

NOTE:
417.4.2 WALL AREA. THE WALL AREA ABOVE BUILT-IN TUBS W/ INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED OF SMOOTH, NON-CORROSIVE & NONABSORBENT WATERPROOF MATERIALS TO A HEIGHT NOT LESS THAN 6 FT (1829MM) ABOVE THE ROOM LEVEL, & NOT LESS THAN 72 IN. WHERE MEASURE FROM THE COMPARTMENT FLOOR AT THE DRAIN. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT W/ EA. OTHER & W/ EITHER THE TUB, RECEPTOR OR SHOWER FLOOR

NOTE:
PROVIDE WALL TILES IN BATHROOM WET AREAS TO 6 FEET OR 72 INCHES MINIMUM ABOVE DRAIN IN COMPLIANCE WITH FBCB 1210.2.3.

ALL EXISTING PIPING IS UNDER FLOOR ELEVATION. ALL NEW PIPING TO BE ABOVE FLOOR ELEVATION (INSIDE WALLS)
ALL NEW DRAINS TO BE INSTALLED INSIDE WALL. CONCRETE SLAB CORE DRILLING IS PROHIBITED.

PLEASE NOTE THAT ONLY EXISTING DRAIN LOCATIONS MAY BE UTILIZED FOR THE PLUMBING CONNECTIONS

NOTE:
1008.1.7 THRESHOLDS.THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH (19.1 MM) IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH (12.7 MM) FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE)

NOTE:
ALL NEW FINISHES (WALL/ CEILING/ FLOOR/ TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION

NOTE:
ALL NEW FLOORING AREA SHALL BE IN COMPLIANCE WITH FBCE 501.2.

NOTE:
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.

FLORIDA BUILDING CODE EXISTING 2020
FBC LEVEL 2 ALTERATION
EXISTING BUILDING IS FULLY FIRE SPRINKLERED

SCOPE OF WORK

1) KITCHEN: EXISTING KITCHEN CABINETS; INSTALL NEW CABINETS; REPLACE SINK AT SAME LOCATION; RELOCATE DISHWASHER, OVEN, REFRIGERATOR AND FREEZER AS PER PLAN.

2) MASTER BATH: REMOVE, CAP AND SEAL EXISTING TUB & BIDET; REPLACE LAVATORY AT SAME LOCATION; ADD NEW LAVATORY AS PER PLAN; RELOCATE SHOWER PAN AS PER PLAN; REPLACE TOILET AT SAME LOCATION. NEW CLOSET PARTITION AS PER PLAN

3) GREAT ROOM: RELOCATE AC SUPPLY AS PER PLAN

4) LAUNDRY: REPLACE WASHER AND VENTLESS DRYER AT SAME LOCATION; NEW SINK AS PER PLAN

5) REMOVE AND RE-INSTALL HIGHER CEILING HEIGHT AS PER PLAN.

6) NEW LIGHTING PLAN

CONSTRUCTION SQUARE FOOTAGES:
- CONSTRUCTION S.F. : 416 SF

NOTE:
- NO STRUCTURAL WORK
- FIRE SPRINKLER ON SEPARATE PERMIT

NOTE:
PROPOSED RENOVATION SHALL COMPLY WITH

FIRE CODE: 2018 FFPC, 7TH EDITION,

FIRE CODE: 2021 EDITION NFPA 101

NOTE:
ALL NEW FINISHES (WALL / CEILING / FLOORING) OTHER THAN PAINT, TO COMPLY WITH FBC 803AND FBC 804

NOTE:
PROPOSED RENOVATION SHALL COMPLY WITH FBC 2020 EXISTING, 6th EDITION FBC 107.2.1

NOTE:
INTERIOR FINISH WILL COMPLY WITH FFPC 101 5TH EDITION 10.2.2

NOTE: LIFE SAFETY SYSTEM SHALL REMAIN OPERATIONAL DURING THE DEMOLITION PHASE

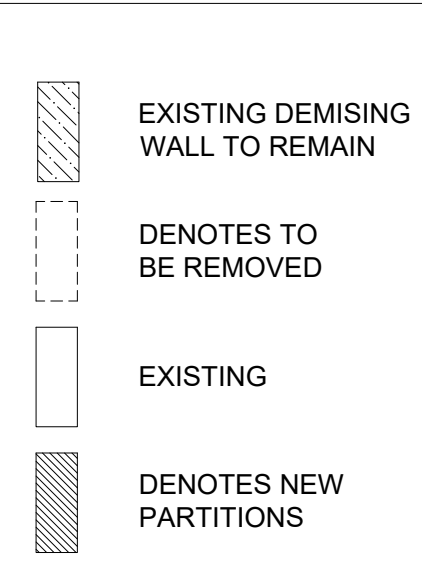
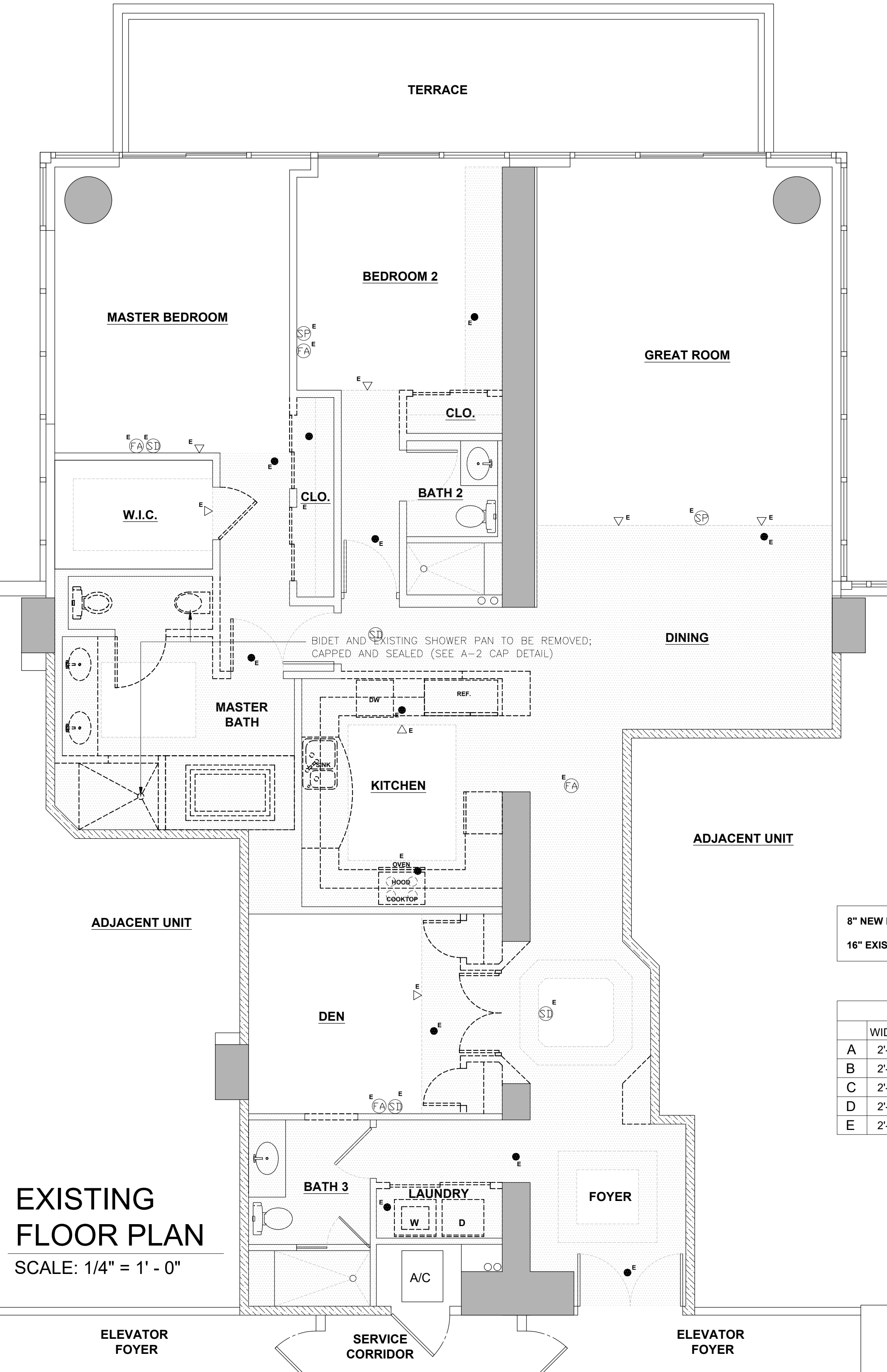
NOTE:
1/2 INCH MAXIMUM THRESHOLDS OR FLOOR TRANSITIONS INSIDE THE UNIT. FBCB 1010.1.5&7

NOTE:
ALL SINGLE STATION SMOKE DETECTORS WILL BE INTERCONNECTED AND 3 FEET AWAY FROM THE A/C SUPPLY GRILLE AND 3 FEET AWAY FROM THE TIP OF THE CEILING FAN.

NOTE:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 FBCR 302.9

NOTE:
BATHROOM VANITIES LOCATED AGAINST A FIRE RATED WALL WILL NOT BE COMPROMISED FBCB CHAP 7. 4

NOTE:
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1



R= REPLACE AT SAME LOCATION
RE= RELOCATED
E= EXISTING
N= NEW

NEW PARTITION (SEE DETAIL SHEET 1/A2)
TOILET TO BE REPLACED AT SAME LOCATION

NEW PARTITION (SEE DETAIL SHEET 1/A2)
LAVATORY TO BE REPLACED AT SAME LOCATION

P2708.1.1 ACCESS. THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES

LAVATORY TO BE RELOCATED

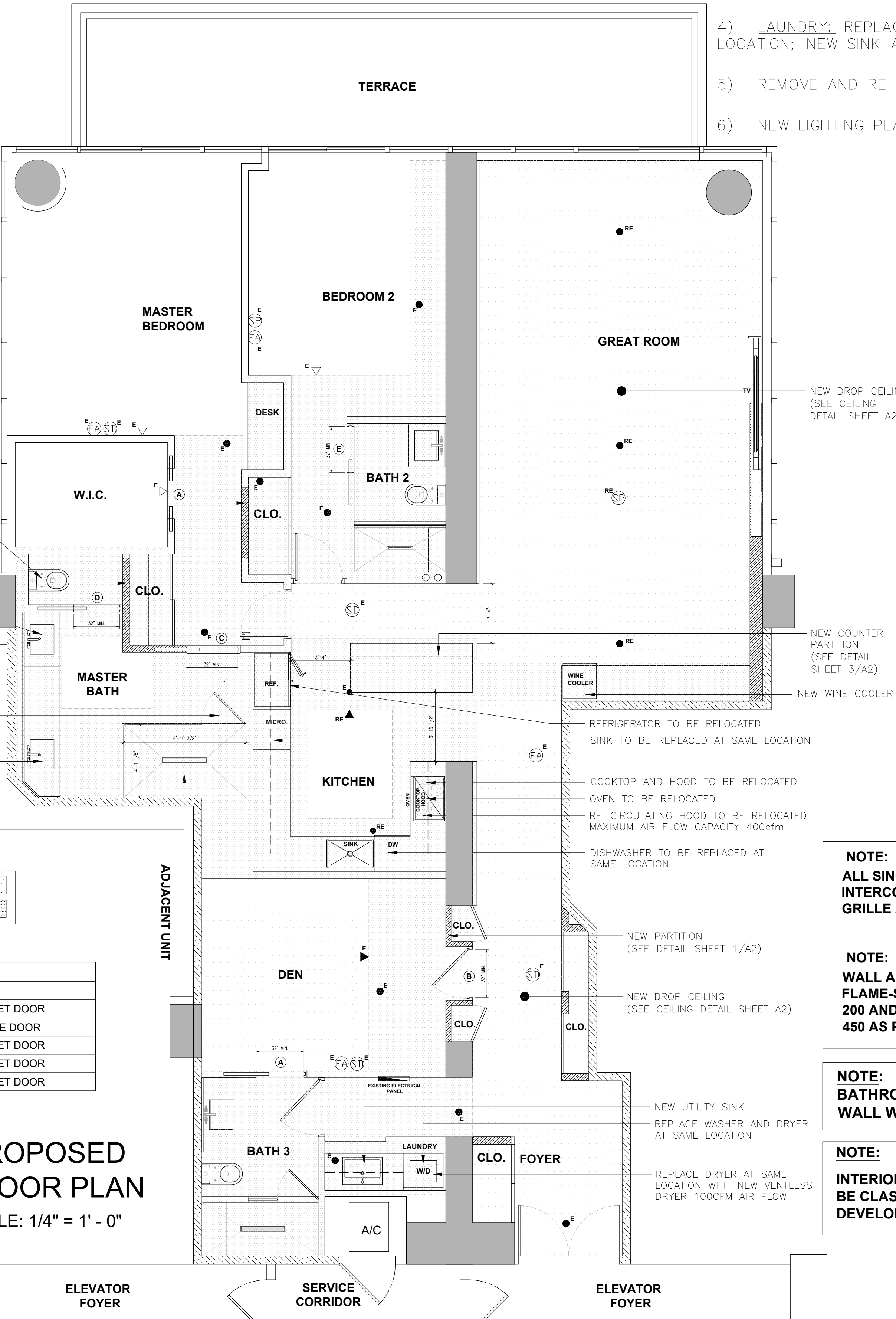
SHOWER PAN TO BE RELOCATED (USING EXISTING TUB DRAIN)

8" NEW DROP CEILING: 9'-4"
16" EXISTING DROP CEILING: 8'-8"

DOOR SCHEDULE					
	WIDTH	HEIGHT	THK.	MATERIAL	TYPE
A	2'-8"	7'-0"	1 1/4"	WOOD	POCKET DOOR
B	2'-8"	7'-0"	1 1/4"	WOOD	SINGLE DOOR
C	2'-10"	7'-0"	1 1/4"	WOOD	POCKET DOOR
D	2'-6"	7'-0"	1 1/4"	WOOD	POCKET DOOR
E	2'-8"	7'-0"	1 1/4"	WOOD	POCKET DOOR

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1' - 0"



