

# INTERIOR IMPROVEMENTS FOR: S F R P C OFFICE

1 Oakwood Blvd. SUITE # 230, 250, Hollywood, FL. 33020

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ARCHITECTURAL	
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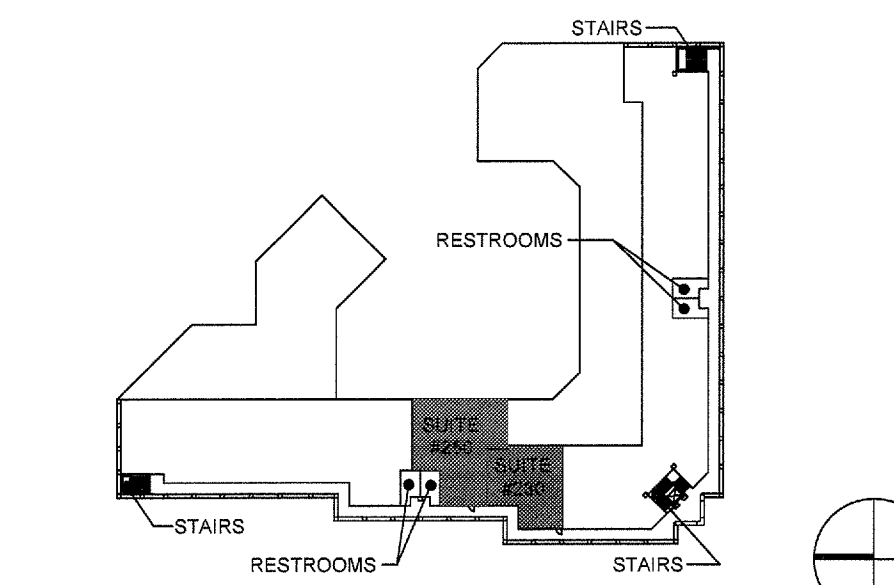
## E6 DRAWING INDEX

MEP ENGINEER  
LOUCKS ENGINEERING INC.  
4520 NE 18th AVE #400  
OAKLAND PARK, FL 33334  
PH: (954) 935-1681  
CONTACT: BOB LOUCKS

## D6 CONSULTANTS

THE SCOPE OF THE PROJECT INCLUDES ARCHITECTURAL DESIGN, ELECTRICAL, MECHANICAL AND PLUMBING ENGINEERING AS REQUIRED FOR PERMIT FOR A +/- 3,800 S.F. OFFICE FACILITY AS DEPICTED IN THE FLOOR PLAN PROVIDED IN THE RFP. THE EXISTING INTERIOR SECOND GENERATION SPACE WILL BE PARTIALLY DEMOLISHED. OUR BEST EFFORTS WILL BE MADE TO SALVAGE AS MUCH OF THE INFRASTRUCTURE AS POSSIBLE.

## C6 SCOPE OF WORK



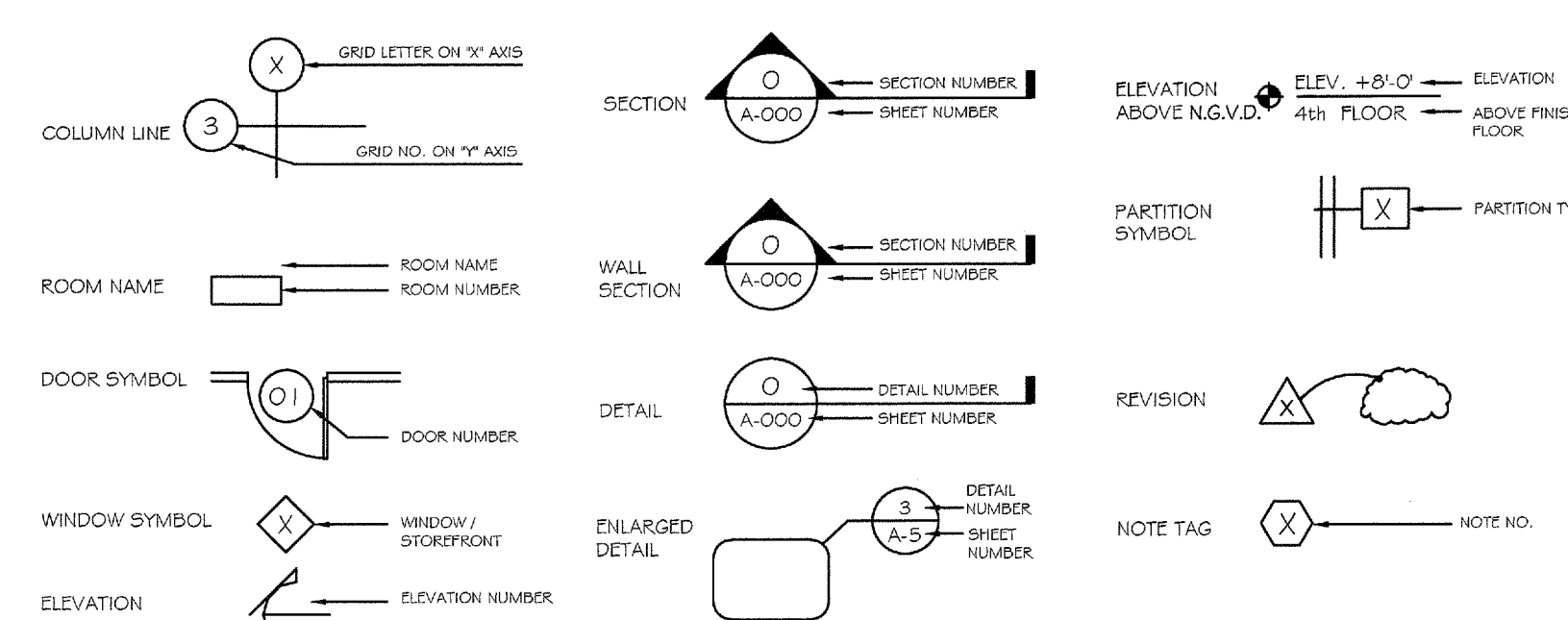
## B6 KEY PLAN



## A6 LOCATION MAP

ABV	ABOVE	BRK	BRICK	DP	DAMP PROOFING	FIN	FINISH	HGHT	HEIGHT	MAX	MAXIMUM	PL	PLATE	STRD	STANDARD
ACOUS	ACOUSTICAL	CAB	CABINET	DR	DOOR	FL	FLOOR	HM	HOLLOW METAL	MECH	MECHANICAL	PBLG	PLUMBING	TOC	TOP OF CONCRETE
AD	AREA DRAIN	CJ	CONTROL JOINT	DTL	DETAIL	FLASH	FLASHING	MOR	HORIZONTAL	MFGR	MANUFACTURER	PLAS	PLASTER	T & G	TONGUE & GROOVE
ADJ	ADJACENT/ADJUSTABLE	CLG	CEILING	DWGS	DRAWING (S)	FLR	FLOOR	HP	HIGH POINT	MIN	MINIMUM	PRDJ	PROJECT	TEMP	TEMPERED
AFP	ABOVE FINISH FLOOR	C	CENTERLINE	DW	DRYWALL	FT	FOOT, FEET	HVAC	HEATING, VENTILATING & AIR CONDITIONING	MISC	MISCELLANEOUS	PLYWD	PLYWOOD	TERR	TERRAZZO
AGGR	AGGREGATE	CLR	CLEAR	EJ	EACH	FURR	FURRING	ID	INSIDE DIAMETER	MO	MASONRY OPENING	PVMT	PAVEMENT	TJ	TOP OF JOIST
ALUM	ALUMINUM	CLR OPN	CLEAR OPENING	E.J.	EXPANSION JOINT	GA	GAUGE	IN	INCH	MR	MOISTURE RESISTANT	P.T.	POINT	TOW	TOP OF WALL
ANCH	ANCHOR	CMU	CONCRETE MASONRY UNIT	ELECT	ELECTRICAL	GALV	GALVANIZED	INSUL	INSULATION	MTL	METAL	P.T.	PRESSURE TREATED	TYP	TYPICAL
ANOD	ANODIZED	CP	CEMENT PLASTER	ELEV / EL	ELEVATION	GC	GENERAL CONTRACTOR	INT	INTERIOR	MULL	MULLION	QT	QUARRY TILE	UN	UNLESS OTHERWISE NOTED
APPROX	APPROXIMATELY	COL	COLUMN	EQ	EQUAL	GL	GLASS	JC	JANITOR'S CLOSET	NIC	NOT IN CONTRACT	REF	REFERENCE/REFRIGERATOR	W	WITH
ARCH	ARCHITECTURAL	CONC	CONCRETE	EQUIP	EQUIPMENT	GWB	GYPSPUM WALL BOARD	JST	JOIST	NO	NUMBER	RES	RESILIENT	WD	WOOD
AS	ACOUSTICAL SEALANT	CONST	CONSTRUCTION	EXP	EXPOSED	GYP	GYPSPUM	JT	JOINT	NOM	NOMINAL	RO	ROUGH OPENING	WDO	WINDOW
ASHP	ASPHALT	CONT	CONTINUOUS	EXPAN	EXPANSION	GYP BD	GYPSPUM BOARD	KIT	KITCHEN	NTS	NOT TO SCALE	RO	ROUGH OPENING	WH	WATER HEATER
AT	ACOUSTICAL TILE	CONTR	CONTRACTOR	EXIST	EXISTING	HANDICAP	HANDICAP	KO	KNOCK OUT	OC	ON CENTER	SAN	SANITARY	W	WITHOUT
BTM	BOTTOM OF	CPT	CARPET	FE	FIRE EXTINGUISHER	HB	HOSE BIB	LAM	LAMINATE	OD	OUTSIDE DIAMETER	SHT	SHEET	WSC	WAINSCOT
BD	BOARD	CT	CERAMIC TILE	FE	FIRE EXTINGUISHER CABINET	HC	HOLLOW CORE	OPNG	OPENING	OPNG	OPENING	SHTG	SHEATHING		
BLDG	BUILDING	DIAM	DIAMETER	FD	FLOOR DRAIN	HD	HAND	OPP	OPPOSITE	OPP	OPPOSITE	SIM	SIMILAR		
BM	BEAM	DIM	DIMENSION	FP	FINISH FLOOR	HDW	HARDWARE	PATN	PARTITION	PATN	PARTITION	SPEC	SPECIFICATION		
		D.O.S.	DOOR OPENING SIZE	FHC	FIRE HOSE CABINET	HDWD	HARDWOOD	MACH	MACHINE	PFS	PREFOLDDED FILLER	SS	STAINLESS STEEL		

## A1 ABBREVIATIONS & SYMBOLS



INTERIOR IMPROVEMENT  
SFRPC OFFICES

HOLLYWOOD, FL

barranco gonzalez • architecture • planning • interior design  
1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954) 961-7675 fax: (954) 961-7685 email: bgon@bgonarchitecture.com

STATE OF FLORIDA  
COUNTY OF BROWARD  
REGISTERED ARCHITECT  
AR 92471  
12.2018

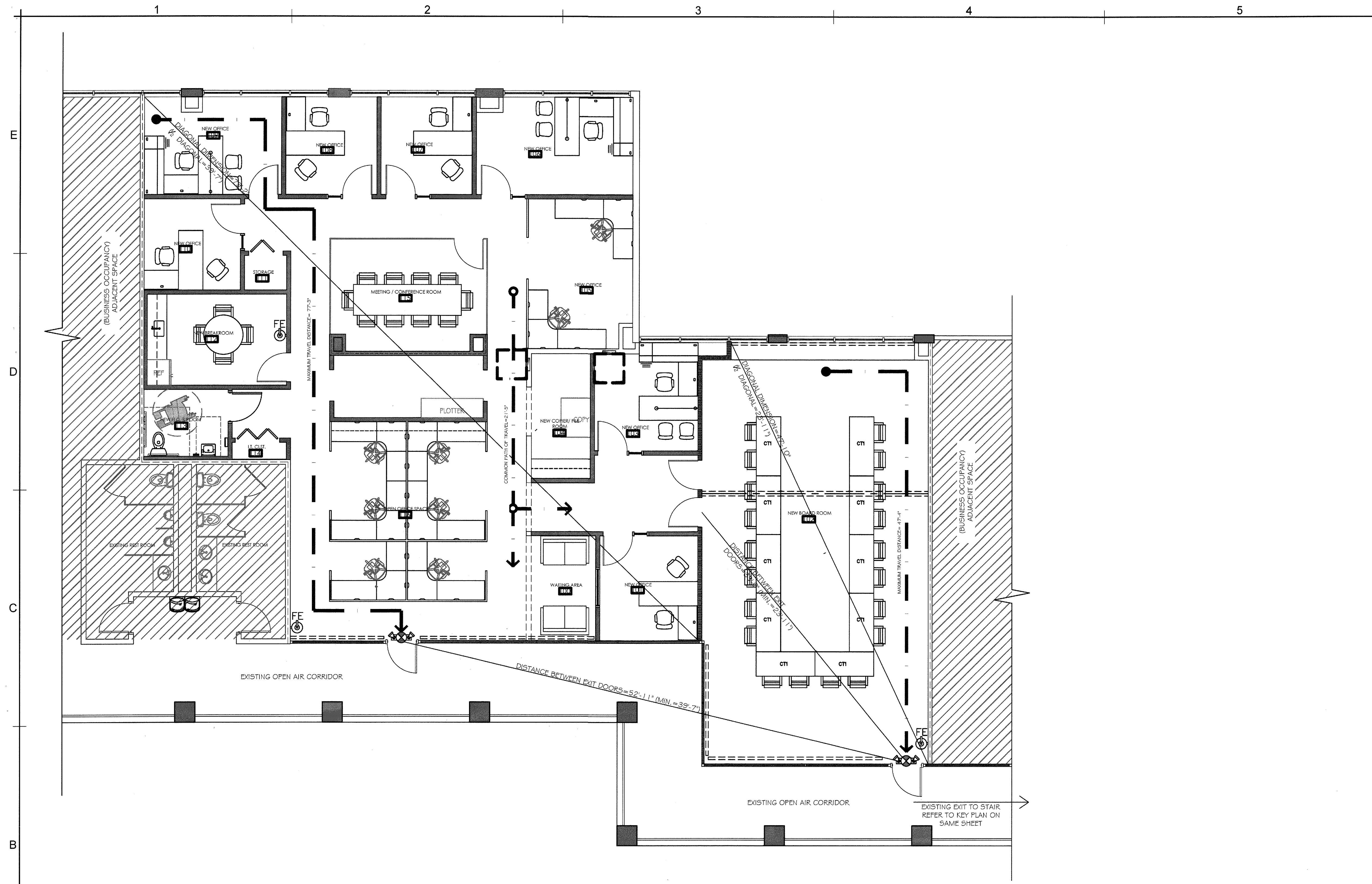
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REVISIONS

COVER SHEET

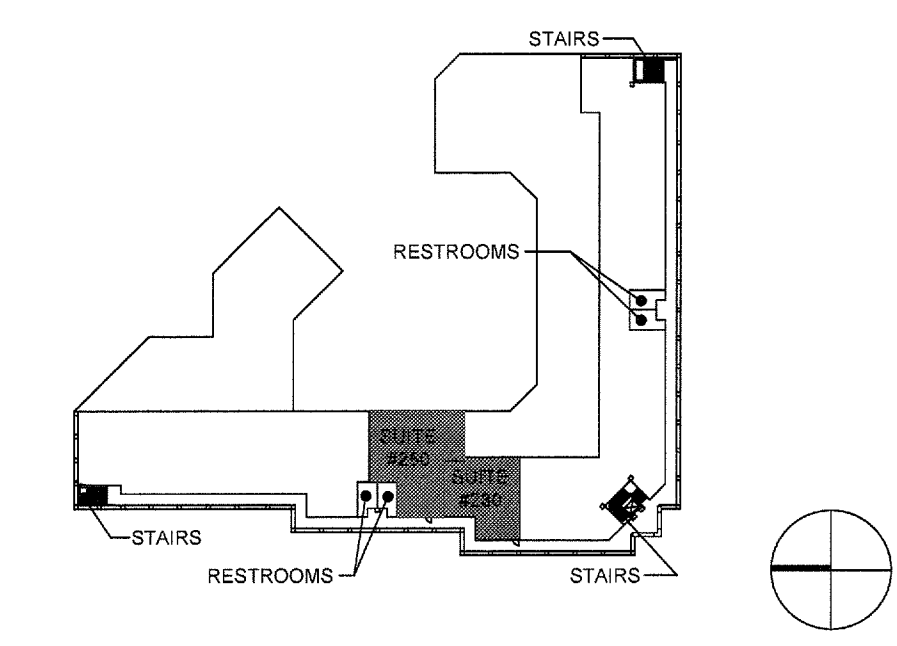
CONSTRUCTION DOCUMENTS

G-001



**B1 FLOOR PLAN**  
1/8" = 1'-0"

**C6 NOT USED**



**B6 KEY PLAN**

**A1 CODE ANALYSIS**

GENERAL CODE INFORMATION:  
 • FLORIDA BUILDING CODE 2017 (FBC)  
 • FLORIDA EXISTING BUILDING CODE 2017 (FBC)  
 • FLORIDA ACCESSIBILITY CODE 6TH EDITION, 2017  
 • FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION, EFFECTIVE DEC. 31, 2017  
 • FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION, 2015 EDITION, & STATE STATUTES, 2015 ED. (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN).

EXISTING BUILDING CONSTRUCTION AND OCCUPANCY CLASSIFICATION  
 TYPE OF CONSTRUCTION: TYPE III-B, (NON-SPRINKLERED)  
 BUILDING HEIGHT: 2 STORY  
 EXISTING USE CLASSIFICATION: GROUP B (GENERAL BUSINESS)

NEW INTERIOR IMPROVEMENT CONSTRUCTION AND OCCUPANCY CLASSIFICATION  
 CONSTRUCTION TYPE CLASSIFICATION: TYPE III-B, (NON-SPRINKLERED)  
 PROPOSED USE CLASSIFICATION: GROUP B (BUSINESS); PROFESSIONAL SERVICES  
 CLASSIFICATION OF WORK: LEVEL 2 ALTRGATION (PER EXIST. BLDG. CODE)  
 CLASSIFICATION OF HAZARD OF CONTENTS: ORDINARY HAZARD AS DEFINED IN NFPA-101, SEC. 6.2.2.2 IN FFPC.  
 COMPLIANCE METHOD: WORK AREA COMPLIANCE METHOD (PER FBC 301.1.2)  
 GROSS AREA: TOTAL GROSS AREA = 3,819 S.F.  
 OCCUPANT LOAD CALCULATION: 1ST LEVEL BUSINESS AREA = 2,822 SF GROSS / 100 GROSS = 28.22 OCCUPANTS = 28 OCCUPANTS  
 TOTAL OCCUPANCY 1ST LEVEL ASSEMBLY AREA = 997 SF GROSS / 15 NET = 66.46 OCCUPANTS = 67 OCCUPANTS  
 TOTAL OCCUPANCY PER TABLE 1006.2.1 TWO SINGLE EXIT IS REQUIRED, TWO PROVIDED  
 NOTE: PUBLIC GANG BATHROOMS ARE AVAILABLE FOR THE TENANTS ONLY

**LIFE SAFETY INFORMATION OFFICE**

MIN. WIDTH @ EXIT DOOR	FBC SECT.	REQUIRED	PROVIDED	REMARK
32 IN.	1010.1	32 IN.	36 IN.	
100 FEET	1006.2.1	100 FEET	21'-5"	
200 FEET	1017.2	200 FEET	77'-3"	
44 IN.	1020.2	44 IN.	4'-0"	
50 FEET	1020.4	50 FEET	N/A	
2	1006.1	2	2	
39'-7"	1007.1.1	39'-7"	52'-11"	
2		2	2	PER NFPA 1, TABLE 13.6.6.2.1

SPRINKLER SYSTEM: NON-SPRINKLERED

PLUMBING CALCULATIONS:

REQ./PROVIDED	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
	MALE FEMALE	MALE FEMALE		
REQUIRED	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1 PER 100	1
PROVIDED	1	1		

**LIFE SAFETY INFORMATION ASSEMBLY**

MIN. WIDTH @ EXIT DOOR	FBC SECT.	REQUIRED	PROVIDED	REMARK
32 IN.	1010.1	32 IN.	36 IN.	
100 FEET	1006.2.1	100 FEET	N/A	
200 FEET	1017.2	200 FEET	47'-4"	
44 IN.	1020.2	44 IN.	N/A	
50 FEET	1020.4	50 FEET	N/A	
2	1006.1	2	2	
23'-11"	1007.1.1	23'-11"	33'-0"	
1		1	1	PER NFPA 1, TABLE 13.6.6.2.1

SPRINKLER SYSTEM: NON-SPRINKLERED

PLUMBING CALCULATIONS:

REQ./PROVIDED	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
	MALE FEMALE	MALE FEMALE		
REQUIRED	1 PER 75 AND 1 PER 75	1 PER 200	1 PER 500	1
PROVIDED	1	1		

- ⊗ EXIT SIGN
- ↔ EMERGENCY LIGHTS
- ⊕ FE FIRE EXTINGUISHER
- ▬ EXISTING 1 HR. FIRE RATED WALL

**A6 KEYNOTES**

**INTERIOR IMPROVEMENT**  
SFRPC OFFICES

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STATE OF FLORIDA  
 JOHN P. BARRANCO  
 AR 93471  
 JUL 12 2016  
 REGISTERED ARCHITECT

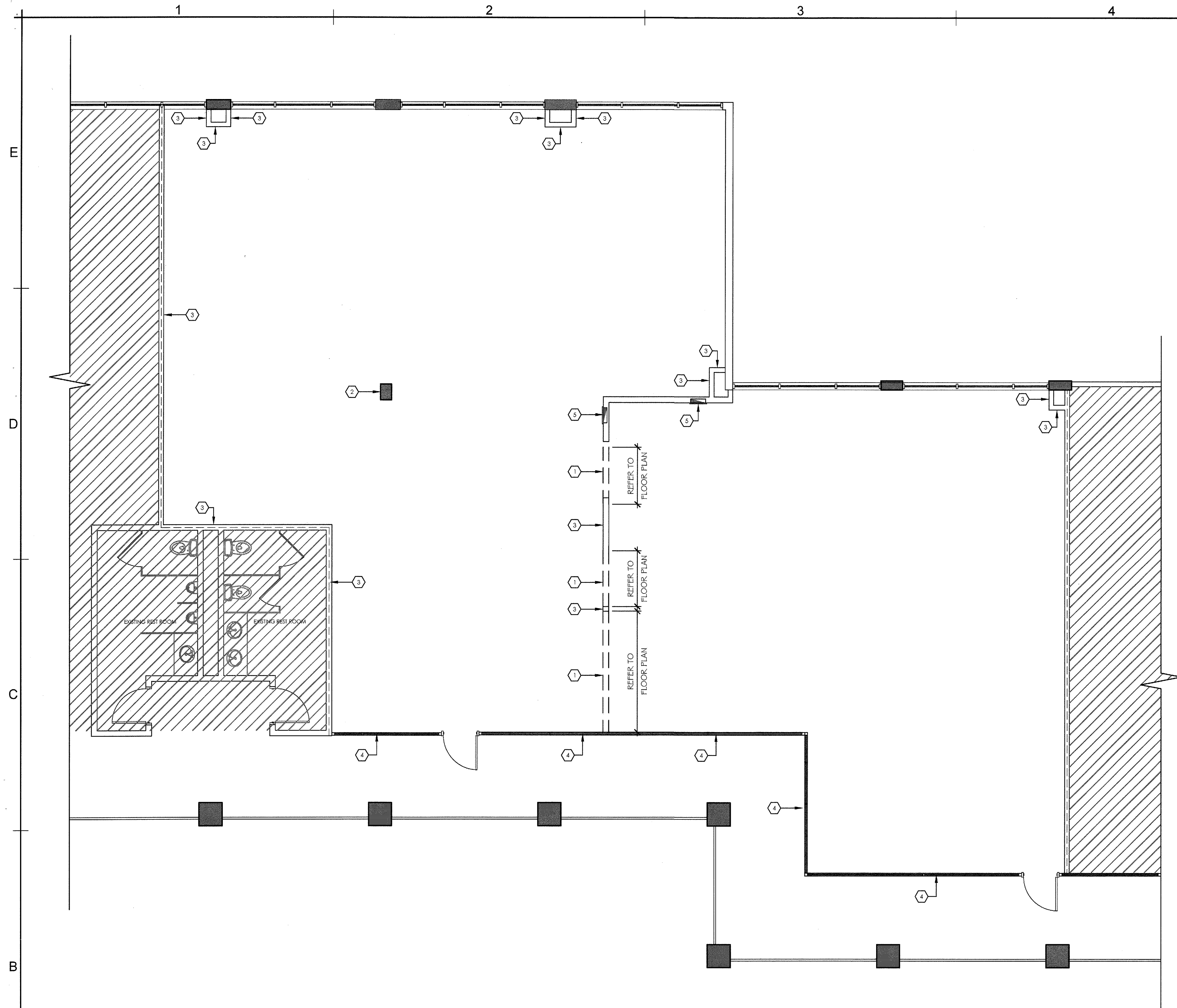
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LIFE SAFETY PLAN

CONSTRUCTION DOCUMENT

**G-101**





**A1** DEMOLITION  
 3/16" = 1'-0"  
 0 2 4 6 8 10 12

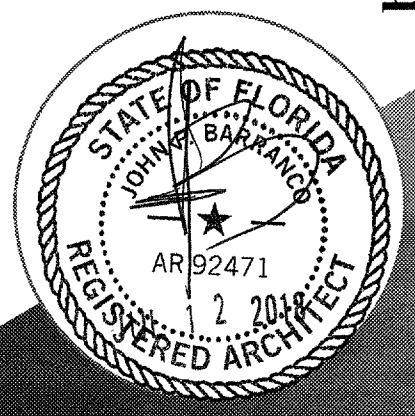
**B6** NOT USED

- ① WALL TO BE PARTIALLY REMOVED
- ② EXISTING COLUMN TO REMAIN
- ③ EXISTING PARTITION WALL TO REMAIN
- ④ EXISTING STOREFRONT TO REMAIN
- ⑤ EXISTING ELECTRICAL PANEL TO REMAIN

NOTE:  
 - ALL EXISTING DOORS ARE TO REMAIN  
 - ALL EXISTING STRUCTURE ARE TO REMAIN  
 - ALL EXISTING WINDOWS ARE TO REMAIN

**A6** KEYNOTES

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 bh # 26001030

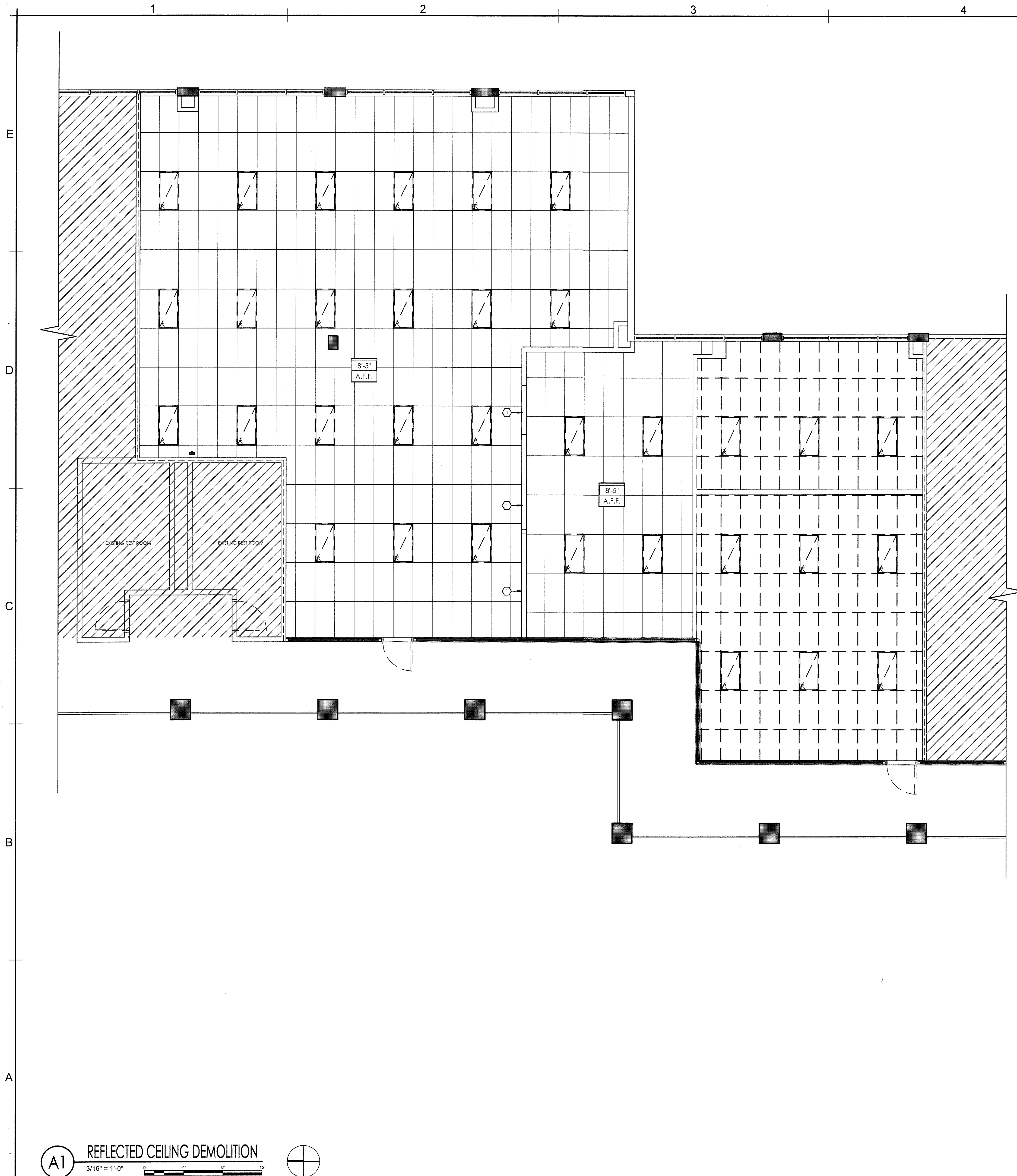
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6.19.18	180222	

