

e-Permitting

Search:



miamidade.gov

Resident

Visitor

Business

Employee

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 05/18/2021
 MUNICIPAL NO.2021-049058 FOLIO: 3220220420010
 JOB SITE ADDRESS 14400 COMMERCE WAY
 PROPOSED USE MANUFACTURING
 LEGAL MIAMI LAKES LAKESIDE CORP CENTER PB 150-96 T-19767
 APPLICATION TYPE ALTER INTERIOR 0 SQFT 0 UNITS 0 FLOORS
 OWNER NAME TGC LAKESIDE LLC
 CONTRACTOR
 QUALIFIER
 PERMIT TYPE MUNICIPAL BLDG
 CATEGORIES 0001 MUNICIPAL GENERAL BUILDING

DATE: 5/18/2021 PROCESS NUMBER: M2021007370 NEW *AMOUNT PAID 1718.20
 DERM 175 DERM 1ST REWO 87.50 DERM 1 ASBESTOS REVI 175.00
 DERM 1 INDUSTRIAL WA 300.00 DERM 1 UP FRONT FEE- 80.00
 DERM 1 MIN COMM REV(90.00 DERM 1 PAVING AND DR 140.00
 DERM 1 SEWER CAP. CE 120.00 FIRE 275000 ALTERATIONS 665.48
 FIRE 275000 FIRE UPFRT FE 47.97 FIRE 2 SRI PLAN REVI 299.81
 FRWK 336 1ST FIRE MAJO 168.00 RRWK 1 RER REWORK 6.56
 RSUR 5 RER 7.5% SUR 55.88 UBS1 1 BLDG 7.5% UPF 1.88
 UPMU 1 UPFRONT FEE F 25.00 URS1 1 RER 7.5% UPFR 6.00

5/10/2021 08:22 BNZWEB1 182105100320 WEBIPAS 1718.20

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 05/18/2021
 MUNICIPAL NO.2021-049058 PROCESS NO. M2021007370 FOLIO: 3220220420010
 JOB SITE ADDRESS 14400 COMMERCE WAY
 PROPOSED USE MANUFACTURING

REQUIRED INSPECTIONS INIT DATE
FIRE

0001 FIRE INSPECTIONS RECOMMENDED

200 FIRE HYDRANTS	_____	_____
208 FIRE TCO INSPECTION	_____	_____
211 PRELIMINARY	_____	_____
209 FIRE FINAL	_____	_____

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 05/18/2021
 MUNICIPAL NO.2021-049058 PROCESS NO. M2021007370 FOLIO: 3220220420010
 JOB SITE ADDRESS 14400 COMMERCE WAY
 PROPOSED USE MANUFACTURING

TO SCHEDULE A FIRE INSPECTION, PLEASE VISIT THE WEB AT
 WWW.MIAMIDADE.GOV/BUILDING OR WWW.MIAMIDADE.GOV/FIRE. YOU WILL
 NEED TO PROVIDE YOUR TEN DIGIT MUNICIPAL INSPECTION NUMBER AND
 INSPECTION TYPE. THE INSPECTION TYPE CAN BE FOUND ON YOUR
 INSPECTION REQUIREMENTS AND RECORDS CARD.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING AN INSPECTION,
SCHEDULING A PRELIMINARY INSPECTION, OR LOAD BANK TEST
INSPECTION, PLEASE CALL FIRE PREVENTION AT 786-331-4800.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING A PLAN REVIEW,
PLEASE CALL FIRE ENGINEERING AT (786) 315-2771.

****BE ADVISED THIS IS NOT A PERMIT. PERMIT IS TO BE ISSUED BY
YOUR CORRESPONDING MUNICIPAL BUILDING DEPARTMENT.**

[Back to Main Menu](#)

[BLDG Home Page](#) | [BLDG Main Menu](#) | [BLDG Permit Menu](#) | [BLDG Plans Processing Menu](#) | [Inspection Types](#) | [Address Format](#)

[Home](#) | [About](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

E-mail your comments, questions and suggestions to [Webmaster](#)

This page was last edited on: February 23, 2004

Web Site © 2004 Miami-Dade County.
All rights reserved.

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

5/10/2021 8:23:09 AM

Tracking #	Process #	Permit #
3221007370	M2021007370	2021049058

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

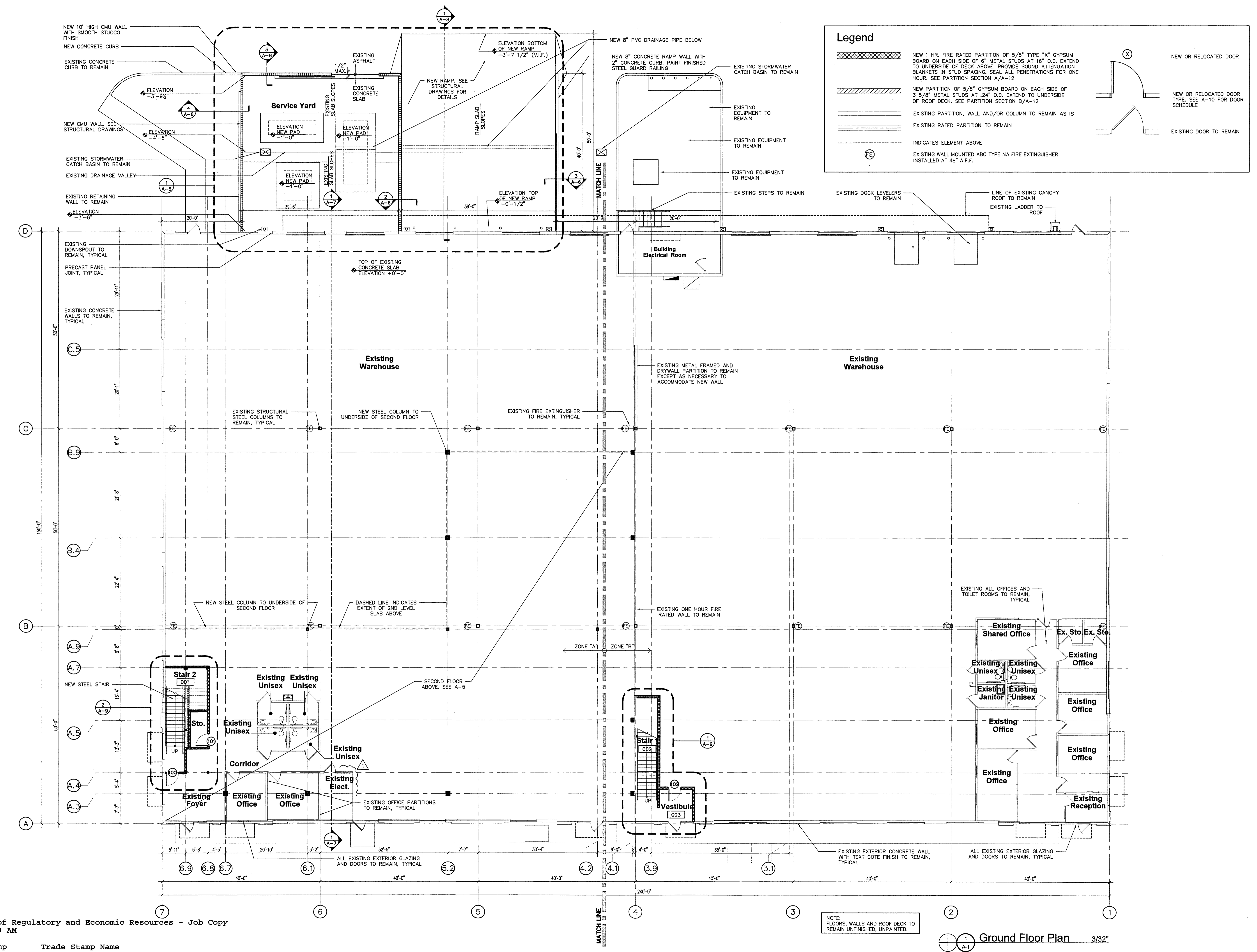
Process #	Review	Disposition	Reviewer	Date
M2021007370	DERM ASBESTOS	A	ABRAHANTE, ROBERTO	4/21/2021
M2021007370	DERM INDUSTRIAL	A	MARCH, MARTA	4/23/2021
M2021007370	DERM PAVING & DRAINAGE	A	FAKHRUTDINOV, MARSEL	4/14/2021
M2021007370	UPFRONT FEES	A	WEB APPLICATION ID	2/18/2021
M2021007370	FIRE	A	SIMMONS, ROBERT	4/14/2021
M2021007370	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	5/7/2021
M2021007370	WASA	A	CORTES, OZZY	4/26/2021
M2021007370	DERM CORE	A	FEBLES, NOEL	5/5/2021

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved
Approved	DIND	A	Approved
Approved	FIRE	A	Approved
APPROVED-SCOPE ONLY	FIRE	A	APPROVAL FOR SCOPE OF WORK ONLY EXISTING PORTIONS OF BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES AS SET FORTH IN THE FL FIRE PREVENTION CODE
Reference Only.	FIRE	R	Reference only.



Legend

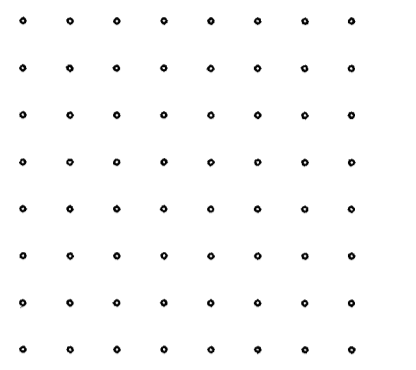
- [Hatched Box] NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 8" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
- [Hatched Box] NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/A-12
- [Solid Line] EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
- [Dashed Line] EXISTING RATED PARTITION TO REMAIN
- [Circle with FE] INDICATES ELEMENT ABOVE
- [Circle with FE] EXISTING WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- [Door Symbol] NEW OR RELOCATED DOOR
- [Door Symbol] NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
- [Door Symbol] EXISTING DOOR TO REMAIN

NOTE:
FLOORS, WALLS AND ROOF DECK TO REMAIN UNFINISHED, UNPAINTED.

Ground Floor Plan 3/32"

architecture
land planning
retail design
space planning
construction management

1800 Douglas Road
Suite 200
Coral Gables, Florida 33146
tel: 305.444.0849
fax: 305.444.5557
florida registration
no. AA-F00014



John Roberts Forbes
AR0008810

OWNERSHIP AND USE OF THE DOCUMENTS
THESE DRAWINGS, SPECIFICATIONS, SPECIFICATIONS
SERVICES ARE AND SHALL REMAIN THE PROPERTY
OF FORBES ARCHITECTS. NO PART OF THESE
DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
CONSENT OF FORBES ARCHITECTS. THE DRAWINGS,
SPECIFICATIONS AND/OR EXHIBITS ARE TO BE USED
ONLY FOR THE PROJECT AND/OR FOR THE
COMPLETION OF THE PROJECT BY THE OWNERS.
FORBES ARCHITECTS, CORP. 1800 DOUGLAS ROAD,
SUITE 200, CORAL GABLES, FLORIDA 33146
TEL: 305.444.0849 FAX: 305.444.5557
WWW.FORBESARCHITECTS.COM
ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 33016

The Graham Companies
6845 main Street
Miami Lakes, FL 33014

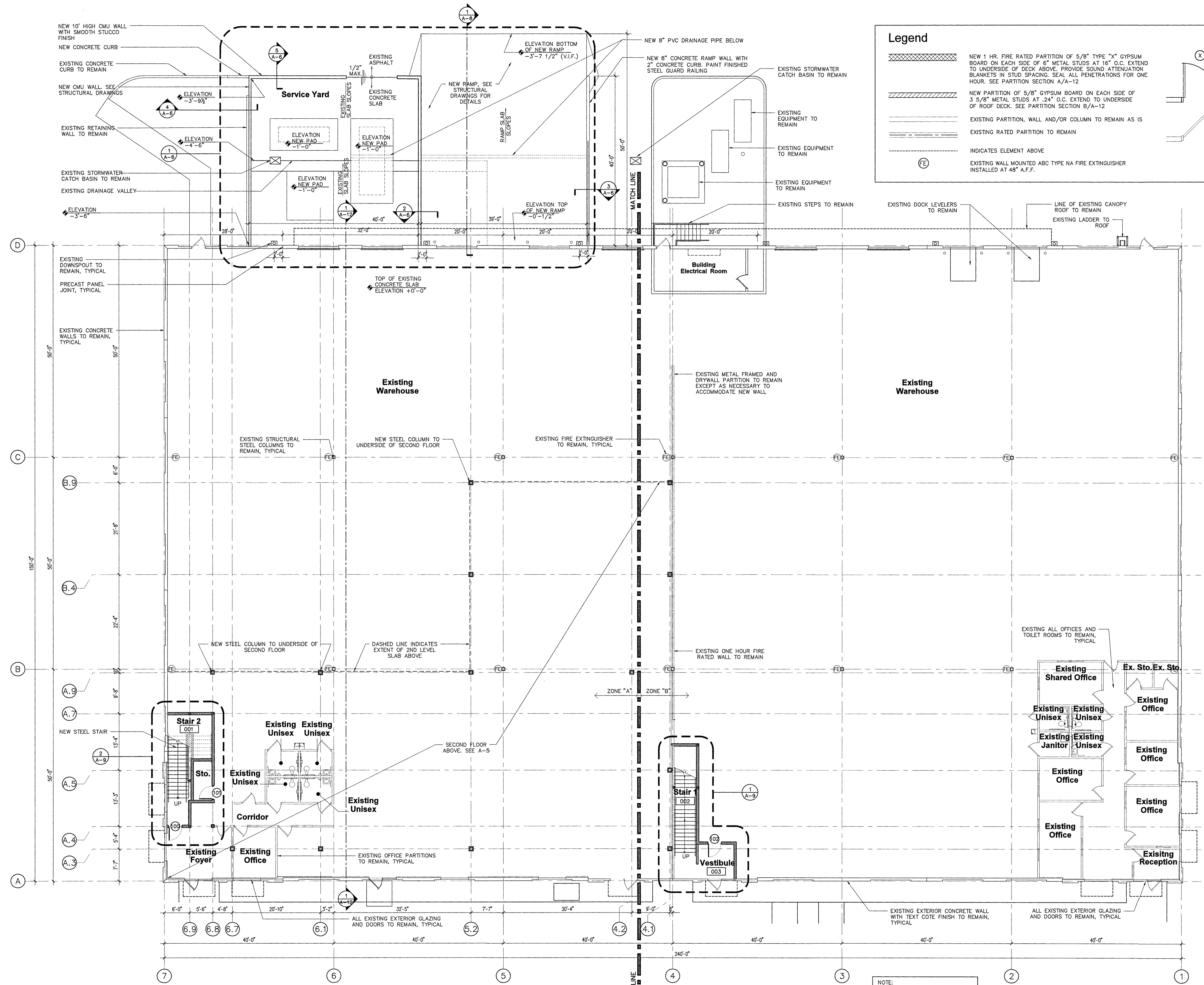
Project: **Baptist Pharmacy Warehouse**
Date: 02-08-21
Commission: 20063
Revisions:

Date: 02-08-21
Commission: 20063
Revisions:

Sheet: **A-1**
of

Legend

- [Hatched Box] NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 8" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
- [Hatched Box] NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT .24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/A-12
- [Dashed Line] EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
- [Dashed Line] EXISTING RATED PARTITION TO REMAIN
- [Circle with FE] INDICATES ELEMENT ABOVE
- [Circle with FE] EXISTING WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- [X in Circle] NEW OR RELOCATED DOOR
- [X in Circle] NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
- [X in Circle] EXISTING DOOR TO REMAIN



NOTE:
FLOORS, WALLS AND ROOF DECK TO
REMAIN UNFINISHED, UNPAINTED.

Ground Floor Plan 3/32"

architecture
 land planning
 retail design
 space planning
 construction management

1800 Douglas Road
 Suite 200
 Coral Gables, Florida 33146
 Tel: 305.444.8348
 Fax: 305.444.8587
 Florida Registration
 No. AA-F000104

John Roberts Forbes
 AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS
 THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND SCHEDULES OF FINISHES ARE THE PROPERTY OF FORBES ARCHITECTS, P.A. AND SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS, P.A. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND SCHEDULES OF FINISHES FOR INFORMATION AND REFERENCE. THE DRAWINGS, SPECIFICATIONS AND SCHEDULES OF FINISHES SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS. IN ADDITION TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY FORBES ARCHITECTS, P.A. THE OWNER AND/OR TENANT SHALL APPROPRIATELY COMPENSATE FORBES ARCHITECTS, P.A. FORBES ARCHITECTS, P.A. FORBES ARCHITECTS, P.A. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way, Lakeland, FL 34016
 Miami Lakes, FL 33016

The Graham Companies
 6943 Main Street
 Miami Lakes, FL 33014

Project: Baptist Pharmacy Warehouse Improvements
 Owner: The Graham Companies

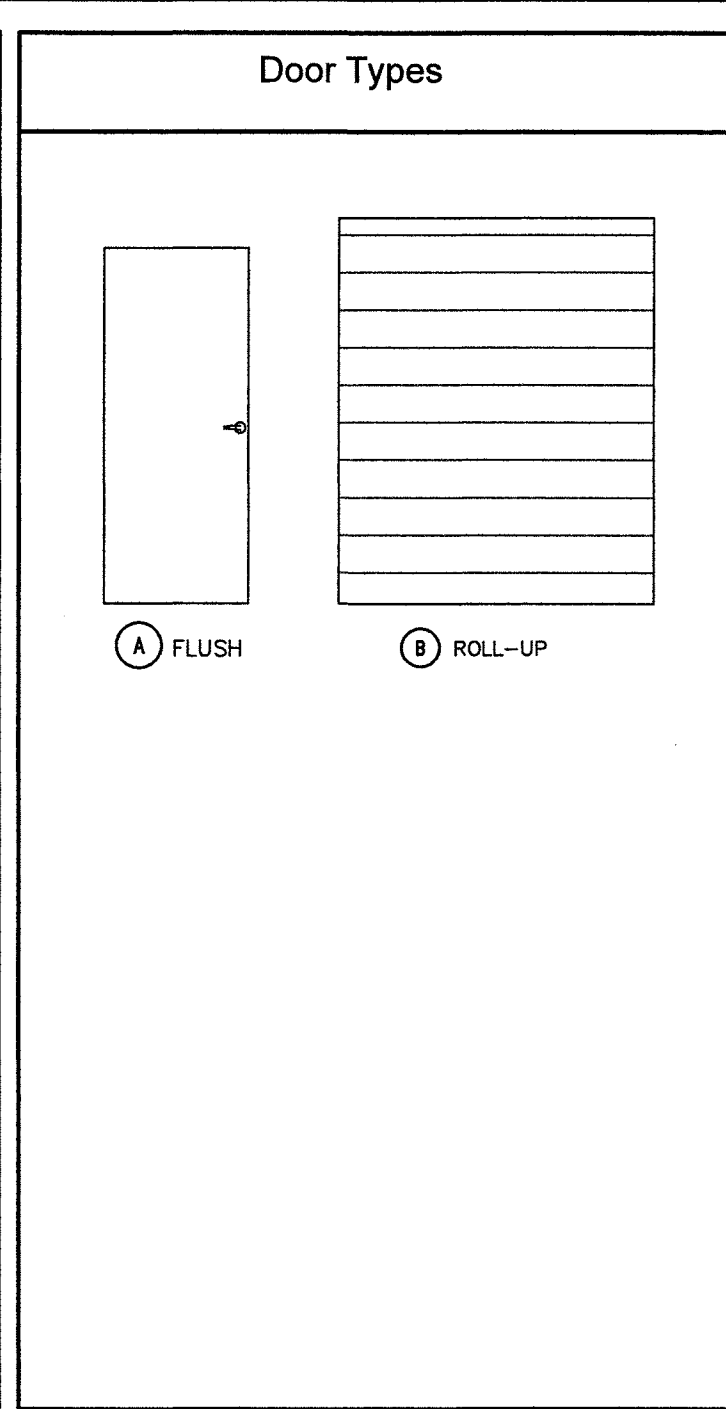
Date: 02-08-21
 Commission: 20063
 Revisions: 04-08-21

Sheet
A-10
 of

Door Hardware	HARDWARE SET NO. 1 HINGES: 1-1/2 PAIR 4 1/2 X 4 1/2 - BUILDING STANDARD BHMA 626 SATIN CHROME FINISH LOCKSET: STOREROOM TYPE - (KEYED) W/ 4" ADA COMPLIANT LEVER, SCHLAGE "S" SERIES PROVIDE POWER SUPPLY AND ELECTRIC STRIKE FOR FUTURE CARD ACCESS DOORS 100 AND 102	HARDWARE SET NO. 2 HINGES: 1-1/2 PAIR 4 1/2 X 4 1/2 - BUILDING STANDARD, BHMA 626 SATIN CHROME FINISH. LOCKSET: STOREROOM TYPE - (KEYED) W/ 4" ADA COMPLIANT LEVER, SCHLAGE "S" SERIES.
---------------	--	--

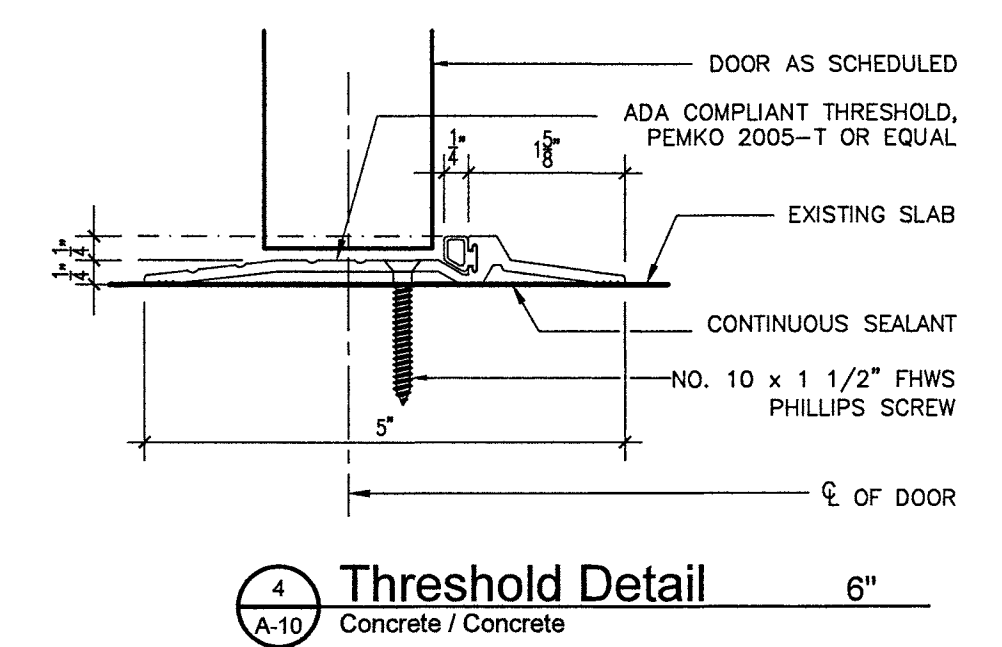
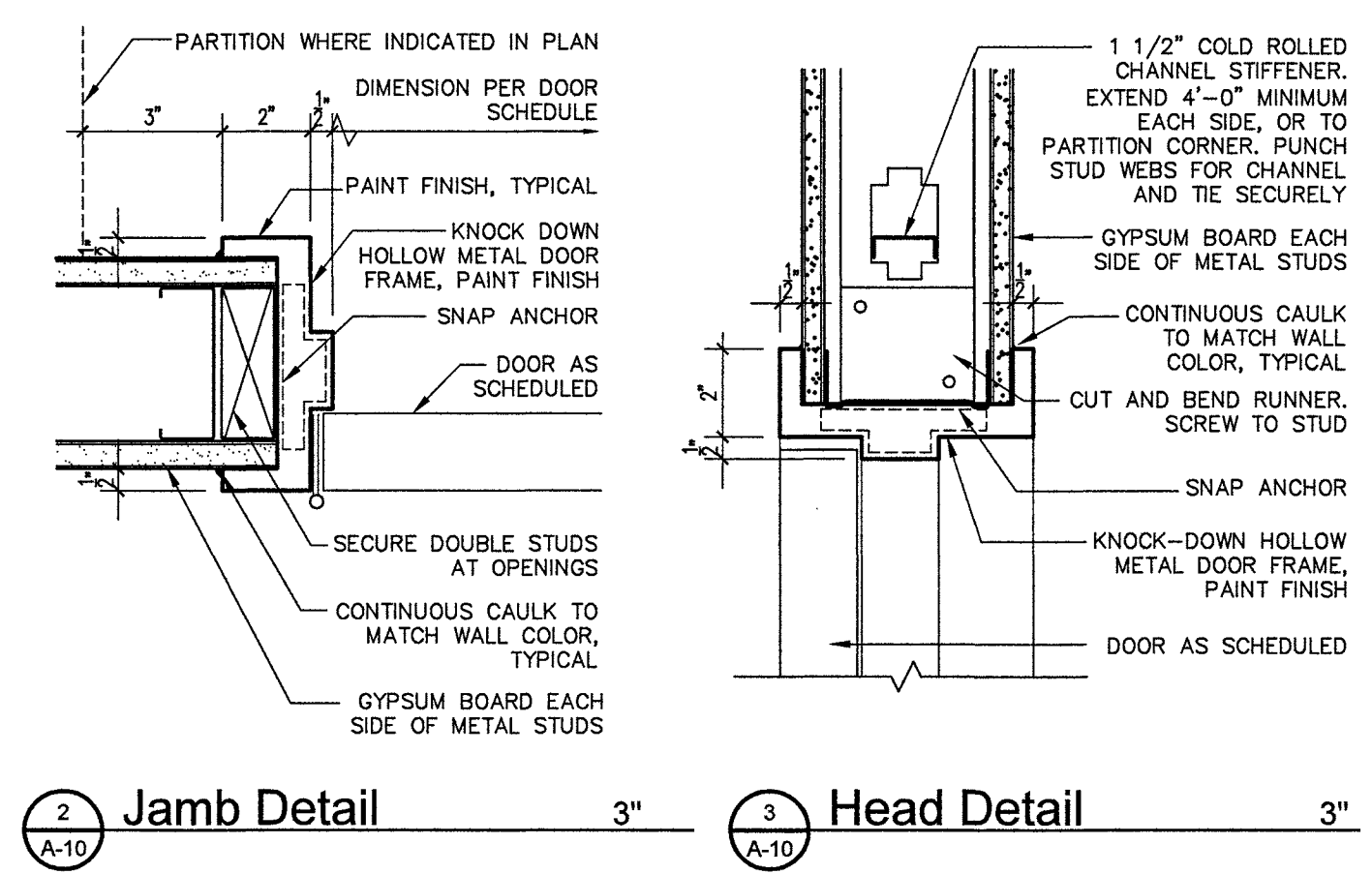
- Door Notes**
- ALL EXISTING TYPICAL DOORS TO BE PREPPED, SANDED, AND PAINTED WITH TWO COATS OF "SHERWIN WILLIAMS" CITYSCAPE SW-7067, SEMI-GLOSS FINISH.
 - ALL NEW DOOR FRAMES TO RECEIVE PRIMER AND TWO COATS OR SHERWIN WILLIAMS CITY SCAPE SW-7067, SEMI-GLOSS.
 - EACH DOOR TO RECEIVE RUBBER WALL (W) OR FLOOR (F) BUMPERS AS INDICATED; BHMA FINISH (SATIN CHROME PLATED STEEL).
 - PROVIDE DOOR CLOSER, DORMA #8616 WHERE INDICATED "YES" IN SATIN CHROME PLATED STEEL FINISH.
 - ALL KEYED DOORS TO BE MASTER KEYED. FURNISH AT LEAST SIX MASTER KEYS AND TWO DOOR KEYS FOR EACH LOCKSET. PROVIDE KEYS TO TENANT AND ONE SET TO LANDLORD.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
 - ALL NEW INTERIOR DOORS TO BE BUILDING STANDARD PAINTED SOLID CORE IN PAINTED METAL FRAMES UNLESS OTHERWISE NOTED.

- Door Security Notes**
- PER FLORIDA FIRE PREVENTION CODE 2017, 6TH EDITION: 7.2.1.6.2. DOORS IN THE MEANS OF EGRESS WITH AN ACCESS CONTROL SYSTEM, SHALL MEET THE FOLLOWING CRITERIA:
- A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING DOORS THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS UPON DETECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR.
 - LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOORS SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS.
 - THE DOORS SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40" TO 48" VERTICALLY ABOVE THE FLOOR AND WITHIN 60" OF THE SECURED DOORS.
 - THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1.6.2(3) SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: "PUSH TO EXIT"
 - WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK - INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS - AND THE DOORS SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS.
 - ACTIVATION OF THE BUILDING FIRE-PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE-PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.
 - THE ACTIVATION OF MANUAL FIRE ALARM BONES THAT ACTIVATE THE BUILDING FIRE PROTECTIVE SYSTEM SPECIFIED IN 7.2.1.6.2(6) SHALL NOT BE REQUIRED TO UNLOCK THE DOORS.
 - ACTIVATION OF THE BUILDING AUTOMATIC SPRINKLER SYSTEM OR FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE-PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.
1. ALL ACCESS CONTROLLED DOORS SHALL HAVE FREE EGRESS FROM THE EGRESS SIDE OF DOOR AT ALL TIMES.



DOOR No.	TYPE	DOOR SIZE			MATERIAL			FINISH			DETAILS			LABEL	DOOR HARDWARE			REMARKS
		W.	H.	T.	DOOR	CORE	FRAME	DOOR	FRAME	JAMB	HEAD	SILL	SET NO.		CLOSER	STOP		
100	A	3'-0"	7'-0"	1 3/4"	MTL	-	MTL	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	W		
101	A	3'-0"	7'-0"	1 3/4"	MTL	-	MTL	PAINT	PAINT	2/A-10	3/A-10	-	45 MIN.	2	YES	-		
102	A	3'-0"	7'-0"	1 3/4"	MTL	-	MTL	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	-		
200	A	3'-0"	7'-0"	1 3/4"	MTL	-	MTL	PAINT	PAINT	2/A-10	3/A-10	-	45 MIN.	2	YES	-		
201	A	3'-0"	7'-0"	1 3/4"	MTL	-	MTL	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	F		
202	A	3'-0"	7'-0"	1 3/4"	MTL	-	MTL	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	W		
203	B	7'-0"	10'-0"	-	MTL	-	MTL	PAINT	PAINT	-	-	-	1 HR	-	-	-		

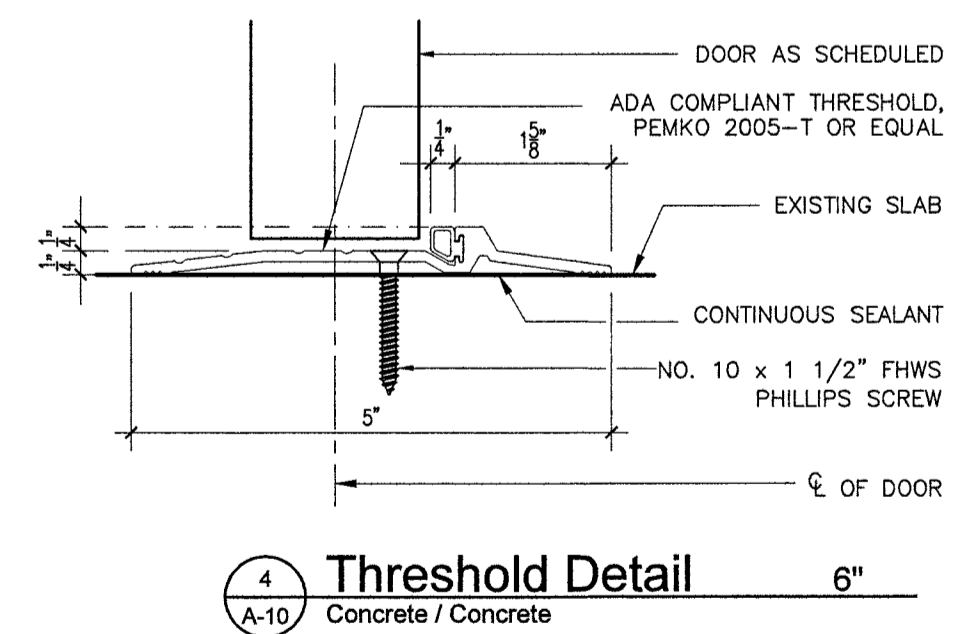
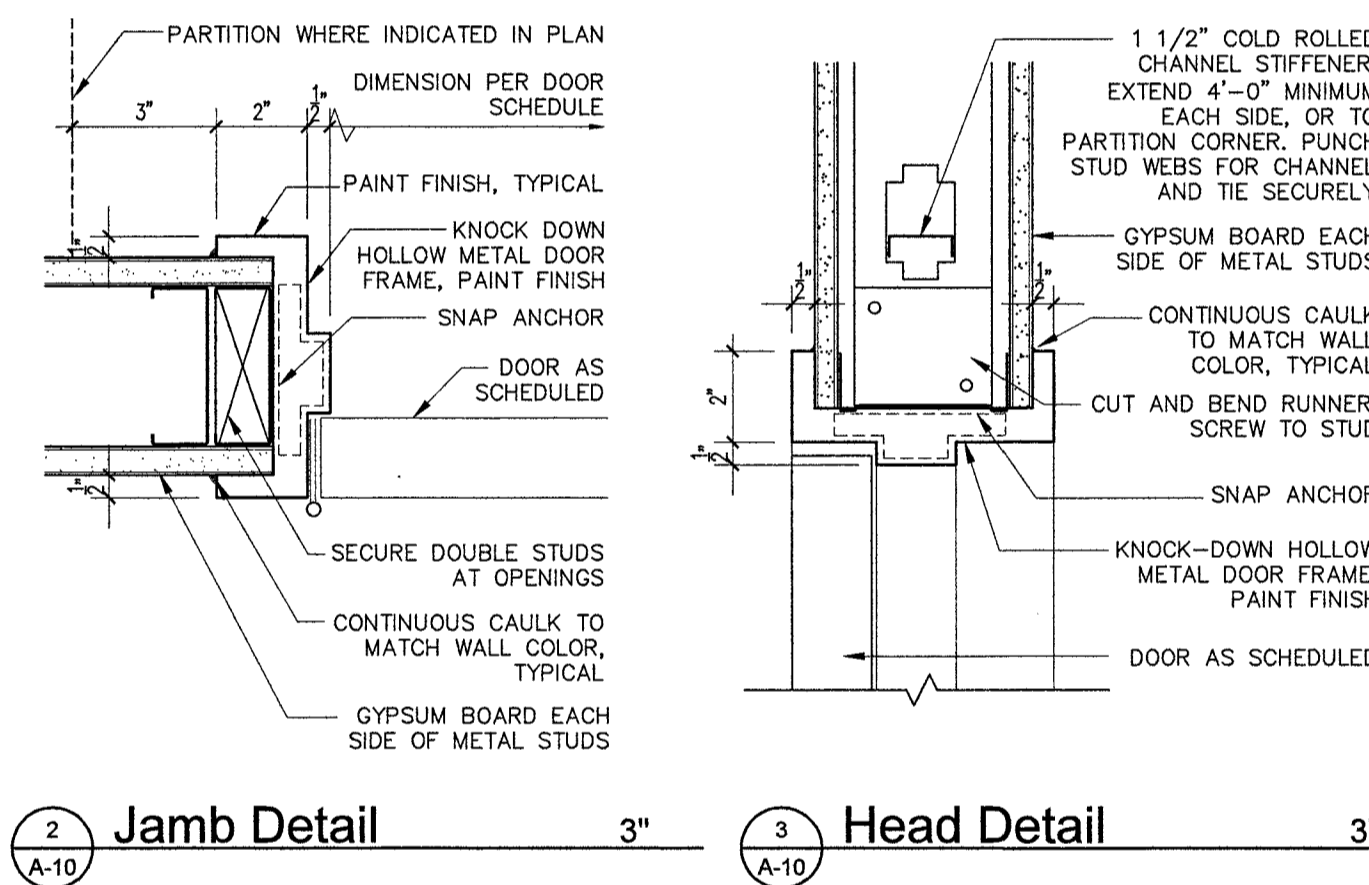
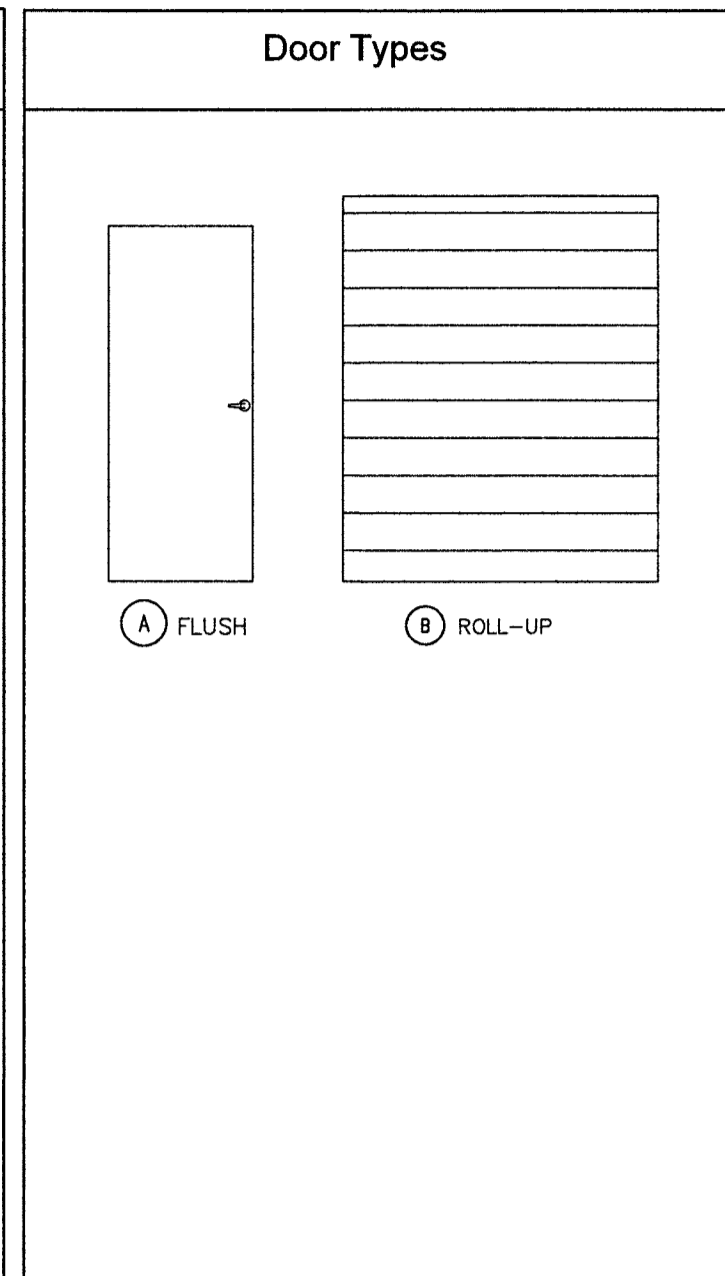
Door Schedule



Door Hardware	HARDWARE SET NO. 1 HINGES: 1-1/2" PAIR 4 1/2" X 4 1/2" - BUILDING STANDARD, BHMA 626 SATIN CHROME FINISH LOCKSET: STOREROOM TYPE - (KEYED) W/ 4" ADA COMPLIANT LEVER, SCHLAGE "S" SERIES. PROVIDE POWER SUPPLY AND ELECTRIC STRIKE FOR FUTURE CARD ACCESS DOORS 100 AND 102	HARDWARE SET NO. 2 HINGES: 1-1/2" PAIR 4 1/2" X 4 1/2" - BUILDING STANDARD, BHMA 626 SATIN CHROME FINISH. LOCKSET: STOREROOM TYPE - (KEYED) W/ 4" ADA COMPLIANT LEVER, SCHLAGE "S" SERIES.
---------------	---	--

- Door Notes**
- ALL EXISTING TYPICAL DOORS TO BE PREPPED, SANDED, AND PAINTED WITH TWO COATS OF "SHERWIN WILLIAMS" CITYSCAPE SW-7067, SEMI-GLOSS FINISH.
 - ALL NEW DOOR FRAMES TO RECEIVE PRIMER AND TWO COATS OF SHERWIN WILLIAMS CITY SCAPE SW-7067, SEMI-GLOSS.
 - EACH DOOR TO RECEIVE RUBBER WALL (W) OR FLOOR (F) BUMPERS AS INDICATED, BHMA FINISH (SATIN CHROME PLATED STEEL).
 - PROVIDE DOOR CLOSER, DORMA #8616 WHERE INDICATED "YES" IN SATIN CHROME PLATED STEEL FINISH.
 - ALL KEYED DOORS TO BE MASTER KEYED. FURNISH AT LEAST SIX MASTER KEYS AND TWO DOOR KEYS FOR EACH LOCKSET. PROVIDE KEYS TO TENANT AND ONE SET TO LANDLORD.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
 - ALL NEW INTERIOR DOORS TO BE BUILDING STANDARD PAINTED SOLID CORE IN PAINTED METAL FRAMES UNLESS OTHERWISE NOTED.

- Door Security Notes**
- PER FLORIDA FIRE PREVENTION CODE 2017, 6TH EDITION: 7.2.1.6.2, DOORS IN THE MEANS OF EGRESS WITH AN ACCESS CONTROL SYSTEM, SHALL MEET THE FOLLOWING CRITERIA:
- A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING DOORS THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS UPON DETECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR.
 - LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOORS SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS.
 - THE DOORS SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40" TO 48" VERTICALLY ABOVE THE FLOOR AND WITHIN 60" OF THE SECURED DOORS.
 - THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1.6.2(3) SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: "PUSH TO EXIT"
 - WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK - INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS - AND THE DOORS SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS.
 - ACTIVATION OF THE BUILDING FIRE-PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE-PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.
 - THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BUILDING FIRE PROTECTIVE SYSTEM SPECIFIED IN 7.2.1.6.2(6) SHALL NOT BE REQUIRED TO UNLOCK THE DOORS.
 - ACTIVATION OF THE BUILDING AUTOMATIC SPRINKLER SYSTEM OR FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE-PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.



No.	DOOR TYPE	DOOR SIZE			MATERIAL			FINISH			DETAILS			LABEL	DOOR HARDWARE			REMARKS
		W.	H.	T.	DOOR	CORE	FRAME	DOOR	FRAME	JAMB	HEAD	SILL	SET NO.		CLOSER	STOP		
100	A	3'-0"	7'-0"	1 3/4"	MTL.	-	MTL.	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	W		
101	A	3'-0"	7'-0"	1 3/4"	MTL.	-	MTL.	PAINT	PAINT	2/A-10	3/A-10	-	45 MIN.	2	YES	-		
102	A	3'-0"	7'-0"	1 3/4"	MTL.	-	MTL.	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	-		
200	A	3'-0"	7'-0"	1 3/4"	MTL.	-	MTL.	PAINT	PAINT	2/A-10	3/A-10	-	45 MIN.	2	YES	-		
201	A	3'-0"	7'-0"	1 3/4"	MTL.	-	MTL.	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	F		
202	A	3'-0"	7'-0"	1 3/4"	MTL.	-	MTL.	PAINT	PAINT	2/A-10	3/A-10	4/A-10	45 MIN.	1	YES	W		
203	B	7'-0"	10'-0"	-	MTL.	-	MTL.	PAINT	PAINT	-	-	-	1 HR.	-	-	-		

Door Schedule

FORBES ARCHITECTS

architecture
interior planning
retail design
space planning
construction management

1800 Douglas Road
Suite 200
Coral Gables, Florida 33146
Tel: 305.444.8080
Fax: 305.444.5557
Florida Registration
No. AA-F000104

John Roberts Forbes
AIA
AR0008810

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND SUPPLEMENTAL NOTES ARE THE PROPERTY OF FORBES ARCHITECTS. THE PROJECT FOR WHICH THEY ARE PREPARED IS EXCLUSIVE OF ANY OTHER PROJECTS. NO PART OF THESE DRAWINGS, SPECIFICATIONS, SCHEDULES, OR SUPPLEMENTAL NOTES SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORBES ARCHITECTS. FOR ADDITIONAL TO THE PROJECT OR FOR COMPETITION OF THE PROJECT BY OTHER ARCHITECTS, CONSULT WITH FORBES ARCHITECTS. COPYRIGHT © 2021 JOHN FORBES, INC. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse

Improvements
14400-14420 Commerce Way - Lafayette C
Miami Lakes, FL 33016

The Graham Companies
6845 Main Street
Miami Lakes, FL 33014

Project: _____
Owner: _____

Date
02-08-21

Commission
20083

Revisions

Sheet
A-10
of _____

Finish Legend	1. CONCRETE SEALER
	2. PAINT: SHERWIN WILLIAMS WASHABLE LATEX. COLOR: WHITE SHEEN: FLAT OVER TWO COATS OF PRIMER.

Interior Finish Material Classification	2020 FLORIDA BUILDING CODE 2020 FLORIDA FIRE PREVENTION CODE		
	OCCUPANCY	EXITS	EXIT ACCESS CORRIDORS
	BUSINESS - EXISTING (NFPA 101 39.3.3)	WALL/CEILING - A or B FLOOR - NONE REQ.	WALL/CEILING - A or B FLOOR - NONE REQ.
	STORAGE (NFPA 101 42.3.3)	WALL/CEILING - A or B FLOOR - CLASS I or II	WALL/CEILING - A, B or C FLOOR - CLASS I or II

Room Finish Schedule

No.	ROOM NAME	FLOOR				BASE				NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		FINISH CLASS.	CEILING HEIGHT	FINISH NOTES	REMARKS
		EXPOSED CONCRETE	CARPET	TILE	VINYL	EPoxy	TILE	RUBBER	VINYL	GYPSUM BOARD	MR GYPSUM BOARD	CEMENT BOARD	STUCCO	GYPSUM BOARD	MR GYPSUM BOARD	CEMENT BOARD	STUCCO	MR GYPSUM BOARD	CEMENT BOARD				
100	STAIR 1	1							2			2			2			2				EXIST.	
101	VESTIBULE	1							2			2			2			2				EXIST.	
103	STAIR 2	1							2			2			2			2				EXIST.	
200	STAIR 2	1							2			2			2			2					
201	CLOSET	1							2			2			2			2					
202	STORAGE	1							2			2			2			2					
203	STAIR 1	1							2			2			2			2					

architecture
land planning
retail design
space planning
construction management

1500 Douglas Road
Suite 200
Coral Gables, Florida 33149
Tel: 305.444.0888
Fax: 305.444.5557
Florida registration
no. AA-000004



John Roberts Forbes
AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND EXPRESSED IDEAS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS. WHICHEVER PARTY TO THIS AGREEMENT IS A PARTY TO THE PROJECT FOR WHICH THESE ARE PREPARED IS HEREBY ADVISED THAT THE ARCHITECT OR TENANT SHALL ONLY BE PERMITTED TO OBTAIN COPIES OF THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER OR ANY OTHER PARTY FOR ANY PURPOSES, INCLUDING THE PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS, WITHOUT THE WRITTEN AND APPROPRIATE COMPENSATION TO FORBES ARCHITECTS. COPYRIGHT © 2006, JOHN FORBES, INC. AND FORBES ARCHITECTS. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way + Lakeland C.
Miami Lakes, FL 33016

The Graham Companies
6840 main Street
Miami Lakes, FL 33014

Project: **Baptist Pharmacy Warehouse**
Owner: **The Graham Companies**

Date
02-08-21

Commission
20063

Revisions
04-08-21

Sheet
A-11

of

Finish Legend
1. CONCRETE SEALER
2. PAINT: SHERWIN WILLIAMS WASHABLE LATEX. COLOR: WHITE SHEEN: FLAT OVER TWO COATS OF PRIMER.

