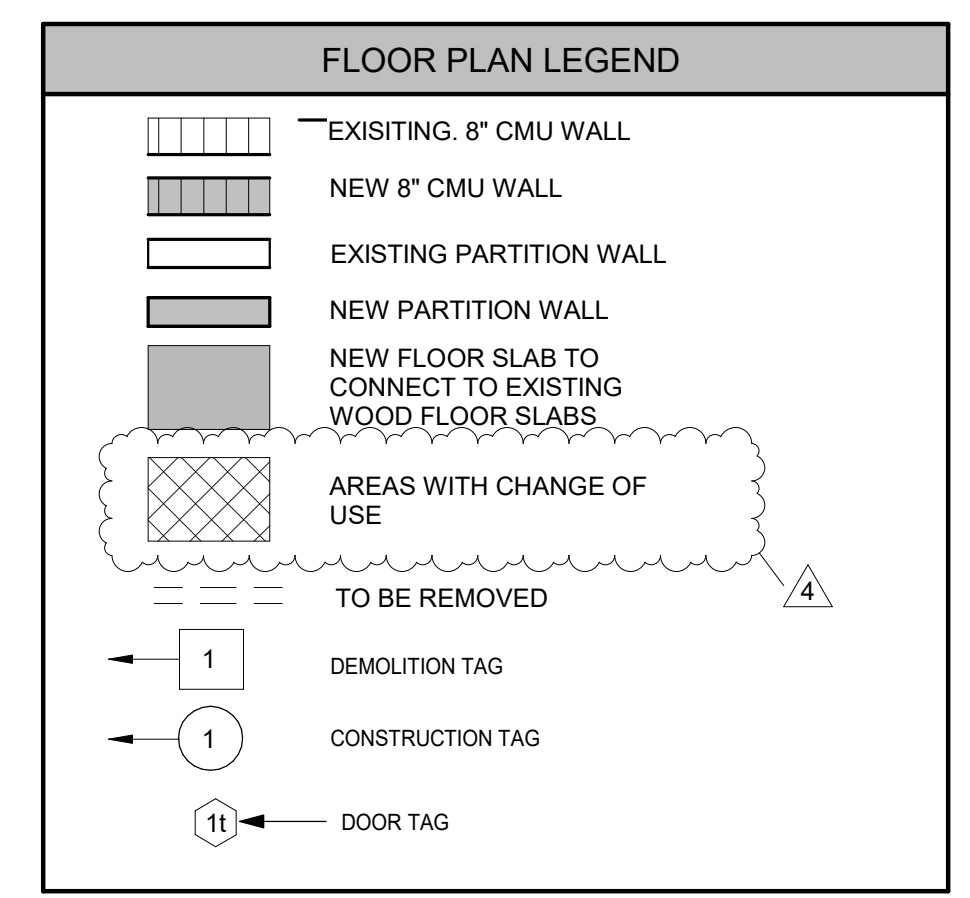
A4.2

PROJECT #: Project #22-009

DATE: 10-20-2022



2 BUILDING #3 - ENLARGED PROPOSED
 KITCHEN & GF. BATHROOMS PLANS
 3/8" = 1'-0"



1 BUILDING #3 - ENLARGED SECOND
 FLOOR
 3/8" = 1'-0"

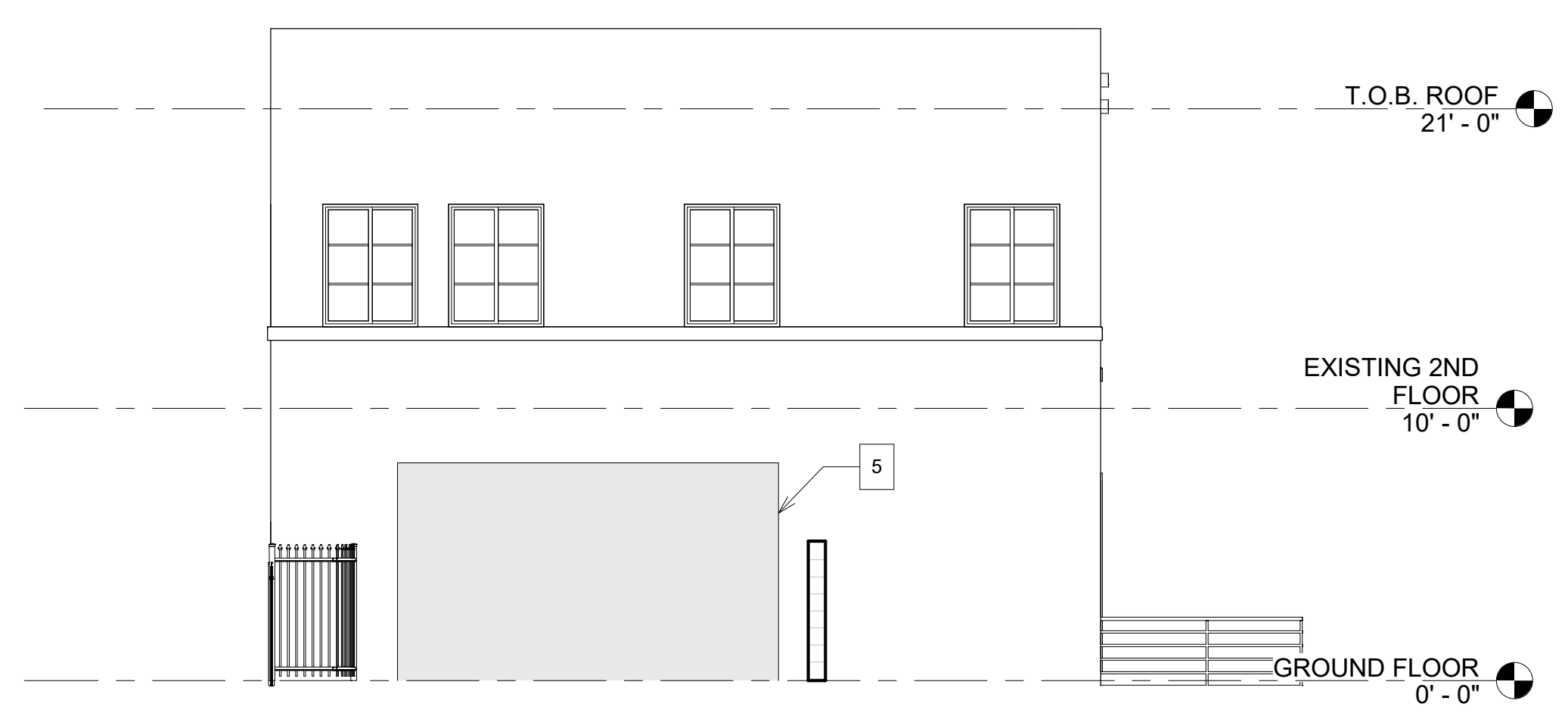
| ELEVATION NOTES | |
|-----------------|---|
| 1 | NEW 2 VRV AC UNITS |
| 2 | NEW DOOR |
| 3 | KIT EXHAUST. PLEASE SEE PLANS ON SHEET MH-2.0 |
| 4 | NEW WALL OPENING |
| 5 | INFILL CONCRETE WALL. SEE STRUCTURAL PLANS |
| 6 | NEW CONCRETE RAMP |

REVISIONS

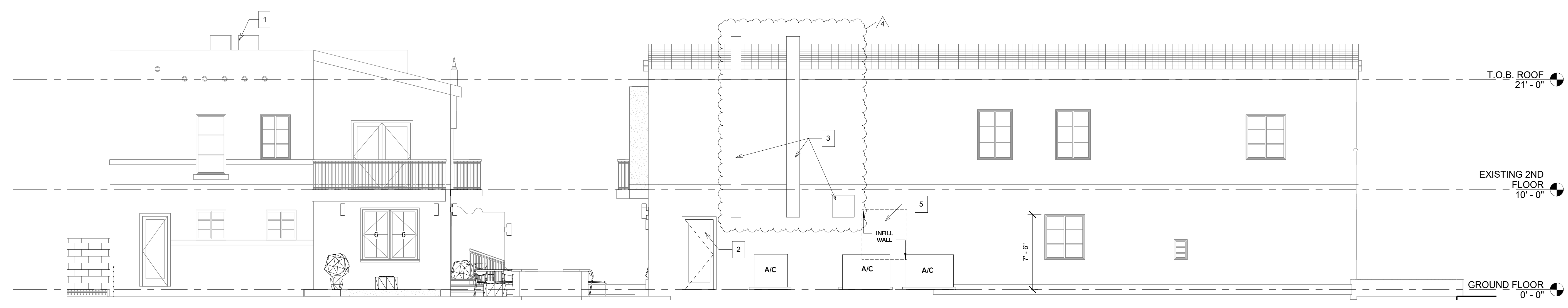
| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 4 | 8-10-23 | CITY COMMENTS |



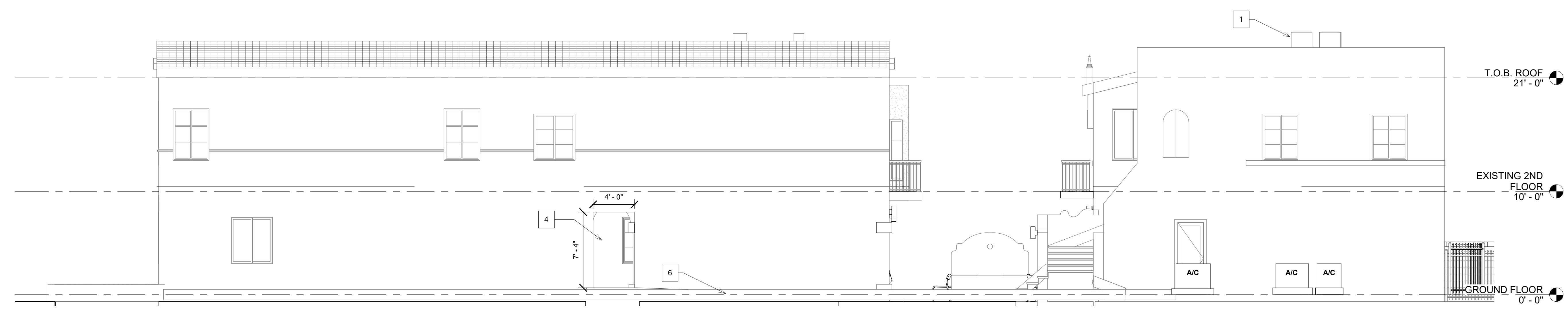
1 FRONT EAST ELEVATION - HISTORIC - NOT IN SCOPE OF WORK
 3/16" = 1'-0"



4 PROPOSED WEST ELEVATION
 3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
 3/16" = 1'-0"

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

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- CONSTRUCTION SET

DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

PROPOSED ELEVATIONS

A5.1

PROJECT #: Project #22-009

DATE: 10-20-2022

REVISIONS

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

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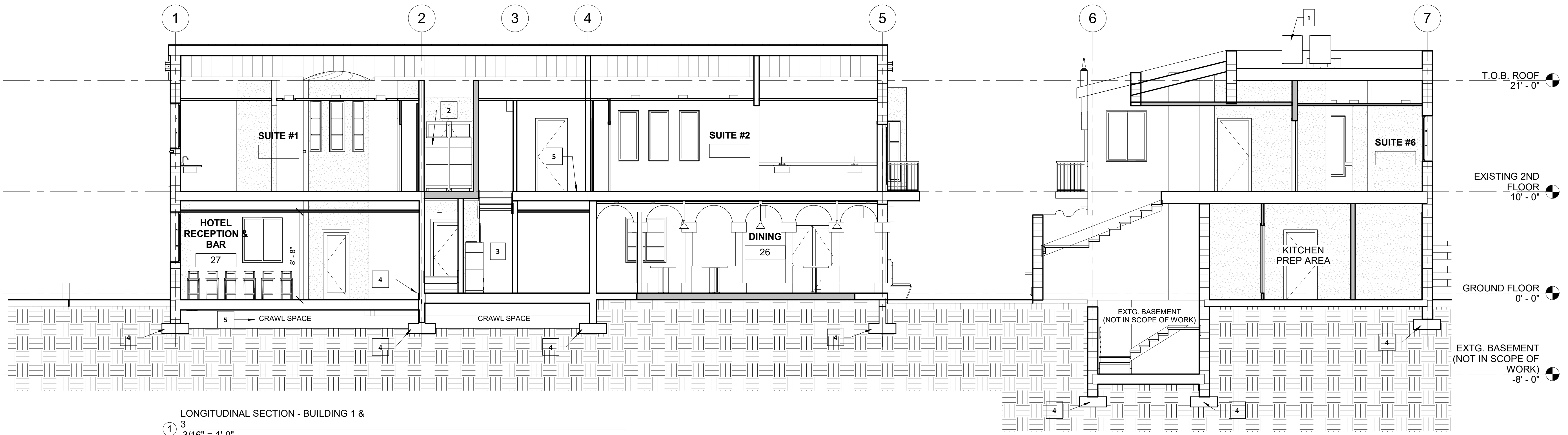
DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

PROPOSED BUILDING SECTIONS

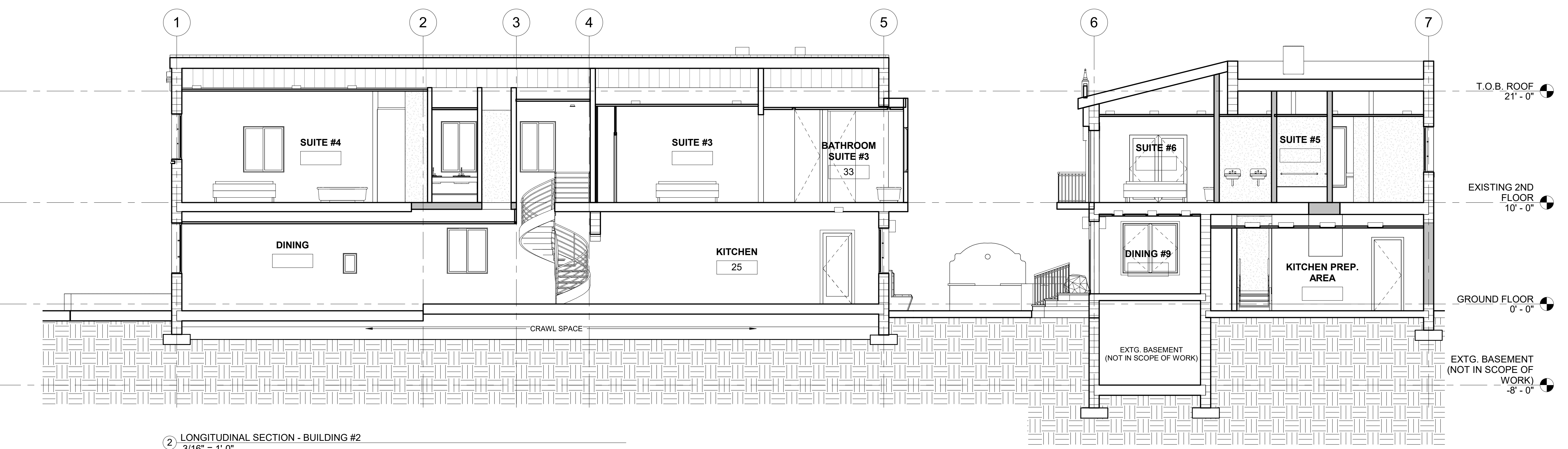
A6.0

PROJECT #: Project #22-009

DATE: 10-20-2022



LONGITUDINAL SECTION - BUILDING 1 & 3
 3/16" = 1'-0"



LONGITUDINAL SECTION - BUILDING #2
 3/16" = 1'-0"

| ELEVATION NOTES | |
|-----------------|---|
| 1 | NEW 2 VRV AC UNITS |
| 2 | NEW DOOR |
| 3 | KIT EXHAUST. PLEASE SEE PLANS ON SHEET MH-2.0 |
| 4 | NEW WALL OPENING |
| 5 | INFILL CONCRETE WALL. SEE STRUCTURAL PLANS |
| 6 | NEW CONCRETE RAMP |

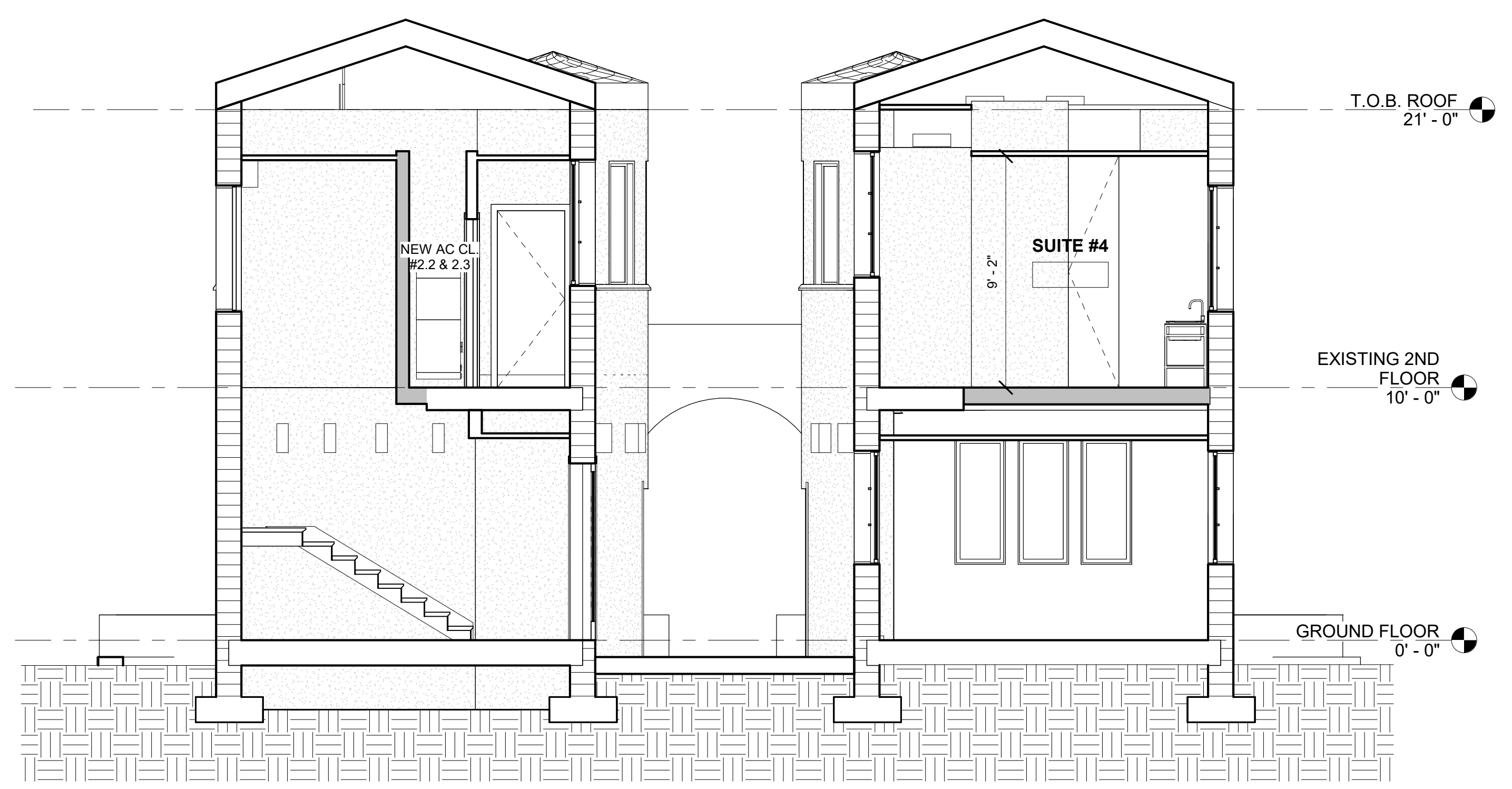
REVISIONS



① CROSS SECTION - BUILDING 3
 1/4" = 1'-0"



② CROSS SECTION - WEST
 1/4" = 1'-0"



③ CROSS SECTION - EAST
 1/4" = 1'-0"

| ELEVATION NOTES | |
|-----------------|---|
| 1 | NEW 2 VRV AC UNITS |
| 2 | NEW DOOR |
| 3 | KIT EXHAUST. PLEASE SEE PLANS ON SHEET MH-2.0 |
| 4 | NEW WALL OPENING |
| 5 | INFILL CONCRETE WALL. SEE STRUCTURAL PLANS |
| 6 | NEW CONCRETE RAMP |

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
 Author

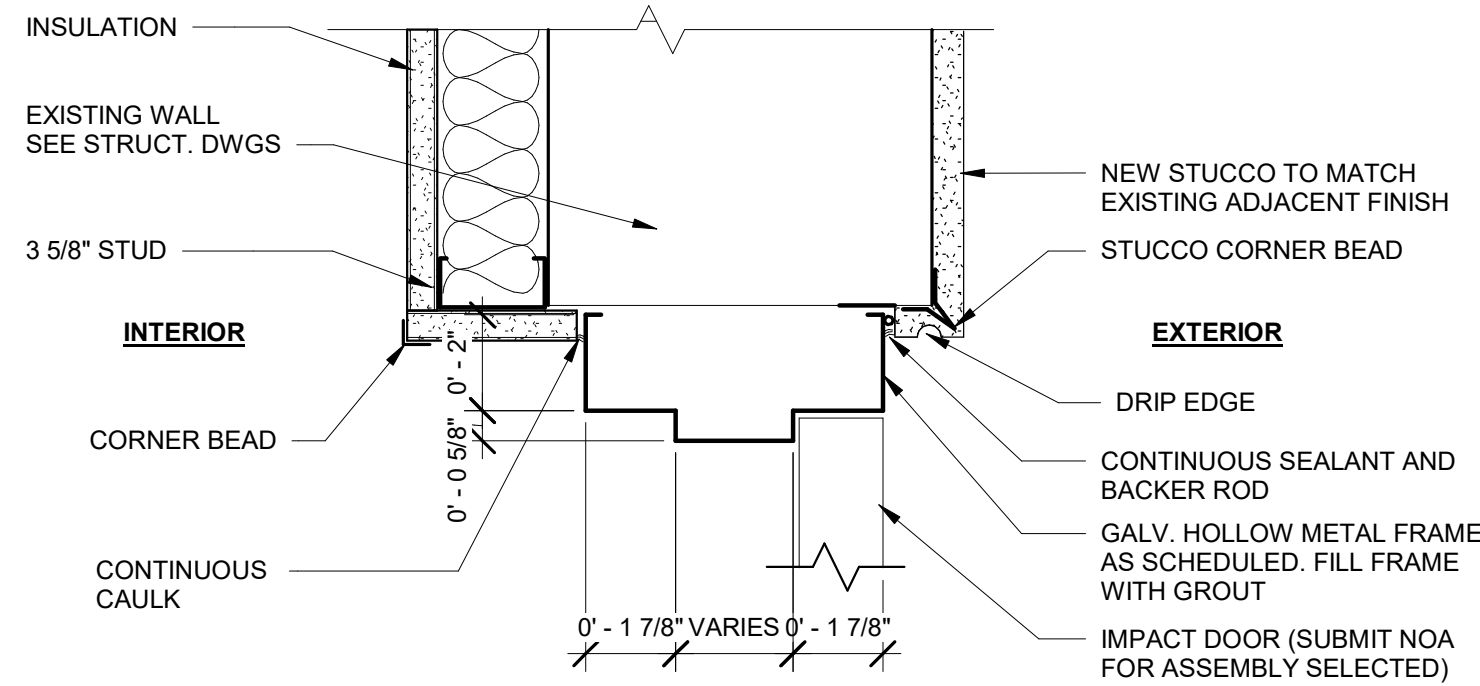
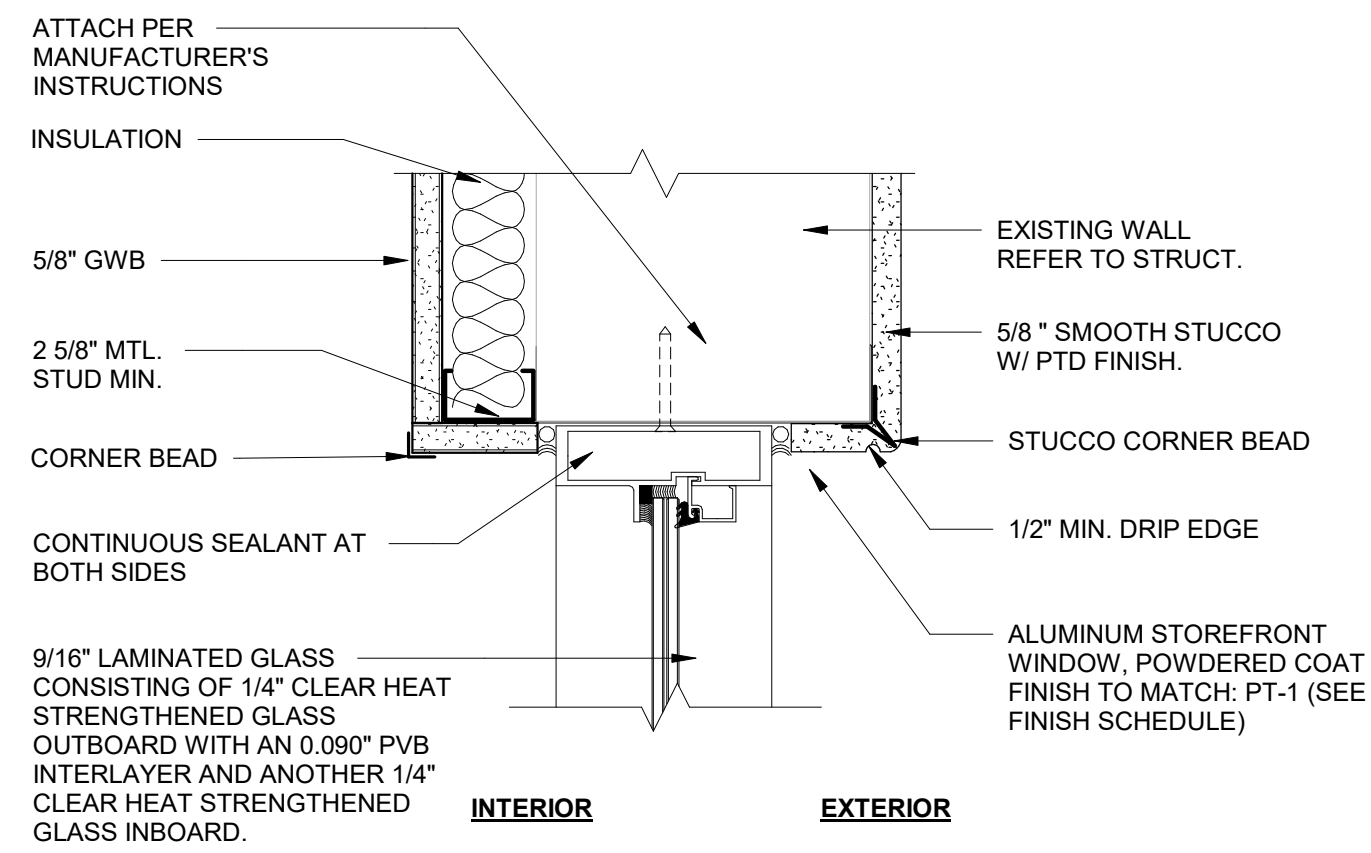
CHECKED BY:
 ARI SKLAR

PROPOSED BUILDING SECTIONS

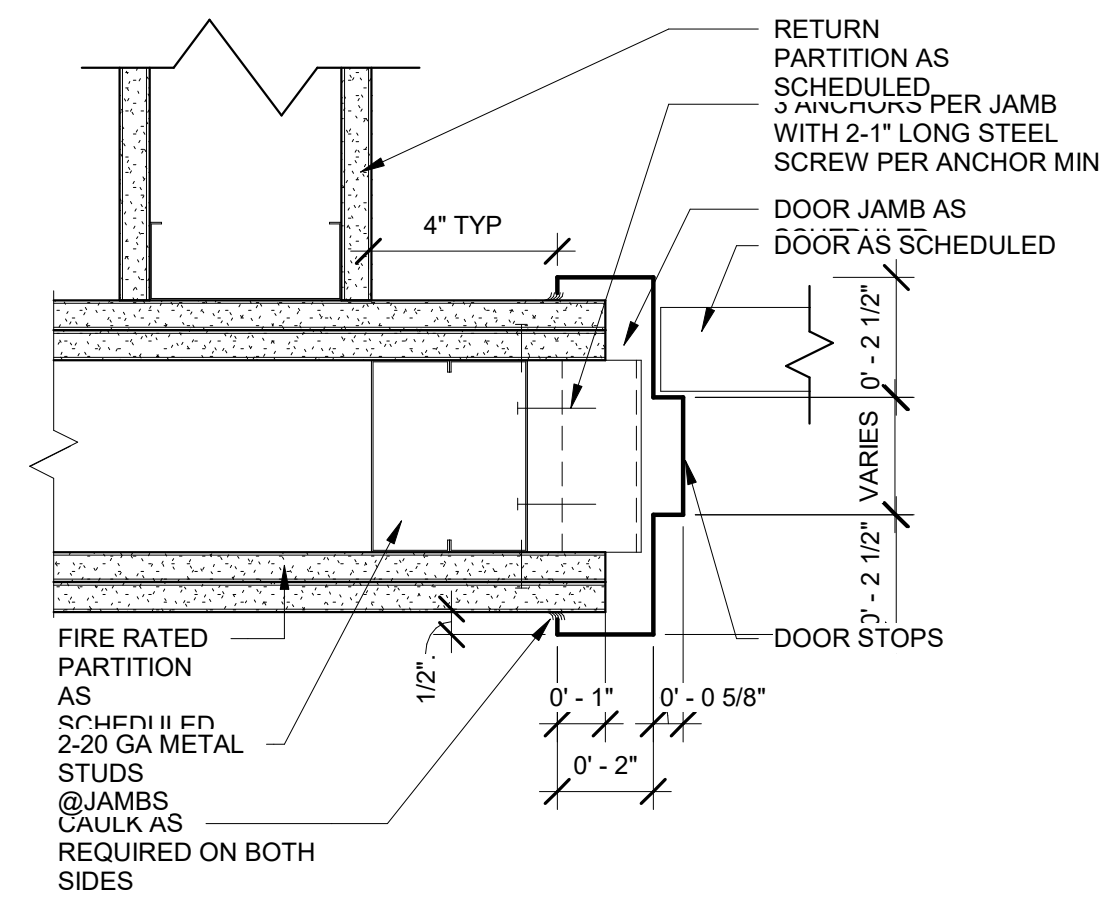
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PROJECT #: Project #22-009

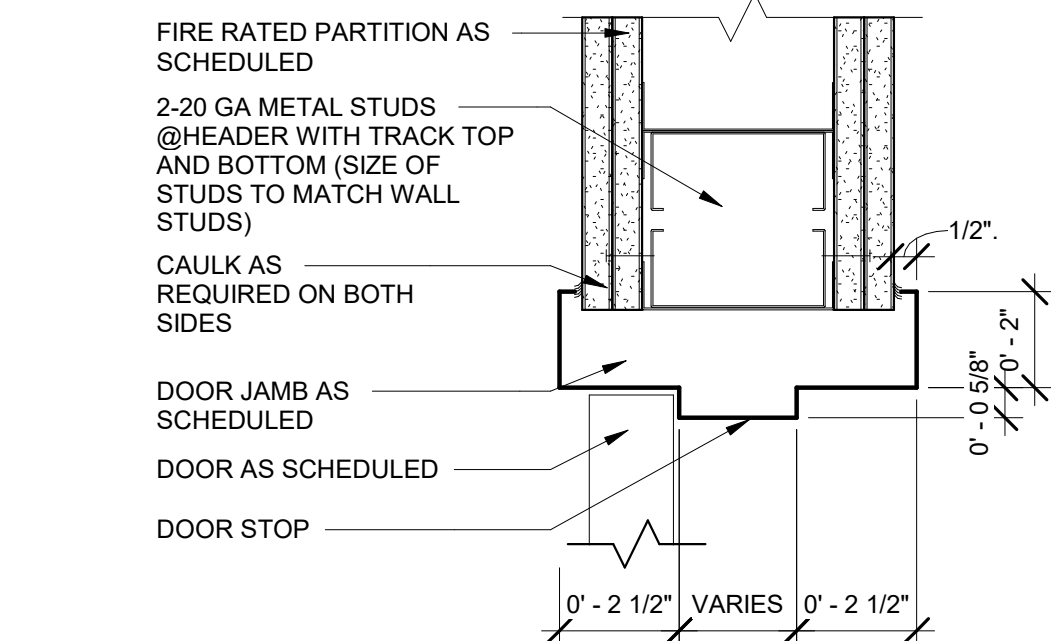
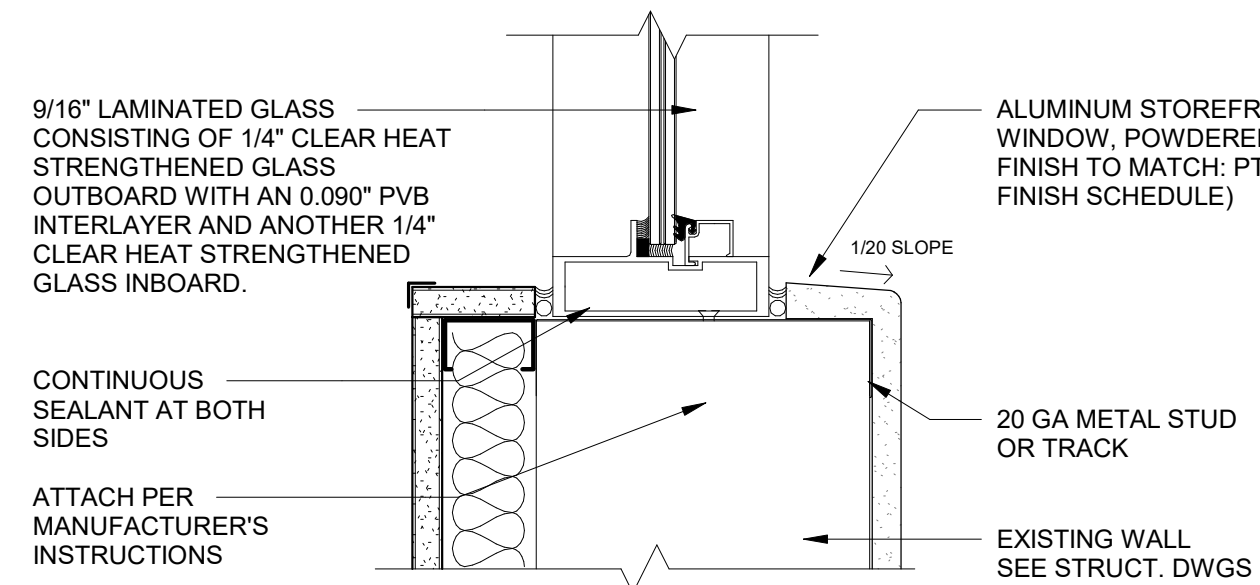
DATE: 10-20-2022