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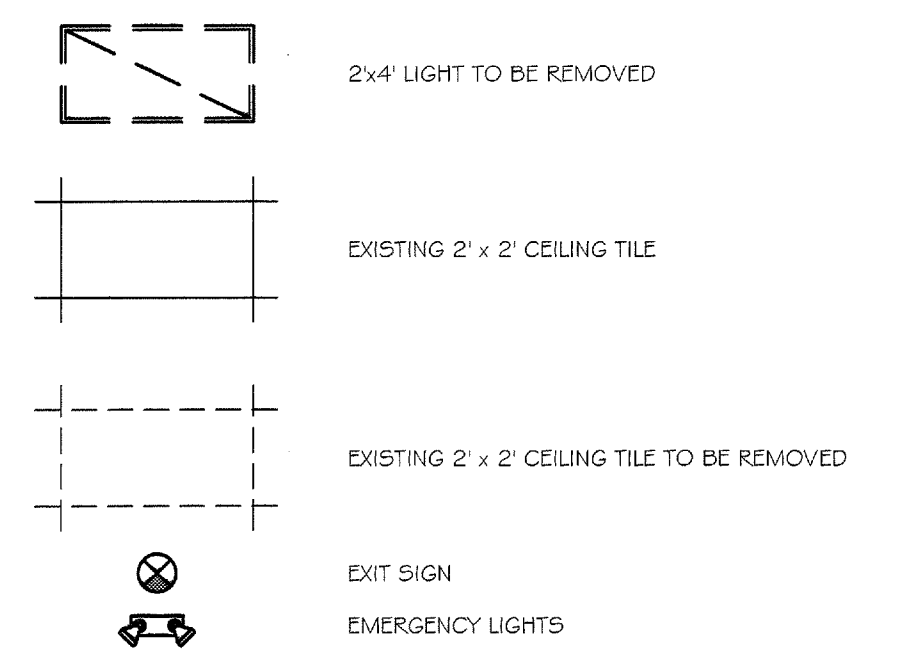
DEMOLITION

CONSTRUCTION DOCUMENT

**AD-101**



**D6** NOT USED



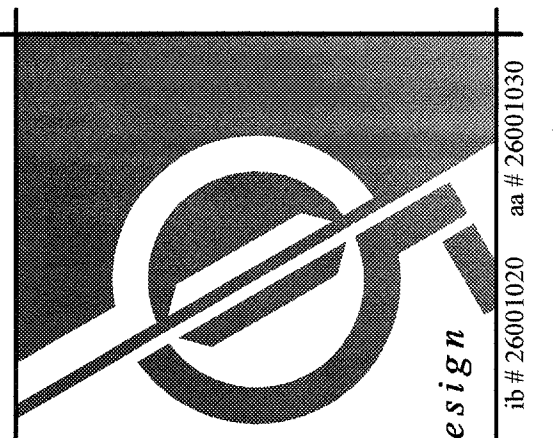
NOTE: E = EXISTING TO REMAIN  
 D = EXISTING TO BE DEMOLISHED  
 R = EXISTING TO RELOCATE

**B6** DEMO RCP LEGEND

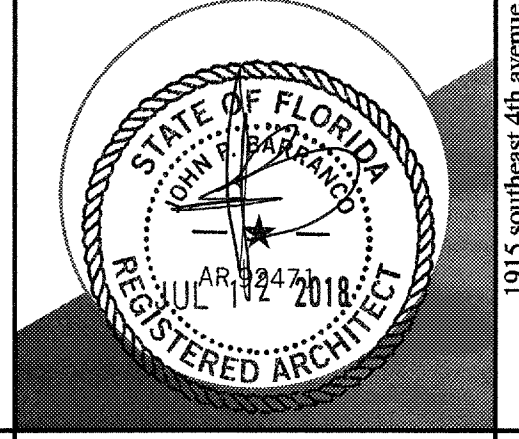
UNDER CUT FROM EXISTING WALL TO MAKE HEADER UNDERSIDE FINISH SURFACE AT 7'-0" A.F.F. (REFER TO RCP FOR CEILING HEIGHT)  
 NOTE: CEILING HEIGHT WILL BE MAINTAINED THROUGHOUT (PLEASE REFER TO RCP FOR CEILING HEIGHT)

**A6** KEYNOTES

**A1** REFLECTED CEILING DEMOLITION  
 3/16" = 1'-0"



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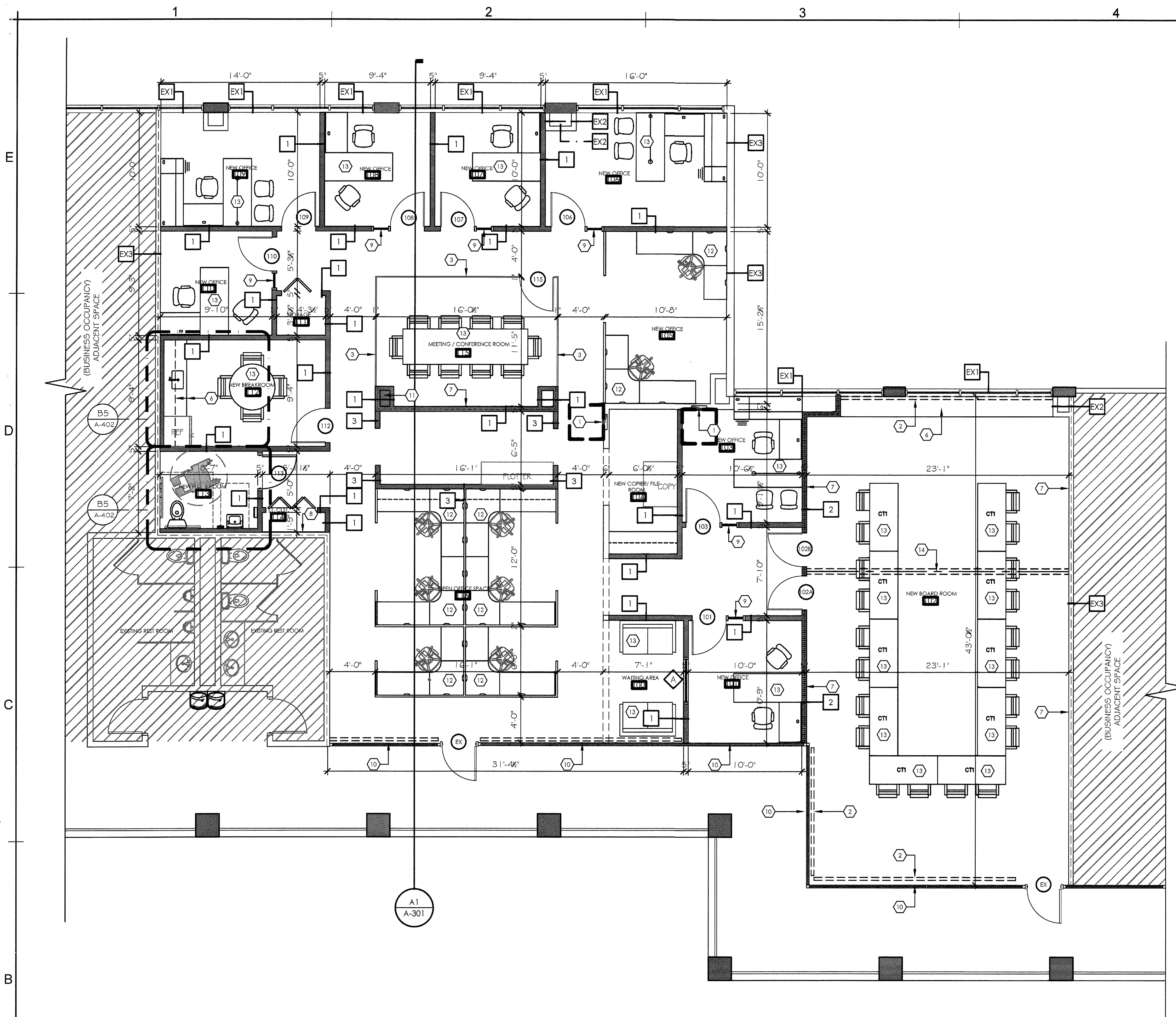
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6.19.18	180222	

REVISIONS

REFLECTED CEILING DEMOLITION

CONSTRUCTION DOCUMENT

**AD-102**



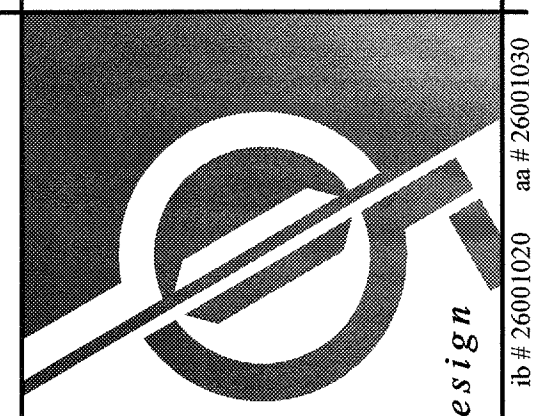
**A1 FLOOR PLAN**  
3/16" = 1'-0"

- X — FOR WALL TYPES, PLEASE REFER TO SHEET A-502
- EX — FOR DOOR DETAILS, PLEASE REFER TO SHEET A-601
- ◇ — FOR NEW WINDOWS, PLEASE REFER TO SHEET A-601

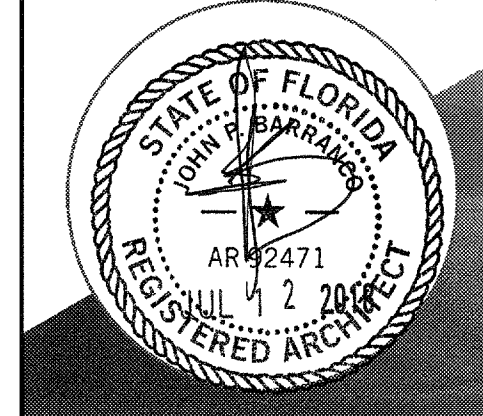
**B6 GENERAL NOTES**

- 1) EXISTING ELECTRIC PANEL TO REMAIN
- 2) ROLL DOWN SHADES PROVIDED BY GC.
- 3) CLR. BUTT GLAZED GLASS PARTITION W/ GLASS DOOR SYSTEM (TEMPERED)
- 4) NEW SIDELITE
- 5) NEW INTERIOR WINDOW (SEE DETAIL ON SHEET A-601)
- 6) NEW MILLWORK (SEE DETAIL ON SHEET A-402)
- 7) PROVIDE 2X WOOD BACKING FOR TV SUPPORT
- 8) NEW 3/4" PLYWOOD PHONE EQUIPMENT BOARD MOUNTED 24" AFF # 12" BELOW CEILING.
- 9) 1'-8"X 7'-2" SIDELITE (MATCH DOOR HEIGHT)
- 10) EXISTING STORE FRONT
- 11) EXISTING COLUMN
- 12) SYSTEM FURNITURE BY TENANT
- 13) FURNITURE PROVIDED BY TENANT
- 14) OPERABLE WALL PARTITION ( PLEASE REFER TO STRUCTURAL DRAWINGS)

**A6 KEYNOTES**



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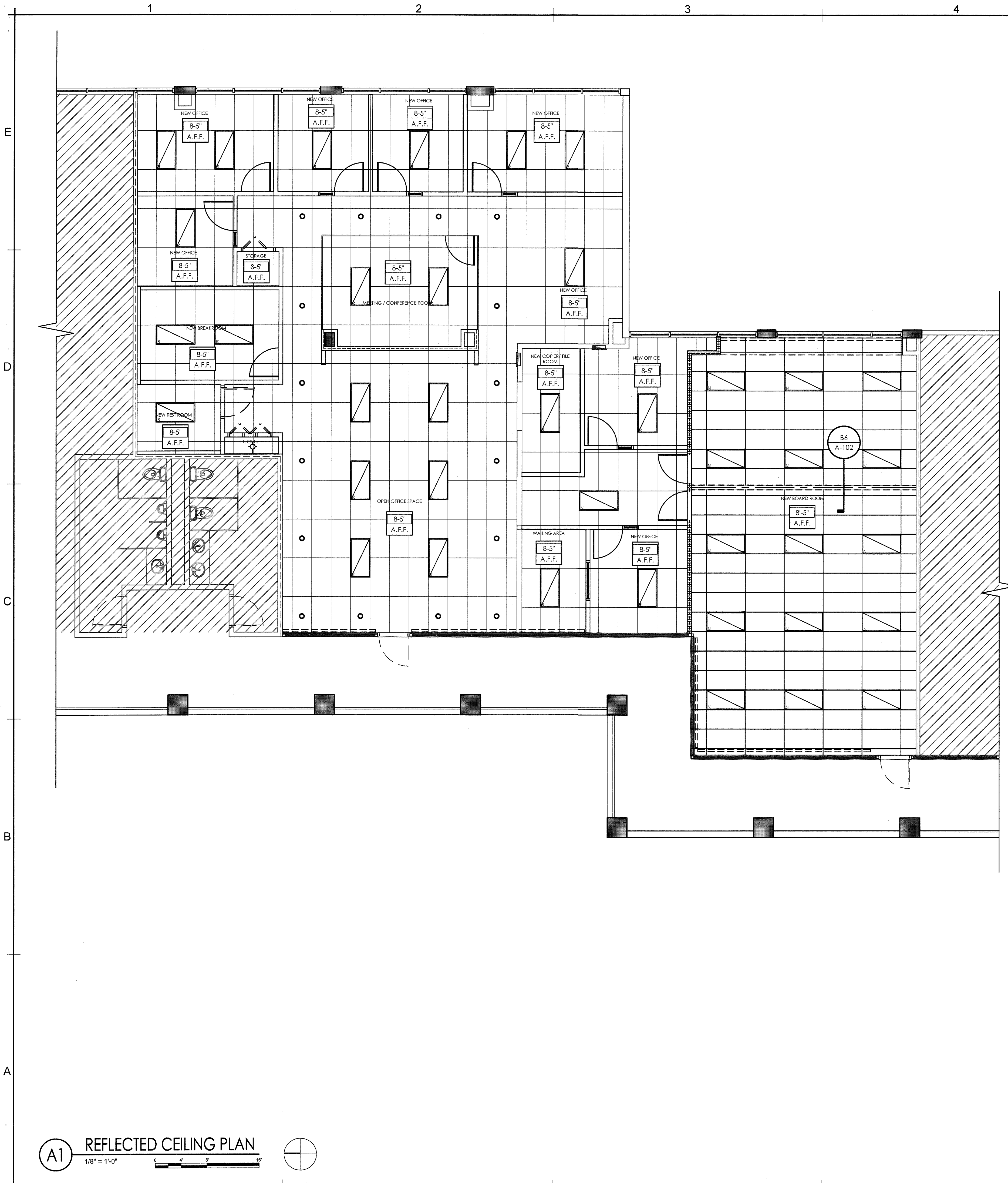
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DATE: 6.19.18	COMM: 180222	

REVISIONS

PROPOSED FLOOR PLAN

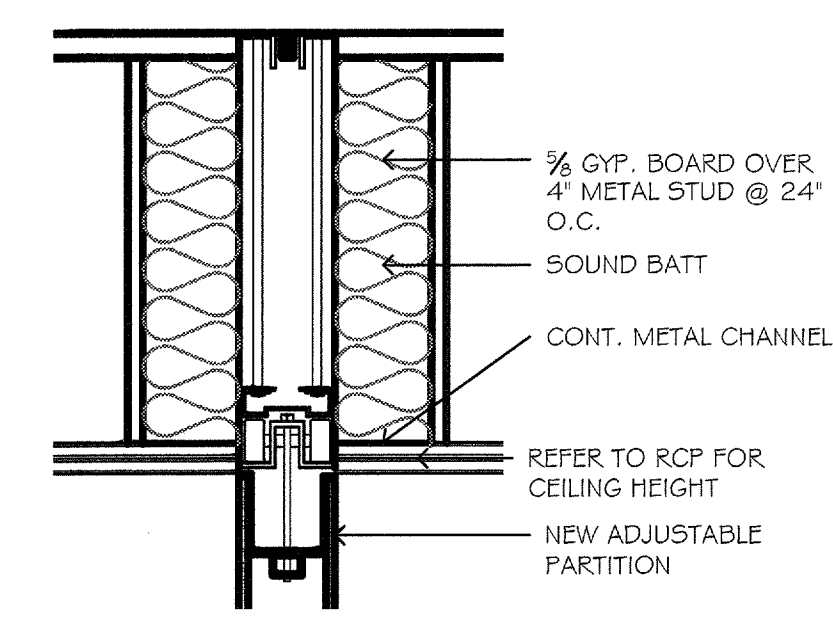
CONSTRUCTION DOCUMENT

**A-101**



**(A1) REFLECTED CEILING PLAN**  
 1/8" = 1'-0"

**(C6) NOT USED**



**(B6) OPERABLE PARTITION DETAIL**

- EXISTING EXIT SIGN W/ BATTERY BACKUP
  - EXISTING EXIT SIGN W/ EMERGENCY LIGHTS W/ BATTERY BACKUP
  - NEW 4" DIAMETER RECESSED LED DIMMABLE LT. FIXTURE
  - NEW 2x4" FLUORESCENT LIGHT
  - EXISTING 2' X 4' ACOUSTICAL CEILING SYSTEM TO REMAIN REPAIR AND/OR REPLACE AS REQUIRED
- E= DENOTES EXISTING  
 N= DENOTES NEW  
 R= DENOTES RELOCATED

**(A6) LEGEND**

**INTERIOR IMPROVEMENT**  
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REGISTERED ARCHITECT  
 STATE OF FLORIDA  
 APR 24 2018  
 ARCHITECT

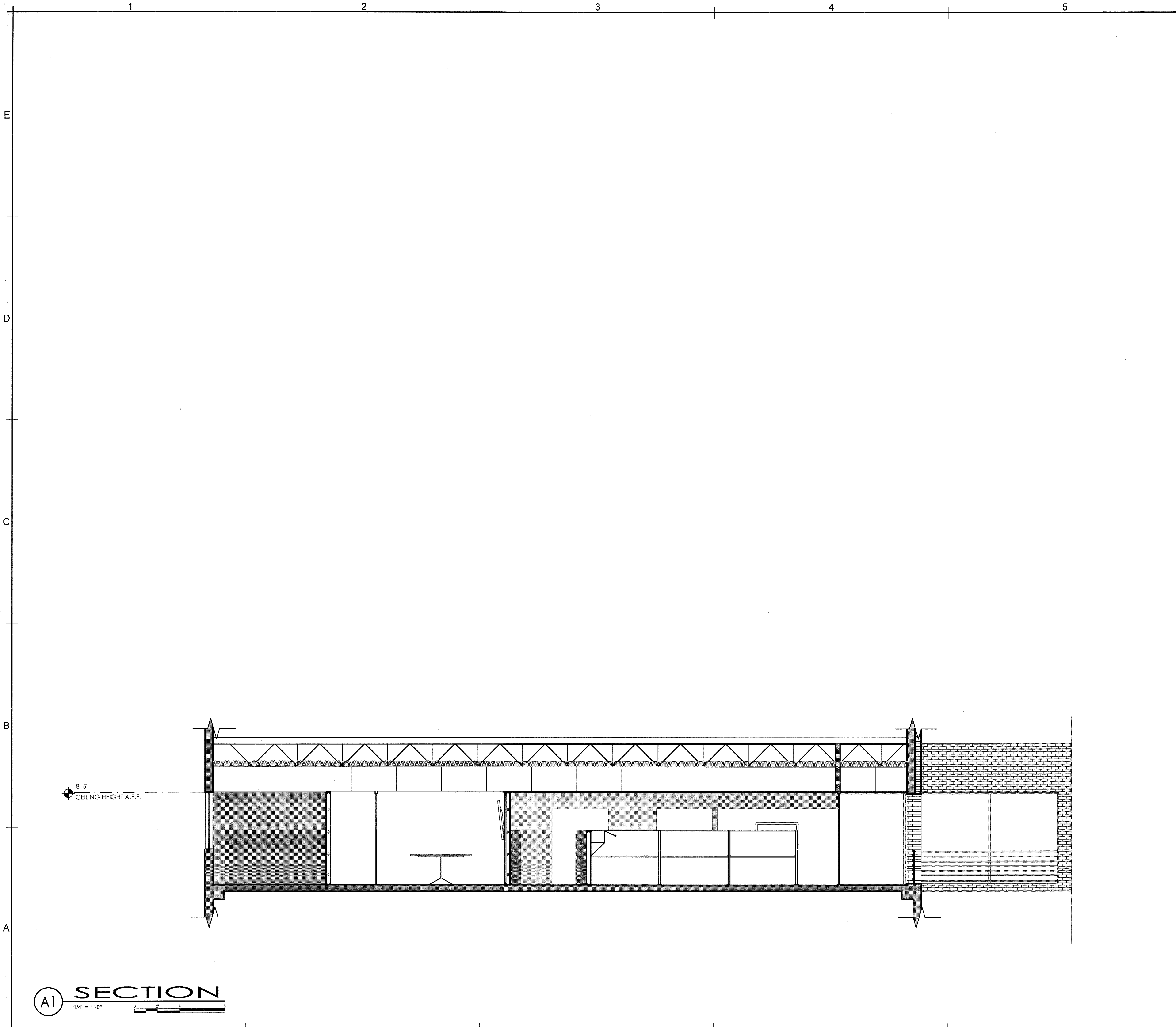
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6.19.18	180222	180222

REVISIONS

REFLECTED CEILING PLAN

CONSTRUCTION DOCUMENT

A-102



**(A1) SECTION**  
 1/4" = 1'-0"

(B6) NOT USED

(A6) LEGEND

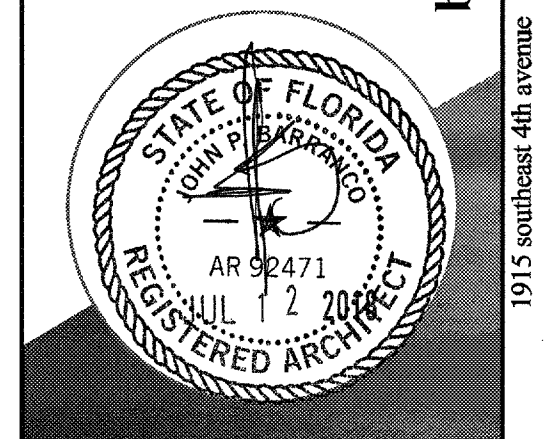
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DATE:	COMM:	
6.19.18	180222	

REVISIONS

SECTION

CONSTRUCTION DOCUMENT

**A-301**



INTERIOR IMPROVEMENT  
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1 2 3 4 5 6

E

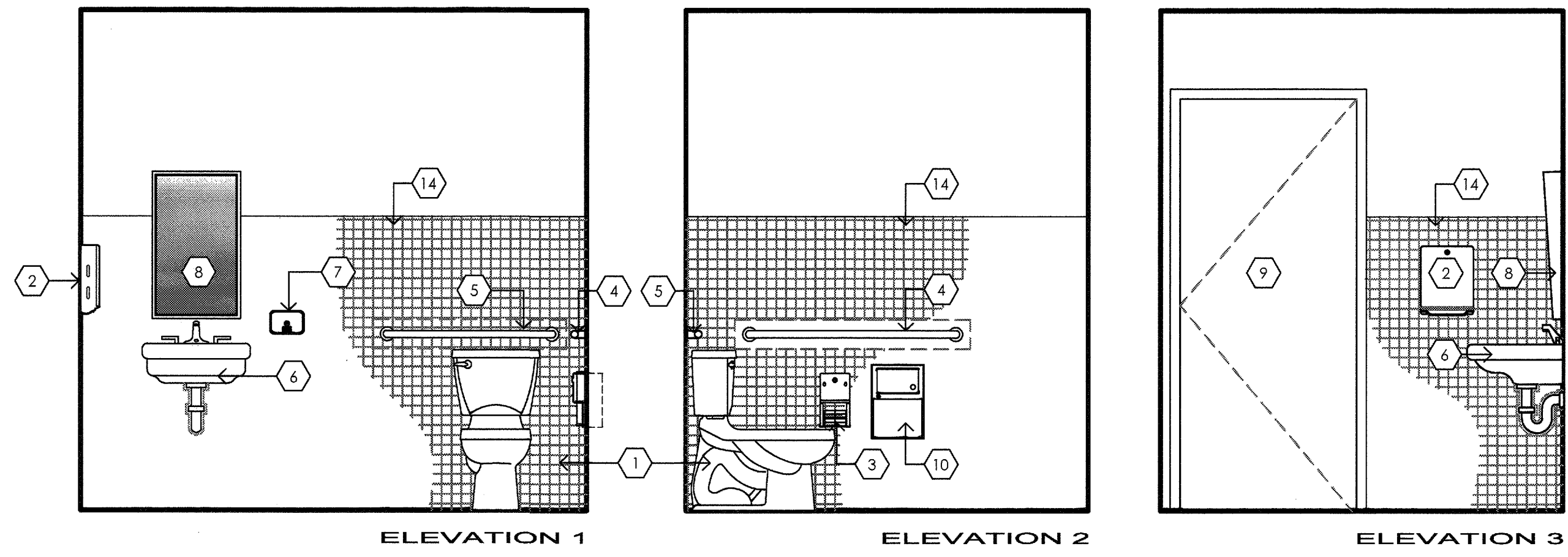
D

C

B

A

D2 NOT USED

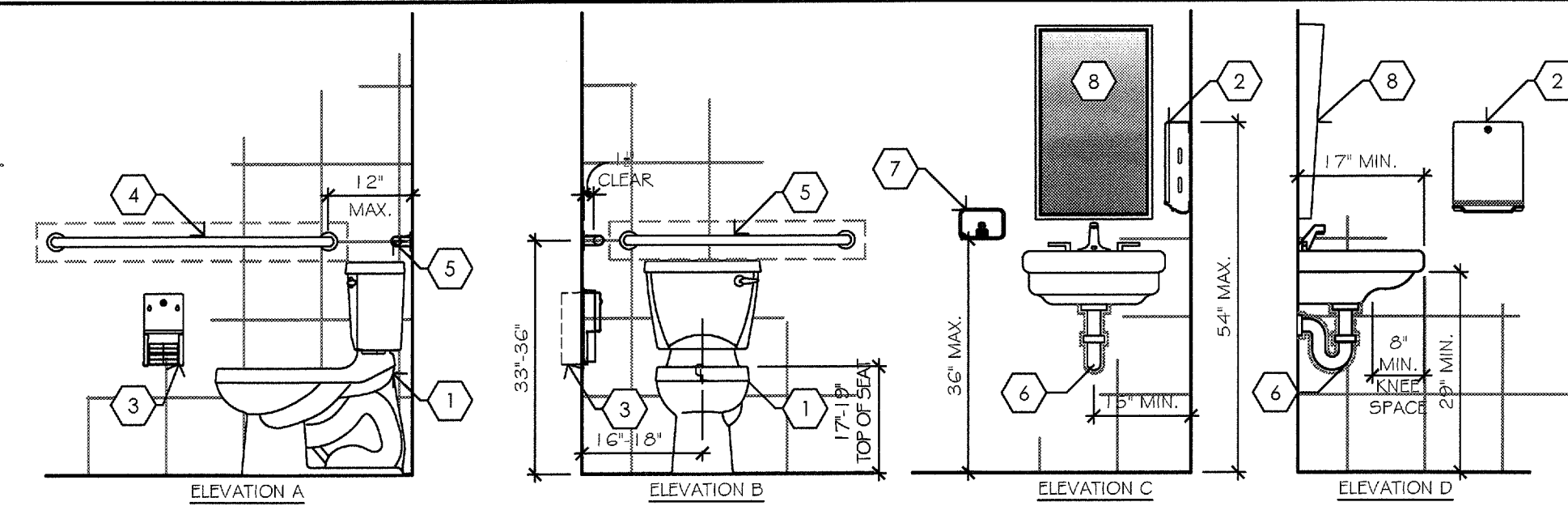


B2 INTERIOR ELEVATION  
1/2" = 1'-0"

A1 NOT USED

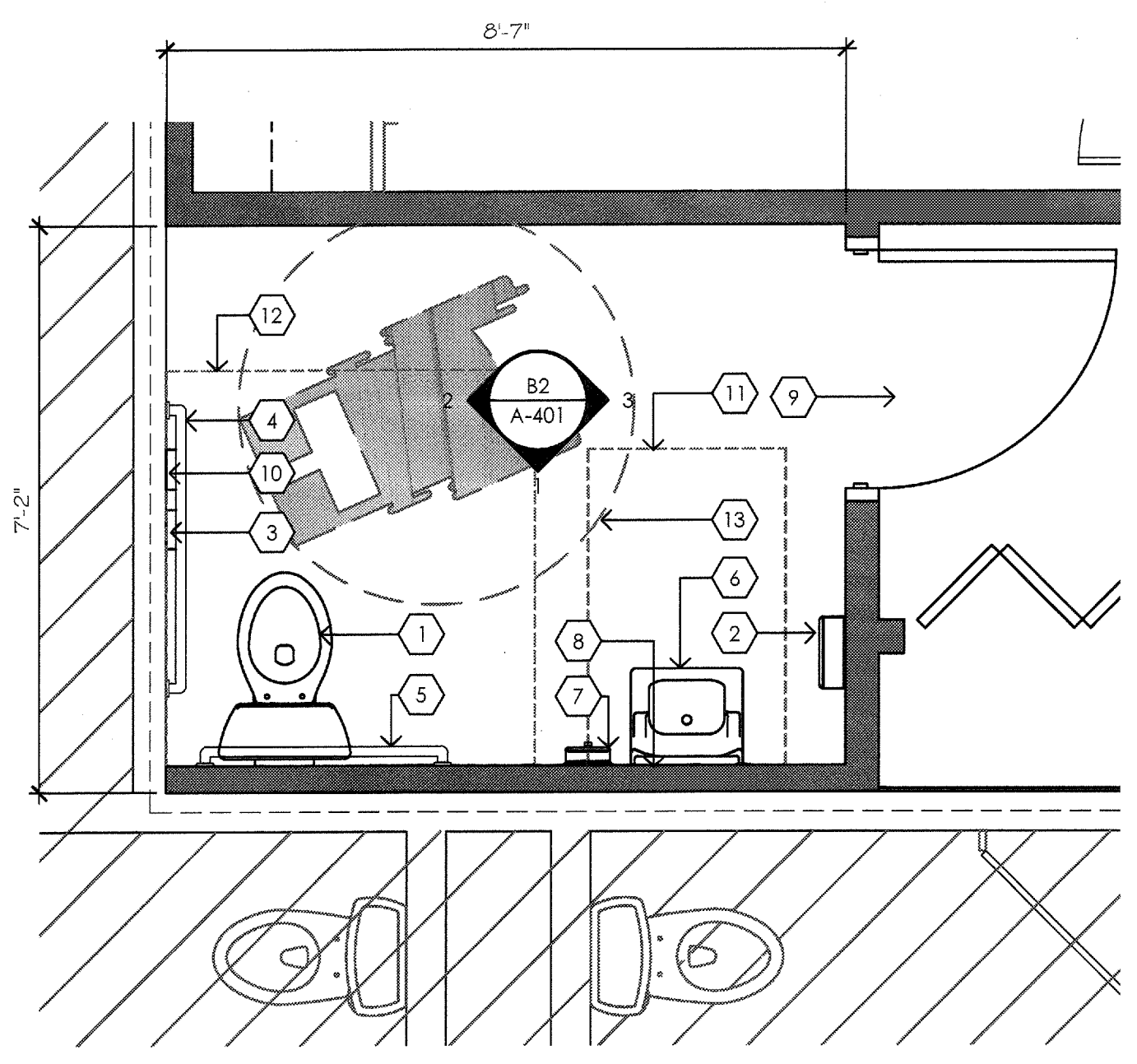
A2 NOT USED

E5 NOT USED



D5 TYP. RESTROOM ELEVATIONS  
1/2" = 1'-0"

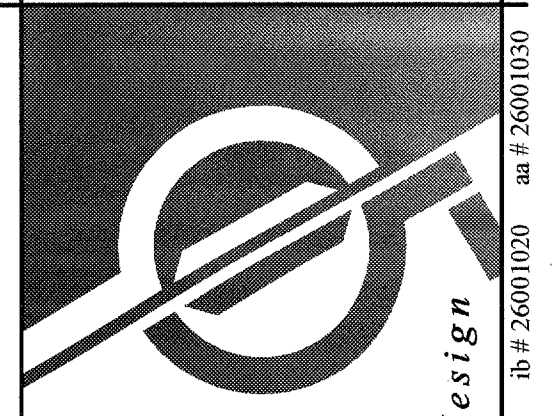
MOUNT ALL FIXTURES PER F.B.C. 2017 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS. ALL FINAL SELECTIONS TO BE APPROVED BY OWNER.