Δ	REVISION / DATE

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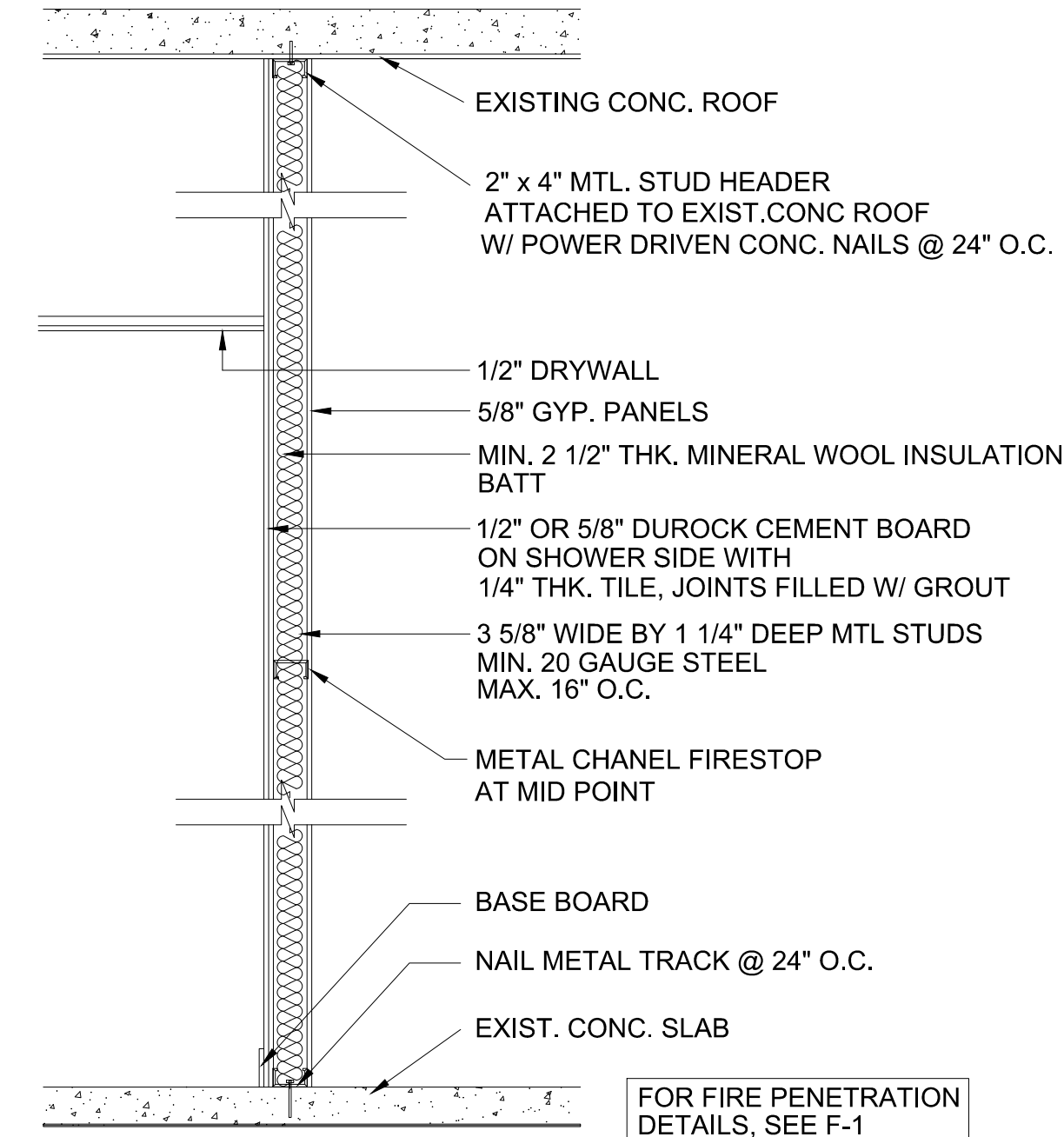
PROPOSED RENOVATION
CONTINUUM SOUTH TOWER
100 SOUTH POINTE DR.
MIAMI BEACH, FL 33139 UNIT 2409

DRAWN BY:	MZ
CHECKED BY:	
JOB NUMBER:	
DATE:	01/15/2021

RICHARD S ESPINOZA
FLORIDA PE #56172

EXISTING PLAN
PROPOSED PLAN

1-HR RATED SEPARATION, UL DESIGN #U442



FIRE RATED PARTITION DETAIL

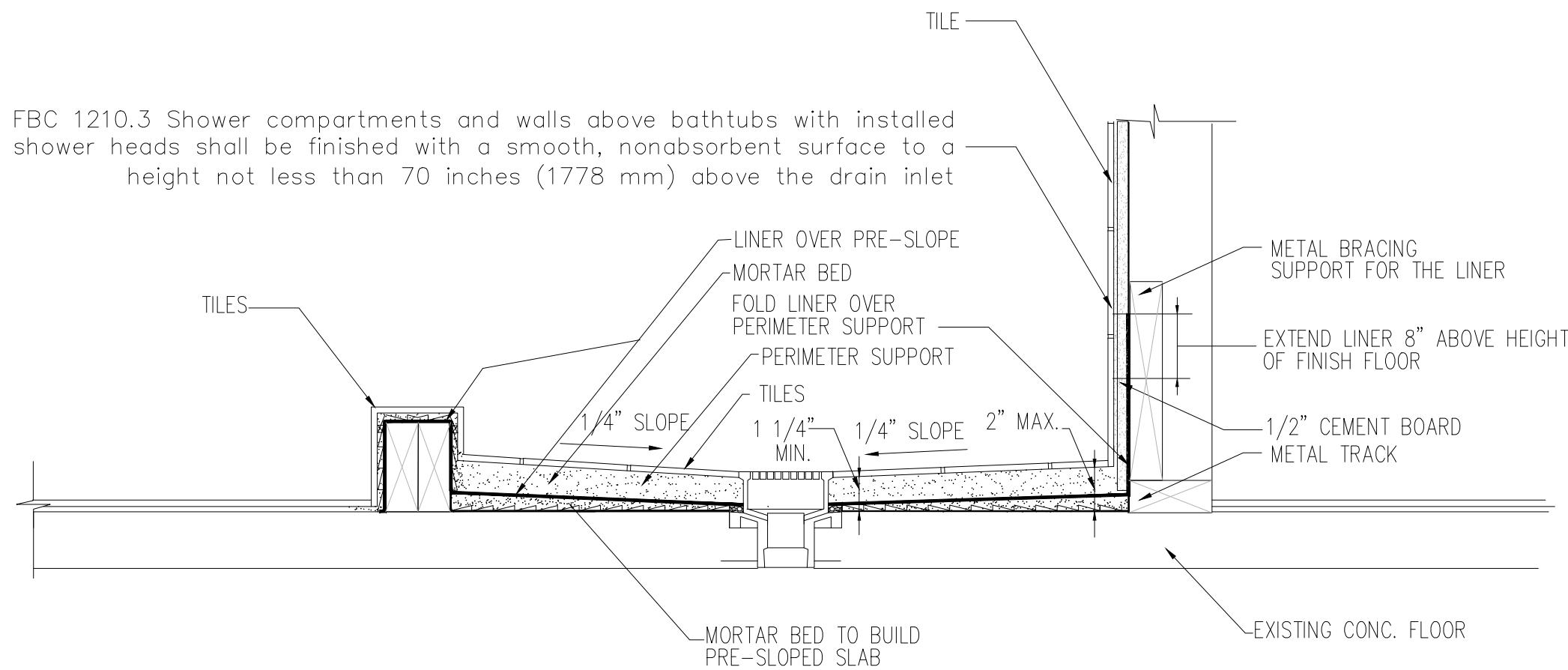
N.T.S. 1-HR RATED SEPARATION, UL DESIGN #U442

GLASS NOTE AS PER SEC. R308 OF F.B.C. 2014

R308 Doors, bath and shower enclosures, and sliding glass doors containing glazing material greater than 9 sq ft (0.84 m^2) in surface area shall be classified as Category II glazing products. 308.4 Safeguards. The glazing in sliding and swinging doors and in shower to tub enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any tub or shower enclosure, shall be safety glazing as set table R308.3 for Category II glazing products.

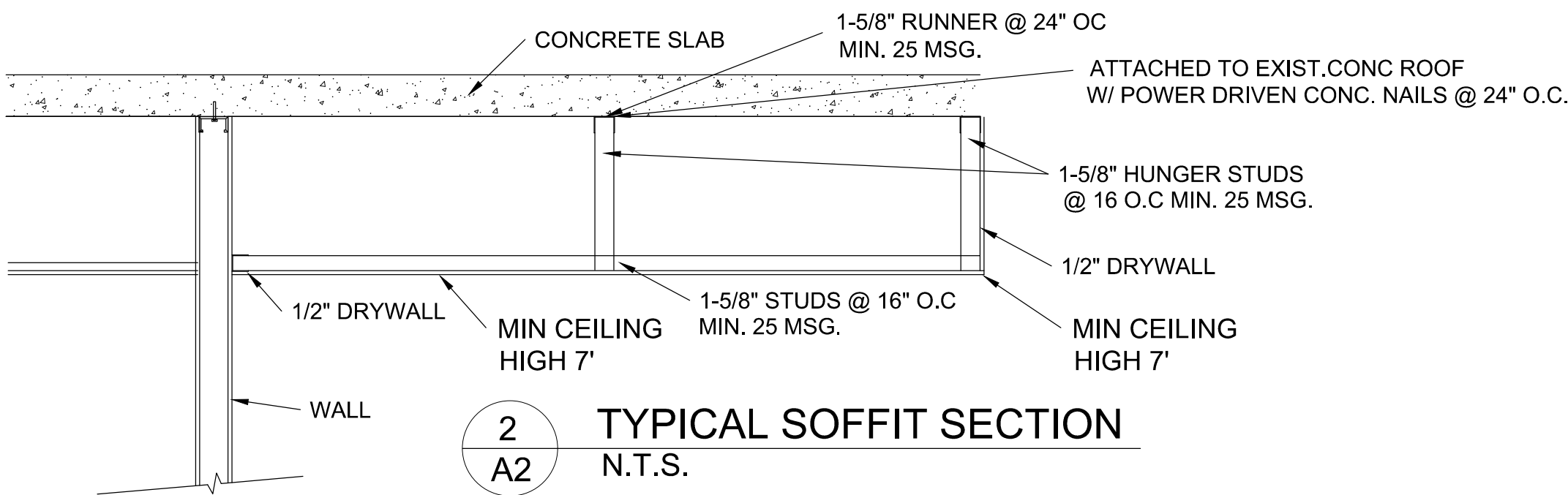
NOTES:

Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a impervious surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor to compy w/ R307.2 f.b.c. Provide Safety Glass Class II as per FBC 2406 AND 2411.3.1.3.2



A SHOWER PAN DETAIL, TYP.

SCALE : 1/4" = 1'-0"



2 TYPICAL SOFFIT SECTION

N.T.S.

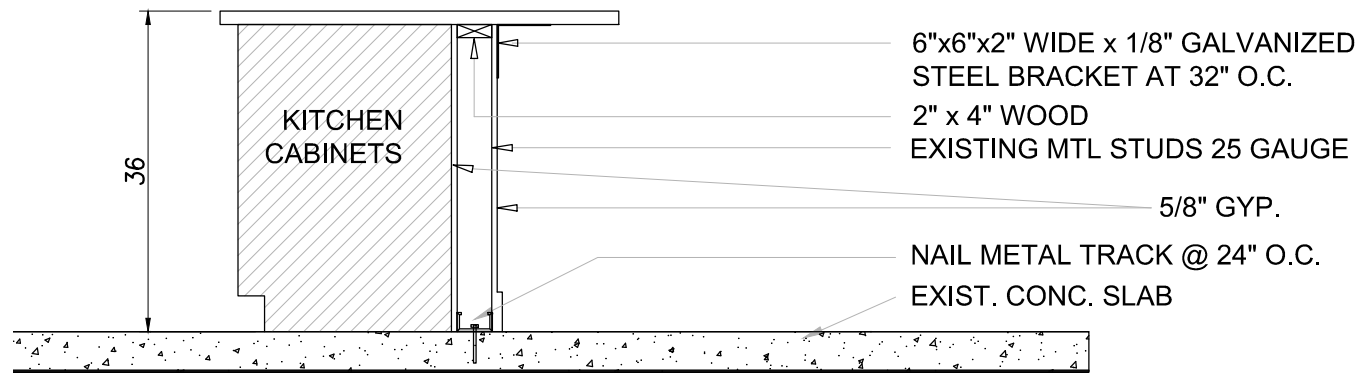
- STUDS — CHANNEL SHAPED, 2-1/2 IN. OR 3-5/8 IN. WIDE (SEE ITEM 3) BY 1-1/4 IN. DEEP WITH 3/16 IN. FOLDED BACK RETURN FLANGE LEGS. FABRICATED FROM NO. 20 MSG (0.0329 IN., MIN. BARE METAL THICKNESS) GALV STEEL. MAX STUD SPACING 16 IN. OC. STUDS TO BE CUT 3/8 TO 3/4 IN. LESS THAN ASSEMBLY HEIGHT.
- FLOOR AND CEILING RUNNERS — (NOT SHOWN) — CHANNEL SHAPED RUNNERS, 2-1/2 IN. OR 3-5/8 IN. WIDE (SEE ITEM 3) BY 1-1/4 IN. DEEP, FABRICATED FROM NO. 20 MSG (0.0329 IN., MIN. BARE METAL THICKNESS) GALV STEEL. ATTACHED TO FLOOR AND CEILING WITH FASTENERS, 24 IN. OC MSG.
- CEMENTITIOUS BACKER UNITS* — 1/2 OR 5/8 IN. THICK, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. WHEN CEMENTITIOUS BACKER UNITS ARE INSTALLED ON BOTH SIDES OF THE WALL MINIMUM 3-5/8 IN. STEEL STUDS AND FLOOR AND CEILING RUNNERS ARE REQUIRED. FASTENED TO STUDS AND BOTTOM RUNNERS WITH THE UPPERMOST SCREWS PALCED 1/2 IN. TO 2 IN. BELOW THE BOTTOM EDGE OF THE LEG OF THE TOP RUNNER WITH CORROSION RESISTANT 1-1/4 IN. LONG CHAMFERED, RIBBED WAFER HEAD SCREWS WITH A MINIMUM HEAD DIAMETER OF .400 INCH, SPACED 8 IN. OC. JOINTS COVERED WITH GLASS FIBER MESH TAPE AND LATEX MODIFIED PORTLAND CEMENT MORTAR OR TYPE I ORGANIC ADHESIVE. UNITED STATES GYPSUM CO — TYPE DCB
- BATTS AND BLANKETS* — MIN 2-1/2 IN. THICK MINERAL WOOL INSULATION BATTS, FRICTION-FITTED BETWEEN 2-1/2 IN. STUDS. MIN 3 IN. THICK MINERAL WOOL INSULATION BATTS, FRICTION-FITTED BETWEEN 3-5/8 IN. STUDS. ROCKWOOL — TYPE AFB, MIN. DENSITY 1.8 PCF / 28.8 KG/M3

THERMAFIBER INC — TYPE SAFB, SAFB FF.

- BOND COAT FOR SETTING TILE — LATEX MODIFIED PORTLAND CEMENT MORTAR OR .1 TYPE I ORGANIC ADHESIVE APPLIED WITH A NOTCHED TROWEL.
- CERAMIC TILE — 1/4 IN. THICK, JOINTS FILLED WITH GROUT.

