DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

11805 SW 26 Street Miami, FL 33175-2474
(786) 315-2000

BUILDING PERMIT AND INSPECTION RECORD

Municipal #: **2026051587**
Process Number: M2026015483
Issue Date:

Job Location

Folio: 3220240150010
Job Site Address: 5901 MIAMI LAKES DR E
Legal: MIAMI LAKES IND PARK SEC 5 PB 93-96

Project Information

Application Type: ALTER INTERIOR
Proposed Use: BANKS - AUTOMATIC TELLER
Sq. Ft.: 1151 / Units: 0 / Floors: 0
Permit Type: MUNICIPAL BLDG / Permit Category: 0001 MUNICIPAL GENERAL BUILDING

Owner & Contractor Information

Property Owner: THE GRAHAM COMPANIES
Contractor: RETAIL CONTRACTORS OF PUERTO RICO, INC
Qualifier: PFENT SEAN STEPHEN

Required Inspections

FIRE - 0001 FIRE INSPECTIONS RECOMMENDED

Inspection Type	Initials	Date
200 FIRE HYDRANTS		
208 FIRE TCO INSPECTION		
211 PRELIMINARY		

209 FIRE FINAL

Notes

Rough, electrical, plumbing, and mechanical inspections must be made and approved before requesting a framing inspection.

Inspections can be requested online at www.miamidade.gov/building under the Inspection tab or by calling (786) 315-2100. Before scheduling the inspection, please have your ten-digit permit number and three-digit inspection type ready. The inspection type can be found on the permit card next to the required inspection. Inspectors can be reached at the office from 7 AM to 8 AM or via our website.

To schedule Fire inspections, call Fire Dept. at 786-331-4798

Warning to Owners

Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

You have purchased a building permit only. Separate permits are required for roofing, plumbing, electrical, mechanical, window, and storm shutter work.

Compliance with the Florida Accessibility Code will be verified at the time of rough and final inspections where applicable.

Building permits shall expire 180 days from the date of issuance or the date of last approved inspection.

In addition to the requirements of this permit, there may be additional restrictions 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 district, state agencies, or federal agencies.

Back to Main Menu

BLDG Home Page BLDG Main Menu BLDG Permit Menu BLDG Plans Processing Menu

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.

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
ASBESTOS

TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

DYNATECH ENGINEERING CORP.

750 West 84 Street, Hialeah, FL 33014-3618 • Phone: (305) 828-7499 • Fax: (305) 828-9598

INVOICE Nº 53200

DATE: JULY 18, 2012

CLIENT: SABADELL UNITED BANK

ADDRESS: 5901 Miami Lakes Drive, Miami Lakes, FL 33014

PROJECT: Sabadell United Bank @

ADDRESS: 5901 Miami Lakes Drive, Miami Lakes, FL

ATTENTION: Mr. Victor E. Victores

TEL: (305) 496-0946 Sandy

FAX:

For the Professional services rendered:	Amount
LIMITED ASBESTOS INTERIOR SURVEY	$1950.00
ONE THOUSAND FIFTY DOLLARS ...00/100..... TOTAL	$1950.00

Terms: DUE UPON RECEIPT and Monthly Service Charge will be added for late payments. MH

ECR Graphics - 954 659-7350

Miami Dade County Department of Regulatory and Economic Resources Job Copy
3226015483 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
ASBESTOS

TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

DYNATECH ENGINEERING CORP.

Miami, July 17, 2012

Mr. Victor E. Victores
SABADELL UNITED BANK
5901 Miami Lakes Drive
Miami Lakes, FL

Re: Sabadell United Bank @
5901 Miami Lakes Drive
Miami Lakes, FL

Dear Mr. Victores:

Pursuant to your request, DYNATECH ENGINEERING CORPORATION (DEC) conducted a Limited Asbestos Interior Survey on July 14, 2012 at the above referenced project. The purpose of our inspection was to secure bulk samples for analysis to determine the presence of Asbestos Containing Building Materials (ACBM).

The scope of our inspection covered the following areas:

- Partial interior at the above referenced project (See attached plan)

Based on our laboratory analysis, it was evident that no asbestos fibers were found in the secured bulk samples. This inspection report is the result of a customary search of the facility for ACBM. This survey was destructive in order to expose potentially hidden materials. We do not claim to have identified all of the ACBM present in the facility. Please note access was limited to the sampled areas only. If, in the course of a renovation or demolition activity, suspect materials become exposed, all activities should immediately cease and the suspect material brought to our attention for evaluation and recommendation. DEC will not be responsible for these conditions.

It has been a pleasure serving you at this phase of your project and look forward to doing so in the near future.

Sincerely yours,

Wissam Naamani, P.E.
DYNATECH ENGINEERING CORP.
Engineer Florida Reg. No. 39584
Asbestos Consultant Number EA 0000045
Asbestos Business No. ZA 0000045
WN/PB

STATE OF FLORIDA

750 West 84 Street, Hialeah, FL 33014-3618 • Phone: (305) 828-7499 • Fax: (305) 828-9598
E-Mail: Dynatech@Bellsouth.net

Printed on Recycled Paper
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID

DYNATECH ENGINEERING CORP.
ASBESTOS SAMPLING REPORT
750 W. 84th Street, Hialeah, FL 33014

Date : July 17, 2012
Client : SABADELL UNITED BANK
Project : Sabadell United Bank @ 5901 Miami Lakes Dr, Miami Lakes, FL
Surveyor No. : 09132004 **By: P.B**
Sample Type : Bulk Samples **Analysis:** P.L.M./D.S.

Sample No.	Location	Description	Approximate Amount	F	NF	Condition Potential for Damage	Analysis
1	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
2	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
3	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
4	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
5	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
6	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
7	Interior Wall	Core Sample Wall Paper Over Drywall & Joint Compound Wall	Throughout	X		G/L	NAD
8	Interior Wall	Vinyl Baseboard With Glue Over Drywall & Joint Compound Wall	1,000 LnFt		X	G/L	NAD
9	Interior Wall	Vinyl Baseboard With Glue Over Drywall & Joint Compound Wall	N/A		X	G/L	NAD
10	Interior Wall	Vinyl Baseboard With Glue Over Drywall & Joint Compound Wall	N/A		X	G/L	NAD

F = Friable
NF = Non Friable
NAD = No Asbestos Detected
CHRY = Chrysotile

Condition
G = Good
D = Damaged
S = Significantly Damaged

Potential For Damage
L = Low
M = Medium
H = High

DYNATECH ENGINEERING CORP.
Analyzed by: Premnath Boodoosingh
McCrone Research Institute
Microscopical Identification of Asbestos
NO. # 09132004

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID

DYNATECH ENGINEERING CORP.
ASBESTOS SAMPLING REPORT
750 W. 84th Street, Hialeah, FL 33014

Date : July 17, 2012
Client : SABADELL UNITED BANK
Project : Sabadell United Bank @ 5901 Miami Lakes Dr, Miami Lakes, FL
Surveyor No. : 09132004 **By: P.B**
Sample Type : Bulk Samples **Analysis:** P.L.M./D.S.

Sample No.	Location	Description	Approximate Amount	F	NF	Condition Potential for Damage	Analysis
21	Interior Ceiling	White 2' X 4' Ceiling Tile Worm Design	N/A	X		G/L	NAD
22	Interior Ceiling	White 2' X 2' Ceiling Tile Chicken Scratch Design	700 SqFt	X		G/L	NAD
23	Interior Ceiling	White 2' X 2' Ceiling Tile Chicken Scratch Design	N/A	X		G/L	NAD
24	Interior Ceiling	White 2' X 2' Ceiling Tile Chicken Scratch Design	N/A	X		G/L	NAD
25	Interior Ceiling	White 2' X 4' Ceiling Tile Chicken Scratch Design	4,100 SqFt	X		G/L	NAD
26	Interior Ceiling	White 2' X 4' Ceiling Tile Chicken Scratch Design	N/A	X		G/L	NAD
27	Interior Ceiling	White 2' X 4' Ceiling Tile Chicken Scratch Design	N/A	X		G/L	NAD
28	Interior Ceiling	White 2' X 4' Ceiling Tile Chicken Scratch Design	N/A	X		G/L	NAD
29	Interior Ceiling	Silver A/C Duct With Insulation	500 LnFt		X	G/L	NAD
30	Interior Ceiling	Silver A/C Duct With Insulation	N/A		X	G/L	NAD

F = Friable
NF = Non Friable
NAD = No Asbestos Detected
CHRY = Chrysotile

Condition
G = Good
D = Damaged
S = Significantly Damaged

Potential For Damage
L = Low
M = Medium
H = High

DYNATECH ENGINEERING CORP.
Analyzed by: Premnath Boodoosingh
McCrone Research Institute
Microscopical Identification of Asbestos
NO. # 09132004

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID

DYNATECH ENGINEERING CORP.
ASBESTOS SAMPLING REPORT
750 W. 84th Street, Hialeah, FL 33014

Date : July 17, 2012
Client : SABADELL UNITED BANK
Project : Sabadell United Bank @ 5901 Miami Lakes Dr, Miami Lakes, FL
Surveyor No. : 09132004 **By: P.B**
Sample Type : Bulk Samples **Analysis:** P.L.M./D.S.

Sample No.	Location	Description	Approximate Amount	F	NF	Condition Potential for Damage	Analysis
31	Interior Ceiling	Silver A/C Duct With Insulation	N/A		X	G/L	NAD
32	Interior Ceiling	Silver A/C Duct With Insulation	N/A		X	G/L	NAD
33	Interior Ceiling	Silver A/C Duct With Insulation	N/A		X	G/L	NAD
34	Interior Ceiling	Yellow Ceiling Insulation Above Ceiling Tiles	10,000 SqFt		X	G/L	NAD
35	Interior Ceiling	Yellow Ceiling Insulation Above Ceiling Tiles	N/A		X	G/L	NAD
36	Interior Ceiling	Yellow Ceiling Insulation Above Ceiling Tiles	N/A		X	G/L	NAD
37	Interior Ceiling	Yellow Ceiling Insulation Above Ceiling Tiles	N/A		X	G/L	NAD
38	Interior Floor	Dark Brown Carpet Over Yellow Glue Over Concrete Floor	500 SqFt		X	G/L	NAD
39	Interior Floor	Dark Brown Carpet Over Yellow Glue Over Concrete Floor	N/A		X	G/L	NAD
40	Interior Floor	Dark Brown Carpet Over Yellow Glue Over Concrete Floor	N/A		X	G/L	NAD

F = Friable
NF = Non Friable
NAD = No Asbestos Detected
CHRY = Chrysotile

Condition
G = Good
D = Damaged
S = Significantly Damaged

Potential For Damage
L = Low
M = Medium
H = High

DYNATECH ENGINEERING CORP.
Analyzed by: Premnath Boodoosingh
McCrone Research Institute
Microscopical Identification of Asbestos
NO. # 09132004

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID

DYNATECH ENGINEERING CORP.
ASBESTOS SAMPLING REPORT
750 W. 84th Street, Hialeah, FL 33014

Date : July 17, 2012
Client : SABADELL UNITED BANK
Project : Sabadell United Bank @ 5901 Miami Lakes Dr, Miami Lakes, FL
Surveyor No. : 09132004 **By: P.B**
Sample Type : Bulk Samples **Analysis:** P.L.M./D.S.

Sample No.	Location	Description	Approximate Amount	F	NF	Condition Potential for Damage	Analysis
41	Interior Floor	Brown Carpet Over Yellow Glue Over Concrete Floor	10,500 SqFt		X	G/L	NAD
42	Interior Floor	Brown Carpet Over Yellow Glue Over Concrete Floor	N/A		X	G/L	NAD
43	Interior Floor	Brown Carpet Over Yellow Glue Over Concrete Floor	N/A		X	G/L	NAD
44	Interior Floor	Brown Carpet Over Yellow Glue Over Concrete Floor	N/A		X	G/L	NAD
45	Interior Floor	Brown Carpet Over Yellow Glue Over Concrete Floor	N/A		X	G/L	NAD

F = Friable
NF = Non Friable
NAD = No Asbestos Detected
CHRY = Chrysotile

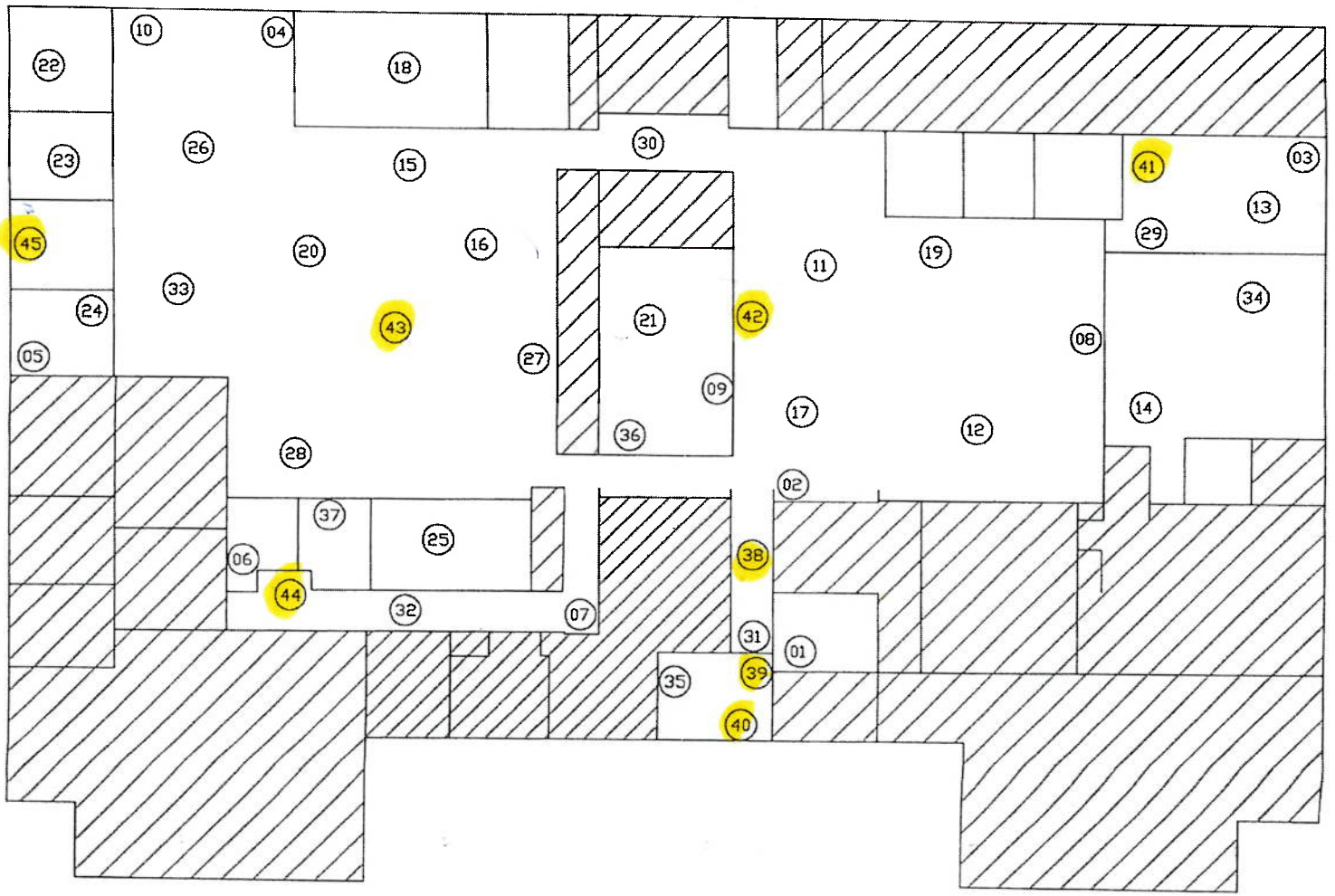
Condition
G = Good
D = Damaged
S = Significantly Damaged

Potential For Damage
L = Low
M = Medium
H = High

DYNATECH ENGINEERING CORP.
Analyzed by: Premnath Boodoosingh
McCrone Research Institute
Microscopical Identification of Asbestos
NO. # 09132004

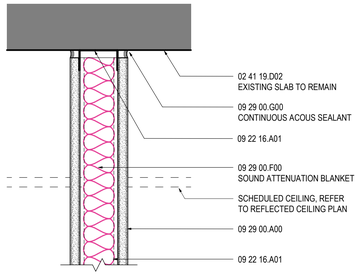
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2012 Asbestos Report RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:55:16 PM DASB VOID



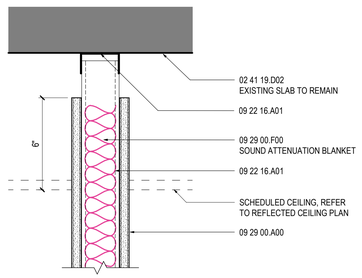
Shaded areas were not tested.

DYNATECH ENGINEERING CORP.		
CLIENT:	SABADELL UNITED BANK	SCALE; NTS: X
PROJECT:	Sabadell Bank Building @ 5901 Miami Lakes Drive Miami Lakes, FL	DATE: 07-17-2012



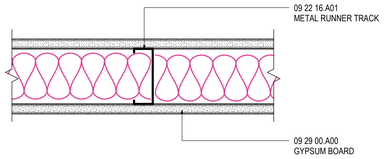
PARTITION HEAD DETAIL
SCALE: 3" = 1'-0"

A T04



PARTITION HEAD DETAIL
SCALE: 3" = 1'-0"

A T06

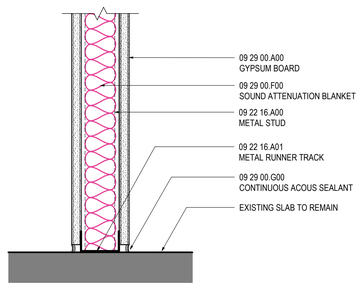


PARTITION TYPE MARK	FRAMING THK (MILS)	FRAMING DEPTH	FRAMING SPACING	DETAILS TOP	DETAILS BOT	ATTEN THK	FIRE RTG	SHEET NOTES
A3A	30	3 5/8"	16" O.C.	A B01	A T04	3"		
A3B	30	3 5/8"	16" O.C.	A B01	A T06	3"		
A6A	30	6"	16" O.C.	A B01	A T04	6"		

NOTE: FOR ANY PARTITION THAT RECEIVES TILE FINISH OR SUPPORTS MILLWORK, REFER TO PERFORANCE REQUIREMENTS IN THE PROJECT MANUAL.

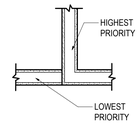
A SERIES PARTITION PLAN
SCALE: 3" = 1'-0"

A



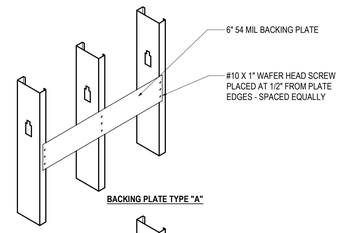
PARTITION BASE DETAIL
SCALE: 3" = 1'-0"

A B01

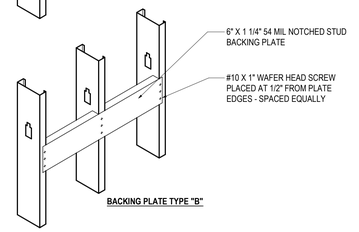


TYPE	PRIORITY	RATING
FIRE WALL	PRIORITY 1 (HIGHEST)	4 HOUR
FIRE & SMOKE BARRIER	PRIORITY 2	3 HOUR
FIRE BARRIER	PRIORITY 3	2 HOUR
FIRE PARTITION	PRIORITY 4	1 HOUR
SMOKE PARTITION	PRIORITY 5	1/2 HOUR
NON-RATED WALL	PRIORITY 6 (LOWEST)	NON-RATED

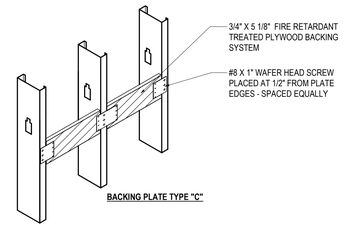
01 WALL PRIORITY LEGEND
SCALE: 1" = 1'-0"



BACKING PLATE TYPE "A"



BACKING PLATE TYPE "B"

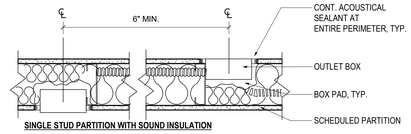


BACKING PLATE TYPE "C"

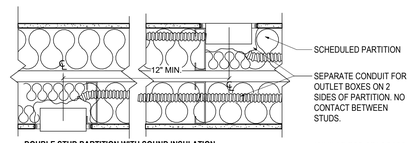
NOTE: PROVIDE BACKING PLATES AS INDICATED ON THE DRAWINGS, OR WHERE NOT INDICATED, ACCORDING TO THE FOLLOWING:

1. TYPE "A" BACKING FOR MISC. ITEMS, i.e. SURFACE MTD MIRRORS, WASTE RECEPTACLES, TOWEL DISPENSERS, COAT HOOKS, ETC. - MAX WEIGHT - 50 LBS/FT
2. TYPE "B" BACKING PLATES FOR UPPER WALL HUNG CABINETS (UP TO 2 SHELVES), BASE CABINETS, FULL HEIGHT CABINETS, HANDRAILS, GUARDRAILS, GRAB BARS, WALL HUNG EQUIPMENT, ETC. - MAX WEIGHT - 100 LBS/FT
3. TYPE "C" BACKING PLATES MAY BE SUBSTITUTED FOR ALL CONDITIONS WHERE FIRE RETARDANT TREATED WOOD (FRTW) IS ALLOWED PER BUILDING CODE.
4. MINIMUM (3) FASTENERS PER STUD, UNLESS ENGINEERED FOR LESS
5. EACH BACKING PLATE SHALL SPAN (3) STUDS MINIMUM, UNLESS SPACE DOES NOT ALLOW

02 TYPICAL BACKING PLATE DETAIL
SCALE: 1 1/2" = 1'-0"



SINGLE STUD PARTITION WITH SOUND INSULATION



DOUBLE STUD PARTITION WITH SOUND INSULATION

NOTES: (APPLIES TO POWER, PHONE, COMMUNICATIONS, ETC.)
1. PLACE OUTLET BOXES IN SEPARATE STUD SPACES.
2. BACK-TO-BACK OUTLETS NOT PERMITTED.
3. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK-OUT CAPS.
4. PROVIDE BACKING EQUIVALENT TO "LOWRY'S OUTLET BOX PADS (HARRY A. LOWRY & ASSOC.)
5. DEPTH OF OUTLET BOX MUST BE COMPATIBLE WITH STUD SIZE IN ORDER TO ACCOMODATE BOX PAD.
6. ACOUSTICAL BOX PAD REQUIREMENT APPLIES TO FULL-HEIGHT PARTITIONS.

03 BACK TO BACK OUTLET BOX DETAIL
SCALE: 1 1/2" = 1'-0"

PARTITION LEGEND



TABLE A- PART SERIES CONSTR ASSEMBLY

SERIES	SHEATHING	STRUCTURE	SHEATHING
A	1-LYR	MTL C-STUD	1-LYR
B	2-LYRS	MTL C-STUD	2-LYRS
C	1-LYR	MTL C-STUD	2-LYRS
D	1-LYR	MTL C-STUD	NONE
E	2-LYRS	MTL C-STUD	NONE
F	1-LYR	MTL HAT CHNL	NONE
G	1-LYR	NONE	NONE
H	1-LYR	MTL C-H STUD	LINER PNL
J	2-LYRS	MTL C-H STUD	LINER PNL
K	1-LYR	(2) MTL C-STUDS	1-LYR
L	2-LYRS	(2) MTL C-STUDS	2-LYRS
M	NONE	CMU	NONE
N	1-LYR	MTL C-STUD	1-LYR
O-U	RESERVED FOR FUTURE EXPANSION		
V-Z	CUSTOM	N/A	N/A

TABLE B- FRAMING DEPTH SCHEDULE

TAG #	MTL STUD DEPTH	MTL C-H STUD DEPTH	WD STUD DEPTH
-	NO FRAMING		
0	7/8" FURRING CHANNEL		N/A
1	1 5/8"	N/A	N/A
2	2 1/2"	2 1/2"	N/A
3	3 5/8"	N/A	N/A
4	4"	4"	3 1/2"
6	6"	6"	5 1/2"
8	8"	N/A	7 1/4"
10	10"	N/A	9 1/4"

TABLE C- MASONRY WIDTH SCHEDULE

TAG #	CMU WIDTH
4	3 5/8"
6	5 5/8"
8	7 5/8"
10	9 5/8"
12	11 5/8"

STL SHEET THICKNESS FOR STUDS & RUNNERS

GAGE*	MIN. STL BASE MTL THICK UNCOATED)		
	INCH	MILS	MM
12	0.1017	97	X
14	0.0713	68	X
16	0.0566	54	1.34
18	0.0451	43	1.09
20	0.0312	30	0.84
22	0.0270	27	0.68
25	0.0179	18	0.45

*GAGE 16,18 USED FOR STRUCTURAL FRAMING; 20, 22, AND 25 USED FOR NON-STRUCTURAL FRAMING

*USE OF DIMPLED STEEL STUDS ACCEPTABLE PROVIDED CONTRACTOR SUPPLIES DOCUMENTATION PROVING THE EQUIVALENT MINIMUM BASE METAL THICKNESS IS ACHIEVED

GENERAL NOTES

GN-01. PART. TYPES ARE NOT SEQUENTIAL.

GN-02. ALL PTN SHEATHING TO BE 5/8" GYP BD UNO.

GN-03. PROVIDE BLOCKING IN PARTITIONS FOR ARTWORK HANGING AS INDICATED. SEE CONSTRUCTION PLAN(S) AND/ OR INTERIOR ELEVATIONS FOR LOCATIONS.

GN-04. ALL PARTITIONS SHALL BE COORD. WITH SCHEDULED FINISHES FOR PART. LAYOUT AND REQ'D CLEARANCES.

GN-05. CONTRACTOR TO RE-CONFIRM STUD SIZING AND SUBMIT SELECTION CRITERIA FOR REVIEW INCLUDING DELINEATION OF SLAB TO UNDERSIDE OF SLAB INFORMATION.

GN-06. FOR INT. FRAMING LIMITING HEIGHTS REFER TO SSMA TABLES FOR INTERIOR NON-STRUCTURAL NON-COMPOSITE PARTITIONS.

GN-07. ONLY DEMISING WALLS GO TO DECK.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, 0.9.2342.19200300.100.1.1=AR99297, OU=M. ARTHUR GENSLER JR. AND ASSOCIATES INC., C=US
Location: Miami, FL
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2026.03.12 10:57:06-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
PARTITION TYPE DETAILS

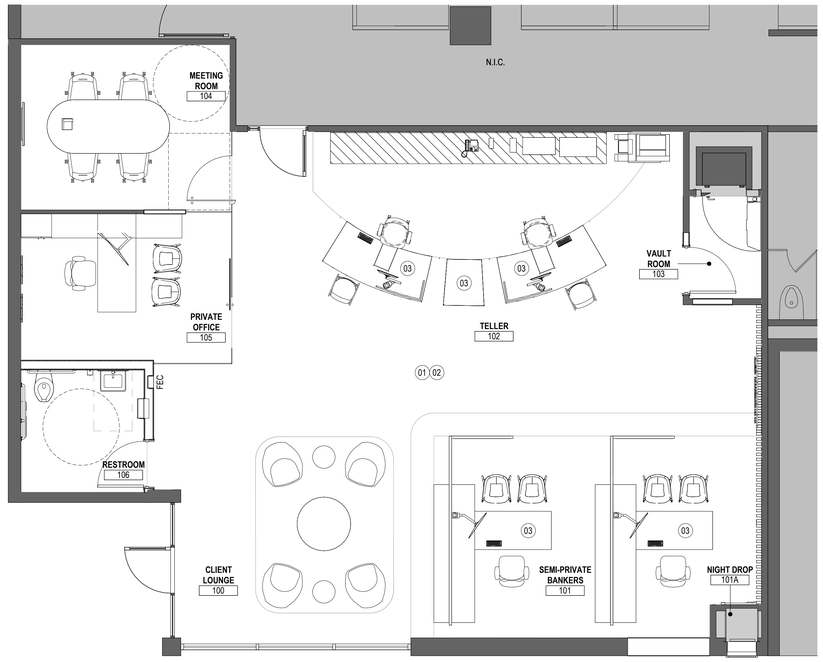
Scale
As indicated

G5.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:32 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/11/2026 12:26:17 PM
G5.01 RWK 2026-05-27.pdf



01 FURNITURE PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

01 FURNITURE BY OTHER
02 ALL POWER REQUIREMENTS TO BE REVIEWED BY FIRST HORIZON
03 CUSTOM FURNITURE POWER REQUIREMENTS TO BE REVIEWED BY FURNITURE VENDOR AND FIRST HORIZON

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.
B. FURNITURE PLANS ARE SHOWN FOR INFORMATION ONLY.
C. GENERAL CONTRACTOR, FURNITURE VENDOR, ARCHITECT, AND OWNER TO REVIEW SCOPE RESPONSIBILITY PRIOR TO PROCUREMENT.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: c=US, st=Florida, l=Miami, ou=Gensler, cn=ARTHUR GENSLER JR. AND ASSOCIATES
Reason: I agree to the terms defined by the placement of this signature statement
Contact Info: 305-350-7570
Date: 2026.03.12 10:58:19-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FURNITURE PLAN

Scale
1/4" = 1'-0"

A1.401

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
2026 12:51:45 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A1.401 RWK 2026-05-27.pdf

SECTION 23 37 23

HVAC GRAVITY VENTILATORS AND LOUVERS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 37 23 and the accompanying drawings cover the provisions of all labor, equipment, appliances and materials, and performing all operations in connection with the fabrication, construction and installation of the louvers, air inlet and air outlet devices as specified herein and as shown.

C. Coordinate with Architectural plans and specifications for all louvers subject to public view. Architectural documents shall supersede this specification section, except Architectural louvers must meet the free area noted in the Division 23 plans, and louvers exposed to rain must be stormproof.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, finished louvers, air inlet and air outlet devices as shown and specified which are free of leaks.

1.03 BASIS OF DESIGN

A. The basis of design is as outlined for each louver and device in the 2.0 PRODUCTS subsection. Any proposed substitutions shall be proven equal in all respects to the equipment specified as the basis of design.

2.0 PRODUCTS

2.01 STORMPROOF LOUVERS

A. Louvers shall be stormproof, depth to match the width of the wall but no less than 4" deep, and of all-welded construction fabricated from 12 gauge extruded aluminum alloy 6063-T5. Blades shall be slanted at 45 degrees and feature an integral water baffle.

B. Louvers shall be fitted with a 1/2" mesh 16 gauge aluminum birdscreen in an aluminum frame.

C. Finish shall be 70% PVDF in a color selected by the Architect at the time of submittal review. Finish shall have a minimum of a 10 year warranty.

D. The performance standards shall be certified by the Manufacturer in accordance with the AMCA Certified Ratings Program and the louver shall carry the AMCA Seal.

E. Performance Standards

1. Maximum static pressure drop at 600 FPM velocity through the free area – 0.065" W.C.

2. No water penetration at up to 760 FPM velocity through the free area.

3. Minimum free area in relation to gross overall area – 53%.

F. The basis of design is Greenheck. Acceptable equal manufacturers are Louvers & Dampers, Inc., Airolite, Ruskin, Greenheck, Pottorff, Nailor, and Construction Specialties.

2.02 GRAVITY INTAKE AND RELIEF HOODS

A. Hoods shall be constructed from 0.063" thick aluminum sheets with rolled interlocking seams or all welded construction.

B. Relief hoods shall be fitted with a 1/2" x 1/2" galvanized birdscreen and backdraft damper.

C. Intake hoods shall be fitted with 1" thick cleanable filters.

D. All hoods shall be provided complete with 12" high roof curbs. Roof curbs shall be of aluminum construction, insulated, canted and complete with wood nailer strips. Insulation shall meet NFPA 25/50 flame spread/smoke developed ratings.

E. All hoods with a throat area of 12 square feet or less shall have hinged hoods.

F. Performance Standards

1. Maximum total pressure drop at 600 FPM throat velocity through the free area.
   a. Intake Hoods – 0.125" WC
   b. Relief Hoods – 0.08" WC

G. The basis of design is Greenheck Fabra Hood. Acceptable equal manufacturers are Louvers & Dampers, Inc., and Carnes.

3.0 EXECUTION

3.01 INSTALLATION

A. Units shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual devices to be provided with all trades.

B. All devices shall be free of leaks, provided completely finished, trimmed, adjusted, cleaned and ready for use. They shall be properly secured to the structure.

C. Louvers with ductwork connections or future duct connections (louvers for future tenant connection) shall have a minimum of 12" deep insulated sheetmetal plenum back-box.

D. Insulated sheetmetal blank-offs shall be provided over all inactive sections or sections for future tenant use of louvers where the Architectural size exceeds the mechanical requirements.

END OF SECTION

SECTION 23 74 00

PACKAGED OUTDOOR HVAC EQUIPMENT

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 74 00 and the accompanying drawings cover the provisions of all labor, equipment, appliances and materials, and performing all operations in connection with the construction and installation of the packaged rooftop units as specified herein and as shown. This work includes, but is not limited to, the following:
1. Packaged rooftop units including curbs and accessories
2. Control system (interlocked to the units)

C. Units shall be self-contained, rooftop curb-mounted, single package type. The rooftop units shall be completely factory-assembled as a unitary package complete with operating controls and shall be completely piped, internally wired and fully charged with refrigerant. Only one electrical power connection shall be required.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted single package rooftop units, as shown and specified which are free of excessive noise and vibration.

1.03 BASIS OF DESIGN

A. The basis of design is as scheduled. Any proposed substitutions or equals by other manufacturers shall be proven equal in all respects to the equipment specified as the basis of design. Particular attention is called to the requirements of Section 23 05 00.

B. Acceptable substitute manufacturers are Trane, Carrier, and Daikin.

2.0 PRODUCTS

2.01 CURB

A. Each unit shall be provided with a full perimeter roof curb. The roof curb shall be of the same Manufacturer as the unit, shall support the unit and provide a watertight enclosure to protect ductwork and utility services. Curb design shall comply with National Roofing Contractors Association requirements. Supply/return air opening gasketing shall be provided. Channel shall be provided allowing for adjustment of return air opening location to match the building structural frame indicated.

B. All duct and utility connections shall be routed through bottom of unit within the curb perimeter.

2.02 UNIT CABINETS

A. Rooftop unit cabinets shall be formed, galvanized steel construction with welded base assembly. Galvanized steel surfaces shall be bonderized and painted with baked acrylic enamel for complete weather protection. All sheet metal screws shall be stainless steel. The outside air dampers shall be low leak gasketed dampers which must match and interlock with the single package rooftop units. Cabinets shall be fully insulated.

B. Unit cabinets shall be designed for curb mounting and mate with the full perimeter roof curb for a complete weathertight seal. Unit sides shall overhang the curb to form protective drip lip.

C. Access doors for the filter section and the fan section of all units sized 20 nominal tons and larger shall be hinged, walk-in type.

2.03 COMPRESSOR SECTION

A. Compressor section refrigeration system shall be factory charged, ready for operation, providing minimum two stage cooling capacity (50% and 100%) on units of over 5 tons capacity, minimum of three stages on units of nominal 20 and 25 tons and minimum of four stages on units larger than 25 nominal tons. Compressor protection shall include high and low pressure control, outdoor ambient protection, compressor sump heat, three-phase overload protection, anticycling timer providing a minimum five (5) minute time shut down of unit on interruption of power or automatic control shutoff. Compressors shall have factory-installed service valves, vibration isolators, crankcase heaters, liquid line sight glasses, filter driers, and liquid line service valves.

2.04 EVAPORATOR COILS

A. Coils shall be aluminum plate fins mechanically bonded to copper tubes. They shall be of an intertwined design for equal circuit loading and to ensure a fully active coil on part-load operation to provide evenly conditioned air. Aluminum tubes shall not be acceptable.

2.05 FANS

A. Fans shall be either single or double wheels, forward-curved, Class 1 type, and mounted on a common shaft with adjustable sheave drive. All fans shall be statically and dynamically balanced and tested in the factory. Fan shall not pass through its first critical speed in order to meet the scheduled performance. Fan shaft shall be mounted on not less than two grease-lubricated ball bearings with all fan wheels mounted inboard of the bearings. The fan and motor assembly shall be mounted on a common base; on units with motor sizes larger than five (5) HP, the entire assembly shall be isolated from the rest of the unit by double deflection vibration isolators.

B. Variable air volume (VAV) units shall be complete with variable frequency inverter drives and matched inverter-duty motors.

C. Motors on VFDs shall have shaft-grounding rings.

2.06 ELECTRIC HEATING SECTIONS

A. Electric heating sections shall be furnished with nickel-chromium open coil resistance heating elements with each element protected by an automatic reset high-limit thermostat and manual reset high- limit thermostat for the primary and secondary overcurrent/thermal protection. Controls shall provide for multiple stage start-up and operation.

2.07 GAS HEATING SECTION

A. Gas heating sections shall be mounted downstream of evaporator coils and shall be certified by ACA for use on natural gas. Heating shall be accomplished with a minimum of two stages on units 7.5 tons nominal and larger.

B. Heat exchanger shall be fabricated from stainless steel, stress-relieved and free-floating.

C. The unit shall utilize an electronic, spark-ignition pilot light; not a standing pilot.

D. Each heating system shall include an induced draft combustion air exhaust fan protected by centrifugal switches, heat limit switches, time-delay relay, flame roll-out switches and pilot sensors. Heating controls shall consist of a redundant gas valve, intermittent pilot ignition with electric spark ignition system. Each unit shall be AGA certified.

2.09 CONTROLS AND ACCESSORIES – ALL SYSTEMS

A. All operating and safety controls shall be factory-installed and shall include solid state compressor overload protection, magnetic contactors, thermostatic expansion valve, refrigerant line drier and automatic damper motors.

B. Controls on electric heat section shall meet NEMA specifications and requirements.

C. During night setback operation, morning warm-ups after night setbacks and whenever the unit is off, the outside air dampers shall be fully closed and admit no outside air.

D. Interlocks shall be made to the duct-mounted smoke detectors in each unit's supply and return ductwork to shut the unit off and fully close the return air dampers to prevent migration of smoke upon its detection.

E. Provide a factory mounted disconnect and integral powered duplex GFI convenience outlet on all units. Coordinate with Division 26.

F. Provide downflow units with accessory condensate overflow switch in the primary drain pan. Switch shall be interlocked to shut the unit off in an overflow situation.

G. Provide with integral refrigerant leak detector. Upon detection, fan shall be fully enabled.

2.10 CONTROLS- non-VVT systems

A. A 24 volt transformer shall be provided to accommodate controls and accessories. Each unit shall be complete with an indoor thermostat and control panel complete with the following minimum list of features and capabilities:

1. Seven day programmable electronic thermostat for programming heating and cooling temperatures as well as night setback times and temperatures.

2. Battery back-up to protect the programs for up to 24 hours after a power failure.

3. Manual overrides and a failsafe program.

2.12 FILTERS

A. Units shall have 1-inch thick high-efficiency, throwaway filters in commercially available sizes. Filters shall be not less than 30%/30% average dust spot efficient when tested in accordance with ASHRAE Test Standard 52.2-2007; Farr 30/30 or an approved equal.

2.13 AIRSIDE ECONOMIZER

A. A differential enthalpy airside economizer shall be provided with each unit. The economizer shall be factory-assembled complete with dampers, electrical actuators, exhaust fans and all controls.

B. The outside air dampers shall be low-leakage type, with a maximum leakage of 3% at 3" WC static pressure. The dampers shall be spring operated to close during power failure.

C. The differential enthalpy sensor shall be adjustable for temperature and humidity setpoints.

D. If the cooling load is satisfied by the airside economizer alone, no mechanical refrigeration shall be initiated, and the economizer dampers shall be modulated to maintain the desired discharge air temperature. The economizer shall modulate up to its full open position to meet the cooling load. When the economizer is at its maximum outside air position and further cooling is required, mechanical refrigeration shall be utilized. When the enthalpy of the outside air is above its setpoint and during normal heating cycles, the outside air damper shall be at its minimum outdoor air position.

E. Provide with barometric relief on all units 5 tons or less, set by T&B to maintain positive building pressure.

F. Provide exhaust fan on units above 5 tons and shall be provided to prevent over-pressurization of the building during economizer mode, set by T&B to maintain positive building pressure. Provide variable frequency drives on exhaust fans in all units over 25 tons. Drives shall be controlled by a building pressure sensor.

G. The position of the return and outside air dampers shall also be controlled as specified elsewhere in response to unit and external controls.

3.0 EXECUTION

3.01 INSTALLATION

A. The packaged rooftop units and associated controls shall be installed in strict accordance with the manufacturer's recommendations.

B. The control system shall be completely wired under this Division 23. Wiring shall be in accordance with the NEC and shall meet all requirements for this installation.

3.02 STARTUP

A. Provide the services of a factory-trained and qualified Service Technician employed by the Unit Manufacturer who shall inspect the installation including external control interlock and electrical power connections; supervise leak testing, initial operation, calibration of operating and safety controls and supervise electrical testing including insulation resistance of motors and voltage balance between phases during starting and running.

B. This Service Technician shall forward a report in four (4) copies to the Owner when the unit is in safe and proper operating condition. This report shall include all pressure and control settings, meg readings, voltage readings per phase during start and run, and shall list minor discrepancies to be corrected that affect safe and reliable operation. One additional copy of the report shall be left in the unit control panel. One copy of bound installation, operation, maintenance service and parts brochures, including applicable serial numbers, full unit description and parts ordering sources, shall be placed in the unit control panel at the time of startup; four (4) additional copies shall be forwarded to the Owner.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.01.09 16:17:04-05'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - MECHANICAL

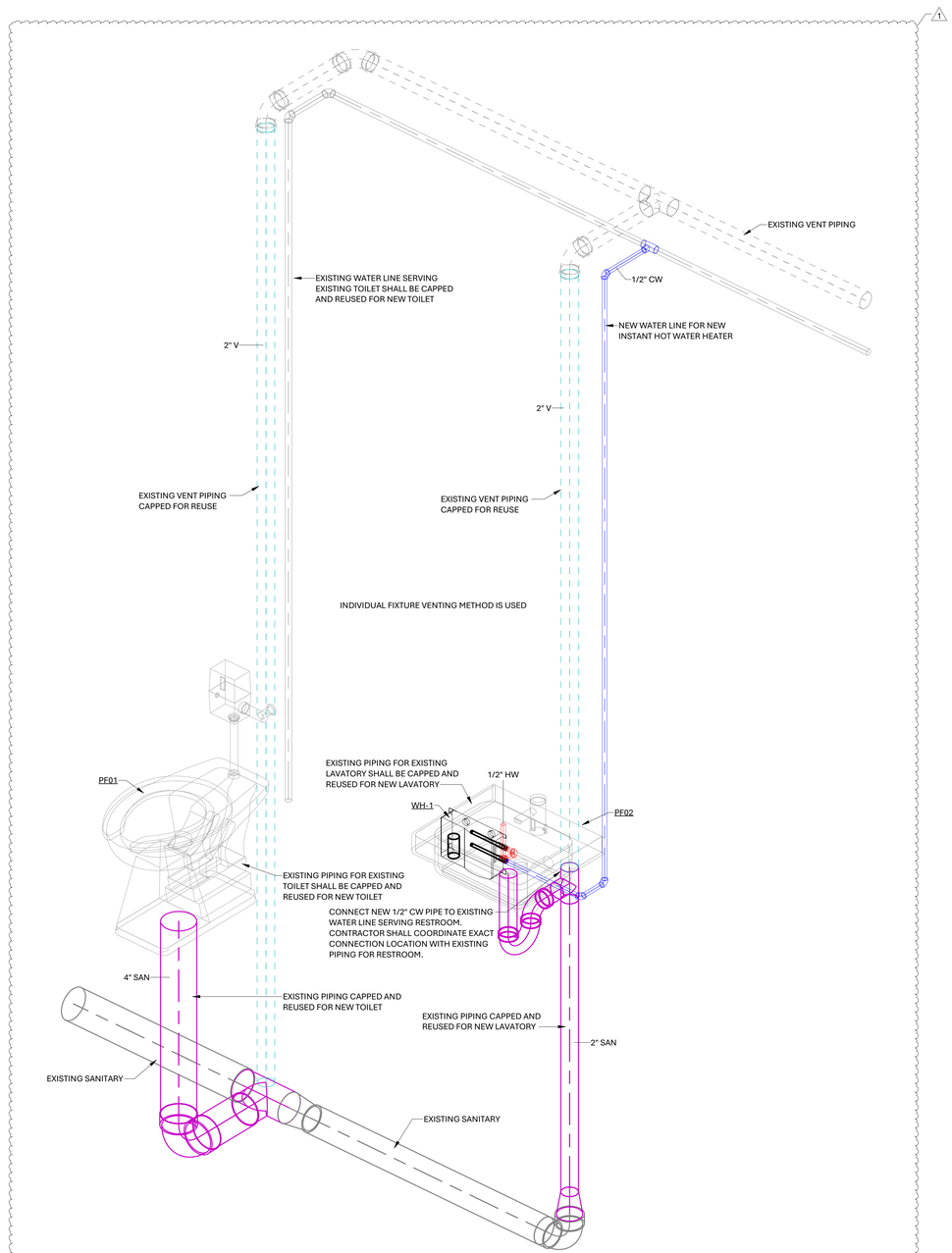
Scale

M0.004

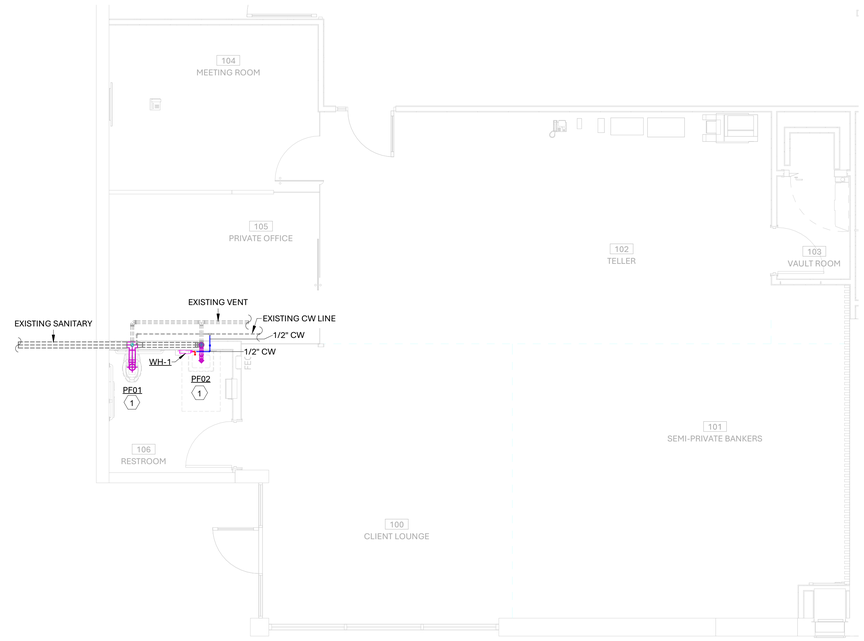
© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
Wednesday, January 28, 2026 1:47:01 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
M0.004 RWK 2026-05-27.pdf



2 P1.001 PLUMBING ISOMETRIC - PLUMBING



1 P1.001 FIRST FLOOR PLAN - PLUMBING
1/4" = 1'-0"

KEY NOTES: (APPLY TO THIS SHEET ONLY)

1 REMOVE EXISTING PLUMBING FIXTURES AND SALVAGE EXISTING PLUMBING CONNECTIONS FOR REUSE WHERE FEASIBLE. CONNECT NEW FIXTURES TO EXISTING CONNECTIONS AND PROVIDE NEW SUPPLY STOPS, P-TRAPS, PIPING, FITTINGS, SEALS, AND ALL APPURTENANCES REQUIRED FOR A COMPLETE AND CODE-COMPLIANT INSTALLATION. CONTRACTOR SHALL FIELD-VERIFY, COORDINATE, AND CONFIRM CONDITION OF EXISTING CONNECTIONS PRIOR TO PROCEEDING. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES. EACH FIXTURE SHALL CONNECT TO THE MAIN WATER SUPPLY LINES AND SANITARY AS REQUIRED.

GENERAL NOTES: (APPLIES TO ALL SHEETS)

1. ALL HUB DRAINS SHALL BE READILY ACCESSIBLE.

2. ALL PLUMBING SHUTOFF VALVES SHALL BE COORDINATED WITH MECHANICAL EQUIPMENT AND SHALL BE EASILY ACCESSED FOR FUTURE OPERATION.

3. PIPE SUPPORT ATTACHMENT TO BRIDGING OR METAL ROOF DECK IS STRICTLY PROHIBITED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

4. ALL HORIZONTAL SANITARY, WASTE, & STORM PIPING SHALL BE SLOPED AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE, IN DIRECTION OF FLOW.

5. UNDERGROUND DOMESTIC WATER SERVICE ENTRANCE PIPING 3" AND SMALLER IN SIZE SHALL BE TYPE K HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS. ALL JOINTS SHALL BE BRAZED.

6. ALL UNDERGROUND COPPER BRANCH LINES (1/2" AND 3/4" ONLY) SHALL BE CONTINUOUS LENGTHS OF SOFT TYPE K COPPER TUBING WITH NO JOINTS ALLOWED UNDERGROUND

7. ABOVEGROUND DOMESTIC WATER SYSTEM PIPING 3" IN SIZE AND SMALLER SHALL BE TYPE L HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDERED JOINTS.

8. ALL SANITARY PIPING CONNECTING TO AND DOWSTREAM OF TOILETS SHALL BE 4" OR LARGER.

9. NO 90° HORIZONTAL TURNS SHALL BE USED IN THE SANITARY PIPING SYSTEM. ALL HORIZONTAL TURNS SHALL BE MADE WITH 45° ELBOWS WITH PIPE IN BETWEEN THE TWO ELBOWS.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION
1	05.22.2026	PERMIT COMMENTS

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.05.19 16:50:13-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FIRST FLOOR PLAN - PLUMBING

Scale
1/4" = 1'-0"

P1.001

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452_MEP-R24.rvt
5/19/2026 3:16:51 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 05/11/2026 12:26:17 PM
P1-001 RWK 2026-05-27.pdf

LIGHT FIXTURE SHEDULE

TAG	DESCRIPTION	MFR	MODEL	COLOR TEMPERATURE	NOTES
L01	RECESSED LINEAR LIGHT	ALW	LIGHTPLANE + 4 (RECESSED)	3500K	REFER TO ELECTRICAL DRAWINGS AND CUT SHEETS FOR FINAL SPEC
L02	RECESSED LINEAR LIGHT - WALL GRAZER	ALW	LIGHTPLANE + 4 (RECESSED)	3500K	REFER TO ELECTRICAL DRAWINGS AND CUT SHEETS FOR FINAL SPEC
L04	4" ROUND DOWNLIGHT	ALPHABET LIGHTING	NU4RD PRO	3500K	REFER TO ELECTRICAL DRAWINGS AND CUT SHEETS FOR FINAL SPEC

ACCESSORIES SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	PROVIDED BY	INSTALLED BY	COMMENTS
A01	SOAP DISPENSER - WALL MOUNTED - AUTOMATIC	BOBRICK	B-2013	STAINLESS STEEL	GC	GC	
A02	SURFACE-MOUNTED HORIZONTAL TOILET TISSUE / SEAT-COVER DISPENSER / WASTE DISPOSAL	BOBRICK	B-30919	STAINLESS STEEL	GC	GC	RIGHT SIDE
A03	RECESSED CONVERTIBLE COMBINATION TOWEL AND WASTE UNIT	BOBRICK	B-3961	STAINLESS STEEL	GC	GC	
A04A	36" STRAIGHT GRAB BAR	BOBRICK	B-6806x36	STAINLESS STEEL	GC	GC	
A04B	42" STRAIGHT GRAB BAR	BOBRICK	B-6806x42	STAINLESS STEEL	GC	GC	
A04C	18" STRAIGHT GRAB BAR	BOBRICK	B-6806x18	STAINLESS STEEL	GC	GC	
A05	FRAMED MIRROR	BOBRICK	B-290 2436	STAINLESS STEEL	GC	GC	SIZE:24"X36"
A06	SURFACE MOUNTED COAT HOOK	BOBRICK	B-9542	STAINLESS STEEL	GC	GC	

EQUIPMENT SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	WIDTH	LENGTH	HEIGHT	PROVIDED BY	INSTALLED BY	COMMENTS
E4	DATACARD INSTANT ISSUANCE SYSTEM	ENTRUST	DATACARD CR500	N/A	15"	29"	13"	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E5	INSTANT ISSUANCE SYSTEM	ENTRUST	ARTISTA RS4	N/A	10.1"	12.6"	15.6"	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E6	TELLER SCAN	DIGITAL CHECK CORP	TS240	N/A	5.1"	11.1"	7.5"	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E7	POS PAYMENT TERMINAL	FISERV	FIRST DATA FD150 TERMINAL	N/A	3.54"	8.11"	3.27"	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E8	PHONE	CISCO	IP PHONE 8841	N/A	10"	9"	1.5"	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E9	CONFERNECE PHONE	CISCO	IP PHONE 8832	N/A	10.9"	10.9"	2.4"	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E10	50" CONFERENCE TV	-	LCD-5/LCD-5V | 50" SCREEN	N/A	-	-	-	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.
E11	MFP PRINTER	HP	-	N/A	-	-	-	GC	GC	REFER TO FIRST HORIZON BANK STANDARDS FOR FULL EQUIPMENT SPEC AND REQUIREMENTS. FIRST HORIZON TO VERIFY FINAL EQUIPMENT PLACEMENT LOCATIONS.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler

M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A

BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, A=QuoVadis+A01410000000189AE1CA410000320B, C=US, O=GENSLER 36, AND ASSOCIATES INC., OU=36
Location: Miami FL
I am approving this file in terms defined by the placement of my signature on this document.
Contact Info: 305.350.7070
Date: 2026.03.12 10:52:58-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

PLUMBING FIXTURES, LIGHT FIXTURES, EQUIPMENT AND ACCESSORIES SCHEDULE

Scale

G7.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD.Set.rvt
3/12/2026 12:51:34 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/12/2026 12:20:17 PM
G7.01 RWK 2026-05-27.pdf

C. Preformed insulation for all domestic cold water piping, except trap primer piping underground, shall be minimum 1" thick, preformed fiberglass pipe insulation with white all-service jacket. All longitudinal joints shall be lapped, self-sticking type with all butt joints, tears, etc. sealed with a matching white vapor barrier tape. Elbows shall be mitered or may be Zeston covers filled with equivalent fiberglass insulation. The maximum conductivity (k-value) of the insulation shall be 0.23 BTU per inch/h·ft2/°F at 75°F.

D. Insulation shall be continuous over all valve bodies, fittings, and wall and floor penetrations. Do not insulate unions on hot water piping; nor instruments, gauges, valve handwheels, etc. on any piping.

E. Closed-cell insulation shall be provided over all piping called to have insulation that is installed below ground. Closed-cell piping insulation shall match the thicknesses for above ground piping, 25/50 Armaflex or Rubatex. All glues and coatings shall be products of the same manufacturer as the insulation. The insulation shall be installed by the slip-on method; slitting of the insulation is prohibited and shall be cause for rejection.

3.0 EXECUTION

3.01 ARRANGEMENT

A. Follow the general piping layout, arrangement, schematics and details. Provide all offsets, vents, drains and connections necessary to accomplish the installation. Fabricate piping accurately to measurements established at the project site to avoid interference with ductwork, other piping, equipment, openings, electrical conduits and light fixtures. Make suitable provision for expansion and contraction with expansion loops and offsets.

3.02 INSULATION INSTALLATION

A. Provide blanket insulation over all horizontal roof drain piping which is within the building and including the vertical risers to the roof drains and the underbody of the roof drains.

1. Blanket insulation shall be wrapped around the piping and underbodies of roof drains. Ends of insulation shall overlap at least 2" and bottom of insulation shall overlap pipe insulation at pipe connection to roof drain at least 3". Adhere insulation to roof drain underbodies with 100% coverage of fire retardant adhesive and tape all joints with 3" wide foil reinforced kraft tape.

B. Provide insulation over all above ground hot and cold water piping, except that no insulation is required on cold water lines installed inside interior plumbing chases (those chases with no exterior wall). In addition, no insulation is required for cold water piping outside the building vapor barrier and designed to be drained down for freeze-protection, such as parking deck hose bibbs for washdown.

1. All joints and tears shall be sealed with matching white vapor barrier tape

C. See specification 23 07 19 for HVAC piping insulation requirements.

END OF SECTION

SECTION 22 10 00

PLUMBING PIPING

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 10 00 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the plumbing systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Sanitary, waste, and vent systems
2. Domestic water systems

C. Provide all final plumbing connections to all equipment furnished by Owner.

D. Provide isolation valve and reduced pressure backflow preventer or vacuum breaker at the service entrance and at those connections (especially to kitchen equipment) required by local plumbing code.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete and operable plumbing systems as shown and specified which are free of leaks, properly vented, free of unreasonable noise, vibration and sweating, and fabricated so as to fit the space allotted and to exhibit a minimum resistance to fluid flow.

B. The word "piping" is defined to mean all piping, fittings, joints, hangers, coatings, valves, cocks, insulation and accessories necessary for the plumbing systems described, shown and specified.

1.03 GENERAL REQUIREMENTS

A. Provide all reducing fittings, flanges, couplings and unions of the size and type of material to match the piping connections at each fixture, piece of equipment, valve and accessory.

B. Union joints, couplings or flanges shall be provided in each pipe connected to each piece of equipment, fixture and elsewhere as indicated and specified. Unions shall match the piping system in which they are installed.

C. Unions or flanges shall be provided between all copper to steel connections. These unions shall be dielectric, insulating type.

D. All changes in direction and branches shall be made with manufactured fittings.

E. The use of offset-type reducers is strictly prohibited in any piping system.

F. In all water piping systems, changes in horizontal pipe sizes shall be made with eccentric reducers installed flat on top for proper air venting. Reducing tees, reducing elbows and concentric reducers shall only be allowed in water piping systems for changing pipe sizes in vertical risers and for making connections to equipment and accessories from vertical risers.

G. All pipe joints shall be cut square and all burrs shall be removed.

H. Open ends of pipes not currently being handled shall be plugged during installation to keep dirt, water, and foreign material out of the system.

I. Sanitary, waste, vent, and storm drainage piping shall slope down in the direction of flow as shown on the drawings or as prescribed by Code, but not less than 1 percent.

J. All vents through roof (VTRs) shall be offset just below the roof such that their termination points are at least 15 ft from any outside air intake of any HVAC unit; special attention is called to packaged rooftop and dedicated make-up air units.

K. Trap primers shall be provided at all floor drains, floor sinks, trench drains, and hub drains except trap primers may be omitted where drain routes to the storm system. Route water piping from nearest cold-water line and as allowed by code. Trap primer shall be tapped off the top of the horizontal line, have an isolation valve, and be at least 1" in elevation above the connection for every 20' of downstream piping.

L. All piping, valves, and fittings shall be provided by a domestic Manufacturer and manufactured in the USA.

2.0 PRODUCTS

2.01 SANITARY WASTE AND VENT SYSTEMS

A. All underground sanitary waste and vent piping shall be PVC, DWV Solid Wall Schedule 40 with socket-type, solvent welded joints in sizes up to 12"; **14" and larger piping shall be PVC, DWV Solid Wall Schedule 80 with socket-type, solvent welded joints. All PVC piping shall be installed in accordance to ASTM D2321.

B. All aboveground sanitary, waste, and vent piping shall be PVC except that sanitary, waste and vent piping located within return air plenums, including throughout future tenant space, shall be hubless cast iron soil pipe. Piping shall be DWV Solid Wall Schedule 40 with socket-type, solvent welded joints in sizes up to 12"; **14" and larger piping shall be PVC, DWV Solid Wall Schedule 80 with socket-type, solvent welded joints.
1. Above ground installation of PVC piping shall be specifically indicated on the shop drawings or submitted in a confirming RFI, as applicable.
2. Piping aboveground shall match the requirements for the underground piping as above.
3. Sanitary, waste, and vent piping less than or equal to 2.5" may be copper DWV. Piping shall meet ASTM B 75, B 88, B 251, and B 306.
4. **PVC shall not be used in buildings with an occupied floor over 75' above adjacent grade.
5. Drain piping from equipment, such as kitchen warewashers, pot sinks, etc. with high temperature discharge shall be Type L hard drawn copper tubing with wrought copper fittings and soldered joints.
6. Sanitary and waste piping in pressurized piping systems, such as for elevator sump pumps or sanitary sump pumps, shall be copper DWV with wrought copper fittings. All joints shall be brazed.

E. Joints on hubless cast iron soil pipe shall be made with neoprene couplings and stainless-steel clamps. Gaskets shall conform to ASTM C 564. Couplings and gaskets shall be produced by the same manufacturer and shall be installed in accordance with the manufacturer's recommendations, including band tightening sequence and torque. All couplings shall be manufactured to the CISPI 310 standard, ASTM C 1277, ASTM C 150, FM Standard 1680 Class I and certified by NSF International. Coupling shall be as follows:
1. 1 ½" to 3" – Two (2) stainless steel bands
2. 4" to 8" – Four (4) stainless steel bands
3. 10" to 15" – Heavy duty coupling with six (6) stainless steel bands. Heavy duty couplings shall conform to ASTM C 1540.

F. All offsets on 8" pipe and larger shall have metal restraining straps by Holdrite or approved equal.

G. Cleanouts shall be provided at the locations indicated and, as a minimum, where required by Code. Floor cleanouts shall be a minimum of 4" and shall be complete with a flush plug and removable, scoriated bronze floor plate. Provide carpet buttons in carpeted areas. Wall cleanouts shall be threaded cleanout tees and plugs with polished stainless steel coverplate with centerset screw.

H. Floor drains in toilets and finished areas shall be JR Smith 2000 Series with 6" Type B square adjustable strainers finished in satin nickel bronze or equal products by Josam or Zurn. Provide vandalproof secured tops.

I. Floor drains in mechanical rooms and unfinished concrete floors shall be JR Smith 2131 Series with round 11 3/4" cast iron grate, sediment bucket and deep-seal P-trap; or equal products by Josam or Zurn. Provide vandalproof secured tops.

J. Hub drains (HD) shall be made with a reducer fitting with opening at least one nominal size larger than the connected piping as scheduled. HDs shall be sized to receive all discharges without splashing.

2.02 STORM PIPING SYSTEMS

A. Storm piping systems shall be of the same materials specified above in 2.01 for the sanitary, waste and vent systems; note that all aboveground storm piping located within plenums shall be hubless cast iron soil pipe. All cast iron soil pipe and fittings shall bear the collective trademark of the Cast Iron Soil Pipe Institute or receive prior approval by the Architect.

B. Joints on hubless cast iron soil pipe shall be made with neoprene couplings and stainless-steel clamps. All couplings shall be manufactured to the CISPI 310 standard, ASTM C 1277, ASTM C 150, FM Standard 1680 Class I and certified by NSF International. Coupling shall be as follows:
1. 1 ½" to 3" – Two (2) stainless steel bands
2. 4" to 8" – Four (4) stainless steel bands
3. 10" to 15" – Heavy duty coupling with six (6) stainless steel bands

C. All offsets on 8" pipe and larger shall have metal restraining straps by Holdrite or approved equal.

D. Wall cleanouts shall be threaded cleanout tees and plugs with polished stainless steel coverplate with centerset screw.

E. The roof drains shall be selected for the insulated roof decks indicated. The roof drain bodies and receivers shall be of cast iron construction; domes shall be cast iron or aluminum and the roof drains shall be complete with flashing clamps having integral gravel stops, deck clamps, gaskets and trim. Roof drains shall be JR Smith 1010 or 1015 Series or approved equal products as manufactured by Josam, Zurn.

F. Emergency overflow roof drains shall be similar to the roof drains except they shall be water dam type. JR Smith 1080 or approved equal.

2.03 DOMESTIC WATER SYSTEM

G. All underground copper branch lines (1/2" and 3/4" only) shall be continuous lengths of soft Type K copper tubing with no joints allowed underground.

H. Aboveground domestic water system piping 3" in size and smaller shall be Type L hard drawn copper tubing with wrought copper fittings and soldered joints.

I. Aboveground domestic water system piping 3" in size and smaller shall be as above or Type L hard drawn copper tubing with press-connect fittings with EPDM sealing elements and un-pressed fitting identification feature. Piping 2.5" and 3" shall have stainless steel grip ring, separator ring, and EPDM sealing element.
1. Fittings shall be by Viega, Victaulic, or Nibco.
2. Fittings shall be installed with a tool from the Fitting Manufacturer, or a method approved by the Manufacturer.
3. Fittings and tubes shall be appropriate for installation in a return air plenum.
4. Fittings and tubes shall be rated in accordance with ASME B31, B16.51, ASTM B88, NSF 61/372, and IAPMO PS 117.

G. Aboveground domestic water piping 4" and larger shall be Type L hard drawn copper tubing with rolled grooved joints and fittings. Installation ready copper fittings shall meet the same gasket material specifications as couplings. Fittings shall be as follows, or equal, and shall be provided by the Manufacturer with the gasket included in the coupler assembly:
1. Coupling: Rigid, Victaulic style 607 (8" and smaller)
2. Gaskets: Grade EHP EPDM (8" and smaller)

J. All valves in potable water systems shall be "lead-free" type.

K. All valves ¾" and smaller shall be "full-port" type, and greater than ¾" may be "reduced-port" type.

L. Ball valves:

8. Valves 2 inch and smaller shall be two-piece bronze body, full port with solid, smooth bore chrome plated brass ball, meeting MSS-SP110 and rated for no less than 300 psi. Seats shall be reinforced TFE with Teflon packing ring and threaded adjustable packing nut. Valves on insulated lines will be provided with stem extensions to provide clearance for two inches of pipe insulation. Valves to be Apollo Valves 77C, Hammond/Milwaukee UP8301, or Watts B-6080.

9. Valves larger than 2 inch and up to 4 inch shall be two piece bronze body, standard port with solid, smooth bore chrome plated brass ball, meeting MSS-SP110, and rated for no less than 300 psi. Seats shall be reinforced TFE (or TFM for 4") with Teflon packing ring and threaded adjustable packing nut. Valves on insulated lines will be provided with stem extensions to provide clearance for two inches of pipe insulation. Valves to be Apollo Valves 70-100, Hammond/Milwaukee UP8501, or Watts B-6000.

N. Balancing valves:

1. Valves shall be NSF/ANSI 61/372 certified and suitable for potable water applications. Valve shall be suitable for the greater of 125 psig pressure and 40°F to 250°F temperature or the system's operating conditions. Valve shall provide positive shut-off and be rated for 300 psig. Each balancing valve shall be equipped with two gauge taps with check valves and drip caps. Balancing valves shall be Bell and Gossett Circuit-Setter Plus or equal by Nexus, FlowDesign, or Watts. Provide preformed insulation to encase valve assembly in insulated piping.
2. Valves up to 3" shall have lead-free brass body, full-port ball constructed of 304 stainless steel, and shall have calibrated nameplate with memory stop. Balancing valves shall be Bell and Gossett Circuit-Setter Plus or equal by Nexus, FlowDesign, or Watts. After the test and balance is complete, provide to the Owner a differential pressure gauge to match the balancing valves. Autoflow valves are acceptable as a substitution provided the flow cartridge is replaceable and the flowrate is clearly and permanently labeled.

O. Water connections to appliances shall be made with flexible copper tubing or commercial grade double-reinforced stainless steel braided hose, no less than 3/8" in size, or the connections size of the appliance, whichever is greater.

P. Point of use mixing valves shall be Leonard 170-LF or an approved equal with lead-free construction, vandal resistant adjustment cap, and integral inlet check valves. Mixing valve shall be ASSE 1070 rated. Mixing valve shall be sized by the Manufacturer for the fixture(s) served. Mixing valve shall have no more than 0.25 gpm minimum flowrate required.

Q. All water hammer arresters (WHA) shall be size A, B, C, D, E or F, as required for the fixture units served; Josam, JR Smith, Watts, or Zurn. WHAs shall conform to ASSE 1010. WHAs in potable water applications shall be lead-free.

BB. Soldered joints shall be made with tin-antimony/silver solder. Solder containing lead shall not be permitted.

CC. Saddle valves and "T" fittings that rely on puncturing the piping main are disallowed.

DD. Thermometers and pressure gauges shall be products of Trerice, Weksler, or Weiss. Select all devices to operate within 20% of the midpoint of their scales under normal operating conditions. Gauges provided on pumps shall be compound type.

EE. Pressure and temperature (P&T) test plugs shall be constructed of brass with two (2) self-closing Nordel cores and be complete with cap and gasket. Plugs shall be as manufactured by Peterson or Lancaster. Provide a complete test kit to the Owner at the time of final inspection. Test kit shall be complete with pressure gauge, thermometer, probes and carrying case.

3.0 EXECUTION

3.01 ARRANGEMENT

A. Follow the general piping layout, arrangement, schematics and details. Provide all offsets, vents, drains and connections necessary to accomplish the installation. Fabricate piping accurately to measurements established at the project site to avoid interference with ductwork, other piping, equipment, openings, electrical conduits and light fixtures. Make suitable provision for expansion and contraction with expansion loops and offsets.

B. Water hammer arresters shall be installed at the top of each riser and on each fixture branch in accordance with Plumbing and Drainage Institute Standard WH201. WHAs shall also be installed at all water service to appliances with quick-closing valves, such as clothes washers, kitchen warewashers, icemakers, etc.

C. Cleanouts shall be provided at the base of all sanitary and storm risers and as required by code.

D. Fittings, unions, joints, couplings (including no-hub couplings), etc. shall not be within slabs.

E. All potable domestic water connections to equipment shall be provided with backflow prevention as required by the specification section and code.

F. Pressure gauges and thermometers called to be permanently installed shall be easily visible from a standing position on the ground.

3.02 UNDERGROUND WATER PIPING

A. All domestic water piping shall have a minimum cover of 3'-0", or below the frost line, whichever is deeper, except piping at least 20" from any exterior wall may be installed 3" or more below the bottom of the slab.

B. For water piping 2" and above, provide concrete thrust blocks at all changes of direction and secure all mechanical joints with restraining rods.

C. All copper water lines, or other material subject to corrosion, shall be protected from corrosion with a continuous plastic sheathing or coating and wrapping. This sheathing or coating and wrapping shall be extended 6" to 12" above finished floor. The protection shall be installed on the outside of any insulation required.

3.04 PIPING INSTALLATION ABOVE CEILINGS

A. All domestic hot and cold-water piping installed above the insulated ceilings shall be installed just above (within 2") of the top of the finished ceiling with the building insulation over the piping to avoid freeze-up.

3.05 DISINFECTION

A. All domestic water piping installed under this Division shall be disinfected with chlorine before it is placed into operation. The chlorinating material shall be liquid chlorine conforming to Federal Specification BB-C-120 and shall be introduced to the system by experienced operators only. The chlorine solution applied to the piping sections or system shall contain at least fifty parts per million of available chlorine and shall remain in the sections or system for a period of not less than sixteen (16) hours. During the disinfection period, all valves shall be opened and closed at least four times. After the disinfection period, the chlorinated water shall be flushed from the system with clear water until the residual chlorine content is not greater than two-tenths parts per million (0.2 PPM). Submit certification to the Architect that the system was disinfected.

END OF SECTION

SECTION 22 30 00

PLUMBING EQUIPMENT

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 30 00 and the accompanying drawings cover the provisions of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the water heating systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Water Heaters
2. Hot Water Circulator

1.02 GENERAL REQUIREMENTS

A. All plumbing equipment installed in locations with a water hardness of 25 grains per gallon or more, shall be resistant to corrosion. Where copper materials are in the water stream, it shall be Cupro-Nickel of not more than 90% copper.

B. All water heaters shall be NSF/ANSI 61 certified "lead free" for potable water service.

C. All water heaters shall have ASME rated temperature and pressure relief valve(s). Valve(s) shall be provided by the Manufacturer and sized for the discharge location noted in the plans.

D. All water heaters and tanks shall be glass-lined, 1600°F fired, with a working pressure of 150 psi, a test pressure of 300 psi, or the system pressure at the installation location, whichever is greater, and shall have magnesium anodes for electrolytic protection. Separate storage tanks may also be cement-lined. Tanks shall be ASTM stamped.

E. All water heaters shall meet or exceed the energy efficiency requirements of the latest version of ASHRAE 90.1.

F. All water heaters and pumps shall be UL approved and labeled, and be AGA certified where applicable.

G. All water heaters and pumps shall be NEMA rated appropriate for the installation location in which they are installed.

H. Water heater controls shall include an operating thermostat and manual reset high limit control for each heating element or burner. The safety high limit control shall prevent over heating in the event of a thermostat failure.

I. All controls shall be factory-wired and require no external power source.

J. Water heaters and tanks shall have drain with external access and hose end connection.

2.0 PRODUCTS

2.04 WATER HEATER ** COMMERCIAL ELECTRIC **

A. The water heater shall be as scheduled. Acceptable substitute manufacturers are AO Smith, Lochinvar, State, Rheem, and Bradford White, subject to substitution requirements. Water heaters shall be commercial-grade.

B. The immersion heating elements shall be low watt density with a plated incoloy sheath material for long life. The heating elements shall mount in individual screw-in tank flanges.

C. All field electrical wiring connections to the water heater shall be made to a main terminal block. All internal wiring shall be made to solderless terminal lug wiring connections. Wiring to be color coded for ease of servicing. The water heater shall be factory assembled, wired and tested.

2.09 HOT WATER CIRCULATOR

A. Hot water circulator shall be as scheduled. Acceptable substitute manufacturers are B&G, Goulds, and Grundfos, subject to substitution requirements.

B. Hot water circulators used in potable water system shall be lead-free.

3.0 EXECUTION

3.01 INSTALLATION

A. The water heaters and accessories shall be installed in strict accordance with the manufacturer's recommendations and the Contract Documents.

B. All temperature and pressure relief valves shall be piped full size to an indirect waste such as the nearest floor drain, service sink, sink tailpiece, etc. Piping shall be in accordance with specification 22 10 00 for DWV services. Size shall be in accordance with manufacturer's requirements.

C. All water heaters shall have internal heat traps or shall have heat traps installed in the cold water and hot water piping. Instantaneous water heaters shall be provided with heat traps unless manufacturer documentation specifically allows exclusion.

D. Water heaters shall be completely encased in high density insulation of sufficient value to meet the energy efficiency standards of latest version of ASHRAE 90.1, or shall be factory insulated with non-CFC polyurethane closed-cell foam insulation. Provide removable insulation panels to maintain access to all required components.

E. All water heaters or boilers subject to condensing under normal steady-state operating conditions shall be provided and installed with accessory condensate neutralization kits.

3.02 WARRANTY

A. Provide 5-year limited warranty on all tanks and heat exchangers, and 1-year limited warranty on parts unless otherwise noted.

END OF SECTION

SECTION 22 40 00

PLUMBING FIXTURES

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 40 00 and the accompanying drawings cover the provisions of all labor, fixtures, equipment, appliances and materials, and performing all operations in connection with the construction and installation of the plumbing fixtures and trim as specified herein and as shown.

C. All finishes shall be as selected by the Architect. Where the Architect does not have a preference, finishes shall be in accordance with this specification.

D. All exposed piping, valves, stops, P-traps, etc. shall be chrome-plated. Also, all exposed piping penetrations through walls, floors or ceilings shall be provided with chrome-plated cast brass escutcheons.

E. All P-traps shall be minimum 17-gauge brass.

F. All exposed P-traps subject to contact, such as those below wall-mounted or counter-mounted lavatories, shall be provided with insulated covers as required.

G. All exposed supply stops for hot water, such as those below wall-mounted or counter-mounted lavatories, shall be provided with insulated covers as required. Where there are hot and cold water supply stops together, cold water supply stops shall match insulated cover of hot water supply stop.

H. Flush valves shall have non-hold open feature, vacuum breakers and cover cap on angle-type stop.

I. Provide all final connections to all equipment and fixtures furnished by Owner.

J. Unless otherwise specified in an individual fixture description, all enameled cast-iron and porcelain fixtures shall be white.

K. All lavatories and other hand-washing fixtures shall be provided and installed with ASSE 1070 point-of-use mixing valve on the hot water connection. Mixing valve shall be set to provide no more than 110°F hot water.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted, clean plumbing fixtures as shown and specified, which are free of leaks, noise, air, vibration and waterflow fluctuations.

1.03 BASIS OF DESIGN

A. The basis of design is as outlined for each fixture in the 2.0 PRODUCTS subsection. Any proposed substitutions shall be proven equal in all respects to the equipment specified as the basis of design.

1.04 ACCEPTABLE MANUFACTURERS

A. Acceptable fixture manufacturers for each type of fixture is as follows:
1. Water Closets – American Standard, Kohler, Sloan, TOTO, and Zurn
2. Urinals – American Standard, Kohler, Sloan, TOTO, and Zurn
3. Manual Flushvalves – American Standard, Kohler, Sloan, and Zurn
4. Automatic Flushvalves – American Standard, Kohler, Sloan, TOTO, and Zurn
5. Lavatories – American Standard, Bradley, Crane, Kohler, Sloan, TOTO, and Zurn.
6. Lavatory Faucets – American Standard, Bradley, Chicago, Delany, Grohe, Kohler, Sloan, TOTO, and Zurn
7. Breakroom/Kitchen/Pantry/Etc. Sinks – American Standard, Elkay, Grohe, Just, and Kohler
8. Breakroom/Kitchen/Pantry/Etc. Faucets – American Standard, Chicago, Delta, Elkay, Just, Kohler, and Zurn
9. Water Coolers and Water Fountains – Acorn, Elkay, Halsey Taylor, and Oasis
10. Service and Laundry Sinks – Fiat, Kohler, Mustee, ProFlo, and Stern-Williams
11. Service and Laundry Faucets – American Standard, Delta, Elkay, Fiat, Kohler, T&S Brass, Speakman, and Stern-Williams
12. Shower Stalls – American Standard, Aquatic Bath, Freedom, and Kohler
13. Shower Fittings – Acorn, American Standard, Bradley, Chicago, Delta, Kohler, Speakman, and Zurn
14. Emergency Shower and Eyewash – Acorn, Bradley, and Guardian

2.0 PRODUCTS

SEE P0.001 FOR PLUMBING FIXTURE SCHEDULE.

3.0 EXECUTION

3.01 INSTALLATION

A. Units shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual units to be provided with all trades.

B. All plumbing fixtures shall be free of leaks, provided completely finished, trimmed, adjusted, cleaned and ready for use. They shall be properly secured to the structure by the use of thru-bolting, backplates, carriers, expansion shields (for floor mounting only) or toggle bolts.

C. Wall hung fixtures supported on chair carriers shall be bolted to the floor slab. Carefully coordinate space requirements and fixture mounting height requirements with supports being furnished.

D. Fixtures supported with wall hangers on masonry chase walls shall be fastened to the wall with not less than 3/8" bolts which shall pass through the wall and through a 1/4" x 4" wide steel backplate on the unfinished chase wall side.

E. Where fixtures are hung on single masonry walls without a pipe chase behind, they shall be mounted with 3/8" toggle bolts.

F. Fixtures on steel stud walls shall have a 1/4" x 4" wide steel backplate wired with 1/16" steel wire to the studs. Bolts not less than 3/8" shall secure the fixtures through the fixture hanger and the backplate.

G. All mounting holes provided in fixtures shall be used for support. In addition to the main hangers, 1/4" toggle bolts shall secure the bottom of all wall hung fixtures at each drilling provided for this purpose.

H. Mount wall-hung fixtures at the heights indicated on the Architectural Drawings or as prescribed by local code. Special attention is called to the installation requirements of the ANSI Handicap Code.

3.02 CLEANING AND ADJUSTMENT

A. The units shall be cleaned, tested and field-adjusted to provide optimum flow and drainage. Specific attention is called to adjustment of automatic flush valves and faucets for empirical conditions.

B. All flush valves, diaphragms, strainers, aerators, etc. shall be fully cleaned after all piping and fixture flushing.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barnett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.05.19 16:49:39-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - PLUMBING

Scale

P0.003

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-P24.rvt 2026 3:16:54 PM

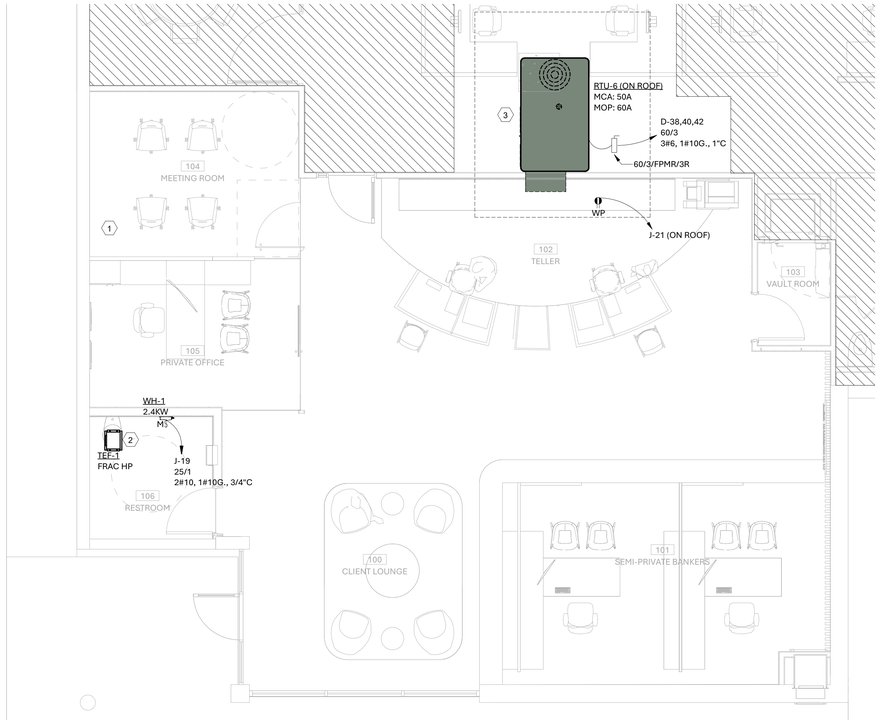
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
P0-003 RWK 2026-05-27.pdf

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. **COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.**
2. **HATCHED AREA NOT IN THIS SCOPE OF WORK.**
3. **'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.**
4. **CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE.**
5. **CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.**
6. **REFER TO SHEET E0-101 FOR LOCATION OF ELECTRICAL DISTRIBUTION PANELS.**

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

1. EXISTING EXHAUST FAN BEING REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE.
2. EXISTING EXHAUST FAN BEING REPLACED AND RELOCATED. REMOVE OLD ASSOCIATED CONDUIT AND WIRING FROM PREVIOUS EXHAUST FAN. PROVIDE NEW CONNECTION AS SHOWN. NEW EXHAUST FAN TO BE INTERLOCKED WITH LIGHT SWITCH.
3. NEW RTU REPLACING OLD RTU. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE. PROVIDE NEW CONNECTION AS SHOWN.



1 E3.101 FLOOR PLAN - MECHANICAL CONNECTIONS
1/4" = 1'-0"

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△ Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:56:33-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

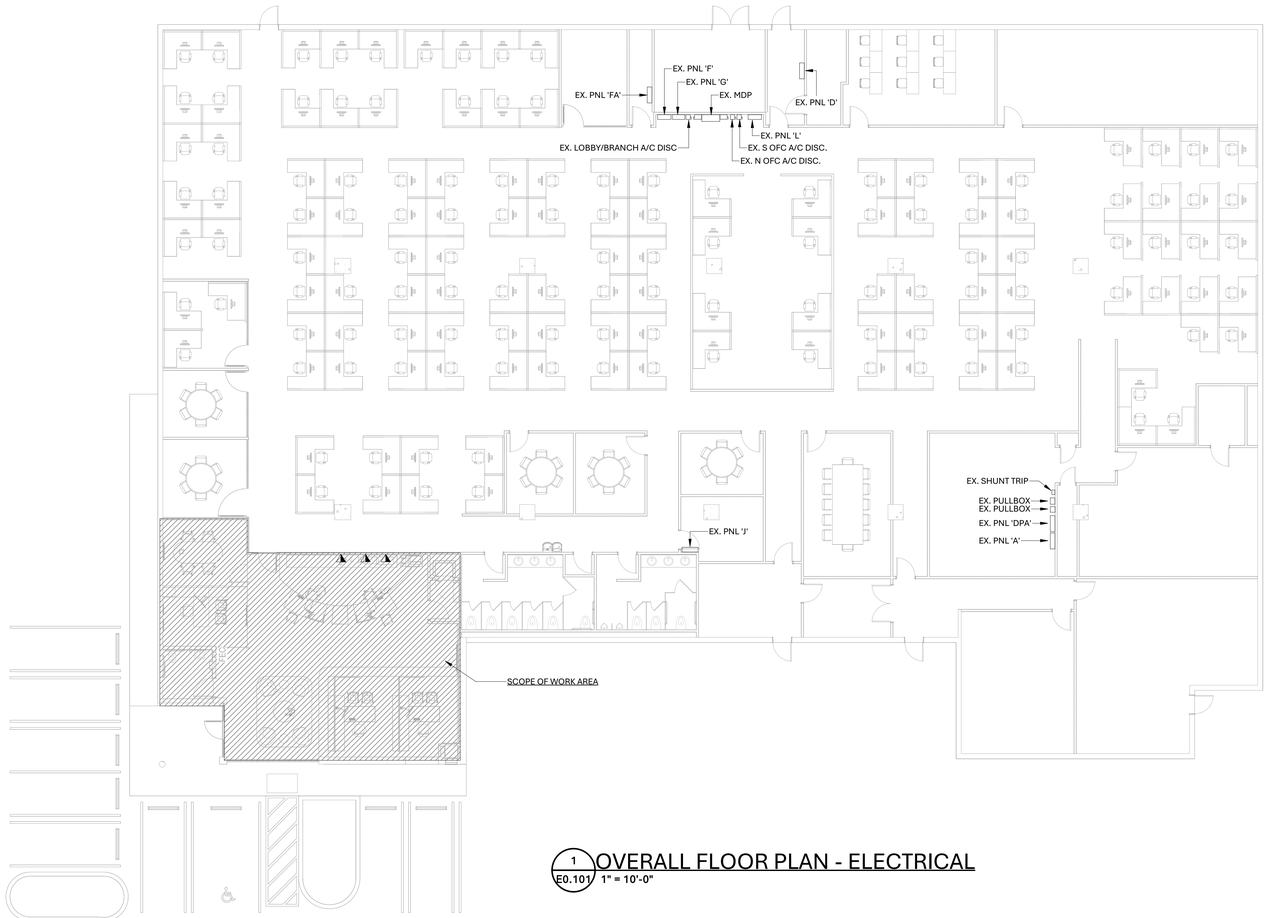
Description
FLOOR PLAN - MECHANICAL CONNECTIONS

Scale
1/4" = 1'-0"

E3.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/12/2026 2:05:07 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 07/17/2026 12:20:17 PM
E3.101 - Signed.pdf



1 E0.101 OVERALL FLOOR PLAN - ELECTRICAL
1" = 10'-0"

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JARROD BRADLEY HALL PROFESSIONAL ENGINEER LICENSE No. 94719 STATE OF FLORIDA

Digitally signed by Jarod Hall
Date: 2026.03.11 15:56:58-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
OVERALL FLOOR PLAN - ELECTRICAL

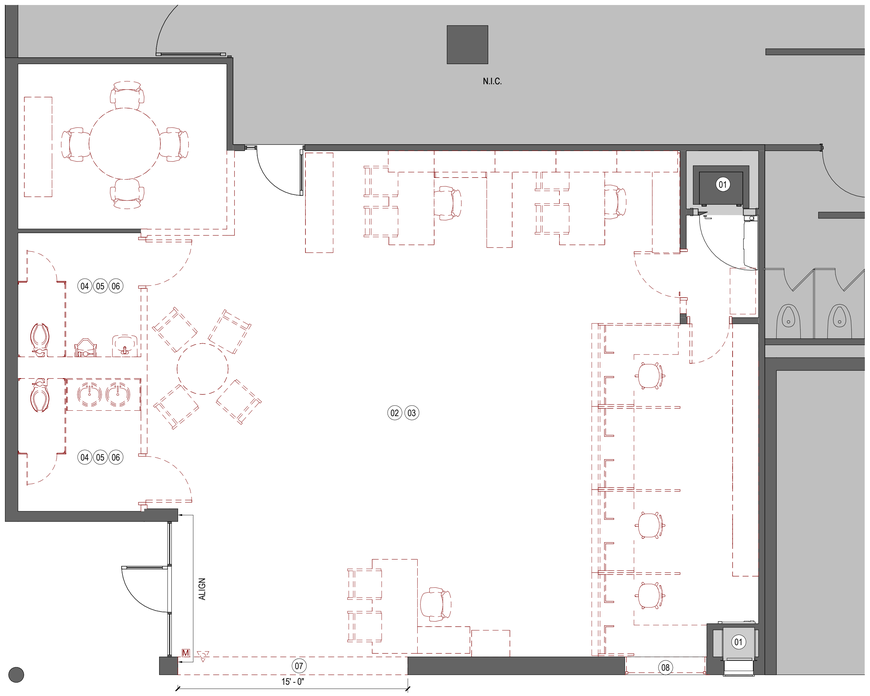
Scale
1" = 10'-0"

E0.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/11/2026 3:26:03 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.101 - Signed.pdf
Examiner
Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 5/19/2026 7:16:05 AM FIRE Reference Only.



01 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

01 EXISTING ELEMENT TO REMAIN
02 DEMOLISH EXISTING FLOORING, WALL BASE, AND WINDOW COVERINGS
03 REMOVE ALL EXISTING WALL COVERINGS AND PREPARE WALLS FOR NEW PAINT
04 DEMOLISH EXISTING RESTROOM STALLS AND COUNTER
05 DEMOLISH EXISTING PLUMBING FIXTURES
06 DEMOLISH EXISITNG RESTROOM ACCESSORIES
07 DEMOLISH INDICATED PORTION OF EXISTING EXTERIOR WALL AND PREPARE FOR NEW STOREFRONT GLAZING
08 REMOVE EXISTING FINISH AND PROTECTION. PREPARE FOR INFILL

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.
B. REFER TO SHEET G1.01 FOR GRAPHIC SYMBOLS AND ABREVIATIONS.
C. REMOVE PARTITIONS, BUILDING EQUIPMENT, FIXTURES, DOORS, FRAMES, AND ASSOCIATED HARDWARE WHERE INDICATED WITH DASHED LINES. REMOVE ALL MILLWORK, SHELVING, EQUIPMENT, AND PLUMBING WHERE INDICATED WITH DASHED LINES.
D. REMOVE EXISTING AS REQUIRED TO ACCOMODATE NEW WORK, EVEN WHERE NOT EXPRESSLY INDICATED ON DEMOLITION PLANS. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS TO CONFIRM SCOPE
E. U.N.O. REMOVE ALL CEILINGS, SUSPENSION SYSTEMS, LIGHTING, AND ALL ASSOCIATED ACCESSORIES.
F. REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY AND SIMILAR OTHER CABLING, CONDUIT, EQUIPMENT AND DEVICES, UNLESS OTHERWISE NOTED.
G. REFER TO MEP ENGINEERING DRAWINGS FOR FURTHER DEMOLITION SCOPE.
H. REMOVE FLOOR FINISHES AND ADHESIVE. REMOVE UNDERLAYMENT AND PATCHING COMPOUND TO STRUCTURAL SLAB.
I. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCOVERED, THE GENERAL CONTRACTOR SHALL NOTIFY OWNER IMMEDIATEL
J. ALL FURNITURE TO BE REMOVED. PRIOR TO REMOVING FURNITURE, VERIFY WITH CLIENT IF ANY FURNITURE IS TO BE SALVAGED.
K. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE PROJECT.
L. COLUMN ENCLOSURES AND DRYWALL FURR OUTS AROUND THE PERIMETER TO REMAIN, U.N.O. INTERIOR COLUMN FURR OUTS TO REMAIN, U.N.O.
M. SALVAGE ALL AED DEVICES FOR REINSTALLATION. PROTECT AND STORE DURING CONSTRUCTION.
N. WHERE BASE BUILDING CORE WALLS, COLUMN ENCLOSURES, FLOOR AND CEILING STRUCTURES ARE AFFECTED BY NEW WORK OR MADE INCOMPLETE DUE TO DEMOLITION/REMOVAL WORK, PATCH WITH MATCHING MATERIAL AND CONSTRUCTION. PROVIDE MASONRY, SHAFTWALL AND FIRE-RATED CONSTRUCTION TO MATCH PROVIDE FIRE PROOFING AS NEEDED.

LEGEND

DEMOLITION SCOPE

NOT IN SCOPE

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, C=US, E=pablo.garcia@gensler.com, O=Gensler, OU=Miami, SERIALNUMBER=A01410D000003958AE1C8410000320B, SN=Garcia, GN=Pablo, PN=AR99297
Location: Miami, FL
I am approving this document to the terms defined by the placement of my signature on this document.
Contact Info: 305.350.7070
Date: 2026.03.12 10:52:34-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
DEMOLITION PLAN

Scale
As indicated

D1.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:36 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
D1.01 RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:54:50 PM DASB Approved

LEGEND

	COLD WATER
	HOT WATER
	HOT WATER RECIRC.
	SANITARY
	GREASE WASTE
	VENT
	NATURAL GAS
	EXISTING
	WORK TO BE REMOVED
	CONNECT TO EXISTING
	FLOOR DRAIN
	FLOOR SINK
	FLOOR CLEAN-OUT
	SHUT-OFF VALVE

ABBREVIATIONS

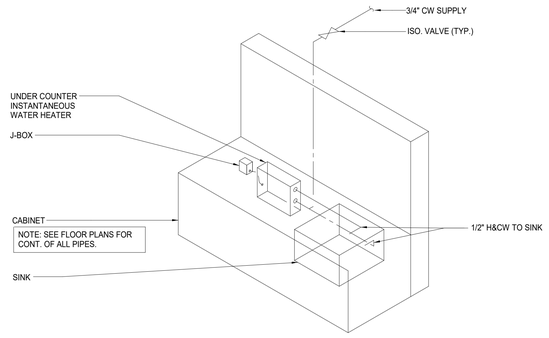
A/C	ABOVE CEILING
AAV	AIR ADMITTANCE VALVE
AC	AIR CONDITIONING
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ARP	ACID RESISTANCE PIPING
AUTO	AUTOMATIC
B/F	BELOW FLOOR
B/G	BELOW GRADE
B/S	BELOW SLAB
BAL	BALANCING
BHP	BRAKE HORSEPOWER
BCO	BASE CLEANOUT
CO	CLEANOUT
CW	COLD WATER (DOMESTIC)
DN	DOWN
DO	DITTO
DR	DRAIN
DWG	DRAWING
EA	EACH
ECC	ECCENTRIC
EFF	EFFICIENCY
EOD	EMERGENCY OVERFLOW DRAIN
EWT	ENTERING WATER TEMP.
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
G	GATE
GA	GAUGE
GCO	GRADE CLEANOUT
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HD	HUB DRAIN
HP	HORSEPOWER
HP	HIGH PRESSURE
HTG	HEATING
HW	HOT WATER (DOMESTIC)
HWR	HOT WATER RETURN
HWRR	HW REVERSE RETURN
HWS	HOT WATER SUPPLY
ID	INSIDE DIMENSION
IE	INVERTED ELEVATION
IN	INCHES
KW	KILOWATTS
LB	POUNDS
LP	LIQUID PROPANE GAS
LWR	LOOP WATER RETURN
LWS	LOOP WATER SUPPLY
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
NC	NORMALLY CLOSED
NG	NATURAL GAS
NFGH	NON-FREEZE GROUND HYDRANT
NFWH	NON-FREEZE WALL HYDRANT
NO	NORMALLY OPEN
NOM	NOMINAL
OD	OVERFLOW DRAIN
PSI	POUNDS PER SQUARE INCH
RAD	RADIUS
RD	ROOF DRAIN
RED	REDUCER
RTU	ROOFTOP UNIT
SAN	SANITARY
SQ	SQUARE
ST	STORM
TEMP	TEMPERATURE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VA	VALVE
VTR	VENT THRU ROOF
W	WASTE
WC	WATER COLUMN
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WT	WEIGHT

GENERAL NOTES
(APPLY TO ALL SHEETS)

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE TENANT MECHANICAL SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, ACCESSORIES, OPTIONS AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL ITEMS AND LABOR REQUIRED FOR A COMPLETE TENANT MECHANICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND THE BASE BUILDING CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

2. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PARTITION LAYOUTS, REFLECTED CEILING PLANS, DIMENSIONS, ETC.

3. VISIT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THE EXISTING CONDITIONS SHOWN ARE BASED ON DOCUMENTS PROVIDED BY OTHERS AND HAVE NOT BEEN VERIFIED BY THE ENGINEER. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS IN SUCH A MANNER THAT WILL AFFECT PRICING, (I.E., DUCTWORK, VAV OR PIU ARE NOT IN THE SHOWN LOCATION) CONTRACTOR WILL NOTIFY OWNER SO THAT A RESOLUTION CAN BE MADE PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.