B5 ENLARGED FLOOR PLAN  
1/2" = 1'-0"

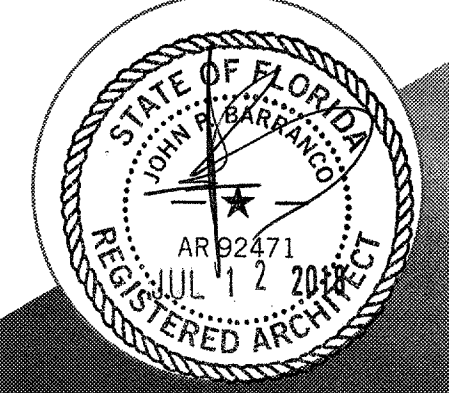
- 1 NEW HANDICAPPED ACCESSIBLE FLOOR MOUNTED TOILET (TYP.)
  - 2 PAPER TOWEL DISPENSER
  - 3 TOILET PAPER MULTI-ROLL DISPENSER
  - 4 42" LONG GRAB BAR
  - 5 36" LONG GRAB BAR
  - 6 LAVATORY: HANDICAP WALL MOUNT W/ INSULATED JACK PIPES
  - 7 SOAP DISPENSER
  - 8 MOUNTED MIRROR
  - 9 3'-0"x7'-0" DOOR
  - 10 SANITARY NAPKIN DISPOSAL
  - 11 A.D.A. 30" x 48" REQUIRED CLEAR FLOOR SPACE.
  - 12 A.D.A. 56" x 60" REQUIRED CLEAR FLOOR SPACE.
  - 13 60" DIA. WHEELCHAIR TURNING AREA
  - 14 WAINSCOT CERAMIC MOSAIC TILE
- NOTES:
1. PROVIDE AQUATOUCH 5/8" GYP. WALL BOARD AT ALL PARTITIONS IN RESTROOM, AND WET ROOM PARTITION LOCATIONS.
  2. ALL BATHROOM ACCESSORIES SHOWN ARE FOR DESIGN PURPOSES ONLY. FINAL BATHROOM ACCESSORIES MUST BE SELECTED BY OWNER AT A LATER DATE AND SHALL COMPLY WITH DESIGN INTENT.
  3. ALL ACCESSORIES SHALL COMPLY WITH THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
  4. ALL PLUMBING FIXTURES TO COMPLY WITH F.B.C. 2017 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS.
  5. PROVIDE REINFORCING / BACKING AS REQUIRED BY THE MANUFACTURER FOR ALL PLUMBING FIXTURES.
  6. REFER TO MANUFACTURER'S SPECS FOR INSTALLATION REQUIREMENTS.
  7. REFER TO PLUMB. DRAWINGS FOR FLOOR DRAINS.
  8. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
  9. ALL FIXTURES ARE BOBRICK STAINLESS STEEL.

A5 KEYNOTES



INTERIOR IMPROVEMENT  
SFRPC OFFICES

HOLLYWOOD, FL  
barranco gonzalez • architecture • planning • interior design



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fax: (954)961-7685  
mail: @bgarchitecture.com  
ar # 26001030

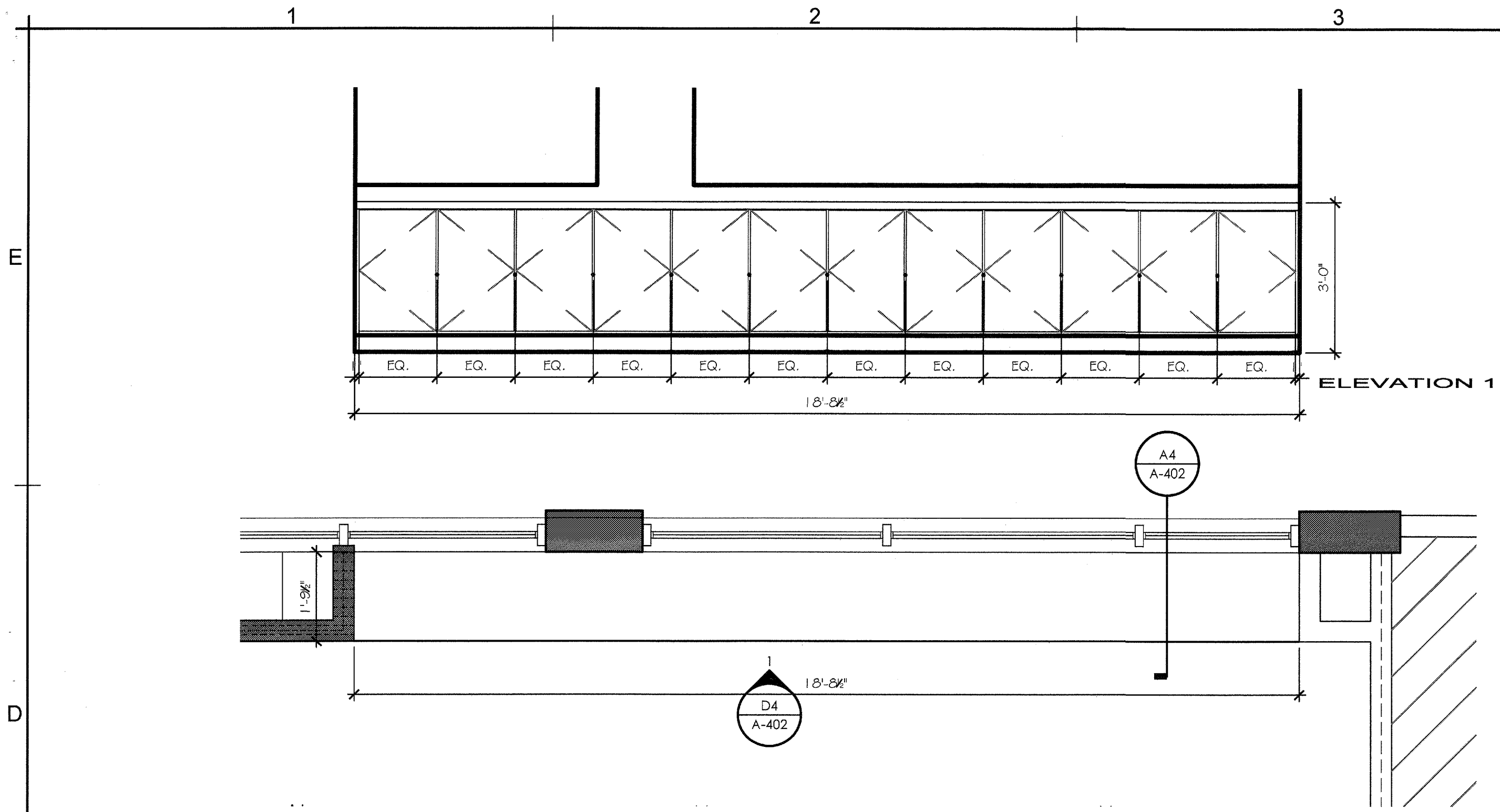
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6.19.18	180222	

REVISIONS

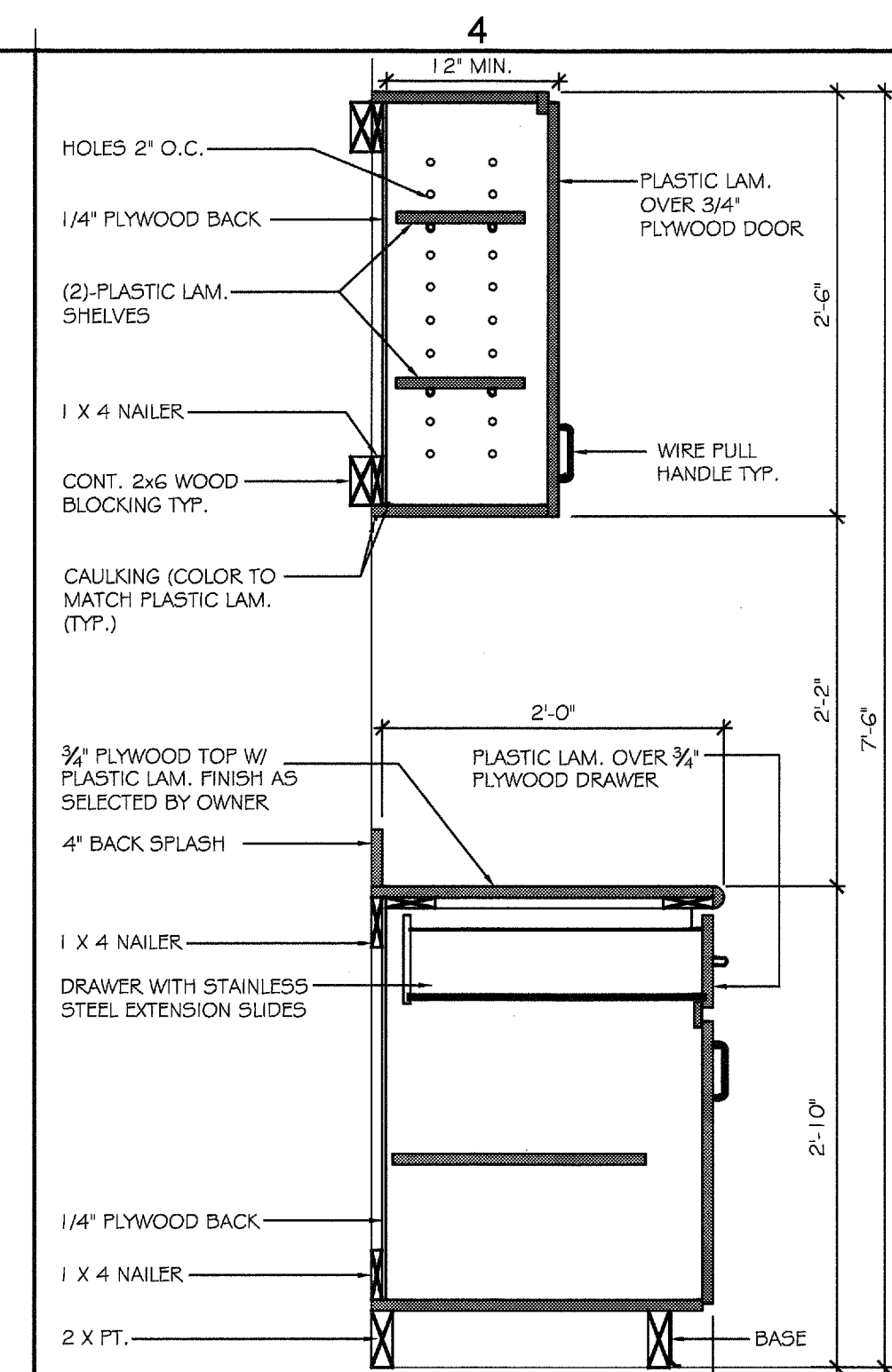
ENLARGED RESTROOM  
PLAN & ELEVATIONS

CONSTRUCTION DOCUMENT

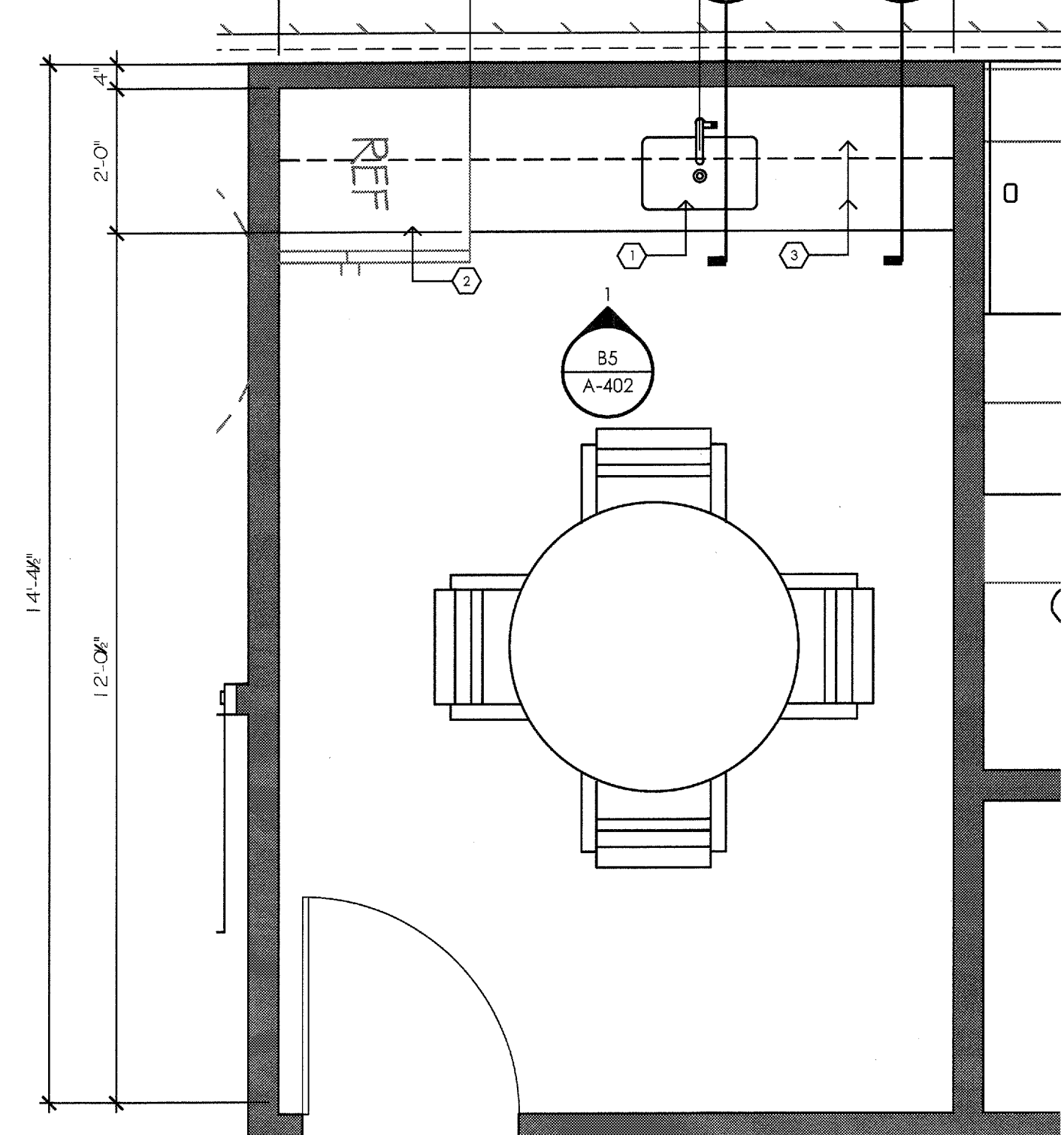
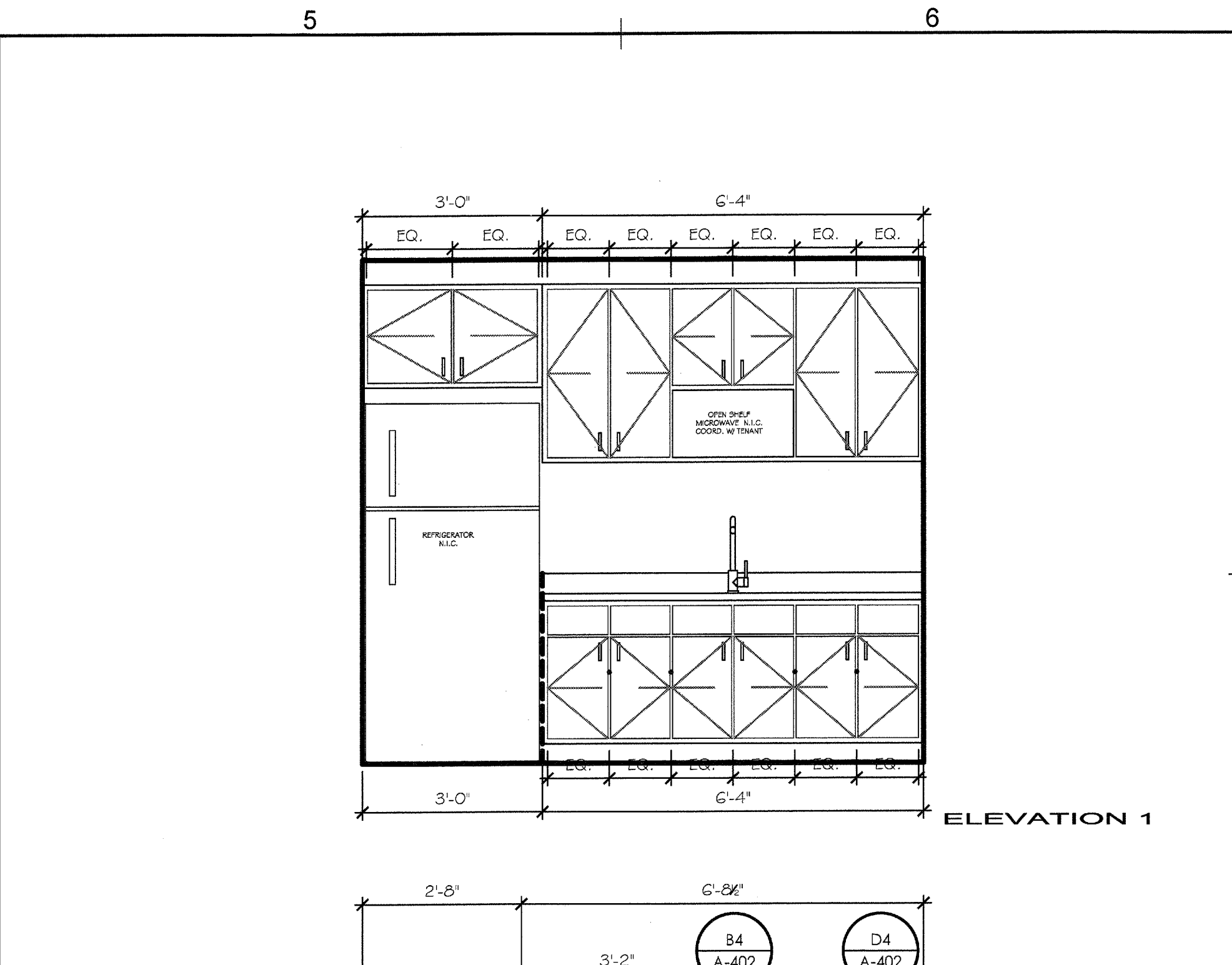
A-401



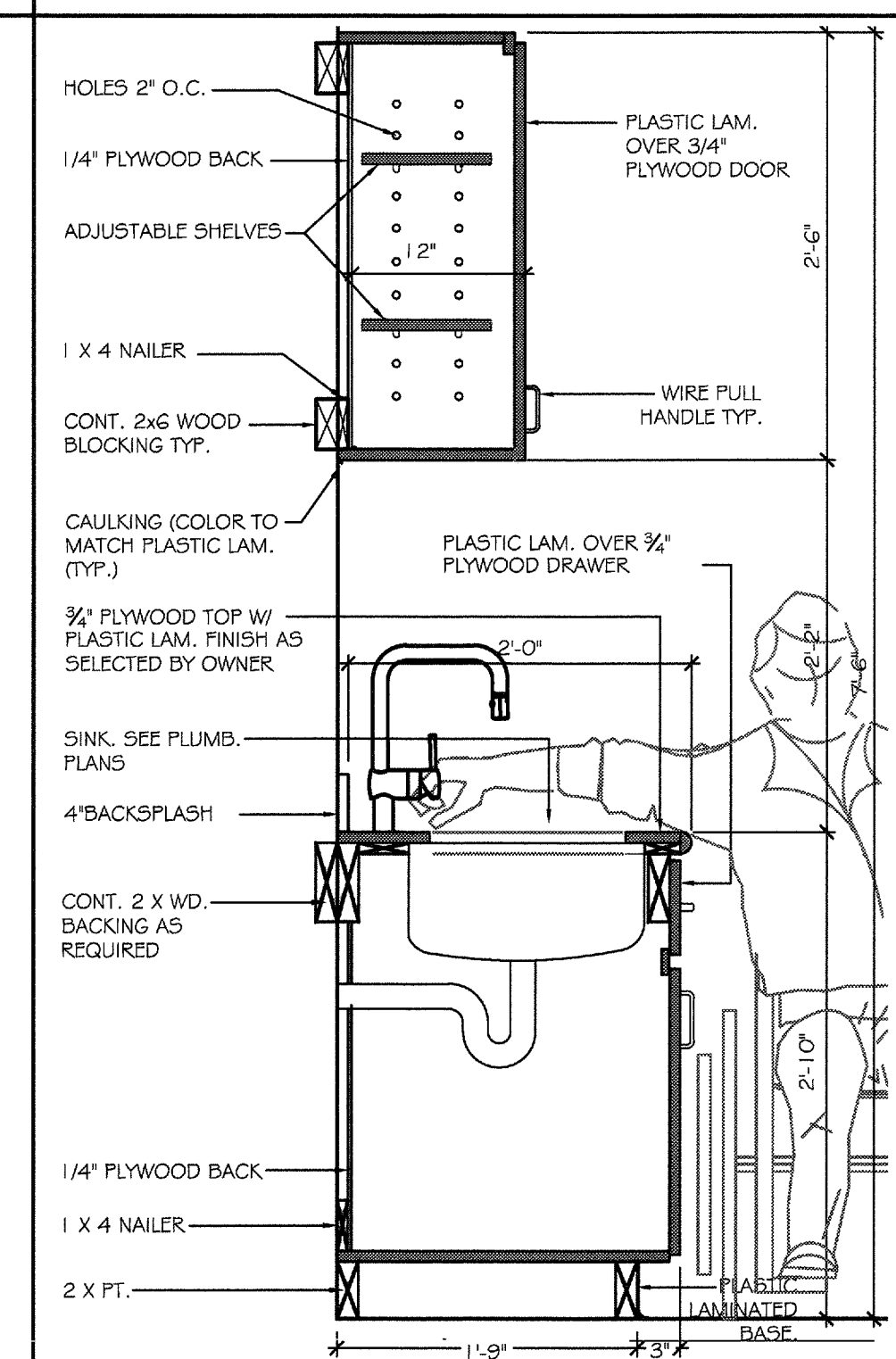
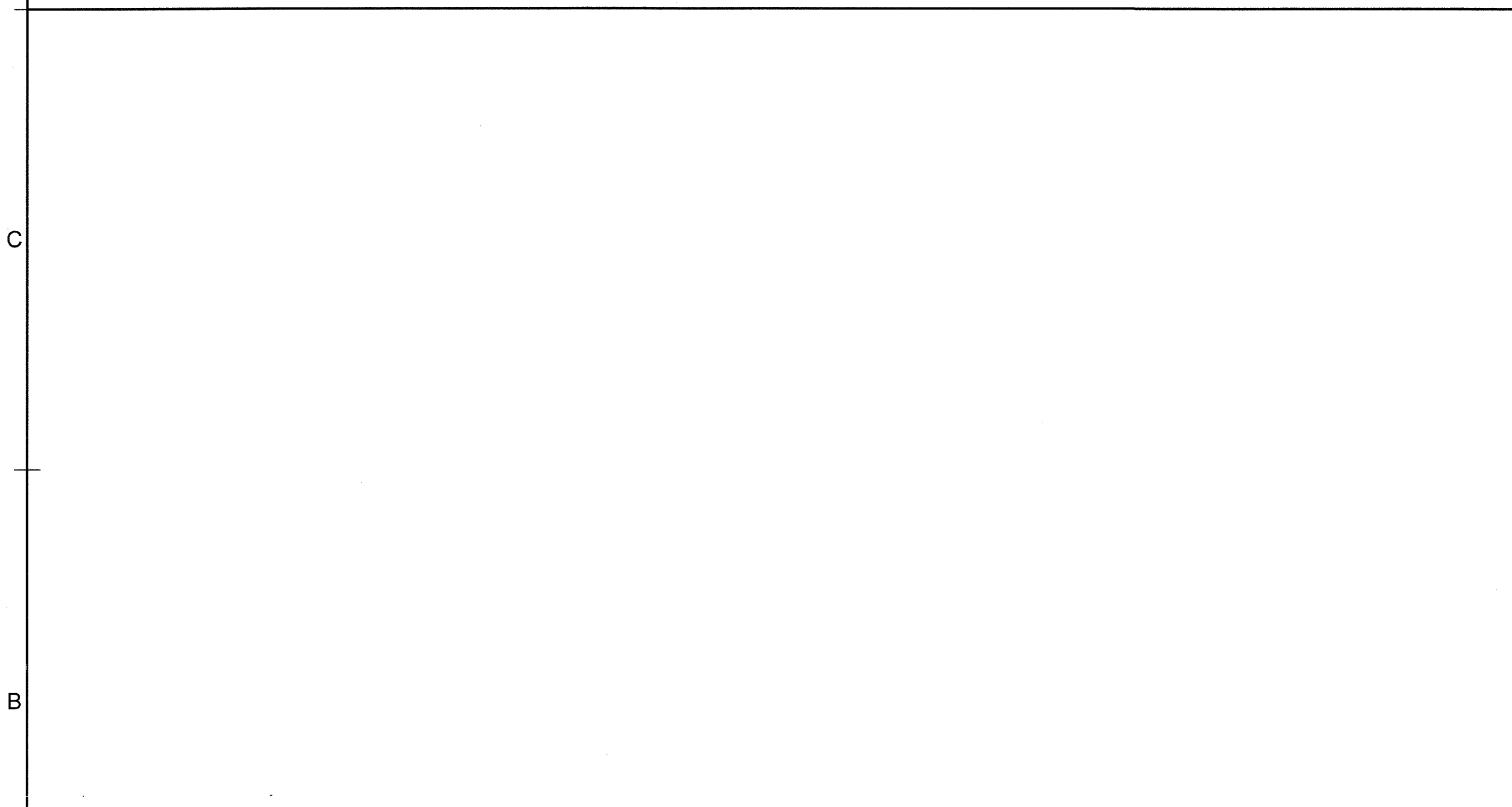
D4 ENLARGED FLOOR PLAN



D4 CABINET SECTION



B5 ENLARGED FLOOR PLAN



B4 CABINET SECTION



A4 TYP. CABINET DETAIL

- A5 KEYNOTES**
- ① NEW SINK
  - ② REFRIGERATOR PROVIDED BY TENANT
  - ③ NEW MILLWORK

- A6 MILL WORK NOTES**
- VERIFY IN FIELD ALL DIMENSIONS PRIOR TO CABINETRY FABRICATION.
  - SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
  - COORDINATE ALL EQUIPMENT CLEARANCES & DIMENSIONS PRIOR TO CABINET FABRICATION.
  - ALL WOOD BLOCKING SHALL BE 2X WOOD.
- ALL SINK HEIGHTS TO BE INSTALLED PER THE FLORIDA ACCESSIBILITY CODE, 2017 EDITION, SECTION 606

**INTERIOR IMPROVEMENT**  
SFRPC OFFICES

HOLLYWOOD, FL

**barranco gonzalez • architecture • planning • interior design**

1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954)961-7685 email: bgr@barrancogonzalez.com

AR 2471  
REGISTERED ARCHITECT

DESIGNED	DRAWN	CHECKED
PJB	GRC	PJB
DATE:	DATE:	DATE:
6.19.18	180222	180222

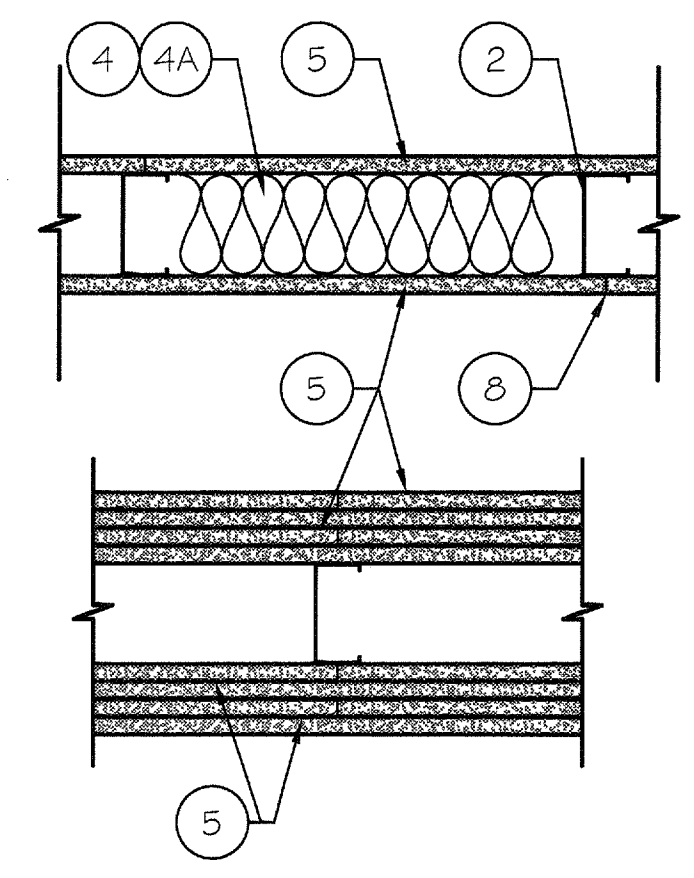
REVISIONS

MILLWORK

CONSTRUCTION DOCUMENT

**A-402**

DESIGN NO. U419 (MAY 20, 2014)  
NONBEARING WALL RATINGS -- 1, 2, 3 OR 4 HR (SEE ITEMS 4 & 5)



1. FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- FOR USE WITH ITEM 2...  
2. CHANNEL SHAPED, FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL...  
3. FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- FOR USE WITH ITEM 2...  
4. FRAMING MEMBERS -- FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- IN LIEU OF ITEM 1...  
5. FRAMING MEMBERS -- FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- IN LIEU OF ITEM 1...  
6. FRAMING MEMBERS -- FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- IN LIEU OF ITEM 1...  
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99. FRAMING MEMBERS -- FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- IN LIEU OF ITEM 1...  
100. FRAMING MEMBERS -- FLOOR AND CEILING RUNNERS -- (NOT SHOWN) -- IN LIEU OF ITEM 1...