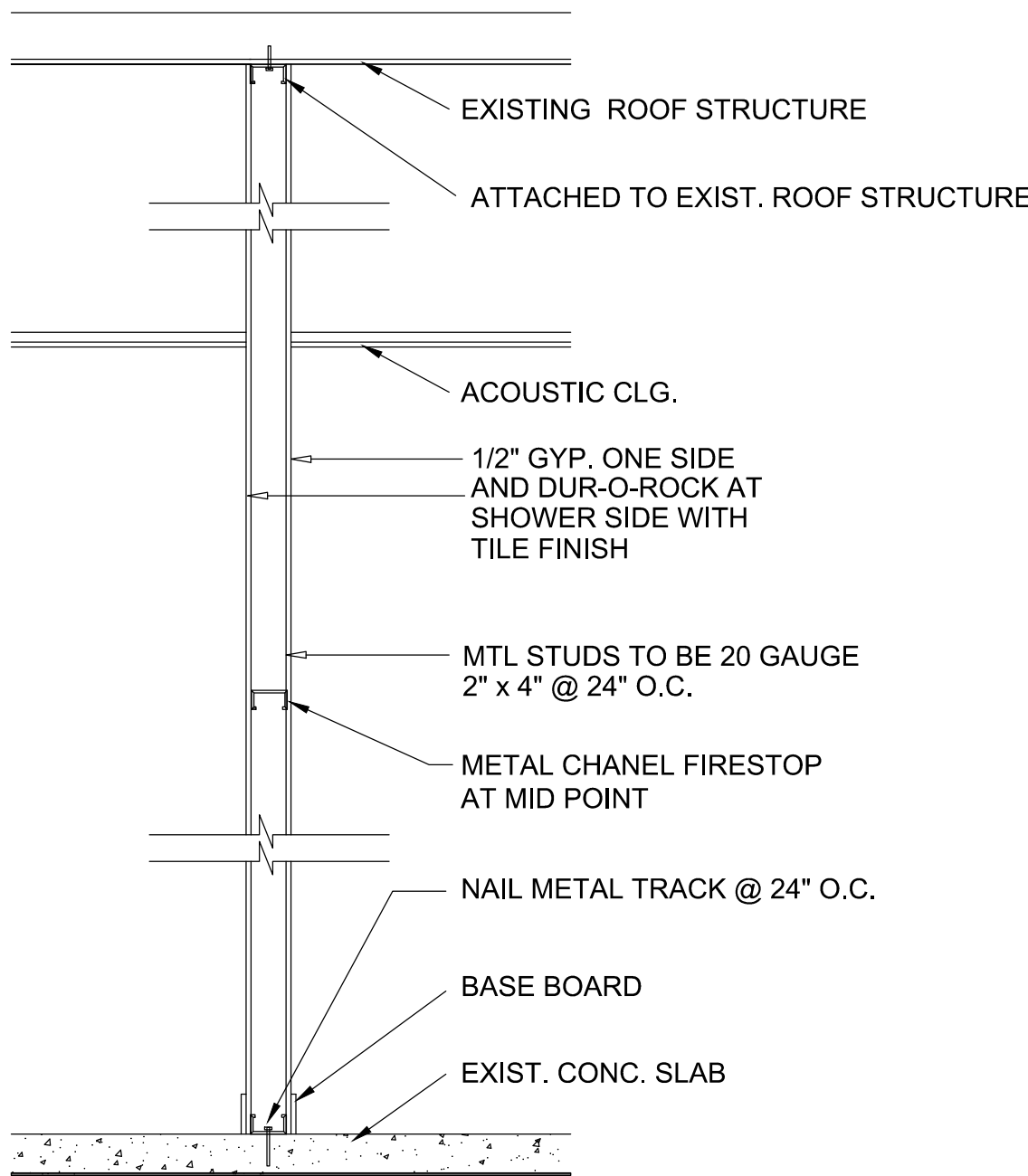
- GYPSUM BOARD* — 5/8 IN. THICK WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY WITH VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. FASTENED WITH 1 IN. LONG, TYPE S-12 SCREWS SPACED 8 IN. OC ALONG THE VERTICAL EDGES AND 12 IN. OC IN THE FIELD, AND FASTENED TO RUNNERS WITH SCREWS SPACED 8 IN. OC. CABOT MANUFACTURING ULC — TYPE X, 5/8 TYPE X, TYPE BLUEGLASS EXTERIOR SHEATHING

NOTE:
INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.4.



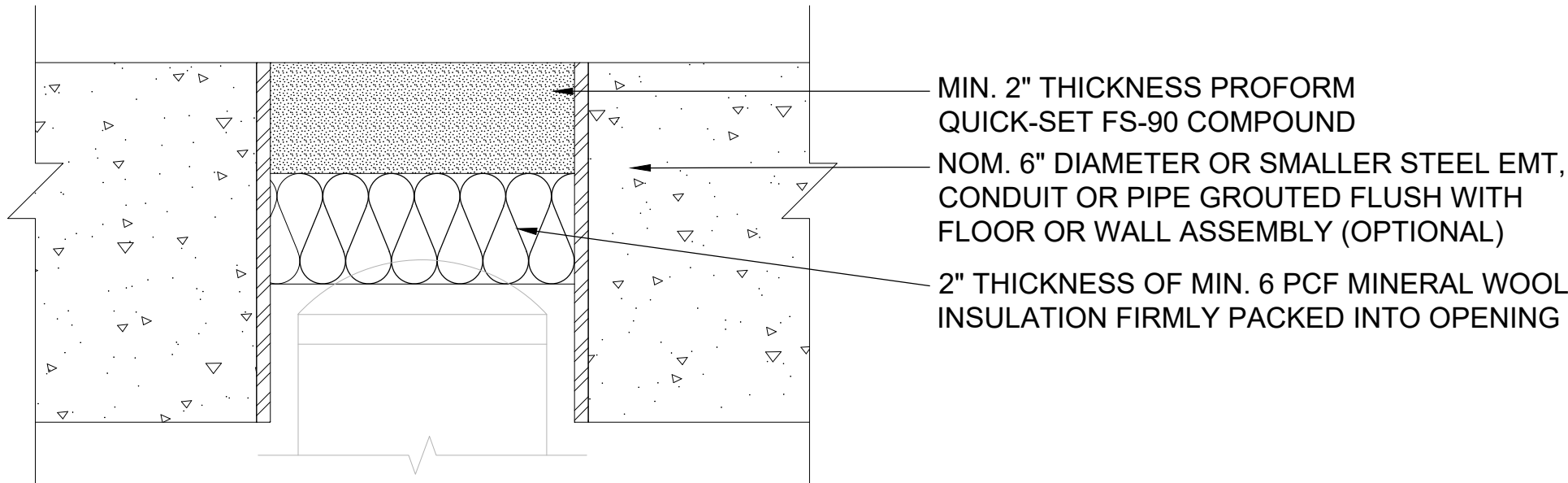
3 TYPICAL KITCHEN BAR COUNTER PARTITION

N.T.S.



1 TYPICAL INTERIOR PARTITION SECTION

N.T.S.

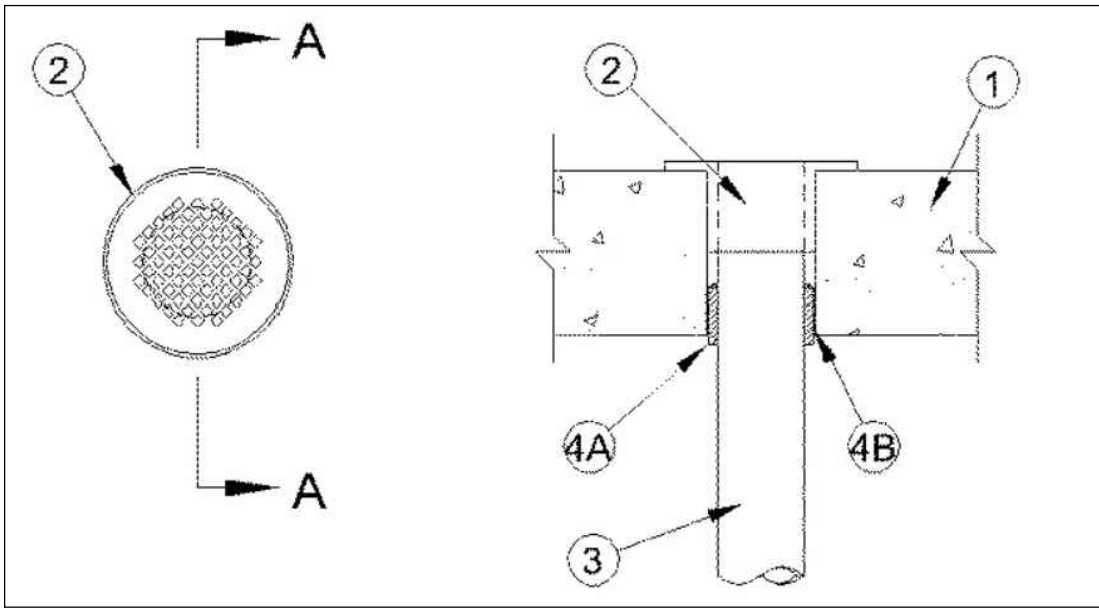


CAP AND SEAL FIRE RATED DETAIL

VOID ASSEMBLY F RATING - 3 HR T RATING - 1/2 HR UL DESIGN: C-AJ-0038

SEE GENERAL INFORMATION FOR THROUGH-PENETRATION FIRESTOP SYSTEMS

SYSTEM NO. F-A-2108
DECEMBER 08, 2008
F RATING — 2 HR
T RATING — 0 HR

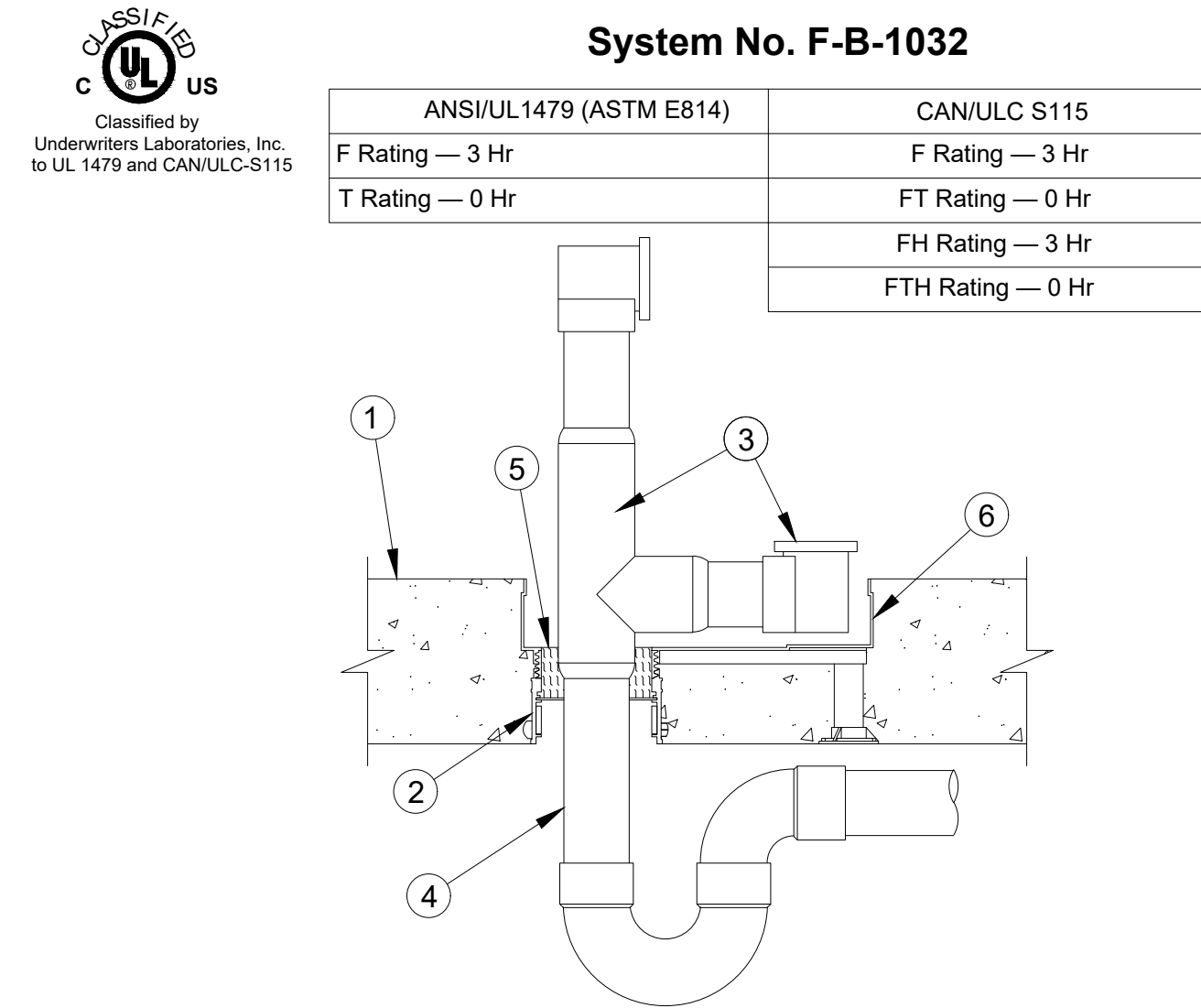


- FLOOR ASSEMBLY — MIN 4-1/2 IN. (114 MM) THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF OR 1600-2400 KG/M3) CONCRETE FLOOR ASSEMBLY. DIAM OF OPENING IS 3 IN. (76 MM).
- SHOWER/FLOOR DRAIN — PVC BODY WITH POLISHED BRASS OR CHROMED STEEL SHOWER DRAIN OR FLOOR DRAIN STRAINER. PVC BODY CEMENTED TO NONMETALLIC DRAIN PIPE (ITEM 3). DRAIN FRICTION-FITTED INTO CORE-DRILLED OPENING IN FLOOR.
 - NONMETALLIC PIPE — NOM 2 IN. (51 MM) DIAM SCHEDULE 40 SOLID OR CELLULAR CORE PVC PIPE FOR USE IN VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM. ANNULAR SPACE TO BE NOM 5/16 IN. (8 MM).
 - FIRESTOP SYSTEM — THE FIRESTOP SYSTEM CONSISTS OF THE FOLLOWING ITEMS:
 - FILL, VOID OR CAVITY MATERIAL* — WRAP STRIP — NOM 1/8 IN. (3.2 MM) OR 3/16 IN. (4.8 MM) THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 2 IN. (51 MM) WIDE STRIPS. OR 1/4 IN. (6 MM) THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 1-1/2 IN. (38 MM) WIDE STRIPS. ONE LAYER OF WRAP STRIP ENCIRCLED AROUND PIPE, SECURED WITH ONE LAYER OF ALUMINIUM FOIL TAPE AND SLID INTO OPENING SUCH THAT BOTTOM EDGE OF THE WRAP STRIP PROTRUDES 1/4 IN. (6 MM) FROM THE BOTTOM SURFACE OF THE FLOOR ASSEMBLY. SPECIFIED TECHNOLOGIES INC — SPECSEAL RED WRAP STRIP, SPECSEAL BLU WRAP STRIP OR SPECSEAL BLU2 WRAP STRIP

- FILL VOID OR CAVITY MATERIALS* — SEALANT — GENEROUS BEAD OF SEALANT APPLIED TO LEADING EDGE OF WRAP STRIP PRIOR TO INSERTION INTO ANNULAR SPACE. SUFFICIENT SEALANT SHALL BE APPLIED TO COVER LEADING EDGE OF WRAP STRIP AND TO FILL ANNULAR SPACE BETWEEN THE WRAP STRIP AND THE CONCRETE. SPECIFIED TECHNOLOGIES INC — SPECSEAL SERIES SSS SEALANT OR SPECSEAL LCI SEALANT

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY. LAST UPDATED ON 2008-12-08