No.	ROOM NAME	FLOOR		BASE		NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING		FINISH CLASS.	CEILING HEIGHT	FINISH NOTES	REMARKS								
		EXPOSED CONCRETE	CARPET	TILE	VINYL	EPoxy	TILE	RUBBER	VINYL	GYPSUM BOARD	MR GYPSUM BOARD					CEMENT BOARD	STUCCO	GYPSUM BOARD	MR GYPSUM BOARD	CEMENT BOARD	STUCCO	GYPSUM BOARD	MR GYPSUM BOARD
100	STAIR 1	1																					
101	VESTIBULE	1											EXIST.										
103	STAIR 2	1											EXIST.										
200	STAIR 2	1																					
201	CLOSET	1																					
202	STAIR 1	1																					
203	STAIR 1	1																					

Room Finish Schedule

architecture
land planning
retail design
space planning
construction management

1500 Douglas Road
suite 200
Coral Gables, Florida 33146
tel: 305.446.0849
fax: 305.446.5577
florida registration
no. AA-100104



John Roberts Forbes
AR0005810

OWNERSHIP AND USE OF THIS DOCUMENT, THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXHIBITS SHALL BE THE PROPERTY OF FORBES ARCHITECTS, WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE OWNER AND/OR DESIGN SHALL BE RESPONSIBLE TO RETURN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXHIBITS AS WELL AS FOR REVISIONS AND REVISIONS TO THESE DRAWINGS, SPECIFICATIONS AND EXHIBITS. THESE DRAWINGS, SPECIFICATIONS AND EXHIBITS SHALL NOT BE USED BY THE OWNER AND/OR REVISIONS ON OTHER PROJECTS, FOR ADDITION TO THE PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH FORBES ARCHITECTS. COPYRIGHT © 2008, JOHN FORBES, INC., AS FORBES ARCHITECTS. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse

Improvements
14400-14420 Commerce Way - Lakeland C
Miami Lakes, FL 33016

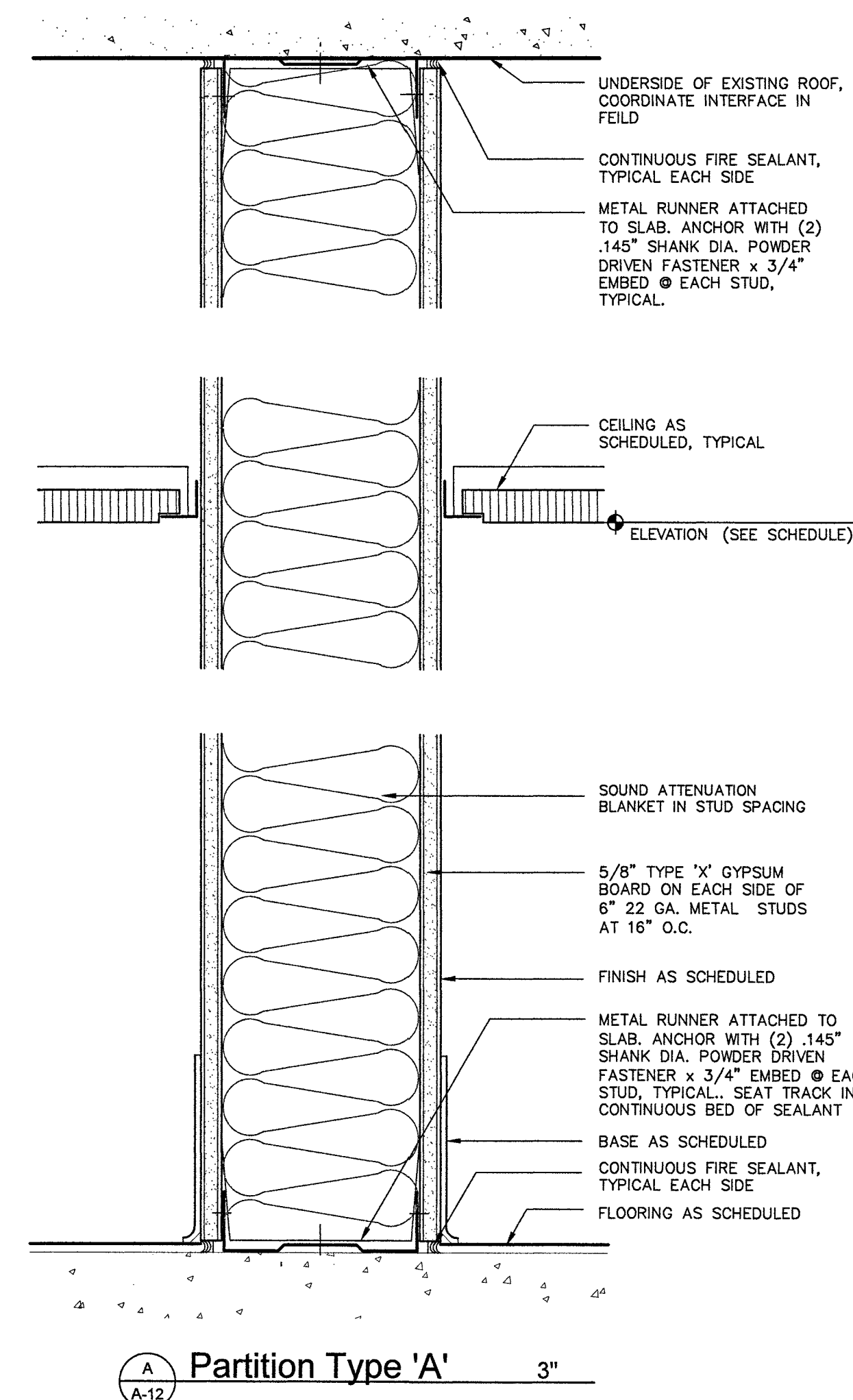
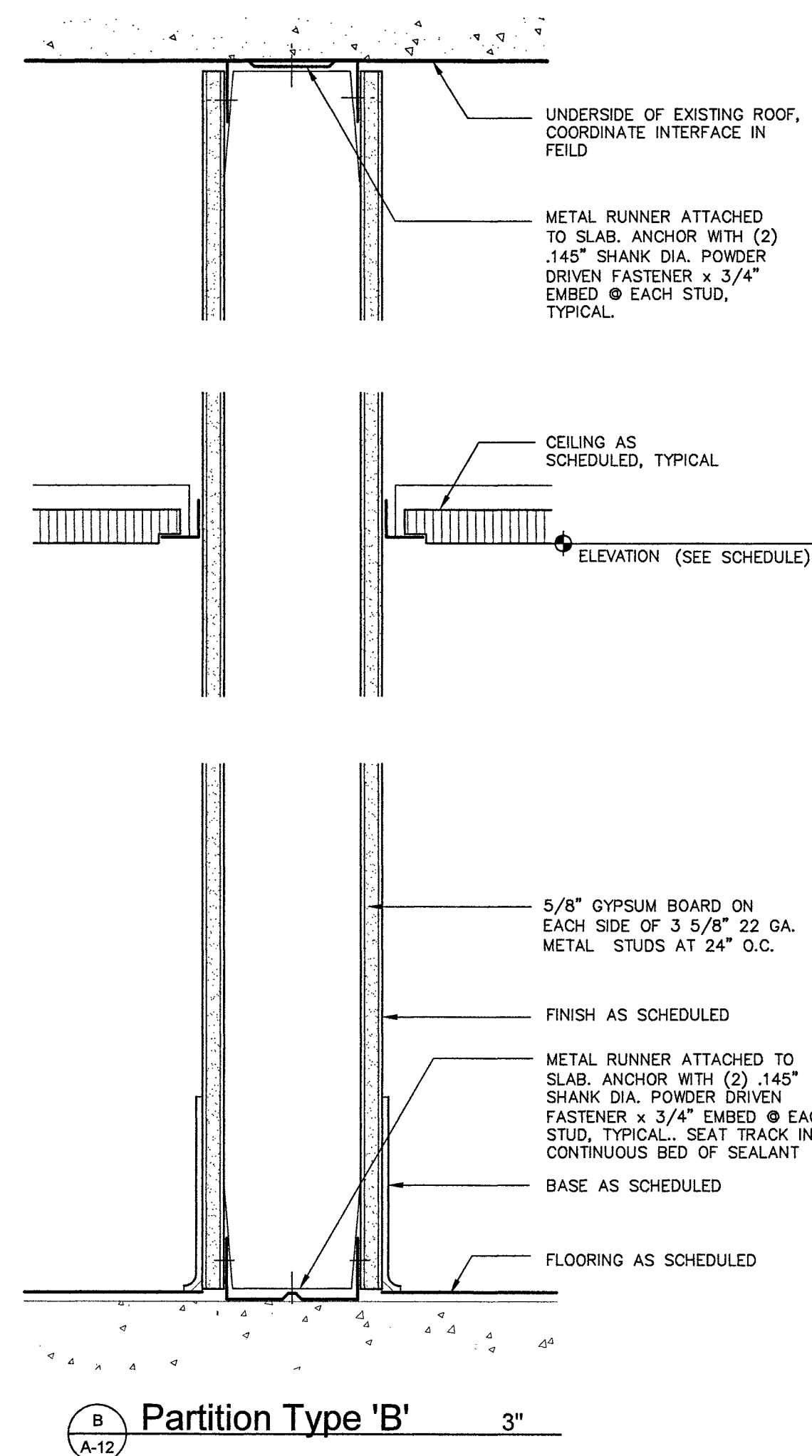
The Graham Companies
6843 main Street
Miami Lakes, FL 33014

Project: _____
Owner: _____

Date
02-08-21
Commission
20053
Revisions

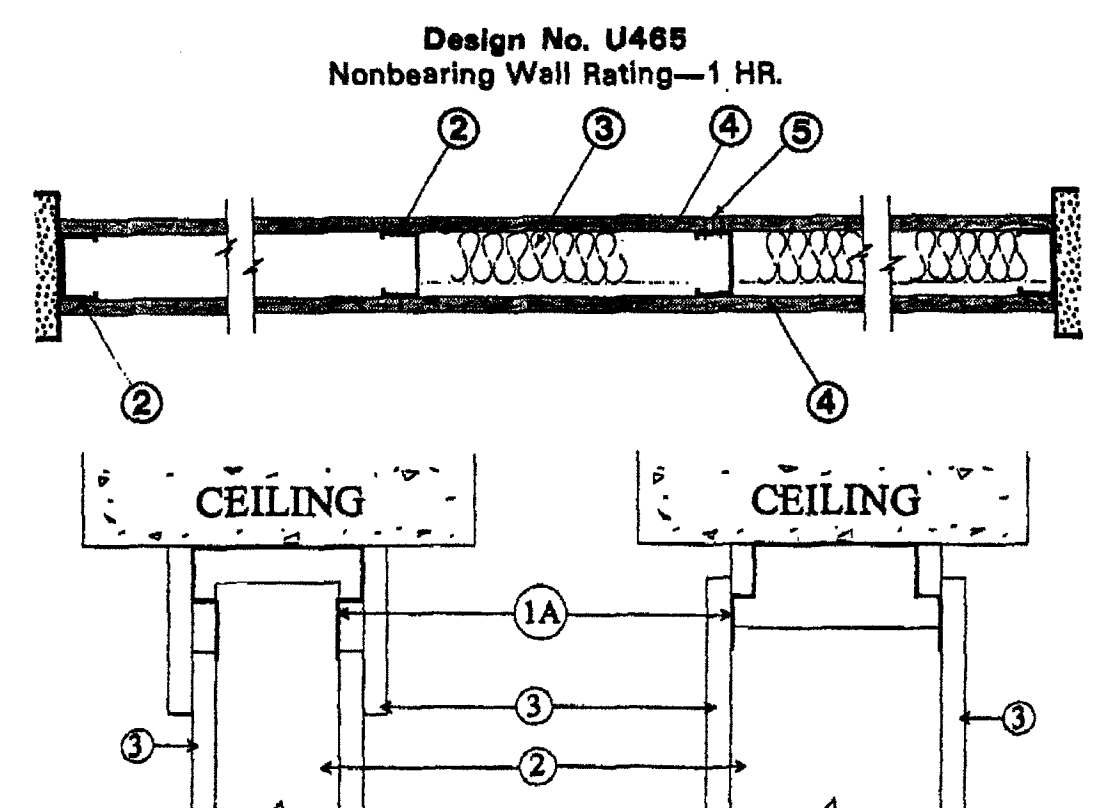
John Roberts Forbes
ARCHITECT

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE FOR WORK THEY ARE PREPARED FOR THE PROJECT FOR WHICH THEY ARE PREPARED IS EXCLUDED OR NOT. THE OWNER AND/OR TENANT SHALL BE RESPONSIBLE TO OBTAIN FROM THE ARCHITECT ALL INFORMATION, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND RECORD. THE OWNER AND/OR TENANT OR OTHER PRODUCTS, FOR ADDITIONS TO THIS PROJECT OR FOR ANY OTHER PROJECT, SHALL BE RESPONSIBLE TO OBTAIN FROM THE ARCHITECT ALL INFORMATION, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND RECORD. COPYRIGHT © 2009, JOHN FORBES, INC. AND FORBES ARCHITECTS. ALL RIGHTS RESERVED.

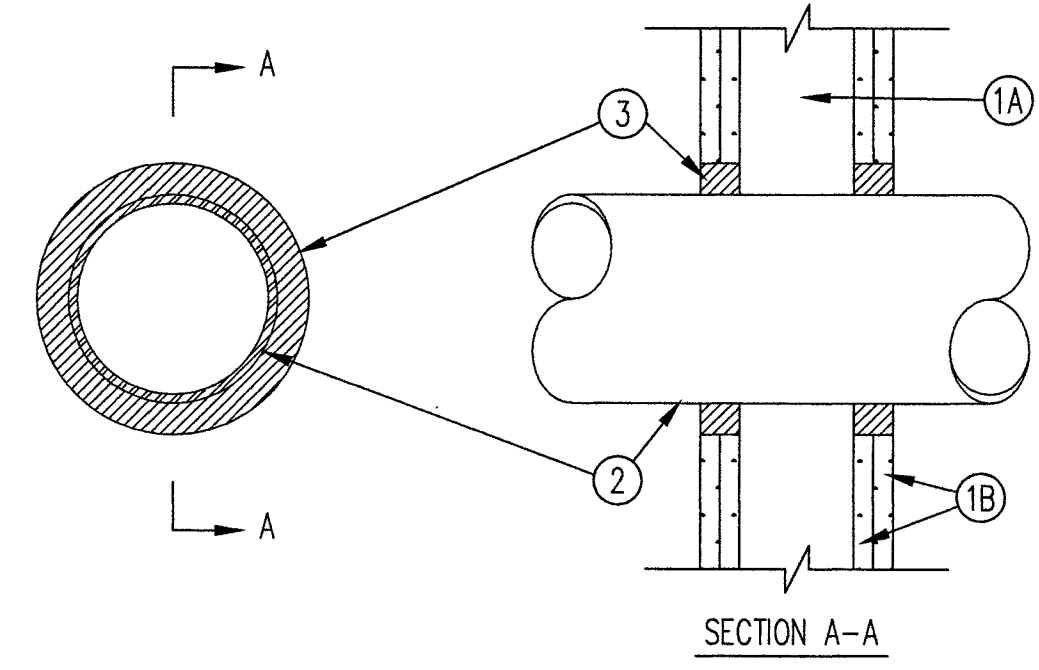


NOTES: 1. ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE CAULK OR PUTTY, INSTALL AS PER MANUFACTURER'S SPECS.
2. CONSTRUCTION TO COMPLY WITH UL DESIGN No. U465 FOR ONE-HOUR FIRE RATINGS.

UL DESIGN No. U465
(CONTRACTOR TO FOLLOW INSTRUCTIONS HEREUNDER FOR 1 HR. RATED REQUIREMENTS AND THE DESIGN CONCEPT PRESENTED IN PARTITION A/A-12. THIS SPECIFICATION IS INTENDED FOR 1 HR. RATING USING 5/8\"/>

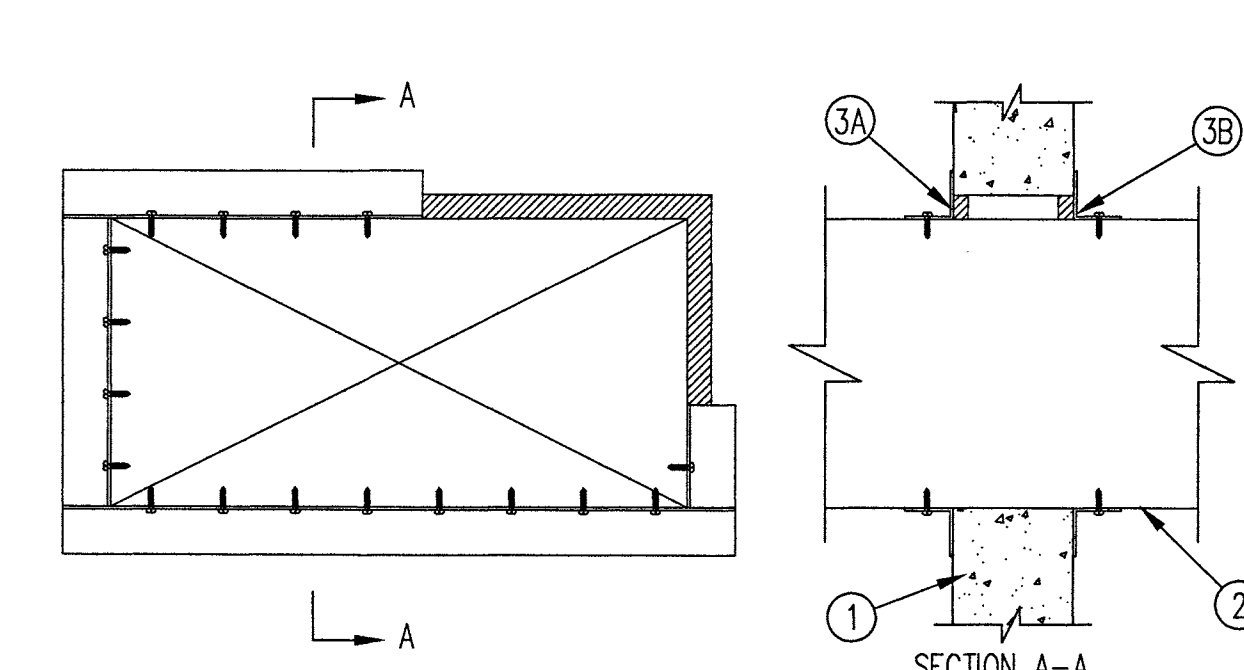


1. Floor and Ceiling Runners—(not shown)—Channel shaped runners, 3-5/8 in. wide (min), 1-1/4 in. legs, formed from No. 25 MSG (min) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
- 1A. As an alternate to Item 1 Ceiling Runner—25 MSG min galv steel width to accommodate stud, with 3 or 4 in. legs offset at midpoint 5/8 in. to accommodate wall cladding thickness. Attached to ceiling with fasteners spaced 24 in. OC. The wall cladding shall overlap wallboard 1-1/4 in. min.
2. Steel Stud—Channel shaped, 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from No. 25 MSG (min) galv steel spaced 24 in. OC max.
3. Batts and Blankets—(Optional)—Mineral wool or glass fiber batts partially or completely filling stud cavity.
See Batts and Blankets (B2.2) category for names of Classified companies.
4. Wallboard, Gypsum—5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type 5 self-tapping steel screws spaced 8 in. OC along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to Item 5 (furring channels), wallboard is screw attached to furring channels with 1 in. long, Type 3 steel screws spaced 12 in. OC.
Boral Gypsum Inc.—Type SG-C.
Canadian Gypsum Co., Ltd.—Types C, SCX, SHX, WRX.
Continental Gypsum Company—Type CG-C.
Dormer Gypsum Inc.—Type S or C.
Eagle-Gypsum Products—Type EG-C.
Georgia-Pacific Corp.—Gypsum Div.—Type GPFS-6 or GPFS-C.
National Gypsum Co., Charlotte, NC—Types FSK-G, FSW-G.
Pabco Gypsum Co.—Type PG-C.
Republic Gypsum Co.—Type RG-C.
Standard Gypsum Co.—Type SG-C.
Temple-Inland Forest Products Corp.—Type TP-5.
United States Gypsum Co.—Type AR, C, P, X2, SCX, SHX, WRC or WRX.
Wastrop Industries Ltd.—Type Westroc Fireboard.
- 4A. Wallboard, Gypsum—(As an alternate to Item 4)—Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4 with screw length increased to 1-1/4 in.
- 4B. Wallboard, Gypsum—(As an alternate to Items 4 and 4A)—5/8 in. thick installed as described in Item 4. Joint covering (Item 5) not required.
United States Gypsum Co.—Type WSX.
5. Joint Tape and Compound—Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
6. Furring Channels—(Optional—Not Shown)—Resilient 25 MSG galv steel furring channels spaced vertically max 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long screws spaced 24 in. OC.



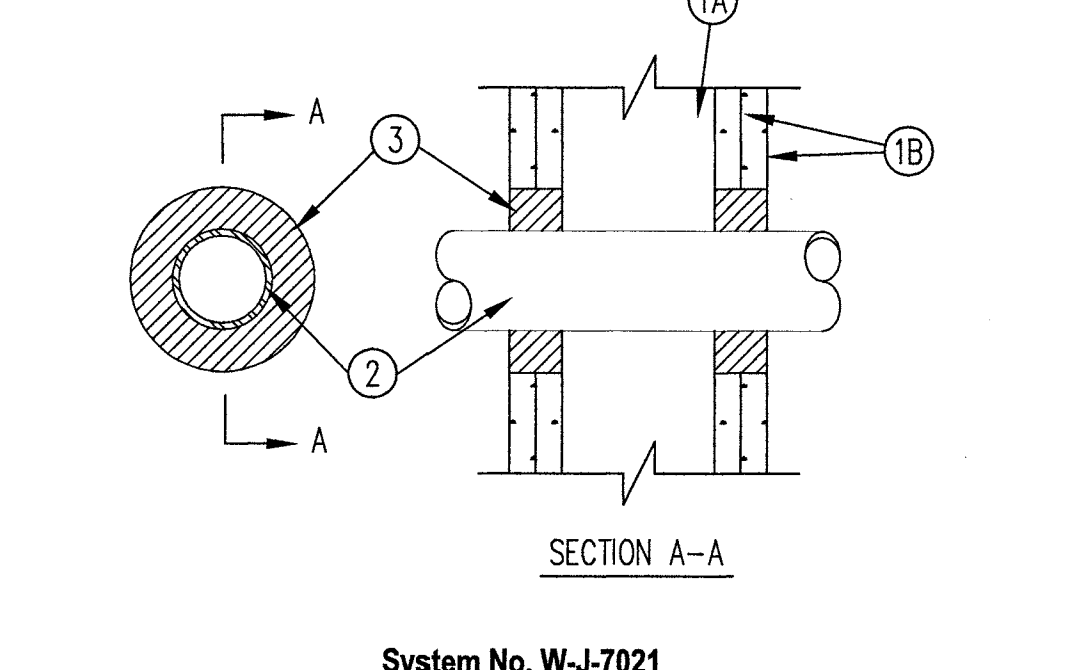
System No. W-L-1054
F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft

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



System No. W-J-7021
F Rating - 1 and 2 Hr (See Item 3)
T Rating - 0 Hr

1. Wall Assembly Min 5 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max area of opening is 1300 in. with a max dimension of 50 in.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Steel Duct—Nom 24 in., by 48 in., (or smaller) No. 24 gauge (or heavier) galv steel duct to be installed within the firestop system. The annular space shall be min 0 (point of contact) in. to a max 2 in. Duct to be rigidly supported on both sides of the wall assembly.
3. Firestop System The firestop system shall consist of the following:
A. Fill, Void or Cavity Material—Sealant Min 5/8 in. of fill material applied within annulus flush with both surfaces of wall. At point contact location, min 1/2 in. diam bead of fill material shall be applied to the wall/duct interface on both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS—One Sealant, CP601S Elastomeric Firestop Sealant or CP606 Flexible Sealant.
B. Steel Retaining Angle Min No. 18 MSG (0.048 in.) galv steel angles cut to fit overlap of duct with a 2 in. overlap on the duct and a min 1 in. overlap on the gypsum board assembly on both surfaces of wall. 2 in. leg of angle secured to duct with min No. 8, by 3/4 in. long sheet metal screws, spaced a max of 6 in. OC.
*Bearing the UL Classification Marking



System No. W-J-7021
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 2 Hr (see Item 1)
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft

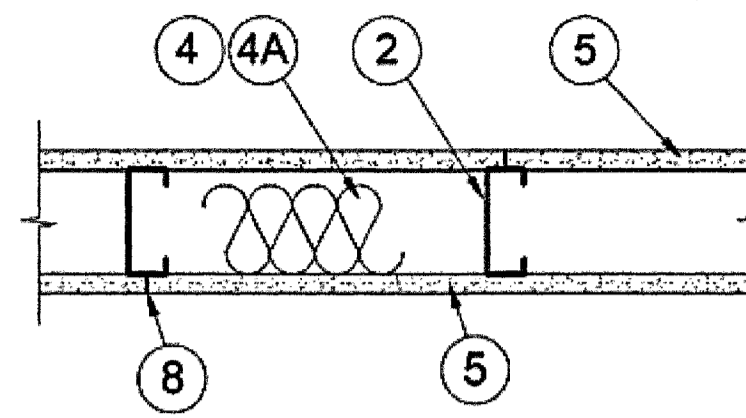
1. Wall Assembly—The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs—Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. Gypsum Board—5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 4-3/8 in.
The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants—One nonmetallic pipe installed within the firestop system. Pipe to be rigidly supported on both sides of floor or wall assembly. The space between pipe and periphery of opening shall be min 3/4 in. to max 1-1/4 in. Pipe to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe—closed (process or supply) piping system.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe—closed (process or supply) piping systems.
3. Fill, Void or Cavity Material—Sealant—pipes and gypsum wallboard on both sides of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS—One Sealant
*Bearing the UL Classification Mark

UL DESIGN No. U419

(CONTRACTOR TO FOLLOW INSTRUCTIONS HEREUNDER FOR 1 HR. RATED REQUIREMENTS AND THE DESIGN CONCEPT PRESENTED IN PARTITION A/A-12. THIS SPECIFICATION IS INTENDED FOR 1 HR. RATING USING 1/2" WALLBOARD. SPECIFICS PRESENTED HEREUNDER TAKE PRECEDENCE OVER NOTES ON A/A-12 SHOULD A CONFLICT EXIST.)

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5J)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

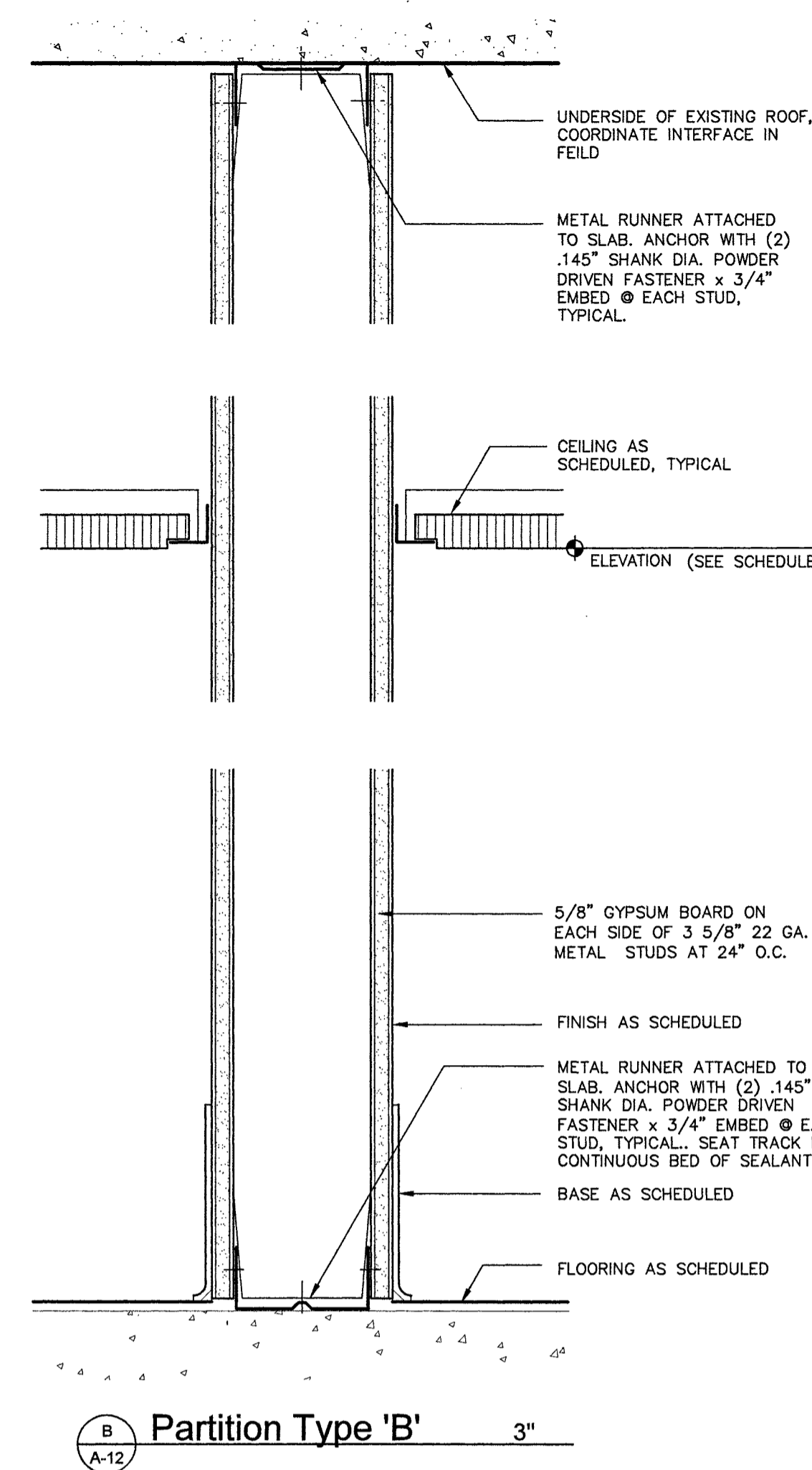


1. **Floor and Ceiling Runners** — (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
- 1A. **Framing Members* — Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
2. **Steel Studs** — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
4. **Batts and Blankets*** — (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.
- 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.
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 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

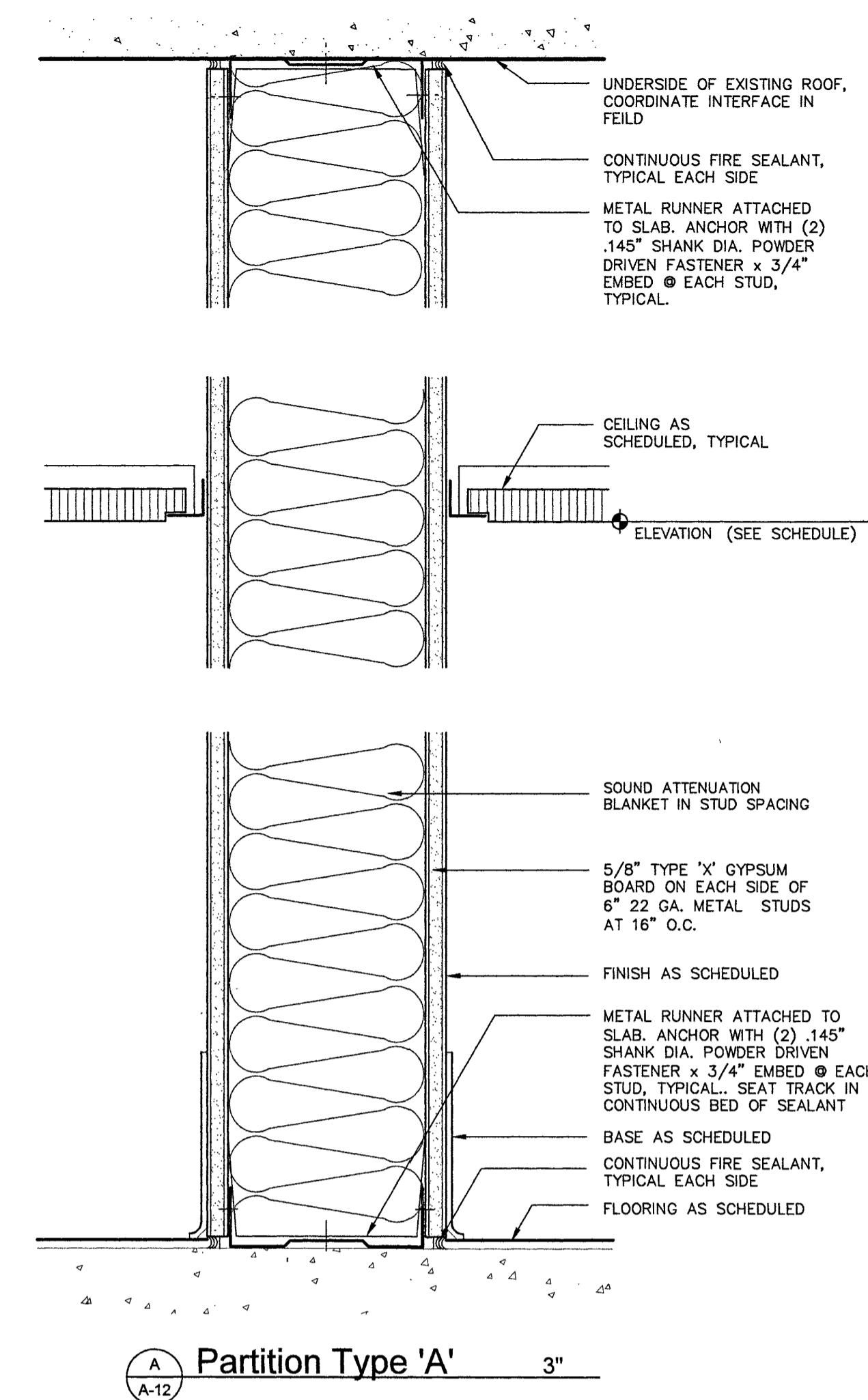
Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

8. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.
10. **Caulking and Sealants*** — (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.



Partition Type 'B' 3"



Partition Type 'A' 3"

NOTES: 1. ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE CAULK OR PUTTY, INSTALL AS PER MANUFACTURER'S SPECS.
2. CONSTRUCTION TO COMPLY WITH UL DESIGN No. U465 FOR ONE-HOUR FIRE RATING.

FORBES ARCHITECTS

architecture
interior planning
retail design
space planning
construction management
1500 Douglas Road
suite 200
Coral Gables, Florida 33148
tel: 305.444.0849
fax: 305.444.0857
Florida registration
no. AA-F00004

John Roberts Forbes
AR0009810

DESIGNER AND SEALER OF THESE DOCUMENTS. THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXHIBITS SHALL BE THE PROPERTY OF FORBES ARCHITECTS. THE PROJECT FOR WHICH THEY ARE PREPARED IS THE PROPERTY OF THE OWNER AND SHALL BE KEPT IN THE OFFICE OF THE OWNER. FORBES ARCHITECTS, SCHEDULES, SPECIFICATIONS AND EXHIBITS ARE HEREBY REFERRED TO AS "THESE DOCUMENTS". THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXHIBITS SHALL BE THE PROPERTY OF THE OWNER AND SHALL NOT BE USED BY THE OWNER AND/OR TRUST IN OTHER PROJECTS FOR ANY PROJECT WITHOUT THE WRITTEN AND EXCLUSIVE APPROVAL OF FORBES ARCHITECTS. APPROXIMATE COMPLETION TO FORBES ARCHITECTS: SEPTEMBER 2008. JOHN FORBES ARCHITECTS, ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse

Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 33016

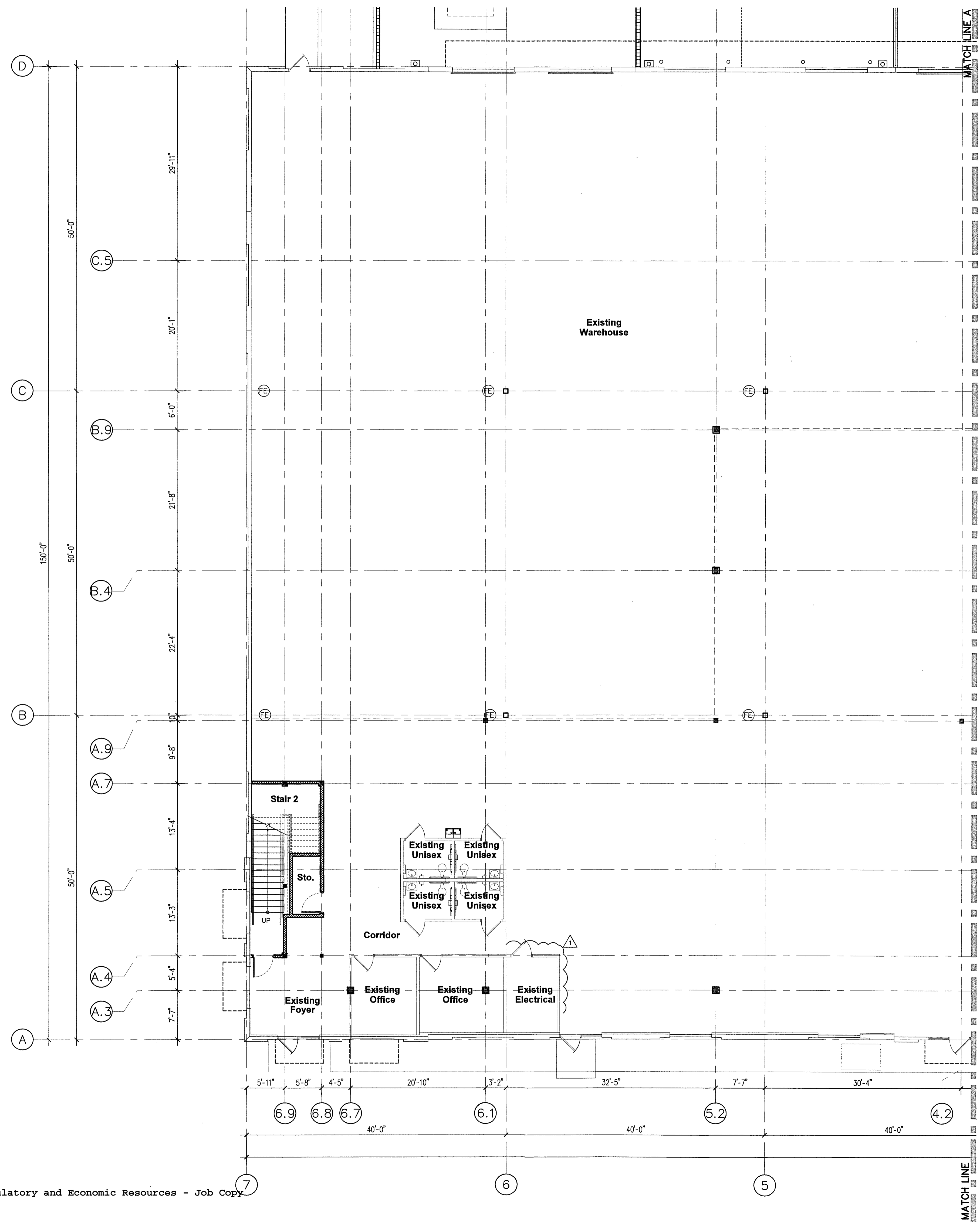
The Graham Companies
6843 main Street
Miami Lakes, FL 33014

Project: Baptist Pharmacy Warehouse
Owner: The Graham Companies

Date: 02-08-21
Commission: 20063

Revisions:

Sheet: A-12
of



Legend

- NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
- NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT .24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/A-12
- EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
- EXISTING RATED PARTITION TO REMAIN.
- INDICATES ELEMENT ABOVE
- EXISTING WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN

FORBES ARCHITECTS
 architecture
 land planning
 retail design
 space planning
 construction management

1500 Douglas Road
 Suite 200
 Coral Gables, Florida 33146
 Tel: 305-444-0349
 Fax: 305-444-5557
 Florida registration
 no. AA-F00014

John Roberts Forbes
 AR000810

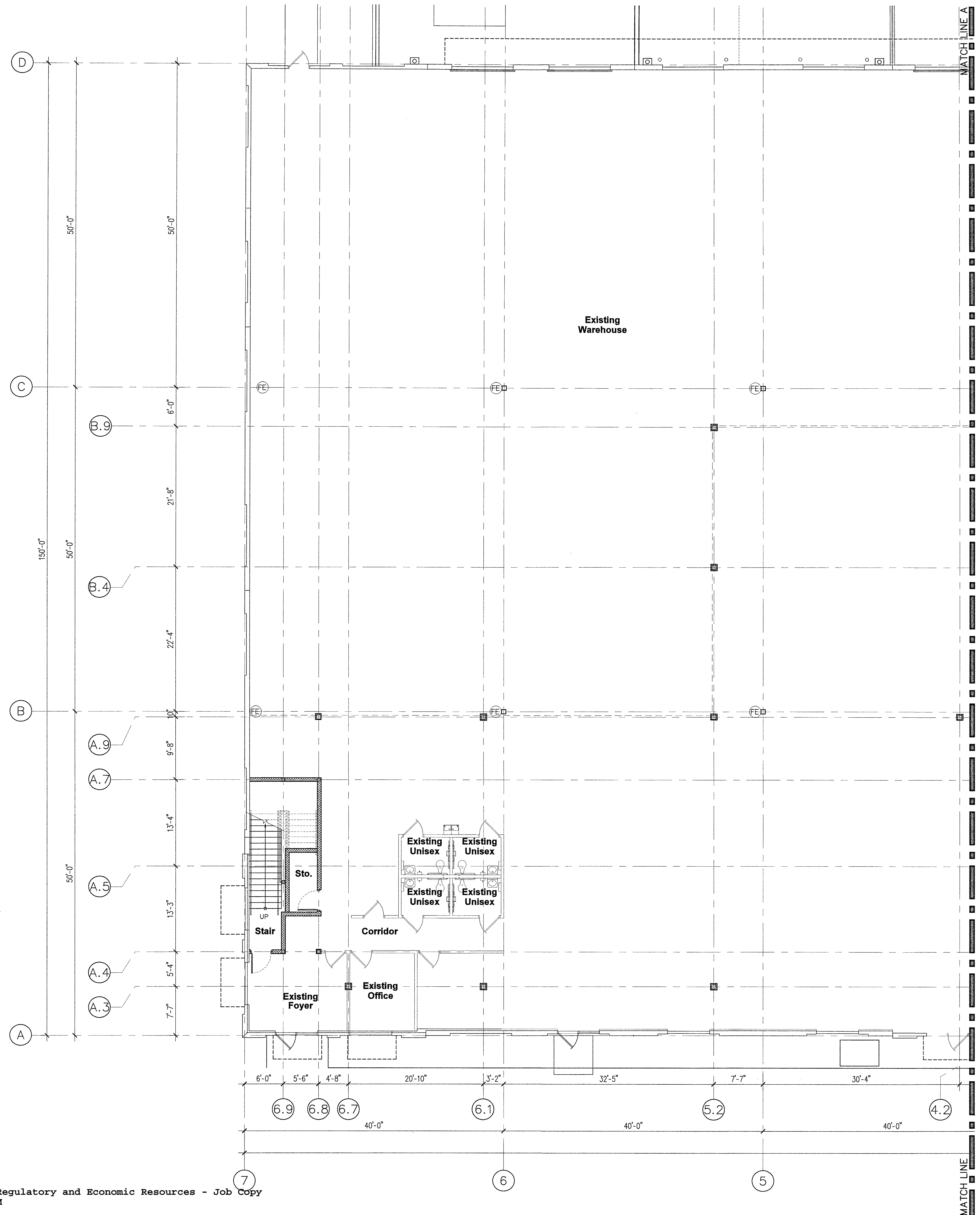
OWNERSHIP AND USE OF THE DOCUMENTS:
 THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS. THESE PROJECTS FOR WHICH THEY ARE PREPARED IS EXCLUDED OR NOT TO BE SHOWN AND/OR TYPANT SHALL ONLY BE PERMITTED TO OBTAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR THIRD PARTY FOR ANY PROJECT, FOR ADDITION TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORBES ARCHITECTS. THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS ARE THE PROPERTY OF FORBES ARCHITECTS, INC. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way - Lakeside C
 Miami Lakes, FL 33016

The Graham Companies
 6843 main Street
 Miami Lakes, FL 33014

Date	02-08-21
Commission	20063
Revisions	04-06-21
Sheet	A-2
of	

North Ground Floor Plan 1/8"
 Zone "A"



Legend

- NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
- NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/A-12
- EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
- EXISTING RATED PARTITION TO REMAIN.
- INDICATES ELEMENT ABOVE
- EXISTING WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN

FORBES ARCHITECTS

architecture
interior planning
retail design
space planning
construction management

1500 Douglas Road
Suite 200
Coral Gables, Florida 33148
Tel: 305-448-0869
Fax: 305-444-5537
Florida Registration
No. AA-F00104



John Roberts Forbes
A.R.C. 0009810

OWNERSHIP AND USE OF THESE DOCUMENTS
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS
AND EXPRESSED IDEAS AS INSTRUMENTS OF
SERVICE AND SHALL REMAIN THE
PROPERTY OF FORBES ARCHITECTS. WHETHER
THE PROJECT FOR WHICH THE ARCHITECT HAS
BEEN ENGAGED IS EXECUTED OR NOT, THE OWNER AND/OR
CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN
CONSENT OF THESE DRAWINGS, SCHEDULES,
SPECIFICATIONS AND EXPRESSED IDEAS FOR
REUSE OR REFERENCE. THE DRAWINGS,
SCHEDULES, SPECIFICATIONS AND EXPRESSED
IDEAS SHALL NOT BE USED BY THE OWNER
AND/OR TENANT ON OTHER PROJECTS, FOR
ANY OTHER PROJECTS OR FOR
COMPLETION OF THE PROJECT BY OTHERS
EXCEPT BY AGREEMENT IN WRITING AND WITH
APPROPRIATE COMPENSATION TO FORBES
ARCHITECTS. COPYRIGHT © 2008, JOHN
ROBERTS FORBES ARCHITECTS.
ALL RIGHTS RESERVED.