1 P0.001 WATER HEATER DETAIL
12" = 1'-0"

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	CW	HW	SAN/ WASTE	VENT	REMARKS
PF01	WATER CLOSET	3/4"	-	4"	2"	
BASIS OF DESIGN: KOHLER "Highline" Model #K-43999-0. Fixture shall be floor mount, elongated style, tank type water closet. Include matching open front toilet seat with check hinge and anti-microbial agent.						
PF02	LAVATORY	1/2"	1/2"	2"	1-1/2"	MXV1
BASIS OF DESIGN: AMERICAN STANDARD "Decorum" Model# 9024011EC.020, wall mount, vitreous China, white. Provide with Sloan Model# EAF-250 chrome plated faucet. Provide stainless steel removable crumb cup strainers and drains complete with service stops, tailpieces, P-trap and all trim.						

NOTES:
TP: PROVIDE WITH 1/2" CW TRAP PRIMER.

MXV1: PROVIDE WITH ASSE 1070 MIXING VALVE AT FIXTURE. SET MIXING VALVE TEMP TO 110 °F MAX. ONE MIXING VALVE CAN SERVE MULTIPLE FIXTURES, IF THE MIXING VALVE IS SIZED FOR COMBINED FLOW OF THE FIXTURES AND THE FIXTURES ARE IN CLOSE PROXIMITY.

ELECTRIC WATER HEATER SCHEDULE

I.D. TAG	TYPE OF WATER HEATER	FLOW RATE (GPM)	TEMP RISE (°F)	POWER INPUT (KW)	VOLTS/ PHASE	BASIS OF DESIGN	REMARKS
WH-1	INSTANTANEOUS	1	25	2.4	120/1	CHRONOMITE SR-20L/120	1,2

(1) WATER HEATER SHALL BE PROVIDED WITH MICRO-ELECTRONIC CONTROLS TO ENSURE AN EXISTING WATER TEMPERATURE MAX OF 110°F.

(2) PROVIDE WATER HEATER WITH MANUFACTURER RECOMMENDED DISCONNECT SWITCH & RECESSED WALL BOX.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:43:19-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
ABBREVIATIONS, DETAILS, & SCHEDULES - PLUMBING

Scale
12" = 1'-0"

P0.001

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes2025-1452 MEP-R24.rvt
3/12/2026 2:05:29 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 07/17/2026 12:26:17 PM
P0.001 - Signed.pdf

SECTION 23 05 00

COMMON WORK RESULTS FOR HVAC

1.0 GENERAL

1.01 DESCRIPTION

A. This Division 23 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the air conditioning, ventilating, heating, fire suppression and plumbing systems as specified herein and as shown.

B. The General Provisions and Division 01, including the general, supplementary and other conditions and other Divisions, as appropriate, apply to work specified in this Division.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions which will affect their work; especially the work to be performed above the existing ceilings.

B. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

C. Prior to the start of any demolition or construction, secure the services of a qualified, EPA Certified Asbestos Abatement Agency to check the existing insulation, etc. for asbestos. Should asbestos be found, do not proceed with demolition or construction; notify the Architect in any case in writing of the Agency's findings.

1.03 INTENT OF DRAWINGS AND SPECIFICATIONS

A. The implied and stated intent of the drawings and specifications is to establish minimum acceptable standards for materials, equipment and workmanship, and to provide operable mechanical systems complete in every respect.

B. The engineering drawings are diagrammatic, intended to show general arrangement and sizes of system components, and shall not be scaled. Rather, the architectural and structural drawings shall govern space constraints, dimensions and finishes. All offsets and fittings which will be necessary to accomplish the finished installation shall be provided at no additional cost or increase in the Contract.

1.04 SPACE PRIORITY

A. Ensure optimum use of available space for materials and equipment installed above ceilings. Allocate space in the order of priority as listed below except as otherwise detailed. Items are listed in the order of priority, with items of equal importance listed under a single priority number.

1. Gravity flow piping systems
2. Vent piping systems
3. Recessed lighting fixtures
4. Concealed HVAC terminals and equipment
5. Air duct systems
6. Sprinkler piping systems
7. Pressurized piping systems
8. Electrical conduit, wiring, control air tubing

B. Order of space priority does not dictate installation sequence. Installation sequence shall be as required to install all affected trades.

C. The work of this Division 23 shall not obstruct access for installation, operation and maintenance of the work of any other Division.

D. All major items of equipment shall be arranged so as to provide a minimum of 28" clear aisle space. Additional space shall be provided between and around equipment for maintenance and proper operation as shown in the Equipment Manufacturer's literature.

1.05 COORDINATION

A. Coordinate all work under this Division 23 with work under all other Divisions, providing adjustment as necessary.

B. Coordination of space requirements with respect to Division 26 shall be performed such that:

1. No equipment, piping or ductwork, other than electrical, shall be installed within 42" of switchboards or panelboards.

2. No piping or ductwork which ever operates at a temperature in excess of 120°F shall be installed within 3" of any electrical conductor.

C. All items mounted in or below the ceiling, and all items penetrating the ceiling, shall be coordinated with the architectural reflected ceiling plans. If any items are not shown on these plans, or any items need to be relocated for coordination purposes, prepare a reflected ceiling plan and submit it to the Architect for approval.

D. Variable-Frequency Drives shall be provided under Division 23 and installed by Division 26. See specification 26 29 23 Variable – Frequency Motor Controllers.

E. Fused disconnects shall be provided under this Division 23 for all equipment connected directly to bus duct, and rating shall match bus duct rating. Coordinate with Division 26.

1.06 CODE COMPLIANCE

A. All workmanship and materials provided under this Division 23 shall comply with all laws, ordinances, codes and regulations of all Federal, State and Local Authorities Having Jurisdiction.

B. All fire suppression, plumbing, heating, ventilating, and air conditioning materials and workmanship shall comply with the following codes and standards as minimum requirements:

1. NFPA 70, National Electrical Code, 2017 Edition
2. Life Safety Code (NFPA 101) – 2015 Edition
3. All other NFPA Codes and Standards – Applicable Editions
4. Florida Building Code – 2023 Edition
5. Florida Energy Code – 2023 Edition
6. Florida Fire Prevention Code – 2023 Edition
7. Florida Mechanical Code – 2023 Edition
8. Florida Plumbing Code – 2023 Edition
9. Florida Accessibility Code – 2012 Edition
10. American with Disabilities Act, January 26, 1992
11. American National Standard Handicapped Code, A117.1 – 1986 Edition
12. City of Pinecrest Code of Ordinances

C. Secure and pay all fees associated with all permits and licenses required for execution of the Contract. Arrange for all inspections required by City, County, State and other Authorities Having Jurisdiction, and deliver certificates of approval to the Architect.

D. The code requirements are strictly a minimum and shall be met without incurring additions to the Contract. Where requirements of the drawings or specifications exceed the code requirements, the work shall be provided in accordance with these drawings or specifications. In the event of conflict or ambiguity between the various codes, the most stringent requirement shall govern.

1.07 ELECTRICAL REQUIREMENTS AND INTERFACE

A. All electrical equipment and wiring provided under this Division 23 shall comply with the electrical system characteristics indicated on the electrical drawings and specified in Division 26.

B. Electric controls, contactors, starters, pilot lights, push buttons, etc., shall be provided complete as part of the motor, heater or other equipment which it operates. All electrical components shall be in conformance with the requirements of the National Electrical Code and Division 26. Starters shall be wye-delta, closed transition type. Reference Division 26 and the electrical engineering drawings for those motor starters provided under that Division 26. All starters not shown shall be provided under this Division 23. Unless specified otherwise under other individual equipment Sections, motor starters shall conform to the following minimum requirements:

1. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

2. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with red "RUNNING" light. Provide a green pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

3. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

4. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate equipment unit number, function and circuit number.

5. All motor starters, push buttons and pilot lights shall be of the same Manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E., or Westinghouse.

C. Motor starters for the following equipment shall be provided under this Division 23 by the Manufacturer of the equipment:

1. Packaged air conditioning equipment
2. Water chillers
3. Other equipment hereinafter specified in other Sections to be provided with integral starters

D. Unless otherwise noted or specified in individual Sections, all 3-phase motors shall be standard NEMA continuous duty "B" type, with Class B insulation, open drip-proof frame for indoor service, TEFC for outdoor service and a service factor of 1.15. All motors 5 HP and larger shall be U.S. Motors Hi-Efficiency Model or Reliance XE Hi-Efficiency Model.

E. All power wiring and final connections to equipment shall be provided under Division 26.

F. Control components, all interlocks, (VAVs, actuators, smoke dampers, fire/smoke dampers, motor-operated dampers, fire alarm motors, etc.) and control wiring (277 volt, single phase and less) shall be provided under this Division 23 as required to achieve the specified control sequences. All electrical connections shall be specifically coordinated with Division 26 and any necessary scope included as part of Division 23.

G. All control wiring over 30 volts shall be installed by a licensed Electrician working under this Division 23.

1.08 SLEEVES, SEALS AND ESCUTCHEONS

A. Sleeves shall be provided through all pipe and ductwork penetrations of concrete or masonry walls, elevated floors and roofs, except those piping penetrations for equipment, etc.

B. Sleeves shall be fabricated from Schedule 40 steel pipe through 10" and Standard Wall steel pipe for sleeve sizes 12" and larger. All sleeves penetrating exterior walls, underground walls, pit or vault walls shall be provided with a 3" x 3/8" thick waterstop ring welded completely to the midpoint of the sleeve.

C. All sleeves penetrating exterior walls, underground walls, pit or vault walls and elevated floors shall be packed and sealed watertight.

D. Sleeves through roofs shall extend above the roof surface and be flashed watertight.

E. Sleeves through walls shall be cut and finished flush with each surface of the wall in which they are installed.

F. Sleeves through floors in mechanical rooms or other back of house spaces shall be installed with the top no less than 1/2" above the finished floor to allow for leak protection. Space between the top of the fire-stopping and top of the sleeve shall be packed with mineral wool and caulked to not allow water ponding within the sleeve.

G. Sleeves shall be sized to provide a minimum of 1/2" clearance between the inside surface of the sleeve and the outside finished surface of the pipe plus any insulation specified.

H. Fire-stops shall be provided as specified herein. All annular spaces between piping and sleeves, which do not require fire-stops, shall be packed with mineral wool and caulked.

I. Provide round, chrome-plated escutcheons on all exposed piping and ductwork penetrations passing through walls, floors, partitions and ceilings. Escutcheons shall be painted and caulked in coordination with Architect. Note that escutcheons should be only attached to the wall as piping and ductwork may move slightly during operation.

1.09 FIRESTOPS

A. Where piping, conduit, etc. pass through fire partitions, fire walls and floors, a firestop shall be provided that will ensure an effective barrier against the spread of fire, smoke and gases. Firestop material shall be packed tight and completely fill gaps between the ductwork, piping, conduit, etc. and the perimeter of their rough openings.

B. All penetrations shall be in accordance with UL 1479 or ASTM E 814 listed systems, and products used shall be specifically applicable for the appropriate installation conditions. Assemblies shall provide a minimum rating equal to the construction penetrated. Products shall be by HILTI, 3M, or ProSet.

C. Installation shall be by a Qualified Installer. Installer shall be certified, licensed, or otherwise qualified by the Firestopping Manufacturer as having the necessary training to install the Manufacturer's specific product. A Manufacturer or Vendor's willingness to sell the firestopping product to the Contractor or Installer does not in itself confer qualification.

D. Installer shall have at least one of the following qualifications:
1. FM 4991 Approved Contractor
2. UL Approved Contractor
3. HILTI, 3M, or ProSet Accredited Fire Stop Specialty Contractor

E. Installing Firm shall have no less than 3 years of experience with firestop installation.

F. A Manufacturer's direct Representative (not Distributor or Agent) shall be on site during initial installation of firestop systems to train appropriate Contractor personnel in proper selection and installation procedures.

G. The firestop Contractor or Installer shall supply As-Built documentation of each individual penetration location on the through-penetration firestop systems with pressure-sensitive, self-adhesive, preprinted vinyl labels. Attach label permanently on both sides of penetrated construction in a visible location. The label shall include the following:
1. The words "Warning – Through Penetration Firestop System-Do Not Disturb"
2. Through Penetration firestop system designation and Manufacturer
3. Date of Installation

1.10 CORE DRILLING

A. Cutting of holes through concrete and masonry shall be by diamond core or concrete saw. Pneumatic hammer, impact electric and hand or manual hammer type drills will not be allowed, except as permitted by the Architect where required by limited working space. Locate holes such that they will not affect structural sections such as ribs or beams. Holes shall be laid out well in advance of the installation. These layout locations shall be approved by the Architect prior to drilling.

2.0 PRODUCTS

2.01 BID BASIS AND SUBSTITUTION PROCEDURES

A. Manufacturer names, series and model numbers, as noted or specified, are for the purpose of describing type, capacity, and quality of equipment, materials and products to be used. Unless "or equal" is specifically stated, bids shall be based only on the specified "basis of design" Manufacturer. The listing of a particular manufacturer as an "equal" or "acceptable substitute" manufacturer shall not be misconstrued as approving nor allowing the substitution of that Manufacturer's standard product in place of the basis of design. No consideration will be given to a product, which would require dimensional, spatial or aesthetic changes to the project. "Acceptable substitute" and "equal" manufacturers shall only bid those products, which exactly match the size and other characteristics of the specified basis of design. Any changes to other disciplines and trades of work required by an "or equal" or "substitute" product shall be duly considered and priced accordingly prior to bidding or pricing. The decision as to whether or not a proposed substitute or "equal" product is actually equal to that specified shall rest solely with the Architect.

B. Requests to provide "equal" products in lieu of those specified shall be submitted to the Architect in writing at least ten (10) days prior to final pricing and execution of the Contract. No consideration will be given to substitute products after final pricing and execution of the Contract.

C. Any "or equal" product or proposed product substitution which will cause a change in the appearance, dimensions or design of any part of the building, it structure, electrical system or any other engineered systems shall be accompanied by a scaled drawing and written description of the required change(s) for approval by the Architect. If deemed necessary by the Architect, Owner, or AHJ, design changes shall be signed and sealed by a registered Professional Engineer, currently licensed in this State. This shall be performed under the Contractor's scope who selects the substitution.

D. Any and all changes due to a substitution of basis of design equipment including but not limited to electrical connection, physical size, access, duct or piping connections, controls, etc. shall be solely the responsibility of substituting Contractor.

2.02 MINIMUM STANDARDS

A. Every piece of energy consuming equipment, all fire suppression products and life safety equipment shall comply with the following standards as applicable; especially in regard to prevailing codes:

1. Factory Mutual Laboratories (FM)
2. Industrial Risk Insurers (IRI)
3. Underwriters Laboratories, Inc. (UL)
4. ADC: Air Diffusion Council
5. AGA: American Gas Association
6. AMCA: Air Moving and Conditioning Association, Inc.
7. ANSI: American National Standards Institute
8. API: American Petroleum Institute
9. AHRI: Air Conditioning, Heating, and Refrigeration Institute
10. ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers
11. ASME: American Society of Mechanical Engineers
12. ASTM: American Society of Testing and Materials
13. AWWA: American Water Works Association
14. IBR: Institute of Boiler and Radiator Manufacturers
15. MSS: Manufacturers Standardization Society
16. NBBPVI: National Board of Boiler and Pressure Vessel Inspectors
17. NEMA: National Electrical Manufacturer's Association
18. OSHA: Occupational Safety & Health Administration
19. PDI: Plumbing Drainage Institute
20. PPI: Plastic Pipe Institute
21. SMACNA: Sheet Metal and Air Conditioning Contractors National Association, Inc.

3.0 EXECUTION

3.01 SUBMITTALS

A. Before preparing submittals, study all Contract Drawings and specifications in detail, obtain manufacturer's recommended instructions, and have submittals prepared based on specific equipment and material proposed for installation. An officer of the Contracting Firm shall sign all shop drawings (certifying conformance with plans and specifications) before submitting to the Architect or releasing to the field.

B. The submittal process shall not be utilized as an avenue to substitute products after the execution of the contract. Should an unspecified or unequal product be submitted, it will be rejected. If a second attempt at substitution is made during the resubmittal of the same product, then no more reviews of that product will be performed without direct compensation to the Engineer being paid for the additional services required for the third review and any further reviews.

C. All submittals shall be submitted and returned electronically.

D. Submittals will not be accepted for review unless they:
1. Comply with the requirements of Division 1
2. Include complete information pertaining to all appurtenances and accessories
3. Are submitted as complete packages which pertain to all related items in Division 23. Separate packages shall be submitted as follows:
   a. All HVAC equipment and components
   b. The automatic controls and EMS
4. Are properly marked with equipment, service, or function identification as related to the project and are marked with pertinent specification paragraph number

E. Submit catalog information, factory assembly drawings, field installation drawings and certifications as required for complete explanation and description of all items of equipment. The submittal data shall provide ample, unquestionable compliance with the Contract Documents.

F. Review of submittals shall not be construed as authorizing any deviations from the plans and specifications unless such deviations are clearly identified and separately submitted in the form of a letter that is enclosed with the submittals.

G. Submittals are required on all manufactured equipment, especially energy consuming equipment. Submittals shall include, but are not limited to, the following items of equipment:

1. Piping and Piping Specialties
2. Ductwork and Piping Insulation
3. Packaged Rooftop Units including proposed controller and points list
4. Air Distribution Devices
5. Ductwork Accessories (Including All Dampers)
6. Fans
7. Louvers and Hoods
8. T&B Company Certifications and Final Report
9. Ductwork and Piping Shop Drawings
10. Firestopping Products and Applicable UL Firestop Details

3.03 INSTALLATION REQUIREMENTS

A. All equipment shall be installed in strict conformance with the recommendations of the Equipment Manufacturer, as indicated on the Drawings and as specified.

B. Provide installation manuals for each piece of equipment. Submit in separately bound volumes after review of submittals.

C. Provide supplementary steel framing and welded steel equipment support stands as required for proper hanging and support of the mechanical systems. Steel angles, channels and tubing utilized for such framing shall be selected for a maximum deflection of 1/360th of the span.

D. All roof curbs shall be a minimum of 12" high and selected for the various roof pitches. Curbs installed on roofs having pitches of not more than 1/4" per foot may be standard curbs shimmed level with steel channels or Zs to provide suitable support and flashing surfaces.

3.04 CLEANING, LUBRICATION AND ADJUSTMENT

A. The exterior surfaces of all mechanical equipment, piping, ductwork, conduit, etc., shall be cleaned and free of all dirt, grease, oil, paint splotter, and other construction debris.

B. Ducts, plenums, and air unit casings shall be cleaned of all debris and either vacuumed or blown free of all rubbish, dirt, and dust before installing grilles, registers or diffusers.

C. Bearings that require lubrication shall be lubricated in strict accordance with the manufacturer's recommendations.

D. All control equipment shall be adjusted to the settings required for the performance specified.

E. Fans shall be adjusted to the speed indicated by the Manufacturer to meet the installed final system pressure at the airflows indicated. Any additional sheaves and belts required for final adjustments shall be provided with no increase in the Contract amount.

F. Any fans operated during construction shall have temporary filters. Temporary filters shall be changed regularly to minimize contamination of the equipment and duct systems. Permanent filters shall be installed prior to final inspection.

G. All coils shall be thoroughly cleaned and combed prior to final inspection.

H. All materials, equipment, etc. subject to weather, corrosion, dust, debris, water etc. to be installed or utilized for the project shall be fully protected. This is inclusive of piping and duct openings and internal fan ventilation intakes and discharges. This Division's scope includes protection and remediation of any and all Division materials, etc. including cleaning, vacuuming, dusting, etc. required for a clean system and operation. Insulation and equipment with electrical connections subject to water shall be replaced in their entirety. Coordinate with all other trades and schedules.

3.05 PAINTING

A. All uncoated and uninsulated steel surfaces exposed to sight inside the building, such as piping, equipment hangers and supports which are not provided with factory prime coat or galvanizing, shall be cleaned and painted with one coat of rust inhibiting primer. In addition, all surfaces in finished spaces shall also be painted with two coats of finish paint in a colour selected by the Architect.

B. All ductwork surfaces, piping, supports, etc. visible through grilles, registers and diffusers in finished areas shall be painted flat black. All ductwork, equipment, piping, supports, air distribution, etc. visible in exposed finished areas shall be painted a colour selected by the Architect, except that nameplates shall not be painted.

C. Steel items exposed outside the building, such as equipment supports, uninsulated piping and hangers, which are not factory painted or galvanized, shall be cleaned and painted with one coat of rust inhibiting primer and two coats of asphaltic base aluminum paint. Insulated steel pipes outside the building shall be cleaned and painted with one coat of rust inhibiting primer before installing insulation.

D. Factory painted equipment that has been scratched or marred shall be repainted to match the original factory color.

3.06 DUCTWORK AND PIPING LEAK TESTING

A. Insulated, underground, and concealed ductwork and piping shall be tested for leaks in place before backfilling, concealing or covering. Tests shall be conducted in the presence of the Architect or their designated Representative.

B. All low pressure ductwork (design operating pressure of 1.0" WC ESP or less) shall be tested by the operation of the system to which it is connected.

C. All medium and high pressure ductwork (operating pressure of more than 1.0" WC ESP) shall be tested at 1.5 times the design operating pressure of the system to which it is connected, or at the total fan pressure at shut-off, whichever is greater, up to the maximum pressure classification of the associated ductwork system.

D. All visible and audible air leaks from the ductwork systems shall be repaired.

E. See specification section 23 11 23 for testing requirements of natural gas piping. System shall be part of Division 22 scope unless otherwise arranged within the Contract. Coordinate with Division 22.

F. All refrigerant piping shall be 100% tested with the applicable ASHRAE standard – latest version.

G. All leaks shall be repaired by tightening, remaking joints, or replacing pipe and fittings. Caulking of joints shall not be permitted.

3.07 RECORD (AS-BUILT) DRAWINGS

A. At the completion of the project, provide a set of reproducible prints to the Architect which reflects all changes, deviations and revisions made to the original design documents. Locations of all underground piping and utilities shall be clearly shown and dimensioned from permanent reference points such as building column lines. Record drawings shall be produced in electronic format compatible with AUTOCAD. Furnish electronic copies of all drawings in dwg. format, and two (2) bond copies of all drawing sheets. As-Builts for electronic incorporation by the Design Team, as applicable, shall be redline mark-ups of the Construction Documents.

3.08 OPERATING AND MAINTENANCE MANUALS AND INSTRUCTIONS

A. Complete operating and maintenance manuals shall be provided to the Owner. Four copies shall be provided. Each copy shall be bound in a separate 3-ring, loose-leaf notebook. Operating instructions shall be provided for each mechanical system, and shall each include a brief system description, a simple schematic and a sequence of operation. Operating and maintenance instructions shall be provided for each piece of equipment. A control system wiring diagram shall be included in each operating and maintenance manual.

3.09 TESTING AND BALANCING

A. Testing and balancing of the HVAC system shall be performed as specified in Section 23 05 93. Note that this work is to be performed under a separate Contract directly under the General Contractor. Submit four (4) copies of the test and balance report directly to the Architect.

3.10 PIPING SUPPORTS

A. Pipe hangers or supports shall be provided within 18" of each horizontal fitting, equipment connection, valve, etc. and within 18" of the centerline of horizontal or vertical changes in direction summing to 90° or more. Specific attention is called to vertical turns into risers.

B. Piping supports shall be provided, at a minimum, in accordance with the greater of the below or at code minimum. Where the below or code does not address support for specific piping, supports shall be in accordance with manufacturer's requirements.

Piping Material	Max. Horz. Spacing	Max. Vert. Spacing
Cast-iron pipe	5'	15'
Copper pipe	12'	10'
Copper tubing ≤ 1-1/4" dia.	6'	10'
Copper tubing ≥ 1-1/2" dia.	10'	10'
PVC pipe	4'	10'*

*Midstory guide required for piping 2" diameter and smaller

C. Riser clamps shall be provided at each floor penetration. For pressurized piping systems except refrigerant suction and liquid service, provide vibration isolation at all riser clamps with two (2) pad-type mountings consisting of a minimum 3/8" thick ribbed or waffled elastomeric pads bonded between minimum 16-gauge galvanized steel separator plates. Pads shall be sized for a deflection of 0.12" to 0.16". Pads shall be minimum 3" x 3" square.

3.11 WARRANTY

A. All work provided under this Division 23 shall be subject to a minimum one year warranty. The warranty shall include prompt repair or replacement of equipment or system failures and shall include all parts, refrigerant, and labor. In addition, all compressors shall carry an additional four year parts-only warranty. Extended warranties shall be provided on all other equipment so specified in other Sections.

3.14 SHOP DRAWINGS

A. Shop drawings per the submittal requirements shall be submit to the Design Team with adequate time for multiple rounds of review. Shop drawings shall show "As-Built" conditions including elevations, offsets, transitions, and accessories. Shop drawings shall indicate all code and manufacturer's recommended clearances, access, and coordinate the clearance and access requirements with all other trades.

B. Shop drawings that use keynotes direct from the Design Documents shall not be acceptable as they do not demonstrate coordination with all other trades, necessary transitions, etc.

C. Shop drawings shall be provided as complete packages in parallel with all trades to document coordination. Floor-by-floor or otherwise piecemeal shop drawings are generally not acceptable.

3.17 BID REQUIREMENTS

A. The Contractor shall include all systems, equipment and accessories shown on the plans and specifications.

B. The Contractor is responsible for providing all design documents to all SubContractors. All systems, equipment and accessories shall be included in the bid, whether shown on the SubContractor applicable plans or other design documents.

C. Should any discrepancy occur in the Design Documents, the Contractor shall provide a request for clarification prior to bid or note the discrepancy in the bid and provide an appropriate cost allowance in the bid.

D. The Contractor shall acknowledge that the Design Documents are diagrammatic and shall provide all systems, equipment and accessories required for a complete facility. Any areas that appear to be void of systems or inappropriate systems shall be noted in the bid. No post bid change order shall be considered for areas or discrepancies not noted in the bid.

E. All installation coordination and means and methods and labor and materials required for proper system installation shall be included.

F. These requirements are in addition to bid procedures and requirements of the RFP or general specifications.

END OF SECTION

SECTION 23 05 93

TESTING, ADJUSTING, AND BALANCING FOR HVAC

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 05 93 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the testing and balancing (T&B) of the heating, ventilating and air conditioning (HVAC) systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Supply distribution systems
2. Return and exhaust air systems
3. Heating, ventilating and air conditioning equipment (all scheduled equipment as a minimum)
4. Hydronic systems

1.02 INTENT

A. It is the intent of this Section of the specifications to provide a complete operable and balanced HVAC system as shown and specified which is reasonably airtight, comfortable and free of objectionable noise and vibration.

1.03 SCOPE OF WORK

A. HVAC test and balance shall be performed by an Independent Agency certified by the Associated Air Balance Council (AABC) or National Environmental Balancing Bureau (NEBB) under direct contract to the General Contractor. All work performed by this Agency shall be performed by qualified Technicians under the direct supervision of an AABC or NEBB Certified Test and Balance Engineer. The Agency shall be independent and shall not be associated in any way with the installing HVAC SubContractor.

C. HVAC Test and Balance shall be performed in accordance with the 7th edition of the AABC National Standards, 2016 for Total System Balance or the NEBB Procedural Standards for TAB of Environmental Systems, 8th Edition, 2015 together with the NEBB TAB Manual for Technicians, 2nd Edition.

D. The final Test and Balance report shall serve to substantiate compliance with the intent of the Contract Documents, specifically the HVAC systems.

E. HVAC Test and Balance shall not begin until the systems are substantially complete.

F. Upon the completion of the Test and Balance work, the Agency shall submit four (4) copies of the complete HVAC Test and Balance Report directly to the Architect.

G. The Agency, as a part of its contract with the General Contractor, shall act as an Authorized Inspection Agency, responsible to the General Contractor and the Architect and shall, during the test and balance, list those items which require correction or have not been installed in accordance with the Contract Documents.

H. The Agency shall plainly mark the settings of all valves, dampers and other adjustable devices. If a balancing device is provided with a memory stop, it shall be set, locked and marked.

I. The Agency shall record all of the final set points on all variable speed drives.

1.04 SUBMITTALS

A. The name and certification of the Agency, along with the name and certification of the Certified Test and Balance Engineer, shall be submitted to the Architect for review within 30 days after the award of the General Contract.

B. The selected Agency shall submit to the Owner:

1. Procedural Manual
2. Report Forms
3. AABC or NEBB Performance Guaranty
4. Instrument List and Calibration Dates
5. Schedule
6. Floorplans as Needed to Uniquely Identify Device Locations

C. A reviewed copy of each of the above shall be returned to the Agency before the HVAC Test and Balance begins.

D. If a complete submittal in accordance with these requirements is not received within 60 days from award of the General Contract, then the Architect reserves the right to select the Agency.

2.0 PRODUCTS

2.01 (Not applicable).

3.0 EXECUTION

3.01 GENERAL CONTRACTOR'S DUTIES

A. The General Contractor shall provide the following, within 10 days after his receipt, to the Agency:

1. Contract Drawings
2. Contract applicable specification Division 23 (others as applicable)
3. Addenda
4. Change orders
5. Reviewed submittals

B. The General Contractor shall start-up and maintain the HVAC systems and shall continue the operation of the HVAC systems during each day of testing and balancing. Start-up and operation shall include, as a minimum, the following:

1. All equipment operable and in safe condition.
2. Temperature control system complete.
3. Proper thermal overload protection in place for electrical equipment.
4. Ductwork leakage rates not exceeding those specified and all duct systems clean of debris.
5. Air transfer systems shall have:
   a. Correct fan rotation and RPM.
   b. Coil fins cleaned and combed.
   c. Filters clean and in place.
   d. Access doors closed.
   e. All dampers in place and open.
   f. All grilles, registers and diffusers installed.

C. Provide sufficient time before final completion date so that testing and balancing can be accomplished. Coordinate the submitted T&B schedule.

D. Provide immediate labor and tools to make required corrections and repairs without undue delay.

E. The General Contractor and his SubContractors shall cooperate fully with the Agency to provide the following:
1. Access to HVAC system components.
2. The right to adjust the systems.

F. Any conditions which prevent a proper HVAC Test and Balance shall be reported by the Agency to the General Contractor and Architect within 7 days of their discovery.

G. If it is determined by the Agency and confirmed by the Architect that drive changes or additional balancing dampers are required, the Contractor shall obtain and install all necessary components.

H. The Agency shall cooperate with the Architect and the Contractor and all his SubContractors to perform the work in such a manner as to meet the job schedule.

I. The Agency shall verify that all system components are in place and in proper working order prior to leaving the project.

J. All reported and recorded data shall represent true measured conditions.

K. Where equipment uses variable speed drives, and where feasible, VFDs shall be used as the primary balancing method prior to adjustment or balancing of valves, dampers, etc.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:31:35-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - MECHANICAL

Scale

M0.002

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026 2:08:31 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:20:17 PM
M0.002 - Signed.pdf

SECTION 23 07 13

DUCT INSULATION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 07 13 and the accompanying drawings cover the provisions of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the ductwork systems as specified herein and as shown. These systems include, but are not limited to, the following:

1. Insulation for typical ductwork
2. Duct liner

1.02 INTENT

A. It is the intent of this Section of the specifications to provide a complete operable duct system as shown and specified which is reasonably airtight, free of noise, vibration and sweating, and fabricated so as to fit into the space allotted and to exhibit a minimum resistance to airflow.

2.0 PRODUCTS

2.01 DUCT LINER

A. Duct liner shall be one inch thick, 1 ½ lb. density (3 lb. density on medium- and high-pressure supply air systems except that 1 lb. density is acceptable if the liner is at least R ≥ 4.2 and NRC ≥ 0.65) fibrous glass with one face coated with a black fire retardant compound. The permanent composite fire and smoke hazard rating of the liner shall be stenciled on the liner face and shall be:
1. Maximum Flame Spread 25
2. Maximum Smoke Developed 50

2.02 TYPICAL DUCT INSULATION

A. Duct insulation shall be 2.2" thick, minimum 3/4 lb. density fiberglass, installed R ≥ 6.0, with an FSKL 0.00035" thick aluminum foil jacket, reinforced with fiberglass scrim. Thermal conductivity shall be a maximum of K = 0.29 at 75°F mean temperature, or a maximum of K=0.27 at 25% compression.

B. Insulation adhesive shall be Benjamin Foster 85-20. Tape shall be aluminum foil and shall be SMACNA listed and labeled.

C. The composite NFPA 90A and 90B, ASTM E84, UL rating of the installed insulation shall not exceed 25/50.

D. The grease exhaust ductwork shall have zero-clearance to combustibles wrap from the hood connection to discharge termination. Coordinate the insulation with all required access panels, drains, etc. as required by NFPA 96.

3.0 EXECUTION

3.01 INSTALLATION

A. Ductwork shall be installed in strict accordance with SMACNA, UL, and NFPA standards.

B. Duct liner shall be provided throughout all return air, transfer, and plenums. Duct liner shall also be provided for the following minimum distances, through the first elbow(s), or as otherwise indicated on the drawings, whichever is greater, downstream of each unit indicated below:

1. Packaged rooftop unit – 25 ft
2. Self-contained air conditioning unit – 25 ft
3. Central air handling unit – 25 ft
4. Split system air handling unit – 5 ft
5. Water-source heat pump – 5 ft
6. Fan coil unit – 5 ft
7. Terminal unit – 5 ft

C. Straight runs only shall be factored into the above distance requirements. Elbows, etc. within the length shall be lined but shall not count towards the length requirement.

D. Duct liner shall not be installed within six inches of a damper, including fire and/or smoke dampers. Metal nosings are required on the upstream side of the exposed insulation. Where lining has been interrupted, external insulation is required.

E. Duct liner shall be cut to provide overlapped and compressed longitudinal corner joints. Liner shall be installed with the coated surface facing the air stream. Duct liner shall be adhered to the ductwork with a 100% coverage of the sheet metal surfaces using a fire-retardant adhesive applied by spraying. Coat all exposed leading edges and all transverse joints with fire retardant adhesive. The liner shall be additionally secured using metal pins welded to the duct and speed washers. All leading edges shall be secured with sheet metal airfoils.

F. Inside the vapor barrier of the building all supply air ductwork which is not lined shall be insulated. All outside air ductwork shall be insulated. Insulation shall be cut slightly longer than circumference of duct to insure full thickness at corners. All insulation shall be applied with edges tightly banded. Insulation shall be adhered to duct with fire resistant adhesive. Adhesive shall be applied so that insulation conforms to duct surfaces uniformly and firmly. In addition to the adhesive, the insulation shall be additionally secured to the bottom of all ducts 18" or wider by means of welded pins and speed clips. The protruding end of the pins shall be cut off flush after the speed clips have been applied. The vapor barrier facing shall be thoroughly sealed with tape where the pins have pierced through. All joints shall be sealed with 2" wide SMACNA tape. Any cuts or tears shall be sealed with SMACNA tape.

G. All outside air ductwork located in conditioned or semi-conditioned spaces shall be externally insulated similar to supply ductwork.

H. All conditioned air ductwork, including partially conditioned energy recovery ventilator outside air supply to the building and exhaust ductwork, installed in spaces that are ventilated only, i.e. penthouses, shall be insulated.

END OF SECTION

SECTION 23 31 00

HVAC DUCTS, ACCESSORIES, AND CASINGS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 31 00 and the accompanying drawings cover the provisions of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the ductwork systems as specified herein and as shown. These systems include, but are not limited to, the following:

1. Supply air ductwork
2. Return, transfer and relief air ductwork
3. Exhaust ductwork
4. Ductwork accessories

1.02 INTENT

A. It is the intent of this Section of the specifications to provide a complete operable duct system as shown and specified which is reasonably airtight, free of noise, vibration and sweating, and fabricated so as to fit into the space allotted and to exhibit a minimum resistance to airflow.

1.03 DESIGN AND CONSTRUCTION – DUCTWORK

A. Ductwork shall be provided in strict accordance with the third edition – 2005 – of the SMACNA HVAC Duct Construction Standards – Metal and Flexible, NFPA No. 90A, 90B, 91 and 96, and UL 181. Where SMACNA tables have an option between different gauges and supports, the heavier gauge shall be used.

B. Ductwork dimensions shown are net, clear, inside dimensions with no allowance shown for duct liner. All ductwork specified to be lined shall be 2" larger than shown in each dimension to compensate for the liner. Ductwork shall be square, rectangular, round, spiral or flat oval as noted. Conversion of duct shapes and sizes shown shall be accomplished without increasing air velocities or friction losses and is subject to prior approval by the Architect and Engineer.

C. Elbows shall be either full radius type (inside radius equal to duct width), five-gore radiused flat-oval type or, in low pressure systems only, mitered with double-thickness turning vanes except that lined ductwork for low pressure returns and transfers shall not have turning vanes.

D. Abrupt changes in duct sizes and shapes shall not be permitted. The total angle of diverging transitions shall be not more than 15 degrees; converging transitions shall be not more than 30 degrees unless otherwise noted or required due to structural constraints.

E. Offsets, transitions, rises and drops are not individually called out on the Design Drawings. They shall be provided as required to fit the ductwork into the allocated spaces.

F. Transition rectangular ductwork on bottom and sides. Maintain top of ductwork level and as high as possible.

H. All other ductwork shall be constructed for standard 1" WC static pressure class at 2500 FPM with Class C seals and is herein defined as "low pressure ductwork".

I. Provide the following types of ductwork material for the services indicated:

1. Galvanized sheetmetal: supply, return, exhaust, and relief of conditioned and outside air

2.0 PRODUCTS

2.01 GALVANIZED SHEETMETAL

A. Galvanized sheetmetal shall be lock-forming grade G90-ASTM A 653 hot dip galvanized steel sheets. Sheetmetal shall be galvanized on each side with not less than 1.25 ounces of zinc per square foot.

B. Galvanized sheetmetal installed outside the building and subject to weather shall be soldered or welded. See Section 23 07 13 for additional information about covering and insulation.

C. Galvanized sheetmetal installed outside the building and not exposed to weather, such as in covered loading docks and parking decks, may match the construction of ductwork inside the building.

D. Galvanized sheetmetal ductwork outside the building within 20 miles of the seacoast shall have corrosion coating appropriate to the installation location.

2.02 SPIRAL DUCT

A. Spiral duct shall be utilized for all flat-oval and round ductwork in medium and high-pressure systems.

B. Spiral duct shall be the product of United McGill Corporation, R.V. Money, Eastern Sheet Metal, or an approved equal.

C. Spiral duct with internal ribs is not acceptable.

D. Spiral duct shall conform to SMACNA 2005 Standards. Lighter gauges, etc. due to standing ribs are not acceptable.

E. Spiral duct in exposed ceiling applications shall have slip fittings, minimum Class 3 for 2" WG negative pressure to 10" WG positive pressure, with EPDM gaskets. Coordinate assembly with ductwork insulation.

2.08 DAMPERS

A. Manual Volume Dampers

1. Single blade butterfly dampers are acceptable up to 12" round or 12" x 12" square. Dampers larger than these dimensions shall be multi-blade type. Single blade dampers shall be constructed of 16 gauge or heavier galvanized sheetmetal.
2. No multi-blade damper blade shall exceed 8" in width. All multiple blade dampers shall be constructed of 16 gauge galvanized steel or heavier. The damper frame shall be 16 gauge or heavier. The damper action shall be opposed-blade type.
3. Each blade shall pivot on a 1/2" cadmium plated, cold-rolled steel axle which pivots within self-lubricating, Oilite bronze bearings.
4. The top and bottom edges of each rectangular damper blade shall be crimped for stiffness.
5. The operating rod for all dampers shall be extended outside the damper frame for attachment of an operator. Each operator shall have a position indicator and locking quadrant.
6. All dampers utilized for introduction of outside air shall have flexible, gasketed edge and end seals. The leakage rate shall be less than 4 CFM per SF of face area against a 1" WC differential pressure, based on a nominal 48" x 48" damper size.
7. All dampers utilized for exhaust or relief air shall have flexible, gasketed edge and end seals. The leakage rate shall be less than 4 CFM per SF of face area against a 1" WC differential pressure, based on a nominal 48" x 48" damper size.
8. Dampers to be installed in insulated ductwork shall have standoffs sufficient to allow for insulation and vapor barrier integrity.
9. Manual volume dampers shall be as manufactured by Louvers & Dampers, Inc., Pottorff, Greenheck, Nailor, Ruskin, or an approved equal.

B. Control Dampers

1. Control dampers shall be of the same construction as manual volume dampers, except that no manual operator and quadrant is required. The operating rod shall be suitable for operation by an automatic pneumatic or electric operator.

C. Fire Dampers

1. Fire dampers shall be UL-listed and labeled for 1 1/2 or 3 hours, in accordance with the installation location, and shall be provided with 160°F links or linkages appropriate for the service. Dampers installed within ducts shall be Type B or Type C with the blades out of the air stream. Areas indicated shall be net, clear, open areas.
2. Fire dampers shall be appropriate for the installation location and application. All fire dampers in supply, return, exhaust, etc. shall be dynamic-type.
3. Fire dampers shall be as manufactured by Louvers & Dampers, Inc., Pottorff, Greenheck, Nailor, Ruskin, or an approved equal.

D. Smoke Dampers

1. Smoke dampers shall be UL-listed as Class 1 low-leakage smoke dampers. Smoke dampers shall be 24V and wired under this Division.
2. Smoke dampers shall be appropriate for the installation location and application. All fire dampers in supply, return, exhaust, etc. shall be dynamic-type.
3. Smoke dampers shall be as manufactured by Prefco, Louvers & Dampers, Inc., Pottorff, Greenheck, Nailor, Ruskin, or an approved equal.

E. Fire/Smoke Dampers

1. Fire/smoke dampers may be combined into a combination fire/smoke dampers. All provisions of the above shall apply. Fire/smoke dampers shall be UL-listed.

F. Backdraft Dampers

1. Backdraft dampers shall be sized according to their installation location and noted pressure setting. Damper pressure setting shall be adjustable and shall be accessible from outside ductwork or via access hatch, as applicable.

2.09 LOW-PRESSURE DUCT BRANCHES

A. Splitter dampers shall be provided at all low-pressure ductwork branches. All low-pressure ductwork branches shall be radiused or 45 degree take-offs; straight taps are unacceptable. The length of the damper blade shall be the same as the width of the widest duct section at the split, but in no case shall blade length be less than 12". Each operator rod shall have a locking swivel joint.

2.10 FLEXIBLE DUCT

A. Flexible ductwork shall be Class 1, UL 181 air duct and meet NFPA 90A and 90B Standards.

B. The internal duct surface shall be acoustically rated, core layers bonded to a coated steel wire helix. The external jacket shall be a fiberglass, bi-directionally reinforced, metallized vapor barrier with a standing, triple ply seam. Fiberglass insulation shall be provided between the duct surface and the jacket to achieve a minimum R-4.2. Any flex duct outside the building thermal envelope shall be R-8 in Climate Zones 1-4 and R-12 in Climate Zones 5-8.

C. Flexible ductwork shall be suitable for 10" WG positive pressure and 0.5" WG negative pressure in sizes 4" through 12" ID, and 6" WG positive pressure and 0.5" WG negative pressure in sizes 14-16" ID.

D. Flexible ductwork, insulation and insulation cover shall be suitable for ceiling return air plenum installation and shall comply with all applicable codes and standards regarding such ceiling plenum installations.

E. Flexible duct shall be ATCO or an approved equal.

F. The maximum allowable installed length of flexible ductwork shall be as follows:

1. 8'-0" on low-pressure supply air systems limited to short runouts and end of runs connected to round neck supply diffusers and registers.
2. 4'-0" on medium and high-pressure supply air systems limited to the runouts from the sheetmetal ductwork to each terminal unit.
3. 2'-0" on connections from round neck grilles to sheetmetal ductwork on return, exhaust and transfer ductwork.

G. Provide a spin-in fitting with integral scoop and volume damper at all flexible run-out connections in low-pressure supply air ductwork only, except locations where spin-in fittings would project more than 50% into the projecting ductwork dimension. Adhesive fittings are acceptable provided they are also screwed to the ductwork and sealed with mastic.

H. Flexible ductwork shall not pass through wall, floors, or ceilings.

2.11 TERMINAL UNIT RUNOUTS

A. Medium and high-pressure runouts to terminal units shall be connected to the trunk duct with factory-welded laterals, conical tees or bellmouth fittings; abrupt round to rectangular taps are strictly prohibited and shall be rejected.

B. Terminal unit runouts shall be the largest of the associated terminal unit inlet size, the size noted on the drawings, or the scheduled runout size.

2.12 FLEXIBLE CONNECTIONS

A. Provide flexible duct connections at the inlet and outlet of each belt-driven fan, indoor unit, fan coil unit, air handling unit, etc., and at all other locations indicated. Flexible connections shall be fabricated from a glass fabric coated on both sides with neoprene. Minimum weight shall be 30 oz. per sq. yard. Flexible connections shall be used for vibration isolation only and shall not be used to correct connection misalignment.

2.13 DUCT HARDWARE

A. Duct hardware shall be as manufactured by Young Regulator or an approved equal.

2.14 ACCESS DOORS

A. A duct access door shall be provided at each fire and smoke damper. Access doors shall be designed for 1.5 times the pressure of the duct in which they are mounted. Access doors shall be of sufficient size to provide access to the dampers for resetting the blades and replacing the links. Access doors in medium and high-pressure ductwork shall be installed downstream of fire dampers and shall be implosion type. Where access is provided through gypsum board walls or ceilings, furnish access door for installation under Division 09. Coordinate with Division 09 and Architect. Each door shall match the fire-rating of the wall or ceiling indicated.

B. Access shall be provided to duct-mounted smoke detector locations. Access shall allow inspection and maintenance of all aspects of the detector. Access doors shall meet the requirements of A, above, as needed.

3.0 EXECUTION

3.01 INSTALLATION

A. Ductwork shall be installed in strict accordance with SMACNA, UL, and NFPA standards.

B. All ductwork installed outside the building shall be secured to the structure. Coordinate with the Structural Engineer as needed. It is the Contractor's responsibility to design and coordinate all supports. All supports shall be designed to withstand all code-required wind and seismic loads.

C. Flexible ducts utilized in the low-pressure ductwork systems shall be installed without kinks or bends which are less than a centerline radius equal to or greater than twice the diameter of the flexible duct being installed. Also, in the runouts from the medium or high-pressure ductwork to the terminal units, the flexible ducts shall be installed with a variance of no more than 1" per foot of installed length off a straight and level line from the centerline of the sheetmetal ductwork runout or tap to the centerline of the terminal unit inlet. The size of the flexible ductwork connected to each terminal unit shall be the equivalent size of the larger of the following:

1. The runout size indicated on the drawings

D. All low pressure ductwork downstream of VAV units shall be left uncapped for balancing until tenant fit-up affects the units.

E. All intersections (crossing) of low-pressure and medium-pressure ductwork shall be made with offsets in the low-pressure ductwork only. The medium pressure ductwork shall be ran straight and level.

F. Electric duct heaters shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual units to be provided with all trades. The heater shall be tested and adjusted after installation to provide the capacities indicated.

G. Ductwork labels, including factory labels, tags, etc. except equipment nameplates shall be removed to the satisfaction of the Architect in all exposed areas.

H. Dampers shall be adjustable. Where dampers are not or will not be accessible without access panels, provide and install remote balancing cable control system, Young Regulator or equal. Adjustment shall be from a nearby accessible area.

END OF SECTION

SECTION 23 34 00

HVAC FANS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 34 00 and the accompanying drawings cover the provision of all labor, equipment, appliances and materials, and performing all operations in connection with the construction and installation of the fans as specified herein and as shown. These fans include, but are not limited to the following:

1. Ceiling/cabinet fans

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted fans as shown and specified which are free of excessive noise, vibration and airflow fluctuations.

1.03 BASIS OF DESIGN

A. The basis of design is as scheduled. Any proposed substitutions shall be proven equal in all aspects to the equipment specified as the basis of design. Particular attention is called to the requirements of Section 23 05 00.

1.04 ACCEPTABLE SUBSTITUTE MANUFACTURERS

A. Acceptable substitute manufacturers are Carnes, Cook, Acme, PennBarry, Twin City, Price, and Greenheck. Acceptable manufacturers for kitchen grease exhaust fans are Captive-Aire, Viking, and Greenheck.

2.0 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. All non-filtered fans shall be factory tested, rated and certified in accordance with the requirements of AMCA Standard No. 210 and shall be labeled accordingly. Filtered fans may be non-labeled but must be rated in an AMCA approved laboratory in accordance with 210.

B. All roof-mounted fans shall be constructed such that water cannot enter the building through the fan regardless of whether or not the fan is operating. Fans shall be provided with drain connection and piped to the nearest roof drain as applicable.

C. Fans installed outside or otherwise subject to weather shall have a weatherproof enclosure over the motor compartment. All components, including VFDs, shall have enclosures and be appropriate for the installation locations.

D. All roof-mounted fans shall be provided complete with roof curbs. Roof curbs shall be of galvanized (hurricane rated) construction, insulated, canted and complete with wood nailer strips. Insulation shall meet NFPA 25/50 flame spread/smoke developed ratings.

E. Fan and curb shall be provided and installed in accordance with manufacturer's requirements and recommendations for hurricane wind speed at installation location, as required.

F. All exhaust fans shall be provided complete with gravity-type backdraft dampers.

G. All belt-drive assemblies shall be mounted on vibration isolators.

H. All motors on belt-drive assemblies shall be mounted on slide bases to provide adjustment of belt tension.

I. All belts in belt drives shall be rated for not less than 150% of the connected motor horsepower.

J. All belt-drives driven by a 5 HP or larger motor shall be multiple belt arrangements.

K. All belt-drives shall be adjustable to a minimum speed variation of plus or minus 20% of the design RPM.

L. All centrifugal fan wheels shall be statically and dynamically balanced.

M. All electric motors and equipment shall be UL labeled.

N. Refer to Division 26 of these specifications and to the electrical Contract Drawings for electrical characteristics and connections to all equipment. Coordinate all electric motors and other equipment with these electrical documents.

O. Fans with variable-frequency drives (VFDs) shall have shaft grounding ring and appropriate insulation class.

P. All exposed motors and belts shall be protected with enclosures or guards in accordance with OSHA requirements.

Q. Life safety fans (i.e. stair pressurization, elevator hoistway pressurization, smoke control, etc. shall have 1.5 times the number of belts necessary for the scheduled performance with no less than two (2) belts.

2.05 CEILING/CABINET EXHAUST FANS

A. Ceiling/cabinet exhaust fans shall be Greenheck Model CSP (inline/cabinet) or Greenheck Model SP (ceiling) with integral grille, or an approved equal.

3.0 EXECUTION

3.01 INSTALLATION

A. Fans shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual units to be provided with all trades.

3.02 ADJUSTMENT

A. The fans shall be tested and adjusted after installation to provide the capacities indicated.

END OF SECTION

SECTION 23 37 13

DIFFUSERS, REGISTERS, AND GRILLES

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 37 13 and the accompanying drawings cover the provisions of all labor, equipment, appliances and materials, and performing all operations in connection with the construction and installation of air distribution devices as specified herein and as shown. These units include, but are not limited to the following:

1. Ceiling Diffusers (CD)
2. Return Air Grilles (RAG)
3. Slot Diffusers (SD)
4. Return Air Slots (RS)
5. Linear Slot Diffusers (LSD)
6. Linear Return Slots (LRS)
7. Linear Exhaust Slots (LES)
8. Transfer Grilles (TG)
9. Architectural Linear Slot (ALSD)

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted air distribution devices as shown and specified which are free of excessive noise, vibration and airflow fluctuations.

1.03 SELECTION CRITERIA

A. All air distribution devices shall be selected in accordance with the following minimum criteria unless otherwise noted below or on the drawings:

1. Method of mounting shall be compatible with the ceiling, wall or duct surface which it mounts on or in; i.e. lay-in, surface mounting, plaster frame, duct collar, etc. The architectural drawings shall be referenced to determine the mounting method for each device. All flanges on surface mounted devices shall be provided with a gasket.
2. Finish of all ceiling mounted devices shall be selected to match the color of the adjacent ceiling. Finish of all wall mounted devices shall be primer which is compatible with the finish coating specified for the adjacent wall; finish coat will be applied under Division 9.

1.04 BASIS OF DESIGN

A. The basis of design is Titus. Any proposed substitutions shall be proven equal in all respects to the equipment specified as the basis of design. Any modifications to ductwork, controls, ceilings, building structure, etc., that result from any substitution shall be coordinated with all trades. This coordination shall occur before delivery of equipment and any modifications shall be performed without incurring additions to the Contract.

1.05 ACCEPTABLE MANUFACTURERS

A. Acceptable manufacturers are Price, Carnes, Metal Aire, Krueger, Nailor, and Titus (ON, provided that their units, performance, appearance and physical characteristics are equal in all respects for this specific project.

2.0 PRODUCTS

2.01 DESCRIPTION

A. Ceiling Diffusers (CD)

1. CD Ceiling diffusers (CD) shall be square, plaque face diffusers capable of providing one-way, two-way, two-way corner, three-way, and four-way air patterns; Titus Model OMNI with directional blow clips. The diffuser shall have a 22 gauge steel face panel that captures a secondary 22-gauge panel. The face panel shall be removable by means of four hanger brackets. The exposed surface of the face panel shall be smooth, flat, and free of visible fasteners. The back pan shall be one piece precision die-stamped and shall be constructed of 22-gauge steel. Diffuser performance data shall be in accordance with ANSI/ASHRAE Standard 70-1991. The maximum NC level at design airflow shall not exceed 35 when measured in a direct field 5'-0" from the face of the device. Diffusers to be 24"x24" unless noted on drawings. The finish shall be baked enamel white, unless directed otherwise by the Architect. Provide plaster frames and round neck damper (operable from face of diffuser) for diffusers installed in hard ceilings.

B. Return Air Grilles (RAG)

1. Return air grilles shall match the ceiling diffusers in the area or shall be hollow core, perforated face, lay-in type, selected to match the CDs; with the largest neck size available (ON Titus PAR. Opposed blade dampers shall be provided with each RAG. Performance data shall be in accordance with ADC 162R4. All other characteristics shall be equal to the ceiling diffusers.

E. Slot Diffusers

1. Supply (SD)
   a. Each slot diffuser shall be equipped with an individually adjustable pattern controller for each slot to insure full 180 degree air pattern; Titus TBDI-80, with two (2) 1" slots unless otherwise noted. The diffuser shall be constructed of 24 gauge galvanized steel with inlet size and length as indicated. Each SD shall be provided with a lined steel plenum with tappings for round duct connections as indicated. Maximum NC level per ADC shall not exceed 35 at design airflow. Liner shall conform to NFPA 90A 25/50 requirements.
2. Return (RS)
   a. Return slots shall meet all above requirements for slot diffuser with the exception that the pattern controllers shall be removed to allow maximum free area for return air flow and a light shield or plenum shall be installed; Titus TBDI-80.

I. Linear Slot Diffusers (LSD)

6. Supply (LSD)
   a. Linear slot diffusers shall be Titus ML-39. Diffusers shall be of aluminum construction with one or more parallel slot(s). Diffusers shall have two (2) slots unless otherwise indicated. Each slot shall contain pattern controls, adjustable from the face of the diffuser. Each LSD shall be continuous length as indicated on the drawings, complete with finished ends, mitered corners and splined joints. All inactive sections of the LSD considered as LRS devices. Plenums shall have round collars for connection of flexible duct. Each LSD shall be provided with a lined steel plenum with tappings for round duct connections as indicated. Maximum NC level per ADC shall not exceed 35 at design airflow. Liner shall conform to NFPA 90A 25/50 requirements. Border option to be selected by Architect and shall be appropriate for the installation location. Borders in drywall ceiling shall have mud-in flange unless otherwise directed.
7. Return (LRS)
   a. Linear return slots shall equal specified LSD with the following exceptions:
      i. Plenums shall be lined in accordance with UL 181 and NFPA 90A for two and four foot sections, and insulated light shields where plenums do not fit.
      ii. Pattern controls are not required.
3. Exhaust (LES)
   a. Linear exhaust slots shall equal specified LSDs with the following exceptions:
      i. Plenums shall be lined in accordance with UL 181 and NFPA 90A.
      ii. Pattern controls shall be used for dampering only.

J. Transfer Grilles (TG)

1. Transfer grilles shall be similar to return air grilles (RAG).

K. Architectural Linear Slots (ALS)

1. Supply (ALSD)
   a. Architectural linear slot diffusers shall be Titus FL-20 wide body linear diffuser. Diffuser shall be aluminum construction with one (1) 2" wide slot. Diffuser shall be equipped with an individually adjustable pattern controller. Each ALSD shall be provided with a lined stem plenum with tappings for round duct connections as indicated. Maximum NC level per ADC shall not exceed 35 at design airflow. Linear shall conform to NFPA 90A 25/50 requirements. All inactive sections of the LSD considered as ALSR devices. Border option to be selected by Architect and shall be appropriate for the installation location. Borders in drywall ceiling shall have mud-in flanges unless otherwise directed. Device shall be custom curved as required to match the nearest wall.
2. Return (ALSR)
   a. Architectural return slot to be same as supply with the exception that the pattern controllers shall be removed to allow maximum free area. All returns shall be fitted with lined plenums for two and four foot sections, and insulated light shields where plenums do not fit.

3.0 EXECUTION

3.01 INSTALLATION

A. Air distribution devices shall be installed as indicated and in conformance with the manufacturer's recommendations. The color, frame, and border types shall be coordinated with Architectural requirements and shall be selected to install in the finished surface indicated.

B. All air distributions devices to be reused shall be installed the same way as indicated for new devices. All existing color, frame, and border types shall modified as required to match new device requirements.

C. All air distribution devices with blade orientations shall be coordinated with Architect. Specific attention is called to devices in exposed ceiling areas, including wall-mounted.

3.02 ADJUSTMENT

A. Grilles, registers, diffusers, etc. shall be tested and adjusted to provide the scheduled air flow capacities.

B. All devices shall have adjustable and accessible volume dampers. Where dampers are not or will not be accessible without access panels, provide and install remote balancing cable control system, Young Regulator or equal. Adjustment shall be from the face of the air distribution device, coordinated with the Air Distribution Manufacturer. Coordinate the location and size of the damper with the Installation.

C. All adjustable air distribution devices located within three feet of any wall or kitchen hood shall be set to blow directly away from, or parallel to, the wall or hood. All air distribution patterns near kitchen hoods shall be coordinated with the Kitchen Hood Manufacturer.

D. In all slot diffuser applications, the inactive sections of the slot shall be finished with perforated steel, painted flat black, selected to match the SDs. These sections shall be open to the plenum as a return air path. Inactive sections shall have an insulated light shield.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No.84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:29:15-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
SPECIFICATIONS - MECHANICAL

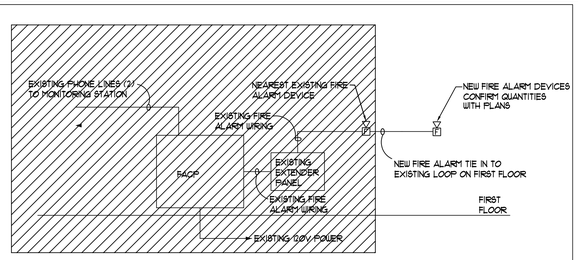
Scale

M0.003

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/11/2026 2:08:31 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
M0.003 - Signed.pdf



1 E0.001 PARTIAL FIRE ALARM RISER
NOT TO SCALE

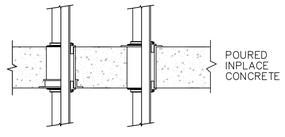
FIRE ALARM GENERAL NOTES

1. ALL WORK TO THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL LOCAL FIRE CODES, LAWS, REGULATIONS, ORDINANCES, AND THE REQUIREMENTS OF NFPA 72 – 2019 EDITION.
2. ALL NEW FIRE ALARM DEVICES SHALL BE ADA APPROVED. COORDINATE COLOR WITH ARCHITECT AND BASE BUILDING. DEVICES TO MATCH BASE BUILDING SYSTEM MANUFACTURER. PROVIDE ANY ADDITIONAL POWER AMPLIFIERS REQUIRED FOR INSTALLATION OF NEW ADA APPROVED DEVICES.
3. ALL FIRE ALARM DEVICES, INCLUDING HORNS, VISUALS, SMOKE DETECTORS, ETC... SHALL BE CONNECTED TO THE BASE BUILDING FIRE ALARM SYSTEM BY A LICENSED FIRE ALARM CONTRACTOR. COORDINATE CONNECTIONS WITH SYSTEM MANUFACTURER.
4. ALL DEVICES SHALL BE 110 CANDELA, UNLESS OTHERWISE NOTED.
5. THE ENTIRE LENS OF WALL MOUNTED VISUAL FIRE ALARM DEVICES SHALL BE MOUNTED AT LEAST 80" AFF., AND AT MOST 96" AFF.
6. COORDINATE FIRE ALARM SYSTEM SHUTDOWNS AND REPROGRAMMING WITH LANDLORD.
7. ALL FIRE ALARM DEVICES SHALL BE WHITE UNLESS OTHERWISE NOTED OR REQUIRED.
8. EVACUATION SIGNAL SHALL BE 3 PULSE TEMPORAL.
9. THE FIRE ALARM SYSTEM APPLIANCE LAYOUT INDICATED ON SHEET E1.101 INDICATES NEW DEVICE PLACEMENT REQUIREMENTS FOR THIS TENANT UPFIT. NEW DEVICES SHALL BE INSTALLED INTO THE BASE BUILDING FIRE ALARM SYSTEM. PROVIDE ALL PROGRAMMING REQUIRED TO MAKE THE NEW DEVICES FUNCTIONAL AND ANY PROGRAMMING OR NEW EQUIPMENT REQUIRED TO MAKE ALL OF THE VISIBLE NOTIFICATION APPLIANCES ON THE ENTIRE FLOOR FLASH IN SYNCHRONIZATION.
10. ALL CIRCUIT BREAKERS FOR AFFECTED FIRE ALARM PANELS SHALL HAVE A RED COLORED INDICATOR AND LOCK-ON DEVICE.
11. THE FIRE ALARM CONTRACTOR SHALL PREPARE FIRE ALARM SHOP DRAWINGS FOR ENGINEER REVIEW AND SUBSEQUENT SUBMISSION TO THE LOCAL FIRE DEPARTMENT AHJ. THE FIRE ALARM SHOP DRAWINGS SHALL INCLUDE ALL APPLICABLE INFORMATION REQUIRED BY THE CURRENT INTERNATIONAL FIRE CODE SECTION 907.1.2. INCLUDE PRODUCT DATA MATERIAL FOR ALL NEW DEVICE TYPES WITH THE SCOPE OF WORK FOR REVIEW.

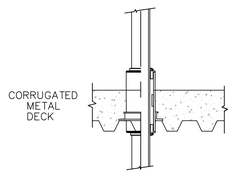
FIRE ALARM SYSTEM MATRIX | BUILDING SYSTEM OUTPUTS | CENTRAL COMM

	ACTIVATE COMMON ALARM SIGNAL INDICATOR	ACTIVATE AUDIBLE ALARM SIGNAL	ACTIVATE COMMON SUPERVISORY SIGNAL INDICATOR	ACTIVATE AUDIBLE SUPERVISORY SIGNAL	ACTIVATE COMMON TROUBLE SIGNAL INDICATOR	ACTIVATE AUDIBLE TROUBLE SIGNAL	ACTIVATE GENERAL EVACUATION SIGNAL	DISPLAY CHANGE OF STATUS	ACTIVATE EXTERNAL HORN/STROBES	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	RETURN ELEVATOR TO ALTERNATE FLOOR	RETURN ELEVATOR TO FIRST FLOOR	SHUT DOWN RESPECTIVE AHU'S	SHUT DOWN RESPECTIVE HVAC	SHOW CHANGE OF STATUS ON ANNUNCIATOR	SHOW CHANGE OF STATUS ON CONTROL PANEL	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION
MANUAL FIRE ALARM PULL BOXES	X	X					X	X	X	X							X	X	X		
BUILDING SMOKE DETECTOR	X	X					X	X	X	X							X	X	X		
DUCT SMOKE DETECTOR			X	X				X			X						X	X	X		X
SPRINKLER WATER FLOW	X	X					X	X	X	X							X	X	X		
SPRINKLER TAMPER			X	X				X			X						X	X			X
ELEV. EQ. ROOM SMOKE DETECTOR	X	X					X	X	X	X					X		X	X	X		
ELEV. EQ. ROOM HEAT DETECTOR	X	X					X	X	X	X					X	X	X	X	X		
ELEV. SHAFT HEAT DETECTORS	X	X					X	X	X	X					X		X	X	X		
1ST FLOOR ELEV. LOBBY SMOKE DETECTOR	X	X					X	X	X	X			X				X	X	X		
UPPER FLOOR ELEV. LOBBY SMOKE DETECTOR	X	X					X	X	X	X				X			X	X	X		
HOOD SUPPRESSION SYSTEM	X	X					X	X	X	X							X	X	X		
NOTIFICATION APPLIANCE CIRCUIT SHORT					X	X		X			X						X	X			X
OPEN CIRCUIT					X	X		X			X						X	X			X
GROUND FAULT					X	X		X			X						X	X			X
FIRE ALARM AC POWER FAILURE					X	X		X			X						X	X			X
FIRE ALARM SYSTEM LOW BATTERY					X	X		X			X						X	X			X

"A-1" U.L. NO. C-AJ-1106 "A-2" U.L. NO. C-AJ-2039

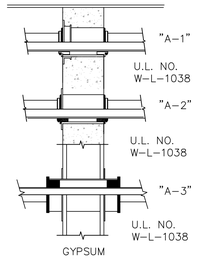


"A-4"



U.L. NO. C-AJ-1106

MASONRY WALL



GYPSUM WALL

SLEEVES AND FIRESTOPPING

USE PROSET "FIRESTOP PENETRATORS". U.L. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASTM E-814. USE FOR ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR FLOOR/CEILING ASSEMBLIES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

A. SYSTEM "A" PENETRATORS FOR WATER LINES, HEATING AND COOLING LINES, FIRE STANDPIPE AND SPRINKLER LINES, TEMPERATURE CONTROL, ACID WASTE GLASS PIPE AND ELECTRIC AND COMMUNICATION CONDUIT PENETRATING FLOORS OR WALLS.

1. CAST-IN-COUPLING PENETRATORS FOR POURED-IN-PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.
2. CORED HOLE COUPLING PENETRATORS FOR CORED HOLES THROUGH PRECAST OR EXISTING CONCRETE IN FLOORS OR WALLS.
3. SPLIT WALL SLEEVE PENETRATORS FOR PIPES PASSING THROUGH GYPSUM WALLS OR FLOOR / CEILING ASSEMBLIES.
4. SLIP FLANGE CM COUPLING FOR POURED-IN-PLACE CONCRETE ON CORRUGATED METAL DECK.

FIRESTOP PENETRATOR DETAILS

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance
Prescriptive ___X___ Performance _____ Energy Cost Budget _____

Provide a standard riser diagram which indicates designated points for check metering.
Provide a standard panel schedule description which idenifies different enduse loads.

Standard riser diagram is on Sheet – E0.004
Standard panel schedules are on – E0.004

Lighting Schedule
lamp type required in fixture — SEE LIGHTING FIXTURE SCHEDULE
number of lamps in fixture — SEE LIGHTING FIXTURE SCHEDULE
ballast type used in the fixture — SEE LIGHTING FIXTURE SCHEDULE — E0.003
number of ballasts in fixture — SEE LIGHTING FIXTURE SCHEDULE
total wattage per fixture — SEE LIGHTING FIXTURE SCHEDULE
total interior wattage specified vs. allowed
Retail Occupancy: gross area of 1,546 sq. ft.
Per 2023 Florida Energy Code:

	Allowable	Specified
RETAIL (0.84 X 1,546 SQFT) = 1,299 WATTS		1,131 WATTS

total exterior wattage specified vs. allowed
NOT APPLICABLE (TENANT FIT-UP)

Equipment schedules with motors (not used for mechanical systems)
motor horsepower NONE
number of phases N/A
minimum efficiency N/A
motor type N/A
# of poles N/A

ELECTRICAL DESIGNER STATEMENT
I hereby certify that the design of this building complies with the mechanical systems, service systems and equipment requirements of the 2023 Florida Energy Code.

signed _____ date 03/12/2026

Name JOSHUA MARTINEZ

Title Project Engineer

PROJECT TYPE

[X] New Construction (C405) [ ] Addition (C502) [ ] Alterations (C503)

When 'New Construction' is selected, indicate FLECC Section C406 method of compliance below. If project is other than 'New Construction', compliance with referenced section is 'N/A'.

Unless specifically exempt below, the contractor shall obtain the services of a FL licensed engineering professional to perform all required commissioning services of all lighting and lighting control systems in the project scope in compliance with FLECC Section C408.

FLECC 2023 SECTION C406 – COMPLIANCE STATEMENT

Method of Compliance
a. C406.2 More Efficient HVAC Performace ____
b. C406.3 Reduced Lighting Power Density X
c. C406.4 Enhanced Lighting Controls ____
d. C406.5 On-Site Supply of Renewable Energy ____
e. C406.6 Dedicated Outdoor Air System ____
f. C406.7 Higher Efficiency Service Water Heating ____

Refer to the following sheet for demonstration of compliance: E0.001

FLECC 2023 SECTION C408 – SYSTEM COMMISSIONING

[X] Exempt (For Alterations only per FLECC C503.1 Exception 2.g.)

Refer to 2023 FLECC Appendix C1 for required statement of system commissioning to be presented to the AHJ at final inspections.

ELECTRICAL GENERAL NOTES

1. ALL WORK THIS DIVISION SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, REGULATIONS, ORDINANCES, AND THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE. ALL WORK SHALL COMPLY WITH BASE BUILDING SPECIFICATIONS. OBTAIN A COPY OF SPECIFICATIONS FROM BUILDING MANAGER IF NECESSARY.
2. THE CONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF HIS WORK HE SHALL SUBMIT "AS BUILT" PRINTS TO THE OWNER.
3. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY FITTING AND DETAIL. ALL WORK SHALL BE INSTALLED SO THAT JUNCTION BOXES AND COMPONENTS WILL BE ACCESSIBLE FOR SERVICE.
4. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. PROVIDED UNDER THIS DIVISION SHALL BE COVERED BY A ONE YEAR GUARANTEE STARTING AT THE TIME OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS IN THE WORK, SYSTEMS, EQUIPMENT, OR COMPONENTS FOUND DURING THIS YEAR SHALL BE CORRECTED AT NO CHARGE. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCHWORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
5. ALL CONDUIT MUST BE CONCEALED IN THE WALLS OR ABOVE THE CEILING UNLESS OTHERWISE NOTED. MINIMUM CONDUIT SIZE IS 1/2".
6. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THW" OR "THHN" INSULATION AND THE MINIMUM WIRE SIZE SHALL BE #12 A.W.G. WITH A 167 DEGREE TEMPERATURE RATING.
7. ALL WORK MUST BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER ACCORDING TO GENERALLY ACCEPTED PRINCIPALS OF FIRST CLASS WORKMANSHIP.
8. FASTEN ALL RECESSED LIGHTING FIXTURES TO STRUCTURE OR GRID PER N.E.C. 410.36.
9. RECESSED INCANDESCENT FIXTURES SHALL BE SUPPORTED IN COMPLIANCE WITH N.E.C. 410.36.
10. ALL PENETRATIONS THRU RATED WALLS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED PER N.E.C. 300.21.
11. PROVIDE ALL GROUNDING AS REQUIRED BY N.E.C.
12. DEVICE MOUNTING HEIGHTS ARE TO BE MEASURED TO THE DEVICE CENTERLINE.
13. ALL SWITCHES FOR FANS, LIGHTS, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL SHARE A MULTI-GANG COVER PLATE AS REQUIRED.
14. ALL CONDUIT SHALL BE 1/2" EMT WITH 2#12,1#12G AWG CONDUCTORS UNLESS OTHERWISE NOTED.
15. PROVIDE #12AWG GND. FOR ALL MECHANICAL EQUIPMENT UNLESS SHOWN OTHERWISE. ALL EQUIPMENT SHALL BE GROUNDED AT THE PANEL WHICH FEEDS THE EQUIPMENT.
16. COORDINATE RECEPTACLE NEMA TYPE AND VOLTAGE WITH COPIERS AND EQUIPMENT.
17. PROVIDE A NEW DIRECTORY FOR ALL PANELS. CORRECTLY LABEL ALL CIRCUITS, SPARES AND SPACES IN ACCORDANCE WITH N.E.C. 408.4(A).
18. PROVIDE A SEPARATE GREEN, INSULATED, #12AWG EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE BRANCH CIRCUIT HOMERUN CONDUCTORS.
19. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELOCATED WALL OPENING, ETC.) RESULTS IN THE REMOVAL, RELOCATION OF REFEEDING OF ELECTRICAL DEVICES OR LIGHTING FIXTURES, THE ELEC. CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.
20. DEVICE BOXES IN RATED WALLS SHALL MEET STANDARD BUILDING CODE SECTION 706.4.
21. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY A FLORIDA APPROVED THIRD PARTY TESTING AGENCY.
22. DEDICATED RECEPTACLES TO RECEIVE VISUAL DESIGNATION.
23. OUTLET BOX SHALL NOT BE MOUNTED BACK TO BACK.
24. BLANK FACEPLATES ARE NOT ALLOWED, U.N.O.. ANY EXISTING OUTLET OR TELE/DATA LOCATION NOT USED OR SHOWN WITHIN THE SCOPE OF WORK IN THESE PLANS SHOULD BE REMOVED, PATCHED, AND REPAIRED.
25. MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS PER N.E.C. 210.4(B).
26. MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO PERMANENTLY CONNECTED FREESTANDING PARTITIONS SHALL BE PROVIDED WITH A MEANS TO DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE PANEL BOARD WHERE THE BRANCH CIRCUIT ORIGINATES PER N.E.C. 605.8.
27. ARC-FLASH HAZARD WARNING SHALL BE PROVIDED ON ALL EQUIPMENT IN AFFECTED ELECTRICAL ROOMS PER N.E.C. 110.16.
28. PROVIDE PLASTIC NAMEPLATE ON ALL PANELS (NEW AND EXISTING) INDICATING PANEL NAME AND SOURCE PER N.E.C 408.4(B).
29. ALL WIRING TERMINATIONS ARE ASSUMED TO BE 75DEG C RATED, UNLESS NOTED OTHERWISE. ALL WIRING UNDER 100A IS BASED ON A 60DEG C TERMINATION.

PRE-CONSTRUCTION DEMOLITION NOTES

1. REFER TO THE ARCHITECTURAL DEMOLITION PLANS FOR SCOPE RELATED TO THE LAYOUT OF WALLS, CEILINGS, ETC... TO BE REMOVED.
2. COORDINATE ALL POWER SHUT-DOWNS AND FIRE ALARM SYSTEM MODIFICATIONS, WHERE APPLICABLE, WITH THE ONSITE FACILITIES MANAGEMENT TEAM.
3. REMOVE ALL EXISTING DEVICES (RECEPTACLES, DATA OUTLETS, FIRE ALARM DEVICES, SWITCHES, EMPTY JUNCTION BOXES, ETC...) ASSOCIATED WITH ANY WALLS OR OTHER PARTITIONS IDENTIFIED TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE. RE-LABEL ALL NEW SPARE BREAKERS AS "SPARE" IN THE APPROPRIATE PANEL SCHEDULES.
4. NO BLANK COVERPLATES SHALL BE ALLOWED. REFER TO ARCHITECTURAL SET FOR DETAILS CONCERNING PATCHING OF EXISTING OPENINGS BASED ON THE PARTITION TYPE IT CURRENTLY RESIDES.
5. FOR ANY MECHANICAL EQUIPMENT BEING REMOVED, REMOVE ALL WIRING, CONDUIT, AND ASSOCIATED DISCONNECTS BACK TO ITS SOURCE. COORDINATE EXACT UNITS BEING REMOVED WITH DIVISION 22 & 23. RE-LABEL ALL NEW SPARE BREAKERS AS "SPARE" IN THE APPROPRIATE PANEL SCHEDULES.
6. REFER TO THE FIRE ALARM FLOOR PLANS FOR EXACT FIRE ALARMS DEVICES TO EITHER BE REMOVED, RELOCATED, OR LEFT IN PLACE.
7. REMOVE ALL ABANDONED EMPTY CONDUIT AND JUNCTION BOXES FROM THE CEILING SPACE.
8. ANY EXISTING FLOOR BOX, ABANDONED CONDUIT PENETRATION, ETC... THROUGH THE SLAB WITHIN THE SCOPE OF WORK AREA NOT SPECIFICALLY IDENTIFIED TO REMAIN SHALL BE REMOVED AND THE FLOOR PATCHED TO A LIKE NEW CONDITION.
9. COORDINATE WITH THE TENANT AND/OR LANDLORD EXACTLY WHICH DEVICES AND EQUIPMENT ARE REQUIRED TO BE TURNED OVER TO THE OWNER ONCE REMOVED.
10. PROVIDE ADEQUATE PROTECTION OF ANY EXISTING TO REMAIN DEVICE OR FIXTURE SUCH THAT IT IS NOT DAMAGED DURING THE CONSTRUCTION PROCESS.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	ON CENTER MTG. HT.
	CONCEALED CONDUIT IN CEILING OR WALL	
	CONCEALED CONDUIT IN FLOOR OR UNDERGROUND	
	CIRCUIT HOMERUN TO PANEL; EACH ARROWHEAD = 1 CIRCUIT	
	NO. OF CONDUCTORS IN CONDUIT; EACH CROSSHATCH = 1 WIRE	
	FLEXIBLE CONDUIT OR S.O. CORD	
	EXPOSED CONDUIT	
	CONDUIT STUBBED UP OR TURNED DOWN	
	PLYWOOD BACKBOARD	
	SURFACE MOUNTED RACEWAY	
	MULTI OUTLET SURFACE MOUNTED RACEWAY	
	WALL MOUNTED SINGLE RECEPTACLE OUTLET	18"
	WALL MOUNTED DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED DUPLEX RECEPTACLE OUTLET – ABOVE COUNTER	AS REQUIRED
	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET – ABOVE COUNTER	AS REQUIRED
WP	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET – WEATHER RESISTANT "WR" TYPE	18"
	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED SPECIAL RECEPTACLE OUTLET	18"
	WALL MOUNTED RECEPTACLE & USB OUTLET	18"
J J	JUNCTION BOX	
	WALL MOUNTED COMBINATION DATA/VOICE OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	WALL MOUNTED VOICE OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	WALL MOUNTED DATA OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
TV	JUNCTION BOX FOR TV. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	
AV	2-GANG JUNCTION BOX FOR AV, LOW-VOLTAGE WIRING BY OTHERS. PROVIDE JUNCTION BOX WITH 1-1/4" CONDUIT TO ABOVE CEILING. U.N.O.	
CR	JUNCTION BOX FOR CARD READER. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	42"
CAM	DOME CAMERA (PROVIDED BY SECURITY CONTRACTOR)	
WAP	WIRELESS ACCESS POINT, CEILING MOUNTED (BY OTHERS)	
SPK	SPEAKER LOCATION (BY OTHERS)	
	STUB-UP DEVICES WITH POWER, TELE/DATA, AV PER PLANS	
	FLOOR BOX DEVICES WITH POWER AND TELE/DATA PER PLANS (SEE DRAWINGS FOR MODEL#)	
	FLOOR BOX DEVICES WITH QUAD RECEPT & TELE/DATA OUTLETS (SEE DRAWINGS FOR MODEL#)	
AV	FLOOR BOX DEVICES WITH DUPLEX RECEPT & TELE/DATA/AV OUTLETS (SEE DRAWINGS FOR MODEL#)	
	FLOOR BOX DEVICE TO MODULAR FURNITURE	
P #	JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE. COORD. EXACT LOCATION WITH ARCH. PROVIDE ALL REQ. CONNECTIONS (THE # OF WORKSTATIONS TO BE POWERED ARE DENOTED BY A NUMBER NEXT TO THE POWER JUNCTION)	18"
T/D	JUNCTION BOX FOR TELE/DATA CONNECTION TO MODULAR FURN. COORD. EXACT LOCATION WITH ARCH. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULLSTRING TO ABOVE ACCESSIBLE CEILING.	18"
J PP #	PROVIDE AND INSTALL JUNCTION BOX ABOVE CEILING TO SUPPLY POWER WHICH SHALL SUPPLY EACH WORKSTATION WITH TWO (2) DUPLEX AND ONE (1) VOICE DATA. POWER POLE TO BE SUPPLIED BY TENANT AND INSTALLED BY E.C. (THE # OF WORKSTATIONS TO BE POWERED ARE DENOTED BY A NUMBER NEXT TO THE POWER POLE)	
	120/208 VOLT PANELBOARD RECESSED MOUNTED 120/208 VOLT PANELBOARD	
	LIGHT FIXTURE	
	EXIT SIGN – CEILING,WALL MT.	
	LIGHT FIXTURE ON BATTERY BACKUP (90MIN, 1100 LUMEN)	
S	WALL MOUNTED S.P.S.T. TOGGLE SWITCH	42"
S 3	WALL MOUNTED 3-WAY TOGGLE SWITCH	42"
S 4	WALL MOUNTED 4-WAY TOGGLE SWITCH	42"
S D	WALL MOUNTED DIMMER SWITCH (WATTAGE AS REQUIRED)	42"
S T	WALL MOUNTED TIMER SWITCH	
S OV	WALL MOUNTED MANUAL OVERRIDE SWITCH (TO OVERRIDE CIRCUIT DESIGNATED AT LIGHTING CONTACTOR PANEL)	42"
	MOTION DETECTOR SWITCH W/ MANUAL OVERRIDE – WALL MOUNTED	42"
	MOTION DETECTOR – CEILING MOUNTED	
S M	MOTOR RATED TOGGLE SWITCH	AS REQ'D.
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH	
S (30/3)	DISCONNECT SWITCH (FRAME/POLES/FUSE-IF REQUIRED)	
(2)	MOTOR – NUMBER INDICATES HORSEPOWER (F=FRACTIONAL)	
B	AUDIBLE BELL ALARM – WALL MOUNTED	80" A.F.F.
FA	FIRE ALARM ADA APPROVED AUDIO/VISUAL ALARM – WALL MOUNTED	80" A.F.F.
F	FIRE ALARM PULL STATION	48" A.F.F.
D	SMOKE DETECTOR – CEILING MOUNTED	
T	TAMPER SWITCH – FIRE ALARM	
F	FLOW SWITCH – FIRE ALARM	
F.B.O.	FURNISHED BY OTHERS	
AFF/AFG	ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE	
BC	BELOW CEILING	
AC	ABOVE COUNTER	
WP	WEATHER PROOF	
E,EX/RE/N	EXISTING/RELOCATED/NEW	
GFI	GROUND FAULT INTERRUPTING CIRCUIT	
E.C.	EMPTY CONDUIT (PROVIDE PULLSTRING IN ALL EMPTY CONDUIT)	
FPMR	FUSE PER MANUFACTURER'S RECOMMENDATION	
IG	ISOLATED GROUND	

NOTES:
1. COORDINATE LOCATION AND SPECIFIC MOUNTING HEIGHT WITH ARCHITECT.
2. MOUNTING HEIGHTS SHALL BE AS INDICATED IN THE LEGEND UNLESS OTHERWISE NOTED ON THE PLANS.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1220 MINNETA LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall, Engineer
Date: 2026.03.11 15:45:11-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
LEGENDS, NOTES, AND DETAILS - ELECTRICAL

Scale

E0.001

© 2026 Gensler

Autodesk Docs://059.7179.008 - FHB Miami Lakes/059.7179.008 - FHB Miami Lakes_R26MEPRBA-Marathon - CO Set.rvt
3/11/2026 5:48:58 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 3/11/2026 12:26:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

SECTION 260010

ELECTRICAL GENERAL

1.0 GENERAL

1.01 SCOPE

A. Division 26 includes all Specifications in the 260000 series and the accompanying Electrical Drawings. Provide all labor, materials and equipment, and all necessary operations to provide the complete scope of the electrical systems intended under this Division. Division 26 is not a stand-alone document, but a part of the complete Project Documents.

B. Attention is called to the fact that there are many interfaces between the work required in this Division and the work required in other Divisions. Provide the necessary interface and coordination with other Divisions to provide a complete project.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions, which will affect their work; especially the work to be performed above the existing ceilings.

B. When this project is finished, the work under this Division shall be complete in every respect, completely integrated with all the existing systems, and left in perfect operating condition. The electrical service to the building shall not be interrupted at any time without written coordination of the building's Owner. All existing electrical equipment removed during the project shall be removed from the site after inspection of the building's Owner. All existing electrical systems required to be operating at the project's completion or required to remain in use during the project shall be reconnected, replaced, rerouted or otherwise made to fit with proper workmanship techniques and left in safe working order.

C. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

1.03 CODES AND REGULATIONS

A. All work under this Division shall comply with all local building codes, laws, regulations, ordinances and the requirements of the 2020 National Electrical Code.

B. Where conflicts of installation requirements occur between the aforementioned codes, regulations or the Contract Documents, the most restrictive shall govern.

C. Obtain all permits and licenses and pay all fees required by local authorities. Arrange for all necessary inspections required by the authorities having jurisdiction and provide written certificates of approval to the project Owner or his designated representative.

1.04 DEFINITIONS

A. Contract Documents: The complete set of project Drawings and Specifications.

B. Provide: Furnish, install and connect.

C. Work: All materials installed, including all labor to provide complete system.

D. Wiring or Wired: All wire or cable installed in conduit from panelboard to equipment and connected at both ends with all required boxes, connectors, couplings, etc.

E. Conduit: Rigid steel conduit intermediate metal conduit (I.M.C.), electrical metallic tubing (EMT) plastic conduit (PVC), electrical non-metal tubing (ENT), or flexible steel conduit.

1.05 DRAWINGS AND SPECIFICATIONS

A. The Drawings and Specifications together are to be considered as the Contract Documents. Any work shown in one and not shown in the other, or implied by either, shall be provided to give a complete project.

B. Should any conflicts exist between the Drawings and Specifications or there is an item shown/called for which is not clearly defined, immediately submit a request for clarification. No additional monies will be granted later when a conflict is resolved or an item is more clearly defined.

C. The Drawings are schematic and are not intended to show the exact location outlets, etc. or the routing of conduit.

D. The exact location of equipment requiring electrical connections (mechanical equipment, elevators, lights, etc.) shall be as located by other Divisions of the Contract Documents. Refer to the Architectural, Structural and Mechanical Documents for dimensions and details of building construction and provide work described in this Division so that it conforms to the details of the project. The right is reserved to relocate any receptacle, switch or other outlet a maximum of 10'-0" before it is permanently installed without incurring additions to the Contract amount.

1.06 SITE VISIT

A. Visit the site and become familiar with all aspects of the site and existing conditions before submitting Contract price.

B. No allowance will be made for lack of knowledge of existing conditions.

1.07 DEVIATIONS

A. No deviations from the Contract Documents shall be made without the full knowledge and written consent of the Architect.

B. If the existing conditions make it desirable to modify the Contract Documents in regard to any item, provide a written request to the Architect.

2.0 PRODUCTS

2.01 STANDARDS FOR MATERIALS AND WORKMANSHIP

A. All materials used shall be new and shall be stamped with the label of Underwriters Laboratories, Inc. (UL).

B. All materials shall meet the standards of the following associations and institutes where applicable:

1. National Fire Protection Association (NFPA)
2. American Society of Testing Materials (ASTM)
3. American National Standards Institute (ANSI)
4. National Electrical Manufacturer's Association (NEMA)
5. Institute of Electrical and Electronic Engineers (IEEE)

C. Manufacturers names and catalog numbers specified herein are intended to describe the material and set the standard of quality. All bids shall be based on material specified. Requests for approval of material not specified shall be considered if the request is in written form and submitted to the Architect no later than fourteen (14) days before bid date. All requests shall conform with the provisions of the general and supplementary conditions.

D. Samples of materials requested to be substituted shall be furnished upon the request of the Architect.

2.02 SHOP DRAWINGS AND SUBMITTAL

A. The Engineer's review of shop drawings or submittals is a cursory review to check for general compliances of submittals with the design intent of the Contract Documents. The Engineer's review does not relieve the Contractor of his responsibility of complying with the Contract Documents. All coordination of the work in strict compliance with the Contract Documents is the sole responsibility of the Contractor.

B. The following items shall be submitted for review:

1. Conduit and wire
2. Devices
3. Coverplates
4. Metering equipment
5. Panelboards
6. Fuses
7. Overcurrent devices
8. Disconnect switches
9. Lighting fixtures
10. Lighting control system
11. Dimming system
12. Life safety system
13. Transient Voltage Surge Suppression

C. All shop drawings and submittals shall be submitted in compliance with the requirements of the general and supplementary conditions. All submittals are to be received electronically in .pdf format only.

D. All submittals shall bear the name of the manufacturer to be used, along with all associated options and specific input/output requirements clearly marked.

E. All shop drawings and submittals shall include a stamped indication signifying that the submittal has been reviewed for compliance with the Contract Documents by the Contractor. This stamped indication also represents the fact that the Contractor has checked this submittal for its interaction with all other Divisions and certifies by his signature or initials that all coordination has taken place. The stamp shall include the date, name of the Contracting Firm, the signature of the Contractor, certification of compliance and approval. This stamp shall be on the submittal before the Engineer will review it.

F. The engineer will review an individual submittal not more than twice. If the submittal is rejected again on the second review, the contractor will bare all responsibility for paying for the engineer's time for additional reviews. Such payments to the engineer shall be withheld from the next monthly pay application.

2.03 RECORD (AS-BUILT) DRAWINGS AND MAINTENANCE MANUALS

A. At job completion, submit to the Architect, an electronic set of the latest plans, in .pdf format, showing all deviations from the Contract Documents. The Drawings shall also have dimensions locating all underground conduits.

B. At job completion, submit to the Architect, three (3) hardcopy sets of maintenance and instruction manuals for all equipment furnished on the project. Also provide an electronic copy in .pdf format. Coordinate file delivery method with the architect.

3.0 EXECUTION

3.01 COORDINATION

A. Coordinate all space requirements with all other Divisions before installing any work. Install work such that adequate space will be allotted for all other work from other Divisions to be installed and also will allow room for future access for repair and maintenance.

B. Any work installed without proper coordination shall be relocated at the Architect's direction without increasing the Contract price.

C. During the bidding process or the pricing for a guaranteed maximum price, coordinate with all other Divisions for the total amount of work required in Division 26. Any work shown or implied in another Division requiring work in Division 26 shall be included in the Contract price regardless of whether or not it is addressed in Division 26.

3.02 PROTECTION OF MATERIALS

A. All equipment shall have the original finish when the building is turned over to the Owner.

B. Protect equipment during construction from dirt, water, chemical, mechanical damage, etc. Protect all conduit openings so that no foreign material will enter the conduit.

3.03 TESTS, DEMONSTRATION AND INSTRUCTIONS

A. Functional Testing:

1. Test all systems described in this Division in the presence of the Owner or a designated representative upon completion of the work. Demonstrate that the installation is in accordance with Contract Documents.
2. For all new lighting and lighting control systems within the Contract Documents, the contractor shall obtain the services of a licensed professional engineer (registered to the state this project is within) to perform system commissioning in compliance with local energy conservation codes. The contractor shall demonstrate in the presence of the commissioning agent that the installation of such systems are in accordance with the Contract Documents.

B. Any work found not to be in compliance with the Contract Documents shall be repaired or replaced without incurring any additions to the Contract price.

C. Provide to the Owner and System Commissioning Agent, all instruction on maintenance and operation of all systems and equipment provided under this Division. Provide all necessary tools and personnel to thoroughly present these instructions. The documentation shall include the following, at minimum:

1. Submittal data indicating all selected options.
2. Operation and maintenance manual for all equipment and systems. Include routine maintenance actions and cleaning procedures.
3. A schedule for inspecting and recalibrating, where applicable.
4. A narrative of how each system is intended to operate, including any recommended set points where adjustment is available.

D. At project completion, prior to obtaining Certificate of Occupancy, present at final inspection to the jurisdiction's AHJ a signed and dated statement of system commissioning for all lighting and lighting control systems. The format of the statement of system commissioning shall be in the form required by the state's energy conservation codes and/or AHJ requirements. The document shall be signed by the contractor's licensed professional engineer representative.

3.04 GUARANTEE

A. All systems, equipment, components, work, etc. provided under this Division shall be covered by a one year guarantee starting at the time of final acceptance of the work by the Owner. Any defects in the work, systems, equipment or components found during this year shall be corrected at no charge. The guarantee shall include providing all necessary cutting, patchwork, repainting, etc. to make the work complete and new.

B. Present this guarantee and any additional warranties or guarantees on furnished equipment or systems to the Architect. All equipment or system guarantees are in addition to the general guarantee.

END OF SECTION

SECTION 261000

ELECTRICAL BASIC MATERIALS & METHODS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. This Section describes the basic electrical materials and installation methods that are acceptable and applicable to Division 26.

2.0 PRODUCTS

2.01 CONDUIT

A. Galvanized rigid steel conduit shall be low carbon, hot-dipped galvanized both inside and out with threaded joints.

B. Intermediate metal conduit (IMC) shall be steel, galvanized both inside and out with threaded joints.

C. Electrical metallic tubing (EMT) shall be steel, galvanized both inside and out.

D. Plastic conduit (PVC) shall be schedule 40 PVC heavy wall type. A grounding conductor shall be provided.

Electrical non-metallic tubing (ENT) shall be of such material that it is resistant to moisture, chemical atmospheres and is flame retardant. A grounding electrode conductor shall be provided.

E. Flexible metal conduit shall be flexible steel conduit tubing and shall meet Underwriters Laboratories Standard for Flexible Steel Conduit.

F. Liquid-tight flexible metal conduit and liquid-tight non-metallic conduits shall be liquid-tight and sunlight resistant.

G. Steel conduit approved manufacturers are Allied, Triangle and Republic.

H. PVC and ENT conduit approved manufacturers are Carlon and Triangle.

2.02 CONDUIT FITTINGS

A. Rigid conduit and IMC conduit fittings shall be zinc-coated, ferrous metal and taper threaded type.

B. EMT fittings shall be zinc-coated steel and hexnut compression or set-screw type. EMT connectors shall have insulated throats.

C. PVC fittings, elbows and cement shall be produced by the same manufacturer. All joints shall be solvent welded in accordance with the manufacturer's recommendations.

D. Conduit connections to switchboards, motor control centers, transformers, panel cabinets, and pull boxes shall have grounding wedge lugs between the bushing and the box or locknuts designed to bite into the metal.

E. Each conduit end shall be provided with either an insulated throat connector or separate locknut and insulated bushing. Bushing shall be installed before any wire is pulled.

F. Conduit fittings approved manufacturers are Raco, Steel City, O.Z. Gedney, Thomas & Betts and Appleton.

G. Expansion fittings shall be provided in all conduit which crosses and expansion joint.

2.03 CONDUCTORS

A. Conductors shall be copper of 98% conductivity, 600 volt insulation. Sizes specified are AWG gauge for No. 4/0 and smaller and circular mils (MCM) for all sizes larger than no. 4/0. Conductors No. 10 and smaller shall be solid and type "THHN" or "THWN" insulation. No. 8 and larger shall be stranded and type "THW" or "XHHW" insulation.

2.04 OUTLETS

A. Outlet boxes and covers shall be of such form and dimensions as to be adapted to their specified usage, locations, size and quantity of conduit, and size and quantity of conductors entering the boxes. In special "Fire Rated" partitions, outlets shall comply with ASTM No. E119.

B. Flush ceiling outlets for surface or pendant mounted lighting fixtures shall be one-piece 4" square or octagonal pressed steel boxes. Boxes for devices in unfinished masonry walls or stud walls shall be pressed steel, square corner, sectional switch boxes, or shall be 4" square box with a square cornered tile wall cover, set flush with masonry construction. Boxes in concrete ceiling slab shall be octagonal, shallow concrete boxes. Welded boxes are not acceptable.

C. All outlet boxes in plaster or masonry walls or ceiling shall be provided with plaster rings.

D. Junction boxes and all outlets not indicated as containing wiring devices or lighting fixtures shall have covers. Covers for outlets in walls shall be as specified for wall switches and receptacles.

E. Outlet boxes exposed to the weather and outlet boxes for vaportight lighting fixtures and devices shall be of cast iron corrosion resistant type.

F. Outlet box approved manufacturers are Appleton, Raco, Steel City or Crouse-Hinds.

2.05 DISCONNECT SWITCHES

A. Disconnect switches shall be "heavy-duty" type, enclosed switches of quick-make, quick-break construction. Switches shall be horsepower rated for 600 volts AC as required. Lugs shall be UL listed for copper and aluminum.

B. Padlocking provisions shall be provided for padlocking in the OFF position.

C. Switches shall be furnished in NEMA 1 General purpose enclosure unless noted otherwise. Switches located on the exterior of the building or in "wet" locations shall have NEMA 3R enclosures.

D. Fused disconnect switches shall have rejection type fuse clips with dual element, current limiting fuses of rating shown.

E. Disconnect switches shall be mounted to structure. Disconnect switches shall not be mounted to mechanical equipment or ductwork.