NAMES OF CLASSIFIED COMPANIES 4A, BATTS AND BLANKETS -- (OPTIONAL) -- PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. SEE BATTS AND BLANKETS (BKIV OR BZII) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

Table with 4 columns: Rating, Hr.; Min Stud Depth, in.; No. of Layers; Min Thickness of Insulation (Item 4). Rows 1-4 show different wall configurations.

5. GYPSUM BOARD -- GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN OF 1/2 IN. THE THICKNESS AND NUMBER OF LAYERS FOR THE 1 HR, 3 HR AND 4 HR RATINGS ARE AS FOLLOWS:

GYPSUM BOARD PROTECTION ON EACH SIDE OF WALL...  
1. LEAD BATTEN STRIPS -- (NOT SHOWN, FOR USE WITH ITEM 5B) -- LEAD BATTEN STRIPS, MIN 1 1/2 IN. WIDE, MAX 10 FT LONG WITH A MAX THICKNESS OF 0.125 IN. STRIPS PLACED ON THE INTERIOR FACE OF STUDS AND ATTACHED FROM THE EXTERIOR FACE OF THE STUD WITH TWO 1 IN. LONG TYPE 5-12 PAH HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD BATTEN STRIPS TO HAVE A PURITY OF 99.9% MEETING THE FEDERAL SPECIFICATION QQQ-201F, GRADE C. LEAD BATTEN STRIPS REQUIRED BEHIND VERTICAL JOINTS.

CANADIAN GYPSUM COMPANY -- 1/2 IN. THICK TYPE C, IF-X2, IFC-AR, WRC, 5/8 IN. THICK TYPE AR, C, IF-AR, IF-X1, IF-X2, IFC-AR, SCX, SHX, OR 3/4 IN. THICK TYPES IF-X3 OR ULTRACODE

UNITED STATES GYPSUM CO -- 1/2 IN. THICK TYPE C, IF-X2, IFC-AR, OR 5/8 IN. THICK TYPE SCX, SHX, IF-X1, AR, C, FRX-G, IF-AR, IF-X2, IFC-AR; 3/4 IN. THICK TYPES IF-X3 OR ULTRACODE

USG MEXICO S A DE C V -- 1/2 IN. THICK TYPE C, IF-X2, IFC-AR OR WRC; 5/8 IN. THICK TYPE AR, C, IF-AR, IF-X1, IF-X2, IFC-AR, SCX, SHX, OR 3/4 IN. THICK TYPES IF-X3 OR ULTRACODE

CLARKWESTERN BUILDING SYSTEMS INC -- ULTRA-STEEL® DIETRICH INDUSTRIES INC -- SMARTRACK™

UL-1000 SYSTEM -- (NOT SHOWN) -- FOR USE WITH ITEMS 2 AND 2F -- TYPE 5 OR 5-12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 7). SINGLE LAYER SYSTEMS: 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1 1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 8 IN. OC. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8 IN. OC ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. OC IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEMS: FIRST LAYER: 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1 1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC WITH SCREWS OFFSET 8 IN. FROM FIRST LAYER. SECOND LAYER: 1 5/8 IN. LONG FOR 1/2 IN., 5/8 IN. THICK PANELS, SPACED 24 IN. OC. THIRD LAYER: 2 1/4 IN. LONG FOR 1/2 IN., 5/8 IN. THICK PANELS OR 2 5/8 IN. LONG FOR 5/8 IN. THICK PANELS, SPACED 24 IN. OC. FOURTH LAYER: 2 5/8 IN. LONG FOR 1/2 IN. THICK PANELS OR 3 IN. LONG FOR 5/8 IN. THICK PANELS, SPACED 12 IN. OC. SCREWS OFFSET MIN 6 IN. FROM LAYER BELOW.

UL-1054 SYSTEM -- (NOT SHOWN) -- FOR USE WITH ITEMS 5B & 5E

UL-1054 SYSTEM -- (NOT SHOWN) -- FOR USE WITH ITEMS 5B & 5E

E D C B A

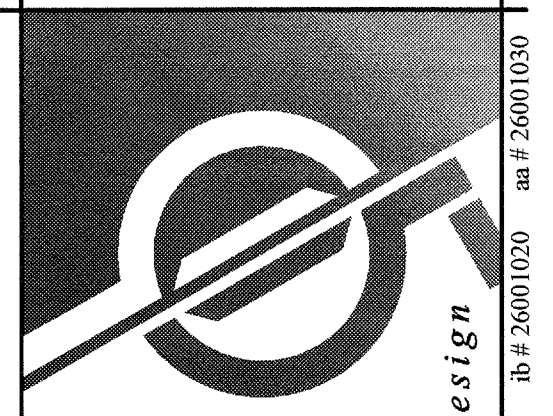
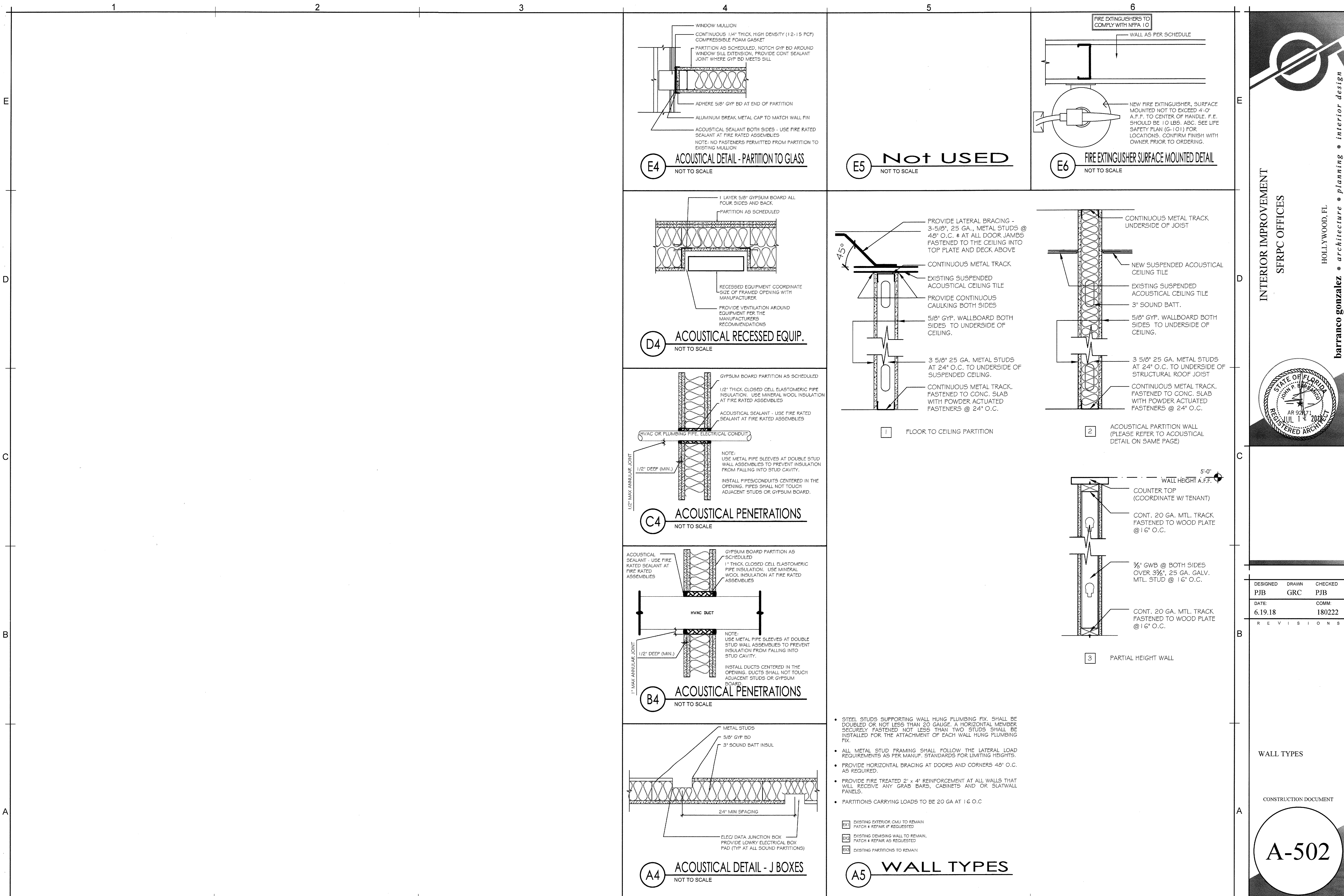
E D C B A

UL DETAIL A-501  
INTERIOR IMPROVEMENT SRPC OFFICES  
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HOLLYWOOD, FL  
1915 southeast 4th avenue  
phone: (954)961-7675  
Fort Lauderdale, FL phone: (954)961-7675  
UL SYSTEM CLASSIFIED  
UL SYSTEM CLASSIFIED  
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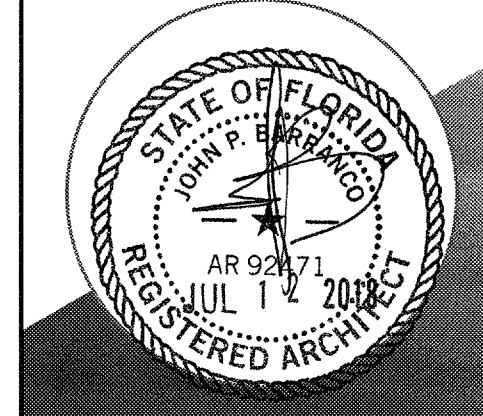
A1 NOT USED

A3 1 HR. FIRE RATED PARTITION (UL-U419) NOT TO SCALE

A6 1 HR. FIRE RATED PIPE PENETRATION NOT TO SCALE



INTERIOR IMPROVEMENT  
SFRPC OFFICES



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Fort Lauderdale, FL 33316 phone: (954)961-7675 fax: (954)961-7685 mail: @bgarcitecture.com  
1915 southeast 4th avenue consultant

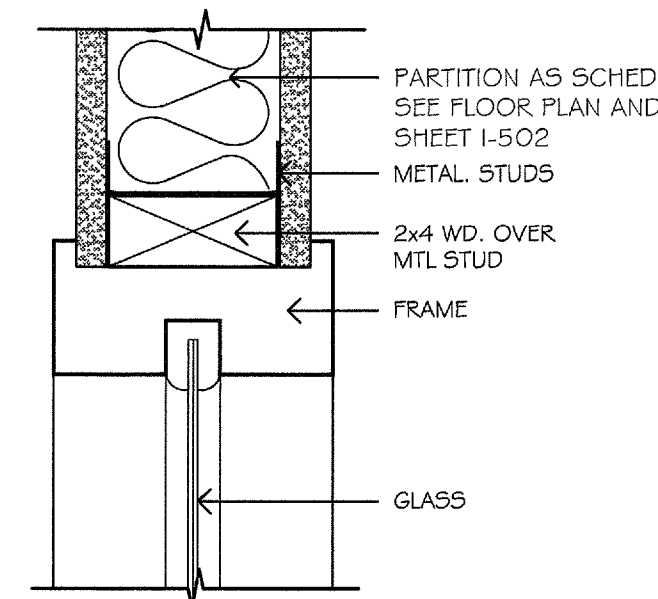
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DATE: 6.19.18	COMM: 180222	

REVISIONS	

WALL TYPES

CONSTRUCTION DOCUMENT

**A-502**

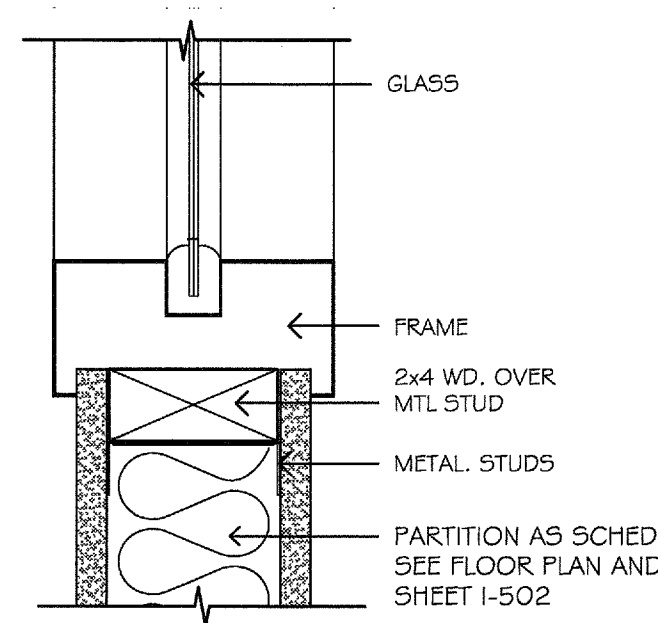


**E4** INTERIOR WINDOW HEAD  
3" = 1'-0"

WINDOW SCHEDULE											
MARK	SIZE		TYPE	MATL	GLZ	SHGC= U FACTOR USED FOR ENERGY CALCS	DETAIL				
	W	HT					HEAD	JAMB	SILL	HORIZ MULL	VERT MULL
A	5'-0"	4'-0"	-	MTL	1/4" TEMP'D GLASS	-	E4	-	D4	-	-

- ALL FRAME OPENING DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- CONTRACTOR SHALL COORDINATE INTERIOR WINDOWS WITH PARTITIONS THICKNESS.
- COORD. FINAL WINDOW DESIGN W/ TENANT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION.
- \*GC TO MATCH NEW PROPOSED EXTERIOR WINDOWS WITH EXISTING ADJACENT WINDOWS, VERIFY IN FIELD AND MATCH EXISTING WINDOW HEIGHT & WIDTH.
- ALL INTERIOR WINDOWS TO BE FIXED WINDOWS.

**C5** WINDOWS SCHEDULE & NOTES



**D4** INTERIOR WINDOW SILL  
3" = 1'-0"

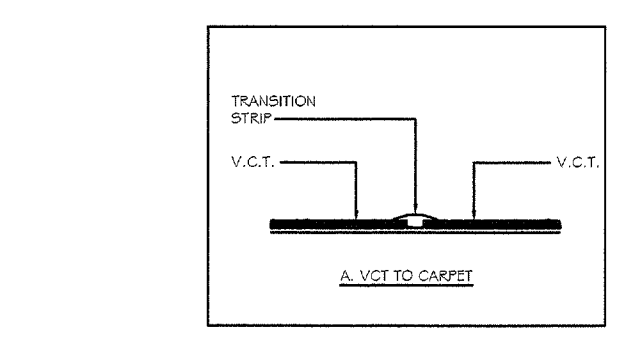
FINISH SCHEDULE											
MARK	ROOM NAME	FLOOR			BASE			WALL		CEILING	NOTES
		VCT	WD	CARPET	PORCELAIN TILE	VCT	WD	TILE	GW/B/PAINT	TILE WAINSCOT	
1ST FLOOR											
100	WAITING AREA	o							o	o	
101	NEW OFFICE	o							o	o	
102	NEW BOARD ROOM	o							o	o	
103	NEW OFFICE	o							o	o	
104	NEW COPIER/ FILE ROOM	o							o	o	
105	NEW OFFICE	o							o	o	
106	NEW OFFICE	o							o	o	
107	NEW OFFICE	o							o	o	
108	NEW OFFICE	o							o	o	
109	NEW OFFICE	o							o	o	
110	NEW OFFICE	o							o	o	
111	STORAGE	o							o	o	
112	NEW BREAK ROOM	o							o	o	
113	NEW H.C. R. ROOM	o							o	o	
114	IT CLOSET	o							o	o	
115	MEETING/ CONFERENCE	o							o	o	
116	OPEN OFFICE SPACE	o							o	o	

- ALL INTERIOR WALL AND CEILING FINISHES IN EXIT ACCESS CORRIDORS WILL BE NOT LESS THAN CLASS II, PER NFPA 101 12.3.5.
- FLASH PATCH ALL FLOORS WHERE REQUIRED BY NEW OR EXISTING CONDITIONS TO INSURE A SECURE AND SOUND SURFACE IN PREPARATION FOR NEW FLOORING.
- ALL GYPSUM WALLBOARD SHALL BE SCREWED -IN- PLACE AND SHALL RECEIVE A 3-COAT SPACKLE FINISH, INCLUDING CLOSETS. ALL SPACKLING WORK SHALL BE SANDED SMOOTH AN LEVELED. CONTRACTOR SHALL PROVIDE A LEVEL-4 FINISH MINIMUM.
- PROVIDE STANDARD CORNER BEADS ON ALL 90° INTERSECTIONS.
- ALL WALLS AND CEILINGS TO RECEIVE 1 COAT PRIMER AND 2 COATS FINISH PAINT. SEE FINISH LEGEND FOR MORE INFORMATION.
- PROVIDE ALL NECESSARY BLOCKING FOR ALL CABINETS, SHELVING WALL MOUNTED EQUIPMENT AND ADA ACCESSORIES.
- NEW LAMINATE FLOORING TO BE ADDED AS REQUIRED.
- ALL FINAL FINISH SELECTIONS ARE TO BE MADE BY OWNER.
- INTERIOR FLOOR FINISH SHALL COMPLY WITH SECTION 10.2 OF NFPA 101 (2017 ED.) AND IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II PER SECTION 39.3.3.3.2.
- INTERIOR WALLS AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 OF NFPA 101, SHALL BE CLASS A OR CLASS B IN EXITS AND IN EXIT ACCESS CORRIDORS OR CLASS C IN ALL OTHER AREAS.
- ALL FLOORING UNIT SIZE AND FINISH TO BE SELECTED BY OWNER.

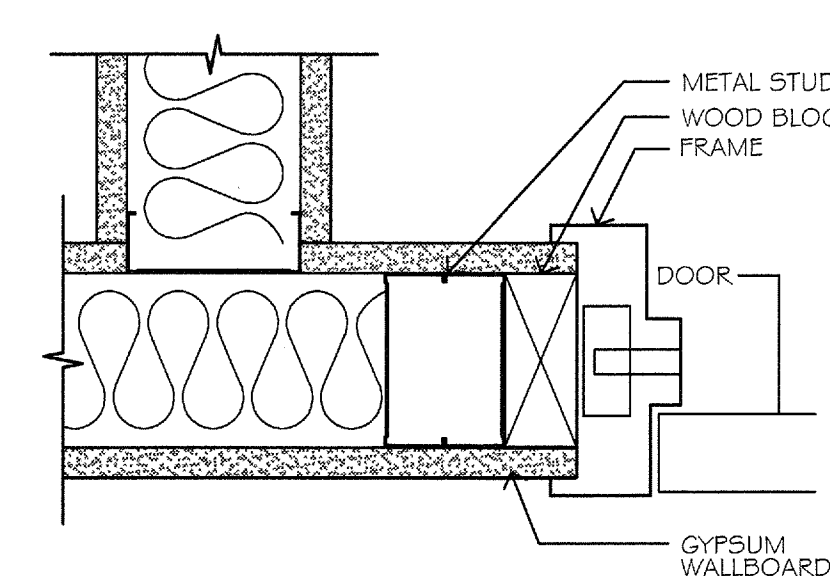
ALL FINISHES SHALL BE CLASS B (MIN.), AT ALL HALLWAYS AND CLASS B (MIN.) AT ALL OTHER SPACES IN ACCORDANCE TO F.B.C. TABLE 803.9 FOR TYPE 'A' OCCUPANCIES

THE NUMERICAL ADDRESS SHALL BE PROVIDED ON ALL EXTERIOR DOORS W/ 6" NUMBERS, WEATHERPROOF AND CONTRASTING COLORS. IF THE NUMBERS ARE TO BE PLACED ON A WINDOW THE NUMBERS SHALL BE WHITE AND IF THEY ARE TO BE ON A LIGHT COLORED BACKGROUND THEY SHALL BE BLACK PUBLIC

**C5** FINISH SCHED. & NOTES



**C4** THRESHOLD DETAIL



**B4** HEAD/ JAMB DOOR DETAIL  
NOT TO SCALE

DOORS AND FRAMES SCHEDULE													
MARK	ROOM NAME	DOOR			FRAME			FIRE RATING LABEL	HARDWARE		NOTES	ALL HARDWARE TO BE SCHEDULED OR ALL SIZES OR APPROVED EQUAL BY OWNER	
		SIZE	MATL	EL	GLZ	LOUVER	MATL		EL	GLZ			SET NO

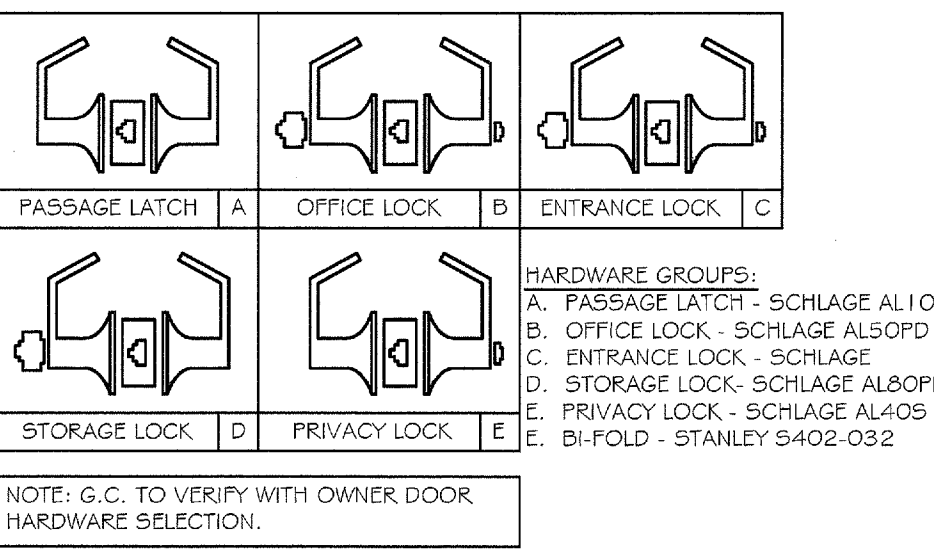
101	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
102A	NEW BOARD ROOM	3'-0"	7'-0"	1 3/4"	GLASS	D	O		WD	D		B	
102B	NEW BOARD ROOM	3'-0"	7'-0"	1 3/4"	GLASS	D	O		WD	D		B	
103	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
106	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
107	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
108	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
109	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
110	NEW OFFICE	3'-0"	7'-0"	1 3/4"	GLASS	A	O		WD	A		B	
112	BREAK ROOM	3'-0"	7'-0"	1 3/4"	GLASS	D	O		WD	D		B	
113	NEW H.C. R. ROOM	3'-0"	7'-0"	1 3/4"	WD	B			WD	B		E	
115	MEETING/ CONFERENCE ROOM	3'-0"	7'-0"	1 3/4"	GLASS	C			WD	C		A	

- ALL DOOR HARDWARE TO HAVE LEVER HANDLES (SINGLE ACTION RELEASE W/OUT INTERIOR KEY LOCKS), MAXIMUM CLOSER FULL FORCE TO BE 5 LB. AND TO COMPLY WITH F.B.C., CH. 11.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
- ALL DOORS TO HAVE (3) SILENCERS & THOSE W/DO CLOSERS TO RECEIVE FLOOR / WALL STOPS.
- KEYING SCHEDULE - PROVIDE MASTER KEY FOR ALL DOORS (COORDINATE WITH OWNER) OWNER TO RECEIVE (2) COPIES OF EACH KEY.
- ALL EGRESS DOORS SHALL COMPLY WITH N.F.P.A. 101, 7-2.1.5.1, FBC (2017) SECTION 1009 & FBC 11-4.1.3(7), 11-4.1.3.9 AND 11-4.1.3.
- ALL EGRESS DOORS HARDWARE SHALL COMPLY WITH N.F.P.A. 101, 12.2.2.2.3.
- ALL DOOR HARDWARE TO COMPLY WITH F.B.C., CH. 11.
- PROVIDE DOOR STOPS THROUGHOUT.
- SEE MANUFACTURERS FUNCTIONS SHEET FOR HARDWARE GROUP DESCRIPTION.
- CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS FOR ALL DOORS, AND STOREFRONTS (WITH ARCHITECT'S APPROVED STAMP) TO BLDG. DEPT. PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE INTERIOR DOOR FRAMES WITH PARTITIONS THICKNESS. (ALL DOORS TO BE FLUSH WITH SURROUNDING DRYWALL). PROVIDE & INSTALL NEW WOOD DOOR TRIM AS REQUIRED (PRIME & PAINT).
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
- AUTO-CLOSER.

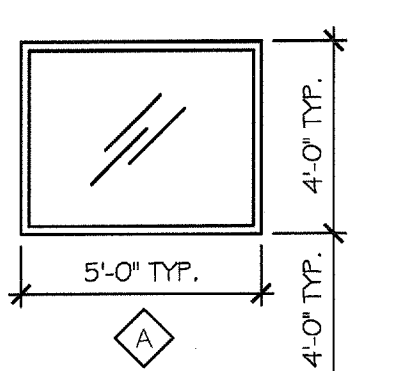
FIELD VERIFY ALL DOOR OPENINGS PRIOR TO DOOR INSTALLATION

ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE

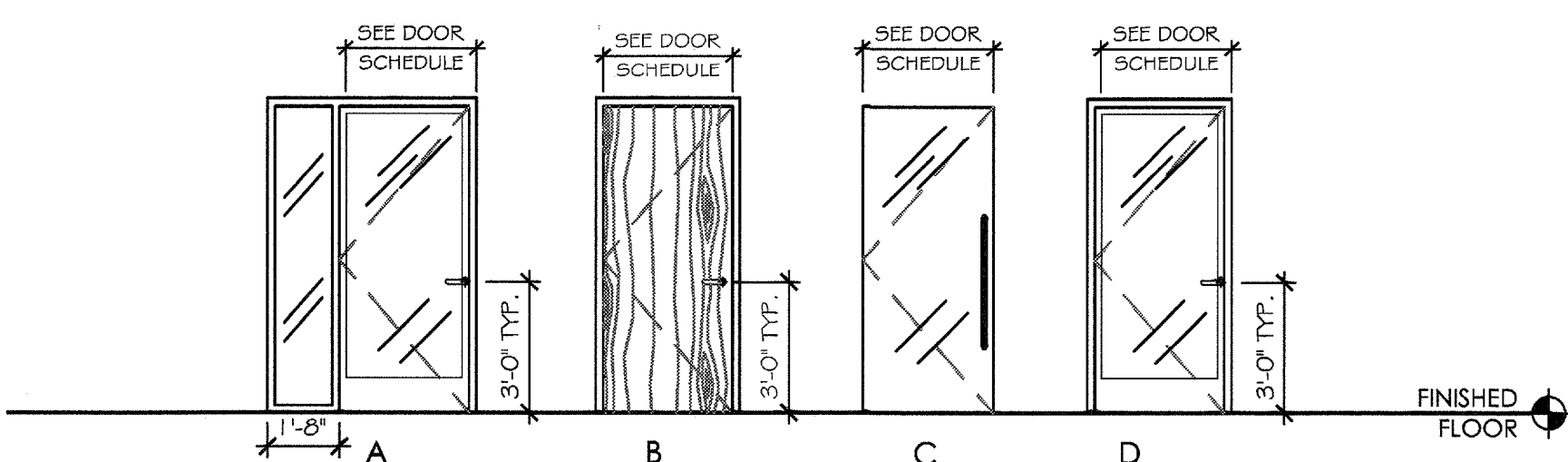
**A5** DOOR SCHED. & NOTES



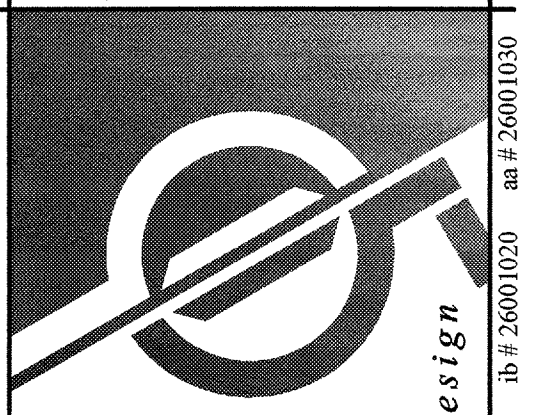
**A4** DOOR HARDWARE GROUPS



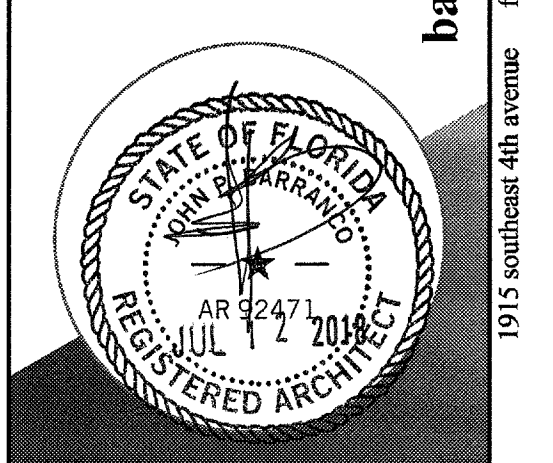
**A1** WINDOW ELEVATION



**A2** DOOR ELEVATION



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PJB

DRAWN  
GRC

CHECKED  
PJB

DATE:  
6.19.18

COMM:  
180222

REVISIONS

FINISH SCHEDULE

CONSTRUCTION DOCUMENT

**A-601**

**GENERAL NOTES:**

**1. DESIGN CRITERIA**

THE FLORIDA BUILDING CODE 2017 6th EDITION BASED ON ASCE 7-10

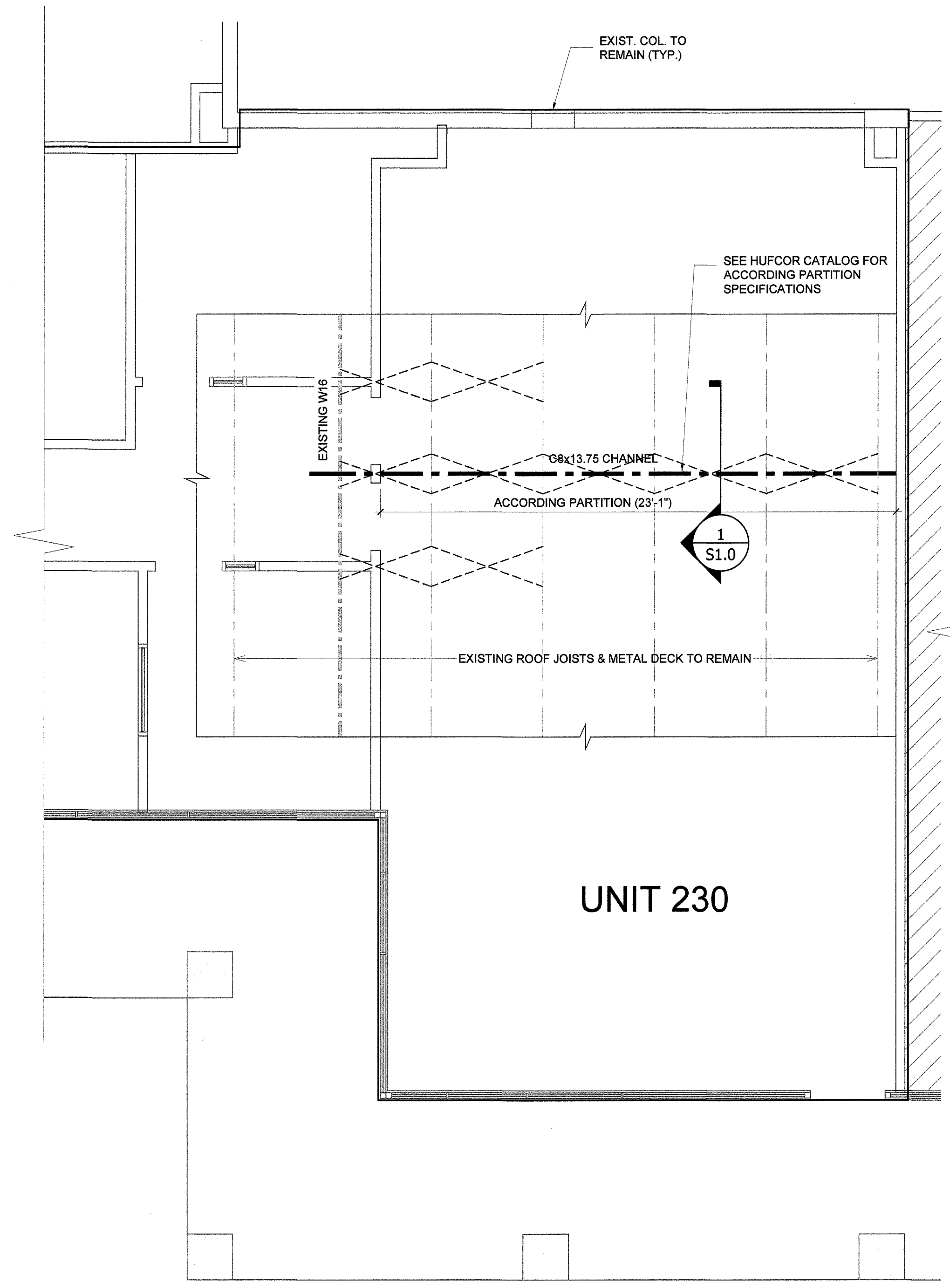
- A. DESIGN: ACCORDION PARTITION HUF COR MODEL 3100: WEIGHT 2.7pds/sqft
- B. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 6th ADDITION OF FLORIDA BUILDING CODE AND FOLLOWING RATIONAL ANALYSIS PRINCIPLES.