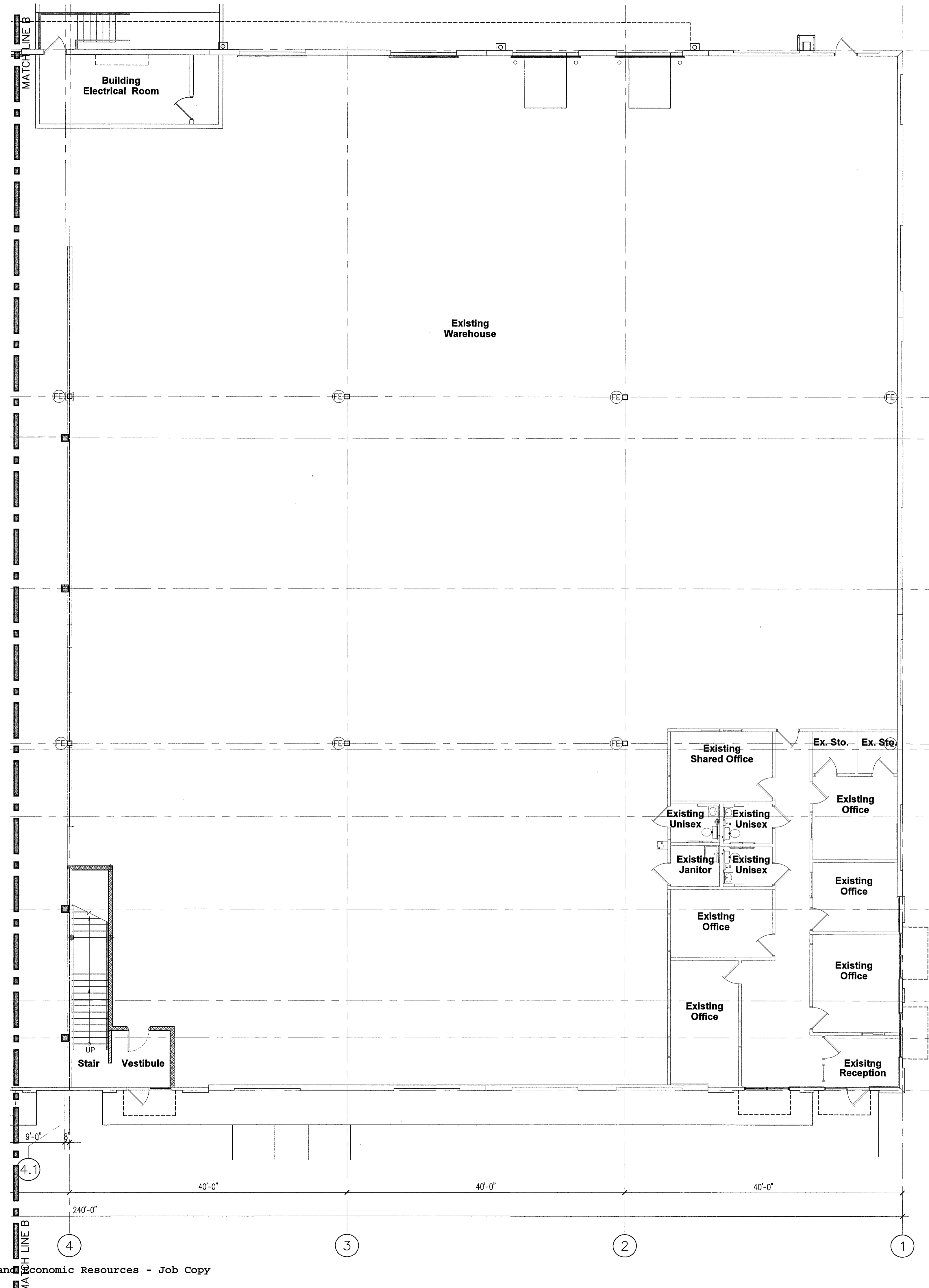
Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way
Lakeland, FL 33811

The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

Date
02-08-21
Commission
20063
Revisions

Sheet
A-2
of

North Ground Floor Plan 1/8"
Zone "A"



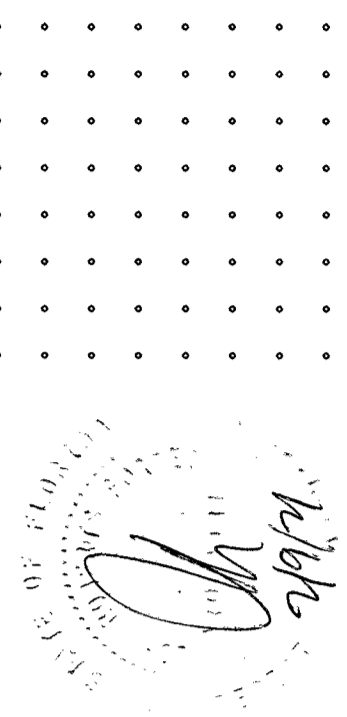
Legend

- NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
- NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/A-12
- EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
- EXISTING RATED PARTITION TO REMAIN
- INDICATES ELEMENT ABOVE
- EXISTING WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN

FORBES ARCHITECTS

architecture
 land planning
 retail design
 space planning
 construction management

1500 Douglas Road
 Suite 200
 Coral Gables, Florida 33146
 Tel: 305-444-0849
 Fax: 305-444-6557
 Florida Registration
 No. AA-F000104



John Roberts Forbes
 AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS
 HAVE DRAWINGS, SPECIFICATIONS, SCHEDULES OF
 FINISHES AND SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS. THESE DRAWINGS ARE PREPARED FOR THE PROJECT FOR WHICH THEY ARE PREPARED AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FORBES ARCHITECTS. THE USER SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, APPROVALS AND REGULATORY AGENCIES AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR TRAITOR IN OTHER PROJECTS FOR ANY PROJECT WITHOUT THE WRITTEN AND APPROPRIATE COMPENSATION TO FORBES ARCHITECTS. COPYRIGHT © 2008, JOHN FORBES, INC. ALL RIGHTS RESERVED.

Project: Baptist Pharmacy Warehouse

Improvements
 14400-14420 Commerce Way, Lakeside C
 Miami Lakes, FL 33016

The Graham Companies
 6840 Main Street
 Miami Lakes, FL 33014

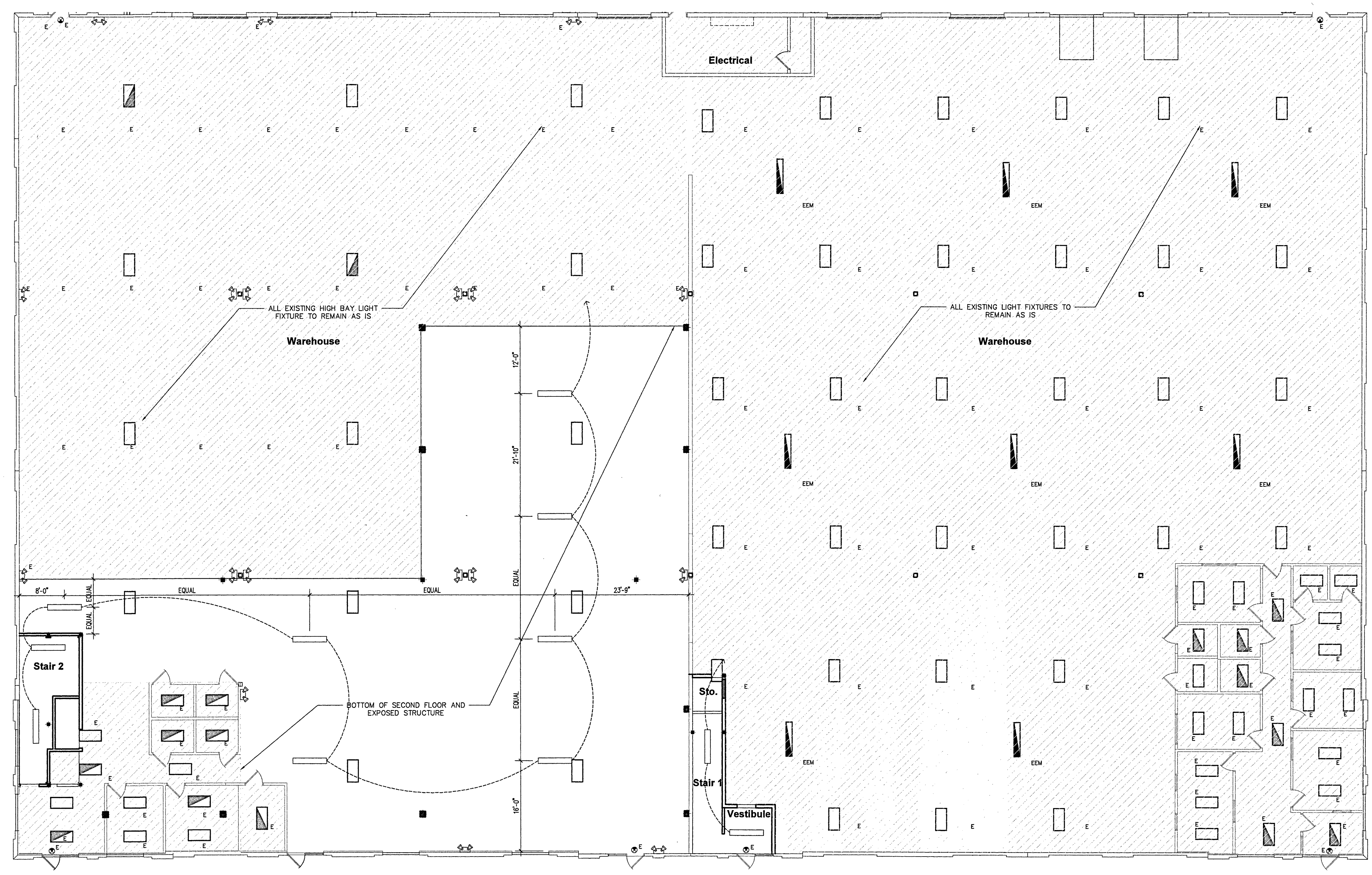
Owner:

Date
 02-08-21
 Commission
 20063
 Revisions

Sheet
A-3
 of



John Roberts Forbes
 A.R.C.C. 9810
 OWNERSHIP AND USE OF THE DOCUMENTS
 THESE DRAWINGS, SPECIFICATIONS, SCHEDULES
 AND EXPRESSED IDEAS AS INSTRUMENTS OF
 SERVICE ARE AND SHALL REMAIN THE
 PROPERTY OF FORBES ARCHITECTS. THESE
 DRAWINGS ARE TO BE PREPARED FOR THE
 PROJECT FOR WHICH THEY ARE PREPARED
 EXCEPT AS NOTED OTHERWISE AND NO
 TENANT SHALL BE PERMITTED TO RETAIN
 COPIES OF THESE DRAWINGS, SPECIFICATIONS
 AND EXPRESSED IDEAS FOR INFORMATION
 AND REFERENCE. THE DRAWINGS,
 SPECIFICATIONS AND EXPRESSED IDEAS
 SHALL NOT BE USED BY THE OWNER
 OR TENANT OR OTHER PERSONS FOR
 ANY OTHER PROJECT OR FOR
 ANY OTHER PURPOSE WITHOUT THE
 EXPRESS WRITTEN CONSENT OF FORBES
 ARCHITECTS. COPYRIGHT © 2021 JOHN
 FORBES, INC. OR FORBES ARCHITECTS.
 ALL RIGHTS RESERVED.



- △ Ceiling Legend**
- NEW 4' LONG LED LIGHT FIXTURE SUSPENDED AT 10' A.F.F.
 - EXISTING CEILING/CEILING STRUCTURE TO REMAIN AS IS.
 - EXISTING EXIT SIGN
 - EXISTING 2'x4' FLUORESCENT EMERGENCY LIGHT
 - EXISTING 2'x4' FLUORESCENT HI-BAY LIGHT
 - EXISTING 1'x8' EMERGENCY LIGHT
 - EXISTING TWO HEADS EMERGENCY LIGHT

NOTE:
 ALL LIGHTING IN WAREHOUSE OFFICES AND RESTROOM
 AREAS ARE TO REMAIN AS IS.

Ground Floor Reflected Ceiling Plan 3/32"

Project: Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way - Lakeside C
 Miami Lakes, FL 33016
 The Graham Companies
 6843 main Street
 Miami Lakes, FL 33014
 Owner:


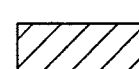

Date: 02-09-21
 Commission: 20063
 Revisions: 04-06-21

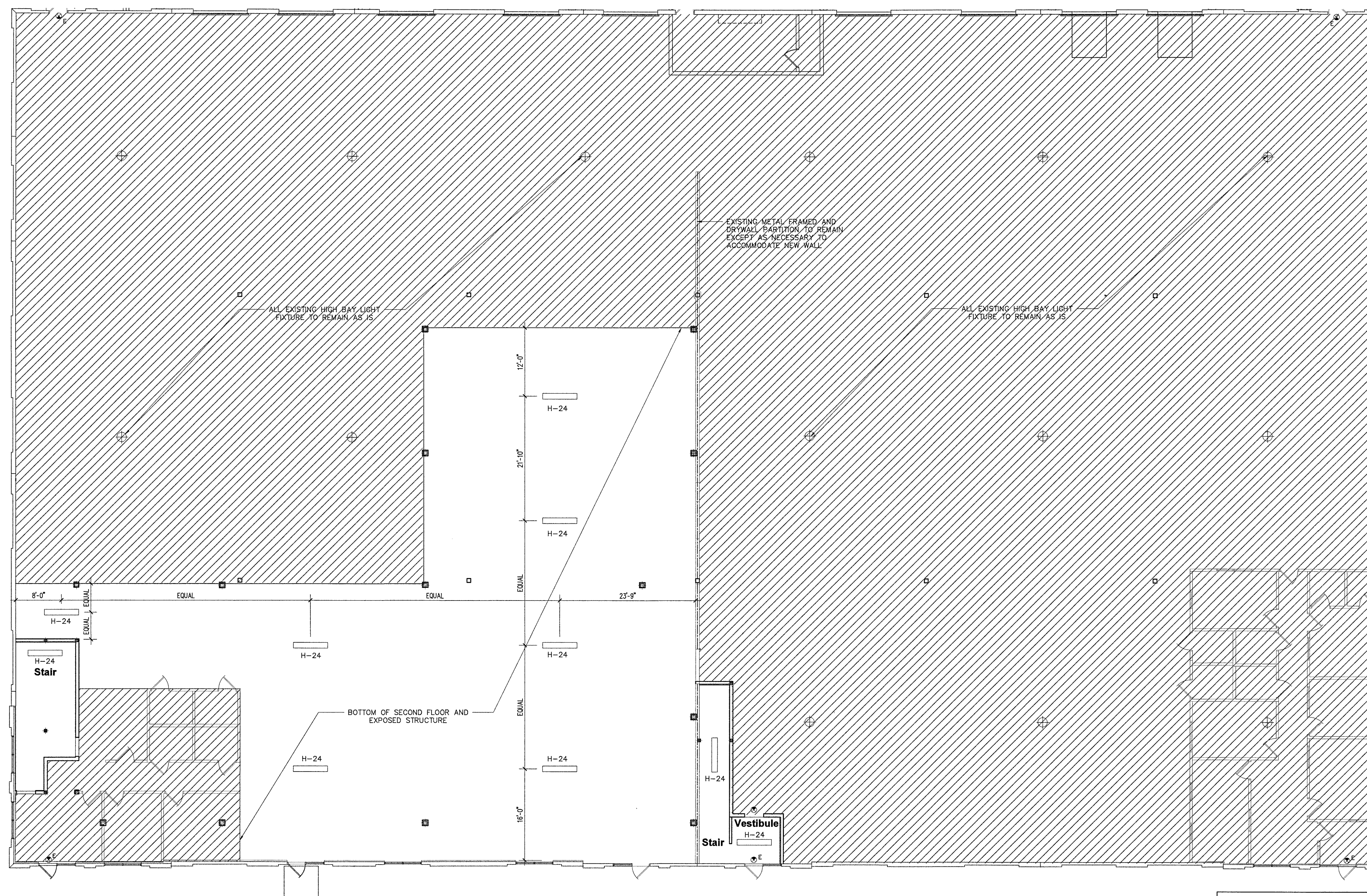


John Roberts Forbes
 ARO008810

OWNERSHIP AND USE OF THE DOCUMENTS
 THESE DRAWINGS, SPECIFICATIONS, SCHEDULES OR
 SEPARATE ARE AND SHALL REMAIN THE
 PROPERTY OF FORBES ARCHITECTS WHOVER
 THE PROJECT FOR WHICH THEY ARE PREPARED
 IS EXECUTED OR NOT. THE OWNER AND/OR
 CONTRACTOR SHALL BE PERMITTED TO RETAIN
 COPIES OF THESE DRAWINGS, SPECIFICATIONS,
 SCHEDULES, INFORMATION AND REFERENCE. THE DRAWINGS,
 SCHEDULES, SPECIFICATIONS AND EXPRESSED
 IDEAS SHALL NOT BE USED BY THE OWNER
 AND/OR CONTRACTOR FOR OTHER PROJECTS, FOR
 ANY PART OF THE PROJECT OR FOR
 COMPLETION OF THE PROJECT BY OTHERS
 WITHOUT THE WRITTEN AND WITH
 APPROPRIATE COMPENSATION TO FORBES
 ARCHITECTS. COPYRIGHT © 2006, JOHN
 FORBES, INC. AND FORBES ARCHITECTS,
 ALL RIGHTS RESERVED.

Ceiling Legend

-  NEW 4' LONG LED LIGHT FIXTURE SUSPENDED AT 10' A.F.F. CONNECT TO PANEL "H", SPARE 20A CIRCUIT BREAKER WITH #12 IN 3/4" CONDUIT
-  EXISTING CEILING/CEILING STRUCTURE TO REMAIN AS IS.
-  EXIT SIGN (EXISTING)



Ground Floor
 Reflected Ceiling Plan 3/32"

Baptist Pharmacy Warehouse


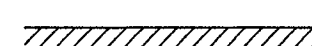
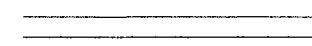
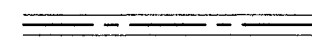
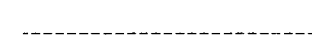
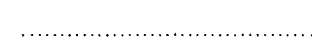

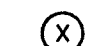
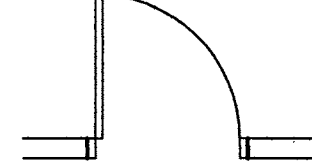
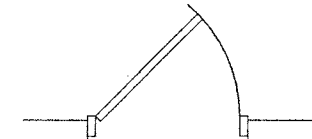
Improvements
 14400-14420 Commerce Way - Lakeside C
 Miami Lakes, FL 30016

The Graham Companies
 6845 Main Street
 Miami Lakes, FL 33014

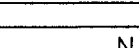

Date
 02-08-21
 Commission
 20063
 Revisions

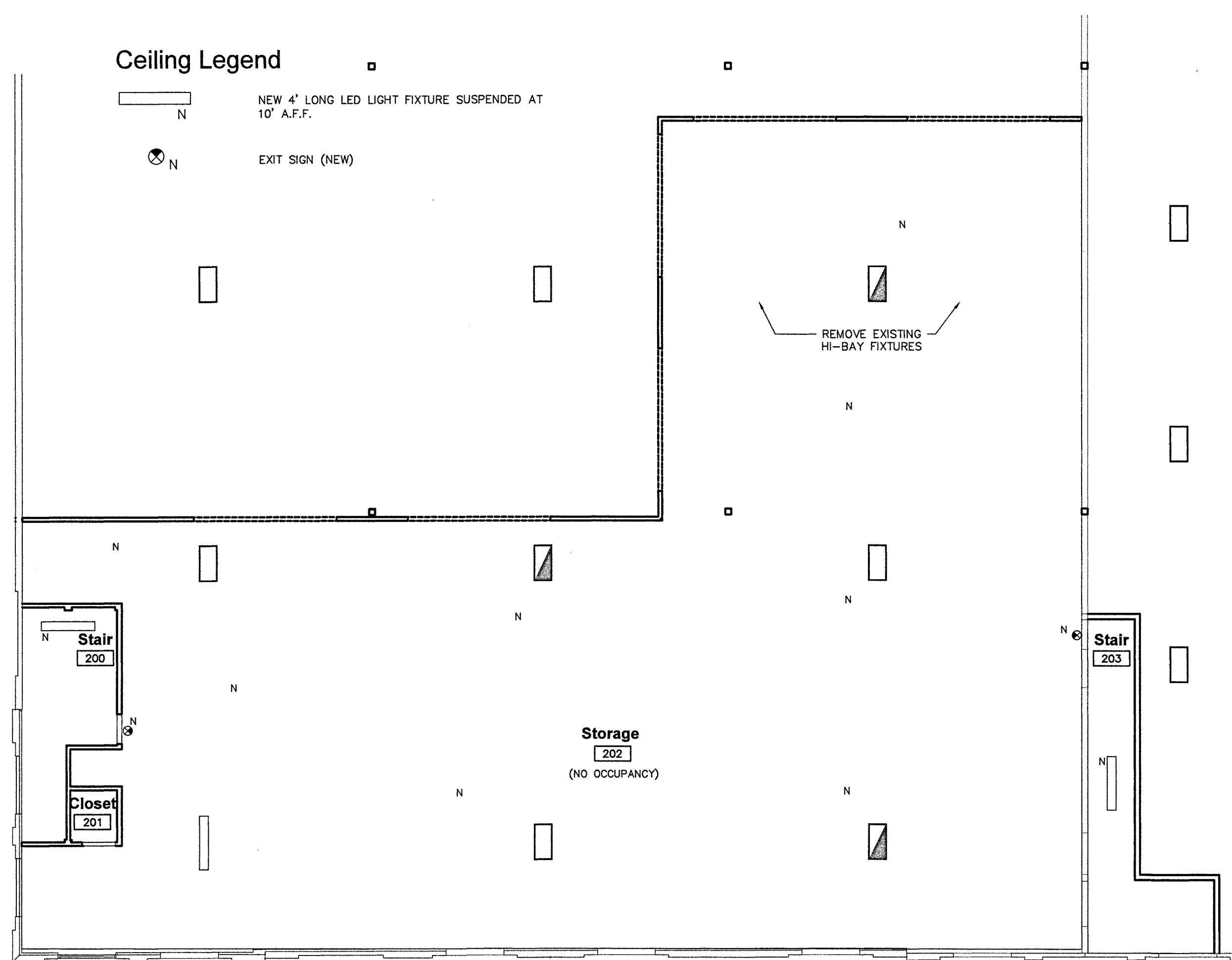
Sheet
A-4
 of

Legend

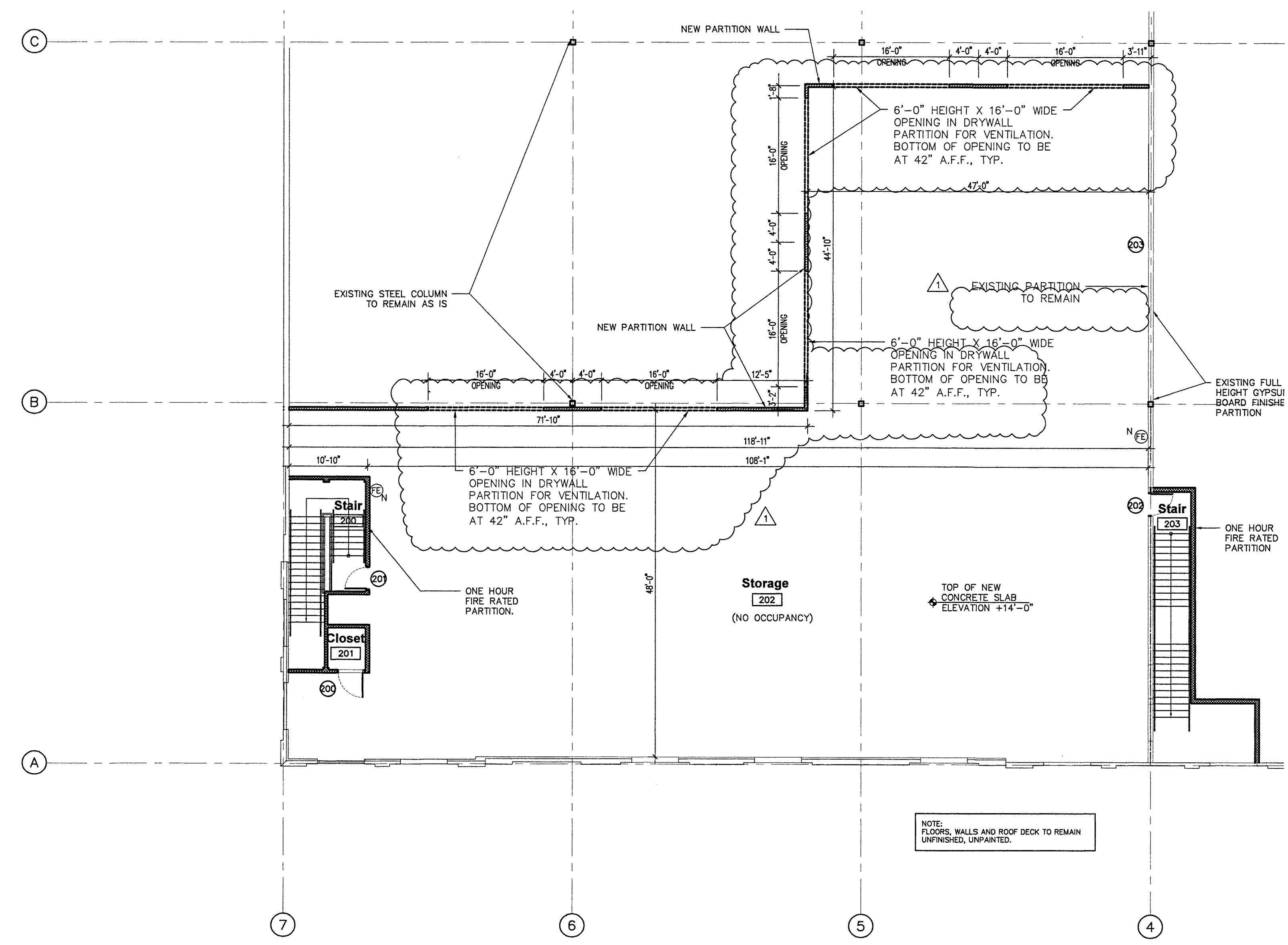
-  NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
-  NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/A-12
-  EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
-  EXISTING RATED PARTITION TO REMAIN
-  INDICATES ELEMENT ABOVE
-  INDICATES EQUIPMENT N.I.C.
-  NEW WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
-  NEW OR RELOCATED DOOR
-  NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
-  EXISTING DOOR TO REMAIN

Ceiling Legend

-  NEW 4' LONG LED LIGHT FIXTURE SUSPENDED AT 10" A.F.F.
-  EXIT SIGN (NEW)



Second Floor
 Reflected Ceiling Plan 3/32"



NOTE:
 FLOORS, WALLS AND ROOF DECK TO REMAIN
 UNFINISHED, UNPAINTED.

Second Floor Plan 3/32"



John Roberts Forbes
AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND EXHIBITS ARE THE PROPERTY OF FORBES ARCHITECTS. THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE OWNER AND CONTRACTOR SHALL ONLY BE PERMITTED TO OBTAIN COPIES OF THESE DRAWINGS, SPECIFICATIONS, SCHEDULES, EXHIBITS AND EXHIBITS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, EXHIBITS AND EXHIBITS SHALL NOT BE USED BY THE OWNER AND/OR CONTRACTOR OR ANY OTHER PARTY FOR ANY OTHER PROJECT. FOR COMPLETION OF THE PROJECT BY OTHERS APPROPRIATE COMPENSATION TO FORBES ARCHITECTS SHALL BE PAID. JOHN FORBES, INC., 200 FORBES ARCHITECTS, ALL RIGHTS RESERVED.


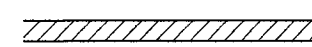

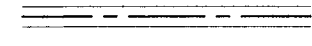
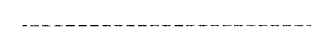
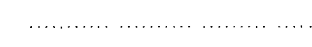


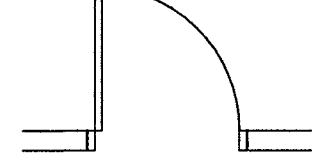
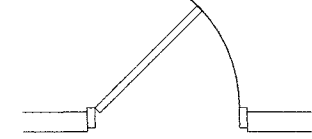
Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 30016
The Graham Companies
6845 Main Street
Miami Lakes, FL 33014

Project: Baptist Pharmacy Warehouse Improvements
Owner: The Graham Companies

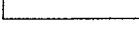

Date: 02-08-21
Commission: 20063
Revisions:

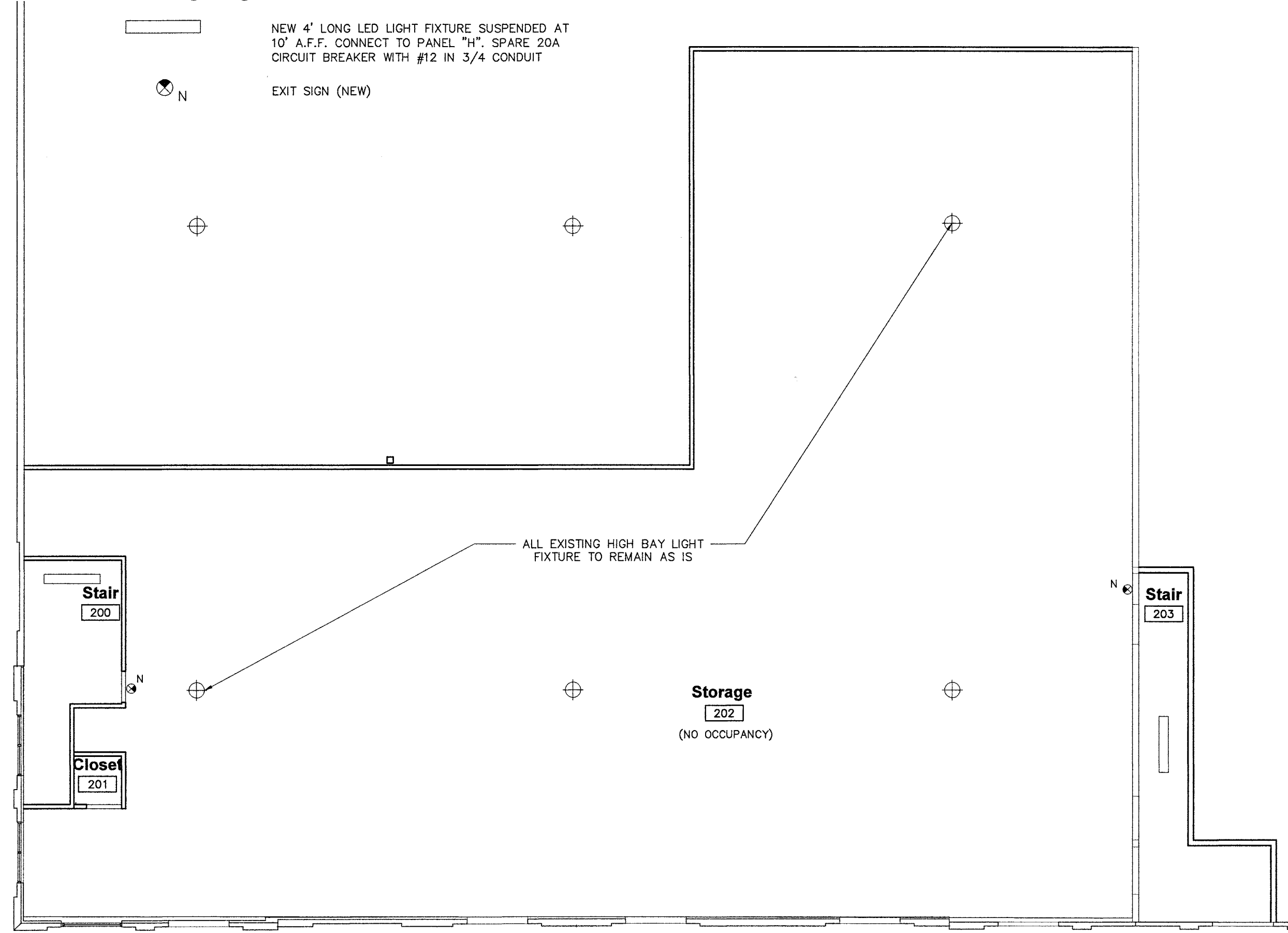
Sheet: A-5
of

Legend

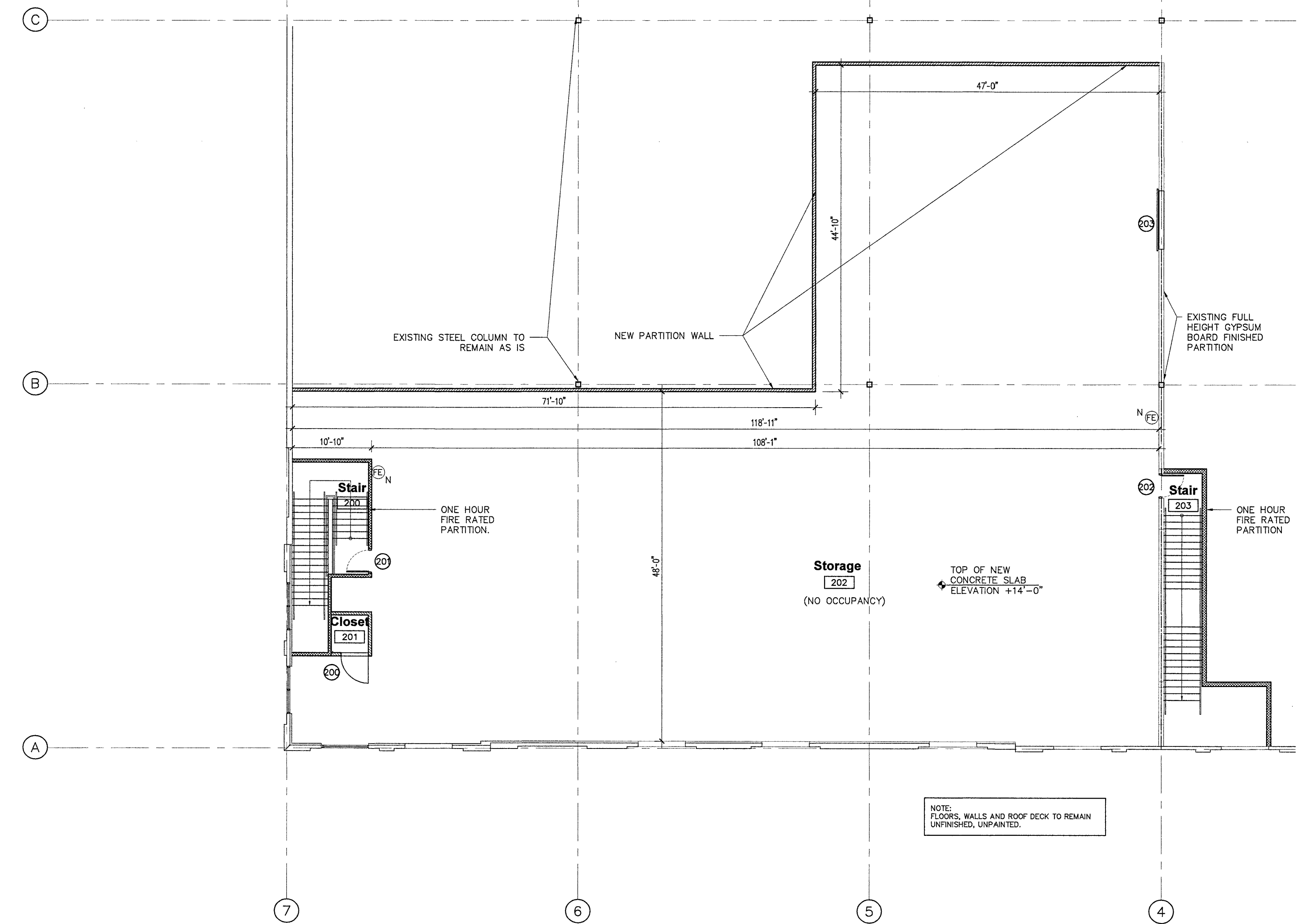
-  NEW 1 HR. FIRE RATED PARTITION OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 6" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE SOUND ATTENUATION BLANKETS IN STUD SPACING. SEAL ALL PENETRATIONS FOR ONE HOUR. SEE PARTITION SECTION A/A-12
-  NEW PARTITION OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 24" O.C. EXTEND TO UNDERSIDE OF ROOF DECK. SEE PARTITION SECTION B/B-12
-  EXISTING PARTITION, WALL AND/OR COLUMN TO REMAIN AS IS
-  EXISTING RATED PARTITION TO REMAIN
-  INDICATES ELEMENT ABOVE
-  INDICATES EQUIPMENT N.I.C.
-  NEW WALL MOUNTED ABC TYPE NA FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
-  NEW OR RELOCATED DOOR
-  NEW OR RELOCATED DOOR TYPE. SEE A-10 FOR DOOR SCHEDULE
-  EXISTING DOOR TO REMAIN

Ceiling Legend

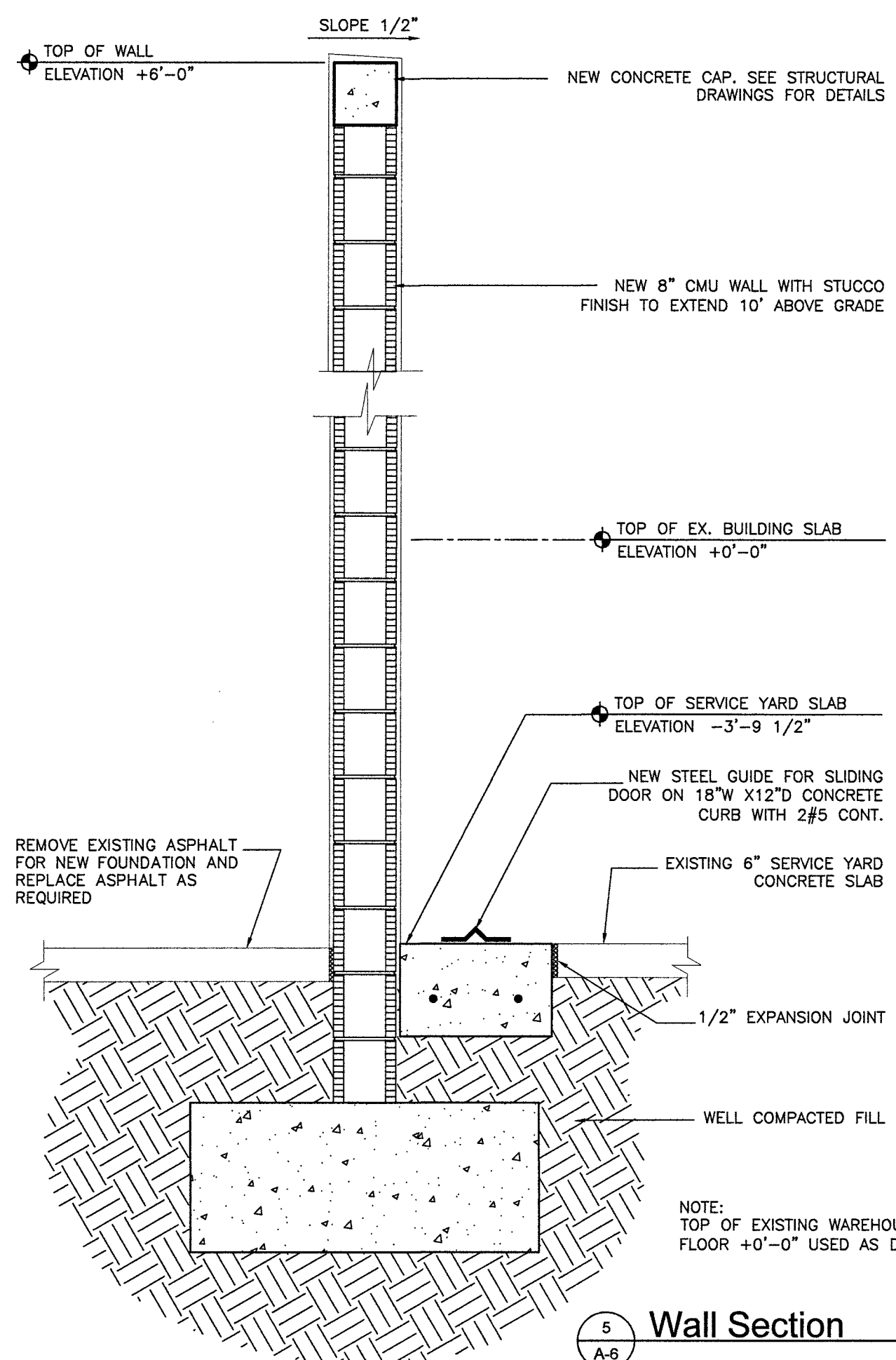
-  NEW 4' LONG LED LIGHT FIXTURE SUSPENDED AT 10' A.F.F. CONNECT TO PANEL "H", SPARE 20A CIRCUIT BREAKER WITH #12 IN 3/4" CONDUIT
-  EXIT SIGN (NEW)



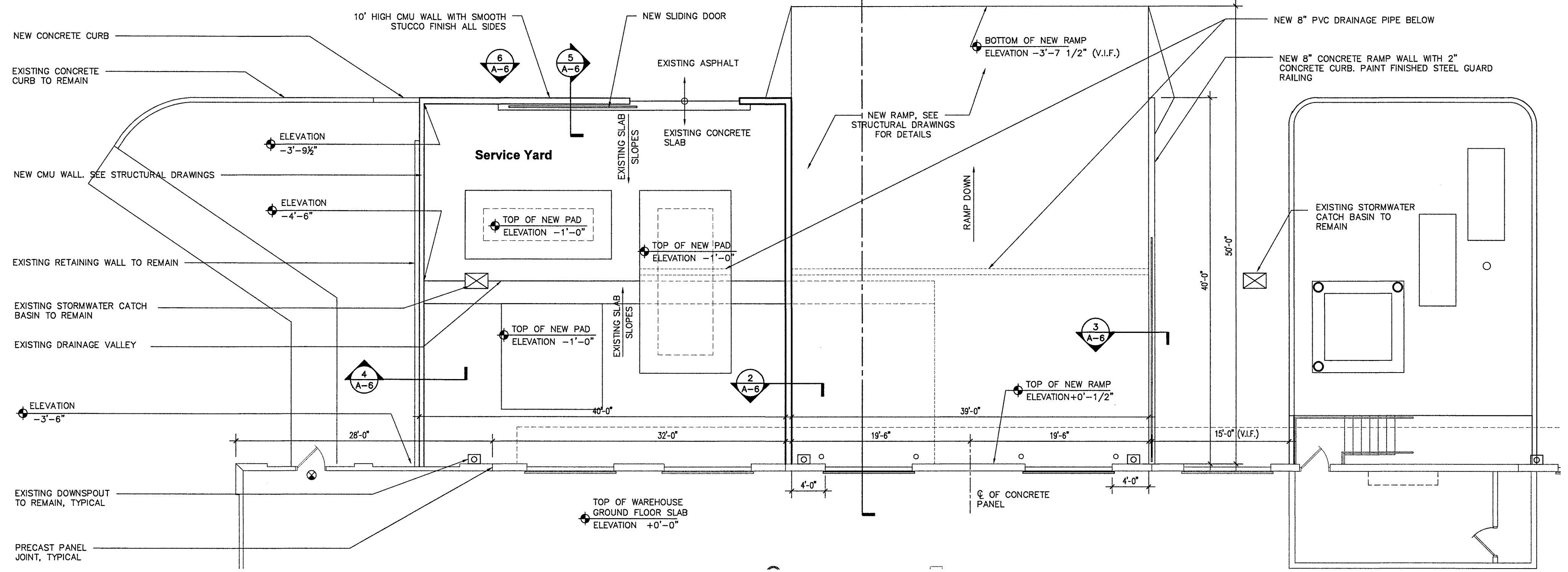
Second Floor Reflected Ceiling Plan 3/32"



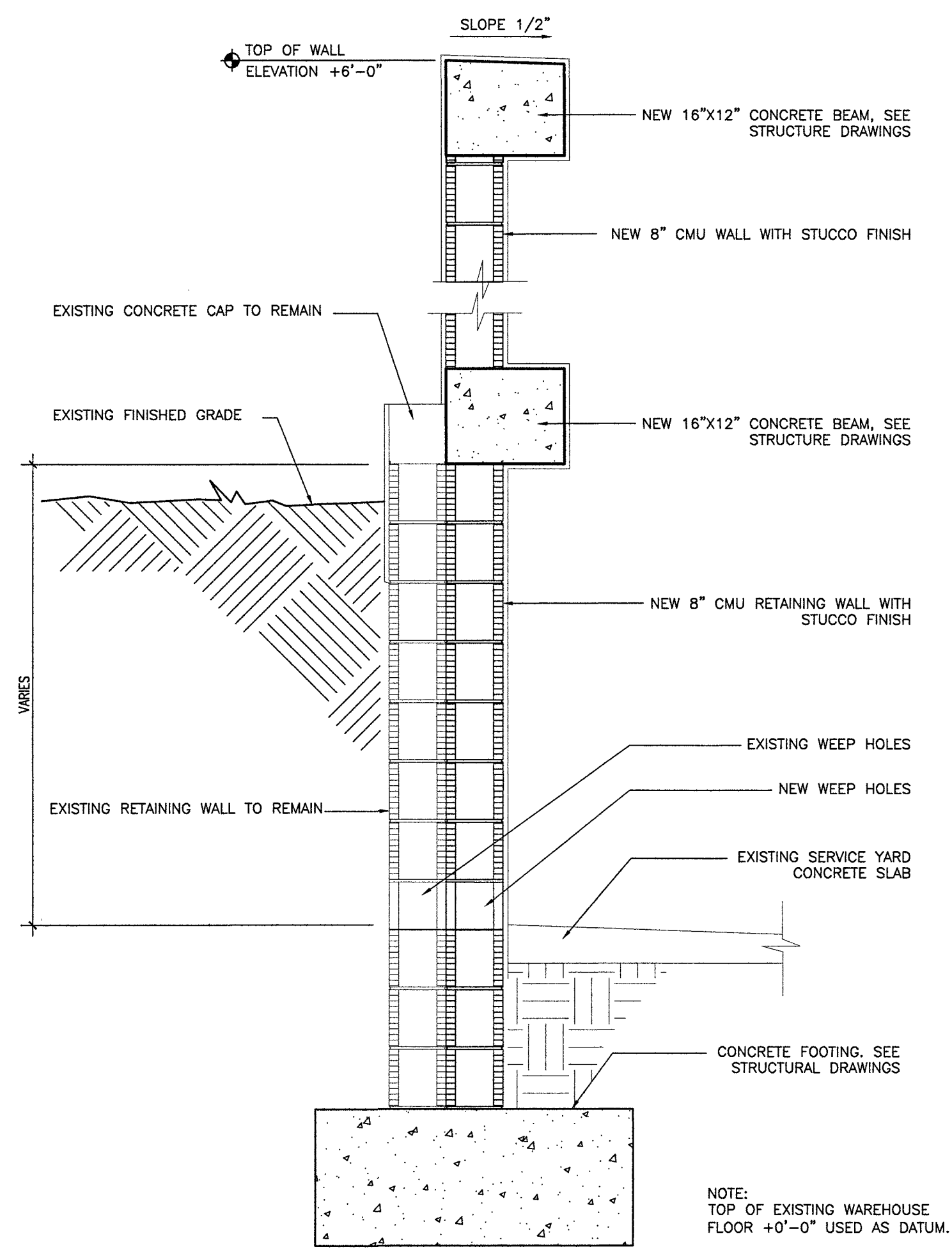
Second Floor Plan 3/32"