2.06 NAMEPLATES

A. Nameplates shall have 3/8" high engraved letters.

B. 120 or 208 volts: white core laminated bakelite with black finish.

C. Nameplate shall indicate the panel name and the name of the device or equipment where the power supply/feeder originates.

2.07 WALL SWITCHES

A. Wall switches shall be plastic, totally enclosed, quiet type, self-grounding, 120 volts and 20A rating and shall match existing if possible and equal the following:

Single Pole:	Hubbell No. CS1221, or equal by Leviton, P&S or Cooper.
Double Pole:	Hubbell No. CS1222, or equal by Leviton, P&S or Cooper.
Three-Way:	Hubbell No. CS1223, or equal by Leviton, P&S or Cooper.
Four-Way:	Hubbell No. CS1224, or equal by Leviton, P&S or Cooper.

B. Color shall be as selected by architect.

C. Flush motor switches with red pilot light and with overload protection for fractional horsepower motors shall be Hubbell No. HBL1221PL.

D. Key switches shall be Hubbell No. HBL1221L 20A Series or approved equal by P&S or Leviton.

2.08 WALL MOUNTED OCCUPANCY SWITCHES

A. The passive infrared sensor shall be a completely self-contained control system that replaces a standard toggle switch. Sensor shall have ground wire for safety. Switching mechanism shall be a latching air gap relay, compatible with electronic ballasts, compact fluorescent and inductive loads. Triac and other harmonic generating devices shall not be allowed.

B. Sensor shall cover up to 1000 sq. ft. for walking motion, with a field of view of 180 degrees.

C. Sensor shall have system which provides superior 180 degree coverage.

D. Sensor shall operate at 120 VAC or 277 VAC.

E. Sensor shall have no minimum load requirement and shall be capable of switching from 0 to 500 watt incandescent; 0 to 800 watts fluorescent or 1/6 hp @ 120 VAC, 60 Hz; and 0 to 1200 watts fluorescent or 1/3 hp @ 277 VAC, 60 Hz.

F. For accuracy and consistency, sensor shall have a DIP switch controlled, digital time delay adjustable from 15 seconds to 30 minutes.

G. Sensor shall have standard 5 year warranty and shall be UL and CUL listed.

H. Sensor shall be as specified on the lighting floor plan sheet, or approved equal by engineer.

2.09 RECEPTACLES

A. Duplex receptacles shall be plastic, two-pole, three wire, self-grounding, side wired, 125 volts and 15A rating and shall match existing if possible and be equal to the following: Duplex receptacles shall be Hubbell No. CR5262 Series, or equal by Leviton, P&S or Cooper. Tamper Resistant type shall be Hubbell No. 5252_TR Series, or equal by Leviton, P&S or Cooper.

B. Dedicated duplex receptacles shall be two-pole, three wire, self-grounding, side wired, 125 volts and 20A rating and shall be equal to the following: Duplex receptacles shall be Hubbell No. HBL5362 Series, or equal by Leviton, P&S or Cooper. Tamper Resistant type to be Hubbell No. 5362_TR Series, or equal by Leviton, P&S or Cooper.

C. Ground fault circuit interrupt (GFI) receptacles shall be Hubbell GF20 series, or equal by P&S, Leviton or Cooper.

D. Ground fault circuit interrupt (GFI) receptacles for outdoor locations shall be weather resistant type (WR) Hubbell GFWRST20, or equal by P&S, Leviton or Cooper. Provide with "while-in-use" weatherproof extra duty cover

E. Color shall be as selected by the Architect.

2.10 COVERPLATES

A. Coverplates for flush mounted devices shall be standard size (color or finish to be selected by the architect), Hubbell "P" Series or equal by Leviton, P&S or Cooper.

B. Telephone outlet coverplates shall have same finish as above and have a bushed hole in the center.

C. Coverplates for exterior devices shall be self-closing, die cast aluminum Hubbell WP8M or equal by Leviton, P&S or Cooper.

2.11 PLYWOOD BACKBOARDS

A. Provide plywood backboards where shown. Backboards shall be minimum 3/4" thick and sized as shown or to accommodate equipment indicated to be mounted thereon.

B. Secure plywood to the building structure and paint with two coats of gray paint.

2.12 SMOKE AND FIRE STOP FITTINGS

A. Smoke and Fire Stop Fittings shall be UL listed for that purpose. The fittings used to seal conduit either on the outside of the conduit, busway or cable or internally shall have heat activated intumescent material, which expands to fill all voids. Smoke and fire stop fittings shall be O.Z./Gedney "FIRE-SEAL" or Dow Corning silicone RTV foam with an hourly fire-rating equal to or higher than the rating of the floor, ceiling or wall through which the cable or conduit passes. The seals for conduit shall be of the flanged type.

2.13 FLOOR OUTLETS

A. Refer to electrical floor plan for sheets for product specification.

2.14 FUSES

A. Provide all fuses. All fuses shall be of the same manufacturer. All fuses shall be of the high interrupting rating (200,000 Amps), current limiting type and manufactured by Bussmann. Fuses shall be provided for each fuse cutout and the specified quantity of fuses shall be furnished for spares.

B. Circuits 0 to 600 ampere shall be protected by rejection type, current limiting BUSSMANN LOWPEAK Dual Element Fuses LPN-RK (250 volts) or LPS-RK (600 volts). All dual-element fuses shall have separate overload and short-circuit clearing chamber. The fuse must hold 500% of rated current for a minimum of 10 seconds and be listed by Underwriter's Laboratories, Inc., with an interrupting rating of 200,000 amperes RMS symmetrical. The fuses shall be UL Class RK-1.

C. Circuits 601 to 6000 ampere shall be protected by current limiting BUSSMANN HI-CAP Time-Delay Fuses KRP-C. Fuses shall employ "0" rings as positive seals between the end bells and the glass melamine fuse barrel. The terminals shall be opened. Fuses shall be time-delay and must hold 500% of rated current for a minimum of 4 seconds, clear 20 times rated current in 0.1 seconds or less and be listed by Underwriter's Laboratories, Inc., with an interrupting rating of 200,000 amperes RMS symmetrical. The fuses shall be UL Class L.

D. Furnish and turn over to the Owner a minimum of one (1) set of spare fuses (set consisting of three fuses) for each type and rating of fuse used. When the number of fuse sets of the same type and rating actually installed exceeds five (5) sets, furnish an additional spare set of fuses for each five (5) or fraction thereof.

E. Provide a cabinet in which to store all spare fuses, Bussman Catalog No. SFC

F. Acceptable manufacturers are Bussman or equal by Littlefuse.

3.0 EXECUTION

3.01 CONDUIT

A. Rigid steel (or IMC) shall be used for service entrance and all feeders and branch circuits where exposed to damage.

B. EMT shall be used for branch circuits, fire alarm and telephone when not underground or in concrete in contact with the earth.

C. Schedule 40 PVC may be used for all underground feeders, service entrance conductors when encased in 4" of concrete on all sides, or under the lowest floor slab.

D. Conduit shall be continuous from outlet to outlet, from outlet to cabinet, junction box and pull box. Conduit shall enter and be secured to all boxes, etc., in such a manner that each system will be electrically continuous from service to all outlets such that a good ground is provided. All conduit from cabinets and junction boxes shall terminate in approved outlet boxes or conduit fittings. Conduit connections to any box which has no threaded hub shall be double locknutted.

E. Provide junction boxes or pull boxes where shown and where necessary to avoid excessive runs or too many bends between outlets. The conduit sizes shown may increase if desired to facilitate the pulling of cables.

F. All conduit shall be concealed unless indicated otherwise. Install exposed conduit parallel with or at right angles to the building walls and support from walls or ceilings at intervals required by Code with approved galvanized iron clamps or hangers. Concealed conduit above the ceiling shall be supported independent of ceiling construction. Where ceilings of lay-in type are used, conduit must be installed high enough to permit removal of ceiling panels and lighting fixtures. Use threaded rods and hangers for supporting single conduit. Use trapeze hangers consisting of double-nutted threaded rods and "Unistrut" channels or angles of 12 gauge minimum steel for supporting multiple conduit.

G. Minimum size conduit for branch circuits shall not be smaller than 1/2". Home runs shall extend from outlets shown to panel designated. Home runs shown shall not be combined. Home run conduit shall not be smaller than 3/4".

H. At couplings, conduit ends shall be threaded so that they meet in the coupling. Right and left hand couplings shall not be used; conduit couplings of the Erikson Type shall be used at locations requiring such joints.

I. All conduit for future use, for telephone wire, or for data communication cable, shall be left with No. 16 gauge wire pulled in them or a pull line as manufactured by Ideal, and the ends securely corked or capped.

J. Expansion fittings shall be installed in all conduit which pass through the cross-sectional area of expansion joints.

K. Provide non-hardening elastic type duct seal compound, Neer No. DC., 3M Co. "Scotchfil", or Gardner Bender duct seal, for each conduit entering the building from outside and for each conduit passing from one space into another which is normally at a lower temperature.

L. Provide watertight conduit hubs on conduit terminating in a box or cabinet exposed to the weather.

M. Space in sleeves or around conduit that pass through fire resistive or fire rated walls, partitions, floors or ceilings shall be closed by packing with an unlabeled fire resistive material that will maintain the rating of the barrier penetrated.

3.02 FLEXIBLE CONDUIT

A. PVC extruded cover flexible conduit shall be used in making short flexible connections to rotating or vibrating machinery or equipment. The flexible conduit at these locations shall be as short as possible, but shall have a minimum length of 12".

B. A green stranded bonding jumper shall be installed outside of all flexible conduit that extends directly from a non-flex conduit to a rotating or vibrating machine. Where a junction box is used, the green stranded bonding jumper shall be installed inside the flexible conduit and attached to the junction box and to the machine. When the bonding jumper is installed outside of the flexible conduit, plastic wire straps shall be used 6" o.c. to secure the jumper to the flexible conduit.

C. Flexible metal (MC) conduit system may be utilized where concealed in walls, above ceiling, and/or millwork only. MC Cable shall run from point of exit from wall, ceiling, or millwork to nearest structurally support junction box. MC cable will not be permitted to be installed where exposed and shall not pass through a fire rated partition. Conductor colors of the MC cable shall comply with 261000 3.03 D.

1. MC cable shall be constructed to have an insulated, copper ground conductor. Sheathing with a bare aluminum conductor shall not be used as the ground.

3.03 WIRING

A. All conductors shall be installed in conduit. No conductors shall be pulled into the conduit until the conduit system is complete and plaster had dried. Wire pulling lubricants shall be Gardner-Bender "Wireaide" or Ideal "Yellow 77".

B. Conductors shall be continuous from outlet to outlet and from outlet to junction box or pull box. All splices and joints shall be carefully and securely made to be mechanically and electrically solid with pressure type connectors, Gardner Bender "Winggard" or Ideal "Wingnut". Tape shall be "Scotch" No. 33 for indoor and No. 88 for outdoor or Gardner Bender No. 95-661. Where connection is made to any terminals of more than 30 amperes capacity and where conductors larger than No. 10 are connected to any terminal, copper terminal lugs shall be bolted to the conductors. Where multiple connections are made to the same terminal, individual lugs for each conductor shall be used.

C. Each conduit shall have a minimum of two (2) conductors pulled in unless that particular conduit is noted as being for systems other than electrical circuitry and/or future use or unless noted otherwise.

D. Conductors for lighting and receptacle circuits shall have color coded jackets. The wiring shall be color coded with the same color used with its respective phase through the entire job as follows:

208/120 Volt System
Phase A – Black
Phase B – Red
Phase C – Blue
Neutral – White
Ground – Green

E. The feeder and service entrance conductors shall be color coded by the use of colored plastic tape applied within 6" of each conductor end.

F. Branch circuit conductors shall not be smaller than No. 12 and where the home run from center of load exceeds 100'-0", the conductors from home run outlet to panel shall be No. 10 minimum.

G. For branch circuits terminating in outlet without device, leave minimum of 12" of slack wire coiled for connection of equipment. All conductors shall be identified with proper circuit numbers at terminals, junction boxes at panelboards within 6" of conductor ends.

3.04 OUTLETS

A. Provide galvanized steel or cast type boxes for all outlets.

B. Where outlet boxes are used to support lighting fixtures, the outlet box shall be anchored to the structural members of the building per NEC 314.27.

C. Outlet boxes shall be flush mounted unless they are specifically shown as being used with exposed conduit or are located above a ceiling.

D. Where outlets are supplied from conduit run in or below floor slabs, the conduit shall be stubbed up at the location shown and the wall built up around the conduit.

E. Cuts for outlet boxes in masonry walls shall be made so that the coverplate will completely cover the cut. The mounting height of switch, receptacle and other outlets may be varied slightly, with the Architects approvals, so that the outlet box, top or bottom, will occur at a masonry joint.

F. The edge of all outlet boxes shall be flush with the surface in which they are recessed. The devices that fit into the outlet boxes shall be screwed tight before the coverplate is installed and the coverplate shall not be used as a means of tightening the devices in place.

G. Where outlets are shown as being adjacent and different mounting heights are specified for each, they shall be mounted one directly over the other, on the centerline of the group.

3.05 NAMEPLATES

A. Provide specified nameplates on distribution panels, feeder switches, feeder breakers, panelboards, disconnect switches, contactors, starters, transformers, start-stop push buttons and motor switches.

B. Provide nameplates on every device in the distribution panels.

C. Nameplates for surface mounted equipment shall be installed on the exterior of equipment with sheetmetal screws. Nameplates for flush or recessed mounted equipment shall be installed on the inside of the panel door or cover with epoxy cement.

3.06 WALL SWITCHES AND RECEPTACLES

A. Where more than one device is indicated at a location, the devices shall be gang-mounted in combined multi-gang boxes and covered jointly by a common coverplate. Provide barriers as required by the devices and voltages being used.

3.07 COVERPLATES

A. All junction boxes, outlet boxes, multi-gang switch boxes, utility boxes, etc., shall be covered with a coverplate. The coverplate shall be a finished plate as specified unless designated otherwise.

B. Coverplates shall be mounted vertically unless designated otherwise.

3.08 GROUNDING

A. Ground connections shall be in accordance with the National Electrical Code.

B. Provide an insulated green bonding jumper from the grounding lug of all receptacles to a Steel City "GEE" clip or a machine screw per NEC 250.8 in the outlet box. The ground wire installed behind the device mounting screws will not be acceptable.

C. Provide 1 #6-3/4" conduit from the system ground to the telephone company main distribution frame or service cabinet and to each telephone backboard.

3.09 TELEPHONE CONDUIT SYSTEM

A. Telephone service shall include wood backboards and equipment cabinets with service entrance conduit as shown.

B. Telephone service entrance cable, all branch cabling and telephone instruments shall be provided by the telephone equipment vendor.

C. Provide an outlet and conduit system for the telephones as shown and leave the same in readiness for wiring by others. Provide pull line in all telephone conduit. Terminate all conduit at a uniform height with smooth insulated bushings at the telephone wood backboards.

D. Telephone wall outlets shall be pressed steel sectional switch boxes, wall mounted at the locations indicated. Coverplate shall have a bushed hole.

E. Telephone floor outlets shall be floor boxes as specified at the locations indicated.

3.10 CONNECTION TO EQUIPMENT

A. Equipment furnished by the Owner or under other Sections, such as mechanical equipment, elevators, escalators, signs, kitchen equipment, etc., will be installed by others. Provide electrical service and make the electrical circuit connection to this equipment.

B. Provide PVC insulated flexible cord sets for all cord and plug connected building appliances and equipment. Cords shall be sized in accordance with electrical circuits indicated. Multiple conductor cords shall be "SO" cable with PVC jacket and green insulated ground conductor.

3.11 CORING, CUTTING AND PATCHING

A. Set sleeves for conduit accurately before the concrete floors are poured, or set boxes on the forms so as to leave openings in the floors in which the required sleeves can be subsequently located. Fill in the voids around the sleeves with concrete.

B. Should the performance of this preliminary work be neglected and should cutting be required in order to install conduit, then the expense of the cutting and restoring of surfaces to their original conditions shall be accomplished without incurring additions to the Contract.

3.12 EQUIPMENT ANCHORING

A. All items of electrical equipment, such as switchboards, motor control centers, transformers, standby generator, etc., shall be securely anchored to the building structure. The anchoring shall be accomplished by utilizing a minimum size of 3/8" steel anchor bolts in the structure and to the item of equipment. A minimum of two (2) anchor bolts shall be provided on each side of each item of equipment with the following exceptions:

Exception No. 1: If the equipment manufacturer includes more than two (2) anchor Holes per side in the base or base frame of the equipment item, then there shall be one anchor for each anchor hole.

Exception No. 2: If the equipment manufacturer recommends a particular quantity greater than two (2) per side, then that quantity of anchors shall be provided.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1230 MUNDY LN.
CHARLOTTE, NC 28217
PHONE (704) 357-8333
BWA JOB # 2025-1452

△ Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JARED BRADLEY HALL — No. 94719 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Digitally signed by JARED BRADLEY HALL
Date: 2026.03.11 15:45:38-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
SPECIFICATIONS - ELECTRICAL

Scale

E0.002

© 2026 Gensler

Autodesk Docs://059.7179.008 - FHB Miami Lakes/059.7179.008_FHB_MiamiLakes_Marathon - CD Set.rvt
3/11/2026 5:45:58 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/11/2026 12:26:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

SECTION 262000

SERVICE AND DISTRIBUTION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. Provide a complete electrical distribution system. The system shall include the service entrance, feeders, transformers, distribution panels, panelboards, remote control switches, contactors, etc., to provide a complete system.

C. All distribution switchgear (branch circuit panelboards, distribution panelboards, transformers, etc.) shall be the unit responsibility of one manufacturer. All component parts of the above listed items shall be of the same manufacturer except where a written request for deviation from this requirement has been approved prior to bid date.

D. Shop drawings for equipment specified in this Section shall show that all specified requirements have been incorporated.

E. All floor mounted distribution equipment shall be mounted on a 4" high concrete pad.

1.02 ELECTRICAL SERVICE (EXISTING)

1.03 METERING

A. Metering equipment will be by the power company. The power company will furnish the meter cabinet for installation at a location as directed by the power company and as detailed at the service wiring trough. The contractor is to provide CT enclosure cabinets where required by the utility provider.

B. Provide a 1" conduit from the transformer to the meter cabinet enclosure as shown to the CT cabinet. The power company will provide the control wires to the meter.

2.0 PRODUCTS

2.01 BRANCH CIRCUIT PANELBOARDS

A. Panelboards (panels) shall be of general purpose enclosures and shall be surface or flush mounted as indicated. Panels shall be of the automatic circuit breaker type, factory assembled by the manufacturer of the circuit breakers. Panels shall be for the voltage indicated with the quantity of poles and ampacity of circuit breakers shown.

B. Boxes and trim shall be made from code gauge steel. Boxes shall be sufficient size to provide a minimum gutter space of 4" on all sides. Boxes shall be minimum 20" width and 5 3/4" depth.

C. Hinged door covering all device handles shall be included in all panel trim. Doors shall have flush-type cylinder lock and catch, except that doors over 48" in height shall have auxiliary fasteners at top and bottom of door in addition to flush-type cylinder lock and catch. Door hinges shall be concealed. All locks shall be keyed alike. Directory frame and card having a transparent cover shall be furnished each panel door.

D. Trims for flush panels shall overlap the box by at least 3/4" all around. Surface trims shall have the same width and height as the box. Trims shall be mountable by a screwdriver without the need for special tools. After installation, trim mounting mechanism or hardware shall not be accessible when panel door is closed and locked.

E. All exterior and interior steel surfaces of the trim shall be cleaned and finished with gray paint over a rust-inhibiting phosphatized coating.

F. All interiors shall be completely factory assembled with protective devices, wire connectors, etc. All wire connectors, except screw terminals, shall be of the anti-turn solderless type and all shall be suitable for copper or aluminum wire.

G. Interiors shall be so designed that devices can be replaced without disturbing adjacent units and without removing the main bus connectors, and shall be so designed that devices may be changed without machining, drilling or tapping.

H. Bus bars for the mains shall be of copper sized in accordance with U.L. standards. Full size bars shall be included. Bus bar taps for panels with single pole branches shall be arranged for sequence phasing of the branch circuit devices.

I. Phase bussing shall be full height without reduction. Cross and center connectors shall be of the same material as the bus.

J. The neutral bus shall utilize setscrews to bond the neutral wire to the neutral bus through holes drilled in the neutral bar. A sheet copper neutral bus utilizing flathead screws to hold the neutral wires will not be acceptable.

K. Spaces for future devices shall be included as indicated and shall be bussed for the maximum rated device that can be fitted into them.

L. All circuit breakers shall be manually operated, thermal-magnetic, automatic, of the ampacity and poles as indicated. They shall be quick-make, quick-break, both on manual and automatic operation. Breakers shall be over-the-center toggle operating type, with the handle going to a position between ON and OFF to indicate automatic tripping. All multi-pole breakers shall have internal common trip. Breakers furnished shall be determined by the specifications and by the minimum U.L. labeled RMS symmetrical amperes interrupting capacity at circuit voltage. All circuit breakers shall be bolted on and rigidly braced.

M. Panels having sub-feed lugs for feeding through shall have 8" minimum extra gutter space at the lug end and on one side.

N. Each panel as a complete unit shall have a short-circuit current rating equal to or greater than the equipment rating indicated.

O. Panels shall be as manufactured by same manufacturer installed in the base building.

2.02 DISTRIBUTION PANELBOARDS

A. Distribution panelboards (panels) shall be of the circuit breaker type, factory assembled by the manufacturer of the circuit breakers, complete with front door cover. The main breaker and the branch circuit breakers shall be as indicated. The main bus shall be 98% conductivity silver plated copper, rated as and of capacity equal to or greater than the rating or setting of the over-current protective device next back in the line. Panel shall be suitable for the voltage and phase indicated. Provide 25% ground bus.

B. Panels shall be flush or surface mounted as indicated, with baked-on enamel trim, adjustable trim clamps and door with chromium plated combination cylinder lock and catch, all locks keyed alike. Provide a specified nameplate for each device and a blank (not engraved) nameplate for each spare breaker or space.

C. The neutral bus shall utilize setscrews to bond the neutral bus through holes drilled in the neutral bar. A sheet copper neutral bus utilizing flathead screws to hold the neutral wires will not be acceptable.

D. All circuit breakers shall be manually operated, thermal-magnetic, automatic, of the ampacity and poles as indicated. They shall be quick-make, quick-break both on manual and on automatic operation. Breakers shall be over-the-center toggle operating type, with the handle going to a position between "ON" and "OFF" to indicate automatic tripping. All multi-pole breakers shall have internal common trip.

E. The interrupting capacity of the breakers furnished shall be 10,000 RMS symmetrical unless indicated otherwise.

F. All main circuit breakers shall be molded case and vertically mounted. All vertically mounted molded case circuit breakers shall be mounted so that the handle is up for "ON" and down for "OFF", when viewed from the normal standing position. All vertically mounted molded case main circuit breakers shall be UL approved for feeding in the bottom and out the top.

G. All circuit breakers, including any connectors to the main bus, shall be bolted and rigidly braced.

H. Spaces for future installation of molded case circuit breakers are specifically by range of trip rather than a single trip size or frame size. The spaces so scheduled shall be complete with all bus and required bus connectors such that future breakers can be installed without adding or changing bus connectors on the main bus and without using a larger (frame size) or more expensive breaker than the trip size and interrupting capacity would require. If the bus connectors furnished on the main bus will not cover the trip range specified, then duplicate sets of connectors shall be furnished on the main bus for each frame size required.

I. Distribution panels shall be as manufactured by same manufacturer installed in the base building.

3.0 EXECUTION

3.01 INSTALLATION

A. Provide a typewritten directory under plastic for all panelboards with spares marked in pencil. Circuit identification shall include sufficient detail to allow each circuit to be distinguished from all others. Include specific tenant suite numbers in multi-tenant buildings in the circuit description. Provide a label on each breaker in a switchboard or distribution panelboard with the same level of circuit identification details.

B. Provide all necessary hardware to level and secure the switchgear as required by the manufacturer's instructions. Make all electrical connections for supply and load circuits and leave in operating condition.

C. Clean enclosure of all switchgear of all foreign matter, including dust.

D. Remove all rust marks and repaint to leave switchgear in new condition.

END OF SECTION

SECTION 263000

LIGHTING

1.0 GENERAL

1.01 DESCRIPTION

A. All work in this Section shall comply with the provisions of Section 260010.

B. Provide all lighting fixtures and lamps as specified herein and as shown.

C. All lamps shall be operating at the time of the final inspection and for a period of six (6) months after the final acceptance of the project by the Owner.

D. Confirm exact locations of all lighting fixtures by coordination with the Architects Reflected Ceiling Plans and mechanical equipment above or on the ceiling.

E. Confirm all ceiling types before ordering lighting fixtures.

F. Each lighting fixture shall have been tested and certified for proper operation by the fixture manufacturer for the type mounting and ceiling on/in, which it is installed.

2.0 PRODUCTS

2.01 LIGHTING FIXTURES

A. Each lighting fixture shall be as specified in the Lighting Fixture Schedule corresponding with its fixture type indication (letter).

B. Most lighting outlets are lettered or groups of outlets are indicated by a letter.

C. Each lighting fixture shall have a manufacturer's label affixed and shall comply with the requirements of all authorities having jurisdiction.

D. The lighting fixtures that are indicated by the letters shall be as indicated on the Lighting Fixture Schedule.

2.02 LAMPS

A. The type lamps shall be as specified for each lighting fixture in the lighting fixture schedule.

B. The lamp catalog number is the catalog number is generally for Sylvania Lighting and is given as a standard of the quality and performance required. Equal lamps by General Electric or Philips will be acceptable. When a lamp manufacturer's name is used along with the catalog number in the lighting fixture schedule, it is considered unequaled by any other lamp and shall not be substituted for. The lamp performance with energy conserving ballasts furnished under this Section shall be certified by a nationally recognized independent testing laboratory.

C. Fluorescent lamps shall be as specified in the Lighting Fixture Schedule.

D. Incandescent lamps shall be as specified in Lighting Fixture Schedule.

E. All incandescent lamps, except quartz tubes, shall be rated for 130 volt operation.

F. High Intensity Discharge (HID) lamps shall be as specified in the Lighting Fixture Schedule.

2.03 BALLASTS

A. Fluorescent ballast shall be electronic type manufactured by Motorola, Magnetek or Advance.

B. Ballast shall operate lamps at a frequency or 25 KHz or higher with less than 2% lamp flicker.

C. Ballast shall operate at an input voltage of 108 – 132 Vac (120V line) or 249 – 305 Vac (277V line) at an input frequency of 60 Hz. Light output shall remain constant for line voltage fluctuation of + 5%.

D. Ballast shall comply with EMI and RFI limits set by the FCC (CFR 47 part 18) for non-residential applications and not interfere with normal electrical equipment.

E. Ballast shall withstand transients as specified by ANSI C.62.41 for location category A3 in the normal mode and location category A1 in the common mode.

F. Ballast shall meet applicable ANSI standards.

G. Ballast shall have a minimum power factor of 0.99.

H. Ballast shall not be potted or weigh more than 1.3 pounds.

I. Ballast shall have less than 10% Total Harmonic Distortion.

J. Ballast shall have less than 6% Third Harmonic Distortion.

K. Ballast height shall be less than or equal to 1.5 inches.

L. Ballast shall have a poke-in wiretrap connector.

M. Ballast shall meet sound rating "A".

N. Ballast must be Underwriters Laboratories (UL) listed Class P, Type 1 Outdoor.

O. Ballast shall provide normal rated lamp life as stated by lamp manufacturers.

P. Rapid start ballasts are series wired and shall maintain full cathode heat during operation.

Q. Rapid start ballast shall have less than a 1.5 Lamp Current Crest Factor (LCCF) and instant start ballasts have less than a 1.7 LCCF.

R. Instant start ballast shall have parallel lamp operation.

S. Ballast factor standard is .875+0.025 on all normal light output products.

T. Ballasts for "PL" fluorescent lamps shall be coordinated with lamps and 2-pin or 4-pin configuration ballasts shall be provided to match lamps. Manufacturer for "PL" fluorescent fixtures shall be Advance, Roberson, Lightolier or Lutron.

U. Ballasts for High Intensity Discharge (HID) lamps shall be Constant Wattage Autotransformer (CWA) type or equal type with minimum power factor of 0.9.

2.04 DIFFUSERS

A. Unless specified otherwise, all prismatic diffusers for fluorescent lighting fixtures shall be prismatic acrylic KSH K12 with a thickness of 0.125", measured from the back side to the peak of the prism.

B. All wraparound lenses shall be virgin acrylic, one-piece and injection molded.

2.05 EMERGENCY BATTERY LIGHTING

A. Lighting fixtures indicated on the drawings to be provided with an emergency battery ballast shall provide emergency lighting by using a standard fluorescent lamp or lamps and an emergency battery ballast. The ballast shall consist of a field replaceable high temperature, maintenance free nickel cadmium battery, charger and electronic circuitry contained in one metal case. Provide a solid state charging indicator light to monitor the charger and battery, double pole test switch and installation hardware. The battery ballast shall provide power to the fluorescent lamp upon failure of the normal supply to the fixture.

B. The test button and indicator light shall be integral in the fixture reflector and shall be positioned within or on the surface of the fixture so as to be accessible and identifiable.

C. Under normal mode the battery ballast shall keep the batteries at full charge. Upon loss of normal power the battery ballast shall operate the fluorescent lamp or lamps for 90 minutes.

D. Battery recharge time shall not exceed 16 hours to fully recharge and shall not exceed 225 milliamperes charging current.

E. The lumen output of the lamp or lamps powered by battery unit shall be not less than 1,100 lumens initially for a four-foot fluorescent lamp.

F. The battery ballast shall meet or exceed all the requirements set forth in UL924 "Emergency Lighting and Power Equipment" and shall be UL listed for installation on top of or remote from the fixture. Emergency illumination shall meet or exceed the requirements set forth in the National Electric Code, Life Safety Code and UL 90-Minute Requirements.

2.06 LIGHT FIXTURE TRIM

A. Each recessed lighting fixture shall have a trim to match the type of ceiling (plaster, exposed grid, concealed spline, exposed panel, etc.) in which it is being installed, regardless of catalog number given. Coordinate with the Architect's reflected ceiling plan to provide the right trim for the type of ceiling the fixture is to be installed in.

B. Each lighting fixture recessed in a plastered ceiling of any type shall have a plaster frame.

2.07 RECESSED INCANDESCENT FIXTURES

A. All recessed incandescent fixtures shall comply with Article 410-110, C of the N.E.C.

2.08 FLUORESCENT FIXTURES

A. All indoor fluorescent fixtures utilizing double ended lamps or that are supplied from multi-wire branch circuits, shall have a disconnecting means that complies with Article 410.130, G of the N.E.C.

2.09 LED LIGHTING FIXTURES

A. LED lamps for interior use shall be 3500K, CRI 80 (min.), unless noted otherwise. Color temperature chromaticity over the lifetime of the product shall be within 0.007 on the CIE 1976 (u',v') diagram.

B. System shall be rated at a minimum for 50,000 hours (min.) at 70% lumen maintenance (L80).

C. System shall comply with the following:

1. ENERGY STAR® SSL Requirements for Luminaires
2. IESNA LM-16
3. IESNA LM-58-94
4. IESNA LM-79
5. IESNA LM-80
6. ANSI C82.2-2002
7. ANSI C82.77-2002
8. ANSI C78.377-2008
9. CIE 13.3-1995
10. CIE 15-2002
11. ANSI/UL 153
12. UL 1598
13. NEMA 410-2011

D. LED drivers shall be electronic, thermally protected and have an input voltage at 120/277VAC, 60Hz with a power factor of >0.90.

E. LED boards and drivers shall be provided with plug-in connections for tool-less replacement of components.

F. Compatibility of dimming switches for control of dimmable LED drivers shall be confirmed with LED fixture manufacturer.

3.0 EXECUTION

3.01 SUPPORT OF LIGHTING FIXTURES

A. All lighting shall be supported from the building structure. The fixtures shall be supported in a manner that will insure the fixture weight being equally distributed from each support and the fixture remaining in a level position.

B. Fluorescent fixtures installed recessed in a suspended ceiling system shall be supported from the building structure with four (4) 12 gauge wires on each corner of the fixture. In addition, the fixture shall be clipped to members of the ceiling suspension system.

C. Fluorescent fixtures installed in or on any ceiling other than a suspended ceiling system specifically mentioned above shall be supported with concealed steel rods. Rods shall be 1/4" diameter minimum and shall be located where recommended by the fixture manufacturer. Provide a minimum of four (4) supports for each 4' or 8' fixture chassis. Supports shall be maximum of 48" centers. For incandescent fixtures, steel hanging wire may be used by attaching the wire to the fixture mounting frame.

D. Pendant mounted incandescent fixtures shall be stem supported by a fixture stud mounted in the outlet box. Suspended fluorescent fixtures shall have mounting stems located as per the manufacturer's recommendations, but in no case shall have less than two (2) stems per chassis.

3.02 AIMING OF ADJUSTABLE LIGHT FIXTURES

A. All fixtures with lamp position, tilt, shutters, rotation, or other types of adjustments during the final inspection. Fixtures serving areas where day lighting is predominant will be adjusted after sunset.

3.03 LIGHTING FIXTURES IN MILLWORK

A. Special attention shall be given to lighting fixtures indicated to be mounted within, under, on or otherwise incorporated into millwork or cabinetry.

B. Refer to the Architectural drawings and details for specific dimensions. This coordination shall occur prior to ordering fixtures to assure fixtures will fit the space limitations of the millwork.

C. This requirement is intended to preclude incurring additions to the Contract due to fixtures being too small or too large for the space.

3.04 FINAL PREPARATION

A. All plastic covers shall be removed from fluorescent fixtures.

B. Clean all lens and reflectors from debris, fingerprints, dust, etc.

END OF SECTION

SECTION 269200

MOTOR CONTROLS AND WIRING

1.0 GENERAL

1.01 SCOPE

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. All motors shall be provided under Division 22 and 23.

C. A motor starter shall be provided under this Section for each motor except for those specified in Division 22 or 23 to be furnished with integral starters. Motor starters shall be installed either in a Motor Control Center or separately mounted adjacent to the motor served.

D. Motor power wiring is defined as those conductors between the energy source and the motor. This power wiring shall be terminated at the motor terminals.

E. All control wiring required for automatic starting and stopping of motors shall be provided under Division 22 or 23 unless specifically shown on the electrical drawings.

F. Power wiring shall be connected through all line voltage control devices such as firestats and thermostats.

2.0 PRODUCTS

2.01 MOTOR STARTERS

A. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

B. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with green "RUNNING" light. Provide a red pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

C. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

D. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate Division 22 or 23 unit number, function and circuit number.

E. A control power transformer shall be provided at each motor starter for connection to the controls provided under Division 22 or 23. The control power transformer shall be mounted inside the motor starter enclosure. All control transformers at 50 VA or greater shall have primary fusing. Coordinate all control equipments with Division 22 or 23 and equipment manufacturers.

F. All motor starters, push buttons and pilot lights shall be of the same manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E, Joslyn Clark Controls or Westinghouse.

2.02 COMBINATION STARTERS

A. Combination starters shall consist of a circuit breaker and a motor starter mounted in a common NEMA Type 1 general purpose enclosure.

B. The motor starter components shall be as specified in paragraph 2.01 for motor starters.

C. The circuit breaker component shall be a minimum 22,000 RMS interrupting capacity and shall be as required in Section 262000.

3.0 EXECUTION

3.01 INSTALLATION

A. Provide power wiring to and install all motor starters, unless integrally factory mounted on a piece of equipment.

B. Provide power wiring to all motors except packaged units that are prewired between the starter and motor.

C. Where line voltage control devices are mounted at, on or inside a unit, such as aquastats, firestat for single phase devices, etc., the power wiring to the unit shall be connected through such a control device.

D. On final inspection, it shall be demonstrated to the Architect or his representative, that each overload relay control circuit is properly wired and functioning correctly by manually tripping each overload relay individually, one at a time. This inspection procedure shall not involve removing any wiring or disconnecting any current carrying parts.

END OF SECTION

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER AND CATALOG INFORMATION	LAMPS QTY.	LAMPS TYPE	LAMPS WATTS	BALLAST/DRIVER QTY.	BALLAST/DRIVER TYPE	BALLAST/DRIVER WATTS	TOTAL WATTS	INPUT VOLTAGE	DESCRIPTION	MOUNTING
L01	MANUFACTURER: ALW LIGHTING MODEL#: LIGHTPLANE+ 4R; LPX4R SERIES ** LENGTHS VARY; SEE PLANS **	–	LED 1000LUM/FT 3500K 90CRI	9W/FT	1	LED DRIVER 0-10V DIMMING 1%	9W/FT	9W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH FLUSH LOW-GLARE OPTICS. SATIN WHITE FINISH.	CEILING
L01E	SAME AS TYPE "F1" EXCEPT PROVIDE WITH 90 MINUTE BATTERY BACKUP.	–	LED 1000LUM/FT 3500K 90CRI	9W/FT	1	LED DRIVER 0-10V DIMMING 1%	9W/FT	9W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH FLUSH LOW-GLARE OPTICS. SATIN WHITE FINISH.	CEILING
L02	MANUFACTURER: ALW LIGHTING MODEL#: LIGHTPLANE+ 4R; LPX4R SERIES ** LENGTHS VARY; SEE PLANS **	–	LED 500LUM/FT 3500K 90CRI	4.4W/FT	1	LED DRIVER 0-10V DIMMING 0%	4.4W/FT	4.4W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH ROLLFLUSH ASYMMETRIC OPTICS. SATIN WHITE FINISH.	CEILING
L04	MANUFACTURER: ALPHABET LIGHTING MODEL#: NU4-RD SERIES	–	LED 2095LUM 3500K 90CRI	17W	1	LED DRIVER 0-10V DIMMING 1%	17W	17W	UNV 120-277V	4" ROUND RECESSED LED DOWNLIGHT WITH HIGH EFFICIENCY TEXTURED LENS. 35 DEG BEAM SPREAD. WHITE TRIM; WHITE BEZEL.	CEILING
X	MANUFACTURER: SURE-LITES BY COOPER MODEL# COMPLETE EXIT; SCX SERIES (OR APPROVED EQUAL)	–	LED	<5W/ FACE	1	LED DRIVER	<5W/ FACE	<5W/ FACE	UNV 120-277V	LED EXIT SIGN WITH RED LETTERS, MIRRORED BACKING. PROVIDE NUMBER OF FACES AND ARROWS AS SHOWN. UNIVERSAL MOUNT HOUSING. PROVIDE 90MIN BATTERY BACKUP.	UNIVERSAL

LIGHT FIXTURE SCHEDULE NOTES:

1. ALL FINISH TYPES SHOULD BE COORDINATED WITH THE ARCHITECT/INTERIOR DESIGNER(S).
2. ALL TRIMS AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH THE CEILING TYPE IN WHICH IT IS TO BE INSTALLED. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT CEILING TYPE FOR WHICH THE FIXTURE IS TO BE INSTALLED.
3. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS AND MILLWORK DETAILS, WHERE APPLICABLE, FOR THE INTENDED MOUNTING LOCATION OF ALL LIGHT FIXTURES WITHIN.
4. FIXTURE TYPES NOTED ON PLAN WITH SUFFIX 'E' INDICATES FIXTURE TO BE PROVIDED WITH 90 MINUTE MINIMUM BATTERY BACK-UP. (E.G. L1E, L2E, ETC...). ALL EXIT AND EMERGENCY FIXTURES SHALL BE FED FROM LOCAL LIGHTING BRANCH CIRCUIT PER NEC 700.12(I)(2).
5. ANY LOW-VOLTAGE CLASS 2 WIRING OUTSIDE THE LIGHT FIXTURE HOUSING SHALL BE PLENUM RATED, I.E. TYPE CL-2P, IN COMPLIANCE WITH NEC ARTICLE 725.179. THIS APPLIES TO POWER WIRING AND CONTROL WIRING.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woolyard and Associates, Inc.
420 MINNEE LN.
CHARLOTTE, NC 28217
PHONE (704) 357-8333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradey Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JARED BRADEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradey Hall
Date: 2026.03.11 15:46:00-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
SPECS (CONT) AND SCHEDULES - ELECTRICAL

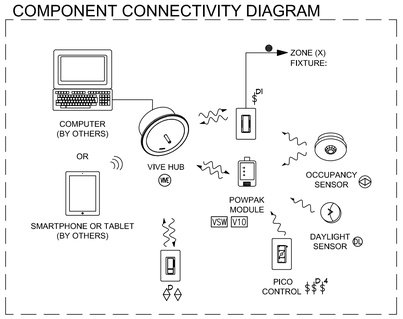
Scale

E0.003

© 2026 Gensler

Autodesk Docs://059.7179.009 - FHB Miami Lakes/059.7179.009 - FHB Miami Lakes - Marathon - CD Set.rvt
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

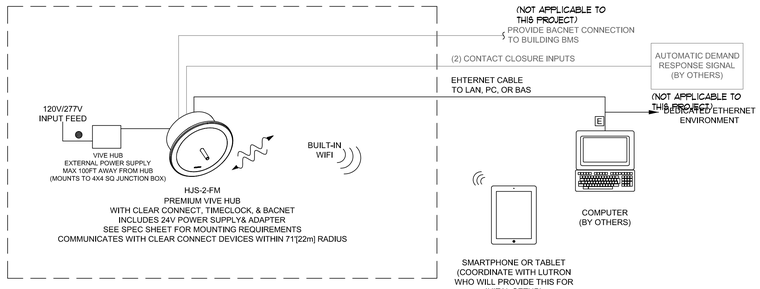
TYPICAL VIVE SYSTEM COMPONENT CONNECTIVITY DIAGRAM



GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. THE MAIN LIGHTING CONTROL SYSTEM IDENTIFIED IN RISER 2/E0.04 SHALL BE PROVIDED WITH FACTORY SETUP AND OWNER TRAINING. COORDINATE EXACT SCHEDULE AND SETUP WITH THE GENERAL CONTRACTOR SO THAT A FULLY FUNCTIONAL SYSTEM IS LEFT AT PROJECT TURNOVER TO THE OWNER.
2. CONTRACTOR TO PROVIDE ALL INTERFACES, CONTROLS, ETC... SO THAT A COMPLETE AND OPERATIONAL SYSTEM IS INSTALLED TO MEET THE DESIGN INTENT SHOWN ON THESE PLANS.
3. CONNECT ROOM CONTROLLER INPUT CIRCUIT TO ROOM'S LIGHTING CIRCUIT, U.N.O.
4. REFER TO LOAD & DIMMING TYPE FOR EACH ZONE. PROVIDE EXPANSION MODULES AS NECESSARY TO ACCOUNT FOR THAT TYPE FIXTURE AND CONTROL REQUIREMENTS. REFERENCE THE LIGHTING FIXTURE SCHEDULE AND LIGHTING DESIGNER PACKAGE.

AS REQUIRED FOR SYSTEM DEVICE INTEGRATION (MIN 1 PER FLOOR WITH VIVE DEVICES - SEE PLANS FOR QUANTITY & LOCATIONS)



2 / E0.04 LTG CONTROL DETAILS – LUTRON VIVE

NO SCALE

LOCAL LIGHTING CONTROL – SYMBOL LEGEND:

SYMBOL	DESCRIPTION
VH	VIVE WIRELESS HUB W/BACNET & TIMECLOCK MODEL#: HJS-2-FM PROVIDE WITH HUB POWER SUPPLY: #PS-J-20W-UNV RF RANGE: 71 FT RADIUS (TO ALL CONNECTED DEVICES)
	WIRELESS OCCUPANCY/VACANCY SENSOR MODEL#: LRF2-OCR2B-P-WH SENSOR RANGE: 500 SQFT, 360 DEG
	WIRELESS DAYLIGHT SENSOR MODEL#: LRF2-DCRB-WH MOUNT: 1-2 TIMES WINDOW HEIGHT
	WIRELESS DIMMER (ON/OFF, RAISE/LOWER, PRESET) MODEL#: PJ2-3BRL-GXX-L01 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	WIRELESS SWITCH (ON/OFF) MODEL#: PJ2-2B-GXX-L01 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	OCCUPANCY SENSOR SWITCH (ON/OFF) MODEL#: MRF2S-BSS PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	OCCUPANCY SENSOR DIMMER (ON/OFF, RAISE/LOWER) MODEL#: MRF2S-BSD010 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE

SYMBOL	DESCRIPTION
	WIRELESS 4-BUTTON SWITCH (SCENE SELECTION) MODEL#: PJ2-4B-GWH-L31 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
DI	MAESTRO WIRELESS DIMMER (ON/OFF, RAISE/LOWER) MODEL#: MRF2S-**VARIES**-WH PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE 1-GANG BACKBOX REQUIRED
V10	VIVE DIMMING MODULE (0-10V DIMMING) MODEL#: RMJS-8T-DV-B CAPACITY: 8 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
VSW	VIVE SWITCHING MODULE (SOFTSWITCH) MODEL#: RMJS-5R-DV-B CAPACITY: 5 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
V10/EM	VIVE EMERGENCY DIMMING MODULE (0-10V DIMMING) MODEL#: RMJS-16R-DV-B-EM CAPACITY: 16 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
VSW/EM	VIVE SWITCHING MODULE (SOFTSWITCH) MODEL#: RMJS-5R-DV-B CAPACITY: 5 AMP; RF RANGE: 30 FT RADIUS TO SENSORS

CLARO STYLE SCREWLESS WALLPLATES:
1-GANG – CW-1-WH
2-GANG – CW-2-WH
3-GANG – CW-3-WH

LIGHTING CONTROL – SEQUENCE OF OPERATION:

ROOM/SPACE TYPE	OCCUPANCY, VACANCY, OR NONE	DAYLIGHT CONTROL (IF WITHIN 15' OF PERIMETER)	DESCRIPTION
PRIVATE OFFICE	VACANCY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	ENTER SPACE AND PRESS MANUAL DIMMER SWITCH TURN LIGHTS ON OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. MANUAL OVERRIDE AVAILABLE FOR DIMMABLE ADJUSTMENT CONTROL. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD OR BY THE MANUAL SWITCH.
OPEN AREA / CLIENT LOUNGE / TELLER / SEMI-PRIVATE BANKERS	TIME-OF-DAY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	LIGHTS ARE ON DURING NORMAL BUSINESS HOURS OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. THE LIGHTS TURN OFF AFTER HOURS. MANUAL DIMMER SWITCHES ARE AVAILABLE FOR MANUAL OVERRIDE AND DIMMABLE ADJUSTABLE CONTROL OF EACH ZONE.
MEETING	VACANCY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	ENTER SPACE AND PRESS MANUAL DIMMER SWITCH TURN LIGHTS ON OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. MANUAL OVERRIDE AVAILABLE FOR DIMMABLE ADJUSTMENT CONTROL. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD OR BY THE MANUAL SWITCH.
CORRIDORS	OCCUPANCY	NO	ENTER SPACE AND OCCUPANCY SENSORS TURN LIGHTS ON. EXIT SPACE AND LIGHTS REDUCE DOWN TO 50% OUTPUT AFTER PRE-DEFINED TIMEOUT PERIOD. MANUAL OVERRIDE IS PRESENT TO TURN LIGHTS OFF.
RESTROOM / JANITOR CLOSET	VACANCY	NO	ENTER SPACE AND PUSH MANUAL ON/OFF SWITCH TO TURN LIGHTS ON. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD.

ADDITIONAL NOTES:
– OCCUPANCY SENSOR MODE = AUTO ON / AUTO OFF
– VACANCY SENSOR MODE = MANUAL ON / AUTO OFF
– OCCUPANCY SENSOR TIMEOUT SHOULD BE SET TO 20 MINUTES, EXCEPT FOR BOH SPACES WHICH SHOULD BE SET TO 15 MINUTES.
– DAYLIGHT ADJUSTED LEVEL SHALL BE NATURAL LIGHT + ARTIFICIAL LIGHT = DESIRED FT-CANDLE LEVEL

EXISTING PANEL L

VOLTAGE: 120/240 AMP: 225
PHASE: 1 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. LTS NORT OFC'S	1.12	20/1	1	A	2	20/1	0.84	EX. LTS NIGHT LT
EX. LTS OPEN OFC 118	0.91	20/1	3	B	4	20/1	0.9	EX. LTS WEST OFC 116,117
EX. LTS OPEN OFC 118,134	0.84	20/1	5	A	6	20/1	1.12	EX. LTS TRAINING 113,FILE 112
EX. LTS OPEN OFC 134	0.7	20/1	7	B	8	20/1	0.42	EX. LTS IT 111
EX. LTS OPEN OFC 135	0.7	20/1	9	A	10	20/1	0	SPARE
EX. LTS OPEN OFC 135	0.84	20/1	11	B	12	20/1	0	SPARE
EX. LTS OPEN OFC 135	0.77	20/1	13	A	14	20/1	0	SPARE
EX. LTS POEN OFC'S	0.65	20/1	15	B	16	20/1	0	SPARE
EX. LTS OFC 132,131,129	0.68	20/1	17	A	18	20/1	1	EX. LTS WEST PARKING
EX. LTS WOM+MENS BR'S	1	20/1	19	B	20	20/1	1	EX. LTS SOUTH PARKING
EX. LTS OFC 100,101,105	0.77	20/1	21	A	22	20/1	1	EX. LTS EAST PARKING
EX. LTS CORR 102,RM 103	0.63	20/1	23	B	24	20/1	0.75	EX. LTS SIGN
EX. LTS LUNCH RM 104	0.6	20/1	25	A	26	20/1	0	SPARE
BRANCH LTS	1.131	20/1	27	B	28	20/1	0	SPARE
SPARE	0	20/1	29	A	30	20/1	0	SPARE *
SPARE	0	20/1	31	B	32	20/1	0	SPARE *
SPARE	0	20/1	33	A	34	20/1	0	SPARE *
SPARE	0	20/1	35	B	36	20/1	0	SPARE *
SPARE	0	20/1	37	A	38	20/1	0	SPARE *
SPARE	0	20/1	39	B	40	20/1	0	SPARE
SPARE	0	20/1	41	A	42	20/1	0.1	EX. LTG CONTACTOR

*CIRCUIT MADE SPARE SURING THIS UPFIT

		VLL	PH
A TOTAL	9.54	240	1
B TOTAL	8.93		
CONN. kW	18.47		
CONN. Amps	44.44		

0.00	RECEPTACLES
0.00	HEATING
0.00	AC/MOTORS
18.47	LIGHTING
0.00	MISC.
0.00	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	0 KVA
HEAT: 100% :	=	0 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0 KVA
LIGHTING: 125%:	=	23.09 KVA
MISC: 100%:	=	0.00 KVA
WATER HEATER: 125%:	=	0.00 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	23.09 KVA
TOTAL DEMAND LOAD AMPS:	=	96.20 AMP

EXISTING PANEL J

VOLTAGE: 120/240 AMP: 125
PHASE: 1 MAIN: MLO

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. REC – EXEC OFC 119	0.72	20/1	1	A	2	20/1	0	SPARE
EX. REC – OFC 120	0.54	20/1	3	B	4	20/1	0	SPARE
EX. REC – OFC 121	0.54	20/1	5	A	6	20/1	0	SPARE
BANKERS FLBX'S	0.72	20/1	7	B	8	20/1	0	SPARE
CONV RECS	0.36	20/1	9	A	10	20/1	0.54	EX. REC – OFC 116
TELLER/TCR FLBX	0.9	20/1	11	B	12	20/1	0.72	EX. REC CONF RM
PRIV OFC 105 REC	0.54	20/1	13	A	14	20/1	0.36	EX. GFI REC BR'S
TELLER COUNTER REC	0.54	20/1	15	B	16	20/1	0.54	EX. REC – OFC 132
TELLER COPIER REC	0.8	20/1	17	A	18	20/1	0.72	EX. REC – COMM RM 131
WH-1BRANCH BR 106 *	2.4	25/1	19	B	20	20/1	0.36	EX. REC – COMM RM 131
WP GFI ROOF (RTU-6)	0.18	20/1	21	A	22	20/1	0	SPARE
SPARE	0	20/1	23	B	24	20/1	0.54	EX. REC – MEDIUM CONF RM 105
SPARE	0	20/1	25	A	26	20/1	0	SPARE
SPARE	0	20/1	27	B	28	–/1	0	SPACE
SPARE	0	25/1	29	A	30	30/1	0	SPARE
SPARE	0	20/1	31	B	32	30/1	0	SPARE
SPARE	0	20/1	33	A	34	20/1	0.72	EX. EWC
SPARE	0	20/1	35	B	36	20/1	0.72	EX. REC – RESTROOM
EX. SHREDDER	0.4	20/1	37	A	38	30/1	0.5	EX. REC – CIRCUIT PUMP
EX. EXW FAN	0.5	20/1	39	B	40	30/2	2.25	EX. EWH (JAN 129)
EX. FIRE ALARM PNL	0.3	20/1	41	A	42	---	2.25	------

*PROVIDE NEW CIRCUIT BREAKER

		VLL	PH
A TOTAL	8.93	240	1
B TOTAL	10.73		
CONN. kW	19.66		
CONN. Amps	47.30		

10.04	RECEPTACLES
0.00	HEATING
0.50	AC/MOTORS
0.00	LIGHTING
1.50	MISC.
7.62	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	10.02 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0.50 KVA
LIGHTING: 125%:	=	0.00 KVA
MISC: 100%:	=	1.50 KVA
WATER HEATER: 125%:	=	9.53 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	21.55 KVA
TOTAL DEMAND LOAD AMPS:	=	89.77 AMP

EXISTING PANEL G

VOLTAGE: 120/240 AMP: 225
PHASE: 1 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. FURN REC – OPEN OFC 135	0.72	20/1	1	A	2	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	3	B	4	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	5	A	6	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	7	B	8	20/1	0.54	EX. FURN REC – OPEN OFC 135
SPARE	0	20/1	9	A	10	20/1	0.54	EX. FURN REC – OPEN OFC 135
SPARE	0	20/1	11	B	12	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	13	A	14	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	15	B	16	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	17	A	18	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	19	B	20	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	21	A	22	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	23	B	24	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	25	A	26	20/1	0.36	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	27	B	28	20/1	0.36	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.54	20/1	29	A	30	20/1	0	SPARE
EX. FURN REC – OPEN OFC 134	0.54	20/1	31	B	32	20/1	0	SPARE
EX. REC OPEN OFC 110	0.54	20/1	33	A	34	20/1	0	SPARE
EX. REC OPEN OFC 110	0.54	20/1	35	B	36	20/1	0	SPARE
EX. REC CORRID	0.54	20/1	37	A	38	20/1	0	SPARE
EX. PANEL "J"	8.93	125/2	39	B	40	20/1	0	SPARE
------	10.73	---	41	A	42	20/1	0	SPARE

		VLL	PH
A TOTAL	20.27	240	1
B TOTAL	17.93		
CONN. kW	38.20		
CONN. Amps	91.90		

28.58	RECEPTACLES
0.00	HEATING
0.50	AC/MOTORS
0.00	LIGHTING
1.50	MISC.
7.62	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	19.29 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0.50 KVA
LIGHTING: 125%:	=	0.00 KVA
MISC: 100%:	=	1.50 KVA
WATER HEATER: 125%:	=	9.53 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	30.82 KVA
TOTAL DEMAND LOAD AMPS:	=	128.40 AMP

EXISTING PANEL D

VOLTAGE: 120/240 AMP: 150
PHASE: 3 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
SPARE	0	50/1	1	A	2	30/1	0	SPARE
SPARE	0	50/1	3	B	4	20/1	0	SPARE
SPARE	0	20/1	5	C	6	20/1	0	SPARE
SPARE	0	20/1	7	A	8	20/1	0	SPARE
SPARE	0	20/1	9	B	10	20/1	0	SPARE
SPARE	0	20/1	11	C	12	20/1	0	SPARE
SPARE	0	20/1	13	A	14	20/1	0	SPARE
SPARE	0	20/1	15	B	16	20/1	0	SPARE
SPARE	0	20/1	17	C	18	20/1	1	EX. LTS –MEZZANINE
SPARE	0	20/1	19	A	20	20/1	1	EX. LTS –MEZZANINE
SPARE	0	20/1	21	B	22	20/1	0	SPARE
SPARE	0	20/1	23	C	24	20/1	0.5	EX. REC MEZZANINE
SPARE	0	20/1	25	A	26	20/1	0.5	EX. REC MEZZANINE
SPARE	0	20/1	27	B	28	20/1	0	SPARE
SPARE	0	20/1	29	C	30	20/1	0	SPARE
SPARE	0	20/1	31	A	32	20/1	0	SPARE
SPACE	0	–/1	33	B	34	–/1	0	SPACE
SPARE	0	20/1	35	C	36	20/1	0	SPARE
SPARE	0	20/1	37	A	38	60/3	6.928	RTU–6 *
SPARE	0	20/1	39	B	40	---	6.928	---
SPARE	0	20/1	41	C	42	---	6.928	---

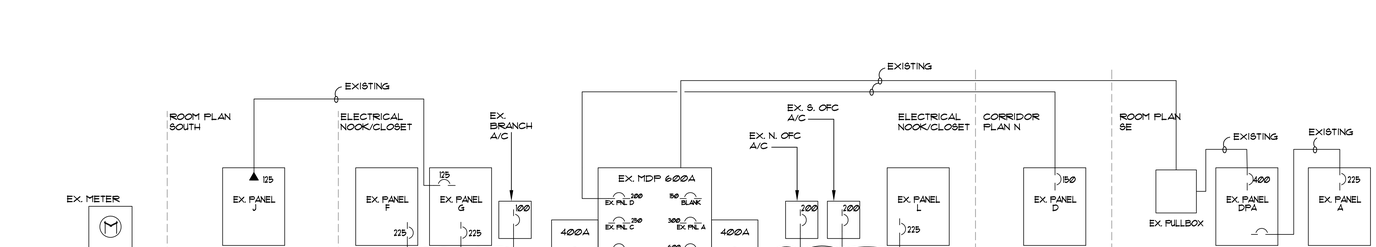
*PROVIDE NEW CIRCUIT BREAKER

		VLL	PH
A TOTAL	8.43	208	3
B TOTAL	6.93		
C TOTAL	8.43		
CONN. kW	23.78		
CONN. Amps	66.02		

1.00	RECEPTACLES
0.00	HEATING
20.78	AC/MOTORS
2.00	LIGHTING
0.00	MISC.
0.00	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	1.00 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	20.78 KVA
LIGHTING: 125%:	=	2.50 KVA
MISC: 100%:	=	0.00 KVA
WATER HEATER: 125%:	=	0.00 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	24.28 KVA
TOTAL DEMAND LOAD AMPS:	=	67.41 AMP



1 / E0.004 RISER DIAGRAM – ELECTRICAL

NOT TO SCALE

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
4200 MINNEI LN.
CHARLOTTE, NC 28217
PHONE (704) 357-0333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:46:24 -04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
RISER DIAGRAM, PANEL SCHEDULES & LIGHTING SYSTEM - ELECTRICAL

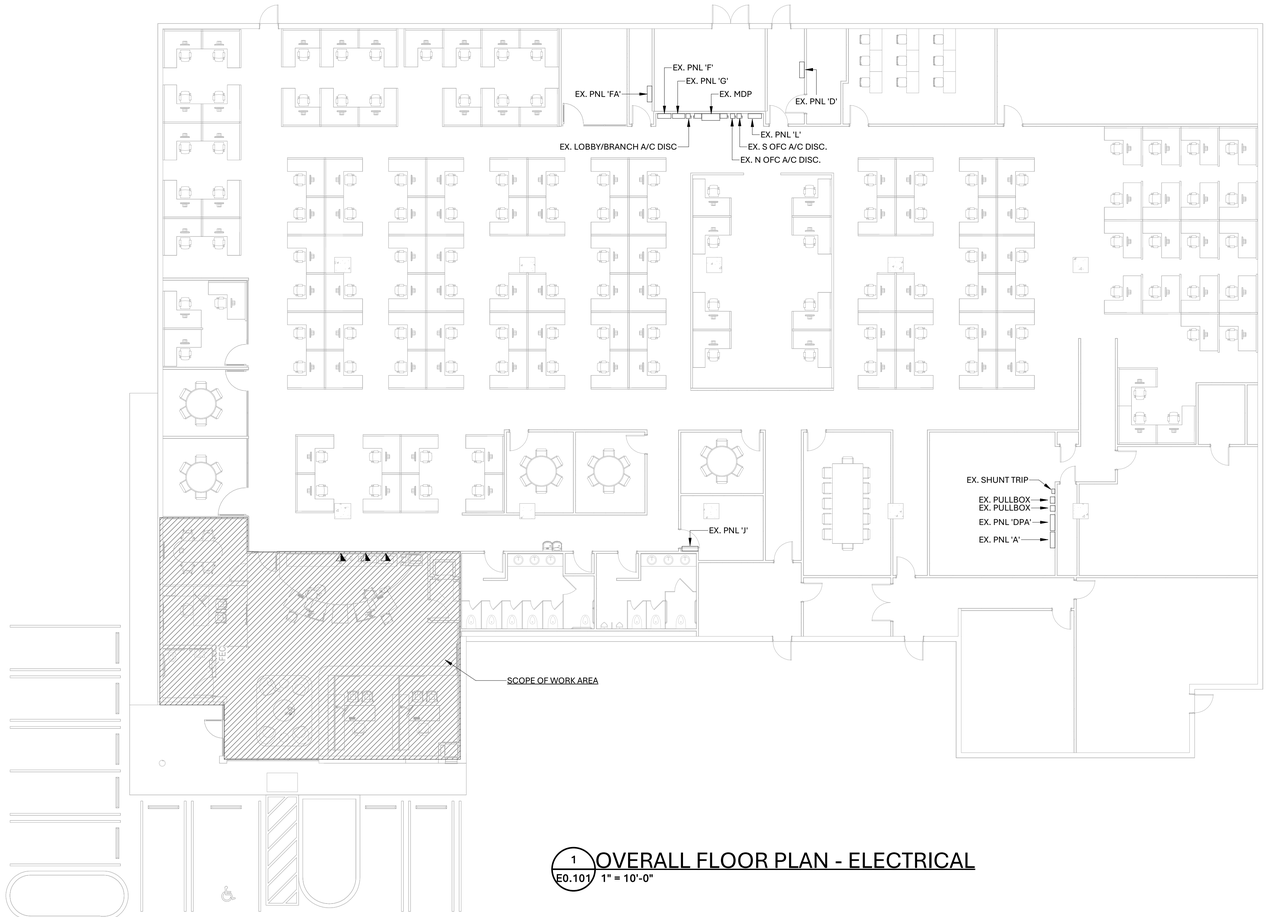
Scale

E0.004

© 2026 Gensler

Autodesk Docs://059.7179.009 - FHB Miami Lakes/059.7179.009 - FHB Miami Lakes_R25_MEP_CENTRAL_Hall.rvt - CD Set.rvt
3/11/2026 5:14:59 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 | 03/11/2026 12:20:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf



1 E0.101 OVERALL FLOOR PLAN - ELECTRICAL
1" = 10'-0"

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall
Date: 2026.03.11 15:46:50-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
OVERALL FLOOR PLAN - ELECTRICAL

Scale
1" = 10'-0"

E0.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452-MEP-R24.rvt
3/12/2026 2:05:03 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:20:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

FIRE ALARM GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.
2. HATCHED AREA NOT IN THIS SCOPE OF WORK.
3. 'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.
4. ALL FIRE ALARM CABLING SHALL BE IN EMT WHERE EXPOSED. ANY FIRE ALARM CABLING ABOVE THE CEILING SHALL BE PLENUM RATED.
5. FOR EXISTING AND/OR RELOCATED DEVICES ADJUST STROBE LEVELS TO APPROPRIATE RATING SHOWN. IF ADJUSTABILITY IS UNAVAILABLE REPLACE WITH NEW.
6. FIRE ALARM SOUND LEVELS AND INTELLIGIBILITY SHALL COMPLY WITH CHAPTER 9 OF THE FL STATE BUILDING CODE.
7. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED FIRE ALARM DEVICES, INCLUDING THEIR HOUSING, LENSES, ETC.... PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

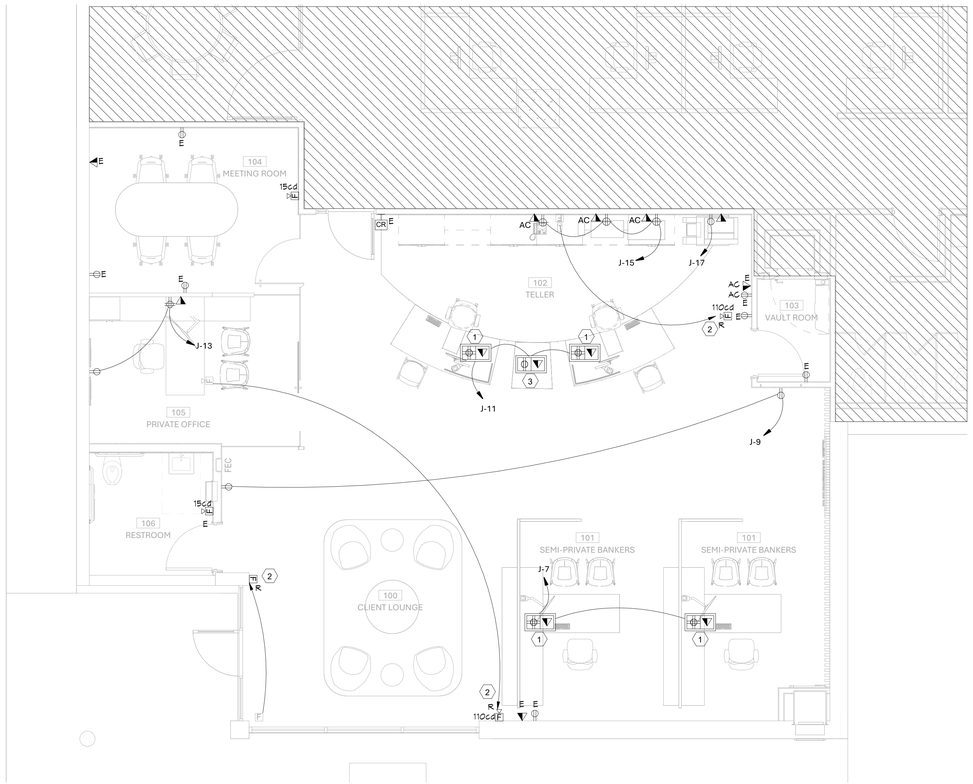
1. COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.
2. HATCHED AREA NOT IN THIS SCOPE OF WORK.
3. 'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.
4. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED ELECTRICAL DEVICES, INCLUDING THEIR COVERPLATES. PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.
5. ALL ACCESS CONTROLLED EGRESS DOORS SHALL BE PROVIDED PER LOCAL BUILDING CODE TO ALLOW FREE EGRESS AT ALL TIMES. DELAYED EGRESS SHALL NOT BE MORE THAN 15 SECONDS. REFER TO ARCHITECTURAL AND SECURITY DRAWINGS FOR COMPLIANCE WITH THIS CODE SECTION. SEE THE FIRE ALARM SEQUENCE OF OPERATION ON SHEET E0.01 FOR FURTHER DETAILS.
6. ALL ABANDONED AND UNUSED JUNCTION BOXES, BOXES WITH BLANK COVERPLATES, AND DATA OUTLET LOCATIONS NOT SHOWN ON THIS PLAN ARE TO BE DEMO'D. PATCH ANY EXISTING TO REMAIN WALLS TO A LIKE NEW CONDITION. ANY RECEPTACLE, WITHIN THE SCOPE OF WORK AREA, NOT SHOWN TO REMAIN SHALL BE REMOVED. ALL ASSOCIATED CONDUIT AND WIRING SHALL BE REMOVED BACK TO ITS SOURCE.
7. DEDICATED OUTLETS SHALL BE 20A RATED, U.N.O.
8. COORDINATE ALL SAW CUTTING LOCATIONS THROUGH SLAB WITH THE ARCHITECT AND OWNER PRIOR TO CUTTING. FOR ANY SLAB WITH POST-TENSION CABLING A SCAN SHALL BE PROVIDED TO LOCATE ANY OBSTRUCTIONS.
9. RECEPTACLES SHALL BE INSTALLED PER ANSI A117.1.
10. LABEL ALL OUTLETS AND JUNCTION BOXES WITH THE CORRESPONDING CIRCUIT DESIGNATION. LABEL TO BE TYPEWRITTEN; BLACK LETTERS ON WHITE BACKGROUND.
11. CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE. CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.
12. PROVIDE PULL STRINGS FOR ALL EMPTY CONDUIT. EACH NON-TERMINATED CONDUIT END SHALL BE PROVIDED WITH A BUSHING.
13. DIVISION 26 CONTRACTOR SHALL COORDINATE WITH DIVISION 23 TO MAKE SURE RETURN AIR OPENINGS ARE KEPT CLEAR OF ANY CONDUITS.
14. ALL RECEPTACLES WITHIN 6'-0" OF ANY WATER SOURCE SHALL BE 'GFCI' TYPE.

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

(1) FLOOR BOX LOCATION. PROVIDE A WIREMOLD EVOLUTION SERIES ON-GRADE FLOOR BOX WITH QUAD RECEPTACLE AND PLATES FOR TELE/DATA. ROUTE (1) 1-1/4" EMPTY CONDUIT UP THE NEAREST WALL TO THE ACCESSIBLE CEILING ABOVE FOR LOW-VOLTAGE CABLING.

(2) EXISTING FIRE ALARM DEVICE TO BE RELOCATED. EXTEND ALL ASSOCIATED CONDUIT AND WIRING AS REQUIRED.

(3) FLOOR BOX LOCATION. PROVIDE A WIREMOLD EVOLUTION SERIES ON-GRADE FLOOR BOX WITH DUPLEX RECEPTACLE AND PLATES FOR TELE/DATA. ROUTE (1) 1-1/4" EMPTY CONDUIT UP THE NEAREST WALL TO THE ACCESSIBLE CEILING ABOVE FOR LOW-VOLTAGE CABLING.



1 E1.101 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradey Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradey Hall
Date: 2026.03.11 15:51:07 -04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - ELECTRICAL

Scale
1/4" = 1'-0"

E1.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/12/2026 2:05:05 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/13/2026 12:20:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

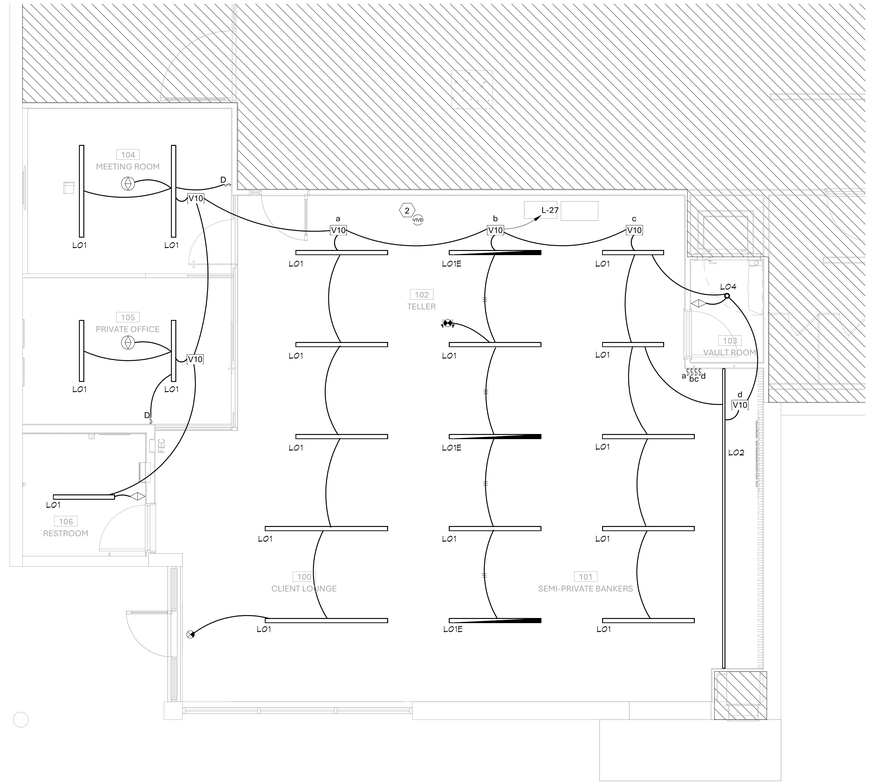
GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, DETAILS, AND LIGHTING NOTES FOR FURTHER INFORMATION OF DEVICE PLACEMENT AND OTHER RELEVANT INFORMATION.
2. HATCHED AREA IS NOT IN SCOPE OF WORK.
3. 'E' DENOTES EXISTING FIXTURE/DEVICE TO REMAIN. 'R' DENOTES EXISTING FIXTURE/DEVICE TO BE RELOCATED.
4. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED LIGHT FIXTURES, THEIR CONTROL DEVICES, AND EXIT SIGNS. PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.
5. SEE ELECTRICAL SYSTEM AND EQUIPMENT SCHEDULE FOR LIGHTING POWER DENSITY INFORMATION.
6. ALL LIGHT FIXTURES CONTAINING BATTERY PACK FOR EMERGENCY LIGHTING SHALL BE CONTROLLED WITH THE GENERAL LIGHTING IN THE ROOM/AREA. PROVIDE AN ADDITIONAL UNSWITCHED "HOT" CONDUCTOR TO THESE LIGHTING FIXTURES.
7. ALL SWITCHES FOR LIGHTS, SHADES, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL BE GANGED TOGETHER AND SHARE A MULTI-GANG COVER PLATE WHERE POSSIBLE.
8. REFER TO SHEET E0.101 FOR LOCATION OF ELECTRICAL DISTRIBUTION PANELS.
9. ALL EXIT SIGNS ARE TYPE 'X' UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO CLEAN AND RE-LAMP ALL EXISTING AND/OR RELOCATED FIXTURES.
11. PROVIDE NEW DISCONNECTING MEANS AS REQUIRED FOR ALL DISCONNECTED/ RECONNECTED RELOCATED FLUORESCENT LIGHT FIXTURES PER NEC 410.130.G.
12. LOWER CASE LETTERS IN LIGHTING FIXTURES AND ADJACENT TO SWITCHES IN EACH INDIVIDUAL ROOM/AREA INDICATE WHICH LIGHT FIXTURE IS TO BE CONTROLLED FROM EACH CORRESPONDING SWITCH IN THAT ROOM/AREA.
13. ALL CONTROL CABLING PROVIDED AS A PART OF ANY LIGHTING CONTROL SYSTEM SHALL BE PLENUM RATED.
14. CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE. CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.
15. REFER TO SHEET E0.04 FOR LIGHTING CONTROL SYSTEM DETAILS AND REQUIREMENTS. A SEQUENCE OF OPERATION IS INCLUDED FOR EACH SPACE TYPE.

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

(1) LIGHTING AND ITS CONTROL ARE EXISTING TO REMAIN IN THIS ROOM.

(2) LUTRON VIVE HUB LOCATION. REFER TO DETAIL 2/E0.04 FOR FURTHER DETAILS. PROVIDE 120V INPUT CONNECTION FROM THE AREA LIGHTING CIRCUIT.



1 E2.101 FLOOR PLAN - LIGHTING
1/4" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradey Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradey Hall
Date: 2026.03.11 15:51:33-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - LIGHTING

Scale
1/4" = 1'-0"

E2.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/12/2026 2:05:06 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/11/2026 12:20:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

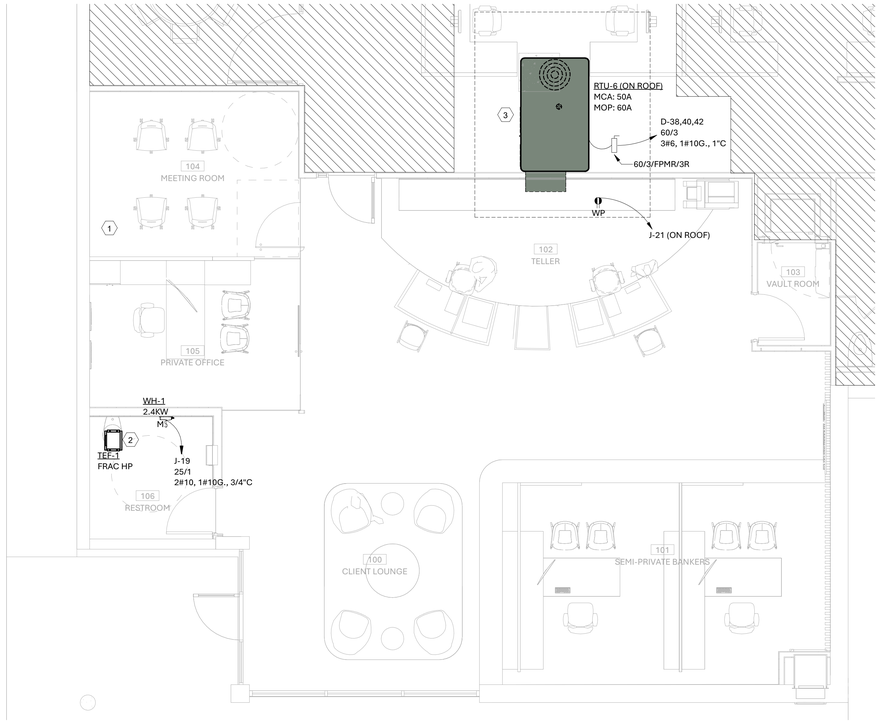
1. **COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.**
2. **HATCHED AREA NOT IN THIS SCOPE OF WORK.**
3. **'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.**
4. **CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE.**
5. **CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.**
6. **REFER TO SHEET E0-101 FOR LOCATION OF ELECTRICAL DISTRIBUTION PANELS.**

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

(1) EXISTING EXHAUST FAN BEING REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE.

(2) EXISTING EXHAUST FAN BEING REPLACED AND RELOCATED. REMOVE OLD ASSOCIATED CONDUIT AND WIRING FROM PREVIOUS EXHAUST FAN. PROVIDE NEW CONNECTION AS SHOWN. NEW EXHAUST FAN TO BE INTERLOCKED WITH LIGHT SWITCH.

(3) NEW RTU REPLACING OLD RTU. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE. PROVIDE NEW CONNECTION AS SHOWN.



1 E3.101 FLOOR PLAN - MECHANICAL CONNECTIONS
1/4" = 1'-0"

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△ Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:51:58-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - MECHANICAL CONNECTIONS

Scale
1/4" = 1'-0"

E3.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/12/2026 2:05:07 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/13/2026 12:20:17 PM
FHB Miami Lakes - ELECTRICAL - IFC.pdf

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/11/2026 12:26:17 PM

Tracking #	Process #	Permit #
3226015483	M2026015483	2026051587

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

Process #	Review	Disposition	Reviewer	Date
M2026015483	ASBESTOS	A	RODRIGUEZ PALMERO, MERCEDES	6/6/2026
M2026015483	FIRE	A	TAYLOR, KARTHIS	6/8/2026
M2026015483	IMPACT FEES	N	ALZIN, NOURA	5/11/2026
M2026015483	RER ENVIRONMENTAL CORE	A	FEBLES, NOEL	5/28/2026
M2026015483	UPFRONT FEES	A	WEB APPLICATION ID	5/11/2026
M2026015483	WASA	A	SABLON, ROLANDO	6/11/2026

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	DASB	A	Approved
VOID	DASB	V	VOID
Approved	DERM	A	Approved
Approved	FIRE	A	Approved
Reference Only.	FIRE	R	Reference only.

FINISH MATERIALS LIST

09 - CEILINGS, ACOUSTICAL PANEL

ACT-01
ACT-01

09 51 13 ACOUSTIC PANEL CEILINGS
LOCATION: TYPICAL CEILING TILE, UNLESS NOTED OTHERWISE
GRID MANUFACTURER: ARMSTRONG
GRID COLOR: WHITE
GRID STYLE: 15/16" SILLHOUETTE
TILE MANUFACTURER: ARMSTRONG
TILE SIZE: 24"X24"
TILE COLOR: WHITE
TILE STYLE: ULTIMA, TEGULAR

09 - FLOORING TRANSITIONS

FLOORING TRANSITION
MANUFACTURER: SCHLUTER
COLOR: MATTE BLACK
STYLE: VINPRO-S
LOCATION: REFER TO SHEETS A1.301 & A5.41

09 - SPECIALTY WALL

WC-01
WC-01

09 72 00 WALL COVERING
DESCRIPTION: CUSTOM WALL COVERING
SIZE: CUSTOM
LOCATION: REFER TO FINISH PLANS AND ELEVATIONS
NOTE: FIRST HORIZON PROVIDED, CONTRACTOR INSTALLED

WC-01
WC-02

09 72 00 WALL PANEL
DESCRIPTION: 9MM PET PANEL
MANUFACTURER: KIREI
STYLE: PET PANEL
COLOR: ONYX 036
SIZE: REFER TO FINISH PLANS AND ELEVATIONS
LOCATION: INSTALL BEHIND WD-01 WOOD SLAT WALL

WD-01
WD-01

WOOD SLAT WALL
DESCRIPTION: WOOD SLAT WALL
MANUFACTURER: ARMSTRONG
CONTACT: DAWN SPEARS: DWSPEARS@ARMSTRONG.COM
STYLE: ARMSTRONG WOODWORKS ACGI GRILLE BACKER GB1-3400-M
COLOR: CUSTOM COLOR
SIZE: 2"X4" BLADES
LOCATION: PER PLAN

FINISH MATERIALS LIST

09 - RESILIENT, TILE

LVT-01
LVT-01

09 65 16 RESILIENT TILE FLOORING
DESCRIPTION: WOOD-LOOK LVT
MANUFACTURER: INTERFACE
STYLE: TEXTURED WOODGRAINS
COLOR: ANTIQUE LIGHT OAK
SIZE: 25CM X 1M
LOCATION: PER PLAN

LVT-02
LVT-02

09 65 16 RESILIENT TILE FLOORING
DESCRIPTION: STONE-LOOK LVT
MANUFACTURER: INTERFACE
STYLE: EARTHEN FORMS COLLECTION, HEARTH
COLOR: GRIS
SIZE: 19.69" X 19.65"
LOCATION: PER PLAN

09 - CARPET

CPT-01
CPT-01

09 68 16 CARPET TILE
MANUFACTURER: INTERFACE
STYLE: GOES AROUND
COLOR: CHARCOAL
SIZE: 9.8" X 39"
LOCATION: SEMI-PRIVATE BORDER, PRIVATE OFFICE, MEETING, TELLER POD
INSTALLATION PATTERN: ASHLAR

CPT-02
CPT-02

09 68 16 CARPET TILE
MANUFACTURER: INTERFACE
STYLE: POSITIVE SPIN
COLOR: CHARCOAL
SIZE: 20" X 20"
LOCATION: SEMI-PRIVATE (MAIN CARPET)
INSTALLATION PATTERN: MONOLITHIC

CPT-03
CPT-03

09 68 16 CARPET TILE
MANUFACTURER: INTERFACE
STYLE: GOSSAMER
COLOR: PAYNE'S GREY
SIZE: 20" X 20"
LOCATION: CLIENT LOUNGE
INSTALLATION PATTERN: MONOLITHIC

12 - ROLLER WINDOW SHADES

WS01
WS01

12 24 13 ROLLER WINDOW SHADES
MANUFACTURER: MECHO SHADE
TYPE: SINGLE MOTORIZED SHADE
COLOR: 1905 DOVE GREY - 3% OPEN
SIZE: VARIES - VERIFY IN FIELD
LOCATION: EXTERIOR WINDOWS, PER PLAN

08 - GLAZING

GL-01
GL-01

08 80 00 GLAZING
DESCRIPTION: 1/2" FULLY TEMPERED CLEAR SAFETY GLASS
LOCATION: PRIVATE OFFICE, MEETING ROOM
NOTE: CUSTOM PRIVACY FILM (GF-01) TO BE APPLIED TO GLASS. REFER TO GLASS FILM SPEC FOR ADDITIONAL INFORMATION

GL-02
GL-02

08 80 00 GLAZING
DESCRIPTION: EXTERIOR GLAZING
SIZE: REFER TO PLANS AND ELEVATIONS
LOCATION: EXTERIOR WALL, REFER TO PLAN

GF-01
GF-01

08 80 00 GLAZING FILM
DESCRIPTION: CUSTOM PRIVACY FILM BY FIRST HORIZON
SIZE: REFER TO PLANS AND ELEVATIONS
LOCATION: PRIVATE OFFICES, MEETING ROOMS
NOTE: REFER TO FIRST HORIZON DESIGN GUIDELINES FOR ADDITIONAL INFORMATION. FIRST HORIZON TO PROVIDE AND CONTRACTOR TO INSTALL

08 - STOREFRONT

ST-01
ST-01

08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
DESCRIPTION: ALUMINUM-FRAMED STOREFRONT
MANUFACTURER: E.S. WINDOWS
SIZE: PER PLAN
COLOR: DARK BRONZE TO MATCH EXISTING
LOCATION: EXTERIOR WALL - SEE PLANS
STYLE: SERIES 8000
NOTES:
MATCH COLOR TO EXISTING CONDITIONS
NOA # 24-0321.07

FINISH MATERIALS LIST

09 - TILE

TL01A
TL01A

09 30 00 TILING
DESCRIPTION: WALL TILE
MANUFACTURER: DALTILE
STYLE: COLOR WHEEL LINEAR
SIZE: 4" X 8"
COLOR: ARCTIC WHITE
GROUT: MAPEI; COLOR: 5038 AVALANCHE, 1/16"
TILE DIRECTION: HORIZONTAL
INSTALLATION PATTERN: OFFSET
LOCATION: RESTROOM WET WALL

TL01B
TL01B

09 30 00 TILING
DESCRIPTION: WALL TILE - BULL NOSE
MANUFACTURER: DALTILE
STYLE: COLOR WHEEL LINEAR
SIZE: 4-1/4" X 8-9/16"
COLOR: ARCTIC WHITE
GROUT: MAPEI; COLOR: 5038 AVALANCHE, 1/16"
TILE DIRECTION: HORIZONTAL
INSTALLATION PATTERN: OFFSET
LOCATION: RESTROOM WET WALL

06 - INTERIOR ARCHITECTURAL WOODWORK

SS-01
SS-01

06 40 23 INTERIOR ARCHITECTURAL WOODWORK
DESCRIPTION: SOLID SURFACE
MANUFACTURER: FORMICA
STYLE: BIANCO MINERAL
FINISH: POLISHED
LOCATION: PER PLANS & ELEVATIONS
NOTE: MITERED CORNERS, TYPICAL

PL-01
PL-01

06 40 23 INTERIOR ARCHITECTURAL WOODWORK
DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: PLANKED URBAN OAK
FINISH: NATURAL GRAIN
NOTE: INSTALL PATTERN VERTICALLY

WB-01
WB-01

06 40 23 INTERIOR ARCHITECTURAL WOODWORK
DESCRIPTION: WOOD BASE
SIZE: 4" H
COLOR: PAINT TO MATCH WALL
FINISH: SEMI-GLOSS
LOCATION: REFER TO FINISH PLAN

09 - PAINTING

PT-01
PT-01 / ---

09 91 23 INTERIOR PAINTING
DESCRIPTION: CEILING PAINT
MANUFACTURER:SHERWIN WILLIAMS
NUMBER: SW 7551
COLOR: GREEK VILLA
FINISH: FLAT
LOCATION: CEILINGS

PT-02
PT-02 / ---

09 91 23 INTERIOR PAINTING
DESCRIPTION: GENERALWALL PAINT
MANUFACTURER:SHERWIN WILLIAMS
NUMBER: SW 7029
COLOR: AGREEABLE GRAY
FINISH: EGGSHELL WALLS; SEMI-GLOSS DOORS, FRAMES & TRIM
LOCATION: GENERAL WALL PAINT

PT-03
PT-03 / ---

09 91 23 INTERIOR PAINTING
DESCRIPTION: CUSTOM COLOR ACCENT PAINT
COLOR: FIRST HORIZON; DEEP BLUE 2. PMS 2388 C & 20% BLACK
FINISH: EGGSHELL WALLS; SEMI-GLOSS DOORS, FRAMES & TRIM
LOCATION: REFER TO PLANS

PT-04
PT-04 / ---

09 91 23 INTERIOR PAINTING
DESCRIPTION: ACCENT PAINT
MANUFACTURER:SHERWIN WILLIAMS
NUMBER: SW 6258
COLOR: TRICORN BLACK
FINISH: EGGSHELL WALLS; SEMI-GLOSS DOORS, FRAMES & TRIM
LOCATION: WD-01 WALLS & WOOD BASE AT WD-01 WALLS

09 - RESILIENT WALL BASE

RB-01
--- / RB-01

09 65 13 RESILIENT WALL BASE AND ACCESSORIES
DESCRIPTION: VINYL WALL BASE
MANUFACTURER: JOHNSONITE
SIZE: 4" H
COLOR: 24 GREY HAZE
LOCATION: TYPICAL THROUGHOUT, UNO (AT PT-02 WALLS)

RB-02
--- / RB-02

09 65 13 RESILIENT WALL BASE AND ACCESSORIES
DESCRIPTION: VINYL WALL BASE
MANUFACTURER: JOHNSONITE
SIZE: 4" H
COLOR: MATCH PT-03
LOCATION: PT-03 ACCENT WALLS

FINISH MATERIALS LIST

AE##	ATHLETIC EQUIPMENT, PLAYFIELD
AF##	ACCESS FLOORING
CC##	CAST IN PLACE CONCRETE
CL##	CELINGS, ACOUSTICAL PANEL
CL##	CEILINGS, ACOUSTICAL METAL PANEL
CL##	CEILINGS, STRETCHED-FABRIC SYSTEM
CL##	CEILINGS, DECORATIVE FORMED METAL
CO##	COATINGS, HIGH-PERFORMANCE
CO##	COATINGS, ELASTOMERIC WATERPROOF
CP##	CARPETING, TILE
CP##	CARPETING, SHEET
CW##	CURTAIN WALL, GLAZED ALUMINUM
DF##	DECORATIVE FINISHING
ES##	ENTRANCES AND STOREFRONTS, ALUMINUM FRAMED
ES##	ENTRANCES AND STOREFRONTS, ALUMINUM FRAMED FOLDING
ES##	ENTRANCES AND STOREFRONTS, ALL-GLASS
FA##	FLUID APPLIED RESINOUS FLOORING
FW##	FABRIC-WRAPPED PANELS
GF##	GLAZING FILMS - DECORATIVE
GL##	GLAZING
GL##	GLAZING, DECORATIVE GLASS
IN##	INTERIOR SPECIALTIES - TOILET COMPARTMENTS
IN##	INTERIOR SPECIALTIES - METAL LOCKERS
LV##	LOUVERS, FIXED
MR##	MIRRORS
MT##	METAL, DECORATIVE
MT##	METAL COUNTERTOPS
MT##	METAL, WEATHERED STEEL PANEL
MT##	METAL WALL PANEL SYSTEM, INTERIOR
PF##	PLASTIC FABRICATIONS
PL##	PLASTIC LAMINATE
PP##	PLASTIC PANELING
PR##	PROTECTION, WALL AND DOOR
PT##	PAINTING
PV##	PAVERS
RB##	RESILIENT WALL BASE AND ACCESSORIES
RS##	RESILIENT SHEET FLOORING
RT##	RESILIENT TILE FLOORING
SC##	STONE COUNTERTOPS
SC##	SIMULATED STONE COUNTERTOPS
SC##	CONCRETE COUNTERTOPS
SF##	STRETCHED-FABRIC WALL SYSTEMS
SO##	SOLID SURFACING
ST##	STONE TILING
ST##	STONE FLOORING
ST##	STONE FACING
TC##	TRAFFIC COATING
TL##	TILING
TR##	RESINOUS MATRIX TERRAZZO FLOORING
UM##	UNIT MASONRY
UP##	UPHOLSTERY
WA##	WALL PANELS
WB##	WOOD BASE
WC##	WALL COVERINGS
WD##	WOOD
WS##	ROLLER WINDOW SHADES

NOTES:
1. ALL ITEMS LISTED ABOVE MAY NOT BE USED.
2. LOCATIONS NOTED IN SCHEDULE DO NOT INDICATE ALL LOCATIONS. SEE DRAWINGS FOR EXTENT OF WORK.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N.W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA — PABLO G. GARCIA — AR95297 — REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, C=US, E=PGARCIA@GENSLER.COM, O=M. ARTHUR GENSLER JR. AND ASSOCIATES, INC., OU=25
Location: Miami
I am approving this file to the terms defined by the placement of my signature on this document
Contact Info: 305-350-7370
Date: 2026.03.12 10:58:37 -04'00'

Pablo Garcia, AIA, REG. FL No. AR95297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FINISH MATERIALS LEGEND

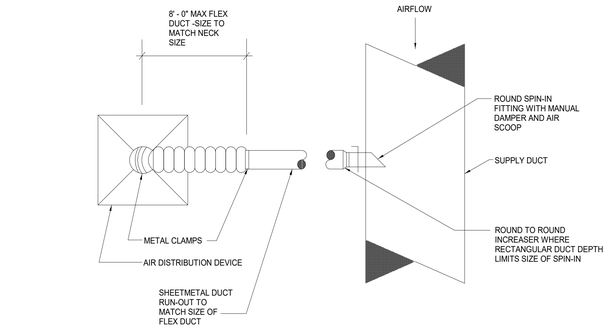
Scale

G8.01

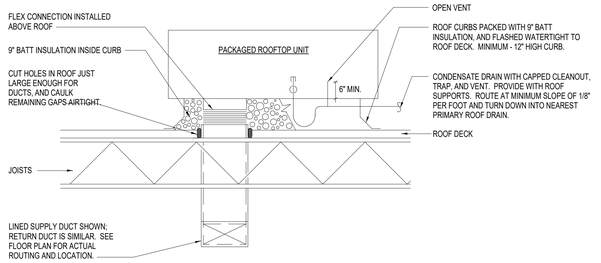
© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:35 PM

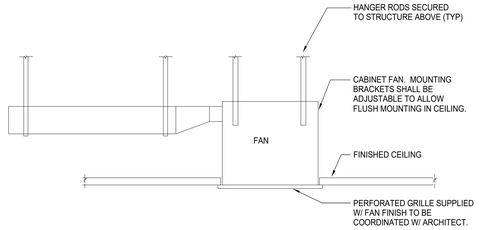
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:20:17 PM
G8.01 RWK 2026-05-27.pdf



1 M0.001 DIFFUSER CONNECTION DETAIL
12" = 1'-0"



2 M0.001 ROOFTOP UNIT DETAIL
12" = 1'-0"



3 M0.001 EXHAUST FAN DETAIL
12" = 1'-0"

LEGEND

	CEILING DIFFUSER
	CEILING RETURN AIR GRILLE
	CEILING EXHAUST GRILLE
	SUPPLY REGISTER
	SLOT DIFFUSER U.O.N.
	FIRE DAMPER U.O.N.
	MANUAL VOLUME DAMPER
	MOTOR OPERATED DAMPER
T	THERMOSTAT
H	HUMIDISTAT
CO	CARBON DIOXIDE SENSOR
SD	SMOKE DETECTOR
	CONNECT TO EXISTING
	WORK TO BE REMOVED

ABBREVIATIONS

A/C	ABOVE CEILING
AC	AIR CONDITIONING
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AUTO	AUTOMATIC
B/F	BELOW FLOOR
B/G	BELOW GRADE
BAL	BALANCING
BDD	BACKDRAFT DAMPER
BFLY	BUTTERFLY
BHP	BRAKE HORSEPOWER
BOD	BASIS OF DESIGN/BOTTOM OF DUCT
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CHWS	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
CO	CLEANOUT
COND	CONDENSATE
CSR	CURVED SUPPLY REGISTER
CU	CONDENSING UNIT
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
dB	DECIBELS
DB	DRY BULB
DO	DITTO
DN	DOWN
DWG	DRAWING
EA	EACH
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
ER	EXHAUST REGISTER
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
EXH	EXHAUST
F	FAHRENHEIT
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE/SMOKE DAMPER
FT	FEET
GA	GAUGE
GPM	GALLONS PER MINUTE
HD	HUB DRAIN
HP	HORSEPOWER
HTG	HEATING
HWR	HEATING HOT WATER RETURN
HWRR	HOT WATER REVERSE RETURN
HWS	HEATING HOT WATER SUPPLY
HZ	HERTZ
ID	INSIDE DIMENSION
IN	INCHES
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LB	POUNDS
LG	LINEAR GRILLE
LRG	LINEAR RETURN GRILLE
LWR	LOOP WATER RETURN
LWS	LOOP WATER SUPPLY
MAX	MAXIMUM
MD	MANUAL DAMPER
MIN	MINIMUM
MOD	MOTOR OPERATED DAMPER
MFR	MANUFACTURER
NC	NORMALLY CLOSED
NG	NATURAL GAS
NO	NORMALLY OPEN
NOM	NOMINAL
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIMENSION
PIU	POWERED INDUCTION UNIT
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RAD	RADIUS
RAG	RETURN AIR GRILLE
RAR	RETURN AIR REGISTER
RED	REDUCER
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SAN	SANITARY
SD	SMOKE DAMPER
SEN	SENSIBLE
SP	STATIC PRESSURE
SPS	STATIC PRESSURE SENSOR
SQ	SQUARE
SR	SUPPLY REGISTER
SS	SPLIT SYSTEM
ST	STORM
TEMP	TEMPERATURE
TG	TRANSFER GRILLE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VA	VALVE
VAV	VARIABLE AIR VOLUME
VTR	VENT THRU ROOF
WB	WET BULB
WC	WATER COLUMN
WT	WEIGHT

GENERAL NOTES
(APPLY TO ALL SHEETS)

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE TENANT MECHANICAL SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, ACCESSORIES, OPTIONS AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL ITEMS AND LABOR REQUIRED FOR A COMPLETE TENANT MECHANICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND THE BASE BUILDING CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

2. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PARTITION LAYOUTS, REFLECTED CEILING PLANS, DIMENSIONS, ETC.