**2. STRUCTURAL STEEL:**

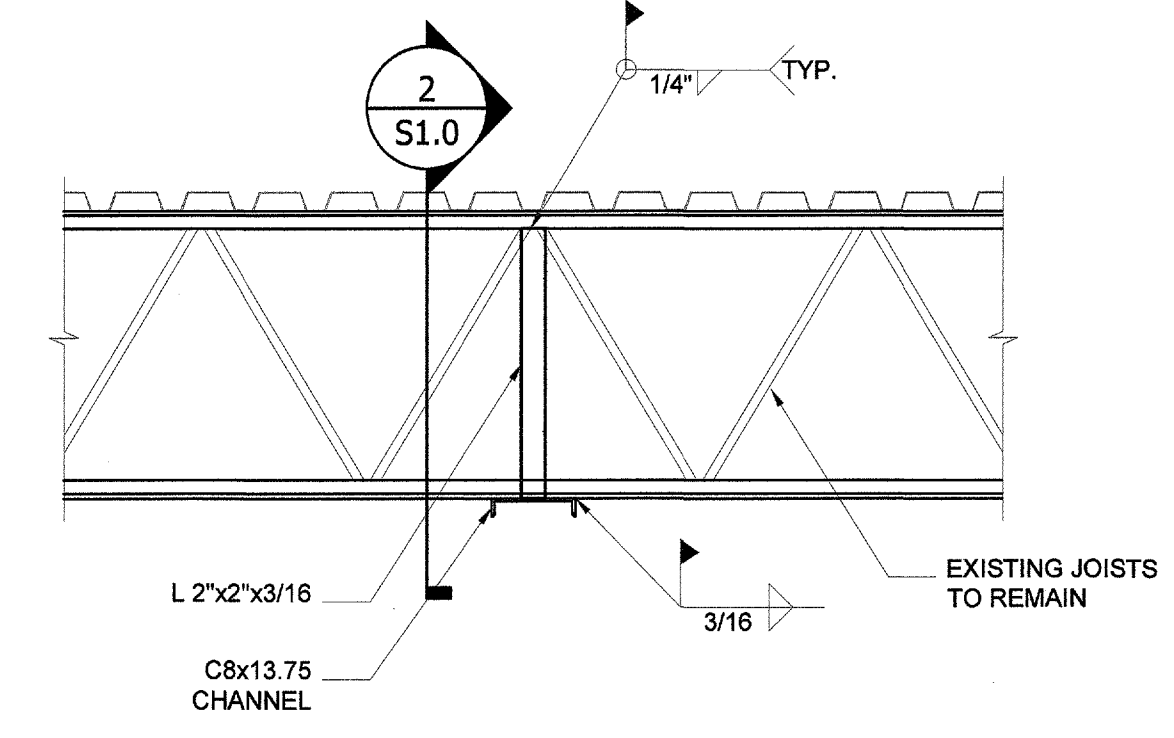
- a) SHALL CONFORM TO ASTM DESIGNATIONS A-36, A-325, A-500 AS APPLICABLE AND AISC 360-11 SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. BOLTS AND WELDING MATERIALS SHALL CONFORM TO APPLICABLE PROVISIONS OF AISC SPECIFICATIONS, AND AWS RECOMMENDATIONS.
- b) FIELD CONNECTIONS SHALL BE WELDED OR BOLTED AS SPECIFIED. SHOP WELDING OR WHERE FIELD WELDING IS REQUIRED SHALL BE CERTIFIED WELDERS ONLY. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PRIMER PAINT UNLESS NOTED OTHERWISE.
- c) THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.
- e) ALL FIELD WELDS AND SHOP WELDS SHALL BE DONE BY A CERTIFIED AWS WELDER, AS PER FBC
- f) STRUCTURAL SHAPES:

W - beams ..... Fy = 50 ksi  
 HSS - rectangle ..... Fy = 48 ksi  
 HSS - round ..... Fy = 42 ksi  
 L - angle ..... Fy = 36 ksi  
 C - channel ..... Fy = 36 ksi  
 PIPE ..... Fy = 35 ksi

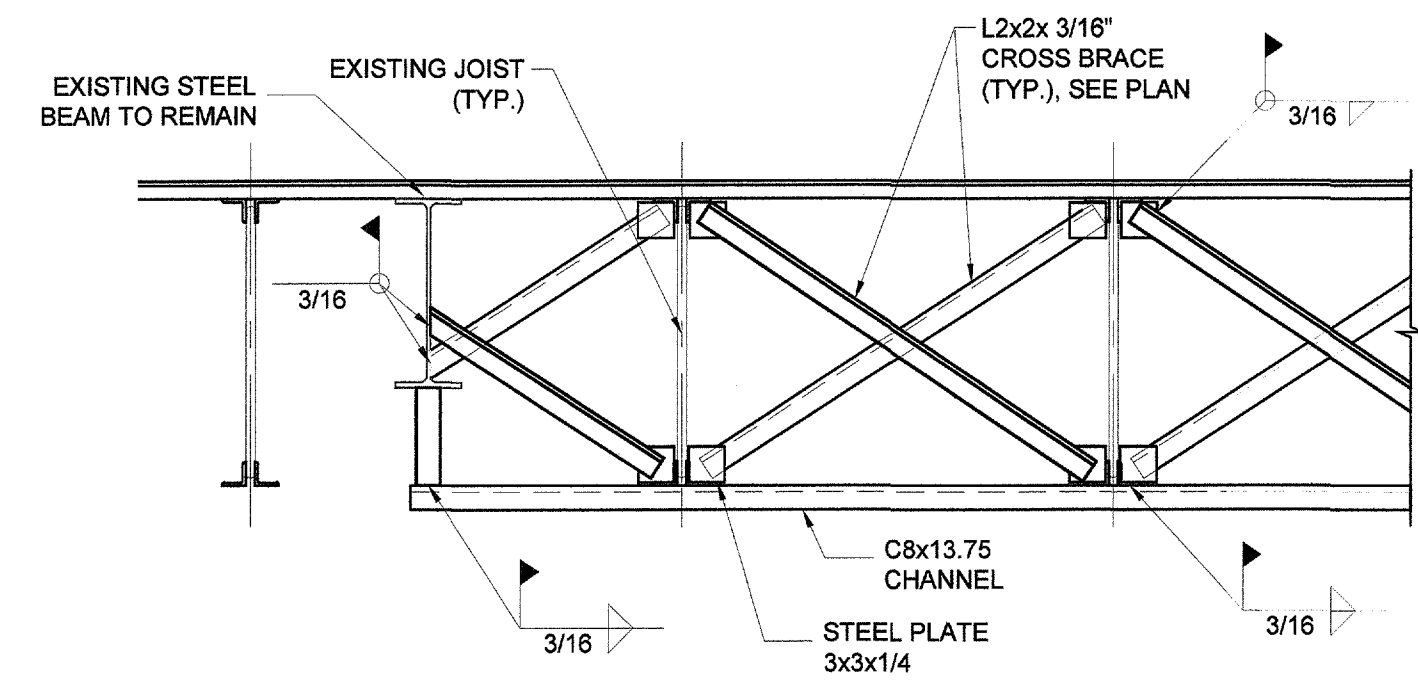
CONTRACTOR TO COORDINATE THAT DEFLECTION SERVICEABILITY PARAMETER ARE MET, IN ACCORDANCE W/ MANUFACTURER SHOP DWGS.



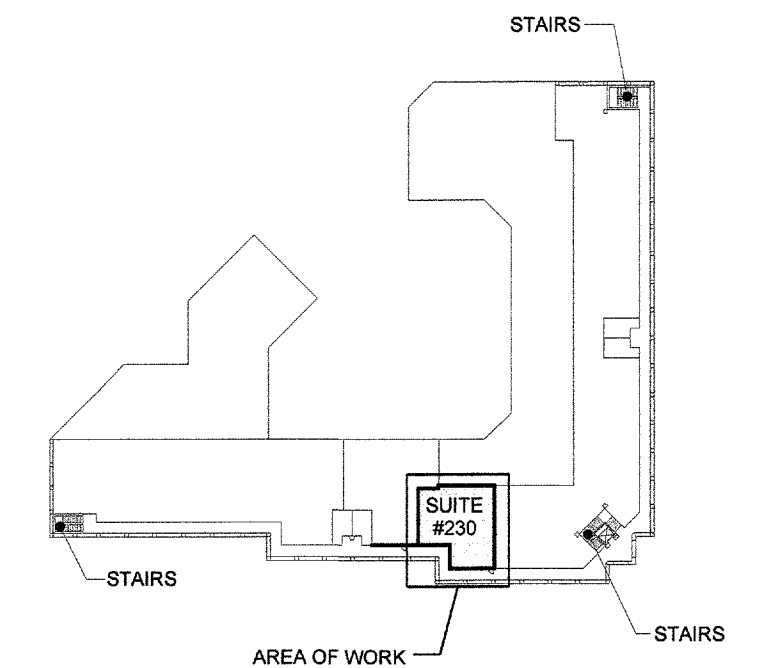
1 EXISTING FLOOR PLAN  
 1/4" = 1'-0"



SECTION 1-S1.0  
 SCALE: N.T.S.



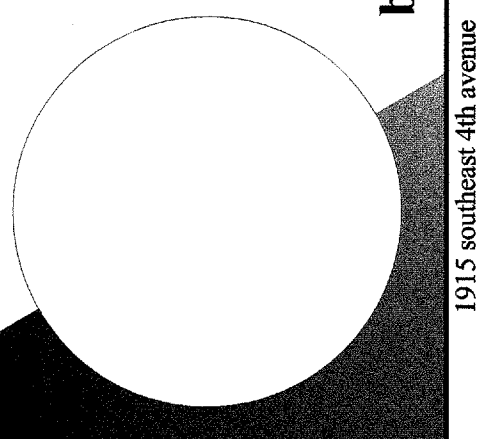
SECTION 2-S1.0  
 SCALE: N.T.S.



2 KEY PLAN

**Unison Structural Design LLC**  
 KERVIN VENTURA  
 PE #74146  
 STRUCTURAL ENGINEER  
 FL. EXP. 2004

INTERIOR IMPROVEMENT  
 SFRPC OFFICES



**barranco gonzalez** • architecture • planning • interior design  
 HOLLYWOOD, FL  
 1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954)961-7675 email: info@bgarchitecture.com

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PJB	SF	KV
DATE:	COMM:	
6.4.18	180222	

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PROPOSED FLOOR PLAN

CONSTRUCTION DOCUMENT

S1.0

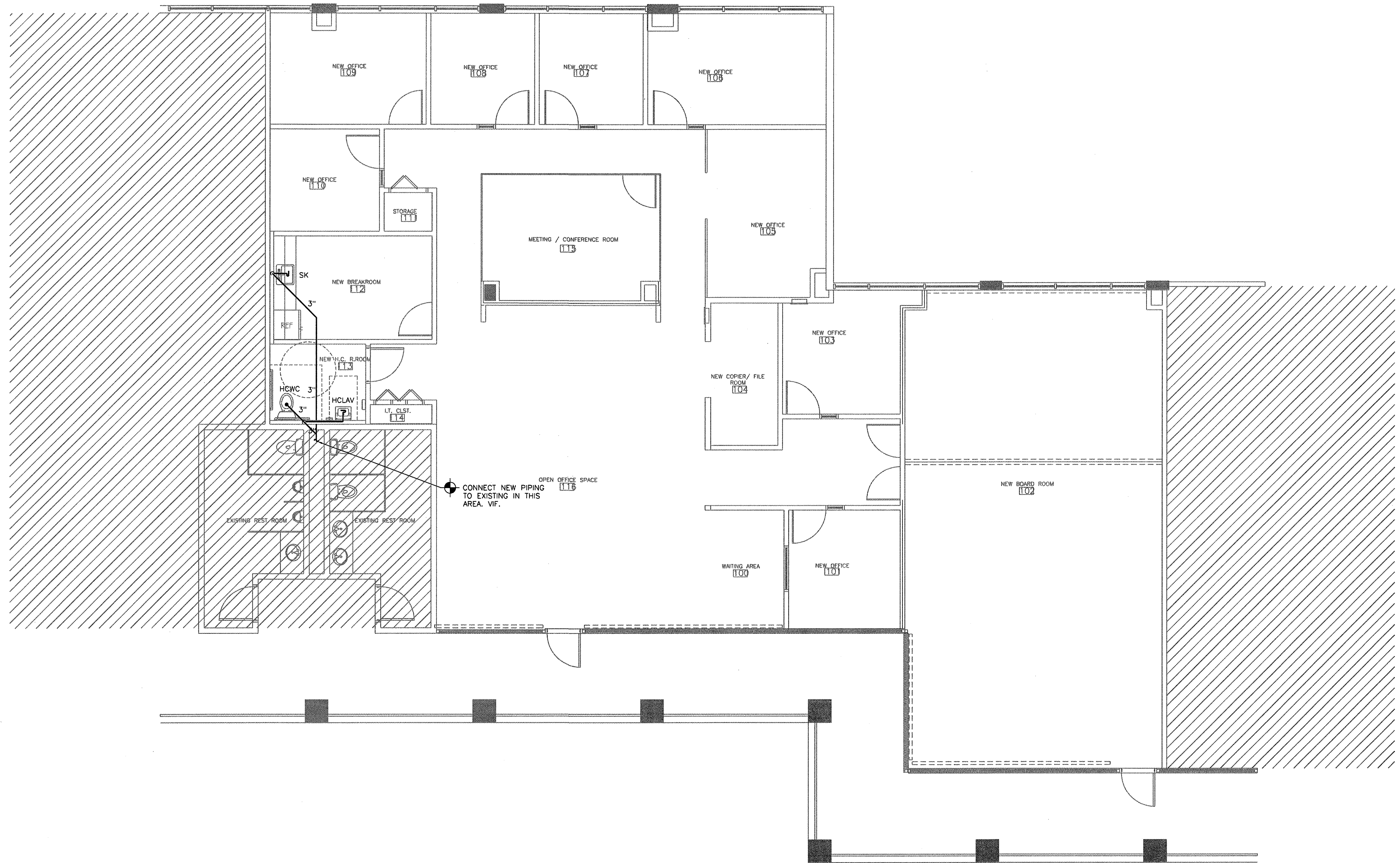
LINE LEGEND	
---	COLD WATER
---	HOT WATER 110°F
---	HOT WATER 140°F
---	HOT WATER RECIRC
---	NONPOTABLE WATER
---	FILTERED WATER
---	BEER/SODA LINES
---	WASTE
---	EXISTING WASTE
---	GREASY WASTE
---	EXISTING GREASY WASTE
---	VENT
---	GAS
---	RAIN WATER LEADER
---	CONDENSATE
---	DEMO

ABBREVIATIONS	
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE
CO	WALL CLEAN OUT
CW	COLD WATER
FU	FIXTURE UNITS
FCO	FLUSH CLEAN OUT
FD	FLOOR DRAIN
FS	FLOOR SINK
FFD	FUNNEL DRAIN
HD	HUB DRAIN
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RECIRC
IM	ICE MACHINE
MBTU	MEGATHOUSAND BRITISH THERMAL UNIT
ORD	OVERFLOW ROOF DRAIN
PE	POLYETHYLENE PLASTIC PIPE
PR	PRESSURE/MP REGULATOR
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
SCH 40	SCHEDULE 40 METALLIC PIPE
SOV	SHUT-OFF VALVE
TP	TRAP PRIMER
VTR	VENT THRU ROOF
VIF	VERIFY IN FIELD

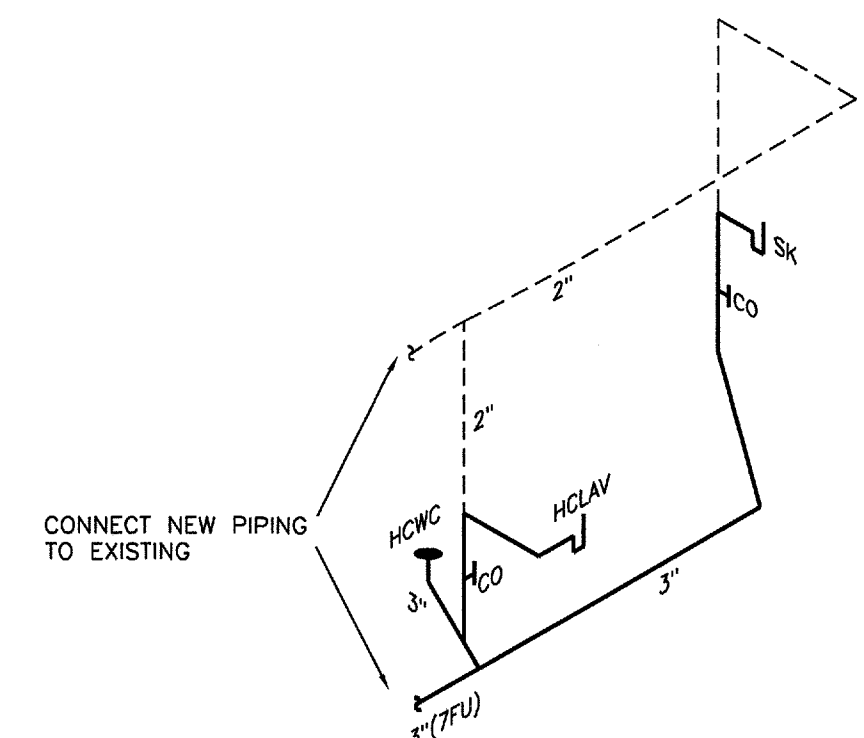
FPC 2017 TABLE 704.1 SLOPE OF HORIZONTAL DRAINAGE PIPE	
SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2 OR LESS	1/4
3 TO 6"	1/8
8 OR LARGER	1/16

FPC 2017, 704.1: HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES. THE MINIMUM SLOPE OF A HORIZONTAL DRAINAGE PIPE SHALL BE IN ACCORDANCE WITH TABLE 704.1.

VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK.



1 PLUMBING SANITARY PLAN  
SCALE: 3/16"=1'-0"



2 PLUMBING SANITARY RISER DIAGRAM  
N.T.S.

**loucks engineering inc.**  
consulting engineers  
E. PILHUJ P.E. FL REG 49832  
ESIGN SERIAL NO.: 46 AD 4A 48 84 DC 67 99 76 08  
G. INOA ALVAREZ P.E. FL REG 74056

321 e. commercial Blvd. Ft. Lauderdale, FL 33334  
TEL (954) 538-1861 FLA. REG. #EB-0003306

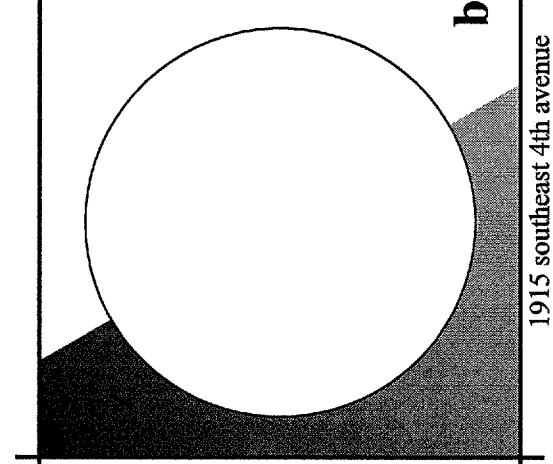
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PLUMBING SANITARY PLAN  
CONSTRUCTION DOCUMENT

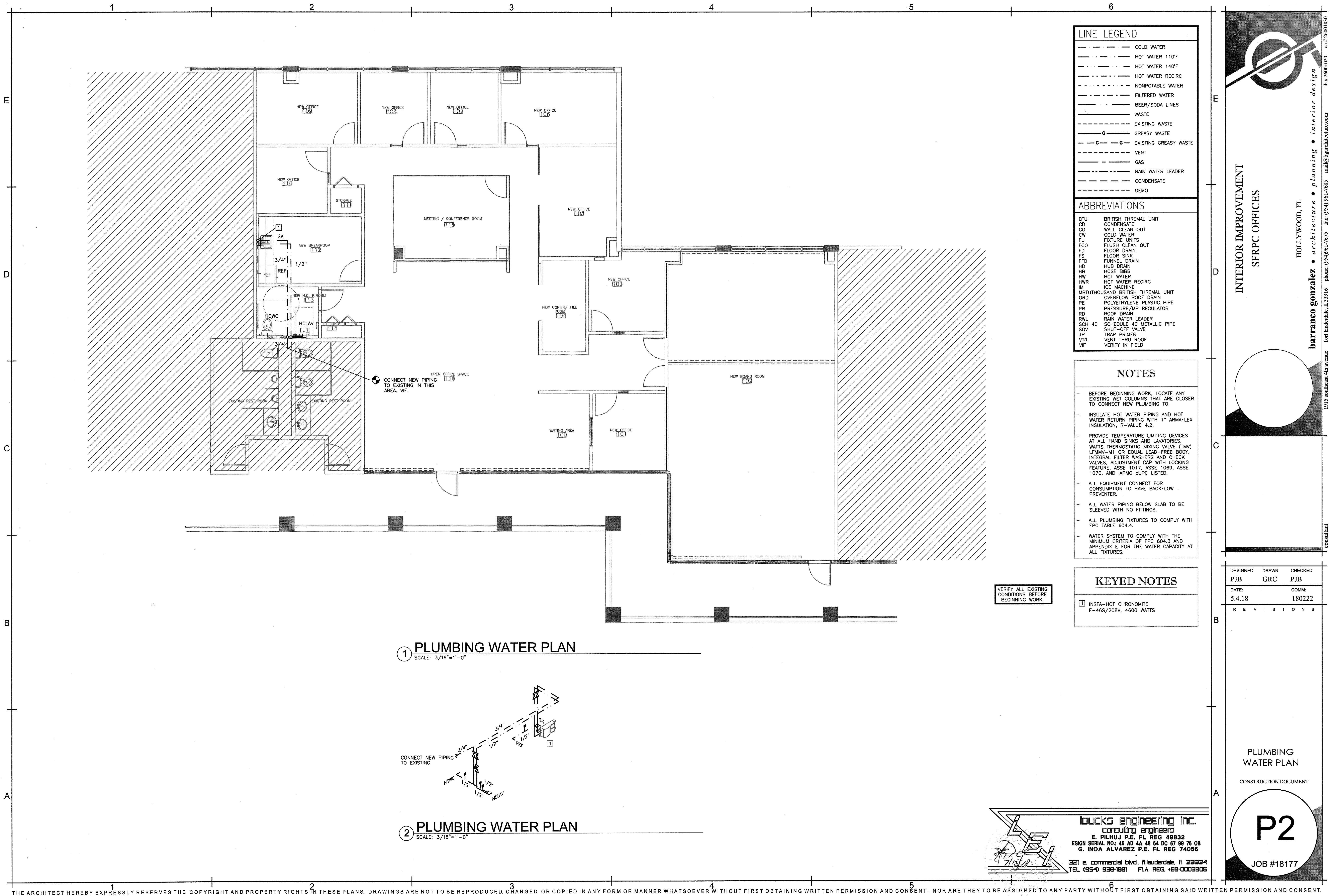
**P1**  
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LINE LEGEND	
---	COLD WATER
---	HOT WATER 110°F
---	HOT WATER 140°F
---	HOT WATER RECIRC
---	NONPOTABLE WATER
---	FILTERED WATER
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---	WASTE
---	EXISTING WASTE
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SCH 40	SCHEDULE 40 METALLIC PIPE
SOV	SHUT-OFF VALVE
TP	TRAP PRIMER
VTR	VENT THRU ROOF
VIF	VERIFY IN FIELD

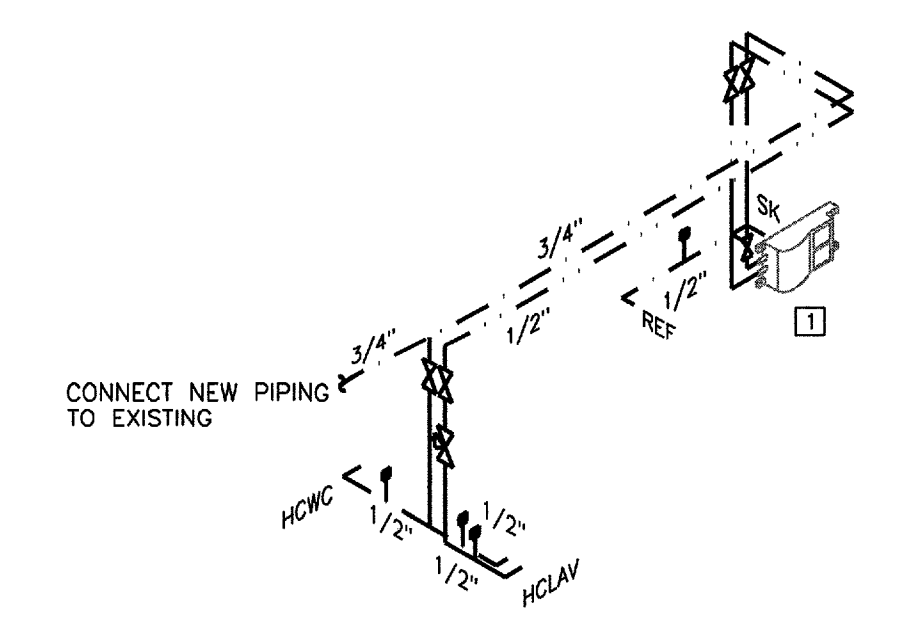
- NOTES**
- BEFORE BEGINNING WORK, LOCATE ANY EXISTING WET COLUMNS THAT ARE CLOSER TO CONNECT NEW PLUMBING TO.
  - INSULATE HOT WATER PIPING AND HOT WATER RETURN PIPING WITH 1" ARMAFLEX INSULATION, R-VALUE 4.2.
  - PROVIDE TEMPERATURE LIMITING DEVICES AT ALL HAND SINKS AND LAVATORIES. WATTS THERMOSTATIC MIXING VALVE (TMV) LFMMV-M1 OR EQUAL LEAD-FREE BODY, INTEGRAL FILTER WASHERS AND CHECK VALVES, ADJUSTMENT CAP WITH LOCKING FEATURE, ASSE 1017, ASSE 1069, ASSE 1070, AND IAPMO cUPC LISTED.
  - ALL EQUIPMENT CONNECT FOR CONSUMPTION TO HAVE BACKFLOW PREVENTER.
  - ALL WATER PIPING BELOW SLAB TO BE SLEEVED WITH NO FITTINGS.
  - ALL PLUMBING FIXTURES TO COMPLY WITH FPC TABLE 604.4.
  - WATER SYSTEM TO COMPLY WITH THE MINIMUM CRITERIA OF FPC 604.3 AND APPENDIX E FOR THE WATER CAPACITY AT ALL FIXTURES.

**KEYED NOTES**

☐ INSTA-HOT CHROMOMITE  
E-46S/208V, 4600 WATTS

VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK.