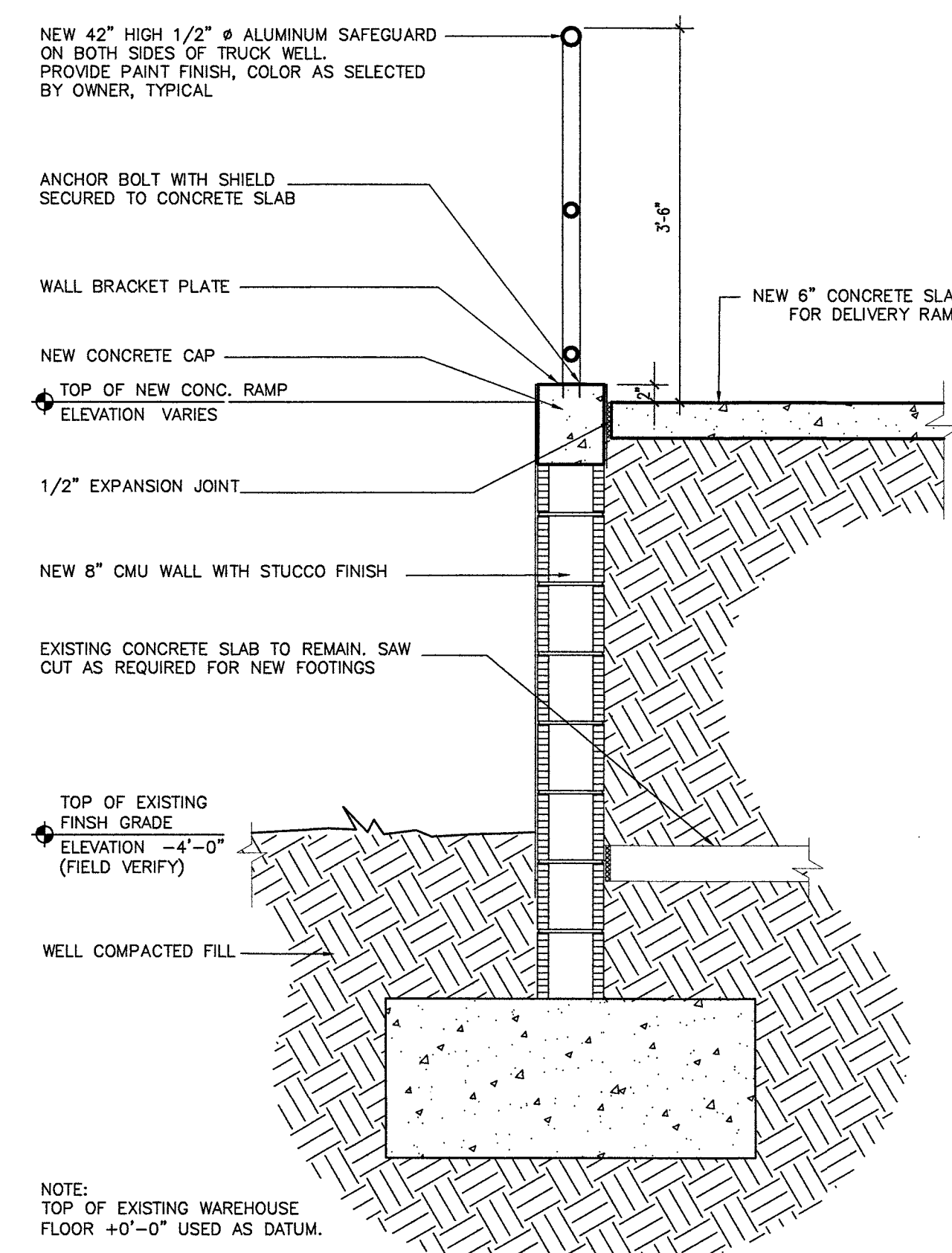
5 Wall Section 3/4"



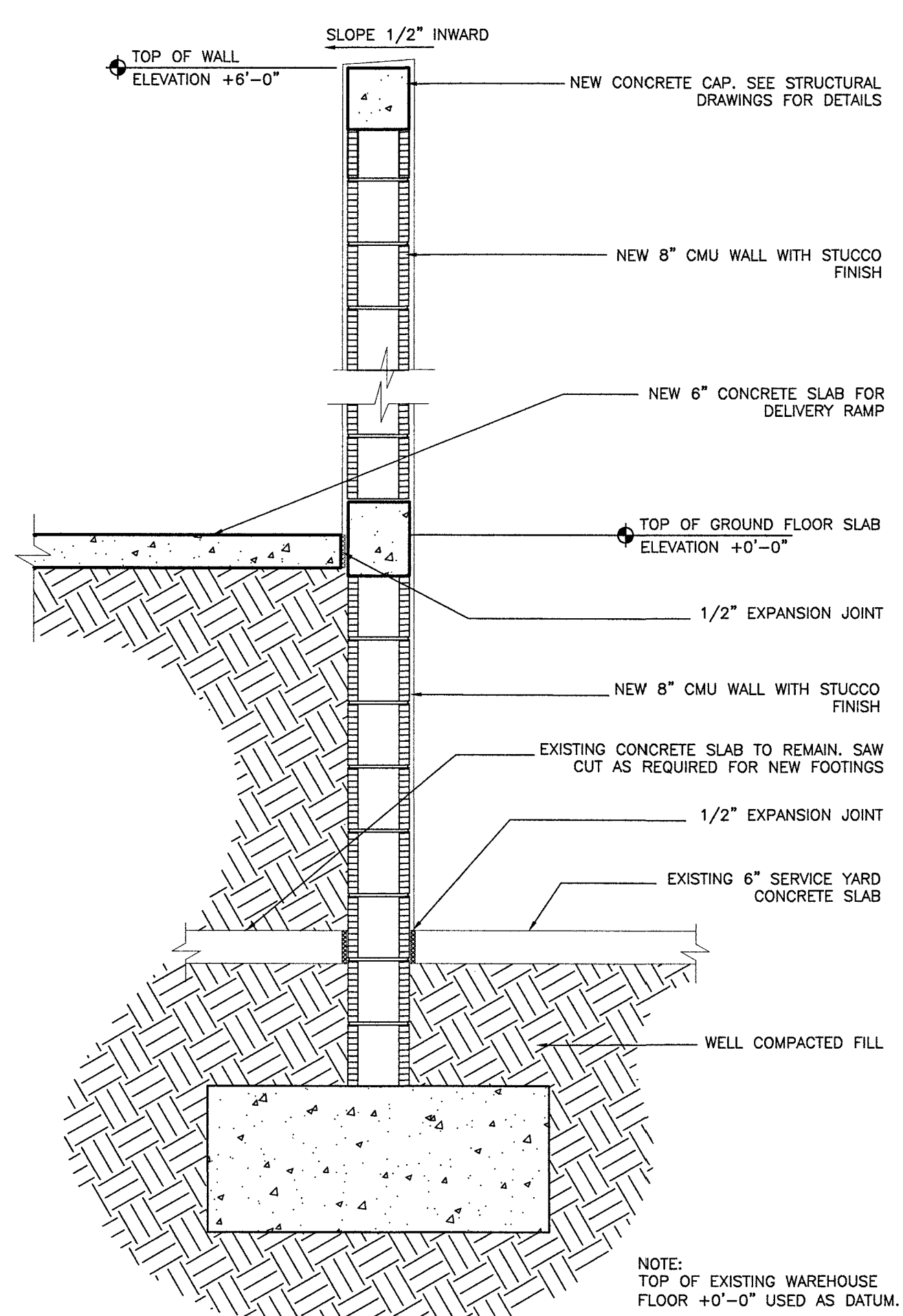
1 Partial Floor plan 1/8"



4 Wall Section 3/4"



3 Wall Section 3/4"



2 Wall Section 3/4"



John Roberts Forbes
 AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS:
 THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND EXHIBITS SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS. THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SPECIFICATIONS, SCHEDULES, INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, INFORMATION AND EXHIBITS SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS FOR ANY PROJECT OR FOR CONSTRUCTION OF THE PROJECT BY OTHER ARCHITECTS. COPYRIGHT © 2020, JOHN FORBES, INC., dba FORBES ARCHITECTS. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way, Lakeside C
 Miami Lakes, FL 33016

The Graham Companies
 6843 main Street
 Miami Lakes, FL 33014

Date
 02-08-21

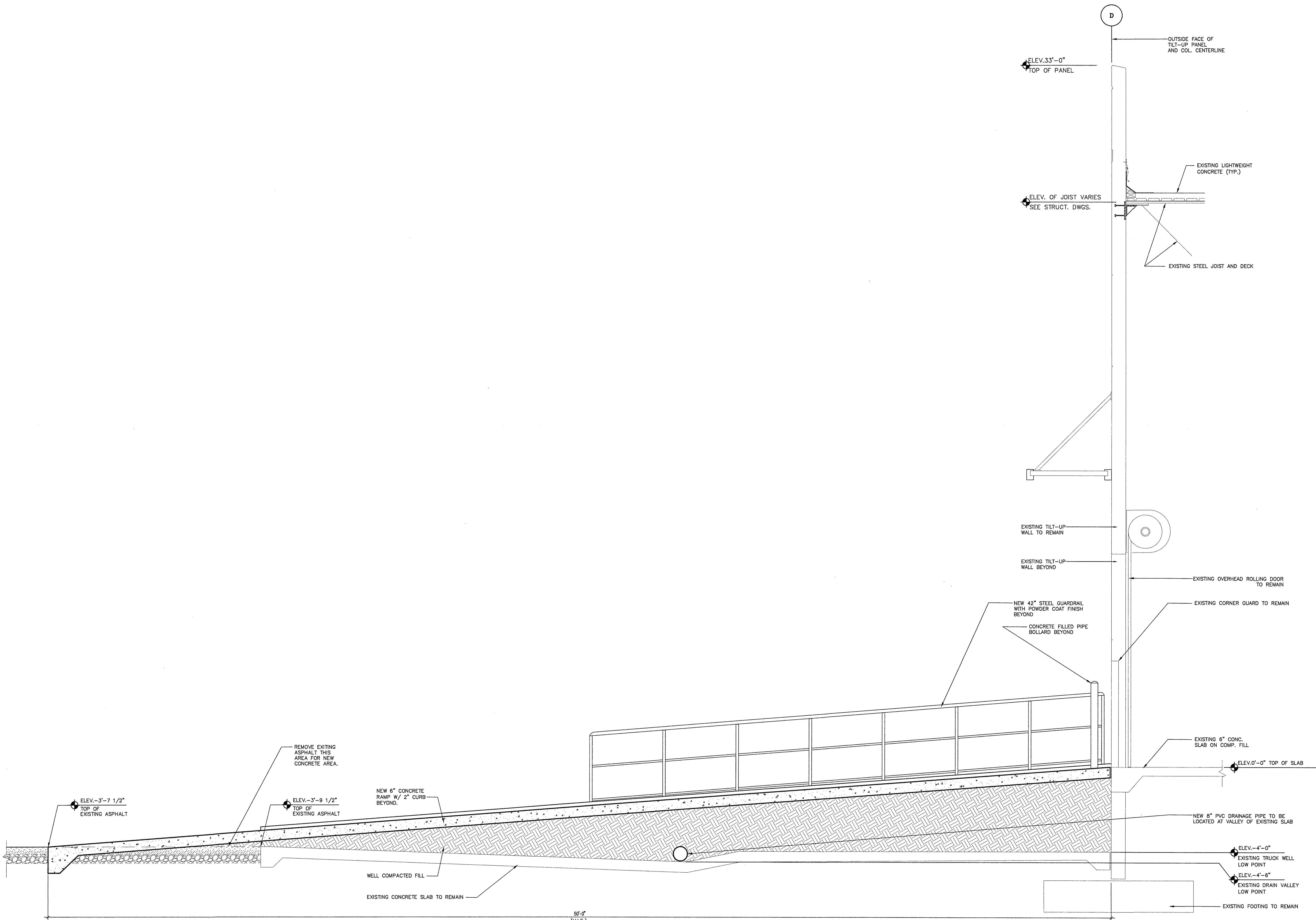
Commission
 20063

Revisions

Sheet

A-8

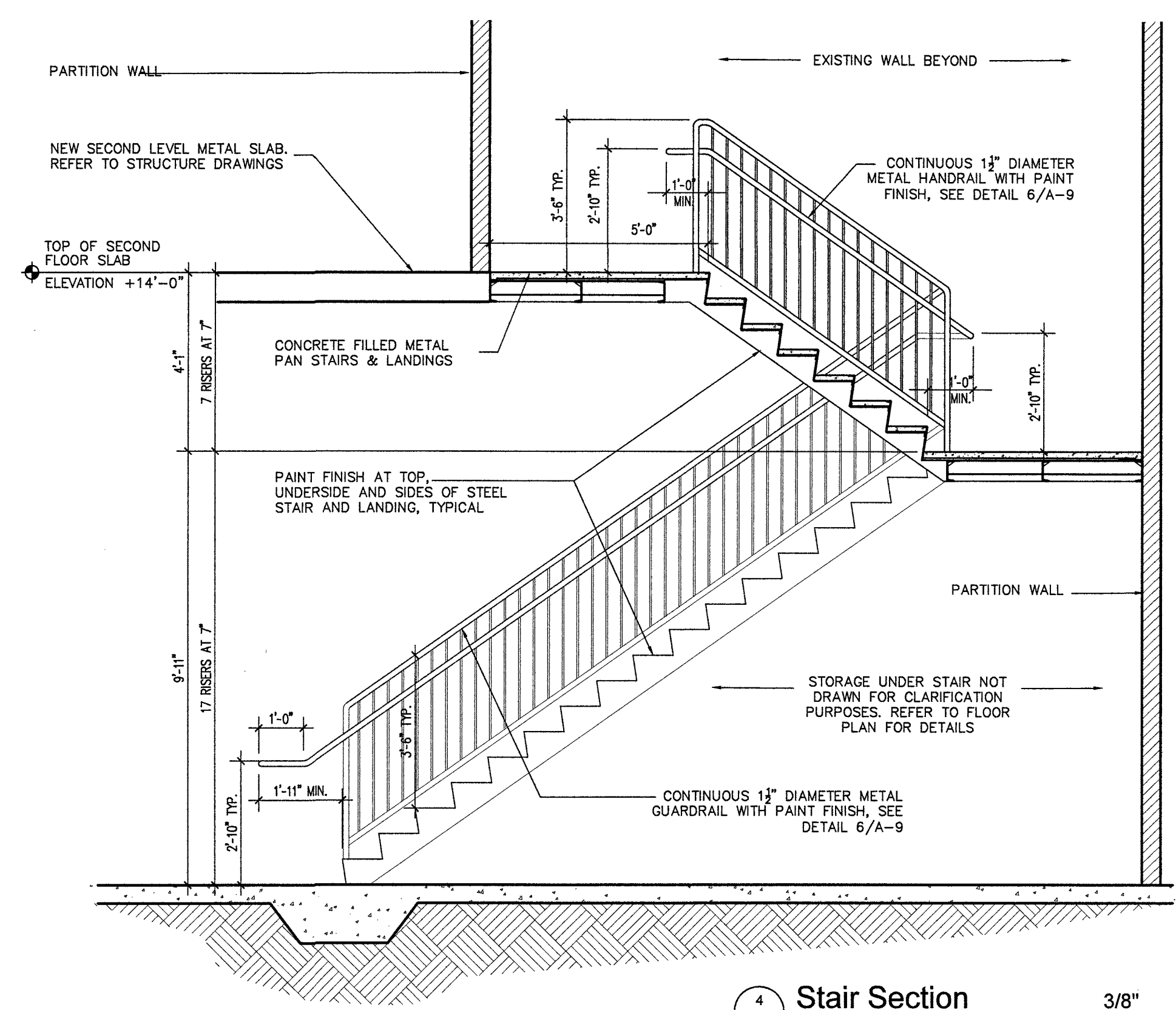
of



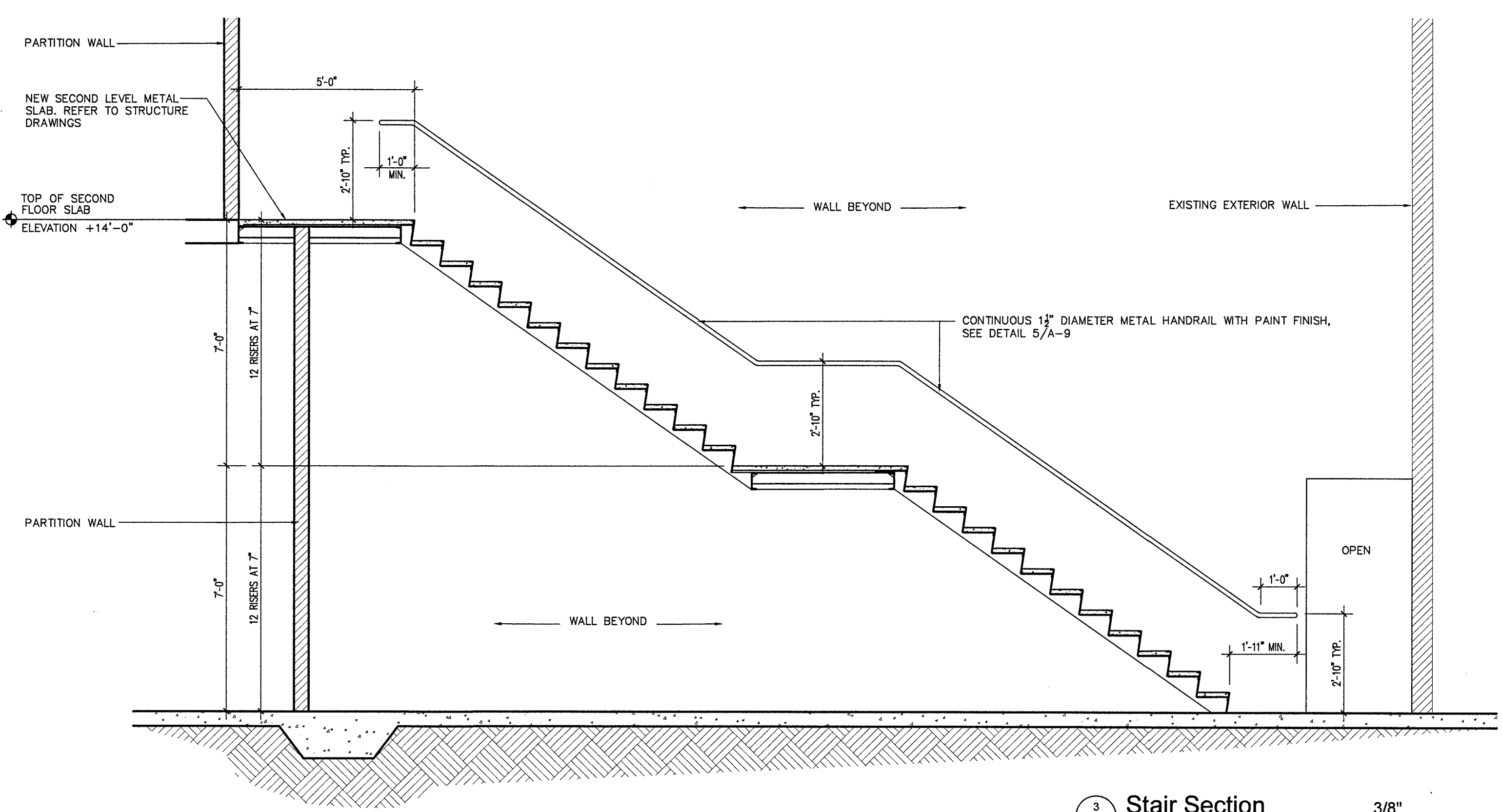
1 Section 1/2"

John Roberts Forbes
AR0009810

Ownership and use of the documents:
These drawings, schedules, specifications and expressed ideas as instruments of service are and shall remain the property of the architect. The owner and/or tenant shall only be permitted to retain copies of these drawings, schedules, specifications and expressed ideas for information and reference. The drawings, specifications and expressed ideas shall not be used by the owner and/or tenant on other projects. For additional information, contact John Roberts Forbes, Inc. or Forbes Architects. All rights reserved.



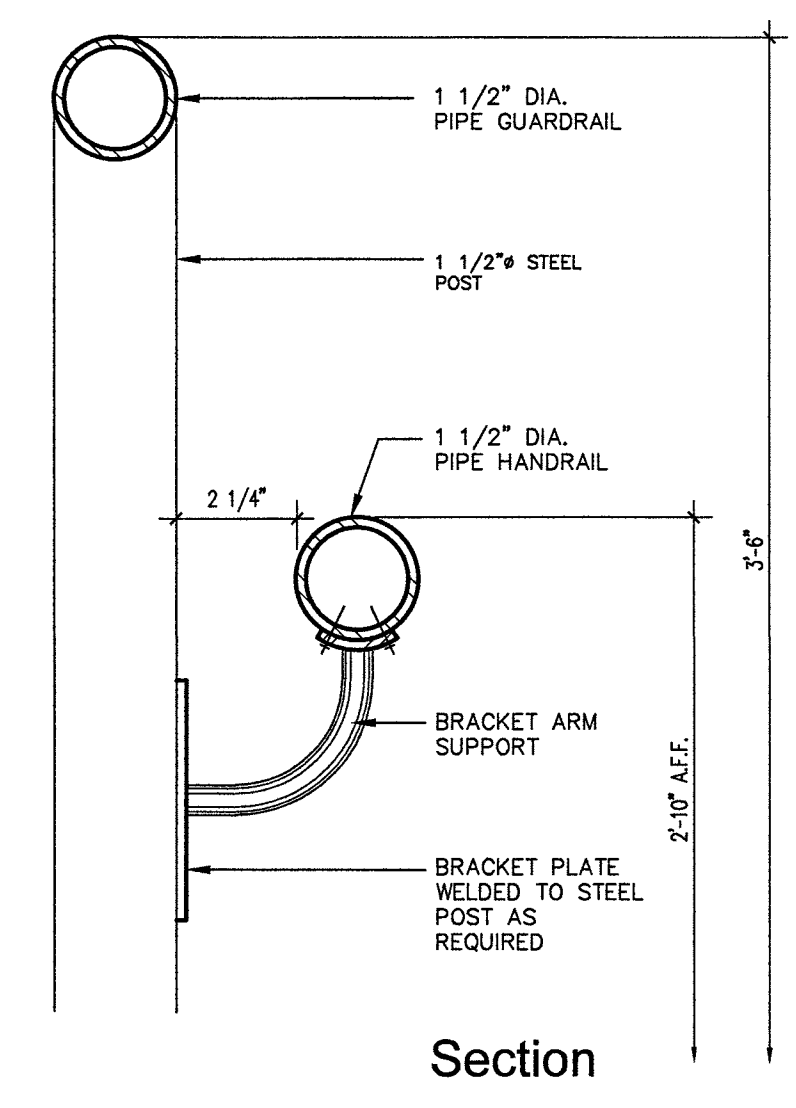
4 Stair Section 3/8"



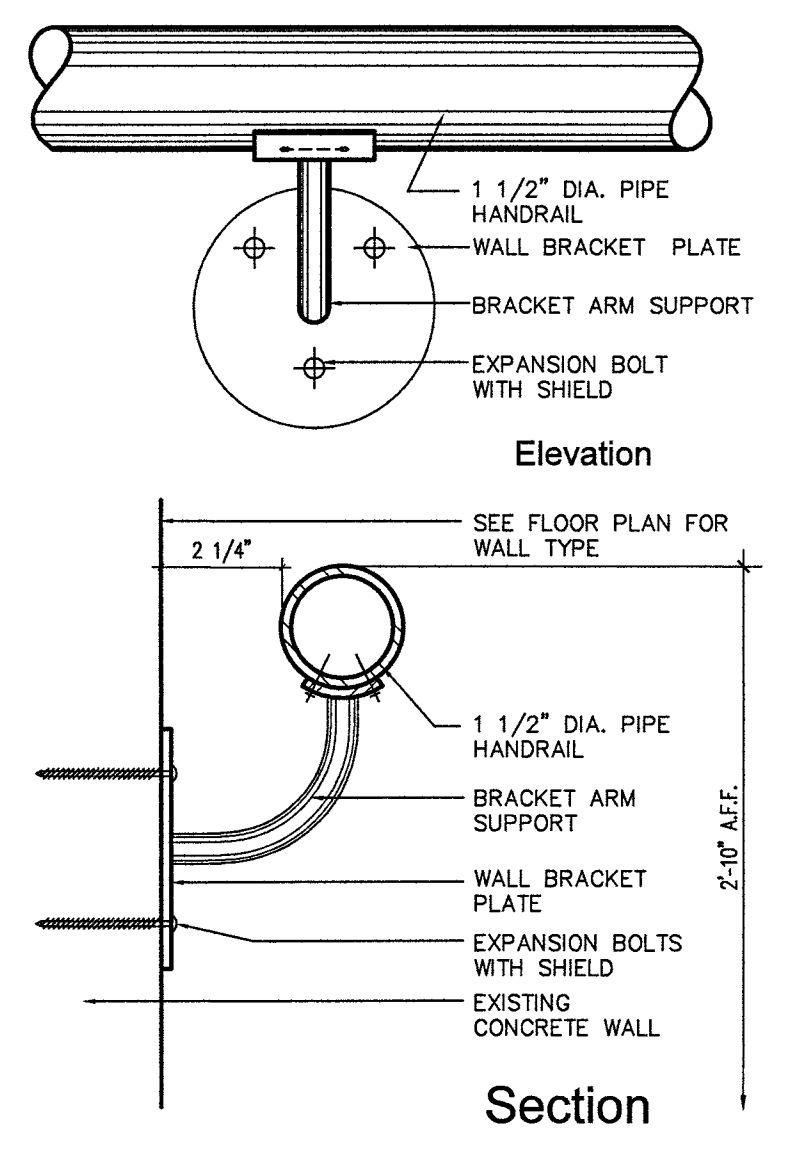
3 Stair Section 3/8"

TYPICAL RAILING NOTES:

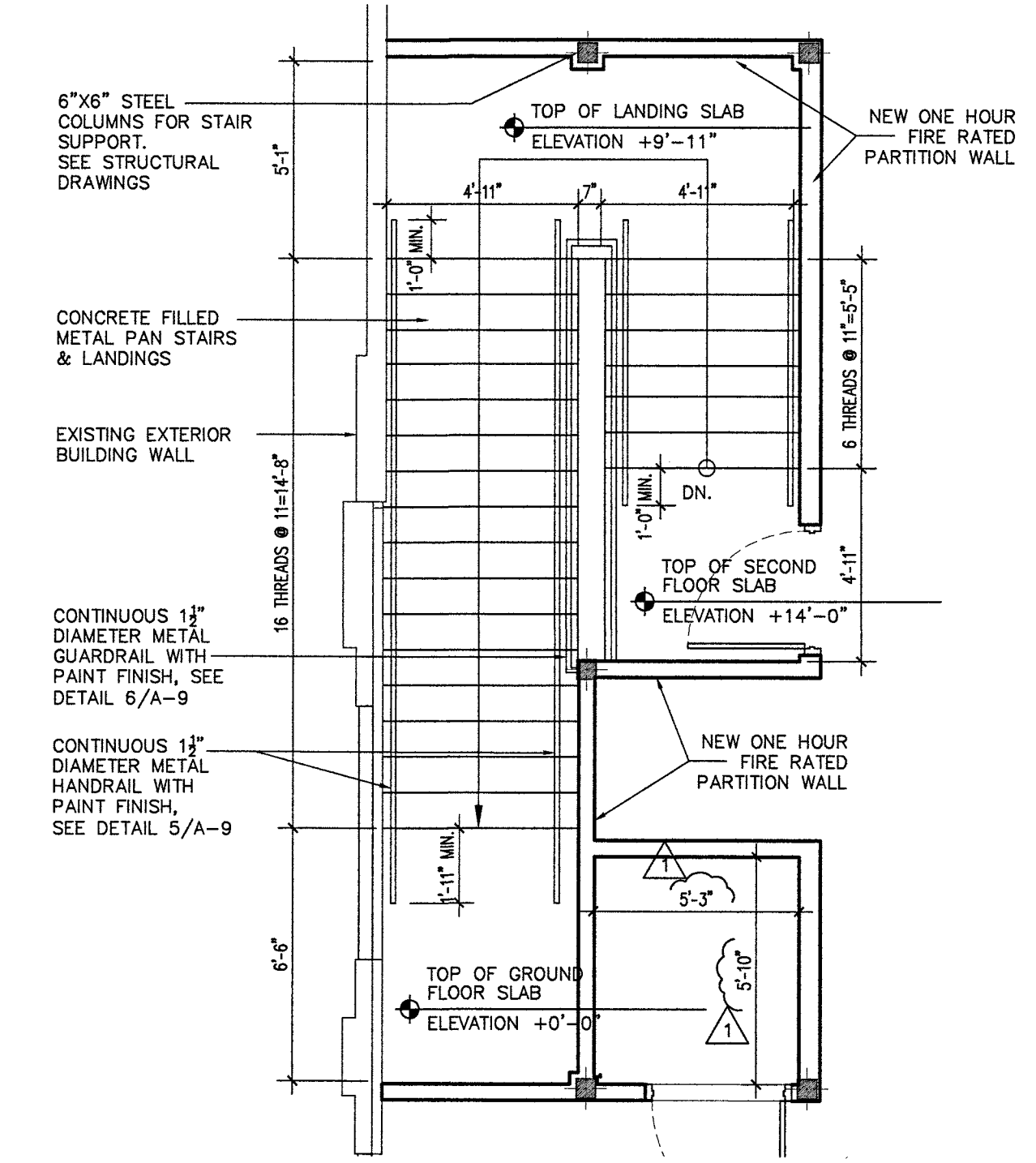
1. PROVIDE 12" HANDRAIL EXTENSION @ TOP & BOTTOM OF STAIR PER FBC 1007.5.5 (THIS IS A NON ACCESSIBLE WORK AREA.)
2. THE GUARDRAIL SHALL BE DESIGNED TO RESIST PASSAGE OF A 2 1/4" SPHERE IN GROUP 5 OCCUPANCY (PER FBC 1027.5 EXCEPTION FOR AREAS NOT ACCESSIBLE TO PUBLIC.)
3. GUARDRAIL SHALL RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT TOP OF RAIL.
4. PICKETS SHALL BE CAPABLE OF RESISTING A UNIFORM HORIZONTAL LOAD OVER THE GROSS AREA OF NOT LESS THAN 25 POUNDS PER SQUARE FOOT, WITHOUT RESTRICTION BY DEFLECTION, BUT OF NOT LESS STRENGTH THAN REQUIRED TO RESIST APPLICABLE WIND LOADS.
5. HANDRAILS SHALL BE CONSTRUCTED TO RESIST A LOAD NOT LESS THAN 200 POUNDS APPLIED IN ANY DIRECTION AND ANY POINT ON THE RAIL.
6. VERTICAL PICKETS SHALL REJECT A FOUR INCH DIAMETER OBJECT.
7. THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF THE STAIR SHALL BE OF SUCH A SIZE THAT WILL REJECT A SIX-INCH DIAMETER OBJECT.
8. THE BOTTOM RAIL SHALL NOT BE MORE THAN TWO INCHES ABOVE THE SLAB.
9. THE CLEAR SPACE BETWEEN HANDRAILS AND WALL SHALL BE 1 1/2" MIN.
10. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR.
11. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL STAIRS, RAILINGS AND GUARDRAILS.
12. ALL COMPONENTS SHALL BE GALVANIZED, SHOP PRIMED, TOUCHED UP IN FIELD AND PAINTED.



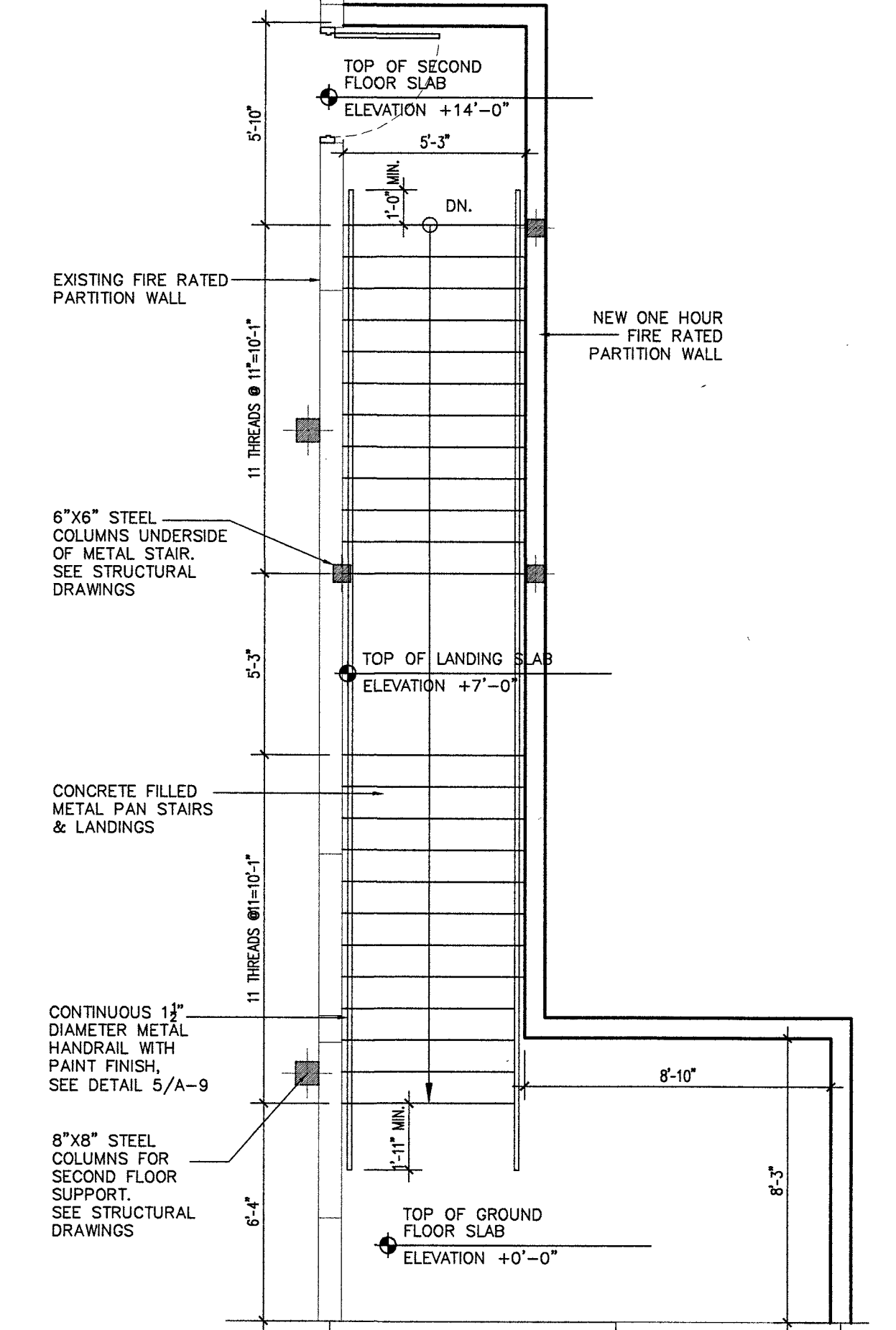
6 Detail - Handrail 3"



5 Detail - Handrail 3"



2 Stair Floor Plan 1/4"



1 Stair Floor Plan 1/4"

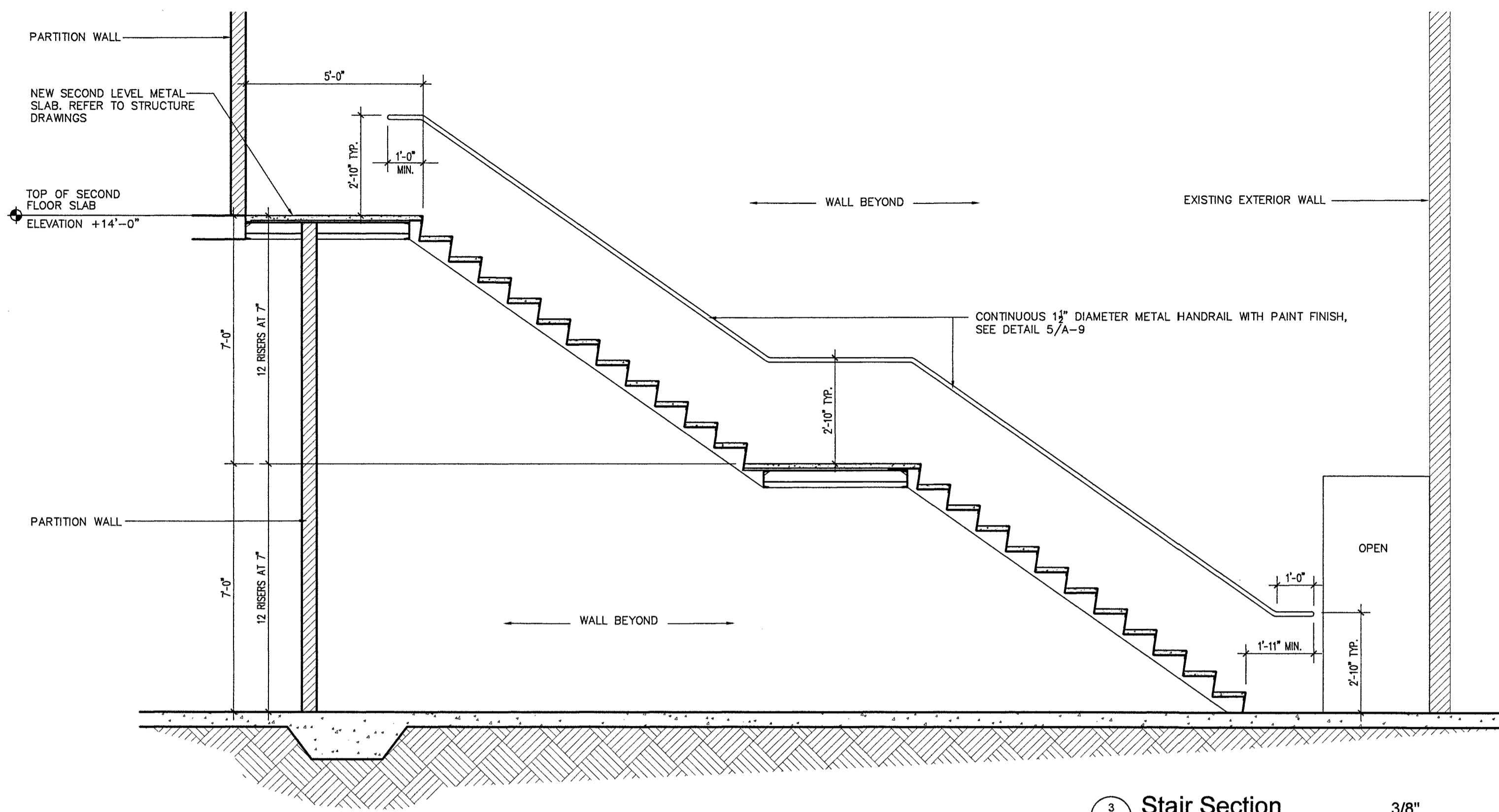
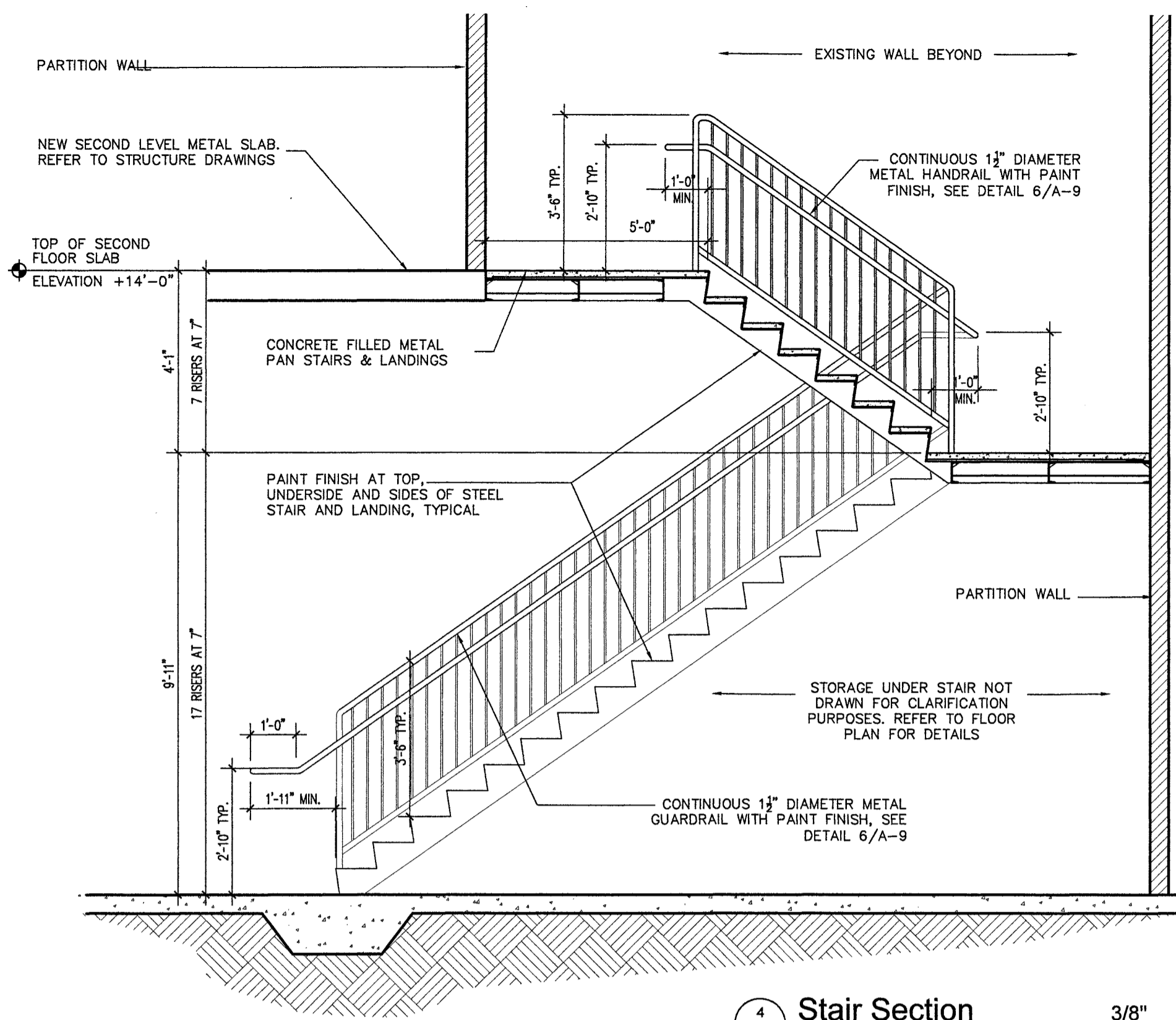
Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way | Lakeside C
Miami Lakes, FL 33016

The Graham Companies
6945 main Street
Miami Lakes, FL 33014

Project: **Baptist Pharmacy Warehouse**
Improvements
14400-14420 Commerce Way | Lakeside C
Miami Lakes, FL 33016