2 EXTERIOR DOOR JAMB AND HEAD DETAIL
3" = 1'-0"

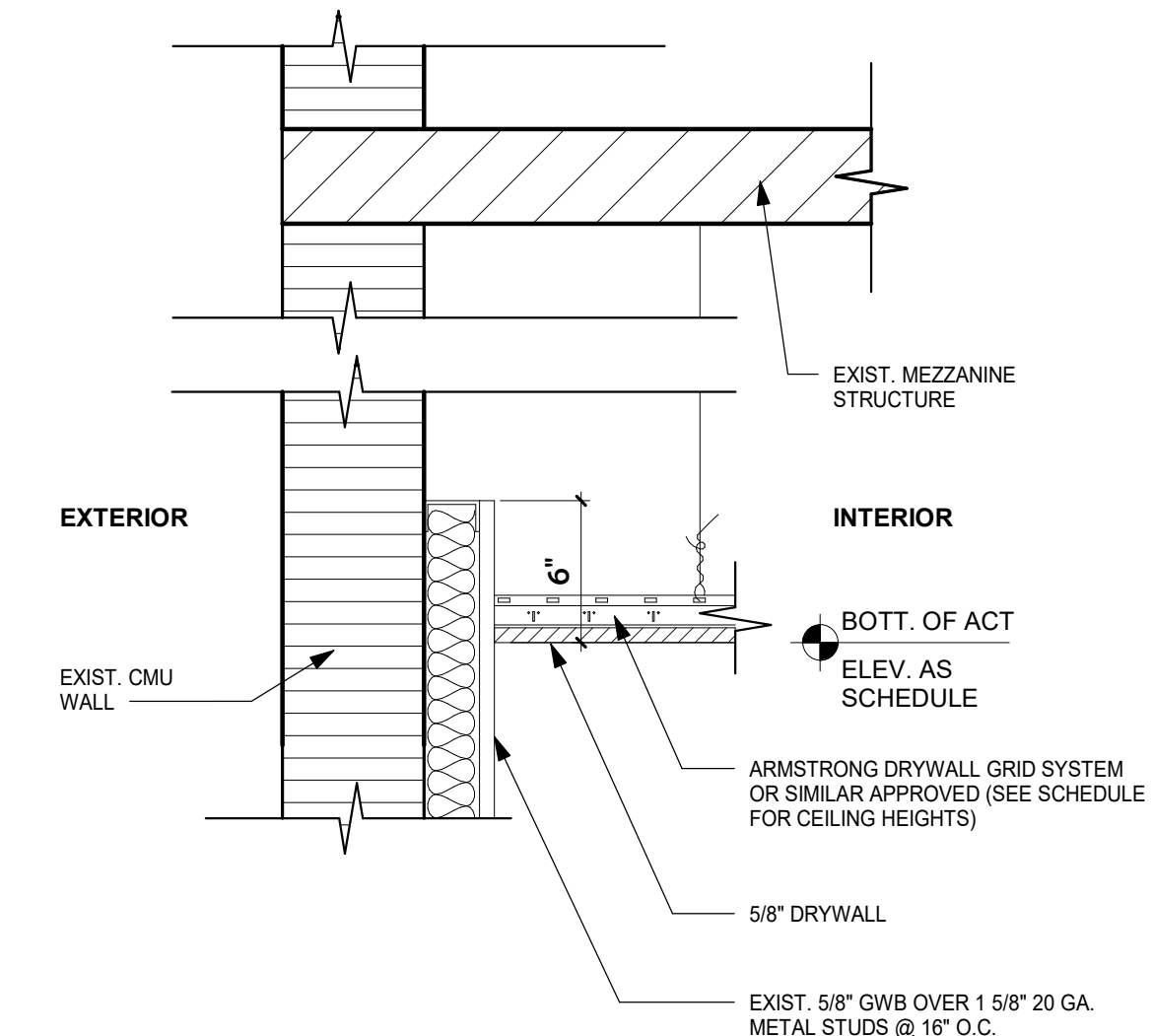
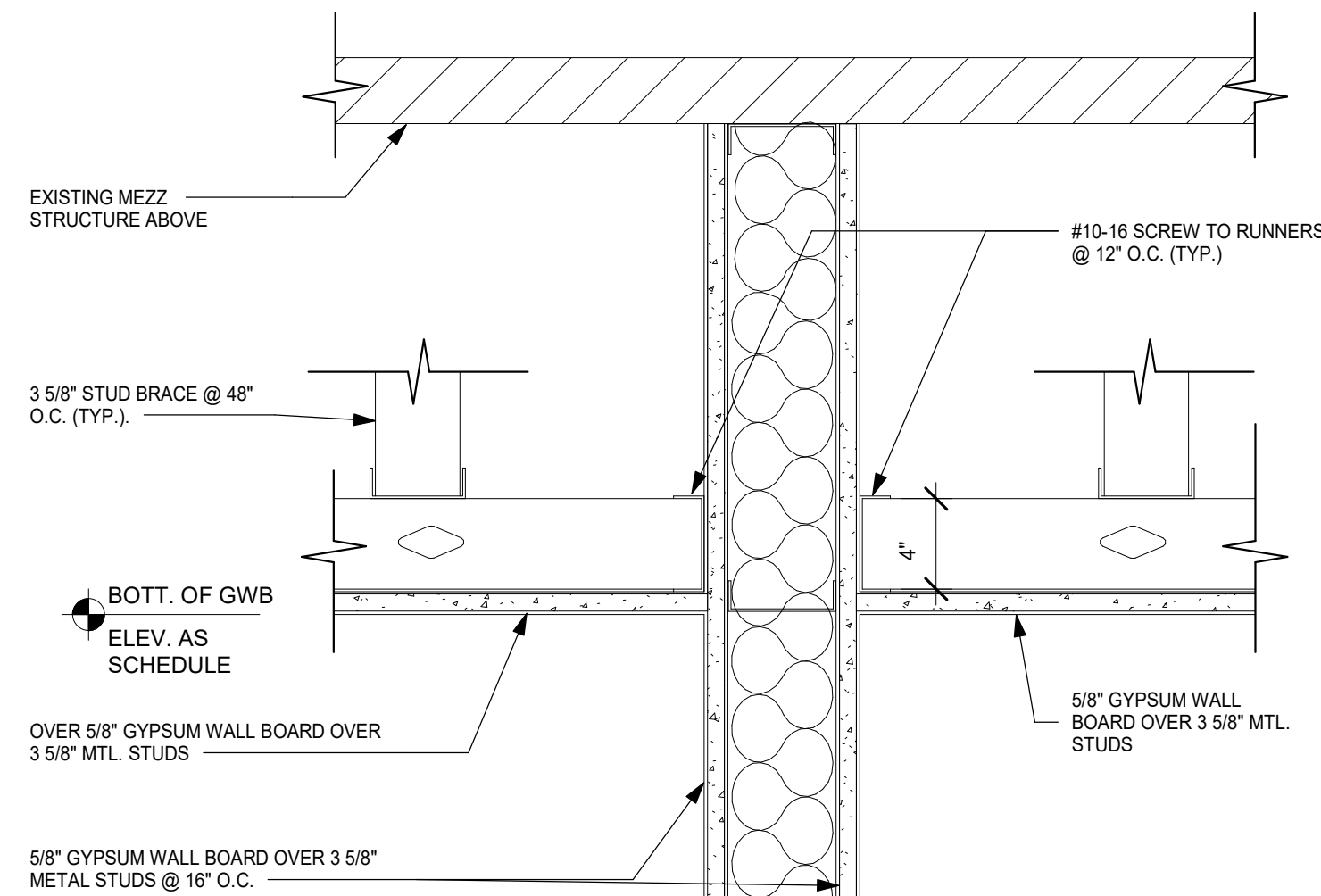


4 DOOR HEAD DETAIL - INTERIOR 1
3" = 1'-0"



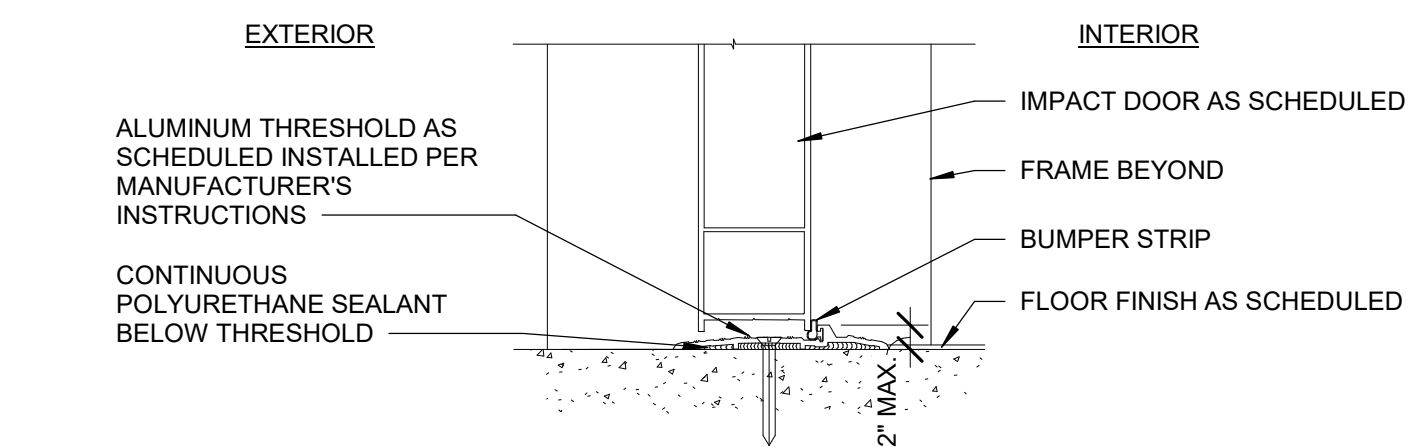
5 DOOR HEAD DETAIL - INTERIOR FIRE RATED 1
3" = 1'-0"

3 DOOR JAMB DETAIL - INTERIOR FIRE RATED 1
3" = 1'-0"



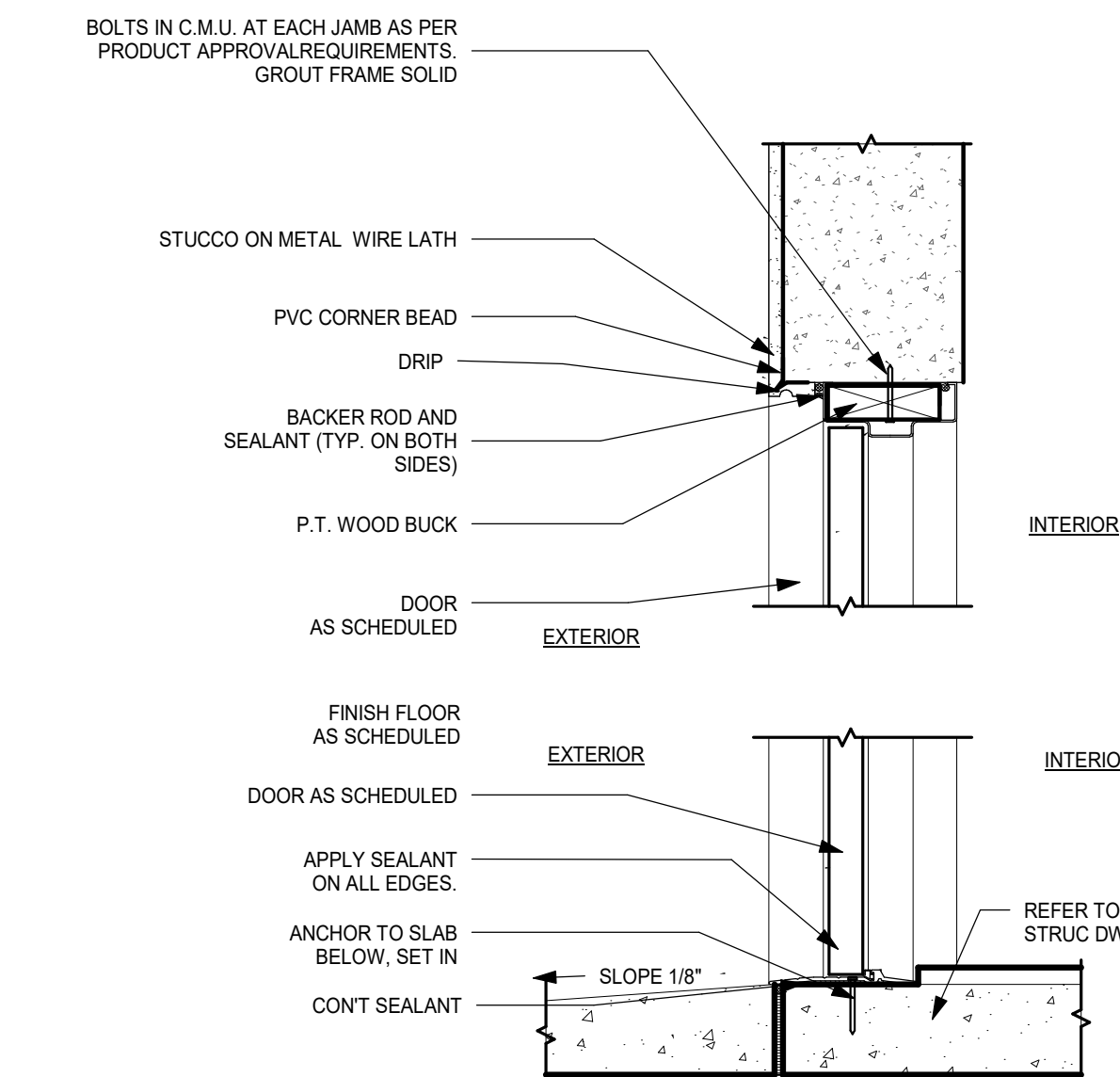
8 A.C.T. @ EXIST. WALL - CEILING DETAIL
1 1/2" = 1'-0"

1 WINDOW HEAD JAMB AND SILL DETAIL
3" = 1'-0"

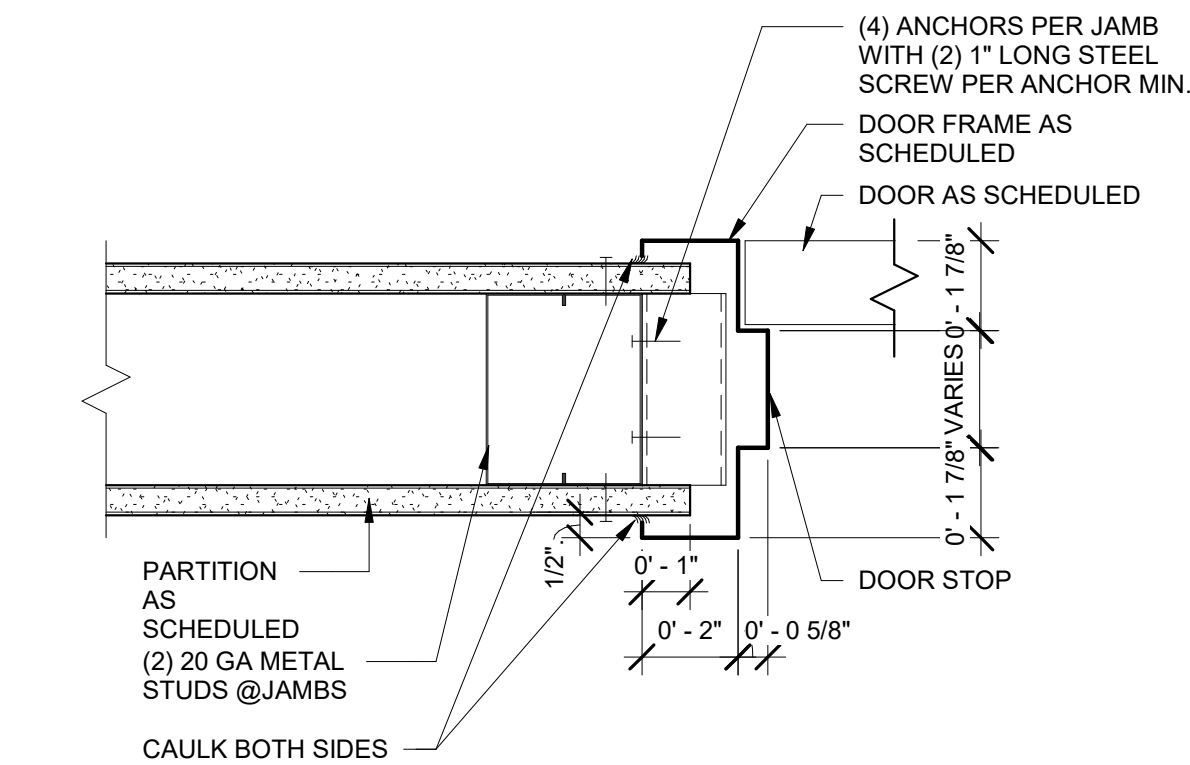


6 EXTERIOR DOOR THRESHOLD
3" = 1'-0"

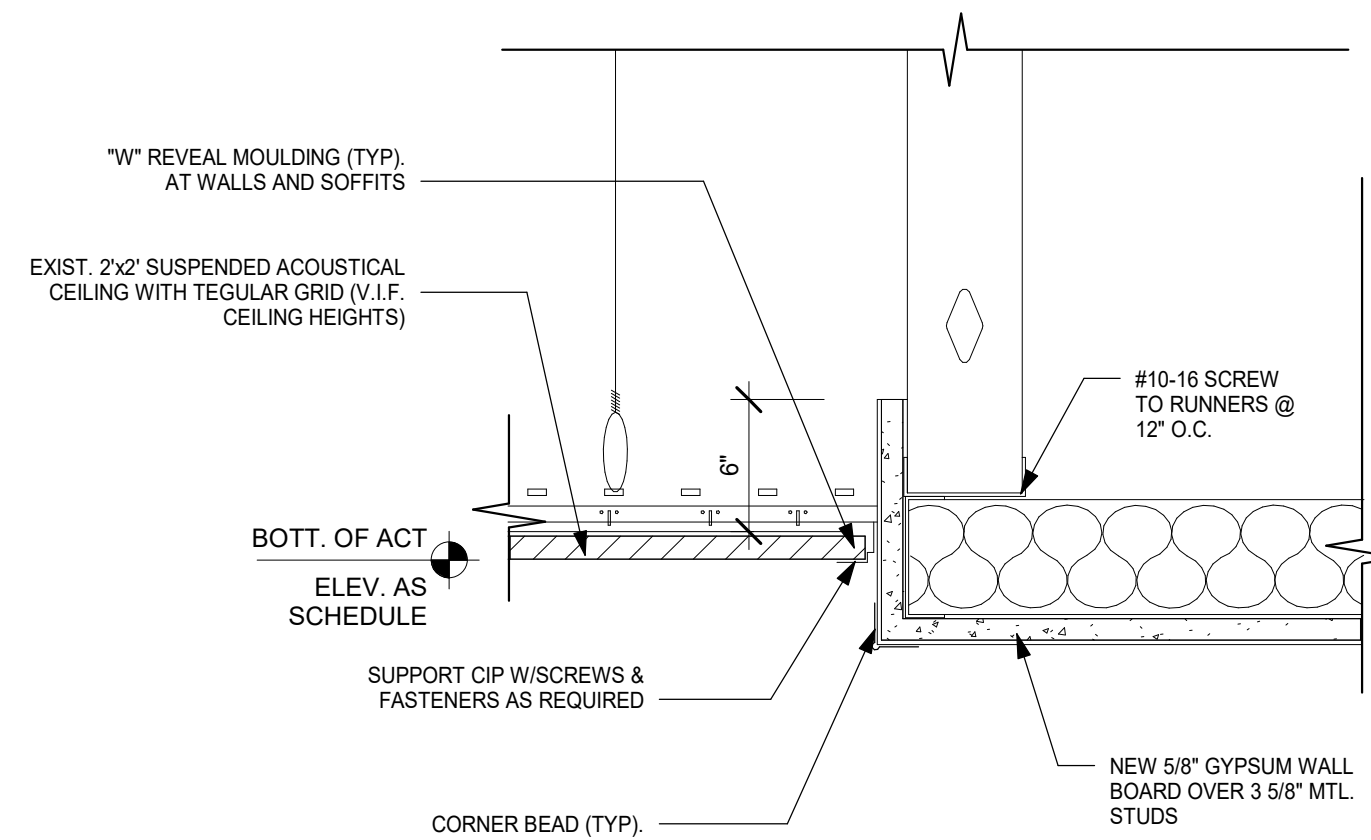
7 GWB - GWB CEILING DETAIL
1 1/2" = 1'-0"



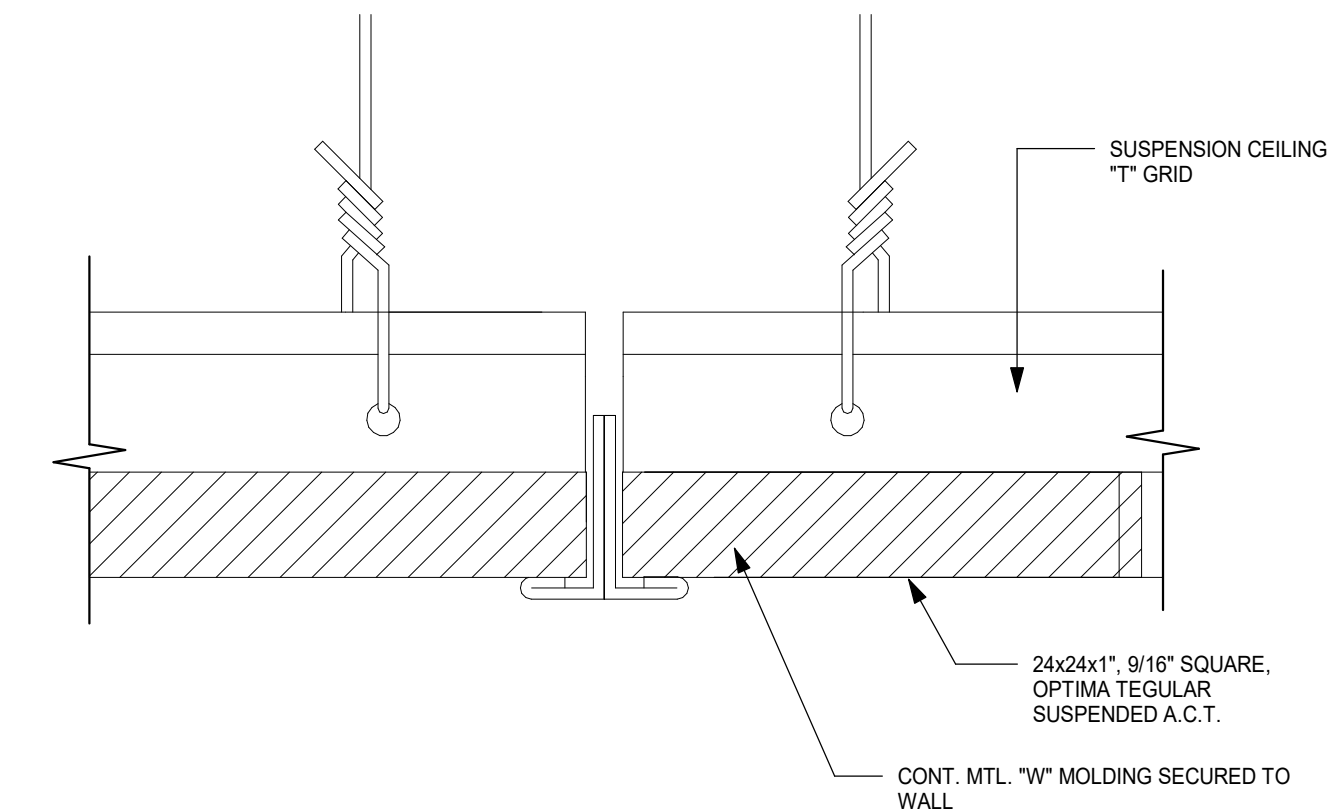
9 DOOR EXTERIOR DETAIL
1 1/2" = 1'-0"



10 DOOR JAMB DETAIL - INTERIOR 1
3" = 1'-0"



11 CEILING DETAILS 1
1 1/2" = 1'-0"



12 SUSPENDED CEILING JUNCTION W/ END WALL
1 1/2" = 1'-0"

- REVIEW SET
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- PERMIT SET
- BID SET
- CONSTRUCTION SET

Drawn by:
Stacy & Elia
Checked by:
Ari Sklar

GENERAL DETAILS

A8.0

PROJECT #: Project #22-009

DATE: 10-20-2022

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
1350 COLLINS AVE. MIAMI BEACH

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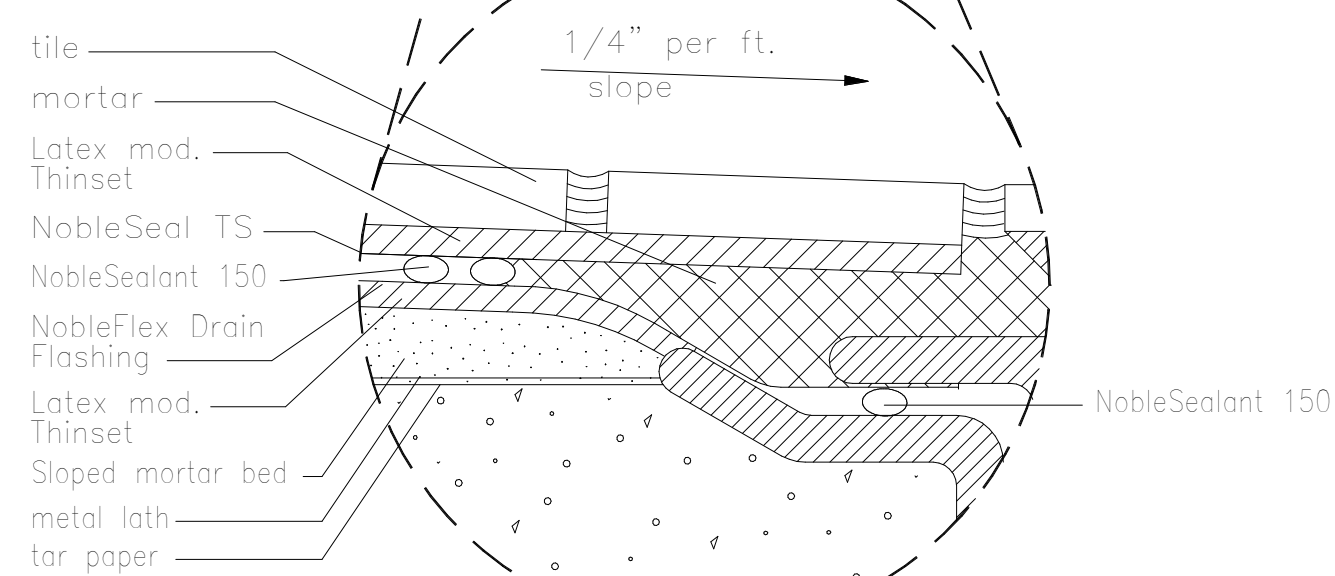
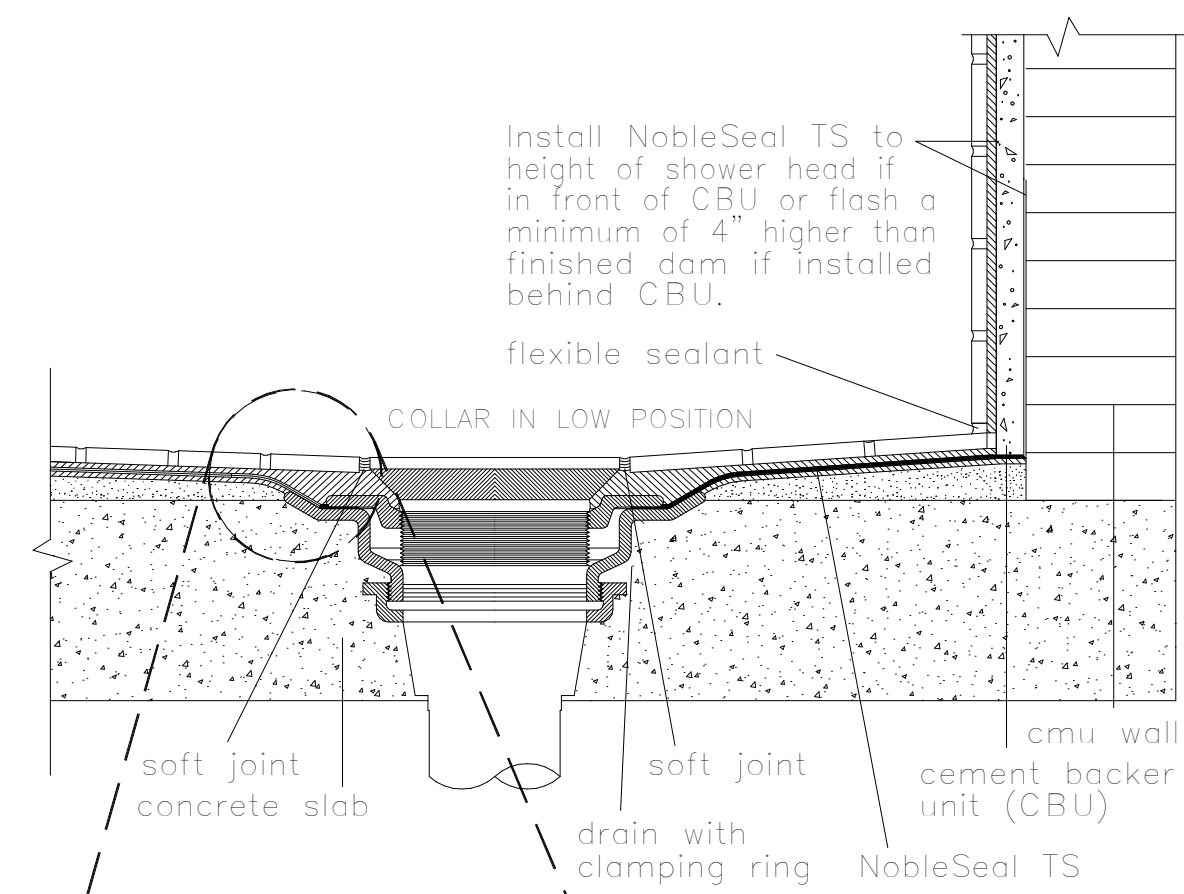
Drawn by:
Stacy & Elia
Checked by:
Ari Sklar