3. EXISTING MECHANICAL EQUIPMENT AND DUCTWORK ARE SHOWN BY DASHED LINES. NEW WORK AND RELOCATED WORK ARE SHOWN BY SOLID LINES. EXISTING WORK TO BE REMOVED IS SHOWN CROSSHATCHED. WHEN ANY DUCTWORK OR AIR DISTRIBUTION DEVICE IS REMOVED, THE ASSOCIATED TRUNK DUCT SHALL BE SEALED AIRTIGHT WITH A SHEET METAL PATCH OR CAP.

4. VISIT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THE EXISTING CONDITIONS SHOWN ARE BASED ON DOCUMENTS PROVIDED BY OTHERS AND HAVE NOT BEEN VERIFIED BY THE ENGINEER. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS IN SUCH A MANNER THAT WILL AFFECT PRICING, (I.E., DUCTWORK, VAV OR PIU ARE NOT IN THE SHOWN LOCATION) CONTRACTOR WILL NOTIFY OWNER SO THAT A RESOLUTION CAN BE MADE PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.

5. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED AIR DISTRIBUTION DEVICES. IF ANY ITEMS ARE NOT SHOWN ON THE REFLECTED CEILING PLANS, PREPARE A DRAWING OF THE PROPOSED LOCATION AND PRESENT IT TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

6. ALL ROUND AND FLEXIBLE DUCTWORK EXTENDING TO DIFFUSERS SHALL BE SIZED FULL SIZE OF DISTRIBUTION DEVICE INLET, AND TAPS TO THE EXISTING LOW-PRESSURE DUCTWORK SHALL BE MADE WITH SPIN-IN FITTINGS HAVING INTEGRAL SCOOPS AND VOLUME DAMPERS. ALL NEW RECTANGULAR DUCTWORK TAPS SHALL BE MADE WITH SPLITTERS OR EXTRACTORS. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA DUCT STANDARDS. NEW LOW PRESSURE SPIN-IN FITTINGS AND TAPS SHALL NOT BE MADE WITHIN 5 FT OF OUTLET OF EQUIPMENT. NEW LOW PRESSURE SPIN-IN FITTINGS SHALL BE MADE NO CLOSER THAN 2'-6" ON CENTER.

7. FLEXIBLE DUCTS SHALL BE INSTALLED FREE OF SAGS AND KINKS; SUPPORTED AT NOT MORE THAN 48" O.C.

8. TEST AND BALANCE ALL DIFFUSERS, BOXES, FANS, ETC. TO THE AIRFLOWS AND CONDITIONS INDICATED. ALL EXISTING DIFFUSERS, BOXES, FANS, ETC. WHICH ARE NOT NOTED OTHERWISE SHALL BE BALANCED TO THEIR PRIOR DESIGN AIRFLOWS; REFERENCE THE EXISTING RECORD DRAWING AVAILABLE FROM THE OWNER. TESTING AND BALANCING OF HVAC SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF AABC OR NEBB AND SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN AABC OR NEBB CERTIFIED TEST AND BALANCE ENGINEER. SUBMIT 4 COPIES OF THE REPORT TO THE OWNER.

9. PORTIONS OF DUCTWORK VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREA SHALL BE PAINTED FLAT BLACK.

10. ALL CONTROL WIRING AND TUBING INSTALLED ABOVE THE CEILING SHALL BE LOCATED AS HIGH ABOVE THE CEILING AS POSSIBLE AND SHALL FOLLOW THE DESIGNATED GENERAL ROUTING OF THE DUCTWORK. DO NOT HANG WIRING OR TUBING FROM DUCTWORK; RATHER, SUSPEND FROM THE STRUCTURE. ALL NEW TERMINAL UNITS SHALL BE TIED INTO THE BASE BUILDING CONTROL SYSTEM. SEE BASE BUILDING SPECIFICATIONS FOR REQUIREMENTS.

11. SPRINKLER HEADS AND ASSOCIATED BRANCH PIPING SHALL BE PROVIDED AND RELOCATED IN ACCORDANCE WITH NFPA 13 AND ALL PREVAILING LOCAL CODES AS REQUIRED TO PROTECT ALL SPACES IN THIS TENANT AREA. SPRINKLER HEADS SHALL BE SEMI-RECESSED SPRINKLER HEADS IN TENANT AREAS AND CONCEALED FULLY RECESSED TYPE IN PUBLIC CORRIDORS.

12. COORDINATE ALL WORK IN OCCUPIED AREAS WITH THE TENANT IN THAT AREA. COORDINATE ALL WORK IN UNOCCUPIED AREAS AND COMMON AREAS WITH LANDLORD.

13. THERMOSTATS SHALL BE LOCATED IN EACH ZONE AS SHOWN. THE EXACT LOCATION ON THE WALL INDICATED SHALL BE AS DIRECTED BY THE ARCHITECT. NEW THERMOSTATS SHALL BE SELECTED TO MATCH EXISTING BASE BUILDING THERMOSTATS AND SHALL BE COMPATIBLE WITH EQUIPMENT SERVED. THERMOSTATS ON EXTERIOR WALLS SHALL BE PROVIDED WITH INSULATED BACKING.

Ventilation Sizing Summary for RTU-6

HAP
2023-0608 Huntington Beach, CA

12/23/2025
12:41PM

1. Summary

Ventilation Sizing Method ..... **ASHRAE Std 62.1-2013**
Design Condition ..... **Heating operation**
Occupant Diversity (D) **1.000**
Uncorrected Outdoor Air Intake (Vou) ..... **189** CFM
System Ventilation Efficiency (Ev) **0.831**
Outdoor Air Intake (Vot) ..... **227** CFM (1)

2. Space Ventilation Analysis

		Supply Air (CFM)	Space Floor Area (ft²)	Area Outdoor Air Rate (CFM/ft²)	Time Averaged Occupancy (Occupants)	People Outdoor Air Rate (CFM/person)	Air Distribution Effectiveness	Space Outdoor Air (CFM)	Breathing Zone Outdoor Air (CFM)	Space Ventilation Efficiency
Zone Name / Space Name	**Mult.**	**(Vpz)**	**(Az)**	**(Ra)**	**(Pz)**	**(Rp)**	**(Ez)**	**(Voz)**	**(Vbz)**	**(Evz)**
Zone 1										
106 RESTROOM	1	82	65.0	0.00	1.0	0.00	0.8	**0**	0	1.094
100 CLIENT LOUNGE	1	623	310.0	0.06	4.0	5.00	0.8	**48**	39	1.017
101 SEMI-PRIVATE BANKERS	1	457	390.0	0.06	6.0	5.00	0.8	**67**	53	0.946
102 TELLER	1	439	460.0	0.06	4.0	5.00	0.8	**60**	48	0.959
103 VAULT ROOM	1	34	35.0	0.06	1.0	5.00	0.8	**9**	7	0.831
104 MEETING ROOM	1	215	150.0	0.06	4.0	5.00	0.8	**36**	29	0.926
105 PRIVATE OFFICE	1	151	135.0	0.06	1.0	5.00	0.8	**16**	13	0.986
Totals (incl. Space Multipliers)		**2000**							**189**	**0.831**

Hourly Analysis Program v5.2 — Page 1 of 1

OUTSIDE AIR CALCULATION/TABLE NOTES:

(1) BALANCE OUTSIDE AIR SYSTEM SERVING THE SPACE TO PROVIDE, AT A MINIMUM, THE OUTSIDE AIR RATE INDICATED. THE ASHRAE 2013 OA CALCULATION USED ABOVE IS CALCULATED THE SAME WAY AS FOUND IN THE NC MECHANICAL CODE.

ROOFTOP UNIT SCHEDULE

I.D. TAG	SUPPLY AIRFLOW (CFM)	OUTSIDE AIR (CFM)	EXT. S.P. (IN. W.C.) (1)	MOTOR H.P.	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	COIL EAT °F db	COIL EAT °F wb	COIL LAT °F db	COIL LAT °F wb	AMBIENT °F	HEATING (2) TYPE	HEATING (2) CAPACITY	AUXILIARY HEAT kW	EER	VOLTS/ PHASE	BASIS OF DESIGN	APPROX. UNIT WEIGHT (LBS.)	REMARKS
RTU-6	2,000	(5)	.88	.58	59	41	75.4	65.4	55.1	55.1	91.0	HP	54	6.0	13.5	208/3	TRANE WHK060	1035	3, 4, 5

(1) THIS IS THE S.P. EXTERNAL TO THE ENTIRE UNIT ASSEMBLY (WET COIL, CASING, CLEAN FILTERS, AND FURNACE LOSSES ARE NOT INCLUDED IN THIS EXTERNAL S.P.).

(2) OUTPUT CAPACITY IN BTUH FOR HEAT PUMP OR KW FOR ELECTRIC HEAT

(3) PROVIDE UNIT WITH ENTHALPY BASED ECONOMIZER AND BAROMETRIC RELIEF.

(4 HIGH EFFICIENCY, DOWNFLOW UNIT. PROVIDE THE FOLLOWING ACCESSORIES: ROOF CURB, THRU THE BASE ELECTRICAL CONNECTIONS, HOT GAS REHEAT DEHUMIDIFICATION OPTION, WALLMOUNTED HUMIDITY SENSOR. COORDINATE WITH SPEC SECTION 237400.

(5) REFER TO OUTSIDE AIR SCHEDULES ON M0.001 FOR OUTSIDE AIR CFM VALUE.

FAN SCHEDULE

I.D. TAG	TYPE OF FAN	CAPACITY (CFM)	SP (IN. WC)	MOTOR HP	DRIVE	MAX. FAN RPM	MAX. NOISE	VOLTS / VPHASE	WEIGHT (LBS.)	BASIS OF DESIGN	REMARKS
TEF-1	CEILING EXHAUST	100	0.20	F	D	894	32 dBA	115/1	10	GREENHECK SP-LP0810W	1,2

(1) FAN SHALL BE SUSPENDED FROM STRUCTURE. INCLUDE GRAVITY BACKDRAFT DAMPER AND SPRING TYPE VIBRATION ISOLATORS.

(2) FAN SHALL BE CONTROLLED BY RESTROOM OCCUPANCY SENSOR.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.01.09 16:15:42-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

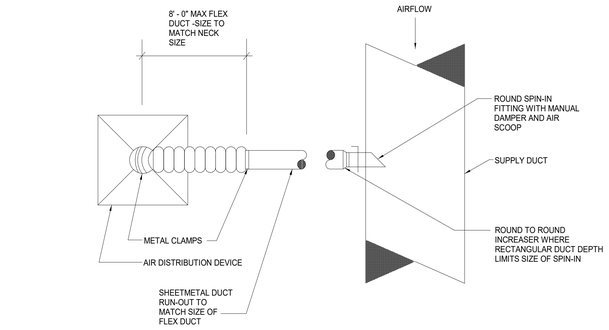
Description
ABBREVIATIONS, NOTES, & DETAILS - MECHANICAL

Scale
12" = 1'-0"

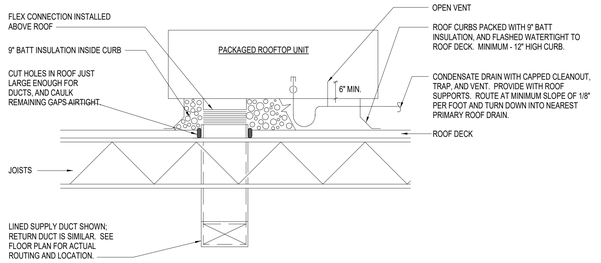
M0.001

© 2022 Gensler

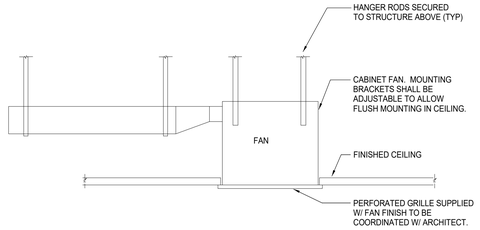
Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026 1:47:00 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/15/2026 12:26:17 PM
M0.001 RWK 2026-05-27.pdf



1 M0.001 DIFFUSER CONNECTION DETAIL
12" = 1'-0"



2 M0.001 ROOFTOP UNIT DETAIL
12" = 1'-0"



3 M0.001 EXHAUST FAN DETAIL
12" = 1'-0"

LEGEND

	CEILING DIFFUSER
	CEILING RETURN AIR GRILLE
	CEILING EXHAUST GRILLE
	SUPPLY REGISTER
	SLOT DIFFUSER U.O.N.
	FIRE DAMPER U.O.N.
	MANUAL VOLUME DAMPER
	MOTOR OPERATED DAMPER
T	THERMOSTAT
H	HUMIDISTAT
CO	CARBON DIOXIDE SENSOR
SD	SMOKE DETECTOR
	CONNECT TO EXISTING
	WORK TO BE REMOVED

ABBREVIATIONS

A/C	ABOVE CEILING
AC	AIR CONDITIONING
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AUTO	AUTOMATIC
B/F	BELOW FLOOR
B/G	BELOW GRADE
BAL	BALANCING
BDD	BACKDRAFT DAMPER
BFLY	BUTTERFLY
BHP	BRAKE HORSEPOWER
BOD	BASIS OF DESIGN/BOTTOM OF DUCT
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CHWS	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
CO	CLEANOUT
COND	CONDENSATE
CSR	CURVED SUPPLY REGISTER
CU	CONDENSING UNIT
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
dB	DECIBELS
DB	DRY BULB
DO	DITTO
DN	DOWN
DWG	DRAWING
EA	EACH
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
ER	EXHAUST REGISTER
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
EXH	EXHAUST
F	FAHRENHEIT
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE/SMOKE DAMPER
FT	FEET
GA	GAUGE
GPM	GALLONS PER MINUTE
HD	HUB DRAIN
HP	HORSEPOWER
HTG	HEATING
HWR	HEATING HOT WATER RETURN
HWRR	HOT WATER REVERSE RETURN
HWS	HEATING HOT WATER SUPPLY
HZ	HERTZ
ID	INSIDE DIMENSION
IN	INCHES
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LB	POUNDS
LG	LINEAR GRILLE
LRG	LINEAR RETURN GRILLE
LWR	LOOP WATER RETURN
LWS	LOOP WATER SUPPLY
MAX	MAXIMUM
MD	MANUAL DAMPER
MIN	MINIMUM
MOD	MOTOR OPERATED DAMPER
MFR	MANUFACTURER
NC	NORMALLY CLOSED
NG	NATURAL GAS
NO	NORMALLY OPEN
NOM	NOMINAL
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIMENSION
PIU	POWERED INDUCTION UNIT
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RAD	RADIUS
RAG	RETURN AIR GRILLE
RAR	RETURN AIR REGISTER
RED	REDUCER
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SAN	SANITARY
SD	SMOKE DAMPER
SEN	SENSIBLE
SP	STATIC PRESSURE
SPS	STATIC PRESSURE SENSOR
SQ	SQUARE
SR	SUPPLY REGISTER
SS	SPLIT SYSTEM
ST	STORM
TEMP	TEMPERATURE
TG	TRANSFER GRILLE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VA	VALVE
VAV	VARIABLE AIR VOLUME
VTR	VENT THRU ROOF
WB	WET BULB
WC	WATER COLUMN
WT	WEIGHT

GENERAL NOTES
(APPLY TO ALL SHEETS)

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE TENANT MECHANICAL SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, ACCESSORIES, OPTIONS AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL ITEMS AND LABOR REQUIRED FOR A COMPLETE TENANT MECHANICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND THE BASE BUILDING CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

2. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PARTITION LAYOUTS, REFLECTED CEILING PLANS, DIMENSIONS, ETC.

3. EXISTING MECHANICAL EQUIPMENT AND DUCTWORK ARE SHOWN BY DASHED LINES. NEW WORK AND RELOCATED WORK ARE SHOWN BY SOLID LINES. EXISTING WORK TO BE REMOVED IS SHOWN CROSSHATCHED. WHEN ANY DUCTWORK OR AIR DISTRIBUTION DEVICE IS REMOVED, THE ASSOCIATED TRUNK DUCT SHALL BE SEALED AIRTIGHT WITH A SHEET METAL PATCH OR CAP.

4. VISIT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THE EXISTING CONDITIONS SHOWN ARE BASED ON DOCUMENTS PROVIDED BY OTHERS AND HAVE NOT BEEN VERIFIED BY THE ENGINEER. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS IN SUCH A MANNER THAT WILL AFFECT PRICING, (I.E., DUCTWORK, VAV OR PIU ARE NOT IN THE SHOWN LOCATION) CONTRACTOR WILL NOTIFY OWNER SO THAT A RESOLUTION CAN BE MADE PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.

5. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED AIR DISTRIBUTION DEVICES. IF ANY ITEMS ARE NOT SHOWN ON THE REFLECTED CEILING PLANS, PREPARE A DRAWING OF THE PROPOSED LOCATION AND PRESENT IT TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

6. ALL ROUND AND FLEXIBLE DUCTWORK EXTENDING TO DIFFUSERS SHALL BE SIZED FULL SIZE OF DISTRIBUTION DEVICE INLET, AND TAPS TO THE EXISTING LOW-PRESSURE DUCTWORK SHALL BE MADE WITH SPIN-IN FITTINGS HAVING INTEGRAL SCOOPS AND VOLUME DAMPERS. ALL NEW RECTANGULAR DUCTWORK TAPS SHALL BE MADE WITH SPLITTERS OR EXTRACTORS. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA DUCT STANDARDS. NEW LOW PRESSURE SPIN-IN FITTINGS AND TAPS SHALL NOT BE MADE WITHIN 5 FT OF OUTLET OF EQUIPMENT. NEW LOW PRESSURE SPIN-IN FITTINGS SHALL BE MADE NO CLOSER THAN 2'-6" ON CENTER.

7. FLEXIBLE DUCTS SHALL BE INSTALLED FREE OF SAGS AND KINKS; SUPPORTED AT NOT MORE THAN 48" O.C.

8. TEST AND BALANCE ALL DIFFUSERS, BOXES, FANS, ETC. TO THE AIRFLOWS AND CONDITIONS INDICATED. ALL EXISTING DIFFUSERS, BOXES, FANS, ETC. WHICH ARE NOT NOTED OTHERWISE SHALL BE BALANCED TO THEIR PRIOR DESIGN AIRFLOWS; REFERENCE THE EXISTING RECORD DRAWING AVAILABLE FROM THE OWNER. TESTING AND BALANCING OF HVAC SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF AABC OR NEBB AND SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN AABC OR NEBB CERTIFIED TEST AND BALANCE ENGINEER. SUBMIT 4 COPIES OF THE REPORT TO THE OWNER.

9. PORTIONS OF DUCTWORK VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREA SHALL BE PAINTED FLAT BLACK.

10. ALL CONTROL WIRING AND TUBING INSTALLED ABOVE THE CEILING SHALL BE LOCATED AS HIGH ABOVE THE CEILING AS POSSIBLE AND SHALL FOLLOW THE DESIGNATED GENERAL ROUTING OF THE DUCTWORK. DO NOT HANG WIRING OR TUBING FROM DUCTWORK; RATHER, SUSPEND FROM THE STRUCTURE. ALL NEW TERMINAL UNITS SHALL BE TIED INTO THE BASE BUILDING CONTROL SYSTEM. SEE BASE BUILDING SPECIFICATIONS FOR REQUIREMENTS.

11. SPRINKLER HEADS AND ASSOCIATED BRANCH PIPING SHALL BE PROVIDED AND RELOCATED IN ACCORDANCE WITH NFPA 13 AND ALL PREVAILING LOCAL CODES AS REQUIRED TO PROTECT ALL SPACES IN THIS TENANT AREA. SPRINKLER HEADS SHALL BE SEMI-RECESSED SPRINKLER HEADS IN TENANT AREAS AND CONCEALED FULLY RECESSED TYPE IN PUBLIC CORRIDORS.

12. COORDINATE ALL WORK IN OCCUPIED AREAS WITH THE TENANT IN THAT AREA. COORDINATE ALL WORK IN UNOCCUPIED AREAS AND COMMON AREAS WITH LANDLORD.

13. THERMOSTATS SHALL BE LOCATED IN EACH ZONE AS SHOWN. THE EXACT LOCATION ON THE WALL INDICATED SHALL BE AS DIRECTED BY THE ARCHITECT. NEW THERMOSTATS SHALL BE SELECTED TO MATCH EXISTING BASE BUILDING THERMOSTATS AND SHALL BE COMPATIBLE WITH EQUIPMENT SERVED. THERMOSTATS ON EXTERIOR WALLS SHALL BE PROVIDED WITH INSULATED BACKING.

Ventilation Sizing Summary for RTU-6

HAP
2023-0608 Huntington Beach, CA

12/23/2025
12:41PM

1. Summary

Ventilation Sizing Method ..... **ASHRAE Std 62.1-2013**
Design Condition ..... **Heating operation**
Occupant Diversity (D) **1.000**
Uncorrected Outdoor Air Intake (Vou) ..... **189** CFM
System Ventilation Efficiency (Ev) **0.831**
Outdoor Air Intake (Vot) ..... **227** CFM (1)

2. Space Ventilation Analysis

Zone Name / Space Name	Mult.	Supply Air (CFM) (Vpz)	Space Floor Area (ft²) (Az)	Area Outdoor Air Rate (CFM/ft²) (Ra)	Time Averaged Occupancy (Occupants) (Pz)	People Outdoor Air Rate (CFM/person) (Rp)	Air Distribution Effectiveness (Ez)	Space Outdoor Air (CFM) (Voz)	Breathing Zone Outdoor Air (CFM) (Vbz)	Space Ventilation Efficiency (Evz)
Zone 1										
106 RESTROOM	1	82	65.0	0.00	1.0	0.00	0.8	**0**	0	1.094
100 CLIENT LOUNGE	1	623	310.0	0.06	4.0	5.00	0.8	**48**	39	1.017
101 SEMI-PRIVATE BANKERS	1	457	390.0	0.06	6.0	5.00	0.8	**67**	53	0.946
102 TELLER	1	439	460.0	0.06	4.0	5.00	0.8	**60**	48	0.959
103 VAULT ROOM	1	34	35.0	0.06	1.0	5.00	0.8	**9**	7	0.831
104 MEETING ROOM	1	215	150.0	0.06	4.0	5.00	0.8	**36**	29	0.926
105 PRIVATE OFFICE	1	151	135.0	0.06	1.0	5.00	0.8	**16**	13	0.986
Totals (incl. Space Multipliers)		**2000**						**189**	**0.831**	

Hourly Analysis Program v5.2 — Page 1 of 1

OUTSIDE AIR CALCULATION/TABLE NOTES:

(1) BALANCE OUTSIDE AIR SYSTEM SERVING THE SPACE TO PROVIDE, AT A MINIMUM, THE OUTSIDE AIR RATE INDICATED. THE ASHRAE 2013 OA CALCULATION USED ABOVE IS CALCULATED THE SAME WAY AS FOUND IN THE NC MECHANICAL CODE.

ROOFTOP UNIT SCHEDULE

I.D. TAG	SUPPLY AIRFLOW (CFM)	OUTSIDE AIR (CFM)	EXT. S.P. (IN. W.C.) (1)	MOTOR H.P.	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	COIL EAT °F db	COIL EAT °F wb	COIL LAT °F db	COIL LAT °F wb	AMBIENT °F	HEATING (2) TYPE	HEATING (2) CAPACITY	AUXILIARY HEAT kW	EER	VOLTS/ PHASE	BASIS OF DESIGN	APPROX. UNIT WEIGHT (LBS.)	REMARKS
RTU-6	2,000	(5)	.88	.58	59	41	75.4	65.4	55.1	55.1	91.0	HP	54	6.0	13.5	208/3	TRANE WHK060	1035	3, 4, 5

(1) THIS IS THE S.P. EXTERNAL TO THE ENTIRE UNIT ASSEMBLY (WET COIL, CASING, CLEAN FILTERS, AND FURNACE LOSSES ARE NOT INCLUDED IN THIS EXTERNAL S.P.).

(2) OUTPUT CAPACITY IN BTUH FOR HEAT PUMP OR KW FOR ELECTRIC HEAT

(3) PROVIDE UNIT WITH ENTHALPY BASED ECONOMIZER AND BAROMETRIC RELIEF.

(4 HIGH EFFICIENCY, DOWNFLOW UNIT. PROVIDE THE FOLLOWING ACCESSORIES: ROOF CURB, THRU THE BASE ELECTRICAL CONNECTIONS, HOT GAS REHEAT DEHUMIDIFICATION OPTION, WALLMOUNTED HUMIDITY SENSOR. COORDINATE WITH SPEC SECTION 237400.

(5) REFER TO OUTSIDE AIR SCHEDULES ON M0.001 FOR OUTSIDE AIR CFM VALUE.

FAN SCHEDULE

I.D. TAG	TYPE OF FAN	CAPACITY (CFM)	SP (IN. WC)	MOTOR HP	DRIVE	MAX. FAN RPM	MAX. NOISE	VOLTS / VPHASE	WEIGHT (LBS.)	BASIS OF DESIGN	REMARKS
TEF-1	CEILING EXHAUST	100	0.20	F	D	894	32 dBA	115/1	10	GREENHECK SP-LP0810W	1,2

(1) FAN SHALL BE SUSPENDED FROM STRUCTURE. INCLUDE GRAVITY BACKDRAFT DAMPER AND SPRING TYPE VIBRATION ISOLATORS.

(2) FAN SHALL BE CONTROLLED BY RESTROOM OCCUPANCY SENSOR.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:30:51-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
ABBREVIATIONS, NOTES, & DETAILS - MECHANICAL

Scale
12" = 1'-0"

M0.001

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/26/2026 2:08:31 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 04/13/2026 12:26:17 PM
M0.001 - Signed.pdf

ABBREVIATIONS

A	
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APC	ACOUSTIC PANEL CEILING
APPL	APPLIANCE
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
BRDLM	BROADLOOM
BU	BUILT UP
C	
CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
COLG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CPT	CARPET
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
DWR	DRAWER
E	
(E)	EXISTING
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR
F	
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FPLC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
J	
JAN	JANITOR
K	
KIT	KITCHEN
L	
LAV	LAVATORY
LB	POUND
LL	LEASE LINE
LOUVER	LOUVER
LP	LOW POINT
LT	LIGHT
LVLG	LEVELING
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
MW	MILLWORK
MWV	MILLWORK VENDOR
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OCC	OCCUPANT
OH	OPPOSITE HAND
OPNG	OPENING(S)
OPR	OPERABLE
ORNA	ORNAMENTAL
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PBD	PARTICLE BOARD
PEDTR	PEDESTRIAN
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRTECN	PROTECTION
PTN	PARTITION
R	
RDR	READER
RECES	RECESS(ED)
RECPT	RECEPTACLE
REF	REFERENCE()
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RN	ROOF DRAIN
RO	ROUGH OPENING
S	
SCR	SCRIBE
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SMS	SHEET METAL SCREW
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
T&G	TONGUE AND GROOVE
THK	THICK
TLT	TOILET
TOS	TOP OF STEEL
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
U	
UNDRLY	UNDERLAYMENT
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING

GRAPHIC SYMBOLS

LEGEND OF COMMON SYMBOLS

- SINGLE RECEPTICAL
- DUPLEX RECEPTICAL
- QUADRAPLEX RECEPTICAL
- COMBINATION DUPLEX & VOICE/DATA RECEPTACLE
- COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLE
- COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLE
- COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLE
- VOICE/DATA RECEPTACLE
- DATA RECEPTACLE
- VOICE RECEPTACLE
- AV RECEPTACLE
- FURNITURE SYSTEM PANEL POWER FEED
- FURNITURE SYSTEM PANEL VOICE INFEED
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE
- VOICE/DATA RECEPTACLE
- DATA RECEPTACLE
- VOICE RECEPTACLE
- FURNITURE SYSTEM ELECTRIC PIGTAIL
- FURNITURE MOUNTED POWER POLE
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE
- COMBINATION DUPLEX & VOICE/DATA RECEPTACLE
- COMBINATION QUADRAPLEX & VOICE/DATA RECEPTACLE
- COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECEPTACLE
- COMBINATION QUADRAPLEX, AV & VOICE/DATA RECEPTACLE
- RAISED FLOOR BOX, COMBINATION POWER, VOICE/DATA
- RAISED FLOOR BOX, COMBINATION POWER, VOICE/DATA, AV
- RAISED FLOOR BOX, AV
- CONDUIT STUB UP, POWER
- CONDUIT STUB UP, VOICE/DATA

WALL MOUNTED DEVICES

- EQUIPMENT TAG (REFER TO SCHEDULE)
- FIRE ALARM STROBE
- FIRE ALARM PULL
- FIRE WARDEN STATION
- THERMOSTAT
- CABLE TV RECPT
- AV RECEPTACLE
- AV TROUGH
- ELECTRICAL JUNCTION BOX
- VOICE/DATA JUNCTION BOX
- CONDUIT STUB-OUT POWER
- CONDUIT STUB-OUT VOICE AND DATA
- CONDUIT STUB-OUT A/V
- PLUG MOLD

FURNITURE SYSTEMS MOUNTED DEVICES

- FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE - CONVENIENCE
- FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE- DEDICATED
- FURNITURE SYSTEMS MOUNTED, SINGLE RECEPTACLE - SEPARATE
- FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE - CONVENIENCE
- FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE- DEDICATED
- FURNITURE SYSTEMS MOUNTED, DUPLEX RECEPTACLE - SEPARATE
- FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE - CONVENIENCE
- FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE - DEDICATED
- FURNITURE SYSTEMS MOUNTED, QUADRAPLEX RECEPTACLE - HALF DEDICATED
- FURNITURE SYSTEMS MOUNTED, VOICE/DATA RECEPTACLE
- FURNITURE SYSTEMS MOUNTED, DATA RECEPTACLE
- FURNITURE SYSTEMS MOUNTED, VOICE RECEPTACLE
- FURNITURE SYSTEM ELECTRIC PIGTAIL
- FURNITURE MOUNTED, POWER POLE

GRAPHIC SYMBOLS

SECTION INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- EARTH
- FABRIC WRAPPED PANEL
- GLASS
- GRAVEL
- GYPSUM PLASTER
- INSULATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTIC
- PLYWOOD
- PRE-CAST PANELS
- SAND OR GROUT
- STONE
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD (INTERRUPTED MEMBER

SECURITY DEVICES

- CR — CARD READER
- CAMERA
- B — ELECTRIC DOOR BELL PUSH
- B — ELECTRIC DOOR BELL
- IC — INTERCOM
- DR — REMOTE DOOR RELEASE BUTTON
- MS — MOTION SENSOR
- IA — INTRUSION ALARM
- EH — ELECTRIC DOOR HINGE
- H — ELECTRICAL DOOR HOLD OPEN
- DR — ELECTRICAL DOOR RELEASE
- DC — ELECTRICAL DOOR MONITOR CONTACT
- DDC — DOUBLE DOOR MONITOR CONTACT
- EL — ELECTRIC LOCKSET
- KS — ELECTRIC KEY SWITCH
- ES — ELECTRIC STRIKE
- ML — MAGNETIC LOCKSET

POWER & COMMUNICATION

LEGEND OF COMMON SYMBOL MODIFIERS

- SURFACE FLOOR MOUNTED, POKE-THRU DEVICES
- FURNITURE SYSTEM MOUNTED DEVICES
- FLUSH FLOOR MOUNTED DEVICES
- FLUSH FLOOR MOUNTED, POKE-THRU DEVICES
- SURFACE FLOOR MOUNTED DEVICES

GRAPHIC SYMBOLS

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- XX'-XX" / XX'-XX" — CEILING HEIGHT CHANGE SYMBOL
- CEILING TRANSITION SYMBOL
- X'-X" — FINISH CEILING HEIGHT SYMBOL
- GRID STARTPOINT SYMBOL
- AT1 — CEILING FINISH TAG
- MS — MOTION SENSOR
- S — CEILING MOUNTED SPEAKER
- CEILING MOUINTED CAMERA
- CEILING MOUNTED SPRINKLER HEAD
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED STROBE LIGHT
- CEILING MOUNTED EXIT SIGNS
- WALL MOUNTED EXIT SIGNS - PARALLEL
- WALL MOUNTED EXIT SIGNS - PERPENDICULAR
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING TO BE RELOCATED
- ACCESS DOOR

MECHANICAL FIXTURES

- RETURN AIR
- SUPPLY AIR
- CIRCULAR DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN

LIGHT FIXTURES

- CEILING GRID FIXTURE
- (E) FIXTURE TO BE REMOVED
- UNDER CABINET/LINEAR FIXTURE
- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- RECESSSED WALL WASHER
- TRACK LIGHTING / PENDANT LIGHTING
- WALL SCONCE
- E — DENOTES EXISTING TO REMAIN
- R — DENOTES EXISTING TO BE RELOCATED
- $ — WALL SWITCH
- D $ — DIMMER SWITCH

FINISH

- XXXX / XXXX — WALL FINISH TAG / BASE FINISH TAG
- EXTENT OF FINISH TYP.
- XXXX — WALL FINISH TAG
- XXXX — SPECIAL FINISH TAG
- XXXX — FLOOR FINISH TAG
- XXXX — CEILING FINISH TAG
- CHANGE IN FLOOR FINISH
- FLOOR FINISH DIRECTION

ELEVATION INDICATION

- GLASS SYMBOL
- MASONRY COURSING
- WOOD VENEER
- STONE

GRAPHIC SYMBOLS

CONSTRUCTION

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW PARTITION
- 1 HR. RATED PARTITION
- 2 HR. RATED PARTITION
- 3 HR. RATED PARTITION
- 4 HR. RATED PARTITION
- MILLWORK
- MILLWORK ABOVE
- XX / XX.XXX — DETAIL NUMBER / SHEET NUMBER
- SIM — DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- 1" — LOCATION ON SHEET WHERE ELEVATION IS SHOWN
- DIRECTION OF ELEVATION
- 2 A11.XX — SHEET NUMBER WHERE ELEVATION IS SHOWN / INTERIOR AND EXTERIOR ELEVATION MARKER
- 1 — REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- NAME / 1234 — ROOM NAME / ROOM NUMBER
- 01 — SHEETNOTE REFERENCE
- A3A — WALL TYPE REFERENCE
- FIRE RATING
- XXX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- XX / XX — DOOR NUMBER / DOOR TYPE
- XXX / X X — DOOR NUMBER / DOOR TYPE | HARDWARE TYPE
- XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- MW01 — MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
- ELEVATION DATUM REFERENCE
- +6" / 0" — FLOOR ELEVATION TRANSITION
- MATCH LINE SEE XX/XX — MATCH LINE SYMBOL
- ALIGN — ALIGN WITH ESTABLISHED / ADJACENT SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

- FW — FIRE WARDEN STATION SYMBOL
- FA — WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FP — FIRE ALARM PULL SYMBOL
- FEC — WALL MOUNTED, FIRE EXTINGUISHER CABINET
- FEC — WALL MOUNTED FIRE EXTINGUISHER
- FHC — WALL MOUNTED FIRE HOSE CABINET
- FV — WALL MOUNTED FIRE VALVE
- FV — WALL MOUNTED FIRE VALVE CABINET

KEYNOTE DESCRIPTION

00 00 00.X00 DESCRIPTION

- PROJECT MANUAL SPECIFICATION REFERENCE
- FOR INTERNAL ARCHITECTURAL REFERENCE ONLY NOT FOR CONTRACTOR USE
- PRODUCT, MATERIAL, SYSTEM DESCRIPTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street, Suite 1500, San Francisco, CA 94105, United States — Tel 415.433.3700, Fax 415.836.4599
101 S. Tryon Street, Suite 2100, Charlotte, NC 28280, United States — Tel 704.377.2725, Fax 704.377.2807
545 N/W. 26th Street, Suite 250, Miami, FL 33127, United States — Tel 708.377.2725, Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

Date	Description
- 03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA — PABLO G. GARCIA — AR99297 — REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: C=US,E=pablo.garcia@gensler.com,O=GENSLER, INC.,CN=PABLO GARCIA
Reason: I agree to the terms defined by the placement of my signature on this document.
Contact Info: 305.350.7370
Date: 2026.03.12 10:53:13-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
GRAPHIC SYMBOLS & ABBREVIATIONS

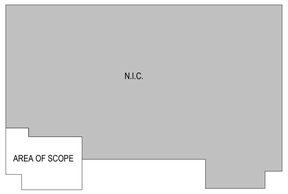
Scale

G1.01

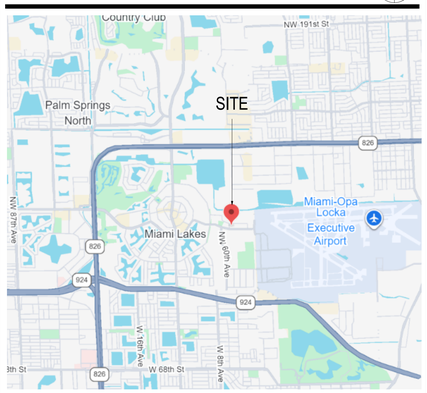
© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.17179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:16 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
G1.01 RWK 2026-05-27.pdf

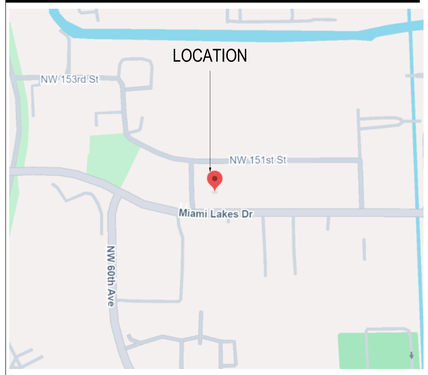
KEY PLAN



VICINITY MAP



LOCATION MAP



ACCESSIBILITY NOTES

NO.	ACCESSIBILITY
10.	THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR IS SPECIFIED TO BE MARKED WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP IS SPECIFIED TO BE A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
11.	ELECTRICAL RECEPTACLE OUTLETS ARE SPECIFIED TO BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
1.	PILE THICKNESS OF SPECIFIED CARPETS DOES NOT EXCEED 1/2".
2.	FLOOR SURFACES SPECIFIED ARE SLIP-RESISTANT.
3.	ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTE DO NOT EXCEED 1/2" IN HEIGHT. CHANGES BETWEEN 1/4" AND 1/2" ARE BEVELED WITH A SLOPE NO STEEPER THAN 1:2
4.	LATCHING AND LOCKING DOORS ARE SPECIFIED TO BE OPERABLE WITH A SINGLE EFFORT BY HARDWARE THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. DOOR OPENING HARDWARE IS SPECIFIED TO BE MOUNTED BETWEEN 34" AND 48" ABOVE FLOOR FINISH.
5.	CLOSERS FOR FIRE-RATED DOORS ARE SPECIFIED TO BE POWER LEVEL 3 FOR INTERIOR DOORS 38" OR LESS IN WIDTH.
6.	MAXIMUM PULL OR PUSH EFFORT TO OPERATE NON-FIRE-RATED DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. SPECIFIED CLOSERS TO BE ADJUSTED TO COMPLY.
7.	ALL DOORS ARE SPECIFIED TO BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS ARE CAPABLE OF OPENING AT LEAST 90 DEGREES AND CLEAR WIDTH IS NOT LESS THAN 32".
8.	FLOOR AREAS ON EACH SIDE OF DOORS ARE SPECIFIED TO BE LEVEL AND CLEAR. THE DIMENSIONS OF THE LEVEL AREAS ARE SPECIFIED TO MEET ANSI A117.3 2003, IAC AND ADA CLEARANCE REQUIREMENTS.
9.	FLOORS OR LANDINGS ARE SPECIFIED TO BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS SPECIFIED TO BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2.

FIRE PREVENTION NOTES

NO.	FIRE PREVENTION
1.	EVERY EXIT DOOR IS SPECIFIED TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY AND WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.
2.	INTERIOR WALL AND CEILING FINISHES ARE SPECIFIED TO BE CLASS 2 (FLAME SPREAD 26-75, SMOKE DEVELOPED 450 OR LESS) OR BETTER, UNLESS NOTED OTHERWISE.
3.	INTERIOR TRIM IS SPECIFIED TO BE CLASS 3 (FLAME SPREAD 76 TO 200, SMOKE DEVELOPED 450 OR LESS) OR BETTER.
4.	INTERIOR TRIM FOR CEILINGS IS SPECIFIED TO BE 10% OR LESS OF TOTAL CEILING AREA. INTERIOR TRIM FOR WALLS IS SPECIFIED TO BE 20% OR LESS OF TOTAL WALL AREA.
5.	THIS PROJECT DOES NOT INCLUDE STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS OR HAZARDOUS SUBSTANCES.
6.	ALL WOOD BLOCKING, CLEATS, GROUNDS, SHEATHING AND OTHER MISC. CARPENTRY ITEMS SHALL BE FIRE RETARDANT TREATED
7.	FLOOR COVERINGS FOR CORRIDORS, LOBBIES, STAIRS, OTHER EXIT PATHS OR EXIT AREAS ARE SPECIFIED TO BE CLASS B OR BETTER.

PROJECT INFORMATION

BUILDING ADDRESS: 5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

OCCUPANCY TYPE: B-BUSINESS

CONSTRUCTION TYPE: TYPE II-B

FIRE SUPPRESSION: ■ FULLY SPRINKLERED (AUTOMATIC)
☐ NON- SPRINKLERED

FIRE ALARM SYSTEM: NONE

NUMBER OF STORIES: 1 - ABOVE GRADE
0 - BELOW GRADE

FLOOR AREA: 19,310 SF
SCOPE OF WORK AREA 1,151 SF

FEMA PANEL: #120686
FLOOD ZONE: X

NOTES:

1. ALL WORK IS TO CONFORM TO APPLICABLE TRADE CODES, LAWS & REGULATIONS.

2. CONTRACTOR SHALL PROVIDE ANY INFORMATION AND/OR PRODUCT APPROVAL NUMBERS AS REQUIRED BY FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE 9N-3.

SCOPE OF WORK

FOLLOWING ARE THE PLANS OUTLINING THE SCOPE OF WORK REQUIRED FOR:

INCLUDES DEMOLITION COMESURATE WITH IMPROVEMENT LEVEL.

☐ LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

■ LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

☐ LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.

FIRST GENERATION BUILD OF SHELL SPACE AND ALL NEW COMPONENTS.

APPLICABLE CODES

FLORIDA BUILDING CODES		
FBC	BUILDING, 8TH EDITION	2023
FBC	EXISTING BUILDING, 8TH EDITION	2023
FBC	ENERGY CONSERVATION, 8TH EDITION	2023
FBC	PLUMBING, 8TH EDITION	2023
FBC	MECHANICAL, 8TH EDITION	2023
FBC	ELECTRICAL, 8TH EDITION	2023
FFPC	FLORIDA FIRE PREVENTION CODE, 8TH EDITION	2023

NATIONAL FIRE PROTECTION ASSOCIATION		
NFPA 1	FIRE CODE	2021
NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS	2018
NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2019
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2019
NFPA 70	NATIONAL ELECTRICAL CODE	2020
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE	2019
NFPA 101	LIFE SAFETY CODE	2021

ACCESSIBILITY GUIDELINES		
ADA	ADA STANDARDS FOR ACCESSIBLE DESIGN BY THE U.S. DEPARTMENT OF JUSTICE	2010
FBC	ACCESSIBILITY; 8TH EDITION	2023
ICC/ANSI 117.1	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2017

DRAWING ORGANIZATION

THE DRAWINGS, IN CONCERT WITH THE PROJECT MANUAL, COMPRISE THE CONTRACT DOCUMENTS OUTLINING THE INTENT OF THE ARCHITECT, AND MAY BE SUPPLEMENTED BY FURTHER INFORMATION ISSUED BY ARCHITECT.

THE DRAWINGS ARE ARRANGED IN GENERAL TO SPECIFIC ORDER, FOLLOWING A TOP TO BOTTOM, RIGHT TO LEFT FORMAT. CONTRACTORS ARE ADVISED TO READ AND FAMILARIZE THEMSELVES WITH THE INFORMATION IN THE PROJECT MANUAL, AS WELL AS THE GENERAL LEGENDS CONTAINED IN THE G SERIES OF DRAWINGS, PRIOR TO REVIEW OF THE PLANS, ELEVATIONS AND DETAILS. ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED, PRIOR TO PROCEEDING WITH WORK.

FINISH FLAME & SMOKE REQUIREMENTS

WALL AND CEILING FINISHES, NFPA 101 - 10.2.3.3, FBC 2020 - 803.1
CLASS A: FLAME SPREAD 0-25; SMOKE -DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

GROUP B	CLASS
SPRINKLERED	
EXIT ENCL/EXIT PASSAGEWAYS	B
CORRIDORS	C
ROOMS AND ENCL SPACES	C
NON-SPRINKLERED	
GROUP B, NON-SPRINKLERED	
EXIT ENCL/EXIT PASSAGEWAYS	A
CORRIDORS	B
ROOMS AND ENCL SPACES	C

DRAWING INDEX

Sheet Number	Sheet Name	Revisions		
		Latest	Date	Description
00_GENERAL				
G0.00	COVER	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G0.01	DRAWING INDEX, VICINITY & LOCATION MAPS, PROJECT INFO. & SCOPE	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G1.01	GRAPHIC SYMBOLS & ABBREVIATIONS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G1.02	TYPICAL MOUNTING DIAGRAMS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G2.01	LIFE SAFETY ANALYSIS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G5.01	PARTITION TYPE DETAILS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G6.01	DOOR SCHEDULE, DOOR TYPES & DOOR HARDWARE SHEDULE	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G7.01	PLUMBING FIXTURES, LIGHT FIXTURES, EQUIPMENT AND ACCESSORIES SCHEDULE	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
G8.01	FINISH MATERIALS LEGEND	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
01_DEMOLITION				
D1.01	DEMOLITION PLAN	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
D1.02	DEMOLITION CEILING PLAN	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
02_ARCHITECTURE				
A1.101	CONSTRUCTION PLAN	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A1.201	REFLECTED CEILING PLAN	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A1.301	FINISH PLAN	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A1.401	FURNITURE PLAN	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A2.01	INTERIOR ELEVATIONS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A3.01	RESTROOM ENLARGED PLAN AND ELEVATIONS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A5.01	CONSTRUCTION DETAILS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A5.11	DOOR DETAILS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A5.31	MILLWORK DETAILS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
A5.41	FINISH & TRANSITION DETAILS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
03_MECHANICAL				
M0.001	ABBREVIATIONS, NOTES & DETAILS - MECHANICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
M0.002	SPECIFICATIONS - MECHANICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
M0.003	SPECIFICATIONS - MECHANICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
M0.004	SPECIFICATIONS - MECHANICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
M1.001	FIRST FLOOR PLAN - MECHANICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
04_ELECTRICAL				
E0.001	LEGENDS, NOTES & DETAILS - ELECTRICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E0.002	SPECIFICATIONS - ELECTRICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E0.003	SPECS (CONT) AND SCHEDULES - ELECTRICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E0.004	RISER, DIAGRAM, PANELS, SCHEDULES & LIGHTING SYSTEM - ELECTRICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E0.101	OVERALL FLOOR PLAN ELECTRICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E1.101	FLOOR PLAN - ELECTRICAL	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E2.101	FLOOR PLAN - LIGHTING	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
E3.101	FLOOR PLAN - MECHANICAL CONNECTIONS	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
05_PLUMBING				
P0.001	ABBREVIATIONS, NOTES & DETAILS - PLUMBING	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
P0.002	SPECIFICATIONS - PLUMBING	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
P0.003	SPECIFICATIONS - PLUMBING	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
P1.001	FIRST FLOOR PLAN - PLUMBING	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION
06_FIRE PROTECTION				
F1.001	FIRST FLOOR PLAN - FIRE PROTECTION	-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 NW. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · REGISTERED ARCHITECT · AR95297

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, C=US, E=pablo.garcia@gensler.com, O=M. ARTHUR GENSLER JR. AND ASSOCIATES, INC., OU=FL
Location: Miami
I am approving to the terms defined by the placement of my signature on this document.
Contact Info: 305.350.7070
Date: 2026.03.12 10:53:09-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

DRAWING INDEX, VICINITY & LOCATION MAPS, PROJECT INFO. & SCOPE

Scale

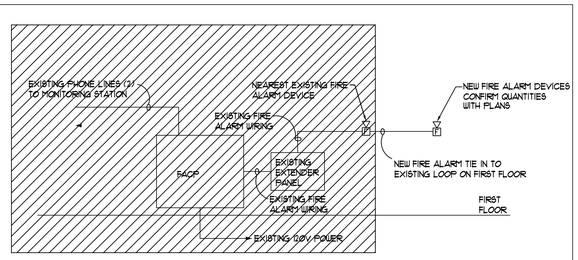
1" = 40'-0"

G0.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 3:31:15 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 6/11/2026 12:26:17 PM
G0.01 RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
FEBLES, NOEL 5/28/2026 7:35:03 AM DERM Approved



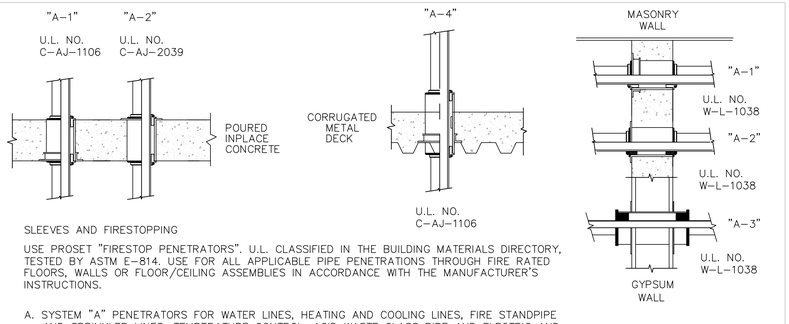
1 E0.001 PARTIAL FIRE ALARM RISER
NOT TO SCALE

FIRE ALARM GENERAL NOTES

1. ALL WORK TO THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL LOCAL FIRE CODES, LAWS, REGULATIONS, ORDINANCES, AND THE REQUIREMENTS OF NFPA 72 – 2019 EDITION.
2. ALL NEW FIRE ALARM DEVICES SHALL BE ADA APPROVED. COORDINATE COLOR WITH ARCHITECT AND BASE BUILDING. DEVICES TO MATCH BASE BUILDING SYSTEM MANUFACTURER. PROVIDE ANY ADDITIONAL POWER AMPLIFIERS REQUIRED FOR INSTALLATION OF NEW ADA APPROVED DEVICES.
3. ALL FIRE ALARM DEVICES, INCLUDING HORNS, VISUALS, SMOKE DETECTORS, ETC... SHALL BE CONNECTED TO THE BASE BUILDING FIRE ALARM SYSTEM BY A LICENSED FIRE ALARM CONTRACTOR. COORDINATE CONNECTIONS WITH SYSTEM MANUFACTURER.
4. ALL DEVICES SHALL BE 110 CANDELA, UNLESS OTHERWISE NOTED.
5. THE ENTIRE LENS OF WALL MOUNTED VISUAL FIRE ALARM DEVICES SHALL BE MOUNTED AT LEAST 80" AFF., AND AT MOST 96" AFF.
6. COORDINATE FIRE ALARM SYSTEM SHUTDOWNS AND REPROGRAMMING WITH LANDLORD.
7. ALL FIRE ALARM DEVICES SHALL BE WHITE UNLESS OTHERWISE NOTED OR REQUIRED.
8. EVACUATION SIGNAL SHALL BE 3 PULSE TEMPORAL.
9. THE FIRE ALARM SYSTEM APPLIANCE LAYOUT INDICATED ON SHEET E1.101 INDICATES NEW DEVICE PLACEMENT REQUIREMENTS FOR THIS TENANT UPFIT. NEW DEVICES SHALL BE INSTALLED INTO THE BASE BUILDING FIRE ALARM SYSTEM. PROVIDE ALL PROGRAMMING REQUIRED TO MAKE THE NEW DEVICES FUNCTIONAL AND ANY PROGRAMMING OR NEW EQUIPMENT REQUIRED TO MAKE ALL OF THE VISIBLE NOTIFICATION APPLIANCES ON THE ENTIRE FLOOR FLASH IN SYNCHRONIZATION.
10. ALL CIRCUIT BREAKERS FOR AFFECTED FIRE ALARM PANELS SHALL HAVE A RED COLORED INDICATOR AND LOCK–ON DEVICE.
11. THE FIRE ALARM CONTRACTOR SHALL PREPARE FIRE ALARM SHOP DRAWINGS FOR ENGINEER REVIEW AND SUBSEQUENT SUBMISSION TO THE LOCAL FIRE DEPARTMENT AHJ. THE FIRE ALARM SHOP DRAWINGS SHALL INCLUDE ALL APPLICABLE INFORMATION REQUIRED BY THE CURRENT INTERNATIONAL FIRE CODE SECTION 907.1.2. INCLUDE PRODUCT DATA MATERIAL FOR ALL NEW DEVICE TYPES WITH THE SCOPE OF WORK FOR REVIEW.

FIRE ALARM SYSTEM MATRIX

	BUILDING SYSTEM OUTPUTS																				CENTRAL COMM	
	ACTIVATE COMMON ALARM SIGNAL INDICATOR	ACTIVATE AUDIBLE ALARM SIGNAL	ACTIVATE COMMON SUPERVISORY SIGNAL INDICATOR	ACTIVATE AUDIBLE SUPERVISORY SIGNAL	ACTIVATE COMMON TROUBLE SIGNAL INDICATOR	ACTIVATE AUDIBLE TROUBLE SIGNAL	ACTIVATE GENERAL EVACUATION SIGNAL	DISPLAY CHANGE OF STATUS	ACTIVATE EXTERNAL HORN/STROBES	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	RETURN ELEVATOR TO ALTERNATE FLOOR	RETURN ELEVATOR TO FIRST FLOOR	SHUNT TRIP PER DIVISION 8 BOARDED FLOOR	SHOW CHANGE OF STATUS ON ANNUNCIATOR	SHOW CHANGE OF STATUS RESPECTIVE HVAC	SHOW CHANGE OF STATUS ON CONTROL PANEL	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION
MANUAL FIRE ALARM PULL BOXES	X	X					X	X	X	X							X	X	X			
BUILDING SMOKE DETECTOR	X	X					X	X	X	X							X	X	X			
DUCT SMOKE DETECTOR			X	X				X			X					X	X	X		X	
SPRINKLER WATER FLOW	X	X					X	X	X	X							X	X	X			
SPRINKLER TAMPER			X	X				X			X						X	X		X	
ELEV. EQ. ROOM SMOKE DETECTOR	X	X					X	X	X	X					X		X	X	X			
ELEV. EQ. ROOM HEAT DETECTOR	X	X					X	X	X	X				X	X		X	X	X			
ELEV. SHAFT HEAT DETECTORS	X	X					X	X	X	X					X		X	X	X			
1ST FLOOR ELEV. LOBBY SMOKE DETECTOR	X	X					X	X	X	X			X				X	X	X			
UPPER FLOOR ELEV. LOBBY SMOKE DETECTOR	X	X					X	X	X	X				X			X	X	X			
HOOD SUPPRESSION SYSTEM	X	X					X	X	X	X							X	X				
NOTIFICATION APPLIANCE CIRCUIT SHORT						X	X		X				X				X	X				X
OPEN CIRCUIT						X	X		X				X				X	X				X
GROUND FAULT						X	X		X				X				X	X				X
FIRE ALARM AC POWER FAILURE						X	X		X				X				X	X				X
FIRE ALARM SYSTEM LOW BATTERY						X	X		X				X				X	X				X



SLEEVES AND FIRESTOPPING

USE PROSET "FIRESTOP PENETRATORS". U.L. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASTM E–814. USE FOR ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR FLOOR/CEILING ASSEMBLIES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

A. SYSTEM "A" PENETRATORS FOR WATER LINES, HEATING AND COOLING LINES, FIRE STANDPIPE AND SPRINKLER LINES, TEMPERATURE CONTROL, ACID WASTE GLASS PIPE AND ELECTRIC AND COMMUNICATION CONDUIT PENETRATING FLOORS OR WALLS.

1. CAST–IN–COUPLING PENETRATORS FOR POURED–IN–PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.
2. CORED HOLE COUPLING PENETRATORS FOR CORED HOLES THROUGH PRECAST OR EXISTING CONCRETE IN FLOORS OR WALLS.
3. SPLIT WALL SLEEVE PENETRATORS FOR PIPES PASSING THROUGH GYPSUM WALLS OR FLOOR / CEILING ASSEMBLIES.
4. SLIP FLANGE CM COUPLING FOR POURED–IN–PLACE CONCRETE ON CORRUGATED METAL DECK.

FIRESTOP PENETRATOR DETAILS

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance
Prescriptive ___X___ Performance _____ Energy Cost Budget _____

Provide a standard riser diagram which indicates designated points for check metering.
Provide a standard panel schedule description which idenifies different enduse loads.

Standard riser diagram is on Sheet – E0.004
Standard panel schedules are on – E0.004

Lighting Schedule
lamp type required in fixture — SEE LIGHTING FIXTURE SCHEDULE
number of lamps in fixture — SEE LIGHTING FIXTURE SCHEDULE
ballast type used in the fixture — SEE LIGHTING FIXTURE SCHEDULE
number of ballasts in fixture — SEE LIGHTING FIXTURE SCHEDULE
total wattage per fixture — SEE LIGHTING FIXTURE SCHEDULE
E0.003
total interior wattage specified vs. allowed
Retail Occupancy: gross area of 1,546 sq. ft.
Per 2023 Florida Energy Code:

	Allowable	Specified
RETAIL (0.84 X 1,546 SQFT) = 1,299 WATTS		1,131 WATTS

total exterior wattage specified vs. allowed
NOT APPLICABLE (TENANT FIT–UP)

Equipment schedules with motors (not used for mechanical systems)
motor horsepower NONE
number of phases N/A
minimum efficiency N/A
motor type N/A
# of poles N/A

ELECTRICAL DESIGNER STATEMENT
I hereby certify that the design of this building complies with the mechanical systems, service systems and equipment requirements of the 2023 Florida Energy Code.

signed _____ date 01/12/2026

Name JOSHUA MARTINEZ

Title Project Engineer

PROJECT TYPE

[X] New Construction (C405) [ ] Addition (C502) [ ] Alterations (C503)

When 'New Construction' is selected, indicate FLECC Section C406 method of compliance below. If project is other than 'New Construction', compliance with referenced section is 'N/A'.

Unless specifically exempt below, the contractor shall obtain the services of a FL licensed engineering professional to perform all required commissioning services of all lighting and lighting control systems in the project scope in compliance with FLECC Section C408.

FLECC 2023 SECTION C406 – COMPLIANCE STATEMENT

Method of Compliance
a. C406.2 More Efficient HVAC Performace ___
b. C406.3 Reduced Lighting Power Density X
c. C406.4 Enhanced Lighting Controls ___
d. C406.5 On–Site Supply of Renewable Energy ___
e. C406.6 Dedicated Outdoor Air System ___
f. C406.7 Higher Efficiency Service Water Heating ___

Refer to the following sheet for demonstration of compliance: E0.001

FLECC 2023 SECTION C408 – SYSTEM COMMISSIONING

[X] Exempt (For Alterations only per FLECC C503.1 Exception 2.g.)

Refer to 2023 FLECC Appendix C1 for required statement of system commissioning to be presented to the AHJ at final inspections.

ELECTRICAL GENERAL NOTES

1. ALL WORK THIS DIVISION SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, REGULATIONS, ORDINANCES, AND THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE. ALL WORK SHALL COMPLY WITH BASE BUILDING SPECIFICATIONS. OBTAIN A COPY OF SPECIFICATIONS FROM BUILDING MANAGER IF NECESSARY.
2. THE CONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF HIS WORK HE SHALL SUBMIT "AS BUILT" PRINTS TO THE OWNER.
3. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY FITTING AND DETAIL. ALL WORK SHALL BE INSTALLED SO THAT JUNCTION BOXES AND COMPONENTS WILL BE ACCESSIBLE FOR SERVICE.
4. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. PROVIDED UNDER THIS DIVISION SHALL BE COVERED BY A ONE YEAR GUARANTEE STARTING AT THE TIME OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS IN THE WORK, SYSTEMS, EQUIPMENT, OR COMPONENTS FOUND DURING THIS YEAR SHALL BE CORRECTED AT NO CHARGE. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCHWORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
5. ALL CONDUIT MUST BE CONCEALED IN THE WALLS OR ABOVE THE CEILING UNLESS OTHERWISE NOTED. MINIMUM CONDUIT SIZE IS 1/2".
6. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THW" OR "THHN" INSULATION AND THE MINIMUM WIRE SIZE SHALL BE #12 A.W.G. WITH A 167 DEGREE TEMPERATURE RATING.
7. ALL WORK MUST BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER ACCORDING TO GENERALLY ACCEPTED PRINCIPALS OF FIRST CLASS WORKMANSHIP.
8. FASTEN ALL RECESSED LIGHTING FIXTURES TO STRUCTURE OR GRID PER N.E.C. 410.36.
9. RECESSED INCANDESCENT FIXTURES SHALL BE SUPPORTED IN COMPLIANCE WITH N.E.C. 410.36.
10. ALL PENETRATIONS THRU RATED WALLS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED PER N.E.C. 300.21.
11. PROVIDE ALL GROUNDING AS REQUIRED BY N.E.C.
12. DEVICE MOUNTING HEIGHTS ARE TO BE MEASURED TO THE DEVICE CENTERLINE.
13. ALL SWITCHES FOR FANS, LIGHTS, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL SHARE A MULTI–GANG COVER PLATE AS REQUIRED.
14. ALL CONDUIT SHALL BE 1/2" EMT WITH 2#12,1#12G AWG CONDUCTORS UNLESS OTHERWISE NOTED.
15. PROVIDE #12AWG GND. FOR ALL MECHANICAL EQUIPMENT UNLESS SHOWN OTHERWISE. ALL EQUIPMENT SHALL BE GROUNDED AT THE PANEL WHICH FEEDS THE EQUIPMENT.
16. COORDINATE RECEPTACLE NEMA TYPE AND VOLTAGE WITH COPIERS AND EQUIPMENT.
17. PROVIDE A NEW DIRECTORY FOR ALL PANELS. CORRECTLY LABEL ALL CIRCUITS, SPARES AND SPACES IN ACCORDANCE WITH N.E.C. 408.4(A).
18. PROVIDE A SEPARATE GREEN, INSULATED, #12AWG EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE BRANCH CIRCUIT HOMERUN CONDUCTORS.
19. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELOCATED WALL OPENING, ETC.) RESULTS IN THE REMOVAL, RELOCATION OF REFEEDING OF ELECTRICAL DEVICES OR LIGHTING FIXTURES, THE ELEC. CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.
20. DEVICE BOXES IN RATED WALLS SHALL MEET STANDARD BUILDING CODE SECTION 706.4.
21. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY A FLORIDA APPROVED THIRD PARTY TESTING AGENCY.
22. DEDICATED RECEPTACLES TO RECEIVE VISUAL DESIGNATION.
23. OUTLET BOX SHALL NOT BE MOUNTED BACK TO BACK.
24. BLANK FACEPLATES ARE NOT ALLOWED, U.N.O.. ANY EXISTING OUTLET OR TELE/DATA LOCATION NOT USED OR SHOWN WITHIN THE SCOPE OF WORK IN THESE PLANS SHOULD BE REMOVED, PATCHED, AND REPAIRED.
25. MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS PER N.E.C. 210.4(B).
26. MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO PERMANENTLY CONNECTED FREESTANDING PARTITIONS SHALL BE PROVIDED WITH A MEANS TO DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE PANEL BOARD WHERE THE BRANCH CIRCUIT ORIGINATES PER N.E.C. 605.8.
27. ARC–FLASH HAZARD WARNING SHALL BE PROVIDED ON ALL EQUIPMENT IN AFFECTED ELECTRICAL ROOMS PER N.E.C. 110.16.
28. PROVIDE PLASTIC NAMEPLATE ON ALL PANELS (NEW AND EXISTING) INDICATING PANEL NAME AND SOURCE PER N.E.C 408.4(B).
29. ALL WIRING TERMINATIONS ARE ASSUMED TO BE 75DEG C RATED, UNLESS NOTED OTHERWISE. ALL WIRING UNDER 100A IS BASED ON A 60DEG C TERMINATION.

PRE–CONSTRUCTION DEMOLITION NOTES

1. REFER TO THE ARCHITECTURAL DEMOLITION PLANS FOR SCOPE RELATED TO THE LAYOUT OF WALLS, CEILINGS, ETC... TO BE REMOVED.
2. COORDINATE ALL POWER SHUT–DOWNS AND FIRE ALARM SYSTEM MODIFICATIONS, WHERE APPLICABLE, WITH THE ONSITE FACILITIES MANAGEMENT TEAM.
3. REMOVE ALL EXISTING DEVICES (RECEPTACLES, DATA OUTLETS, FIRE ALARM DEVICES, SWITCHES, EMPTY JUNCTION BOXES, ETC...) ASSOCIATED WITH ANY WALLS OR OTHER PARTITIONS IDENTIFIED TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE. RE–LABEL ALL NEW SPARE BREAKERS AS "SPARE" IN THE APPROPRIATE PANEL SCHEDULES.
4. NO BLANK COVERPLATES SHALL BE ALLOWED. REFER TO ARCHITECTURAL SET FOR DETAILS CONCERNING PATCHING OF EXISTING OPENINGS BASED ON THE PARTITION TYPE IT CURRENTLY RESIDES.
5. FOR ANY MECHANICAL EQUIPMENT BEING REMOVED, REMOVE ALL WIRING, CONDUIT, AND ASSOCIATED DISCONNECTS BACK TO ITS SOURCE. COORDINATE EXACT UNITS BEING REMOVED WITH DIVISION 22 & 23. RE–LABEL ALL NEW SPARE BREAKERS AS "SPARE" IN THE APPROPRIATE PANEL SCHEDULES.
6. REFER TO THE FIRE ALARM FLOOR PLANS FOR EXACT FIRE ALARMS DEVICES TO EITHER BE REMOVED, RELOCATED, OR LEFT IN PLACE.
7. REMOVE ALL ABANDONED EMPTY CONDUIT AND JUNCTION BOXES FROM THE CEILING SPACE.
8. ANY EXISTING FLOOR BOX, ABANDONED CONDUIT PENETRATION, ETC... THROUGH THE SLAB WITHIN THE SCOPE OF WORK AREA NOT SPECIFICALLY IDENTIFIED TO REMAIN SHALL BE REMOVED AND THE FLOOR PATCHED TO A LIKE NEW CONDITION.
9. COORDINATE WITH THE TENANT AND/OR LANDLORD EXACTLY WHICH DEVICES AND EQUIPMENT ARE REQUIRED TO BE TURNED OVER TO THE OWNER ONCE REMOVED.
10. PROVIDE ADEQUATE PROTECTION OF ANY EXISTING TO REMAIN DEVICE OR FIXTURE SUCH THAT IT IS NOT DAMAGED DURING THE CONSTRUCTION PROCESS.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	ON CENTER MTG. HT.
	CONCEALED CONDUIT IN CEILING OR WALL	
	CONCEALED CONDUIT IN FLOOR OR UNDERGROUND	
	CIRCUIT HOMERUN TO PANEL; EACH ARROWHEAD = 1 CIRCUIT	
	NO. OF CONDUCTORS IN CONDUIT; EACH CROSSHATCH = 1 WIRE	
	FLEXIBLE CONDUIT OR S.O. CORD	
	EXPOSED CONDUIT	
	CONDUIT STUBBED UP OR TURNED DOWN	
	PLYWOOD BACKBOARD	
	SURFACE MOUNTED RACEWAY	
	MULTI OUTLET SURFACE MOUNTED RACEWAY	
	WALL MOUNTED SINGLE RECEPTACLE OUTLET	18"
	WALL MOUNTED DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED DUPLEX RECEPTACLE OUTLET – ABOVE COUNTER	AS REQUIRED
	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET – ABOVE COUNTER	AS REQUIRED
WP	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET – WEATHER RESISTANT "WR" TYPE	18"
	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED SPECIAL RECEPTACLE OUTLET	18"
	WALL MOUNTED RECEPTACLE & USB OUTLET	18"
J J	JUNCTION BOX	
	WALL MOUNTED COMBINATION DATA/VOICE OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	WALL MOUNTED VOICE OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	WALL MOUNTED DATA OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
TV	JUNCTION BOX FOR TV. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	
AV	2–GANG JUNCTION BOX FOR AV, LOW–VOLTAGE WIRING BY OTHERS. PROVIDE JUNCTION BOX WITH 1–1/4" CONDUIT TO ABOVE CEILING. U.N.O.	
CR	JUNCTION BOX FOR CARD READER. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	42"
CAM	DOME CAMERA (PROVIDED BY SECURITY CONTRACTOR)	
WAP	WIRELESS ACCESS POINT, CEILING MOUNTED (BY OTHERS)	
SPK	SPEAKER LOCATION (BY OTHERS)	
	STUB–UP DEVICES WITH POWER, TELE/DATA, AV PER PLANS	
	FLOOR BOX DEVICES WITH POWER AND TELE/DATA PER PLANS (SEE DRAWINGS FOR MODEL#)	
	FLOOR BOX DEVICES WITH QUAD RECEPT & TELE/DATA OUTLETS (SEE DRAWINGS FOR MODEL#)	
AV	FLOOR BOX DEVICES WITH DUPLEX RECEPT & TELE/DATA/AV OUTLETS (SEE DRAWINGS FOR MODEL#)	
	FLOOR BOX DEVICE TO MODULAR FURNITURE	
P #	JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE. COORD. EXACT LOCATION WITH ARCH. PROVIDE ALL REQ. CONNECTIONS (THE # OF WORKSTATIONS TO BE POWERED ARE DENOTED BY A NUMBER NEXT TO THE POWER JUNCTION)	18"
T/D	JUNCTION BOX FOR TELE/DATA CONNECTION TO MODULAR FURN. COORD. EXACT LOCATION WITH ARCH. PROVIDE 1–1/4" EMPTY CONDUIT WITH PULLSTRING TO ABOVE ACCESSIBLE CEILING.	18"
J PP #	PROVIDE AND INSTALL JUNCTION BOX ABOVE CEILING TO SUPPLY POWER WHICH SHALL SUPPLY EACH WORKSTATION WITH TWO (2) DUPLEX AND ONE (1) VOICE DATA. POWER POLE TO BE SUPPLIED BY TENANT AND INSTALLED BY E.C. (THE # OF WORKSTATIONS TO BE POWERED ARE DENOTED BY A NUMBER NEXT TO THE POWER POLE)	
	120/208 VOLT PANELBOARD RECESSED MOUNTED 120/208 VOLT PANELBOARD	
	LIGHT FIXTURE	
	EXIT SIGN – CEILING,WALL MT.	
	LIGHT FIXTURE ON BATTERY BACKUP (90MIN, 1100 LUMEN)	
S	WALL MOUNTED S.P.S.T. TOGGLE SWITCH	42"
S 3	WALL MOUNTED 3–WAY TOGGLE SWITCH	42"
S 4	WALL MOUNTED 4–WAY TOGGLE SWITCH	42"
S D	WALL MOUNTED DIMMER SWITCH (WATTAGE AS REQUIRED)	42"
S T	WALL MOUNTED TIMER SWITCH	
S OV	WALL MOUNTED MANUAL OVERRIDE SWITCH (TO OVERRIDE CIRCUIT DESIGNATED AT LIGHTING CONTACTOR PANEL)	42"
	MOTION DETECTOR SWITCH W/ MANUAL OVERRIDE – WALL MOUNTED	42"
	MOTION DETECTOR – CEILING MOUNTED	
S M	MOTOR RATED TOGGLE SWITCH	AS REQ'D.
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH	
S (30/3)	DISCONNECT SWITCH (FRAME/POLES/FUSE–IF REQUIRED)	
(2)	MOTOR – NUMBER INDICATES HORSEPOWER (F=FRACTIONAL)	
B	AUDIBLE BELL ALARM – WALL MOUNTED	80" A.F.F.
FA	FIRE ALARM ADA APPROVED AUDIO/VISUAL ALARM – WALL MOUNTED	80" A.F.F.
F	FIRE ALARM PULL STATION	48" A.F.F.
D	SMOKE DETECTOR – CEILING MOUNTED	
T	TAMPER SWITCH – FIRE ALARM	
F	FLOW SWITCH – FIRE ALARM	
F.B.O.	FURNISHED BY OTHERS	
AFF/AFG	ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE	
BC	BELOW CEILING	
AC	ABOVE COUNTER	
WP	WEATHER PROOF	
E,EX/RE/N	EXISTING/RELOCATED/NEW	
GFI	GROUND FAULT INTERRUPTING CIRCUIT	
E.C.	EMPTY CONDUIT (PROVIDE PULLSTRING IN ALL EMPTY CONDUIT)	
FPMR	FUSE PER MANUFACTURER'S RECOMMENDATION	
IG	ISOLATED GROUND	

NOTES:
1. COORDINATE LOCATION AND SPECIFIC MOUNTING HEIGHT WITH ARCHITECT.
2. MOUNTING HEIGHTS SHALL BE AS INDICATED IN THE LEGEND UNLESS OTHERWISE NOTED ON THE PLANS.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1220 MINNEI LN.
CHARLOTTE, NC 28217
PHONE (704) 357–9333
BWA JOB # 2025–1452

△ Date	Description
01/12/2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JARED BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.01.20 16:47:48-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

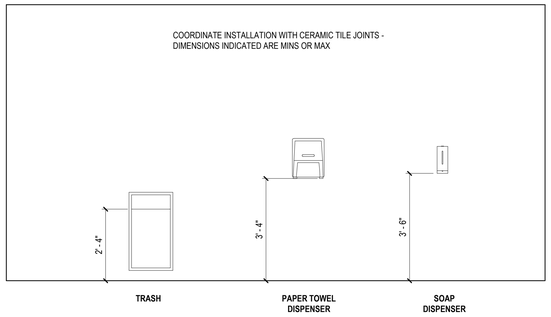
Description
LEGENDS, NOTES, AND DETAILS - ELECTRICAL

Scale

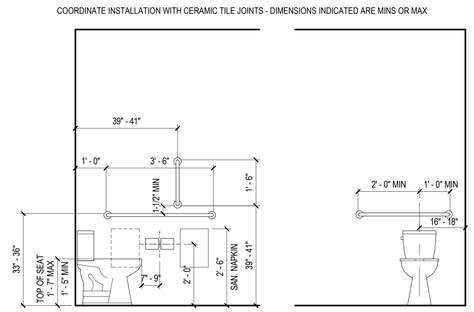
E0.001

© 2026 Gensler

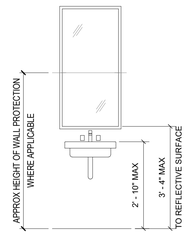
Autodesk Docs://059.7179.008 - FHB Miami Lakes/059.7179.008 - FHB Miami Lakes_R26_MEP_Marathon - CD Set.rvt
Saved: 1/20/2026 5:48:58 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.001 RWK 2026-05-27.pdf



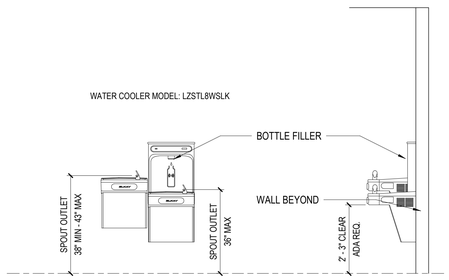
02 MOUNTING HEIGHTS - ACCESSORIES
SCALE: 1/2" = 1'-0"



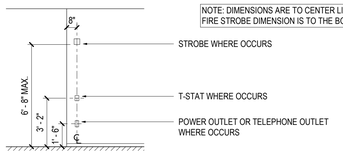
03 MOUNTING HEIGHTS - ACCESSIBLE TOILET
SCALE: 1/2" = 1'-0"



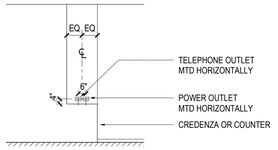
06 MOUNTING HEIGHTS - SINK AND MIRROR
SCALE: 1/2" = 1'-0"



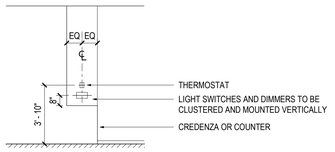
04 MOUNTING HEIGHTS - WATER FOUNTAIN
SCALE: 1/2" = 1'-0"



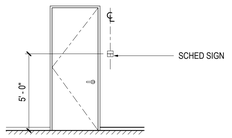
09 LOCATIONS AT CORNERS
OUTLETS, STROBES AND THERMOSTATS



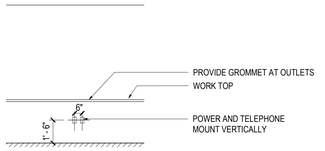
10 LOCATIONS AT CREDENZAS OR COUNTERS
OUTLETS



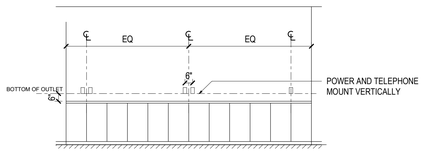
11 LOCATIONS AT CREDENZAS OR COUNTERS
SWITCHES AND THERMOSTATS



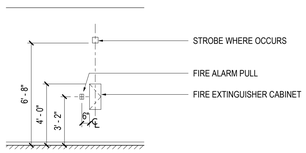
12 LOCATIONS FOR TYPICAL SIGNS



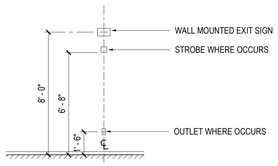
13 LOCATIONS AT WORK SURFACES
OUTLETS



14 LOCATIONS AT MILLWORK COUNTERS
OUTLETS

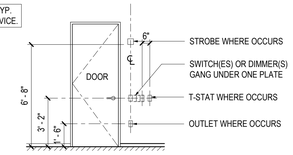


15 LOCATIONS AT FIRE EXTINGUISHER CABINET
STROBES AND FIRE ALARM PULLS

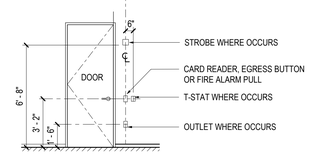


16 LOCATIONS FOR EXIT SIGNS
(WALL MOUNTED)

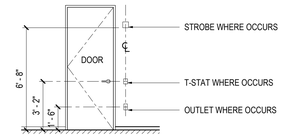
01 DEVICE MOUNTING LOCATION
SCALE: 1/4" = 1'-0"



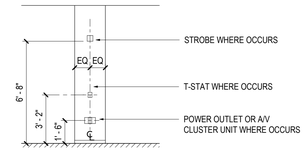
01 LOCATIONS AT DOOR JAMBS
SWITCH AND THERMOSTAT



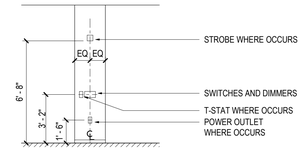
02 LOCATIONS AT DOOR JAMBS
CARD READER, EGRESS BUTTON OR
FIRE ALARM PULL



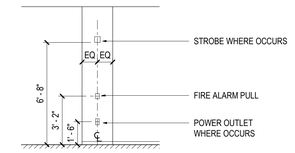
03 LOCATIONS AT DOOR JAMBS
THERMOSTAT, STROBE OR OUTLET



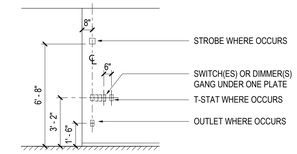
04 LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
OUTLETS, STROBES AND THERMOSTATS



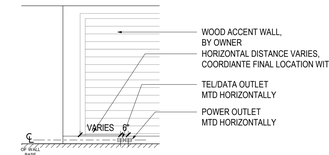
05 LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
SWITCHES, STROBES AND THERMOSTATS



06 LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
OUTLETS, STROBES AND FIRE ALARM PULLS



07 LOCATIONS AT CORNERS
SWITCHES, OUTLETS, STROBES AND THERMOSTATS



08 LOCATIONS AT WOOD ACCENT WALL
OUTLETS

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: c=US, st=Florida, l=Miami, ou=Architect, cn=PABLO GARCIA, o=M. ARTHUR GENSLER JR. AND ASSOCIATES
Reason: I agree to the terms defined by the placement of this signature on this document.
Location: Miami, FL
Contact Info: 305.350.7570
Date: 2026.03.12 10:53:17-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
TYPICAL MOUNTING DIAGRAMS

Scale
As indicated

G1.02

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:17 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
G1.02 RWK 2026-05-27.pdf

SECTION 262000

SERVICE AND DISTRIBUTION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. Provide a complete electrical distribution system. The system shall include the service entrance, feeders, transformers, distribution panels, panelboards, remote control switches, contactors, etc., to provide a complete system.

C. All distribution switchgear (branch circuit panelboards, distribution panelboards, transformers, etc.) shall be the unit responsibility of one manufacturer. All component parts of the above listed items shall be of the same manufacturer except where a written request for deviation from this requirement has been approved prior to bid date.

D. Shop drawings for equipment specified in this Section shall show that all specified requirements have been incorporated.

E. All floor mounted distribution equipment shall be mounted on a 4" high concrete pad.

1.02 ELECTRICAL SERVICE (EXISTING)

1.03 METERING

A. Metering equipment will be by the power company. The power company will furnish the meter cabinet for installation at a location as directed by the power company and as detailed at the service wiring trough. The contractor is to provide CT enclosure cabinets where required by the utility provider.

B. Provide a 1" conduit from the transformer to the meter cabinet enclosure as shown to the CT cabinet. The power company will provide the control wires to the meter.

2.0 PRODUCTS

2.01 BRANCH CIRCUIT PANELBOARDS

A. Panelboards (panels) shall be of the circuit breaker type, factory assembled by the manufacturer of the circuit breakers, complete with front door cover. The main breaker and the branch circuit breakers shall be as indicated. The main bus shall be 98% conductivity silver plated copper, rated as and of capacity equal to or greater than the rating or setting of the over-current protective device next back in the line. Panel shall be suitable for the voltage and phase indicated. Provide 25% ground bus.

B. Panels shall be flush or surface mounted as indicated, with baked-on enamel trim, adjustable trim clamps and door with chromium plated combination cylinder lock and catch, all locks keyed alike. Provide a specified nameplate for each device and a blank (not engraved) nameplate for each spare breaker or space.

C. The neutral bus shall utilize setscrews to bond the neutral bus through holes drilled in the neutral bar. A sheet copper neutral bus utilizing flathead screws to hold the neutral wires will not be acceptable.

D. All circuit breakers shall be manually operated, thermal-magnetic, automatic, of the ampacity and poles as indicated. They shall be quick-make, quick-break both on manual and on automatic operation. Breakers shall be over-the-center toggle operating type, with the handle going to a position between "ON" and "OFF" to indicate automatic tripping. All multi-pole breakers shall have internal common trip.

E. The interrupting capacity of the breakers furnished shall be 10,000 RMS symmetrical unless indicated otherwise.

F. All main circuit breakers shall be molded case and vertically mounted. All vertically mounted molded case circuit breakers shall be mounted so that the handle is up for "ON" and down for "OFF", when viewed from the normal standing position. All vertically mounted molded case main circuit breakers shall be UL approved for feeding in the bottom and out the top.

G. All circuit breakers, including any connectors to the main bus, shall be bolted and rigidly braced.

H. Spaces for future installation of molded case circuit breakers are specifically by range of trip rather than a single trip size or frame size. The spaces so scheduled shall be complete with all bus and required bus connectors such that future breakers can be installed without adding or changing bus connectors on the main bus and without using a larger (frame size) or more expensive breaker than the trip size and interrupting capacity would require. If the bus connectors furnished on the main bus will not cover the trip range specified, then duplicate sets of connectors shall be furnished on the main bus for each frame size required.

I. Distribution panels shall be as manufactured by same manufacturer installed in the base building.

J. The neutral bus shall utilize setscrews to bond the neutral wire to the neutral bus through holes drilled in the neutral bar. A sheet copper neutral bus utilizing flathead screws to hold the neutral wires will not be acceptable.

K. Spaces for future devices shall be included as indicated and shall be bussed for the maximum rated device that can be fitted into them.

L. All circuit breakers shall be manually operated, thermal-magnetic, automatic, of the ampacity and poles as indicated. They shall be quick-make, quick-break, both on manual and automatic operation. Breakers shall be over-the-center toggle operating type, with the handle going to a position between ON and OFF to indicate automatic tripping. All multi-pole breakers shall have internal common trip. Breakers shall have a minimum of 10,000 RMS symmetrical amperes interrupting capacity unless designated otherwise. The breakers furnished shall be determined by the specifications and by the minimum U.L. labeled RMS symmetrical amperes interrupting capacity at circuit voltage. All circuit breakers shall be bolted on and rigidly braced.

M. Panels having sub-feed lugs for feeding through shall have 8" minimum extra gutter space at the lug end and on one side.

N. Each panel as a complete unit shall have a short-circuit current rating equal to or greater than the equipment rating indicated.

O. Panels shall be as manufactured by same manufacturer installed in the base building.

3.0 EXECUTION

3.01 INSTALLATION

A. Provide a typewritten directory under plastic for all panelboards with spares marked in pencil. Circuit identification shall include sufficient detail to allow each circuit to be distinguished from all others. Include specific tenant suite numbers in multi-tenant buildings in the circuit description. Provide a label on each breaker in a switchboard or distribution panelboard with the same level of circuit identification details.

B. Provide all necessary hardware to level and secure the switchgear as required by the manufacturer's instructions. Make all electrical connections for supply and load circuits and leave in operating condition.

C. Clean enclosure of all switchgear of all foreign matter, including dust.

D. Remove all rust marks and repaint to leave switchgear in new condition.

END OF SECTION

SECTION 263000

LIGHTING

1.0 GENERAL

1.01 DESCRIPTION

A. All work in this Section shall comply with the provisions of Section 260010.

B. Provide all lighting fixtures and lamps as specified herein and as shown.

C. All lamps shall be operating at the time of the final inspection and for a period of six (6) months after the final acceptance of the project by the Owner.

D. Confirm exact locations of all lighting fixtures by coordination with the Architects Reflected Ceiling Plans and mechanical equipment above or on the ceiling.

E. Confirm all ceiling types before ordering lighting fixtures.

F. Each lighting fixture shall have been tested and certified for proper operation by the fixture manufacturer for the type mounting and ceiling on/in, which it is installed.

2.0 PRODUCTS

2.01 LIGHTING FIXTURES

A. Each lighting fixture shall be as specified in the Lighting Fixture Schedule corresponding with its fixture type indication (letter).

B. Most lighting outlets are lettered or groups of outlets are indicated by a letter.

C. Each lighting fixture shall have a manufacturer's label affixed and shall comply with the requirements of all authorities having jurisdiction.

D. The lighting fixtures that are indicated by the letters shall be as indicated on the Lighting Fixture Schedule.

2.02 LAMPS

A. The type lamps shall be as specified for each lighting fixture in the lighting fixture schedule.

B. The lamp catalog number is the catalog number is generally for Sylvania Lighting and is given as a standard of the quality and performance required. Equal lamps by General Electric or Philips will be acceptable. When a lamp manufacturer's name is used along with the catalog number in the lighting fixture schedule, it is considered unequaled by any other lamp and shall not be substituted for. The lamp performance with energy conserving ballasts furnished under this Section shall be certified by a nationally recognized independent testing laboratory.

C. Fluorescent lamps shall be as specified in the Lighting Fixture Schedule.

D. Incandescent lamps shall be as specified in Lighting Fixture Schedule.

E. All incandescent lamps, except quartz tubes, shall be rated for 130 volt operation.

F. High Intensity Discharge (HID) lamps shall be as specified in the Lighting Fixture Schedule.

2.03 BALLASTS

A. Fluorescent ballast shall be electronic type manufactured by Motorola, Magnetek or Advance.

B. Ballast shall operate lamps at a frequency or 25 KHz or higher with less than 2% lamp flicker.

C. Ballast shall operate at an input voltage of 108 – 132 Vac (120V line) or 249 – 305 Vac (277V line) at an input frequency of 60 Hz. Light output shall remain constant for line voltage fluctuation of + 5%.

D. Ballast shall comply with EMI and RFI limits set by the FCC (CFR 47 part 18) for non-residential applications and not interfere with normal electrical equipment.

E. Ballast shall withstand transients as specified by ANSI C.62.41 for location category A3 in the normal mode and location category A1 in the common mode.

F. Ballast shall meet applicable ANSI standards.

G. Ballast shall have a minimum power factor of 0.99.

H. Ballast shall not be potted or weigh more than 1.3 pounds.

I. Ballast shall have less than 10% Total Harmonic Distortion.

J. Ballast shall have less than 6% Third Harmonic Distortion.

K. Ballast height shall be less than or equal to 1.5 inches.

L. Ballast shall have a poke-in wiretrap connector.

M. Ballast shall meet sound rating "A".

N. Ballast must be Underwriters Laboratories (UL) listed Class P, Type 1 Outdoor.

O. Ballast shall provide normal rated lamp life as stated by lamp manufacturers.

P. Rapid start ballasts are series wired and shall maintain full cathode heat during operation.

Q. Rapid start ballast shall have less than a 1.5 Lamp Current Crest Factor (LCCF) and instant start ballasts have less than a 1.7 LCCF.

R. Instant start ballast shall have parallel lamp operation.

S. Ballast factor standard is .875+0.025 on all normal light output products.

T. Ballasts for "PL" fluorescent lamps shall be coordinated with lamps and 2-pin or 4-pin configuration ballasts shall be provided to match lamps. Manufacturer for "PL" fluorescent fixtures shall be Advance, Roberson, Lightalier or Lutron.

U. Ballasts for High Intensity Discharge (HID) lamps shall be Constant Wattage Autotransformer (CWA) type or equal type with minimum power factor of 0.9.

2.04 DIFFUSERS

A. Unless specified otherwise, all prismatic diffusers for fluorescent lighting fixtures shall be prismatic acrylic KSH K12 with a thickness of 0.125", measured from the back side to the peak of the prism.

B. All wraparound lenses shall be virgin acrylic, one-piece and injection molded.

2.05 EMERGENCY BATTERY LIGHTING

A. Lighting fixtures indicated on the drawings to be provided with an emergency battery ballast shall provide emergency lighting by using a standard fluorescent lamp or lamps and an emergency battery ballast. The ballast shall consist of a field replaceable high temperature, maintenance free nickel cadmium battery, charger and electronic circuitry contained in one metal case. Provide a solid state charging indicator light to monitor the charger and battery, double pole test switch and installation hardware. The battery ballast shall provide power to the fluorescent lamp upon failure of the normal supply to the fixture.

B. The test button and indicator light shall be integral in the fixture reflector and shall be positioned within or on the surface of the fixture so as to be accessible and identifiable.

C. Under normal mode the battery ballast shall keep the batteries at full charge. Upon loss of normal power the battery ballast shall operate the fluorescent lamp or lamps for 90 minutes.

D. Battery recharge time shall not exceed 16 hours to fully recharge and shall not exceed 225 milliamperes charging current.

E. The lumen output of the lamp or lamps powered by battery unit shall be not less than 1,100 lumens initially for a four-foot fluorescent lamp.

F. The battery ballast shall meet or exceed all the requirements set forth in UL924 "Emergency Lighting and Power Equipment" and shall be UL listed for installation on top of or remote from the fixture. Emergency illumination shall meet or exceed the requirements set forth in the National Electric Code, Life Safety Code and UL 90-Minute Requirements.

2.06 LIGHT FIXTURE TRIM

A. Each recessed lighting fixture shall have a trim to match the type of ceiling (plaster, exposed grid, concealed spline, exposed panel, etc.) in which it is being installed, regardless of catalog number given. Coordinate with the Architect's reflected ceiling plan to provide the right trim for the type of ceiling the fixture is to be installed in.

B. Each lighting fixture recessed in a plastered ceiling of any type shall have a plaster frame.

2.07 RECESSED INCANDESCENT FIXTURES

A. All recessed incandescent fixtures shall comply with Article 410-110, C of the N.E.C.

2.08 FLUORESCENT FIXTURES

A. All indoor fluorescent fixtures utilizing double ended lamps or that are supplied from multi-wire branch circuits, shall have a disconnecting means that complies with Article 410.130, G of the N.E.C.

2.09 LED LIGHTING FIXTURES

A. LED lamps for interior use shall be 3500K, CRI 80 (min.), unless noted otherwise. Color temperature chromaticity over the lifetime of the product shall be within 0.007 on the CIE 1976 (u',v') diagram.

B. System shall be rated at a minimum for 50,000 hours (min.) at 70% lumen maintenance (L80).

C. System shall comply with the following:

1. ENERGY STAR® SSL Requirements for Luminaires
2. IESNA LM-16
3. IESNA LM-58-94
4. IESNA LM-79
5. IESNA LM-80
6. ANSI C82.2-2002
7. ANSI C82.77-2002
8. ANSI C78.377-2008
9. CIE 13.3-1995
10. CIE 15-2002
11. ANSI/UL 153
12. UL 1598
13. NEMA 410-2011

D. LED drivers shall be electronic, thermally protected and have an input voltage at 120/277VAC, 60Hz with a power factor of >0.90.

E. LED boards and drivers shall be provided with plug-in connections for tool-less replacement of components.

F. Compatibility of dimming switches for control of dimmable LED drivers shall be confirmed with LED fixture manufacturer.

3.0 EXECUTION

3.01 SUPPORT OF LIGHTING FIXTURES

A. All lighting shall be supported from the building structure. The fixtures shall be supported in a manner that will insure the fixture weight being equally distributed from each support and the fixture remaining in a level position.

B. Fluorescent fixtures installed recessed in a suspended ceiling system shall be supported from the building structure with four (4) 12 gauge wires on each corner of the fixture. In addition, the fixture shall be clipped to members of the ceiling suspension system.

C. Fluorescent fixtures installed in or on any ceiling other than a suspended ceiling system specifically mentioned above shall be supported with concealed steel rods. Rods shall be 1/4" diameter minimum and shall be located where recommended by the fixture manufacturer. Provide a minimum of four (4) supports for each 4' or 8' fixture chassis. Supports shall be maximum of 48" centers. For incandescent fixtures, steel hanging wire may be used by attaching the wire to the fixture mounting frame.

D. Pendant mounted incandescent fixtures shall be stem supported by a fixture stud mounted in the outlet box. Suspended fluorescent fixtures shall have mounting stems located as per the manufacturer's recommendations, but in no case shall have less than two (2) stems per chassis.

3.02 AIMING OF ADJUSTABLE LIGHT FIXTURES

A. All fixtures with lamp position, tilt, shutters, rotation, or other types of adjustments during the final inspection. Fixtures serving areas where day lighting is predominant will be adjusted after sunset.

3.03 LIGHTING FIXTURES IN MILLWORK

A. Special attention shall be given to lighting fixtures indicated to be mounted within, under, on or otherwise incorporated into millwork or cabinetry.

B. Refer to the Architectural drawings and details for specific dimensions. This coordination shall occur prior to ordering fixtures to assure fixtures will fit the space limitations of the millwork.

C. This requirement is intended to preclude incurring additions to the Contract due to fixtures being too small or too large for the space.

3.04 FINAL PREPARATION

A. All plastic covers shall be removed from fluorescent fixtures.

B. Clean all lens and reflectors from debris, fingerprints, dust, etc.

END OF SECTION

SECTION 269200

MOTOR CONTROLS AND WIRING

1.0 GENERAL

1.01 SCOPE

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. All motors shall be provided under Division 22 and 23.

C. A motor starter shall be provided under this Section for each motor except for those specified in Division 22 or 23 to be furnished with integral starters. Motor starters shall be installed either in a Motor Control Center or separately mounted adjacent to the motor served.

D. Motor power wiring is defined as those conductors between the energy source and the motor. This power wiring shall be terminated at the motor terminals.

E. All control wiring required for automatic starting and stopping of motors shall be provided under Division 22 or 23 unless specifically shown on the electrical drawings.

F. Power wiring shall be connected through all line voltage control devices such as firestats and thermostats.

2.0 PRODUCTS

2.01 MOTOR STARTERS

A. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

B. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with green "RUNNING" light. Provide a red pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

C. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

D. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate Division 22 or 23 unit number, function and circuit number.

E. A control power transformer shall be provided at each motor starter for connection to the controls provided under Division 22 or 23. The control power transformer shall be mounted inside the motor starter enclosure. All control transformers at 50 VA or greater shall have primary fusing. Coordinate all control equipments with Division 22 or 23 and equipment manufacturers.

F. All motor starters, push buttons and pilot lights shall be of the same manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E, Joslyn Clark Controls or Westinghouse.