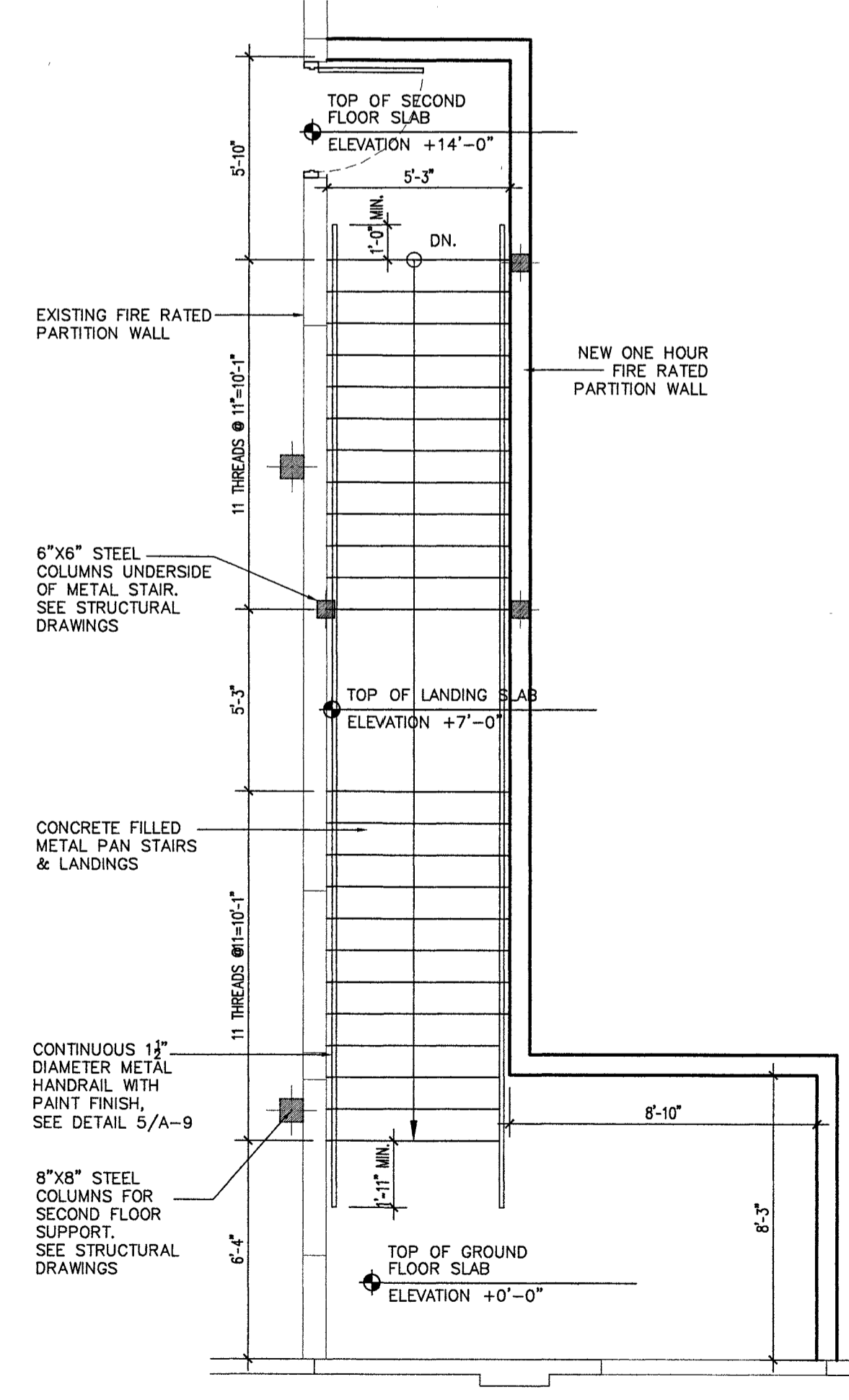
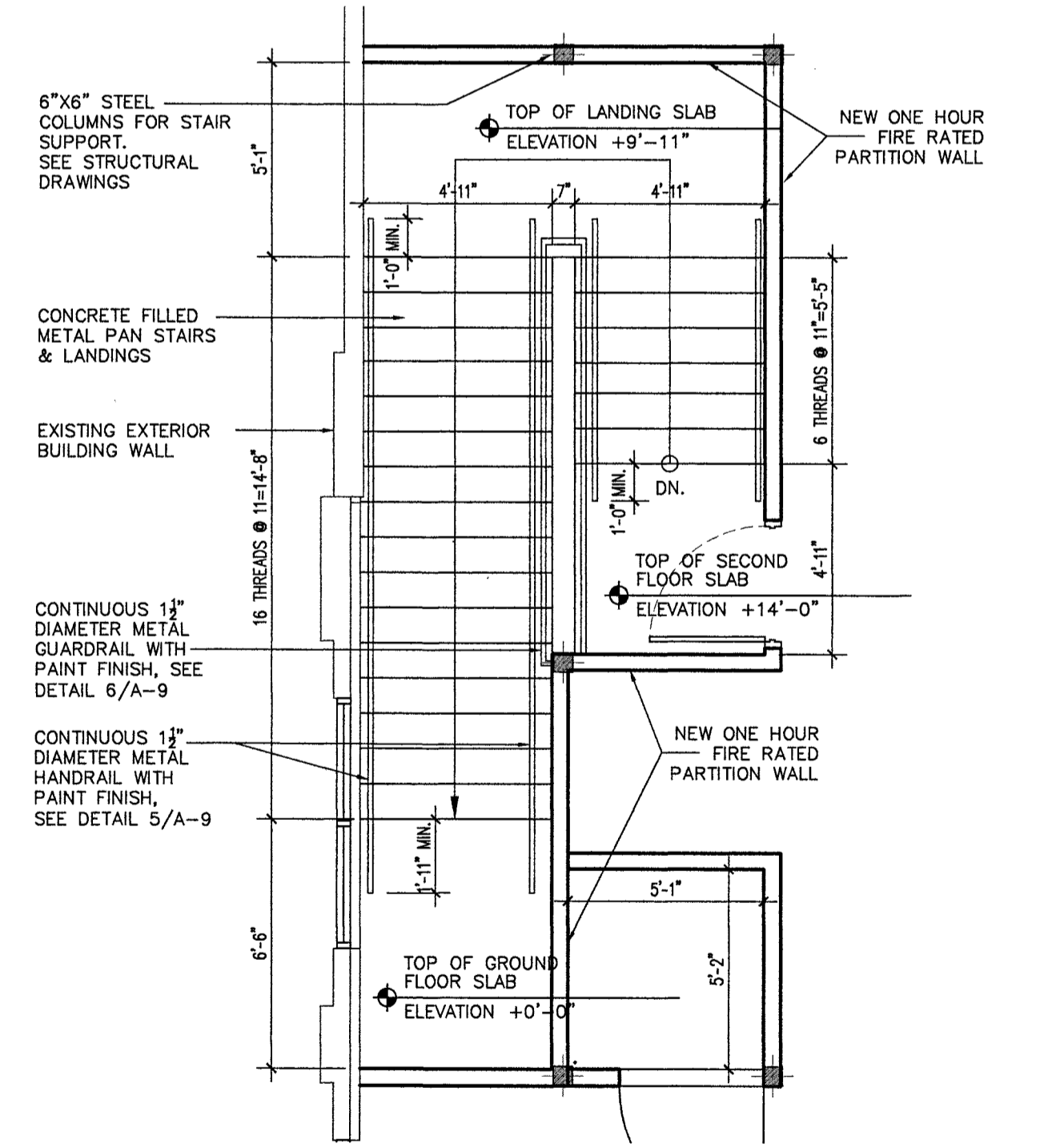
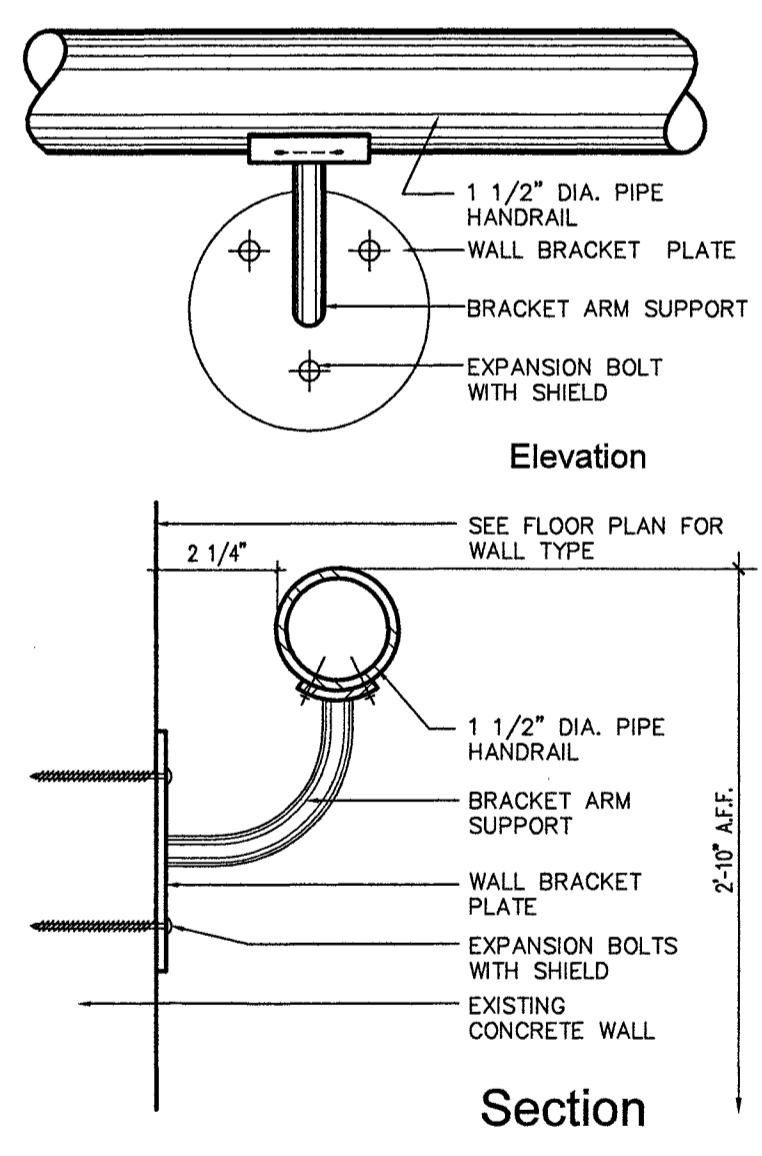
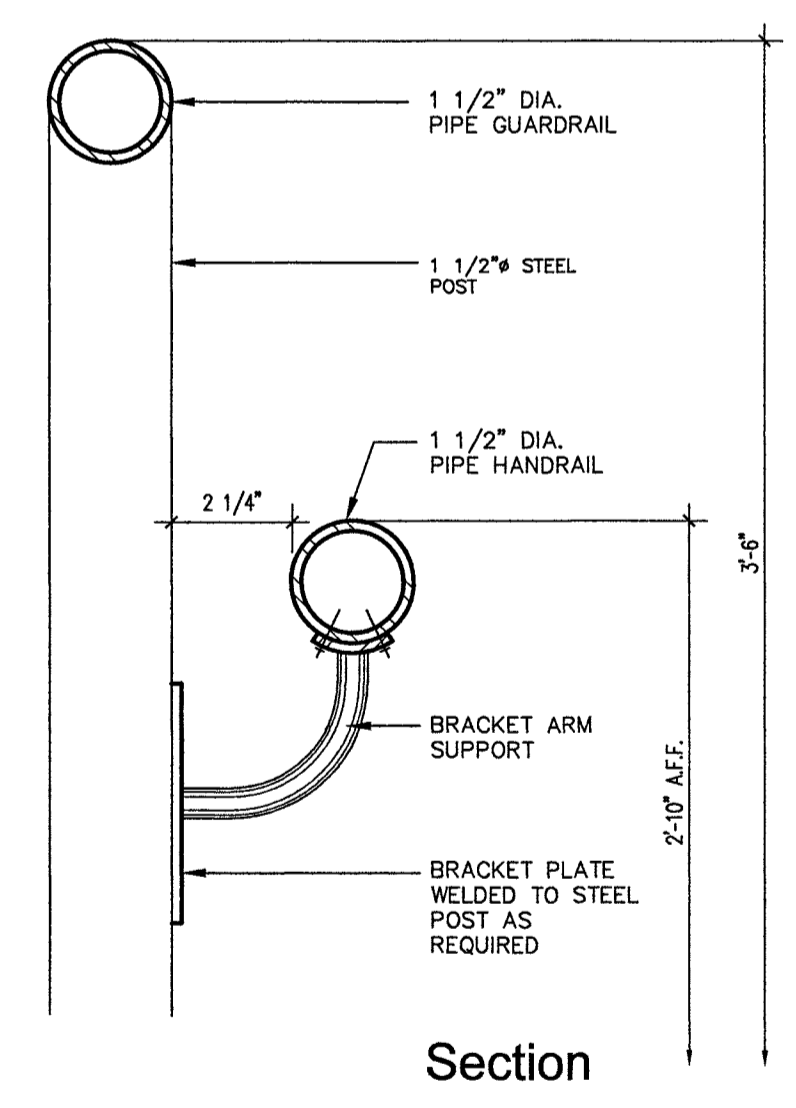
Owner: **The Graham Companies**
6945 main Street
Miami Lakes, FL 33014

Date	02-08-21
Commission	20063
Revisions	04-06-21



TYPICAL RAILING NOTES:

1. PROVIDE 12" HANDRAIL EXTENSION @ TOP & BOTTOM OF STAIR PER FBC 1007.5.5 (THIS IS A NON ACCESSIBLE WORK AREA)
2. THE GUARDRAIL SHALL BE DESIGNED TO RESIST PASSAGE OF A 21" SPHERE IN GROUP S OCCUPANCY (PER FBC 1027.5, EXCEPTION FOR AREAS NOT ACCESSIBLE TO PUBLIC.)
3. GUARDRAIL SHALL RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT TOP OF RAIL.
4. PICKETS SHALL BE CAPABLE OF RESISTING A UNIFORM HORIZONTAL LOAD OVER THE GROSS AREA OF NOT LESS THAN 25 POUNDS PER SQUARE FOOT, WITHOUT RESTRICTION BY DEFLECTION, BUT OF NOT LESS STRENGTH THAN REQUIRED TO RESIST APPLICABLE WIND LOADS.
5. HANDRAILS SHALL BE CONSTRUCTED TO RESIST A LOAD NOT LESS THAN 200 POUNDS APPLIED IN ANY DIRECTION AND ANY POINT ON THE RAIL.
6. VERTICAL PICKETS SHALL REJECT A FOUR INCH DIAMETER OBJECT.
7. THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF THE STAIR SHALL BE OF SUCH A SIZE THAT WILL REJECT A SIX-INCH DIAMETER OBJECT.
8. THE BOTTOM RAIL SHALL NOT BE MORE THAN TWO INCHES ABOVE THE SLAB.
9. THE CLEAR SPACE BETWEEN HANDRAILS AND WALL SHALL BE 1 1/2" IN.
10. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR.
11. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL STAIRS, RAILINGS AND GUARDRAILS.
12. ALL COMPONENTS SHALL BE GALVANIZED, SHOP PRIMED, TOUCHED UP IN FIELD AND PAINTED.



Date	02-08-21
Commission	20063
Revisions	



4/14/2021

Issued Date: 4/14/2021

TGC LAKESIDE LLC C/O THE GRAHAM COMPANIES
6843 MAIN ST
MIAMI LAKES, FL 33015

TIM JONES
FORBES ARCHITECTS
1500 S DOUGLAS RD
CORAL GABLES, FL 33134

RE: Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Regulatory and Economic Resources (RER) has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: BAPTIST PHARMACY WAREHOUSE/M2021007370
Project Location: 14400 - 14420 COMMERCE WAY, MIAMI LAKES, FL 33016
Previous Use: EXISTING 34,000 SF STORAGE WAREHOUSE WITH 2,000 SF OFFICE.

Proposed Use: 34,000 SF STORAGE WAREHOUSE WITH 2,000 SF OFFICE ADDING 8,000 SF MEZZANINE AREA.

Previous Flow: 720 GPD
Total Calculated Flow: 880 GPD
Allocated Flow (additional sewer flows): 160 GPD
Sewer Utility: UNINCORPORATED DADE COUNTY
Receiving Pump Station: 30 - 0341

RER has evaluated your request in accordance with the terms and conditions set forth in Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. RER hereby certifies that adequate treatment and transmission capacity is available for the above described project, pursuant to the criterion stipulated in Appendix A of said Consent Decree.

Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this project. Also, be advised that the gallons per day (GPD) flow determination indicated herein are for sewer allocation purposes only (in compliance with the Consent Decree requirements) and may not be representative of GPD flows used in calculating connection fees by the utility providing the service.

Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this letter will expire within 180 days of the expiration date of the process number. Finally, if a Building Permit was secured for this project, this letter will expire within 150 days of the expiration date of the Building Permit.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6789.

Sincerely,

Lee N. Hefty
Director of Environmental Resources Management

For/By: _____
Frank Lezcano, Engineer III - Environmental Plan Review.
Department of Regulatory and Economic Resources.

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: TGC LAKESIDE LLC C/O THE GRAHAM COMPANIES

Owner's Address: 6843 MAIN ST
MIAMI LAKES, FL 33015

EEOS Allocation Number: 2021-ALLOCATION-01064

Project: BAPTIST PHARMACY WAREHOUSE/M2021007370

Proposed Use: 34,000 SF STORAGE WAREHOUSE WITH 2,000 SF OFFICE ADDING 8,000 SF MEZZANINE AREA.

Pump Station: 30-0341

Projected NAPOT: 4.10

Proposed Projected NAPOT: 4.11

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
3220220420010	/ BLC20210483	14400-14420 COMMERCE WAY	160	APP	4/14/2021		
Total:			160	GPD			

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

4/22/2021 11:03:28 AM

Contact Name: Tim Jones

Contact Email: tjones@famiami.com

Tracking Number: 3221007370

Reviews to rework: DIND

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

4/9/2021 12:28:28 PM

Contact Name: Joanna Morales

Contact Email: moralesj@miamilakes-fl.gov

Tracking Number: 3221007370

Reviews to rework: FIRE,PWIF,WASA,DIND,DASB,DERM

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

5/4/2021 9:32:31 AM

Contact Name: Tim Jones

Contact Email: tjones@famiami.com

Tracking Number: 3221007370

Reviews to rework: DERM

F O R B E S A R C H I T E C T S

April 22, 2021

Ms. Marta March
DERM
Miami-Dade County
Miami, Florida

Re: Baptist Pharmacy Warehouse
MDC Process No.: M2021007370

Dear Marta,

Please find the following clarifications and responses to your review comments of April 12, 2021 for the referenced project located at 14400 Commerce Way in Miami Lakes. Please allow this letter to suffice as an acceptable response and resolution of your remaining review comments.

Comment 1:

The building will be used for general purpose, dry storage with associated offices as shown. The use shall remain as it currently exists, Storage Use in the warehouse area and Business in existing offices, and as indicated in ground floor plan (sheet A-1). Only Dry / Non-Hazardous material shall be stored in this facility. Under no circumstances shall storage in connection with uses involving fire, explosions, noise, vibration, dust or emissions of smoke, odors, or toxic gases, or other hazards shall be allowed at the premises as per Town of Miami Lakes Code Ordinance Sec. 13-794 (Control of uses), and Sec. 13-748 (Business, Commercial and Industrial Use Master List).

There are no operations and no storage in the rear service yard. This area will not be used and accordingly nothing is indicated. The current scope of work is to construct a wall to enclose the yard, which may be used in the future to protect typical air conditioning equipment. Any work beyond what is currently indicated, and any equipment will be installed later and under a separate permit, if it happens at all.

Comment 2:

See response to Comment 1 above. Only dry, non-hazardous storage will occur in this facility. Any liquid storage will be in containers of less than 55 gallons in capacity.

Please let me know if you have any additional questions or concerns.

Sincerely yours,

FORBES ARCHITECTS


John R. Forbes, FAIA
President

Digitally signed by John R. Forbes
DN: c=US, st=Florida, o=John Forbes Inc., cn=John R. Forbes, email=jforbes@famiami.com
Date: 2021.04.22 10:48:08 -04'00'

John R. Forbes

1500 S. Douglas Road
Suite 200

Coral Gables, Florida 33134
305.446.0849 • 305.444.5557 Fax

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3221007370 - 5/10/2021 8:23:09 AM
DERM INDUSTRIAL LETTER 4-22-21.pdf

American Institute of Architects

Florida Registration
AA-F000104
www.famiami.com

F O R B E S A R C H I T E C T S

April 22, 2021

Miami-Dade County Building Department/Town of Miami Lakes
HAND DELIVERED

Re:

Baptist Pharmacy Warehouse

Plan Review Comments

Process Number: MDC: M2021007370

TOML:

**Job Address: 14400-14420 Commerce Way – Lakeside C
Miami Lakes, FL. 30016**

To Whom It May Concern,

We received plan review comments from Miami-Dade County and Town of Miami Lakes, and we are providing the following responses in bold type face below.

DERM INDUSTRIAL - Marta March

1. Please specify the operations to be performed under this process number as shown on sheet A-1. If there will be fresh materials used at this facility, list them on plans. Call on plans the size and location of the containers in gallons, for each product, to be stored and/or used on site. Provide details on plans and modify accordingly.

RESPONSE:

The operations to be performed under this permit shall be as currently existing Storage Use in warehouse areas and the existing offices shown in plan will remain as Business Use, as noted in the top right on "i" sheet under Project Summary. See also note stating "currently proposed shell building" under Maximum Building Calculations in "i" sheet. Dry / None-Hazardous material storage in connection with the uses involving fire, explosions, noise, vibration, dust or emissions of smoke, odors, or toxic gases, or other hazards as permitted under TOML Code Ordinance Sec. 13-794. – (Control of uses) and Sec. 13-748. – (Business, Commercial and Industrial Use Master List) shall be stored and or performed within structure. Any liquids stored will be in containers of less than 55 gallons in capacity.

2. Please specify the operations to be performed under this process number as shown on sheet A-1. What will be stored? What operations will be performed in the service yard?

RESPONSE:

Operations performed under this process number shall be None Hazardous storage in existing warehouse area and Business in existing offices shown on floor plan (sheet A-1) as permitted by TOML Code Ordinance Sec. 13-794. – (Control of uses) and Sec. 13-748. – (Business, Commercial and Industrial Use Master List)

1500 Ponce de Leon Boulevard
Suite 200
Coral Gables, Florida 33146
305.446.0849 • 305.444.5557 fax

Florida Registration
AA-F000104
www.famiami.com

American Institute of Architects • National Association of Industrial & Office Properties

F O R B E S A R C H I T E C T S

The Service Yard is for dry storage and equipment only. Equipment or operations of the service yard will not contain hazardous materials or generate waste. Service yard shall be accessed by allowed personal and maintenance crew only to service and maintain equipment located within service yard. The service yard is not accessible to the public and shall remain unoccupied at all times unless service or maintenance to equipment is needed.

1500 Ponce de Leon Boulevard
Suite 200
Coral Gables, Florida 33146
305.446.0849 • 305.444.5557 fax

**John R.
Forbes**
Digitally signed by John R.
Forbes
DN: c=US, st=Florida, o=John
Forbes Inc., cn=John R.
Forbes,
email=jforbes@famiami.com
Date: 2021.04.22 10:48:56
-04'00'

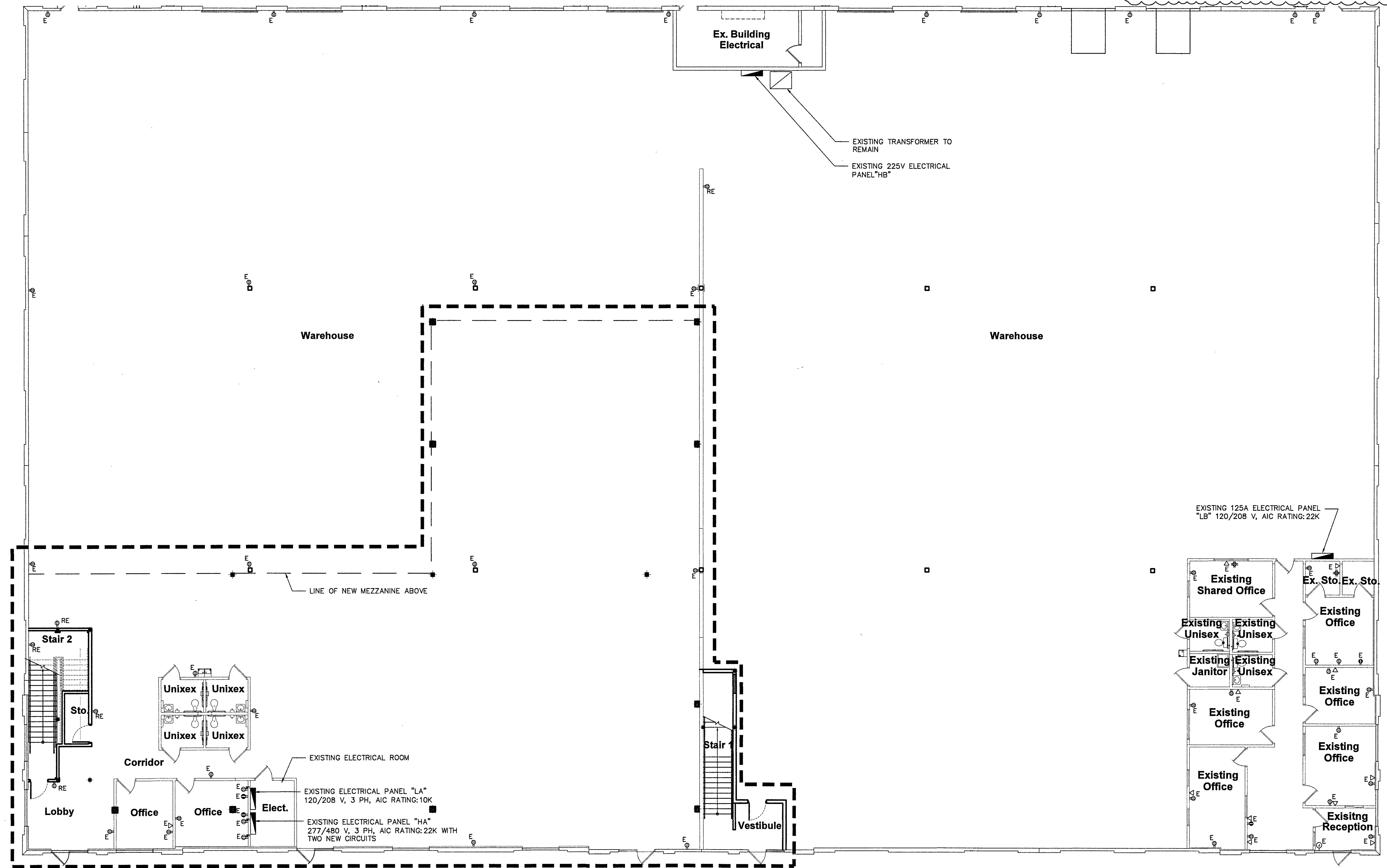
Florida Registration
AA-F000104
www.famiami.com

American Institute of Architects • National Association of Industrial & Office Properties

PANEL "HA" (EXISTING)				TYPE : SQD-NF				MNT : SURFACE				MANS BUS : 200 AMP M.L.O.			
				LOC : TENANT SPACE				NEUTRAL : 225 AMP				A.I.C. : 22,000			
				PHASE : 4- #3/0, 2.0"				VOLTS : 277/480 3PHS, 4W							
CKT	POLE	KVA	DESCRIPTION	WIRE, C	CKT	POLE	KVA	DESCRIPTION	WIRE, C	CKT	POLE	KVA	DESCRIPTION	WIRE, C	
1	1/20	1.53	OFFICE LIGHTING	2-#12, 1/2"	2			SPACE							
3	1/20	2.30	WAREHOUSE LIGHTING	2-#12, 1/2"	4	3/20	11.8	RTU-1	3-#12, 1/2"						
5	1/20	2.30	WAREHOUSE LIGHTING	2-#12, 1/2"	6			SPACE							
7	1/20	1.84	WAREHOUSE LIGHTING	2-#12, 1/2"	8	1/35	7.5	E.W.H-1	2-#8, 3/4"						
9	1/20	1.6	NEW LIGHTING	2-#12, 1/2"	10			SPACE							
11	1/20	1.0	NEW LIGHTING	2-#12, 1/2"	12			SPACE							
13			SPACE		14			SPACE							
15			SPACE		16			SPACE							
17			SPACE		18			SPACE							
19			SPACE		20			SPACE							
21			SPACE		22			SPACE							
23			SPACE		24			SPACE							
25			SPACE		26			SPACE							
27			SPACE		28			SPACE							
29			SPACE		30			SPACE							
31			SPACE		32			SPACE							
33			SPACE		34			SPACE							
35			SPACE		36			SPACE							
37			SPACE		38			SPACE							
39	3/90	75.0	PANEL "LA"	3-#3, 1.25"	40			SPACE							
41			THRU 75KVA TX		40			SPACE							

TOTAL=85.57
KVA - TOTAL CONNECTED LOAD 104.87
KVA - 25% OF CONTINUOUS LOAD 2.00
KVA - TOTAL DEMAND LOAD 106.87

TOTAL=19.30
106.87 KVA X 1,000 / 480 X $\sqrt{3}$ = 128.6 AMPS
(*)-INDICATES NEW CIRCUIT FROM EXISTING PANEL. PROVIDE NEW BREAKER, CONDUIT AND WIRE.



- ### Power Legend
- NEW 3 W. GROUNDED DUPLEX RECEPTACLE 20A, + 15' A.F.F.
 - EXISTING 3 W. GROUNDED DUPLEX RECEPTACLE 20A.
 - REMOVE EXISTING RECEPTACLE
 - EXISTING 3 W. GROUNDED DEDICATED RECEPTACLE 20A.
 - EXISTING 3 W. GROUNDED G.F.I. RECEPTACLE 20 A.
 - EXISTING 3 W. GROUNDED QUADRAPLEX RECEPTACLE 20A.
 - ELECTRIC JUNCTION BOX AT CEILING.
 - EXISTING TELECOM BOX WITH 3/4" CONDUIT EXTENDED 6" ABOVE ADJACENT CEILING.
- NOTE:
EXISTING ROOF MOUNTED EXHAUST FANS AND RTU'S REMAIN AND ARE CONNECTED TO EXISTING PANELS SHOWN.

NOTE: EXISTING RTU ON ROOF SERVING OFFICE AREA TO REMAIN AS IS.

NOTE: ALL RECEPTACLES IN WAREHOUSE OFFICES AND RESTROOM AREAS ARE TO REMAIN AS IS.

Ground Floor Power Plan 3/32"

Baptist Pharmacy Warehouse

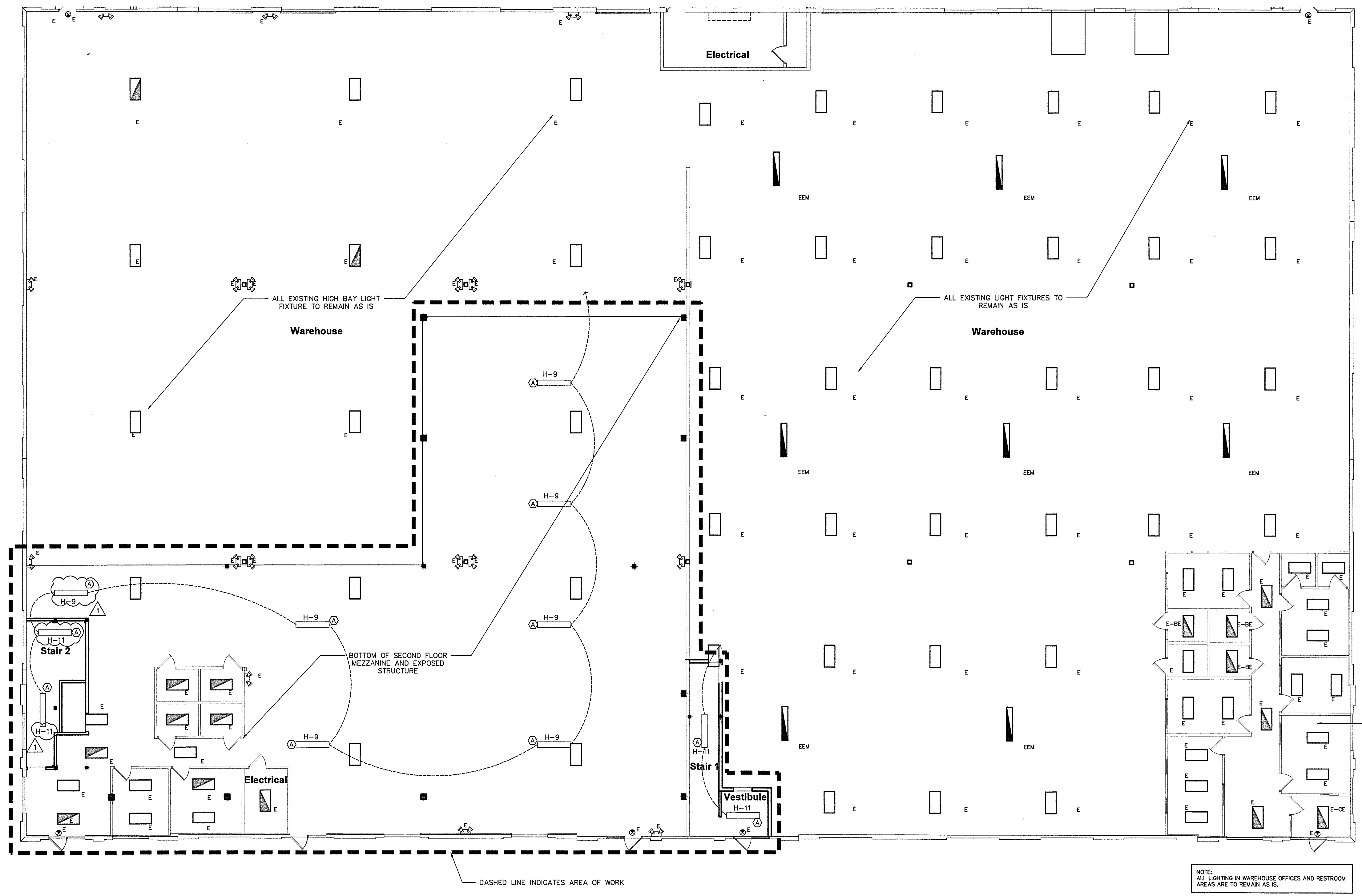
Improvements
14400-14420 Commerce Way - Lakeland, FL
Miami Lakes, FL 33016

The Graham Companies
6943 main Street
Miami Lakes, FL 33014

Project: _____
Date: _____
Commission: _____
Revisions: _____
04-06-21

John Roberts Forbes
 AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS:
 THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS. THE PROJECT FOR WHICH THEY ARE PREPARED IS CANCELED OR THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETE REVISIONS TO THIS PROJECT, THE ARCHITECT'S APPROVAL IS REQUIRED. FORBES ARCHITECTS, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. ALL RIGHTS RESERVED.



Ceiling Legend

- NEW 4' LONG LED LIGHT FIXTURE WITH EMERGENCY BATTERY PACKS SUSPENDED AT 10' A.F.F. CONNECT TO EXISTING PANEL "HA", SPARE 20A CIRCUIT BREAKER WITH #12 IN 3/4" CONDUIT
- EXISTING EXIT SIGN
- EXISTING 2'x4' FLUORESCENT EMERGENCY LIGHT
- EXISTING 2'x4' FLUORESCENT EMERGENCY LIGHT WITH BATTERY PACK
- EXISTING 2'x4' FLUORESCENT HI-BAY LIGHT
- EXISTING 1'x8' EMERGENCY LIGHT
- EXISTING TWO HEADS EMERGENCY LIGHT

Ground Floor Lighting Plan 3/32"

Project: Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way - Lakeside C
 Miami Lakes, FL 33016

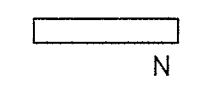

The Graham Companies
 6643 main Street
 Miami Lakes, FL 33014

Owner:

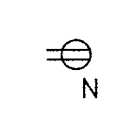
Date	02-08-21
Commission	20063
Revisions	
04-06-21	
Sheet	E-2
of	

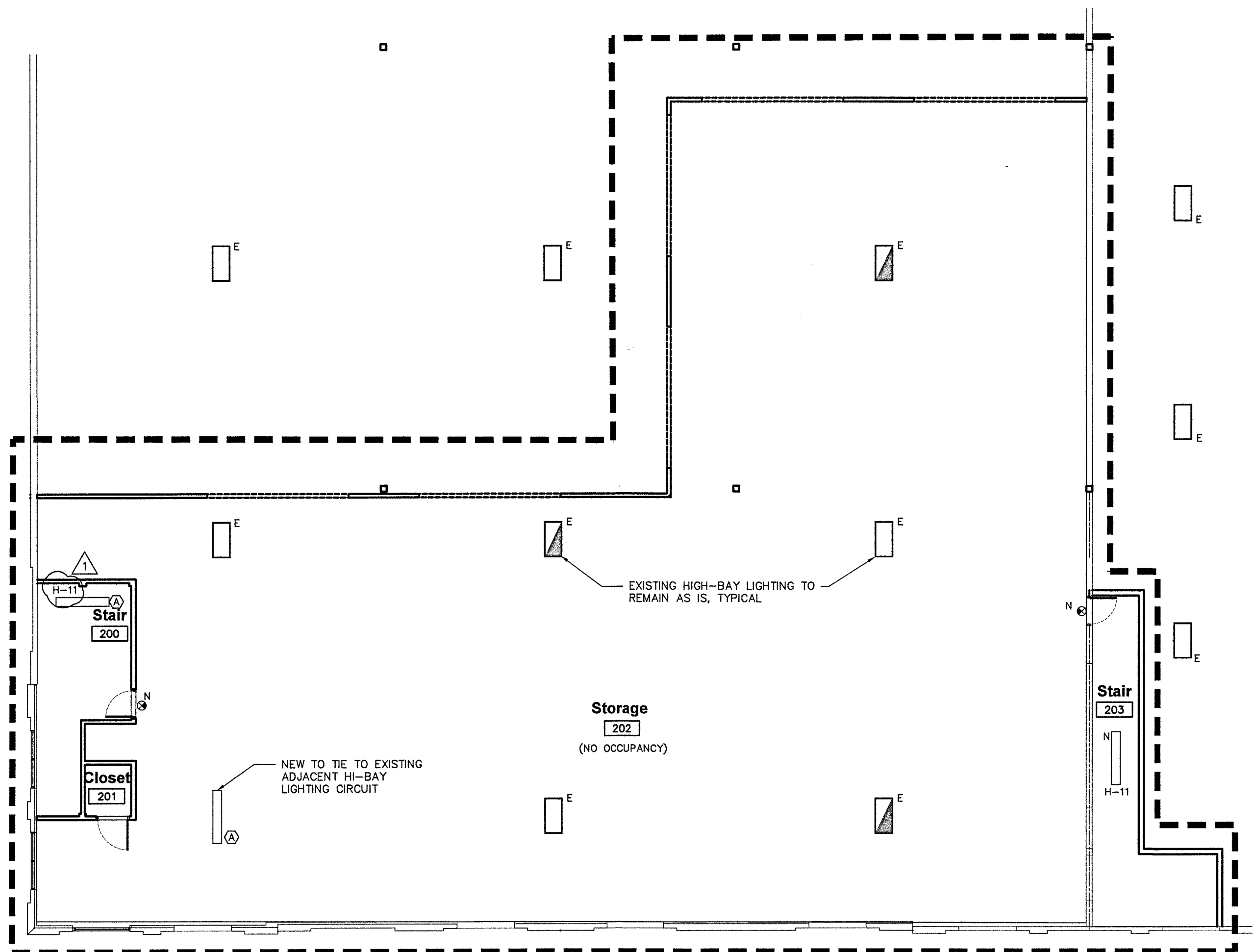
John Roberts Forbes
 AR0009810
 OWNERSHIP AND USE OF THE DOCUMENTS:
 THESE DRAWINGS, SCHEDULES, SPECIFICATIONS
 AND EXPRESSED IDEAS AS INSTRUMENTS OF
 SERVICE ARE AND SHALL REMAIN THE PROPERTY
 OF THE ARCHITECT. NO PART OF THESE DRAWINGS
 IS TO BE REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT. THE ARCHITECT'S
 LIABILITY IS LIMITED TO THE PROFESSIONAL
 SERVICES PROVIDED. FOR ADDITIONAL TERMS
 OF SERVICE, REFER TO THE ARCHITECT'S
 STANDARD CONDITIONS OF SERVICE, WHICH ARE
 AVAILABLE AT THE ARCHITECT'S OFFICE.
 FORBES, INC. AND FORBES ARCHITECTS, ALL RIGHTS RESERVED.

Lighting Legend

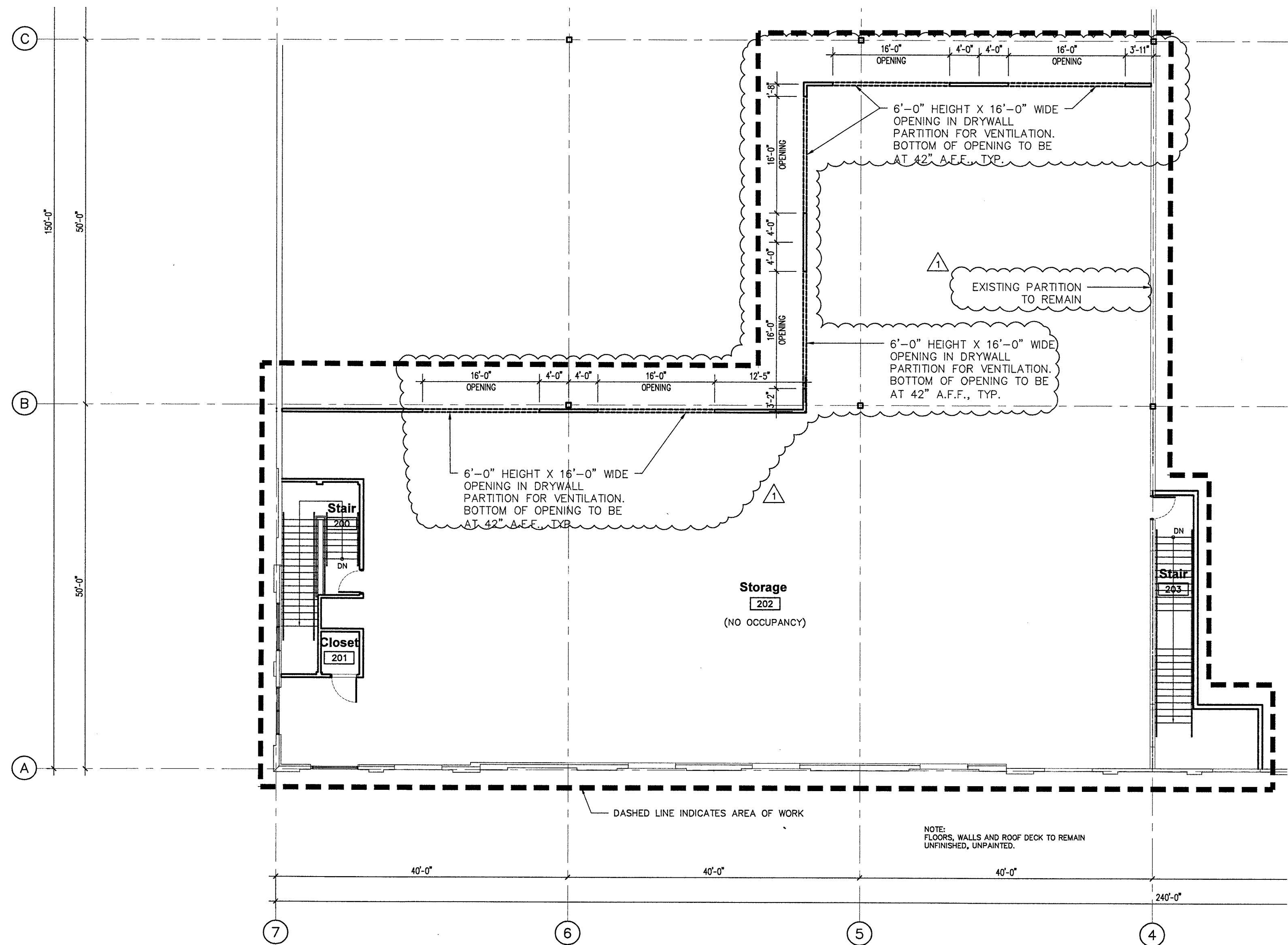
-  NEW 4' LONG LED LIGHT FIXTURE SUSPENDED AT 10' A.F.F. CONNECT TO EXISTING PANEL "HA". SPARE 20A CIRCUIT BREAKER WITH #12 IN 3/4 CONDUIT
-  EXIT SIGN (NEW)

Power Legend

-  NEW 3 W. GROUNDED DUPLEX RECEPTACLE 20 A, 150 V M.H. + 15" A.F.F.



Second Floor Lighting Plan 3/32"



Second Floor Power Plan 3/32"

Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way - Lakeside C
 Miami Lakes, FL 33016

The Graham Companies
 6543 Main Street
 Miami Lakes, FL 33014

Date	02-08-21
Commission	20063
Revisions	
04-06-21	

Abbreviations

AL.	ALUMINUM	HORZ.	HORIZONTAL
APPROX.	APPROXIMATE	HP	HIGH POINT
ARCH.	ARCHITECTURAL, ARCHITECT	INSUL.	INSULATE, INSULATION
AVG.	AVERAGE	INT.	INTERIOR
BD.	BOARD	JT.	JOINT
B.O.	BOTTOM OF	LB.	POUND
B.O.B.	BOTTOM OF BEAM	LP	LOW POINT
B.O.C.	BOTTOM OF CEILING	MAX.	MAXIMUM
BOTT.	BOTTOM	MECH.	MECHANICAL
CEM. PLS.	CEMENT PLASTER	MEMB.	MEMBRANE
CCTV	CLOSED CIRCUIT TELEVISION	MET.	METAL
CLG.	CEILING	MANF.	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	MAT.	MATERIAL
CONT.	CONTINUOUS	NIC	NOT IN CONTRACT
DIA.	DIAMETER	NO.	NUMBER
DIM.	DIMENSION	NTS	NOT TO SCALE
DN.	DOWN	PLS. LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PL	PLATE
DWG.	DRAWING	PLYWD.	PLYWOOD
E.A.	EACH	PREFAB.	PREFABRICATED
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
ELEC.	ELECTRICAL	R.	RADIUS
EMERG.	EMERGENCY	REQ.	REQUIRED
EQPT.	EQUIPMENT	REINF.	REINFORCEMENT
EQ.	EQUAL	SIM.	SIMILAR
EXH.	EXHAUST	SHT.	SHEET
EXST.	EXISTING	SPEC.	SPECIFICATION
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
E.W.	EACH WAY	SUSP.	SUSPEND, SUSPENDED
EW	ELECTRIC WATER COOLER	SYS.	SYSTEM
FD.	FLOOR DRAIN	TEMP.	TEMPERED
FIN.	FINISH	T&G	TONGUE AND GROOVE
FL	FLOOR	T.O.B.	TOP OF BEAM
FT.	FOOT	T.O.S.	TOP OF SLAB
FTG.	FOOTING	T.O.P.	TOP OF PARAPET
GA.	GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
GL.	GLASS	VERT.	VERTICAL
GYP.	GYPSONUM	W/	WITH
HC.	HOLLOW CORE	WD.	WOOD
HDW.	HARDWARE	W/O	WITHOUT
HM.	HOLLOW METAL	WWF	WIRE WELDED FABRIC

Symbol Legend

	NORTH ARROW
	DIRECTION
	SECTION NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	ELEVATION NUMBER
	FLOOR NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	FLOOR NUMBER
	PARTITION TYPE
	REVISION MARK
	TOILET ROOM ACCESSORY
	FURNITURE/EQUIPMENT INDICATOR
	LINE OF OBJECT ABOVE
	EQUIPMENT/FURNITURE N.I.C.
	HIDDEN LINE
	BOUNDARY LINE
	DEMOLITION LINE
	CENTER LINE
	PROPERTY LINE

List of Drawings

Information

- General Notes, Location Map, Key Plan Abbreviations

Architectural

- LS-1 Life Safety Ground Floor Plan
- LS-2 Life Safety Second Floor Plan
- D-1 Demolition Plan
- A-1 Ground Floor Plan
- A-2 Zone A Ground Floor Plan
- A-3 Zone B Ground Floor Plan
- A-4 Ground Reflected Ceiling Plan
- A-5 Second Floor Plan & Reflected Ceiling Plan
- A-6 Enlarged Service Yard Plan & Wall Sections
- A-7 Transversal Building Section
- A-8 Ramp Section
- A-9 Enlarged Stair Plan & Stair Sections
- A-10 Door Schedule
- A-11 Finish Schedule and Details
- A-12 Partition Types

Structural

- S-1 Foundation and Ground Floor Plan
- S-2 Second Floor Framing Plan
- S-3 Structural Notes, Schedules and Details
- S-4 Sections and Details
- S-5 Sections

Fire Sprinkler Note:

FIRE SPRINKLER SYSTEM WILL BE AS PER DESIGN AND SHOP DRAWINGS SUBMITTED BY A CERTIFIED FIRE SPRINKLER DESIGNER.

Project Summary

THIS PROJECT CONSISTS OF REUSE EXISTING OFFICES AND RESTROOMS, ADDITION OF 8,000 SF SECOND FLOOR STORAGE AREA WITHIN AN EXISTING 36,000 SF ONE STORY WAREHOUSE BUILDING.

PROPERTY ADDRESS: 14400-14420 COMMERCE WAY, LAKESIDE C, MIAMI LAKES, FL 33016

BUILDING CODE: 2020 FLORIDA BUILDING CODE.
2020 FLORIDA FIRE PREVENTION CODE, NFPA 101 2021 EDITION

EXISTING ONE STORY OFFICE WAREHOUSE BUILDING WITH FULLY AUTOMATIC FIRE SPRINKLER SYSTEM

CONSTRUCTION TYPE: 3B

ALTERATION LEVEL: LEVEL "2" ALTERATION

REHABILITATION TYPE (NFPA CH43): MODIFICATION

Legal Description:

TRACTS A AND B "MIAMI LAKES LAKESIDE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 96 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN SECT 22-52-40.