1 PLUMBING WATER PLAN  
SCALE: 3/16"=1'-0"



2 PLUMBING WATER PLAN  
SCALE: 3/16"=1'-0"

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SFRPC OFFICES

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R E V I S I O N S

NO.	DESCRIPTION

PLUMBING WATER PLAN

CONSTRUCTION DOCUMENT

P2

JOB #18177

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consulting engineers

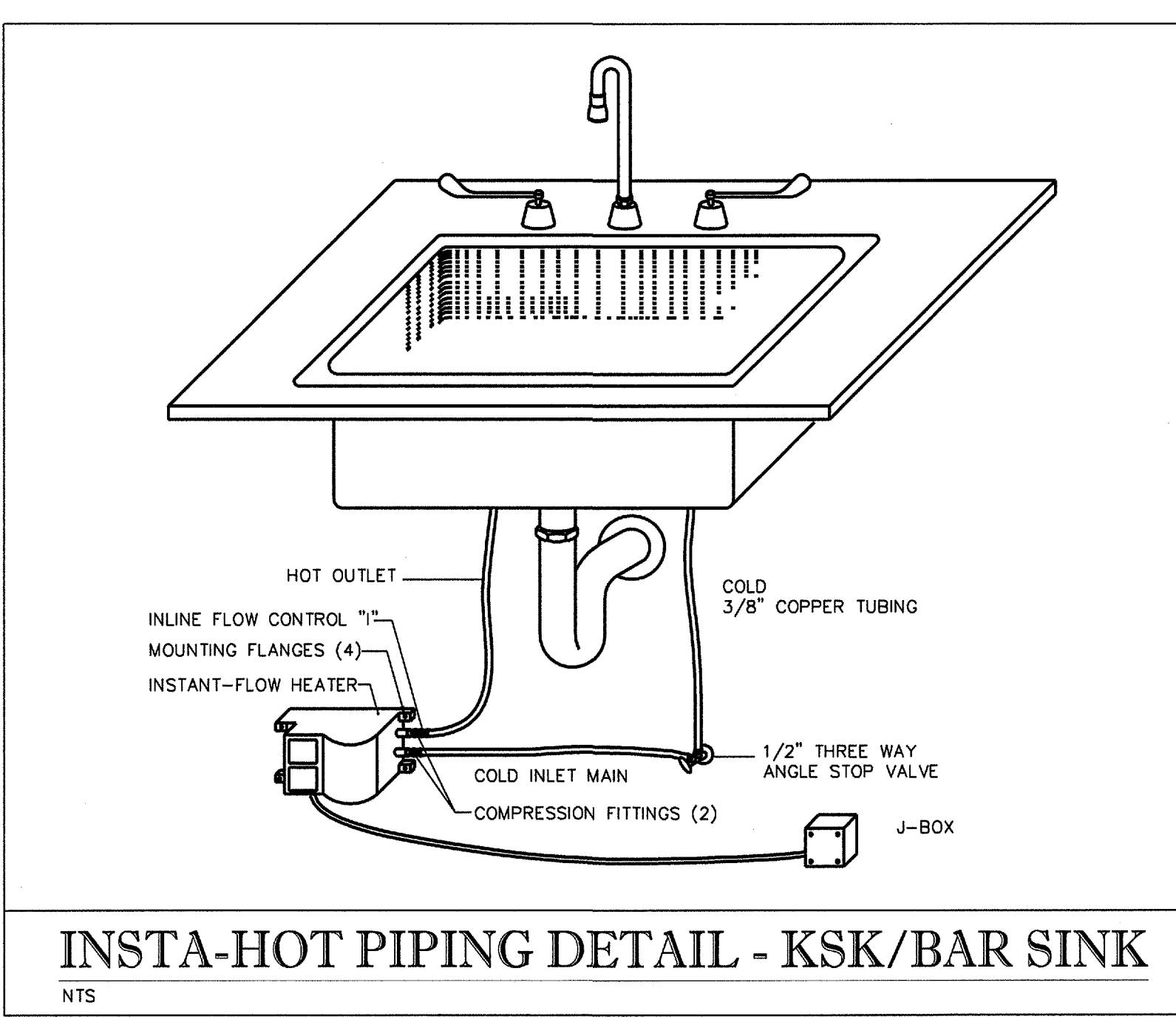
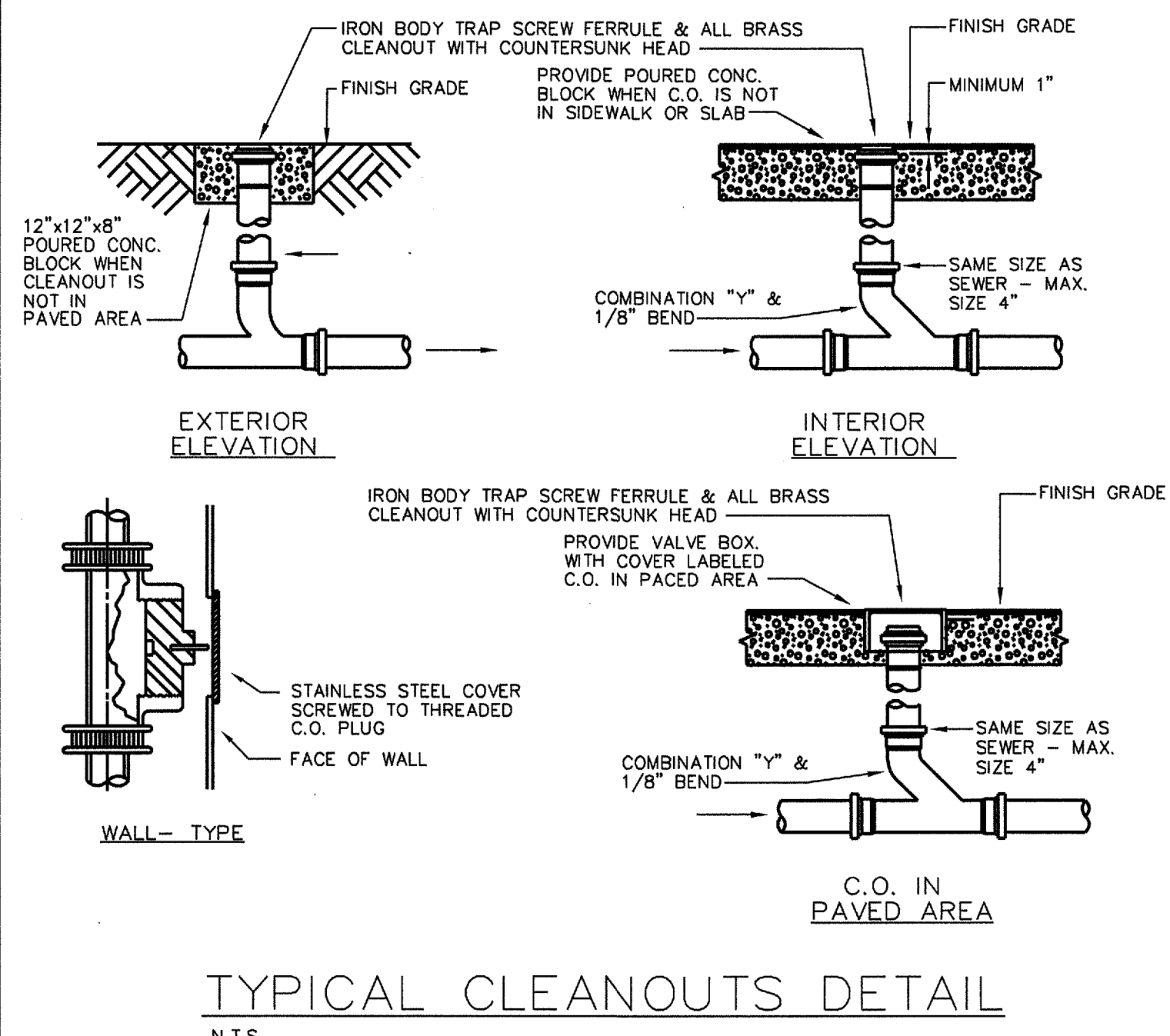
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# PLUMBING SPECIFICATIONS

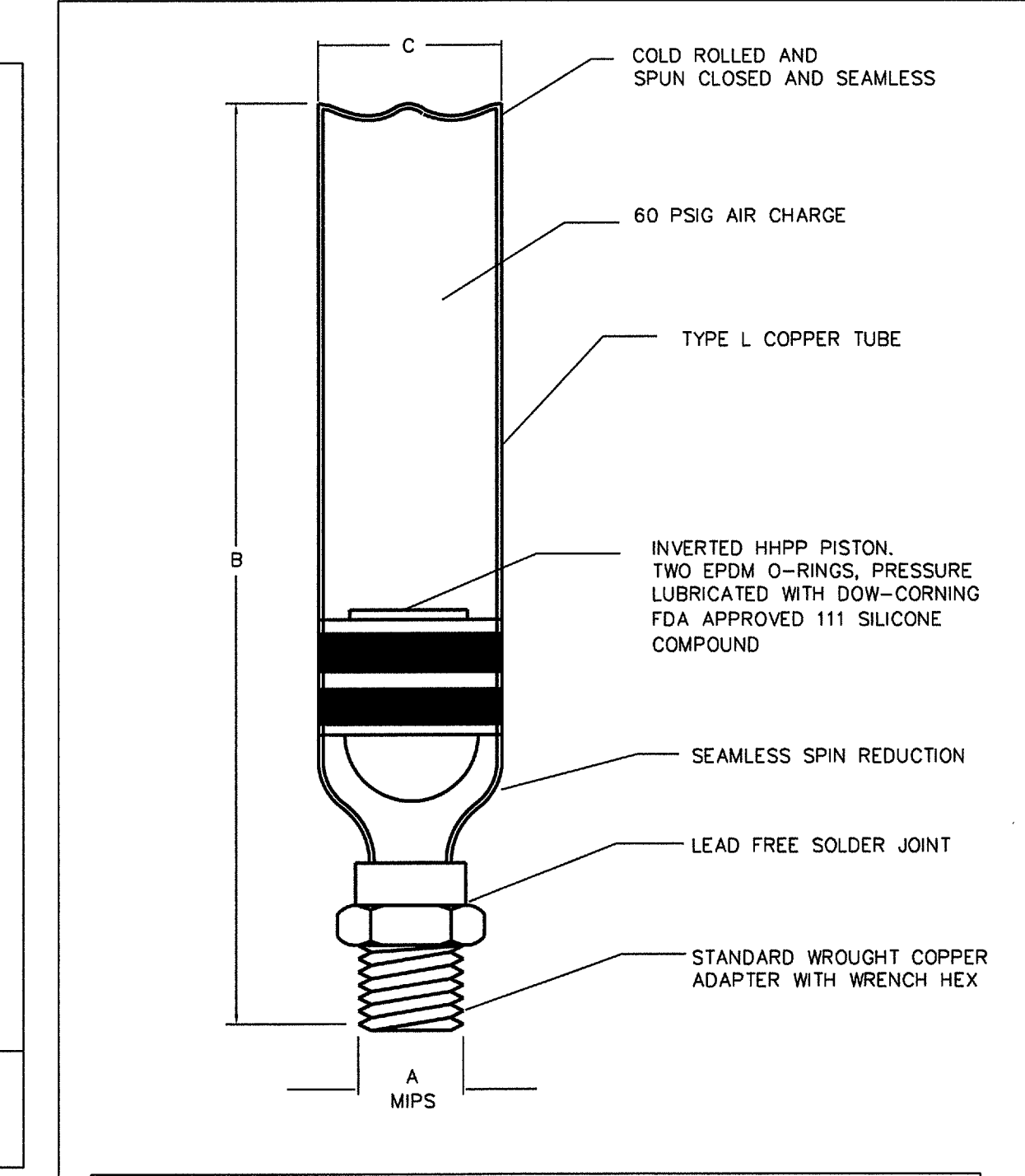
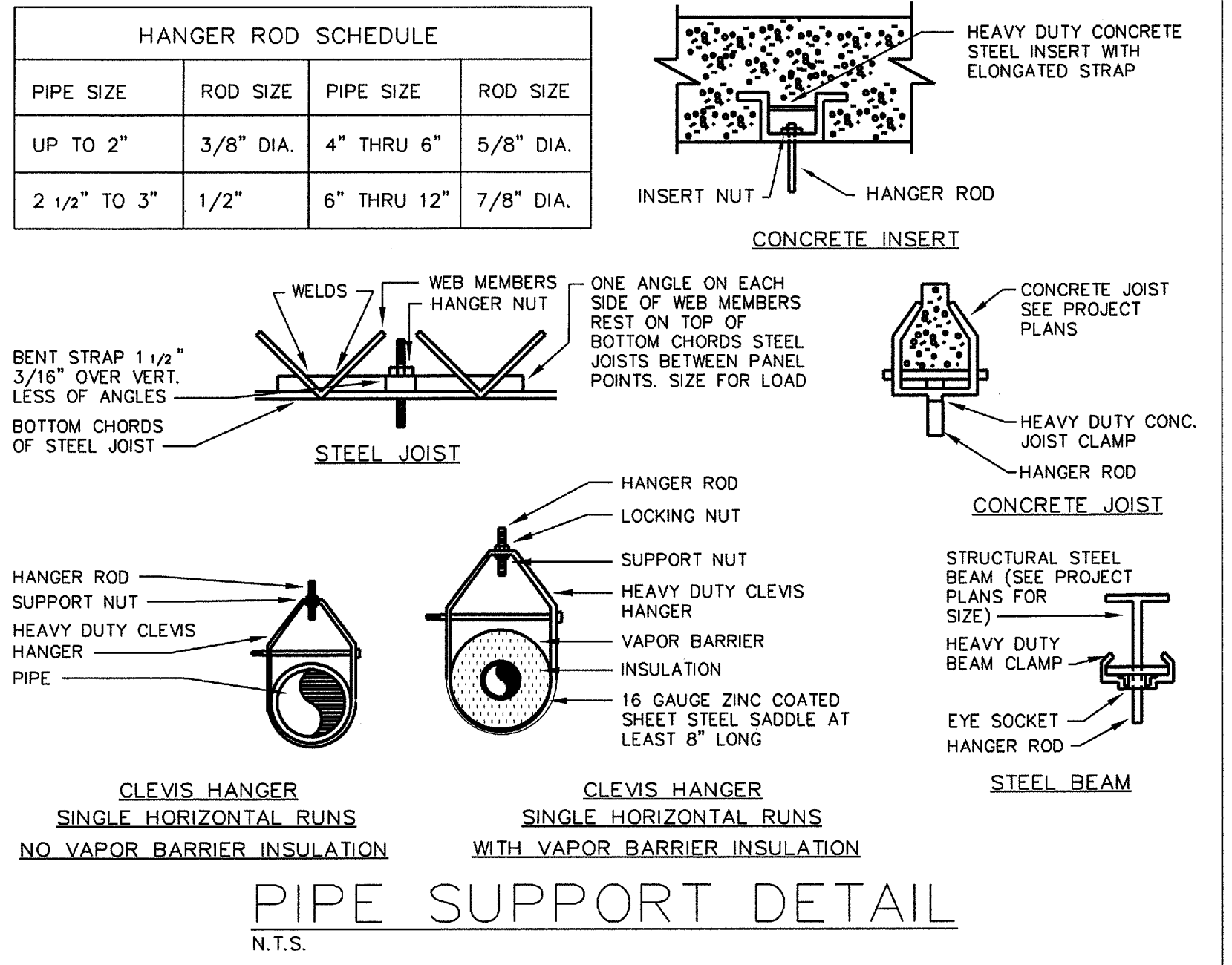
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCE. ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS, AND OF AMERICAN MANUFACTURE. ALL REQUIREMENTS AND MATERIALS SHALL BE AS PROVIDED FOR ORIGINAL BUILDING AND AS INDICATED IN THESE DRAWINGS AND SPECIFICATIONS.
- SANITARY, WASTE, VENT, AND STORM PIPING SHALL BE CENTRIFUGAL CAST IRON BELL AND SPIGOT BELOW GRADE AND NO-HUB SYSTEM WITH STAINLESS STEEL COUPLINGS ABOVE GRADE EXCEPT VENTS ABOVE GRADE MAY BE SCHEDULE 40 GALVANIZED IRON. WHERE ALLOWED BY LOCAL AUTHORITIES DWV PVC MAY BE USED INSTEAD OF CAST IRON AND GALVANIZED.
- CONDENSATE DRAINS ABOVE GROUND SHALL BE INSULATED COPPER TYPE "M" OR DWV AS SPECIFIED FOR SANITARY PIPING. BELOW GROUND SHALL BE DWV AS SPECIFIED FOR SANITARY PIPING.
- POTABLE WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT TEMPER AND HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" HARD TEMPER COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDER-FREE JOINTS. POTABLE WATER PIPING SHALL NOT BE INSTALLED BELOW ANY FLOOR ON GRADE OR FILL.
- PIPE SUPPORTS SHALL BE PROVIDED TO BE COMPATIBLE WITH PIPING, INSULATION, STRUCTURE, AND COMPENSATE FOR CONTRACTION AND EXPANSION.
- THE CONTRACTOR SHALL CONNECT TO ALL EQUIPMENT FURNISHED BY THE OWNER.
- EACH NEW FIXTURE AND EQUIPMENT SUPPLY SHALL BE PROVIDED WITH A SUPPLY STOP OR SHUT-OFF VALVE AS APPLICABLE.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED AND INSTALLED AS PER PDI-WH 201 & FPC 604.9.
- PROVIDE DIELECTRIC FITTINGS IN ALL PIPING SYSTEMS WHERE CONNECTING DISSIMILAR MATERIALS AND PROTECT AGAINST CONTACT OF DISSIMILAR THROUGHOUT THE INSTALLATION.
- INSULATE ALL HOT WATER, CONDENSATE DRAINS, AND WATER COOLER WASTES PROVIDED.
- INSULATE HOT WATER PIPING WITH 1" ARMAFLEX INSULATION.
- INSULATE ALL AIR CONDITIONING AND REFRIGERATION CONDENSATE DRAINS IN PLENUM AREAS. FINISH WHERE EXPOSED WITH 2 COATS OF WHITE LATEX PAINT ALL AS PER THE MANUFACTURER'S INSTRUCTIONS.
- ALL HOSE BIBS AND HOSE CONNECTIONS THIS PROJECT SHALL BE PROVIDED WITH VACUUM BREAKERS AND SHALL BE SEPARATELY VALVED.
- ALL WATER, SOIL, WASTE, VENT, AND STORM PIPING PROVIDED SHALL BE TESTED PER FPC 312 TESTS AND INSPECTIONS.
- CONTRACTOR SHALL OBTAIN APPROVED MANUFACTURER'S INSTALLATION DRAWINGS FOR ALL EQUIPMENT AND CASEWORK AND CASEWORK DIMENSIONED ROUGH-IN LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIXTURE, CASEWORK, AND EQUIPMENT ROUGH-IN DIMENSIONS AND CORRECT FLOOR AND WALL PENETRATION.
- SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- CONTRACTOR SHALL PROVIDE ALL SYSTEMS INDICATED IN THESE SPECIFICATIONS ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND ORDINANCES AS APPLICABLE TO COMPLETING WORK FOR INTENDED OCCUPANCY. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS FOR CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH ITEMS ARE NOT INCLUDED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND COMPLETELY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- PROVIDE TEMPORARY POTABLE WATER SERVICE AS REQUIRED ON SITE FOR ALL TRADES.
- VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
- CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK BY THIS CONTRACTOR, AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO LANDLORD AND STRUCTURAL REQUIREMENTS, AND FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP REQUIRED OF APPLICABLE TRADES FOR THE BUILDING.
- PROVIDE AN ACCURATE LAYOUT, GRADES, AND ELEVATIONS; SET SLEEVES AND OPENINGS IN AMPLE TIME; TAKE PROPER PRECAUTIONS TO PROTECT ALL WORK AND EQUIPMENT FROM DAMAGE INCLUDING EXISTING.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCES WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- PROVIDE FIXTURES AND WATER HEATERS AS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PERFORM AND/OR PAY FOR ALL TESTS INDICATED AND REQUIRED FOR ALL SYSTEMS PROVIDED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TAXES REQUIRED TO INSTALL AND COMPLETE SYSTEMS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
- AT COMPLETION OF WORK REMOVE ALL RUBBISH AND DEBRIS CAUSED BY THIS WORK AND THOROUGHLY CLEAN ALL RELATED FIXTURES AND EQUIPMENT.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM DATE OF ACCEPTANCE.
- CONTRACTOR TO KEEP ACCURATE AS-BUILTS AND SHALL SUBMIT THREE (3) COPIES TO ARCHITECT/ENGINEER SEVENTY TWO (72) HOURS PRIOR TO FINAL INSPECTION.
- CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IMMEDIATELY UPON ANY DISCREPANCIES, IF FOUND.
- ALL EQUIPMENT CONNECTED FOR CONSUMPTION TO HAVE BACKFLOW PREVENTER.
- ALL EXPOSED PIPING UNDER LAVATORIES SHALL BE INSULATED AS PER FBC ACCESSIBILITY 606.5.
- ALL VALVES SHALL BE IDENTIFIED AS PER FPC 606.4.
- ALL PIPING TO BE IDENTIFIED AS PER FPC 606.7 & 608.8.
- ALL INDIRECT WASTE PIPING TO BE TRAPPED AS PER FPC 802.2.
- ALL MATERIALS LOCATED IN A PLENUM MUST BE PLENUM RATED.
- ALL MATERIALS LOCATED IN A FIRE RATED ASSEMBLY SHALL BE NON-COMBUSTIBLE.
- ALL MATERIALS PENETRATING A FIRE RATED ASSEMBLY SHALL BE FIRE STOPPED.
- USE OF CORRUGATED STAINLESS STEEL TUBING (CSST) WILL NOT BE ACCEPTED.
- ALL PLUMBING FIXTURES TO COMPLY WITH FPC TABLE 604.4.



PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY (g)
LAVATORY, PRIVATE	1.5 GPM @ 60 PSI
LAVATORY, PUBLIC (METERING)	0.25 GPM PER METERING CYCLE
LAVATORY, PUBLIC (OTHER THAN METERING)	0.5 GPM @ 60 PSI
SHOWER HEAD (g)	2.0 GPM @ 60 PSI
SINK FAUCET	2.2 GPM @ 60 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)
DISHWASHER (COMMERCIAL)	LESS THAN 1.2 GALLONS PER RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.9 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
DISHWASHER (UNDER THE COUNTER MACHINES COMMERCIAL)	1.0 GALLONS PER RACK FOR HIGH TEMPERATURE MACHINES AND 1.7 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
WASHING MACHINE (*)	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED) (c)

\*IF INSTALLED  
 a. A HAND-HELD SHOWER SPRAY IS A SHOWER HEAD.  
 b. CONSUMPTION TOLERANCES SHALL BE DETERMINED FROM REFERENCE STANDARDS.  
 c. WATER FACTOR IN GALLONS PER CYCLE PER CUBIC FOOT.

EXCEPTIONS:  
 1. BLOWOUT DESIGN WATER CLOSETS HAVING A MAXIMUM WATER CONSUMPTION OF 3.5 GALLONS (13L) PER FLUSHING CYCLE.  
 2. VEGETABLE SPRAYS.  
 3. CLINICAL SINKS HAVING A MAXIMUM WATER CONSUMPTION OF 4.5 GALLONS (17L) PER FLUSHING CYCLE.  
 4. SERVICE SINKS.  
 5. EMERGENCY SHOWERS.  
 6. ALL FIXTURE, FITTINGS, AND APPLIANCES WITH U.S. ENVIRONMENTAL AGENCY WATERSENSE® (EPA) LABEL.



JOSAM SIZING CHART		DIMENSIONS			
TYPE NO.	PDI SYMBOLS	FIXT. UNITS	A	B	C
75001-S	A	1 TO 11	1/2	6-1/2	1-3/8
75002-S	B	12 TO 32	3/4	8-3/4	1-3/8
75003-S	C	33 TO 60	1	11	1-3/8
75004-S	D	61 TO 113	1	10-1/8	2-1/8
75005-S	E	114 TO 154	1	12-5/8	2-1/8
75006-S	F	155 TO 330	1	15-1/8	2-1/8

PLUMBING BRANCH SCHEDULE									
ITEM	DRAINAGE FIXTURE UNIT	COLD WATER FIXTURE UNIT	HOT WATER FIXTURE UNIT	DESCRIPTION	SAN.	TRAP	H.W.	C.W.	
HCWC	4	PUBLIC 10 PRIVATE 8	-	HANDICAPPED WATER CLOSET - FLUSH VALVE	4"	-	-	1"	
WC	4	PUBLIC 10 PRIVATE 8	-	WATER CLOSET - FLUSH VALVE	4"	-	-	1"	
HCWC	4	PUBLIC 10 PRIVATE 8	-	HANDICAPPED WATER CLOSET - FLUSH TANK	4"	-	-	1/2"	
WC	4	PUBLIC 10 PRIVATE 8	-	WATER CLOSET - FLUSH TANK	4"	-	-	1/2"	
HCUR	4	5	-	HANDICAPPED URINAL	3"	-	-	3/4"	
UR	4	5	-	URINAL	3"	-	-	3/4"	
HCLAV	1	PUBLIC 1.5 PRIVATE 0.5	PUBLIC 1.5 PRIVATE 0.5	HANDICAPPED LAVATORY WALL MOUNTED	2"	1-1/4"	1/2"	1/2"	
LAV	1	PUBLIC 1.5 PRIVATE 0.5	PUBLIC 1.5 PRIVATE 0.5	LAVATORY COUNTERTOP	2"	1-1/4"	1/2"	1/2"	
HCSH	2	PUBLIC 3 PRIVATE 1	PUBLIC 3 PRIVATE 1	HANDICAPPED SHOWER	2"	1-1/2"	1/2"	1/2"	
SH	2	PUBLIC 3 PRIVATE 1	PUBLIC 3 PRIVATE 1	SHOWER	2"	1-1/2"	1/2"	1/2"	
HCBT	2	PUBLIC 3 PRIVATE 1	PUBLIC 3 PRIVATE 1	HANDICAPPED BATHTUB	2"	1-1/2"	1/2"	1/2"	
BT	2	PUBLIC 3 PRIVATE 1	PUBLIC 3 PRIVATE 1	BATHTUB	2"	1-1/2"	1/2"	1/2"	
BD	1	1.5	1.5	BIDET	2"	1-1/4"	-	1/2"	
EWC	0.5	0.25	-	ELECTRIC WATER COOLER BARRIER FREE	2"	1 1/4"	-	1/2"	
HI/LO DF	1	0.5	-	HANDICAPPED HI/LO DRINKING FOUNTAIN	2"	1 1/4"	-	1/2"	
HCDF	0.5	0.25	-	HANDICAPPED SINGLE DRINKING FOUNTAIN	2"	1 1/4"	-	1/2"	
SK	2	PUBLIC 3 PRIVATE 1	PUBLIC 3 PRIVATE 1	SINK (PUBLIC = HOTEL, RESTAURANT - SINK ONLY) DISH WASHER, PRIVATE	2"	1-1/2"	1/2"	1/2"	
DW	2*	-	PRIVATE 1.4*		2"	1-1/2"	1/2"	-	
WM	2	1	1	CLOTHES WASHER - PRIVATE, 8LBS	3"	2"	3/4"	3/4"	
WM	3	2.25	2.25	CLOTHES WASHER - PUBLIC, 8LBS	3"	2"	3/4"	3/4"	
WM	3	3	3	CLOTHES WASHER - PUBLIC, 15LBS	3"	2"	3/4"	3/4"	
LT	2	1	1	LAUNDRY TRAY	2"	1-1/2"	1/2"	1/2"	
J.S. MS. OR SS	2	2.25	2.25	JANITOR'S SINK, MOP SINK, OR SERVICE SINK	2"	1-1/2"	1/2"	1/2"	

SOME ITEMS MAY NOT BE USED WHERE APPLICABLE.

## 1 PLUMBING DETAILS AND NOTES

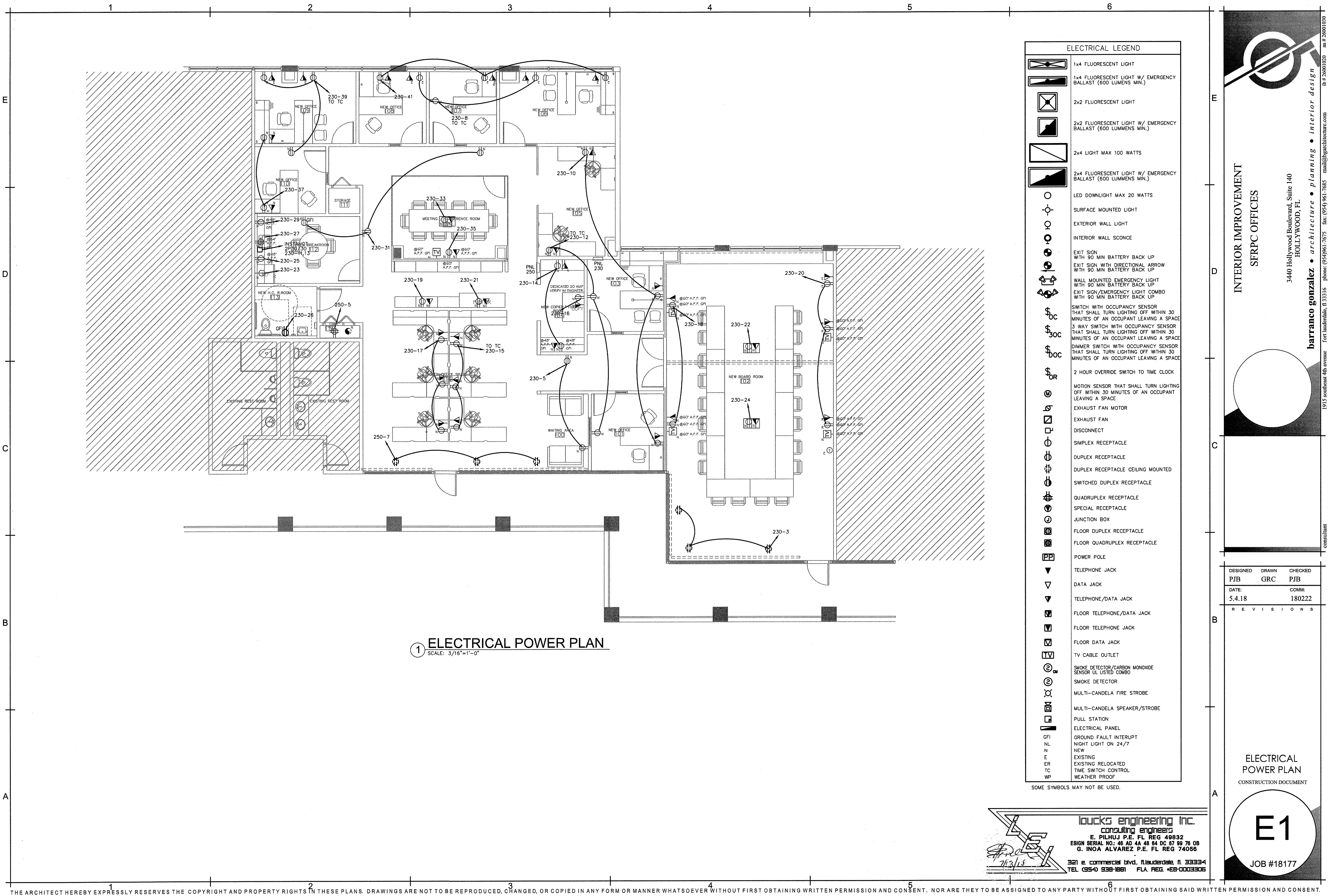
**loucks engineering inc.**  
 consulting engineers  
 E. PILHUJ P.E. FL REG 49832  
 EIGN SERIAL NO: 46 AD 4A 48 64 DC 67 99 76 08  
 G. INOA ALVAREZ P.E. FL REG 74056  
 321 e commercial Blvd. Ft. Lauderdale, FL 33334  
 TEL. (954) 938-1881 FLA. REG. #EB-0003306

**P3**  
 JOB #18177

DESIGNED	DRAWN	CHECKED
PJB	GRC	PJB
DATE:	5.4.18	COMM:
		180222

REVISIONS

PLUMBING DETAIL & NOTES  
 CONSTRUCTION DOCUMENT



**1 ELECTRICAL POWER PLAN**  
 SCALE: 3/16"=1'-0"

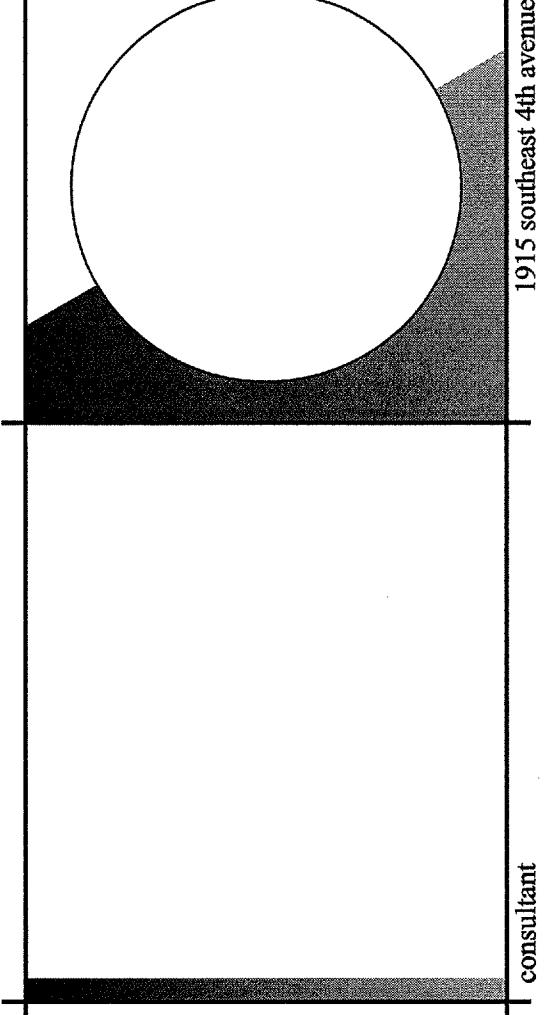
ELECTRICAL LEGEND	
	1x4 FLUORESCENT LIGHT
	1x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)
	2x2 FLUORESCENT LIGHT
	2x2 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)
	2x4 LIGHT MAX 100 WATTS
	2x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMENS MIN.)
	LED DOWNLIGHT MAX 20 WATTS
	SURFACE MOUNTED LIGHT
	EXTERIOR WALL LIGHT
	INTERIOR WALL SCONCE
	EXIT SIGN WITH 90 MIN BATTERY BACK UP
	EXIT SIGN WITH DIRECTIONAL ARROW WITH 90 MIN BATTERY BACK UP
	WALL MOUNTED EMERGENCY LIGHT WITH 90 MIN BATTERY BACK UP
	EXIT SIGN/EMERGENCY LIGHT COMBO WITH 90 MIN BATTERY BACK UP
	SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	2 HOUR OVERRIDE SWITCH TO TIME CLOCK
	MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
	EXHAUST FAN MOTOR
	EXHAUST FAN
	DISCONNECT
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE CEILING MOUNTED
	SWITCHED DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	SPECIAL RECEPTACLE
	JUNCTION BOX
	FLOOR DUPLEX RECEPTACLE
	FLOOR QUADRUPLEX RECEPTACLE
	POWER POLE
	TELEPHONE JACK
	DATA JACK
	TELEPHONE/DATA JACK
	FLOOR TELEPHONE/DATA JACK
	FLOOR TELEPHONE JACK
	FLOOR DATA JACK
	TV CABLE OUTLET
	SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO
	SMOKE DETECTOR
	MULTI-CANDELA FIRE STROBE
	MULTI-CANDELA SPEAKER/STROBE
	PULL STATION
	ELECTRICAL PANEL
	GROUND FAULT INTERRUPT
	NIGHT LIGHT ON 24/7
	NEW
	EXISTING
	EXISTING RELOCATED
	TIME SWITCH CONTROL
	WEATHER PROOF

SOME SYMBOLS MAY NOT BE USED.