SHOWER FLOOR DRAIN DETAIL



- Floor Assembly — Min 6 in. (152 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete.
- Firestop Device* — Cast in place firestop device with intumescent ring permanently embedded during concrete placement or grouted in accordance with accompanying installation instructions. Device to be installed flush with bottom of floor. Top of device cut flush with top surface of packing material (Item 5). HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 680-P 3", CP 680-PX 3"
- Waste/Overflow Fitting — Nom 1-1/2 or 2 in. (38 or 51 mm) diam brass, steel or cast iron waste/overflow fitting installed through device.
- Drain Piping — Nom 1-1/2 or 2 in. (38 or 51 mm) diam Schedule 10 (or heavier) steel or cast iron drain piping. Drain piping rigidly supported away from device with suitable hangers.
- Packing Material — Min 2 in. (51 mm) thickness of 4 pcf (64 kg/m3) mineral wool batt insulation tightly packed into top of firestop device (Item 2) to completely fill annular space between pipe and device.
- Firestop Device* - Tub Box — Nom 8-1/2 by 12 by 2 in. (216 by 305 by 51 mm) deep acrylonitrile butadiene styrene (ABS) tub box with adjustable legs. Cast in place firestop device installed above firestop device (Item 2) and permanently embedded during concrete placement or grouted in concrete assembly in accordance with accompanying installation instructions. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 681-Tub Box
- Firestop Device* — As an alternate to Item 2 IN. and Item 6, the CP 681-3" firestop device may be used. Device consists of nom 8-1/2 by 12 by 2 (216 by 305 by 51 mm) deep acrylonitrile butadiene styrene (ABS) tub box with adjustable legs and integral firestop device permanently embedded during concrete placement or grouted in concrete assembly in accordance with accompanying installation instructions. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 681-3" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

FIRESTOP TUB DRAIN PENETRATION

△	REVISION / DATE

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RICHARD.ESPINOZAB@GMAIL.COM

PROPOSED RENOVATION
CONTINUUM SOUTH TOWER
100 SOUTH POINTE DR.
MIAMI BEACH, FL 33139 UNIT 2409

DRAWN BY:	MZ
CHECKED BY:	
JOB NUMBER:	
DATE:	01/15/2021

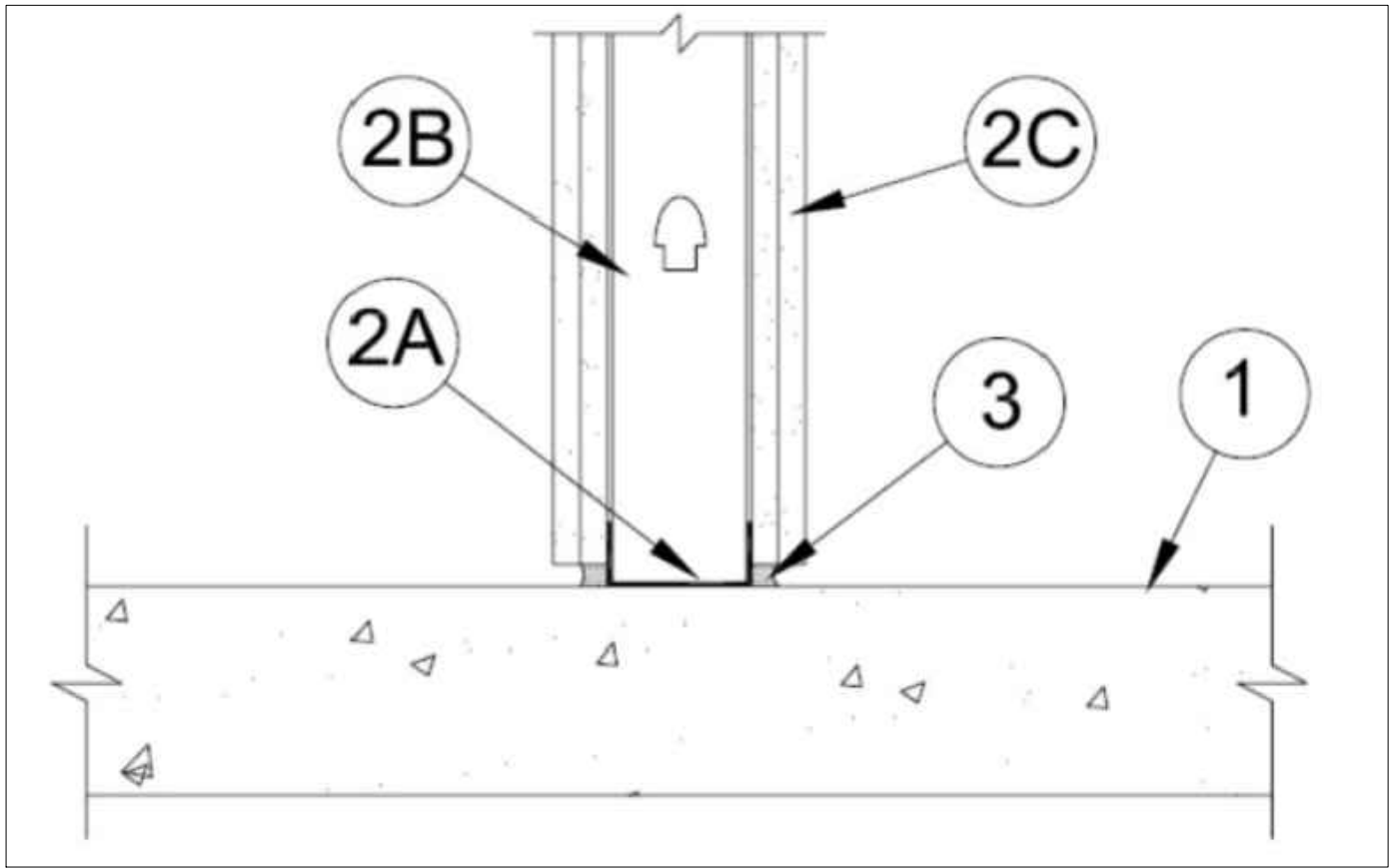
RICHARD S ESPINOZA
FLORIDA PE #56172

DETAILS

A-2

ANSI/UL2079
Assembly Ratings —1 and 2 Hr (See Item 2)
Joint Width — 5/8 In. Max

CAN/ULC S115
F Ratings —1 and 2 Hr (See Item 2)
FT Ratings —1 and 2 Hr (See Item 2)
FH Ratings —1 and 2 Hr (See Item 2)
FTH Ratings —1 and 2 Hr (See Item 2)
Joint Width — 5/8 In. Max



- FLOOR ASSEMBLY — MIN 4-1/2 IN. (114 MM) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF (1600-2400 KG/M³)) STRUCTURAL CONCRETE.
- WALL ASSEMBLY — THE 1 OR 2 H FIRE-RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 OR V400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING COMPONENTS AND FEATURES:
 - STEEL FLOOR AND CEILING RUNNERS — FLOOR RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF MIN NO. 26 GAUGE GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNERS TO BE PROVIDED WITH 2 IN. (51 MM) FLANGES. CEILING RUNNER SECURED TO LOWER SURFACE OF FLOOR WITH STEEL FASTENERS SPACED MAX 7 IN. (178 MM) OC.
 - LIGHT GAUGE FRAMING* — FLOOR AND CEILING RUNNERS — AS AN ALTERNATE TO THE CEILING AND FLOOR RUNNERS IN ITEM 2A AND 2A1, FLOOR AND CEILING RUNNERS TO CONSIST OF GALV STEEL CHANNEL SIZED TO ACCOMMODATE THE LIGHT GAUGE FRAMING* SLOTTED STUD (ITEM 2B1) OR LIGHT GAUGE FRAMING* SLIDER C-CLIP SYSTEM (ITEM 2B2). FLOOR AND CEILING RUNNERS TO BE PROVIDED WITH MIN 1-1/4 IN. (32 MM) AND 3 IN. (76 MM) FLANGES, RESPECTIVELY. CEILING RUNNER SECURED TO LOWER SURFACE OF FLOOR WITH STEEL FASTENERS SPACED MAX 12 IN. (305 MM) OC. STEELER INC — FLOOR AND CEILING RUNNERS
 - LIGHT GAUGE FRAMING* - SLOTTED CEILING RUNNER — AS AN ALTERNATE TO THE CEILING RUNNER IN ITEMS 2A, 2A1 AND 2A2, SLOTTED CEILING RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH SLOTTED FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNER SECURED TO CONCRETE FLOOR WITH STEEL FASTENERS SPACED MAX 24 IN. (610 MM) OC. SCAFCO STEEL STUD MANUFACTURING CO

BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS — SLP-TRK

STEELER INC — STEELER SLOTTED CEILING RUNNER

TELLING INDUSTRIES L L C — TRUE-ACTION DEFLECTION TRACK

A4. LIGHT GAUGE FRAMING* - NOTCHED CEILING RUNNER — AS AN ALTERNATE TO THE CEILING RUNNERS IN ITEMS 2A THROUGH 2A3, NOTCHED CEILING RUNNERS TO CONSIST OF C-SHAPED GALV STEEL CHANNEL WITH NOTCHED RETURN FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). NOTCHED CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24 IN. (610 MM) OC. WHEN NOTCHED CEILING RUNNER IS USED, DEFLECTION CHANNEL (ITEM 3A) SHALL NOT BE USED. OLMAR SUPPLY INC — TYPE SCR

A5. LIGHT GAUGE FRAMING* —VERTICAL DEFLECTION CLIP — (OPTIONAL) STEEL CLIPS CAN BE USED IN CONJUNCTION WITH STEEL STUDS (ITEM 2B) OR CEILING RUNNER (ITEM 2A). CLIPS INSTALLED OVER THE TOP OF STUDS AND INSERTED WITHIN THE CEILING RUNNER. CLIP SHALL BE SECURED TO THE CEILING RUNNER WITH NO. 8 SELF DRILLING, SELF TAPPING STEEL FASTENERS THROUGH HOLES PROVIDED WITHIN THE CLIP. CLIP MAY BE SECURED TO THE STUD WITH NO. 6 PAN HEAD STEEL SCREW THROUGH HOLES PROVIDED WITHIN THE CLIP. AS AN ALTERNATE, THE LEGS OF THE CLIP MAY BE INSTALLED OVER THE TOP OF THE STUD WITHOUT ATTACHMENT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. FLEX-ABILITY CONCEPTS L L C — THREE LEGGED DOG DEFLECTION CLIP

B. STUDS — STEEL STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE. STUDS CUT 1 IN. (25 MM) LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN AND RESTING ON FLOOR RUNNER AND WITH TOP NESTING IN CEILING RUNNER WITHOUT ATTACHMENT. WHEN SLOTTED CEILING RUNNER (ITEM 2A3) IS USED, STEEL STUDS SECURED TO SLOTTED CEILING RUNNER WITH NO. 8 BY 1/2 IN. (13 MM) LONG WAFER HEAD STEEL SCREWS AT MIDHEIGHT OF SLOT ON EACH SIDE OF WALL. STUD SPACING NOT TO EXCEED 24 IN. (610 MM) OC.

B1. LIGHT GAUGE FRAMING* —SLOTTED STUDS —SLOTTED STEEL STUD TO BE USED IN CONJUNCTION WITH LIGHT GAUGE FRAMING* —FLOOR AND CEILING RUNNERS (ITEM 2A4). SLOTTED STEEL STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE. SLOTTED STEEL STUDS TO BE USED IN CONJUNCTION WITH LIGHT GAUGE FRAMING —FLOOR AND CEILING RUNNERS (ITEM 2A2). STEEL CLIPS AND STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE. STEEL CLIP INSERTED INTO INSIDE FLANGE OF STEEL STUD WITHOUT ATTACHMENT. TOTAL LENGTH OF STEEL STUD CUT 1 IN. (25 MM) LESS THAN ASSEMBLY HEIGHT WITH BOTTOM OF STEEL STUD NESTING IN AND SECURED TO FLOOR RUNNER. FLOOR RUNNER ATTACHED TO BOTTOM OF STEEL STUD BY MEANS OF NO. 8 BY 1/2 IN. (13 MM) LONG PAN HEAD STEEL SCREW. CEILING RUNNER SECURED TO STEEL C-CLIP BY MEANS OF NO. 10 BY 3/4 IN. (19 MM) LONG PAN HEAD STEEL SCREW LOCATED 3/8 IN. (10 MM) BELOW TOP OF CEILING RUNNER. TOP ROW OF GYPSUM BOARD SCREWS SHALL BE CENTERED WITHIN THE PREFORMED SLOT OF THE C-CLIP. STEEL STUD AND STEEL CLIPS SPACING NOT TO EXCEED 24 IN. (610 MM) OC. STEELER INC — SLOTTED STUD

B2. LIGHT GAUGE FRAMING* —SLIDER C-CLIP SYSTEM — AS AN ALTERNATE TO THE LIGHT GAUGE FRAMING* —SLOTTED STEEL STUDS (ITEM 2B1), A SLIDER C-CLIP SYSTEM CONSISTING OF A C SHAPED STEEL CLIP WITH A SLOTTED OPENING AND A STEEL STUD TO BE USED IN CONJUNCTION WITH LIGHT GAUGE FRAMING —FLOOR AND CEILING RUNNERS (ITEM 2A2). STEEL CLIPS AND STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE. STEEL CLIP INSERTED INTO INSIDE FLANGE OF STEEL STUD WITHOUT ATTACHMENT. TOTAL LENGTH OF STEEL STUD CUT 1 IN. (25 MM) LESS THAN ASSEMBLY HEIGHT WITH BOTTOM OF STEEL STUD NESTING IN AND SECURED TO FLOOR RUNNER. FLOOR RUNNER ATTACHED TO BOTTOM OF STEEL STUD BY MEANS OF NO. 8 BY 1/2 IN. (13 MM) LONG PAN HEAD STEEL SCREW. CEILING RUNNER SECURED TO STEEL C-CLIP BY MEANS OF NO. 10 BY 3/4 IN. (19 MM) LONG PAN HEAD STEEL SCREW LOCATED 3/8 IN. (10 MM) BELOW TOP OF CEILING RUNNER. TOP ROW OF GYPSUM BOARD SCREWS SHALL BE CENTERED WITHIN THE PREFORMED SLOT OF THE C-CLIP. STEEL STUD AND STEEL CLIPS SPACING NOT TO EXCEED 24 IN. (610 MM) OC. STEELER INC — SLIDER C CLIP SYSTEM

C. GYPSUM BOARD* — GYPSUM BOARD SHEETS INSTALLED TO A MIN TOTAL THICKNESS OF 5/8 OR 1-1/4 IN. (16 OR 32 MM) ON EACH SIDE OF WALL FOR A 1 OR 2 H FIRE RATED WALL, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. EXCEPT THAT A MAX 1 IN. (25 MM) GAP SHALL BE MAINTAINED BETWEEN THE TOP OF THE GYPSUM BOARD AND THE LOWER SURFACE OF THE FLOOR. THE TOP ROW OF SCREWS SHALL BE INSTALLED INTO THE STUDS 4 IN. (102 MM) BELOW THE LOWER SURFACE OF THE FLOOR. THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL. THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL. THE MOVEMENT CAPABILITY OF THE JOINT SYSTEM IS CLASS II AND III EXCEPT THAT WHEN THE VERTICAL DEFLECTION CLIP (ITEM 2A5) IS USED, THE MOVEMENT CAPABILITY IS CLASS I ONLY.