GENERAL DETAILS

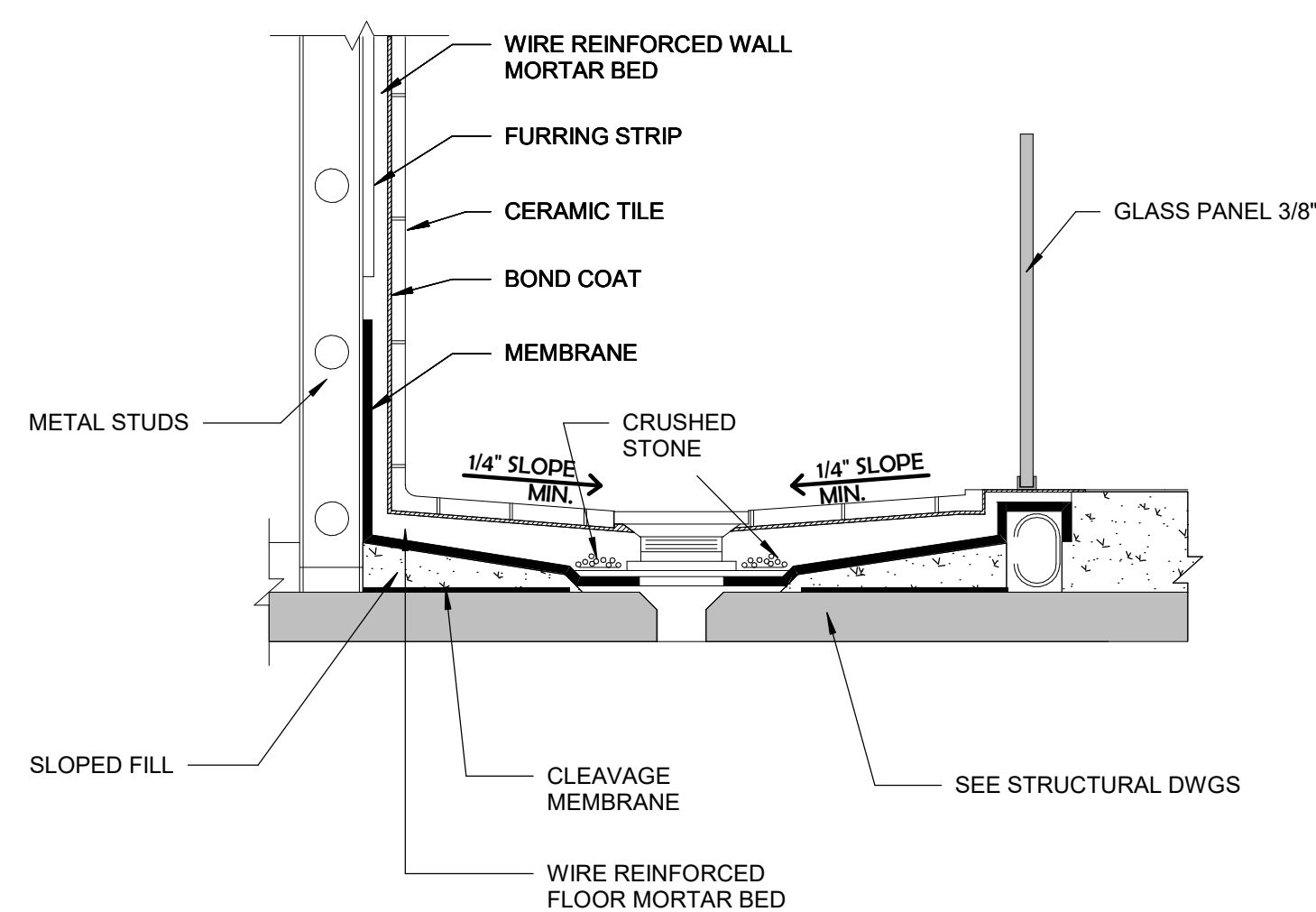
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PROJECT #: Project #22-009

DATE: 10-20-2022

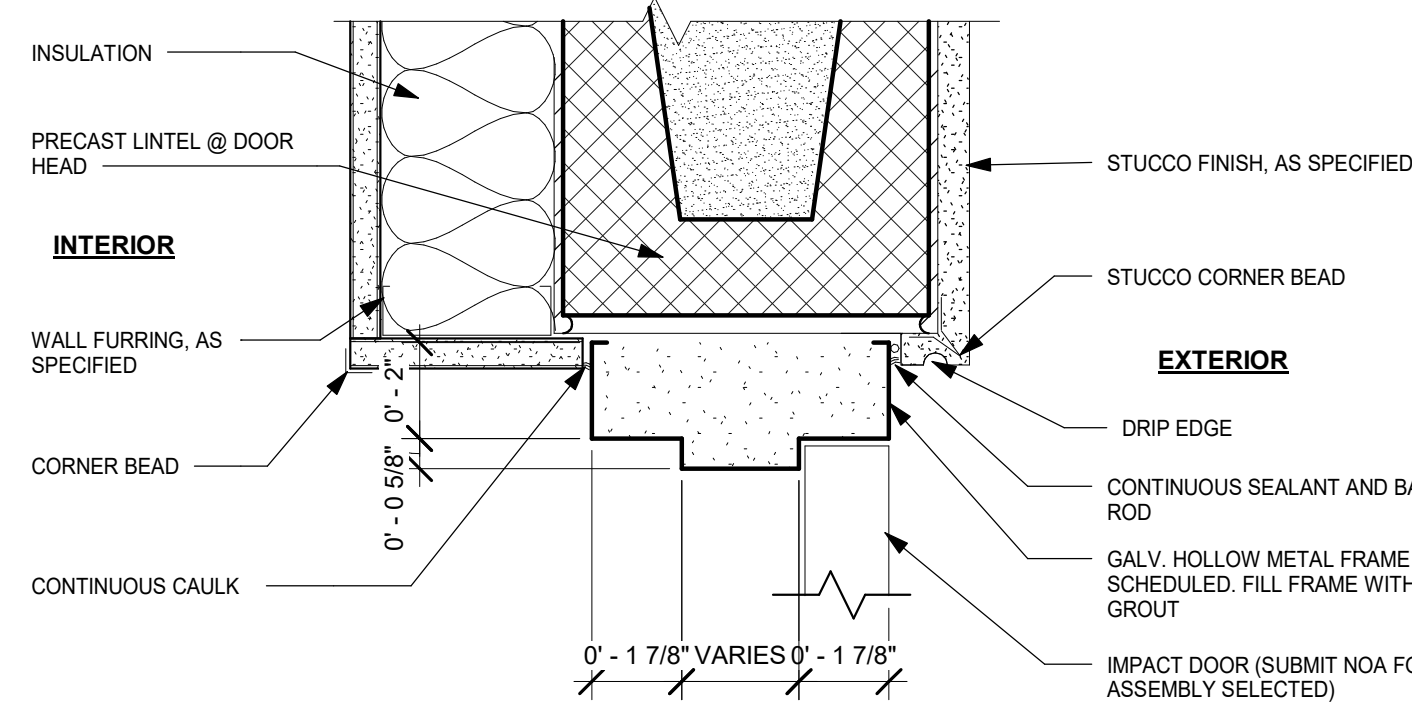


2 Shower Pan Detail
3/8" = 1'-0"

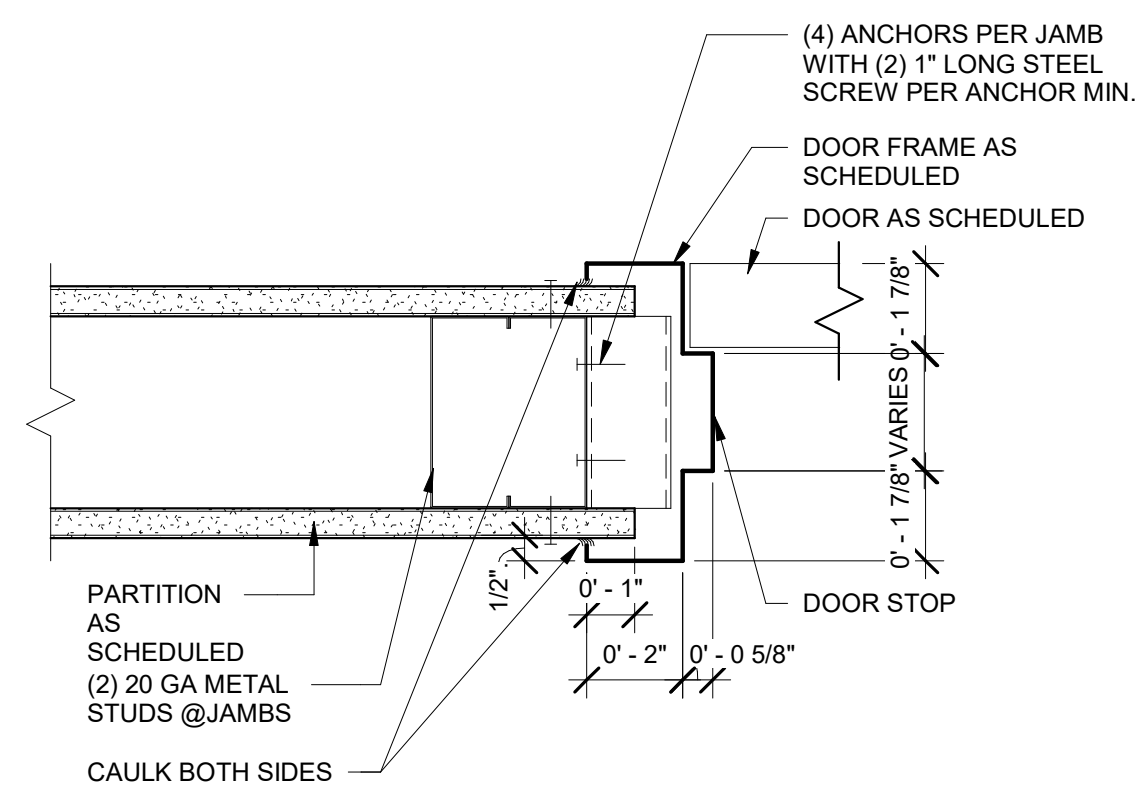


SHOWER PAN DETAIL FBC P417.5.2

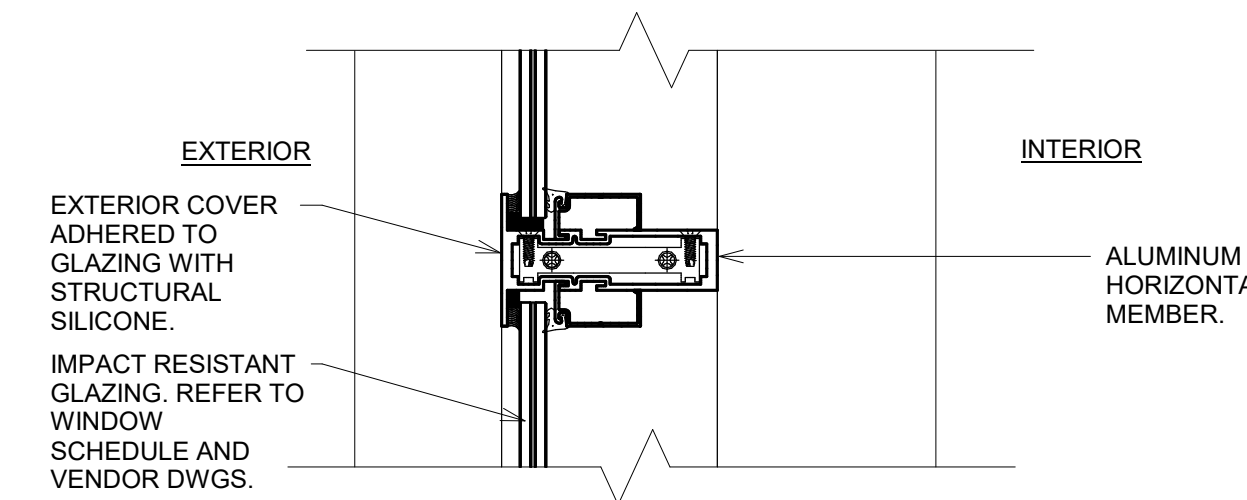
6 SHOWER PAN DETAIL1
1:6



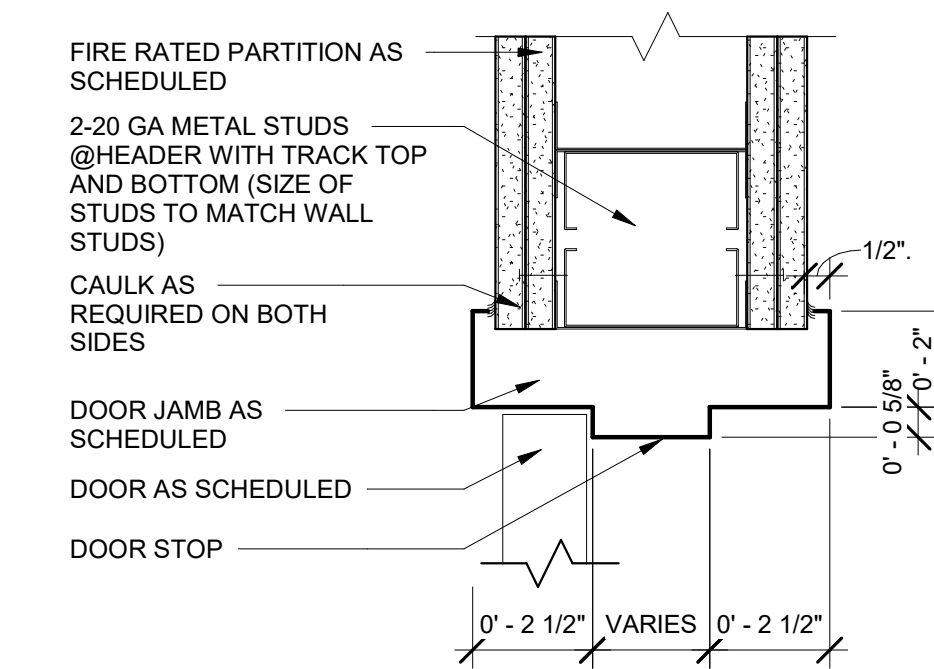
1 EXTERIOR DOOR HEAD & JAMB DETAIL2
3" = 1'-0"



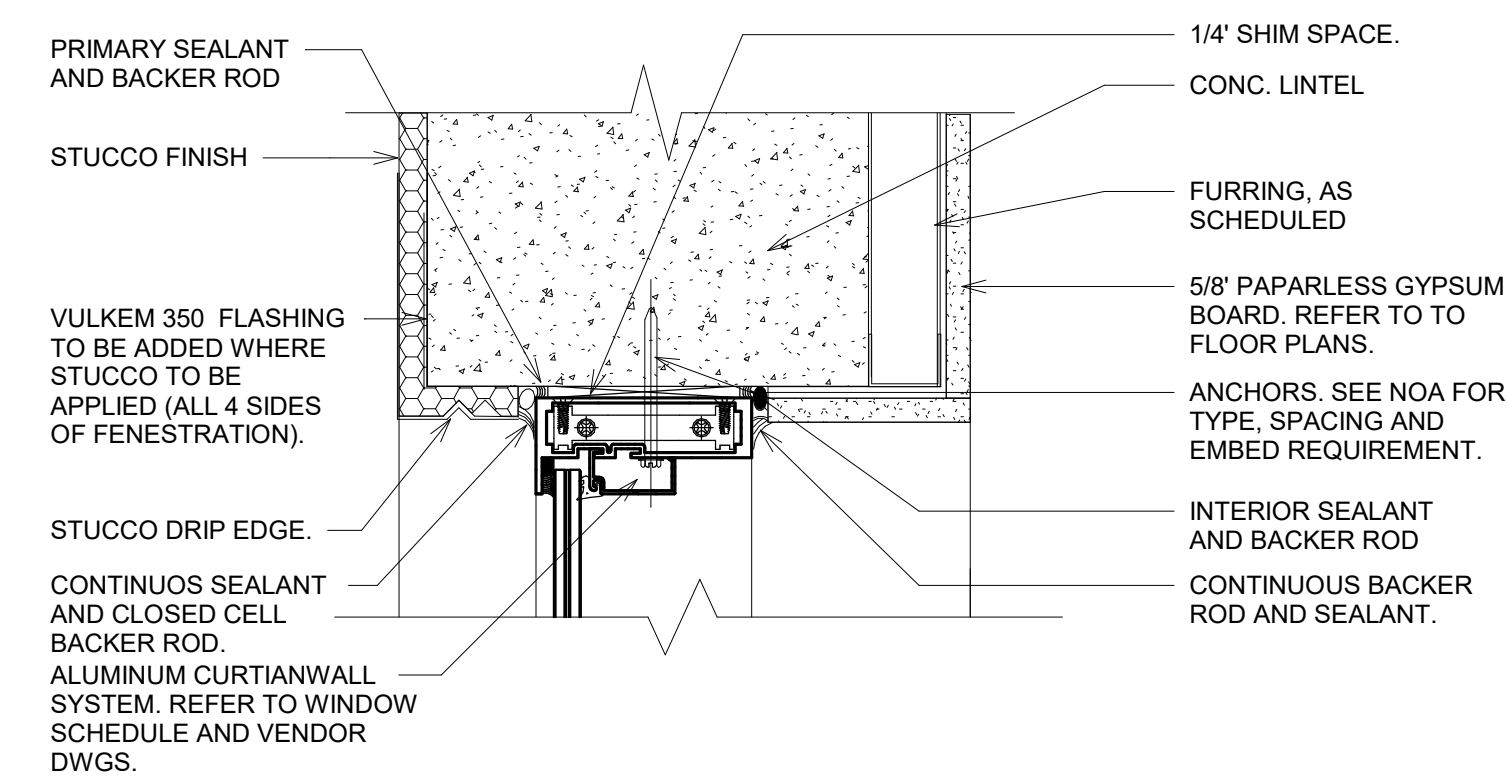
4 DOOR JAMB DETAIL - INTERIOR2
3" = 1'-0"



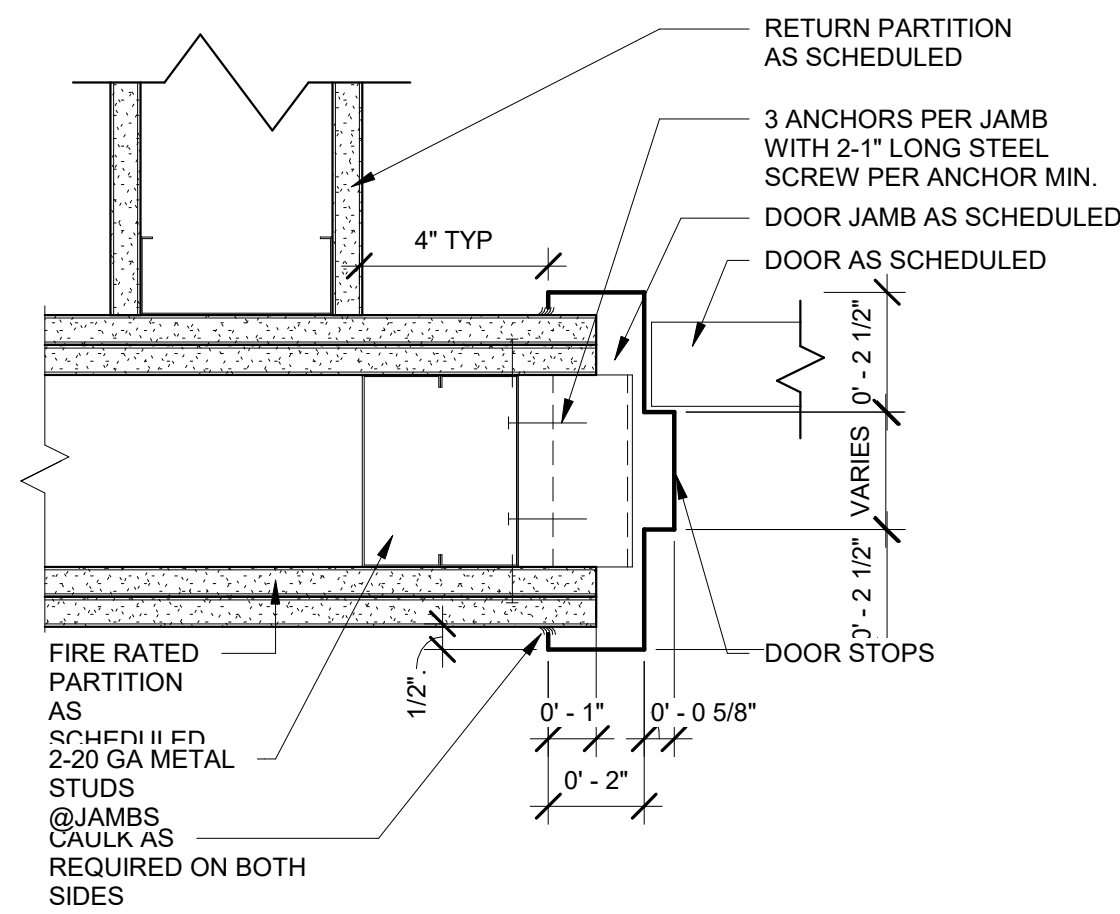
10 WINDOW INTERMEDIATE DETAIL2
3" = 1'-0"



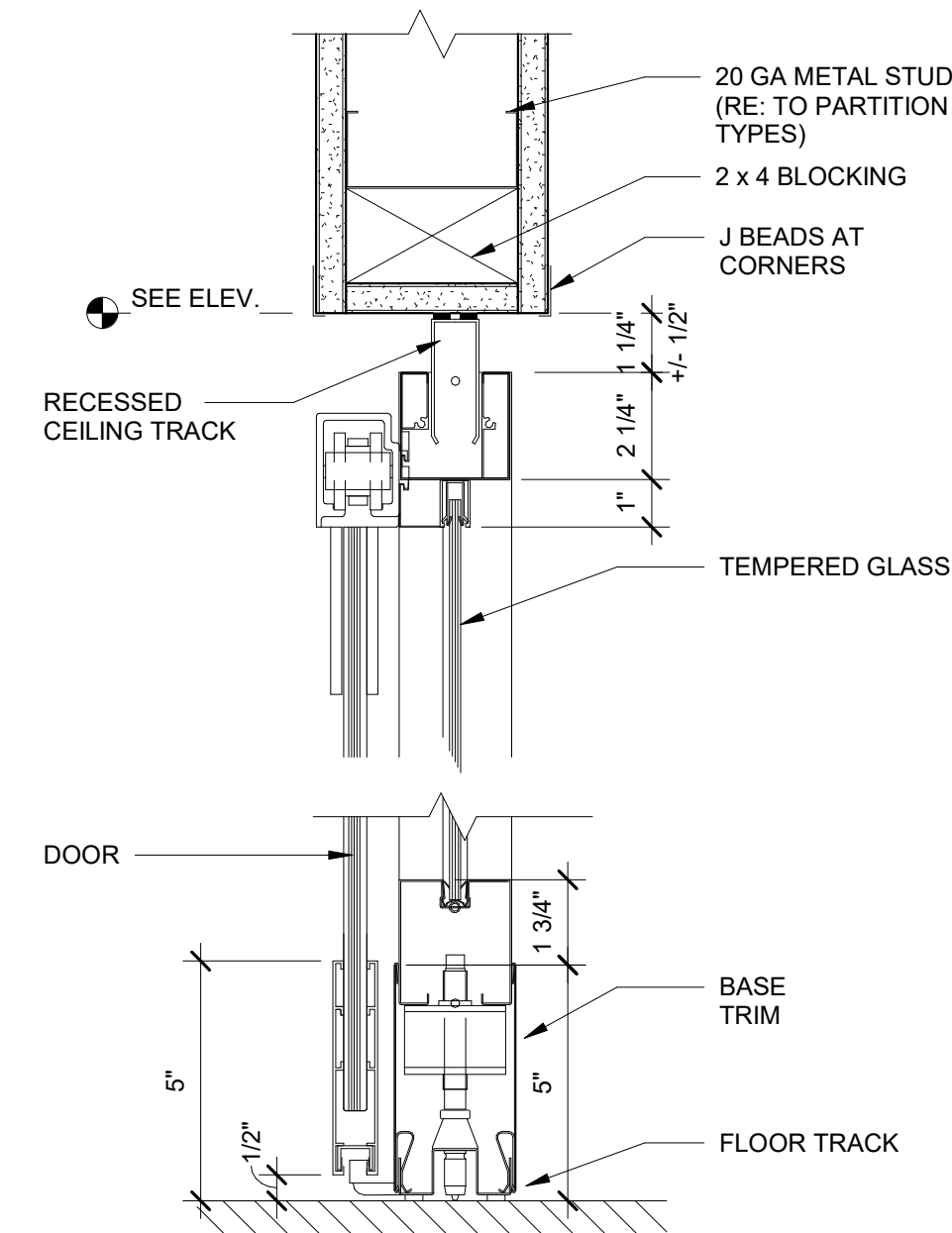
5 DOOR HEAD DETAIL - INTERIOR FIRE RATED2
3" = 1'-0"



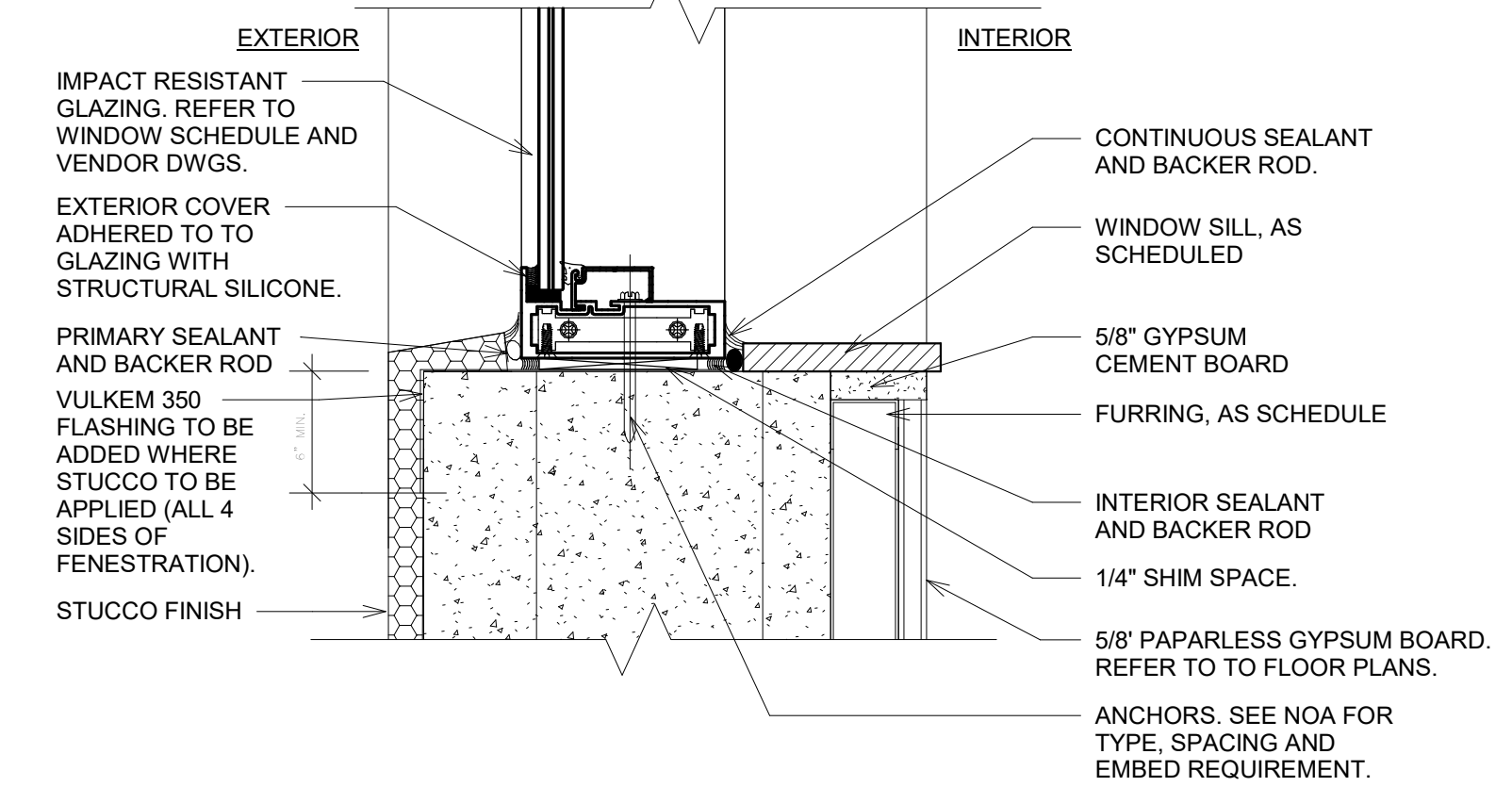
8 WINDOW HEAD DETAIL2
3" = 1'-0"



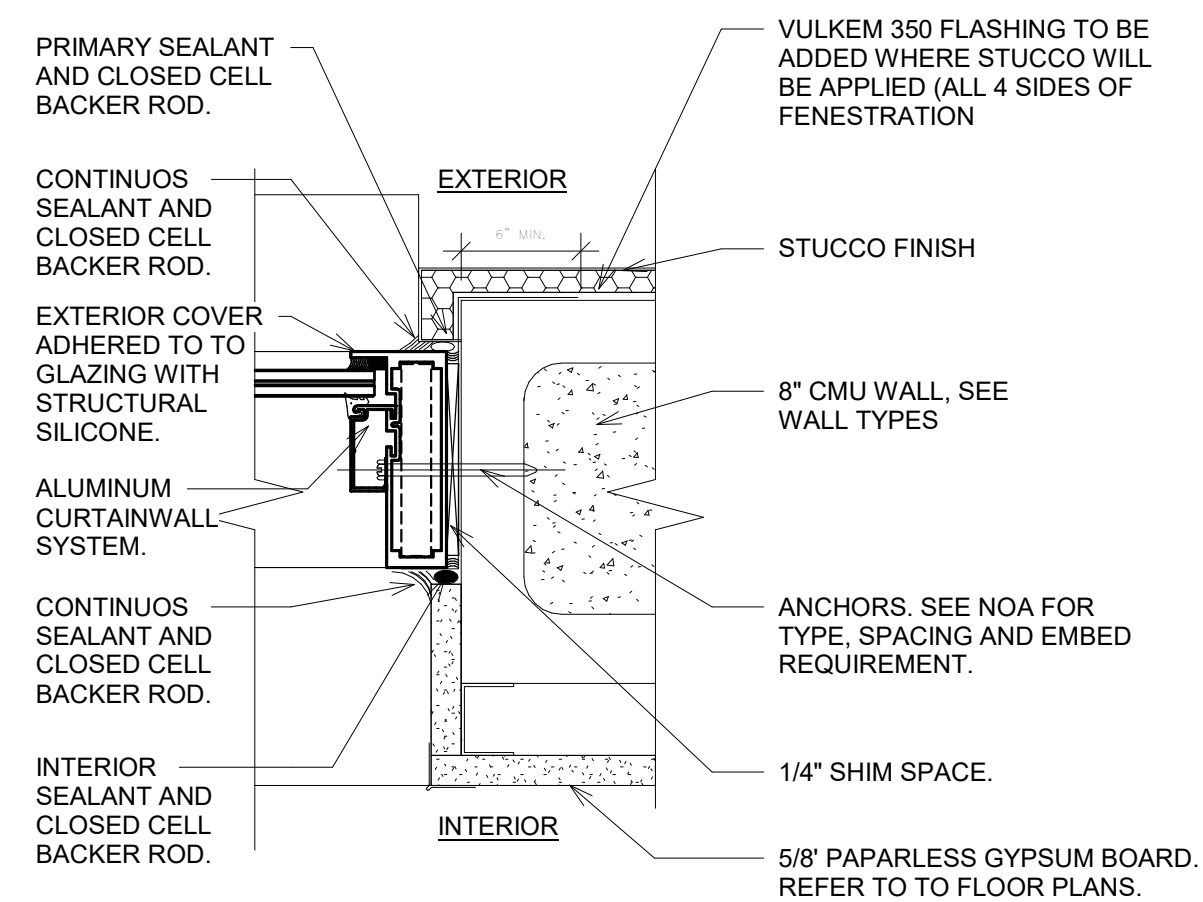
6 DOOR JAMB DETAIL - INTERIOR FIRE RATED2
3" = 1'-0"



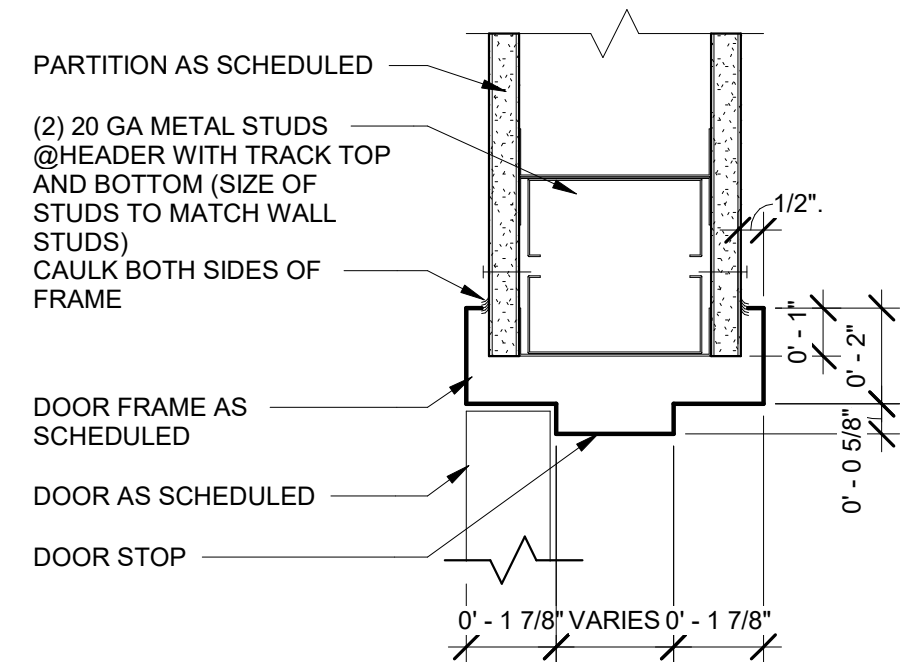
7 SLIDING GLASS DOOR DETAILS2
3" = 1'-0"