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 Fort Lauderdale, FL 33316 phone: (954)961-7675 fax: (954)961-7685 mail: b@barrancogonzalez.com



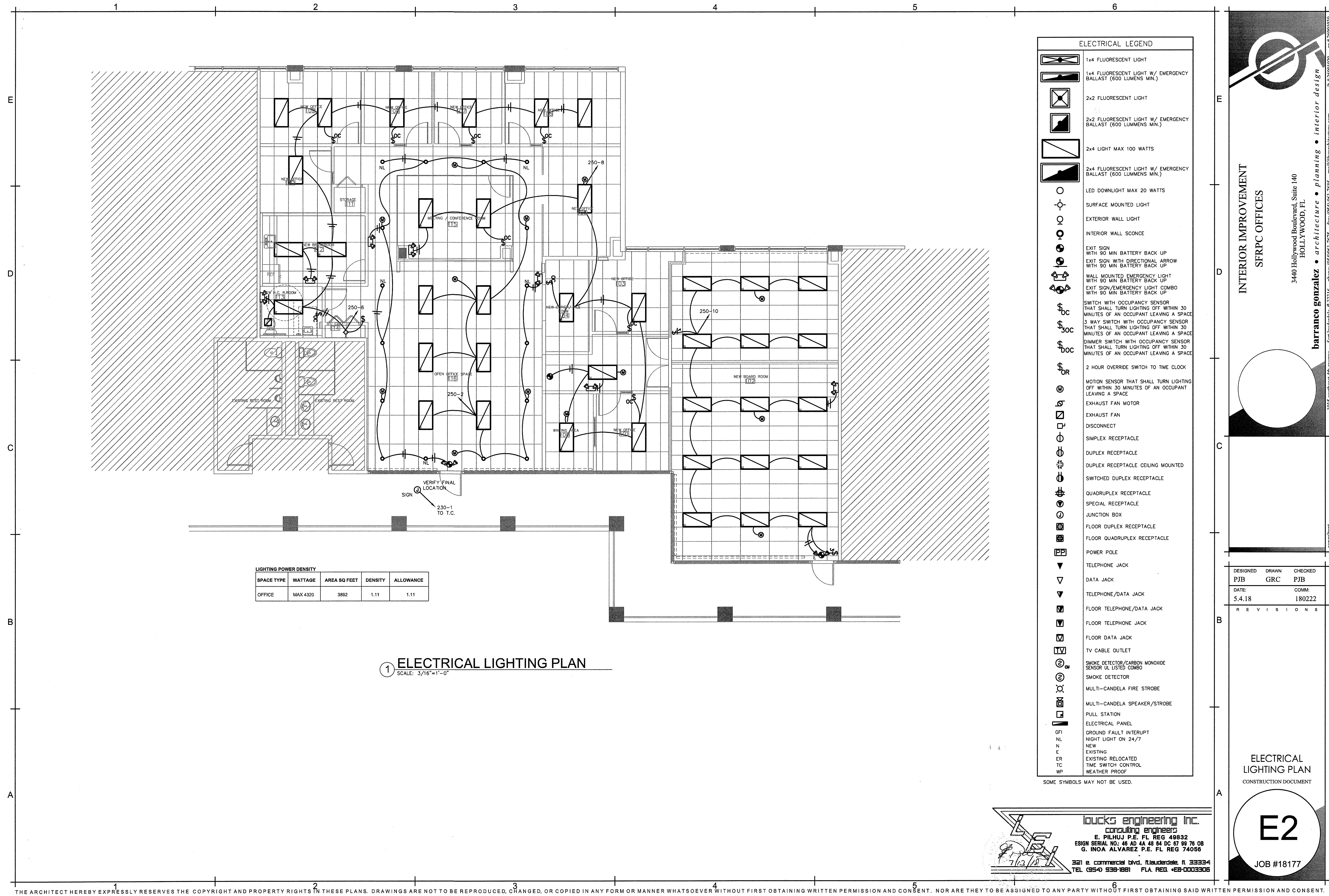
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REVISIONS	

ELECTRICAL  
 POWER PLAN  
 CONSTRUCTION DOCUMENT

**E1**  
 JOB #18177

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**LIGHTING POWER DENSITY**

SPACE TYPE	WATTAGE	AREA SQ FEET	DENSITY	ALLOWANCE
OFFICE	MAX 4320	3882	1.11	1.11

**1 ELECTRICAL LIGHTING PLAN**  
SCALE: 3/16"=1'-0"

- ELECTRICAL LEGEND**
- 1x4 FLUORESCENT LIGHT
  - 1x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMMENS MIN.)
  - 2x2 FLUORESCENT LIGHT
  - 2x2 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMMENS MIN.)
  - 2x4 LIGHT MAX 100 WATTS
  - 2x4 FLUORESCENT LIGHT W/ EMERGENCY BALLAST (600 LUMMENS MIN.)
  - LED DOWNLIGHT MAX 20 WATTS
  - SURFACE MOUNTED LIGHT
  - EXTERIOR WALL LIGHT
  - INTERIOR WALL SCONCE
  - EXIT SIGN WITH 90 MIN BATTERY BACK UP
  - EXIT SIGN WITH DIRECTIONAL ARROW WITH 90 MIN BATTERY BACK UP
  - EXIT SIGN/EMERGENCY LIGHT COMBO WITH 90 MIN BATTERY BACK UP
  - SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
  - 3 WAY SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
  - DIMMER SWITCH WITH OCCUPANCY SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
  - 2 HOUR OVERRIDE SWITCH TO TIME CLOCK
  - MOTION SENSOR THAT SHALL TURN LIGHTING OFF WITHIN 30 MINUTES OF AN OCCUPANT LEAVING A SPACE
  - EXHAUST FAN MOTOR
  - EXHAUST FAN
  - DISCONNECT
  - SIMPLEX RECEPTACLE
  - DUPLEX RECEPTACLE
  - DUPLEX RECEPTACLE CEILING MOUNTED
  - SWITCHED DUPLEX RECEPTACLE
  - QUADRUPLEX RECEPTACLE
  - SPECIAL RECEPTACLE
  - JUNCTION BOX
  - FLOOR DUPLEX RECEPTACLE
  - FLOOR QUADRUPLEX RECEPTACLE
  - POWER POLE
  - TELEPHONE JACK
  - DATA JACK
  - TELEPHONE/DATA JACK
  - FLOOR TELEPHONE/DATA JACK
  - FLOOR TELEPHONE JACK
  - FLOOR DATA JACK
  - TV CABLE OUTLET
  - SMOKE DETECTOR/CARBON MONOXIDE SENSOR UL LISTED COMBO
  - SMOKE DETECTOR
  - MULTI-CANDELA FIRE STROBE
  - MULTI-CANDELA SPEAKER/STROBE
  - PULL STATION
  - ELECTRICAL PANEL
  - GROUND FAULT INTERRUPT
  - NIGHT LIGHT ON 24/7
  - NEW
  - EXISTING
  - EXISTING RELOCATED
  - TIME SWITCH CONTROL
  - WEATHER PROOF
- SOME SYMBOLS MAY NOT BE USED.

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DESIGNED	DRAWN	CHECKED
PJB	GRC	PJB
DATE:	DATE:	DATE:
5.4.18	180222	180222

REVISIONS

**ELECTRICAL LIGHTING PLAN**  
CONSTRUCTION DOCUMENT

**E2**

JOB #18177

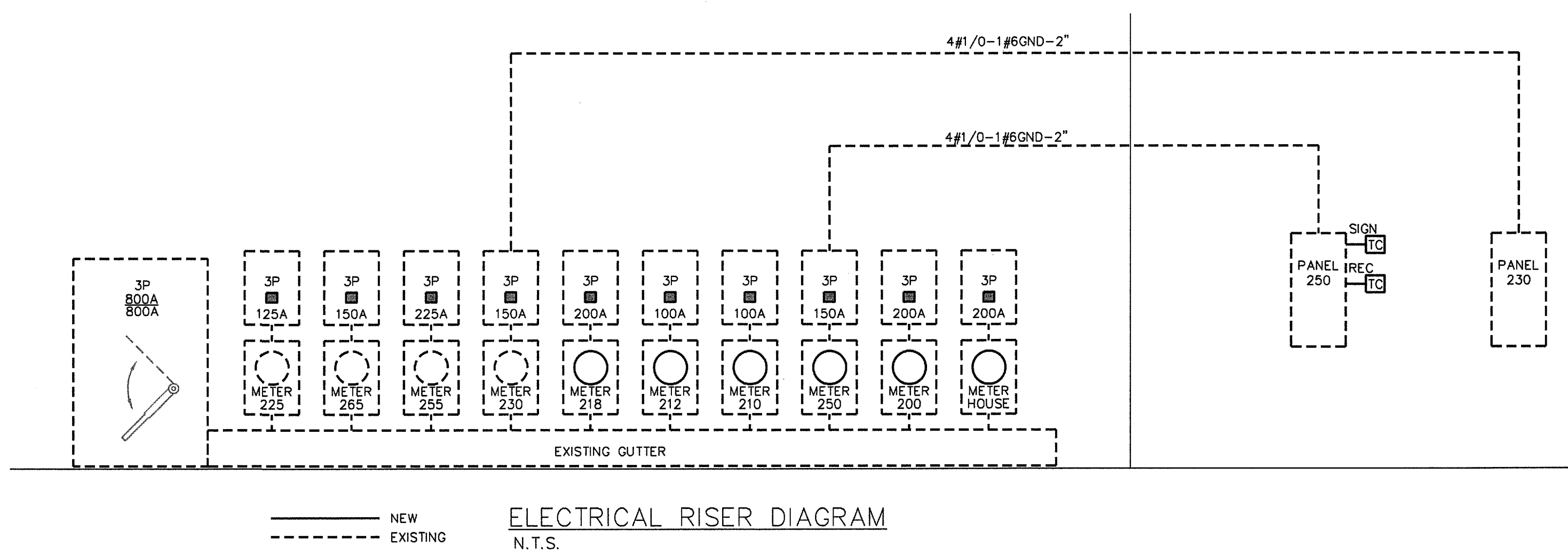
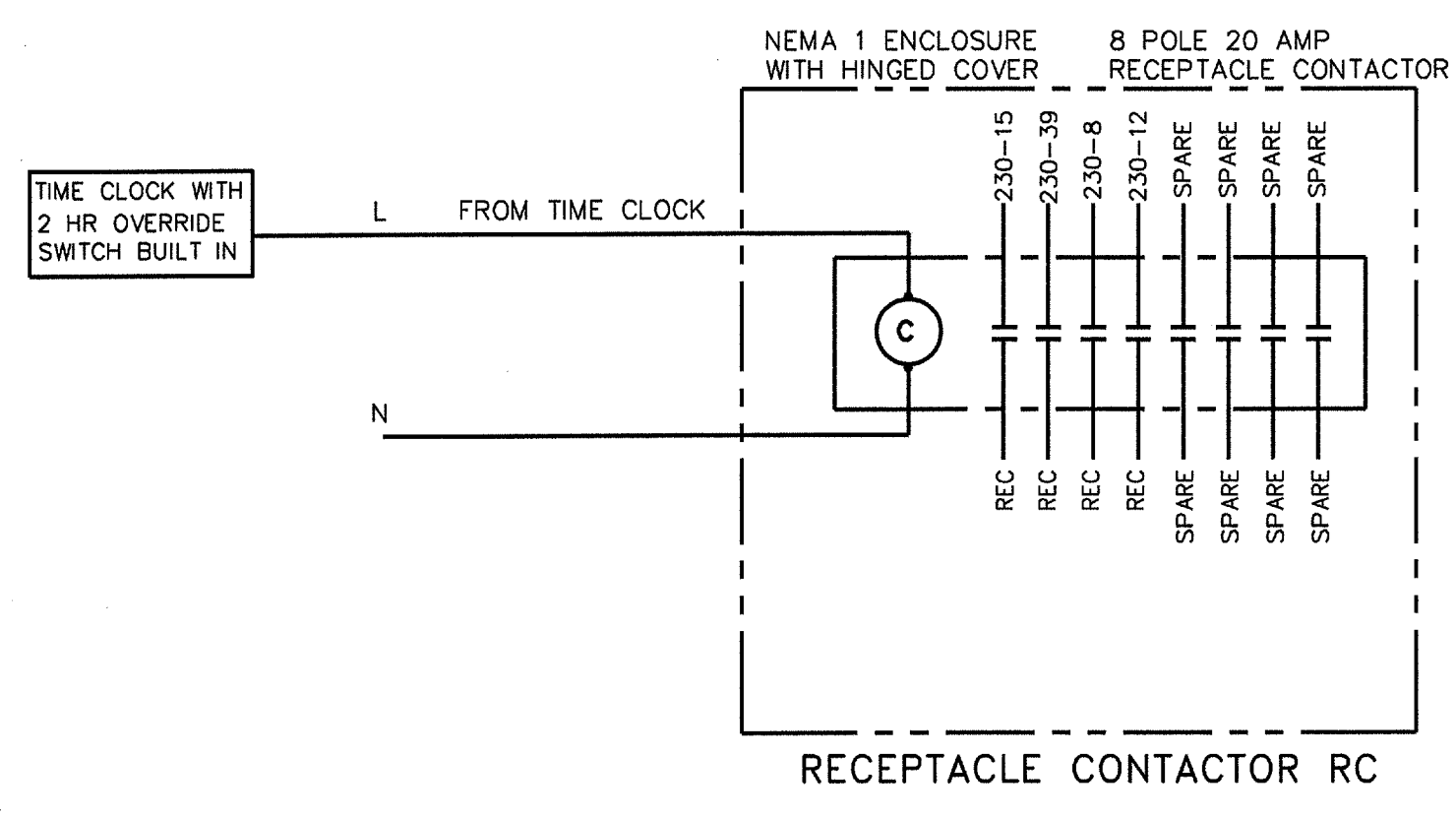
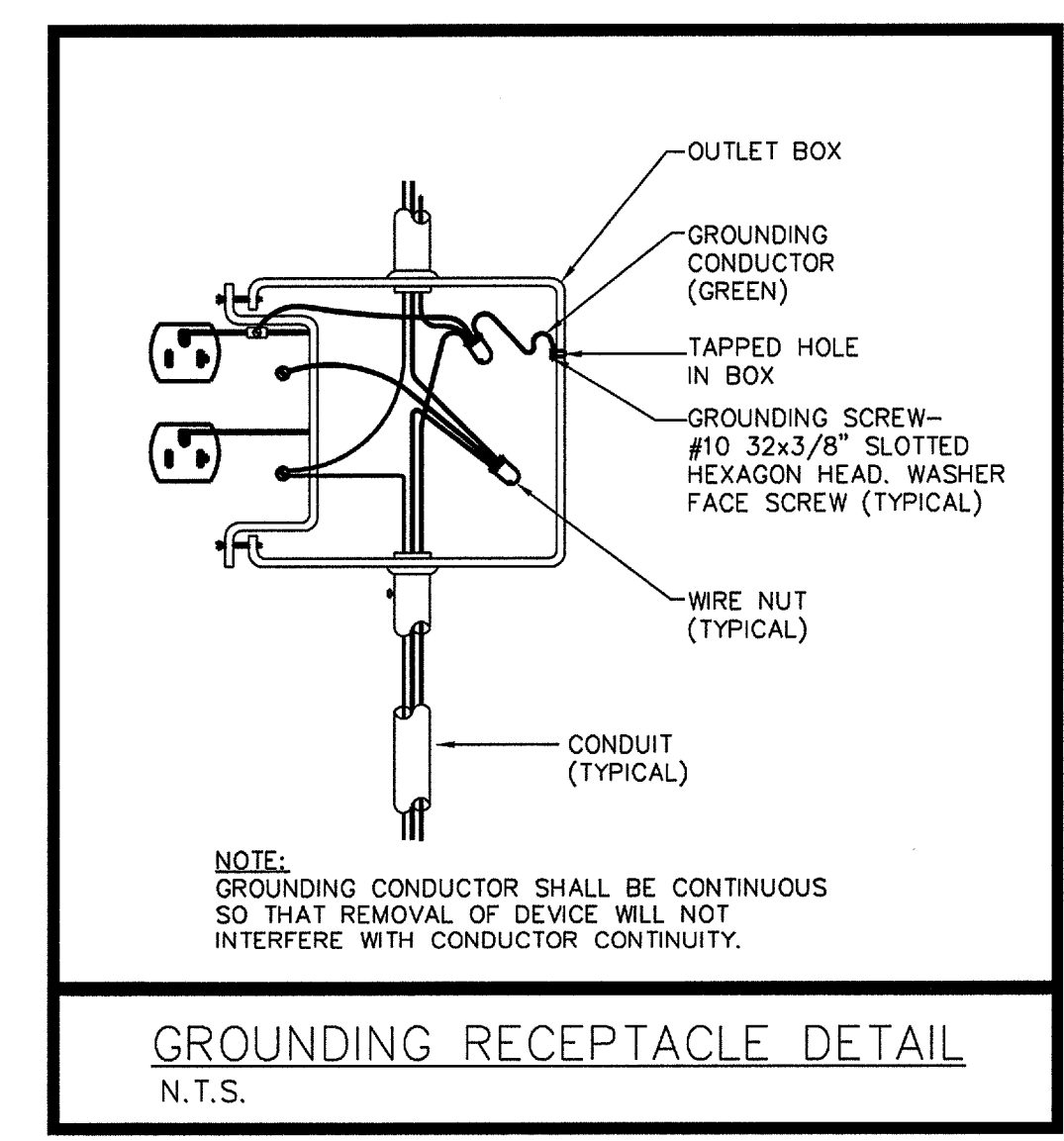
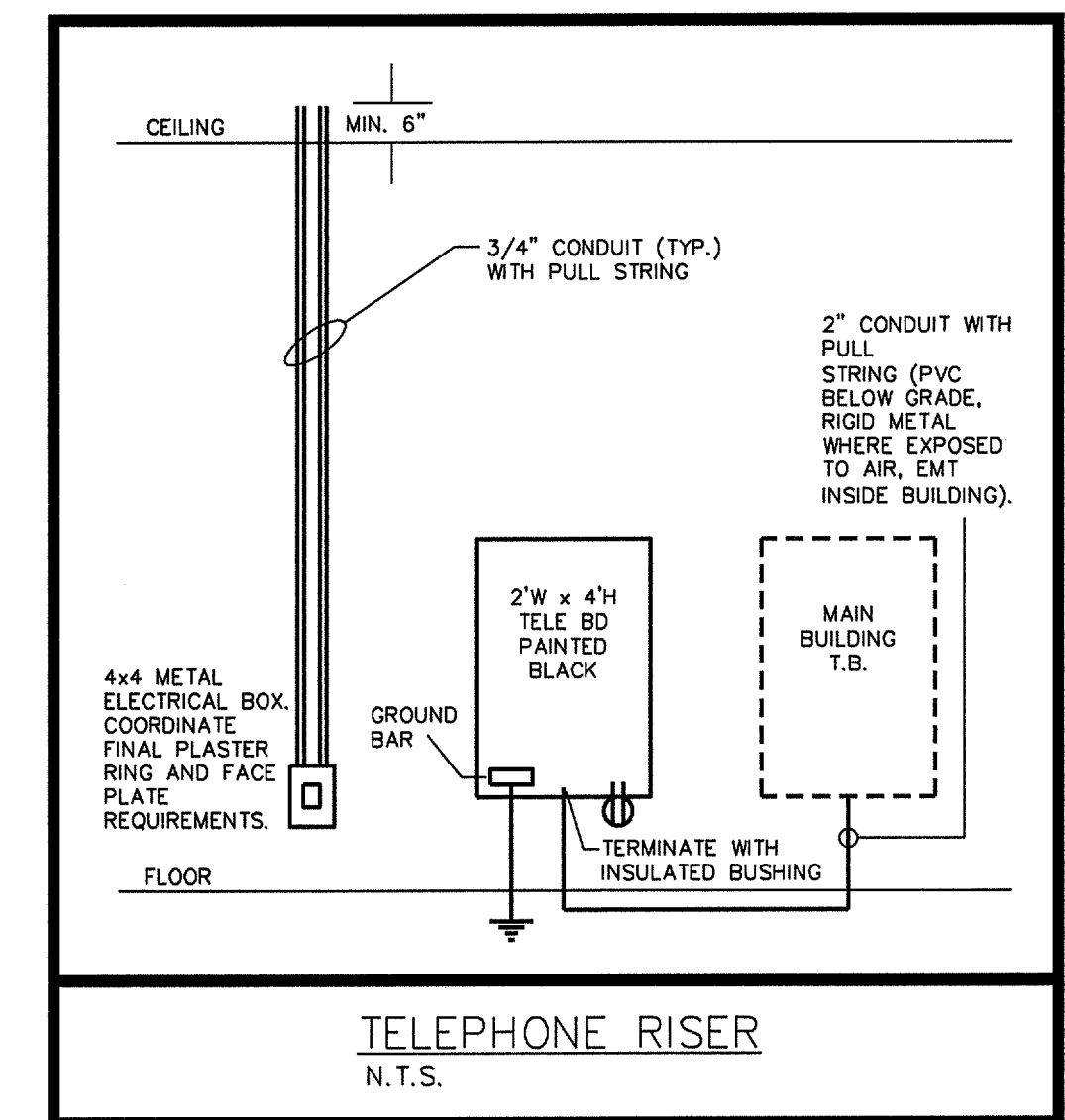
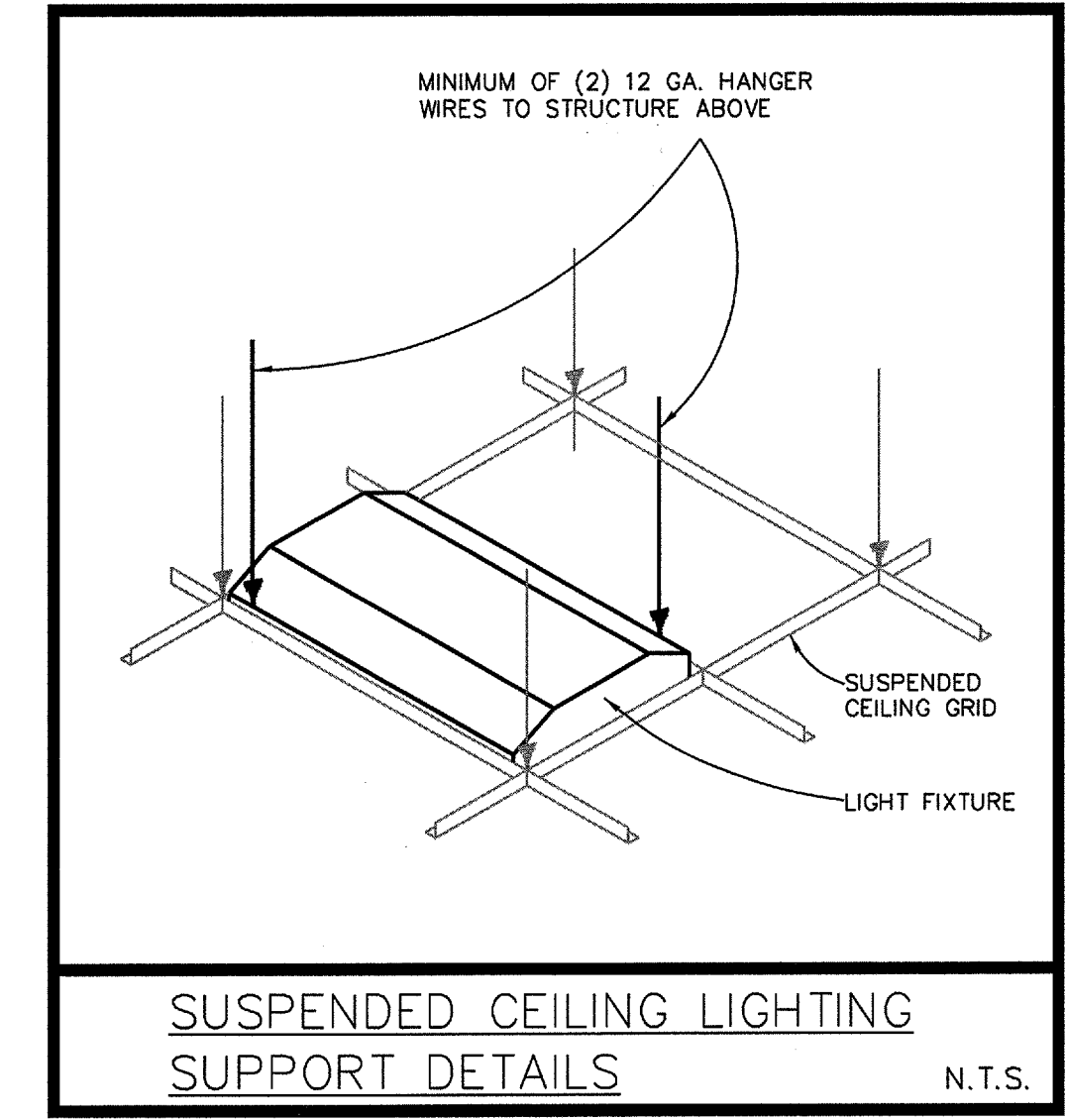
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**ELECTRICAL NOTES:**