2.02 COMBINATION STARTERS

A. Combination starters shall consist of a circuit breaker and a motor starter mounted in a common NEMA Type 1 general purpose enclosure.

B. The motor starter components shall be as specified in paragraph 2.01 for motor starters.

C. The circuit breaker component shall be a minimum 22,000 RMS interrupting capacity and shall be as required in Section 262000.

3.0 EXECUTION

3.01 INSTALLATION

A. Provide power wiring to and install all motor starters, unless integrally factory mounted on a piece of equipment.

B. Provide power wiring to all motors except packaged units that are prewired between the starter and motor.

C. Where line voltage control devices are mounted at, on or inside a unit, such as aquastats, firestat for single phase devices, etc., the power wiring to the unit shall be connected through such a control device.

D. On final inspection, it shall be demonstrated to the Architect or his representative, that each overload relay control circuit is properly wired and functioning correctly by manually tripping each overload relay individually, one at a time. This inspection procedure shall not involve removing any wiring or disconnecting any current carrying parts.

END OF SECTION

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER AND CATALOG INFORMATION	LAMPS			BALLAST/DRIVER			TOTAL WATTS	INPUT VOLTAGE	DESCRIPTION	MOUNTING
		QTY.	TYPE	WATTS	QTY.	TYPE	WATTS				
L01	MANUFACTURER: ALW LIGHTING MODEL#: LIGHTPLANE+ 4R; LPX4R SERIES ** LENGTHS VARY; SEE PLANS **	–	LED 1000LUM/FT 3500K 90CRI	9W/FT	1	LED DRIVER 0-10V DIMMING 1%	9W/FT	9W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH FLUSH LOW-GLARE OPTICS. SATIN WHITE FINISH.	CEILING
L01E	SAME AS TYPE "F1" EXCEPT PROVIDE WITH 90 MINUTE BATTERY BACKUP.	–	LED 1000LUM/FT 3500K 90CRI	9W/FT	1	LED DRIVER 0-10V DIMMING 1%	9W/FT	9W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH FLUSH LOW-GLARE OPTICS. SATIN WHITE FINISH.	CEILING
L02	MANUFACTURER: ALW LIGHTING MODEL#: LIGHTPLANE+ 4R; LPX4R SERIES ** LENGTHS VARY; SEE PLANS **	–	LED 500LUM/FT 3500K 90CRI	4.4W/FT	1	LED DRIVER 0-10V DIMMING 0%	4.4W/FT	4.4W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH ROLLFLUSH ASYMMETRIC OPTICS. SATIN WHITE FINISH.	CEILING
L04	MANUFACTURER: ALPHABET LIGHTING MODEL#: NU4-RD SERIES	–	LED 2095LUM 3500K 90CRI	17W	1	LED DRIVER 0-10V DIMMING 1%	17W	17W	UNV 120-277V	4" ROUND RECESSED LED DOWNLIGHT WITH HIGH EFFICIENCY TEXTURED LENS. 35 DEG BEAM SPREAD. WHITE TRIM; WHITE BEZEL.	CEILING
X	MANUFACTURER: SURE-LITES BY COOPER MODEL# COMPLETE EXIT; SCX SERIES (OR APPROVED EQUAL)	–	LED	<5W/ FACE	1	LED DRIVER	<5W/ FACE	<5W/ FACE	UNV 120-277V	LED EXIT SIGN WITH RED LETTERS, MIRRORED BACKING. PROVIDE NUMBER OF FACES AND ARROWS AS SHOWN. UNIVERSAL MOUNT HOUSING. PROVIDE 90MIN BATTERY BACKUP.	UNIVERSAL

LIGHT FIXTURE SCHEDULE NOTES:

1. ALL FINISH TYPES SHOULD BE COORDINATED WITH THE ARCHITECT/INTERIOR DESIGNER(S).
2. ALL TRIMS AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH THE CEILING TYPE IN WHICH IT IS TO BE INSTALLED. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT CEILING TYPE FOR WHICH THE FIXTURE IS TO BE INSTALLED.
3. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS AND MILLWORK DETAILS, WHERE APPLICABLE, FOR THE INTENDED MOUNTING LOCATION OF ALL LIGHT FIXTURES WITHIN.
4. FIXTURE TYPES NOTED ON PLAN WITH SUFFIX 'E' INDICATES FIXTURE TO BE PROVIDED WITH 90 MINUTE MINIMUM BATTERY BACK-UP. (E.G. L1E, L2E, ETC...). ALL EXIT AND EMERGENCY FIXTURES SHALL BE FED FROM LOCAL LIGHTING BRANCH CIRCUIT PER NEC 700.12(I)(2).
5. ANY LOW-VOLTAGE CLASS 2 WIRING OUTSIDE THE LIGHT FIXTURE HOUSING SHALL BE PLENUM RATED, I.E. TYPE CL-2P, IN COMPLIANCE WITH NEC ARTICLE 725.179. THIS APPLIES TO POWER WIRING AND CONTROL WIRING.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woolyard and Associates, Inc.
420 MINNEE LN.
CHARLOTTE, NC 28217
PHONE (704) 357-8333
BWA JOB # 2025-1452

△ Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:54:01-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
SPECS (CONT) AND SCHEDULES - ELECTRICAL

Scale

E0.003

© 2026 Gensler

Autodesk Docs://059.7179.009 - FHB Miami Lakes/059.7179.009 - FHB Miami Lakes_MEP.rvt 3/11/2026 5:48:58 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.003 - Signed.pdf

MIAMI LAKES
Growing Beautifully

Address: 5901 MIAMI LAKES DR E	
Folio #: 3220240150010	
MDC Process #: M20260 15483	
MDC Tracking #: 3226015483	
Job Description: INTERIOR RENOVATION FIRST HORIZON BANK	

Master Permit #: BLC2026-1289 Sub Permit #: Revision #:

OFFICE USE ONLY

	Approved	Date	Disapproved
ZONING			
	Date		
	Initials		
BUILDING	Approved	Date	Disapproved
	Date		
	Initials		
STRUCT.	Approved	Date	Disapproved
	Date		
	Initials		
ROOFING	Approved	Date	Disapproved
	Date		
	Initials		
ELECT.	Approved	Date	Disapproved
	Date		
	Initials		
MECH.	Approved	Date	Disapproved
	Date		
	Initials		
PLUMBING	Approved	Date	Disapproved
	Date		
	Initials		
FLOOD	Approved	Date	Disapproved
	Date		
	Initials		
	Approved	Date	Disapproved
	Date		
	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	
BALANCE DUE:	

Issuing Clerk: Date: / /

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
TOML PERMIT APP.pdf

MIAMI LAKES
Growing Beautifully

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: 5901 Miami Lakes Dr East Miami Lakes FL

Unit #:

Folio #: 32- 2024-015-0010 Owner-Builder: ☐

Master Permit #: BLC2026-1285 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION

NAME: TGC Industrial LLC
Address: 6843 Main street
City, State, Zip: Miami Lakes, FL 33014
Phone #: 305-821-1130 Cell #:
Email Address: Isabelles@grahamcos.com

LEGAL USE/ WORK

Current Use of Property: Bank
Job Description: Interior Renovations
Replace all flooring, new paint, full ceiling replacement, install new lights and difusers,

JOB COST $ 394,571.52 AREA/LENGTH: 1151 sq ft SF/LF

Residential ☐ Multi-Family ☑ Commercial ☐ Industrial ☐
Code in Effect:
Occupancy: B-Business
Construction Type: II-B
Flood Zone/B.F.E.: X F.F.E.:

CONTRACTOR INFORMATION

Company Name: Retail Contractors of Puerto Rico Inc
Qualifier Name: Sean Pfent
License # CBC056707
Address 10220 US HIGHWAY 19 Suite 401
City, State, Zip Port Richey FL 34668
Phone #: 352-503-9900 Cell #: 786-205-12
Email Address: Linda@rcofusa.com

ARCHITECT/ ENGINEER

Firm Name: Gensler
A/E of record: Salvador Frieri
License # AR96486
Address 45 Fremont St Suite 1500
City, State, Zip San Francisco CA 94105
Phone #: 415-433-3700 Cell #: 704-338-0227
Email Address: salvador_frieri@gensler.com

TOML MAY - 7 2026

Permit Type -- Check only One

☑ Building ☐ Electrical ☐ Mechanical ☐ Plumbing/Gas
☐ Paving/Drainage ☐ Sign ☐ Roofing ☐ P/W

Change to Permit -- Check only One

☐ Extension ☐ Renewal ☐ Revision
☐ Change Contractor ☐ Shop Drawing ☐ 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 regulating construction and zoning.

X _____ Date 5/1/26
Signature of Owner or Owner's Agent

Lester Debs
Print Name of Owner or Owner's Agent

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 1st day of May 2026
by Lester Debs
Personally known ☑ or I.D. _____

Notary Public State of Florida
Yanayss Rojas
My Commission HH 442877
Expires 9/12/2027
(SEAL)

X _____ Date 3-17-24
Signature of Qualifier

Sean S Pfent
Print Name of Qualifier

STATE OF Michigan COUNTY OF St Clair

Sworn to and subscribed before me this 17 day of March 2026
by _____
Personally known ☐ or I.D. _____

LYNN CASSER
Notary Public, State of Michigan
County of Saint Clair
My Commission Expires Dec. 06, 2030
Acting in the County of _____
(SEAL)

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.

NOTE: This application will be void if there are no reviews after six(6) months.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
TOML PERMIT APP.pdf

MIAMI LAKES
Growing Beautifully

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

HOMEOWNER'S ASSOCIATION/COMMERCIAL/ARCHITECTURAL CONTROL COMMITTEE ("HOA/ACC") AFFIDAVIT

****NOTE: Whether you have an HOA or not, it is a requirement to complete this affidavit as part of your permit application submittal package.****

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is the owner of property located at 5901 Miami Lakes Dr (*identify address*), which is part of the _____ (*identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable*) and has submitted the attached building permit application to the Town of Miami Lakes; and

2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and

3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and

4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and

5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

Signature

Lester Debs
Print Name

5/1/26
Date

TOML
MAY - 8 2026

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared Lester Debs as owner of said property described herein, on this date executed the foregoing Affidavit for the purposes mentioned in the Affidavit. He/She is personally known to me or has produced _____ as identification.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 1 day of May, 2026.

My Commission Expires: 9/12/27

Notary Public State of Florida
Yanaysa Rojas
My Commission HH 442877
Expires 9/12/2027

Notary Public, State of Florida

***Note: Please be advised that in addition to any written recommendations from your homeowners association (HOA) this affidavit must be filled out.**

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
TOML PERMIT APP.pdf

EXTRACT FROM THE BYLAWS OF
FIRST HORIZON BANK

ARTICLE EIGHT
EXECUTION OF DOCUMENTS

8.1 Definition of "Document." For purposes of this Article Eight of the Bylaws, the term "document" shall mean a document of any type, including, but not limited to, an agreement, contract, instrument, power of attorney, endorsement, assignment, transfer, stock or bond power, deed, mortgage, deed of trust, lease, indenture, conveyance, proxy, waiver, consent, certificate, declaration, receipt, discharge, release, satisfaction, settlement, schedule, account, affidavit, security, bill, acceptance, bond, undertaking, check, note or other evidence of indebtedness, draft, guaranty, letter of credit, and order.

8.2 Execution of Documents. Except as expressly provided in Section 4.19 of these Bylaws (with respect to the Limited Assistant Secretary) and Sections 5.1 and 6.1 of these Bylaws (with respect to signatures on certificates representing shares of stock of the Bank and signatures on documents in a designated fiduciary capacity, respectively), the Executive Chairman of the Board, the Chief Executive Officer, the President, the Chief Operating Officer, any Business Segment President, any Business Segment Chief Operating Officer, any Senior Executive Vice President, any Executive Vice President, any Senior Vice President, any Vice President, any Regional or Community Bank President, Chairman or Chief Executive Officer, the Chief Financial Officer, the Chief Credit Officer, the General Counsel, the Chief Risk Officer, the Chief Human Resources Officer, the Chief Accounting Officer, the Treasurer, the Secretary, and any other officer, or any of them acting individually, may (i) execute and deliver in the name and on behalf of the Bank or in the name and on behalf of any division or department of the Bank any document pertaining to the business, affairs, or property of the Bank or any division or department of the Bank, and (ii) delegate to any other officer, employee or agent of the Bank the power to execute and deliver any such document.

8.3 Method of Execution by Secretary and Other Officers. Unless otherwise required by law, the signature of the Secretary on any document may be a facsimile, and the signature of any other officer approved by the Chief Executive Officer or Secretary, before or after the fact, to use a facsimile signature on any document may be a facsimile. The Secretary shall maintain a list of all officers approved to use a facsimile signature.

CERTIFICATION

I DO HEREBY CERTIFY that I am the duly elected and qualified Corporate Secretary or Assistant Corporate Secretary of First Horizon Bank ("Bank"), and that the extract of the Bylaws of the Bank shown above is a true and exact copy of ARTICLE EIGHT, Sections 8.1, 8.2, and 8.3 of the Bylaws of said Bank which was duly adopted by the Board of Directors of the Bank at a meeting at which a quorum of the Directors was present and that such ARTICLE EIGHT, Sections 8.1, 8.2, and 8.3, is now in full force and effect.

I FURTHER CERTIFY that the following individual is a duly elected and qualified officer of the Bank, holding the office set forth next to his name:

Name	Title
Victor L. Victores	Vice President

TOML
MAY - 8 2026

Dated this 16th day of May, 2025.

Shannon M. Hernandez, Corporate Secretary
First Horizon Bank

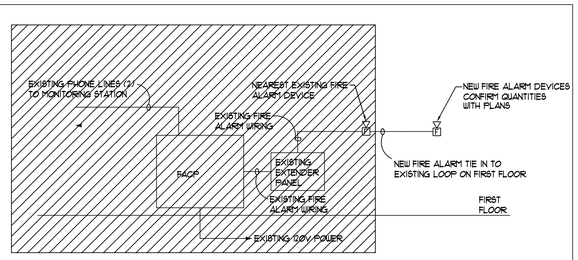
The foregoing instrument was acknowledged before me this 16th day of May, 2025.

CHERYL BE...
STATE OF TENNESSEE NOTARY PUBLIC
...TY OF SH...
July 10, 2028

Notary Public Signature
My Commission Expires: July 10, 2028

sp45651

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
TOML PERMIT APP.pdf

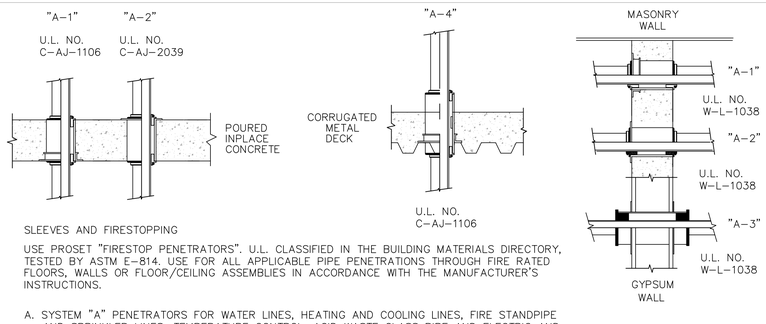


1 E0.001 PARTIAL FIRE ALARM RISER
NOT TO SCALE

FIRE ALARM GENERAL NOTES

1. ALL WORK TO THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL LOCAL FIRE CODES, LAWS, REGULATIONS, ORDINANCES, AND THE REQUIREMENTS OF NFPA 72 – 2019 EDITION.
2. ALL NEW FIRE ALARM DEVICES SHALL BE ADA APPROVED. COORDINATE COLOR WITH ARCHITECT AND BASE BUILDING. DEVICES TO MATCH BASE BUILDING SYSTEM MANUFACTURER. PROVIDE ANY ADDITIONAL POWER AMPLIFIERS REQUIRED FOR INSTALLATION OF NEW ADA APPROVED DEVICES.
3. ALL FIRE ALARM DEVICES, INCLUDING HORNS, VISUALS, SMOKE DETECTORS, ETC... SHALL BE CONNECTED TO THE BASE BUILDING FIRE ALARM SYSTEM BY A LICENSED FIRE ALARM CONTRACTOR. COORDINATE CONNECTIONS WITH SYSTEM MANUFACTURER.
4. ALL DEVICES SHALL BE 110 CANDELA, UNLESS OTHERWISE NOTED.
5. THE ENTIRE LENS OF WALL MOUNTED VISUAL FIRE ALARM DEVICES SHALL BE MOUNTED AT LEAST 80" AFF., AND AT MOST 96" AFF.
6. COORDINATE FIRE ALARM SYSTEM SHUTDOWNS AND REPROGRAMMING WITH LANDLORD.
7. ALL FIRE ALARM DEVICES SHALL BE WHITE UNLESS OTHERWISE NOTED OR REQUIRED.
8. EVACUATION SIGNAL SHALL BE 3 PULSE TEMPORAL.
9. THE FIRE ALARM SYSTEM APPLIANCE LAYOUT INDICATED ON SHEET E1.101 INDICATES NEW DEVICE PLACEMENT REQUIREMENTS FOR THIS TENANT UPFIT. NEW DEVICES SHALL BE INSTALLED INTO THE BASE BUILDING FIRE ALARM SYSTEM. PROVIDE ALL PROGRAMMING REQUIRED TO MAKE THE NEW DEVICES FUNCTIONAL AND ANY PROGRAMMING OR NEW EQUIPMENT REQUIRED TO MAKE ALL OF THE VISIBLE NOTIFICATION APPLIANCES ON THE ENTIRE FLOOR FLASH IN SYNCHRONIZATION.
10. ALL CIRCUIT BREAKERS FOR AFFECTED FIRE ALARM PANELS SHALL HAVE A RED COLORED INDICATOR AND LOCK–ON DEVICE.
11. THE FIRE ALARM CONTRACTOR SHALL PREPARE FIRE ALARM SHOP DRAWINGS FOR ENGINEER REVIEW AND SUBSEQUENT SUBMISSION TO THE LOCAL FIRE DEPARTMENT AHJ. THE FIRE ALARM SHOP DRAWINGS SHALL INCLUDE ALL APPLICABLE INFORMATION REQUIRED BY THE CURRENT INTERNATIONAL FIRE CODE SECTION 907.1.2. INCLUDE PRODUCT DATA MATERIAL FOR ALL NEW DEVICE TYPES WITH THE SCOPE OF WORK FOR REVIEW.

FIRE ALARM SYSTEM MATRIX	BUILDING SYSTEM OUTPUTS	CENTRAL COMM
	ACTIVATE COMMON ALARM SIGNAL INDICATOR	
	ACTIVATE AUDIBLE ALARM SIGNAL	
	ACTIVATE COMMON SUPERVISORY SIGNAL INDICATOR	
	ACTIVATE AUDIBLE SUPERVISORY SIGNAL INDICATOR	
	ACTIVATE COMMON TROUBLE SIGNAL INDICATOR	
	ACTIVATE AUDIBLE TROUBLE SIGNAL	
	ACTIVATE GENERAL EVACUATION SIGNAL	
	DISPLAY CHANGE OF STATUS	
	ACTIVATE EXTERNAL HORN/STROBES	
	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	
	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	
	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	
	RETURN ELEVATOR TO ALTERNATE FLOOR	
	RETURN ELEVATOR TO FIRST FLOOR	
	SHUNT TRIP PER DIVISION 16 NOTES	
	SHUNT DOWN RESPECTIVE HVAC	
	SHOW CHANGE OF STATUS ON ANNUNCIATOR	
	SHOW CHANGE OF STATUS ON CENTRAL PANEL	
	TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	
	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	
	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	
MANUAL FIRE ALARM PULL BOXES	X X X X X X	
BUILDING SMOKE DETECTOR	X X X X X X	
DUCT SMOKE DETECTOR	X X X X X X	
SPRINKLER WATER FLOW	X X X X X X	
SPRINKLER TAMPER	X X X X X X	
ELEV. EQ. ROOM SMOKE DETECTOR	X X X X X X	
ELEV. EQ. ROOM HEAT DETECTOR	X X X X X X	
ELEV. SHAFT HEAT DETECTORS	X X X X X X	
1ST FLOOR ELEV. LOBBY SMOKE DETECTOR	X X X X X X	
UPPER FLOOR ELEV. LOBBY SMOKE DETECTOR	X X X X X X	
HOOD SUPPRESSION SYSTEM	X X X X X X	
NOTIFICATION APPLIANCE CIRCUIT SHORT	X X X X X X	
OPEN CIRCUIT	X X X X X X	
GROUND FAULT	X X X X X X	
FIRE ALARM AC POWER FAILURE	X X X X X X	
FIRE ALARM SYSTEM LOW BATTERY	X X X X X X	



SLEEVES AND FIRESTOPPING

USE PROSET "FIRESTOP PENETRATORS". U.L. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASTM E–814. USE FOR ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR FLOOR/CEILING ASSEMBLIES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

A. SYSTEM "A" PENETRATORS FOR WATER LINES, HEATING AND COOLING LINES, FIRE STANDPIPE AND SPRINKLER LINES, TEMPERATURE CONTROL, ACID WASTE GLASS PIPE AND ELECTRIC AND COMMUNICATION CONDUIT PENETRATING FLOORS OR WALLS.

1. CAST–IN–COUPLING PENETRATORS FOR POURED–IN–PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.
2. CORED HOLE COUPLING PENETRATORS FOR CORED HOLES THROUGH PRECAST OR EXISTING CONCRETE IN FLOORS OR WALLS.
3. SPLIT WALL SLEEVE PENETRATORS FOR PIPES PASSING THROUGH GYPSUM WALLS OR FLOOR / CEILING ASSEMBLIES.
4. SLIP FLANGE CM COUPLING FOR POURED–IN–PLACE CONCRETE ON CORRUGATED METAL DECK.

FIRESTOP PENETRATOR DETAILS

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance
Prescriptive ___X___ Performance _____ Energy Cost Budget _____

Provide a standard riser diagram which indicates designated points for check metering.
Provide a standard panel schedule description which idenifies different enduse loads.

Standard riser diagram is on Sheet – E0.004
Standard panel schedules are on – E0.004

Lighting Schedule
lamp type required in fixture — SEE LIGHTING FIXTURE SCHEDULE
number of lamps in fixture — SEE LIGHTING FIXTURE SCHEDULE
ballast type used in the fixture — SEE LIGHTING FIXTURE SCHEDULE — E0.003
number of ballasts in fixture — SEE LIGHTING FIXTURE SCHEDULE
total wattage per fixture — SEE LIGHTING FIXTURE SCHEDULE
total interior wattage specified vs. allowed
Retail Occupancy: gross area of 1,546 sq. ft.
Per 2023 Florida Energy Code:

	Allowable	Specified
RETAIL (0.84 X 1,546 SQFT) = 1,299 WATTS		1,131 WATTS

total exterior wattage specified vs. allowed
NOT APPLICABLE (TENANT FIT–UP)

Equipment schedules with motors (not used for mechanical systems)
motor horsepower NONE
number of phases N/A
minimum efficiency N/A
motor type N/A
# of poles N/A

ELECTRICAL DESIGNER STATEMENT
I hereby certify that the design of this building complies with the mechanical systems, service systems and equipment requirements of the 2023 Florida Energy Code.

signed _____ date 03/12/2026

Name JOSHUA MARTINEZ

Title Project Engineer

PROJECT TYPE

[X] New Construction (C405) [ ] Addition (C502) [ ] Alterations (C503)

When 'New Construction' is selected, indicate FLECC Section C406 method of compliance below. If project is other than 'New Construction', compliance with referenced section is 'N/A'.

Unless specifically exempt below, the contractor shall obtain the services of a FL licensed engineering professional to perform all required commissioning services of all lighting and lighting control systems in the project scope in compliance with FLECC Section C408.

FLECC 2023 SECTION C406 – COMPLIANCE STATEMENT

Method of Compliance
a. C406.2 More Efficient HVAC Performace ____
b. C406.3 Reduced Lighting Power Density X
c. C406.4 Enhanced Lighting Controls ____
d. C406.5 On–Site Supply of Renewable Energy ____
e. C406.6 Dedicated Outdoor Air System ____
f. C406.7 Higher Efficiency Service Water Heating ____

Refer to the following sheet for demonstration of compliance: E0.001

FLECC 2023 SECTION C408 – SYSTEM COMMISSIONING

[X] Exempt (For Alterations only per FLECC C503.1 Exception 2.g.)

Refer to 2023 FLECC Appendix C1 for required statement of system commissioning to be presented to the AHJ at final inspections.

ELECTRICAL GENERAL NOTES

1. ALL WORK THIS DIVISION SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, REGULATIONS, ORDINANCES, AND THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE. ALL WORK SHALL COMPLY WITH BASE BUILDING SPECIFICATIONS. OBTAIN A COPY OF SPECIFICATIONS FROM BUILDING MANAGER IF NECESSARY.
2. THE CONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF HIS WORK HE SHALL SUBMIT "AS BUILT" PRINTS TO THE OWNER.
3. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY FITTING AND DETAIL. ALL WORK SHALL BE INSTALLED SO THAT JUNCTION BOXES AND COMPONENTS WILL BE ACCESSIBLE FOR SERVICE.
4. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. PROVIDED UNDER THIS DIVISION SHALL BE COVERED BY A ONE YEAR GUARANTEE STARTING AT THE TIME OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS IN THE WORK, SYSTEMS, EQUIPMENT, OR COMPONENTS FOUND DURING THIS YEAR SHALL BE CORRECTED AT NO CHARGE. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCHWORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
5. ALL CONDUIT MUST BE CONCEALED IN THE WALLS OR ABOVE THE CEILING UNLESS OTHERWISE NOTED. MINIMUM CONDUIT SIZE IS 1/2".
6. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THW" OR "THHN" INSULATION AND THE MINIMUM WIRE SIZE SHALL BE #12 A.W.G. WITH A 167 DEGREE TEMPERATURE RATING.
7. ALL WORK MUST BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER ACCORDING TO GENERALLY ACCEPTED PRINCIPALS OF FIRST CLASS WORKMANSHIP.
8. FASTEN ALL RECESSED LIGHTING FIXTURES TO STRUCTURE OR GRID PER N.E.C. 410.36.
9. RECESSED INCANDESCENT FIXTURES SHALL BE SUPPORTED IN COMPLIANCE WITH N.E.C. 410.36.
10. ALL PENETRATIONS THRU RATED WALLS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED PER N.E.C. 300.21.
11. PROVIDE ALL GROUNDING AS REQUIRED BY N.E.C.
12. DEVICE MOUNTING HEIGHTS ARE TO BE MEASURED TO THE DEVICE CENTERLINE.
13. ALL SWITCHES FOR FANS, LIGHTS, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL SHARE A MULTI–GANG COVER PLATE AS REQUIRED.
14. ALL CONDUIT SHALL BE 1/2" EMT WITH 2#12,1#12G AWG CONDUCTORS UNLESS OTHERWISE NOTED.
15. PROVIDE #12AWG GND. FOR ALL MECHANICAL EQUIPMENT UNLESS SHOWN OTHERWISE. ALL EQUIPMENT SHALL BE GROUNDED AT THE PANEL WHICH FEEDS THE EQUIPMENT.
16. COORDINATE RECEPTACLE NEMA TYPE AND VOLTAGE WITH COPIERS AND EQUIPMENT.
17. PROVIDE A NEW DIRECTORY FOR ALL PANELS. CORRECTLY LABEL ALL CIRCUITS, SPARES AND SPACES IN ACCORDANCE WITH N.E.C. 408.4(A).
18. PROVIDE A SEPARATE GREEN, INSULATED, #12AWG EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE BRANCH CIRCUIT HOMERUN CONDUCTORS.
19. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELOCATED WALL OPENING, ETC.) RESULTS IN THE REMOVAL, RELOCATION OF REFEEDING OF ELECTRICAL DEVICES OR LIGHTING FIXTURES, THE ELEC. CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.
20. DEVICE BOXES IN RATED WALLS SHALL MEET STANDARD BUILDING CODE SECTION 706.4.
21. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY A FLORIDA APPROVED THIRD PARTY TESTING AGENCY.
22. DEDICATED RECEPTACLES TO RECEIVE VISUAL DESIGNATION.
23. OUTLET BOX SHALL NOT BE MOUNTED BACK TO BACK.
24. BLANK FACEPLATES ARE NOT ALLOWED, U.N.O.. ANY EXISTING OUTLET OR TELE/DATA LOCATION NOT USED OR SHOWN WITHIN THE SCOPE OF WORK IN THESE PLANS SHOULD BE REMOVED, PATCHED, AND REPAIRED.
25. MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS PER N.E.C. 210.4(B).
26. MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO PERMANENTLY CONNECTED FREESTANDING PARTITIONS SHALL BE PROVIDED WITH A MEANS TO DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE PANEL BOARD WHERE THE BRANCH CIRCUIT ORIGINATES PER N.E.C. 605.8.
27. ARC–FLASH HAZARD WARNING SHALL BE PROVIDED ON ALL EQUIPMENT IN AFFECTED ELECTRICAL ROOMS PER N.E.C. 110.16.
28. PROVIDE PLASTIC NAMEPLATE ON ALL PANELS (NEW AND EXISTING) INDICATING PANEL NAME AND SOURCE PER N.E.C 408.4(B).
29. ALL WIRING TERMINATIONS ARE ASSUMED TO BE 75DEG C RATED, UNLESS NOTED OTHERWISE. ALL WIRING UNDER 100A IS BASED ON A 60DEG C TERMINATION.

PRE–CONSTRUCTION DEMOLITION NOTES

1. REFER TO THE ARCHITECTURAL DEMOLITION PLANS FOR SCOPE RELATED TO THE LAYOUT OF WALLS, CEILINGS, ETC... TO BE REMOVED.
2. COORDINATE ALL POWER SHUT–DOWNS AND FIRE ALARM SYSTEM MODIFICATIONS, WHERE APPLICABLE, WITH THE ONSITE FACILITIES MANAGEMENT TEAM.
3. REMOVE ALL EXISTING DEVICES (RECEPTACLES, DATA OUTLETS, FIRE ALARM DEVICES, SWITCHES, EMPTY JUNCTION BOXES, ETC...) ASSOCIATED WITH ANY WALLS OR OTHER PARTITIONS IDENTIFIED TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE. RE–LABEL ALL NEW SPARE BREAKERS AS "SPARE" IN THE APPROPRIATE PANEL SCHEDULES.
4. NO BLANK COVERPLATES SHALL BE ALLOWED. REFER TO ARCHITECTURAL SET FOR DETAILS CONCERNING PATCHING OF EXISTING OPENINGS BASED ON THE PARTITION TYPE IT CURRENTLY RESIDES.
5. FOR ANY MECHANICAL EQUIPMENT BEING REMOVED, REMOVE ALL WIRING, CONDUIT, AND ASSOCIATED DISCONNECTS BACK TO ITS SOURCE. COORDINATE EXACT UNITS BEING REMOVED WITH DIVISION 22 & 23. RE–LABEL ALL NEW SPARE BREAKERS AS "SPARE" IN THE APPROPRIATE PANEL SCHEDULES.
6. REFER TO THE FIRE ALARM FLOOR PLANS FOR EXACT FIRE ALARMS DEVICES TO EITHER BE REMOVED, RELOCATED, OR LEFT IN PLACE.
7. REMOVE ALL ABANDONED EMPTY CONDUIT AND JUNCTION BOXES FROM THE CEILING SPACE.
8. ANY EXISTING FLOOR BOX, ABANDONED CONDUIT PENETRATION, ETC... THROUGH THE SLAB WITHIN THE SCOPE OF WORK AREA NOT SPECIFICALLY IDENTIFIED TO REMAIN SHALL BE REMOVED AND THE FLOOR PATCHED TO A LIKE NEW CONDITION.
9. COORDINATE WITH THE TENANT AND/OR LANDLORD EXACTLY WHICH DEVICES AND EQUIPMENT ARE REQUIRED TO BE TURNED OVER TO THE OWNER ONCE REMOVED.
10. PROVIDE ADEQUATE PROTECTION OF ANY EXISTING TO REMAIN DEVICE OR FIXTURE SUCH THAT IT IS NOT DAMAGED DURING THE CONSTRUCTION PROCESS.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	ON CENTER MTG. HT.
	CONCEALED CONDUIT IN CEILING OR WALL	
	CONCEALED CONDUIT IN FLOOR OR UNDERGROUND	
	CIRCUIT HOMERUN TO PANEL; EACH ARROWHEAD = 1 CIRCUIT	
	NO. OF CONDUCTORS IN CONDUIT; EACH CROSSHATCH = 1 WIRE	
	FLEXIBLE CONDUIT OR S.O. CORD	
	EXPOSED CONDUIT	
	CONDUIT STUBBED UP OR TURNED DOWN	
	PLYWOOD BACKBOARD	
	SURFACE MOUNTED RACEWAY	
	MULTI OUTLET SURFACE MOUNTED RACEWAY	
	WALL MOUNTED SINGLE RECEPTACLE OUTLET	18"
	WALL MOUNTED DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED DUPLEX RECEPTACLE OUTLET – ABOVE COUNTER	AS REQUIRED
	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET – ABOVE COUNTER	AS REQUIRED
WP	WALL MOUNTED G.F.C.I. DUPLEX RECEPTACLE OUTLET – WEATHER RESISTANT "WR" TYPE	18"
	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE OUTLET	18"
	WALL MOUNTED SPECIAL RECEPTACLE OUTLET	18"
	WALL MOUNTED RECEPTACLE & USB OUTLET	18"
J J	JUNCTION BOX	
	WALL MOUNTED COMBINATION DATA/VOICE OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	WALL MOUNTED VOICE OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	WALL MOUNTED DATA OUTLET. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	18"
	JUNCTION BOX FOR TV. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	
	2–GANG JUNCTION BOX FOR AV, LOW–VOLTAGE WIRING BY OTHERS. PROVIDE JUNCTION BOX WITH 1–1/4" CONDUIT TO ABOVE CEILING. U.N.O.	
CR	JUNCTION BOX FOR CARD READER. PROVIDE JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING.	42"
CAM	DOME CAMERA (PROVIDED BY SECURITY CONTRACTOR)	
WAP	WIRELESS ACCESS POINT, CEILING MOUNTED (BY OTHERS)	
SPK	SPEAKER LOCATION (BY OTHERS)	
	STUB–UP DEVICES WITH POWER, TELE/DATA, AV PER PLANS	
	FLOOR BOX DEVICES WITH POWER AND TELE/DATA PER PLANS (SEE DRAWINGS FOR MODEL#)	
	FLOOR BOX DEVICES WITH QUAD RECEPT & TELE/DATA OUTLETS (SEE DRAWINGS FOR MODEL#)	
AV	FLOOR BOX DEVICES WITH DUPLEX RECEPT & TELE/DATA/AV OUTLETS (SEE DRAWINGS FOR MODEL#)	
	FLOOR BOX DEVICE TO MODULAR FURNITURE	
P #	JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE. COORD. EXACT LOCATION WITH ARCH. PROVIDE ALL REQ. CONNECTIONS (THE # OF WORKSTATIONS TO BE POWERED ARE DENOTED BY A NUMBER NEXT TO THE POWER JUNCTION)	18"
T/D	JUNCTION BOX FOR TELE/DATA CONNECTION TO MODULAR FURN. COORD. EXACT LOCATION WITH ARCH. PROVIDE 1–1/4" EMPTY CONDUIT WITH PULLSTRING TO ABOVE ACCESSIBLE CEILING.	18"
J PP #	PROVIDE AND INSTALL JUNCTION BOX ABOVE CEILING TO SUPPLY POWER WHICH SHALL SUPPLY EACH WORKSTATION WITH TWO (2) DUPLEX AND ONE (1) VOICE DATA. POWER POLE TO BE SUPPLIED BY TENANT AND INSTALLED BY E.C. (THE # OF WORKSTATIONS TO BE POWERED ARE DENOTED BY A NUMBER NEXT TO THE POWER POLE)	
	120/208 VOLT PANELBOARD RECESSED MOUNTED 120/208 VOLT PANELBOARD	
	LIGHT FIXTURE	
	EXIT SIGN – CEILING,WALL MT.	
	LIGHT FIXTURE ON BATTERY BACKUP (90MIN, 1100 LUMEN)	
S	WALL MOUNTED S.P.S.T. TOGGLE SWITCH	42"
S 3	WALL MOUNTED 3–WAY TOGGLE SWITCH	42"
S 4	WALL MOUNTED 4–WAY TOGGLE SWITCH	42"
S D	WALL MOUNTED DIMMER SWITCH (WATTAGE AS REQUIRED)	42"
S T	WALL MOUNTED TIMER SWITCH	
S OV	WALL MOUNTED MANUAL OVERRIDE SWITCH (TO OVERRIDE CIRCUIT DESIGNATED AT LIGHTING CONTACTOR PANEL)	42"
	MOTION DETECTOR SWITCH W/ MANUAL OVERRIDE – WALL MOUNTED	42"
	MOTION DETECTOR – CEILING MOUNTED	
M	MOTOR RATED TOGGLE SWITCH	AS REQ'D.
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH	
S (30/3)	DISCONNECT SWITCH (FRAME/POLES/FUSE–IF REQUIRED)	
(2)	MOTOR – NUMBER INDICATES HORSEPOWER (F=FRACTIONAL)	
B	AUDIBLE BELL ALARM – WALL MOUNTED	80" A.F.F.
FA	FIRE ALARM ADA APPROVED AUDIO/VISUAL ALARM – WALL MOUNTED	80" A.F.F.
F	FIRE ALARM PULL STATION	48" A.F.F.
D	SMOKE DETECTOR – CEILING MOUNTED	
T	TAMPER SWITCH – FIRE ALARM	
F	FLOW SWITCH – FIRE ALARM	
F.B.O.	FURNISHED BY OTHERS	
AFF/AFG	ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE	
BC	BELOW CEILING	
AC	ABOVE COUNTER	
WP	WEATHER PROOF	
E,EX/RE/N	EXISTING/RELOCATED/NEW	
GFI	GROUND FAULT INTERRUPTING CIRCUIT	
E.C.	EMPTY CONDUIT (PROVIDE PULLSTRING IN ALL EMPTY CONDUIT)	
FPMR	FUSE PER MANUFACTURER'S RECOMMENDATION	
IG	ISOLATED GROUND	

NOTES:
1. COORDINATE LOCATION AND SPECIFIC MOUNTING HEIGHT WITH ARCHITECT.
2. MOUNTING HEIGHTS SHALL BE AS INDICATED IN THE LEGEND UNLESS OTHERWISE NOTED ON THE PLANS.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1220 MINNETA LN.
CHARLOTTE, NC 28217
PHONE (704) 357–9333
BWA JOB # 2025–1452

△ Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:54:28-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
LEGENDS, NOTES, AND DETAILS - ELECTRICAL

Scale

E0.001

© 2026 Gensler

Autodesk Docs://059.7179.008 - FHB Miamitown/059.7179.008 - FHB Miamitown_R26_CENTRAL_detached.rvt 12/5/2025 2:14:58 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 : 6/11/2026 12:26:17 PM
E0.001 - Signed.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 5/19/2026 7:11:10 AM FIRE Reference Only.

LEGEND

	COLD WATER
	HOT WATER
	HOT WATER RECIRC.
	SANITARY
	GREASE WASTE
	VENT
	NATURAL GAS
	EXISTING
	WORK TO BE REMOVED
	CONNECT TO EXISTING
	FLOOR DRAIN
	FLOOR SINK
	FLOOR CLEAN-OUT
	SHUT-OFF VALVE

ABBREVIATIONS

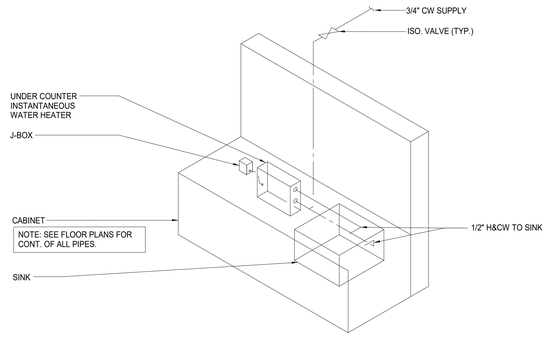
A/C	ABOVE CEILING
AAV	AIR ADMITTANCE VALVE
AC	AIR CONDITIONING
AD	ACCESS DOOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ARP	ACID RESISTANCE PIPING
AUTO	AUTOMATIC
B/F	BELOW FLOOR
B/G	BELOW GRADE
B/S	BELOW SLAB
BAL	BALANCING
BHP	BRAKE HORSEPOWER
BCO	BASE CLEANOUT
CO	CLEANOUT
CW	COLD WATER (DOMESTIC)
DN	DOWN
DO	DITTO
DR	DRAIN
DWG	DRAWING
EA	EACH
ECC	ECCENTRIC
EFF	EFFICIENCY
EOD	EMERGENCY OVERFLOW DRAIN
EWT	ENTERING WATER TEMP.
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
G	GATE
GA	GAUGE
GCO	GRADE CLEANOUT
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HD	HUB DRAIN
HP	HORSEPOWER
HP	HIGH PRESSURE
HTG	HEATING
HW	HOT WATER (DOMESTIC)
HWR	HOT WATER RETURN
HWRR	HW REVERSE RETURN
HWS	HOT WATER SUPPLY
ID	INSIDE DIMENSION
IE	INVERTED ELEVATION
IN	INCHES
KW	KILOWATTS
LB	POUNDS
LP	LIQUID PROPANE GAS
LWR	LOOP WATER RETURN
LWS	LOOP WATER SUPPLY
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
NC	NORMALLY CLOSED
NG	NATURAL GAS
NFGH	NON-FREEZE GROUND HYDRANT
NFWH	NON-FREEZE WALL HYDRANT
NO	NORMALLY OPEN
NOM	NOMINAL
OD	OVERFLOW DRAIN
PSI	POUNDS PER SQUARE INCH
RAD	RADIUS
RD	ROOF DRAIN
RED	REDUCER
RTU	ROOFTOP UNIT
SAN	SANITARY
SQ	SQUARE
ST	STORM
TEMP	TEMPERATURE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VA	VALVE
VTR	VENT THRU ROOF
W	WASTE
WC	WATER COLUMN
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WT	WEIGHT

GENERAL NOTES
(APPLY TO ALL SHEETS)

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE TENANT MECHANICAL SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, ACCESSORIES, OPTIONS AND CONTROLS, COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL ITEMS AND LABOR REQUIRED FOR A COMPLETE TENANT MECHANICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND THE BASE BUILDING CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

2. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PARTITION LAYOUTS, REFLECTED CEILING PLANS, DIMENSIONS, ETC.

3. VISIT SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. THE EXISTING CONDITIONS SHOWN ARE BASED ON DOCUMENTS PROVIDED BY OTHERS AND HAVE NOT BEEN VERIFIED BY THE ENGINEER. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS IN SUCH A MANNER THAT WILL AFFECT PRICING, (I.E., DUCTWORK, VAV OR PIU ARE NOT IN THE SHOWN LOCATION) CONTRACTOR WILL NOTIFY OWNER SO THAT A RESOLUTION CAN BE MADE PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.



1 P0.001 WATER HEATER DETAIL
12" = 1'-0"

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	CW	HW	SAN/ WASTE	VENT	REMARKS
PF01	WATER CLOSET	3/4"	-	4"	2"	
BASIS OF DESIGN: KOHLER "Highline" Model #K-43999-0. Fixture shall be floor mount, elongated style, tank type water closet. Include matching open front toilet seat with check hinge and anti-microbial agent.						
PF02	LAVATORY	1/2"	1/2"	2"	1-1/2"	MXV1
BASIS OF DESIGN: AMERICAN STANDARD "Decorum" Model# 9024011EC.020, wall mount, vitreous China, white. Provide with Sloan Model# EAF-250 chrome plated faucet. Provide stainless steel removable crumb cup strainers and drains complete with service stops, tailpieces, P-trap and all trim.						

NOTES:
TP: PROVIDE WITH 1/2" CW TRAP PRIMER.

MXV1: PROVIDE WITH ASSE 1070 MIXING VALVE AT FIXTURE. SET MIXING VALVE TEMP TO 110 °F MAX. ONE MIXING VALVE CAN SERVE MULTIPLE FIXTURES, IF THE MIXING VALVE IS SIZED FOR COMBINED FLOW OF THE FIXTURES AND THE FIXTURES ARE IN CLOSE PROXIMITY.

ELECTRIC WATER HEATER SCHEDULE

I.D. TAG	TYPE OF WATER HEATER	FLOW RATE (GPM)	TEMP RISE (°F)	POWER INPUT (KW)	VOLTS/ PHASE	BASIS OF DESIGN	REMARKS
WH-1	INSTANTANEOUS	1	25	2.4	120/1	CHRONOMITE SR-20L/120	1,2

(1) WATER HEATER SHALL BE PROVIDED WITH MICRO-ELECTRONIC CONTROLS TO ENSURE AN EXISTING WATER TEMPERATURE MAX OF 110°F.

(2) PROVIDE WATER HEATER WITH MANUFACTURER RECOMMENDED DISCONNECT SWITCH & RECESSED WALL BOX.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△ Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.05.19 16:47:34-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
ABBREVIATIONS, DETAILS, & SCHEDULES - PLUMBING

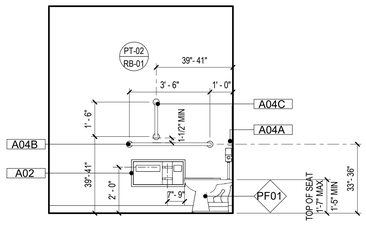
Scale
12" = 1'-0"

P0.001

© 2022 Gensler

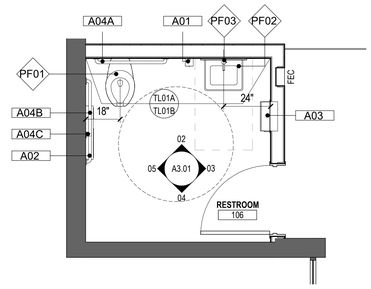
Autodesk Docs://059.7179.010 - FHB Miami Lakes2025-1452 MEP-R24.rvt
5/19/2026 3:16:51 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 5/27/2026 11:26:17 PM
P0-001 RWK 2026-05-27.pdf



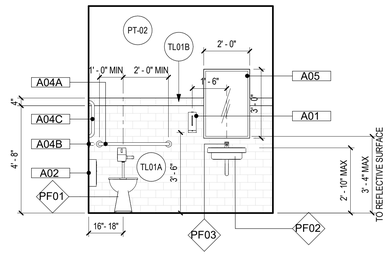
05 ELEVATION - RESTROOM - WEST

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



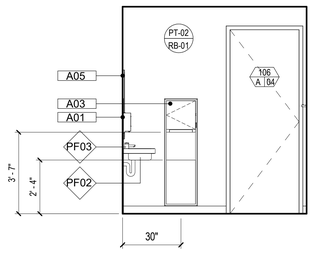
01 ENLARGED RESTROOM PLAN

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



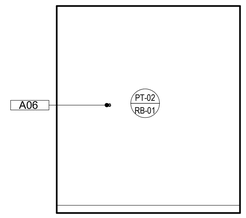
02 ELEVATION - RESTROOM - NORTH

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



03 ELEVATION - RESTROOM - EAST

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



04 ELEVATION - RESTROOM - SOUTH

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

SHEET NOTES

GENERAL NOTES

A. REFER TO G1.02 PLUMBING AND ACCESORIES MOUNTING LOCATIONS AND DIMENSIONS

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler

M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A

BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: c=US, o=Florida, ou=A01410D000001B6A61C0A1000A10A36, cn=M. ARTHUR GENSLER JR. AND ASSOCIATES
Location: Miami, FL
Reason: I agree to the terms defined by the placement of this signature on this document
Contact Info: 305-350-7500
Date: 2026.03.12 10:57:50-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

RESTROOM ENLARGED PLAN AND ELEVATIONS

Scale

3/8" = 1'-0"

A3.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:47 PM

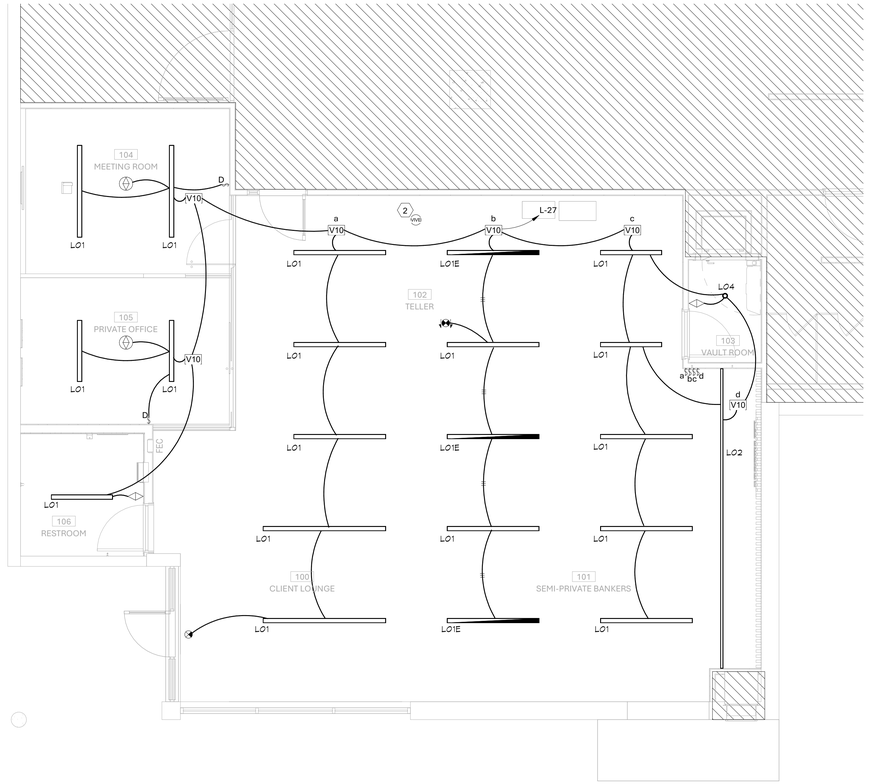
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A3.01 RWK 2026-05-27.pdf

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, DETAILS, AND LIGHTING NOTES FOR FURTHER INFORMATION OF DEVICE PLACEMENT AND OTHER RELEVANT INFORMATION.
2. HATCHED AREA IS NOT IN SCOPE OF WORK.
3. 'E' DENOTES EXISTING FIXTURE/DEVICE TO REMAIN. 'R' DENOTES EXISTING FIXTURE/DEVICE TO BE RELOCATED.
4. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED LIGHT FIXTURES, THEIR CONTROL DEVICES, AND EXIT SIGNS. PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.
5. SEE ELECTRICAL SYSTEM AND EQUIPMENT SCHEDULE FOR LIGHTING POWER DENSITY INFORMATION.
6. ALL LIGHT FIXTURES CONTAINING BATTERY PACK FOR EMERGENCY LIGHTING SHALL BE CONTROLLED WITH THE GENERAL LIGHTING IN THE ROOM/AREA. PROVIDE AN ADDITIONAL UNSWITCHED "HOT" CONDUCTOR TO THESE LIGHTING FIXTURES.
7. ALL SWITCHES FOR LIGHTS, SHADES, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL BE GANGED TOGETHER AND SHARE A MULTI-GANG COVER PLATE WHERE POSSIBLE.
8. REFER TO SHEET E0.101 FOR LOCATION OF ELECTRICAL DISTRIBUTION PANELS.
9. ALL EXIT SIGNS ARE TYPE 'X' UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO CLEAN AND RE-LAMP ALL EXISTING AND/OR RELOCATED FIXTURES.
11. PROVIDE NEW DISCONNECTING MEANS AS REQUIRED FOR ALL DISCONNECTED/ RECONNECTED RELOCATED FLUORESCENT LIGHT FIXTURES PER NEC 410.130.G.
12. LOWER CASE LETTERS IN LIGHTING FIXTURES AND ADJACENT TO SWITCHES IN EACH INDIVIDUAL ROOM/AREA INDICATE WHICH LIGHT FIXTURE IS TO BE CONTROLLED FROM EACH CORRESPONDING SWITCH IN THAT ROOM/AREA.
13. ALL CONTROL CABLING PROVIDED AS A PART OF ANY LIGHTING CONTROL SYSTEM SHALL BE PLENUM RATED.
14. CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE. CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.
15. REFER TO SHEET E0.04 FOR LIGHTING CONTROL SYSTEM DETAILS AND REQUIREMENTS. A SEQUENCE OF OPERATION IS INCLUDED FOR EACH SPACE TYPE.

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

1. LIGHTING AND ITS CONTROL ARE EXISTING TO REMAIN IN THIS ROOM.
2. LUTRON VIVE HUB LOCATION. REFER TO DETAIL 2/E0.04 FOR FURTHER DETAILS. PROVIDE 120V INPUT CONNECTION FROM THE AREA LIGHTING CIRCUIT.



1 E2.101 FLOOR PLAN - LIGHTING
1/4" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradey Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall
Date: 2026.03.11 15:53:37 -04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - LIGHTING

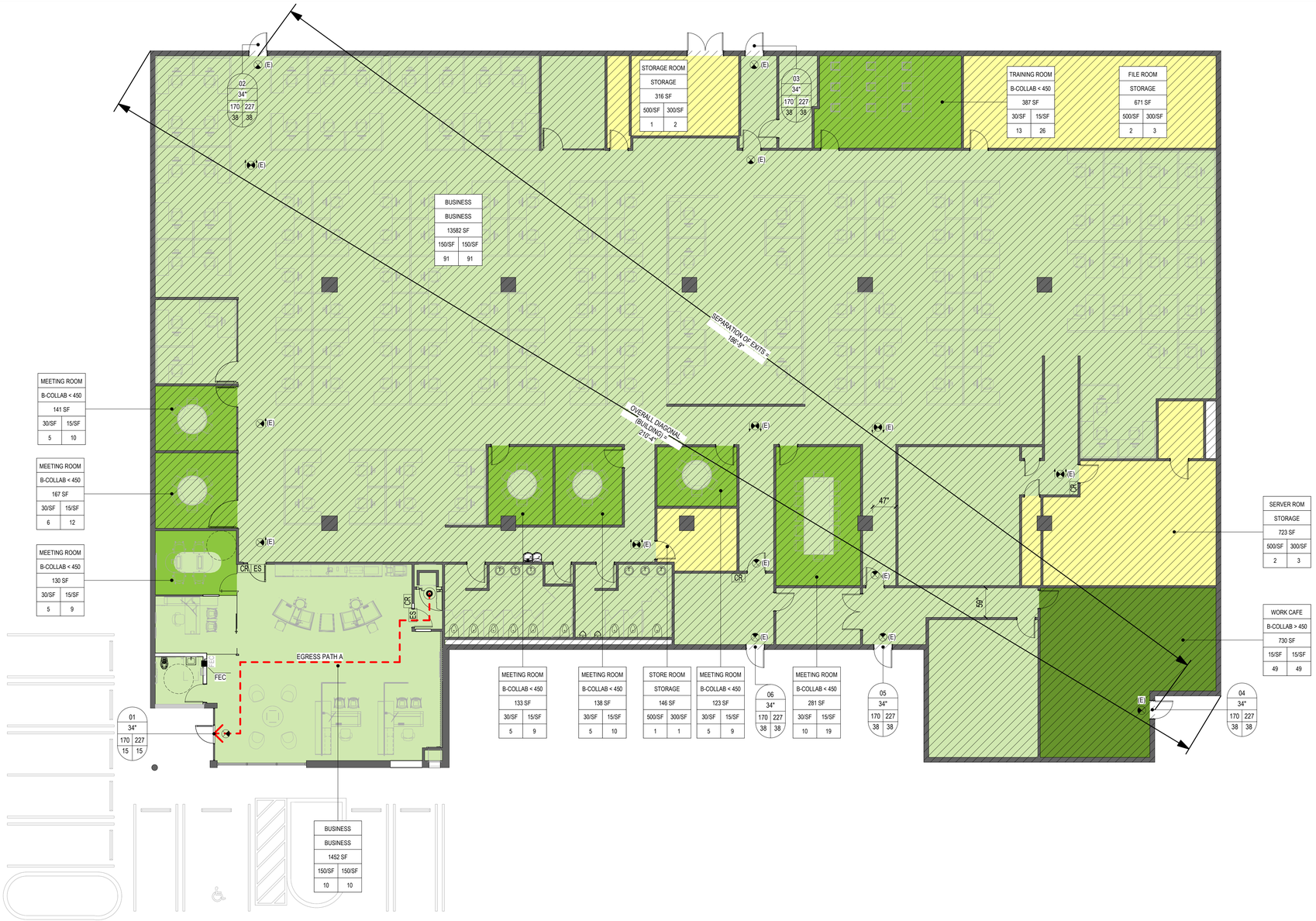
Scale
1/4" = 1'-0"

E2.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/11/2026 3:05:06 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E2.101 - Signed.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 5/19/2026 7:10:44 AM FIRE Approved



01 LIFE SAFETY PLAN - LEVEL 01

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

GENERAL NOTES

A. THE PURPOSE OF THE FIRE AND LIFE SAFETY DRAWINGS IS TO ILLUSTRATE IN SCHEMATIC FASHION, THE APPLICABLE EXITING, FIRE-RESISTANCE, AND LIFE SAFETY CONCEPTS UTILIZED BY THIS PROJECT; INCLUDING, BUT NOT LIMITED TO:
- OCCUPANCY CLASSIFICATIONS
- OCCUPANCY LOAD FACTORS
- EXIT LOCATIONS, EXIT PATHS & CAPACITY
- FUNCTION OF SPACE
- FIRE-RESISTANCE RATED CONSTRUCTION
- AND OTHER STRATEGIES RELATED TO THE CODE COMPLIANCE APPROACH OF THIS PROJECT.

B. FURNITURE BY OWNER - MAINTAIN 36" MINIMUM CLEAR EGRESS PATH AROUND ALL COMPONENTS PER NFPA 101 7.3.4.1.1.(2)

C. FLAME SPREAD AT FURNITURE COMPONENTS TO COMPLY WITH FLORIDA BUILDING CODE, CHAPTER 8.

D. INTERIOR FINISHES TO COMPLY WITH FLORIDA BUILDING CODE, CHAPTER 8.

E. ALL SECURED DOORS TO BE FAIL SECURE WITH FREE EGRESS UNLESS NOTED OTHERWISE FOR EGRESS DOORS. REFERENCE SHEET KEYNOTES FOR LOCKING AND COMPLIANCE PER NFPA 101 SECTIONS 7.2.1.5.6, 7.2.1.6.2. AND 7.2.1.5.8.

F. FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION, EFFECTIVE DECEMBER 31, 2020, WHICH INCLUDES 101, 2018 EDITION, NFPA1, 2018 EDITION (CHAPTER 42), & STATE STATUTES, 2018 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)

G. FIRE EXTINGUISHERS SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.

H. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE SHALL COMPLY WITH NFPA 101:7.2.1.5.1 AND NFPA 101:7.2.1.5.2
8.ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE SHALL COMPLY WITH NFPA 101:7.2.1.5.1 AND NFPA 101:7.2.1.5.2

TRAVEL DISTANCE SUMMARY

COMMON PATH OF EGRESS TRAVEL (FBC 1006.2.1)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	100' - 0"

EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	300' - 0"

DEAD ENDS (FBC 1020.5)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	50' - 0"

MIN. NUMBER OF EXITS FOR OCCUPANT LOAD (FBC SECTION 1006.2.1)	
OCCUPANT LOAD	MIN. # OF EXITS PER STORY
1-49	1
50-500	2
501-1,000	3
MORE THAN 1,000	4

EGRESS TRAVEL SUMMARY LEVEL - L1	
Path ID	TRAVEL DISTANCE
EGRESS PATH A	59' - 10"

PLUMBING FIXTURES AND EGRESS CALCULATIONS

REQUIRED

OCCUPANTS: 258 (129 MALE, 129 FEMALE)							
OCCUPANCY: BUSINESS - B	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
RATIO:	1:25 FIRST 50 1:50 REMAIN		1:40 FIRST 80 1:80 REMAIN			1:100	
REQUIRED:	3.58	3.58	2.61	2.61	--	2.58	NOTE 1

OCCUPANTS: 9 (5 MALE, 5 FEMALE)							
OCCUPANCY: STORAGE S-1, S-2	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
RATIO:	1:100		1:100			1:1,000	
REQUIRED:	0.05	0.05	0.05	0.05	[a]	0.01	NOTE 1

NOTE [a]: EMERGENCY SHOWERS AND EYEWASH STATIONS SHALL CONFORM TO ISEA Z358.1

PROVIDED

OVERALL BUILDING SUMMARY	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
SUBTOTAL REQUIRED:	4.63	4.63	2.66	2.66	0	2.59	1 SERVICE SINK
TOTAL REQUIRED:	5	5	3	3	0	3	1 SERVICE SINK
WC PROVIDED:	4	6	--	--	--	--	--
LAV PROVIDED:	--	--	4	3	--	--	--
URINALS PROVIDED: (NOTE 2)	2	--	--	--	--	--	--
DF PROVIDED: (NOTE 6)	--	--	--	--	--	3	--
TOTAL PROVIDED:	6	6	4	3	0	3	1 SERVICE SINK
SINGLE-OCCUPANT RESTROOMS INCLUDED IN THE ABOVE TOTALS						(NOTE 3):	0
FAMILY RESTROOMS PROVIDED IN ADDITION TO ABOVE TOTALS						(NOTE 4):	0
FAMILY BATHING ROOMS PROVIDED IN ADDITION TO ABOVE TOTALS						(NOTE 5):	0

NOTE 1:
THE CODE REQUIRES ONLY (1) SERVICE SINK PER BUILDING IF ALL OCCUPANCIES HAVE ACCESS TO THE SERVICE SINK AT ALL TIMES. IN HOSPITALS: (1) SERVICE SINK PER FLOOR ARE REQUIRED.

NOTE 2:
IN 'A' AND 'E' OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQ'D WC. IN ALL OTHER OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQ'D WC.

NOTE 3:
SINGLE-OCCUPANT RESTROOM = (1) WC AND (1) LAV PROVIDED FIXTURES DISTRIBUTED AMONGST EACH SEX

NOTE 4:
FAMILY OR ASSITED-USE TOILET ROOMS = (1) WC AND (1) LAV PROVIDED

NOTE 5:
FAMILY OR ASSITED-USE BATHING ROOMS = (1) WC AND (1) LAV PROVIDED AND (1) SHOWER OR (1) BATH

NOTE 6:
WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED DRINKING FOUNTAINS.

GRAPHIC LEGEND

OCCUPACY USE LEGEND

BUSINESS | B-COLLAB > 450 | AREA NOT IN SCOPE
B-COLLAB < 450 | STORAGE

USE GROUP AND FUNCTION OF SPACE TAG

	Name		ROOM NAME
	B-Business		USE GROUP OF SPACE
	150 SF		AREA OF SPACE
FFPC LOAD FACTOR	00/SF	00/SF	FBC LOAD FACTOR
FFPC # OF OCCUPANTS	00	00	FBC # OF OCCUPANTS

EXITING SYMBOLS

= EXIT ACCESS TRAVEL DISTANCE
= COMMON PATH OF EXIT TRAVEL
= DEAD END
= EXIT DISCHARGE

SEPARATION OF EXITS = 30'-0"
OVERALL DIAGONAL (BUILDING) = 30'-0"

EGRESS COMPONENT CAPACITY SYMBOLS

EXIT WIDTH PROVIDED (IN.)
FFPC EXIT CAPACITY (.2"/PP)
FFPC CALCULATED OCCUPANT LOAD
DOOR 33" # # 000 000
DOOR #
FBC EXIT CAPACITY (.15"/PP)
FBC CALCULATED OCCUPANT LOAD

FIRE PROTECTION SYMBOLS

FEC = FIRE EXTINGUISHER CABINET
FE = FIRE EXTINGUISHER

EXIT SIGN (SINGLE SIDED, DOUBLE SIDED, W/ DIRECTIONAL ARROW, WALL MOUNTED)

WALL / SCOPE LEGEND

NON - RATED PARTITION
1 HOUR RATED BARRIER
N.I.C.

EGRESS HARDWARE SYMBOLS

CR CARD READER
DE DELAYED EGRESS PER FBC 1010.2.13.1
EL ELECTRIC LOCKSET
ES ELECTRIC STRIKE
DR ELECTRICAL DOOR RELEASE

BUILDING OCCUPANCY SUMMARY

LIFE SAFETY - AREA / OCCUPANT LOAD - LEVEL 01

OCCUPANCY USE / FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR FFPC	FFPC Total Occupants	OCCUPANT LOAD FACTOR FBC	FBC Total Occupants
B-COLLAB < 450	281.45 SF	30.00 SF	10	15.00 SF	19
B-COLLAB < 450	387.50 SF	30.00 SF	13	15.00 SF	26
B-COLLAB < 450	138.47 SF	30.00 SF	5	15.00 SF	10
B-COLLAB < 450	130.32 SF	30.00 SF	5	15.00 SF	9
B-COLLAB < 450	132.97 SF	30.00 SF	5	15.00 SF	9
B-COLLAB < 450	123.27 SF	30.00 SF	5	15.00 SF	9
B-COLLAB < 450	166.69 SF	30.00 SF	6	15.00 SF	12
B-COLLAB < 450	140.56 SF	30.00 SF	5	15.00 SF	10
B-COLLAB < 450	1501.21 SF		**54**		**101**
B-COLLAB > 450	730.13 SF	15.00 SF	49	15.00 SF	49
B-COLLAB > 450	730.13 SF		**49**		**49**
BUSINESS	13581.61 SF	150.00 SF	91	150.00 SF	91
BUSINESS	19.63 SF	150.00 SF	1	150.00 SF	1
BUSINESS	19.63 SF	150.00 SF	1	150.00 SF	1
BUSINESS	25.37 SF	150.00 SF	1	150.00 SF	1
BUSINESS	19.63 SF	150.00 SF	1	150.00 SF	1
BUSINESS	19.63 SF	150.00 SF	1	150.00 SF	1
BUSINESS	19.56 SF	150.00 SF	1	150.00 SF	1
BUSINESS	65.00 SF	150.00 SF	1	150.00 SF	1
BUSINESS	1451.87 SF	150.00 SF	10	150.00 SF	10
BUSINESS	15221.95 SF		**108**		**108**
STORAGE	723.07 SF	500.00 SF	2	300.00 SF	3
STORAGE	671.41 SF	500.00 SF	2	300.00 SF	3
STORAGE	146.27 SF	500.00 SF	1	300.00 SF	1
STORAGE	316.41 SF	500.00 SF	1	300.00 SF	2
STORAGE	1857.16 SF		**6**		**9**
TOTAL LEVEL 01 OCCUPANTS	19310.45 SF		**217**		**267**

MEANS OF EGRESS ANALYSIS

USER GROUP : *'B' BUSINESS*
NOTE: [TYPE]

FIRE PROTECTION:
[PER NFPA 13, CHAPTER 9]
■ SPRINKLERED
☐ NON-SPRINKLERED
☐ EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM

REQUIRED EXITS:
[PER FBC TABLE 1006.2]
MINIMUM NUMBER OF EXITS REQUIRED: 2
MINIMUM NUMBER OF EXITS PROVIDED: 6 - COMPLIES

SEPARATION OF EXITS:
[PER FBC 1007.1.1]
MAXIMUM BUILDING DIAGONAL = 210'-4"
REQUIRED EXIT SEPARATION = 70'-2"
PROVIDED EXIT SEPARATION = 186'-9"

CORRIDOR EXIT ACCESS WIDTH:
[PER FBC TABLE 1020.2]
WIDTH OF EGRESS CORRIDOR REQUIRED: 44"
WIDTH OF EGRESS CORRIDOR PROVIDED: 47" - COMPLIES

EXIT CAPACITY FACTORS:
[PER FBC 1005.3.1 & 1005.3.2]

MINIMUM REQUIRED EGRESS WIDTH :
STAIRWAYS: 0.3
OTHER EGRESS COMPONENTS: 0.2

REQUIRED EXIT & EGRESS WIDTH (OTHER EGRESS COMPONENTS):
[PER FBC 1005.3.2]
EXIT WIDTH REQUIRED: 43.4" (217 OCCUPANTS X 0.2 FACTOR)
EXIT WIDTH PROVIDED: 34" PER EXIT, 204" TOTAL - COMPLIES

DOORS :
[PER FBC 1010.1.1]
THE MINIMUM CLEAR WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.

[PER FBC 1010.1.2]
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: C=US, E=pablo.garcia@gensler.com, O=GENSLER, CN=ARTHUR GENSLER JR. AND ASSOCIATES INC., C=US
Location: Miami, FL
Reason: I agree to the terms defined by the placement of my signature on this document.
Date: 2026.03.12 12:52:40 -04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
LIFE SAFETY ANALYSIS

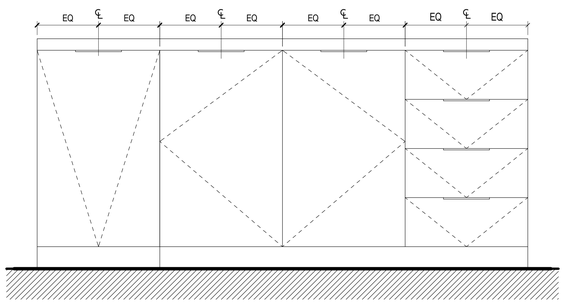
Scale
As indicated

G2.01

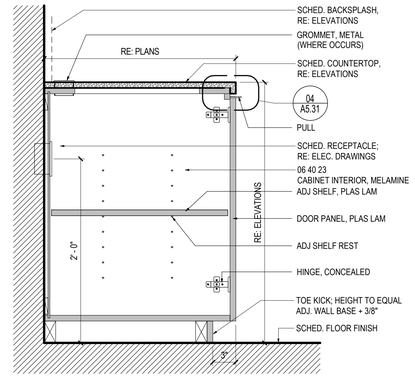
© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:31 PM

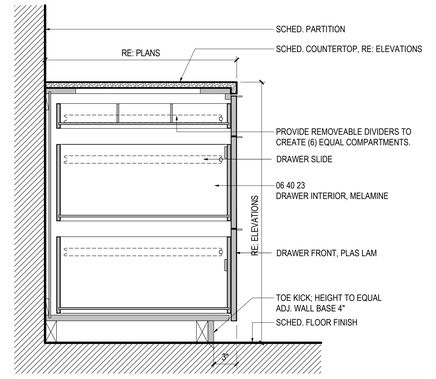
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 05/11/2026 12:26:17 PM
G2.01 RWK 2026-05-27.pdf



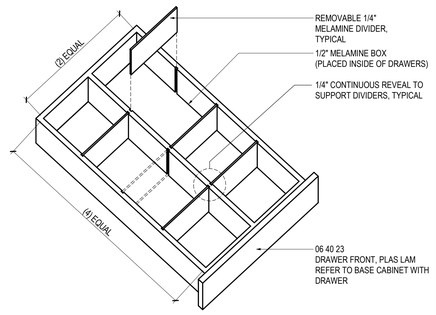
05 TYPICAL MILLWORK PULL LOCATIONS
SCALE: 1 1/2" = 1'-0"



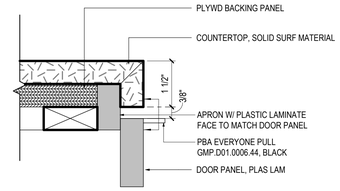
01 BASE CABINET - ADJ. SHELVES
SCALE: 1 1/2" = 1'-0"



02 BASE CABINET - DRAWERS
SCALE: 1 1/2" = 1'-0"



03 BASE CABINET - AXON DETAIL @ DRAWER
SCALE: 1 1/2" = 1'-0"



NOTE: PROVIDE STOPS @ DRAWER SIDES & BOTTOM

TYP. EDGE AT QUARTZ COUNTERTOPS

04 DETAIL - TYP. COUNTERTOP EDGE
SCALE: 6" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: c=US, o=Gensler, ou=Miami, cn=Pablo G Garcia, 0.9.2342.19200300.100.1.1=AR99297, 2.5.4.10=GENSLER JR. AND ASSOCIATES
Location: Miami, FL
Reason: I agree to the terms defined by the placement of this signature on this document.
Contact Info: 305.350.7500
Date: 2026.03.12 10:51:58-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
MILLWORK DETAILS

Scale
As indicated

A5.31

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:48 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A5.31 RWK 2026-05-27.pdf

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

VERIFICATION FORM

DATE:	June 11, 2026	BLDG PROCESS #:	M2026015483
VF#	26-2026-W-VF - 5885	INVOICE(S)#:	N/A I2026137433 I2026137433

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	FIRST HORIZON BANK INTERIOR REMODEL M2026015483 5901 MIAMI LAKES DR E
PROJECT/AGREEMENT NUMBER:	2026
PROJECT DESCRIPTION:	19310 SQFT OF INTERIOR REMODEL OF BANK SPACE PER PLANS REMAINING THE SAME PER CCS AND CU
IS THIS AN AFFORDABLE HOUSING PROJECT? **No**	

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220240150010	5901 MIAMI LAKES DR E	33014	M	1	19,310	19,310

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

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. ADDITIONAL SERVICE REQUESTS FOR PROPERTIES WITH SHARED SEWER LATERALS WILL REQUIRE A FULLY EXECUTED UNITY OF TITLE AND/OR RESTRICTIVE COVENANT. IF THIS REQUIREMENT IS NOT MET, THE SECOND METER BOX REQUEST MAY BE DENIED, AND THE INSTALLATION OF AN INDEPENDENT SEWER LATERAL MAY BE REQUIRED.**
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) **12** INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Bank (10 gpd/100 sq ft)	19310	1,931	1,931

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - Bank (10 gpd/100 sq ft)	19310	1,931	1,931

Water Service Area	**WASD Water**	**Sewer Service Area**	**WASD Sewer**
Net Water GPD	0	**Net Sewer GPD**	0
Net Water Cost ($)	$ 0.00	**Net Sewer Cost ($)**	$ 0.00
Water Basin Charge ($)	No	**Sewer Basin Charge ($)**	No
Total Connection Charges ($)			$ 0.00
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 ($)	Total Quantity	Total Fees ($)
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			$ 150.00
Verification Form Total ($)			$ 150.00
Connection Charges Paid?			**Yes**

COMMENTS: Refunds are based on the payment date and are 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: LINDA NEDER

CUSTOMER PHONE:

Prepare by: Harold Chica
Printed Name of Reviewer

Approved by: Jose Villiers
Printed Name of Supervisor

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
26-2026-W-VF-5885.pdf

ARS Environmental
• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

Project Number: 2026-1632
Table of Contents - Asbestos Survey

Section **Page**

Project Summary 1
Qualifier for this Survey 2
Technician Who Conducted this Survey 3
Bulk Sample Itemization 4
Lab Results 7
Technician Chain of Custody Forms 9
Terms and Conditions 11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

On 6/2/2026, ARS Environmental, Inc. conducted an asbestos survey at the following address:

First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

The **Interior, Exterior, and Roof** of the above mentioned job site address was visually inspected in order to identify any building materials that may contain asbestos. The samples collected where sent to a laboratory for analysis. **Under NO circumstances is this report to be utilized as a bidding document** or as a project specification document since it does not have all the components required to serve as an asbestos project design document or an abatement work plan.

The following nonsuspect materials were observed during this survey. No samples were taken: metal canopy over exterior walk-up window, a/c duct, carpet, fiberglass, metal. A/C duct fiberglass insulation observed. Rubberized caulking around the windows. No fiberglass insulation observed behind walls.

The job site was occupied at the time of the inspection.

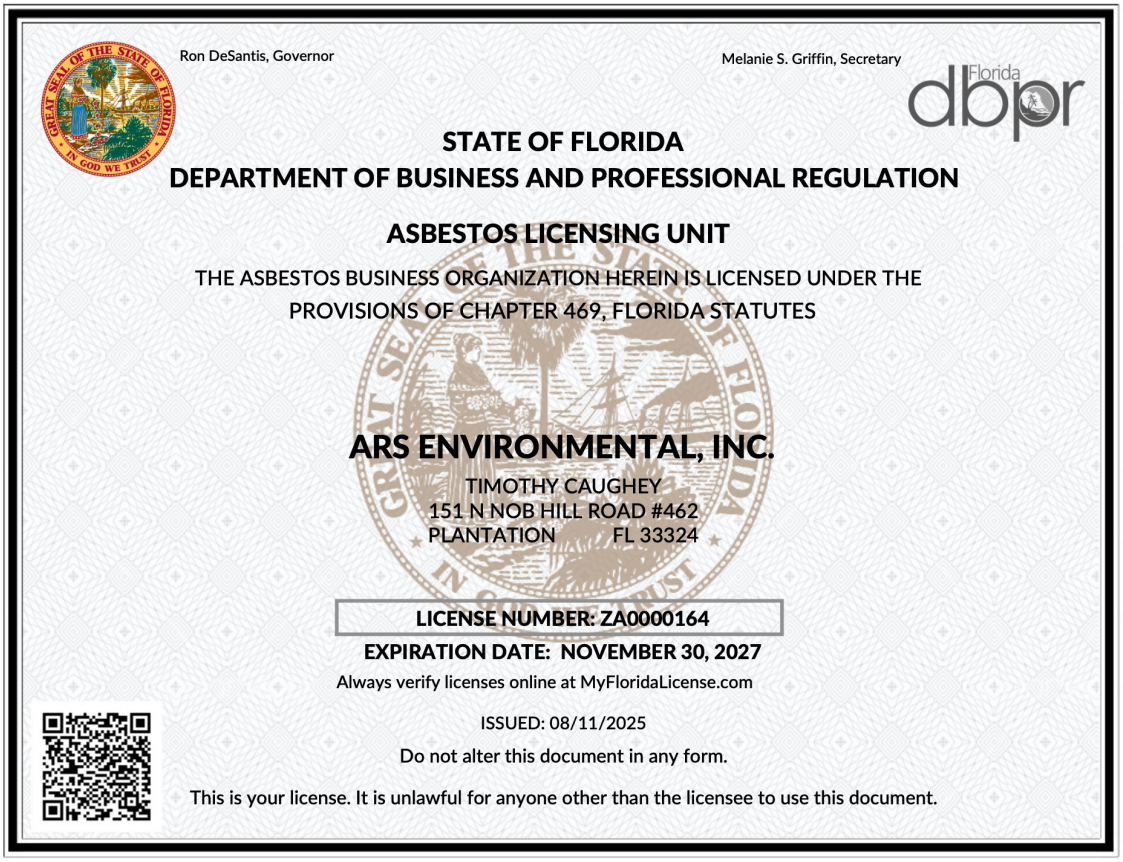
Based on the results of the bulk samples sent in for laboratory analysis, no asbestos was detected in amounts greater than 1%.

It has been a pleasure working with you.
Please call on us again.

Alex Front, MSc
ARS Environmental, Inc.

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

ARS ENVIRONMENTAL, INC.

TIMOTHY CAUGHEY
151 N NOB HILL ROAD #462
PLANTATION FL 33324

LICENSE NUMBER: ZA0000164
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/11/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

I hereby certify that this asbestos survey was conducted at the above referenced Job Site on 6/2/2026, and performed by Alexander Front, accredited by the EPA as AHERA Inspector(s), utilizing the code of the Federal Regulation Standards, 40 CFR, Part 763, Subpart E, Section 763.80-763.99 and the State Asbestos Regulations, Florida Statutes 469.003.

Tim Caughey, M.P.H. (IA0000016)
Florida Licensed Consultant
Asbestos Business Organization

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

assured environmental
www.assuredenviro.com
13987 94th Avenue
Seminole, FL 33776

CERTIFICATE OF COMPLETION

Is Hereby Awarded To:

ALEXANDER FRONT

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E), has passed an examination with a minimum score of 70%, for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 05/13/2025, and in testimony whereof, we do confer this certificate on 05/13/2025.

Date of Course: 05/13/2025 Expiration Date 05/13/2026
Certificate # 05132501OL
Course # FL49-0006426 FL Provider License# PVD130

Renew

Vernon Roberts, Jr., Lead Instructor

Alexander Front

Certified Asbestos Surveyor
ARS Environmental, Inc.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 1	Wallboard/joint compound Throughout bank	2,000 sq. ft.	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						
Sample 2	Wallboard/joint compound Throughout bank	Included Above	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						
Sample 3	Wallboard/joint compound Throughout bank	Included Above	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						
Sample 4	2' x 2' Ceiling Tile Slitted design Throughout bank	1,600 sq. ft.	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						
Sample 5	2' x 2' Ceiling Tile Slitted design Throughout bank	Included Above	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						
Sample 6	2' x 2' Ceiling Tile Slitted design Throughout bank	Included Above	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						
Sample 7	2' x 4' Ceiling Tile Pinhole design Bathrooms	500 sq. ft.	Miscellaneous	Good	None	None	High	Friable	
			Asbestos Not Detected						

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 8	2' x 4' Ceiling Tile Pinhole design Bathrooms	Included Above	Miscellaneous	Good	None	None	High	Friable	
						Asbestos Not Detected			
Sample 9	2' x 4' Ceiling Tile Pinhole design Bathrooms	Included Above	Miscellaneous	Good	None	None	High	Friable	
						Asbestos Not Detected			
Sample 10	Wallpaper and mastic Tan wallpaper Mastic Bathrooms and outside of bathrooms	50 ln. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 11	Baseboard and mastic Vinyl; gray Mastic Throughout walls	50 ln. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 12	Ceramic tile and grout Bathrooms	400 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 13	Interior/exterior concrete structure Throughout bank	2,000 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 14	Exterior stucco surfacing material Bank area	400 sq. ft.	Surfacing Material	Good	None	None	High	Non-friable	
						Asbestos Not Detected			

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 15	Roof Material Field Membrane Over bank	2,000 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			
Sample 16	Roof Material Flashing Over bank along perimter	180 ln. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			

The following nonsuspect materials were observed during this survey. No samples were taken: a/c duct, carpet, fiberglass, metal. A/C duct fiberglass insulation observed. Rubberized caulking around the windows. No fiberglass insulation observed behind walls.

The job site was occupied at the time of the inspection.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Lab Results

ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
1	Wallboard/joint compound		30% cellulose 10% glass	60%
2	Wallboard/joint compound		30% cellulose 10% glass	60%
3	Wallboard/joint compound		30% cellulose 10% glass	60%
4	2' x 2' Ceiling Tile Slitted design		40% cellulose 35% glass	25%
5	2' x 2' Ceiling Tile Slitted design		40% cellulose 35% glass	25%
6	2' x 2' Ceiling Tile Slitted design		40% cellulose 35% glass	25%
7	2' x 4' Ceiling Tile Pinhole design		40% cellulose 35% glass	25%
8	2' x 4' Ceiling Tile Pinhole design		40% cellulose 35% glass	25%
9	2' x 4' Ceiling Tile Pinhole design		40% cellulose 35% glass	25%

EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials
APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

151 North Nob Hill Road, #462, Plantation, FL 33324 • Phone (954) 227-2402 • Fax (866) 816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Lab Results

ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
10	Wallpaper --- Mastic		45% glass --- 10% cellulose	55% --- 90%
11	Baseboard --- Mastic		 --- 10% cellulose	100% --- 90%
12	Ceramic tile and grout			100%
13	Interior/exterior concrete structure			100%
14	Exterior stucco surfacing material			100%
15	Roof Material Field Membrane		20% glass 30% cellulose 5% synthetic	45%
16	Roof Material Flashing		20% glass 55% cellulose	25%

EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials
APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

151 North Nob Hill Road, #462, Plantation, FL 33324 • Phone (954) 227-2402 • Fax (866) 816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

Chain of Custody Forms

ASBESTOS WORKSHEET (CHAIN OF CUSTODY)
ARS Environmental, Inc., 151 N Nob Hill Rd. #462, Plantation, FL 33324, Phone 954-227-2402

Page 1 Of 2

Sampling Date: 6/2/26
Samples Taken By: Alex Front
Project Number: 2026-1632

Turnaround: [X] Same Day [ ] 24 Hour [ ] 48 Hour [ ] 72 Hour
Areas Surveyed: [X] Interior [X] Exterior [X] Roof [X] Occupied

Non Suspect Materials Observed: [X] Carpet [X] A/C Duct [X] Fiberglass [ ] Glass [X] Metal [ ] Rubber [X] Rubberized Caulking Around Windows; [ ] Terrazzo [ ] Wood [ ] Window Mounted A/C [ ] Rubberized Roofing [ ] Wood Flooring [ ] Marble Flooring

Job Site: First Horizon Bank Space 5901 Miami Lakes Drive East Miami Lakes, Fla. (Limited to Bank)

[ ] Mirrors Not Broken Due to Occupancy
[ ] Fire Doors for Demolition Sampled
Y [ ] AC duct fiberglass insulation observed
[ ] Fiberglass insulation observed behind walls

Transferred By: Date: 6/2/26 Received By: Date: 6/2/26

Sample No.	Layer	Material Class (Miscellaneous - M, Surfacing Material - S, Thermal System Insulation - T)	Sample Description	Bldg/Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G Fair-F Poor-P (Cond)	Yes-Y None-N (Phys Dmg)	Yes-Y None-N (Water Dmg)	None-N Low-L Med-M High-H (Material Contact)	F or NF (Friable or Nonfriable)
1		M	Wallboard/Joint Compound		First Horizon Bank	± 2000'	G	N	N	H	F
2		M	" "		" "	EA					
3		M	" "		" "	EA					
4		M	2'x2' Slotted Ceiling Tiles		" "	± 1600'					
5		M	" "		" "	EA					
6		M	" "		" "	EA					
7		M	2'x4' Pinhole Ceiling Tiles		2 Bathrooms	± 500'					
8		M	" "		" "	EA					
9		M	" "		" "	EA					
10		M	Tan (Fabric) Wallpaper & Mastic		2 Bathrooms + Outside Bathrooms	50 LF					NF

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

Chain of Custody Forms

ASBESTOS WORKSHEET (CHAIN OF CUSTODY)
ARS Environmental, Inc., 151 N Nob Hill Rd. #463 Plantation, FL 33324, Phone 954-227-2402

Sampling Date: 6/2/26
Samples Taken By: Alex Front
Project Number: 2026-1632
Turnaround: [X] Same Day [ ] 24 Hour [ ] 48 Hour [ ] 72 Hour
Areas Surveyed: [X] Interior [X] Exterior [X] Roof [X] Occupied
Transferred By: Date: 6/2/26

Non Suspect Materials Observed
[X] Carpet [ ] Terrazzo
[X] A/C Duct [ ] Wood
[X] Fiberglass [ ] Window Mounted A/C
[ ] Glass [ ] Rubberized Roofing
[X] Metal [ ] Wood Flooring
[ ] Rubber [ ] Marble Flooring
[X] Rubberized Caulking Around Windows

Job Site: First Horizon Bank Space
5901 Miami Lakes Drive East
Miami Lakes, Fla. (Linked to Bank)

Page 2 Of 2

[ ] Mirrors Not Broken Due to Occupancy
[ ] Fire Doors for Demolition Sampled
Y [X] N [ ] AC duct fiberglass insulation observed
Y [X] N [ ] Fiberglass insulation observed behind walls

Received By: Date: 6/2/26

Sample No.	Layer	Material Class (Miscellaneous - M, Surfacing Material - S, Thermal System Insulation - T)	Sample Description	Bldg/Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Cond (Good-G, Fair-F, Poor-P)	Phys Dmg (Yes-Y, None-N)	Water Dmg (Yes-Y, None-N)	Material Contact (None-N, Low-L, Med-M, High-H)	F or NF (Friable or Nonfriable)
11		M	BEIGE VINYL BASEBOARD + MASTIC		BANKERS OFFICES + CONFERENCE RM	± 50 LF	G	N	N	H	NF
12		M	CERAMIC TILE / GROUT		BATHROOMS	± 400 SF					
13		M	INTERIOR / EXTERIOR CONCRETE STRUCTURE		THROUGHOUT BANK	± 2000 SF					
14		S	EXTERIOR STUCCO TEXTURED SURFACING MATERIAL		BANK AREA	± 400 SF				↓	
15		M	ROOF MATERIALS FIELD MEMBRANE		OVER BANK AREA	± 2000 SF				L	
16		M	ROOF MATERIALS FLASHING		PERIMETER OF BANK AREA	± 180 LF				L	↓
			METAL CANOPY (NOT TYPICAL SUBSTRATE MATERIAL)	OVER	OUTSIDE WALK-UP WINDOW						

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

TERMS AND CONDITIONS

Scope of Work

ARS Environmental, Inc. inspections are limited and non-destructive in nature. Any conditions or materials which were not able to be visually observed on the surface, or in easily accessible areas, were not inspected and may differ from those observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials which lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same area are homogeneous. This inspection report is the result of a diligent search of the facility for Asbestos Containing Building Materials (ACBM). The purpose of this inspection was to identify those materials which may pose a health hazard to occupants of a building and impart future liability to the owners and insurers of the property. However, we do not claim to have identified all of the asbestos containing building materials present in the facility. Materials such as underground pipes, any material inside walls, ceilings, floors, or other enclosed and inaccessible areas were not sampled and are not covered in this report. This report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating asbestos containing building materials. Under no circumstances is this report to be utilized as a proposal or a project specification document. This report is based upon conditions and practices observed at the property and information made available to the surveyor. This report does not intend to identify all hazards or unsafe practices, nor to indicate that other hazards or unsafe practices do not exist at the premises. In the event that demolition or renovation is deemed necessary, parties shall comply with all applicable laws, ordinances, rules, and regulations of federal, state, and local governmental agencies, including any National Emissions Standard Hazardous Air Pollutants (NESHAP) notification requirements.

Right of Entry

The client will provide for right of entry to ARS Environmental, Inc. personnel in order to complete the above referenced work.

Invoices

ARS Environmental, Inc. will submit invoices to client upon completion of services.

Ownership of Documents

All reports, field data, field notes, laboratory tests data, calculations, estimates, and any other

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

Prepared For:
Linda Neder
Retail Contractors
10220 US Highway 19
Suite C
Port Ritchey, FL

Job Site:
First Horizon Bank Building
5901 Miami Lakes East
Miami Lakes, FL

documents prepared by ARS Environmental, Inc. as instruments of service shall remain the property of ARS Environmental, Inc..

Assumptions and Limitations
The results, findings, conclusions, and recommendations expressed in this report are based only on conditions which were observed during inspections by this report. ARS Environmental, Inc. makes no representation or assumptions as to past conditions or future occurrences.

Assigns
Neither the client nor ARS Environmental, Inc. may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

Roof Cuts
To obtain accurate information in a roof investigation, roof cuts approximately four inch (4'') squares, may be deemed necessary. It is the responsibility of our client to make appropriate repairs to these roof cuts, using materials consistent with the roofing system and in accordance with any existing material manufacturer's warranties. A roofing contractor or maintenance personnel selected by our client should be on the roof to make any necessary repairs at the time the samples are being obtained. Although, every attempt will be made to make these repaired areas water tight, ARS Environmental, Inc.l will in no way be responsible for any water damage to the roofing system, building, or it's contents resulting from ARS Environmental, Inc. temporary repairs.

Disclaimer
If in the course of a renovation or demolition activity, suspect materials become exposed, All further activity should immediately cease and the status of the material should be determined before proceeding.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
FH Miami Lakes 20261632 Asbestos Report RWK 2026-06-04.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:56:53 PM DASB Approved

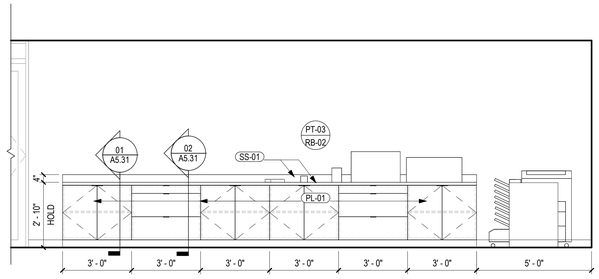
MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

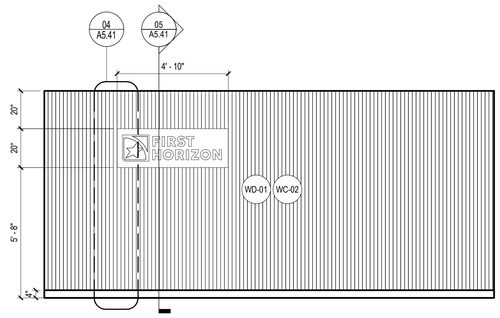
5/27/2026 1:35:26 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226015483
Reviews to rework:	DERM,FIRE,WASA,DASB
Comments:	



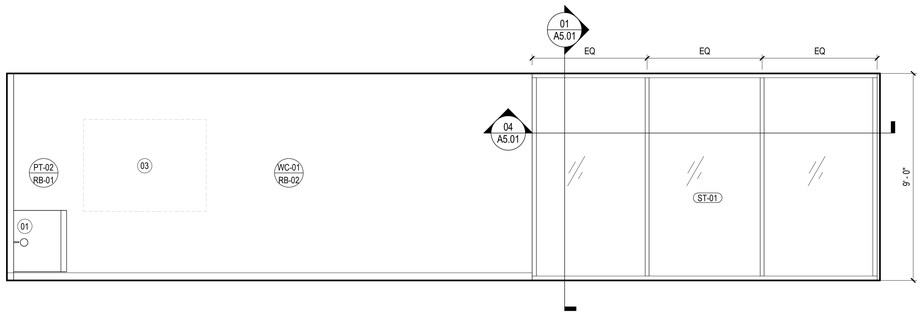
01 ELEVATION - TELLER POD MILLWORK COUNTER

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



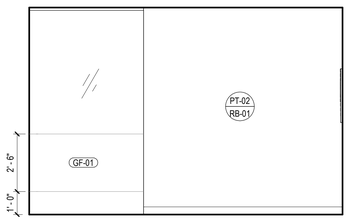
02 ELEVATION - WOOD FEATURE WALL

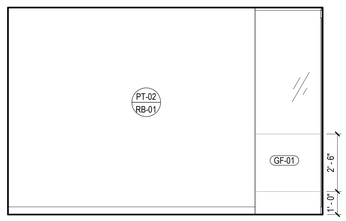
SCALE: 3/8" = 1'-0"



03 ELEVATION - GRAPHIC WALL

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





05 ELEVATION - PRIVATE OFFICE - SOUTH

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

04 ELEVATION - PRIVATE OFFICE - NORTH

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

SHEET NOTES

01 NIGHT DROP EXISTING TO REMAIN

03 DASHED LINE INDICATES AREA TO PROVIDE INFILL TO MATCH EXISTING SHELL PARTITION REFER TO SHEET A5.01

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.

B. REFER TO SHEET G1.01 FOR GRAPHIC SYMBOLS, ABREVIATIONS, AND TYPICAL MOUNTING HEIGHTS

C. ON TYPICAL FLOORS PATCH AND EXTEND WALL BASE AS NECESSARY WITH NEW TO MATCH EXISTING.

D. UNLESS NOTED OTHERWISE FINISHES TO BE:
a.WALL : PT01
b.WALL BASE: RB01

E. SEALANT AND CAULKING COLORS TO MATCH ADJACENT SURFACE.

F. ALL ITEMS VISIBLE IN SPACE TO BE FINISHED. MISCELLANEOUS UNFINISHED ITEMS AND DEVICES TO BE REVIEWED WITH ARCHITECT AND OWNER FOR FINAL FINISH.

G. UNLESS NOTED OTHERWISE ALIGN FLOORING TRANSITION WITH CENTERLINE OF DOOR. IF NO DOOR, ALIGN WITH FINISHED BASE.

H. ALL COLOR FINISHES FOR TRANSITION STRIPS TO BE SELECTED BY ARCHITECT PRIOR TO INSTALLATION.

I. UNLESS NOTED OTHERWISE CONTINUE SCHEDULED FLOORING UNDER MILLWORK.

J. COVER PLATES TO MATCH ADJACENT FINISH COLOR, UNLESS NOTED OTHERWISE. REPLACE ANY EXISTING OUTLETS AND COVER PLATES THAT DO NOT MATCH NEW.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler

M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A

BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: c=US, o=Gensler, ou=Miami, cn=Pablo G Garcia, 0.9.2342.19200300.100.1.1=AR99297
Reason: I agree to the terms defined by the placement of this signature on this document.
Location: Miami, FL
Contact Info: 305.350.7200
Date: 2026.03.12 10:52:27-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

INTERIOR ELEVATIONS

Scale

3/8" = 1'-0"

A2.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD Set.rvt
3/11/2026 12:51:46 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A2.01 RWK 2026-05-27.pdf

SECTION 262000

SERVICE AND DISTRIBUTION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. Provide a complete electrical distribution system. The system shall include the service entrance, feeders, transformers, distribution panels, panelboards, remote control switches, contactors, etc., to provide a complete system.

C. All distribution switchgear (branch circuit panelboards, distribution panelboards, transformers, etc.) shall be the unit responsibility of one manufacturer. All component parts of the above listed items shall be of the same manufacturer except where a written request for deviation from this requirement has been approved prior to bid date.

D. Shop drawings for equipment specified in this Section shall show that all specified requirements have been incorporated.

E. All floor mounted distribution equipment shall be mounted on a 4" high concrete pad.

1.02 ELECTRICAL SERVICE (EXISTING)

1.03 METERING

A. Metering equipment will be by the power company. The power company will furnish the meter cabinet for installation at a location as directed by the power company and as detailed at the service wiring trough. The contractor is to provide CT enclosure cabinets where required by the utility provider.