Maximum Building Area Calculations:

GROUP S-1 STORAGE AND GROUP B BUSINESS OCCUPANCY (CURRENTLY PROPOSED SHELL BUILDING 10% OFFICE AND 90% WAREHOUSE STORAGE)

GROUP S-1 STORAGE, 90% OF 42,000 AT 1 PERSON PER 500 SF	=84 PEOPLE
GROUP B BUSINESS OCCUPANCY, 2,000 AT 1 PERSON PER 150 SF	=14 PEOPLE
TOTAL	98 PEOPLE

ALLOWABLE AREA PER FBC TABLE 506.2 104,000 SF

PROPOSED BUILDING AREA 44,000 SF

ALLOWABLE STORIES ABOVE GRADE PER TABLE 504.4: 4 STORIES (COMPLIES)

ALLOWABLE HEIGHT IN FEET PER TABLE 504.3a: 55 FEET (COMPLIES)

FIRE RESISTANT RATING REQUIREMENT FOR BUILDING ELEMENTS (HOURS) TYPE IIIB CONSTRUCTION:

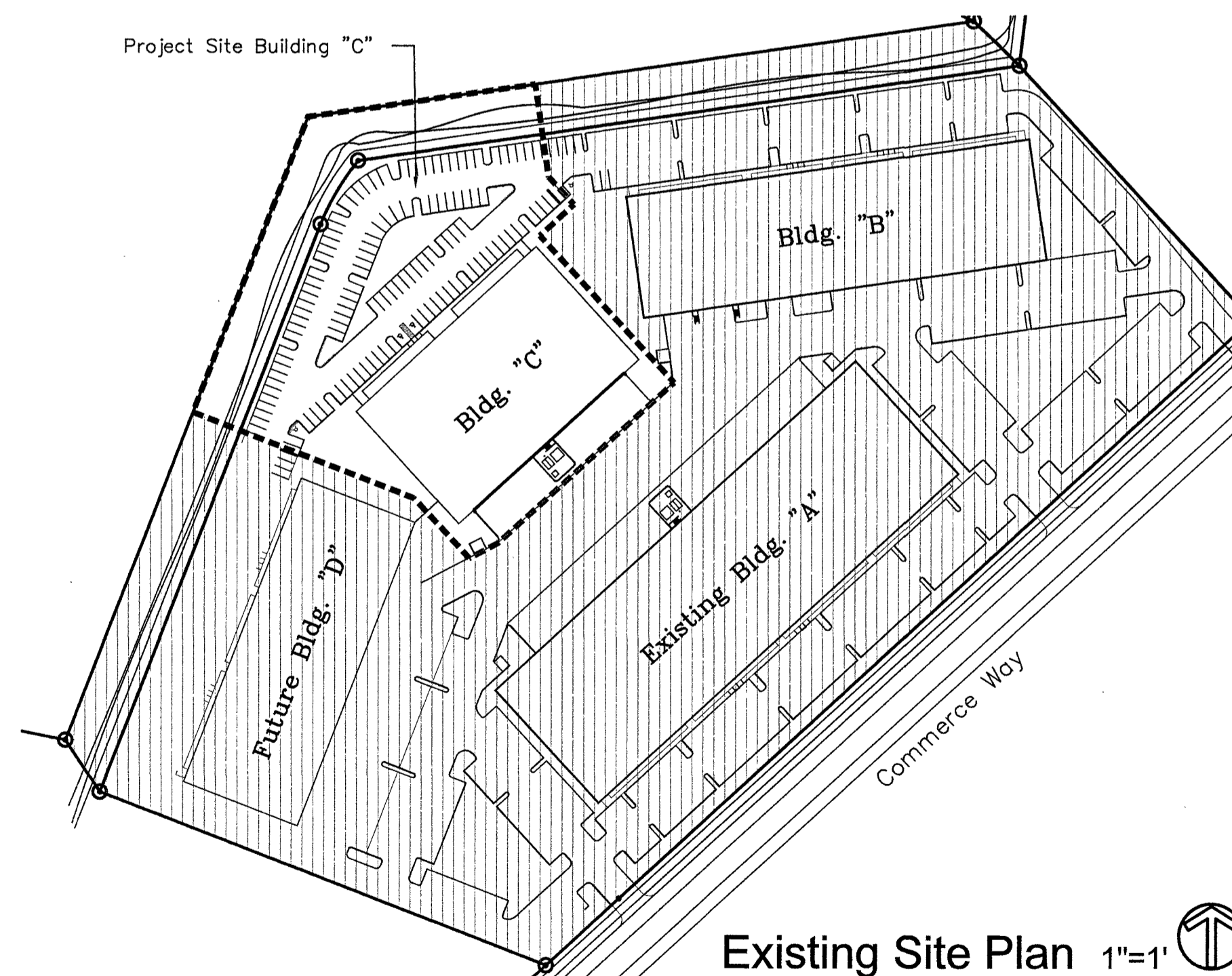
- EXTERIOR BUILDING WALLS: 2 HOURS (COMPLIES)
- FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0 HOUR
- ROOF CONSTRUCTION: 0 HOUR
- PRIMARY STRUCTURAL FRAME: 0 HOUR

Life Safety Summary

OCCUPANCY : NO OCCUPANCY, ONLY STRUCTURAL IMPROVEMENTS (SEE SHEETS LS-1 AND LS-2)

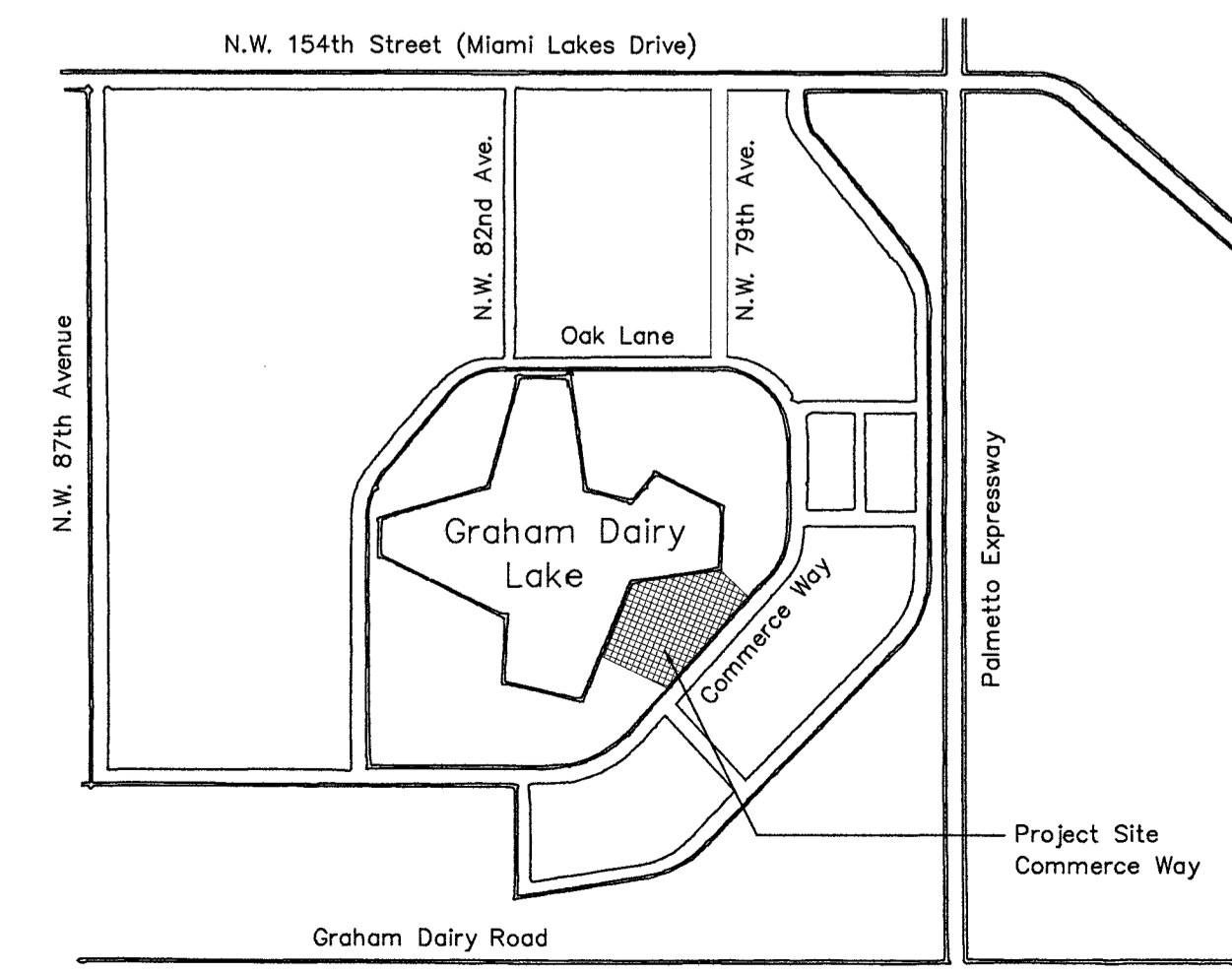
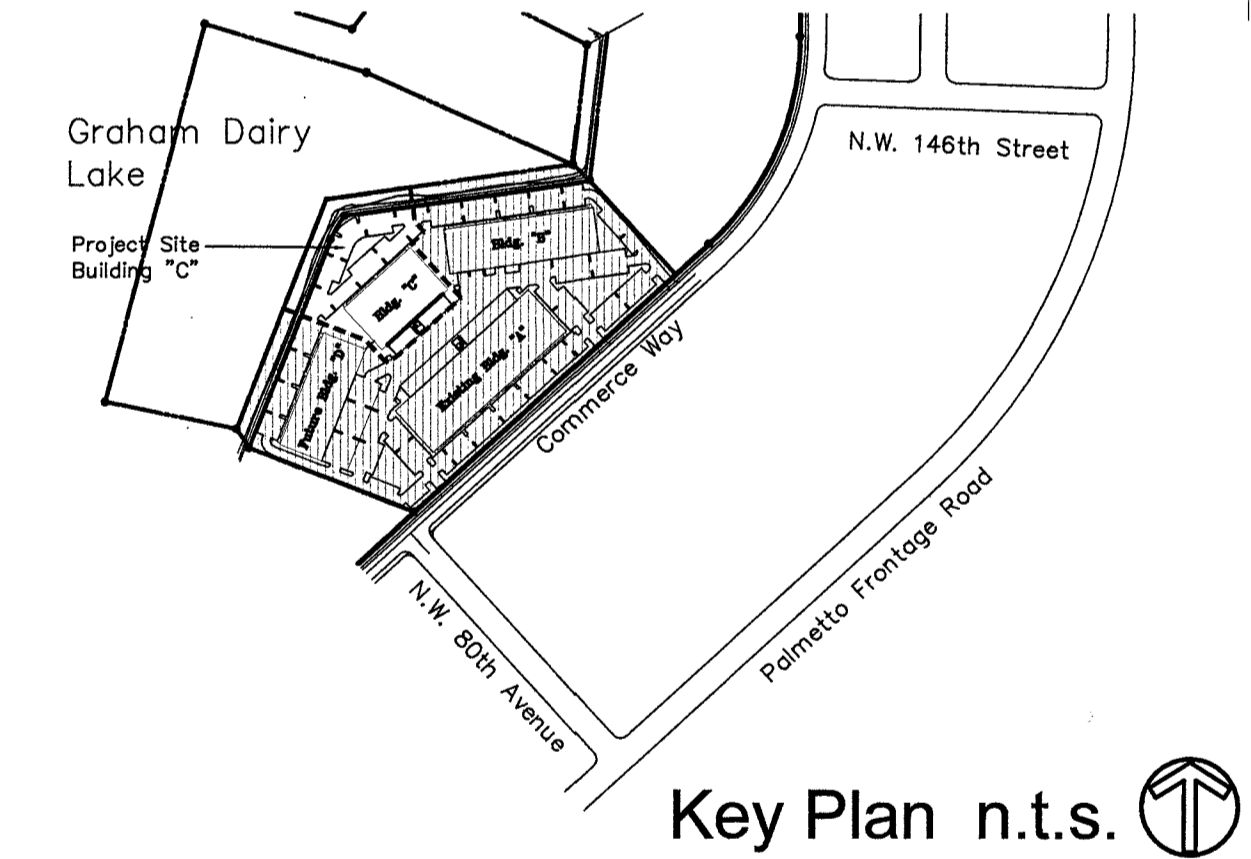
TRAVEL DISTANCES TO EXITS ARE LESS THAN 400' FOR S AND 300' FOR B USE (COMPLIES)

COMMON PATH OF TRAVEL IS LESS THAN 100' FOR S AND B USE (COMPLIES)



Zoning & Parking Summary

ZONING CLASSIFICATION: IU-C	
EXISTING PARKING SUMMARY - BUILDING "C":	
REQUIRED:	50 SPACES
(FUTURE BUSINESS)	8,000 SF/300 = 27 SPACES
(STORAGE - FIRST 10,000 SF)	10,000 SF/1,000 = 10 SPACES
(STORAGE - AFTER 10,000 SF)	26,000 SF/2,000 = 13 SPACES
(ACCESSIBLE)	(2 SPACES)
PROVIDED:	124 SPACES
STANDARD	122 SPACES
ACCESSIBLE	2 SPACES



FORBES ARCHITECTS

architecture
interior planning
retail design
space planning
construction management

1500 Douglas Road
Suite 200
Coral Gables, Florida 33146
Tel: 305-444-8888
Fax: 305-444-8888
Florida registration
no. AA-000104

John Roberts Forbes
AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS
AND EXHIBITS SHALL BE THE PROPERTY OF
FORBES ARCHITECTS, P.A. AND SHALL REMAIN THE
PROPERTY OF FORBES ARCHITECTS, P.A. UNLESS
THE PROJECT FOR WHICH THEY ARE PREPARED
IS EXPLICITLY OR IMPLICITLY TRANSFERRED TO
ANOTHER PARTY. THE OWNER AND/OR
TENANT SHALL ONLY BE PERMITTED TO REPRODUCE
OR COPY THESE DRAWINGS, SCHEDULES,
SPECIFICATIONS AND EXHIBITS FOR INFORMATION
AND REFERENCE. THE ORIGINAL
DRAWINGS, SCHEDULES AND EXHIBITS FOR
INFORMATION AND REFERENCE SHALL NOT BE
USED BY THE OWNER AND/OR TENANT ON OTHER
PROJECTS WITHOUT THE WRITTEN AND
APPROPRIATE COMPENSATION TO FORBES
ARCHITECTS, P.A. OR FORBES ARCHITECTS,
P.A. RIGHTS RESERVED.

Project: Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 33016

Owner: The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

Date: 02-08-21
Commission: 20063
Revisions:

Sheet: i
of



John Roberts Forbes
 A.R.C.C. 090810

OWNERSHIP AND USE OF THE DOCUMENTS
 THESE DRAWINGS, SCHEDULES, SPECIFICATIONS
 AND EXPRESSED DEED AS INSTRUMENTS OF
 SERVICE ARE AND SHALL REMAIN THE
 PROPERTY OF FORBES ARCHITECTS. NOTHING
 IN THESE DRAWINGS OR SCHEDULES SHALL
 BE REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC,
 MECHANICAL, PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
 PERMISSION OF FORBES ARCHITECTS. THESE
 DRAWINGS, SCHEDULES, SPECIFICATIONS AND
 EXPRESSED DEED AS INSTRUMENTS OF
 SERVICE SHALL NOT BE USED BY THE OWNER
 AND/OR TENANT ON OTHER PROJECTS FOR
 ADDITION TO THIS PROJECT OR FOR
 CONSTRUCTION OF THE PROJECT OTHER
 THAN AS SPECIFICALLY NOTED AND WITH
 ARCHITECTURAL CONTROL BY JOHN ROBERTS
 FORBES, INC. OR FORBES ARCHITECTS.
 ALL RIGHTS RESERVED.

LIFE SAFETY SUMMARY - GROUND LEVEL
 OCCUPANT LOAD CALCULATIONS, SEPARATION REQUIREMENTS, AND NUMBER OF EXITS
 BUILDING HAS A FULLY AUTOMATIC SPRINKLER SYSTEM.

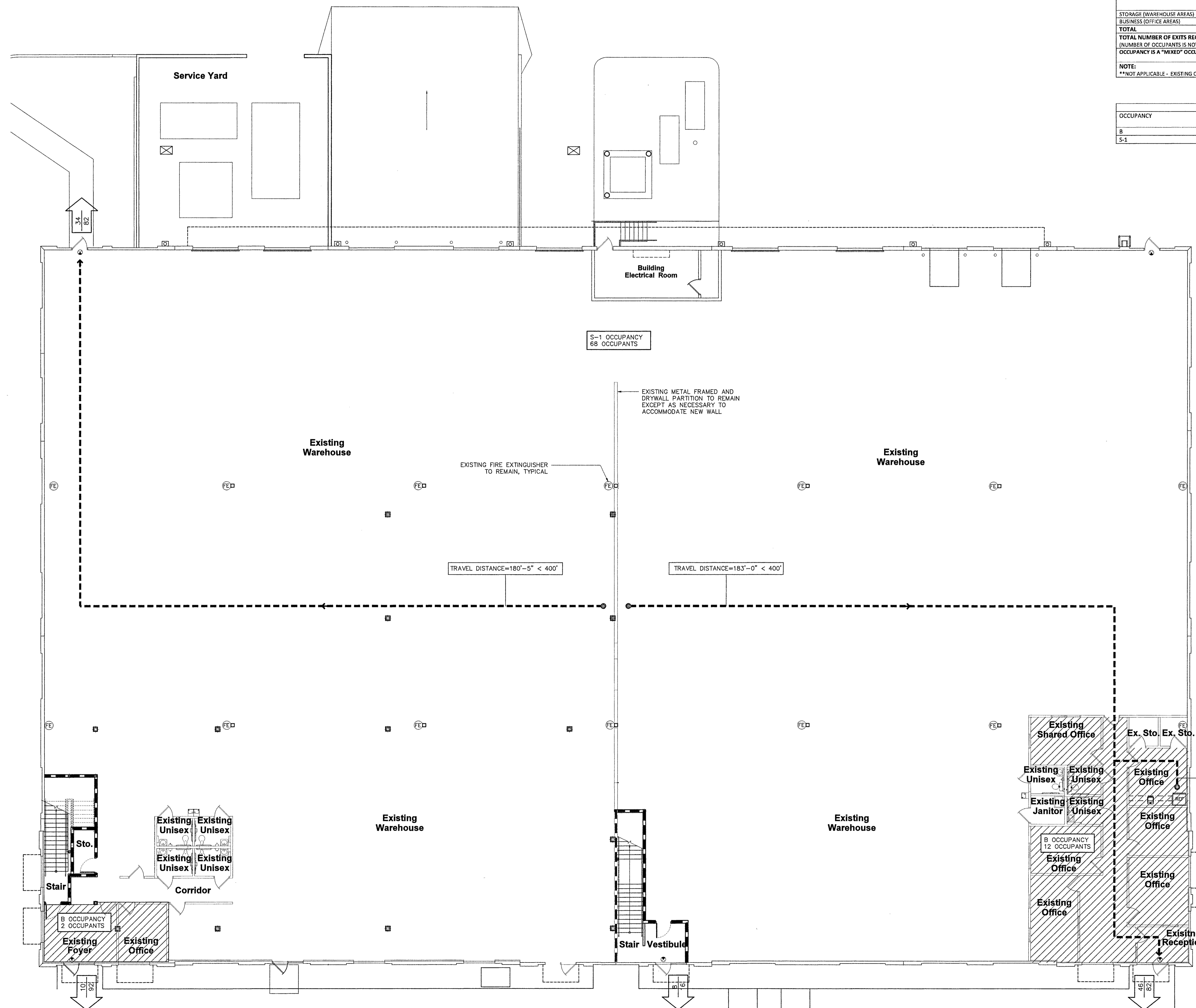
SPACE	OCCUPANCY	AREA (GSF)	AREA/OCC. FACTOR FBC TABLE 1004.5; NFPA 101 TABLE 7.3.1.2 (OCC/GSF)	OCCUP. LOAD	REQUIRED SEPARATION
STORAGE (WAREHOUSE AREAS)	S-1	34000	500	68	**
BUSINESS (OFFICE AREAS)	B	2000	150	14	**
TOTAL		36100		82	

TOTAL NUMBER OF EXITS REQUIRED FOR OCCUPANT LOAD OF 82: 2 EXITS (FBC 1021.2), 8 EXITS PROVIDED
 (NUMBER OF OCCUPANTS IS NOT BETWEEN 501 TO 1000 WHICH WOULD REQUIRE 3 EXITS PER FBC 1021.2.4)
 OCCUPANCY IS A "MIXED" OCCUPANCY PER NFPA 101.6.1.1.4.

NOTE:
 **NOT APPLICABLE - EXISTING OFFICE IS INCIDENTAL TO PRIMARY STORAGE AREA IN ACCORDANCE WITH NFPA 101 6.1.14.1.3.

TRAVEL DISTANCE CRITERIA

OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM TABLE FBC 1017.2	COMMON PATH OF TRAVEL WITH SPRINKLER SYSTEM FBC TABLE
B	300'	100'
S-1	400'	100'



Life Safety Legend

- CUMULATIVE NO. OF OCCUPANTS ALONG THIS REQUIRED PATH OF EGRESS
- DIRECTION OF REQUIRED EGRESS NO. OF OCCUPANTS THIS ROOM
- TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- FIRE EXTINGUISHER
- EXIT SIGN
- EMERGENCY LIGHT FIXTURE WITH BATTERY BACK-UP
- 1 HR. FIRE RATED PARTITION

Notes

1. INTERIOR RENOVATION IN EXISTING ONE STORY BUILDING, TYPE 3B CONSTRUCTION, ALTERATION LEVEL 2.
2. EXISTING SPACE DOES HAVE A SPRINKLER SYSTEM AND A FIRE ALARM SYSTEM.
3. PROVIDE ONE - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL, TOP OF EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
 $32,000/3000 = 11$
 11 FIRE EXTINGUISHERS REQUIRED
4. ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE CAULK OR PUTTY, INSTALL AS PER MANUFACTURER'S SPECS.
5. CONTRACTOR TO PROVIDE A MINIMUM 1 HOUR FIRE RATING AT ALL OPENINGS/ PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.

Baptist Pharmacy Warehouse
 Improvements
 14400-14420 Commerce Way - Lakeside-C
 Miami Lakes, FL 33016

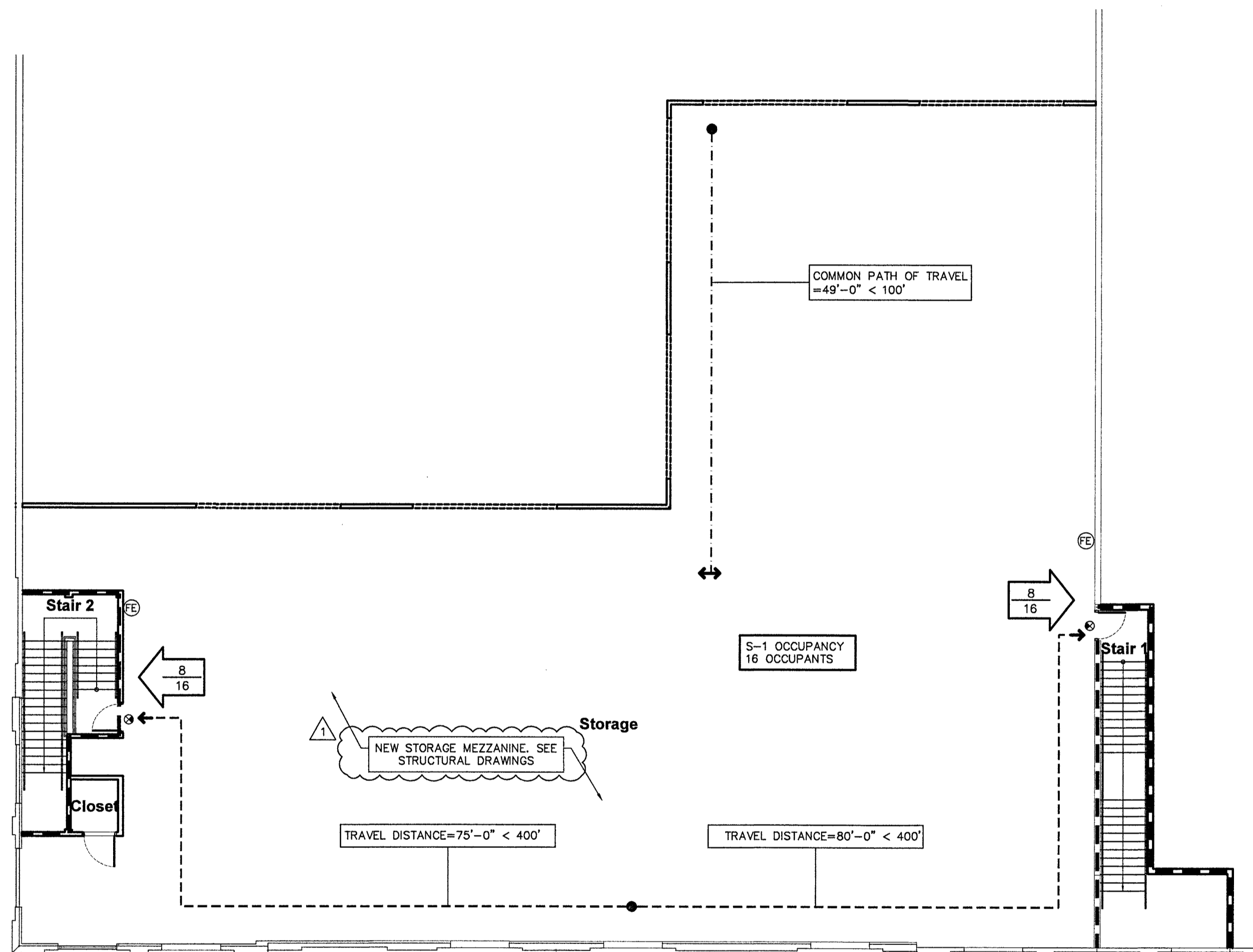
The Graham Companies
 6843 main Street
 Miami Lakes, FL 33014

Date
 02-08-21
 Commission
 20063
 Revisions

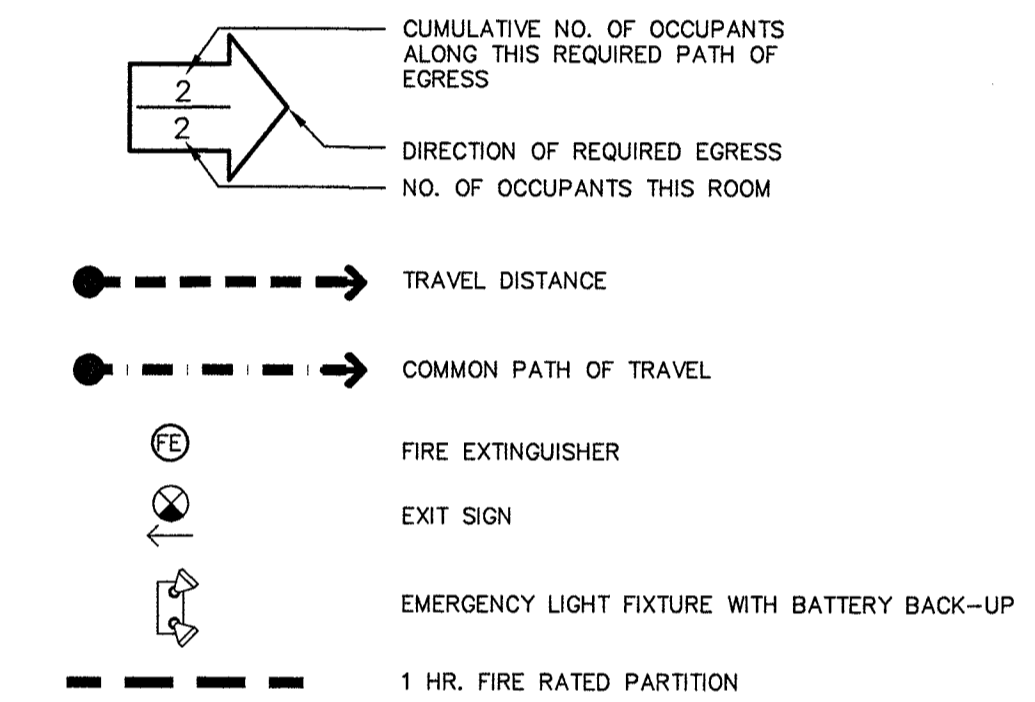
Sheet
LS-1
 of

LIFE SAFETY SUMMARY - SECOND LEVEL					
OCCUPANT LOAD CALCULATIONS, SEPARATION REQUIREMENTS, AND NUMBER OF EXITS					
BUILDING HAS A FULLY AUTOMATIC SPRINKLER SYSTEM.					
SPACE	OCCUPANCY	AREA (GSF)	AREA/OCC. FACTOR FBC TABLE 10M.1.2 (OCC/GSF)	OCCUP. LOAD	REQUIRED SEPARATION TO ADJACENT
STORAGE (WAREHOUSE AREA)	S-1	8000	500	16	NA
TOTAL				16	
TOTAL NUMBER OF EXITS REQUIRED FOR OCCUPANT LOAD OF 12 : 2 EXITS REQUIRED (FBC 1006.2.1); 2 EXITS PROVIDED					

TRAVEL DISTANCE CRITERIA		
OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM FBC TABLE 1017.2	COMMON PATH OF TRAVEL WITH SPRINKLER SYSTEM FBC TABLE 1006.2.1
S-1	400'	100'



Life Safety Legend



Notes

- INTERIOR RENOVATION IN EXISTING ONE STORY BUILDING, TYPE 3B CONSTRUCTION, ALTERATION LEVEL 2.
- EXISTING SPACE DOES HAVE A SPRINKLER SYSTEM AND DOES NOT HAVE A FIRE ALARM SYSTEM.
- PROVIDE ONE - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT., MAX. 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
32,000/3000 = 11
11 FIRE EXTINGUISHERS REQUIRED
- ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE CAULK OR PUTTY, INSTALL AS PER MANUFACTURER'S SPECS.
- CONTRACTOR TO PROVIDE A MINIMUM 1 HOUR FIRE RATING AT ALL OPENINGS/ PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.

Life Safety Second Floor Plan 3/32"

John Roberts Forbes
AR0009810

OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE THE SOLE PROPERTY OF FORBES ARCHITECTS. THE PROPERTY OF FORBES ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXISTING OR NEW. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR TENANT ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORBES ARCHITECTS. PROJECT NO. 2021-001. FORBES, INC. © FORBES ARCHITECTS. ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 33016

The Graham Companies
6843 main Street
Miami Lakes, FL 33014

Date
02-08-21
Commission
20063
Revisions
04-08-21

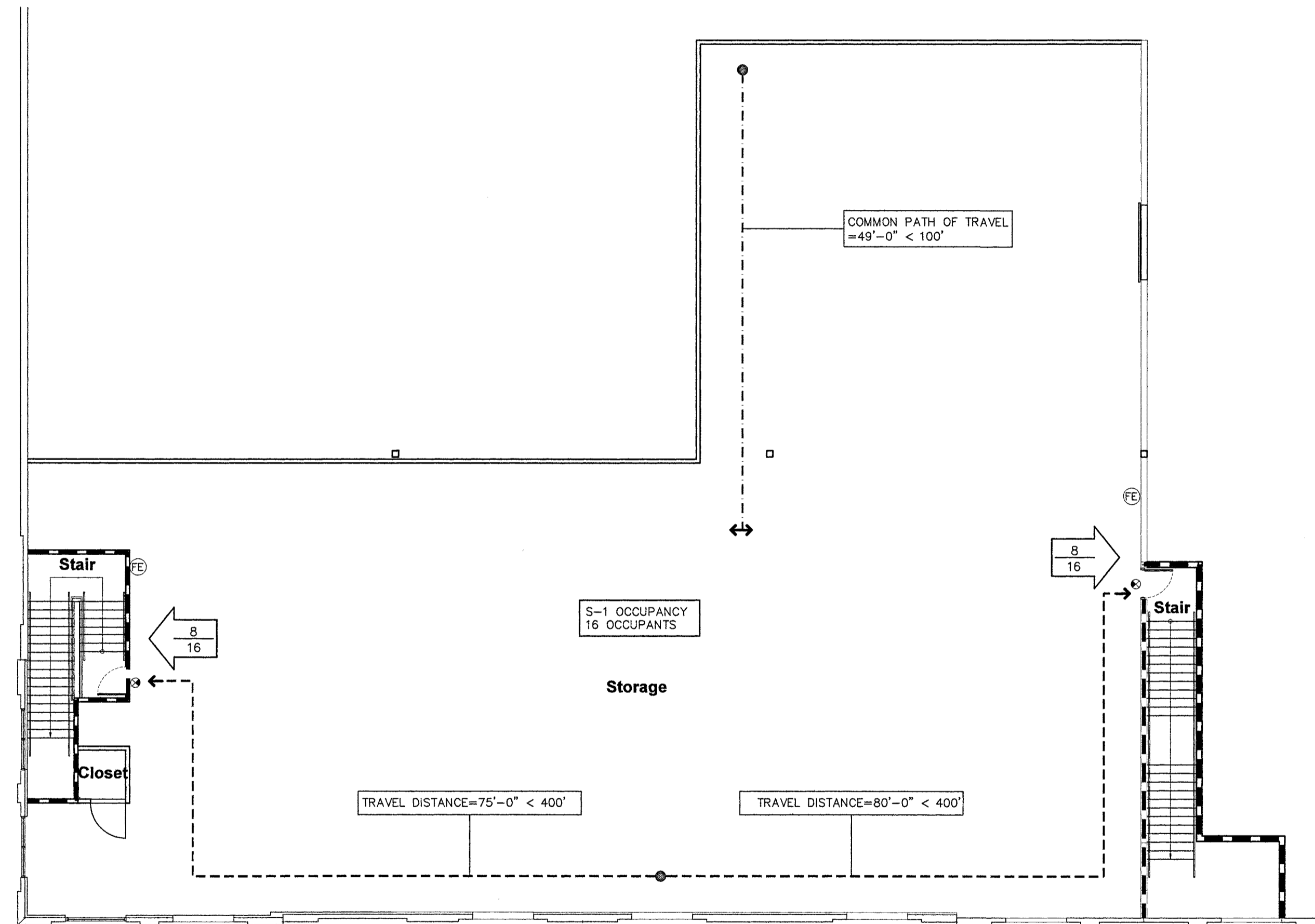


John Roberts Forbes
AR0009810

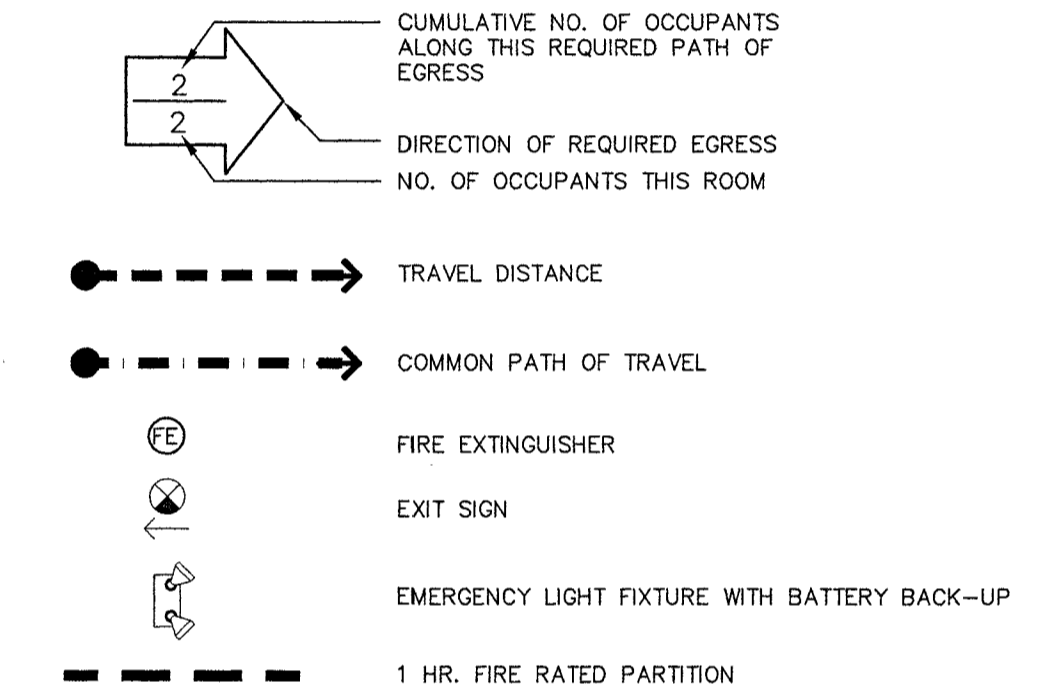
OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SCHEDULES, SPECIFICATIONS AND EXHIBITS SHALL BE THE PROPERTY OF FORBES ARCHITECTS. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS FACULTY OR NOT, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, SPECIFICATIONS AND EXHIBITS FOR INFORMATION AND REFERENCE. THE DRAWING, SCHEDULES, SPECIFICATIONS AND EXHIBITS SHALL NOT BE USED BY THE OWNER AND/OR CONTRACTOR ON OTHER PROJECTS FOR ANY PROJECT WITHOUT THE WRITTEN AND APPROPRIATE COMPENSATION TO FORBES ARCHITECTS. COPYRIGHT © 2006, JOHN ROBERTS FORBES ARCHITECTS. ALL RIGHTS RESERVED.

LIFE SAFETY SUMMARY - SECOND LEVEL					
OCCUPANT LOAD CALCULATIONS, SEPARATION REQUIREMENTS, AND NUMBER OF EXITS					
BUILDING HAS A FULLY AUTOMATIC SPRINKLER SYSTEM.					
SPACE	OCCUPANCY	AREA (GSF)	AREA/OCC. FACTOR FBC TABLE 1004.1.2 (OCC/GSF)	OCCUP. LOAD	REQUIRED SEPARATION TO ADJACENT
STORAGE (WAREHOUSE AREA)	S-1	8000	500	16	NA
TOTAL				16	
TOTAL NUMBER OF EXITS REQUIRED FOR OCCUPANT LOAD OF 12 : 2 EXITS REQUIRED (FBC 1006.2.1); 2 EXITS PROVIDED					

TRAVEL DISTANCE CRITERIA			
OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM FBC TABLE 1017.2	COMMON PATH OF TRAVEL WITH SPRINKLER SYSTEM FBC TABLE 1006.2.1	
S-1	400'	100'	



Life Safety Legend



Notes

- INTERIOR RENOVATION IN EXISTING ONE STORY BUILDING, TYPE 3B CONSTRUCTION, ALTERATION LEVEL 2.
- EXISTING SPACE DOES HAVE A SPRINKLER SYSTEM AND A FIRE ALARM SYSTEM.
- PROVIDE ONE - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT. MAX. 75 FT. OF TRAVEL - TOP OF EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FINISH FLOOR.
8,000/3000 = 3
3 FIRE EXTINGUISHERS REQUIRED
- ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE CAULK OR PUTTY, INSTALL AS PER MANUFACTURER'S SPECS.
- CONTRACTOR TO PROVIDE A MINIMUM 1 HOUR FIRE RATING AT ALL OPENINGS/ PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.

Life Safety Second Floor Plan 3/32"

Baptist Pharmacy Warehouse

Improvements
14400-14420 Commerce Way - Lakeside-C
Miami Lakes, FL 33016
The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

Project:
Owner:

Date
02-08-21
Commission
20063
Revisions

Sheet
LS-2
of

VENTILATION EQUIPMENT SCHEDULE - NORTH

MARK	EF-1	EF-2 THRU 5	IV-1,2
LOCATION	ROOF	CEILING	ROOF
SYSTEM/AREA SERVED	WAREHOUSE	RESTROOMS	WAREHOUSE
MANUFACTURER	COOK	COOK	COOK
MODEL NUMBER	ACE100C3B	GC-144	GI 12x12
WEIGHT (LBS) APPROX.	90	25	120
SYSTEM TYPE	EXHAUST	EXHAUST	INTAKE
DESIGN CFM SETTING	1,000	50	500
E.S.P. (IN WATER)	0.25	0.50	0.15
FAN TYPE	CENTRIFUGAL	CENTRIFUGAL	GRAVITY

PACKAGE ROOFTOP A.C. UNIT SCHEDULE - NORTH

UNIT DESIGNATION	RTU-1
UNIT MANUFACTURER	YORK
MODEL NUMBER	ZJ048E07
NOMINAL CAPACITY	TON 4.0
EER/SEER	13.0
LOCATION	ROOF
AREA SERVED	OFFICES
TOTAL AIR SUPPLY	CFM 1,600
OUTSIDE AIR SUPPLY	CFM 220
TOTAL COOLING CAPACITY	* F 95 / 50

WAREHOUSE VENTILATION CALCULATIONS - NORTH

- WAREHOUSE AREA:**
TOTAL AREA: 16,548 SF
- VENTILATION REQUIREMENTS:**
F.M.C. TABLE : 16,548 SF x 0.05 CFM / SF = 827 CFM
PROVIDED THROUGH (1) ONE ROOF FAN WITH A TOTAL OF 1,000 CFM. SEE FAN SCHEDULE FOR DETAILS.
- OUTSIDE AIR INTAKE:**
WAREHOUSE: 1,000 CFM @ 750 FPM
191 SQ. IN. OF FREE AREA REQUIRED
PROVIDED THROUGH TWO ROOF VENTILATORS WITH A 12" x 12" THROAT EA. (144 SQ. IN. OF FREE INTAKE AREA) FOR A TOTAL FREE INTAKE AREA OF 288 SQ. IN. SEE SCHEDULE FOR DETAILS.

VENTILATION EQUIPMENT SCHEDULE - SOUTH

DESIGNATION	EF-1B	EF-2B
QUANTITY (VERIFY)	SEE PLAN	SEE PLAN
USE	EXHAUST	EXHAUST
LOCATION	CLG.	ROOF
AREA SERVED	RESTROOM	WHSE
MANUFACTURER	GREENHECK	GREENHECK
MODEL NO.	SP-BB0	GB-200
F A N	BELT DRIVE	BELT DRIVE
TYPE	CENTRIFUGE	CENTRIFUGE
AIR FLOW (C.F.M.)	50	5,300

WAREHOUSE VENTILATION - SOUTH

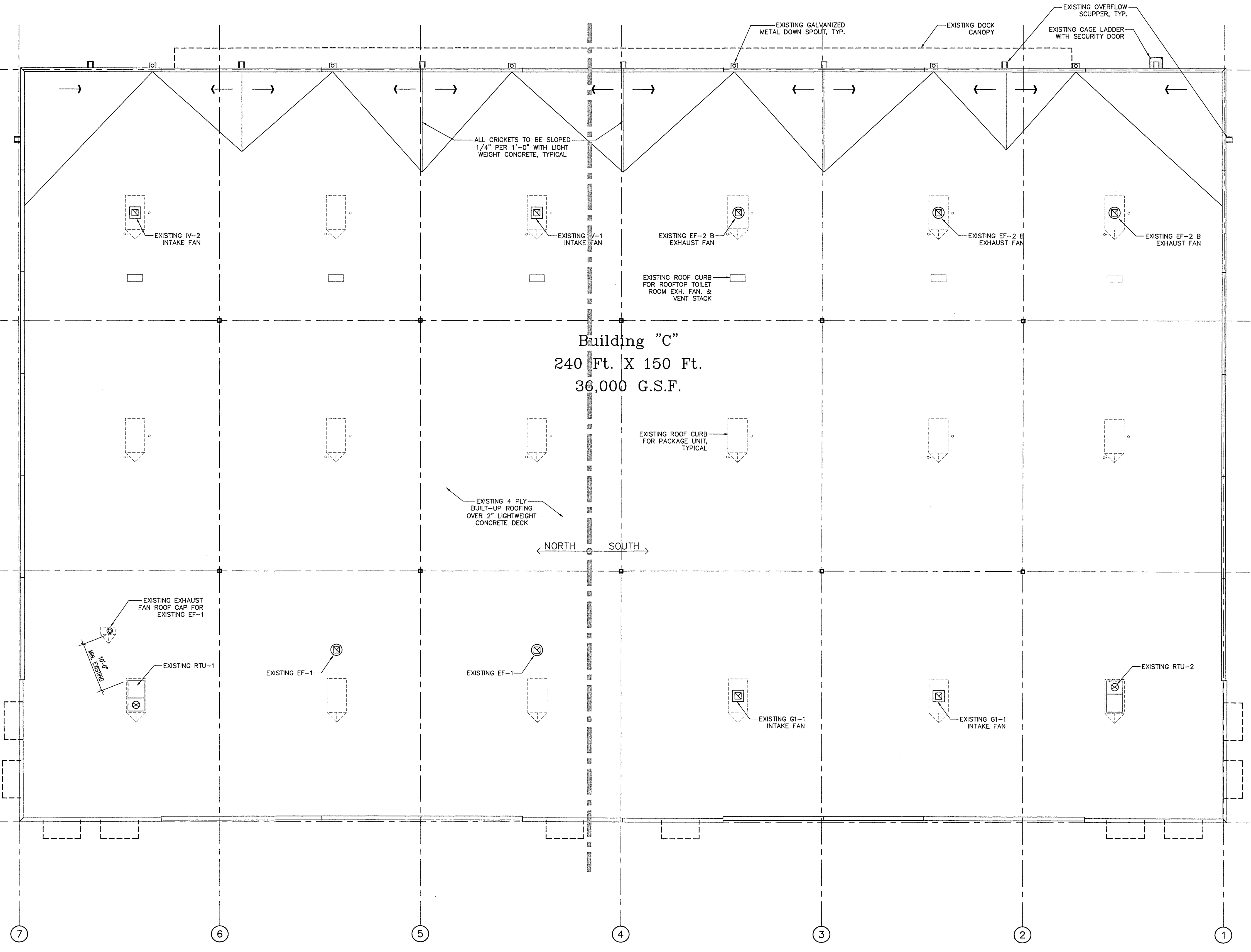
WHSE. VOLUME	17,486	Sq. Ft. x 21 H =	472,122	Cubic Ft.		
OFFICE VOLUME	1751	Sq. Ft. x 9 H =	15,760	Cubic Ft.		
WHSE. NET VOLUME	WHSE. VOLUME - OFFICE VOLUME					
	472,122	Cubic Ft. -	15,760	Cubic Ft. =	456,362	Cubic Ft.
	456,362	Cubic Ft. / 30 Min. =	15,212	CFM		
	PROVIDE 3 EXHAUST FAN @ 5,300 CFM EACH					

PACKAGE ROOF TOP SCHEDULE - SOUTH

DESIGNATION	RTU-2J
QUANTITY	1
USE	COOL-HEAT
LOCATION	ROOF
AREA SERVED	OFFICE
MANUFACTURER	TRANE
MODEL No.	THC06TE4RB
R A T I N G S	
NOMINAL SIZE, TONS	6.0
GRAND TOTAL CAPACITY, MBH @80/67	71.75
TOTAL SENSIBLE CAPACITY, MBH @ 80/67	62.71
TOTAL HEATING CAPACITY, MBTUH.	23,120
GRAND TOTAL CAPACITY, MBH @80/67	-
TOTAL SENSIBLE CAPACITY, MBH @ 80/67	-
TOTAL HEATING CAPACITY, MBTUH.	-

NOTE:
ALL ROOF TOP AIR CONDITIONING AND VENTILATION ARE EXISTING TO REMAIN AS IS.