- ALL WORK TO BE DONE ACCORDING TO 2017 F.B.C., 2013 NFPA-72, 2015 NFPA-101, 2015 NFPA-1, 2017 FFC AND 2014 N.E.C..
- CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PROCEEDS AT HIS OWN RISK.
- MAINTAIN AS-BUILTS ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT AND OWNER 3 DAYS PRIOR TO ANY REQUIRED INSPECTIONS.
- ALL CONDUIT TO BE METAL EMT INSIDE AND RIGID ON THE EXTERIOR. P.V.C. WILL BE ACCEPTED PROVIDED THAT THE CORRECT GROUND AS PER N.E.C. TABLE 250-66.22 IS INCLUDED WHEN ALLOWED BY CODE. NO PVC WILL BE ALLOWED IN R.A. PLENUMS OR FIRE RATED ASSEMBLIES. ALL MATERIALS IN R.A. PLENUMS TO BE PLENUM RATED.
- CONDUCTOR TO BE COPPER THWN OR THHN. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310.15(B)(3)(A)
- ALL EXTERIOR EQUIPMENT TO NEMA 3R RATED.
- ALL FUSES TO BE BUSSMAN CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHERS FUSES ACCORDING TO MANU. SPECIF.
- PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
- VERIFY ALL NAMEPLATE DATA OF EQUIPMENT FOR PROPER PROTECTION AND LOADS PRIOR TO INSTALL OR WIRING.
- MAINTAIN A MINIMUM OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
- CONTRACTOR TO REMOVE ALL TRASH/UNUSED MATERIALS AT THE END OF DAY.
- ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTEND AS PER TABLE 250-122 N.E.C.
- POWER TO BE ON CONTINUOUSLY 5 WEEK PRIOR TO COMPLETING PROJECT.
- ALL LOW VOLTAGE CABLING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THAT IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
- CONTRACTOR TO LAMP/RELAMP ALL FIXTURES.
- CONTRACTOR TO VERIFY QUANTITIES OF EXISTING AND NEW DEVICES AND FIXTURES REQUIRED TO COMPLETE PROJECT PRIOR TO SUBMITTING BID.
- CONTRACTOR TO VERIFY EXISTING CIRCUITS AND MUST PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
- NEUTRALS NOT TO BE SHARED. PROVIDE #8 NEUTRAL TO ALL FURNITURE SYSTEMS, IF APPLICABLE.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT MENTIONED OR NOT TO POWER, DATA AND VOICE TO ALL EQUIPMENT AND SYSTEMS INSTALLED.
- ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
- TYPICAL LIGHT SWITCHES TO BE 48" A.F.F. ON CENTER. TYPICAL RECEPTACLE TO BE 18" A.F.F. ON CENTER. ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACEPLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACED 6" ON CENTER.
- ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
- AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
- ALL EMERGENCY AND EXIT LIGHTS ARE TO HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP.
- CONTRACTOR IS TO PROVIDE STEP DOWN TRANSFORMERS FOR ALL FANS WHEN REQUIRED.
- NO ALUMINUM CONDUCTOR BUSS WILL BE ALLOWED - ALL MUST BE COPPER.
- ALL DATA, TEL., TV BOXES TO BE 4x4x2 DOUBLE GANG BOXES. STUB ALL CONDUITS WITH LAY IN CEILINGS TO 6" ABOVE CEILING. ALL CONCEALED OR EXPOSED APPLICATIONS TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
- CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
- NEW ELECTRICAL PANELS TO HAVE BOLT ON BREAKERS.
- NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
- ALL INTERIOR LIGHTING TO HAVE SWITCHES WITH OCCUPANCY SENSORS IN THEM CAPABLE OF STAYING ON NO MORE THAN 30 MINUTES. CIRCUITS WHICH HAVE MOTION SENSORS ON THEM MAY USE STANDARD SWITCHES.
- CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WRING, CONDUIT AND BOXES.
- PROVIDE 2-2" RIGID CONDUIT FROM BUILDINGS MAIN TELEPHONE ROOM COMMUNICATION CENTER TO SITE DEMARC POINT. COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS.
- VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DWGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION.
- LABEL ALL OUTLETS AND JUNCTION BOXES WITH PANEL AND CIRCUIT NUMBER.
- ANY ELECTRICAL EQUIPMENT POTENTIALLY NEEDING ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED MUST BE PLACED IN ACCORDANCE WITH N.E.C. 110.16.
- ALL NIGHT LIGHTS AND EMERGENCY LIGHTS TO BE CONNECTED AHEAD OF ANY CONTROL DEVICE.
- ALL TRANSFORMERS ARE TO HAVE A MINIMUM K-RATING OF K-13. KVA SIZING OF TRANSFORMER IS SHOWN ON THE ELECTRICAL RISER DRAWING.
- ALL CIRCUIT BREAKERS SERVING FURNITURE SYSTEMS MUST BE HANDLE TIED AS PER N.E.C. 605.7
- PROVIDE 90 MIN. BATTERY BACK UP FOR NEW AND EXISTING EMERGENCY/NIGHT LIGHTS PLEASE REFER LEGEND.
- PROVIDE MEAN OF DISCONNECTION FOR ALL LIGHTING FIXTURES AS PER NEC 410.130(G)

PANEL 230				150A MLO				3Ø4W 120/208V			
Wire	Ø	No./Poles	Trip	Description	Load	No./Poles	Trip	Description	Load	Ø	Wire
12	A	01	1	20	SIGN	1200	02	3	40	AHJ-3	12600
12	B	03	1	20	SHOW WINDOWS	360	04	-	-	-	B
12	C	05	1	20	WAITING REC	360	06	-	-	-	C
E	A	07	2	20	CU-3 (4000)	08	1	20	OFFICE REC TC	540	A
E	B	09	-	-	-	10	1	20	OFFICE REC	540	B
10	C	11	2	30	INSTAHOT	4600	12	1	20	OFFICE REC TC	540
10	A	13	-	-	-	14	1	20	COPY REC	360	A
12	B	15	1	20	DESKS TC	540	16	1	20	COPIER	600
12	C	17	1	20	DESKS REC	540	18	1	20	CONFERENCE TV	360
12	A	19	1	20	COPY REC	360	20	1	20	CONFERENCE TV	540
12	B	21	1	20	COPIER	600	22	1	20	CONFERENCE REC	540
12	C	23	1	20	REF	600	24	1	20	CONFERENCE REC	540
12	A	25	1	20	COFFEE	1000	26	1	20	RESTROOM GF	360
12	B	27	1	20	BREAKROOM	360	28	-	-	-	B
12	C	29	1	20	MW	800	30	-	-	-	C
12	A	31	1	20	BREAKROOM	540	32	-	-	-	A
12	B	33	1	20	CONFERENCE REC	360	34	-	-	-	B
12	C	35	1	20	CONFERENCE TV	360	36	-	-	-	C
12	A	37	1	20	OFFICE REC	360	38	-	-	-	A
12	B	39	1	20	OFFICE REC TC	360	40	-	-	-	B
12	C	41	1	20	OFFICE REC	540	42	-	-	-	C
PANEL LOAD										31360W	87A

PANEL 250				150A MLO				3Ø4W 120/208V			
Wire	Ø	No./Poles	Trip	Description	Load	No./Poles	Trip	Description	Load	Ø	Wire
A	01	-	-	-	-	02	1	20	LTG	1400	A
B	03	-	-	-	-	04	1	20	ROOF GFI	360	B
12	C	05	1	20	TELEPHONE	360	06	1	20	LTG	1000
12	A	07	1	20	SHOW WINDOWS	360	08	1	20	LTG	800
B	09	-	-	-	-	10	1	20	LTG	1500	B
C	11	-	-	-	-	12	-	-	-	-	C
A	13	-	-	-	-	14	-	-	-	-	A
B	15	-	-	-	-	16	-	-	-	-	B
C	17	-	-	-	-	18	-	-	-	-	C
A	19	-	-	-	-	20	-	-	-	-	A
B	21	-	-	-	-	22	-	-	-	-	B
C	23	-	-	-	-	24	-	-	-	-	C
A	25	-	-	-	-	26	3	20	CU-1 (6500)	A	
B	27	-	-	-	-	28	-	-	-	B	
C	29	-	-	-	-	30	-	-	-	C	
A	31	-	-	-	-	32	3	20	CU-2 (6500)	A	
B	33	-	-	-	-	34	-	-	-	B	
C	35	-	-	-	-	36	-	-	-	C	
E	A	37	3	50	AHU-1	14200	38	3	50	AHU-2	14200
E	B	39	-	-	-	40	-	-	-	-	B
E	C	41	-	-	-	42	-	-	-	-	C
PANEL LOAD										34180W	95A



**1 ELECTRICAL DETAILS, NOTES & RISER**  
N.T.S.

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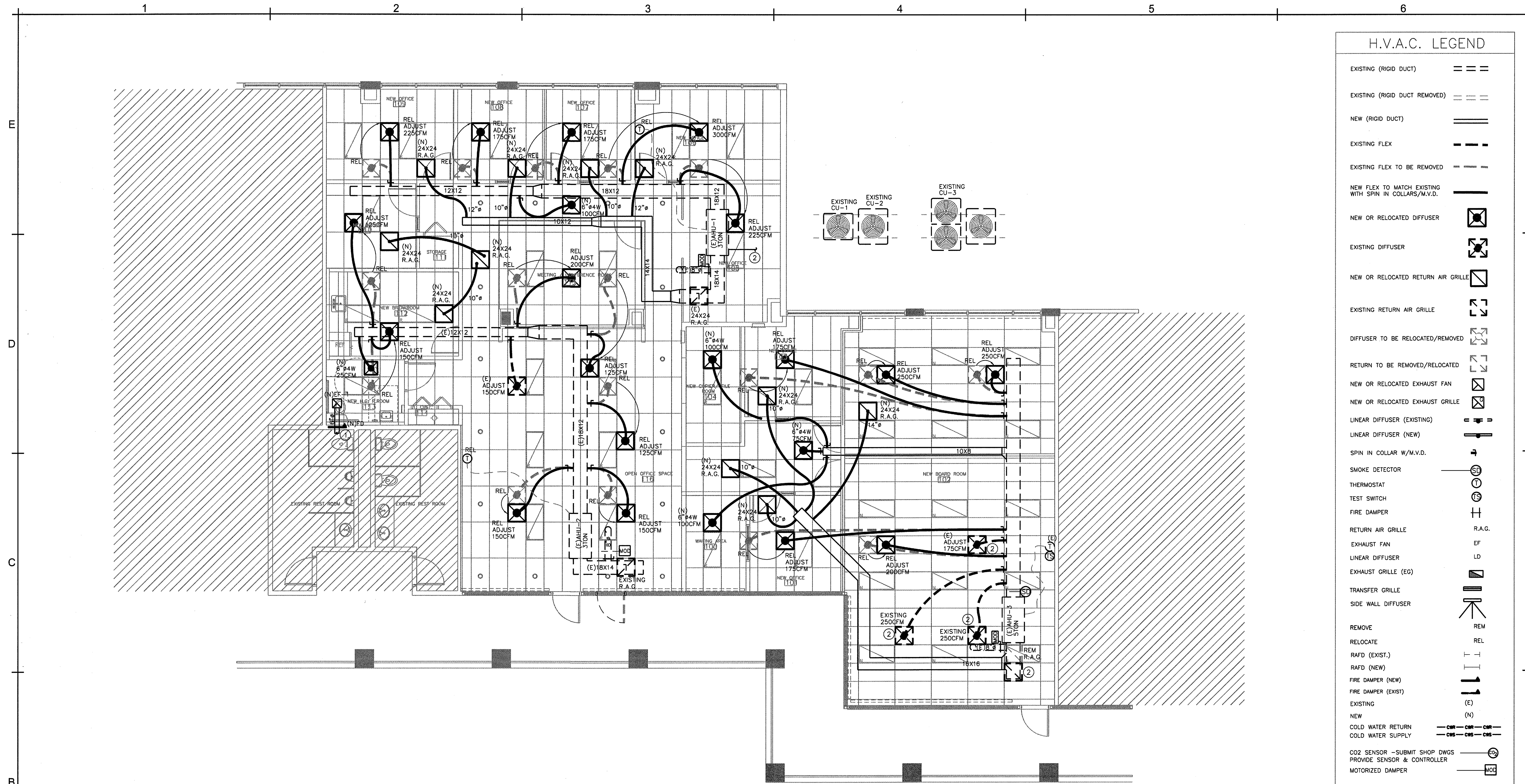
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DESIGNED	DRAWN	CHECKED
PJB	GRC	PJB
DATE:	5.4.18	COMM:
		180222

**REVISIONS**

ELECTRICAL DETAILS, NOTES & RISER  
CONSTRUCTION DOCUMENT

**E3**  
JOB #18177



**1 MECHANICAL PLAN**  
SCALE: 3/16"=1'-0"

**KEYED NOTES**

① NEW 6" EXHAUST DUCT TO EXISTING BATHROOM EXHAUST DUCT. PROVIDE NEW FIRE DAMPER AT FIRE WALL PENETRATION.

② ADJUST EXISTING RETURN GRILLE OR DIFFUSER TO FIT NEW CEILING.

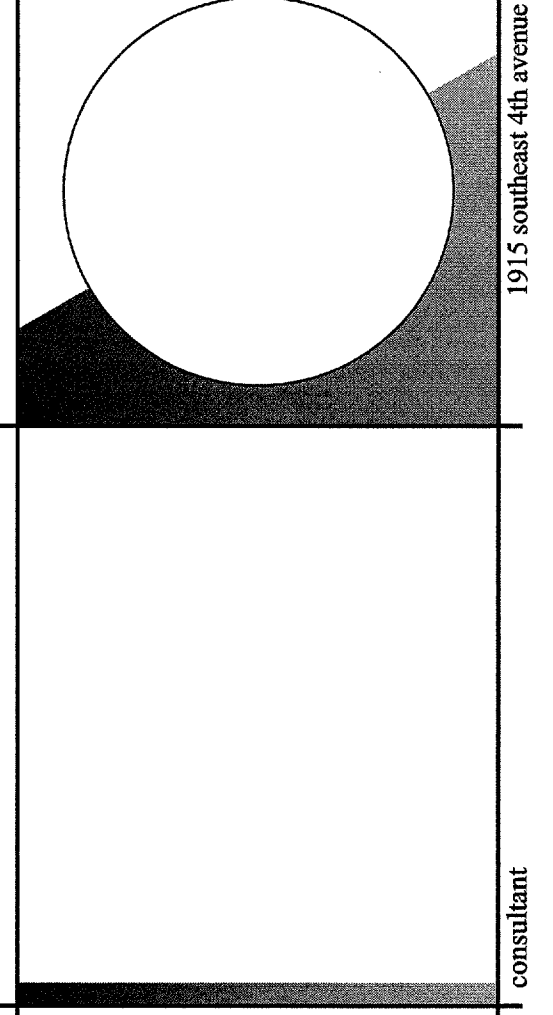
H.V.A.C. LEGEND	
EXISTING (RIGID DUCT)	== ==
EXISTING (RIGID DUCT REMOVED)	== ==
NEW (RIGID DUCT)	== ==
EXISTING FLEX	- - - -
EXISTING FLEX TO BE REMOVED	- - - -
NEW FLEX TO MATCH EXISTING WITH SPIN IN COLLARS/M.V.D.	— —
NEW OR RELOCATED DIFFUSER	⊠
EXISTING DIFFUSER	⊠
NEW OR RELOCATED RETURN AIR GRILLE	⊠
EXISTING RETURN AIR GRILLE	⊠
DIFFUSER TO BE RELOCATED/REMOVED	⊠
RETURN TO BE REMOVED/RELOCATED	⊠
NEW OR RELOCATED EXHAUST FAN	⊠
NEW OR RELOCATED EXHAUST GRILLE	⊠
LINEAR DIFFUSER (EXISTING)	— —
LINEAR DIFFUSER (NEW)	— —
SPIN IN COLLAR W/M.V.D.	— —
SMOKE DETECTOR	⊙
THERMOSTAT	⊙
TEST SWITCH	⊙
FIRE DAMPER	⊠
RETURN AIR GRILLE	⊠
EXHAUST FAN	⊠
LINEAR DIFFUSER	— —
EXHAUST GRILLE (EG)	⊠
TRANSFER GRILLE	⊠
SIDE WALL DIFFUSER	⊠
REMOVE	REM
RELOCATE	REL
RAFD (EXIST.)	— —
RAFD (NEW)	— —
FIRE DAMPER (NEW)	⊠
FIRE DAMPER (EXIST)	⊠
EXISTING	(E)
NEW	(N)
COLD WATER RETURN	— —
COLD WATER SUPPLY	— —
CO2 SENSOR -SUBMIT SHOP DWGS	⊙
PROVIDE SENSOR & CONTROLLER	⊙
MOTORIZED DAMPER	⊠

NOTE: SOME ITEMS MAY NOT BE USED IN THE DRAWING

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REVISIONS

MECHANICAL PLAN  
CONSTRUCTION DOCUMENT

**M1**  
JOB #18177

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**GENERAL MECHANICAL NOTES**

- 1- ALL WORK EXECUTED UNDER THESE OFFICIAL DOCUMENTS SHOULD BE PERFORMED BY A LICENSED AND INSURED MECHANICAL CONTRACTOR AND BE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE (FBC), SHEET METAL & AIR CONDITIONING CONTRACTOR'S ASSOCIATION (SMACNA) STANDARDS, AND ALL OTHER APPLICABLE STATE AND LOCAL CODE.
- 2- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP MANNER TO PRODUCE A COMPLETE SYSTEM THAT IS FULLY BALANCED, AND ADHERES TO ALL APPLICABLE CODES AND REGULATIONS.
- 3- MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT THE COMPLETE SYSTEM INSTALLED IS FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF A YEAR AFTER THE WORK IS COMPLETE AND TURNED OVER TO THE OWNER.
- 4- THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN HIS OWN PERMIT AND PAY ALL PERMIT AND INSPECTION FEES.
- 5- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A SET OF PRINTS CLEARLY MARKED, DEPICTING ALL AS-BUILT CONDITIONS TO THE ENGINEER FOR RECORD.
- 6- CONTRACTOR SHALL PAY SPECIAL ATTENTION TO OWNER EQUIPMENT, FURNITURE, AND CARPETING TO PREVENT CONTAMINATION BY COVERING AND WRAPPING FURNITURE AND EQUIPMENT. ALL WASTE AND DEBRIS SHALL BE REMOVED AT THE END OF EACH DAY TO MAINTAIN ACCEPTABLE INDOOR AIR QUALITY LEVEL DURING THE CONSTRUCTION.
- 7- ANY PORTION OF EXISTING BUILDING (FLOOR, WALL, CEILING, OR ROOF) THAT IS AFFECTED BY EITHER REMOVAL, RELOCATION OR INSTALLATION OF A NEW EQUIPMENT SHALL BE REPAIRED AND MATCHED FINISHED EXISTING CONDITIONS ACCORDING TO ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
- 8- WHEREVER DUCT RUNS THROUGH STRUCTURAL ELEMENT SUCH AS BEAM PRECAUTION SHALL BE TAKEN TO COORDINATE WITH OTHER TRADES TO RELOCATE OR TO PROVIDE NECESSARY SLEEVE BEFORE CONCRETE IS BEING POURED.
- 9- SUPPLY 6 COPIES OF SHOP DRAWINGS FOR REVIEW TO ARCHITECT. NO EQUIPMENT IS TO BE ORDERED PRIOR TO THEIR APPROVAL.
- 10- MECHANICAL CONTRACTOR TO PROVIDE TWO (2) COMFORT BALANCE VISITS TO SUIT THE NEEDS OF THE CLIENTS.
- 11- OPENINGS AND DUCT TRAVELING THROUGH FIRE RATED WALL, TENANT DEMISING WALL, MECHANICAL AND ELECTRICAL ROOM, WALL AND FLOOR PARTITION, FLOOR AND ROOF SLAB SHALL BE INSTALLED WITH "B" FIRE DAMPER.
- 12- MOTORIZED DAMPERS REQUIRED ON EXHAUST AND OUTDOOR SUPPLY DUCTS THAT WILL AUTOMATICALLY SHUT OFF WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. PER FBC 2017 - 403.2.4.3 ENERGY CONSERVATION.
- 13- H.V.A.C. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULLY OPERATIONAL AND BALANCED SYSTEM THAT ADHERES TO ALL APPLICABLE CODES AND REGULATIONS.
- 14- CONTRACTOR TO PROVIDE CERTIFIED TEST AND BALANCE FOR ALL SYSTEMS
- 15- IN CEILINGS BEING USED AS A PLENUM, COMBUSTIBLES OR COMBUSTIBLE CONSTRUCTION SHALL NOT BE ALLOWED.

**SPECIFICATION NOTES:**

**A/C. EXISTING SPLIT SYSTEMS**

**DUCTWORK:**

RIGID - FOIL FACED BACKED FIBERGLASS R=6 AT 1.5", SUPPORTED 48" O.C., AT ALL TURNS, TURNS AND TRANSITIONS. TAPED AND MASTIC SEALED ALL SEAMS.

FLEX- U.L. CLASS ONE AIR DUCT. R6 SUPPORT 48" O.C.. PROVIDE SPIN IN COLLARS WITH M.V.D. WHEN ACCESSIBLE OR WITH SCOOP WHEN NOT ACCESSIBLE. TIE WRAP INNER LINER TWICE AND TAPE AND MASTIC SEAL OUTER LINER TAKING CARE NOT TO COMPRESS INSULATION.

TYPICAL SUPPLY BRANCH WITH CONICAL TAP, ROUND TO RECTANGULAR TRANSITION TO RECTANGULAR DIFFUSER.

PROVIDE A VOLUME DAMPER ON THE SUPPLY, RETURN AND EXHAUST DUCTWORK ABOVE LAIY-IN-CEILING OR AS INDICATED ON PLANS.

ALL DUCT WORK DIMENSIONS ARE INTERIOR DIMENSIONS. ALLOW FOR 2 INCH INSULATION THICKNESS FOR EXTERIOR DIMENSIONS.

**EXHAUST:**

GALVANIZED RECTANGLE DUCT OR ROUND SNAP LOCK METAL DUCT WILL BE INSTALLED WITH DUCT SUPPORTS AT 48 INCHES ON CENTER, INSULATE WITH R=6 FOIL FACED INSULATION WRAP U.L. AS REQUIRED.

EF-1: BROAN XB80 80 CFM @ 0.250" SP, 120V, 0.3 AMPS

NOTE: ALL FRESH AIR, OUTSIDE MAKE AIR TO BE INSULATED WITH 1.5" DUCT WRAP, PROVIDE COLLARS AT BRANCH TAKE OFF'S.

**DIFFUSER:** REUSE EXISTING. NEW TO MATCH BUILDING STANDARD.

**RETURN:** REUSE EXISTING. NEW TO MATCH BUILDING STANDARD.

**THERMOSTAT:** REUSE EXISTING.

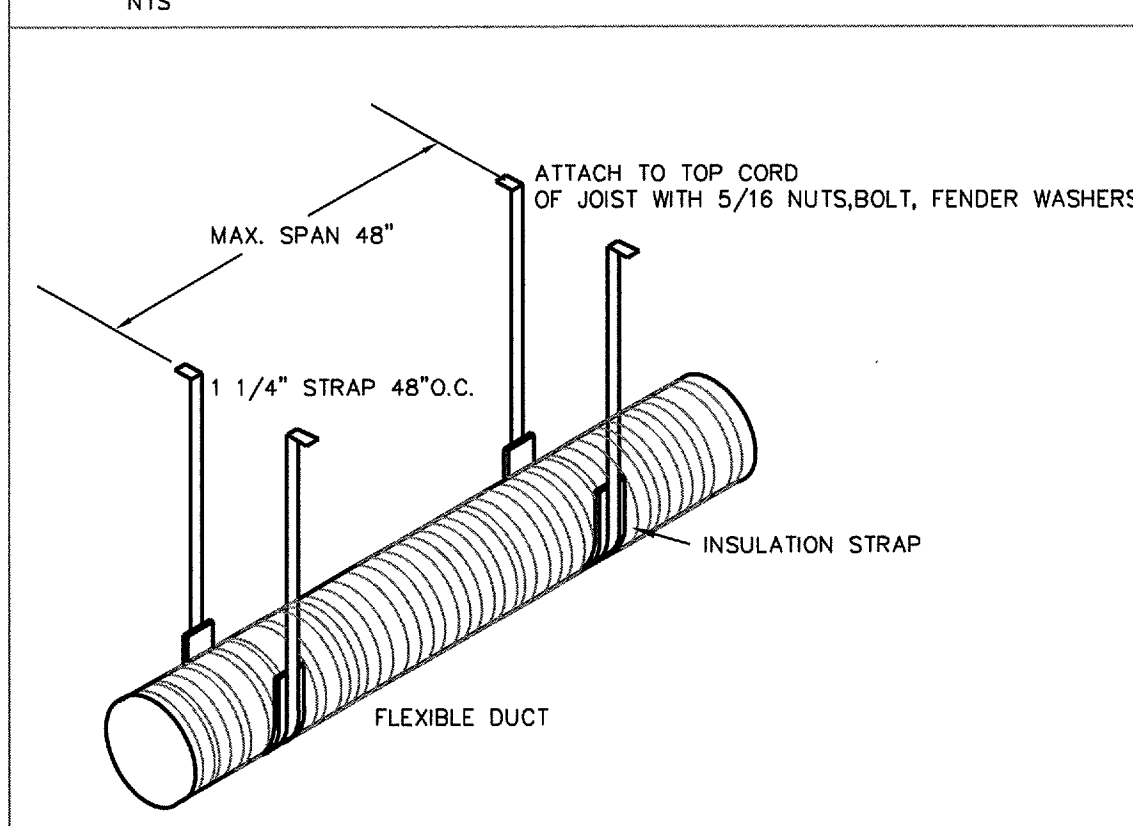
**SMOKE DETECTORS:**

IONIZATION TYPE CARRIER, BRK. WIRE UNIT FOR SHUTDOWN UPON ACTIVATION. PROVIDE TEST SWITCH, VISUAL AND AUDIBLE ALARM.

**VENTILATION REQUIREMENTS FMC TABLE 403.3.1.1**

UNIT	SPACE	FLOOR AREA (SQ.FT.)	DEFAULT OCCUPANCY (P/1000SQ.FT.)	TOTAL OCCUPANTS (P)	REQUIRED OUTDOOR AIR (CFM/P)	REQUIRED OUTDOOR AIR (CFM/SQ.FT.)	TOTAL OUTDOOR AIR REQUIRED (CFM)
(E)AHU-1	OFFICE	666	5	N/A	5	0.06	56.6
	CORRIDOR	217	N/A	N/A	N/A	0.06	13.0
	STORAGE	16	N/A	N/A	N/A	0.12	1.9
							71.5
(E)AHU-2	OFFICE	965	5	N/A	5	0.06	82.0
	STORAGE	10	N/A	N/A	N/A	0.06	1.2
							83.2
(E)AHU-3	OFFICE	1511	5	N/A	5	0.06	128.4

**ROUND FLEX DUCT HANGING DETAIL**

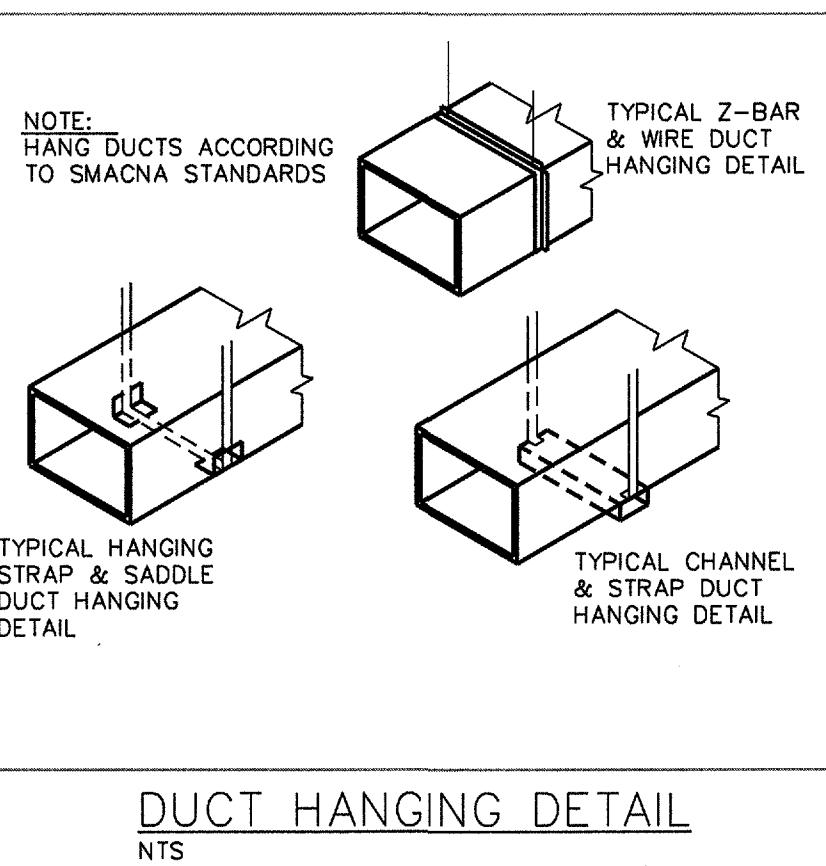


**SITE VISIT**

- 1- MECHANICAL CONTRACTOR IS DULY REQUIRED TO VISIT PROJECT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. HE OR SHE SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY AT ONCE. FAILURE TO DO SO, THE MECHANICAL CONTRACTOR IS PROCEEDING AT HIS OWN RISK.
- 2- DESIGN THAT IS CALLED FOR NEW DUCT OR PIPING TO BE CONNECTED TO EXISTING SYSTEM REQUIRES THE CONTRACTOR TO VERIFY EXISTING DUCT & PIPING SIZE BEFORE FABRICATION AND INSTALLATION.
- 3- WHENEVER INTERFERENCE OR CONFLICT OCCURS WITH THE PROPOSED DESIGN, BEFORE PROCEEDING TO ANY CHANGE OR DEVIATION FROM THE EXISTING BID, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE INCLUDED A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT/ENGINEER.
- 4- CONTRACTOR SHALL CONSULT WITH STRUCTURAL ENGINEER WHEN CUTTING OR MAKING OPENING IN ANY BUILDING COMPONENT. CONTRACTOR SHALL VERIFY THAT STRUCTURAL INTEGRITY OF THE BUILDING IS NOT BEING COMPROMISED.
- 5- POST TENSION STRUCTURAL SLAB: NO CUTTING OR DRILLING SHALL BE TAKEN PLACE WITHOUT THE X-RAY OF THE SLAB AND THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF THE BUILDING.

**EXISTING HVAC SYSTEM**

- 1- MECHANICAL CONTRACTOR MUST CHANGE THE AIR FILTER IN ALL WORKING AIR CONDITIONING UNIT DURING CONSTRUCTION EVERY 21 DAYS OR LESS DEPENDING ON THE AMBIENT ENVIRONMENT TO PREVENT AIR CONTAMINATION, EQUIPMENT FAILURE SUCH AS BEARING FAILURE, DAMPER MALFUNCTION, ETC...
- 2- AFTER CONSTRUCTION MECHANICAL CONTRACTOR IS TO VACUUM THOROUGHLY THE MECHANICAL ROOM TO REMOVE ALL DUSTY PARTICLES, INSPECT AND REPLACE AIR FILTERS, BEARINGS OR BELTS FOR OPTIMAL UNIT OPERATION.
- 3- WHEN REUSING EXISTING AIR CONDITIONING THE CONTRACTOR MUST CLEAN THE COOLING AND THE CONDENSER COILS, CHECK AND ADJUST REFRIGERANT CHARGE TO ENSURE PROPER UNIT FUNCTION, VERIFY THE EXISTING CONDENSATE PIPING IS IN GOOD WORKING CONDITION, AND MAKE NECESSARY REPAIR. CONTRACTOR SHALL CHECK ALL ELECTRICAL COMPONENTS, TIGHTEN ALL ELECTRICAL CONNECTIONS FOR PROPER OPERATION.
- 4- DETERIORATED DUCTWORK AND CEILING INSULATION SHALL BE REPLACED. ALL EXISTING DUCTWORK SHALL BE THOROUGHLY INSPECTED AND REPAIRED REMOVED EQUIPMENT THAT IS NOT BEING USED SHALL BE RETURNED TO THE OWNER.
- 5- ANY EQUIPMENT THAT WAS TEMPORARILY DISCONNECTED WITH RESPECT TO A REMOVAL OF ANY OTHER DEVICE IT SHALL BE RECONNECTED TO THE EXISTING SYSTEM AND VERIFIED THAT IT IS FULLY OPERATIONAL.
- 6- CONTRACTOR SHALL VERIFY EXISTING AIR CONDITIONING AND HEATING SYSTEMS ARE FUNCTIONING PROPERLY, ITS PERFORMANCE RANGE WITH RESPECT TO ITS VOLUME CAPACITY.
- 7- EQUIPMENT THAT IS LOCATED EXTERIOR OF THE BUILDING SHALL BE PROPERLY TIED DOWN AND BE ABLE TO WITHSTAND A 170 MILES/HR FORCE WIND.



**DUCT HANGING DETAIL**

**MECHANICAL DETAILS & NOTES**

1 N.T.S.

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MECHANICAL  
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**M2**

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