3. JOINT SYSTEM — MAX SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF WALL (AT TIME OF INSTALLATION OF JOINT SYSTEM) IS 1 IN. (25 MM). THE JOINT SYSTEM IS DESIGNED TO ACCOMMODATE A MAX 25 PERCENT COMPRESSION FROM ITS INSTALLED WIDTH. THE JOINT SYSTEM CONSISTS OF A PACKING OR FORMING MATERIAL AND A FILL MATERIAL BETWEEN THE TOP OF THE WALLBOARD AND THE BOTTOM OF THE FLOOR, AS FOLLOWS:

- PACKING MATERIAL — (OPTIONAL, NOT SHOWN)—FOR 2 H RATED SYSTEMS, TWO LAYERS OF NOM 7/8 IN. (22 MM) DIAM POLYURETHANE BACKER ROD FRICTION-FITTED ON TOP OF EACH OTHER INTO THE GAP BETWEEN THE TOP OF THE GYPSUM BOARD AND THE BOTTOM OF THE CONCRETE FLOOR ON BOTH SIDES OF THE WALL AND RECESSED FROM EACH SURFACE OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
- FORMING MATERIAL — (OPTIONAL, NOT SHOWN)—FOR 2 H RATED SYSTEMS, MIN 3/4 IN. (19 MM) WIDTH OF A PCF (64 KG/M³) MINERAL WOOL BATT INSULATION COMPRESSED 50 PERCENT IN THICKNESS AND PACKED INTO THE GAP BETWEEN THE TOP OF THE GYPSUM BOARD AND BOTTOM OF THE FLOOR ON BOTH SIDES OF THE WALL.

INDUSTRIAL INSULATION GROUP L L C — MINWOOL-1200 SAFING

ROCK WOOL MANUFACTURING CO — DELTA BOARD OR DELTA-8

ROCKWOOL MALAYSIA SDN BHD — TYPE SAFE

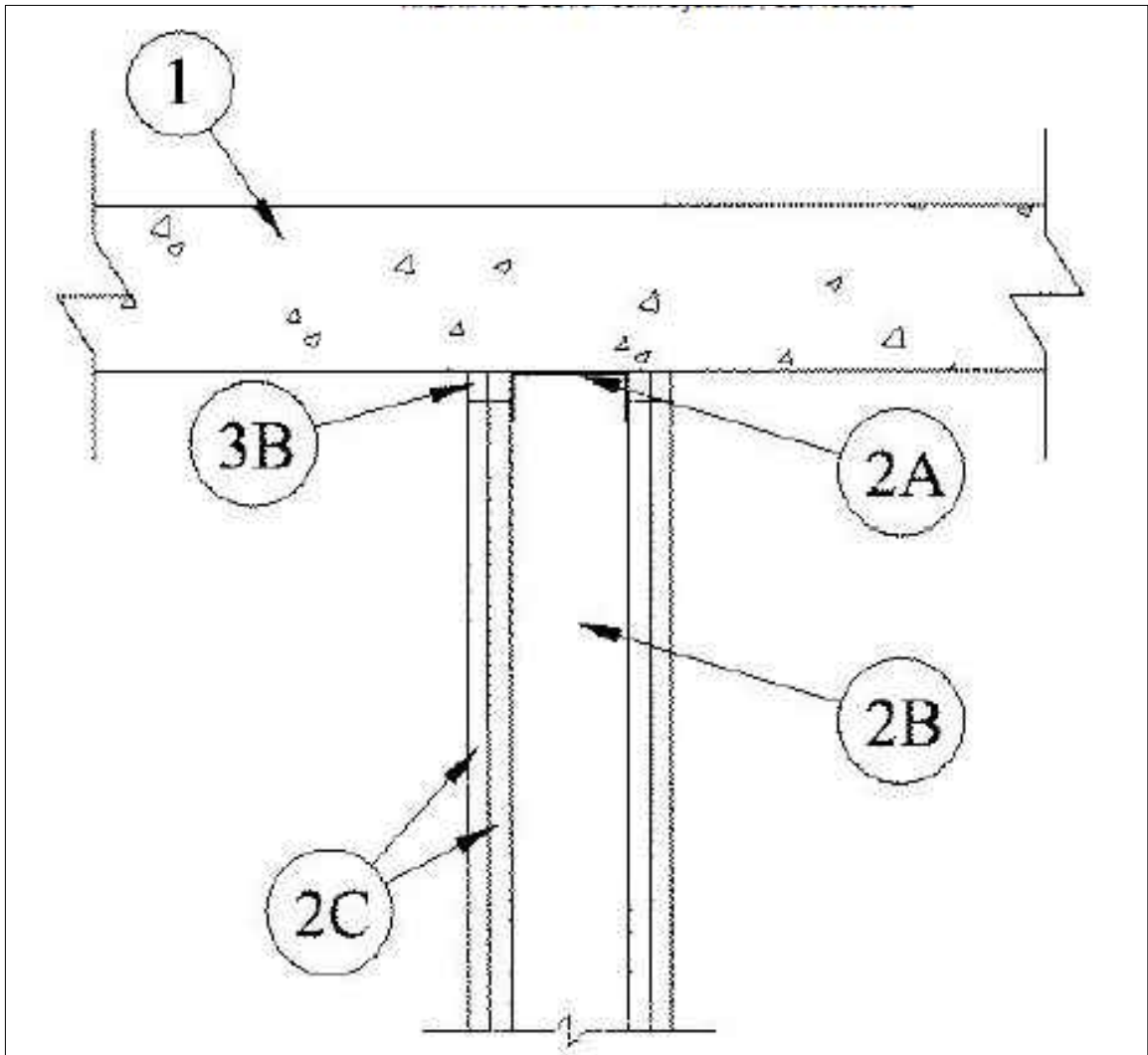
ROCKWOOL — TYPE SAFE

THERMAFIBER INC — TYPE SAF

FILL, VOID OR CAVITY MATERIAL* — A MIN 1/2 IN. (13 MM) THICKNESS OF FILL MATERIAL INSTALLED ON EACH SIDE OF THE WALL BETWEEN THE TOP OF THE GYPSUM BOARD AND BOTTOM OF THE CONCRETE FLOOR. AS AN OPTION FOR 1 H SYSTEMS AND IN 2 HR SYSTEMS WHERE PACKING MATERIAL (ITEM 3A) OR FORMING MATERIAL (ITEM 3B) ARE NOT USED, BOND BREAKER TAPE MAY BE APPLIED TO CEILING RUNNER ON EACH SIDE OF WALL. TREMCO INC — TREMSTOP ACRYLIC OR FYRE-SIL

Assembly Ratings —1 and 2 Hr (See Item 2)
Nominal Joint Width —1 In.

Class II and III Movement Capabilities —25% Compression (See Item 2)

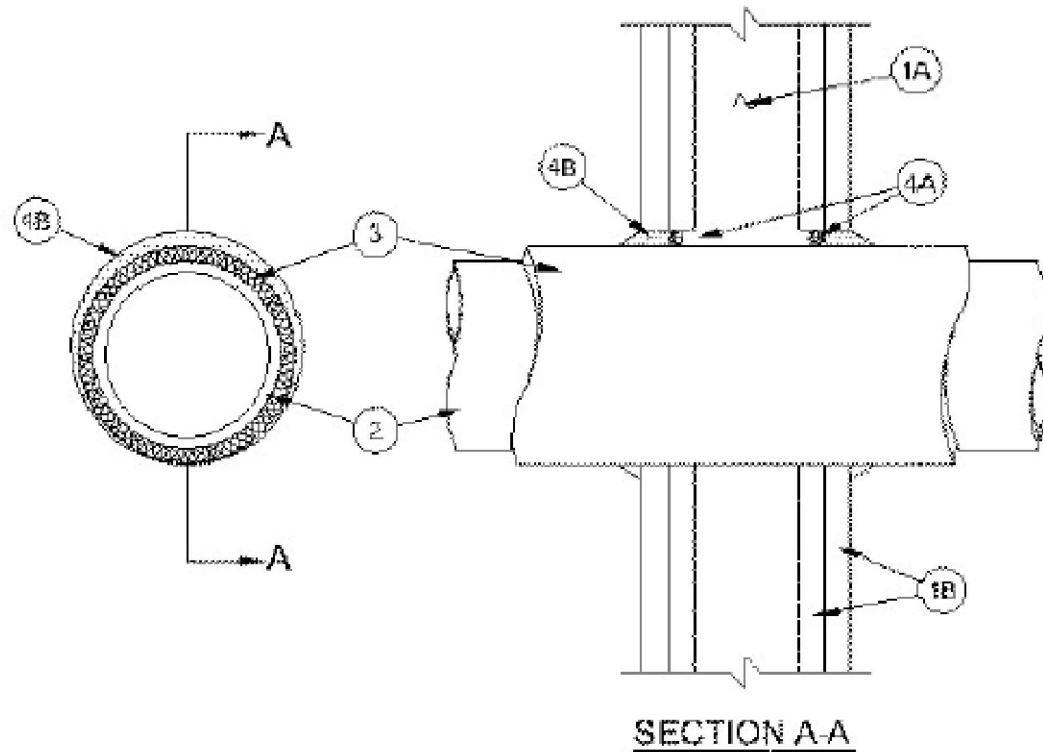


- FLOOR ASSEMBLY — MIN 4-1/2 IN. (114 MM) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF OR 1600-2400 KG/M³) STRUCTURAL CONCRETE. FLOOR MAY ALSO BE CONSTRUCTED OF ANY MIN 6 IN. (152 MM) THICK UL CLASSIFIED HOLLOW-CORE PRECAST CONCRETE UNITS. SEE PRECAST CONCRETE UNITS (CFTV) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
- WALL ASSEMBLY — THE 1 OR 2 H FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400, V400 OR W400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. IN ADDITION, THE WALL MAY INCORPORATE A HEAD-OF-WALL JOINT SYSTEM CONSTRUCTED AS SPECIFIED IN THE HW SERIES JOINT SYSTEMS IN THE UL FIRE RESISTANCE DIRECTORY. THE WALL SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
 - STEEL FLOOR RUNNERS — FLOOR RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF MIN NO. 26 GAUGE GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). FLOOR RUNNERS TO BE PROVIDED WITH NOM 1-1/4 IN. (32 MM) FLANGES. RUNNERS SECURED WITH STEEL FASTENERS SPACED MAX 24 IN. (610 MM) OC.
 - STUDS — MIN SIZE AS SPECIFIED IN THE INDIVIDUAL DESIGN. STUDS CUT 3/8 TO 5/8 IN. (10 TO 16 MM) LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN, RESTING ON AND FASTENED TO FLOOR RUNNER WITH SHEET METAL SCREWS. STUD SPACING NOT TO EXCEED 24 IN. (610 MM) OC.
 - GYPSUM BOARD* — GYPSUM BOARD INSTALLED TO A MIN TOTAL THICKNESS OF 5/8 OR 1-1/4 IN. (16 OR 32 MM) ON EACH SIDE OF WALL FOR A 1 OR 2 HR RATED WALL, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. EXCEPT THAT A NOM 1/4 IN. (6 MM) GAP SHALL BE MAINTAINED BETWEEN THE BOTTOM OF GYPSUM BOARD AND TOP OF CONCRETE FLOOR. THE HOURLY RATINGS OF THE JOINT SYSTEM ARE EQUAL TO THE HOURLY FIRE RATING OF THE WALL.
- FILL, VOID OR CAVITY MATERIAL* - SEALANT — MAX SEPARATION BETWEEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD IS 5/8 IN. (16 MM), MIN 1/2 IN. (13 MM) THICKNESS OF FILL MATERIAL INSTALLED ON EACH SIDE OF THE WALL BETWEEN THE BOTTOM OF THE GYPSUM BOARD AND THE TOP OF THE CONCRETE FLOOR. UNITED STATES GYPSUM CO — TYPE A OR AS

F Ratings —1 and 2 Hr (See Item 1)

T Rating —1/2 Hr

L Rating at Ambient —Less Than 1 CFM/sq ft

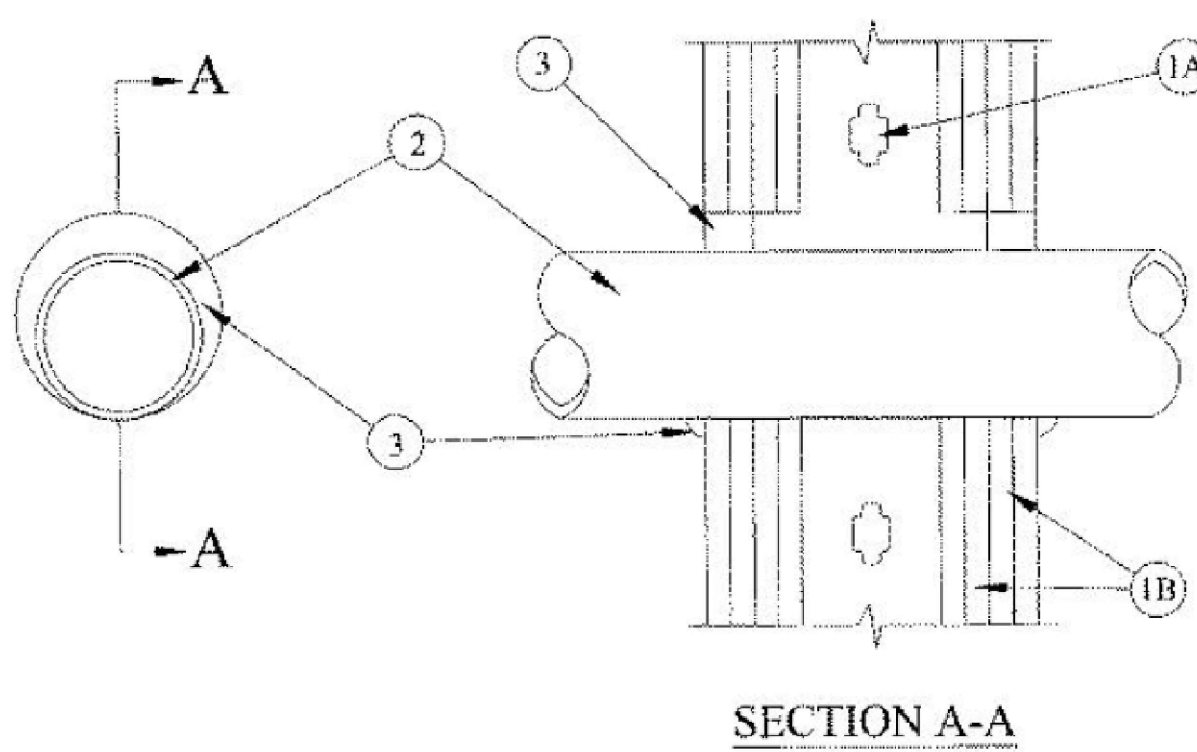


- Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
 - Gypsum Board* — One or two layers of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 7 in. (178 mm).The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
 - Steel Sleeve — (Optional, Not Shown) Cylindrical sleeve fabricated from min 0.013 in. (0.330 mm) thick to max 0.056 in. (1.42 mm) galv steel sheet and having a min 1 in. (25 mm) lap along the longitudinal seam. Ends of sleeve to be flush with both surfaces of wall. Sleeve to be installed by coiling the sheet metal to a diam smaller than the through opening, inserting the coil through the opening and releasing the coil to let it uncoil against the circular cutouts in the gypsum board layers.
 - Through Penetrants — One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
 - Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
 - Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
 - Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.6/11/2020 XHEZ W-L-5081 - Through-penetration Firestop Systems | UL Product IQ <https://iq.ulprospector.com/en/profile/?e=177694> 3/3
 - Tube Insulation — Plastics+ — Nom 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The diam of the opening shall be 1-3/8 in. (35 mm) larger than the diam of the penetrant. The annular space shall be min 0 in. (point contact) to max 1-3/8 in. (35 mm).
- See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.