Mechanical Roof Plan 3/32"





**Department of Regulatory and Economic Resources
Impact Fee Assessment**

Process Number: M2021007370-0

Batch:

Collection Number:

Folio: 3220220420010

Site Address: 14400 COMMERCE WAY

CP*: N

Assessment Date: 02/19/2021

Fee Payer:

Disclaimer Note: *ROAD/FIRE/POL/PKS impact fees
will increase on 10/1/2019*

Online Payment available at:

CP*: Exempt from Public Records 119.071 Florida Statutes
Y: Exempt
N: No Exempt
Blank: No info

<https://www8.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx>

Payment can be made by Credit Card, Cash, Check or Cashiers's Check

Payable to Miami Dade County

Fee Type	Dist Id	Category Code	Cat Suffix	Category Description	Units	Fee	Extended Amount
FIRE							
	2.0	2006	00	INDUSTRIAL/WAREHOUSE	8,000	\$1.4476	\$11,580.80
POLC							
	1.0	3002	00	NON-RESIDENTIAL	8,000	\$0.4049	\$3,239.20
ROAD							
	3.0	150	00	WAREHOUSING	8,000	\$5.2916	\$42,332.80

Assessment Total Amount: \$57,152.80

Deferral Amount: \$0.00

Current Balance Due: \$57,152.80

T JONES @ FAMIAMI.COM

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS

THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

M2021007370 3221007370 PL2021-0483

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS	Job Address <u>14406-14420 Commerce Way</u>		CONTRACTOR INFORMATION	Contractor No. <u>CGC 1522043</u>	
	Folio <u>32-222-042-0010</u> <u>LAKESIDE 'C'</u>			Last four (4) digits of Qualifier No. <u>9229</u>	
TYPE OF IMPROVEMENTS	<input type="checkbox"/> New Construction on Vacant Land		<input type="checkbox"/> Demolish		OWNER'S NAME
	<input checked="" type="checkbox"/> Alteration Interior		<input type="checkbox"/> Shell Only		
	<input type="checkbox"/> Alteration Exterior		<input type="checkbox"/> Addition Attached		
	<input type="checkbox"/> Relocation of Structure		<input type="checkbox"/> Addition Detached		
PERMIT TYPE	<input checked="" type="checkbox"/> MBLD* Category <u>01</u>		<input type="checkbox"/> Chg. Contractor		ARCHITECT / ENGINEER
	<input type="checkbox"/> MELE		<input type="checkbox"/> Re-Issue		
PERSON TO PICK UP PLANS	Name <u>FORBES ARCHITECTS (TIM JONES)</u>		<input type="checkbox"/> Re-Stamp		FIRE SPECIAL REQUEST PLAN REVIEW (SRI)
	Address <u>1500 S DOUGLAS RD.</u>		<input type="checkbox"/> Revision		
City <u>CORAL GABLES</u> State <u>FL</u> Zip <u>33134</u>		City <u>MIAMI LARG</u> State <u>FL</u> Zip <u>33014</u>		I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.	
Phone <u>404.932.6288</u>		Phone <u>305-881-1180</u>		1st Request: <u>TIM JONES</u> Date: <u>2/16/21</u>	
1st Request: _____ Date: _____		2nd Request: _____ Date: _____		2nd Request: _____ Date: _____	
3rd Request: _____ Date: _____		3rd Request: _____ Date: _____		3rd Request: _____ Date: _____	
<p>If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.</p>					

EXTERIOR ALTERATION STRUCTURE & LIMITED INTERIOR ALTERATION AS SHOWN

OPR REVIEW / SRI REVIEW

F O R B E S A R C H I T E C T S

April 06, 2021

Miami-Dade County Building Department/Town of Miami Lakes
HAND DELIVERED

Re:

Baptist Pharmacy Warehouse

Plan Review Comments

Process Number: MDC: M2021007370

TOML:

**Job Address: 14400 Commerce Way – Lakeside C
Miami Lakes, FL. 30016**

To Whom It May Concern,

We received plan review comments from Miami-Dade County and Town of Miami Lakes, and we are providing the following responses in bold type face below.

FIRE - Robert Simmons

1. Provide an E page showing all emergency and exit lighting throughout. Also show emergency lighting in proposed exit enclosures.

RESPONSE:

See new E sheets E-1, E-2, and E-3.

2. Indicate on plans if the building has a fire alarm system. If so provide a fire alarm device relocation plan as part of the master set.

RESPONSE:

The building does not have a fire alarm system. See note 2 on sheets LS-1 and LS-2 stating same.

3. Provide a note on the door schedule page A-10. "ALL ACCESS CONTROLLED DOORS SHALL HAVE FIRE EGRESS FROM THE EGRESS SIDE OF DOOR AT ALL TIMES".

RESPONSE:

See sheet A-10 for added note "i".

4. If building is equipped with a fire alarm system, access control system must be submitted under separate plans and permit.

RESPONSE:

The building does not have a fire alarm system.

John R. Forbes Digitally signed
by John R.
Forbes
Date: 2021.04.08
12:32:07 -04'00'

1500 Ponce de Leon Boulevard
Suite 200
Coral Gables, Florida 33146
305.446.0849 • 305.444.5557 fax

Florida Registration
AA-F000104
www.famiami.com

American Institute of Architects • National Association of Industrial & Office Properties

DERM ASBESTOS - Ariel Carballo

1. Submit an asbestos survey from a Florida-licensed asbestos consultant, Florida statues 469.001-015. It is required when the 'surface area' being impacted by the proposed work is at least 160 sq. ft. or 260 linear feet of suspect asbestos containing materials.

RESPONSE:

The asbestos survey will be provided under separate cover.

DERM CORE - Grace Moya

1. Provide a list of all the uses within the building with the respective square footages.

RESPONSE:

The building is not currently occupied. For the purpose of this permit application, we are keeping the current Storage Use in warehouse areas and the existing offices shown in plan will remain as Business Use. This is noted in the top right on "i" sheet under Project Summary. See also note stating "currently proposed shell building" under Maximum Building Calculations in "i" sheet.

See sheets LS-1 and LS-2 in top right table for respective square footages (Level 1: 34,000 s.f. Storage and 2000 s.f. Office; Level 2: 8,000 s.f. Storage).

2. Please clarify and show on plans the intended use for this facility; show if any manufacturing, fabrication or any processing will occur on site that could generate any hazardous waste. A sewer allocation letter may be required for this project, pending information.

RESPONSE:

See response to item 1 above. No manufacturing, fabrication or any processing will occur on site and no hazardous waste will be generated.

DERM INDUSTRIAL - Marta March

1. Provide a detailed description of all operations taking place as per sheet A-1 (warehouse, storage, service yard, etc.).

RESPONSE:

The building is not currently occupied. For the purpose of this permit application, we are keeping the current Storage Use in warehouse areas and the existing offices shown in plan will remain as Business Use. This is noted in the top right on "i" sheet under Project Summary. See also note stating "currently proposed shell building" under Maximum Building Calculations in "i" sheet.

See sheets LS-1 and LS-2 in top right table for respective square footages (Level 1: 34,000 s.f. Storage and 2000 s.f. Office; Level 2: 8,000 s.f. Storage).

2. List on plans all unused (fresh) materials to be used at this facility. Call on plans the size and location of the containers in gallons, for each product to be stored and/or used on site. Provide details on plans and modify accordingly.

RESPONSE:

There will be no materials within the building since the building is currently unoccupied.

3. List on plans the waste generated for this facility by the process/cleaning/maintenance operations. Call on plans the size of the containers in gallons to store each type of waste generated and method of waste disposal.

RESPONSE:

No manufacturing, fabrication or any processing will occur on site and no hazardous waste will be generated.

4. Make provisions to provide secondary containment for all fresh (unused) hazardous materials and hazardous waste to be generated and stored in containers 55 gallons or greater in capacity. Provide secondary containment volume calculation showing the net spill containment capacity. The secondary containment must be capable to contain 110% of the largest container. Plans must show the following:
 - a. Location and dimensions of the secondary containment area.
 - b. Material of construction (concrete, stainless steel, etc) Include any coating to be used on contained or dikes area (required for concrete containment storing oil products)
 - c. Number, size and dimensions of containers proposed to be stored within each area.
 - d. Containment area volume calculation, taking into consideration the volume occupied by the other containers within the same area (net volume).

RESPONSE:

No manufacturing, fabrication or any processing will occur on site and no hazardous waste will be generated.

5. If drums or containers will be stored over spill containment pallets then show on plans the location of the pallets, call on plans the manufacturer's name and model number and provide the manufacturer's specifications of the spill containment pallets. Provide details on plans and modify accordingly.

RESPONSE:

No manufacturing, fabrication or any processing will occur on site and no hazardous waste will be generated.

WASA - Aileen Garcia

1. Include proposed use of spaces in the building with respective sq. ft. on plans.

RESPONSE:

The building is not currently occupied. For the purpose of this permit application, we are keeping the current Storage Use in warehouse areas and the existing offices shown in plan will remain as Business Use. This is noted in the top right on "i" sheet under Project Summary. See also note stating "currently proposed shell building" under Maximum Building Calculations in "i" sheet.

See sheets LS-1 and LS-2 in top right table for respective square footages (Level 1: 34,000 s.f. Storage and 2000 s.f. Office; Level 2: 8,000 s.f. Storage). No manufacturing, fabrication or any processing will occur on site and no hazardous waste will be generated.

FLOOD - Angel Rivas

1. Provide an elevation certificate and survey less than one year old. The elevation certificate should comply with the requirements of FEMA and flood ordinance 10-122 of the town of Miami Lakes. Need to show crown of road elevation, need surveyor's original signature and raised seal on survey and elevation certificate, as per F.S. 472.025.2. Show in plan a complete flood legend (finished floor elevation, lowest elevation of equipment, flood zone, panel number, base flood elevation, highest crown of road, lowest and highest adjacent grade, etc) as per FBC 107.3.5, R322 and Flood Ordinance 10-122 of the Town of Miami Lakes. Additional comments may be pending after review of the requested documents and comments listed above.

RESPONSE:

See survey attached.

BUILDING – Angel Rivas

1. Need Miami Dade county approvals. Miami Dade will not issue final approval until all fees are paid.

RESPONSE:

Acknowledged.

2. Need all trades approval.

RESPONSE:

Acknowledged.

3. Show in plan location of 1/A7.4.

RESPONSE:

See sheet A-1 showing location of section 1 on sheet A7.4. Cross reference changed from A-12 to A-7.

4. Interior wall and ceiling finish requirements as per FBC T803.9. Provided the amount of required for the Flame spread index and smoke-development index as per FBC 803.11..

RESPONSE:

See sheet A-11 for added table titled INTERIOR FINISH MATERIAL CLASSIFICATION.

5. Missing stair riser height as FBC 1011.5.2.

RESPONSE:

Stair riser heights are shown on Sections 3 and 4 on A-9 directly below vertical dimensions.

- 6 . Provide UL Design details for U465.

RESPONSE:

UL Design details for U465 have been added on sheet A-12.

7. Please provide on plans fire penetration details as per FBC 71 and NFPA 101 6-2.36.2.

RESPONSE:

See sheet A-12 for added fire penetration details.

ELECTRICAL - Evaristo Crucet

1. Please provide minimum required electrical information on plans – i.e. circuit numbers, luminaire types, how long automatically controlled, electrical panels, electrical load summary, wiring system type, wire sizes, any power outlets, etc. FBC 107.2.1.

RESPONSE:

See new E sheets E-1, E-2, and E-3. The scope of work is to add storage lighting below the new mezzanine and within the two mezzanine stairs. Everything else is existing to remain.

MECHANICAL - Andres Perez

1. Miami Dade fire approval required.

RESPONSE:

Acknowledged.

2. Provide plans with minimum ventilation requirements and AC for offices.

RESPONSE:

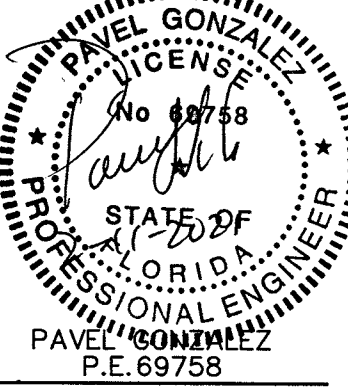
See new M-1 sheet attached. The scope of work is to add a storage mezzanine, with large openings on its sides to facilitate ventilation. Everything else is existing to remain.

PLUMBING - Jorge Gutierrez

1. Please provide on plans DERM final approval.

RESPONSE:

Acknowledged.



OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SPECIFICATIONS AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE OF FORBES ARCHITECTS, WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED SHALL OR SHALL NOT BE PERMITTED TO OBTAIN COPIES OF THESE DRAWINGS, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS, SPECIFICATIONS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR THIRD PARTY FOR ANY PROJECTS, FOR ANY PURPOSES, WITHOUT THE WRITTEN AND APPROVED PERMISSION OF FORBES ARCHITECTS, INC. OR FORBES ARCHITECTS, ALL RIGHTS RESERVED.

Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way, Lakeside C
Miami Lakes, FL 33016

The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

Project: _____
Owner: _____

FOUNDATION AND GROUND FLOOR

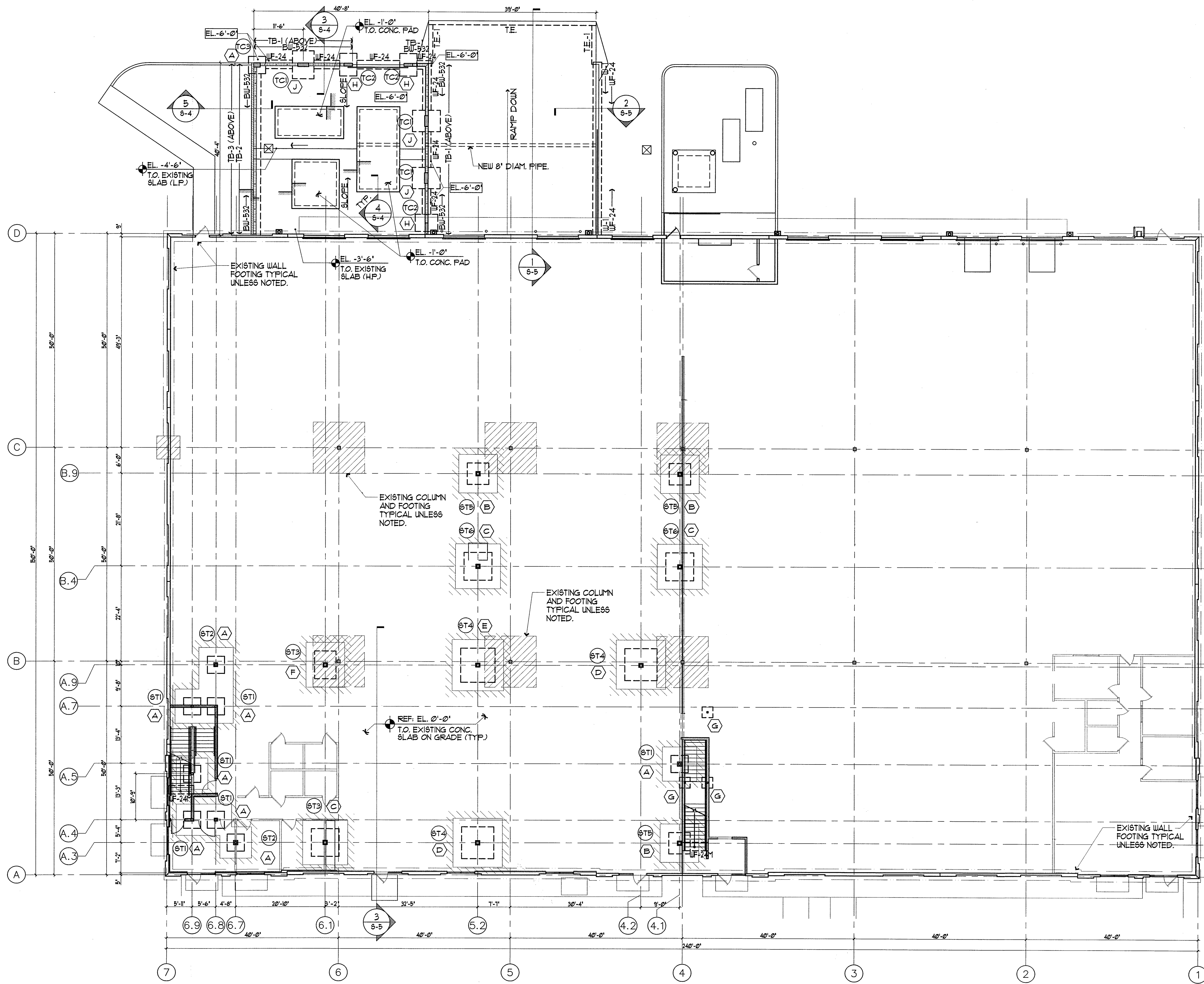
Date: 02-08-2021
Commission: 20036
Revisions: _____

Sheet
S-1

1 of _____

PLAN NOTES:

- TOP OF SLAB ELEVATION = 0'-0" TYPICAL UNLESS OTHERWISE NOTED AS THIS
- TOP OF FOOTING ELEVATIONS TO BE AS FOLLOWS:
INTERIOR FOOTINGS = -0'-6" TYPICAL UNLESS OTHERWISE NOTED
EXTERIOR FOOTINGS = -6'-0" TYPICAL UNLESS OTHERWISE NOTED
- GROUND SLAB NOTE:
6" CONCRETE SLAB ON 10 MIL VAPOR BARRIER OVER TERMITE TREATED WELL COMPACTED FILL, REINFORCED WITH 6x6-U2.WU2.1 W.W.F. PLACED AT TOP OF SLAB, TYPICAL UNLESS OTHERWISE NOTED. GROUND FLOOR SLAB SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 P.S.I. EXTEND TERMITE TREATMENT 12' OUT FROM EXTERIOR OF BUILDING WHERE BUILDING MEETS CONCRETE APRON AND CONCRETE SIDEWALK. PROVIDE VAPOR BARRIER UNDER SLAB, 10 MIL. ALL LAPS TO BE TAPED AND ALL HOLES TO BE REPAIRED. PROVIDE NON-AIR ENTRAINED CONCRETE WITH A W/C RATIO OF 0.5. DO NOT USE FLY ASH. CONCRETE SLAB ACHIEVE A MINIMUM FLOOR FLATNESS/LEVELNESS OF FF. 50 AND FL. 35.
- DENOTES PRE-FABRICATED TILT-UP CONCRETE WALLS. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
 DENOTES 8" MASONRY WALL (NON-BEARING) TYPE BW-532 TYPICAL UNLESS OTHERWISE NOTED.
- FOR GENERAL STRUCTURAL NOTES SEE SHEET S-3
- FOR FOOTING SCHEDULE SEE SHEET S-3
- FOR COLUMN SCHEDULE SEE SHEET S-3 & S-4.
- FOR BEAM SCHEDULE SEE SHEET S-4.
- TE₂ DENOTES AN 12" x 12" DEEP THICKENED CONCRETE SLAB EDGE REINFORCED WITH 2-#5 BOTTOM CONTINUOUS, TYPICAL AT ALL DISCONTINUOUS SLAB EDGES.
- TE₁ DENOTES AN 12" x 18" DEEP THICKENED CONCRETE SLAB EDGE REINFORCED WITH 2-#5 BOTTOM CONTINUOUS, TYPICAL UNLESS OTHERWISE NOTED.
- HOUSEKEEPING PAD (IF APPLICABLE)
6" CONCRETE SLAB-REINFORCED W/6x6-U2.9xU2.9 W.W.F. FOUR ABOVE FLOOR SLAB (SECONDARY FOUR). COORDINATE SIZE AND LOCATION W/ ARCHITECTURAL AND MECHANICAL DRAWINGS. TYPICAL UNLESS OTHERWISE NOTED.

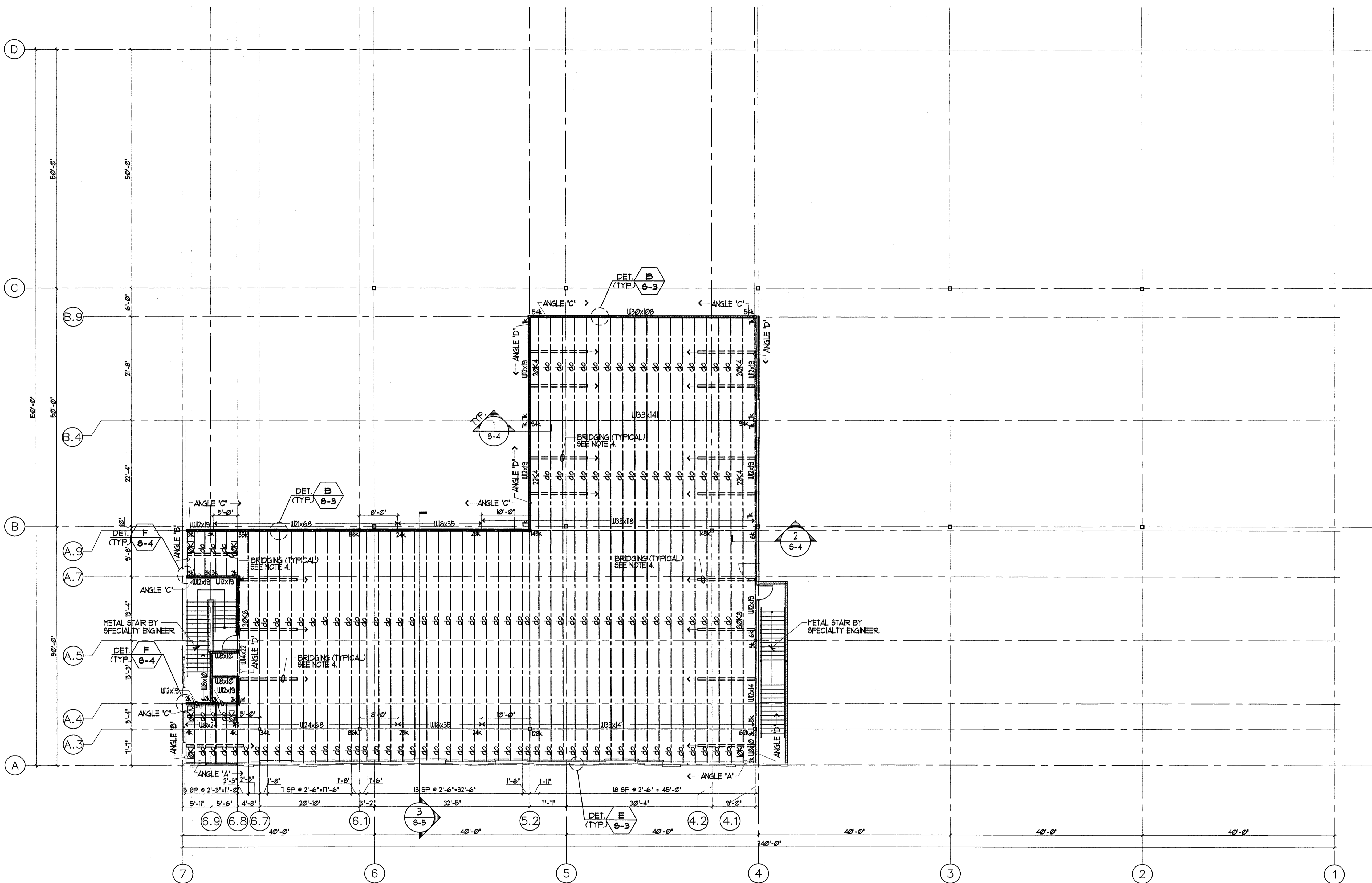


FOUNDATION AND GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

D.D.A. ENGINEERS P.A.
CONSULTING ENGINEERS
4930 S.W. 74TH Court
Miami, Florida, 33155
Phone: (305)666-0711
Fax: (305)666-5259



OWNERSHIP AND USE OF THE DOCUMENTS:
THESE DRAWINGS, SPECIFICATIONS, SCHEDULES, AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF FORBES ARCHITECTS. WITHOUT THE WRITTEN PERMISSION OF FORBES ARCHITECTS, NO PART OF THIS PROJECT FOR WHICH THEY ARE PREPARED IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE TO THE PROJECT OR FOR ANY OTHER PROJECTS, WITHOUT THE WRITTEN PERMISSION OF FORBES ARCHITECTS, IS STRICTLY PROHIBITED. THE OWNER AND/OR TENANT ON OTHER PROJECTS, FOR ANY PROJECTS, SHALL NOT BE HELD LIABLE FOR ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS, SPECIFICATIONS AND EXPRESSED IDEAS FOR INFORMATION AND REFERENCE TO THE PROJECT OR FOR ANY OTHER PROJECTS, WITHOUT THE WRITTEN PERMISSION OF FORBES ARCHITECTS. COPYRIGHT © 2021, JOHN FORBES, INC. ALL RIGHTS RESERVED. ALL RIGHTS RESERVED.



MEZANINE FRAMING PLAN

SCALE: 3/32" = 1'-0"
PLAN NOTES:

- 1- ELEVATION TOP OF CONCRETE = +4'-0"
ELEVATION TYPICAL UNLESS OTHERWISE NOTED THIS
- 2- TOP OF STEEL BEAM SUPPORTING JOIST TO BE AT ELEV. +3'-6"
TOP OF STEEL BEAM PARALLEL TO STEEL JOIST TO BE AT ELEV +3'-8 1/2"
- 3- SLAB NOTE:
2 1/2" CONCRETE SLAB ON 1" NOMINAL METAL DECK, 22 GA. TYPE 'C'
REINF. W/ 6x6-U2x12.1 W/WF. TOTAL THICKNESS = 3 1/2" TYPICAL
OVERALL THRU OUT MEZZANINE.
- 4- BRIDGING NOTE:
ALL BRIDGING TO BE HORIZONTAL, WELDED AT JOISTS AND AT
INTERSECTIONS. TYPICAL FOR K SERIES JOISTS: L 1 1/4" x 1 1/4" x 7/64"
- 5- FOR GENERAL STRUCTURAL NOTES, SEE SHEET S3.01
- 6- FOR STEEL COLUMN SCHEDULES, SEE SHEET S3.01
- 7- ——— DENOTES EXISTING TILT-UP CONCRETE WALL.

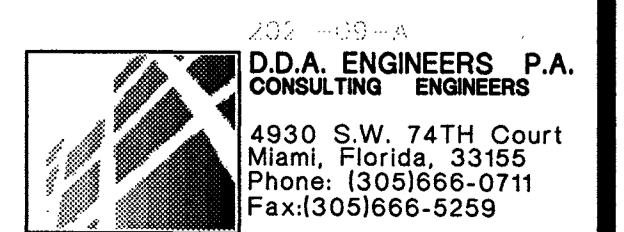
- 8- DESIGN LOADS:
- DESIGN LOADS (OFFICE)
 - WEIGHT OF SYSTEM = 41 P/F
 - SUPERIMPOSED DEAD LOAD = 25 P/F
 - LIVE LOAD = 50 P/F
 - TOTAL = 116 P/F
 - DESIGN LOADS (STORAGE)
 - WEIGHT OF SYSTEM = 41 P/F
 - SUPERIMPOSED DEAD LOAD = 15 P/F
 - LIVE LOAD = 125 P/F
 - TOTAL = 181 P/F

- 9- STEEL ANGLES:
- ANGLE 'A': DENOTES STEEL ANGLE L3 1/2"x3 1/2"x 1/4" CONT.
CONNECTED TO CONCRETE WALL W/ 1/2" DIAM. HILTI
KUIK BOLTS 3 1/2" EMBEDMENT @ 24" c/c AND WELDED
TO STEEL JOISTS.
 - ANGLE 'B': DENOTES STEEL ANGLE L3 1/2"x3 1/2"x 1/4" CONT.
CONNECTED TO CONCRETE WALL W/ 1/2" DIAM. HILTI
KUIK BOLT @ 24" c/c WITH 3 1/2" EMBEDMENT.
 - ANGLE 'C': DENOTES STEEL ANGLE L 3 1/2" x 3 1/2" x 1/4" CONT.
WELDED TO STEEL JOIST.
 - ANGLE 'D': DENOTES STEEL ANGLE L 3 1/2" x 3 1/2" x 1/4" CONT.
WELDED TO STEEL BEAM WITH 3/16" FILLET WELD, 2" @ 12" c/c

Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 33016
The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

MEZZANINE FLOOR PLAN

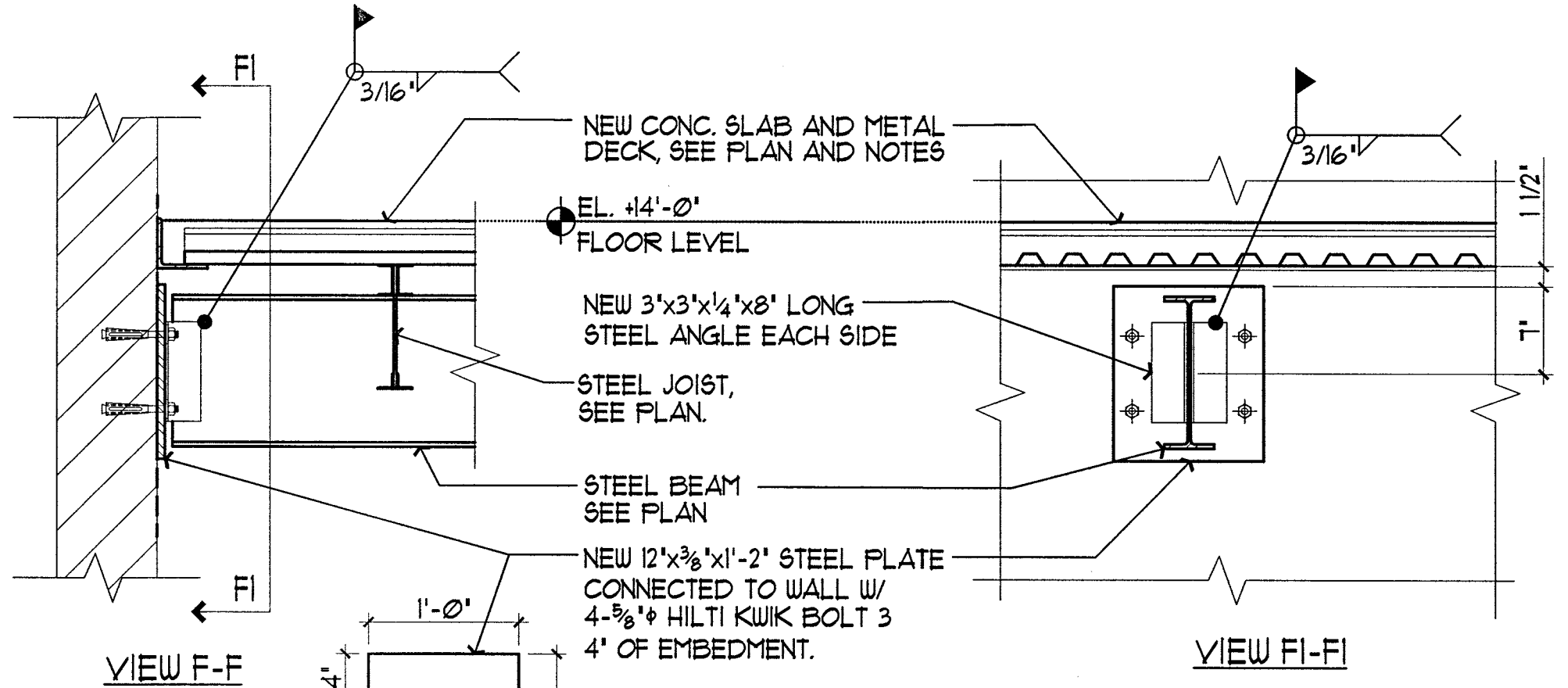
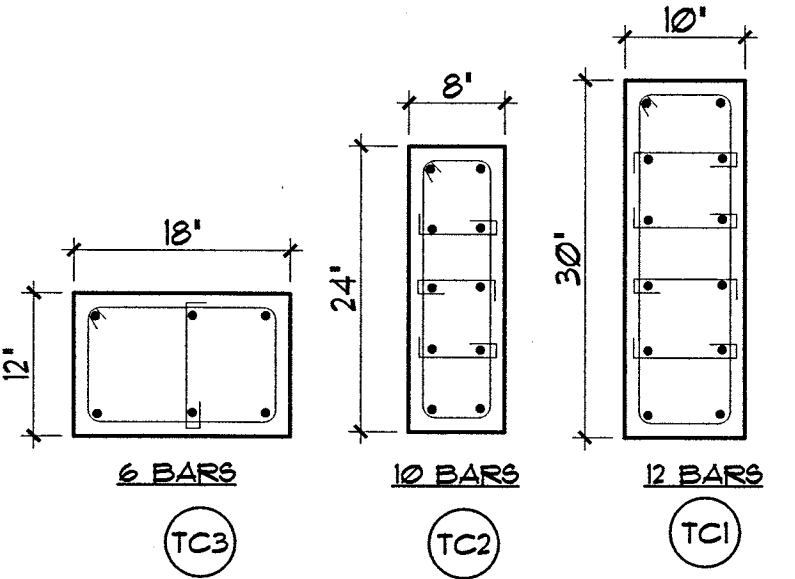
Date	02-08-2021
Commission	20036
Revisions	
Sheet	S-2
of	



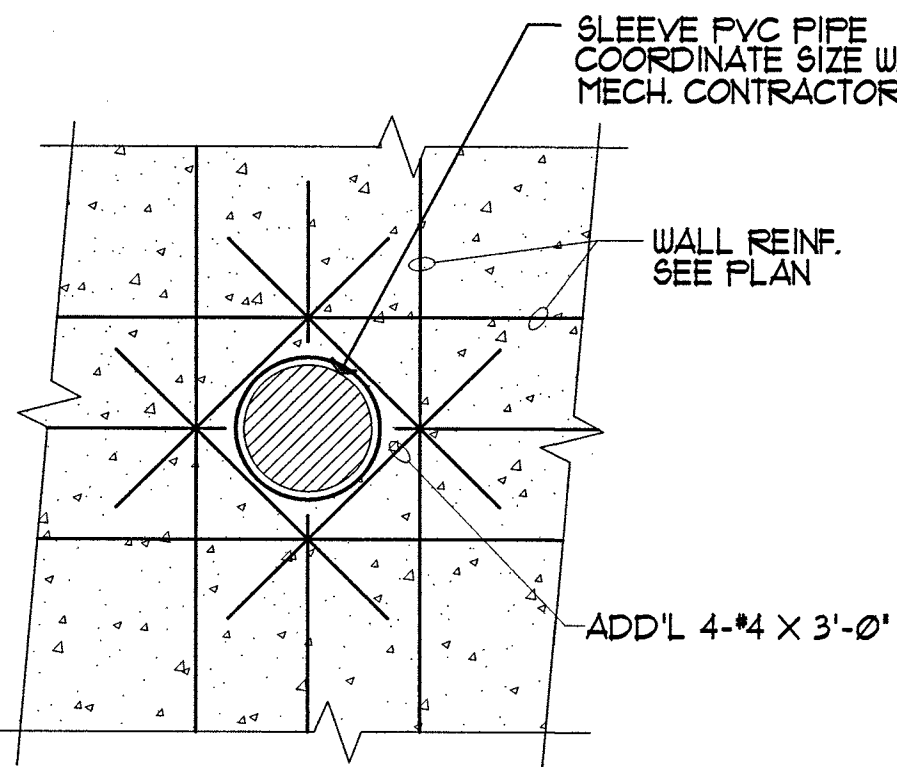
BEAM SCHEDULE								
MARK	TOP OF BEAM ELEV.	SIZE (IN.)	REINFORCING			STIRRUPS		REMARKS
			B	T	L (E.F.)	No.	SPACING	
TB-1	+6'-0"	8x16	2#5	2#5		3	@ 12" c/c	
TB-2	+1'-6"	18x14	4#6	2#6	2#6	3	@ 12" c/c	(*) CONNECT AT WEST END (4#5 DRILL & EPOXY INTO EXISTING TILT-UP PANEL.
TB-3	+6'-0"	18x14	4#6	2#6	2#6	3	@ 12" c/c	(*) CONNECT AT WEST END (4#5 DRILL & EPOXY INTO EXISTING TILT-UP PANEL.

TIE COLUMN SCHEDULE				
MARK	SIZE (INCHES)	REINFORCING		REMARKS
		VERTICAL	TIES	
(TC1)	10'x30'	12-#7	#3 @ 10" c/c	
(TC2)	8'x24'	10-#7	#3 @ 8" c/c	
(TC3)	18'x12'	6-#6	#3 @ 12" c/c	

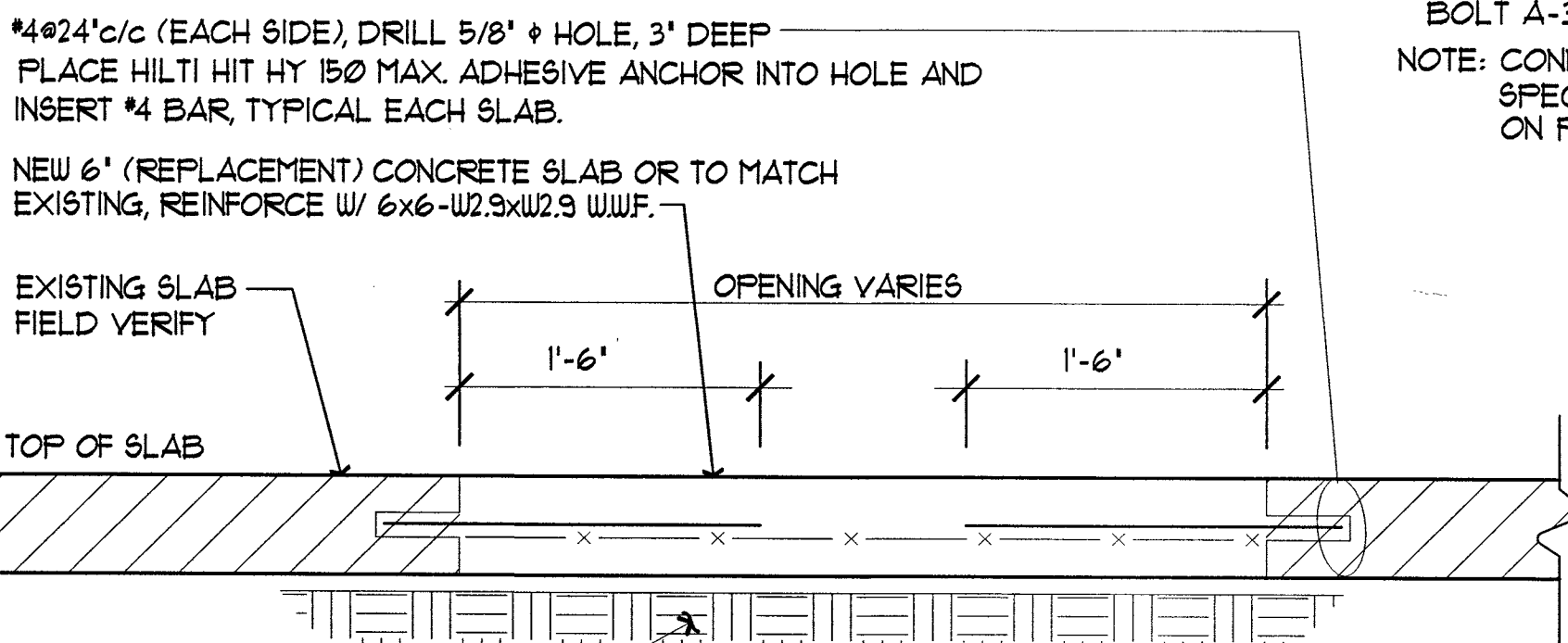
TIE-COLUMN BAR-ARRANGEMENT DETAILS



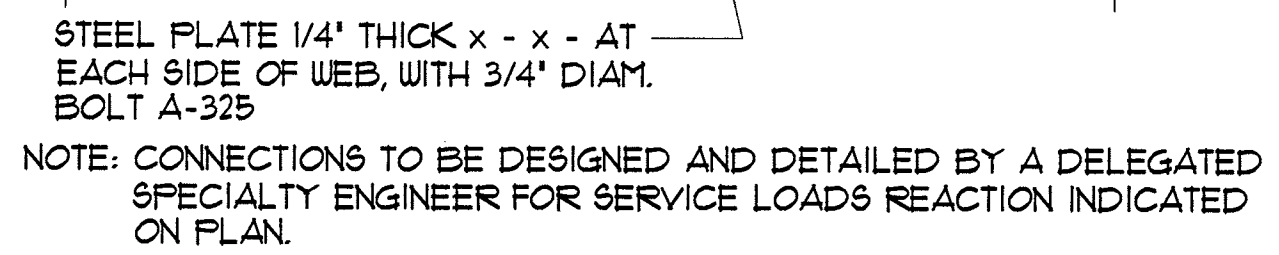
F DETAIL
S-4 SCALE: N.T.S.



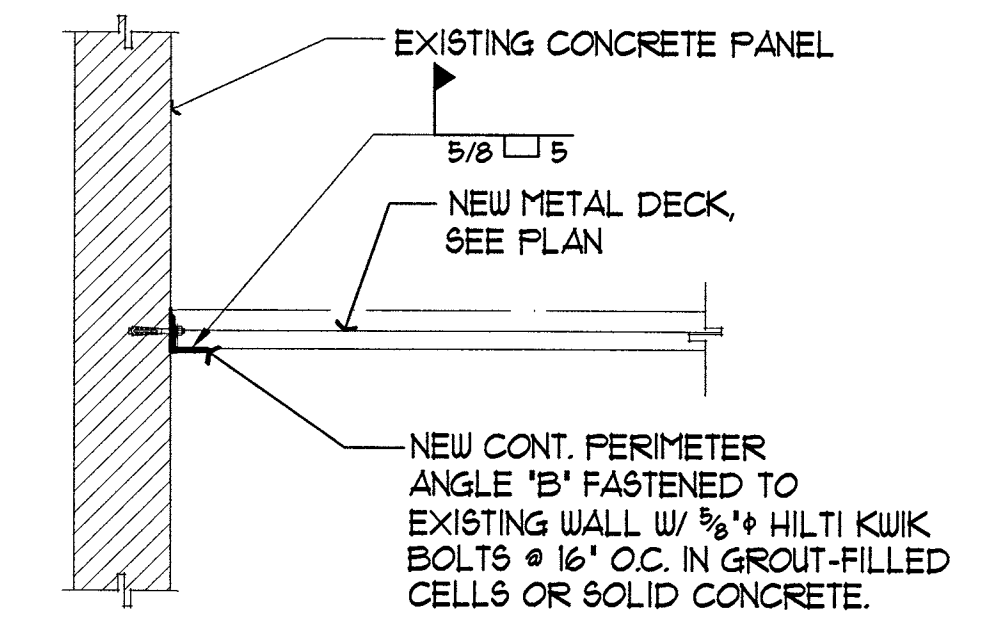
G DETAIL
S-4 SCALE: N.T.S.



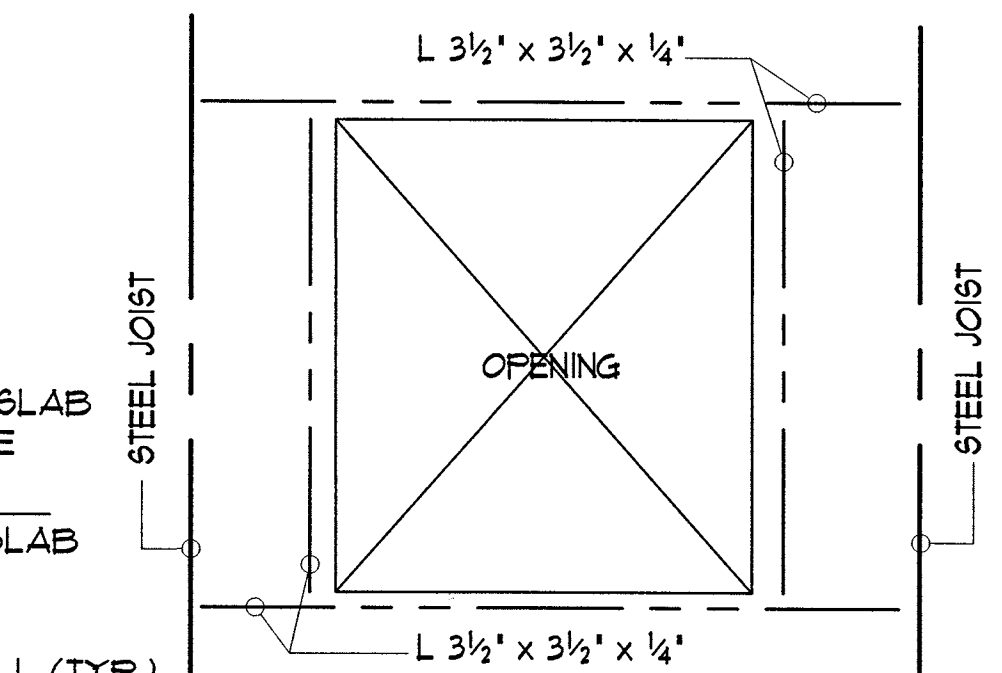
C DETAIL
S-4 SCALE: N.T.S.



F DETAIL
S-4 SCALE: N.T.S.