9 WINDOW SILL DETAIL2
3" = 1'-0"



11 WINDOW JAMB DETAIL2
3" = 1'-0"



3 DOOR HEAD DETAIL - INTERIOR2
3" = 1'-0"

INTERIOR RENOVATION OF EXISTING BUILDING
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Drawn by:
Stacy & Elia
Checked by:
Ari Sklar

GENERAL DETAIL

A8.2

PROJECT #: Project #22-009

DATE: 10-20-2022

- REVIEW SET
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- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

**WALL TYPES /
STORE-FRONT
DETAILS**

A9.0

PROJECT #: Project #22-009

DATE: 10-20-2022

GENERAL PARTITION NOTES

1. ALL WET AREAS, USE 5/8" DUROCK CEMENT BOARD AS BACKER FOR MARBLE, OTHER FINISHES TO RECEIVE DENSHEILD TILE BACKER BOARD.
2. KEY TO ABBREVIATIONS:
UL = UNDERWRITERS LABORATORIES, INC.
FM = FACTORY MUTUAL RESEARCH CORPORATION
OSU = BUILDING RESEARCH LABORATORIES OHIO STATE UNIVERSITY
NGC = GOLD BOND BUILDING PRODUCTS A NATIONAL GYPSUM DIVISION
PPS = PPS CORPORATION
NA = NOT APPLICABLE OR NOT AVAILABLE
STC = SOUND TRANSMISSION COEFFICIENT
FBC = FLORIDA BUILDING CODE
MIN.=MINIMUM OR MINUTES

FIRESTOPPING NOTES

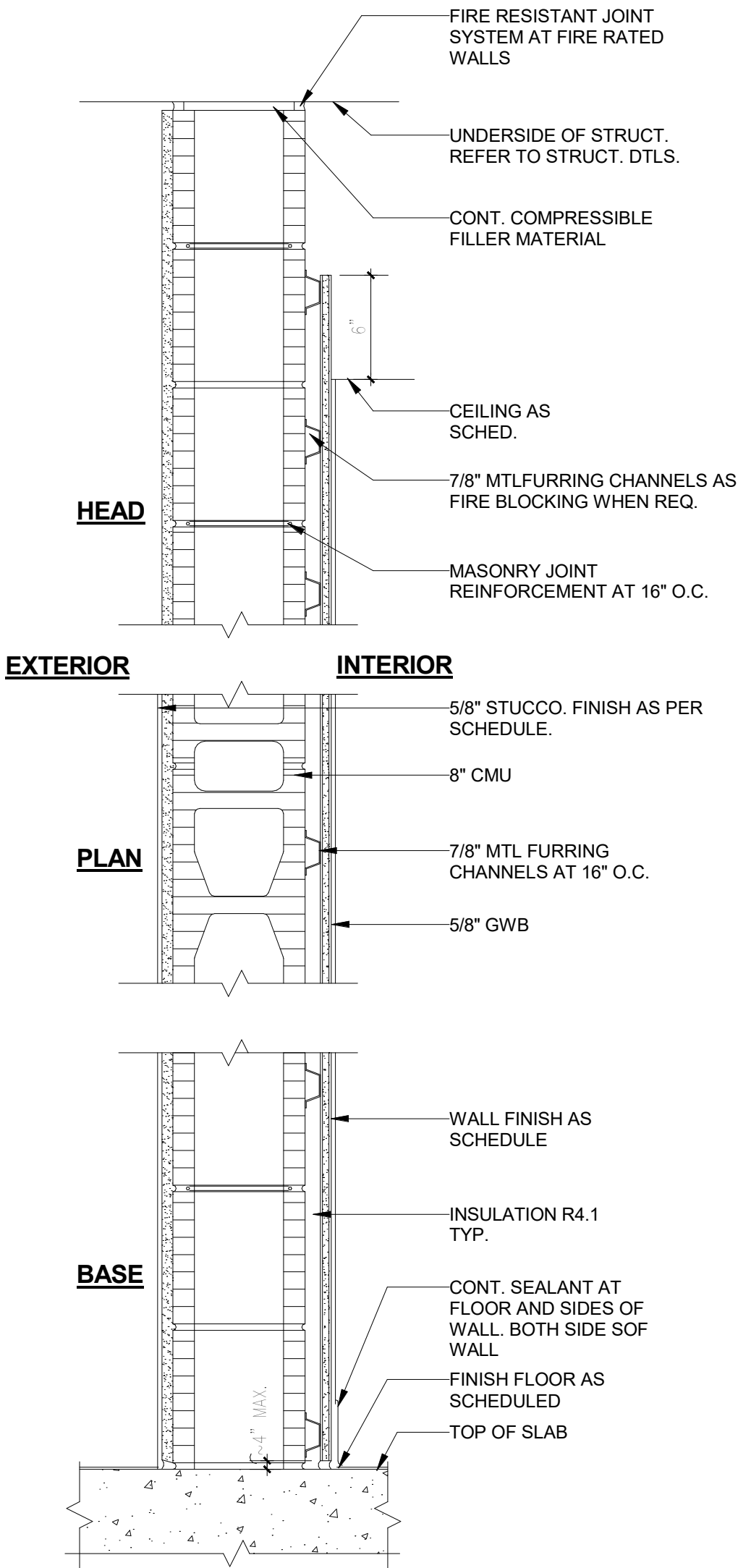
- A. FIRESTOPPING: A MATERIAL, OR COMBINATION OF MATERIALS TO RETAIN THE INTEGRITY OF TIME-RATED CONSTRUCTION BY MAINTAINING AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE, AND GASES. IT SHALL BE USED IN SPECIFIC LOCATION AS FOLLOWS:
1. DUCTS, CABLES, CONDUIT, AND PIPING PENETRATIONS THROUGH FLOOR, SLAB AND THROUGH FIRE-RATED PARTITIONS OR FIRE WALLS.
 2. PENETRATIONS OF VERTICAL SERVICE SHAFTS.
 3. OPENINGS AND PENETRATIONS IN TIME-RATED PARTITIONS OR FIRE WALL CONTAINING FIRE DOORS.
 4. FLOOR EXPANSION JOINTS AND SAFING SLOTS BETWEEN EDGE OF STRUCTURAL FLOOR AND CURTAIN WALLS.
 5. LOCATIONS WHERE SPECIFICALLY SHOWN ON THE DRAWINGS.
- B. FIRESTOPPING MATERIALS SHALL BE ASBESTOS-FREE AND CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E 814, AND UL 1479.
- C. THE RATING OF THE FIRESTOPPS SHALL BE IN NO CASE LESS THAN THE RATING OF THE TIME-RATED FLOOR OR WALL ASSEMBLY.

FASTENING NOTES FOR INTERIOR PARTITIONS

- STEEL STUDS AND RUNNERS SHALL BE OF CHANNEL OR "C" SHAPE TYPE, NOT LESS THAN 20 GAUGE AND HOT DIPPED GALVANIZED. NAILS AND SCREWS ATTACHING GYPSUM WALLBOARD SHALL WITHOUT SUBSTANTIALLY FRACTURING THE SURFACE, BE DRIVEN BELOW THE SURFACE AND SPOTTED WITH FINISHING JOINT COMPOUND. STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL NOT BE LESS THAN 20 GA. ATTACHMENT TO METAL MEMBERS SHALL BE AS FOLLOWS:
- 1) GYPSUM WALLBOARD SHALL BE ATTACHED TO METAL MEMBERS WITH SELF-DRILLING, SELF TAPPING SHEET METAL SCREWS.
 - 2) THE SPACING OF SCREWS ATTACHING GYPSUM WALLBOARD TO METAL STUDS AND RUNNERS SHALL BE NOT MORE THAN 12 INCHES ON CENTERS, OR AS PER F.B.C., 2004 EDITION)
 - 3) SCREWS FOR ATTACHING GYPSUM WALLBOARD TO METAL STUDS SHALL BE NOT LESS THAN 7/8 INCHES LONG FOR 1/2-INCH WALLBOARD OR ONE INCH LONG FOR 5/8-INCH WALLBOARD.
 - 4) SCREWS ATTACHING GYPSUM WALLBOARD SHALL BE DRIVEN BELOW THE SURFACE AND SPOTTED WITH FINISHING COMPOUND.
 - 5) RUNNERS SHALL BE FASTENED TO THE CEILING, CONTIGUOUS WALLS AND PARTITIONS AND TO THE FLOOR AT INTERVALS NOT EXCEEDING 24 INCHES ON CENTERS. SUCH ATTACHMENT MAY BE BY NAILS PENETRATING THE BASE MATERIAL NOT LESS THAN 5/8-INCH OR SELF-DRILLING, SELF-TAPPING SHEET METAL SCREWS ATTACHING METAL TO METAL.

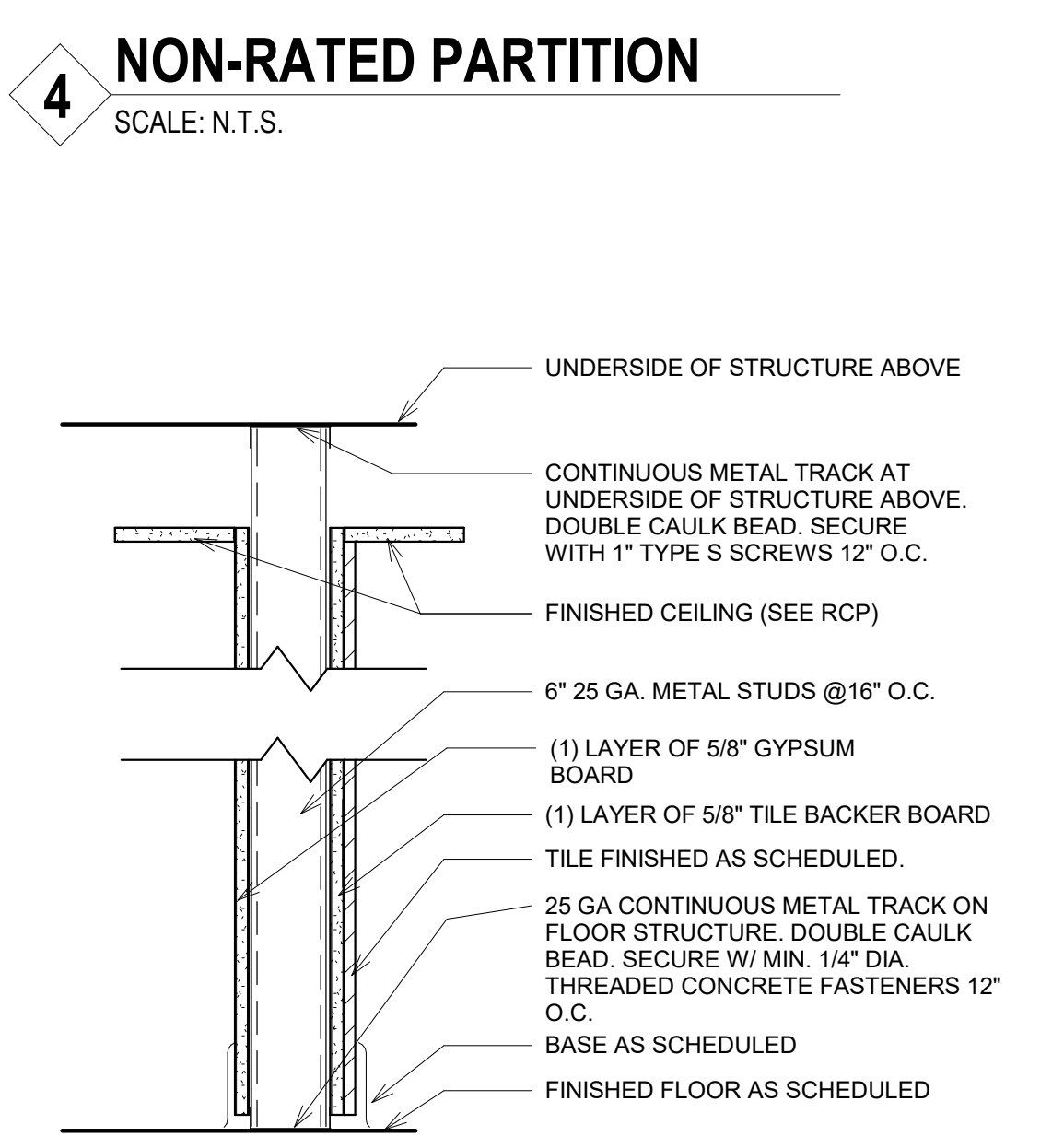
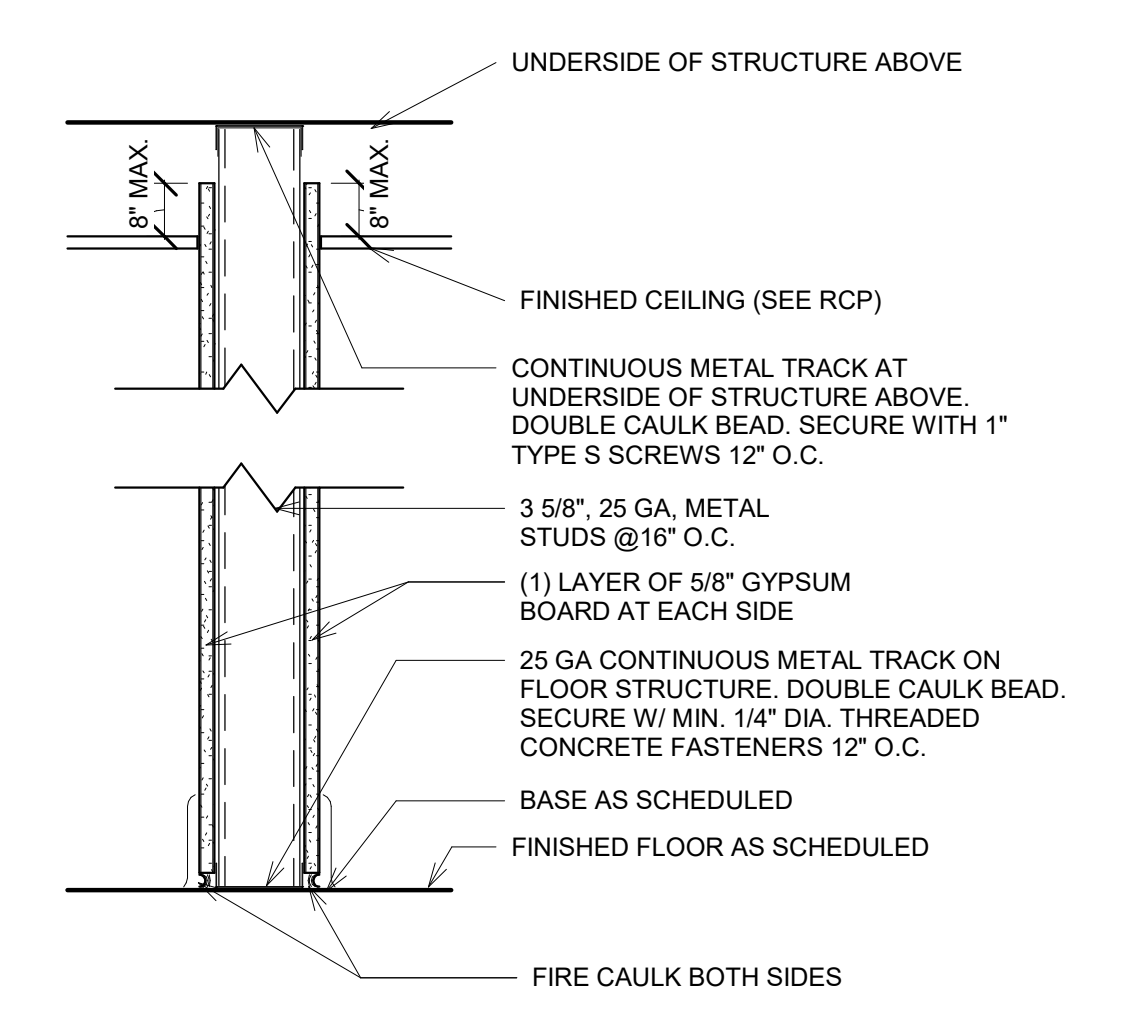
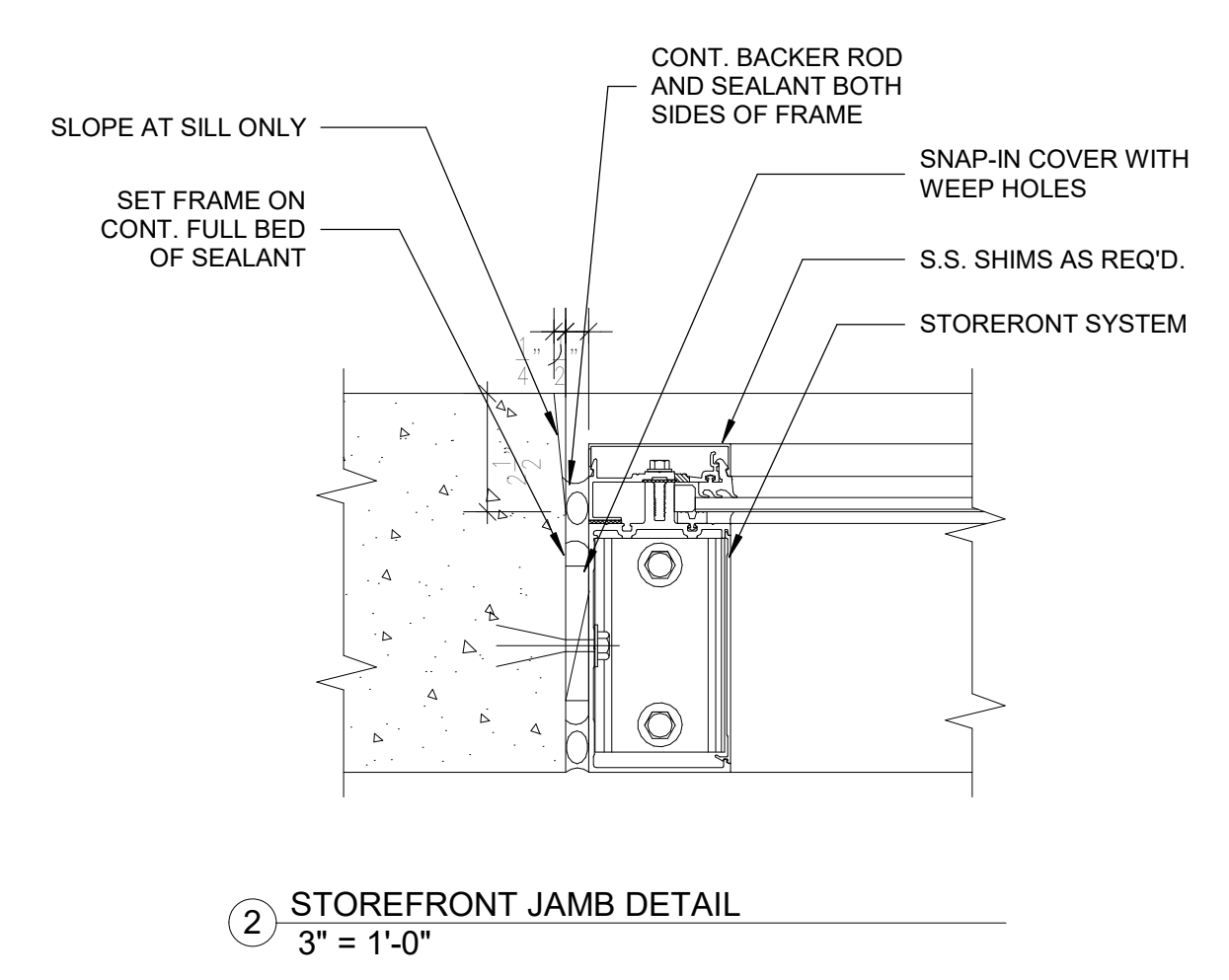
SOUND INSULATION NOTES:

- 1) ASSEMBLIES SHOULD BE AIRTIGHT. HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
- 2) RECESSED WALL FIXTURES SUCH AS CABINETS, OUTLETS, AND OTHER ITEMS WHICH PERFORATE THE GYP. BOARD SURFACE SHOULD NOT BE LOCATED BACK TO BACK IN THE SAME STUD CAVITY.
- 3) ANY OPENINGS CUT FOR SUCH FIXTURES SHOULD BE CAREFULLY CUT TO SIZE AND CAULKED.
- 4) THE ENTIRE PERIMETER OF A SOUND INSULATING ASSEMBLY MUST BE MADE AIRTIGHT TO PREVENT SOUND FROM "FLANKING".
- 5) AN ACOUSTICAL SEALANT SHOULD BE USED TO SEAL BETWEEN THE SOUND INSULATING ASSEMBLY AND ALL DISSIMILAR ASSEMBLIES AND BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING AND CAULKING OF GYP. BOARD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.
- 6) ASTM RECOMMENDED PRACTICES E-497 SHOULD BE FOLLOWED FOR GOOD SOUND CONTROL PRACTICES AND THE MANUFACTURERS OF THE GYP. BOARD SHOULD BE CONSULTED FOR ANY SPECIAL RECOMMENDATIONS RELATING TO THEIR SYSTEM.

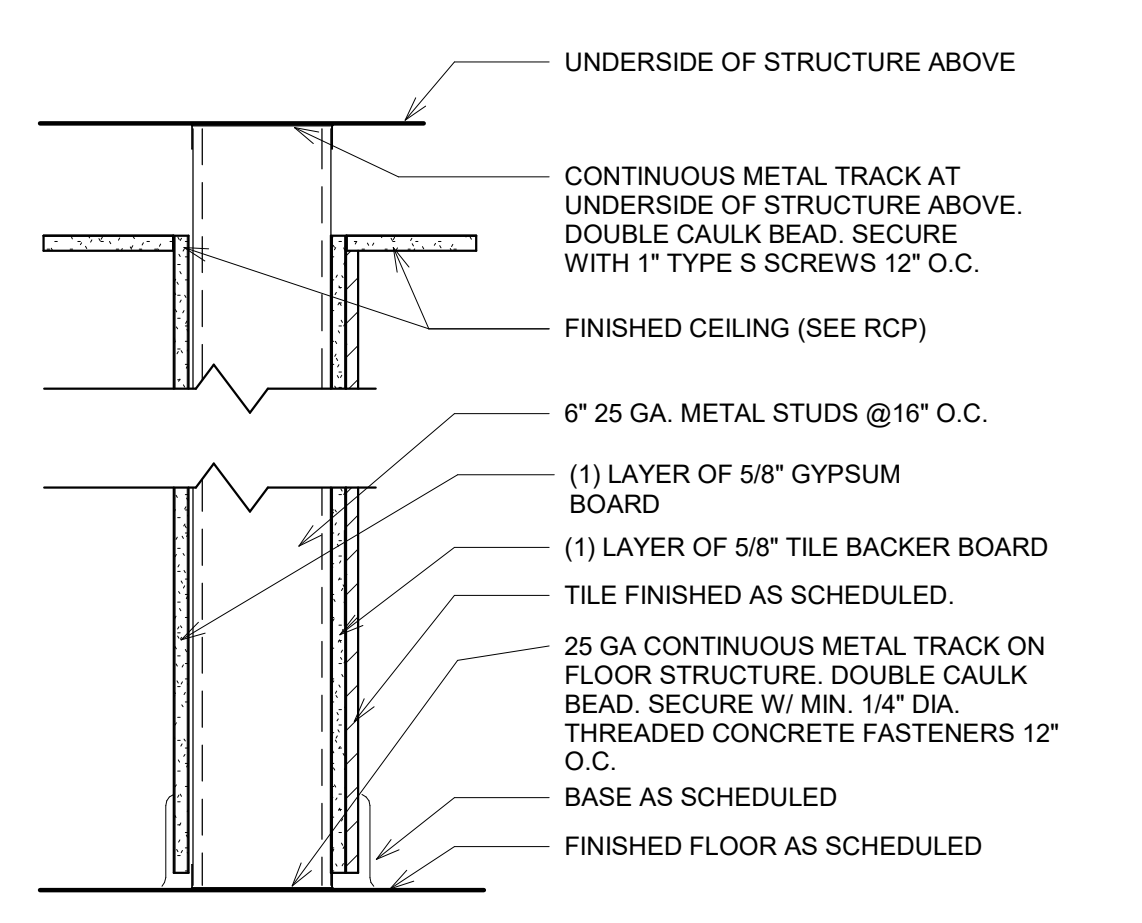


FIRE RATING REQUIRED = (2) TWO - HOURS
(Table 706.4a FBC)
UL Design No. U905 - Assembly Rating = 2hrs

1 WALL TYPE CMU
SCALE: N.T.S.



6 WALL 3 5/8" @ TOILET ROOM
SCALE: N.T.S.



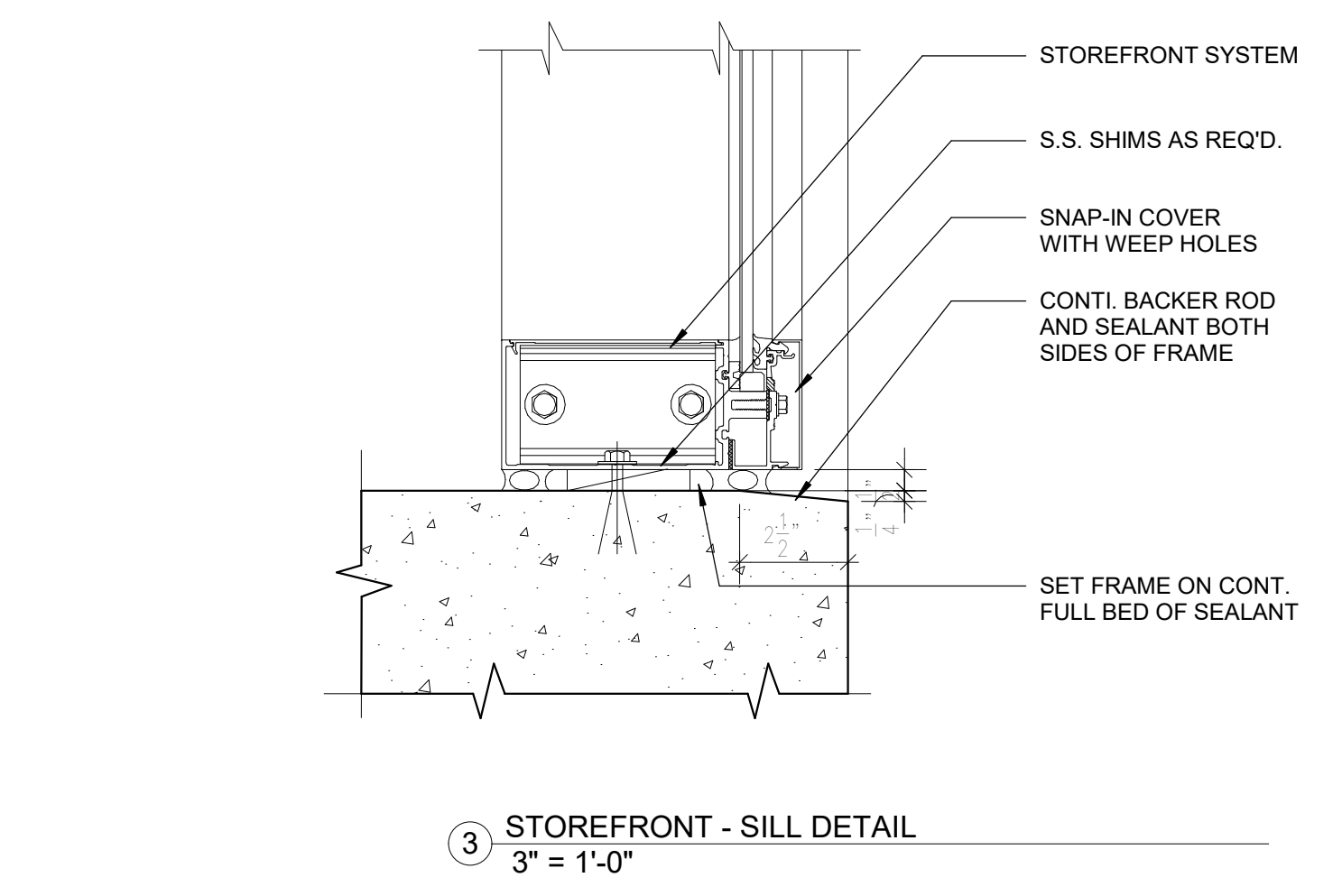
5 WALL 6" @ TOILET ROOM
SCALE: N.T.S.

NOTE: THE INSTALLATION OF THE NINE (9) GAUGE DIAMOND MESH EXPANDED METAL MUST BE INSPECTED BY CBP PRIOR TO COVERING.

CEILING NOTE @ AG LAB & @SECONDARY PROCESSING:
5/8" GYP BOARD OR LAY IN ACOUSTICAL TILE STC. RATING: 45

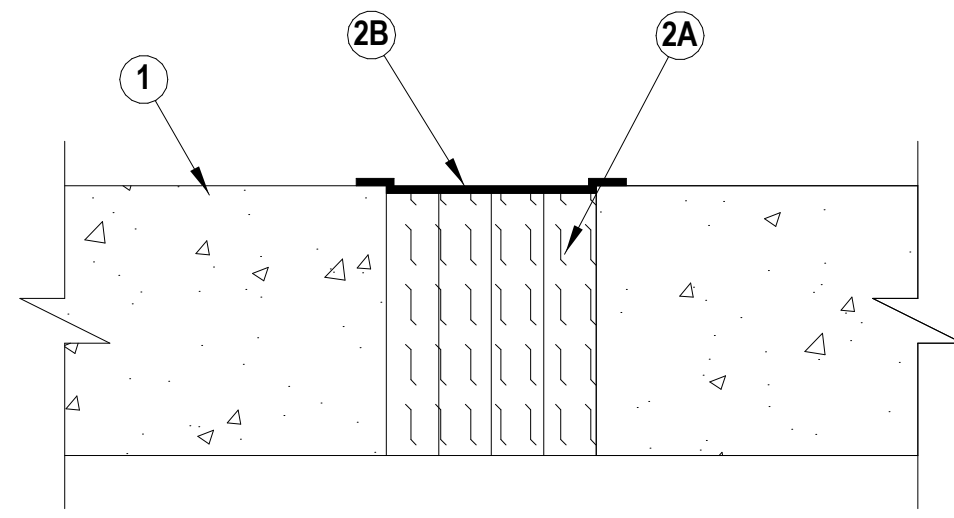
CEILING NOTE: - 5/8" GYP BD. OVER 9 GA -DIAMOND MESH EXPANDED MTL - STC RATING 50-55- SURFACE MUST BE WASHABLE.

CEILING NOTE: - 5/8" GYP BD. OVER 9 GA -DIAMOND MESH EXPANDED MTL - STC RATING J0-55- SURFACE MUST BE WASHABLE.