B. Provide a 1" conduit from the transformer to the meter cabinet enclosure as shown to the CT cabinet. The power company will provide the control wires to the meter.

2.0 PRODUCTS

2.01 BRANCH CIRCUIT PANELBOARDS

A. Panelboards (panels) shall be general purpose enclosures and shall be surface or flush mounted as indicated. Panels shall be of the automatic circuit breaker type, factory assembled by the manufacturer of the circuit breakers. Panels shall be for the voltage indicated with the quantity of poles and ampacity of circuit breakers shown.

B. Boxes and trim shall be made from code gauge steel. Boxes shall be sufficient size to provide a minimum gutter space of 4" on all sides. Boxes shall be minimum 20" width and 5 3/4" depth.

C. Hinged door covering all device handles shall be included in all panel trim. Doors shall have flush-type cylinder lock and catch, except that doors over 48" in height shall have auxiliary fasteners at top and bottom of door in addition to flush-type cylinder lock and catch. Door hinges shall be concealed. All locks shall be keyed alike. Directory frame and card having a transparent cover shall be furnished each panel door.

D. Trims for flush panels shall overlap the box by at least 3/4" all around. Surface trims shall have the same width and height as the box. Trims shall be mountable by a screwdriver without the need for special tools. After installation, trim mounting mechanism or hardware shall not be accessible when panel door is closed and locked.

E. All exterior and interior steel surfaces of the trim shall be cleaned and finished with gray paint over a rust-inhibiting phosphatized coating.

F. All interiors shall be completely factory assembled with protective devices, wire connectors, etc. All wire connectors, except screw terminals, shall be of the anti-turn solderless type and all shall be suitable for copper or aluminum wire.

G. Interiors shall be so designed that devices can be replaced without disturbing adjacent units and without removing the main bus connectors, and shall be so designed that devices may be changed without machining, drilling or tapping.

H. Bus bars for the mains shall be of copper sized in accordance with U.L. standards. Full size bars shall be included. Bus bar taps for panels with single pole branches shall be arranged for sequence phasing of the branch circuit devices.

I. Phase bussing shall be full height without reduction. Cross and center connectors shall be of the same material as the bus.

J. The neutral bus shall utilize setscrews to bond the neutral wire to the neutral bus through holes drilled in the neutral bar. A sheet copper neutral bus utilizing flathead screws to hold the neutral wires will not be acceptable.

K. Spaces for future devices shall be included as indicated and shall be bussed for the maximum rated device that can be fitted into them.

L. All circuit breakers shall be manually operated, thermal-magnetic, automatic, of the ampacity and poles as indicated. They shall be quick-make, quick-break, both on manual and automatic operation. Breakers shall be over-the-center toggle operating type, with the handle going to a position between ON and OFF to indicate automatic tripping. All multi-pole breakers shall have internal common trip. Breakers shall have a minimum of 10,000 RMS symmetrical amperes interrupting capacity unless designated otherwise. The breakers furnished shall be determined by the specifications and by the minimum U.L. labeled RMS symmetrical amperes interrupting capacity at circuit voltage. All circuit breakers shall be bolted on and rigidly braced.

M. Panels having sub-feed lugs for feeding through shall have 8" minimum extra gutter space at the lug end and on one side.

N. Each panel as a complete unit shall have a short-circuit current rating equal to or greater than the equipment rating indicated.

O. Panels shall be as manufactured by same manufacturer installed in the base building.

2.02 DISTRIBUTION PANELBOARDS

A. Distribution panelboards (panels) shall be of the circuit breaker type, factory assembled by the manufacturer of the circuit breakers, complete with front door cover. The main breaker and the branch circuit breakers shall be as indicated. The main bus shall be 98% conductivity silver plated copper, rated as and of capacity equal to or greater than the rating or setting of the over-current protective device next back in the line. Panel shall be suitable for the voltage and phase indicated. Provide 25% ground bus.

B. Panels shall be flush or surface mounted as indicated, with baked-on enamel trim, adjustable trim clamps and door with chromium plated combination cylinder lock and catch, all locks keyed alike. Provide a specified nameplate for each device and a blank (not engraved) nameplate for each spare breaker or space.

C. The neutral bus shall utilize setscrews to bond the neutral bus through holes drilled in the neutral bar. A sheet copper neutral bus utilizing flathead screws to hold the neutral wires will not be acceptable.

D. All circuit breakers shall be manually operated, thermal-magnetic, automatic, of the ampacity and poles as indicated. They shall be quick-make, quick-break both on manual and on automatic operation. Breakers shall be over-the-center toggle operating type, with the handle going to a position between "ON" and "OFF" to indicate automatic tripping. All multi-pole breakers shall have internal common trip.

E. The interrupting capacity of the breakers furnished shall be 10,000 RMS symmetrical unless indicated otherwise.

F. All main circuit breakers shall be molded case and vertically mounted. All vertically mounted molded case circuit breakers shall be mounted so that the handle is up for "ON" and down for "OFF", when viewed from the normal standing position. All vertically mounted molded case main circuit breakers shall be UL approved for feeding in the bottom and out the top.

G. All circuit breakers, including any connectors to the main bus, shall be bolted and rigidly braced.

H. Spaces for future installation of molded case circuit breakers are specifically by range of trip rather than a single trip size or frame size. The spaces so scheduled shall be complete with all bus and required bus connectors such that future breakers can be installed without adding or changing bus connectors on the main bus and without using a larger (frame size) or more expensive breaker than the trip size and interrupting capacity would require. If the bus connectors furnished on the main bus will not cover the trip range specified, then duplicate sets of connectors shall be furnished on the main bus for each frame size required.

I. Distribution panels shall be as manufactured by same manufacturer installed in the base building.

3.0 EXECUTION

3.01 INSTALLATION

A. Provide a typewritten directory under plastic for all panelboards with spares marked in pencil. Circuit identification shall include sufficient detail to allow each circuit to be distinguished from all others. Include specific tenant suite numbers in multi-tenant buildings in the circuit description. Provide a label on each breaker in a switchboard or distribution panelboard with the same level of circuit identification details.

B. Provide all necessary hardware to level and secure the switchgear as required by the manufacturer's instructions. Make all electrical connections for supply and load circuits and leave in operating condition.

C. Clean enclosure of all switchgear of all foreign matter, including dust.

D. Remove all rust marks and repaint to leave switchgear in new condition.

END OF SECTION

SECTION 263000

LIGHTING

1.0 GENERAL

1.01 DESCRIPTION

A. All work in this Section shall comply with the provisions of Section 260010.

B. Provide all lighting fixtures and lamps as specified herein and as shown.

C. All lamps shall be operating at the time of the final inspection and for a period of six (6) months after the final acceptance of the project by the Owner.

D. Confirm exact locations of all lighting fixtures by coordination with the Architects Reflected Ceiling Plans and mechanical equipment above or on the ceiling.

E. Confirm all ceiling types before ordering lighting fixtures.

F. Each lighting fixture shall have been tested and certified for proper operation by the fixture manufacturer for the type mounting and ceiling on/in, which it is installed.

2.0 PRODUCTS

2.01 LIGHTING FIXTURES

A. Each lighting fixture shall be as specified in the Lighting Fixture Schedule corresponding with its fixture type indication (letter).

B. Most lighting outlets are lettered or groups of outlets are indicated by a letter.

C. Each lighting fixture shall have a manufacturer's label affixed and shall comply with the requirements of all authorities having jurisdiction.

D. The lighting fixtures that are indicated by the letters shall be as indicated on the Lighting Fixture Schedule.

2.02 LAMPS

A. The type lamps shall be as specified for each lighting fixture in the lighting fixture schedule.

B. The lamp catalog number is the catalog number is generally for Sylvania Lighting and is given as a standard of the quality and performance required. Equal lamps by General Electric or Philips will be acceptable. When a lamp manufacturer's name is used along with the catalog number in the lighting fixture schedule, it is considered unequaled by any other lamp and shall not be substituted for. The lamp performance with energy conserving ballasts furnished under this Section shall be certified by a nationally recognized independent testing laboratory.

C. Fluorescent lamps shall be as specified in the Lighting Fixture Schedule.

D. Incandescent lamps shall be as specified in Lighting Fixture Schedule.

E. All incandescent lamps, except quartz tubes, shall be rated for 130 volt operation.

F. High Intensity Discharge (HID) lamps shall be as specified in the Lighting Fixture Schedule.

2.03 BALLASTS

A. Fluorescent ballast shall be electronic type manufactured by Motorola, Magnetek or Advance.

B. Ballast shall operate lamps at a frequency or 25 KHz or higher with less than 2% lamp flicker.

C. Ballast shall operate at an input voltage of 108 – 132 Vac (120V line) or 249 – 305 Vac (277V line) at an input frequency of 60 Hz. Light output shall remain constant for line voltage fluctuation of + 5%.

D. Ballast shall comply with EMI and RFI limits set by the FCC (CFR 47 part 18) for non-residential applications and not interfere with normal electrical equipment.

E. Ballast shall withstand transients as specified by ANSI C.62.41 for location category A3 in the normal mode and location category A1 in the common mode.

F. Ballast shall meet applicable ANSI standards.

G. Ballast shall have a minimum power factor of 0.99.

H. Ballast shall not be potted or weigh more than 1.3 pounds.

I. Ballast shall have less than 10% Total Harmonic Distortion.

J. Ballast shall have less than 6% Third Harmonic Distortion.

K. Ballast height shall be less than or equal to 1.5 inches.

L. Ballast shall have a poke-in wiretrap connector.

M. Ballast shall meet sound rating "A".

N. Ballast must be Underwriters Laboratories (UL) listed Class P, Type 1 Outdoor.

O. Ballast shall provide normal rated lamp life as stated by lamp manufacturers.

P. Rapid start ballasts are series wired and shall maintain full cathode heat during operation.

Q. Rapid start ballast shall have less than a 1.5 Lamp Current Crest Factor (LCCF) and instant start ballasts have less than a 1.7 LCCF.

R. Instant start ballast shall have parallel lamp operation.

S. Ballast factor standard is .875+0.025 on all normal light output products.

T. Ballasts for "PL" fluorescent lamps shall be coordinated with lamps and 2-pin or 4-pin configuration ballasts shall be provided to match lamps. Manufacturer for "PL" fluorescent fixtures shall be Advance, Roberson, Lightalier or Lutron.

U. Ballasts for High Intensity Discharge (HID) lamps shall be Constant Wattage Autotransformer (CWA) type or equal type with minimum power factor of 0.9.

2.04 DIFFUSERS

A. Unless specified otherwise, all prismatic diffusers for fluorescent lighting fixtures shall be prismatic acrylic KSH K12 with a thickness of 0.125", measured from the back side to the peak of the prism.

B. All wraparound lenses shall be virgin acrylic, one-piece and injection molded.

2.05 EMERGENCY BATTERY LIGHTING

A. Lighting fixtures indicated on the drawings to be provided with an emergency battery ballast shall provide emergency lighting by using a standard fluorescent lamp or lamps and an emergency battery ballast. The ballast shall consist of a field replaceable high temperature, maintenance free nickel cadmium battery, charger and electronic circuitry contained in one metal case. Provide a solid state charging indicator light to monitor the charger and battery, double pole test switch and installation hardware. The battery ballast shall provide power to the fluorescent lamp upon failure of the normal supply to the fixture.

B. The test button and indicator light shall be integral in the fixture reflector and shall be positioned within or on the surface of the fixture so as to be accessible and identifiable.

C. Under normal mode the battery ballast shall keep the batteries at full charge. Upon loss of normal power the battery ballast shall operate the fluorescent lamp or lamps for 90 minutes.

D. Battery recharge time shall not exceed 16 hours to fully recharge and shall not exceed 225 milliamperes charging current.

E. The lumen output of the lamp or lamps powered by battery unit shall be not less than 1,100 lumens initially for a four-foot fluorescent lamp.

F. The battery ballast shall meet or exceed all the requirements set forth in UL924 "Emergency Lighting and Power Equipment" and shall be UL listed for installation on top of or remote from the fixture. Emergency illumination shall meet or exceed the requirements set forth in the National Electric Code, Life Safety Code and UL 90-Minute Requirements.

2.06 LIGHT FIXTURE TRIM

A. Each recessed lighting fixture shall have a trim to match the type of ceiling (plaster, exposed grid, concealed spline, exposed panel, etc.) in which it is being installed, regardless of catalog number given. Coordinate with the Architect's reflected ceiling plan to provide the right trim for the type of ceiling the fixture is to be installed in.

B. Each lighting fixture recessed in a plastered ceiling of any type shall have a plaster frame.

2.07 RECESSED INCANDESCENT FIXTURES

A. All recessed incandescent fixtures shall comply with Article 410-110, C of the N.E.C.

2.08 FLUORESCENT FIXTURES

A. All indoor fluorescent fixtures utilizing double ended lamps or that are supplied from multi-wire branch circuits, shall have a disconnecting means that complies with Article 410.130, G of the N.E.C.

2.09 LED LIGHTING FIXTURES

A. LED lamps for interior use shall be 3500K, CRI 80 (min.), unless noted otherwise. Color temperature chromaticity over the lifetime of the product shall be within 0.007 on the CIE 1976 (u',v') diagram.

B. System shall be rated at a minimum for 50,000 hours (min.) at 70% lumen maintenance (L80).

C. System shall comply with the following:

1. ENERGY STAR® SSL Requirements for Luminaires
2. IESNA LM-16
3. IESNA LM-58-94
4. IESNA LM-79
5. IESNA LM-80
6. ANSI C82.2-2002
7. ANSI C82.77-2002
8. ANSI C78.377-2008
9. CIE 13.3-1995
10. CIE 15-2002
11. ANSI/UL 153
12. UL 1598
13. NEMA 410-2011

D. LED drivers shall be electronic, thermally protected and have an input voltage at 120/277VAC, 60Hz with a power factor of >0.90.

E. LED boards and drivers shall be provided with plug-in connections for tool-less replacement of components.

F. Compatibility of dimming switches for control of dimmable LED drivers shall be confirmed with LED fixture manufacturer.

3.0 EXECUTION

3.01 SUPPORT OF LIGHTING FIXTURES

A. All lighting shall be supported from the building structure. The fixtures shall be supported in a manner that will insure the fixture weight being equally distributed from each support and the fixture remaining in a level position.

B. Fluorescent fixtures installed recessed in a suspended ceiling system shall be supported from the building structure with four (4) 12 gauge wires on each corner of the fixture. In addition, the fixture shall be clipped to members of the ceiling suspension system.

C. Fluorescent fixtures installed in or on any ceiling other than a suspended ceiling system specifically mentioned above shall be supported with concealed steel rods. Rods shall be 1/4" diameter minimum and shall be located where recommended by the fixture manufacturer. Provide a minimum of four (4) supports for each 4' or 8' fixture chassis. Supports shall be maximum of 48" centers. For incandescent fixtures, steel hanging wire may be used by attaching the wire to the fixture mounting frame.

D. Pendant mounted incandescent fixtures shall be stem supported by a fixture stud mounted in the outlet box. Suspended fluorescent fixtures shall have mounting stems located as per the manufacturer's recommendations, but in no case shall have less than two (2) stems per chassis.

3.02 AIMING OF ADJUSTABLE LIGHT FIXTURES

A. All fixtures with lamp position, tilt, shutters, rotation, or other types of adjustments during the final inspection. Fixtures serving areas where day lighting is predominant will be adjusted after sunset.

3.03 LIGHTING FIXTURES IN MILLWORK

A. Special attention shall be given to lighting fixtures indicated to be mounted within, under, on or otherwise incorporated into millwork or cabinetry.

B. Refer to the Architectural drawings and details for specific dimensions. This coordination shall occur prior to ordering fixtures to assure fixtures will fit the space limitations of the millwork.

C. This requirement is intended to preclude incurring additions to the Contract due to fixtures being too small or too large for the space.

3.04 FINAL PREPARATION

A. All plastic covers shall be removed from fluorescent fixtures.

B. Clean all lens and reflectors from debris, fingerprints, dust, etc.

END OF SECTION

SECTION 269200

MOTOR CONTROLS AND WIRING

1.0 GENERAL

1.01 SCOPE

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. All motors shall be provided under Division 22 and 23.

C. A motor starter shall be provided under this Section for each motor except for those specified in Division 22 or 23 to be furnished with integral starters. Motor starters shall be installed either in a Motor Control Center or separately mounted adjacent to the motor served.

D. Motor power wiring is defined as those conductors between the energy source and the motor. This power wiring shall be terminated at the motor terminals.

E. All control wiring required for automatic starting and stopping of motors shall be provided under Division 22 or 23 unless specifically shown on the electrical drawings.

F. Power wiring shall be connected through all line voltage control devices such as firestats and thermostats.

2.0 PRODUCTS

2.01 MOTOR STARTERS

A. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

B. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with green "RUNNING" light. Provide a red pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

C. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

D. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate Division 22 or 23 unit number, function and circuit number.

E. A control power transformer shall be provided at each motor starter for connection to the controls provided under Division 22 or 23. The control power transformer shall be mounted inside the motor starter enclosure. All control transformers at 50 VA or greater shall have primary fusing. Coordinate all control equipments with Division 22 or 23 and equipment manufacturers.

F. All motor starters, push buttons and pilot lights shall be of the same manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E, Joslyn Clark Controls or Westinghouse.

2.02 COMBINATION STARTERS

A. Combination starters shall consist of a circuit breaker and a motor starter mounted in a common NEMA Type 1 general purpose enclosure.

B. The motor starter components shall be as specified in paragraph 2.01 for motor starters.

C. The circuit breaker component shall be a minimum 22,000 RMS interrupting capacity and shall be as required in Section 262000.

3.0 EXECUTION

3.01 INSTALLATION

A. Provide power wiring to and install all motor starters, unless integrally factory mounted on a piece of equipment.

B. Provide power wiring to all motors except packaged units that are prewired between the starter and motor.

C. Where line voltage control devices are mounted at, on or inside a unit, such as aquastats, firestat for single phase devices, etc., the power wiring to the unit shall be connected through such a control device.

D. On final inspection, it shall be demonstrated to the Architect or his representative, that each overload relay control circuit is properly wired and functioning correctly by manually tripping each overload relay individually, one at a time. This inspection procedure shall not involve removing any wiring or disconnecting any current carrying parts.

END OF SECTION

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER AND CATALOG INFORMATION	LAMPS			BALLAST/DRIVER			TOTAL WATTS	INPUT VOLTAGE	DESCRIPTION	MOUNTING
		QTY.	TYPE	WATTS	QTY.	TYPE	WATTS				
L01	MANUFACTURER: ALW LIGHTING MODEL#: LIGHTPLANE+ 4R; LPX4R SERIES ** LENGTHS VARY; SEE PLANS **	–	LED 1000LUM/FT 3500K 90CRI	9W/FT	1	LED DRIVER 0-10V DIMMING 1%	9W/FT	9W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH FLUSH LOW-GLARE OPTICS. SATIN WHITE FINISH.	CEILING
L01E	SAME AS TYPE "F1" EXCEPT PROVIDE WITH 90 MINUTE BATTERY BACKUP.	–	LED 1000LUM/FT 3500K 90CRI	9W/FT	1	LED DRIVER 0-10V DIMMING 1%	9W/FT	9W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH FLUSH LOW-GLARE OPTICS. SATIN WHITE FINISH.	CEILING
L02	MANUFACTURER: ALW LIGHTING MODEL#: LIGHTPLANE+ 4R; LPX4R SERIES ** LENGTHS VARY; SEE PLANS **	–	LED 500LUM/FT 3500K 90CRI	4.4W/FT	1	LED DRIVER 0-10V DIMMING 0%	4.4W/FT	4.4W/FT	UNV 120-277V	4"W LINEAR RECESSED TRIMMED LED FIXTURE WITH ROLLFLUSH ASYMMETRIC OPTICS. SATIN WHITE FINISH.	CEILING
L04	MANUFACTURER: ALPHABET LIGHTING MODEL#: NU4-RD SERIES	–	LED 2095LUM 3500K 90CRI	17W	1	LED DRIVER 0-10V DIMMING 1%	17W	17W	UNV 120-277V	4" ROUND RECESSED LED DOWNLIGHT WITH HIGH EFFICIENCY TEXTURED LENS. 35 DEG BEAM SPREAD. WHITE TRIM; WHITE BEZEL.	CEILING
X	MANUFACTURER: SURE-LITES BY COOPER MODEL# COMPLETE EXIT; SCX SERIES (OR APPROVED EQUAL)	–	LED	<5W/ FACE	1	LED DRIVER	<5W/ FACE	<5W/ FACE	UNV 120-277V	LED EXIT SIGN WITH RED LETTERS, MIRRORED BACKING. PROVIDE NUMBER OF FACES AND ARROWS AS SHOWN. UNIVERSAL MOUNT HOUSING. PROVIDE 90MIN BATTERY BACKUP.	UNIVERSAL

LIGHT FIXTURE SCHEDULE NOTES:

1. ALL FINISH TYPES SHOULD BE COORDINATED WITH THE ARCHITECT/INTERIOR DESIGNER(S).
2. ALL TRIMS AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH THE CEILING TYPE IN WHICH IT IS TO BE INSTALLED. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT CEILING TYPE FOR WHICH THE FIXTURE IS TO BE INSTALLED.
3. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS AND MILLWORK DETAILS, WHERE APPLICABLE, FOR THE INTENDED MOUNTING LOCATION OF ALL LIGHT FIXTURES WITHIN.
4. FIXTURE TYPES NOTED ON PLAN WITH SUFFIX 'E' INDICATES FIXTURE TO BE PROVIDED WITH 90 MINUTE MINIMUM BATTERY BACK-UP. (E.G. L1E, L2E, ETC...). ALL EXIT AND EMERGENCY FIXTURES SHALL BE FED FROM LOCAL LIGHTING BRANCH CIRCUIT PER NEC 700.12(I)(2).
5. ANY LOW-VOLTAGE CLASS 2 WIRING OUTSIDE THE LIGHT FIXTURE HOUSING SHALL BE PLENUM RATED, I.E. TYPE CL-2P, IN COMPLIANCE WITH NEC ARTICLE 725.179. THIS APPLIES TO POWER WIRING AND CONTROL WIRING.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woolyard and Associates, Inc.
1220 MINNEI LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△ Date	Description
01/12/2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.01.20 16:47:21 -05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
SPECS (CONT) AND SCHEDULES - ELECTRICAL

Scale

E0.003

© 2026 Gensler

Autodesk Docs://059.7179.008 - FHB Miami Lakes/059.7179.008 - FHB Miami Lakes_MEP.rvt 1/20/2026 5:48:58 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.003 RWK 2026-05-27.pdf

SECTION 23 05 00

COMMON WORK RESULTS FOR HVAC

1.0 GENERAL

1.01 DESCRIPTION

A. This Division 23 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the air conditioning, ventilating, heating, fire suppression and plumbing systems as specified herein and as shown.

B. The General Provisions and Division 01, including the general, supplementary and other conditions and other Divisions, as appropriate, apply to work specified in this Division.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions which will affect their work; especially the work to be performed above the existing ceilings.

B. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

C. Prior to the start of any demolition or construction, secure the services of a qualified, EPA Certified Asbestos Abatement Agency to check the existing insulation, etc. for asbestos. Should asbestos be found, do not proceed with demolition or construction; notify the Architect in any case in writing of the Agency's findings.

1.03 INTENT OF DRAWINGS AND SPECIFICATIONS

A. The implied and stated intent of the drawings and specifications is to establish minimum acceptable standards for materials, equipment and workmanship, and to provide operable mechanical systems complete in every respect.

B. The engineering drawings are diagrammatic, intended to show general arrangement and sizes of system components, and shall not be scaled. Rather, the architectural and structural drawings shall govern space constraints, dimensions and finishes. All offsets and fittings which will be necessary to accomplish the finished installation shall be provided at no additional cost or increase in the Contract.

1.04 SPACE PRIORITY

A. Ensure optimum use of available space for materials and equipment installed above ceilings. Allocate space in the order of priority as listed below except as otherwise detailed. Items are listed in the order of priority, with items of equal importance listed under a single priority number.

1. Gravity flow piping systems
2. Vent piping systems
3. Recessed lighting fixtures
4. Concealed HVAC terminals and equipment
5. Air duct systems
6. Sprinkler piping systems
7. Pressurized piping systems
8. Electrical conduit, wiring, control air tubing

B. Order of space priority does not dictate installation sequence. Installation sequence shall be as required to install all affected trades.

C. The work of this Division 23 shall not obstruct access for installation, operation and maintenance of the work of any other Division.

D. All major items of equipment shall be arranged so as to provide a minimum of 28" clear aisle space. Additional space shall be provided between and around equipment for maintenance and proper operation as shown in the Equipment Manufacturer's literature.

1.05 COORDINATION

A. Coordinate all work under this Division 23 with work under all other Divisions, providing adjustment as necessary.

B. Coordination of space requirements with respect to Division 26 shall be performed such that:

1. No equipment, piping or ductwork, other than electrical, shall be installed within 42" of switchboards or panelboards.

2. No piping or ductwork which ever operates at a temperature in excess of 120°F shall be installed within 3" of any electrical conductor.

C. All items mounted in or below the ceiling, and all items penetrating the ceiling, shall be coordinated with the architectural reflected ceiling plans. If any items are not shown on these plans, or any items need to be relocated for coordination purposes, prepare a reflected ceiling plan and submit it to the Architect for approval.

D. Variable-Frequency Drives shall be provided under Division 23 and installed by Division 26. See specification 26 29 23 Variable – Frequency Motor Controllers.

E. Fused disconnects shall be provided under this Division 23 for all equipment connected directly to bus duct, and rating shall match bus duct rating. Coordinate with Division 26.

1.06 CODE COMPLIANCE

A. All workmanship and materials provided under this Division 23 shall comply with all laws, ordinances, codes and regulations of all Federal, State and Local Authorities Having Jurisdiction.

B. All fire suppression, plumbing, heating, ventilating, and air conditioning materials and workmanship shall comply with the following codes and standards as minimum requirements:

1. NFPA 70, National Electrical Code, 2017 Edition
2. Life Safety Code (NFPA 101) – 2015 Edition
3. All other NFPA Codes and Standards – Applicable Editions
4. Florida Building Code – 2023 Edition
5. Florida Energy Code – 2023 Edition
6. Florida Fire Prevention Code – 2023 Edition
7. Florida Mechanical Code – 2023 Edition
8. Florida Plumbing Code – 2023 Edition
9. Florida Accessibility Code – 2012 Edition
10. American with Disabilities Act, January 26, 1992
11. American National Standard Handicapped Code, A117.1 – 1986 Edition
12. City of Pinecrest Code of Ordinances

C. Secure and pay all fees associated with all permits and licenses required for execution of the Contract. Arrange for all inspections required by City, County, State and other Authorities Having Jurisdiction, and deliver certificates of approval to the Architect.

D. The code requirements are strictly a minimum and shall be met without incurring additions to the Contract. Where requirements of the drawings or specifications exceed the code requirements, the work shall be provided in accordance with these drawings or specifications. In the event of conflict or ambiguity between the various codes, the most stringent requirement shall govern.

1.07 ELECTRICAL REQUIREMENTS AND INTERFACE

A. All electrical equipment and wiring provided under this Division 23 shall comply with the electrical system characteristics indicated on the electrical drawings and specified in Division 26.

B. Electric controls, contactors, starters, pilot lights, push buttons, etc., shall be provided complete as part of the motor, heater or other equipment which it operates. All electrical components shall be in conformance with the requirements of the National Electrical Code and Division 26. Starters shall be wye-delta, closed transition type. Reference Division 26 and the electrical engineering drawings for those motor starters provided under that Division 26. All starters not shown shall be provided under this Division 23. Unless specified otherwise under other individual equipment Sections, motor starters shall conform to the following minimum requirements:

1. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

2. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with red "RUNNING" light. Provide a green pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

3. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

4. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate equipment unit number, function and circuit number.

5. All motor starters, push buttons and pilot lights shall be of the same Manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E., or Westinghouse.

C. Motor starters for the following equipment shall be provided under this Division 23 by the Manufacturer of the equipment:

1. Packaged air conditioning equipment
2. Water chillers
3. Other equipment hereinafter specified in other Sections to be provided with integral starters

D. Unless otherwise noted or specified in individual Sections, all 3-phase motors shall be standard NEMA continuous duty "B" type, with Class B insulation, open drip-proof frame for indoor service, TEFC for outdoor service and a service factor of 1.15. All motors 5 HP and larger shall be U.S. Motors Hi-Efficiency Model or Reliance XE Hi-Efficiency Model.

E. All power wiring and final connections to equipment shall be provided under Division 26.

F. Control components, all interlocks, (VAVs, actuators, smoke dampers, fire/smoke dampers, motor-operated dampers, fire alarm motors, etc.) and control wiring (277 volt, single phase and less) shall be provided under this Division 23 as required to achieve the specified control sequences. All electrical connections shall be specifically coordinated with Division 26 and any necessary scope included as part of Division 23.

G. All control wiring over 30 volts shall be installed by a licensed Electrician working under this Division 23.

1.08 SLEEVES, SEALS AND ESCUTCHEONS

A. Sleeves shall be provided through all pipe and ductwork penetrations of concrete or masonry walls, elevated floors and roofs, except those piping penetrations for equipment, etc.

B. Sleeves shall be fabricated from Schedule 40 steel pipe through 10" and Standard Wall steel pipe for sleeve sizes 12" and larger. All sleeves penetrating exterior walls, underground walls, pit or vault walls shall be provided with a 3" x 3/8" thick waterstop ring welded completely to the midpoint of the sleeve.

C. All sleeves penetrating exterior walls, underground walls, pit or vault walls and elevated floors shall be packed and sealed watertight.

D. Sleeves through roofs shall extend above the roof surface and be flashed watertight.

E. Sleeves through walls shall be cut and finished flush with each surface of the wall in which they are installed.

F. Sleeves through floors in mechanical rooms or other back of house spaces shall be installed with the top no less than 1/2" above the finished floor to allow for leak protection. Space between the top of the fire-stopping and top of the sleeve shall be packed with mineral wool and caulked to not allow water ponding within the sleeve.

G. Sleeves shall be sized to provide a minimum of 1/2" clearance between the inside surface of the sleeve and the outside finished surface of the pipe plus any insulation specified.

H. Fire-stops shall be provided as specified herein. All annular spaces between piping and sleeves, which do not require fire-stops, shall be packed with mineral wool and caulked.

I. Provide round, chrome-plated escutcheons on all exposed piping and ductwork penetrations passing through walls, floors, partitions and ceilings. Escutcheons shall be painted and caulked in coordination with Architect. Note that escutcheons should be only attached to the wall as piping and ductwork may move slightly during operation.

1.09 FIRESTOPS

A. Where piping, conduit, etc. pass through fire partitions, fire walls and floors, a firestop shall be provided that will ensure an effective barrier against the spread of fire, smoke and gases. Firestop material shall be packed tight and completely fill gaps between the ductwork, piping, conduit, etc. and the perimeter of their rough openings.

B. All penetrations shall be in accordance with UL 1479 or ASTM E 814 listed systems, and products used shall be specifically applicable for the appropriate installation conditions. Assemblies shall provide a minimum rating equal to the construction penetrated. Products shall be by HILTI, 3M, or ProSet.

C. Installation shall be by a Qualified Installer. Installer shall be certified, licensed, or otherwise qualified by the Firestopping Manufacturer as having the necessary training to install the Manufacturer's specific product. A Manufacturer or Vendor's willingness to sell the firestopping product to the Contractor or Installer does not in itself confer qualification.

D. Installer shall have at least one of the following qualifications:
1. FM 4991 Approved Contractor
2. UL Approved Contractor
3. HILTI, 3M, or ProSet Accredited Fire Stop Specialty Contractor

E. Installing Firm shall have no less than 3 years of experience with firestop installation.

F. A Manufacturer's direct Representative (not Distributor or Agent) shall be on site during initial installation of firestop systems to train appropriate Contractor personnel in proper selection and installation procedures.

G. The firestop Contractor or Installer shall supply As-Built documentation of each individual penetration location on the through-penetration firestop systems with pressure-sensitive, self-adhesive, preprinted vinyl labels. Attach label permanently on both sides of penetrated construction in a visible location. The label shall include the following:
1. The words "Warning – Through Penetration Firestop System-Do Not Disturb"
2. Through Penetration firestop system designation and Manufacturer
3. Date of Installation

1.10 CORE DRILLING

A. Cutting of holes through concrete and masonry shall be by diamond core or concrete saw. Pneumatic hammer, impact electric and hand or manual hammer type drills will not be allowed, except as permitted by the Architect where required by limited working space. Locate holes such that they will not affect structural sections such as ribs or beams. Holes shall be laid out well in advance of the installation. These layout locations shall be approved by the Architect prior to drilling.

2.0 PRODUCTS

2.01 BID BASIS AND SUBSTITUTION PROCEDURES

A. Manufacturer names, series and model numbers, as noted or specified, are for the purpose of describing type, capacity, and quality of equipment, materials and products to be used. Unless "or equal" is specifically stated, bids shall be based only on the specified "basis of design" Manufacturer. The listing of a particular manufacturer as an "equal" or "acceptable substitute" manufacturer shall not be misconstrued as approving nor allowing the substitution of that Manufacturer's standard product in place of the basis of design. No consideration will be given to a product, which would require dimensional, spatial or aesthetic changes to the project. "Acceptable substitute" and "equal" manufacturers shall only bid those products, which exactly match the size and other characteristics of the specified basis of design. Any changes to other disciplines and trades of work required by an "or equal" or "substitute" product shall be duly considered and priced accordingly prior to bidding or pricing. The decision as to whether or not a proposed substitute or "equal" product is actually equal to that specified shall rest solely with the Architect.

B. Requests to provide "equal" products in lieu of those specified shall be submitted to the Architect in writing at least ten (10) days prior to final pricing and execution of the Contract. No consideration will be given to substitute products after final pricing and execution of the Contract.

C. Any "or equal" product or proposed product substitution which will cause a change in the appearance, dimensions or design of any part of the building, it structure, electrical system or any other engineered systems shall be accompanied by a scaled drawing and written description of the required change(s) for approval by the Architect. If deemed necessary by the Architect, Owner, or AHJ, design changes shall be signed and sealed by a registered Professional Engineer, currently licensed in this State. This shall be performed under the Contractor's scope who selects the substitution.

D. Any and all changes due to a substitution of basis of design equipment including but not limited to electrical connection, physical size, access, duct or piping connections, controls, etc. shall be solely the responsibility of substituting Contractor.

2.02 MINIMUM STANDARDS

A. Every piece of energy consuming equipment, all fire suppression products and life safety equipment shall comply with the following standards as applicable; especially in regard to prevailing codes:

1. Factory Mutual Laboratories (FM)
2. Industrial Risk Insurers (IRI)
3. Underwriters Laboratories, Inc. (UL)
4. ADC: Air Diffusion Council
5. AGA: American Gas Association
6. AMCA: Air Moving and Conditioning Association, Inc.
7. ANSI: American National Standards Institute
8. API: American Petroleum Institute
9. AHRI: Air Conditioning, Heating, and Refrigeration Institute
10. ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers
11. ASME: American Society of Mechanical Engineers
12. ASTM: American Society of Testing and Materials
13. AWWA: American Water Works Association
14. IBR: Institute of Boiler and Radiator Manufacturers
15. MSS: Manufacturers Standardization Society
16. NBBPVI: National Board of Boiler and Pressure Vessel Inspectors
17. NEMA: National Electrical Manufacturer's Association
18. OSHA: Occupational Safety & Health Administration
19. PDI: Plumbing Drainage Institute
20. PPI: Plastic Pipe Institute
21. SMACNA: Sheet Metal and Air Conditioning Contractors National Association, Inc.

3.0 EXECUTION

3.01 SUBMITTALS

A. Before preparing submittals, study all Contract Drawings and specifications in detail, obtain manufacturer's recommended instructions, and have submittals prepared based on specific equipment and material proposed for installation. An officer of the Contracting Firm shall sign all shop drawings (certifying conformance with plans and specifications) before submitting to the Architect or releasing to the field.

B. The submittal process shall not be utilized as an avenue to substitute products after the execution of the contract. Should an unspecified or unequal product be submitted, it will be rejected. If a second attempt at substitution is made during the resubmittal of the same product, then no more reviews of that product will be performed without direct compensation to the Engineer being paid for the additional services required for the third review and any further reviews.

C. All submittals shall be submitted and returned electronically.

D. Submittals will not be accepted for review unless they:
1. Comply with the requirements of Division 1
2. Include complete information pertaining to all appurtenances and accessories
3. Are submitted as complete packages which pertain to all related items in Division 23. Separate packages shall be submitted as follows:
   a. All HVAC equipment and components
   b. The automatic controls and EMS
4. Are properly marked with equipment, service, or function identification as related to the project and are marked with pertinent specification paragraph number

E. Submit catalog information, factory assembly drawings, field installation drawings and certifications as required for complete explanation and description of all items of equipment. The submittal data shall provide ample, unquestionable compliance with the Contract Documents.

F. Review of submittals shall not be construed as authorizing any deviations from the plans and specifications unless such deviations are clearly identified and separately submitted in the form of a letter that is enclosed with the submittals.

G. Submittals are required on all manufactured equipment, especially energy consuming equipment. Submittals shall include, but are not limited to, the following items of equipment:

1. Piping and Piping Specialties
2. Ductwork and Piping Insulation
3. Packaged Rooftop Units including proposed controller and points list
4. Air Distribution Devices
5. Ductwork Accessories (Including All Dampers)
6. Fans
7. Louvers and Hoods
8. T&B Company Certifications and Final Report
9. Ductwork and Piping Shop Drawings
10. Firestopping Products and Applicable UL Firestop Details

3.03 INSTALLATION REQUIREMENTS

A. All equipment shall be installed in strict conformance with the recommendations of the Equipment Manufacturer, as indicated on the Drawings and as specified.

B. Provide installation manuals for each piece of equipment. Submit in separately bound volumes after review of submittals.

C. Provide supplementary steel framing and welded steel equipment support stands as required for proper hanging and support of the mechanical systems. Steel angles, channels and tubing utilized for such framing shall be selected for a maximum deflection of 1/360th of the span.

D. All roof curbs shall be a minimum of 12" high and selected for the various roof pitches. Curbs installed on roofs having pitches of not more than 1/4" per foot may be standard curbs shimmed level with steel channels or Zs to provide suitable support and flashing surfaces.

3.04 CLEANING, LUBRICATION AND ADJUSTMENT

A. The exterior surfaces of all mechanical equipment, piping, ductwork, conduit, etc., shall be cleaned and free of all dirt, grease, oil, paint splotter, and other construction debris.

B. Ducts, plenums, and air unit casings shall be cleaned of all debris and either vacuumed or blown free of all rubbish, dirt, and dust before installing grilles, registers or diffusers.

C. Bearings that require lubrication shall be lubricated in strict accordance with the manufacturer's recommendations.

D. All control equipment shall be adjusted to the settings required for the performance specified.

E. Fans shall be adjusted to the speed indicated by the Manufacturer to meet the installed final system pressure at the airflows indicated. Any additional sheaves and belts required for final adjustments shall be provided with no increase in the Contract amount.

F. Any fans operated during construction shall have temporary filters. Temporary filters shall be changed regularly to minimize contamination of the equipment and duct systems. Permanent filters shall be installed prior to final inspection.

G. All coils shall be thoroughly cleaned and combed prior to final inspection.

H. All materials, equipment, etc. subject to weather, corrosion, dust, debris, water etc. to be installed or utilized for the project shall be fully protected. This is inclusive of piping and duct openings and internal fan ventilation intakes and discharges. This Division's scope includes protection and remediation of any and all Division materials, etc. including cleaning, vacuuming, dusting, etc. required for a clean system and operation. Insulation and equipment with electrical connections subject to water shall be replaced in their entirety. Coordinate with all other trades and schedules.

3.05 PAINTING

A. All uncoated and uninsulated steel surfaces exposed to sight inside the building, such as piping, equipment hangers and supports which are not provided with factory prime coat or galvanizing, shall be cleaned and painted with one coat of rust inhibiting primer. In addition, all surfaces in finished spaces shall also be painted with two coats of finish paint in a colour selected by the Architect.

B. All ductwork surfaces, piping, supports, etc. visible through grilles, registers and diffusers in finished areas shall be painted flat black. All ductwork, equipment, piping, supports, air distribution, etc. visible in exposed finished areas shall be painted a colour selected by the Architect, except that nameplates shall not be painted.

C. Steel items exposed outside the building, such as equipment supports, uninsulated piping and hangers, which are not factory painted or galvanized, shall be cleaned and painted with one coat of rust inhibiting primer and two coats of asphaltic base aluminum paint. Insulated steel pipes outside the building shall be cleaned and painted with one coat of rust inhibiting primer before installing insulation.

D. Factory painted equipment that has been scratched or marred shall be repainted to match the original factory color.

3.06 DUCTWORK AND PIPING LEAK TESTING

A. Insulated, underground, and concealed ductwork and piping shall be tested for leaks in place before backfilling, concealing or covering. Tests shall be conducted in the presence of the Architect or their designated Representative.

B. All low pressure ductwork (design operating pressure of 1.0" WC ESP or less) shall be tested by the operation of the system to which it is connected.

C. All medium and high pressure ductwork (operating pressure of more than 1.0" WC ESP) shall be tested at 1.5 times the design operating pressure of the system to which it is connected, or at the total fan pressure at shut-off, whichever is greater, up to the maximum pressure classification of the associated ductwork system.

D. All visible and audible air leaks from the ductwork systems shall be repaired.

E. See specification section 23 11 23 for testing requirements of natural gas piping. System shall be part of Division 22 scope unless otherwise arranged within the Contract. Coordinate with Division 22.

F. All refrigerant piping shall be 100% tested with the applicable ASHRAE standard – latest version.

G. All leaks shall be repaired by tightening, remaking joints, or replacing pipe and fittings. Caulking of joints shall not be permitted.

3.07 RECORD (AS-BUILT) DRAWINGS

A. At the completion of the project, provide a set of reproducible prints to the Architect which reflects all changes, deviations and revisions made to the original design documents. Locations of all underground piping and utilities shall be clearly shown and dimensioned from permanent reference points such as building column lines. Record drawings shall be produced in electronic format compatible with AUTOCAD. Furnish electronic copies of all drawings in dwg. format, and two (2) bond copies of all drawing sheets. As-Builts for electronic incorporation by the Design Team, as applicable, shall be redline mark-ups of the Construction Documents.

3.08 OPERATING AND MAINTENANCE MANUALS AND INSTRUCTIONS

A. Complete operating and maintenance manuals shall be provided to the Owner. Four copies shall be provided. Each copy shall be bound in a separate 3-ring, loose-leaf notebook. Operating instructions shall be provided for each mechanical system, and shall each include a brief system description, a simple schematic and a sequence of operation. Operating and maintenance instructions shall be provided for each piece of equipment. A control system wiring diagram shall be included in each operating and maintenance manual.

3.09 TESTING AND BALANCING

A. Testing and balancing of the HVAC system shall be performed as specified in Section 23 05 93. Note that this work is to be performed under a separate Contract directly under the General Contractor. Submit four (4) copies of the test and balance report directly to the Architect.

3.10 PIPING SUPPORTS

A. Pipe hangers or supports shall be provided within 18" of each horizontal fitting, equipment connection, valve, etc. and within 18" of the centerline of horizontal or vertical changes in direction summing to 90° or more. Specific attention is called to vertical turns into risers.

B. Piping supports shall be provided, at a minimum, in accordance with the greater of the below or at code minimum. Where the below or code does not address support for specific piping, supports shall be in accordance with manufacturer's requirements.

Piping Material	Max. Horz. Spacing	Max. Vert. Spacing
Cast-iron pipe	5'	15'
Copper pipe	12'	10'
Copper tubing ≤ 1-1/4" dia.	6'	10'
Copper tubing ≥ 1-1/2" dia.	10'	10'
PVC pipe	4'	10'*

*Midstory guide required for piping 2" diameter and smaller

C. Riser clamps shall be provided at each floor penetration. For pressurized piping systems except refrigerant suction and liquid service, provide vibration isolation at all riser clamps with two (2) pad-type mountings consisting of a minimum 3/8" thick ribbed or waffled elastomeric pads bonded between minimum 16-gauge galvanized steel separator plates. Pads shall be sized for a deflection of 0.12" to 0.16". Pads shall be minimum 3" x 3" square.

3.11 WARRANTY

A. All work provided under this Division 23 shall be subject to a minimum one year warranty. The warranty shall include prompt repair or replacement of equipment or system failures and shall include all parts, refrigerant, and labor. In addition, all compressors shall carry an additional four year parts-only warranty. Extended warranties shall be provided on all other equipment so specified in other Sections.

3.14 SHOP DRAWINGS

A. Shop drawings per the submittal requirements shall be submit to the Design Team with adequate time for multiple rounds of review. Shop drawings shall show "As-Built" conditions including elevations, offsets, transitions, and accessories. Shop drawings shall indicate all code and manufacturer's recommended clearances, access, and coordinate the clearance and access requirements with all other trades.

B. Shop drawings that use keynotes direct from the Design Documents shall not be acceptable as they do not demonstrate coordination with all other trades, necessary transitions, etc.

C. Shop drawings shall be provided as complete packages in parallel with all trades to document coordination. Floor-by-floor or otherwise piecemeal shop drawings are generally not acceptable.

3.17 BID REQUIREMENTS

A. The Contractor shall include all systems, equipment and accessories shown on the plans and specifications.

B. The Contractor is responsible for providing all design documents to all SubContractors. All systems, equipment and accessories shall be included in the bid, whether shown on the SubContractor applicable plans or other design documents.

C. Should any discrepancy occur in the Design Documents, the Contractor shall provide a request for clarification prior to bid or note the discrepancy in the bid and provide an appropriate cost allowance in the bid.

D. The Contractor shall acknowledge that the Design Documents are diagrammatic and shall provide all systems, equipment and accessories required for a complete facility. Any areas that appear to be void of systems or inappropriate systems shall be noted in the bid. No post bid change order shall be considered for areas or discrepancies not noted in the bid.

E. All installation coordination and means and methods and labor and materials required for proper system installation shall be included.

F. These requirements are in addition to bid procedures and requirements of the RFP or general specifications.

END OF SECTION

SECTION 23 05 93

TESTING, ADJUSTING, AND BALANCING FOR HVAC

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 05 93 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the testing and balancing (T&B) of the heating, ventilating and air conditioning (HVAC) systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Supply distribution systems
2. Return and exhaust air systems
3. Heating, ventilating and air conditioning equipment (all scheduled equipment as a minimum)
4. Hydronic systems

1.02 INTENT

A. It is the intent of this Section of the specifications to provide a complete operable and balanced HVAC system as shown and specified which is reasonably airtight, comfortable and free of objectionable noise and vibration.

1.03 SCOPE OF WORK

A. HVAC test and balance shall be performed by an Independent Agency certified by the Associated Air Balance Council (AABC) or National Environmental Balancing Bureau (NEBB) under direct contract to the General Contractor. All work performed by this Agency shall be performed by qualified Technicians under the direct supervision of an AABC or NEBB Certified Test and Balance Engineer. The Agency shall be independent and shall not be associated in any way with the installing HVAC SubContractor.

C. HVAC Test and Balance shall be performed in accordance with the 7th edition of the AABC National Standards, 2016 for Total System Balance or the NEBB Procedural Standards for TAB of Environmental Systems, 8th Edition, 2015 together with the NEBB TAB Manual for Technicians, 2nd Edition.

D. The final Test and Balance report shall serve to substantiate compliance with the intent of the Contract Documents, specifically the HVAC systems.

E. HVAC Test and Balance shall not begin until the systems are substantially complete.

F. Upon the completion of the Test and Balance work, the Agency shall submit four (4) copies of the complete HVAC Test and Balance Report directly to the Architect.

G. The Agency, as a part of its contract with the General Contractor, shall act as an Authorized Inspection Agency, responsible to the General Contractor and the Architect and shall, during the test and balance, list those items which require correction or have not been installed in accordance with the Contract Documents.

H. The Agency shall plainly mark the settings of all valves, dampers and other adjustable devices. If a balancing device is provided with a memory stop, it shall be set, locked and marked.

I. The Agency shall record all of the final set points on all variable speed drives.

1.04 SUBMITTALS

A. The name and certification of the Agency, along with the name and certification of the Certified Test and Balance Engineer, shall be submitted to the Architect for review within 30 days after the award of the General Contract.

B. The selected Agency shall submit to the Owner:

1. Procedural Manual
2. Report Forms
3. AABC or NEBB Performance Guaranty
4. Instrument List and Calibration Dates
5. Schedule
6. Floorplans as Needed to Uniquely Identify Device Locations

C. A reviewed copy of each of the above shall be returned to the Agency before the HVAC Test and Balance begins.

D. If a complete submittal in accordance with these requirements is not received within 60 days from award of the General Contract, then the Architect reserves the right to select the Agency.

2.0 PRODUCTS

2.01 (Not applicable).

3.0 EXECUTION

3.01 GENERAL CONTRACTOR'S DUTIES

A. The General Contractor shall provide the following, within 10 days after his receipt, to the Agency:

1. Contract Drawings
2. Contract applicable specification Division 23 (others as applicable)
3. Addenda
4. Change orders
5. Reviewed submittals

B. The General Contractor shall start-up and maintain the HVAC systems and shall continue the operation of the HVAC systems during each day of testing and balancing. Start-up and operation shall include, as a minimum, the following:

1. All equipment operable and in safe condition.
2. Temperature control system complete.
3. Proper thermal overload protection in place for electrical equipment.
4. Ductwork leakage rates not exceeding those specified and all duct systems clean of debris.
5. Air transfer systems shall have:
   a. Correct fan rotation and RPM.
   b. Coil fins cleaned and combed.
   c. Filters clean and in place.
   d. Access doors closed.
   e. All dampers in place and open.
   f. All grilles, registers and diffusers installed.

C. Provide sufficient time before final completion date so that testing and balancing can be accomplished. Coordinate the submitted T&B schedule.

D. Provide immediate labor and tools to make required corrections and repairs without undue delay.

E. The General Contractor and his SubContractors shall cooperate fully with the Agency to provide the following:
1. Access to HVAC system components.
2. The right to adjust the systems.

F. Any conditions which prevent a proper HVAC Test and Balance shall be reported by the Agency to the General Contractor and Architect within 7 days of their discovery.

G. If it is determined by the Agency and confirmed by the Architect that drive changes or additional balancing dampers are required, the Contractor shall obtain and install all necessary components.

H. The Agency shall cooperate with the Architect and the Contractor and all his SubContractors to perform the work in such a manner as to meet the job schedule.

I. The Agency shall verify that all system components are in place and in proper working order prior to leaving the project.

J. All reported and recorded data shall represent true measured conditions.

K. Where equipment uses variable speed drives, and where feasible, VFDs shall be used as the primary balancing method prior to adjustment or balancing of valves, dampers, etc.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No.84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.01.09 16:16:06-05'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - MECHANICAL

Scale

M0.002

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026 1:47:00 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 05/27/2026 12:20:17 PM
M0.002 RWK 2026-05-27.pdf

C. Preformed insulation for all domestic cold water piping, except trap primer piping underground, shall be minimum 1" thick, preformed fiberglass pipe insulation with white all-service jacket. All longitudinal joints shall be lapped, self-sticking type with all butt joints, tears, etc. sealed with a matching white vapor barrier tape. Elbows shall be mitered or may be Zeston covers filled with equivalent fiberglass insulation. The maximum conductivity (k-value) of the insulation shall be 0.23 BTU per inch/h·ft2/°F at 75°F.

D. Insulation shall be continuous over all valve bodies, fittings, and wall and floor penetrations. Do not insulate unions on hot water piping; nor instruments, gauges, valve handwheels, etc. on any piping.

E. Closed-cell insulation shall be provided over all piping called to have insulation that is installed below ground. Closed-cell piping insulation shall match the thicknesses for above ground piping, 25/50 Armaflex or Rubatex. All glues and coatings shall be products of the same manufacturer as the insulation. The insulation shall be installed by the slip-on method; slitting of the insulation is prohibited and shall be cause for rejection.

3.0 EXECUTION

3.01 ARRANGEMENT

A. Follow the general piping layout, arrangement, schematics and details. Provide all offsets, vents, drains and connections necessary to accomplish the installation. Fabricate piping accurately to measurements established at the project site to avoid interference with ductwork, other piping, equipment, openings, electrical conduits and light fixtures. Make suitable provision for expansion and contraction with expansion loops and offsets.

3.02 INSULATION INSTALLATION

A. Provide blanket insulation over all horizontal roof drain piping which is within the building and including the vertical risers to the roof drains and the underbody of the roof drains.

1. Blanket insulation shall be wrapped around the piping and underbodies of roof drains. Ends of insulation shall overlap at least 2" and bottom of insulation shall overlap pipe insulation at pipe connection to roof drain at least 3". Adhere insulation to roof drain underbodies with 100% coverage of fire retardant adhesive and tape all joints with 3" wide foil reinforced kraft tape.

B. Provide insulation over all above ground hot and cold water piping, except that no insulation is required on cold water lines installed inside interior plumbing chases (those chases with no exterior wall). In addition, no insulation is required for cold water piping outside the building vapor barrier and designed to be drained down for freeze-protection, such as parking deck hose bibbs for washdown.

1. All joints and tears shall be sealed with matching white vapor barrier tape

C. See specification 23 07 19 for HVAC piping insulation requirements.

END OF SECTION

SECTION 22 10 00

PLUMBING PIPING

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 10 00 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the plumbing systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Sanitary, waste, and vent systems
2. Domestic water systems

C. Provide all final plumbing connections to all equipment furnished by Owner.

D. Provide isolation valve and reduced pressure backflow preventer or vacuum breaker at the service entrance and at those connections (especially to kitchen equipment) required by local plumbing code.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete and operable plumbing systems as shown and specified which are free of leaks, properly vented, free of unreasonable noise, vibration and sweating, and fabricated so as to fit the space allotted and to exhibit a minimum resistance to fluid flow.

B. The word "piping" is defined to mean all piping, fittings, joints, hangers, coatings, valves, cocks, insulation and accessories necessary for the plumbing systems described, shown and specified.

1.03 GENERAL REQUIREMENTS

A. Provide all reducing fittings, flanges, couplings and unions of the size and type of material to match the piping connections at each fixture, piece of equipment, valve and accessory.

B. Union joints, couplings or flanges shall be provided in each pipe connected to each piece of equipment, fixture and elsewhere as indicated and specified. Unions shall match the piping system in which they are installed.

C. Unions or flanges shall be provided between all copper to steel connections. These unions shall be dielectric, insulating type.

D. All changes in direction and branches shall be made with manufactured fittings.

E. The use of offset-type reducers is strictly prohibited in any piping system.

F. In all water piping systems, changes in horizontal pipe sizes shall be made with eccentric reducers installed flat on top for proper air venting. Reducing tees, reducing elbows and concentric reducers shall only be allowed in water piping systems for changing pipe sizes in vertical risers and for making connections to equipment and accessories from vertical risers.

G. All pipe joints shall be cut square and all burrs shall be removed.

H. Open ends of pipes not currently being handled shall be plugged during installation to keep dirt, water, and foreign material out of the system.

I. Sanitary, waste, vent, and storm drainage piping shall slope down in the direction of flow as shown on the drawings or as prescribed by Code, but not less than 1 percent.

J. All vents through roof (VTRs) shall be offset just below the roof such that their termination points are at least 15 ft from any outside air intake of any HVAC unit; special attention is called to packaged rooftop and dedicated make-up air units.

K. Trap primers shall be provided at all floor drains, floor sinks, trench drains, and hub drains except trap primers may be omitted where drain routes to the storm system. Route water piping from nearest cold-water line and as allowed by code. Trap primer shall be tapped off the top of the horizontal line, have an isolation valve, and be at least 1" in elevation above the connection for every 20' of downstream piping.

L. All piping, valves, and fittings shall be provided by a domestic Manufacturer and manufactured in the USA.

2.0 PRODUCTS

2.01 SANITARY WASTE AND VENT SYSTEMS

A. All underground sanitary waste and vent piping shall be PVC, DWV Solid Wall Schedule 40 with socket-type, solvent welded joints in sizes up to 12"; **14" and larger piping shall be PVC, DWV Solid Wall Schedule 80 with socket-type, solvent welded joints. All PVC piping shall be installed in accordance to ASTM D2321.

B. All aboveground sanitary, waste, and vent piping shall be PVC except that sanitary, waste and vent piping located within return air plenums, including throughout future tenant space, shall be hubless cast iron soil pipe. Piping shall be DWV Solid Wall Schedule 40 with socket-type, solvent welded joints in sizes up to 12"; **14" and larger piping shall be PVC, DWV Solid Wall Schedule 80 with socket-type, solvent welded joints.
1. Above ground installation of PVC piping shall be specifically indicated on the shop drawings or submitted in a confirming RFI, as applicable.
2. Piping aboveground shall match the requirements for the underground piping as above.
3. Sanitary, waste, and vent piping less than or equal to 2.5" may be copper DWV. Piping shall meet ASTM B 75, B 88, B 251, and B 306.
4. **PVC shall not be used in buildings with an occupied floor over 75' above adjacent grade.
5. Drain piping from equipment, such as kitchen warewashers, pot sinks, etc. with high temperature discharge shall be Type L hard drawn copper tubing with wrought copper fittings and soldered joints.
6. Sanitary and waste piping in pressurized piping systems, such as for elevator sump pumps or sanitary sump pumps, shall be copper DWV with wrought copper fittings. All joints shall be brazed.

E. Joints on hubless cast iron soil pipe shall be made with neoprene couplings and stainless-steel clamps. Gaskets shall conform to ASTM C 564. Couplings and gaskets shall be produced by the same manufacturer and shall be installed in accordance with the manufacturer's recommendations, including band tightening sequence and torque. All couplings shall be manufactured to the CISPI 310 standard, ASTM C 1277, ASTM C 150, FM Standard 1680 Class I and certified by NSF International. Coupling shall be as follows:
1. 1 ½" to 3" – Two (2) stainless steel bands
2. 4" to 8" – Four (4) stainless steel bands
3. 10" to 15" – Heavy duty coupling with six (6) stainless steel bands. Heavy duty couplings shall conform to ASTM C 1540.

F. All offsets on 8" pipe and larger shall have metal restraining straps by Holdrite or approved equal.

G. Cleanouts shall be provided at the locations indicated and, as a minimum, where required by Code. Floor cleanouts shall be a minimum of 4" and shall be complete with a flush plug and removable, scoriated bronze floor plate. Provide carpet buttons in carpeted areas. Wall cleanouts shall be threaded cleanout tees and plugs with polished stainless steel coverplate with centerset screw.

H. Floor drains in toilets and finished areas shall be JR Smith 2000 Series with 6" Type B square adjustable strainers finished in satin nickel bronze or equal products by Josam or Zurn. Provide vandalproof secured tops.

I. Floor drains in mechanical rooms and unfinished concrete floors shall be JR Smith 2131 Series with round 11 3/4" cast iron grate, sediment bucket and deep-seal P-trap; or equal products by Josam or Zurn. Provide vandalproof secured tops.

J. Hub drains (HD) shall be made with a reducer fitting with opening at least one nominal size larger than the connected piping as scheduled. HDs shall be sized to receive all discharges without splashing.

2.02 STORM PIPING SYSTEMS

A. Storm piping systems shall be of the same materials specified above in 2.01 for the sanitary, waste and vent systems; note that all aboveground storm piping located within plenums shall be hubless cast iron soil pipe. All cast iron soil pipe and fittings shall bear the collective trademark of the Cast Iron Soil Pipe Institute or receive prior approval by the Architect.

B. Joints on hubless cast iron soil pipe shall be made with neoprene couplings and stainless-steel clamps. All couplings shall be manufactured to the CISPI 310 standard, ASTM C 1277, ASTM C 150, FM Standard 1680 Class I and certified by NSF International. Coupling shall be as follows:
1. 1 ½" to 3" – Two (2) stainless steel bands
2. 4" to 8" – Four (4) stainless steel bands
3. 10" to 15" – Heavy duty coupling with six (6) stainless steel bands

C. All offsets on 8" pipe and larger shall have metal restraining straps by Holdrite or approved equal.

D. Wall cleanouts shall be threaded cleanout tees and plugs with polished stainless steel coverplate with centerset screw.

E. The roof drains shall be selected for the insulated roof decks indicated. The roof drain bodies and receivers shall be of cast iron construction; domes shall be cast iron or aluminum and the roof drains shall be complete with flashing clamps having integral gravel stops, deck clamps, gaskets and trim. Roof drains shall be JR Smith 1010 or 1015 Series or approved equal products as manufactured by Josam, Zurn.

F. Emergency overflow roof drains shall be similar to the roof drains except they shall be water dam type. JR Smith 1080 or approved equal.

2.03 DOMESTIC WATER SYSTEM

G. All underground copper branch lines (1/2" and 3/4" only) shall be continuous lengths of soft Type K copper tubing with no joints allowed underground.

H. Aboveground domestic water system piping 3" in size and smaller shall be Type L hard drawn copper tubing with wrought copper fittings and soldered joints.

I. Aboveground domestic water system piping 3" in size and smaller shall be as above or Type L hard drawn copper tubing with press-connect fittings with EPDM sealing elements and un-pressed fitting identification feature. Piping 2.5" and 3" shall have stainless steel grip ring, separator ring, and EPDM sealing element.
1. Fittings shall be by Viega, Victaulic, or Nibco.
2. Fittings shall be installed with a tool from the Fitting Manufacturer, or a method approved by the Manufacturer.
3. Fittings and tubes shall be appropriate for installation in a return air plenum.
4. Fittings and tubes shall be rated in accordance with ASME B31, B16.51, ASTM B88, NSF 61/372, and IAPMO PS 117.

G. Aboveground domestic water piping 4" and larger shall be Type L hard drawn copper tubing with rolled grooved joints and fittings. Installation ready copper fittings shall meet the same gasket material specifications as couplings. Fittings shall be as follows, or equal, and shall be provided by the Manufacturer with the gasket included in the coupler assembly:
1. Coupling: Rigid, Victaulic style 607 (8" and smaller)
2. Gaskets: Grade EHP EPDM (8" and smaller)

J. All valves in potable water systems shall be "lead-free" type.

K. All valves ¾" and smaller shall be "full-port" type, and greater than ¾" may be "reduced-port" type.

L. Ball valves:

8. Valves 2 inch and smaller shall be two-piece bronze body, full port with solid, smooth bore chrome plated brass ball, meeting MSS-SP110 and rated for no less than 300 psi. Seats shall be reinforced TFE with Teflon packing ring and threaded adjustable packing nut. Valves on insulated lines will be provided with stem extensions to provide clearance for two inches of pipe insulation. Valves to be Apollo Valves 77C, Hammond/Milwaukee UP8301, or Watts B-6080.

9. Valves larger than 2 inch and up to 4 inch shall be two piece bronze body, standard port with solid, smooth bore chrome plated brass ball, meeting MSS-SP110, and rated for no less than 300 psi. Seats shall be reinforced TFE (or TFM for 4") with Teflon packing ring and threaded adjustable packing nut. Valves on insulated lines will be provided with stem extensions to provide clearance for two inches of pipe insulation. Valves to be Apollo Valves 70-100, Hammond/Milwaukee UP8501, or Watts B-6000.

N. Balancing valves:

1. Valves shall be NSF/ANSI 61/372 certified and suitable for potable water applications. Valve shall be suitable for the greater of 125 psig pressure and 40°F to 250°F temperature or the system's operating conditions. Valve shall provide positive shut-off and be rated for 300 psig. Each balancing valve shall be equipped with two gauge taps with check valves and drip caps. Balancing valves shall be Bell and Gossett Circuit-Setter Plus or equal by Nexus, FlowDesign, or Watts. Provide preformed insulation to encase valve assembly in insulated piping.
2. Valves up to 3" shall have lead-free brass body, full-port ball constructed of 304 stainless steel, and shall have calibrated nameplate with memory stop. Balancing valves shall be Bell and Gossett Circuit-Setter Plus or equal by Nexus, FlowDesign, or Watts. After the test and balance is complete, provide to the Owner a differential pressure gauge to match the balancing valves. Autoflow valves are acceptable as a substitution provided the flow cartridge is replaceable and the flowrate is clearly and permanently labeled.

O. Water connections to appliances shall be made with flexible copper tubing or commercial grade double-reinforced stainless steel braided hose, no less than 3/8" in size, or the connections size of the appliance, whichever is greater.

P. Point of use mixing valves shall be Leonard 170-LF or an approved equal with lead-free construction, vandal resistant adjustment cap, and integral inlet check valves. Mixing valve shall be ASSE 1070 rated. Mixing valve shall be sized by the Manufacturer for the fixture(s) served. Mixing valve shall have no more than 0.25 gpm minimum flowrate required.

Q. All water hammer arresters (WHA) shall be size A, B, C, D, E or F, as required for the fixture units served; Josam, JR Smith, Watts, or Zurn. WHAs shall conform to ASSE 1010. WHAs in potable water applications shall be lead-free.

BB. Soldered joints shall be made with tin-antimony/silver solder. Solder containing lead shall not be permitted.

CC. Saddle valves and "T" fittings that rely on puncturing the piping main are disallowed.

DD. Thermometers and pressure gauges shall be products of Trerice, Weksler, or Weiss. Select all devices to operate within 20% of the midpoint of their scales under normal operating conditions. Gauges provided on pumps shall be compound type.

EE. Pressure and temperature (P&T) test plugs shall be constructed of brass with two (2) self-closing Nordel cores and be complete with cap and gasket. Plugs shall be as manufactured by Peterson or Lancaster. Provide a complete test kit to the Owner at the time of final inspection. Test kit shall be complete with pressure gauge, thermometer, probes and carrying case.

3.0 EXECUTION

3.01 ARRANGEMENT

A. Follow the general piping layout, arrangement, schematics and details. Provide all offsets, vents, drains and connections necessary to accomplish the installation. Fabricate piping accurately to measurements established at the project site to avoid interference with ductwork, other piping, equipment, openings, electrical conduits and light fixtures. Make suitable provision for expansion and contraction with expansion loops and offsets.

B. Water hammer arresters shall be installed at the top of each riser and on each fixture branch in accordance with Plumbing and Drainage Institute Standard WH201. WHAs shall also be installed at all water service to appliances with quick-closing valves, such as clothes washers, kitchen warewashers, icemakers, etc.

C. Cleanouts shall be provided at the base of all sanitary and storm risers and as required by code.

D. Fittings, unions, joints, couplings (including no-hub couplings), etc. shall not be within slabs.

E. All potable domestic water connections to equipment shall be provided with backflow prevention as required by the specification section and code.

F. Pressure gauges and thermometers called to be permanently installed shall be easily visible from a standing position on the ground.

3.02 UNDERGROUND WATER PIPING

A. All domestic water piping shall have a minimum cover of 3'-0", or below the frost line, whichever is deeper, except piping at least 20" from any exterior wall may be installed 3" or more below the bottom of the slab.

B. For water piping 2" and above, provide concrete thrust blocks at all changes of direction and secure all mechanical joints with restraining rods.

C. All copper water lines, or other material subject to corrosion, shall be protected from corrosion with a continuous plastic sheathing or coating and wrapping. This sheathing or coating and wrapping shall be extended 6" to 12" above finished floor. The protection shall be installed on the outside of any insulation required.

3.04 PIPING INSTALLATION ABOVE CEILINGS

A. All domestic hot and cold-water piping installed above the insulated ceilings shall be installed just above (within 2") of the top of the finished ceiling with the building insulation over the piping to avoid freeze-up.

3.05 DISINFECTION

A. All domestic water piping installed under this Division shall be disinfected with chlorine before it is placed into operation. The chlorinating material shall be liquid chlorine conforming to Federal Specification BB-C-120 and shall be introduced to the system by experienced operators only. The chlorine solution applied to the piping sections or system shall contain at least fifty parts per million of available chlorine and shall remain in the sections or system for a period of not less than sixteen (16) hours. During the disinfection period, all valves shall be opened and closed at least four times. After the disinfection period, the chlorinated water shall be flushed from the system with clear water until the residual chlorine content is not greater than two-tenths parts per million (0.2 PPM). Submit certification to the Architect that the system was disinfected.

END OF SECTION

SECTION 22 30 00

PLUMBING EQUIPMENT

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 30 00 and the accompanying drawings cover the provisions of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the water heating systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Water Heaters
2. Hot Water Circulator

1.02 GENERAL REQUIREMENTS

A. All plumbing equipment installed in locations with a water hardness of 25 grains per gallon or more, shall be resistant to corrosion. Where copper materials are in the water stream, it shall be Cupro-Nickel of not more than 90% copper.

B. All water heaters shall be NSF/ANSI 61 certified "lead free" for potable water service.

C. All water heaters shall have ASME rated temperature and pressure relief valve(s). Valve(s) shall be provided by the Manufacturer and sized for the discharge location noted in the plans.

D. All water heaters and tanks shall be glass-lined, 1600°F fired, with a working pressure of 150 psi, a test pressure of 300 psi, or the system pressure at the installation location, whichever is greater, and shall have magnesium anodes for electrolytic protection. Separate storage tanks may also be cement-lined. Tanks shall be ASTM stamped.

E. All water heaters shall meet or exceed the energy efficiency requirements of the latest version of ASHRAE 90.1.

F. All water heaters and pumps shall be UL approved and labeled, and be AGA certified where applicable.

G. All water heaters and pumps shall be NEMA rated appropriate for the installation location in which they are installed.

H. Water heater controls shall include an operating thermostat and manual reset high limit control for each heating element or burner. The safety high limit control shall prevent over heating in the event of a thermostat failure.

I. All controls shall be factory-wired and require no external power source.

J. Water heaters and tanks shall have drain with external access and hose end connection.

2.0 PRODUCTS

2.04 WATER HEATER ** COMMERCIAL ELECTRIC **

A. The water heater shall be as scheduled. Acceptable substitute manufacturers are AO Smith, Lochinvar, State, Rheem, and Bradford White, subject to substitution requirements. Water heaters shall be commercial-grade.

B. The immersion heating elements shall be low watt density with a plated incoloy sheath material for long life. The heating elements shall mount in individual screw-in tank flanges.

C. All field electrical wiring connections to the water heater shall be made to a main terminal block. All internal wiring shall be made to solderless terminal lug wiring connections. Wiring to be color coded for ease of servicing. The water heater shall be factory assembled, wired and tested.

2.09 HOT WATER CIRCULATOR

A. Hot water circulator shall be as scheduled. Acceptable substitute manufacturers are B&G, Goulds, and Grundfos, subject to substitution requirements.

B. Hot water circulators used in potable water system shall be lead-free.

3.0 EXECUTION

3.01 INSTALLATION

A. The water heaters and accessories shall be installed in strict accordance with the manufacturer's recommendations and the Contract Documents.

B. All temperature and pressure relief valves shall be piped full size to an indirect waste such as the nearest floor drain, service sink, sink tailpiece, etc. Piping shall be in accordance with specification 22 10 00 for DWV services. Size shall be in accordance with manufacturer's requirements.

C. All water heaters shall have internal heat traps or shall have heat traps installed in the cold water and hot water piping. Instantaneous water heaters shall be provided with heat traps unless manufacturer documentation specifically allows exclusion.

D. Water heaters shall be completely encased in high density insulation of sufficient value to meet the energy efficiency standards of latest version of ASHRAE 90.1, or shall be factory insulated with non-CFC polyurethane closed-cell foam insulation. Provide removable insulation panels to maintain access to all required components.

E. All water heaters or boilers subject to condensing under normal steady-state operating conditions shall be provided and installed with accessory condensate neutralization kits.

3.02 WARRANTY

A. Provide 5-year limited warranty on all tanks and heat exchangers, and 1-year limited warranty on parts unless otherwise noted.

END OF SECTION

SECTION 22 40 00

PLUMBING FIXTURES

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 40 00 and the accompanying drawings cover the provisions of all labor, fixtures, equipment, appliances and materials, and performing all operations in connection with the construction and installation of the plumbing fixtures and trim as specified herein and as shown.

C. All finishes shall be as selected by the Architect. Where the Architect does not have a preference, finishes shall be in accordance with this specification.

D. All exposed piping, valves, stops, P-traps, etc. shall be chrome-plated. Also, all exposed piping penetrations through walls, floors or ceilings shall be provided with chrome-plated cast brass escutcheons.

E. All P-traps shall be minimum 17-gauge brass.

F. All exposed P-traps subject to contact, such as those below wall-mounted or counter-mounted lavatories, shall be provided with insulated covers as required.

G. All exposed supply stops for hot water, such as those below wall-mounted or counter-mounted lavatories, shall be provided with insulated covers as required. Where there are hot and cold water supply stops together, cold water supply stops shall match insulated cover of hot water supply stop.

H. Flush valves shall have non-hold open feature, vacuum breakers and cover cap on angle-type stop.

I. Provide all final connections to all equipment and fixtures furnished by Owner.

J. Unless otherwise specified in an individual fixture description, all enameled cast-iron and porcelain fixtures shall be white.

K. All lavatories and other hand-washing fixtures shall be provided and installed with ASSE 1070 point-of-use mixing valve on the hot water connection. Mixing valve shall be set to provide no more than 110°F hot water.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted, clean plumbing fixtures as shown and specified, which are free of leaks, noise, air, vibration and waterflow fluctuations.

1.03 BASIS OF DESIGN

A. The basis of design is as outlined for each fixture in the 2.0 PRODUCTS subsection. Any proposed substitutions shall be proven equal in all respects to the equipment specified as the basis of design.

1.04 ACCEPTABLE MANUFACTURERS

A. Acceptable fixture manufacturers for each type of fixture is as follows:
1. Water Closets – American Standard, Kohler, Sloan, TOTO, and Zurn
2. Urinals – American Standard, Kohler, Sloan, TOTO, and Zurn
3. Manual Flushvalves – American Standard, Kohler, Sloan, and Zurn
4. Automatic Flushvalves – American Standard, Kohler, Sloan, TOTO, and Zurn
5. Lavatories – American Standard, Bradley, Crane, Kohler, Sloan, TOTO, and Zurn.
6. Lavatory Faucets – American Standard, Bradley, Chicago, Delany, Grohe, Kohler, Sloan, TOTO, and Zurn
7. Breakroom/Kitchen/Pantry/Etc. Sinks – American Standard, Elkay, Grohe, Just, and Kohler
8. Breakroom/Kitchen/Pantry/Etc. Faucets – American Standard, Chicago, Delta, Elkay, Just, Kohler, and Zurn
9. Water Coolers and Water Fountains – Acorn, Elkay, Halsey Taylor, and Oasis
10. Service and Laundry Sinks – Fiat, Kohler, Mustee, ProFlo, and Stern-Williams
11. Service and Laundry Faucets – American Standard, Delta, Elkay, Fiat, Kohler, T&S Brass, Speakman, and Stern-Williams
12. Shower Stalls – American Standard, Aquatic Bath, Freedom, and Kohler
13. Shower Fittings – Acorn, American Standard, Bradley, Chicago, Delta, Kohler, Speakman, and Zurn
14. Emergency Shower and Eyewash – Acorn, Bradley, and Guardian

2.0 PRODUCTS

SEE P0.001 FOR PLUMBING FIXTURE SCHEDULE.

3.0 EXECUTION

3.01 INSTALLATION

A. Units shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual units to be provided with all trades.

B. All plumbing fixtures shall be free of leaks, provided completely finished, trimmed, adjusted, cleaned and ready for use. They shall be properly secured to the structure by the use of thru-bolting, backplates, carriers, expansion shields (for floor mounting only) or toggle bolts.

C. Wall hung fixtures supported on chair carriers shall be bolted to the floor slab. Carefully coordinate space requirements and fixture mounting height requirements with supports being furnished.

D. Fixtures supported with wall hangers on masonry chase walls shall be fastened to the wall with not less than 3/8" bolts which shall pass through the wall and through a 1/4" x 4" wide steel backplate on the unfinished chase wall side.

E. Where fixtures are hung on single masonry walls without a pipe chase behind, they shall be mounted with 3/8" toggle bolts.

F. Fixtures on steel stud walls shall have a 1/4" x 4" wide steel backplate wired with 1/16" steel wire to the studs. Bolts not less than 3/8" shall secure the fixtures through the fixture hanger and the backplate.

G. All mounting holes provided in fixtures shall be used for support. In addition to the main hangers, 1/4" toggle bolts shall secure the bottom of all wall hung fixtures at each drilling provided for this purpose.

H. Mount wall-hung fixtures at the heights indicated on the Architectural Drawings or as prescribed by local code. Special attention is called to the installation requirements of the ANSI Handicap Code.

3.02 CLEANING AND ADJUSTMENT

A. The units shall be cleaned, tested and field-adjusted to provide optimum flow and drainage. Specific attention is called to adjustment of automatic flush valves and faucets for empirical conditions.

B. All flush valves, diaphragms, strainers, aerators, etc. shall be fully cleaned after all piping and fixture flushing.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barnett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:39:54-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - PLUMBING

Scale

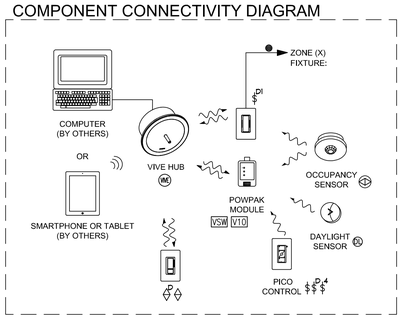
P0.003

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026.2.25.20 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
P0.003 - Signed.pdf

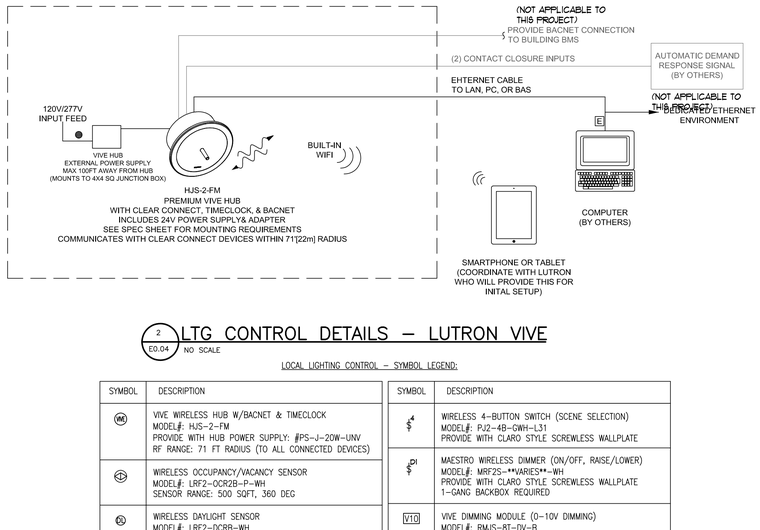
TYPICAL VIVE SYSTEM COMPONENT CONNECTIVITY DIAGRAM



GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. THE MAIN LIGHTING CONTROL SYSTEM IDENTIFIED IN RISER 2/E0.04 SHALL BE PROVIDED WITH FACTORY SETUP AND OWNER TRAINING. COORDINATE EXACT SCHEDULE AND SETUP WITH THE GENERAL CONTRACTOR SO THAT A FULLY FUNCTIONAL SYSTEM IS LEFT AT PROJECT TURNOVER TO THE OWNER.
2. CONTRACTOR TO PROVIDE ALL INTERFACES, CONTROLS, ETC... SO THAT A COMPLETE AND OPERATIONAL SYSTEM IS INSTALLED TO MEET THE DESIGN INTENT SHOWN ON THESE PLANS.
3. CONNECT ROOM CONTROLLER INPUT CIRCUIT TO ROOM'S LIGHTING CIRCUIT, U.N.O.
4. REFER TO LOAD & DIMMING TYPE FOR EACH ZONE. PROVIDE EXPANSION MODULES AS NECESSARY TO ACCOUNT FOR THAT TYPE FIXTURE AND CONTROL REQUIREMENTS. REFERENCE THE LIGHTING FIXTURE SCHEDULE AND LIGHTING DESIGNER PACKAGE.

AS REQUIRED FOR SYSTEM DEVICE INTEGRATION (MIN 1 PER FLOOR WITH VIVE DEVICES - SEE PLANS FOR QUANTITY & LOCATIONS)



2 / E0.04 LTG CONTROL DETAILS – LUTRON VIVE

NO SCALE

LOCAL LIGHTING CONTROL – SYMBOL LEGEND:

SYMBOL	DESCRIPTION
VH	VIVE WIRELESS HUB W/BACNET & TIMECLOCK MODEL#: HJS-2-FM PROVIDE WITH HUB POWER SUPPLY: #PS-J-20W-UNV RF RANGE: 71 FT RADIUS (TO ALL CONNECTED DEVICES)
	WIRELESS OCCUPANCY/VACANCY SENSOR MODEL#: LRF2-OCR2B-P-WH SENSOR RANGE: 500 SQFT, 360 DEG
	WIRELESS DAYLIGHT SENSOR MODEL#: LRF2-DCRB-WH MOUNT: 1-2 TIMES WINDOW HEIGHT
	WIRELESS DIMMER (ON/OFF, RAISE/LOWER, PRESET) MODEL#: PJ2-3BRL-GXX-L01 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	WIRELESS SWITCH (ON/OFF) MODEL#: PJ2-2B-GXX-L01 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	OCCUPANCY SENSOR SWITCH (ON/OFF) MODEL#: MRF2S-BSS PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	OCCUPANCY SENSOR DIMMER (ON/OFF, RAISE/LOWER) MODEL#: MRF2S-BSD010 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE

SYMBOL	DESCRIPTION
	WIRELESS 4-BUTTON SWITCH (SCENE SELECTION) MODEL#: PJ2-4B-GWH-L31 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
DI	MAESTRO WIRELESS DIMMER (ON/OFF, RAISE/LOWER) MODEL#: MRF2S-**VARIES**-WH PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE 1-GANG BACKBOX REQUIRED
V10	VIVE DIMMING MODULE (0-10V DIMMING) MODEL#: RMJS-8T-DV-B CAPACITY: 8 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
VSW	VIVE SWITCHING MODULE (SOFTSWITCH) MODEL#: RMJS-5R-DV-B CAPACITY: 5 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
V10/EM	VIVE EMERGENCY DIMMING MODULE (0-10V DIMMING) MODEL#: RMJS-16R-DV-B-EM CAPACITY: 16 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
VSW/EM	VIVE SWITCHING MODULE (SOFTSWITCH) MODEL#: RMJS-5R-DV-B CAPACITY: 5 AMP; RF RANGE: 30 FT RADIUS TO SENSORS

CLARO STYLE SCREWLESS WALLPLATES:
1-GANG – CW-1-WH
2-GANG – CW-2-WH
3-GANG – CW-3-WH

LIGHTING CONTROL – SEQUENCE OF OPERATION:

ROOM/SPACE TYPE	OCCUPANCY, VACANCY, OR NONE	DAYLIGHT CONTROL (IF WITHIN 15' OF PERIMETER)	DESCRIPTION
PRIVATE OFFICE	VACANCY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	ENTER SPACE AND PRESS MANUAL DIMMER SWITCH TURN LIGHTS ON OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. MANUAL OVERRIDE AVAILABLE FOR DIMMABLE ADJUSTMENT CONTROL. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD OR BY THE MANUAL SWITCH.
OPEN AREA / CLIENT LOUNGE / TELLER / SEMI-PRIVATE BANKERS	TIME-OF-DAY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	LIGHTS ARE ON DURING NORMAL BUSINESS HOURS OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. THE LIGHTS TURN OFF AFTER HOURS. MANUAL DIMMER SWITCHES ARE AVAILABLE FOR MANUAL OVERRIDE AND DIMMABLE ADJUSTABLE CONTROL OF EACH ZONE.
MEETING	VACANCY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	ENTER SPACE AND PRESS MANUAL DIMMER SWITCH TURN LIGHTS ON OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. MANUAL OVERRIDE AVAILABLE FOR DIMMABLE ADJUSTMENT CONTROL. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD OR BY THE MANUAL SWITCH.
CORRIDORS	OCCUPANCY	NO	ENTER SPACE AND OCCUPANCY SENSORS TURN LIGHTS ON. EXIT SPACE AND LIGHTS REDUCE DOWN TO 50% OUTPUT AFTER PRE-DEFINED TIMEOUT PERIOD. MANUAL OVERRIDE IS PRESENT TO TURN LIGHTS OFF.
RESTROOM / JANITOR CLOSET	VACANCY	NO	ENTER SPACE AND PUSH MANUAL ON/OFF SWITCH TO TURN LIGHTS ON. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD.

ADDITIONAL NOTES:
- OCCUPANCY SENSOR MODE = AUTO ON / AUTO OFF
- VACANCY SENSOR MODE = MANUAL ON / AUTO OFF
- OCCUPANCY SENSOR TIMEOUT SHOULD BE SET TO 20 MINUTES, EXCEPT FOR BOH SPACES WHICH SHOULD BE SET TO 15 MINUTES.
- DAYLIGHT ADJUSTED LEVEL SHALL BE NATURAL LIGHT + ARTIFICIAL LIGHT = DESIRED FT-CANDLE LEVEL

EXISTING PANEL L

VOLTAGE: 120/240 AMP: 225
PHASE: 1 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. LTS NORT OFC'S	1.12	20/1	1	A	2	20/1	0.84	EX. LTS NIGHT LT
EX. LTS OPEN OFC 118	0.91	20/1	3	B	4	20/1	0.9	EX. LTS WEST OFC 116,117
EX. LTS OPEN OFC 118,134	0.84	20/1	5	A	6	20/1	1.12	EX. LTS TRAINING 113,FILE 112
EX. LTS OPEN OFC 134	0.7	20/1	7	B	8	20/1	0.42	EX. LTS IT 111
EX. LTS OPEN OFC 135	0.7	20/1	9	A	10	20/1	0	SPARE
EX. LTS OPEN OFC 135	0.84	20/1	11	B	12	20/1	0	SPARE
EX. LTS OPEN OFC 135	0.77	20/1	13	A	14	20/1	0	SPARE
EX. LTS POEN OFC'S	0.65	20/1	15	B	16	20/1	0	SPARE
EX. LTS OFC 132,131,129	0.68	20/1	17	A	18	20/1	1	EX. LTS WEST PARKING
EX. LTS WOM+MENS BR'S	1	20/1	19	B	20	20/1	1	EX. LTS SOUTH PARKING
EX. LTS OFC 100,101,105	0.77	20/1	21	A	22	20/1	1	EX. LTS EAST PARKING
EX. LTS CORR 102,RM 103	0.63	20/1	23	B	24	20/1	0.75	EX. LTS SIGN
EX. LTS LUNCH RM 104	0.6	20/1	25	A	26	20/1	0	SPARE
BRANCH LTS	1.131	20/1	27	B	28	20/1	0	SPARE
SPARE	0	20/1	29	A	30	20/1	0	SPARE *
SPARE	0	20/1	31	B	32	20/1	0	SPARE *
SPARE	0	20/1	33	A	34	20/1	0	SPARE *
SPARE	0	20/1	35	B	36	20/1	0	SPARE *
SPARE	0	20/1	37	A	38	20/1	0	SPARE *
SPARE	0	20/1	39	B	40	20/1	0	SPARE
SPARE	0	20/1	41	A	42	20/1	0.1	EX. LTG CONTACTOR

*CIRCUIT MADE SPARE SURING THIS UPFIT

		VLL	PH
A TOTAL	9.54	240	1
B TOTAL	8.93		
CONN. kW	18.47		
CONN. Amps	44.44		

0.00	RECEPTACLES
0.00	HEATING
0.00	AC/MOTORS
18.47	LIGHTING
0.00	MISC.
0.00	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	0 KVA
HEAT: 100% :	=	0 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0 KVA
LIGHTING: 125%:	=	23.09 KVA
MISC: 100%:	=	0.00 KVA
WATER HEATER: 125%:	=	0.00 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	23.09 KVA
TOTAL DEMAND LOAD AMPS:	=	96.20 AMP

EXISTING PANEL J

VOLTAGE: 120/240 AMP: 125
PHASE: 1 MAIN: MLO

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. REC - EXEC OFC 119	0.72	20/1	1	A	2	20/1	0	SPARE
EX. REC - OFC 120	0.54	20/1	3	B	4	20/1	0	SPARE
EX. REC - OFC 121	0.54	20/1	5	A	6	20/1	0	SPARE
BANKERS FLBX'S	0.72	20/1	7	B	8	20/1	0	SPARE
CONV RECS	0.36	20/1	9	A	10	20/1	0.54	EX. REC - OFC 116
TELLER/TCR FLBX	0.9	20/1	11	B	12	20/1	0.72	EX. REC CONF RM
PRIV OFC 105 REC	0.54	20/1	13	A	14	20/1	0.36	EX. GFI REC BR'S
TELLER COUNTER REC	0.54	20/1	15	B	16	20/1	0.54	EX. REC - OFC 132
TELLER COPIER REC	0.8	20/1	17	A	18	20/1	0.72	EX. REC - COMM RM 131
WH-1BRANCH BR 106 *	2.4	25/1	19	B	20	20/1	0.36	EX. REC - COMM RM 131
WP GFI ROOF (RTU-6)	0.18	20/1	21	A	22	20/1	0	SPARE
SPARE	0	20/1	23	B	24	20/1	0.54	EX. REC - MEDIUM CONF RM 105
SPARE	0	20/1	25	A	26	20/1	0	SPARE
SPARE	0	20/1	27	B	28	-/1	0	SPACE
SPARE	0	25/1	29	A	30	30/1	0	SPARE
SPARE	0	20/1	31	B	32	30/1	0	SPARE
SPARE	0	20/1	33	A	34	20/1	0.72	EX. EWC
SPARE	0	20/1	35	B	36	20/1	0.72	EX. REC - RESTROOM
EX. SHREDDER	0.4	20/1	37	A	38	30/1	0.5	EX. REC - CIRCUIT PUMP
EX. EXW FAN	0.5	20/1	39	B	40	30/2	2.25	EX. EWH (JAN 129)
EX. FIRE ALARM PNL	0.3	20/1	41	A	42	---	2.25	------

*PROVIDE NEW CIRCUIT BREAKER

		VLL	PH
A TOTAL	8.93	240	1
B TOTAL	10.73		
CONN. kW	19.66		
CONN. Amps	47.30		

10.04	RECEPTACLES
0.00	HEATING
0.50	AC/MOTORS
0.00	LIGHTING
1.50	MISC.
7.62	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	10.02 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0.50 KVA
LIGHTING: 125%:	=	0.00 KVA
MISC: 100%:	=	1.50 KVA
WATER HEATER: 125%:	=	9.53 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	21.55 KVA
TOTAL DEMAND LOAD AMPS:	=	89.77 AMP

EXISTING PANEL G

VOLTAGE: 120/240 AMP: 225
PHASE: 1 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. FURN REC - OPEN OFC 135	0.72	20/1	1	A	2	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	3	B	4	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	5	A	6	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	7	B	8	20/1	0.54	EX. FURN REC - OPEN OFC 135
SPARE	0	20/1	9	A	10	20/1	0.54	EX. FURN REC - OPEN OFC 135
SPARE	0	20/1	11	B	12	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	13	A	14	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	15	B	16	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	17	A	18	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 135	0.72	20/1	19	B	20	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 134	0.72	20/1	21	A	22	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 134	0.72	20/1	23	B	24	20/1	0.54	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 134	0.72	20/1	25	A	26	20/1	0.36	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 134	0.72	20/1	27	B	28	20/1	0.36	EX. FURN REC - OPEN OFC 135
EX. FURN REC - OPEN OFC 134	0.54	20/1	29	A	30	20/1	0	SPARE
EX. FURN REC - OPEN OFC 134	0.54	20/1	31	B	32	20/1	0	SPARE
EX. REC OPEN OFC 110	0.54	20/1	33	A	34	20/1	0	SPARE
EX. REC OPEN OFC 110	0.54	20/1	35	B	36	20/1	0	SPARE
EX. REC CORRID	0.54	20/1	37	A	38	20/1	0	SPARE
EX. PANEL "J"	8.93	125/2	39	B	40	20/1	0	SPARE
------	10.73	---	41	A	42	20/1	0	SPARE

		VLL	PH
A TOTAL	20.27	240	1
B TOTAL	17.93		
CONN. kW	38.20		
CONN. Amps	91.90		

28.58	RECEPTACLES
0.00	HEATING
0.50	AC/MOTORS
0.00	LIGHTING
1.50	MISC.
7.62	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	19.29 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0.50 KVA
LIGHTING: 125%:	=	0.00 KVA
MISC: 100%:	=	1.50 KVA
WATER HEATER: 125%:	=	9.53 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	30.82 KVA
TOTAL DEMAND LOAD AMPS:	=	128.40 AMP

EXISTING PANEL D

VOLTAGE: 120/240 AMP: 150
PHASE: 3 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
SPARE	0	50/1	1	A	2	30/1	0	SPARE
SPARE	0	50/1	3	B	4	20/1	0	SPARE
SPARE	0	20/1	5	C	6	20/1	0	SPARE
SPARE	0	20/1	7	A	8	20/1	0	SPARE
SPARE	0	20/1	9	B	10	20/1	0	SPARE
SPARE	0	20/1	11	C	12	20/1	0	SPARE
SPARE	0	20/1	13	A	14	20/1	0	SPARE
SPARE	0	20/1	15	B	16	20/1	0	SPARE
SPARE	0	20/1	17	C	18	20/1	1	EX. LTS -MEZZANINE
SPARE	0	20/1	19	A	20	20/1	1	EX. LTS -MEZZANINE
SPARE	0	20/1	21	B	22	20/1	0	SPARE
SPARE	0	20/1	23	C	24	20/1	0.5	EX. REC MEZZANINE
SPARE	0	20/1	25	A	26	20/1	0.5	EX. REC MEZZANINE
SPARE	0	20/1	27	B	28	20/1	0	SPARE
SPARE	0	20/1	29	C	30	20/1	0	SPARE
SPARE	0	20/1	31	A	32	20/1	0	SPARE
SPACE	0	-/1	33	B	34	-/1	0	SPACE
SPARE	0	20/1	35	C	36	20/1	0	SPARE
SPARE	0	20/1	37	A	38	60/3	6.928	RTU-6 *
SPARE	0	20/1	39	B	40	---	6.928	---
SPARE	0	20/1	41	C	42	---	6.928	---

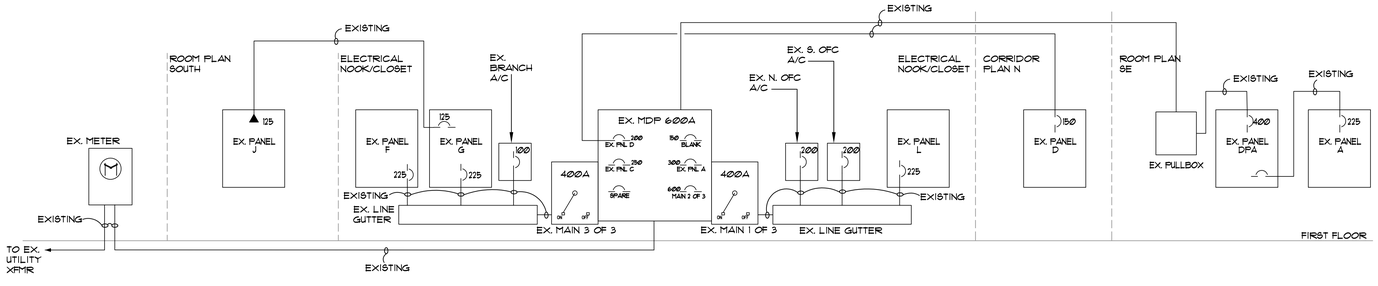
*PROVIDE NEW CIRCUIT BREAKER

		VLL	PH
A TOTAL	8.43	208	3
B TOTAL	6.93		
C TOTAL	8.43		
CONN. kW	23.78		
CONN. Amps	66.02		

1.00	RECEPTACLES
0.00	HEATING
20.78	AC/MOTORS
2.00	LIGHTING
0.00	MISC.
0.00	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	1.00 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	20.78 KVA
LIGHTING: 125%:	=	2.50 KVA
MISC: 100%:	=	0.00 KVA
WATER HEATER: 125%:	=	0.00 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	24.28 KVA
TOTAL DEMAND LOAD AMPS:	=	67.41 AMP



1 / E0.004 RISER DIAGRAM – ELECTRICAL

NOT TO SCALE

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1320 MINVEL LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
01/12/2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.01.20 16:48:16-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
RISER DIAGRAM, PANEL SCHEDULES & LIGHTING SYSTEM - ELECTRICAL

Scale

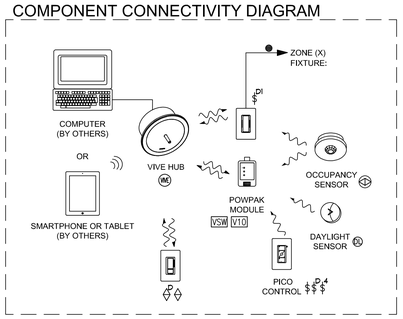
E0.004

© 2026 Gensler

Autodesk Docs://059.7179.009 - FHB Miami Lakes/059.7179.009 - FHB Miami Lakes_R25_MEP_CENTRAL_Mauldin - CD Set.rvt
5/8/2025 5:48:03 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.004 RWK 2026-05-27.pdf

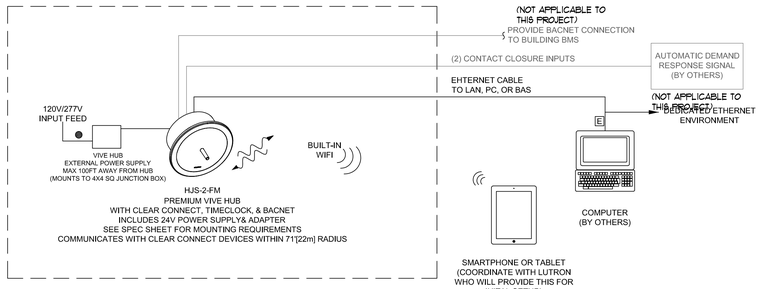
TYPICAL VIVE SYSTEM COMPONENT CONNECTIVITY DIAGRAM



GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. THE MAIN LIGHTING CONTROL SYSTEM IDENTIFIED IN RISER 2/E0.04 SHALL BE PROVIDED WITH FACTORY SETUP AND OWNER TRAINING. COORDINATE EXACT SCHEDULE AND SETUP WITH THE GENERAL CONTRACTOR SO THAT A FULLY FUNCTIONAL SYSTEM IS LEFT AT PROJECT TURNOVER TO THE OWNER.
2. CONTRACTOR TO PROVIDE ALL INTERFACES, CONTROLS, ETC... SO THAT A COMPLETE AND OPERATIONAL SYSTEM IS INSTALLED TO MEET THE DESIGN INTENT SHOWN ON THESE PLANS.
3. CONNECT ROOM CONTROLLER INPUT CIRCUIT TO ROOM'S LIGHTING CIRCUIT, U.N.O.
4. REFER TO LOAD & DIMMING TYPE FOR EACH ZONE. PROVIDE EXPANSION MODULES AS NECESSARY TO ACCOUNT FOR THAT TYPE FIXTURE AND CONTROL REQUIREMENTS. REFERENCE THE LIGHTING FIXTURE SCHEDULE AND LIGHTING DESIGNER PACKAGE.