- Firestop System — The firestop system shall consist of the following:
 - Packing Material — (Optional) — Foam backer rod firmly packed into the opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.
 - Fill, Void or Cavity Material* — Caulk — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall or overlapping min 1/4 in. onto wall surfaces when the steel sleeve is used. Additional fill material to be installed such that a min 3/8 in. (10 mm) crown is applied at the insulated pipe/wall interface at the point contact location.TREMCO INC — TREMstop Intumescent Acrylic, FyreCaulk or TREMstop IA+

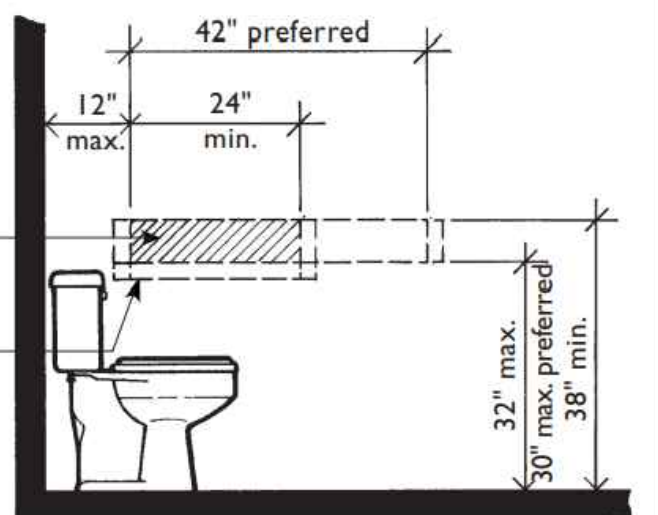
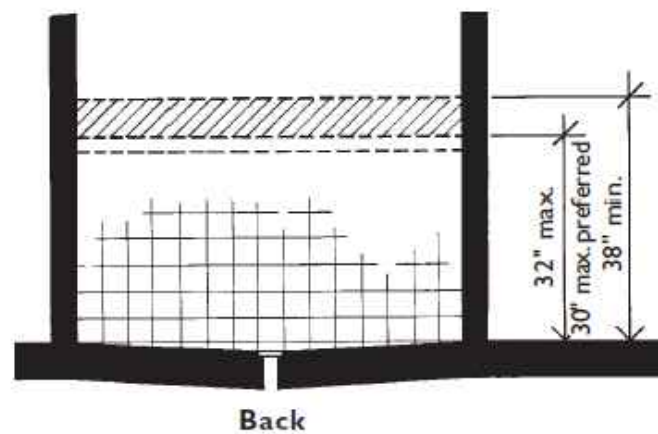
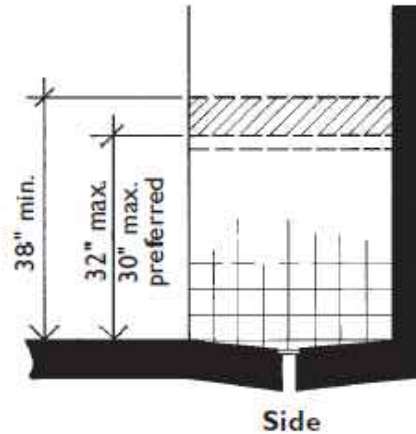
ANSI/UL1479 (ASTM E814)
F Ratings —1, 2, 3 and 4 Hr (See Item 1)
T Ratings —0 and 1/4 Hr (See Item 2)
—
—

CAN/ULC S115
F Ratings —1, 2, 3 and 4 Hr (See Item 1)r
FT Ratings —0 and 1/4 Hr (See Item 2)
FH Ratings —1, 2, 3 and 4 Hr (See Item 1)
FTH Ratings —1, 2, 3 and 4 Hr (See Item 2)

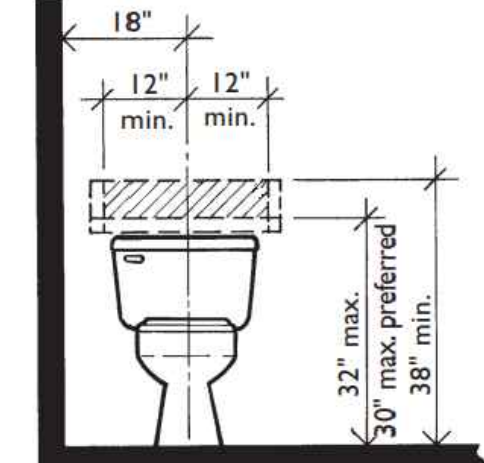


- Wall Assembly — The 1, 2, 3 or 4 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.
 - Gypsum Board* — Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 24 in. (610 mm).The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

- Through Penetrants — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (point contact) to max 1-1/4 in. (32 mm). 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 — The following types and sizes of steel pipes may be used:
 - Nom 12 in. (305 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - Nom 24 in. (610 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.When steel pipe is used, T & FTH Ratings are 1/4 hr for nom 4 in. (102 mm) diam (or smaller) and 0 for steel pipes greater than nom 4 in. (102 mm) diam.
 - Iron Pipe — Nom 24 in. (610 mm) diam (or smaller) cast or ductile iron pipe. When iron pipe is used T & FTH Ratings are 1/4 hr.
 - Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or steel conduit. When EMT or steel conduit is used T & FTH Rating are 1/4 hr.
 - Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing. When copper tube is used T & FTH Ratings are 0 hr.
6/11/2020 XHEZ W-L-1098 - Through-penetration Firestop Systems | UL Product IQ <https://iq.ulprospector.com/en/profile/?e=176473> 3/3
 - Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe. When copper pipe is used T & FTH Ratings are 0 hr.
 - Stainless Steel Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 5 (or heavier) stainless steel pipe. When stainless steel pipe is used T & FTH Ratings are 0 hr.
- Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of sealant for 1 hr rated wall assembly, min 1-1/4 in. (32 mm) thickness of sealant for 2, 3 and 4 Hr rated wall assemblies, applied within the annulus, flush with both surfaces of wall. At the point contact location between penetrant and wallboard, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the wallboard/penetrant interface on both surfaces of wall.



Minimum Reinforcing to the Side of Toilets



Minimum Reinforcing Behind Toilets Located Beside a Wall

FUTURE GRAB RAILS BACKING

N.T.S.

△	REVISION / DATE

RICHARD ESPINOZA
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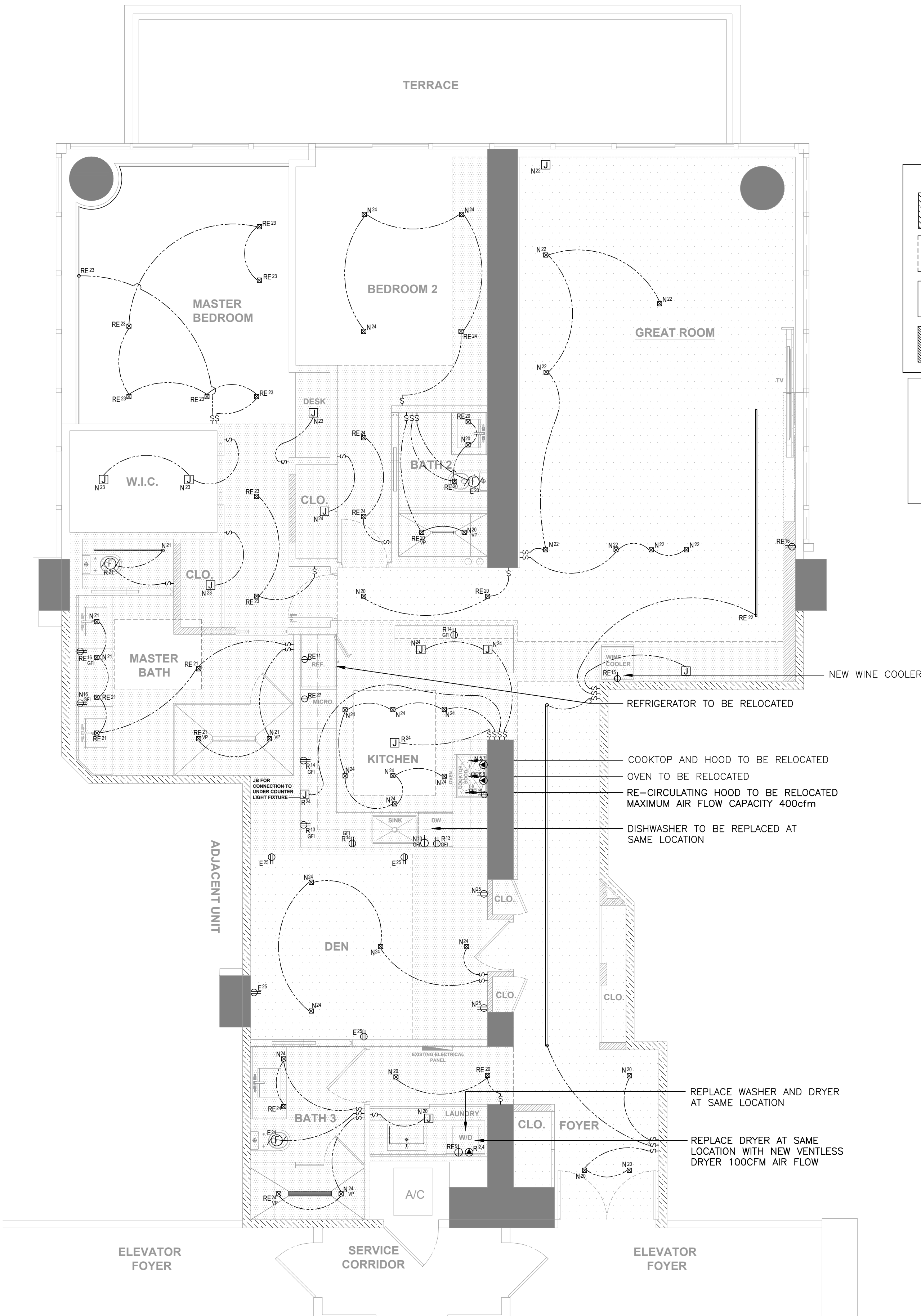
PROPOSED RENOVATION
CONTINUUM SOUTH TOWER
100 SOUTH POINTE DR.
MIAMI BEACH, FL 33139 UNIT 2409

DRAWN BY:	MZ
CHECKED BY:	
JOB NUMBER:	
DATE:	01/15/2021

RICHARD S ESPINOZA
FLORIDA PE #56172

FIRE PENETRATION
DETAILS

A-3



ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

NOTE:
ALL SINGLE STATION SMOKE DETECTORS WILL BE INTERCONNECTED AND 3 FEET AWAY FROM THE A/C SUPPLY GRILLE AND 3 FEET AWAY FROM THE TIP OF THE CEILING FAN.

NOTE:
LIFE SAFETY SYSTEM SHALL REMAIN OPERATIONAL DURING THE DEMOLITION PHASE

NOTE: ALL NEW KITCHEN RECEPTACLES TO BE TAMPER PROOF

NOTE:
PROVIDE AFCI AS PER 210.12 IN ALL NEW KITCHEN CIRCUITS

NOTE:
PROVIDE AFCI AS PER 406.4.D IN ALL NEW KITCHEN CIRCUITS

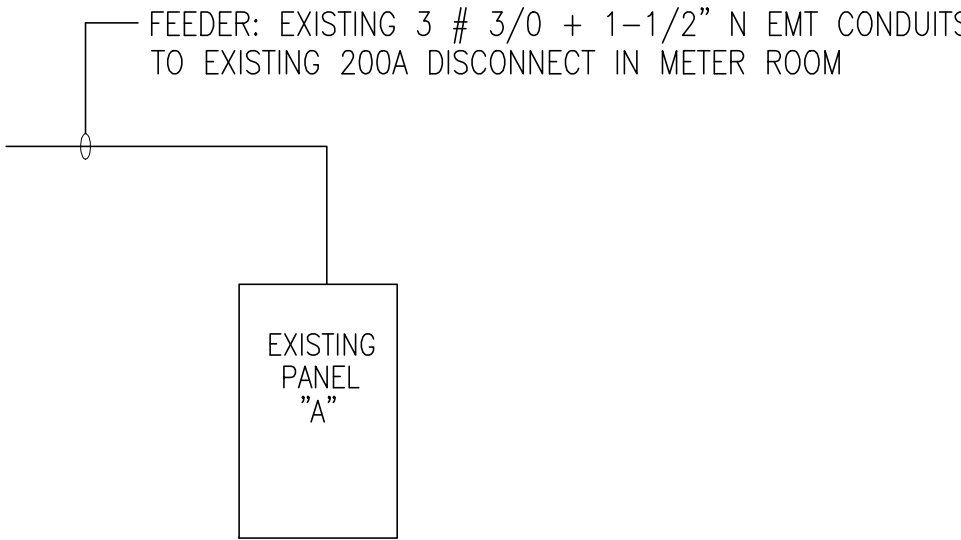
ELECTRICAL SCOPE OF WORK

- 1) RELOCATE REFRIGERATOR, OVEN, COOKTOP, HOOD, MICROWAVE AND DISHWASHER
- 2) REPLACE WASHER AND DRYER AT SAME LOCATION
- 3) REPLACE BATHS GFCI AT SAME LOCATION; NEW GFCI AND REPLACE EXISTING GFCI AT MASTER BATH AS PER PLAN
- 4) REPLACE AND RELOCATE GFCIS AT KITCHEN WITH GFI STRIPS AS PER PLAN
- 5) NEW LIGHTING AS PER PLAN

PANEL '10 U'				
SERVICE	UNIT 2409	BREAKER	WIRE AND CONDUIT	LOAD (KVA)
HP-J	1,3	70-2	4 1-1/4	10.5
DRYER	2,4	30-2	10-3/4	5.0
COOKTOP	5,7	50-2	6-1	7.2
OVEN	6,8	30-2	10-3/4	4.2
WASHER	9	20-1	12-1/2	1.5
DISHWASHER GFCI	10	20-1	12-1/2	1.2
REFRIGERATOR	11	20-1	12-1/2	1.5
MICROWAVE	12	20-1	12-1/2	1.5
SMALL APPLIANCE GFCI	13-15	20-1	12-1/2	4.5
BATHROM RECPTS.	16-17	20-1	12-1/2	
SPACE	-	-	-	-
HOOD FAN/LGT.	19	20-1	12-1/2	0.3
LTG. AND RECPTS.	20-26	15-1	12-1/2	6.4
COFFEE MAKER	27	20-1	12-1/2	1.5
WINE COOLER	28	20-1	12-1/2	800
SPACE	29-42			
TOTAL CONNECTED LOAD (KVA)				46.1
TOTAL LESS A/C				35.6
1ST 10 KVA AT 1.0 DF				10.0
REMINDER AT 0.4 DF				10.24
HVAC AT 1.0 DF				10.5
NET DEMAND				30.74
AMPS AT 240V-1Ø				128
FEEDER BREAKER				200
FEEDER				2# 4/0 AL, 1# 4/0 AL (N) , 1# 4 AL (G) IN 2" C
TYPE: SEIMENS -LOAD CENTER				
SERVICE: 1Ø, 3W - 120 / 240V				
MOUNTING RECESSED				
POLES: 42				
MAIN BUS: 200 AMP AL				
NEUTRAL: 200 AMP AL				
MAINS L.O.				
A.I.C.: 10,000				