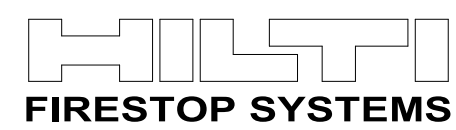


System No. FF-D-1013

Assembly Rating - 2 Hr
Nominal Joint Width - 3-1/2 in.
Class II Movement Capabilities - 14% Compression or Extension



- Floor Assembly Min 4-1/2 in. thick reinforced lightweight or normal weight (100 - 150 pcf) structural concrete.
- Joint System Max width of joint (at time of installation of joint system) is 3-1/2 in. The joint system is designed to accommodate a max 14 percent compression or extension from its installed width. The joint system shall consist of the following:
 - Packing Material Min 4 pcf mineral wool batt insulation installed in joint opening as a permanent form. Pieces of batt cut to min width of 4-3/8 in. and installed edge-first into joint opening, parallel with joint direction, such that batt sections are compressed min 42 percent in thickness and that the compressed batt sections are recessed from top surface of the floor as required to accommodate the required thickness of fill material. Adjoining lengths of batt to be tightly-butted with butted seams spaced min 24 in. apart along the length of the joint.
 - Fill, Void or Cavity Material* - Sealant Min 1/8 in. wet thickness of fill material applied within the joint, flush with top surface of floor and lapping a min 1/2 in. onto the top surface of the floor.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - CP672 Firestop Spray
*Bearing the UL Classification Marking

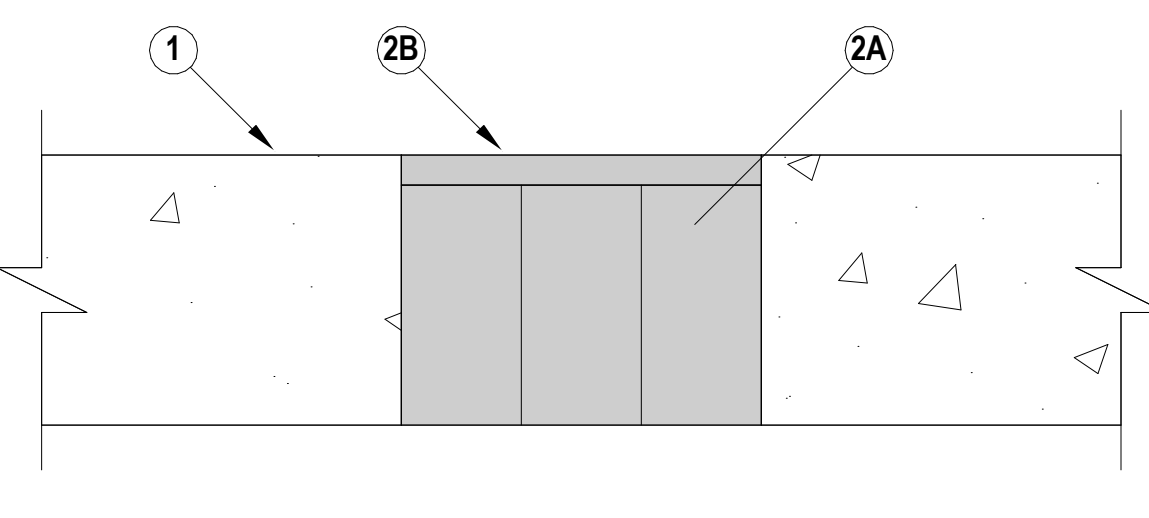


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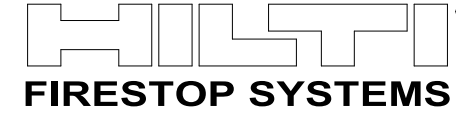


System No. FF-D-1039

Assembly Rating - 2 Hr
Nominal Joint Width - 6 in.
Class II Movement Capabilities - 10% Compression or Extension



- Floor Assembly Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete.
- Joint System Max width of joint (at time of installation of joint system) is 6 in. The joint system is designed to accommodate a max 10 percent compression or extension from its installed width. The joint system shall consist of the following:
 - Forming Material Min 4 pcf mineral wool batt insulation installed in joint opening as a permanent form. Pieces of batt cut to min width of 4 in. and installed edge-first into joint opening, parallel with joint direction, such that batt sections are compressed min 50 percent in thickness and that the compressed batt sections are recessed a min of 1/2 in. from top surface of the floor to accommodate the required thickness of fill material. Adjoining lengths of batt to be tightly-butted with butted seams spaced min 24 in. apart along the length of the joint.
THERMAFIBER L L C -- Type SAF
 - Fill Void or Cavity Material* - Sealant Min 1/2 in. thickness of fill material applied within the joint, flush with top surface of floor.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP604 Self-Leveling Firestop Sealant
*Bearing the UL Classification Mark

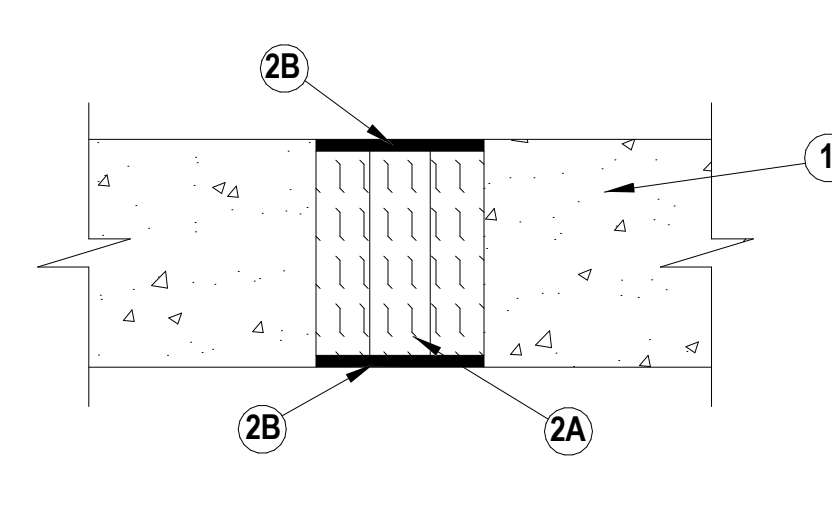


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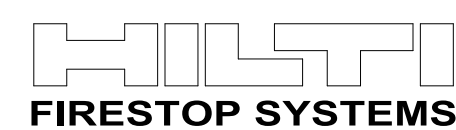


System No. WW-D-1011

Assembly Rating - 3 Hr
Nominal Joint Width - 3-1/2"
Class II Movement Capabilities - 14% Compression or Extension



- Wall Assembly Min 4-5/8 in. thick steel-reinforced lightweight or normal weight (100-150 pcf) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.
- Joint System Max width of joint (at time of installation of joint system) is 2 in. The joint system is designed to accommodate a max 12.5 percent compression or extension from its installed width. The joint system shall consist of the following:
 - Forming Material Min 4.0 pcf mineral wool batt insulation installed in joint opening as a permanent form. Batt cut to min width of 4-3/8 in. and installed cut edge-first into joint opening, parallel with joint direction, such that batt sections are compressed min 50 percent in thickness and such that the compressed batt sections are recessed from both surfaces of wall to accommodate the required thickness of fill material. Adjoining lengths of batt to be tightly butted with butted seams spaced min 48 in. apart along the lengths of the joint.
ROCK WOOL MANUFACTURING CO - Delta Board
 - Fill, Void or Cavity Material* - Sealant Min 1/8 in. thickness of fill material applied within the joint, flush with both surfaces of wall and lapping 1/2 in. onto bottom surface of floor and wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - CP672 Firestop Spray
*Bearing the UL Classification Marking

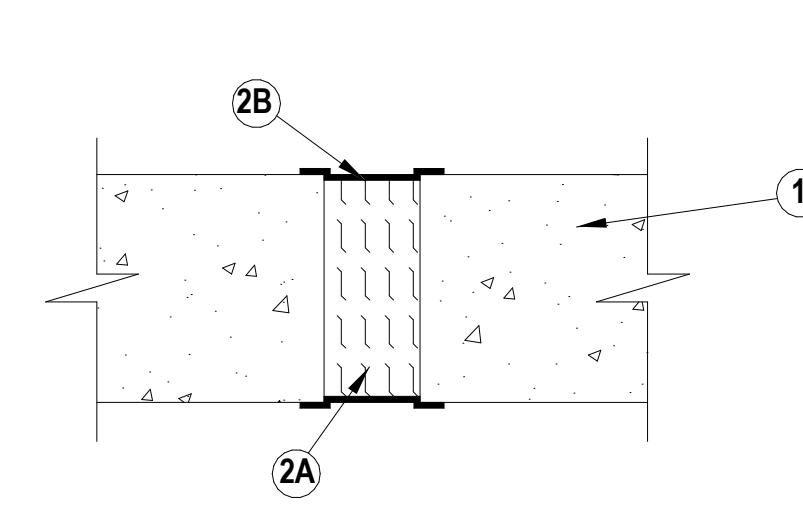


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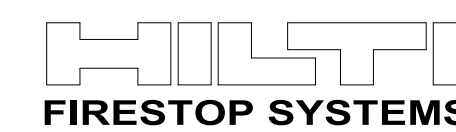


System No. WW-D-0017

Assembly Rating - 2 Hr
Nominal Joint Width - 2 in.
Class II Movement Capabilities - 12.5% Compression or Extension



- Wall Assembly Min 4-5/8 in. thick steel-reinforced lightweight or normal weight (100-150 pcf) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.
- Joint System Max width of joint (at time of installation of joint system) is 2 in. The joint system is designed to accommodate a max 12.5 percent compression or extension from its installed width. The joint system shall consist of the following:
 - Forming Material Min 4.0 pcf mineral wool batt insulation installed in joint opening as a permanent form. Batt cut to min width of 4-3/8 in. and installed cut edge-first into joint opening, parallel with joint direction, such that batt sections are compressed min 50 percent in thickness and such that the compressed batt sections are recessed from both surfaces of wall to accommodate the required thickness of fill material. Adjoining lengths of batt to be tightly butted with butted seams spaced min 48 in. apart along the lengths of the joint.
ROCK WOOL MANUFACTURING CO - Delta Board
 - Fill, Void or Cavity Material* - Sealant Min 1/8 in. thickness of fill material applied within the joint, flush with both surfaces of wall and lapping 1/2 in. onto bottom surface of floor and wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - CP672 Firestop Spray
*Bearing the UL Classification Marking



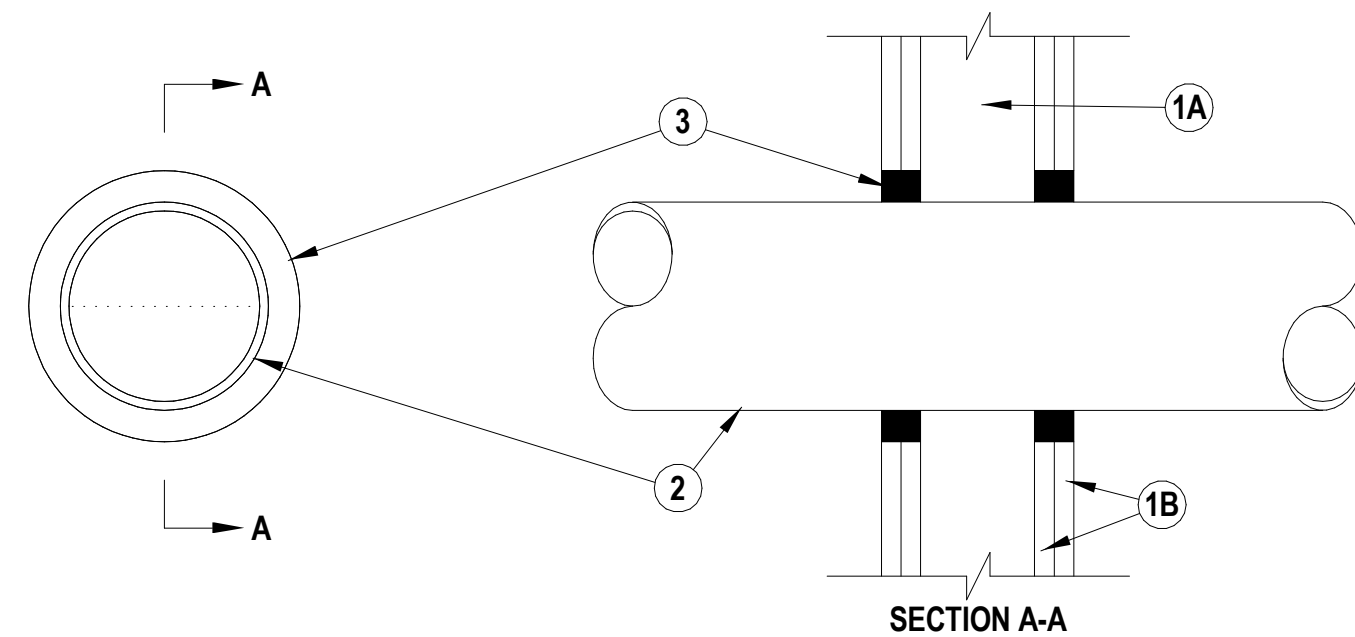
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 3, 1999



1 HILTI DETAILS1
12" = 1'-0"

System No. W-L-1054

F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft



- Wall Assembly -- The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs -- Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.
 - Gypsum Board -- 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls. The F Rating of the firestop system is equal to the fire rating of the wall assembly.
- Through-Penetrants -- One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
 - Steel Pipe -- Nom 30 in diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - Iron Pipe -- Nom 30 in. diam (or smaller) cast or ductile iron pipe.
 - Conduit -- Nom 4 in diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit.
 - Copper Tubing -- Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe -- Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.
- Fill, Void or Cavity Material* -- Sealant -- Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-One Sealant
*Bearing the UL Classification Mark

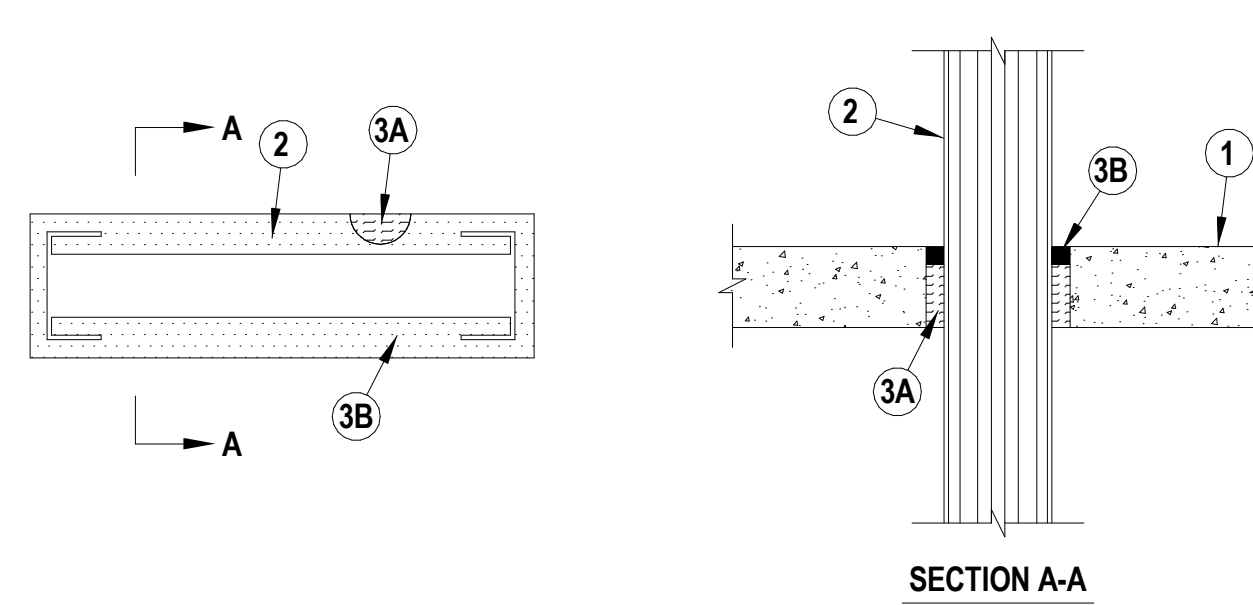


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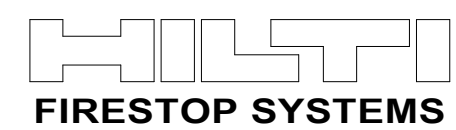


System No. C-AJ-6017

F Rating - 3 Hr.
T Rating = 0 Hr.



- Floor or Wall Assembly Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max area of opening is 224 square in. with max dimension of 28 in. See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
- Busway* Nominal 26 in. wide (or smaller) by 6 in. deep "I" shaped steel enclosure containing factory mounted aluminum bars rated for 600 V, 4000 A. One busway to be installed within the opening, the annular space between the flange tip of the busway and the periphery of the opening shall be 1 in. The annular space between the web of the busway and the periphery of the opening shall be 2 in. Busway to be rigidly supported on both sides of floor and wall assembly. The busway shall bear the UL Listing Mark and shall be installed in accordance with all provisions of Article 364 of the National Electrical Code, NFPA No. 70.
- Firestop System The firestop system shall consist of the following:
 - Packing Material Min 3-1/2 in. thickness of min 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
 - Fill, Void or Cavity Material* -- Sealant Min 1 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-One Sealant
*Bearing the UL Listing Mark

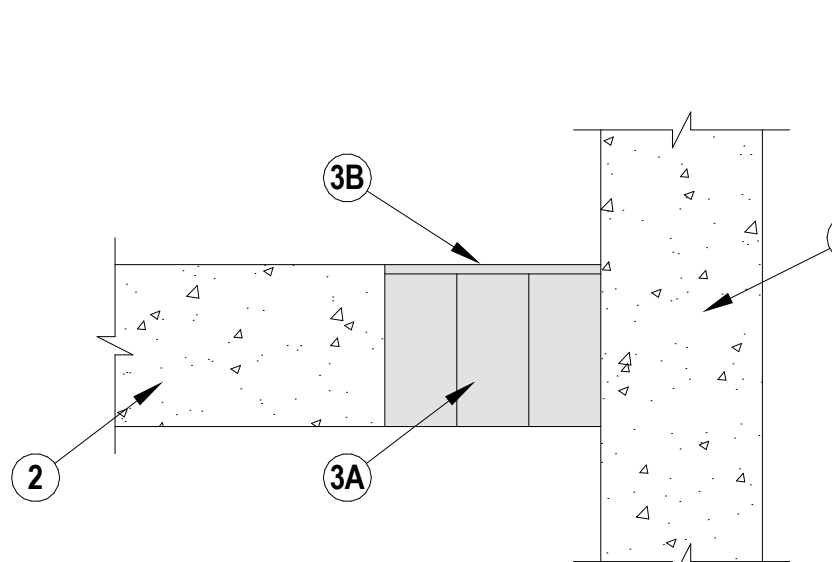


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System No. FW-D-1037

Assembly Rating - 2 Hr
Nominal Joint Width - 6 in.
Class II Movement Capabilities - 10% Compression or Extension



- Wall Assembly Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.
- Floor Assembly Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) structural concrete.
- Joint System Max separation between edge of floor and face of wall (at time of installation of joint system) is 6 in. The joint system is designed to accommodate a max 10 percent compression or extension from its installed width. The joint system shall consist of the following:
 - Forming Material Min 4 pcf mineral wool batt insulation installed in joint opening as a permanent form. Pieces of batt cut to min width of 4 in. and installed edge-first into joint opening, parallel with joint direction, such that batt sections are compressed min 50 percent in thickness and that the compressed batt sections are recessed a min of 1/2 in. from top surface of the floor to accommodate the required thickness of fill material. Adjoining lengths of batt to be tightly-butted with butted seams spaced min 24 in. apart along the length of the joint.
THERMAFIBER L L C -- Type SAF
 - Fill Void or Cavity Material* - Sealant Min 1/2 in. thickness of fill material applied within the joint, flush with top surface of floor.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP604 Self-Leveling Firestop Sealant
*Bearing the UL Classification Mark



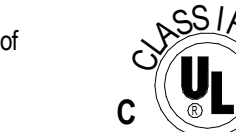
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1 HILTI DETAILS3
12" = 1'-0"

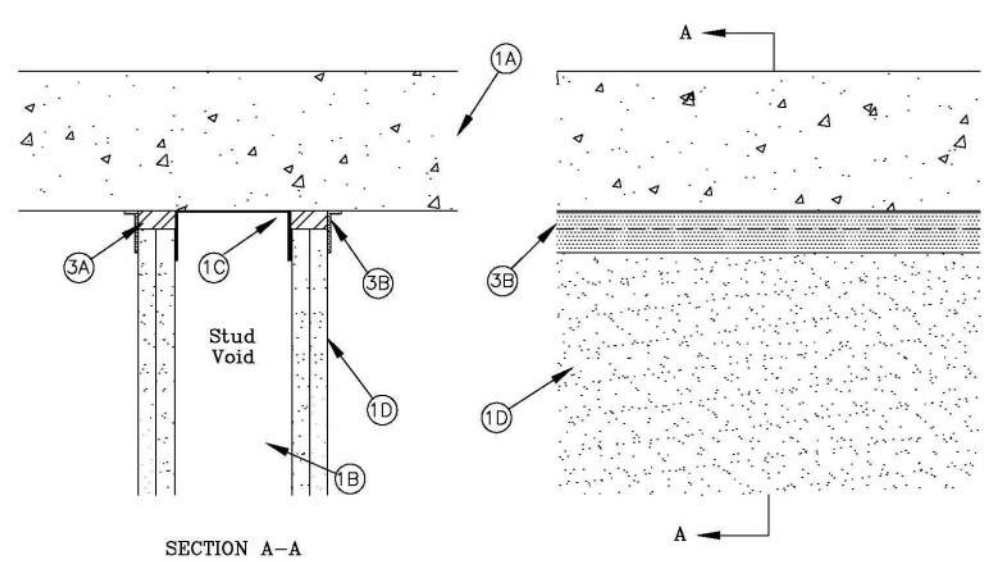


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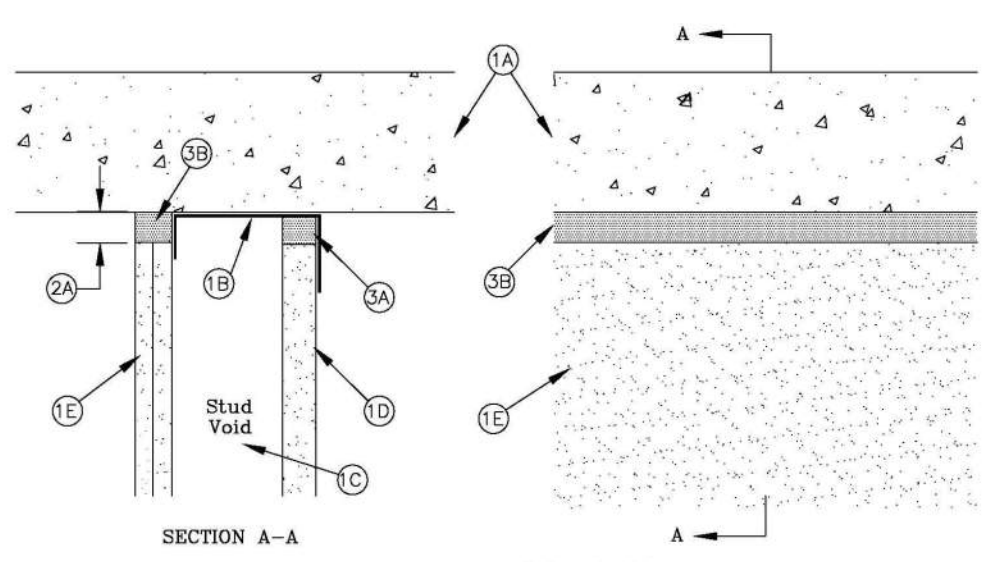
2 HILTI DETAILS2
12" = 1'-0"

4 HILTI DETAILS4
12" = 1'-0"



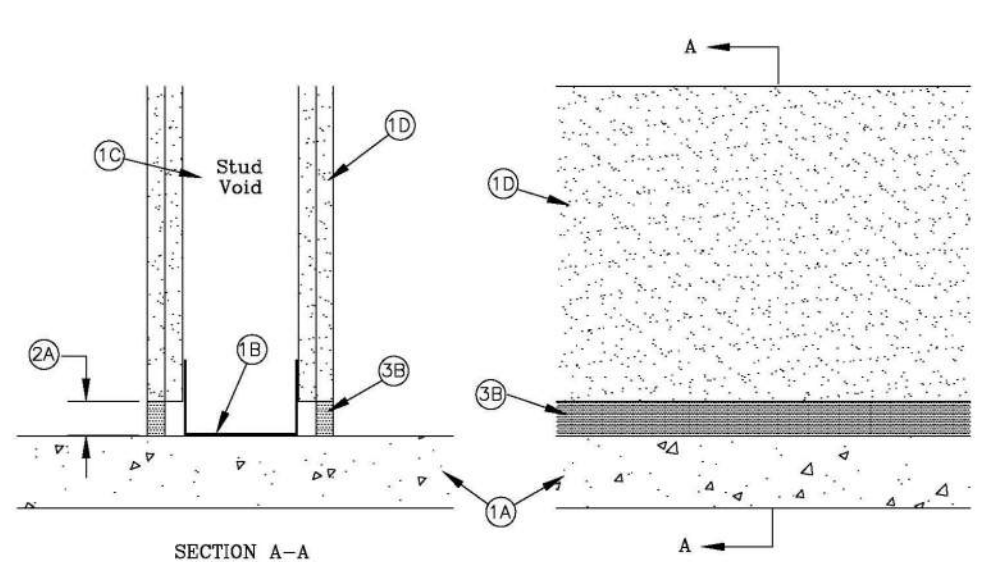
- 1. Floor and wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete slab. 1B. Min. 3-5/8 in. wide steel studs at 3/4 in. less in length than assembly height. 1C. Min. 25 gauge gyp. steel channels sized to accommodate a single or double track steel stud assembly. 1D. One, two, three, or four layers of gypsum wallboard for a 1, 2, 3, or 4 hr. rating per UL 1400 Series Design.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 3000 Series Sealing F Rating: 1, 2, 3 & 4 HOUR UL System: HW00101 Rev. # 001 9-307



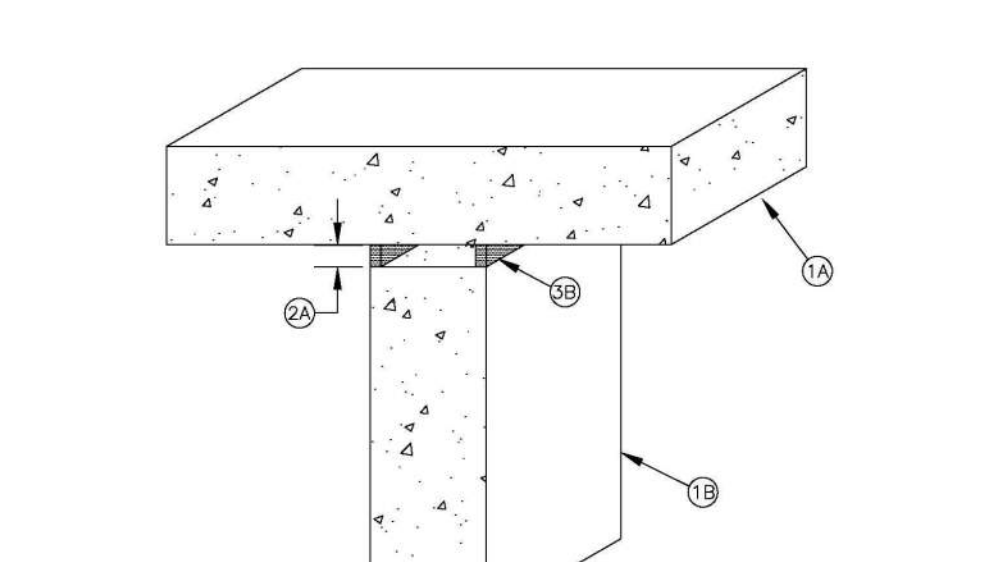
- 1. Floor and wall assembly. 1A. Min. 2-1/2 in. concrete floor capable of 1 or 2 hr. rating. 1B. Min. 24 gauge gyp. steel J ceiling runner min. 2-1/2 in. wide with ungalv. legs of 1 in. and 2 in. Runners fastened to ceiling min. 24 in. o.c. with short leg board finished side of wall. 1C. Min. 2-1/2 in. wide 24 gauge C-channel, C-T or I shaped steel studs spaced a max. 24 in. e.c. cut 1/2 in. to 3/4 in. less in length than wall assembly height.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 900 Series Sealing F Rating: 1 & 2 HOUR UL System: HW00101 Rev. # 000 9-342



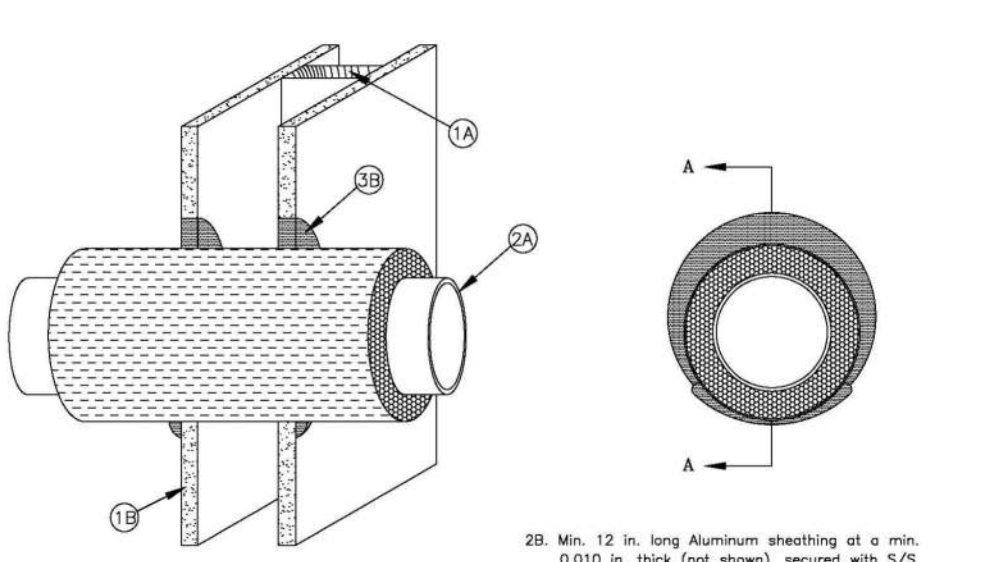
- 1. Floor and wall assembly. 1A. Min. 4-1/2 in. thick NW or LW concrete floor capable of 1 or 2 hr. rating. 1B. Min. 25 gauge gyp. steel channels sized to accommodate steel studs with min. 1-1/4 in. long legs. 1C. Min. 3-5/8 in. wide steel studs spaced a max. 24 in. o.c. 1D. One layer of gypsum board capable of a 1 hr. rating or two layers of gypsum board capable of a 2 hr. rating per UL 1400 or V400 Series Wall Design.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 900 Series Sealing F Rating: 1 & 2 HOUR UL System: BW00011 Rev. # 000 9-338



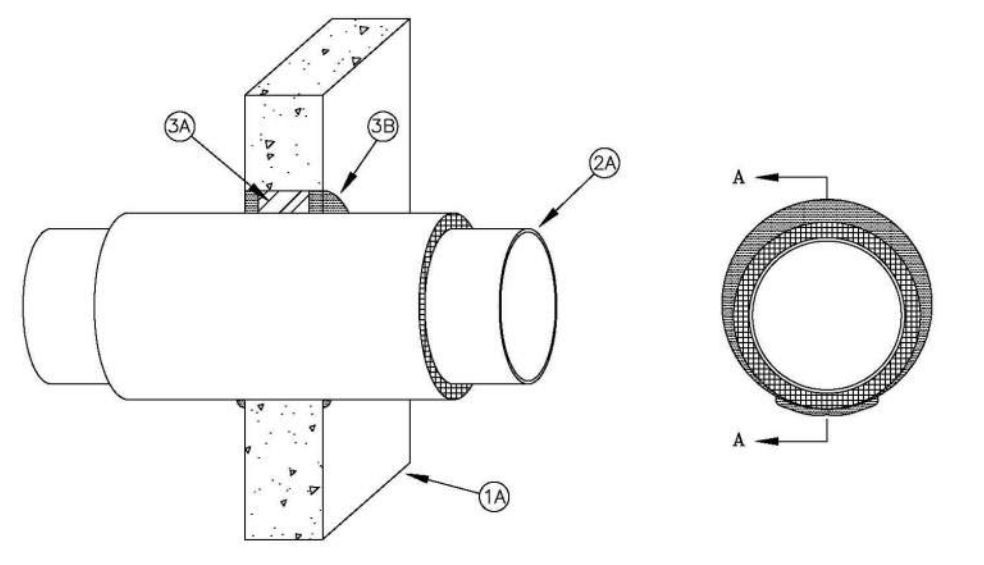
- 1. Floor and wall assembly. 1A. Min. 4-1/2 in. thick NW or LW concrete floor capable of 1 or 2 hr. rating. 1B. Min. 25 gauge gyp. steel channels sized to accommodate steel studs with min. 1-1/4 in. long legs. 1C. Min. 3-5/8 in. wide steel studs spaced a max. 24 in. o.c. 1D. One layer of gypsum board capable of a 1 hr. rating or two layers of gypsum board capable of a 2 hr. rating per UL 1400 or V400 Series Wall Design.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 900 Series Sealing F Rating: 1 & 2 HOUR UL System: HW00189 Rev. # 001 9-522



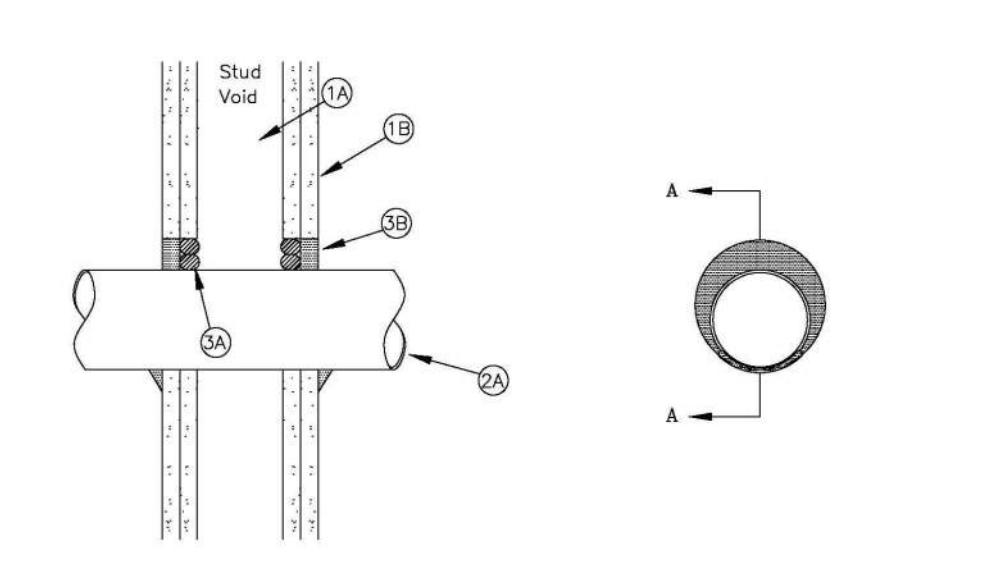
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diam. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 900 Series Sealing F Rating: 1 & 2 HOUR UL System: WL50871 Rev. # 001 5-404