AS REQUIRED FOR SYSTEM DEVICE INTEGRATION (MIN 1 PER FLOOR WITH VIVE DEVICES - SEE PLANS FOR QUANTITY & LOCATIONS)



2 / E0.04 LTG CONTROL DETAILS – LUTRON VIVE

NO SCALE

LOCAL LIGHTING CONTROL – SYMBOL LEGEND:

SYMBOL	DESCRIPTION
VH	VIVE WIRELESS HUB W/BACNET & TIMECLOCK MODEL#: HJS-2-FM PROVIDE WITH HUB POWER SUPPLY: #PS-J-20W-UNV RF RANGE: 71 FT RADIUS (TO ALL CONNECTED DEVICES)
	WIRELESS OCCUPANCY/VACANCY SENSOR MODEL#: LRF2-OCR2B-P-WH SENSOR RANGE: 500 SQFT, 360 DEG
	WIRELESS DAYLIGHT SENSOR MODEL#: LRF2-DCRB-WH MOUNT: 1-2 TIMES WINDOW HEIGHT
	WIRELESS DIMMER (ON/OFF, RAISE/LOWER, PRESET) MODEL#: PJ2-3BRL-GXX-L01 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	WIRELESS SWITCH (ON/OFF) MODEL#: PJ2-2B-GXX-L01 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	OCCUPANCY SENSOR SWITCH (ON/OFF) MODEL#: MRF2S-8SS PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
	OCCUPANCY SENSOR DIMMER (ON/OFF, RAISE/LOWER) MODEL#: MRF2S-8SD010 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE

SYMBOL	DESCRIPTION
	WIRELESS 4-BUTTON SWITCH (SCENE SELECTION) MODEL#: PJ2-4B-GWH-L31 PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE
DI	MAESTRO WIRELESS DIMMER (ON/OFF, RAISE/LOWER) MODEL#: MRF2S-**VARIES**-WH PROVIDE WITH CLARO STYLE SCREWLESS WALLPLATE 1-GANG BACKBOX REQUIRED
V10	VIVE DIMMING MODULE (0-10V DIMMING) MODEL#: RMJS-8T-DV-B CAPACITY: 8 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
VSW	VIVE SWITCHING MODULE (SOFTSWITCH) MODEL#: RMJS-5R-DV-B CAPACITY: 5 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
V10/EM	VIVE EMERGENCY DIMMING MODULE (0-10V DIMMING) MODEL#: RMJS-16R-DV-B-EM CAPACITY: 16 AMP; RF RANGE: 30 FT RADIUS TO SENSORS
VSW/EM	VIVE SWITCHING MODULE (SOFTSWITCH) MODEL#: RMJS-5R-DV-B CAPACITY: 5 AMP; RF RANGE: 30 FT RADIUS TO SENSORS

CLARO STYLE SCREWLESS WALLPLATES:
1-GANG – CW-1-WH
2-GANG – CW-2-WH
3-GANG – CW-3-WH

LIGHTING CONTROL – SEQUENCE OF OPERATION:

ROOM/SPACE TYPE	OCCUPANCY, VACANCY, OR NONE	DAYLIGHT CONTROL (IF WITHIN 15' OF PERIMETER)	DESCRIPTION
PRIVATE OFFICE	VACANCY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	ENTER SPACE AND PRESS MANUAL DIMMER SWITCH TURN LIGHTS ON OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. MANUAL OVERRIDE AVAILABLE FOR DIMMABLE ADJUSTMENT CONTROL. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD OR BY THE MANUAL SWITCH.
OPEN AREA / CLIENT LOUNGE / TELLER / SEMI-PRIVATE BANKERS	TIME-OF-DAY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	LIGHTS ARE ON DURING NORMAL BUSINESS HOURS OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. THE LIGHTS TURN OFF AFTER HOURS. MANUAL DIMMER SWITCHES ARE AVAILABLE FOR MANUAL OVERRIDE AND DIMMABLE ADJUSTABLE CONTROL OF EACH ZONE.
MEETING	VACANCY	YES (IF MORE THAN 150W LIGHTING IN SIDE LIGHT ZONE ONLY)	ENTER SPACE AND PRESS MANUAL DIMMER SWITCH TURN LIGHTS ON OR DAYLIGHT ADJUSTED LEVEL WHERE APPLICABLE. MANUAL OVERRIDE AVAILABLE FOR DIMMABLE ADJUSTMENT CONTROL. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD OR BY THE MANUAL SWITCH.
CORRIDORS	OCCUPANCY	NO	ENTER SPACE AND OCCUPANCY SENSORS TURN LIGHTS ON. EXIT SPACE AND LIGHTS REDUCE DOWN TO 50% OUTPUT AFTER PRE-DEFINED TIMEOUT PERIOD. MANUAL OVERRIDE IS PRESENT TO TURN LIGHTS OFF.
RESTROOM / JANITOR CLOSET	VACANCY	NO	ENTER SPACE AND PUSH MANUAL ON/OFF SWITCH TO TURN LIGHTS ON. EXIT SPACE AND LIGHTS TURN OFF AFTER PRE-DEFINED TIMEOUT PERIOD.

ADDITIONAL NOTES:
- OCCUPANCY SENSOR MODE = AUTO ON / AUTO OFF
- VACANCY SENSOR MODE = MANUAL ON / AUTO OFF
- OCCUPANCY SENSOR TIMEOUT SHOULD BE SET TO 20 MINUTES, EXCEPT FOR BOH SPACES WHICH SHOULD BE SET TO 15 MINUTES.
- DAYLIGHT ADJUSTED LEVEL SHALL BE NATURAL LIGHT + ARTIFICIAL LIGHT = DESIRED FT-CANDLE LEVEL

EXISTING PANEL L

VOLTAGE: 120/240 AMP: 225
PHASE: 1 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. LTS NORT OFC'S	1.12	20/1	1	A	2	20/1	0.84	EX. LTS NIGHT LT
EX. LTS OPEN OFC 118	0.91	20/1	3	B	4	20/1	0.9	EX. LTS WEST OFC 116,117
EX. LTS OPEN OFC 118,134	0.84	20/1	5	A	6	20/1	1.12	EX. LTS TRAINING 113,FILE 112
EX. LTS OPEN OFC 134	0.7	20/1	7	B	8	20/1	0.42	EX. LTS IT 111
EX. LTS OPEN OFC 135	0.7	20/1	9	A	10	20/1	0	SPARE
EX. LTS OPEN OFC 135	0.84	20/1	11	B	12	20/1	0	SPARE
EX. LTS OPEN OFC 135	0.77	20/1	13	A	14	20/1	0	SPARE
EX. LTS POEN OFC'S	0.65	20/1	15	B	16	20/1	0	SPARE
EX. LTS OFC 132,131,129	0.68	20/1	17	A	18	20/1	1	EX. LTS WEST PARKING
EX. LTS WOM+MENS BR'S	1	20/1	19	B	20	20/1	1	EX. LTS SOUTH PARKING
EX. LTS OFC 100,101,105	0.77	20/1	21	A	22	20/1	1	EX. LTS EAST PARKING
EX. LTS CORR 102,RM 103	0.63	20/1	23	B	24	20/1	0.75	EX. LTS SIGN
EX. LTS LUNCH RM 104	0.6	20/1	25	A	26	20/1	0	SPARE
BRANCH LTS	1.131	20/1	27	B	28	20/1	0	SPARE
SPARE	0	20/1	29	A	30	20/1	0	SPARE *
SPARE	0	20/1	31	B	32	20/1	0	SPARE *
SPARE	0	20/1	33	A	34	20/1	0	SPARE *
SPARE	0	20/1	35	B	36	20/1	0	SPARE *
SPARE	0	20/1	37	A	38	20/1	0	SPARE *
SPARE	0	20/1	39	B	40	20/1	0	SPARE
SPARE	0	20/1	41	A	42	20/1	0.1	EX. LTG CONTACTOR

*CIRCUIT MADE SPARE SURING THIS UPFIT

		VLL	PH
A TOTAL	9.54	240	1
B TOTAL	8.93		
CONN. kW	18.47		
CONN. Amps	44.44		

0.00	RECEPTACLES
0.00	HEATING
0.00	AC/MOTORS
18.47	LIGHTING
0.00	MISC.
0.00	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	0 KVA
HEAT: 100% :	=	0 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0 KVA
LIGHTING: 125%:	=	23.09 KVA
MISC: 100%:	=	0.00 KVA
WATER HEATER: 125%:	=	0.00 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	23.09 KVA
TOTAL DEMAND LOAD AMPS:	=	96.20 AMP

EXISTING PANEL J

VOLTAGE: 120/240 AMP: 125
PHASE: 1 MAIN: MLO

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. REC – EXEC OFC 119	0.72	20/1	1	A	2	20/1	0	SPARE
EX. REC – OFC 120	0.54	20/1	3	B	4	20/1	0	SPARE
EX. REC – OFC 121	0.54	20/1	5	A	6	20/1	0	SPARE
BANKERS FLBX'S	0.72	20/1	7	B	8	20/1	0	SPARE
CONV RECS	0.36	20/1	9	A	10	20/1	0.54	EX. REC – OFC 116
TELLER/TCR FLBX	0.9	20/1	11	B	12	20/1	0.72	EX. REC CONF RM
PRIV OFC 105 REC	0.54	20/1	13	A	14	20/1	0.36	EX. GFI REC BR'S
TELLER COUNTER REC	0.54	20/1	15	B	16	20/1	0.54	EX. REC – OFC 132
TELLER COPIER REC	0.8	20/1	17	A	18	20/1	0.72	EX. REC – COMM RM 131
WH-1BRANCH BR 106 *	2.4	25/1	19	B	20	20/1	0.36	EX. REC – COMM RM 131
WP GFI ROOF (RTU-6)	0.18	20/1	21	A	22	20/1	0	SPARE
SPARE	0	20/1	23	B	24	20/1	0.54	EX. REC – MEDIUM CONF RM 105
SPARE	0	20/1	25	A	26	20/1	0	SPARE
SPARE	0	20/1	27	B	28	–/1	0	SPACE
SPARE	0	25/1	29	A	30	30/1	0	SPARE
SPARE	0	20/1	31	B	32	30/1	0	SPARE
SPARE	0	20/1	33	A	34	20/1	0.72	EX. EWC
SPARE	0	20/1	35	B	36	20/1	0.72	EX. REC – RESTROOM
EX. SHREDDER	0.4	20/1	37	A	38	30/1	0.5	EX. REC – CIRCUIT PUMP
EX. EXW FAN	0.5	20/1	39	B	40	30/2	2.25	EX. EWH (JAN 129)
EX. FIRE ALARM PNL	0.3	20/1	41	A	42	---	2.25	------

*PROVIDE NEW CIRCUIT BREAKER

		VLL	PH
A TOTAL	8.93	240	1
B TOTAL	10.73		
CONN. kW	19.66		
CONN. Amps	47.30		

10.04	RECEPTACLES
0.00	HEATING
0.50	AC/MOTORS
0.00	LIGHTING
1.50	MISC.
7.62	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	10.02 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0.50 KVA
LIGHTING: 125%:	=	0.00 KVA
MISC: 100%:	=	1.50 KVA
WATER HEATER: 125%:	=	9.53 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	21.55 KVA
TOTAL DEMAND LOAD AMPS:	=	89.77 AMP

EXISTING PANEL G

VOLTAGE: 120/240 AMP: 225
PHASE: 1 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
EX. FURN REC – OPEN OFC 135	0.72	20/1	1	A	2	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	3	B	4	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	5	A	6	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	7	B	8	20/1	0.54	EX. FURN REC – OPEN OFC 135
SPARE	0	20/1	9	A	10	20/1	0.54	EX. FURN REC – OPEN OFC 135
SPARE	0	20/1	11	B	12	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	13	A	14	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	15	B	16	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	17	A	18	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 135	0.72	20/1	19	B	20	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	21	A	22	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	23	B	24	20/1	0.54	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	25	A	26	20/1	0.36	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.72	20/1	27	B	28	20/1	0.36	EX. FURN REC – OPEN OFC 135
EX. FURN REC – OPEN OFC 134	0.54	20/1	29	A	30	20/1	0	SPARE
EX. FURN REC – OPEN OFC 134	0.54	20/1	31	B	32	20/1	0	SPARE
EX. REC OPEN OFC 110	0.54	20/1	33	A	34	20/1	0	SPARE
EX. REC OPEN OFC 110	0.54	20/1	35	B	36	20/1	0	SPARE
EX. REC CORRID	0.54	20/1	37	A	38	20/1	0	SPARE
EX. PANEL "J"	8.93	125/2	39	B	40	20/1	0	SPARE
------	10.73	---	41	A	42	20/1	0	SPARE

		VLL	PH
A TOTAL	20.27	240	1
B TOTAL	17.93		
CONN. kW	38.20		
CONN. Amps	91.90		

28.58	RECEPTACLES
0.00	HEATING
0.50	AC/MOTORS
0.00	LIGHTING
1.50	MISC.
7.62	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	19.29 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	0.50 KVA
LIGHTING: 125%:	=	0.00 KVA
MISC: 100%:	=	1.50 KVA
WATER HEATER: 125%:	=	9.53 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	30.82 KVA
TOTAL DEMAND LOAD AMPS:	=	128.40 AMP

EXISTING PANEL D

VOLTAGE: 120/240 AMP: 150
PHASE: 3 MAIN: MCB

DESCRIPTION	KW	BKR	CK	PH	CK	BKR	KW	DESCRIPTION
SPARE	0	50/1	1	A	2	30/1	0	SPARE
SPARE	0	50/1	3	B	4	20/1	0	SPARE
SPARE	0	20/1	5	C	6	20/1	0	SPARE
SPARE	0	20/1	7	A	8	20/1	0	SPARE
SPARE	0	20/1	9	B	10	20/1	0	SPARE
SPARE	0	20/1	11	C	12	20/1	0	SPARE
SPARE	0	20/1	13	A	14	20/1	0	SPARE
SPARE	0	20/1	15	B	16	20/1	0	SPARE
SPARE	0	20/1	17	C	18	20/1	1	EX. LTS –MEZZANINE
SPARE	0	20/1	19	A	20	20/1	1	EX. LTS –MEZZANINE
SPARE	0	20/1	21	B	22	20/1	0	SPARE
SPARE	0	20/1	23	C	24	20/1	0.5	EX. REC MEZZANINE
SPARE	0	20/1	25	A	26	20/1	0.5	EX. REC MEZZANINE
SPARE	0	20/1	27	B	28	20/1	0	SPARE
SPARE	0	20/1	29	C	30	20/1	0	SPARE
SPARE	0	20/1	31	A	32	20/1	0	SPARE
SPACE	0	–/1	33	B	34	–/1	0	SPACE
SPARE	0	20/1	35	C	36	20/1	0	SPARE
SPARE	0	20/1	37	A	38	60/3	6.928	RTU–6 *
SPARE	0	20/1	39	B	40	---	6.928	---
SPARE	0	20/1	41	C	42	---	6.928	---

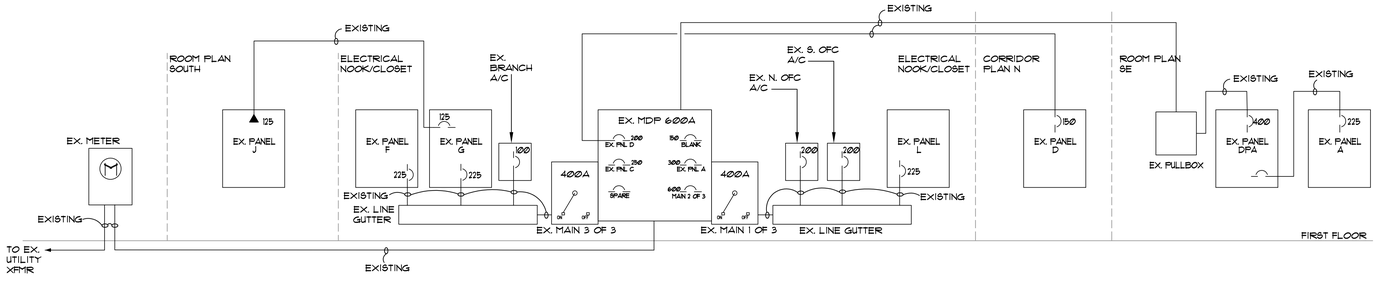
*PROVIDE NEW CIRCUIT BREAKER

		VLL	PH
A TOTAL	8.43	208	3
B TOTAL	6.93		
C TOTAL	8.43		
CONN. kW	23.78		
CONN. Amps	66.02		

1.00	RECEPTACLES
0.00	HEATING
20.78	AC/MOTORS
2.00	LIGHTING
0.00	MISC.
0.00	WATER HEATERS
0.00	ELEVATORS
0.00	KITCHEN EQUIP

TOTAL DEMAND LOAD

RECEPTS: 100% 1ST 10 KW + 50% REMAINING:	=	1.00 KVA
HEAT: 100% :	=	0.00 KVA
AC/MOTORS: 125% LARGEST + 100% REMAINING:	=	20.78 KVA
LIGHTING: 125%:	=	2.50 KVA
MISC: 100%:	=	0.00 KVA
WATER HEATER: 125%:	=	0.00 KVA
ELEVATORS: PER NEC:	=	0.00 KVA
KITCHEN EQUIP: PER NEC :		0.00 KVA
TOTAL DEMAND LOAD KW:	=	24.28 KVA
TOTAL DEMAND LOAD AMPS:	=	67.41 AMP



1 / E0.004 RISER DIAGRAM – ELECTRICAL

NOT TO SCALE

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
4200 MINNEI LN.
CHARLOTTE, NC 28217
PHONE (704) 357-0333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:53:12 -04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
RISER DIAGRAM, PANEL SCHEDULES & LIGHTING SYSTEM - ELECTRICAL

Scale

E0.004

© 2026 Gensler

Autodesk Docs://059.7179.009 - FHB Miami Lakes/059.7179.009 - FHB Miami Lakes_R25_MEP_CENTRAL_Mauthon - CD Set.rvt
3/11/2026 5:14:59 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.004 - Signed.pdf

MEMORANDUM

DATE: 05/22/2026

TO: Zachary Randall

FROM: BWA

BW&A No. 2025-1452

PROJ.: FHB Miami Lakes

RE: Permit Comments

Plumbing

Sheet P1.001:

PROVIDE EXISTING PLUMBING ISOMETRIC AND LAYOUT OF PIPING TO BE REMOVED, CAPPED, OR ABANDONED.

Response: Existing plumbing isometric has been provided showing the layout of piping to be reused.

AS PER FBC 107.3.5 *PROVIDE REQUIRED PLUMBING FIXTURE FOR OCCUPANCY.

Response: Refer to the architectural drawings for the required plumbing fixture per tenant occupancy.

AS PER FBCP 403.1 *PROVIDE PLUMBING ISOMETRIC FOR THE NEW WATER CLOSET AND LAVATORY CONNECTIONS INCLUDING VENTING METHOD, SANITARY PIPE SIZING AND DOMESTIC WATER . FBC PLUMBING SECTIONS 909, 910, 911.

Response: Plumbing isometric for the new water closet and lavatory connections has been added. A conventional venting method is used. Sanitary pipe sizing is shown, as well as the new water line for an instant water heater.

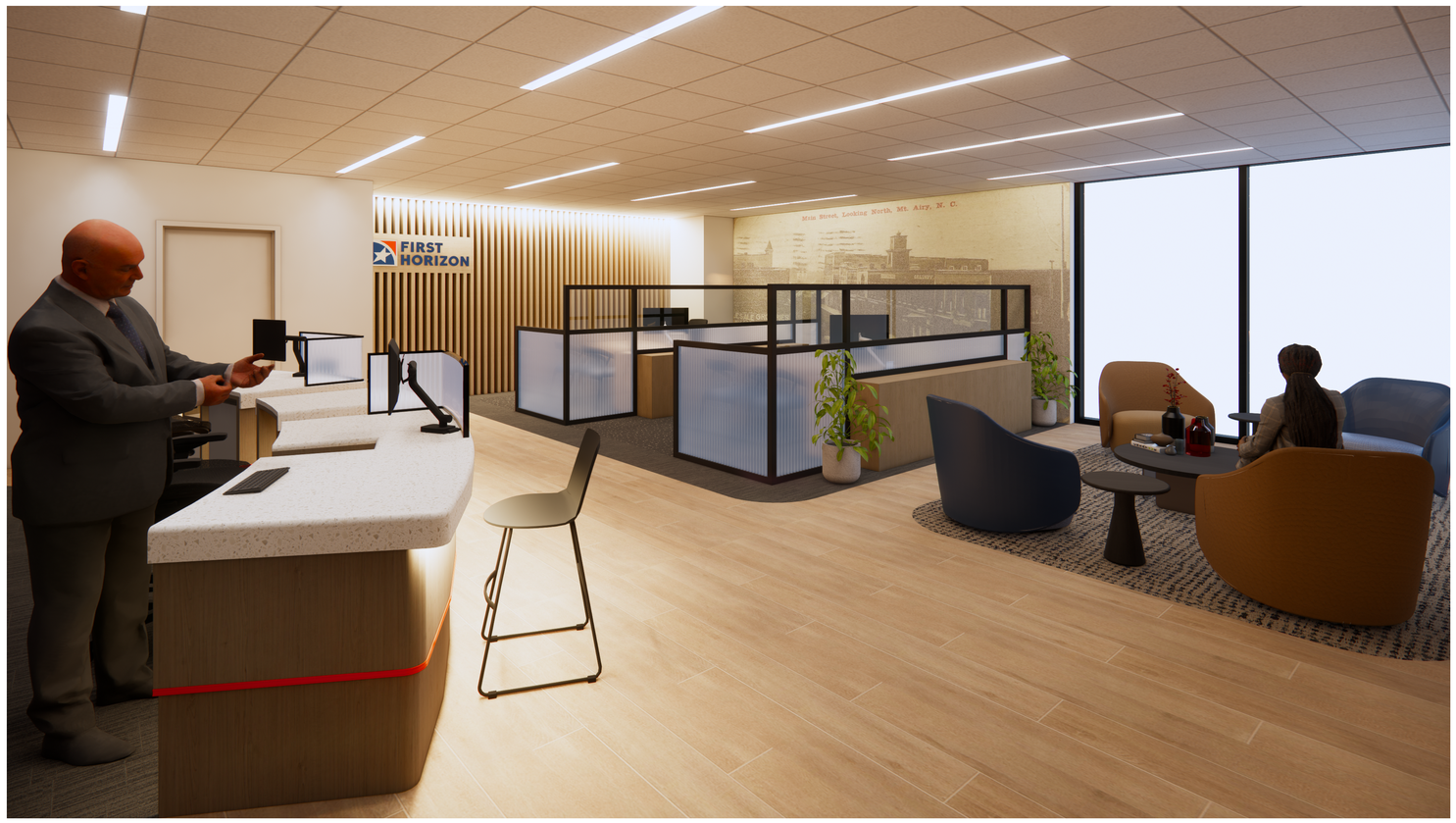
CLARIFY LOCATION OF EXISTING SANITARY AND WATER CONNECTIONS TO BE REUSED. PLANS STATE TO REUSE EXISTING CONNECTIONS “WHERE FEASIBLE,” HOWEVER EXACT CONNECTION LOCATIONS ARE NOT IDENTIFIED.

Response: The location of existing sanitary and water connections is shown.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
2025-1452 - Permit Comments - Narrative RWK 2026-05-27.pdf

FIRST HORIZON BANK - MIAMI LAKES

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014



FIRST HORIZON BANK
First Horizon Bank
165 Madison Avenue
Memphis, TN 38103

Gensler

M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Freemont Street
Suite 1500
San Francisco, CA 94105
United States
Telephone 415.433.3700
Fax 415.836.4599

SATELLITE OFFICE
101 S Tryon St.
Suite 2100
Charlotte, NC 28280
United States
Telephone 704.377.2725
Fax 704.377.2807

SATELLITE OFFICE
545 N.W. 26th Street
Suite 250
Miami, FL 33127
United States
Telephone 305.350.7070
Fax 305.350.7071

Barrett Woodyard & Associates
MEP Engineer
420 Minuet Lane
Charlotte, North Carolina 28217
Telephone 704.357.9333

STATE OF FLORIDA
PABLO G. GARCIA
AR99297
REGISTERED ARCHITECT

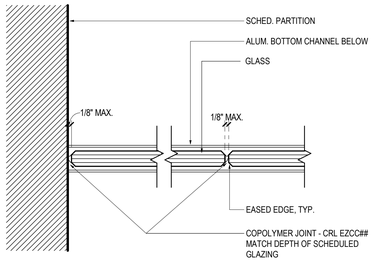
Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, dnQualifier=A01410D0000195BAE1C64100032C69, O=M. ARTHUR GENSLER JR. AND ASSOCIATES INC., C=US
Location: Miami, FL
Reason: I agree to the terms defined by the placement of my signature on this document
Contact Info: 305-350-7070
Date: 2026.03.12 10:39:35-04'00'

ISSUE FOR PERMIT AND CONSTRUCTION

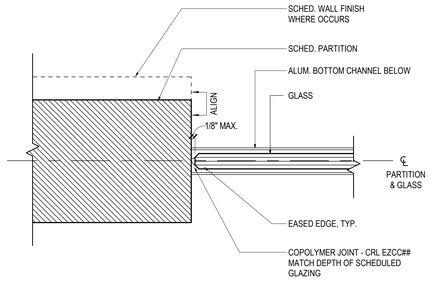
03/12/2026

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
G0.00 RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
FEBLES, NOEL 5/28/2026 7:34:40 AM DERM Approved

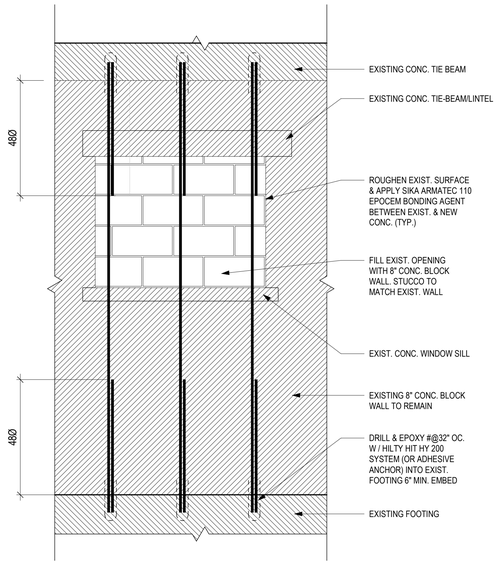
G0.00



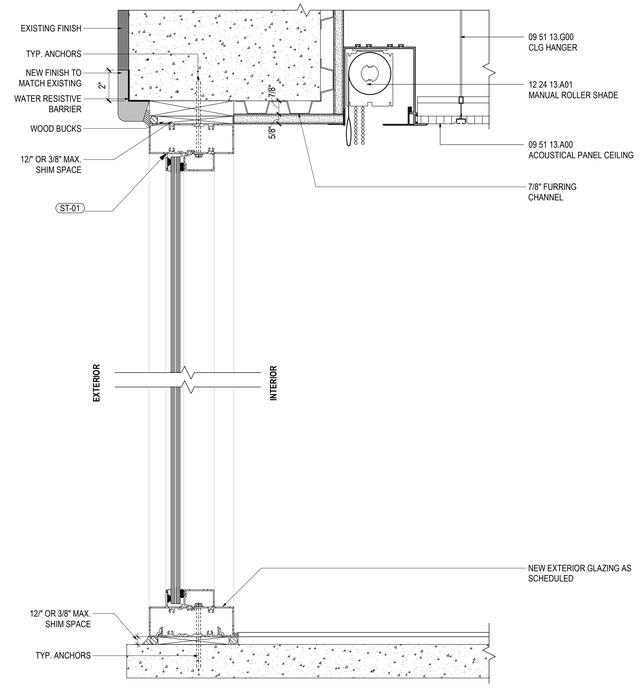
06 PLAN DETAIL - GLASS PERP. TO WALL
SCALE: 6" = 1'-0"



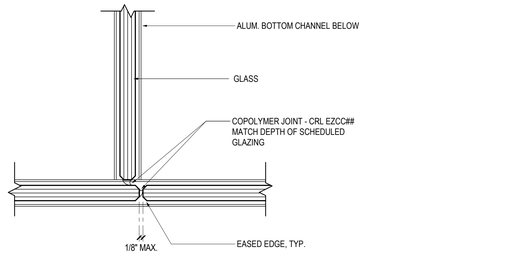
07 PLAN DETAIL - GLASS PARALLEL TO WALL
SCALE: 6" = 1'-0"



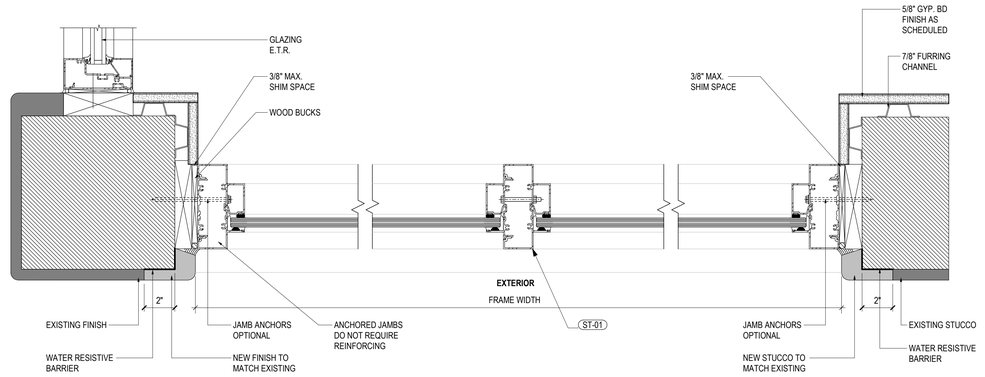
03 BLOCK UP EXIST. WINDOW OPENING DETAIL
SCALE: 3/4" = 1'-0"



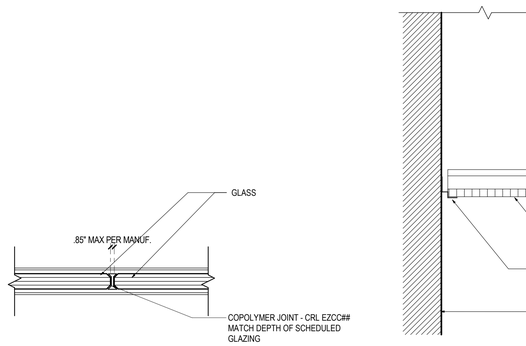
01 WINDOW WALL SYSTEM SIDE SECTION
SCALE: 3" = 1'-0"



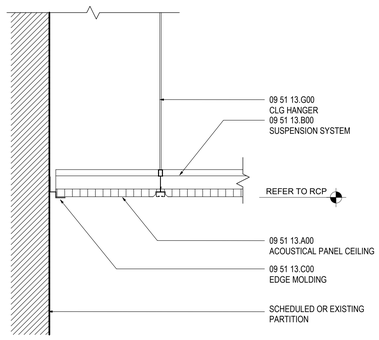
08 PLAN DETAIL - GLASS "TEE"
SCALE: 6" = 1'-0"



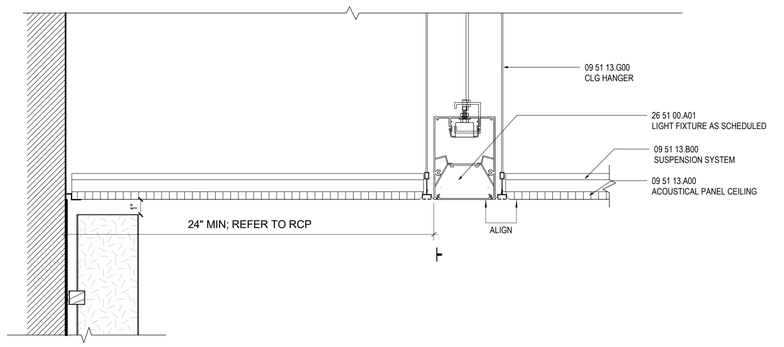
04 WINDOW WALL SYSTEM TOP SECTION
SCALE: 3" = 1'-0"



09 PLAN DETAIL - BUTT JOINT AT GLASS
SCALE: 6" = 1'-0"



05 DETAIL RCP - APC SHADOW MOLDING1
SCALE: 3" = 1'-0"



02 WOOD SLATS DETAIL - CEILING
SCALE: 3" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: cn=Pablo G Garcia, c=US, o=GENSLER, ou=Miami, 0.9.2342.19200300.100.1.1=AR99297, 2.5.4.65=1.2.840.113549.1.9.1=#1610706762406765736c65722e636f6d, 2.5.4.42=Pablo G, 2.5.4.4=Garcia
Reason: I agree to the terms defined by the placement of my signature on this document
Location: Miami Lakes, FL
Date: 2026.03.12 10:57:14-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
CONSTRUCTION DETAILS

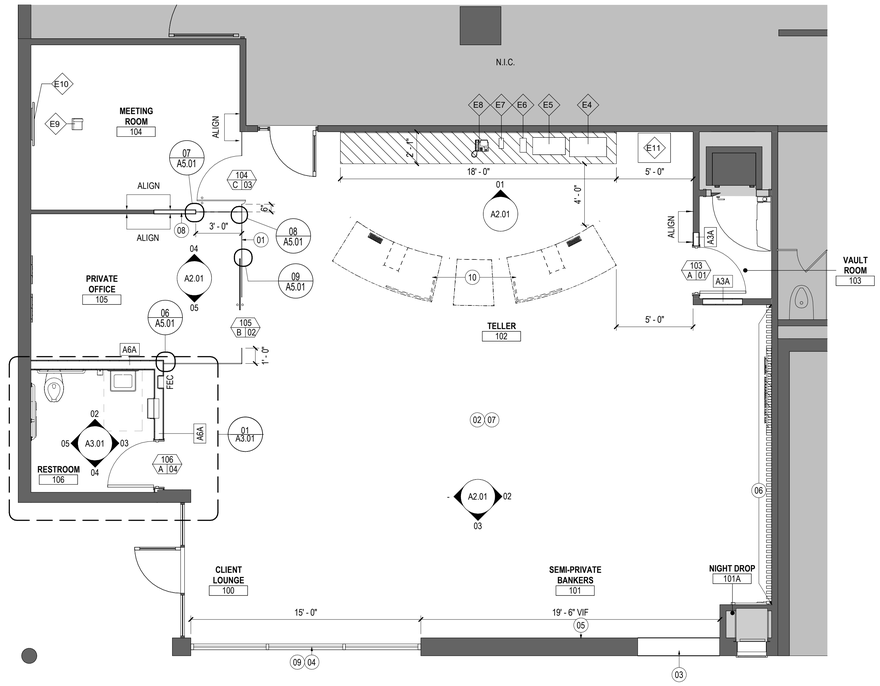
Scale
As indicated

A5.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:48 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 5/27/2026 12:26:17 PM
A5.01 RWK 2026-05-27.pdf



01 CONSTRUCTION PLAN

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

SHEET NOTES

01 NEW GLASS FRONT SYSTEM AND PRIVACY FILM REFER TO FINISH MATERIALS LEGEND, PROVIDE TYPE A3B HEADER ABOVE

02 PROVIDE WOOD BLOCKING IN WALL FOR AV. REFER TO AV DRAWINGS FOR EXTENTS/ADDITIONAL INFORMATION.

03 PROVIDE INFILL TO MATCH EXISTING SHELL PARTITION REFER TO INFILL DETAILS ON SHEET A5.01

04 NEW STOREFRONT GLAZING ST-01. REFER TO FINISH MATERIALS LEGEND.

05 GYPSUM WALL FINISH TO BE LEVEL 5 TO RECEIVE WALLCOVERING.

06 PROVIDE CONTINUOUS FRT PLYWOOD BACKING BEHIND GYPSUM BOARD FOR INSTALLATION OF WOOD SLATS. VERIFY THICKNESS AND LOCATION WITH INTERIOR ELEVATIONS AND DETAILS.

07 ALL SIGNAGE AND SIGNAGE LOCATIONS BY FIRST HORIZON BRANDING. COORDINATE BLOCKING AS REQUIRED

08 PROVIDE TYPE "A2A" PARTITION TO MATCH WIDTH OF EXISTING WALL, REFER TO PARTITION TYPE DETAILS

09 ALL EXTERIOR WINDOWS TO RECIEVE NEW WINDOW TREATMENT

10 DASHED LINE INDICATES NEW CUSTOM TELLER PODS BY FURNITURE VENDOR

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.

B. REFER TO SHEET G1.001 FOR SYMBOLS.

C. REFER TO G5 SHEET SERIES FOR PARTITION TYPES. REFER TO G6 SHEET SERIES FOR DOOR, FRAME & HARDWARE GROUP SCHEDULE, DOOR TYPES AND DOOR HARDWARE GROUPS.

D. ALL PARTITION TYPES TO BE 'A3A' U.N.O.

E. MAINTAIN 4" CLEARANCE BETWEEN EDGE OF DOOR FRAME & INTERSECTING PARTITION, U.N.O.

F. DIMENSIONS AND ALIGNMENTS ARE FROM FACE OF FINISH TO FACE OF FINISH. PROVIDE FURRING AS NECESSARY TO ACHIEVE ALIGNMENTS SHOWN.

G. VERIFY DIMENSIONS NOTED "CLEAR", "HOLD", "MIN", OR "V.I.F." DURING LAYOUT OF WORK. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.

H. GC TO COORDINATE ALL SLAB PENETRATIONS SHOWN AND NOT SHOWN ON SLAB EDGE PLAN WITH OTHER DISCIPLINES (ARCHITECTURAL, MEPFP, STRUCTURAL, CIVIL, TECHNOLOGY, COMMUNICATIONS, ETC.)

J. COORDINATE ALL WORK AT PERIMETER CONDITIONS TO INSTALL WITHOUT MECH. FASTENERS. DO NOT DEFACE/ PENETRATE/ DAMAGE ANY BASE BUILDING MATERIALS. REFER TO DETAIL13/G0.502 FOR TYPICAL CONDITIONS OF NEW PARTITION AT EXIST. PERIMETER MULLION.

K. PROVIDE BLOCKING IN ALL PARTITIONS TO ACCOMODATE MILLWORK INSTALLATIONS & OTHER WALL & CEILING HUNG ELEMENTS AS REQUIRED REFER TO FURNITURE PLANS TO COORDINATE LOCATION OF OVERHEAD UNITS..

L. REFER TO ELEVATIONS FOR PARTITION HEIGHTS & ADDITIONAL DIMENSIONS.

M. AT ALL NEW PARTITIONS ADJACENT TO EXISTING WALLS, PATCH & REPAIR EXIST. AS REQUIRED. PREPARE SURFACES FOR NEW FINISH. TAPE, SPACKLE & SAND ALL JOINTS. NO JOINTS VISIBLE @ NEW / EXISTING WALL LOCATIONS.

N. AT ALL EXIST. PARTITIONS TO REMAIN: PATCH & REPAIR PARTITION AS REQUIRED. PREPARE SURFACE FOR NEW FINISH.

P. PROVIDE MOISTURE AND MOLD RESISTANT TYPE GYP. BD. AT ALL WET AREAS SCHEDULED.

Q. FIRESAFE ALL FLOOR OPENINGS TO MEET PROPER FIRE RATING AT STRUCTURAL FLOORS. MAINTAIN FIRE RATING WHERE PENETRATIONS OCCUR AT RATED ASSEMBLIES.

R. OFFICE FRONTS TO BE DEMOUNTABLE SYSTEM.

S. PROVIDE WATER PROOFING ON FLOOR 9 18" UP WALL. PUT ON POTENTIAL WET AREAS

T. ALL EXISTING WALLS, DOORS AND TRIM TO BE PAINTED (PT-02) U.N.O.

LEGEND

EXISTING TO REMAIN PARTITION

NON - RATED PARTITION

N.I.C.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler

M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N.W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A

BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA — PABLO G. GARCIA — AR99297 — REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, E=pablo.garcia@gensler.com, O=M. ARTHUR GENSLER JR. AND ASSOCIATES, INC., C=US
Location: Miami, FL
Reason: I agree to the terms defined by the placement of my signature on this document.
Date: 2026.03.12 10:52:08-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

CONSTRUCTION PLAN

Scale

1/4" = 1'-0"

A1.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
5/28/2026 7:51:38 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A1.101 RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
FEBLES, NOEL 5/28/2026 7:34:29 AM DERM Approved

SECTION 22 05 00

COMMON WORK RESULTS FOR PLUMBING

1.0 GENERAL

1.01 DESCRIPTION

A. This Division 22 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the plumbing systems as specified herein and as shown.

B. All work specified in this Section is governed by the Common Work Results for Plumbing 22 05 00.

C. The General Provisions and Division 1, including the general, supplementary and other conditions and other Divisions, as appropriate, apply to work specified in this Division.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions which will affect their work; especially the work to be performed above the existing ceilings.

B. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

C. Prior to the start of any demolition or construction, secure the services of a qualified, EPA Certified Asbestos Abatement Agency to check the existing insulation, etc. for asbestos. Should asbestos be found, do not proceed with demolition or construction; notify the Architect in any case in writing of the Agency's findings.

1.03 INTENT OF DRAWINGS AND SPECIFICATIONS

A. The implied and stated intent of the drawings and specifications is to establish minimum acceptable standards for materials, equipment and workmanship, and to provide operable plumbing systems complete in every respect.

B. The engineering drawings are diagrammatic, intended to show general arrangement and sizes of system components, and shall not be scaled. Rather, the architectural and structural drawings shall govern space constraints, dimensions and finishes. All offsets and fittings which will be necessary to accomplish the finished installation shall be provided at no additional cost or increase in the Contract.

1.04 SPACE PRIORITY

A. Ensure optimum use of available space for materials and equipment installed above ceilings. Allocate space in the order of priority as listed below except as otherwise detailed. Items are listed in the order of priority, with items of equal importance listed under a single priority number.
1. Gravity flow piping systems
2. Vent piping systems
3. Recessed lighting fixtures
4. Concealed HVAC terminals and equipment
5. Air duct systems
6. Sprinkler piping systems
7. Pressurized piping systems
8. Electrical conduit, wiring, control air tubing

B. Order of space priority does not dictate installation sequence. Installation sequence shall be as required to install all affected trades.

C. The work of this Division 22 shall not obstruct access for installation, operation and maintenance of the work of any other Division.

D. All major items of equipment shall be arranged so as to provide a minimum of 28" clear aisle space. Additional space shall be provided between and around equipment for maintenance and proper operation as shown in the Equipment Manufacturer's literature.

1.05 COORDINATION

A. Coordinate all work under this Division 22 with work under all other Divisions, providing adjustment as necessary.

B. Coordination of space requirements with respect to Division 26 shall be performed such that:

1. No equipment, piping or ductwork, other than electrical, shall be installed within 42" of switchboards or panelboards.
2. No piping or ductwork which ever operates at a temperature in excess of 120°F shall be installed within 3" of any electrical conductor.

C. All items mounted in or below the ceiling, and all items penetrating the ceiling, shall be coordinated with the architectural reflected ceiling plans. If any items are not shown on these plans, or any items need to be relocated for coordination purposes, prepare a reflected ceiling plan and submit it to the Architect for approval.

1.06 CODE COMPLIANCE

A. All workmanship and materials provided under this Division 22 shall comply with all laws, ordinances, codes and regulations of all Federal, State and Local Authorities Having Jurisdiction.

B. All fire suppression, plumbing, heating, ventilating, and air conditioning materials and workmanship shall comply with all local, state, and federal codes +and the following standards as minimum requirements:
1. NFPA 70, National Electrical Code, 2017 Edition
2. Life Safety Code (NFPA 101) – 2015 Edition
3. All other NFPA Codes and Standards – Applicable Editions
4. Florida Building Code – 2023 Edition
5. Florida Energy Code – 2023 Edition
6. Florida Fire Prevention Code – 2023 Edition
7. Florida Mechanical Code – 2023 Edition
8. Florida Plumbing Code – 2023 Edition
9. City of Pinecrest Code of Ordinances
10. Florida Accessibility Code – 2012 Edition
11. American with Disabilities Act, January 26, 1992
12. American National Standard Handicapped Code, A117.1 – 1986 Edition

C. Secure and pay all fees associated with all permits and licenses required for execution of the Contract. Arrange for all inspections required by City, County, State and other Authorities Having Jurisdiction, and deliver certificates of approval to the Architect.

D. The code requirements are strictly a minimum and shall be met without incurring additions to the Contract. Where requirements of the drawings or specifications exceed the code requirements, the work shall be provided in accordance with these drawings or specifications. In the event of conflict or ambiguity between the various codes, the most stringent requirement shall govern.

1.07 ELECTRICAL REQUIREMENTS AND INTERFACE

A. All electrical equipment and wiring provided under this Division 22 shall comply with the electrical system characteristics indicated on the electrical drawings and specified in Division 26.

B. Electric controls, contactors, starters, pilot lights, push buttons, etc., shall be provided complete as part of the motor, heater or other equipment which it operates. All electrical components shall be in conformance with the requirements of the National Electrical Code and Division 26. Starters shall be wye-delta, closed transition type. Reference Division 26 and the electrical engineering drawings for those motor starters provided under that Division 26. All starters not shown shall be provided under this Division 22. Unless specified otherwise under other individual equipment Sections, motor starters shall conform to the following minimum requirements:

1. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

2. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with red "RUNNING" light. Provide a green pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

3. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

4. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate equipment unit number, function and circuit number.

5. All motor starters, push buttons and pilot lights shall be of the same manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E., or Westinghouse.

C. Motor starters for the following equipment shall be provided under this Division 22 by the Manufacturer of the equipment:

1. Other equipment hereinafter specified in other Sections to be provided with integral starters

D. Unless otherwise noted or specified in individual Sections, all 3-phase motors shall be standard NEMA continuous duty "B" type, with Class B insulation, open drip-proof frame for indoor service, TEFC for outdoor service and a service factor of 1.15. All motors 5 HP and larger shall be U.S. Motors Hi-Efficiency Model or Reliance XE Hi-Efficiency Model.

E. All power wiring and final connections to equipment shall be provided under Division 26.

F. Control components, all interlocks (control valves, leak sensors, etc.) and control wiring (120 volt, single phase and less) shall be provided under this Division 22 as required to achieve the specified control sequences.

G. All control wiring over 30 volts shall be installed by a Licensed Electrician working under this Division 22.

1.08 SLEEVES, SEALS AND ESCUTCHEONS

A. Sleeves shall be provided through all pipe penetrations of concrete or masonry walls, elevated floors and roofs, except those plumbing piping penetrations for fixtures, vents, etc.

B. Sleeves shall be fabricated from Schedule 40 steel pipe through 10" and Standard Wall steel pipe for sleeve sizes 12" and larger. All sleeves penetrating exterior walls, underground walls, pit or vault walls shall be provided with a 3" x 3/8" thick waterstop ring welded completely to the midpoint of the sleeve.

C. All sleeves penetrating exterior walls, underground walls, pit or vault walls and elevated floors shall be packed and sealed watertight.

D. Sleeves through roofs shall extend above the roof surface and be flashed watertight.

E. Sleeves through walls shall be cut and finished flush with each surface of the wall in which they are installed.

F. Sleeves through elevated floors shall extend at least ½" above the finished floor and be sealed waterproof between the sleeve and slab.

G. Sleeves shall be sized to provide a minimum of 1/2" clearance between the inside surface of the sleeve and the outside finished surface of the pipe plus any insulation specified.

H. Fire-stops shall be provided as specified herein. All annular spaces between piping and sleeves which do not require fire-stops shall be packed with mineral wool and caulked.

I. Fire-stopping or packing at elevated floor penetrations shall be level with or above the elevation of the top of sleeve to prevent any water ponding on top of the sleeve.

J. Provide round, chrome-plated escutcheons on all exposed piping penetrations passing through walls, floors, partitions and ceilings.

K. All penetrations through rated slabs, walls, etc. shall be in accordance with UL listed systems. Provide rated box-out, fire caulking, etc. as needed to ensure fire rating is maintained in compliance with UL listed systems.

1.09 FIRESTOPS

A. Where piping, conduit, etc. pass through fire partitions, fire walls and floors, a firestop shall be provided that will ensure an effective barrier against the spread of fire, smoke and gases. Firestop material shall be packed tight and completely fill gaps between the ductwork, piping, conduit, etc. and the perimeter of their rough openings.

B. All penetrations shall be in accordance with UL 1479 or ASTM E 814 listed systems, and products used shall be specifically applicable for the appropriate installation conditions. Assemblies shall provide a minimum rating equal to the construction penetrated. Products shall be by HILTI, 3M, or ProSet.

C. Installation shall be by a Qualified Installer. Installer shall be certified, licensed, or otherwise qualified by the Firestopping Manufacturer as having the necessary training to install the Manufacturer's specific product. A Manufacturer or Vendor's willingness to sell the firestopping product to the Contractor or Installer does not in itself confer qualification.

D. Installer shall have at least one of the following qualifications:
1. FM 4991 Approved Contractor
2. UL Approved Contractor
3. HILTI, 3M, or ProSet Accredited Fire Stop Specialty Contractor

E. Installing Firm shall have no less than 3 years of experience with firestop installation.

F. A Manufacturer's direct Representative (not Distributor or Agent) shall be on site during initial installation of firestop systems to train appropriate Contractor personnel in proper selection and installation procedures.

G. The firestop Contractor or Installer shall supply As-Built documentation of each individual penetration location on the project. Documentation shall include a sequential location number, detailed description of the penetration location, size, and type, tested system number, type of assembly penetrated, and rating to be achieved. As-Built documentation shall be included with the close-out materials.

H. Identify through-penetration firestop systems with pressure-sensitive, self-adhesive, preprinted vinyl labels. Attach label permanently on both sides of penetrated construction in a visible location. The label shall include the following:
1. The words "Warning – Through Penetration Firestop System-Do Not Disturb"
2. Through Penetration firestop system designation and Manufacturer
3. Date of Installation

1.10 CORE DRILLING

A. Cutting of holes through concrete and masonry shall be by diamond core or concrete saw. Pneumatic hammer, impact electric and hand or manual hammer type drills will not be allowed, except as permitted by the Architect where required by limited working space. Locate holes such that they will not affect structural sections such as ribs or beams. Holes shall be laid out well in advance of the installation. These layout locations shall be approved by the Architect prior to drilling.

1.11 IDENTIFICATION OF PIPING

A. All aboveground plumbing systems piping and valves sized 3/4" and larger which are installed in accessible locations (including piping above removable ceilings and behind access panels) shall be identified in strict conformance with the "Scheme for the Identification of Piping Systems" (ANSI A13.1–2015)

B. Piping labels in exposed areas shall be oriented and located in coordination with the Architect.

C. System names shall, at minimum, uniquely identify the system and performance category – i.e. 140°F Hot Water Supply, High Pressure Cold Water, etc.

D. Specialized piping (grease waste, acid waste, fuel piping, etc.) installed underground shall be labeled. The label shall be corrosion resistant or shall be permanently marked.

E. Each identification marker shall include the following:
1. Proper color-coded background
2. Proper color of legend in relation to background color
3. Proper legend letter size
4. Proper marker length
5. Direction of flow arrow shall be included on each marker

F. Locations for pipe markers shall be as follows:
1. Adjacent to each valve and fitting
2. At each branch and riser take off
3. At each pipe passage through walls, floors and ceilings
4. On all straight pipe runs every 25 feet except that piping underground required to be labeled shall be labeled every 10 feet or more often as required by the AHJ

G. Identification markers may be stenciled or shall be Setmark Pipe Markers, as manufactured by Seton Name Plate Corporation.

H. All valves shall be identified with the appropriate service designation and valve number brass valve tags. Each valve tag shall be 19 gauge brass with 1/4" black-filled letters over 1/2" black-filled numbers. Tags shall be fastened to valves with brass "S" hooks or brass jack chain. Brass tags and fasteners shall be as manufactured by Seton Name Plate Corporation.

I. Provide charts of all valves. Valve charts shall include the following items:
1. Valve identification Number
2. Location
3. Purpose/Material

2.0 PRODUCTS

2.01 BID BASIS AND SUBSTITUTION PROCEDURES

A. Manufacturer names, series and model numbers, as noted or specified, are for the purpose of describing type, capacity, and quality of equipment, materials and products to be used. Unless "or equal" is specifically stated, bids shall be based only on the specified "basis of design" Manufacturer. The listing of a particular manufacturer as an "equal" or "acceptable substitute" manufacturer shall not be misconstrued as approving, nor allowing the substitution of, that Manufacturer's standard product in place of the basis of design. No consideration will be given to a product which would require dimensional, spatial or aesthetic changes to the project. "Acceptable substitute" and "equal" manufacturers shall only bid those products which exactly match the size and other characteristics of the specified basis of design. Any changes to other disciplines and trades of work required by an "or equal" or "substitute" product shall be duly considered and priced accordingly prior to bidding or pricing. The decision as to whether or not a proposed substitute or "equal" product is actually equal to that specified shall rest solely with the Architect.

B. Requests to provide "equal" products in lieu of those specified shall be submitted to the Architect in writing at least ten (10) days prior to final pricing and execution of the Contract. No consideration will be given to substitute products after final pricing and execution of the Contract.

C. Any "or equal" product or proposed product substitution which will cause a change in the appearance, dimensions or design of any part of the building, structure, electrical system, or any other engineered systems shall be accompanied by a scaled drawing and written description of the required change(s) for approval by the Architect. If deemed necessary by the Architect, design changes shall be signed and sealed by a registered Professional Engineer, currently licensed in this State. This shall be performed under the Contractor selecting the substitution's scope.

D. Any and all changes due to a substitution of basis of design equipment including but not limited to electrical connection, physical size, access, piping connections, controls, etc. shall be solely the responsibility of Contractor selecting the substitution.

2.02 MINIMUM STANDARDS

A. Every piece of energy consuming equipment, all fire suppression products and life safety equipment shall comply with the following standards as applicable; especially in regard to prevailing codes:
1. Factory Mutual Laboratories (FM)
2. Industrial Risk Insurers (IRI)
3. Underwriters Laboratories, Inc. (UL)
4. ADC: Air Diffusion Council
5. AGA: American Gas Association
6. AMCA: Air Moving and Conditioning Association, Inc.
7. ANSI: American National Standards Institute
8. API: American Petroleum Institute
9. AHRI: Air Conditioning, Heating, and Refrigeration Institute
10. ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers
11. ASME: American Society of Mechanical Engineers
12. ASTM: American Society of Testing and Materials
13. AWWA: American Water Works Association
14. IBR: Institute of Boiler and Radiator Manufacturers
15. MSS: Manufacturers Standardization Society
16. NBBPVI: National Board of Boiler and Pressure Vessel Inspectors
17. NEMA: National Electrical Manufacturer's Association
18. OSHA: Occupational Safety & Health Administration
19. PDI: Plumbing Drainage Institute
20. PPI: Plastic Pipe Institute
21. CISPI: Cast Iron Soil Piping Institute

2.03 PIPE HANGERS AND SUPPORTS

A. Pipe hangers, hanger rods, trapeze type hangers, upper attachments and other supports shall be selected based on pipe size (plus insulation of pipes specified to be insulated) and the weight of the medium being transported or the medium used for testing, whichever is greater. Provide all hangers and rods, turnbuckles, angles, channels, and other structural supports to support the piping systems. Rods for pipe hangers shall be full size of the Hanger Manufacturer's catalog listed rod size for each type hanger specified. Hangers and supports shall be Michigan, ITT Grinnell or B-Line.

B. All material utilized for the hanging and support of the piping systems shall be manufactured products which are specifically intended for the purpose of hanging piping systems. The use of wire, steel straps, plastic ties, etc. is strictly prohibited.

C. Pipe hangers selected for supporting horizontal insulated piping shall be sized to fit around the outside of the pipe insulation. Insulated piping shall be supported on galvanized shields.

1. Shields shall be as follows:
   a. Pipes 2" and smaller: 18 gauge x 12" long
   b. Pipes 2 1/2" and larger: 16 gauge x 18" long

2. Shields shall be 180 degrees around the lower half of the pipe at all pipe hangers, except that on trapeze hangers, pipe racks and floor supported horizontal pipes, shields shall be 360 degrees around the entire pipe.

D. Pipe hangers touching copper piping shall be copper plated or the piping shall be dielectrically isolated from any steel hangers or clamps that are used. Note the requirement for domestic water piping requires the hangers to be installed over the insulation.

E. Steel rods, framing and clamps shall be plated or primed to prevent rust formation.

3.0 EXECUTION

3.01 GENERAL

A. All piping, valves, and fittings shall be products of a domestic Manufacturer and made in the USA.

B. Flexible piping connections shall be provided and installed at all suction and discharge connections of packaged booster pumps and at any pump 2.0 HP and above. Flexible piping connections shall be suitable for 150 psi working pressure or the system pressure at the installation location, whichever is greater, and be suitable for the temperature of the system. Flexible connections shall be stainless steel braided hose type, with a length not less than their pipe diameter. Provide and install restraining rods if recommended by the Manufacturer for the installation location and application.

C. Provide and install shut-off valves at any and all equipment including water heaters, domestic booster pumps, recirculation pumps, storage and pressure tanks, etc. and at any locations required by code, such as branch lines from risers serving more than one fixture. Shut-offs shall be in addition to those specifically shown or noted in the Contract Documents.

3.02 SUBMITTALS

A. Before preparing submittals, study all Contract Drawings and specifications in detail, obtain manufacturer's recommended instructions, and have submittals prepared based on specific equipment and material proposed for installation. An officer of the contracting firm shall sign all shop drawings (certifying conformance with plans and specifications) before submitting to the Architect or releasing to the field.

B. The submittal process shall not be utilized as an avenue to substitute products after the execution of the contract. Should an unspecified or unequal product be submitted, it will be rejected. If a second attempt at substitution is made during the resubmittal of the same product, then no more reviews of that product will be performed without direct compensation to the Engineer being paid for the additional services required for the third review and any further reviews.

C. All submittals shall be submitted and returned electronically.

D. Submittals will not be accepted for review unless they:
1. Comply with the requirements of Division 1.
2. Include complete information pertaining to all appurtenances and accessories.
3. Are submitted as complete packages which pertain to all related items in Division 22. Separate packages shall be submitted as follows:
   a. All plumbing equipment, piping, specialties, and components
   b. All plumbing fixtures
4. Are properly marked with equipment, service or function identification as related to the project and are marked with pertinent specification paragraph number.

E. Submit catalog information, factory assembly drawings, field installation drawings and certifications as required for complete explanation and description of all items of equipment. The submittal data shall provide ample, unquestionable compliance with the Contract Documents.

F. Review of submittals shall not be construed as authorizing any deviations from the plans and specifications unless such deviations are clearly identified and separately submitted in the form of a letter that is enclosed with the submittals.

G. Submittals are required on all manufactured equipment, especially energy consuming equipment. Submittals shall include, but are not limited to, the following items of equipment:
1. Piping and Piping Specialties
2. Insulation
3. Water Heaters
4. Pumps
5. Plumbing Fixtures
6. Firestopping Products and Applicable UL Firestop Details

3.03 EXCAVATION, TRENCHING AND BACKFILLING

A. Perform all excavation, trenching and backfilling for underground work under this Division 22. During excavation, the excavated material shall be piled back from the banks of the trench to avoid overloading, slides or cave-ins. Do not exceed the angle of repose unless written approval is obtained in advance from the Architect for shoring, bracing or other alternate excavation methods. All excavated material not used for backfilling shall be removed from the building and disposed of as indicated or directed by the Architect. Take measures to prevent surface water from flowing into trenches and other excavations and any water accumulating therein shall be removed by pumping. All excavation shall be made by open cut. Tunneling shall not be allowed.

B. The bottom of all trenches shall be evenly graded to provide firm support and an even bearing surface. Pipe shall be laid on firm soil, laid in straight lines and on uniform grades. Provide bell holes so that the barrel of the pipe rests evenly on the bottom of the trench along the entire length of the pipe.

C. Pipe shall be inspected and tested prior to backfilling. Trench shall be handfilled to a minimum of 12" above the top of pipe with suitable earth (free of rocks, trash, large clods and organic material) and compacted to a minimum 95% proctor. After the first layer is completed, subsequent layers shall be filled and compacted the same as the first layer. Settling the backfill with water shall not be permitted.

3.04 INSTALLATION REQUIREMENTS

A. All equipment shall be installed in strict conformance with the recommendations of the Equipment Manufacturer, as indicated on the Drawings, and as specified.

B. Provide installation manuals for each piece of equipment. Submit in separately bound volumes after review of submittals.

C. Provide supplementary steel framing and welded steel equipment support stands as required for proper hanging and support of the plumbing systems. Steel angles, channels and tubing utilized for such framing shall be selected for a maximum deflection of 1/360th of the span.

D. All roof curbs shall be a minimum of 12" high and selected for the various roof pitches. Curbs installed on roofs having pitches of not more than 1/4" per foot may be standard curbs shimmed level with steel channels or Zs to provide suitable support and flashing surfaces.

3.05 CLEANING, LUBRICATION AND ADJUSTMENT

A. The exterior surfaces of all plumbing equipment, piping, conduit, etc., shall be cleaned and free of all dirt, grease, oil, paint splatter, and other construction debris.

B. Bearings that require lubrication shall be lubricated in strict accordance with the manufacturer's recommendations.

C. All control equipment, valves, equipment settings, pressure tanks, etc. shall be adjusted to the settings required for the performance specified.

D. All materials, equipment, etc. subject to weather, corrosion, dust, debris, water etc. to be installed or utilized for the project shall be fully protected. This is inclusive of piping and duct openings and internal fan ventilation intakes and discharges. This Division's scope includes protection and remediation of any and all Division materials, etc. including cleaning, vacuuming, dusting, etc. required for a clean system and operation. Insulation and equipment with electrical connections subject to water shall be replaced in their entirety. Coordinate with all other trades and schedules.

3.06 PAINTING

A. All uncoated and uninsulated steel surfaces exposed to sight inside the building, such as piping, equipment hangers and supports, which are not provided with factory prime coat or galvanizing, shall be cleaned and painted with one coat of rust inhibiting primer. In addition, all surfaces in finished spaces shall also be painted with two coats of finish paint in a color selected by the Architect.

B. Steel items exposed outside the building, such as equipment supports, uninsulated piping and hangers which are not factory painted or galvanized shall be cleaned and painted with one coat of rust inhibiting primer and two coats of asphaltic base aluminum paint. Insulated steel pipes outside the building shall be cleaned and painted with one coat of rust inhibiting primer before installing insulation.

C. Factory painted equipment that has been scratched or marred shall be repainted to match the original factory color.

3.07 PIPING LEAK TESTING

A. Sanitary, waste, storm, and vent piping shall be tested with water before installing fixtures. Water test shall be applied to the system either in its entirety or to the individual sections. Each opening except the highest opening of the section under test shall be plugged, and the section shall be filled with water and tested with a head of water of at least ten (10) feet above the highest point in the system. The water shall be kept in the portion under test, for at least thirty (30) minutes; no drop in the water level will be acceptable.

B. The water piping systems shall be tested at a minimum pressure of 125 psi, or 1.5 times the system operating conditions, whichever is greater, and proved tight at this pressure for not less than thirty (30) minutes or longer if required to permit inspection of all joints. No loss in pressure will be permitted.

C. All compressed air piping shall be tested pneumatically and proved tight at a pressure of not less than 100 psi for a period of not less than two (2) hours. No loss in pressure will be permitted.

D. All leaks shall be repaired by tightening, remaking joints, or replacing pipe and fittings. Caulking of joints shall not be permitted.

E. See specification section 23 11 23 for testing requirements of natural gas and liquid propane gas piping. System shall be part of Division 22 scope unless otherwise arranged within the Contract. Coordinate with Division 23.

3.08 RECORD (AS-BUILT) DRAWINGS

A. At the completion of the project, provide a set of reproducible prints to the Architect which reflects all changes, deviations and revisions made to the original design documents. Locations of all underground piping and utilities shall be clearly shown and dimensioned from permanent reference points such as building column lines. Record drawings shall be produced in electronic format compatible with AUTOCAD. Furnish electronic copies of all drawings in dwg. format, and two (2) bond copies of all drawing sheets. As-Builts for electronic incorporation by the Design Team, as applicable, shall be redline mark-ups of the Construction Documents.

3.09 OPERATING AND MAINTENANCE MANUALS AND INSTRUCTIONS

A. Complete operating and maintenance manuals shall be provided to the Owner. Four copies shall be provided. Each copy shall be bound in a separate 3-ring, loose leaf notebook. Operating instructions shall be provided for each plumbing system, and shall each include a brief system description, a simple schematic and a sequence of operation. Operating and maintenance instructions shall be provided for each piece of equipment. A control system wiring diagram shall be included in each operating and maintenance manual.

B. Prior to final acceptance or beneficial occupancy, provide the services of a Competent Technician for not less than one (1) day to instruct the Owner in the operation of the plumbing systems.

3.10 MINIMUM HANGER SPACING

A. Pipe hangers or supports shall be provided within 18" of each horizontal fitting, equipment connection, valve, etc. and within 18" of the centerline of horizontal or vertical changes in direction summing to 90° or more. Specific attention is called to turns into vertical risers.

B. Piping supports shall be provided, at a minimum, in accordance with the greater of the below or code minimum. Where the below or code does not address support for specific piping, supports shall be in accordance with manufacturer's requirements.

Piping Material	Max. Horz. Spacing	Max. Vert. Spacing
Cast-iron pipe	5'	15'
Copper pipe	12'	10'
Copper tubing ≤ 1-1/4" dia.	6'	10'
Copper tubing ≥ 1-1/2" dia.	10'	10'
PVC pipe	4'	10'*

*Midstory guide required for piping 2" diameter and smaller

C. Riser clamps shall be provided at each floor penetration. For pressurized piping systems, provide vibration isolation at all riser clamps with two (2) pad-type mountings consisting of a minimum 3/8" thick ribbed or waffled elastomeric pads bonded between minimum 16-gauge galvanized steel separator plates. Pads shall be sized for a deflection of 0.12" to 0.16". Pads shall be minimum 3"x3" square.

3.11 WARRANTY

A. All work provided under this Division 22 shall be subject to a minimum one year warranty. The warranty shall include prompt repair or replacement of equipment or system failures and shall include all parts and labor. In addition, all compressors shall carry an additional four year parts-only warranty. Extended warranties shall be provided on all other equipment so specified in other Sections.

3.15 OWNER TRAINING

A. Owner training shall be provided for all systems and equipment and shall include the following:
1. 8-hours of training for each type of equipment
2. 16-hours for overall system operational training

B. A training summary and schedule shall be submitted to the Architect for approval within ninety (90) days of the date of substantial completion.

C. Training timing will vary and shall be assumed to include multiple sessions as required by the Owner.

3.17 BID REQUIREMENTS

A. The Contractor shall include all systems, equipment and accessories shown on the plans and specifications.

B. The Contractor is responsible for providing all Contract Documents to all SubContractors. All systems, equipment and accessories shall be included in the bid, whether shown on the SubContractor applicable plans or other design documents.

C. Should any discrepancy occur in the Contract Documents, the Contractor shall provide a request for clarification prior to bid or note the discrepancy in the bid and provide an appropriate cost allowance in the bid.

D. The Contractor shall acknowledge that the Contract Documents are diagrammatic and shall provide all systems, equipment and accessories required for a complete facility. Any areas that appear to be void of systems or inappropriate systems shall be noted in the bid. No post bid change order shall be considered for areas or discrepancies not noted in the bid.

E. All installation coordination and means and methods and labor and materials required for proper system installation shall be included.

F. These requirements are in addition to bid procedures and requirements of the RFP or general specifications.

END OF SECTION

SECTION 22 07 00

PLUMBING INSULATION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 07 00 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the insulation of the plumbing systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Sanitary waste and vent systems
2. Domestic water systems

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete and operable plumbing systems complete with insulation, which are free of unreasonable noise, vibration and sweating, and fabricated so as to fit the space allotted.

B. The word "piping" is defined to mean all piping, fittings, joints, hangers, coatings, valves, cocks, insulation and accessories necessary for the plumbing systems described, shown and specified.

1.03 ACCEPTABLE MANUFACTURERS

A. Insulation products shall be as manufactured by Owens Corning, Knauf, Manville, Certainteed, Dow, Armacell, or Armstrong.

2.0 PRODUCTS

2.01 PLUMBING INSULATION

A. All pipe insulation products shall have a permanent composite insulation, jacket and adhesive fire and smoke hazard rating as tested by procedure ASTM-84, NFPA 255 and UL 723 not exceeding Flame Spread 25 or Smoke Developed 50.

B. Preformed insulation for all domestic hot water piping shall be minimum 1-1/2" thick for piping less than or equal to 1-1/2" diameter, 2" thick for piping above 1-1/2" in diameter, preformed fiberglass pipe insulation with white all-service jacket. All longitudinal joints shall be lapped, self-sticking type with all butt joints, tears, etc. sealed with a matching white vapor barrier tape. Elbows shall be mitered or may be Zeston covers filled with equivalent fiberglass insulation. The maximum conductivity (k-value) of the insulation shall be 0.23 BTU per inch/h·ft2/°F at 75°F.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:39:11-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - PLUMBING

Scale

P0.002

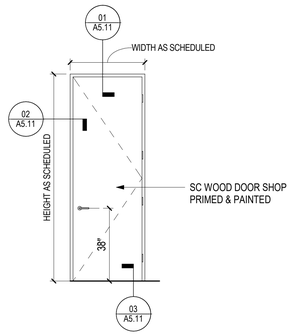
© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026 2:05:30 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 : 6/11/2026 12:26:17 PM
P0.002 - Signed.pdf

DOOR SCHEDULE

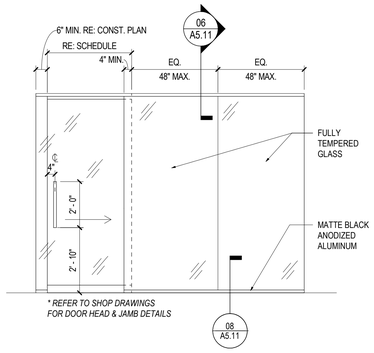
ASSEMBLY			HARDWARE	LEAF					FRAME		ASSEMBLY RATING	
		LOCATION		DIMENSIONS								
NUMBER	TYPE	ROOM NAME	SET	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	FIRE RATING	REMARKS
103	A	VAULT ROOM	01	3' - 0"	8' - 0"	0' - 2"	SCWD	PT02	HM	PT02		
104	C	MEETING ROOM	03	3' - 2"	8' - 10 1/2"	0' - 0 1/2"	ALUM / GL	MATTE BLACK / CLEAR	-	-		
105	B	PRIVATE OFFICE	02	3' - 4"	8' - 10 1/2"	0' - 0 1/2"	ALUM / GL	MATTE BLACK / CLEAR	-	-		
106	A	RESTROOM	04	3' - 0"	8' - 0"	0' - 2"	SCWD	PT02	HM	PTO2		

DOOR TYPES



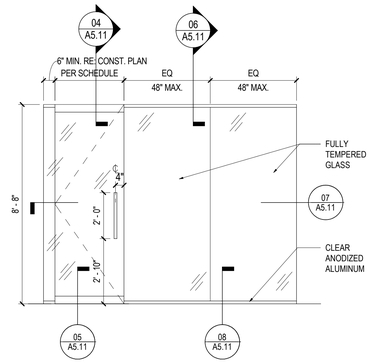
DOOR TYPE 'A'

SINGLE SWING SOLID CORE WOOD DOOR
FRAME: HOLLOW METAL



DOOR TYPE 'B'

SLIDING GLASS DOOR WITH SIDELITES



DOOR TYPE 'C'

SWING GLASS DOOR WITH SIDELITES

DOOR HARDWARE SCHEDULE

HW SET	GENERAL DESCRIPTION	HANGING DEVICE		OPERATING TRIM		SECURING DEVICE	CLOSING DEVICE		STOP OR HOLDER		ACCESSORIES / OTHERS	
		DESCRIPTION	FINISH	DESCRIPTION	FINISH	DESCRIPTION	DESCRIPTION	FINISH	DESCRIPTION	FINISH	DESCRIPTION	FINISH
01	SOLID CORE WOOD DOOR ON HOLLOW METAL FRAME, SECURE	BUTT HINGES; HAGER 1279	622 / US19	MORTISE LEVER SET; SCHLAGE L9000, 03 DESIGN, A ROSE	622 / US19	MORTISE STORAGE LOCKSET: SCHLAGE L9000 SERIES; ELECTRIC STRIKE: VON DUPRIN 6200 SERIES, CARD READER, ELECTRICAL DOOR MONITOR CONTACT	OVERHEAD, NO HOLD OPEN; ON PULL SIDE: LCN 4040XP	622 / US19	FLOOR STOP; ROCKWOOD 442	FBPC	SILENCERS; ROCKWOOD 608	BLK
02	GLASS SLIDING DOOR WITH SIDELIGHTS	SLIDER DOOR TRACK; CONTINUOUS TO SPAN THROUGHOUT OFFICE FRONT; HAFELE HAWA PORTA 100 GW/GWF, SOFT CLOSE MECHANISM	622/US19	BACK-TO-BACK LADDER PULLS, 1 1/4" DIAMETER; ROCKWOOD RM3301	FBPC	NO LOCK	SOFT CLOSE MECHANISM					
03	GLASS SWING DOOR WITH / WITHOUT SIDELIGHTS	CENTER PIVOT; RIXSON MODEL 370	622 / US19	BACK-TO-BACK LADDER PULLS, 1 1/4" DIAMETER; ROCKWOOD RM3301	FBPC	NO LOCK	CONCEALED OVERHEAD CLOSER, 90° HOLD OPEN ON PULL SIDE: LCN 4040XP		FLOOR STOP; ROCKWOOD 442	FBPC		
04	SOLID CORE WOOD DOOR ON HOLLOW METAL FRAME, PRIVACY WITH INDICATOR	BUTT HINGES; HAGER 1279	622 / US19	MORTISE LEVER SET; SCHLAGE L9000, 03 DESIGN, A ROSE	622 / US19	MORTISE PRIVACY LOCKSET WITH THUMBTURN ON INSIDE AND EMERGENCY RELEASE ON OUTSIDE; INTEGRATED "VACANT/OCCUPIED" INDICATOR ON THE EXTERIOR ESCUTCHEON: SCHLAGE L9000 SERIES	OVERHEAD, NO HOLD OPEN; ON PULL SIDE: LCN 4040XP	622 / US19	FLOOR STOP; ROCKWOOD 442	FBPC	SILENCERS; ROCKWOOD 608	BLK

SHEET NOTES

GENERAL NOTES

A. COORDINATE ALL KEYING REQUIREMENTS WITH TENANT.
B. FOR RATED DOORS AND FRAMES, SEE DOOR SCHEDULE.
C. ALL RATED DOORS, AND FRAMES THAT RECEIVE SECURITY DEVICES TO BE PRE-DRILLED IN FACTORY. FOR LOCATIONS AND SIZE OF HOLES TO BE DRILLED REFER TO SECURITY DRAWINGS.
D. CONTRACTOR TO VERIFY EXISTING HARDWARE. PROVISION OF NEW HARDWARE IS NOT REQUIRED WHEN EXISTING MATCHES SCHEDULED.
E. REFER TO PROJECT MANUAL DIVISION 08 FOR ALL FURTHER HARDWARE SET INFORMATION AND ALL HARDWARE FINISH INFORMATION.
F. U.N.O. LOCATE DOORS 4" FROM FACE OF INSIDE CORNER OF PARTITION TO DOOR AND 8" FROM OUTSIDE CORNER OF PARTITION TO DOOR.
G. U.N.O. ALL DOORS TO BE UNDERCUT TO PROVIDE ½" CLEAR SPACE BETWEEN THRESHOLD AND DOOR BOTTOM.
H. LOCATE DOORS WITH CLOSERS NO LESS THAN 1'-6" TO EDGE OF DOOR AT PULL SIDE AND 1'-0" TO EDGE OF DOOR AT PUSH SIDE. DOORS THAN CANNOT MEET THIS REQUIREMENT ARE TO HAVE AUTOMATIC DOOR OPERATORS; REFER TO HARDWARE SCHEDULE.
I. LOCATE ALL SURFACE MOUNTED DOOR CLOSERS ON THE ROOM SIDE OF DOOR.
J. DO NOT PAINT OVER ANY FIRE/SMOKE RATED LABELS ON EXISTING RATED DOORS
K. U.N.O. ALL DOORS TO RECIEVE BUTT HINGES IN QUANTITY AND LOCATION PER THE PROJECT MANUAL.
L. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE
M. ALL DOORS SHALL COMPLY WITH THE CLEARANCES FOR APPROACHES AS INDICATED ON THE 2023 FLORIDA ACCESSIBILITY CODE AND CHAPTER 11 OF FBC.
N. ALL ACCESS CONTROLLED EGRESS DOORS INCLUDING DOORS WITH KEYPADS SHALL PROVIDE FREE EGRESS ALONG THE EGRESS PATH AND COMPLY WITH REQUIREMENTS OF SECTION 1010.2.11 OF THE 2023 FLORIDA BUILDING CODE.
O. ALL DOORS WITH DELAYED EGRESS SHALL MEET FBC SECTION 1010.2.13 FOR DEACTIVATION REQUIREMENTS.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia
email=pablo.garcia@gensler.com, C=US, O=M. ARTHUR GENSLER JR. AND ASSOCIATES
Reason: I agree to the terms defined by the placement of my signature on this document.
Location: Miami, Florida, FL
Date: 2026.03.12 10:52:53-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
DOOR SCHEDULE, DOOR TYPES & DOOR HARDWARE SHEDULE

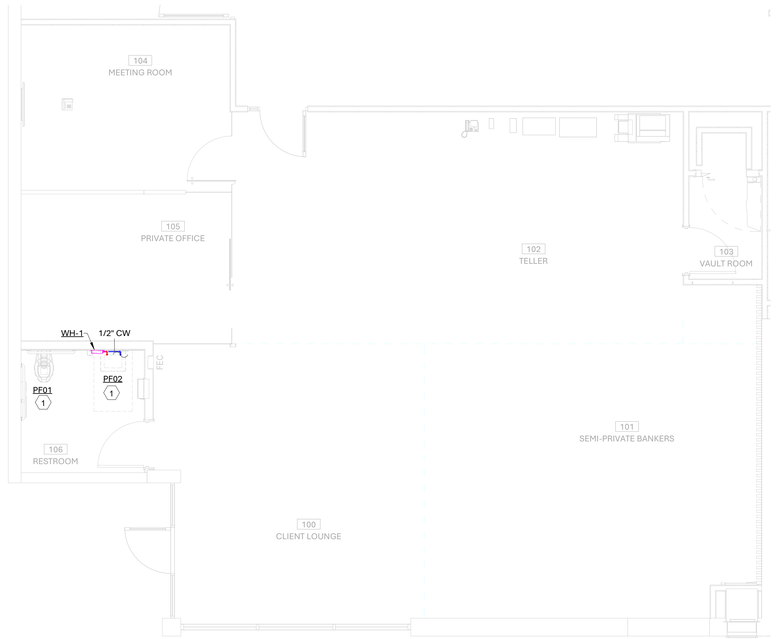
Scale
3/8" = 1'-0"

G6.01

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:33 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 05/11/2026 12:26:17 PM
G6.01 RWK 2026-05-27.pdf



1 P1.001 FIRST FLOOR PLAN - PLUMBING

1/4" = 1'-0"

KEY NOTES: (APPLY TO THIS SHEET ONLY)

1 REMOVE EXISTING PLUMBING FIXTURES AND SALVAGE EXISTING PLUMBING CONNECTIONS FOR REUSE WHERE FEASIBLE. CONNECT NEW FIXTURES TO EXISTING CONNECTIONS AND PROVIDE NEW SUPPLY STOPS, P-TRAPS, PIPING, FITTINGS, SEALS, AND ALL APPURTENANCES REQUIRED FOR A COMPLETE AND CODE-COMPLIANT INSTALLATION. CONTRACTOR SHALL FIELD-VERIFY, COORDINATE, AND CONFIRM CONDITION OF EXISTING CONNECTIONS PRIOR TO PROCEEDING. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES. EACH FIXTURE SHALL CONNECT TO THE MAIN WATER SUPPLY LINES AND SANITARY AS REQUIRED.

GENERAL NOTES: (APPLIES TO ALL SHEETS)

1. ALL HUB DRAINS SHALL BE READILY ACCESSIBLE.

2. ALL PLUMBING SHUTOFF VALVES SHALL BE COORDINATED WITH MECHANICAL EQUIPMENT AND SHALL BE EASILY ACCESSED FOR FUTURE OPERATION.

3. PIPE SUPPORT ATTACHMENT TO BRIDGING OR METAL ROOF DECK IS STRICTLY PROHIBITED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

4. ALL HORIZONTAL SANITARY, WASTE, & STORM PIPING SHALL BE SLOPED AT 1/8" PER FOOT, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE, IN DIRECTION OF FLOW.

5. UNDERGROUND DOMESTIC WATER SERVICE ENTRANCE PIPING 3" AND SMALLER IN SIZE SHALL BE TYPE K HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS. ALL JOINTS SHALL BE BRAZED.

6. ALL UNDERGROUND COPPER BRANCH LINES (1/2" AND 3/4" ONLY) SHALL BE CONTINUOUS LENGTHS OF SOFT TYPE K COPPER TUBING WITH NO JOINTS ALLOWED UNDERGROUND

7. ABOVEGROUND DOMESTIC WATER SYSTEM PIPING 3" IN SIZE AND SMALLER SHALL BE TYPE L HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDERED JOINTS.

8. ALL SANITARY PIPING CONNECTING TO AND DOWSTREAM OF TOILETS SHALL BE 4" OR LARGER.

9. NO 90° HORIZONTAL TURNS SHALL BE USED IN THE SANITARY PIPING SYSTEM. ALL HORIZONTAL TURNS SHALL BE MADE WITH 45° ELBOWS WITH PIPE IN BETWEEN THE TWO ELBOWS.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:40:30-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

FIRST FLOOR PLAN - PLUMBING

Scale

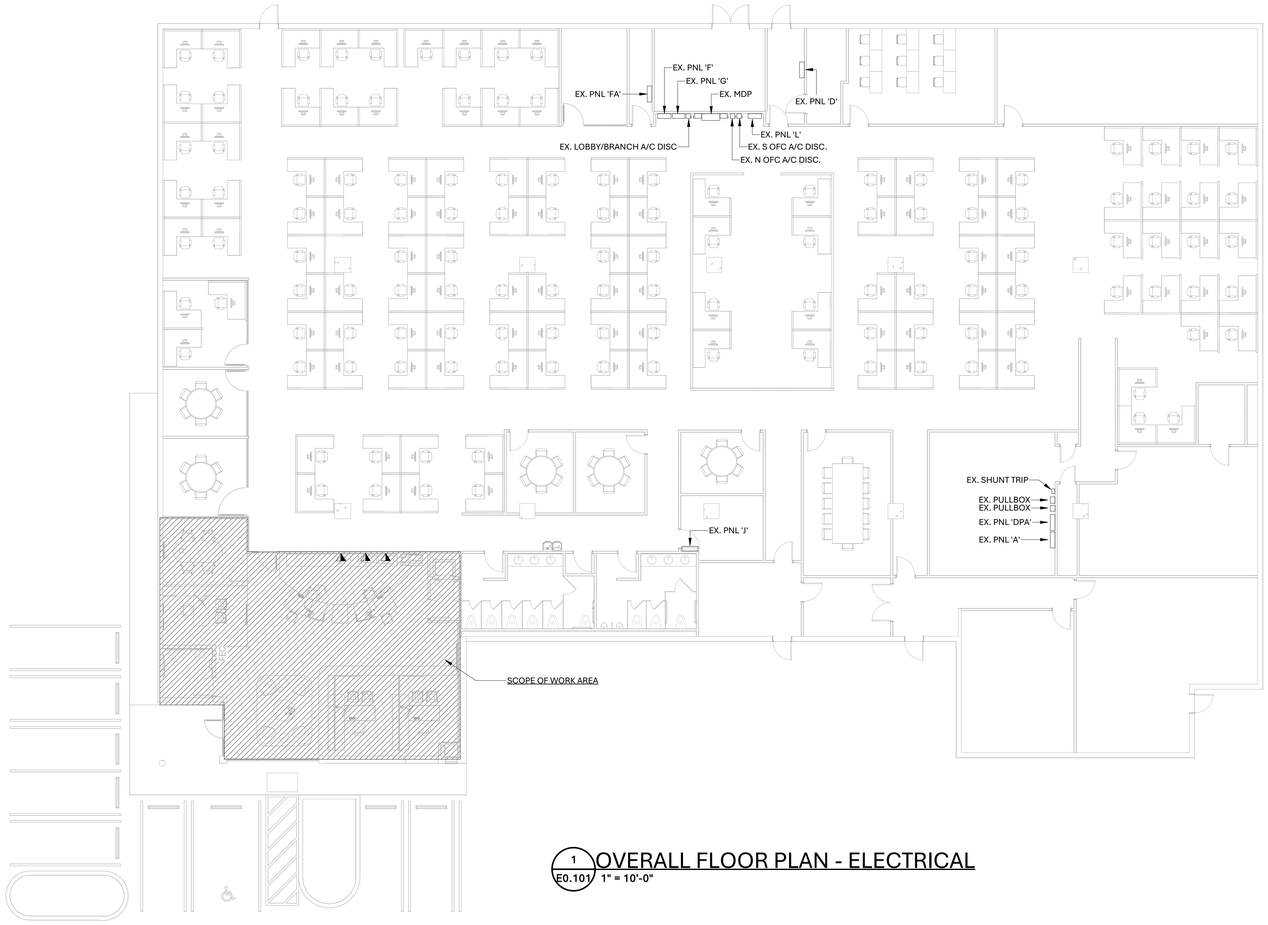
1/4" = 1'-0"

P1.001

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025.1452 MEP-R24.rvt
3/10/2026 4:05:30 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 6/11/2026 12:26:17 PM
P1.001 - Signed.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 5/19/2026 7:08:43 AM FIRE Approved



1 E0.101 OVERALL FLOOR PLAN - ELECTRICAL
1" = 10'-0"

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall
Date: 2026.01.20 16:45:57-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
OVERALL FLOOR PLAN - ELECTRICAL

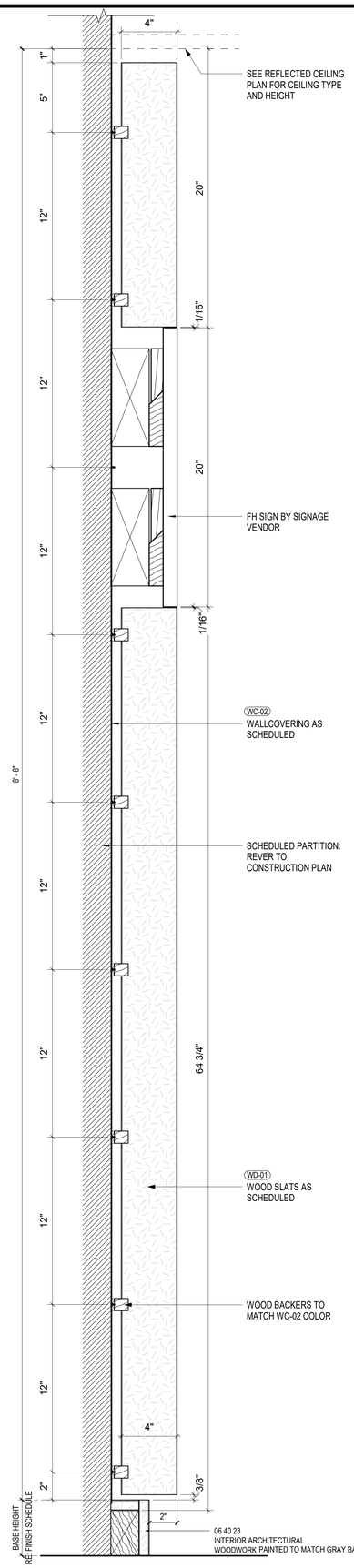
Scale
1" = 10'-0"

E0.101

© 2022 Gensler

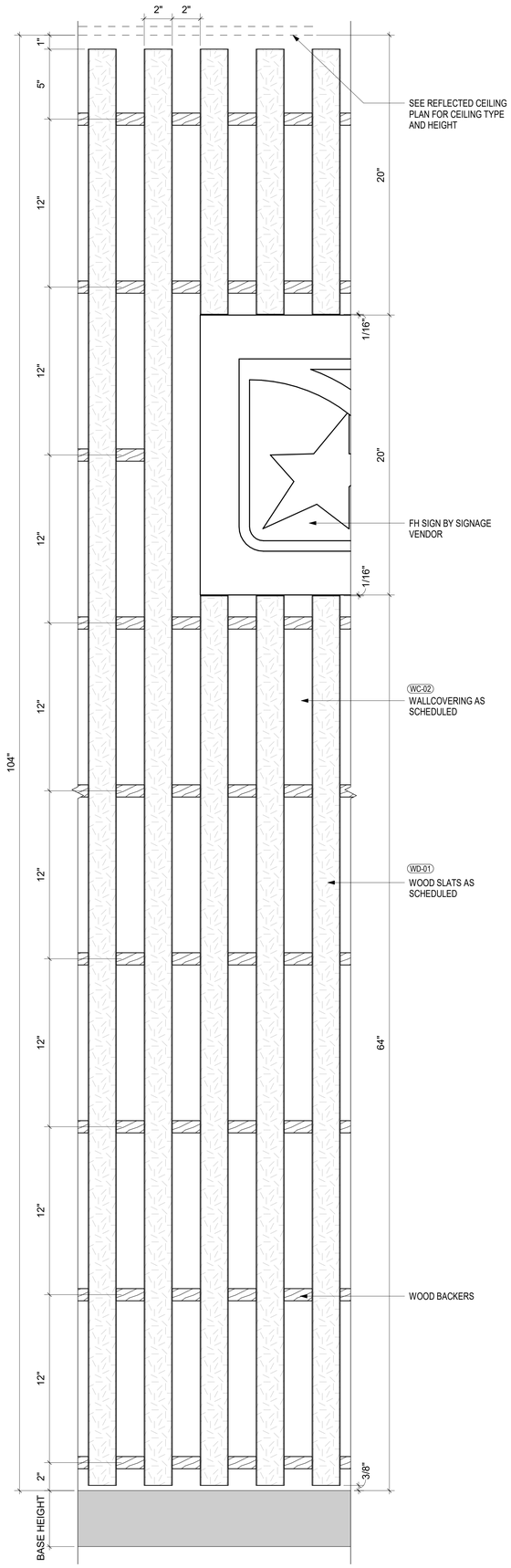
Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026 12:44:18 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.101 RWK 2026-05-27.pdf



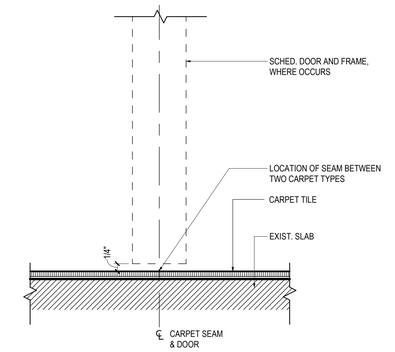
05 WOOD SLATS DETAIL - WALL ATTACHMENT

SCALE: 3" = 1'-0"



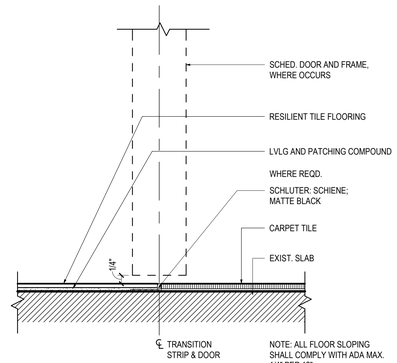
04 WOOD SLATS - FH SIGN DETAIL

SCALE: 3" = 1'-0"



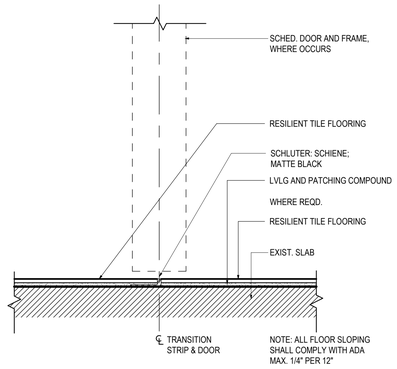
01 TRANSITION - CARPET / CARPET

SCALE: 6" = 1'-0"



02 MTL. TRANS. - CARPET / RESILIENT

SCALE: 6" = 1'-0"



03 MTL. TRANS. - RESILIENT/ RESILIENT

SCALE: 6" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

Date	Description
03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: cn=Pablo G Garcia, c=US, o=Gensler, 2.5.4.5=#1410d0000035fdb4d1c6410000350fb, 2.5.4.46=#1e0c0047454e534c45522c20494e432e20415243484954454354532c20504100, st=Florida, ou=Miami, FL
Reason: I agree to the terms defined by the placement of my signature on this document.
Location: Miami, FL 33127
Date: 2026.03.12 10:52:03-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FINISH & TRANSITION DETAILS

Scale
As indicated

A5.41

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.17179.110 - FHB Miami Lakes - CD Set.rvt
5/27/2026 12:51:50 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 5/27/2026 12:26:17 PM
A5.41 RWK 2026-05-27.pdf

SECTION 23 07 13

DUCT INSULATION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 07 13 and the accompanying drawings cover the provisions of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the ductwork systems as specified herein and as shown. These systems include, but are not limited to, the following:

1. Insulation for typical ductwork
2. Duct liner

1.02 INTENT

A. It is the intent of this Section of the specifications to provide a complete operable duct system as shown and specified which is reasonably airtight, free of noise, vibration and sweating, and fabricated so as to fit into the space allotted and to exhibit a minimum resistance to airflow.

2.0 PRODUCTS

2.01 DUCT LINER

A. Duct liner shall be one inch thick, 1 ½ lb. density (3 lb. density on medium- and high-pressure supply air systems except that 1 lb. density is acceptable if the liner is at least R ≥ 4.2 and NRC ≥ 0.65) fibrous glass with one face coated with a black fire retardant compound. The permanent composite fire and smoke hazard rating of the liner shall be stenciled on the liner face and shall be:
1. Maximum Flame Spread 25
2. Maximum Smoke Developed 50

2.02 TYPICAL DUCT INSULATION

A. Duct insulation shall be 2.2" thick, minimum 3/4 lb. density fiberglass, installed R ≥ 6.0, with an FSKL 0.00035" thick aluminum foil jacket, reinforced with fiberglass scrim. Thermal conductivity shall be a maximum of K = 0.29 at 75°F mean temperature, or a maximum of K=0.27 at 25% compression.

B. Insulation adhesive shall be Benjamin Foster 85-20. Tape shall be aluminum foil and shall be SMACNA listed and labeled.

C. The composite NFPA 90A and 90B, ASTM E84, UL rating of the installed insulation shall not exceed 25/50.

D. The grease exhaust ductwork shall have zero-clearance to combustibles wrap from the hood connection to discharge termination. Coordinate the insulation with all required access panels, drains, etc. as required by NFPA 96.