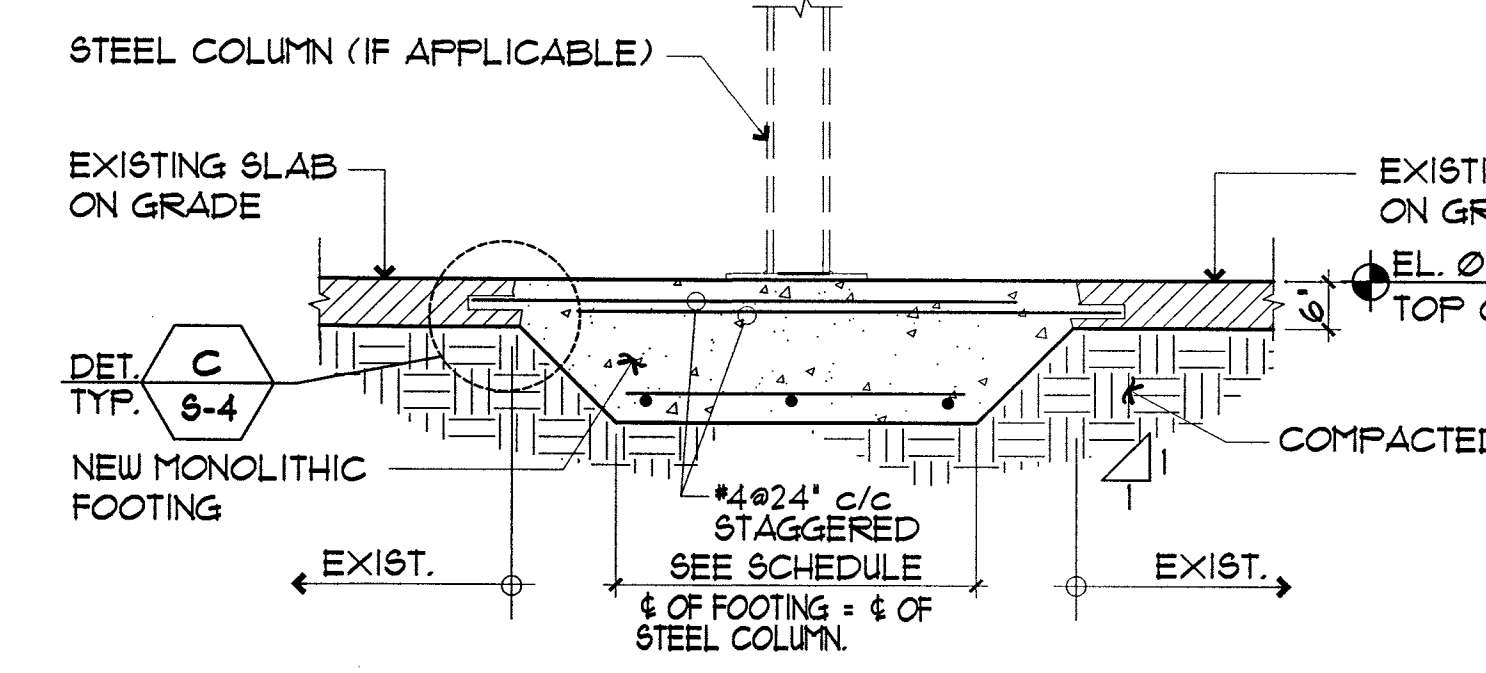


E DETAIL
S-4 SCALE: N.T.S.

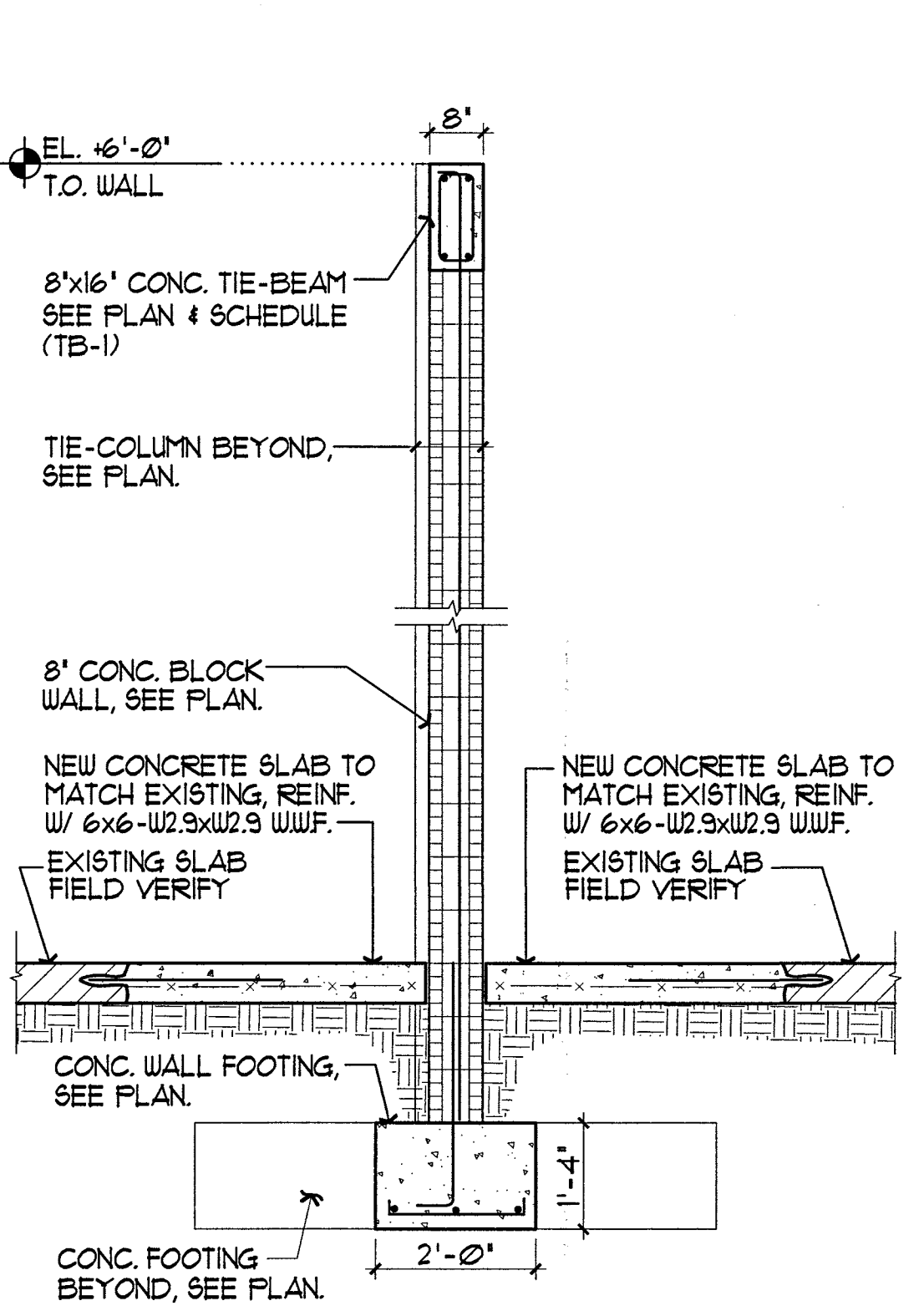


D DETAIL
S-4 SCALE: N.T.S.

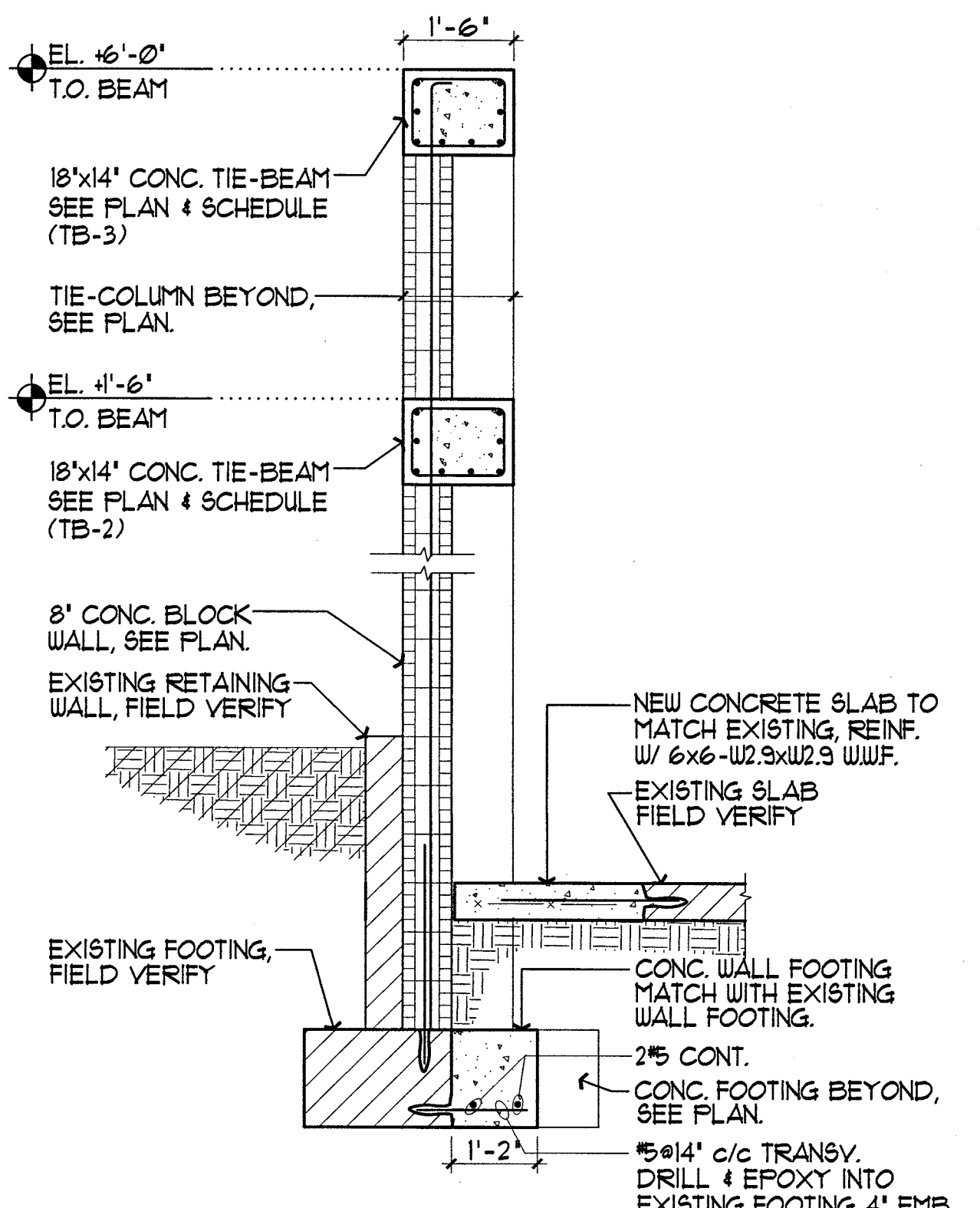
NOTE:
-TERMITE TREATMENT OF SOILS UNDER SLAB ON GRADE SHALL PERFORMED BEFORE POURING SLAB.
-TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELLED AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION.
-COORDINATE LOCATION W/ MECHANICAL DRAWINGS.



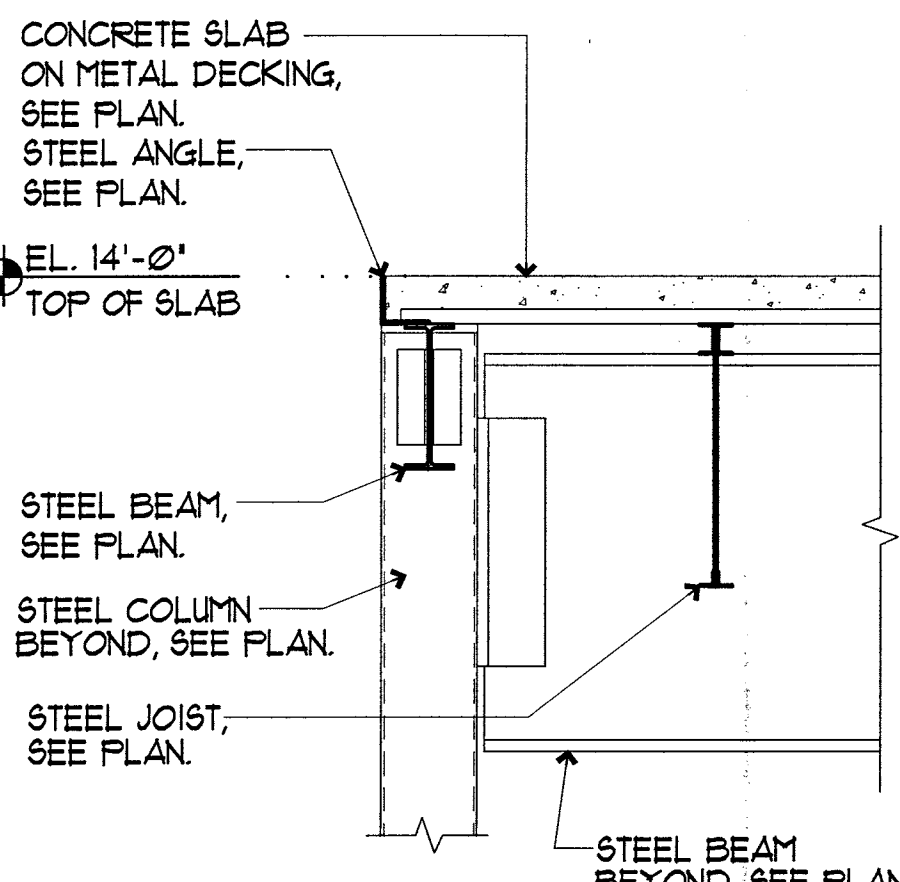
B DETAIL
S-4 SCALE: N.T.S.



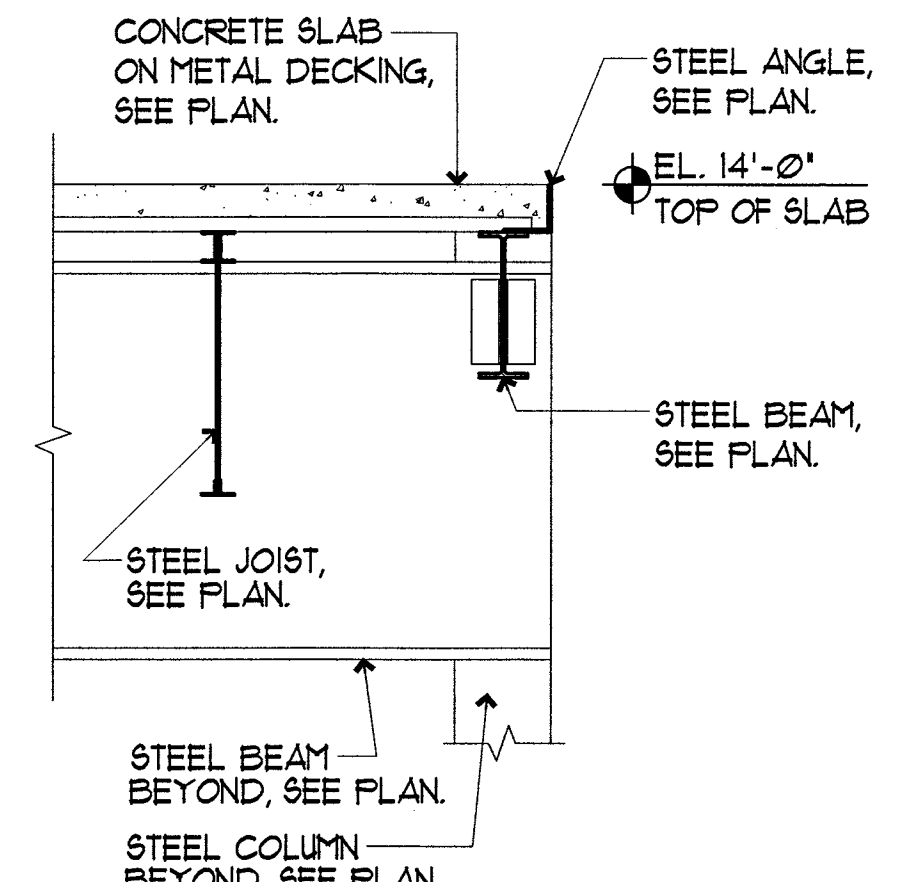
3 SECTION
S-4 SCALE: N.T.S.



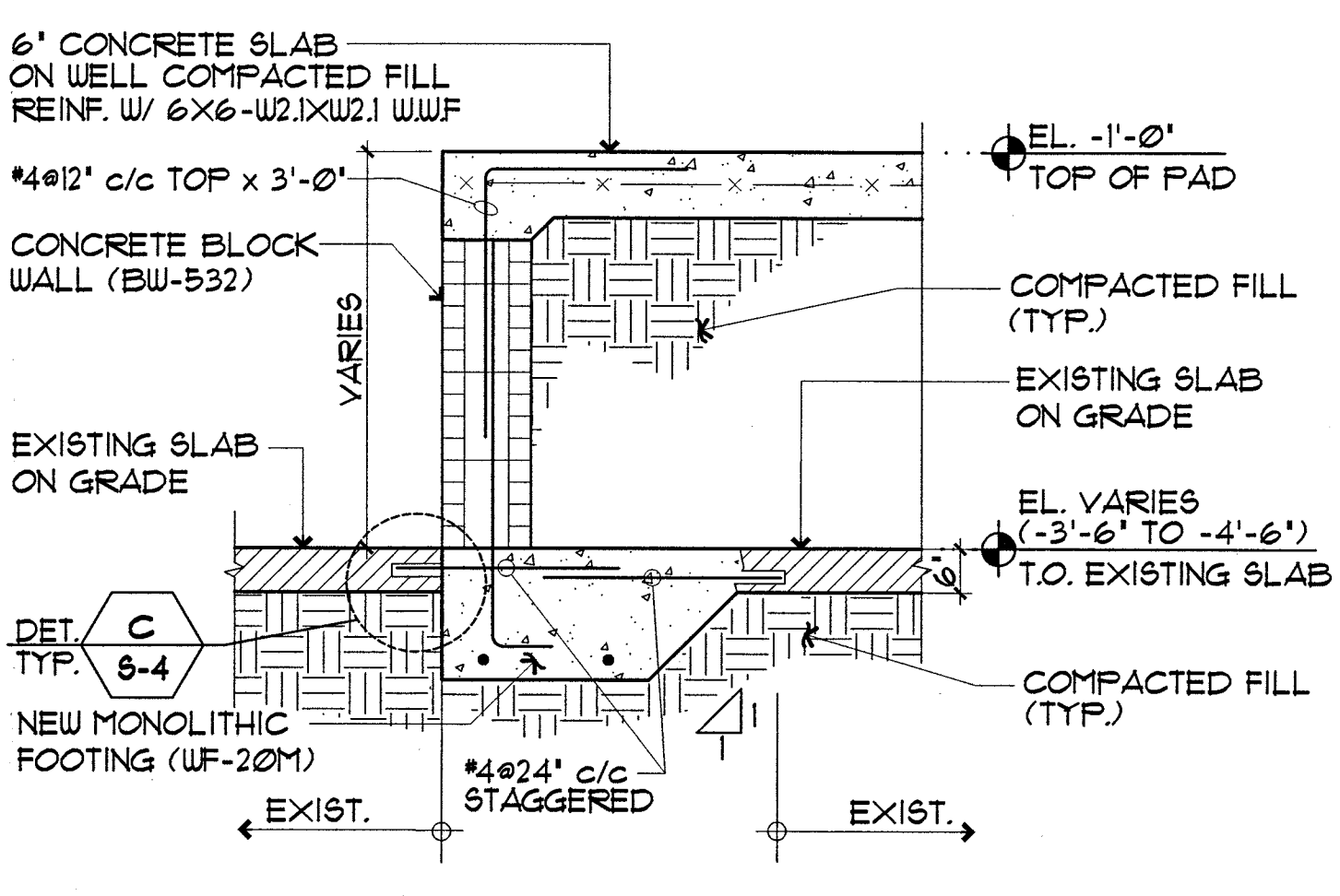
5 SECTION
S-4 SCALE: N.T.S.



1 SECTION
S-4 SCALE: N.T.S.



2 SECTION
S-4 SCALE: N.T.S.



4 SECTION
S-4 SCALE: N.T.S.



OWNERSHIP AND USE OF THE DOCUMENTS
THESE DRAWINGS, SPECIFICATIONS, CONDITIONS AND EXPRESSED ASAS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF FORBES ARCHITECTS. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE OWNER AND/ OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS FOR INFORMATION AND REFERENCE. THE GRANTEE SPECIFICATIONS AND EXPRESSED ASAS FOR INFORMATION AND REFERENCE. THE GRANTEE SHALL NOT BE USED BY THE GRANTEE FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AND APPROVED CONSENT OF FORBES ARCHITECTS. FORBES ARCHITECTS, INC. 2008, JOHN FORBES, INC. AND FORBES ARCHITECTS. ALL RIGHTS RESERVED.

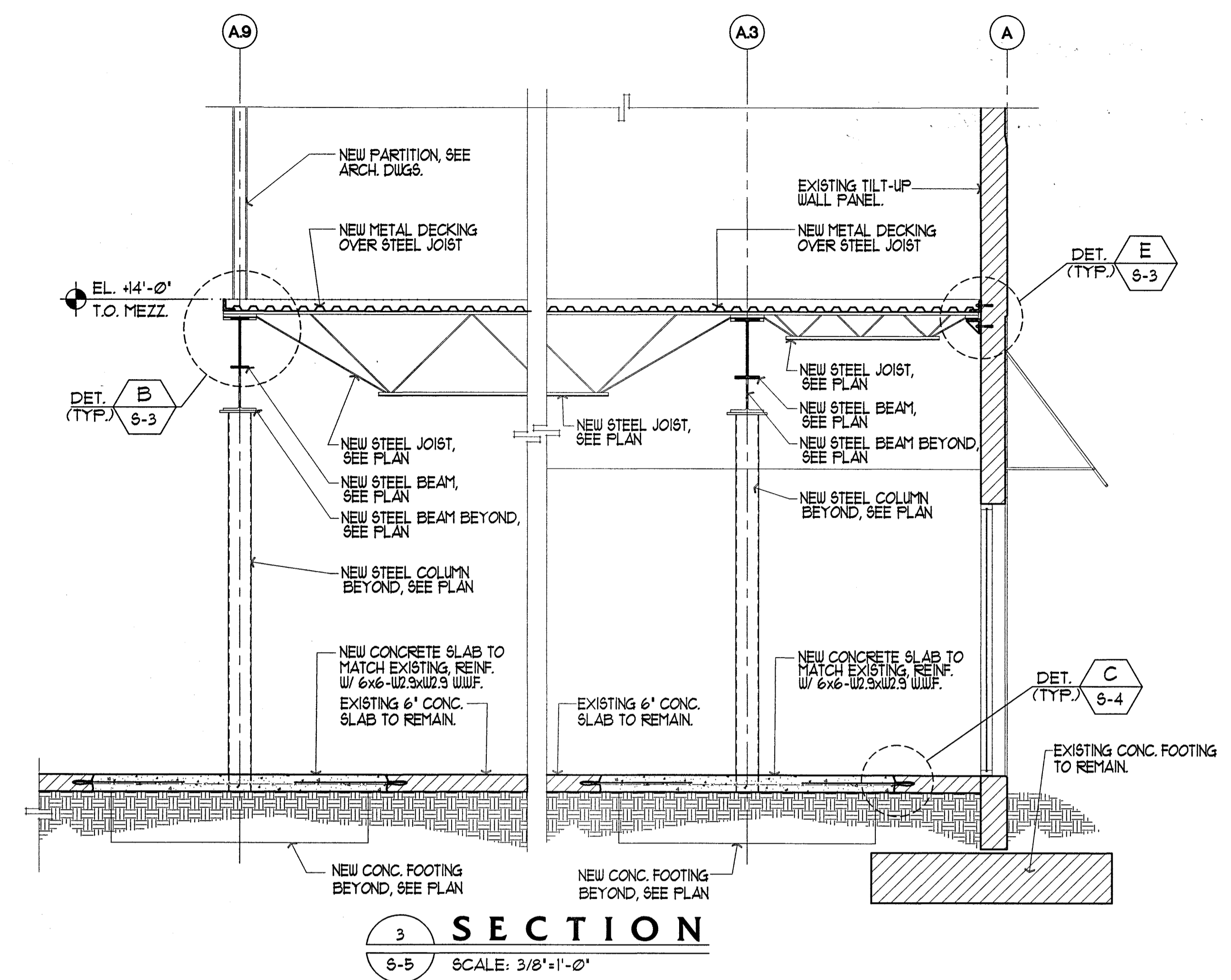
Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside Ct
Miami Lakes, FL 33016

Project Number

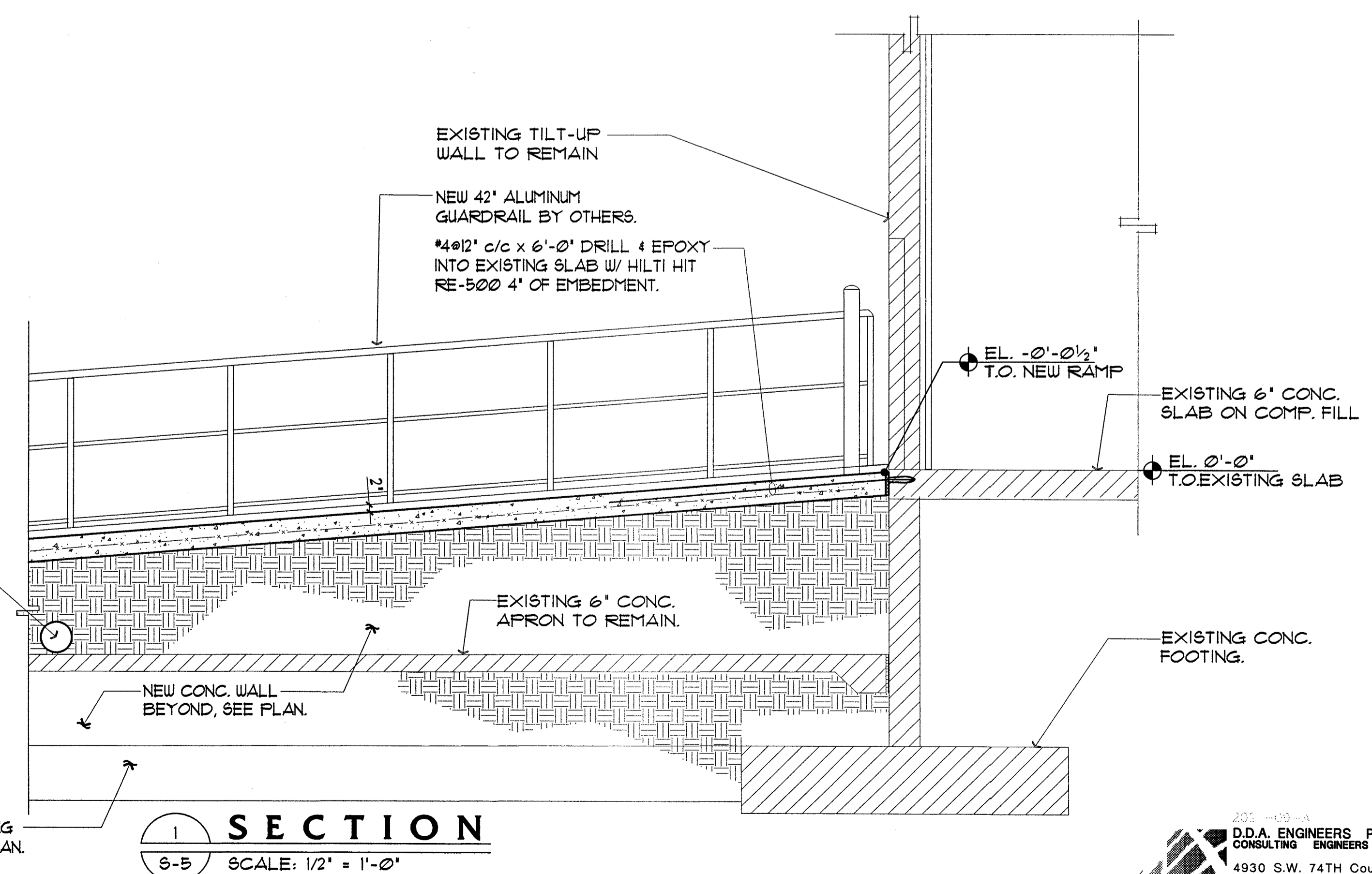
DETAILS	
Date	02-08-2021
Commission	20036
Revisions	



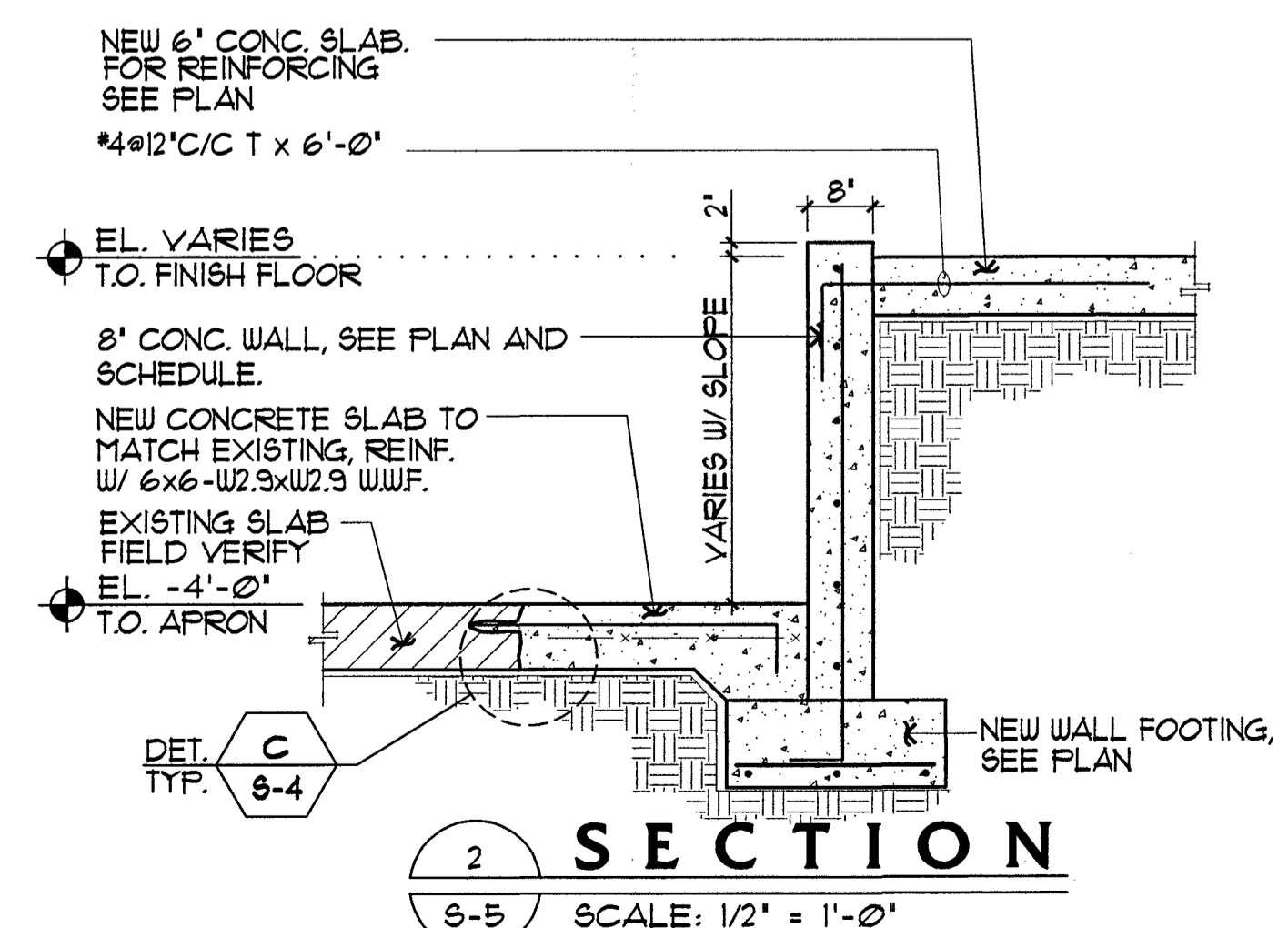
OWNERSHIP AND USE OF THE DOCUMENTS, THESE DRAWINGS, SPECIFICATIONS, AND EXPRESSED IDEAS AS INSTRUMENTS OF SERVICE ARE HEREBY GRANTED TO THE PROPERTY OF FORBES ARCHITECTS, INC. THE PROJECT FOR WHICH THEY ARE PREPARED IS EXCLUSIVE OF ANY OTHER PROJECTS. NO PART OF THESE DRAWINGS, SPECIFICATIONS, OR EXPRESSED IDEAS FOR INFORMATION AND REFERENCE. THE DRAWINGS AND EXPRESSED IDEAS SHALL NOT BE USED BY THE OWNER AND/OR TRUSTEE ON OTHER PROJECTS, FOR ANY PROJECT WITHOUT THE WRITTEN AND APPROVED CONSENT OF FORBES ARCHITECTS, INC. THE FORBES ARCHITECTS, INC. ALL RIGHTS RESERVED.



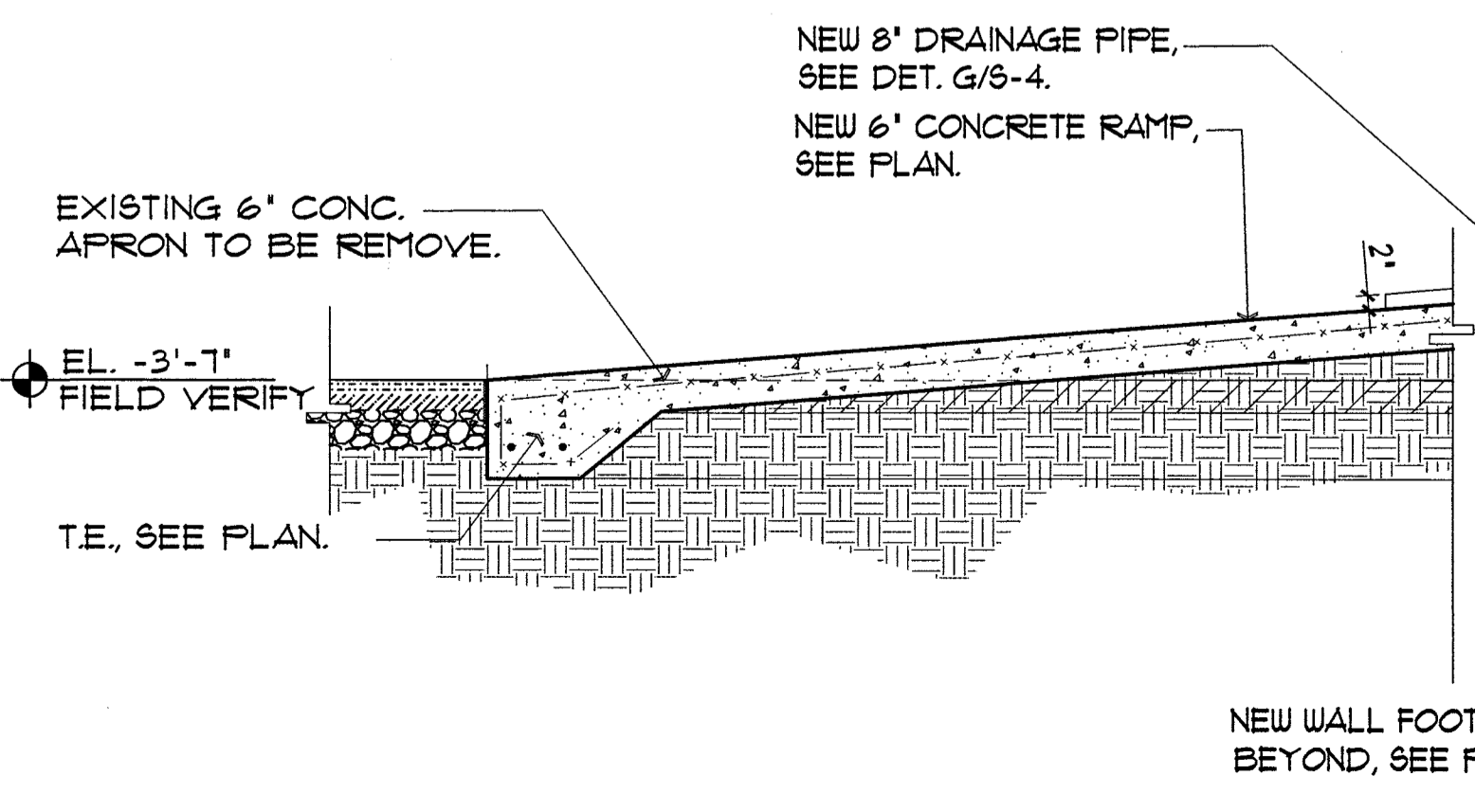
SECTION 3
SCALE: 3/8" = 1'-0"



SECTION 1
SCALE: 1/2" = 1'-0"



SECTION 2
SCALE: 1/2" = 1'-0"

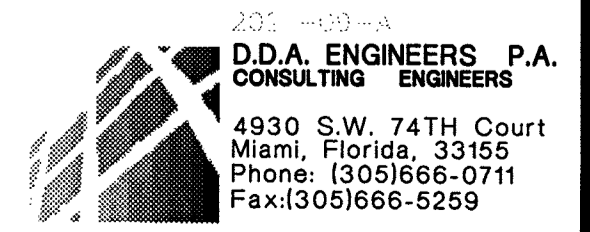


Baptist Pharmacy Warehouse
Improvements
14400-14420 Commerce Way - Lakeside C
Miami Lakes, FL 33016
The Graham Companies
6840 Main Street
Miami Lakes, FL 33014

Project: _____
Number: _____

Date	02-08-2021
Commission	20036
Revisions	

Sheet
S-5
of



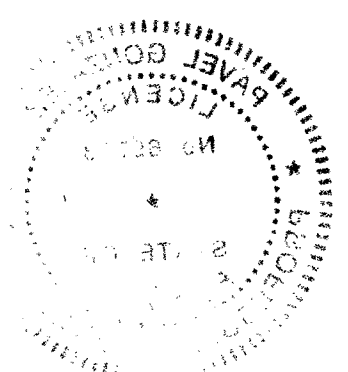
JOB COPY

BLC2021-0483

14400-14420 Commerce Way

3221007370

3221007370



TOWN OF MIAMI LAKES					
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR NO INSPECTION WILL BE GIVEN					
SECTION	APPROVED		DISAPPROVED		DATE
	BY	DATE	BY	DATE	
ZONING					
LANDSCAPING					
PUBLICWORKS					
BUILDING					
UTILITIES					
HANDICAP					
STRUCTURAL					
ELECTRICAL					
PLUMBING					
MECHANICAL					
ENERGY					
FIRE					

Subject to compliance with all Federal, State and County laws, rules and regulations. The Town of Miami Lakes shall not be responsible for accuracy of or reliance upon these plans. It is the responsibility of the applicant to provide all necessary information. If additional information is required, the applicant shall be notified in writing.



Baptist Pharmacy

Address: 14400-14420 COMMERCE WAY
Folio #: 32-20220420010
MDC Process #: <i>M2021007370</i>
MDC Tracking #: <i>3221007370</i>
Job Description: INT. IMPROVEMENTS & LTD. EXT ALTERATIONS, DELIVER RAMP

Master Permit #: BLC2021-0483

Sub Permit #: _____

Revision #: _____

OFFICE USE ONLY

ZONING	<input type="checkbox"/> Approved	Date	Disapproved	BUILDING	<input type="checkbox"/> Approved	Date	Disapproved	STRUCT.	<input type="checkbox"/> Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
ROOFING	<input type="checkbox"/> Approved	Date	Disapproved	ELECT.	<input type="checkbox"/> Approved	Date	Disapproved	MECH.	<input type="checkbox"/> Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
PLUMBING	<input type="checkbox"/> Approved	Date	Disapproved	FLOOD	<input type="checkbox"/> Approved	Date	Disapproved		<input type="checkbox"/> Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		

PLANS CHECKED-OUT

DATE	NAME

PLANS CHECKED-IN

DATE	NAME

	AMOUNTS
BASE PERMIT	
ZONING FEE	
CODE COMPLIANCE FEE	
TECHNOLOGY FEE	
DBPR SURCH. STATE	
DBPR SURCH. BUILDING	
SCANNING FEE	
WORK W/O PERMIT FEE	
UPFRONT FEE PAID	1047.60
BALANCE DUE:	

Issuing Clerk: _____ Date: ___/___/___

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 14400-14420 Commerce Way

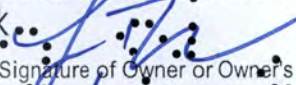

Unit #: 'Lakeside C'

Folio #: 32- 2022-042-0010 Owner-Builder:

Master Permit #: BLC 2021-0483 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION	NAME : The Graham Companies Industrial LLC	LEGAL USE/ WORK	Current Use of Property: <u>Office Warehouse Building</u>
	Address: 6843 Main St		Job Description <u>Interior Improvements and limited exterior alterations - delivery ramp with limited exterior alterations, structural and limited interior alterations as shown</u>
	City, State, Zip Miami Lakes, FL 33014		JOB COST \$ <u>276,000</u> AREA/LENGTH <u>44,000</u> SF/LF
	Phone #: 305-881-1180 Cell #: _____		Residential <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>
CONTRACTOR INFORMATION	Email Address: jforbes@famiami.com	ARCHITECT/ ENGINEER	Code in Effect: FBC 2020
	Company Name: Forbes Construction, L.L.C.		Occupancy: <u>office/warehouse</u>
	Qualifier Name: John R. Forbes		Construction Type: _____
	License # CGC 1522043		Flood Zone/B.F.E.: _____ F.F.E.: _____
CONTRACTOR INFORMATION	Address 1500 S Douglas Rd. #200	ARCHITECT/ ENGINEER	Firm Name: Forbes Architects
	City, State, Zip Coral Gables, FL, 33134		A/E of record: John R. Forbes
	Phone #: 305-446-0849 Cell #: 305-213-6081		License # AA-F000104
	Email Address: jforbes@famiami.com		Address 1500 S. Douglas Rd. Ste #200
Permit Type -- Check only One		Change to Permit -- Check only One	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing/Gas <input type="checkbox"/> Paving/Drainage <input type="checkbox"/> Sign <input type="checkbox"/> Roofing <input type="checkbox"/> P/W		<input type="checkbox"/> Extension <input type="checkbox"/> Renewal <input type="checkbox"/> Revision <input type="checkbox"/> Change Contractor <input type="checkbox"/> Shop Drawing <input type="checkbox"/> Cancellation	

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/ CONTRACTOR AFFIDAVIT: I Certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regarding construction and zoning.

X  <u>2/11/2021</u> Signature of Owner or Owner's Agent _____ Date Print Name of Owner or Owner's Agent <u>LESTER DEBS</u>	X  <u>2/12/21</u> Signature of Qualifier _____ Date Print Name of Qualifier <u>John R. Forbes</u>
STATE OF <u>Florida</u> COUNTY OF <u>Miami-Dade</u> Sworn to and subscribed before me this <u>11 of February</u> 20 <u>21</u> by <u>Jesly Debs</u> Personally known <input checked="" type="checkbox"/> or I.D.	STATE OF <u>Florida</u> COUNTY OF <u>Miami-Dade</u> Sworn to and subscribed before me this <u>February 12</u> 20 <u>21</u> by <u>John R. Forbes</u> Personally known <input checked="" type="checkbox"/> or I.D.

NOTARY PUBLIC
STATE OF FLORIDA
Beatriz Dooley
My Commission GG 280232
Expires 01/12/2023

NOTARY PUBLIC
STATE OF FLORIDA
Nancy Nunez
My Commission GG 166098
Expires 02/28/2022

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowner's associations that may be applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.



miamidade.gov

Water and Sewer
 PO Box 330316
 Miami, Florida 33233-0316
 T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	April 26, 2021	BLDG PROCESS #:	M2021007370
VF#	21-2021W-VF - 643	INVOICE(S)#:	N00091203 N00091203

THIS FORM IS NOT VALID WITHOUT A PAID INVOICE AND EXPIRES ONE YEAR FROM THE DATE ON FORM

PROJECT NAME:	BAPTIST PHARMACY WAREHOUSE
PROJECT/AGREEMENT NUMBER:	2021W
PROJECT DESCRIPTION:	ADDITION OF 8,000 SQ/FT MEZZANIE TO EXISTING 36,000 SQ/FT WAREHOUSE W/OFFICE = 44,000 SQ/FT PER PLANS ***CCB ACCT # 4024214033

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220220420010	14400 COMMERCE WAY -LAKESIDE C	33016	M	B	44,000	36,000

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water, Sewer	Remodeling	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL NEWBUSINESSSUPVLIST@MIAMIDADE.GOV. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) 12 INCH WATER MAIN AND/OR **DOES HAVE** A(N) 8 INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Warehouse/Speculation Bldg (2 gpd/100 sq ft)	44000	880	880
Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - Warehouse/Speculation Bldg (2 gpd/100 sq ft)	36000	720	720

Water Service Area	WASD Water	Sewer Service Area	WASD Sewer
Net Water GPD	160	Net Sewer GPD	160
Net Water Cost (\$)	\$ 222.40	Net Sewer Cost (\$)	\$ 896.00
Water Basin Charge (\$)	No	Sewer Basin Charge (\$)	No
Total Connection Charges (\$)			\$1,118.40
Total Construction Connection Charges (\$) (accrues interest daily)			\$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price (\$)	Total Quantity	Total Fees (\$)
Water Allocation Certificate - Initial	90	1.00	90.00
Verification Form - Non-Residential Existing Water	75	1.00	75.00
Verification Form - Non-Residential Existing Sewer	75	1.00	75.00
Total Fixed Fee			\$ 240.00
Verification Form Total (\$)			\$1,358.40

COMMENTS: Refunds are based on the date of payment and subject to State Statute 95-11. Some fees are not refundable. Only 5/8" meter for domestic service and no irrigation meter: N/A

CUSTOMER NAME: TIM JONES	CUSTOMER PHONE:
Prepare by: Aileen Garcia	Approved by: Jacqueline Rodriguez
Printed Name of Reviewer	Printed Name of Supervisor

Attached the Comprehensive Planning and Water Supply Certification Letter



Water Supply Certification Number: WSC-2021W-VF - 643
 Water Supply Certification Issued Date: April 26, 2021
 Building Process Number: M2021007370

Agent/Representative: Owner:

TIM JONES

Re: Adequate Water Supply Certification for the Project BAPTIST PHARMACY WAREHOUSE, Number 21-2021W-VF - 643

The Miami-Dade Water and Sewer Department (Department) has received your request to receive water services to serve the following project which is more specifically described in the attached Agreement, Verification Form, or Ordinance Letter.

Project Location

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220220420010	14400 COMMERCE WAY -LAKESIDE C	33016	M	B	44,000	36,000

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Warehouse/Speculation Bldg (2 gpd/100 sq ft)	44000	880	880

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - Warehouse/Speculation Bldg (2 gpd/100 sq ft)	36000	720	720

Totals

Total Water GPD (Proposed Use):	880
Total Water Credit GPD (Previous Flow):	720
Reserved Flow (Net Water):	160

The Department has evaluated your request pursuant to Policy CIE-5D and WS-2C in the County's Comprehensive Development Master Plan and Limiting Condition No. 5. of the South Florida Water Management District Water Use Permit Number 13-00017-W. Based on its review of all applicable information, the Department hereby certifies that adequate water supply is available to serve the above described project.

This Adequate Water Supply Certification will expire if a building permit is not applied for within 365 days of the date of issuance of said certification. If an Agreement is executed for the proposed project, the certification will remain active with the terms of the Agreement until such time as the building permit is applied for. If a building permit is applied for in accordance with the aforementioned conditions, this certification will remain active with the building permit process.

Furthermore, be advised that this adequate water supply certification does not constitute Department approval for the proposed project. Additional reviews and approval may be required from sections having jurisdiction over specific aspects of this project.

Should you have any questions regarding this matter, please contact Maria A. Valdes, Chief, Planning and Water Certification Section, (786) 552-8198 or via email at mavald@miamidade.gov.

Sincerely,
 Aileen Garcia
 New Business Representative