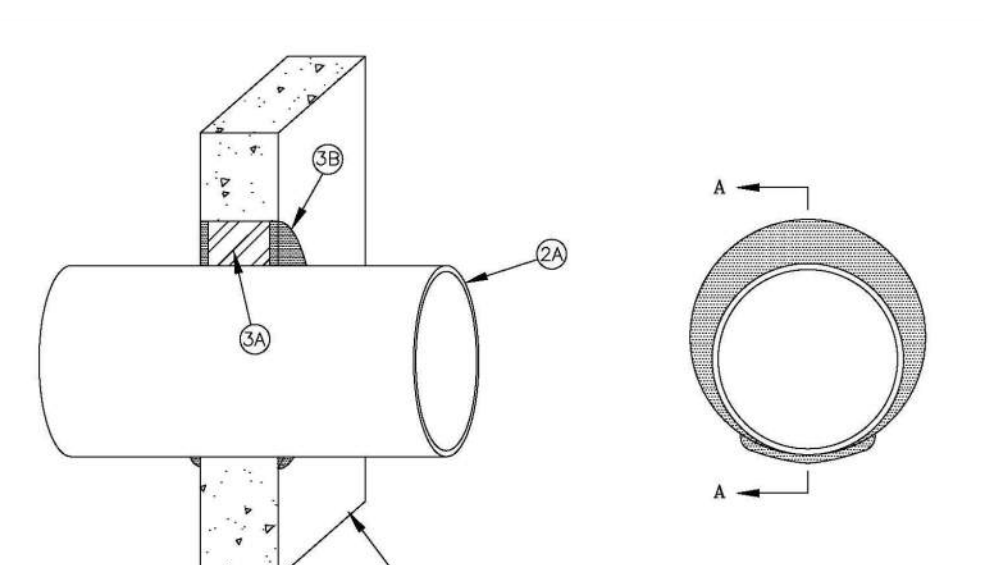
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 900 Series Sealing F Rating: 3 HOUR UL System: CAJ175-W Rev. # 000 5-009



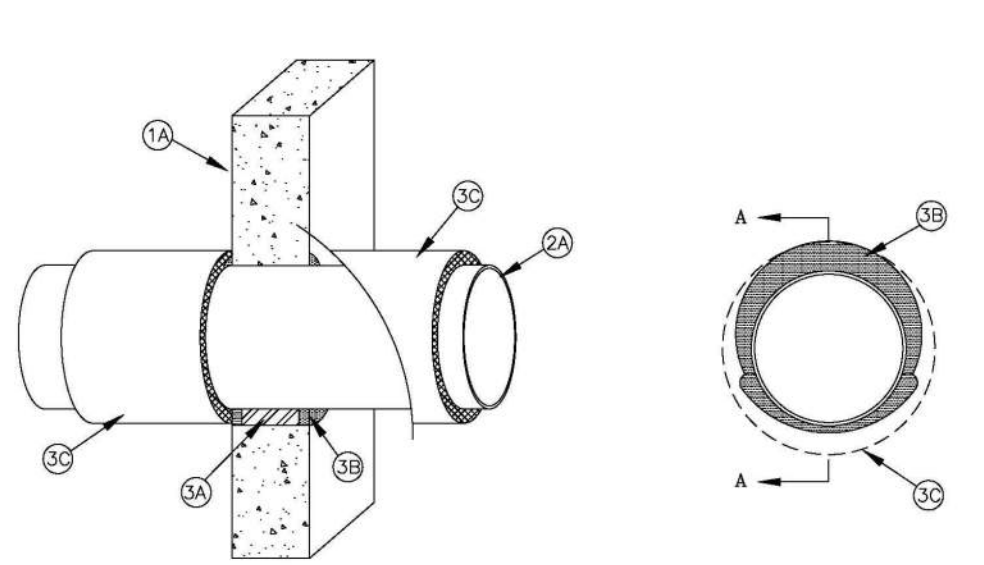
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 1600/900 Series Sealing F Rating: 1 & 2 HOUR UL System: WL1132Z Rev. # 002 1-405



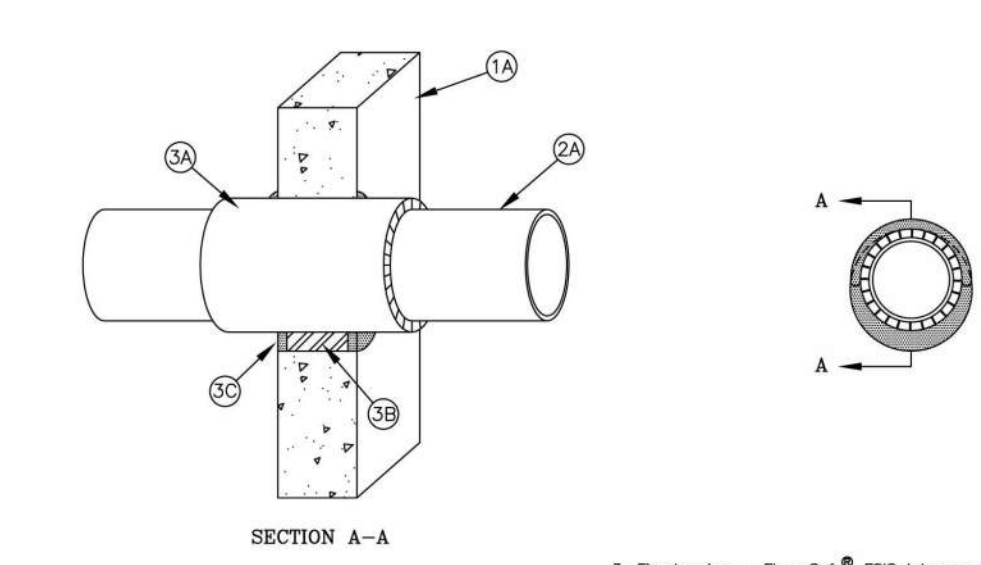
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal Silicone Sealing F Rating: 3 HOUR UL System: CAJ1458-W Rev. # 000 1-035



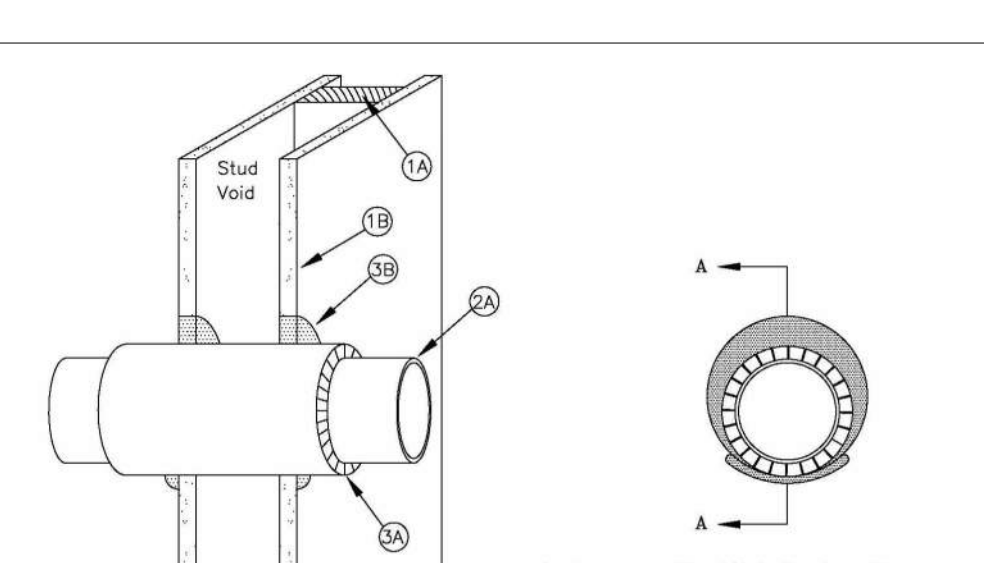
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or concrete block wall with a max. 14 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 14 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 900 Series Sealing F Rating: 2 HOUR UL System: CAJ1528-W Rev. # 000 1-047



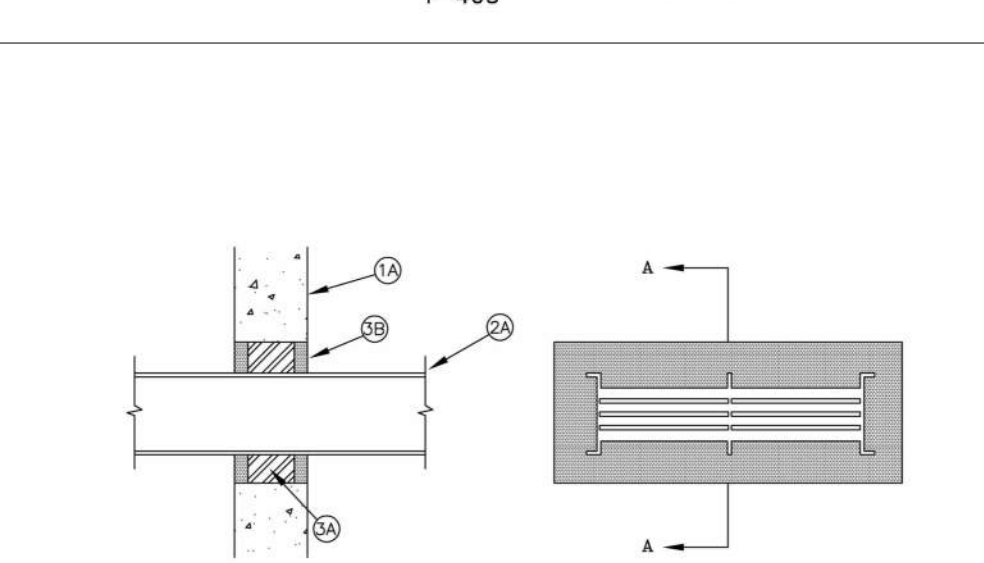
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 11 in. diameter penetrant opening. 1B. Optional 1/2 in. (or heavier) steel sleeve (not shown) with a max. 11 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS Intumescent Sleeve F Rating: 1 & 2 HOUR UL System: CAJ2508 Rev. # 000 2-043



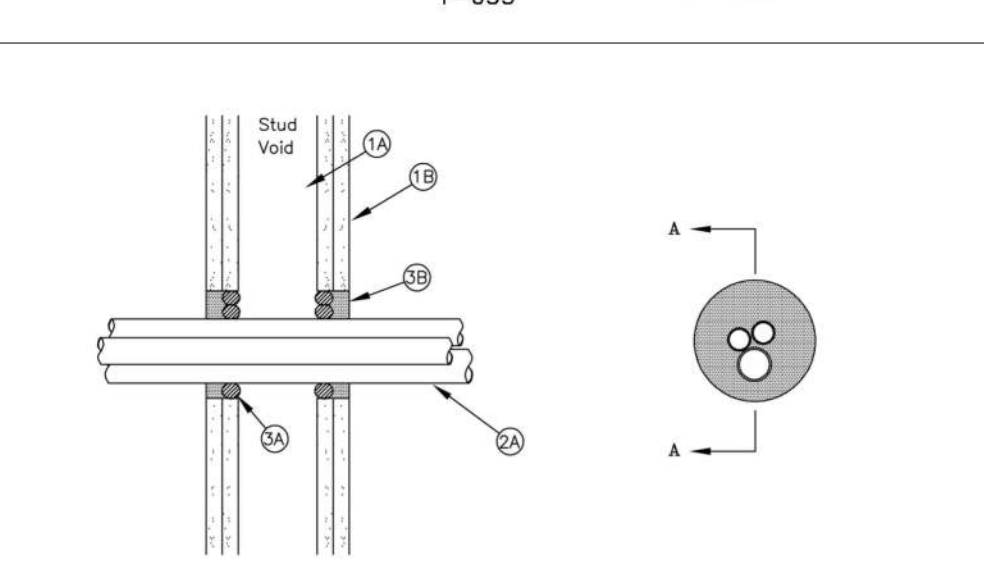
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS Intumescent Sleeve F Rating: 1 & 2 HOUR UL System: WL2185 Rev. # 003 2-407



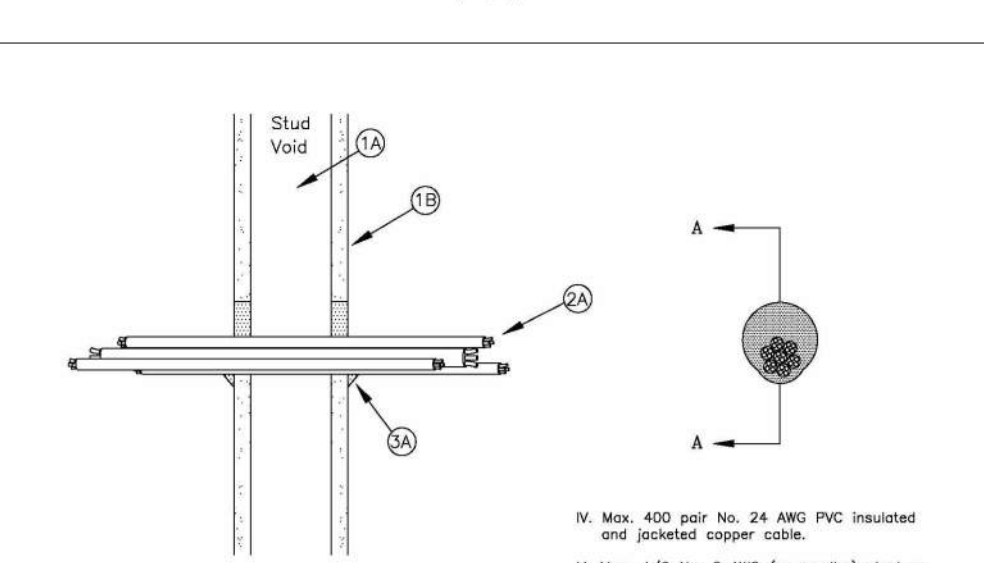
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 1600/900 Series Sealing F Rating: 2 HOUR UL System: CAJ501-W Rev. # 000 6-001



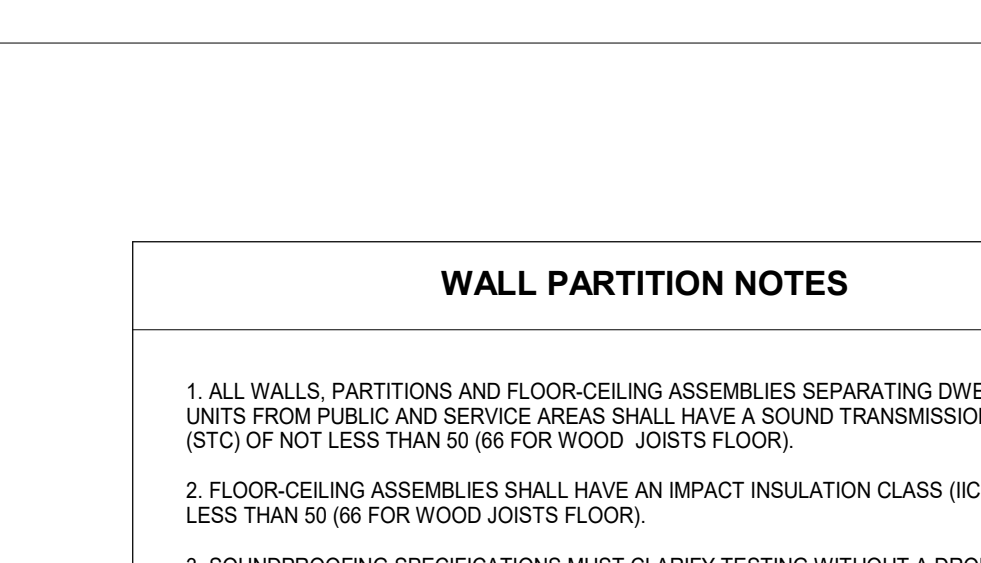
- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 1600 Series Sealing F Rating: 2 HOUR UL System: WL2387 Rev. # 000 2-411



- 1. Wall assembly. 1A. Min. 4-1/2 in. NW or LW concrete or block wall with a max. 18 in. diameter penetrant opening. 1B. Optional steel sleeve (not shown) max. 18 in. diameter. 1C. Min. 12 in. long Aluminum sheathing of a min. 0.010 in. thick (not shown), secured with 5/8 hose clamps. Sheathing is applied flush with wall surface after initial FS 1900 is applied.

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS 1600 Series Sealing F Rating: 1 & 2 HOUR UL System: WL3179 Rev. # 001 3-410



- 1. All walls, partitions and floor-ceiling assemblies separating dwelling units from public and service areas shall have a sound transmission class (STC) of not less than 50 (66 for wood joists floor).

GRACE Construction Products Project: Firestop Assembly Firestop Products: FlameSeal FS Intumescent Sleeve F Rating: 1 & 2 HOUR UL System: CAJ2508 Rev. # 000 2-043

INTERIOR RENOVATION OF EXISTING BUILDING ORCHIDEA 6 UNITS & RESTAURANT 1350 COLLINS AVE. MIAMI BEACH

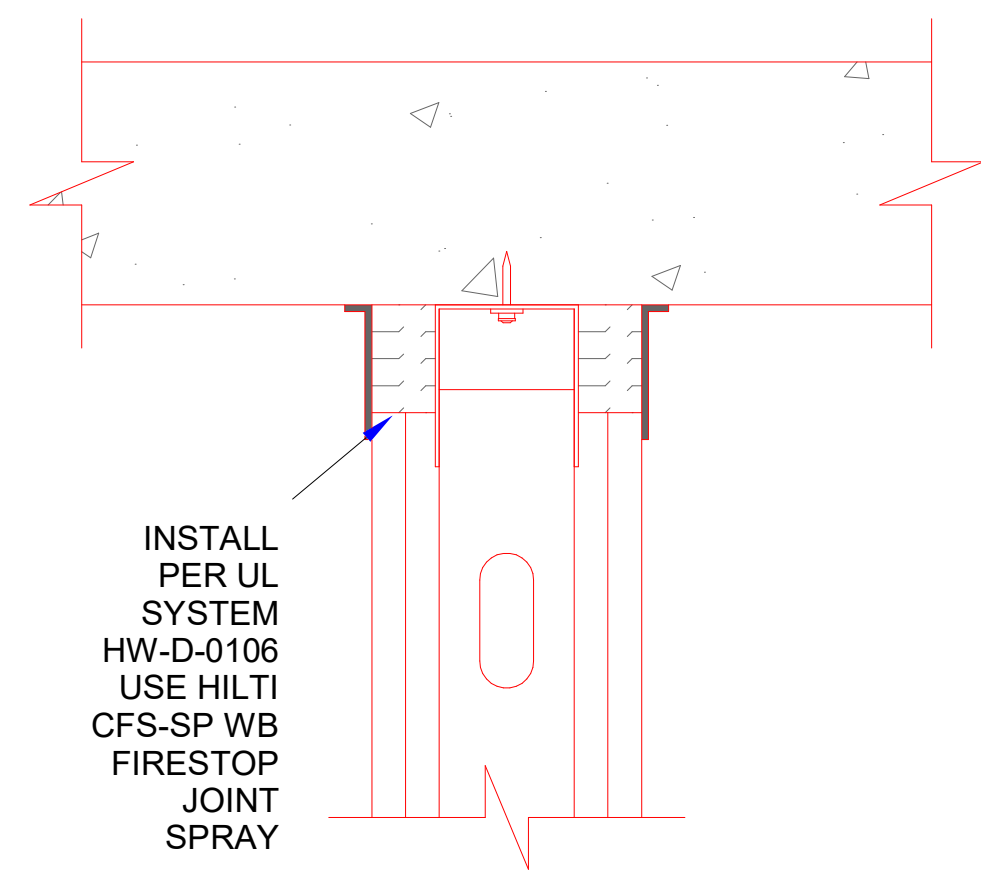
- REVIEW SET COMMISSION SUBMITTAL NOT FOR CONSTRUCTION PERMIT SET BID SET CONSTRUCTION SET