RESIDENCE NOTES:

- CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS. ALL POWER CONTROL CIRCUITS WIRING AND RACEWAYS AS SHOWN ON THE AIR CONDITIONING DRAWINGS OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURER'S WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
- PROVIDE ALL FINAL CONNECTIONS TO ALL EQUIPMENT AND APPLIANCES.
- THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- ALL LAVATORIES AND KITCHEN RECEPTACLES SHALL BE GFI TYPE.
- TERRACE RECEPTACLES TO BE GFI AND WEATHER PROOF.
- COORDINATE LOCATION OF ALL DISCONNECT SWITCHES WITH OTHER TRADES TO ALLOW N.E.C. REQUIREMENT CLEARANCE.
- CIRCUITS WIRING REQUIRED TO BE AS FOLLOWS: 120V-2 WIRE (L-N); 120/240V - 3 WIRE (LL-N); 240V - 2 WIRE (LL). WHEN EQUIPMENT GROUND IS REQUIRED INCREASE CONDUIT SIZE AS REQUIRED.
- ALL WIRING TO BE COPPER. THHN/THWN TYPE RUN IN CONDUIT.
- ALL COUNTER RECEPTACLES AND SWITCHES TO BE MOUNTED + 48" MAXIMUM FINISHED FLOOR (TO BOTTOM OF PLATE). COORDINATE HEIGHT WITH ARCHITECT.
- ALL LAVATORY RECEPTACLES TO BE MOUNTED + 48" A.F.F. MAXIMUM, COORDINATE HEIGHT WITH ARCHITECT.
- ALL DUPLEX RECEPTACLES IN EXTERIOR AREAS TO BE OF GFI TYPE AND WEATHER PROOF.
- MINIMUM WIRE SIZE SHALL BE #12 THHN/THWN WITH THE EXCEPTION OF 15A GENERAL LTG. AND RECEPTACLE BRANCH CIRCUITS WHICH ARE #14 THHN/THWN.
- CONDUCTORS #6 AWG AND LARGER SHALL BE THW.
- ALL CONDUCTORS SHALL BE COPPER.
- CONDUIT IN FINISHED AREAS SHALL BE CONCEALED.
- CONDUIT IN UNFINISHED AREAS SHALL BE EXPOSED.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE.
- INSTALL NYLON PULL STRING IN ALL EMPTY CONDUITS FOR FUTURE USE.
- ALL MATERIALS SHALL BE U.L. APPROVED.
- WORKMANSHIP SHALL BE TO BEST COMMERCIAL PRACTICE.
- INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES.
- ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- RISER AND DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
- ALL EQUIPMENT PANEL, DISCONNECTS, ETC. AND DEVICES RECEPTACLES SWITCHES, ETC. SHALL BE MOUNTED ABOVE FLOOD CRITERIA.



ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.

SYMBOL LEGEND:

- DUPLEX RECEPTACLE OUTLET 15A, 125V, 3 WIRE MOUNTED @ 18" AFF U.O.N. SMALL APPLIANCE AND BATHROOM DUPLEX RECEPTACLES TO BE RATED FOR 20A, 125V, 3 WIRE, GROUND TYPE WALL MOUNTED. IN COUNTERS, MOUNT RECEPTACLES 6" ABOVE BACK SPLASH.
- SINGLE RECEPTACLE OUTLET, 20A, 125V, 3 WIRE, GROUNDING TYPE WALL MOUNTED.
- RANGE RECEPTACLE 50A, 120/240V, 1Ø, GROUNDING TYPE.
- DRYER OUTLET, 30A, 120/240V, 1Ø, GROUNDING TYPE.
- ELECTRIC MOTOR
- SINGLE POLE LIGHT SWITCH, 120/277V, 20A
- 3-WAY LIGHT SWITCH, 120/277V, 20A
- 4-WAY LIGHT SWITCH, 120/277V, 20A
- ELECTRIC PANEL
- DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE
- PHOTOELECTRIC SMOKE DETECTOR (120V). TANDEM WIRED WITH SOUNDING BASE AND BATTERY BACK-UP.
- TELEPHONE OUTLET MOUNTED AT 18" AFF
- TV OUTLET MOUNTED AT 18" AFF
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- GFI: GROUND FAULT CIRCUIT INTERRUPTER
- AFCI: ARC FAULT CIRCUIT INTERRUPTER
- VP: VAPOR PROOF
- WP: WEATHER PROOF

△	REVISION / DATE

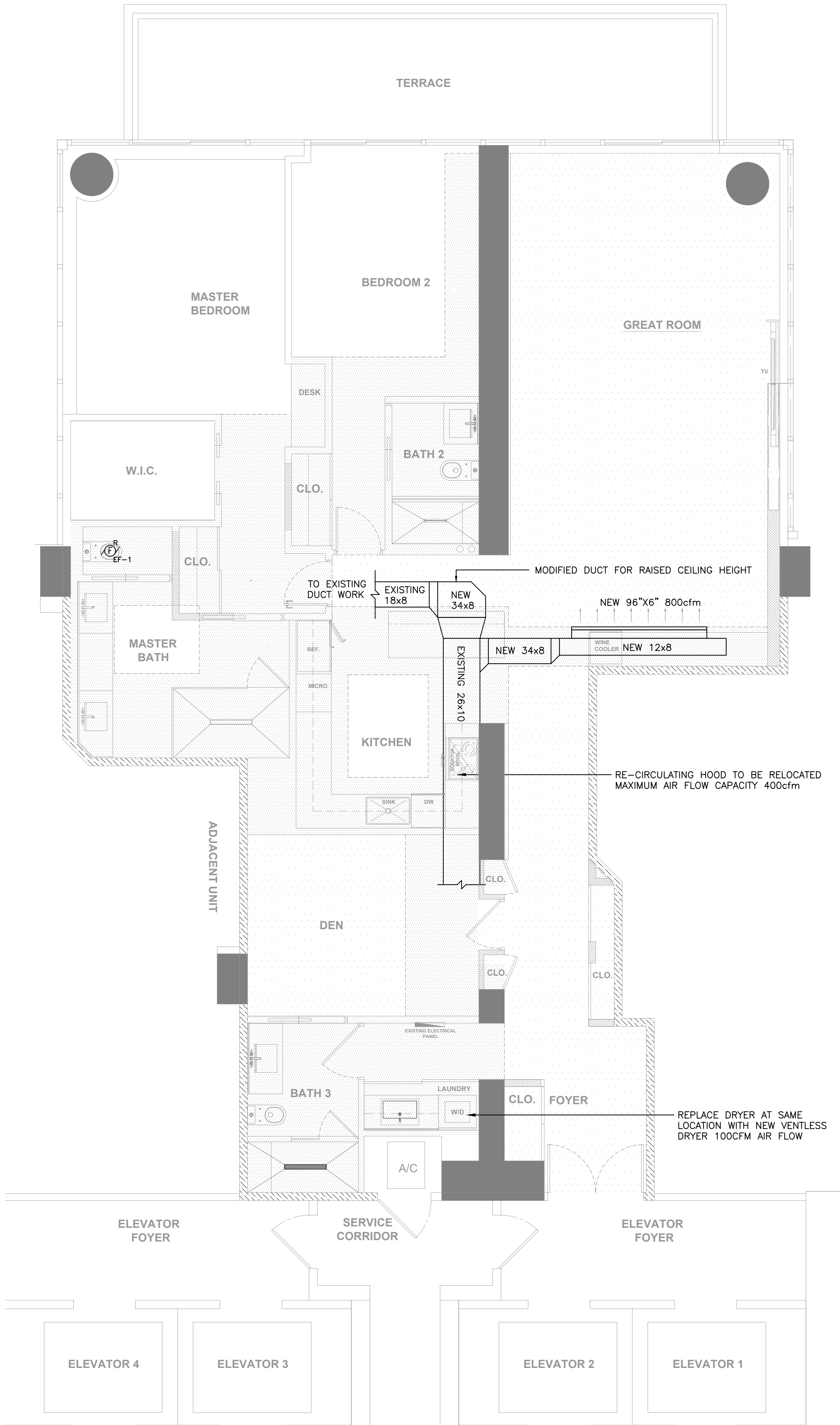
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PROPOSED RENOVATION
CONTINUUM SOUTH TOWER
100 SOUTH POINTE DR.
MIAMI BEACH, FL 33139 UNIT 2409

DRAWN BY:	MZ
CHECKED BY:	
JOB NUMBER:	
DATE:	

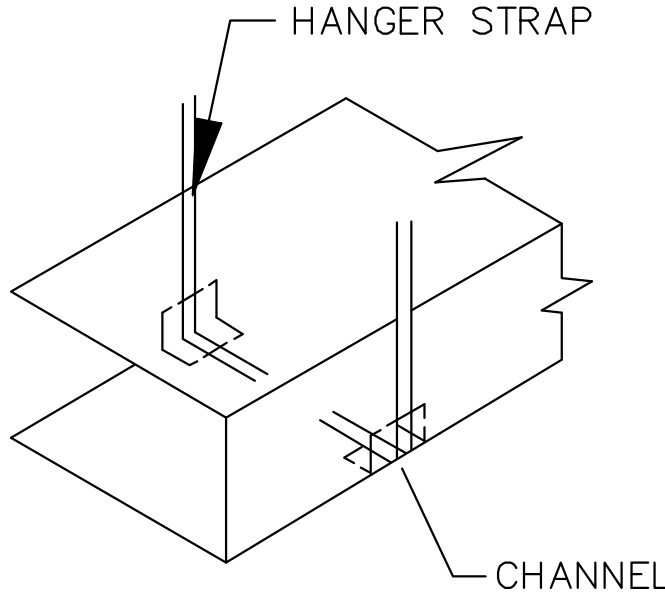
RICHARD S ESPINOZA
FLORIDA PE #56172

ELECTRICAL PLAN

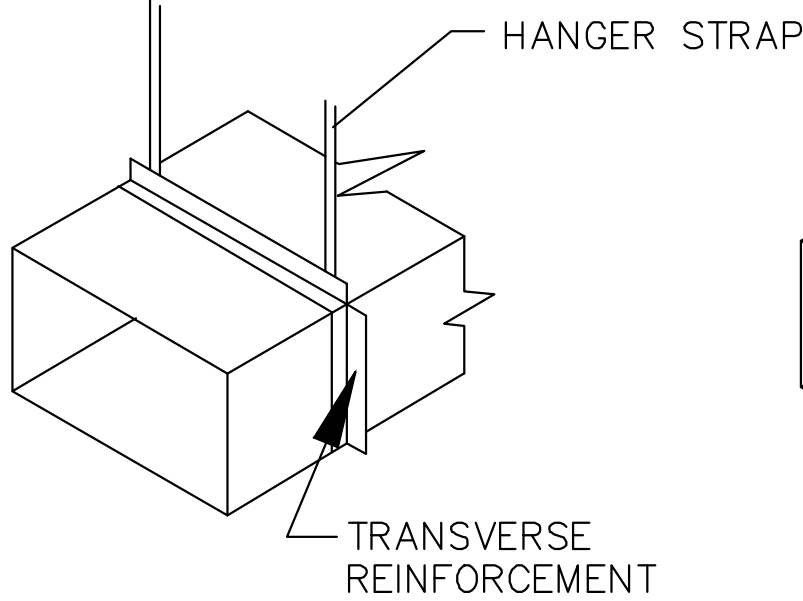


MECHANICAL FLOOR PLAN

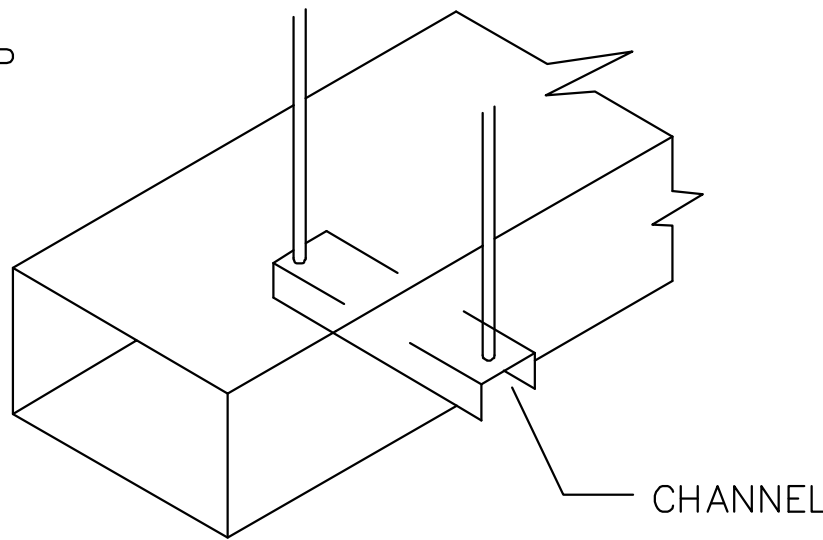
SCALE: 1/4" = 1' - 0"



TYPICAL HANGING STRAP AND SADDLE HANGING DETAIL



TYPICAL Z BAR AND WIRE DUCT HANGING DETAIL



TYPICAL CHANNEL AND STRAP DUCT HANGING DETAIL

NOTE:

FIBROUS GLASS DUCTS SHOULD BE SUPPORTED BY TRAPEZE TYPE HANGERS ON MAXIMUM CENTERS OF 8’-0” WITH A MINIMUM OF 1”x2”x1” CHANNELS, 18 GAUGE OR HEAVIER. THEY SHOULD BE SUPPORTED BY 1/4” DIAMETER RODS OR 1”x18 GAUGE OR HEAVIER STRAPS. WHEN TRANSVERSE REINFORCING MEMBERS OCCUR WITHIN THE MAXIMUM HANGER SPACING 1”x18 GAUGE OR HEAVIER SHEET METAL STRAPS MAY BE BOLTED TO THE STEMS OF THESE MEMBERS TO SUPPORT THE FIBROUS GLASS DUCT

NOTES:

- ALL DUCTWORK TO BE R-4.2 FIBERGLASS AND FLEX DUCT R-4.2
- ALL GRILLES TO BE ALUMINUM DIFFUSERS
- ALL WORK TO BE CONFORM WITH STATE AND LOCAL CODE REQUIREMENTS
- T-STAT TO BE MOUNTED 5’-6” A.F.F.
- ALL DOORS SHALL HAVE A 1” UNDERCUT

NOTE:

ALL SINGLE STATION SMOKE DETECTORS MUST BE INTERCONNECTED,120 VOLTS WITH BATTERY BACKUP AND A MINIMUM OF 36 INCHES FROM THE A/C SUPPLY.