Drawn by: Stacy & Elio Checked by: Ari Sklar

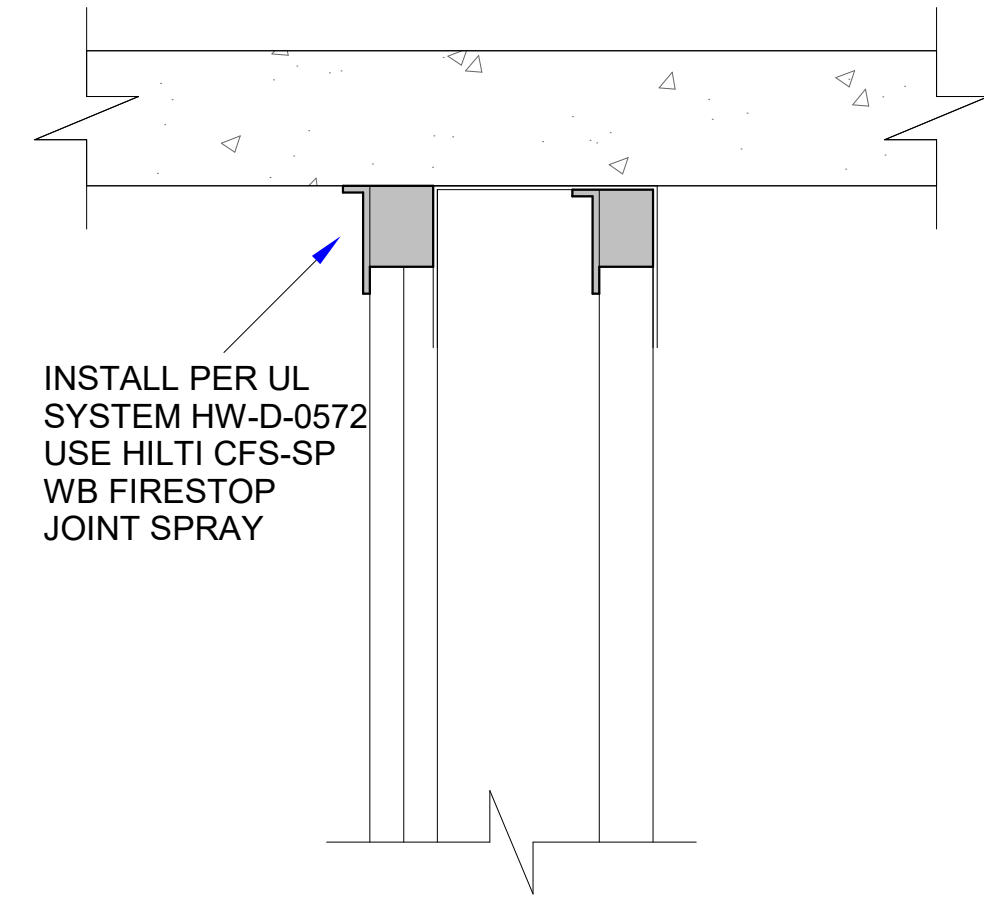
FIRE STOPPING

PROJECT #: Project #22-009

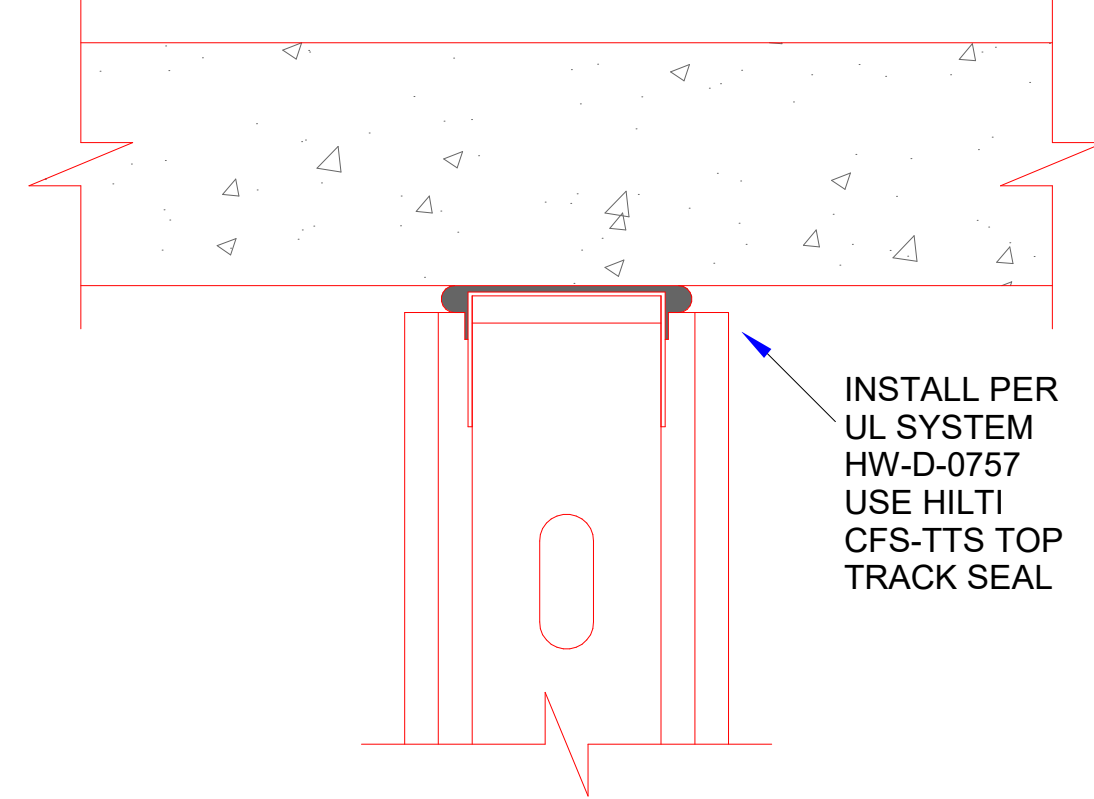
DATE: 10-20-2022



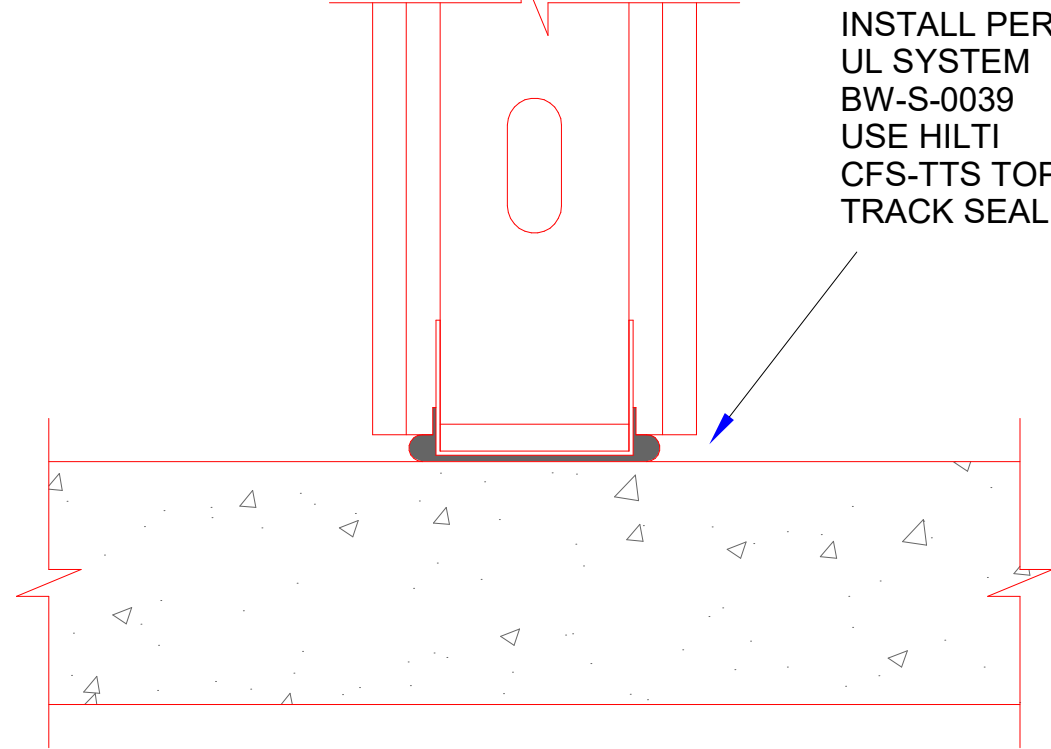
4 TOP OF WALL JOINT :
GYPSUM WALL ASSEMBLY
(2-HR.)
NOT TO SCALE



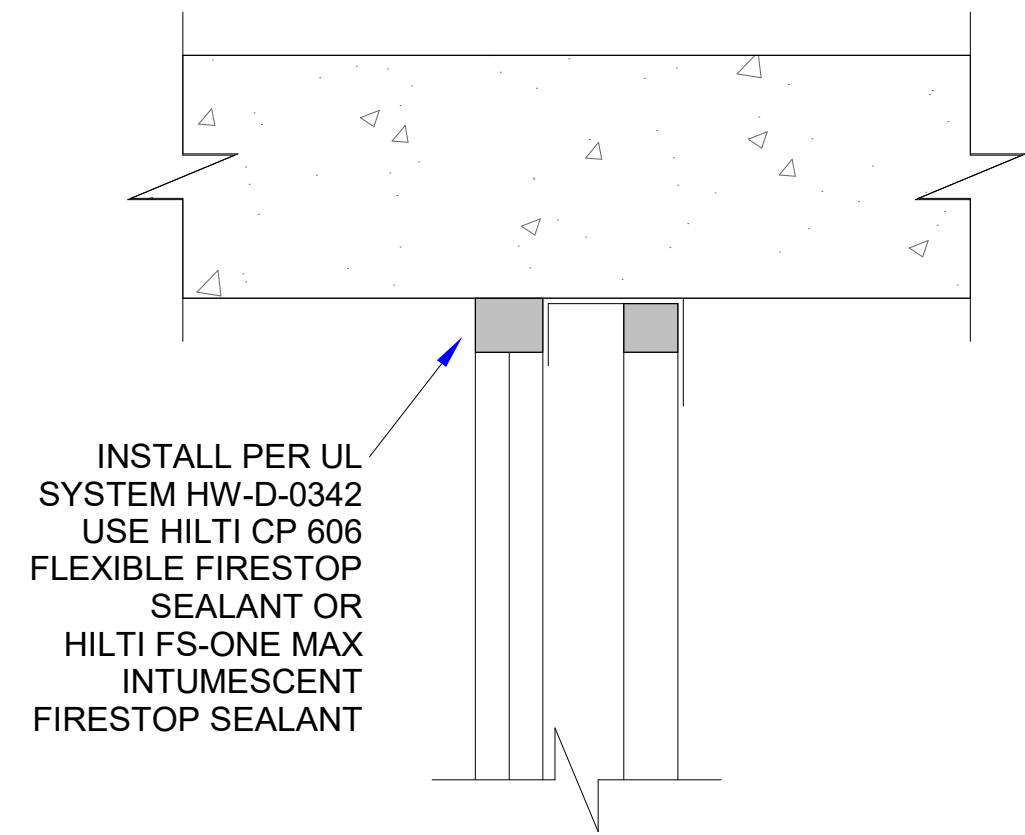
5 TOP OF WALL JOINT : GYPSUM
SHAFT WALL ASSEMBLY (2-HR.)
NOT TO SCALE



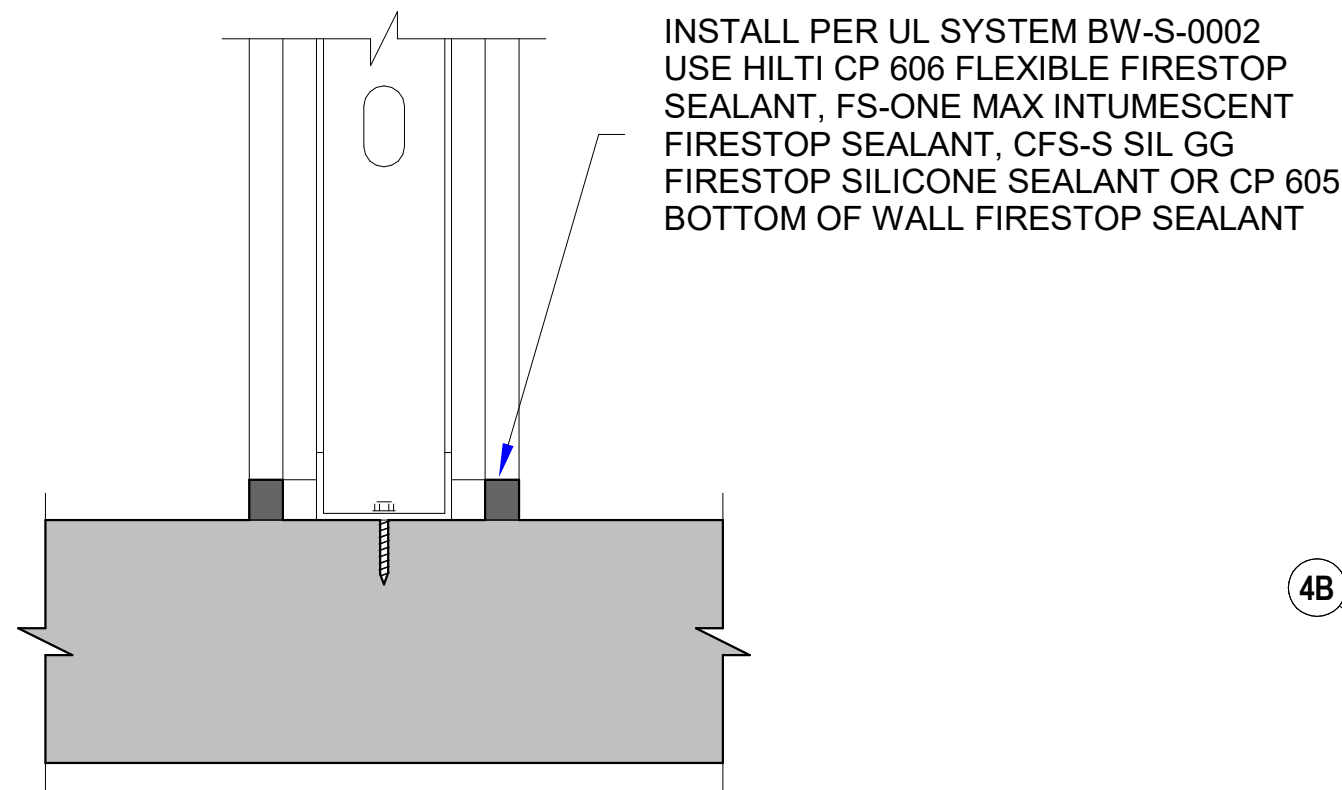
6 TOP OF WALL JOINT : GYPSUM
WALL ASSEMBLY (2-HR.)
NOT TO SCALE



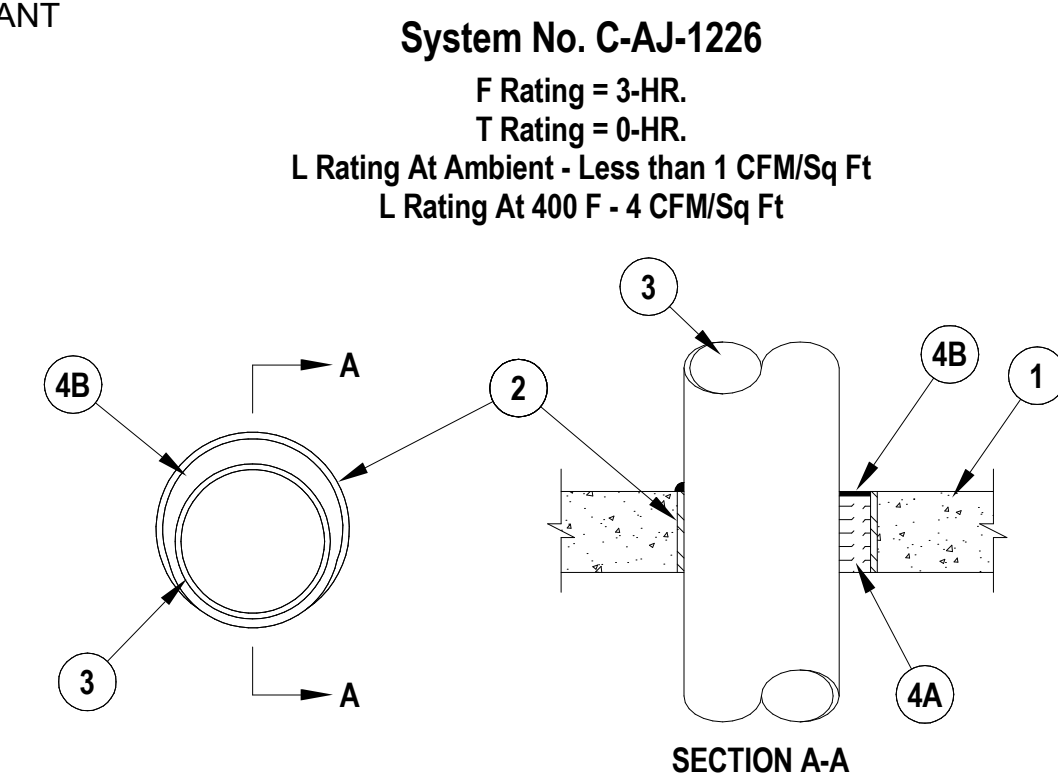
7 BOTTOM OF WALL JOINT
GYPSUM WALL ASSEMBLY (2-
HR.)
NOT TO SCALE



8 TOP OF WALL JOINT :
GYPSUM SHAFT WALL
ASSEMBLY (2-HR.)
NOT TO SCALE

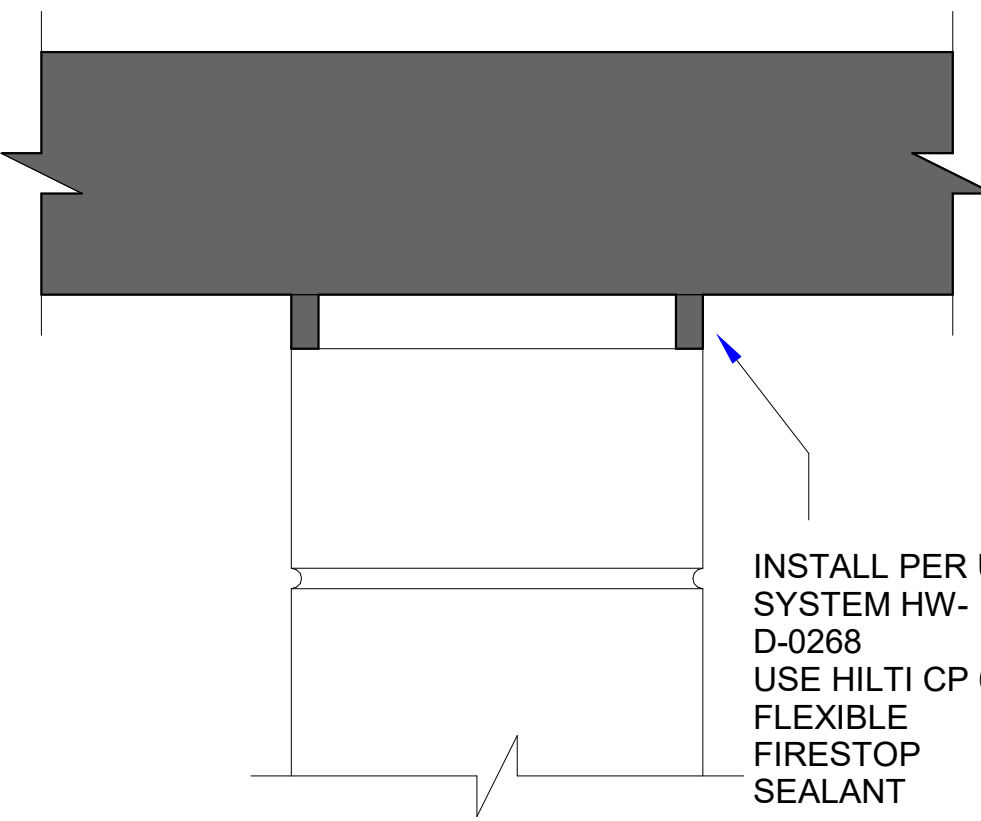
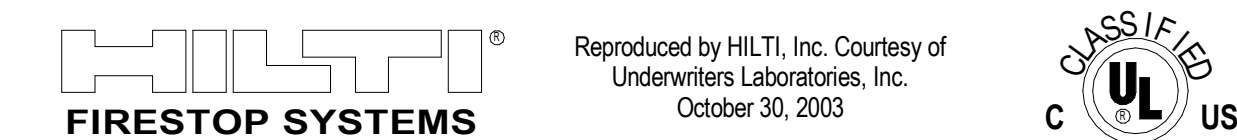


1 BOTTOM OF WALL JOINT :
GYPSUM WALL ASSEMBLY (2-HR.)
NOT TO SCALE



- Floor or Wall Assembly -- Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 32 in.
- Metallic Sleeve -- (Optional) Nom 32 in. diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces or extending a max of 3 in. above floor or beyond both surfaces of wall.
- Through-Penetrant -- One metallic pipe, tube or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between penetrant and periphery of opening shall be min 0 in. (point contact) to max 1-7/8 in. Penetrant may be installed with continuous point contact. Penetrant to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic penetrants may be used:
 - A. Steel Pipe -- Nom 30 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - B. Iron Pipe -- Nom 30 in. diam (or smaller) cast or ductile iron pipe.
 - C. Copper Pipe -- Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
 - D. Copper Tubing -- Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
 - E. Conduit -- Nom 6 in. diam (or smaller) steel conduit.
 - F. Conduit -- Nom 4 in. diam (or smaller) steel electrical metallic tubing (EMT).
- Firestop System -- The firestop system shall consist of the following:
 - A. Packing Material -- Min 4 in. thickness of min 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or sleeve or from both surfaces of wall or sleeve as required to accommodate the required thickness of fill material.
 - B. Fill, Void or Cavity Material* -- Sealant -- Min 1/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sleeve or with both surfaces of wall or sleeve. At the point or continuous contact locations between penetrant and concrete or sleeve, a min 1/4 in. diam bead of fill material shall be applied at the concrete or sleeve/ pipe penetrant interface on the top surface of floor and on both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-One Sealant
*Bearing the UL Classification Mark



2 TOP OF WALL JOINT : CONCRETE WALL
OR BLOCK WALL ASSEMBLY (2-HR.)
NOT TO SCALE

3 SYSTEM NO. C-AJ-1226
NOT TO SCALE

| Firestop Schedule of Through Penetration Systems. Basis of Design: Hilti, Inc. | | | | | | | | | | |
|--|---------------|---|--|--|--|--|--|--|--|---|
| TYPE OF PENETRANT | F-RATING (HR) | CONCRETE FLOORS | | CONCRETE OR BLOCK WALLS | | GYPSUM WALLS | | WOOD FLOORS | | Hilti Products |
| | | BASIS OF DESIGN UL SYSTEM | | | | BASIS OF DESIGN UL SYSTEM | | | | |
| CIRCULAR BLANK OPENINGS | 2 | F-A-0006*, C-AJ-0055, C-AJ-0090 | | C-AJ-0055, C-AJ-0090 | | -- | | -- | | CP 680, CP 618, FS One Max, Firestop Block (CFS-BL) |
| | 3 | F-A-0006*, C-AJ-0055, C-AJ-0096*, F-A-0014* | | C-AJ-0055, C-AJ-0096 | | -- | | -- | | |
| METAL PIPES OR CONDUIT | 2 | C-AJ-1226, F-A-1017, F-A-1028, F-A-1105*, F-A-1108* | | C-AJ-1226, W-J-1067, W-J-1020, W-J-1248 | | W-L-1054, W-L-1058, W-L-1164, W-L-1506 | | F-C-1009, F-C-1059, F-C-1168 | | CP 680, FS One Max, CP 606, CFS-S SIL GG, CFS-D, Mineral Wool |
| | 3 | C-AJ-1226, F-A-1017 | | C-AJ-1226, W-J-1041, W-J-1068 | | -- | | -- | | |
| | 4 | C-BJ-1037, C-BJ-1034 | | C-BJ-1034, C-BJ-1037, W-J-1041, W-J-1042, W-J-1068 | | W-L-1110, W-L-1111, W-L-1165 | | -- | | |
| NON-METALLIC PIPE OR CONDUIT (I.E. PVC, CPVC, ABS, FRP, ENT) | 1 | F-A-2053, F-A-2025, C-AJ-2109, C-AJ-2098, C-AJ-2271, C-AJ-2167, C-BJ-2021, C-AJ-2342 | | C-AJ-2109, C-AJ-2098, C-AJ-2167, C-AJ-2371, C-AJ-2342 | | W-L-2078, W-L-2075, W-L-2128 | | F-C-2232, F-C-2030, F-C-2160, F-C-2389 | | CP 680, CP 643N, Mineral Wool, CP 644, FS One Max, CFS-S SIL, CFS-S SIL GG, CP 648 |
| | 2 | F-A-2053, F-A-2025*, C-AJ-2109*, C-AJ-2098*, C-AJ-2271*, C-AJ-2167, C-BJ-2021*, C-AJ-2342, C-AJ-2371* | | C-AJ-2109, C-AJ-2098, C-AJ-2167, C-AJ-2371, C-AJ-2342 | | W-L-2078, W-L-2075, W-L-2128 | | F-C-2029, F-C-2030, F-C-2128, F-C-2160 | | |
| | 3 | F-A-2054*, C-AJ-2109*, C-AJ-2098*, C-AJ-2371, C-AJ-2342 | | C-AJ-2109, C-AJ-2098, C-AJ-2371, C-AJ-2342 | | -- | | -- | | |
| | 4 | C-BJ-2016, C-AJ-2017 | | W-J-2057, W-J-2091 | | W-L-2184, W-L-2245 | | -- | | |
| SINGLE OR CABLE BUNDLES | 1 | F-A-3007, C-AJ-3095, C-AJ-3180, C-AJ-3283 | | W-J-3036, C-AJ-3095, C-AJ-3180, W-J-3060, W-J-3167 | | W-L-3065, W-L-3111, W-L-3112, W-L-3334, W-L-3414, W-L-3396 | | F-C-3012, F-C-3110, F-C-3044 | | CP 680, CP 653, FS One Max, CP 618, CP 606, CFS-D, CFS-CC |
| | 2 | F-A-3007, C-AJ-3095, F-A-3060 | | W-J-3036, C-AJ-3095, C-AJ-3180, W-J-3060, W-J-3167, W-J-3189 | | W-L-3065, W-L-3111, W-L-3112, W-L-3334, W-L-3414, W-L-3396 | | F-C-3012, F-C-3110 | | |
| | 3 | F-A-3007, C-AJ-3095, C-AJ-3285* | | C-AJ-3095, C-AJ-3180, W-J-3167 | | -- | | -- | | |
| | 4 | N/A** | | W-J-3050 | | W-L-3139, W-L-3334 | | -- | | |
| CABLE TRAY | 1 | C-AJ-4034, C-AJ-4035 | | W-J-4027, C-AJ-4034, C-AJ-4035 | | W-L-4011, W-L-4019, W-L-4081 | | -- | | Firestop Block (CFS-BL), FS One Max, Foam (CP 620), CP 618 |
| | 2 | C-AJ-4034, C-AJ-4035 | | W-J-4027, C-AJ-4034, C-AJ-4035 | | W-L-4011, W-L-4019, W-L-4081 | | -- | | |
| | 3 | C-AJ-4034, C-AJ-4035 | | C-AJ-4034, C-AJ-4035 | | W-L-3385, W-L-3277 | | -- | | |
| | 4 | N/A** | | W-J-8007 | | W-L-8014 | | -- | | |
| INSULATED PIPES | 1 | F-A-5015, F-A-5017*, C-AJ-5090, C-AJ-5091*, C-AJ-5048 | | C-AJ-5090, C-AJ-5091, C-AJ-5061, W-J-5042 | | W-L-5028, W-L-5029, W-L-5047 | | F-C-5004, F-C-5037, F-C-5036 | | CP 680, FS One Max, Mineral Wool |
| | 2 | F-A-5015, F-A-5017, C-AJ-5090, C-AJ-5091 | | C-AJ-5090, C-AJ-5091, C-AJ-5061 | | -- | | -- | | |
| | 3 | F-A-5016, C-AJ-5090, F-A-5018* | | C-AJ-5090, C-AJ-5061 | | -- | | -- | | |
| | 4 | C-BJ-5006 | | C-BJ-5006, W-J-5028 | | W-L-5073 | | -- | | |
| ELECTRICAL BUSWAY | 1 | C-AJ-6006, C-AJ-6017, F-A-6002, C-AJ-6036 | | C-AJ-6006, C-AJ-6017, C-AJ-6036 | | -- | | -- | | CP 637, FS One Max, CP 620, Firestop Block (CFS-BL), Mineral Wool, CFS-S SIL GG, CFS-S SIL SL |
| | 2 | C-AJ-6006, C-AJ-6017, C-AJ-6036 | | C-AJ-6006, C-AJ-6017, C-AJ-6036 | | -- | | -- | | |
| | 3 | C-AJ-6006, C-AJ-6017 | | C-AJ-6006, C-AJ-6017 | | -- | | -- | | |
| MECHANICAL DUCTWORK WITHOUT DAMPERS (NON-INSULATED) | 1 | C-AJ-7046, C-AJ-7051*, C-AJ-7084 | | C-AJ-7046, C-AJ-7051, W-J-7021, W-J-7022 | | W-L-7017, W-L-7040, W-L-7042, W-L-7155 | | F-C-7013 | | CFS-S SIL GG, CP 606, FS One Max |
| | 2 | C-AJ-7046, C-AJ-7051, C-AJ-7085 | | C-AJ-7046, C-AJ-7051, W-J-7021, W-J-7022 | | W-L-7040, W-L-7042, W-L-7155 | | -- | | |
| | 3 | C-AJ-7046, C-AJ-7051 | | C-AJ-7046, C-AJ-7051 | | -- | | -- | | |
| MECHANICAL DUCTWORK WITHOUT DAMPERS (INSULATED) | 1 | C-AJ-7095* | | W-J-7029, W-J-7124 | | W-L-7059, W-L-7153, W-L-7156, W-L-7151 | | -- | | FS One Max, Mineral Wool |
| | 2 | | | W-J-7091, W-J-7112, W-J-7124 | | W-L-7059, W-L-7153, W-L-7156, W-L-7151 | | F-C-7036 | | |
| MIXED PENETRANTS | 1 | C-AJ-8099, C-AJ-8056, C-AJ-8143 | | C-AJ-8099, C-AJ-8056, W-J-8007, C-AJ-8143 | | W-L-1095, W-L-8013 | | F-C-8009, F-C-8014, F-C-8026 | | FS One Max, Firestop Block (CFS-BL), CP 620, CP 618 |
| | 2 | C-AJ-8099, C-AJ-8056, C-AJ-8143, C-AJ-8252 | | C-AJ-8099, C-AJ-8056, W-J-8007, C-AJ-8143 | | W-L-1095, W-L-8013 | | -- | | |
| | 3 | C-AJ-8099, C-AJ-8056 | | C-AJ-8041, C-AJ-8056, W-J-8007, C-AJ-8099 | | -- | | -- | | |
| | 4 | C-AJ-8095 | | C-AJ-8095, W-J-8007 | | W-L-8014 | | -- | | |

NOTES:

- Jobsite conditions of each through-penetration firestop system must meet ALL details of the UL-Classified System selected.
- If jobsite conditions do not match any UL-Classified systems in the schedules above, contact Hilti for alternative systems or Engineer Judgment Drawings - 800-878-8000
- Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each.
- Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.

through-penetration firestop system.

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

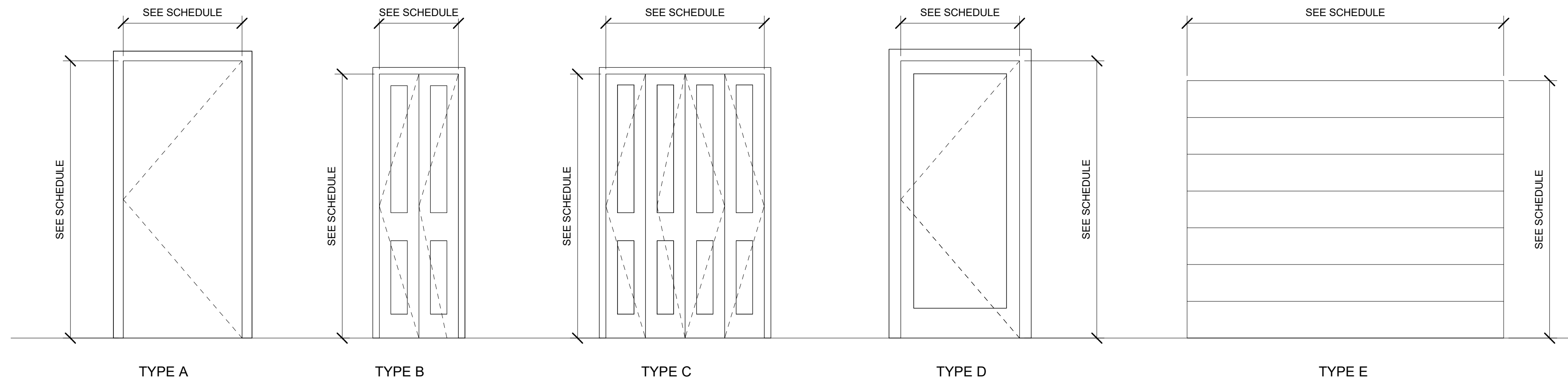
Drawn by:
Stacy & Elsa
Checked by:
Ari Sklar

FIRE STOPPING

A9.3

PROJECT #: Project #22-009

DATE: 10-20-2022



REVISIONS

| DOOR SCHEDULE | | | | | | | | | |
|---------------|-----------|----------------|--------------|-------------|----------|-------------|----------------|--------------|---------|
| Number | Type Mark | Width | Height | Thickness | MATERIAL | DOOR FINISH | FRAME MATERIAL | FRAME FINISH | REMARKS |
| | 8 | 2' - 6" | 9' - 2 1/4" | | | | | | |
| | 8 | 2' - 0" | 9' - 2 1/4" | | | | | | |
| | 8 | 2' - 0" | 9' - 2 1/4" | | | | | | |
| | 8 | 2' - 10" | 8' - 10 1/4" | | | | | | |
| | 8 | 3' - 0" | 11' - 0" | | | | | | |
| -- | 8 | 1' - 10 11/32" | 12' - 0" | | | | | | |
| 1.01 | A | 2' - 6" | 6' - 8" | 0' - 2" | | | | | |
| 2. | 8 | 2' - 6" | 9' - 0" | | | | | | |
| 2.01 | D | 2' - 10" | 7' - 0" | | | | | | |
| 3.01 | A | 2' - 6" | 6' - 8" | 0' - 2" | | | | | |
| 3.02 | A | 2' - 8" | 7' - 0" | 0' - 2" | | | | | |
| 3.03 | A | 2' - 8" | 7' - 0" | 0' - 2" | | | | | |
| 3.04 | A | 2' - 0" | 7' - 0" | | | | | | |
| 3.05 | E | 6' - 0" | 6' - 6" | 0' - 1 1/2" | | | | | |
| 3.25 | A | 2' - 10" | 7' - 0" | 0' - 2" | | | | | |
| 3.28 | A | 2' - 0" | 6' - 8" | 0' - 2" | | | | | |
| 3.29 | A | 2' - 0" | 6' - 8" | 0' - 2" | | | | | |
| 3.31 | 7 | 2' - 10" | 6' - 8" | 0' - 2" | | | | | |
| 3.32 | 8 | 2' - 0" | 7' - 10" | | | | | | |
| 3.35 | A | 2' - 8" | 7' - 0" | 0' - 2" | | | | | |
| 3.42 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.43 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.44 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.45 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.62 | 8 | 2' - 0" | 9' - 0" | | | | | | |
| 3.64 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.65 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.70 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.71 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.72 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.73 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.74 | 8 | 2' - 0" | 9' - 2 1/4" | | | | | | |
| 3.76 | A | 2' - 10" | 7' - 0" | 0' - 2" | | | | | |
| 3.77 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.78 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.79 | A | 2' - 6" | 7' - 0" | | | | | | |
| 3.81 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.82 | 8 | 2' - 0" | 8' - 8 1/4" | | | | | | |
| 3.83 | 8 | 2' - 0" | 8' - 6" | | | | | | |
| 3.84 | F | 1' - 8" | 6' - 8" | 0' - 2" | | | | | |
| 3.89 | D | 2' - 10" | 7' - 0" | | | | | | |
| 3.90 | J | 1' - 2" | 7' - 0" | | | | | | |
| 3.91 | 8 | 0' - 3" | 11' - 0" | | | | | | |

| DOOR NOTES & HARDWARE | |
|--|--|
| <p>TYPICAL DOOR NOTES</p> <p>1. ALL DOOR HARDWARE TO BE SELECTED BY OWNER/ARCHITECT. CONTRACTOR TO SUBMIT SCHEDULE FOR ARCHITECTS REVIEW PRIOR TO INSTALLATION. COORDINATE W/ OWNER FOR KEYING.</p> <p>2. ALL DOOR HARDWARE FINISHES SHALL SELECTED BY OWNER/ARCHITECT.</p> <p>3. ALL INTERIOR WOOD DOORS & FRAMES TO BE STAINED OR PAINTED (SEE SCHEDULE). SUBMIT STAIN FINISH SAMPLES FOR APPROVAL</p> <p>4. ALL EXTERIOR DOORS TO HAVE DADE COUNTY PRODUCT APPROVAL.</p> <p>5. ALL GLASS EXTERIOR DOORS TO HAVE DADE COUNTY APPROVED IMPACT GLASS. CONTRACTOR TO SUBMIT PRODUCT APPROVALS</p> <p>6. ALL INTERIOR DOOR WIDTHS TO BE 1 3/8" UNLESS OTHERWISE NOTED.</p> <p>7. ALL EXTERIOR DOOR WIDTHS TO BE 1 3/4" UNLESS OTHERWISE NOTED.</p> <p>8. ALL AIR HANDLER CLOSET DOORS TO HAVE LOUVERED METAL DOORS.</p> <p>9. PROVIDE MIN (3) HINGES PER DOOR W/ SECURITY NON REMOVABLE HINGES FOR EXTERIOR DOORS BY STANLEY OR APPROVED EQUAL</p> <p>10. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER NFPA 101</p> <p>11. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER NFPA 101.</p> <p>12. DOOR CLOSERS ARE REQUIRED ON ALL ADA BATHROOMS, EXTERIOR, AND FIRE-RATED DOORS.</p> <p>14. VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE DOORS.</p> <p>16. ALL RATED DOORS SHALL BE SELF-CLOSING AND LATCHING.</p> <p>17. ALL A/C CLOSET DOORS SHALL BE METAL LOUVER.</p> <p>18. ALL DOUBLE DOORS SHALL HAVE ASTRAGALS AND COORDINATORS.</p> <p>19. ALL EGRESS DOORS SHALL BE LEVEL ON EA SIDE OF THE DOOR (MAX 1:50 SLOPE ANY DIRECTION) FOR A DISTANCE EQ TO DOOR WIDTH, AND HAVE THRESHOLDS THAT ARE 1/2" OR LESS</p> <p>20. ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION. SUCH DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.</p> | <p>ADA NOTES</p> <p>1. ALL DOOR HANDLES TO BE LEVER TYPE PER ADA.</p> <p>2. DOORS SHALL NOT REQUIRE MORE THAN 5 LBS OF PRESSURE TO OPEN.</p> <p>3. MAX LEVEL CHANGE AT DOOR THRESHOLDS SHALL NOT EXCEED 1/2".</p> <p>HARDWARE</p> <p>1. CLOSER (YALE 4020 - PAINTED)</p> <p>2. KEYED LOCKSET</p> <p>3. EXTERIOR KEYED LOCKSET W/ INTERIOR THUMB TURN</p> <p>4. PRIVACY LOCK</p> <p>5. STOREROOM FUNCTION LEVER TYPE DOOR SET</p> <p>ABBREVIATIONS</p> <p>HC - HOLLOW WOOD CORE SC - SOLID WOOD CORE HM - HOLLOW METAL PTD - PAINTED WD - WOOD</p> <p>GLAZING NOTE</p> <p>ALL GLAZING SHALL BE TEMPERED SAFETY GLAZING AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201, LISTED IN CHAPTER 35 OF THE FBC, SAFETY GLAZING SHALL HAVE IDENTIFICATION PER FBC 2406.2</p> |

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

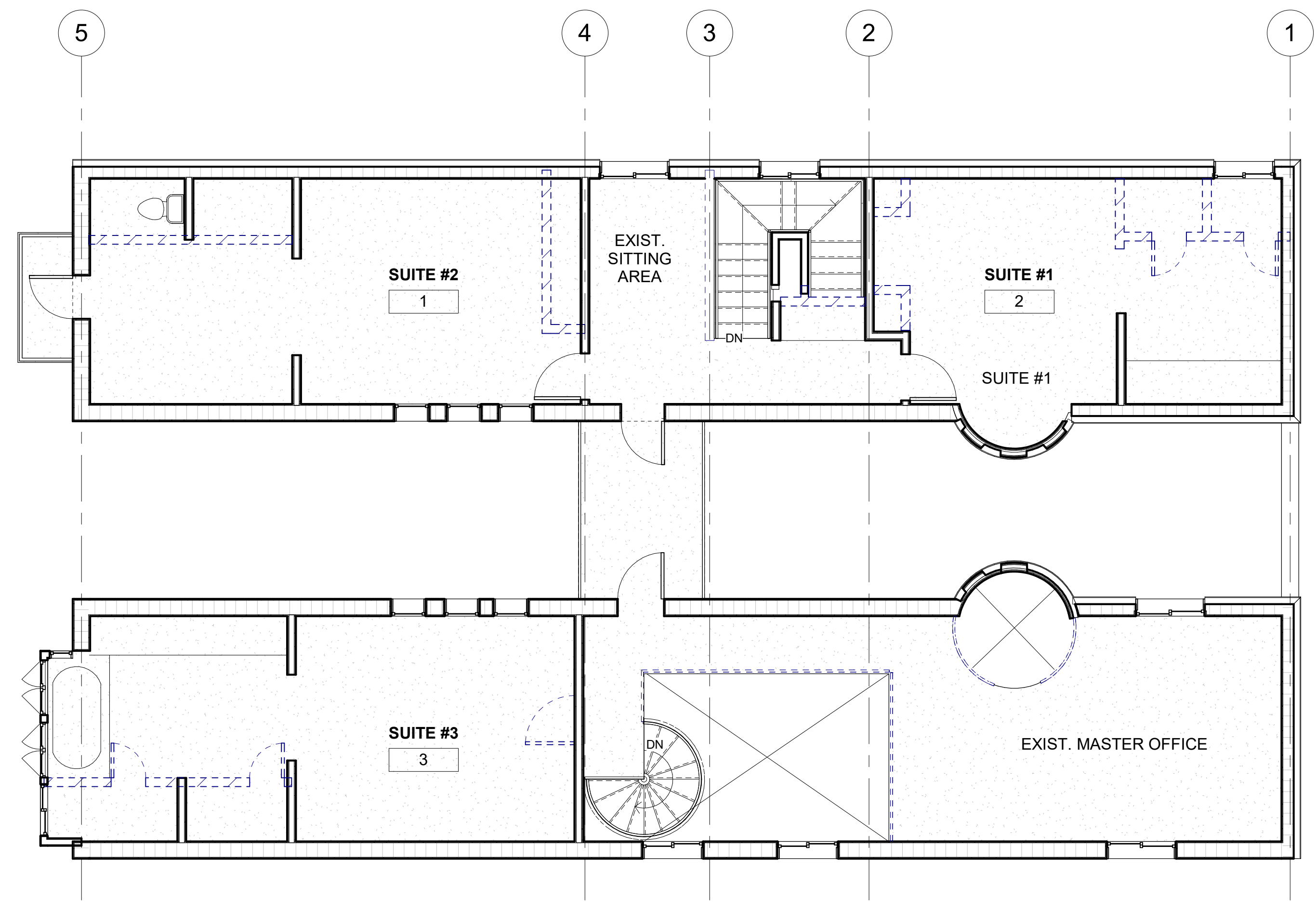
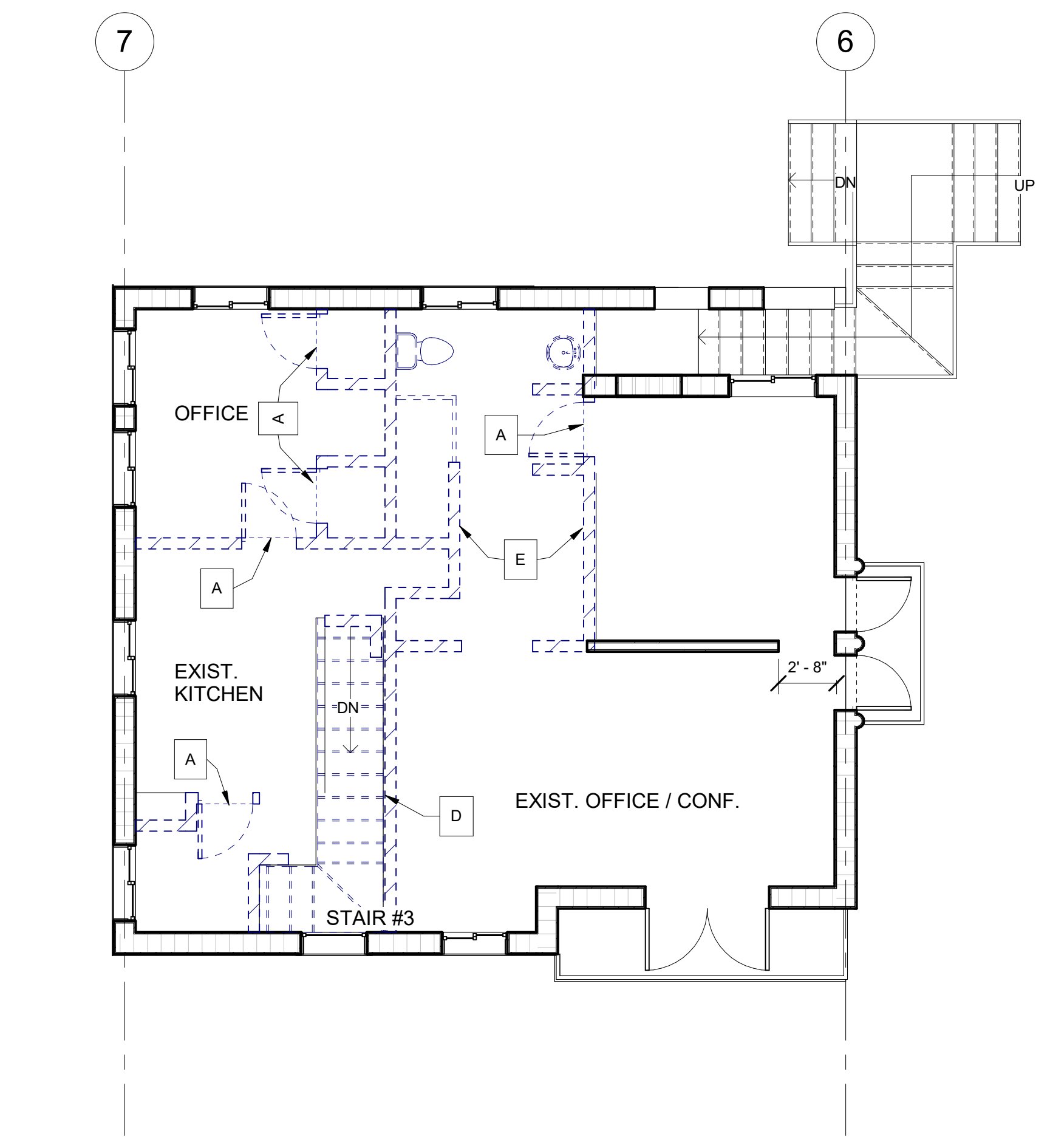
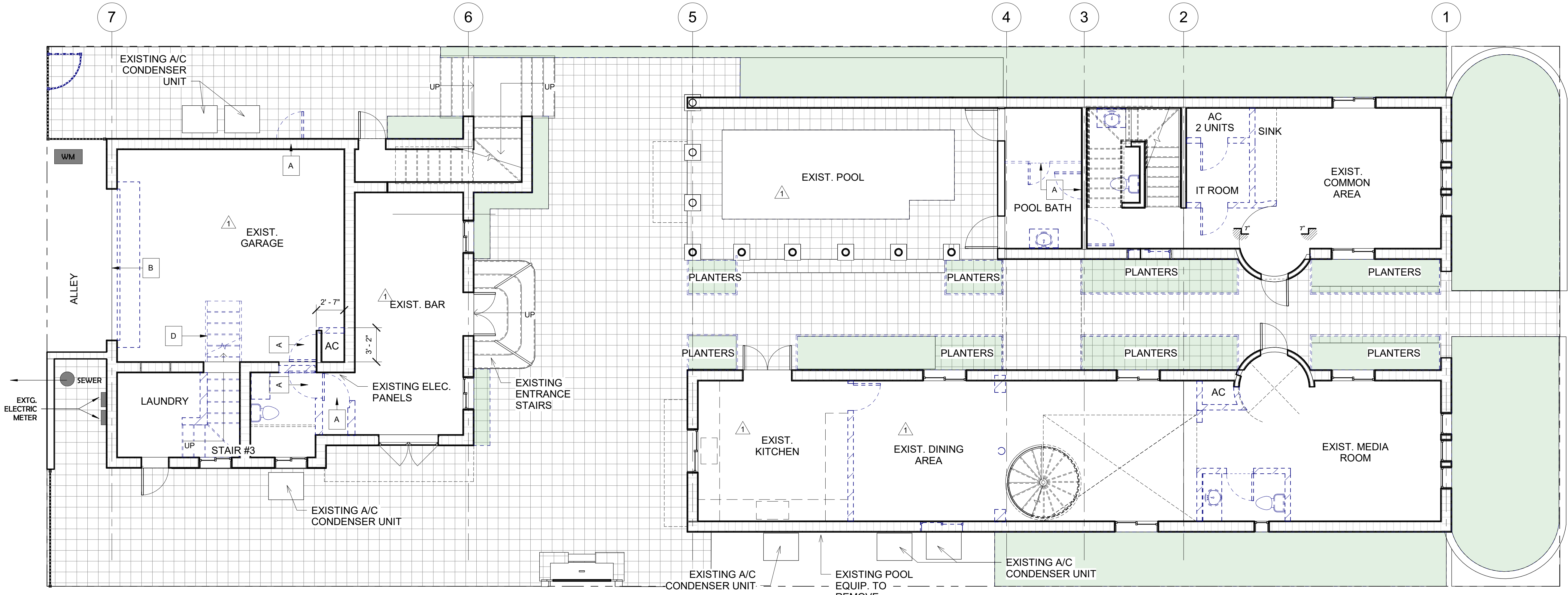
Drawn by:
Stacy & Elia
Checked by:
Ari Sklar