NOTE:

EXHAUST SHALL COMPLY WITH FMC 501.2, 501.4

NOTE:

NO COMBUSTIBLE MATERIALS ARE ALLOWED ABOVE THE CEILING OR IN RETURN AIR PLENUMS

8" NEW DROP CEILING:	9'-4"	
16" EXISTING DROP CEILING:	8'-8"	

HVAC DESIGN REQUIREMENTS (SEE SCOPE WORKS)

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

EXHAUST FAN SCHEDULE						
ELEC. FAN	LOCATION	MANUF.	MODEL	TOTAL CFM	ELECTRIC	SONES
EF-1	MASTER BATH	WHISPER LINE	FV-10NLF1E	100	120V , 0.1SP , 60Hz	2.0

MECHANICAL SCOPE OF WORK

1. LIVING ROOM : RELOCATE AIR SUPPLY GRILLES AS PER PLAN
2. REPLACE MASTER BATHROOM EXHAUST FAN AT SAME LOCATION
3. RELOCATE HOOD AS PER PLAN

△	REVISION / DATE

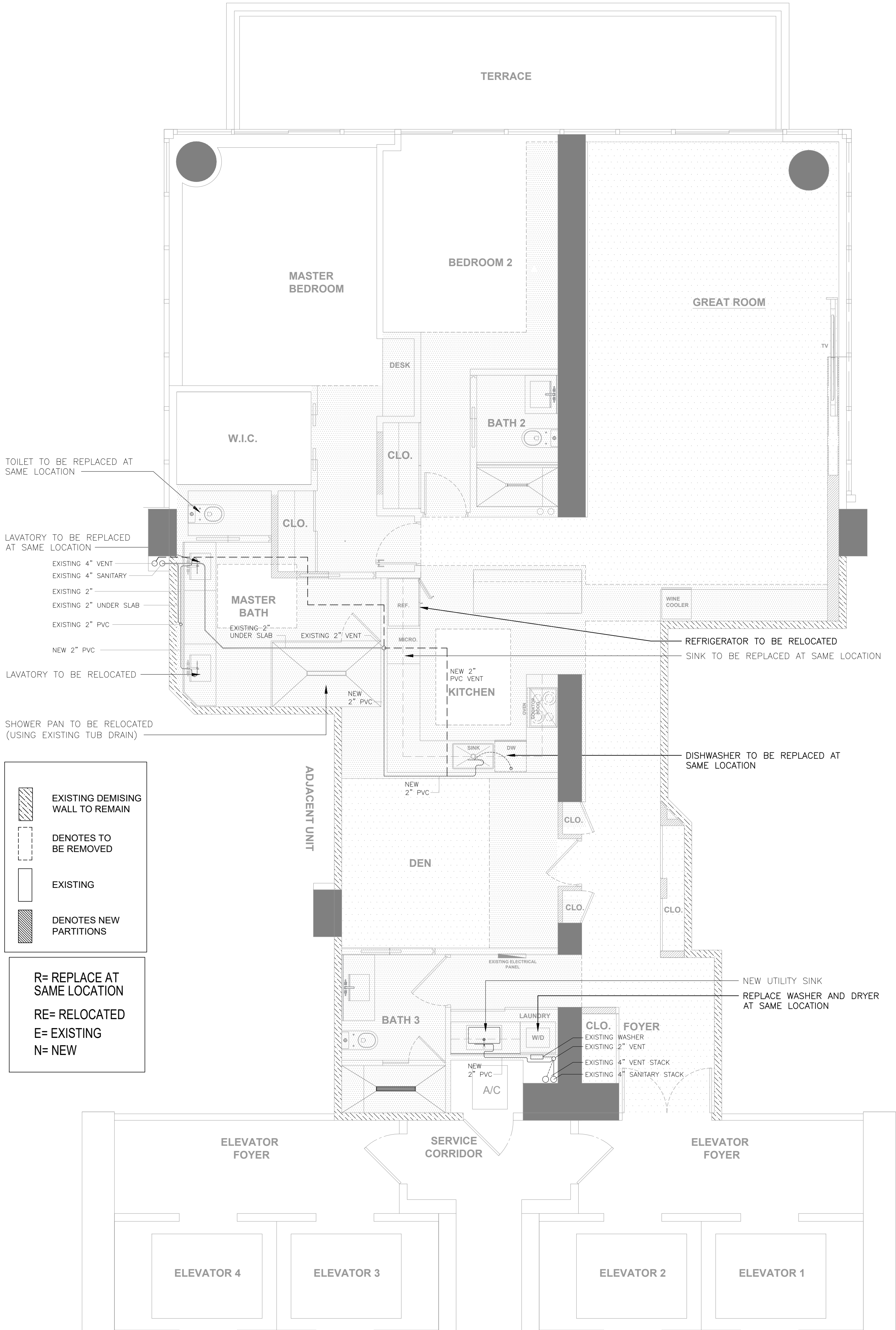
RICHARD ESPINOZA
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PROPOSED RENOVATION
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PLUMBING PLAN



PLUMBING FLOOR PLAN

SCALE: 1/4" = 1' - 0"

GENERAL NOTES

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE CONTRACTOR AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT.

2. ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

3. SMOOTH SURFACE, NON-ABSORBENT CERAMIC TILED FLOOR AND WALLS 70" MIN. HEIGHT AFF TYPICAL ON ALL SHOWERS AND TUBS.

4. SHOWER, TUB ENCLOSURES AND/OR DOORS, SHALL BE CATEGORY II SAFETY GLASS.

5. ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.

6. LINES SHALL HAVE A SLOPE OF 1/8 IN. PER FOOT UNLESS NOTED OTHERWISE.

7. ALL PLUMBING FIXTURES MUST COMPLY WITH FLORIDA BUILDING CODE PLUMBING SECTION 406 THROUGH 421
8. ANY CHANGES TO FLOORING, WALLS AND OTHER STRUCTURES, DUE TO THE PLUMBING WORK, SHALL BE LEFT IN A SAFE STRUCTURAL CONDITION.

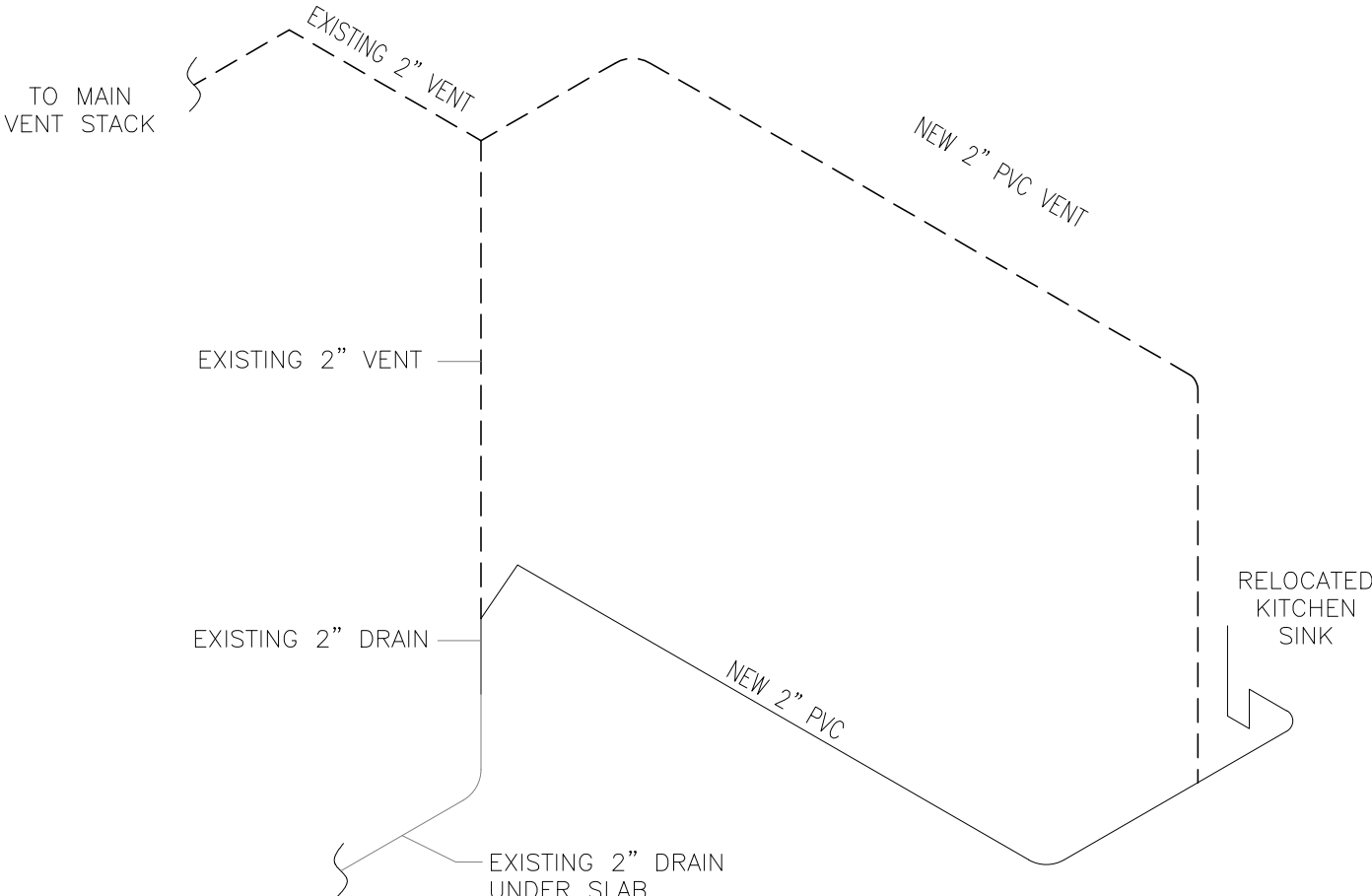
9. ANTI-SCALD VALVE:
ALL SHOWERS & BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COM-BINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 120° F.

10. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORSEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.

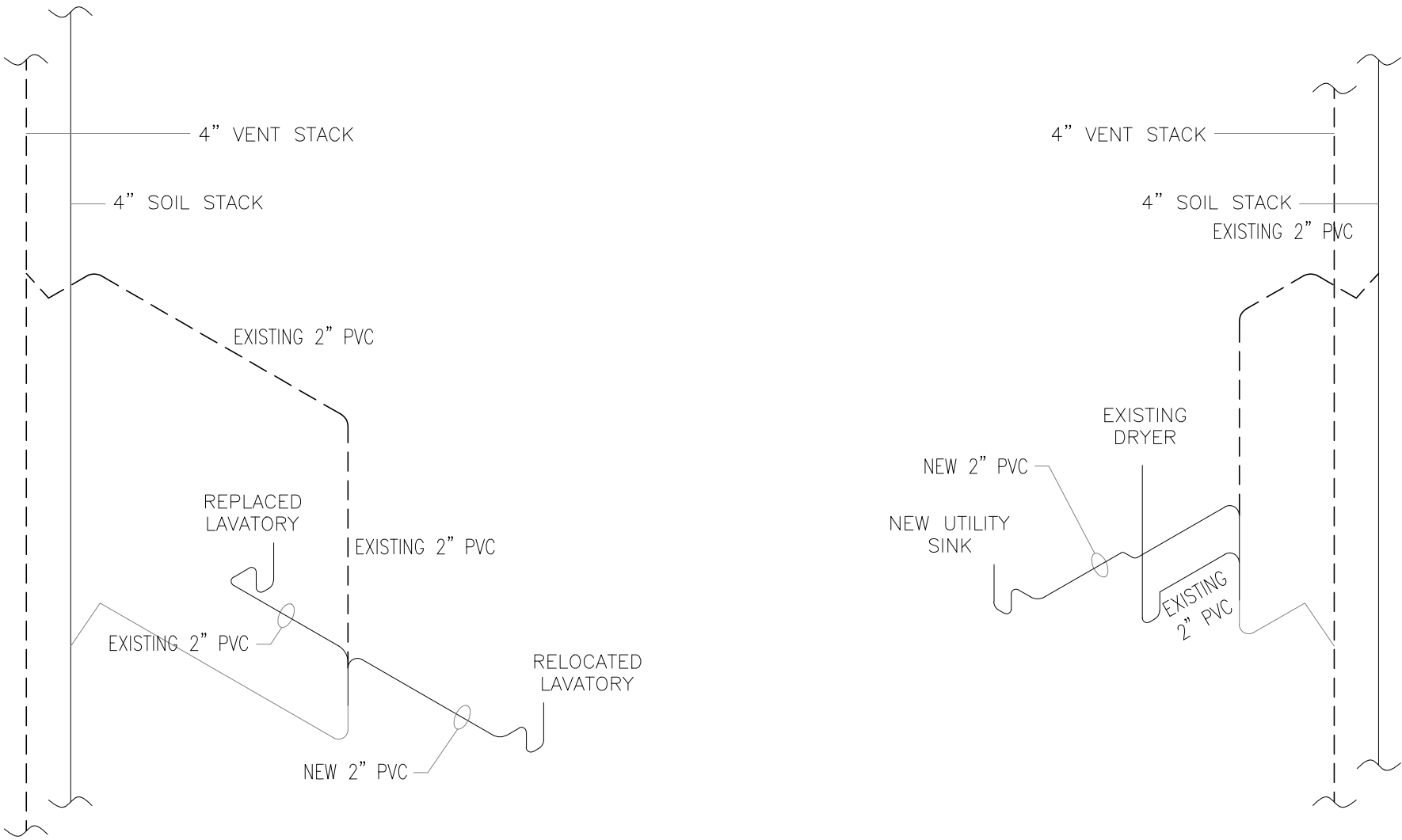
11. ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.

MATERIALS

WATER PIPING	CPVC
DRAINAGE	PVC
VENT STACK	PVC



SANITARY KITCHEN BATH ISOMETRIC
N.T.S.



SANITARY MASTER BATH ISOMETRIC
N.T.S.

LAUNDRY MASTER BATH ISOMETRIC
N.T.S.

PLUMBING NOTES:

1. PROVIDE FIXTURE COMPLIANCE WITH REFERENCED STANDARDS AS PER FBC PLB 406 THROUGH 421.
2. PROVIDE ANTI SCALD VALVE REQUIRED FOR SHOWER.
3. SHOWER MAX. FLOW RATE & CONSUMPTION = 2.5 gpm @ 80 psi AS PER PLUMBING SECTION 604.4 F.B.C. 2020.

MAX. FLOW RATES AND CONSUPTION FOR WATER FIXTURE AND FIXTURE FITTINGS	
LAVATORY, PRIVATE	1.5 GPM AT 60 PSI
LAVATORY, PUBLIC, (METERING)	0.25 GALLON PER METERING CYCLE
LAVATORY, PUBLIC (OTHER THAN METERING)	0.5 GPM AT 60 PSI
SHOWER HEAD	1.5 GPM AT 80 PSI
SINK FAUCET	1.5 GPM AT 80 PSI
URINAL	0.5 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS * (ENERGY STAR / WATER SENSE CERTIFIED)
WASHING MACHINE	WATERFACTOR OF 8 OR LOWER * (ENERGY STAR / WATER SENSE CERTIFIED)

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PLUMBING PLAN