DOOR & WINDOW SCHEDULE

A10.0

PROJECT #: Project #22-009

DATE: 10-20-2022



| FLOOR PLAN LEGEND | |
|-------------------|-------------------------|
| | EXISTING 8" CMU WALL |
| | EXISTING PARTITION WALL |
| | TO BE REMOVED |
| | DEMOLITION TAG |

- TYP. PROJECT DEMOLITION NOTES**
- EXISTING BATHROOMS- REMOVE AND DISCARD ALL PLUMBING FIXTURES, FLOOR TILE, WALL TILE, AND PREPARE BATHROOMS TO RECEIVE NEW TILE AND FIXTURES
 - EXISTING PLASTER/GWB - REMOVE AND DISCARD AS INDICATED WITH A DASHED LINE ON DEMOLITION PLANS AND PREPARE FOR REPLACEMENT. DO NOT REMOVE ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER, PROVIDE TEMPORARY SHORON WHERE REQUIRED
 - REMOVE ALL INACTIVE SANITARY, VENT & WATER PIPING & CAP BELOW FLOOR SLAB AS REQUIRED, PATCH HOLES IN FLOOR SLAB WITH CONCRETE, LEAVING A SMOOTH, LEVEL FLOOR
 - ELECTRICAL SYSTEMS/PANELS, CONDUITS & WIRING TO REMAIN IN SAME LOCATION UNLESS OTHERWISE NOTED IN ELECTRICAL PLANS

- DEMOLITION NOTES**
- A. REMOVE EXISTING DOOR
 - B. REMOVE EXISTING ROLL UP DOOR
 - C. REMOVE EXISTING WINDOW
 - D. REMOVE EXISTING STAIR
 - E. REMOVE EXISTING WALL
 - F. REMOVE EXISTING CONDENSER UNIT
 - G. REMOVE EXISTING POOL EQUIPMENT

IMPORTANT

1.G.C. TO VERIFY LOCATION OF ALL EXISTING BEAMS AND GIRDERS

NOTE: VERIFY CONDITION OF EXISTING SUB FLOOR AND FLOOR JOISTS. INFORM ARCHITECT AND REPAIR AS NEEDED.

| REVISIONS | |
|-----------|----------------------|
| 1 | CITY COMMENTS Date 1 |

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN CONSTRUCTION PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

EXISTING / DEMO FLOOR PLANS

D2.0

PROJECT #: Project #22-009

DATE: 10-20-2022

CEILING LEGEND

- A RECESSED LIGHT LG-9003 WD
 - B RECESSED LIGHT B
 - C CEILING LIGHT SPOT
 - D RECEPTION LIGHT D
 - E MIRROR LIGHT
 - F WALL SCONCES F
 - G WALL SCONCES G
 - H LG-4007
 - L WARM LED STRIP
 - M DMX-512 CABLE + 120V
 - N NIGHT TABLE LIGHT
 - O WALL SCONCES INDOORS BAR
 - P PENDANT LAMP
 - U UPLIGHT
-
- J JUNCTION BOX
 - EXTERIOR FLOOD LIGHTING
 - EXHAUST FAN
 - CHANDELIER OR SURFACE MOUNTED FIXT
 - 5/M COMBO SMOKE DETECTOR/CARBON MONOXIDE DETECTOR (HARD WIRED WITH BATTERY BACKUP)
 - SD SMOKE DETECTOR (HARD WIRED WITH BATTERY BACKUP)

| CEILING TAG | TYPE | HEIGHT |
|-------------|-------|--------|
| rt | 1'-0" | |

NOTE:
1. ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.

2. ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER. INSTALLED BY GENERAL CONTRACTOR.

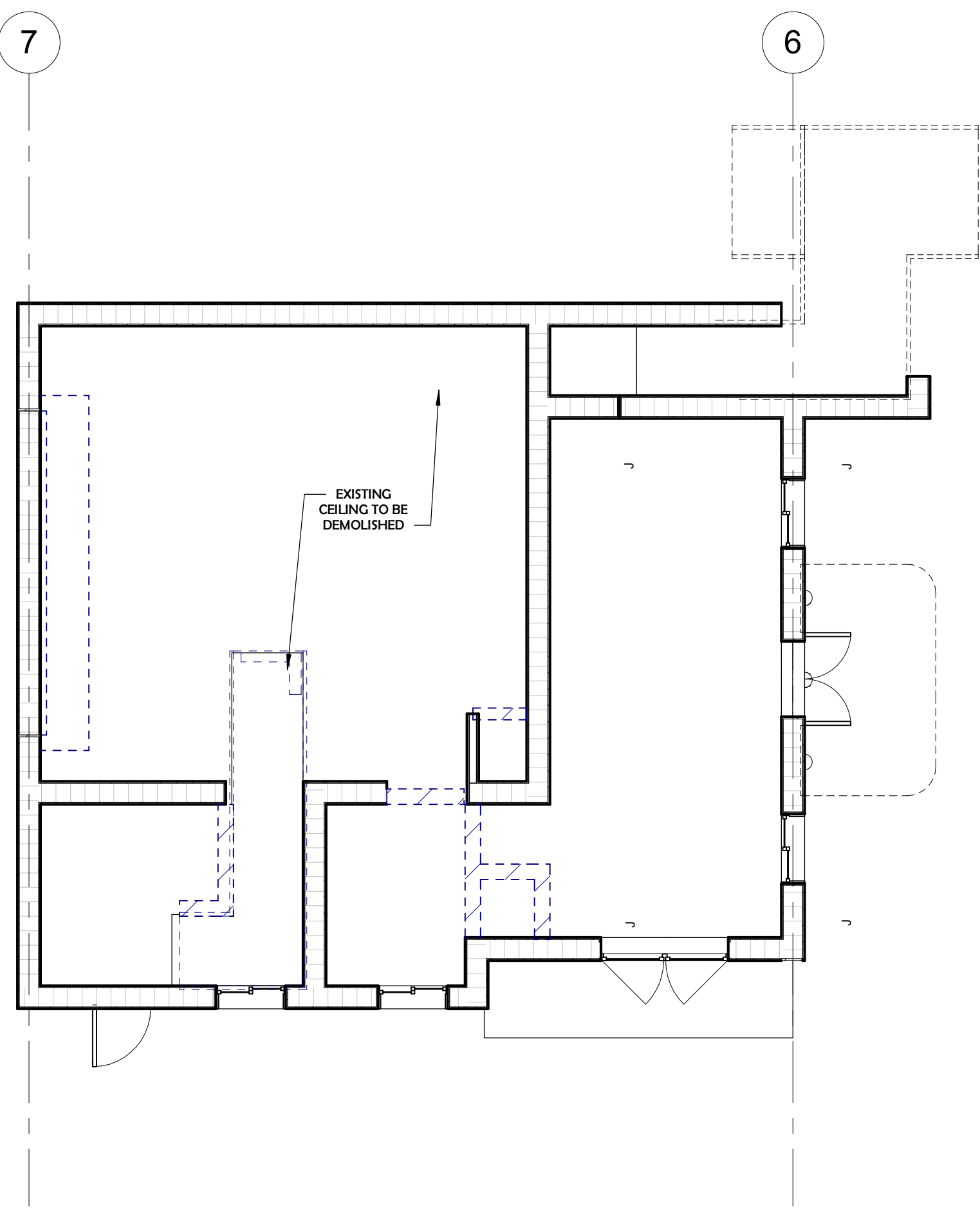
- NOTE:**
1. PROVIDE CONTROL JOINTS ON ALL GYPSUM BOARD, STUCCO AND CEMENT PLASTER CEILINGS AS REQUIRED.
 2. SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 3' - 0" AWAY FROM AIR CONDITIONING DIFFUSERS.
 3. ALL CEILING FIXTURES AND DEVICES SHALL BE PLACED CENTERED ON THE CEILING PANELS, OR CENTERED ON THE HALF-PANEL WHERE 2" X 2" PANELS ARE SPECIFIED.
 4. ALL CEILING FIXTURES AND DEVICES SHALL BE ALIGNED WHERE POSSIBLE IN GYPSUM BOARD OR CEMENT PLASTER CEILING, UNLESS OTHERWISE NOTED.
 5. CEILING ACCESS PANELS SHALL BE PROVIDED AS REQUIRED. COORDINATE LOCATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS.
 6. FOR RESTROOM DETAIL CEILING LAYOUTS & FIXTURES REFER A3.00-SERIES.
 7. INTERIOR FINISHES: ALL INTERIOR WALL, CEILING, FLOOR, DECORATIONS AND TRIM SHALL COMPLY WITH FBC 2020 CHAPTER 8 / TABLE 803.11

*ARCHITECTURAL LIGHTING PLAN SUPERCEDES ELECTRICAL PLAN FOR LOCATION & FIXTURE TYPE IF NOTED. COORDINATE W/ ELEC PLAN & NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES PRIOR TO BID & PURCHASING.

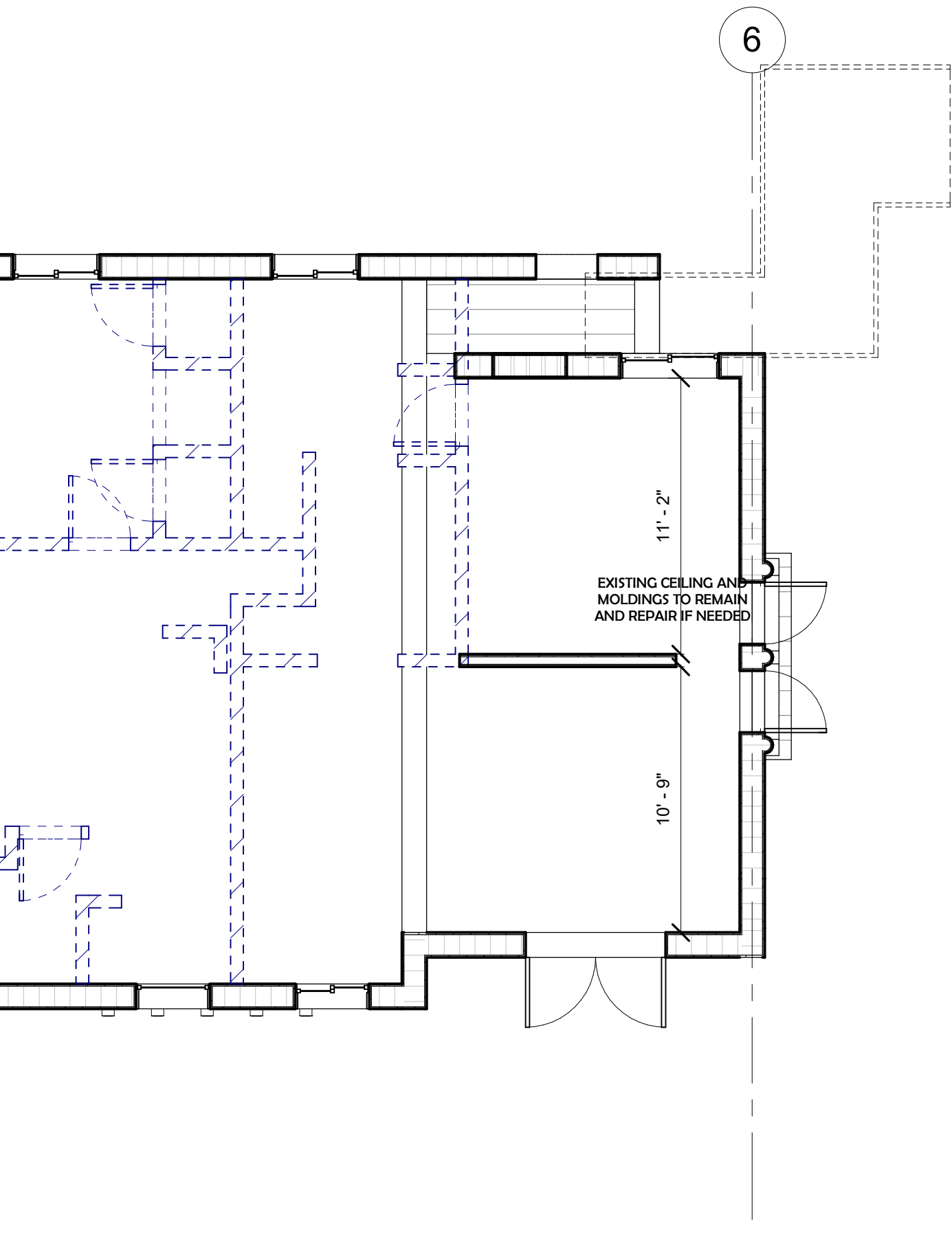
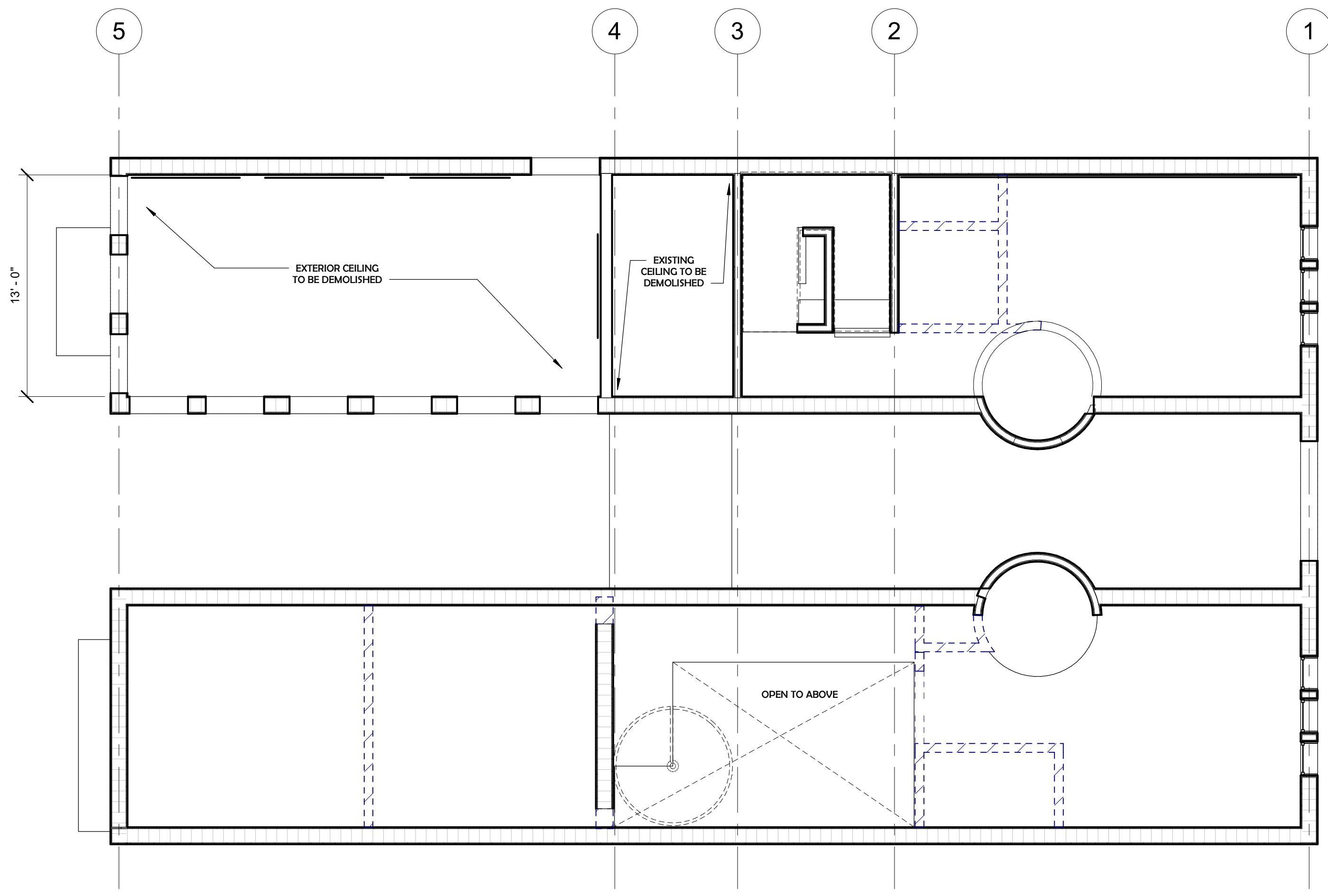
*ALL ELECTRICAL FIXTURES TO BE PURCHASED & SUPPLIED BY OWNER INSTALLED BY GENERAL CONTRACTOR.

"TYPE A" CEILING SCHEDULE

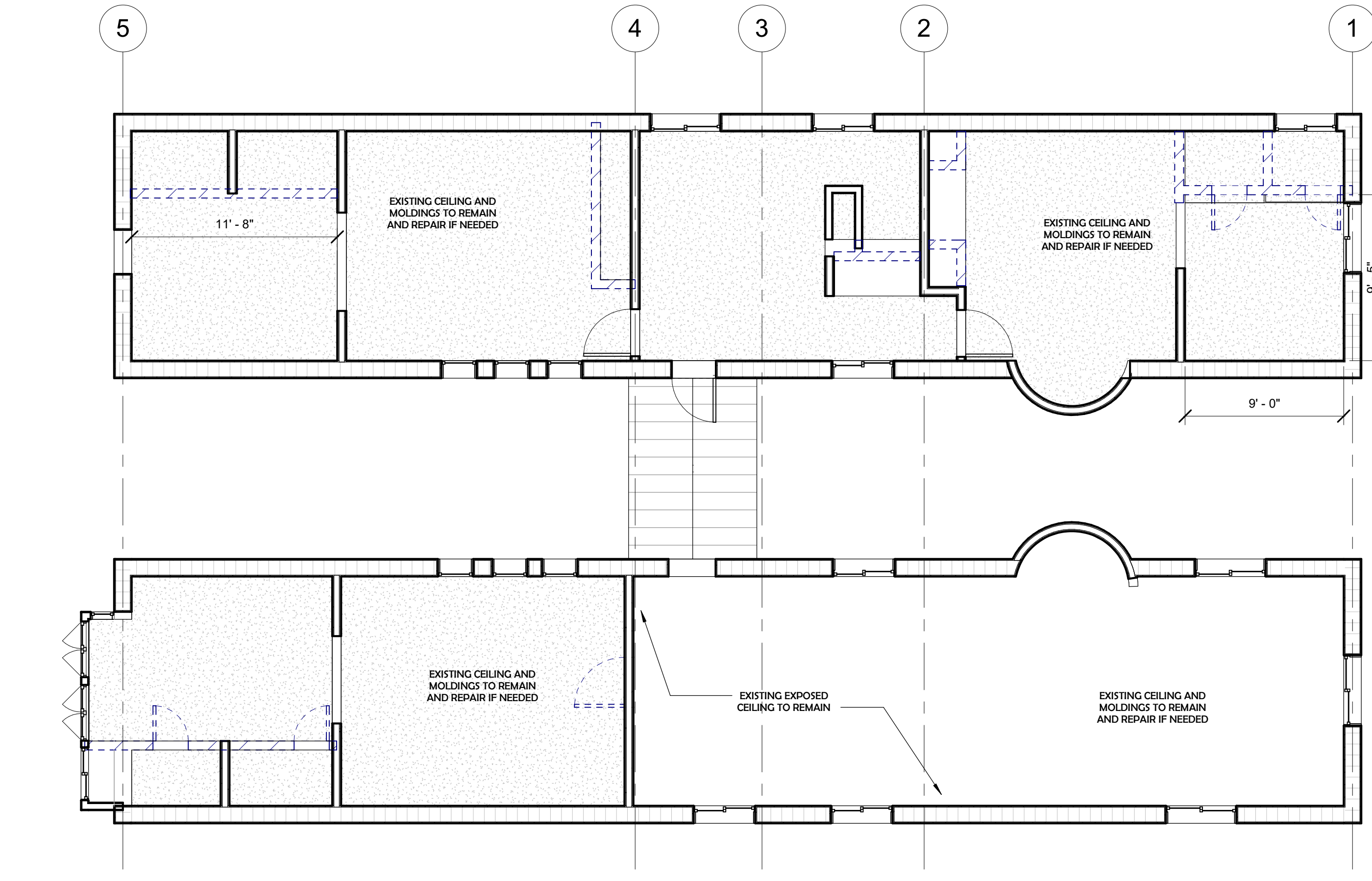
| TYPE | DESCRIPTION |
|------|-------------|
| C1 | |
| EX | |
| GWD | |



2 EXISTING GROUND FLOOR RCP
3/16" = 1'-0"



1 EXISTING SECOND FLOOR RCP
3/16" = 1'-0"



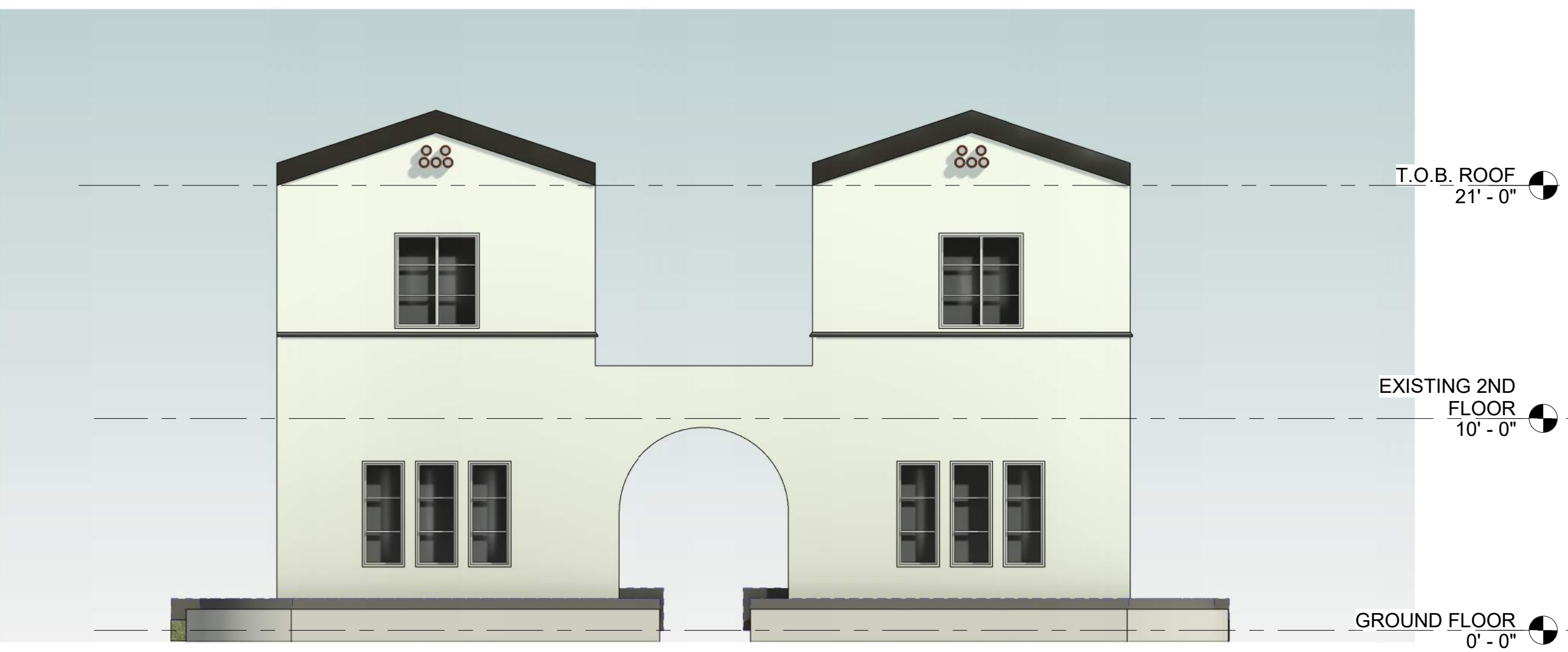
| ELEVATION LEGEND | |
|------------------|-------------------|
| | NEW CMU WALL |
| | TO BE DEMOLITION |
| | DEMOLITION TAG |
| | WINDOW TAG |
| | DOOR TAG |
| | DENOTES EXISTING |
| | DENOTES NEW |
| | DENOTES RELOCATED |

| DEMOLITION NOTES | |
|------------------|--------------------------------|
| A. | REMOVE EXISTING DOOR |
| B. | REMOVE EXISTING ROLL UP DOOR |
| C. | REMOVE EXISTING WINDOW |
| D. | REMOVE EXISTING STAIR |
| E. | REMOVE EXISTING WALL |
| F. | REMOVE EXISTING CONDENSER UNIT |
| G. | REMOVE EXISTING POOL EQUIPMENT |

IMPORTANT
I.G.C. TO VERIFY LOCATION OF ALL EXISTING BEAMS AND GIRDERS

NOTE: VERIFY CONDITION OF EXISTING SUB FLOOR AND FLOOR JOISTS. INFORM ARCHITECT AND REPAIR AS NEEDED.

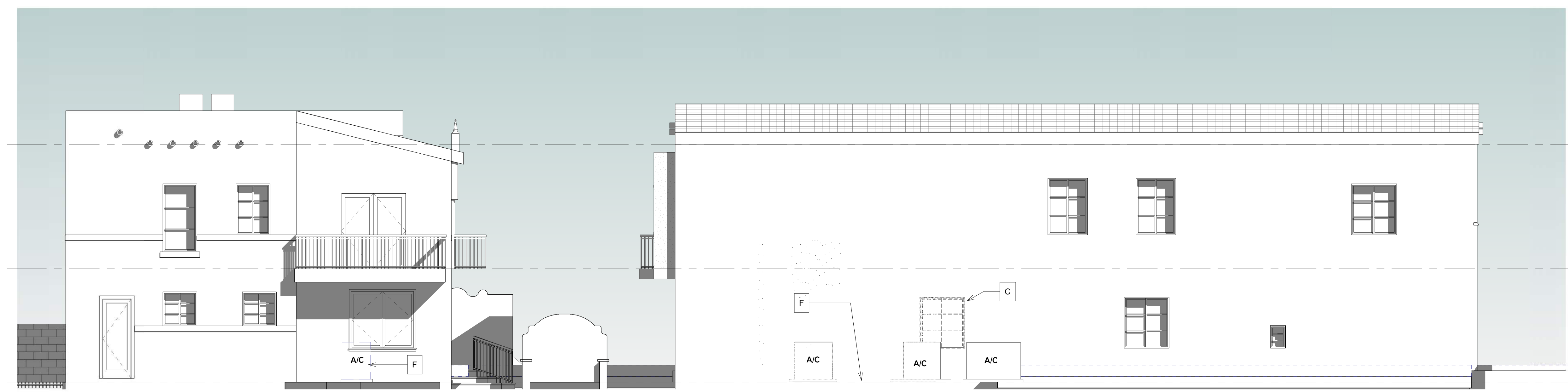
REVISIONS



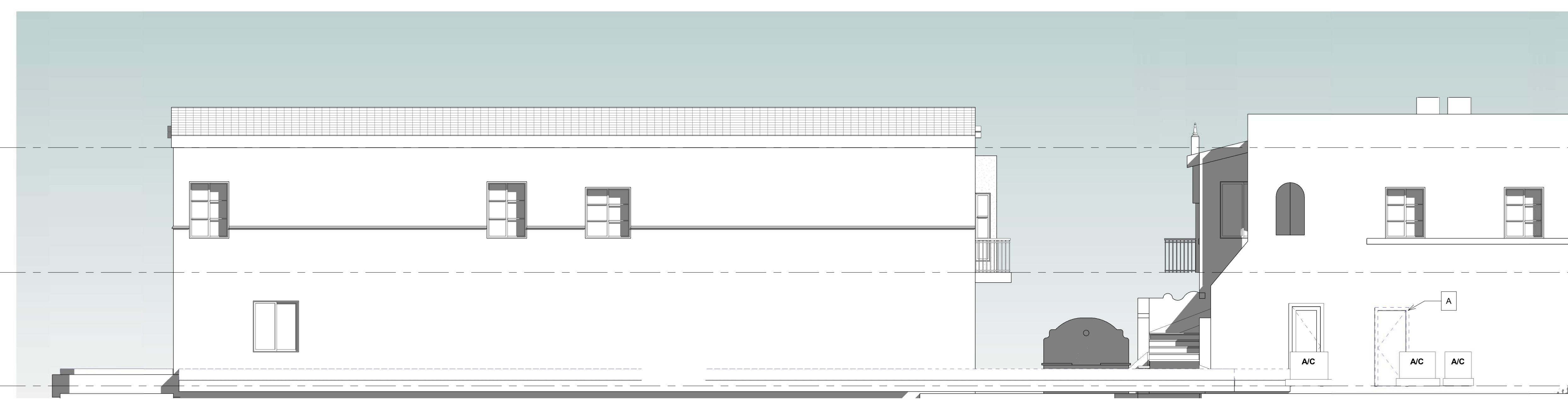
1 EXISTING EAST ELEVATION
3/16" = 1'-0"



4 EXISTING WEST ELEVATION
3/16" = 1'-0"



3 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



2 EXISTING NORTH ELEVATION
3/16" = 1'-0"

INTERIOR RENOVATION OF EXISTING BUILDING
ORCHIDEA 6 UNITS & RESTAURANT
 1350 COLLINS AVE. MIAMI BEACH

- REVIEW SET
- COMMISSION SUBMITTAL
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

EXISTING/DEMO ELEVATIONS

D5.0

PROJECT #: Project #22-009

DATE: 10-20-2022