3.0 EXECUTION

3.01 INSTALLATION

A. Ductwork shall be installed in strict accordance with SMACNA, UL, and NFPA standards.

B. Duct liner shall be provided throughout all return air, transfer, and plenums. Duct liner shall also be provided for the following minimum distances, through the first elbow(s), or as otherwise indicated on the drawings, whichever is greater, downstream of each unit indicated below:

1. Packaged rooftop unit – 25 ft
2. Self-contained air conditioning unit – 25 ft
3. Central air handling unit – 25 ft
4. Split system air handling unit – 5 ft
5. Water-source heat pump – 5 ft
6. Fan coil unit – 5 ft
7. Terminal unit – 5 ft

C. Straight runs only shall be factored into the above distance requirements. Elbows, etc. within the length shall be lined but shall not count towards the length requirement.

D. Duct liner shall not be installed within six inches of a damper, including fire and/or smoke dampers. Metal nosings are required on the upstream side of the exposed insulation. Where lining has been interrupted, external insulation is required.

E. Duct liner shall be cut to provide overlapped and compressed longitudinal corner joints. Liner shall be installed with the coated surface facing the air stream. Duct liner shall be adhered to the ductwork with a 100% coverage of the sheet metal surfaces using a fire-retardant adhesive applied by spraying. Coat all exposed leading edges and all transverse joints with fire retardant adhesive. The liner shall be additionally secured using metal pins welded to the duct and speed washers. All leading edges shall be secured with sheet metal airfoils.

F. Inside the vapor barrier of the building all supply air ductwork which is not lined shall be insulated. All outside air ductwork shall be insulated. Insulation shall be cut slightly longer than circumference of duct to insure full thickness at corners. All insulation shall be applied with edges tightly banded. Insulation shall be adhered to duct with fire resistant adhesive. Adhesive shall be applied so that insulation conforms to duct surfaces uniformly and firmly. In addition to the adhesive, the insulation shall be additionally secured to the bottom of all ducts 18" or wider by means of welded pins and speed clips. The protruding end of the pins shall be cut off flush after the speed clips have been applied. The vapor barrier facing shall be thoroughly sealed with tape where the pins have pierced through. All joints shall be sealed with 2" wide SMACNA tape. Any cuts or tears shall be sealed with SMACNA tape.

G. All outside air ductwork located in conditioned or semi-conditioned spaces shall be externally insulated similar to supply ductwork.

H. All conditioned air ductwork, including partially conditioned energy recovery ventilator outside air supply to the building and exhaust ductwork, installed in spaces that are ventilated only, i.e. penthouses, shall be insulated.

END OF SECTION

SECTION 23 31 00

HVAC DUCTS, ACCESSORIES, AND CASINGS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 31 00 and the accompanying drawings cover the provisions of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the ductwork systems as specified herein and as shown. These systems include, but are not limited to, the following:

1. Supply air ductwork
2. Return, transfer and relief air ductwork
3. Exhaust ductwork
4. Ductwork accessories

1.02 INTENT

A. It is the intent of this Section of the specifications to provide a complete operable duct system as shown and specified which is reasonably airtight, free of noise, vibration and sweating, and fabricated so as to fit into the space allotted and to exhibit a minimum resistance to airflow.

1.03 DESIGN AND CONSTRUCTION – DUCTWORK

A. Ductwork shall be provided in strict accordance with the third edition – 2005 – of the SMACNA HVAC Duct Construction Standards – Metal and Flexible, NFPA No. 90A, 90B, 91 and 96, and UL 181. Where SMACNA tables have an option between different gauges and supports, the heavier gauge shall be used.

B. Ductwork dimensions shown are net, clear, inside dimensions with no allowance shown for duct liner. All ductwork specified to be lined shall be 2" larger than shown in each dimension to compensate for the liner. Ductwork shall be square, rectangular, round, spiral or flat oval as noted. Conversion of duct shapes and sizes shown shall be accomplished without increasing air velocities or friction losses and is subject to prior approval by the Architect and Engineer.

C. Elbows shall be either full radius type (inside radius equal to duct width), five-gore radiused flat-oval type or, in low pressure systems only, mitered with double-thickness turning vanes except that lined ductwork for low pressure returns and transfers shall not have turning vanes.

D. Abrupt changes in duct sizes and shapes shall not be permitted. The total angle of diverging transitions shall be not more than 15 degrees; converging transitions shall be not more than 30 degrees unless otherwise noted or required due to structural constraints.

E. Offsets, transitions, rises and drops are not individually called out on the Design Drawings. They shall be provided as required to fit the ductwork into the allocated spaces.

F. Transition rectangular ductwork on bottom and sides. Maintain top of ductwork level and as high as possible.

H. All other ductwork shall be constructed for standard 1" WC static pressure class at 2500 FPM with Class C seals and is herein defined as "low pressure ductwork".

I. Provide the following types of ductwork material for the services indicated:

1. Galvanized sheetmetal: supply, return, exhaust, and relief of conditioned and outside air

2.0 PRODUCTS

2.01 GALVANIZED SHEETMETAL

A. Galvanized sheetmetal shall be lock-forming grade G90-ASTM A 653 hot dip galvanized steel sheets. Sheetmetal shall be galvanized on each side with not less than 1.25 ounces of zinc per square foot.

B. Galvanized sheetmetal installed outside the building and subject to weather shall be soldered or welded. See Section 23 07 13 for additional information about covering and insulation.

C. Galvanized sheetmetal installed outside the building and not exposed to weather, such as in covered loading docks and parking decks, may match the construction of ductwork inside the building.

D. Galvanized sheetmetal ductwork outside the building within 20 miles of the seacoast shall have corrosion coating appropriate to the installation location.

2.02 SPIRAL DUCT

A. Spiral duct shall be utilized for all flat-oval and round ductwork in medium and high-pressure systems.

B. Spiral duct shall be the product of United McGill Corporation, R.V. Money, Eastern Sheet Metal, or an approved equal.

C. Spiral duct with internal ribs is not acceptable.

D. Spiral duct shall conform to SMACNA 2005 Standards. Lighter gauges, etc. due to standing ribs are not acceptable.

E. Spiral duct in exposed ceiling applications shall have slip fittings, minimum Class 3 for 2" WG negative pressure to 10" WG positive pressure, with EPDM gaskets. Coordinate assembly with ductwork insulation.

2.08 DAMPERS

A. Manual Volume Dampers

1. Single blade butterfly dampers are acceptable up to 12" round or 12" x 12" square. Dampers larger than these dimensions shall be multi-blade type. Single blade dampers shall be constructed of 16 gauge or heavier galvanized sheetmetal.

2. No multi-blade damper blade shall exceed 8" in width. All multiple blade dampers shall be constructed of 16 gauge galvanized steel or heavier. The damper frame shall be 16 gauge or heavier. The damper action shall be opposed-blade type.

3. Each blade shall pivot on a 1/2" cadmium plated, cold-rolled steel axle which pivots within self-lubricating, Oilite bronze bearings.

4. The top and bottom edges of each rectangular damper blade shall be crimped for stiffness.

5. The operating rod for all dampers shall be extended outside the damper frame for attachment of an operator. Each operator shall have a position indicator and locking quadrant.

6. All dampers utilized for introduction of outside air shall have flexible, gasketed edge and end seals. The leakage rate shall be less than 4 CFM per SF of face area against a 1" WC differential pressure, based on a nominal 48" x 48" damper size.

7. All dampers utilized for exhaust or relief air shall have flexible, gasketed edge and end seals. The leakage rate shall be less than 4 CFM per SF of face area against a 1" WC differential pressure, based on a nominal 48" x 48" damper size.

8. Dampers to be installed in insulated ductwork shall have standoffs sufficient to allow for insulation and vapor barrier integrity.

9. Manual volume dampers shall be as manufactured by Louvers & Dampers, Inc., Pottorff, Greenheck, Nailor, Ruskin, or an approved equal.

B. Control Dampers

1. Control dampers shall be of the same construction as manual volume dampers, except that no manual operator and quadrant is required. The operating rod shall be suitable for operation by an automatic pneumatic or electric operator.

C. Fire Dampers

1. Fire dampers shall be UL-listed and labeled for 1 1/2 or 3 hours, in accordance with the installation location, and shall be provided with 160°F links or linkages appropriate for the service. Dampers installed within ducts shall be Type B or Type C with the blades out of the air stream. Areas indicated shall be net, clear, open areas.

2. Fire dampers shall be appropriate for the installation location and application. All fire dampers in supply, return, exhaust, etc. shall be dynamic-type.

3. Fire dampers shall be as manufactured by Louvers & Dampers, Inc., Pottorff, Greenheck, Nailor, Ruskin, or an approved equal.

D. Smoke Dampers

1. Smoke dampers shall be UL-listed as Class 1 low-leakage smoke dampers. Smoke dampers shall be 24V and wired under this Division.

2. Smoke dampers shall be appropriate for the installation location and application. All fire dampers in supply, return, exhaust, etc. shall be dynamic-type.

3. Smoke dampers shall be as manufactured by Prefco, Louvers & Dampers, Inc., Pottorff, Greenheck, Nailor, Ruskin, or an approved equal.

E. Fire/Smoke Dampers

1. Fire/smoke dampers may be combined into a combination fire/smoke dampers. All provisions of the above shall apply. Fire/smoke dampers shall be UL-listed.

F. Backdraft Dampers

1. Backdraft dampers shall be sized according to their installation location and noted pressure setting. Damper pressure setting shall be adjustable and shall be accessible from outside ductwork or via access hatch, as applicable.

2.09 LOW-PRESSURE DUCT BRANCHES

A. Splitter dampers shall be provided at all low-pressure ductwork branches. All low-pressure ductwork branches shall be radiused or 45 degree take-offs; straight taps are unacceptable. The length of the damper blade shall be the same as the width of the widest duct section at the split, but in no case shall blade length be less than 12". Each operator rod shall have a locking swivel joint.

2.10 FLEXIBLE DUCT

A. Flexible ductwork shall be Class 1, UL 181 air duct and meet NFPA 90A and 90B Standards.

B. The internal duct surface shall be acoustically rated, core layers bonded to a coated steel wire helix. The external jacket shall be a fiberglass, bi-directionally reinforced, metallized vapor barrier with a standing, triple ply seam. Fiberglass insulation shall be provided between the duct surface and the jacket to achieve a minimum R-4.2. Any flex duct outside the building thermal envelope shall be R-8 in Climate Zones 1-4 and R-12 in Climate Zones 5-8.

C. Flexible ductwork shall be suitable for 10" WG positive pressure and 0.5" WG negative pressure in sizes 4" through 12" ID, and 6" WG positive pressure and 0.5" WG negative pressure in sizes 14-16" ID.

D. Flexible ductwork, insulation and insulation cover shall be suitable for ceiling return air plenum installation and shall comply with all applicable codes and standards regarding such ceiling plenum installations.

E. Flexible duct shall be ATCO or an approved equal.

F. The maximum allowable installed length of flexible ductwork shall be as follows:

1. 8'-0" on low-pressure supply air systems limited to short runouts and end of runs connected to round neck supply diffusers and registers.

2. 4'-0" on medium and high-pressure supply air systems limited to the runouts from the sheetmetal ductwork to each terminal unit.

3. 2'-0" on connections from round neck grilles to sheetmetal ductwork on return, exhaust and transfer ductwork.

G. Provide a spin-in fitting with integral scoop and volume damper at all flexible run-out connections in low-pressure supply air ductwork only, except locations where spin-in fittings would project more than 50% into the projecting ductwork dimension. Adhesive fittings are acceptable provided they are also screwed to the ductwork and sealed with mastic.

H. Flexible ductwork shall not pass through wall, floors, or ceilings.

2.11 TERMINAL UNIT RUNOUTS

A. Medium and high-pressure runouts to terminal units shall be connected to the trunk duct with factory-welded laterals, conical tees or bellmouth fittings; abrupt round to rectangular taps are strictly prohibited and shall be rejected.

B. Terminal unit runouts shall be the largest of the associated terminal unit inlet size, the size noted on the drawings, or the scheduled runout size.

2.12 FLEXIBLE CONNECTIONS

A. Provide flexible duct connections at the inlet and outlet of each belt-driven fan, indoor unit, fan coil unit, air handling unit, etc., and at all other locations indicated. Flexible connections shall be fabricated from a glass fabric coated on both sides with neoprene. Minimum weight shall be 30 oz. per sq. yard. Flexible connections shall be used for vibration isolation only and shall not be used to correct connection misalignment.

2.13 DUCT HARDWARE

A. Duct hardware shall be as manufactured by Young Regulator or an approved equal.

2.14 ACCESS DOORS

A. A duct access door shall be provided at each fire and smoke damper. Access doors shall be designed for 1.5 times the pressure of the duct in which they are mounted. Access doors shall be of sufficient size to provide access to the dampers for resetting the blades and replacing the links. Access doors in medium and high-pressure ductwork shall be installed downstream of fire dampers and shall be implosion type. Where access is provided through gypsum board walls or ceilings, furnish access door for installation under Division 09. Coordinate with Division 09 and Architect. Each door shall match the fire-rating of the wall or ceiling indicated.

B. Access shall be provided to duct-mounted smoke detector locations. Access shall allow inspection and maintenance of all aspects of the detector. Access doors shall meet the requirements of A, above, as needed.

3.0 EXECUTION

3.01 INSTALLATION

A. Ductwork shall be installed in strict accordance with SMACNA, UL, and NFPA standards.

B. All ductwork installed outside the building shall be secured to the structure. Coordinate with the Structural Engineer as needed. It is the Contractor's responsibility to design and coordinate all supports. All supports shall be designed to withstand all code-required wind and seismic loads.

C. Flexible ducts utilized in the low-pressure ductwork systems shall be installed without kinks or bends which are less than a centerline radius equal to or greater than twice the diameter of the flexible duct being installed. Also, in the runouts from the medium or high-pressure ductwork to the terminal units, the flexible ducts shall be installed with a variance of no more than 1" per foot of installed length off a straight and level line from the centerline of the sheetmetal ductwork runout or tap to the centerline of the terminal unit inlet. The size of the flexible ductwork connected to each terminal unit shall be the equivalent size of the larger of the following:

1. The runout size indicated on the drawings

D. All low pressure ductwork downstream of VAV units shall be left uncapped for balancing until tenant fit-up affects the units.

E. All intersections (crossing) of low-pressure and medium-pressure ductwork shall be made with offsets in the low-pressure ductwork only. The medium pressure ductwork shall be ran straight and level.

F. Electric duct heaters shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual units to be provided with all trades. The heater shall be tested and adjusted after installation to provide the capacities indicated.

G. Ductwork labels, including factory labels, tags, etc. except equipment nameplates shall be removed to the satisfaction of the Architect in all exposed areas.

H. Dampers shall be adjustable. Where dampers are not or will not be accessible without access panels, provide and install remote balancing cable control system, Young Regulator or equal. Adjustment shall be from a nearby accessible area.

END OF SECTION

SECTION 23 34 00

HVAC FANS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 34 00 and the accompanying drawings cover the provision of all labor, equipment, appliances and materials, and performing all operations in connection with the construction and installation of the fans as specified herein and as shown. These fans include, but are not limited to the following:

1. Ceiling/cabinet fans

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted fans as shown and specified which are free of excessive noise, vibration and airflow fluctuations.

1.03 BASIS OF DESIGN

A. The basis of design is as scheduled. Any proposed substitutions shall be proven equal in all aspects to the equipment specified as the basis of design. Particular attention is called to the requirements of Section 23 05 00.

1.04 ACCEPTABLE SUBSTITUTE MANUFACTURERS

A. Acceptable substitute manufacturers are Carnes, Cook, Acme, PennBarry, Twin City, Price, and Greenheck. Acceptable manufacturers for kitchen grease exhaust fans are Captive-Aire, Viking, and Greenheck.

2.0 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. All non-filtered fans shall be factory tested, rated and certified in accordance with the requirements of AMCA Standard No. 210 and shall be labeled accordingly. Filtered fans may be non-labeled but must be rated in an AMCA approved laboratory in accordance with 210.

B. All roof-mounted fans shall be constructed such that water cannot enter the building through the fan regardless of whether or not the fan is operating. Fans shall be provided with drain connection and piped to the nearest roof drain as applicable.

C. Fans installed outside or otherwise subject to weather shall have a weatherproof enclosure over the motor compartment. All components, including VFDs, shall have enclosures and be appropriate for the installation locations.

D. All roof-mounted fans shall be provided complete with roof curbs. Roof curbs shall be of galvanized (hurricane rated) construction, insulated, canted and complete with wood nailer strips. Insulation shall meet NFPA 25/50 flame spread/smoke developed ratings.

E. Fan and curb shall be provided and installed in accordance with manufacturer's requirements and recommendations for hurricane wind speed at installation location, as required.

F. All exhaust fans shall be provided complete with gravity-type backdraft dampers.

G. All belt-drive assemblies shall be mounted on vibration isolators.

H. All motors on belt-drive assemblies shall be mounted on slide bases to provide adjustment of belt tension.

I. All belts in belt drives shall be rated for not less than 150% of the connected motor horsepower.

J. All belt-drives driven by a 5 HP or larger motor shall be multiple belt arrangements.

K. All belt-drives shall be adjustable to a minimum speed variation of plus or minus 20% of the design RPM.

L. All centrifugal fan wheels shall be statically and dynamically balanced.

M. All electric motors and equipment shall be UL labeled.

N. Refer to Division 26 of these specifications and to the electrical Contract Drawings for electrical characteristics and connections to all equipment. Coordinate all electric motors and other equipment with these electrical documents.

O. Fans with variable-frequency drives (VFDs) shall have shaft grounding ring and appropriate insulation class.

P. All exposed motors and belts shall be protected with enclosures or guards in accordance with OSHA requirements.

Q. Life safety fans (i.e. stair pressurization, elevator hoistway pressurization, smoke control, etc. shall have 1.5 times the number of belts necessary for the scheduled performance with no less than two (2) belts.

2.05 CEILING/CABINET EXHAUST FANS

A. Ceiling/cabinet exhaust fans shall be Greenheck Model CSP (inline/cabinet) or Greenheck Model SP (ceiling) with integral grille, or an approved equal.

3.0 EXECUTION

3.01 INSTALLATION

A. Fans shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual units to be provided with all trades.

3.02 ADJUSTMENT

A. The fans shall be tested and adjusted after installation to provide the capacities indicated.

END OF SECTION

SECTION 23 37 13

DIFFUSERS, REGISTERS, AND GRILLES

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 37 13 and the accompanying drawings cover the provisions of all labor, equipment, appliances and materials, and performing all operations in connection with the construction and installation of air distribution devices as specified herein and as shown. These units include, but are not limited to the following:

1. Ceiling Diffusers (CD)
2. Return Air Grilles (RAG)
3. Slot Diffusers (SD)
4. Return Air Slots (RS)
5. Linear Slot Diffusers (LSD)
6. Linear Return Slots (LRS)
7. Linear Exhaust Slots (LES)
8. Transfer Grilles (TG)
9. Architectural Linear Slot (ALSD)

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted air distribution devices as shown and specified which are free of excessive noise, vibration and airflow fluctuations.

1.03 SELECTION CRITERIA

A. All air distribution devices shall be selected in accordance with the following minimum criteria unless otherwise noted below or on the drawings:

1. Method of mounting shall be compatible with the ceiling, wall or duct surface which it mounts on or in; i.e. lay-in, surface mounting, plaster frame, duct collar, etc. The architectural drawings shall be referenced to determine the mounting method for each device. All flanges on surface mounted devices shall be provided with a gasket.

2. Finish of all ceiling mounted devices shall be selected to match the color of the adjacent ceiling. Finish of all wall mounted devices shall be primer which is compatible with the finish coating specified for the adjacent wall; finish coat will be applied under Division 9.

1.04 BASIS OF DESIGN

A. The basis of design is Titus. Any proposed substitutions shall be proven equal in all respects to the equipment specified as the basis of design. Any modifications to ductwork, controls, ceilings, building structure, etc., that result from any substitution shall be coordinated with all trades. This coordination shall occur before delivery of equipment and any modifications shall be performed without incurring additions to the Contract.

1.05 ACCEPTABLE MANUFACTURERS

A. Acceptable manufacturers are Price, Carnes, Metal Aire, Krueger, Nailor, and Titus TON, provided that their units, performance, appearance and physical characteristics are equal in all respects for this specific project.

2.0 PRODUCTS

2.01 DESCRIPTION

A. Ceiling Diffusers (CD)

1. CD Ceiling diffusers (CD) shall be square, plaque face diffusers capable of providing one-way, two-way, two-way corner, three-way, and four-way air patterns; Titus Model OMNI with directional blow clips. The diffuser shall have a 22 gauge steel face panel that captures a secondary 22-gauge panel. The face panel shall be removable by means of four hanger brackets. The exposed surface of the face panel shall be smooth, flat, and free of visible fasteners. The back pan shall be one piece precision die-stamped and shall be constructed of 22-gauge steel. Diffuser performance data shall be in accordance with ANSI/ASHRAE Standard 70-1991. The maximum NC level at design airflow shall not exceed 35 when measured in a direct field 5'-0" from the face of the device. Diffusers to be 24"x24" unless noted on drawings. The finish shall be baked enamel white, unless directed otherwise by the Architect. Provide plaster frames and round neck damper (operable from face of diffuser) for diffusers installed in hard ceilings.

B. Return Air Grilles (RAG)

1. Return air grilles shall match the ceiling diffusers in the area or shall be hollow core, perforated face, lay-in type, selected to match the CDs; with the largest neck size available (ION Titus PAR. Opposed blade dampers shall be provided with each RAG. Performance data shall be in accordance with ADC 162R4. All other characteristics shall be equal to the ceiling diffusers.

E. Slot Diffusers

1. Supply (SD)

a. Each slot diffuser shall be equipped with an individually adjustable pattern controller for each slot to insure full 180 degree air pattern; Titus TBDI-80, with two (2) 1" slots unless otherwise noted. The diffuser shall be constructed of 24 gauge galvanized steel with inlet size and length as indicated. Each SD shall be provided with a lined steel plenum with tappings for round duct connections as indicated. Maximum NC level per ADC shall not exceed 35 at design airflow. Liner shall conform to NFPA 90A 25/50 requirements.

2. Return (RS)

a. Return slots shall meet all above requirements for slot diffuser with the exception that the pattern controllers shall be removed to allow maximum free area for return air flow and a light shield or plenum shall be installed; Titus TBDI-80.

I. Linear Slot Diffusers (LSD)

6. Supply (LSD)

a. Linear slot diffusers shall be Titus ML-39. Diffusers shall be of aluminum construction with one or more parallel slot(s). Diffusers shall have two (2) slots unless otherwise indicated. Each slot shall contain pattern controls, adjustable from the face of the diffuser. Each LSD shall be continuous length as indicated on the drawings, complete with finished ends, mitered corners and splined joints. All inactive sections of the LSD considered as LRS devices. Plenums shall have round collars for connection of flexible duct. Each LSD shall be provided with a lined steel plenum with tappings for round duct connections as indicated. Maximum NC level per ADC shall not exceed 35 at design airflow. Liner shall conform to NFPA 90A 25/50 requirements. Border option to be selected by Architect and shall be appropriate for the installation location. Borders in drywall ceiling shall have mud-in flange unless otherwise directed.

7. Return (LRS)

a. Linear return slots shall equal specified LSD with the following exceptions:

i. Plenums shall be lined in accordance with UL 181 and NFPA 90A for two and four foot sections, and insulated light shields where plenums do not fit.
ii. Pattern controls are not required.

3. Exhaust (LES)

a. Linear exhaust slots shall equal specified LSDs with the following exceptions:

i. Plenums shall be lined in accordance with UL 181 and NFPA 90A.
ii. Pattern controls shall be used for dampering only.

J. Transfer Grilles (TG)

1. Transfer grilles shall be similar to return air grilles (RAG).

K. Architectural Linear Slots (ALS)

1. Supply (ALSD)

a. Architectural linear slot diffusers shall be Titus FL-20 wide body linear diffuser. Diffuser shall be aluminum construction with one (1) 2" wide slot. Diffuser shall be equipped with an individually adjustable pattern controller. Each ALSD shall be provided with a lined stem plenum with tappings for round duct connections as indicated. Maximum NC level per ADC shall not exceed 35 at design airflow. Linear shall conform to NFPA 90A 25/50 requirements. All inactive sections of the LSD considered as ALSR devices. Border option to be selected by Architect and shall be appropriate for the installation location. Borders in drywall ceiling shall have mud-in flanges unless otherwise directed. Device shall be custom curved as required to match the nearest wall.

2. Return (ALSR)

a. Architectural return slot to be same as supply with the exception that the pattern controllers shall be removed to allow maximum free area. All returns shall be fitted with lined plenums for two and four foot sections, and insulated light shields where plenums do not fit.

3.0 EXECUTION

3.01 INSTALLATION

A. Air distribution devices shall be installed as indicated and in conformance with the manufacturer's recommendations. The color, frame, and border types shall be coordinated with Architectural requirements and shall be selected to install in the finished surface indicated.

B. All air distributions devices to be reused shall be installed the same way as indicated for new devices. All existing color, frame, and border types shall modified as required to match new device requirements.

C. All air distribution devices with blade orientations shall be coordinated with Architect. Specific attention is called to devices in exposed ceiling areas, including wall-mounted.

3.02 ADJUSTMENT

A. Grilles, registers, diffusers, etc. shall be tested and adjusted to provide the scheduled air flow capacities.

B. All devices shall have adjustable and accessible volume dampers. Where dampers are not or will not be accessible without access panels, provide and install remote balancing cable control system, Young Regulator or equal. Adjustment shall be from the face of the air distribution device, coordinated with the Air Distribution Manufacturer. Coordinate the location and size of the damper with the Installation.

C. All adjustable air distribution devices located within three feet of any wall or kitchen hood shall be set to blow directly away from, or parallel to, the wall or hood. All air distribution patterns near kitchen hoods shall be coordinated with the Kitchen Hood Manufacturer.

D. In all slot diffuser applications, the inactive sections of the slot shall be finished with perforated steel, painted flat black, selected to match the SDs. These sections shall be open to the plenum as a return air path. Inactive sections shall have an insulated light shield.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

Date	Description
01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.01.09 16:16:30-05'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - MECHANICAL

Scale

M0.003

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
2026.1.47:00 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
M0.003 RWK 2026-05-27.pdf

FIRE ALARM GENERAL NOTES:
(APPLY THIS SHEET ONLY)

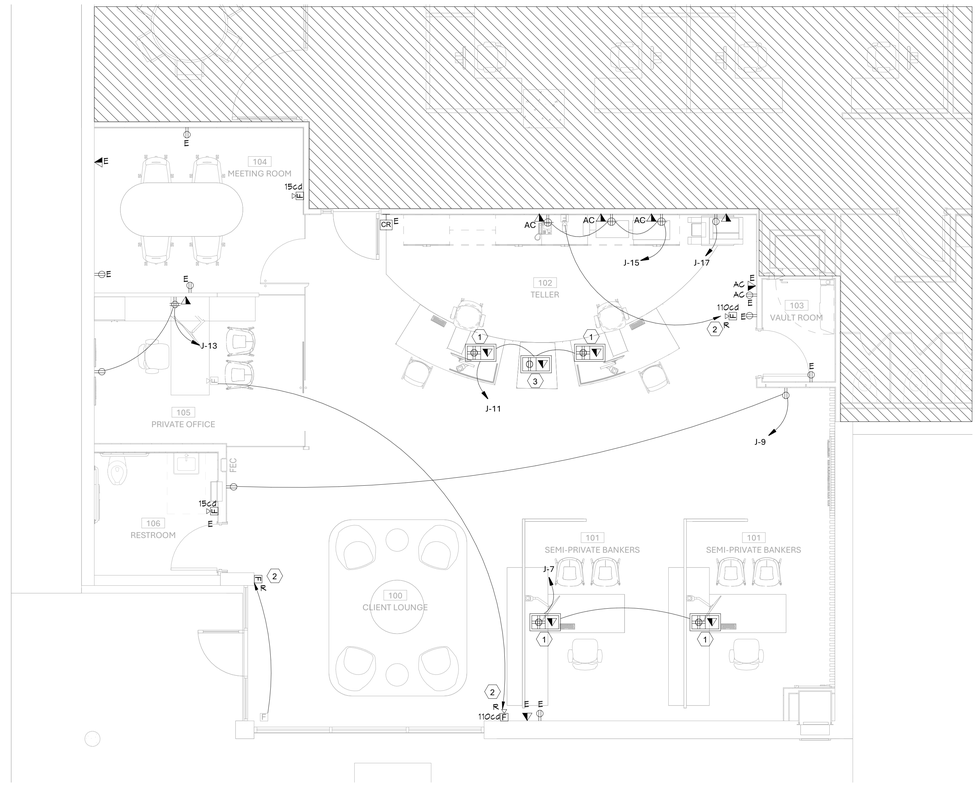
1. COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.
2. HATCHED AREA NOT IN THIS SCOPE OF WORK.
3. 'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.
4. ALL FIRE ALARM CABLING SHALL BE IN EMT WHERE EXPOSED. ANY FIRE ALARM CABLING ABOVE THE CEILING SHALL BE PLENUM RATED.
5. FOR EXISTING AND/OR RELOCATED DEVICES ADJUST STROBE LEVELS TO APPROPRIATE RATING SHOWN. IF ADJUSTABILITY IS UNAVAILABLE REPLACE WITH NEW.
6. FIRE ALARM SOUND LEVELS AND INTELLIGIBILITY SHALL COMPLY WITH CHAPTER 9 OF THE FL STATE BUILDING CODE.
7. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED FIRE ALARM DEVICES, INCLUDING THEIR HOUSING, LENSES, ETC.... PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.
2. HATCHED AREA NOT IN THIS SCOPE OF WORK.
3. 'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.
4. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED ELECTRICAL DEVICES, INCLUDING THEIR COVERPLATES. PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.
5. ALL ACCESS CONTROLLED EGRESS DOORS SHALL BE PROVIDED PER LOCAL BUILDING CODE TO ALLOW FREE EGRESS AT ALL TIMES. DELAYED EGRESS SHALL NOT BE MORE THAN 15 SECONDS. REFER TO ARCHITECTURAL AND SECURITY DRAWINGS FOR COMPLIANCE WITH THIS CODE SECTION. SEE THE FIRE ALARM SEQUENCE OF OPERATION ON SHEET E0.01 FOR FURTHER DETAILS.
6. ALL ABANDONED AND UNUSED JUNCTION BOXES, BOXES WITH BLANK COVERPLATES, AND DATA OUTLET LOCATIONS NOT SHOWN ON THIS PLAN ARE TO BE DEMO'D. PATCH ANY EXISTING TO REMAIN WALLS TO A LIKE NEW CONDITION. ANY RECEPTACLE, WITHIN THE SCOPE OF WORK AREA, NOT SHOWN TO REMAIN SHALL BE REMOVED. ALL ASSOCIATED CONDUIT AND WIRING SHALL BE REMOVED BACK TO ITS SOURCE.
7. DEDICATED OUTLETS SHALL BE 20A RATED, U.N.O.
8. COORDINATE ALL SAW CUTTING LOCATIONS THROUGH SLAB WITH THE ARCHITECT AND OWNER PRIOR TO CUTTING. FOR ANY SLAB WITH POST-TENSION CABLING A SCAN SHALL BE PROVIDED TO LOCATE ANY OBSTRUCTIONS.
9. RECEPTACLES SHALL BE INSTALLED PER ANSI A117.1.
10. LABEL ALL OUTLETS AND JUNCTION BOXES WITH THE CORRESPONDING CIRCUIT DESIGNATION. LABEL TO BE TYPEWRITTEN; BLACK LETTERS ON WHITE BACKGROUND.
11. CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE. CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.
12. PROVIDE PULL STRINGS FOR ALL EMPTY CONDUIT. EACH NON-TERMINATED CONDUIT END SHALL BE PROVIDED WITH A BUSHING.
13. DIVISION 26 CONTRACTOR SHALL COORDINATE WITH DIVISION 23 TO MAKE SURE RETURN AIR OPENINGS ARE KEPT CLEAR OF ANY CONDUITS.
14. ALL RECEPTACLES WITHIN 6'-0" OF ANY WATER SOURCE SHALL BE 'GFCI' TYPE.

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

1. FLOOR BOX LOCATION. PROVIDE A WIREMOLD EVOLUTION SERIES ON-GRADE FLOOR BOX WITH QUAD RECEPTACLE AND PLATES FOR TELE/DATA. ROUTE (1) 1-1/4" EMPTY CONDUIT UP THE NEAREST WALL TO THE ACCESSIBLE CEILING ABOVE FOR LOW-VOLTAGE CABLING.
2. EXISTING FIRE ALARM DEVICE TO BE RELOCATED. EXTEND ALL ASSOCIATED CONDUIT AND WIRING AS REQUIRED.
3. FLOOR BOX LOCATION. PROVIDE A WIREMOLD EVOLUTION SERIES ON-GRADE FLOOR BOX WITH DUPLEX RECEPTACLE AND PLATES FOR TELE/DATA. ROUTE (1) 1-1/4" EMPTY CONDUIT UP THE NEAREST WALL TO THE ACCESSIBLE CEILING ABOVE FOR LOW-VOLTAGE CABLING.



1 E1.101 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"

FIRE
F/A REQ.: FIRE ALARM WORKING PLANS SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY FIRE ALARM SYSTEM IS INSTALLED OR REMODELED. FIRE ALARM DEVICES IN ADDITION TO THOSE SHOWN ON THIS PLAN MAY BE REQUIRED
TAYLOR, KARTHIS, 5/19/2026 7:08:02 AM

FIRE
F/A REQ.: FIRE ALARM WORKING PLANS SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY FIRE ALARM SYSTEM IS INSTALLED OR REMODELED. FIRE ALARM DEVICES IN ADDITION TO THOSE SHOWN ON THIS PLAN MAY BE REQUIRED
TAYLOR, KARTHIS, 5/19/2026 7:06:35 AM

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall
Date: 2026.03.11 15:56:08-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - ELECTRICAL

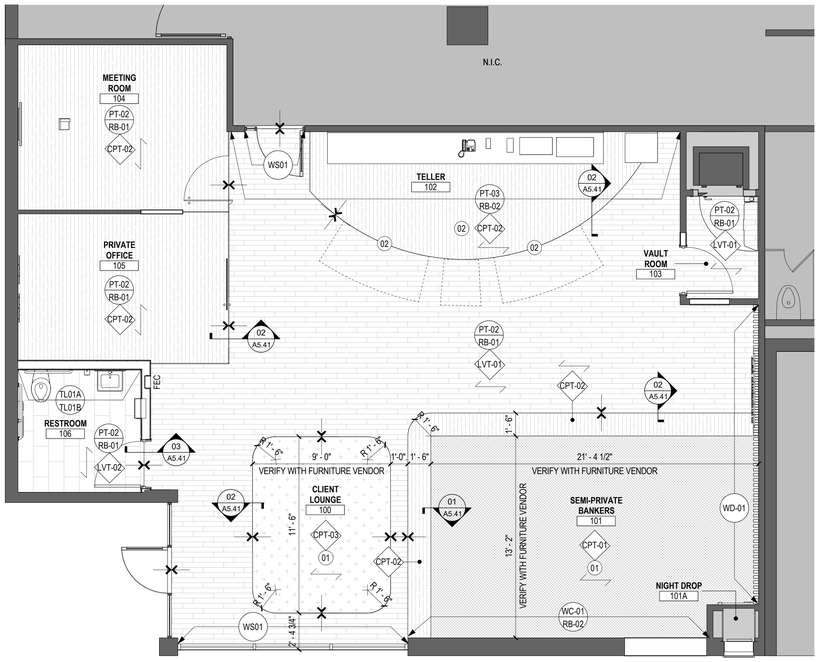
Scale
1/4" = 1'-0"

E1.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt 3/9/2026 10:05:05 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E1.101 - Signed.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 5/19/2026 7:07:12 AM FIRE Reference Only.



01 FINISH PLAN

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

SHEET NOTES

01 VERIFY FINAL DIMENSIONS OF ACCENT CARPET WITH FURNITURE VENDORS FURNITURE LAYOUT

02 RADIUS OF ACCENT CARPET TO MATCH RADIUS OF TELLER POD. VERIFY FINAL DIMENSIONS OF ACCENT CARPET WITH FURNITURE VENDORS FURNITURE LAYOUT

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.

B. REFER TO SHEET G1.01 FOR GRAPHIC SYMBOLS AND ABREVIATIONS.

C. ON TYPICAL FLOORS PATCH AND EXTEND RESILIENT BASE AS NECESSARY WITH NEW TO MATCH EXISTING.

D. REFER TO SHEET A5.41 FOR TRANSITION DETAILS.

E. UNLESS NOTED OTHERWISE FINISHES TO BE:
a.WALL : PT02
b.WALL BASE: RB01

F. SEALANT AND CAULKING COLORS TO MATCH ADJACENT SURFACE.

G. ALL ITEMS VISIBLE IN SPACE TO BE FINISHED. MISCELLANEOUS UNFINISHED ITEMS AND DEVICES TO BE REVIEWED WITH ARCHITECT AND OWNER FOR FINAL FINISH.

H. UNLESS NOTED OTHERWISE ALIGN FLOORING TRANSITION WITH CENTERLINE OF DOOR. IF NO DOOR, ALIGN WITH FINISHED BASE.

I. ALL COLOR FINISHES FOR TRANSITION STRIPS TO BE SELECTED BY ARCHITECT PRIOR TO MANUFACTURE AND INSTALLATION.

J. UNLESS NOTED OTHERWISE CONTINUE SCHEDULED FLOORING UNDER MILLWORK.

K. COVER PLATES TO MATCH ADJACENT FINISH COLOR, UNLESS NOTED OTHERWISE. REPLACE ANY EXISTING OUTLETS AND COVER PLATES THAT DO NOT MATCH NEW.

L. GC TO PROVIDE AND INSTALL ROLLER BLINDS WS01 AT ALL GLAZED OPENINGS.

M. ALL EXISTING OUTLETS, SWITCHES, MEDICAL DEVICES, THERMOSTATS, WALL DEVICES, ETC. TO BE REMOVED, PATCHED, SANDED, AND PAINTED.

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler

M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A

BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA — PABLO G. GARCIA — AR99297 — REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, OU=Author:A01410D000000B8AE3CA410003210B, O=GENSLER, C=US
Location: Miami, FL
I am approving this document. My terms defined by the placement of my signature on this document.
Contact Info: 305.350.7070
Date: 2026.03.12 10:52:19-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

FINISH PLAN

Scale

1/4" = 1'-0"

A1.301

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.17(9.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:40 PM

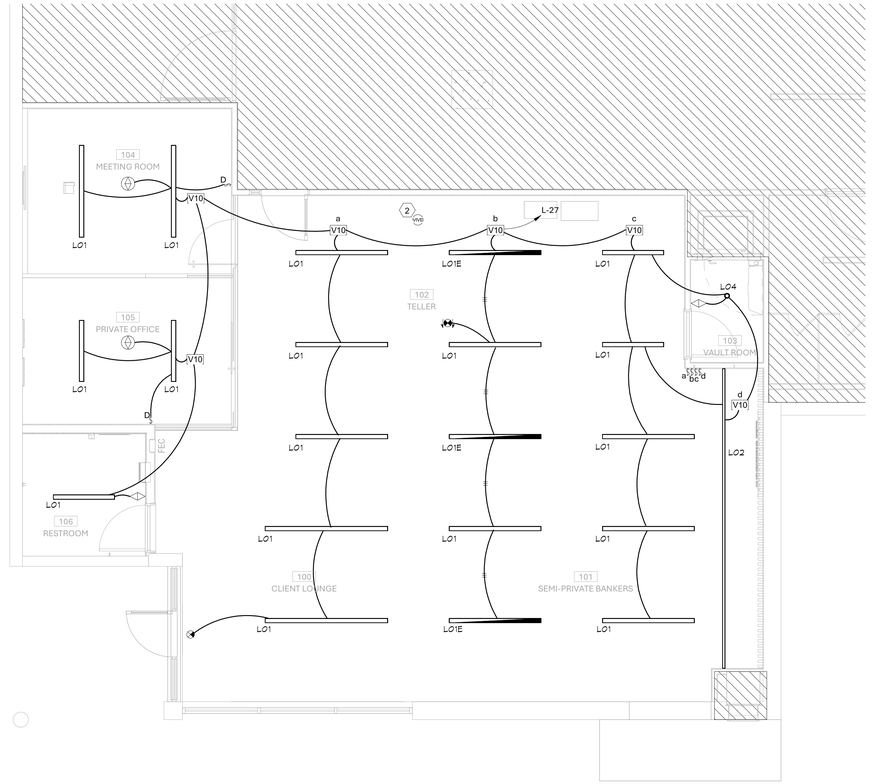
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A1.301 RWK 2026-05-27.pdf

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, DETAILS, AND LIGHTING NOTES FOR FURTHER INFORMATION OF DEVICE PLACEMENT AND OTHER RELEVANT INFORMATION.
2. HATCHED AREA IS NOT IN SCOPE OF WORK.
3. 'E' DENOTES EXISTING FIXTURE/DEVICE TO REMAIN. 'R' DENOTES EXISTING FIXTURE/DEVICE TO BE RELOCATED.
4. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED LIGHT FIXTURES, THEIR CONTROL DEVICES, AND EXIT SIGNS. PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.
5. SEE ELECTRICAL SYSTEM AND EQUIPMENT SCHEDULE FOR LIGHTING POWER DENSITY INFORMATION.
6. ALL LIGHT FIXTURES CONTAINING BATTERY PACK FOR EMERGENCY LIGHTING SHALL BE CONTROLLED WITH THE GENERAL LIGHTING IN THE ROOM/AREA. PROVIDE AN ADDITIONAL UNSWITCHED "HOT" CONDUCTOR TO THESE LIGHTING FIXTURES.
7. ALL SWITCHES FOR LIGHTS, SHADES, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL BE GANGED TOGETHER AND SHARE A MULTI-GANG COVER PLATE WHERE POSSIBLE.
8. REFER TO SHEET E0.101 FOR LOCATION OF ELECTRICAL DISTRIBUTION PANELS.
9. ALL EXIT SIGNS ARE TYPE 'X' UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO CLEAN AND RE-LAMP ALL EXISTING AND/OR RELOCATED FIXTURES.
11. PROVIDE NEW DISCONNECTING MEANS AS REQUIRED FOR ALL DISCONNECTED/ RECONNECTED RELOCATED FLUORESCENT LIGHT FIXTURES PER NEC 410.130.G.
12. LOWER CASE LETTERS IN LIGHTING FIXTURES AND ADJACENT TO SWITCHES IN EACH INDIVIDUAL ROOM/AREA INDICATE WHICH LIGHT FIXTURE IS TO BE CONTROLLED FROM EACH CORRESPONDING SWITCH IN THAT ROOM/AREA.
13. ALL CONTROL CABLING PROVIDED AS A PART OF ANY LIGHTING CONTROL SYSTEM SHALL BE PLENUM RATED.
14. CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE. CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.
15. REFER TO SHEET E0.04 FOR LIGHTING CONTROL SYSTEM DETAILS AND REQUIREMENTS. A SEQUENCE OF OPERATION IS INCLUDED FOR EACH SPACE TYPE.

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

1. LIGHTING AND ITS CONTROL ARE EXISTING TO REMAIN IN THIS ROOM.
2. LUTRON VIVE HUB LOCATION. REFER TO DETAIL 2/E0.04 FOR FURTHER DETAILS. PROVIDE 120V INPUT CONNECTION FROM THE AREA LIGHTING CIRCUIT.



1 E2.101 FLOOR PLAN - LIGHTING
1/4" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.01.20 16:45:26-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - LIGHTING

Scale
1/4" = 1'-0"

E2.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
1/20/2026 12:44:21 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 01.12.2026 12:20:17 PM
E2.101 RWK 2026-05-27.pdf

Linda@RCofusa.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

M20260154 83 BLC2026-1289 3226015483

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address 5901 Miami lakes Dr East
Folio 32-2024-015-0010
Lot _____ Block _____
Subdivision _____ PBpg _____
Metes and bounds _____

CONTRACTOR INFORMATION

Contractor No. CBC056707
Last four (4) digits of Qualifier No. 1369
Contractor Name Retail Contractors of Puerto Rico
Qualifier Name Sean Pfent
Address 10220 US Highway 19 ste 401
City Port Richey State FL Zip 34568

TYPE OF IMPROVEMENTS

- [ ] New Construction on Vacant Land
- [X] Alteration Interior
- [ ] Alteration Exterior
- [ ] Relocation of Structure
- [ ] Enclosure
- [ ] Repair
- [ ] Repair Due to Fire
- [ ] Demolish
- [ ] Shell Only
- [ ] Addition Attached
- [ ] Addition Detached
- [ ] Re-Roof
- [ ] Foundation Only
- [ ] Tent

Current use of property Bank
Description of Work Interior Renovations Paint, new flooring, light fixtures + diffusers
Sq. Ft. 1151 Units _____ Floors _____
Value of Work 394,571.00

PERMIT TYPE

- [X] MBLD* Category 01
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

REVIEW STATUS

- [ ] Chg. Contractor
- [ ] Re-Issue
- [ ] Re-Stamp
- [ ] Revision
- [ ] Not Applicable for Fire

OWNER'S NAME

Owner The Graham Companies
Address 6843 Main St
City Miami lakes State FL Zip 33014
Phone 305-817-4027
Last four (4) digits of Owner's Social Security No. _____

PERSON TO PICK UP PLANS

Name Linda Neder
Address 27771 SW 133rd PL
City Homestead State FL Zip 33032
Phone 786-205-1242

ARCHITECT / ENGINEER

Owner Gensler
Address 45 Fremont st ste 1500
City San Francisco State CA Zip 94105
Phone 415-433-3700

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

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.

1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

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.

123_01-192 5/17

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
MDC PERMIT APP.pdf
Examiner Date Time Stamp Trade Stamp Name
TAYLOR, KARTHIS 5/19/2026 6:47:24 AM FIRE Reference Only.

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/4/2026 1:43:40 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226015483
Reviews to rework:	DASB
Comments:	

FIRE ALARM GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.
2. HATCHED AREA NOT IN THIS SCOPE OF WORK.
3. 'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.
4. ALL FIRE ALARM CABLING SHALL BE IN EMT WHERE EXPOSED. ANY FIRE ALARM CABLING ABOVE THE CEILING SHALL BE PLENUM RATED.
5. FOR EXISTING AND/OR RELOCATED DEVICES ADJUST STROBE LEVELS TO APPROPRIATE RATING SHOWN. IF ADJUSTABILITY IS UNAVAILABLE REPLACE WITH NEW.
6. FIRE ALARM SOUND LEVELS AND INTELLIGIBILITY SHALL COMPLY WITH CHAPTER 9 OF THE FL STATE BUILDING CODE.
7. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED FIRE ALARM DEVICES, INCLUDING THEIR HOUSING, LENSES, ETC.... PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

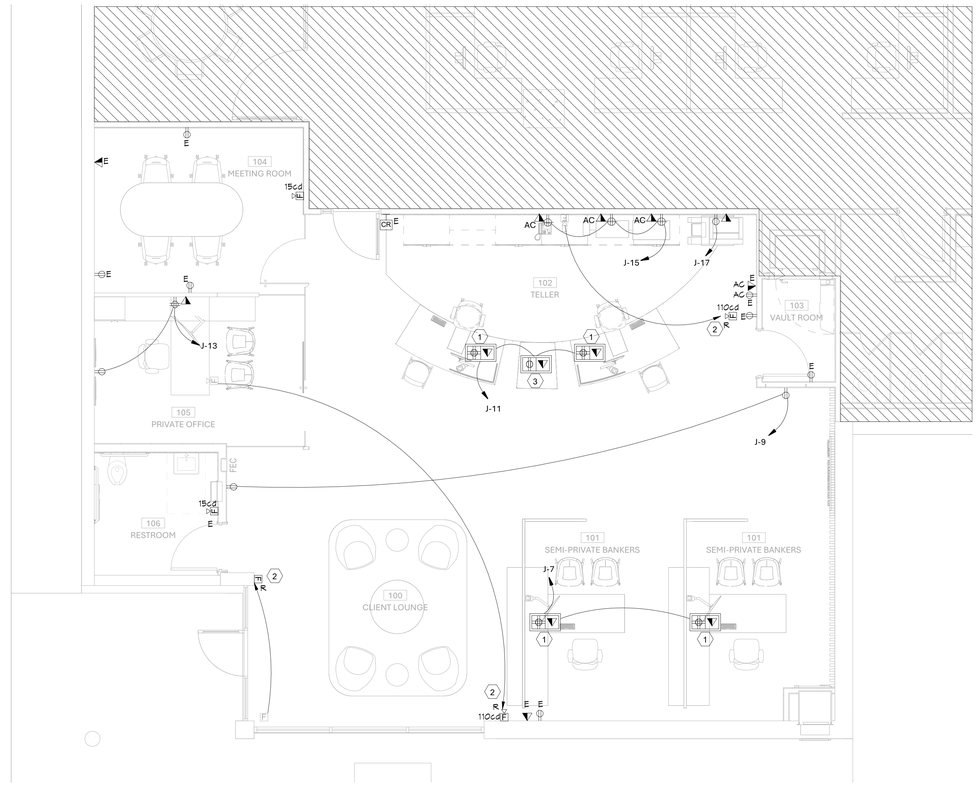
1. COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.
2. HATCHED AREA NOT IN THIS SCOPE OF WORK.
3. 'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.
4. VERIFY PROPER FUNCTIONALITY OF ALL EXISTING AND RELOCATED ELECTRICAL DEVICES, INCLUDING THEIR COVERPLATES. PROVIDE REPLACEMENTS AS REQUIRED IF ANY ARE NOT OPERATING AS INTENDED OR HAVE ABOVE NORMAL WEAR OR DEFECTS.
5. ALL ACCESS CONTROLLED EGRESS DOORS SHALL BE PROVIDED PER LOCAL BUILDING CODE TO ALLOW FREE EGRESS AT ALL TIMES. DELAYED EGRESS SHALL NOT BE MORE THAN 15 SECONDS. REFER TO ARCHITECTURAL AND SECURITY DRAWINGS FOR COMPLIANCE WITH THIS CODE SECTION. SEE THE FIRE ALARM SEQUENCE OF OPERATION ON SHEET E0.01 FOR FURTHER DETAILS.
6. ALL ABANDONED AND UNUSED JUNCTION BOXES, BOXES WITH BLANK COVERPLATES, AND DATA OUTLET LOCATIONS NOT SHOWN ON THIS PLAN ARE TO BE DEMO'D. PATCH ANY EXISTING TO REMAIN WALLS TO A LIKE NEW CONDITION. ANY RECEPTACLE, WITHIN THE SCOPE OF WORK AREA, NOT SHOWN TO REMAIN SHALL BE REMOVED. ALL ASSOCIATED CONDUIT AND WIRING SHALL BE REMOVED BACK TO ITS SOURCE.
7. DEDICATED OUTLETS SHALL BE 20A RATED, U.N.O.
8. COORDINATE ALL SAW CUTTING LOCATIONS THROUGH SLAB WITH THE ARCHITECT AND OWNER PRIOR TO CUTTING. FOR ANY SLAB WITH POST-TENSION CABLING A SCAN SHALL BE PROVIDED TO LOCATE ANY OBSTRUCTIONS.
9. RECEPTACLES SHALL BE INSTALLED PER ANSI A117.1.
10. LABEL ALL OUTLETS AND JUNCTION BOXES WITH THE CORRESPONDING CIRCUIT DESIGNATION. LABEL TO BE TYPEWRITTEN; BLACK LETTERS ON WHITE BACKGROUND.
11. CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE. CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.
12. PROVIDE PULL STRINGS FOR ALL EMPTY CONDUIT. EACH NON-TERMINATED CONDUIT END SHALL BE PROVIDED WITH A BUSHING.
13. DIVISION 26 CONTRACTOR SHALL COORDINATE WITH DIVISION 23 TO MAKE SURE RETURN AIR OPENINGS ARE KEPT CLEAR OF ANY CONDUITS.
14. ALL RECEPTACLES WITHIN 6'-0" OF ANY WATER SOURCE SHALL BE 'GFCI' TYPE.

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

(1) FLOOR BOX LOCATION. PROVIDE A WIREMOLD EVOLUTION SERIES ON-GRADE FLOOR BOX WITH QUAD RECEPTACLE AND PLATES FOR TELE/DATA. ROUTE (1) 1-1/4" EMPTY CONDUIT UP THE NEAREST WALL TO THE ACCESSIBLE CEILING ABOVE FOR LOW-VOLTAGE CABLING.

(2) EXISTING FIRE ALARM DEVICE TO BE RELOCATED. EXTEND ALL ASSOCIATED CONDUIT AND WIRING AS REQUIRED.

(3) FLOOR BOX LOCATION. PROVIDE A WIREMOLD EVOLUTION SERIES ON-GRADE FLOOR BOX WITH DUPLEX RECEPTACLE AND PLATES FOR TELE/DATA. ROUTE (1) 1-1/4" EMPTY CONDUIT UP THE NEAREST WALL TO THE ACCESSIBLE CEILING ABOVE FOR LOW-VOLTAGE CABLING.



1 E1.101 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradey Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradey Hall
Date: 2026.01.20 16:46:26-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - ELECTRICAL

Scale
1/4" = 1'-0"

E1.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
1/20/2026 12:44:20 PM

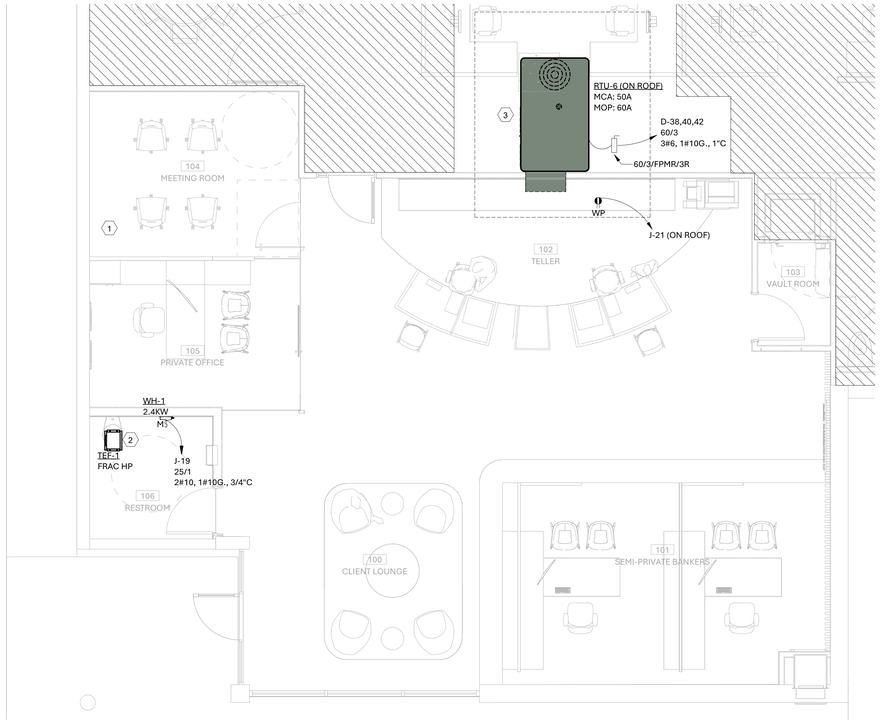
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 01/12/2026 12:20:17 PM
E1.101 RWK 2026-05-27.pdf

GENERAL NOTES:
(APPLY THIS SHEET ONLY)

1. **COORDINATE ALL DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH THE ARCHITECT & FURNITURE VENDOR PRIOR TO INSTALLATION.**
2. **HATCHED AREA NOT IN THIS SCOPE OF WORK.**
3. **'E' DENOTES EXISTING DEVICE TO REMAIN. 'R' DENOTES EXISTING DEVICE TO BE RELOCATED.**
4. **CIRCUIT HOMERUN DESIGNATIONS ARE NOTED FOR DESIGN INTENT ONLY BASED ON FIELD OBSERVATIONS OF EXISTING PANEL SCHEDULES, WHERE AVAILABLE.**
5. **CONTRACTOR TO CONFIRM ALL SPARE CIRCUIT BREAKERS AND THOSE MADE AVAILABLE DUE TO DEMOLITION.**
6. **REFER TO SHEET E0-101 FOR LOCATION OF ELECTRICAL DISTRIBUTION PANELS.**

LEGEND NOTES:
(APPLY THIS SHEET ONLY)

1. EXISTING EXHAUST FAN BEING REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE.
2. EXISTING EXHAUST FAN BEING REPLACED AND RELOCATED. REMOVE OLD ASSOCIATED CONDUIT AND WIRING FROM PREVIOUS EXHAUST FAN. PROVIDE NEW CONNECTION AS SHOWN. NEW EXHAUST FAN TO BE INTERLOCKED WITH LIGHT SWITCH.
3. NEW RTU REPLACING OLD RTU. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO ITS SOURCE. PROVIDE NEW CONNECTION AS SHOWN.



1 E3.101 FLOOR PLAN - MECHANICAL CONNECTIONS
1/4" = 1'-0"

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW &A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△ Date	Description
01.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall
Date: 2026.01.20 16:46:52-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
FLOOR PLAN - MECHANICAL CONNECTIONS

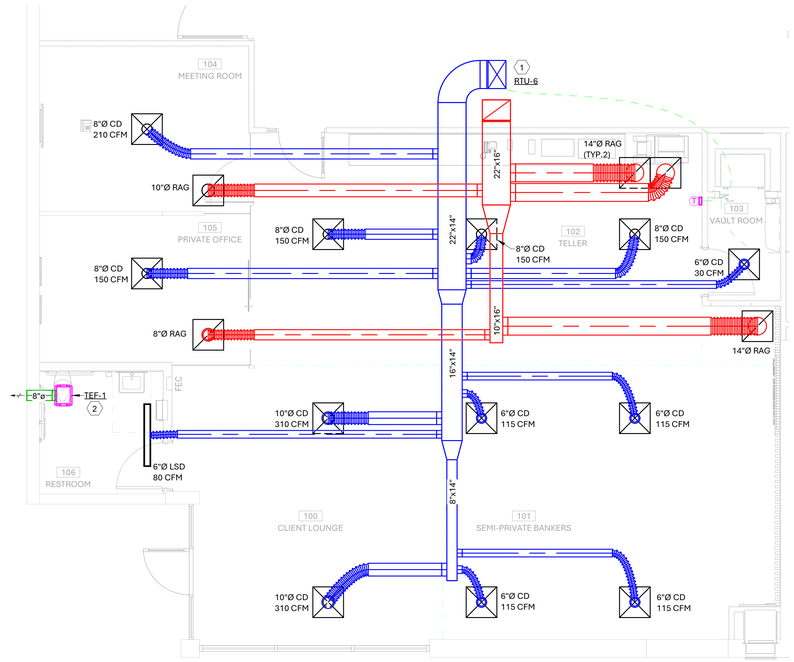
Scale
1/4" = 1'-0"

E3.101

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
1/20/2026 12:44:22 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 01/12/2026 12:20:17 PM
E3.101 RWK 2026-05-27.pdf



1 M1.001 FIRST FLOOR PLAN - MECHANICAL

1/4" = 1'-0"

KEY NOTES: (APPLY TO THIS SHEET ONLY)

1. CONTRACTOR TO REPLACE EXISTING RTU WITH RTU SCHEDULED ON SHEET M0.001. REFER TO DETAIL 2/M0.001. NEW UNIT SHALL MAINTAIN ALL MANUFACTURER & NEC REQUIRED CLEARANCES. COORDINATE WITH ELECTRICAL.
2. CONTRACTOR TO REPLACE EXISTING BATHROOM EXHAUST FAN WITH NEW CEILING EXHAUST FAN AS SCHEDULED ON SHEET M0.001. TERMINATE EXHAUST THROUGH SIDEWALL OF BUILDING AND CAP WITH 8"Ø GREENHECK CAP MODEL WC-8. FINISH SHALL MATCH EXTERIOR BUILDING.

GENERAL NOTES: (APPLIES TO ALL SHEETS)

1. EXACT LOCATION OF ALL AIR DISTRIBUTION DEVICES SHALL BE COORDINATED WITH THE ARCHITECTURAL RCP.
2. COORDINATE ALL WORK ON OTHER FLOORS AND IN OTHER TENANT SPACES WITH OWNERS REP SO THAT WORK DOES NOT INTERFERE WITH OTHER TENANTS.
3. REPAIR AND REPLACE ANY DUCTWORK THAT DOES NOT MEET SPECIFICATION SECTION 233100. SEAL ANY HOLES IN DUCTWORK AIRTIGHT WITH SHEET METAL AND "HARDCAST."
4. COORDINATE THE EXACT LOCATION OF ALL THERMOSTATS WITH FINAL FURNITURE LAYOUT, EQUIPMENT LAYOUT, ARCH AND OWNERS REPRESENTATIVE. NEW T'STATS SHALL MATCH BASE BUILDING T'STATS IN EVERY RESPECT. CONTRACTOR SHALL TIE NEW T'STATS INTO BUILDING EMS AND UPDATE IT ACCORDINGLY.
5. ALL NEW TERMINAL UNITS SHALL MATCH BASE BUILDING STANDARDS IN EVERY ASPECT. NEW UNITS SHALL TIE INTO BASE BUILDING EMS.
6. RELOCATE ALL SPRINKLER AND PLUMBING PIPING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT.
7. AIR QUANTITIES AS SHOWN SHALL BE USED TO BALANCE SYSTEM PER NEW LAYOUT. CONTRACTOR SHALL VERIFY ACTUAL CAPACITY (CFMs) OF THE EXISTING UNIT AND DISTRIBUTE THEM PROPORTIONALLY TO CFMs SHOWN TO ALL DIFFUSERS.
8. PROVIDE ADD/ALTERNATE PRICING TO REPLACE THE EXISTING PACKAGED ROOFTOP UNIT AS SCHEDULED ON SHEET M0.001 AND REPLACE EXISTING DUCTWORK WITH NEW DUCTWORK SIZED AS SHOWN ON FLOOR PLAN.

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452_MEP-R24.rvt
2026.2.08:33 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 03/11/2026 12:26:17 PM
M1.001 - Signed.pdf

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:32:15-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

FIRST FLOOR PLAN - MECHANICAL

Scale

1/4" = 1'-0"

M1.001

© 2022 Gensler

SECTION 23 37 23

HVAC GRAVITY VENTILATORS AND LOUVERS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 37 23 and the accompanying drawings cover the provisions of all labor, equipment, appliances and materials, and performing all operations in connection with the fabrication, construction and installation of the louvers, air inlet and air outlet devices as specified herein and as shown.

C. Coordinate with Architectural plans and specifications for all louvers subject to public view. Architectural documents shall supersede this specification section, except Architectural louvers must meet the free area noted in the Division 23 plans, and louvers exposed to rain must be stormproof.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, finished louvers, air inlet and air outlet devices as shown and specified which are free of leaks.

1.03 BASIS OF DESIGN

A. The basis of design is as outlined for each louver and device in the 2.0 PRODUCTS subsection. Any proposed substitutions shall be proven equal in all respects to the equipment specified as the basis of design.

2.0 PRODUCTS

2.01 STORMPROOF LOUVERS

A. Louvers shall be stormproof, depth to match the width of the wall but no less than 4" deep, and of all-welded construction fabricated from 12 gauge extruded aluminum alloy 6063-T5. Blades shall be slanted at 45 degrees and feature an integral water baffle.

B. Louvers shall be fitted with a 1/2" mesh 16 gauge aluminum birdscreen in an aluminum frame.

C. Finish shall be 70% PVDF in a color selected by the Architect at the time of submittal review. Finish shall have a minimum of a 10 year warranty.

D. The performance standards shall be certified by the Manufacturer in accordance with the AMCA Certified Ratings Program and the louver shall carry the AMCA Seal.

E. Performance Standards

1. Maximum static pressure drop at 600 FPM velocity through the free area – 0.065" W.C.
2. No water penetration at up to 760 FPM velocity through the free area.
3. Minimum free area in relation to gross overall area – 53%.

F. The basis of design is Greenheck. Acceptable equal manufacturers are Louvers & Dampers, Inc., Airolite, Ruskin, Greenheck, Pottorff, Nailor, and Construction Specialties.

2.02 GRAVITY INTAKE AND RELIEF HOODS

A. Hoods shall be constructed from 0.063" thick aluminum sheets with rolled interlocking seams or all welded construction.

B. Relief hoods shall be fitted with a 1/2" x 1/2" galvanized birdscreen and backdraft damper.

C. Intake hoods shall be fitted with 1" thick cleanable filters.

D. All hoods shall be provided complete with 12" high roof curbs. Roof curbs shall be of aluminum construction, insulated, canted and complete with wood nailer strips. Insulation shall meet NFPA 25/50 flame spread/smoke developed ratings.

E. All hoods with a throat area of 12 square feet or less shall have hinged hoods.

F. Performance Standards

1. Maximum total pressure drop at 600 FPM throat velocity through the free area.
   a. Intake Hoods – 0.125" WC
   b. Relief Hoods – 0.08" WC

G. The basis of design is Greenheck Fabra Hood. Acceptable equal manufacturers are Louvers & Dampers, Inc., and Carnes.

3.0 EXECUTION

3.01 INSTALLATION

A. Units shall be installed as indicated and in conformance with the manufacturer's recommendations. Coordinate the actual devices to be provided with all trades.

B. All devices shall be free of leaks, provided completely finished, trimmed, adjusted, cleaned and ready for use. They shall be properly secured to the structure.

C. Louvers with ductwork connections or future duct connections (louvers for future tenant connection) shall have a minimum of 12" deep insulated sheetmetal plenum back-box.

D. Insulated sheetmetal blank-offs shall be provided over all inactive sections or sections for future tenant use of louvers where the Architectural size exceeds the mechanical requirements.

END OF SECTION

SECTION 23 74 00

PACKAGED OUTDOOR HVAC EQUIPMENT

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for HVAC Section 23 05 00.

B. This Section 23 74 00 and the accompanying drawings cover the provisions of all labor, equipment, appliances and materials, and performing all operations in connection with the construction and installation of the packaged rooftop units as specified herein and as shown. This work includes, but is not limited to, the following:
1. Packaged rooftop units including curbs and accessories
2. Control system (interlocked to the units)

C. Units shall be self-contained, rooftop curb-mounted, single package type. The rooftop units shall be completely factory-assembled as a unitary package complete with operating controls and shall be completely piped, internally wired and fully charged with refrigerant. Only one electrical power connection shall be required.

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete, operable, adjusted single package rooftop units, as shown and specified which are free of excessive noise and vibration.

1.03 BASIS OF DESIGN

A. The basis of design is as scheduled. Any proposed substitutions or equals by other manufacturers shall be proven equal in all respects to the equipment specified as the basis of design. Particular attention is called to the requirements of Section 23 05 00.

B. Acceptable substitute manufacturers are Trane, Carrier, and Daikin.

2.0 PRODUCTS

2.01 CURB

A. Each unit shall be provided with a full perimeter roof curb. The roof curb shall be of the same Manufacturer as the unit, shall support the unit and provide a watertight enclosure to protect ductwork and utility services. Curb design shall comply with National Roofing Contractors Association requirements. Supply/return air opening gasketing shall be provided. Channel shall be provided allowing for adjustment of return air opening location to match the building structural frame indicated.

B. All duct and utility connections shall be routed through bottom of unit within the curb perimeter.

2.02 UNIT CABINETS

A. Rooftop unit cabinets shall be formed, galvanized steel construction with welded base assembly. Galvanized steel surfaces shall be bonderized and painted with baked acrylic enamel for complete weather protection. All sheet metal screws shall be stainless steel. The outside air dampers shall be low leak gasketed dampers which must match and interlock with the single package rooftop units. Cabinets shall be fully insulated.

B. Unit cabinets shall be designed for curb mounting and mate with the full perimeter roof curb for a complete weathertight seal. Unit sides shall overhang the curb to form protective drip lip.

C. Access doors for the filter section and the fan section of all units sized 20 nominal tons and larger shall be hinged, walk-in type.

2.03 COMPRESSOR SECTION

A. Compressor section refrigeration system shall be factory charged, ready for operation, providing minimum two stage cooling capacity (50% and 100%) on units of over 5 tons capacity, minimum of three stages on units of nominal 20 and 25 tons and minimum of four stages on units larger than 25 nominal tons. Compressor protection shall include high and low pressure control, outdoor ambient protection, compressor sump heat, three-phase overload protection, anticycling timer providing a minimum five (5) minute time shut down of unit on interruption of power or automatic control shutoff. Compressors shall have factory-installed service valves, vibration isolators, crankcase heaters, liquid line sight glasses, filter driers, and liquid line service valves.

2.04 EVAPORATOR COILS

A. Coils shall be aluminum plate fins mechanically bonded to copper tubes. They shall be of an intertwined design for equal circuit loading and to ensure a fully active coil on part-load operation to provide evenly conditioned air. Aluminum tubes shall not be acceptable.

2.05 FANS

A. Fans shall be either single or double wheels, forward-curved, Class 1 type, and mounted on a common shaft with adjustable sheave drive. All fans shall be statically and dynamically balanced and tested in the factory. Fan shall not pass through its first critical speed in order to meet the scheduled performance. Fan shaft shall be mounted on not less than two grease-lubricated ball bearings with all fan wheels mounted inboard of the bearings. The fan and motor assembly shall be mounted on a common base; on units with motor sizes larger than five (5) HP, the entire assembly shall be isolated from the rest of the unit by double deflection vibration isolators.

B. Variable air volume (VAV) units shall be complete with variable frequency inverter drives and matched inverter-duty motors.

C. Motors on VFDs shall have shaft-grounding rings.

2.06 ELECTRIC HEATING SECTIONS

A. Electric heating sections shall be furnished with nickel-chromium open coil resistance heating elements with each element protected by an automatic reset high-limit thermostat and manual reset high- limit thermostat for the primary and secondary overcurrent/thermal protection. Controls shall provide for multiple stage start-up and operation.

2.07 GAS HEATING SECTION

A. Gas heating sections shall be mounted downstream of evaporator coils and shall be certified by ACA for use on natural gas. Heating shall be accomplished with a minimum of two stages on units 7.5 tons nominal and larger.

B. Heat exchanger shall be fabricated from stainless steel, stress-relieved and free-floating.

C. The unit shall utilize an electronic, spark-ignition pilot light; not a standing pilot.

D. Each heating system shall include an induced draft combustion air exhaust fan protected by centrifugal switches, heat limit switches, time-delay relay, flame roll-out switches and pilot sensors. Heating controls shall consist of a redundant gas valve, intermittent pilot ignition with electric spark ignition system. Each unit shall be AGA certified.

2.09 CONTROLS AND ACCESSORIES – ALL SYSTEMS

A. All operating and safety controls shall be factory-installed and shall include solid state compressor overload protection, magnetic contactors, thermostatic expansion valve, refrigerant line drier and automatic damper motors.

B. Controls on electric heat section shall meet NEMA specifications and requirements.

C. During night setback operation, morning warm-ups after night setbacks and whenever the unit is off, the outside air dampers shall be fully closed and admit no outside air.

D. Interlocks shall be made to the duct-mounted smoke detectors in each unit's supply and return ductwork to shut the unit off and fully close the return air dampers to prevent migration of smoke upon its detection.

E. Provide a factory mounted disconnect and integral powered duplex GFI convenience outlet on all units. Coordinate with Division 26.

F. Provide downflow units with accessory condensate overflow switch in the primary drain pan. Switch shall be interlocked to shut the unit off in an overflow situation.

G. Provide with integral refrigerant leak detector. Upon detection, fan shall be fully enabled.

2.10 CONTROLS- non-VVT systems

A. A 24 volt transformer shall be provided to accommodate controls and accessories. Each unit shall be complete with an indoor thermostat and control panel complete with the following minimum list of features and capabilities:

1. Seven day programmable electronic thermostat for programming heating and cooling temperatures as well as night setback times and temperatures.
2. Battery back-up to protect the programs for up to 24 hours after a power failure.
3. Manual overrides and a failsafe program.

2.12 FILTERS

A. Units shall have 1-inch thick high-efficiency, throwaway filters in commercially available sizes. Filters shall be not less than 30%/30% average dust spot efficient when tested in accordance with ASHRAE Test Standard 52.2-2007; Farr 30/30 or an approved equal.

2.13 AIRSIDE ECONOMIZER

A. A differential enthalpy airside economizer shall be provided with each unit. The economizer shall be factory-assembled complete with dampers, electrical actuators, exhaust fans and all controls.

B. The outside air dampers shall be low-leakage type, with a maximum leakage of 3% at 3" WC static pressure. The dampers shall be spring operated to close during power failure.

C. The differential enthalpy sensor shall be adjustable for temperature and humidity setpoints.

D. If the cooling load is satisfied by the airside economizer alone, no mechanical refrigeration shall be initiated, and the economizer dampers shall be modulated to maintain the desired discharge air temperature. The economizer shall modulate up to its full open position to meet the cooling load. When the economizer is at its maximum outside air position and further cooling is required, mechanical refrigeration shall be utilized. When the enthalpy of the outside air is above its setpoint and during normal heating cycles, the outside air damper shall be at its minimum outdoor air position.

E. Provide with barometric relief on all units 5 tons or less, set by T&B to maintain positive building pressure.

F. Provide exhaust fan on units above 5 tons and shall be provided to prevent over-pressurization of the building during economizer mode, set by T&B to maintain positive building pressure. Provide variable frequency drives on exhaust fans in all units over 25 tons. Drives shall be controlled by a building pressure sensor.

G. The position of the return and outside air dampers shall also be controlled as specified elsewhere in response to unit and external controls.

3.0 EXECUTION

3.01 INSTALLATION

A. The packaged rooftop units and associated controls shall be installed in strict accordance with the manufacturer's recommendations.

B. The control system shall be completely wired under this Division 23. Wiring shall be in accordance with the NEC and shall meet all requirements for this installation.

3.02 STARTUP

A. Provide the services of a factory-trained and qualified Service Technician employed by the Unit Manufacturer who shall inspect the installation including external control interlock and electrical power connections; supervise leak testing, initial operation, calibration of operating and safety controls and supervise electrical testing including insulation resistance of motors and voltage balance between phases during starting and running.

B. This Service Technician shall forward a report in four (4) copies to the Owner when the unit is in safe and proper operating condition. This report shall include all pressure and control settings, meg readings, voltage readings per phase during start and run, and shall list minor discrepancies to be corrected that affect safe and reliable operation. One additional copy of the report shall be left in the unit control panel. One copy of bound installation, operation, maintenance service and parts brochures, including applicable serial numbers, full unit description and parts ordering sources, shall be placed in the unit control panel at the time of startup; four (4) additional copies shall be forwarded to the Owner.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barnett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No.84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.03.10 16:30:10-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - MECHANICAL

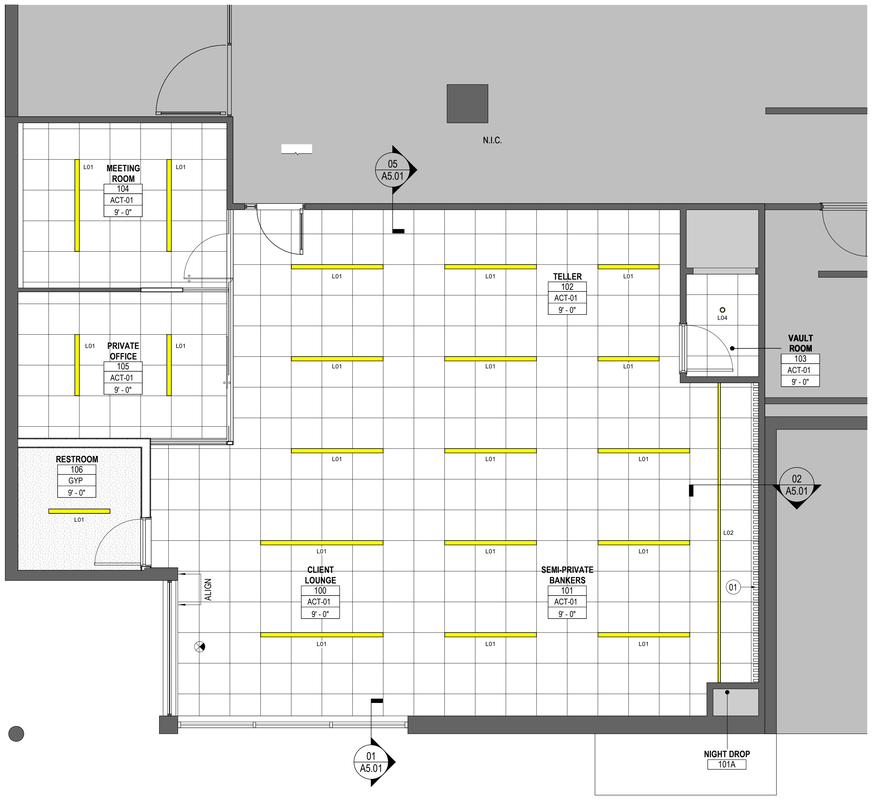
Scale

M0.004

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452 MEP-R24.rvt
3/10/2026 2:08:32 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:20:17 PM
M0.004 - Signed.pdf



01 REFLECTED CEILING PLAN

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

SHEET NOTES

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.
B. REFER TO SHEET G1.001 FOR GRAPHIC SYMBOLS AND ABREVIATIONS.
C. REFER TO LIGHTING SCHEDULE IN THE PROJECT MANUAL FOR LIGHTING SPECIFICATIONS AND DETAILS.
D. CENTER GRID AND TILE IN ROOMS AS SHOWN, UNLESS NOTED OTHERWISE.
E. SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
F. LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN CEILING GRID LINES. CENTER SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES, AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL CEILING PANELS, UNLESS NOTED OTHERWISE.
G. FINISH HVAC DIFFUSERS, DRAPERY/SHADE POCKETS, SPEAKER GRILLES AND OTHER ITEMS LOCATED IN CEILING TO MATCH ADJACENT FINISH, UNLESS NOTED OTHERWISE.
H. SPRINKLER HEADS TO BE CONCEALED TYPE THROUGHOUT AND CENTERED IN CEILING PANELS.
I. TYPICAL CEILING HEIGHT TO MATCH HEIGHT OF EXISTING CEILING TILE
J. ALL ACOUSTICAL CEILING PANELS TO BE CL01, U.N.O.
K. PROVIDE CEILING CLIPS TO ALL ACCESSIBLE CEILINGS IN ROOMS AND AREAS ADJACENT TO MECHANICAL AIR INTAKE.
L. LIGHT LOCATIONS TAKE PRECEDENCE OVER OTHER DEVICES INCLUDING SPRINKLER HEADS. SPRINKLER HEAD LOCATIONS TO BE ORGANIZED AND ALIGNED WITH LIGHTS IN AN ORDERLY MANNER. PROVIDE ADDITIONAL HEADS BEYOND MINIMUM COVERAGE REQUIREMENTS IF NECESSARY TO MAINTAIN CEILING DEVICE ORGANIZATION.

LEGEND

EXISTING TO REMAIN PARTITION

NON - RATED PARTITION

N.I.C.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, O=Gensler, OU=Gensler@SB4ESCM1000032C88, E=pablo_garcia@GENSLER.COM, C=US
Location: Miami, FL
I am approving this document to the terms defined by the placement of my signature on this document.
Contact Info: 305.250.7070
Date: 2026.03.12 10:52:13-04'00'

Pablo Garcia, AIA, REG. FL No. AR9297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
REFLECTED CEILING PLAN

Scale
1/4" = 1'-0"

A1.201

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.17(9.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:39 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
A1.201 RWK 2026-05-27.pdf

SECTION 260010

ELECTRICAL GENERAL

1.0 GENERAL

1.01 SCOPE

A. Division 26 includes all Specifications in the 260000 series and the accompanying Electrical Drawings. Provide all labor, materials and equipment, and all necessary operations to provide the complete scope of the electrical systems intended under this Division. Division 26 is not a stand-alone document, but a part of the complete Project Documents.

B. Attention is called to the fact that there are many interfaces between the work required in this Division and the work required in other Divisions. Provide the necessary interface and coordination with other Divisions to provide a complete project.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions, which will affect their work; especially the work to be performed above the existing ceilings.

B. When this project is finished, the work under this Division shall be complete in every respect, completely integrated with all the existing systems, and left in perfect operating condition. The electrical service to the building shall not be interrupted at any time without written coordination of the building's Owner. All existing electrical equipment removed during the project shall be removed from the site after inspection of the building's Owner. All existing electrical systems required to be operating at the project's completion or required to remain in use during the project shall be reconnected, replaced, rerouted or otherwise made to fit with proper workmanship techniques and left in safe working order.

C. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

1.03 CODES AND REGULATIONS

A. All work under this Division shall comply with all local building codes, laws, regulations, ordinances and the requirements of the 2020 National Electrical Code.

B. Where conflicts of installation requirements occur between the aforementioned codes, regulations or the Contract Documents, the most restrictive shall govern.

C. Obtain all permits and licenses and pay all fees required by local authorities. Arrange for all necessary inspections required by the authorities having jurisdiction and provide written certificates of approval to the project Owner or his designated representative.

1.04 DEFINITIONS

A. Contract Documents: The complete set of project Drawings and Specifications.

B. Provide: Furnish, install and connect.

C. Work: All materials installed, including all labor to provide complete system.

D. Wiring or Wired: All wire or cable installed in conduit from panelboard to equipment and connected at both ends with all required boxes, connectors, couplings, etc.

E. Conduit: Rigid steel conduit intermediate metal conduit (I.M.C.), electrical metallic tubing (EMT) plastic conduit (PVC), electrical non-metal tubing (ENT), or flexible steel conduit.

1.05 DRAWINGS AND SPECIFICATIONS

A. The Drawings and Specifications together are to be considered as the Contract Documents. Any work shown in one and not shown in the other, or implied by either, shall be provided to give a complete project.

B. Should any conflicts exist between the Drawings and Specifications or there is an item shown/called for which is not clearly defined, immediately submit a request for clarification. No additional monies will be granted later when a conflict is resolved or an item is more clearly defined.

C. The Drawings are schematic and are not intended to show the exact location outlets, etc. or the routing of conduit.

D. The exact location of equipment requiring electrical connections (mechanical equipment, elevators, lights, etc.) shall be as located by other Divisions of the Contract Documents. Refer to the Architectural, Structural and Mechanical Documents for dimensions and details of building construction and provide work described in this Division so that it conforms to the details of the project. The right is reserved to relocate any receptacle, switch or other outlet a maximum of 10'-0" before it is permanently installed without incurring additions to the Contract amount.

1.06 SITE VISIT

A. Visit the site and become familiar with all aspects of the site and existing conditions before submitting Contract price.

B. No allowance will be made for lack of knowledge of existing conditions.

1.07 DEVIATIONS

A. No deviations from the Contract Documents shall be made without the full knowledge and written consent of the Architect.

B. If the existing conditions make it desirable to modify the Contract Documents in regard to any item, provide a written request to the Architect.

2.0 PRODUCTS

2.01 STANDARDS FOR MATERIALS AND WORKMANSHIP

A. All materials used shall be new and shall be stamped with the label of Underwriters Laboratories, Inc. (UL).

B. All materials shall meet the standards of the following associations and institutes where applicable:

1. National Fire Protection Association (NFPA)
2. American Society of Testing Materials (ASTM)
3. American National Standards Institute (ANSI)
4. National Electrical Manufacturer's Association (NEMA)
5. Institute of Electrical and Electronic Engineers (IEEE)

C. Manufacturers names and catalog numbers specified herein are intended to describe the material and set the standard of quality. All bids shall be based on material specified. Requests for approval of material not specified shall be considered if the request is in written form and submitted to the Architect no later than fourteen (14) days before bid date. All requests shall conform with the provisions of the general and supplementary conditions.

D. Samples of materials requested to be substituted shall be furnished upon the request of the Architect.

2.02 SHOP DRAWINGS AND SUBMITTAL

A. The Engineer's review of shop drawings or submittals is a cursory review to check for general compliances of submittals with the design intent of the Contract Documents. The Engineer's review does not relieve the Contractor of his responsibility of complying with the Contract Documents. All coordination of the work in strict compliance with the Contract Documents is the sole responsibility of the Contractor.

B. The following items shall be submitted for review:

1. Conduit and wire
2. Devices
3. Coverplates
4. Metering equipment
5. Panelboards
6. Fuses
7. Overcurrent devices
8. Disconnect switches
9. Lighting fixtures
10. Lighting control system
11. Dimming system
12. Life safety system
13. Transient Voltage Surge Suppression

C. All shop drawings and submittals shall be submitted in compliance with the requirements of the general and supplementary conditions. All submittals are to be received electronically in .pdf format only.

D. All submittals shall bear the name of the manufacturer to be used, along with all associated options and specific input/output requirements clearly marked.

E. All shop drawings and submittals shall include a stamped indication signifying that the submittal has been reviewed for compliance with the Contract Documents by the Contractor. This stamped indication also represents the fact that the Contractor has checked this submittal for its interaction with all other Divisions and certifies by his signature or initials that all coordination has taken place. The stamp shall include the date, name of the Contracting Firm, the signature of the Contractor, certification of compliance and approval. This stamp shall be on the submittal before the Engineer will review it.

F. The engineer will review an individual submittal not more than twice. If the submittal is rejected again on the second review, the contractor will bore all responsibility for paying for the engineer's time for additional reviews. Such payments to the engineer shall be withheld from the next monthly pay application.

2.03 RECORD (AS-BUILT) DRAWINGS AND MAINTENANCE MANUALS

A. At job completion, submit to the Architect, an electronic set of the latest plans, in .pdf format, showing all deviations from the Contract Documents. The Drawings shall also have dimensions locating all underground conduits.

B. At job completion, submit to the Architect, three (3) hardcopy sets of maintenance and instruction manuals for all equipment furnished on the project. Also provide an electronic copy in .pdf format. Coordinate file delivery method with the architect.

3.0 EXECUTION

3.01 COORDINATION

A. Coordinate all space requirements with all other Divisions before installing any work. Install work such that adequate space will be allotted for all other work from other Divisions to be installed and also will allow room for future access for repair and maintenance.

B. Any work installed without proper coordination shall be relocated at the Architect's direction without increasing the Contract price.

C. During the bidding process or the pricing for a guaranteed maximum price, coordinate with all other Divisions for the total amount of work required in Division 26. Any work shown or implied in another Division requiring work in Division 26 shall be included in the Contract price regardless of whether or not it is addressed in Division 26.

3.02 PROTECTION OF MATERIALS

A. All equipment shall have the original finish when the building is turned over to the Owner.

B. Protect equipment during construction from dirt, water, chemical, mechanical damage, etc. Protect all conduit openings so that no foreign material will enter the conduit.

3.03 TESTS, DEMONSTRATION AND INSTRUCTIONS

A. Functional Testing:

1. Test all systems described in this Division in the presence of the Owner or a designated representative upon completion of the work. Demonstrate that the installation is in accordance with Contract Documents.
2. For all new lighting and lighting control systems within the Contract Documents, the contractor shall obtain the services of a licensed professional engineer (registered to the state this project is within) to perform system commissioning in compliance with local energy conservation codes. The contractor shall demonstrate in the presence of the commissioning agent that the installation of such systems are in accordance with the Contract Documents.

B. Any work found not to be in compliance with the Contract Documents shall be repaired or replaced without incurring any additions to the Contract price.

C. Provide to the Owner and System Commissioning Agent, all instruction on maintenance and operation of all systems and equipment provided under this Division. Provide all necessary tools and personnel to thoroughly present these instructions. The documentation shall include the following, at minimum:

1. Submittal data indicating all selected options.
2. Operation and maintenance manual for all equipment and systems. Include routine maintenance actions and cleaning procedures.
3. A schedule for inspecting and recalibrating, where applicable.
4. A narrative of how each system is intended to operate, including any recommended set points where adjustment is available.

D. At project completion, prior to obtaining Certificate of Occupancy, present at final inspection to the jurisdiction's AHJ a signed and dated statement of system commissioning for all lighting and lighting control systems. The format of the statement of system commissioning shall be in the form required by the state's energy conservation codes and/or AHJ requirements. The document shall be signed by the contractor's licensed professional engineer representative.

3.04 GUARANTEE

A. All systems, equipment, components, work, etc. provided under this Division shall be covered by a one year guarantee starting at the time of final acceptance of the work by the Owner. Any defects in the work, systems, equipment or components found during this year shall be corrected at no charge. The guarantee shall include providing all necessary cutting, patchwork, repainting, etc. to make the work complete and new.

B. Present this guarantee and any additional warranties or guarantees on furnished equipment or systems to the Architect. All equipment or system guarantees are in addition to the general guarantee.

END OF SECTION

SECTION 261000

ELECTRICAL BASIC MATERIALS & METHODS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. This Section describes the basic electrical materials and installation methods that are acceptable and applicable to Division 26.

2.0 PRODUCTS

2.01 CONDUIT

A. Galvanized rigid steel conduit shall be low carbon, hot-dipped galvanized both inside and out with threaded joints.

B. Intermediate metal conduit (IMC) shall be steel, galvanized both inside and out with threaded joints.

C. Electrical metallic tubing (EMT) shall be steel, galvanized both inside and out.

D. Plastic conduit (PVC) shall be schedule 40 PVC heavy wall type. A grounding conductor shall be provided.

Electrical non-metallic tubing (ENT) shall be of such material that it is resistant to moisture, chemical atmospheres and is flame retardant. A grounding electrode conductor shall be provided.

E. Flexible metal conduit shall be flexible steel conduit tubing and shall meet Underwriters Laboratories Standard for Flexible Steel Conduit.

F. Liquid-tight flexible metal conduit and liquid-tight non-metallic conduits shall be liquid-tight and sunlight resistant.

G. Steel conduit approved manufacturers are Allied, Triangle and Republic.

H. PVC and ENT conduit approved manufacturers are Carlon and Triangle.

2.02 CONDUIT FITTINGS

A. Rigid conduit and IMC conduit fittings shall be zinc-coated, ferrous metal and taper threaded type.

B. EMT fittings shall be zinc-coated steel and hexnut compression or set-screw type. EMT connectors shall have insulated throats.

C. PVC fittings, elbows and cement shall be produced by the same manufacturer. All joints shall be solvent welded in accordance with the manufacturer's recommendations.

D. Conduit connections to switchboards, motor control centers, transformers, panel cabinets, and pull boxes shall have grounding wedge lugs between the bushing and the box or locknuts designed to bite into the metal.

E. Each conduit end shall be provided with either an insulated throat connector or separate locknut and insulated bushing. Bushing shall be installed before any wire is pulled.

F. Conduit fittings approved manufacturers are Raco, Steel City, O.Z. Gedney, Thomas & Betts and Appleton.

G. Expansion fittings shall be provided in all conduit which crosses and expansion joint.

2.03 CONDUCTORS

A. Conductors shall be copper of 98% conductivity, 600 volt insulation. Sizes specified are AWG gauge for No. 4/0 and smaller and circular mils (MCM) for all sizes larger than no. 4/0. Conductors No. 10 and smaller shall be solid and type "THHN" or "THWN" insulation. No. 8 and larger shall be stranded and type "THW" or "XHHW" insulation.

2.04 OUTLETS

A. Outlet boxes and covers shall be of such form and dimensions as to be adapted to their specified usage, locations, size and quantity of conduit, and size and quantity of conductors entering the boxes. In special "Fire Rated" partitions, outlets shall comply with ASTM No. E119.

B. Flush ceiling outlets for surface or pendant mounted lighting fixtures shall be one-piece 4" square or octagonal pressed steel boxes. Boxes for devices in unfinished masonry walls or stud walls shall be pressed steel, square corner, sectional switch boxes, or shall be 4" square box with a square cornered tile wall cover, set flush with masonry construction. Boxes in concrete ceiling slab shall be octagonal, shallow concrete boxes. Welded boxes are not acceptable.

C. All outlet boxes in plaster or masonry walls or ceiling shall be provided with plaster rings.

D. Junction boxes and all outlets not indicated as containing wiring devices or lighting fixtures shall have covers. Covers for outlets in walls shall be as specified for wall switches and receptacles.

E. Outlet boxes exposed to the weather and outlet boxes for vaportight lighting fixtures and devices shall be of cast iron corrosion resistant type.

F. Outlet box approved manufacturers are Appleton, Raco, Steel City or Crouse-Hinds.

2.05 DISCONNECT SWITCHES

A. Disconnect switches shall be "heavy-duty" type, enclosed switches of quick-make, quick-break construction. Switches shall be horsepower rated for 600 volts AC as required. Lugs shall be UL listed for copper and aluminum.

B. Padlocking provisions shall be provided for padlocking in the OFF position.

C. Switches shall be furnished in NEMA 1 General purpose enclosure unless noted otherwise. Switches located on the exterior of the building or in "wet" locations shall have NEMA 3R enclosures.

D. Fused disconnect switches shall have rejection type fuse clips with dual element, current limiting fuses of rating shown.

E. Disconnect switches shall be mounted to structure. Disconnect switches shall not be mounted to mechanical equipment or ductwork.

2.06 NAMEPLATES

A. Nameplates shall have 3/8" high engraved letters.

B. 120 or 208 volts: white core laminated bakelite with black finish.

C. Nameplate shall indicate the panel name and the name of the device or equipment where the power supply/feeder originates.

2.07 WALL SWITCHES

A. Wall switches shall be plastic, totally enclosed, quiet type, self-grounding, 120 volts and 20A rating and shall match existing if possible and equal the following:

Single Pole:	Hubbell No. CS1221, or equal by Leviton, P&S or Cooper.
Double Pole:	Hubbell No. CS1222, or equal by Leviton, P&S or Cooper.
Three-Way:	Hubbell No. CS1223, or equal by Leviton, P&S or Cooper.
Four-Way:	Hubbell No. CS1224, or equal by Leviton, P&S or Cooper.

B. Color shall be as selected by architect.

C. Flush motor switches with red pilot light and with overload protection for fractional horsepower motors shall be Hubbell No. HBL1221PL.

D. Key switches shall be Hubbell No. HBL1221L 20A Series or approved equal by P&S or Leviton.

2.08 WALL MOUNTED OCCUPANCY SWITCHES

A. The passive infrared sensor shall be a completely self-contained control system that replaces a standard toggle switch. Sensor shall have ground wire for safety. Switching mechanism shall be a latching air gap relay, compatible with electronic ballasts, compact fluorescent and inductive loads. Triac and other harmonic generating devices shall not be allowed.

B. Sensor shall cover up to 1000 sq. ft. for walking motion, with a field of view of 180 degrees.

C. Sensor shall have system which provides superior 180 degree coverage.

D. Sensor shall operate at 120 VAC or 277 VAC.

E. Sensor shall have no minimum load requirement and shall be capable of switching from 0 to 500 watt incandescent; 0 to 800 watts fluorescent or 1/6 hp @ 120 VAC, 60 Hz; and 0 to 1200 watts fluorescent or 1/3 hp @ 277 VAC, 60 Hz.

F. For accuracy and consistency, sensor shall have a DIP switch controlled, digital time delay adjustable from 15 seconds to 30 minutes.

G. Sensor shall have standard 5 year warranty and shall be UL and CUL listed.

H. Sensor shall be as specified on the lighting floor plan sheet, or approved equal by engineer.

2.09 RECEPTACLES

A. Duplex receptacles shall be plastic, two-pole, three wire, self-grounding, side wired, 125 volts and 15A rating and shall match existing if possible and be equal to the following: Duplex receptacles shall be Hubbell No. CR5262 Series, or equal by Leviton, P&S or Cooper. Tamper Resistant type shall be Hubbell No. 5252_TR Series, or equal by Leviton, P&S or Cooper.

B. Dedicated duplex receptacles shall be two-pole, three wire, self-grounding, side wired, 125 volts and 20A rating and shall be equal to the following: Duplex receptacles shall be Hubbell No. HBL5362 Series, or equal by Leviton, P&S or Cooper. Tamper Resistant type to be Hubbell No. 5362_TR Series, or equal by Leviton, P&S or Cooper.

C. Ground fault circuit interrupt (GFI) receptacles shall be Hubbell GF20 series, or equal by P&S, Leviton or Cooper.

D. Ground fault circuit interrupt (GFI) receptacles for outdoor locations shall be weather resistant type (WR) Hubbell GFWRST20, or equal by P&S, Leviton or Cooper. Provide with "while-in-use" weatherproof extra duty cover

E. Color shall be as selected by the Architect.

2.10 COVERPLATES

A. Coverplates for flush mounted devices shall be standard size (color or finish to be selected by the architect), Hubbell "P" Series or equal by Leviton, P&S or Cooper.

B. Telephone outlet coverplates shall have same finish as above and have a bushed hole in the center.

C. Coverplates for exterior devices shall be self-closing, die cast aluminum Hubbell WP8M or equal by Leviton, P&S or Cooper.

2.11 PLYWOOD BACKBOARDS

A. Provide plywood backboards where shown. Backboards shall be minimum 3/4" thick and sized as shown or to accommodate equipment indicated to be mounted thereon.

B. Secure plywood to the building structure and paint with two coats of gray paint.

2.12 SMOKE AND FIRE STOP FITTINGS

A. Smoke and Fire Stop Fittings shall be UL listed for that purpose. The fittings used to seal conduit either on the outside of the conduit, busway or cable or internally shall have heat activated intumescent material, which expands to fill all voids. Smoke and fire stop fittings shall be O.Z./Gedney "FIRE-SEAL" or Dow Corning silicone RTV foam with an hourly fire-rating equal to or higher than the rating of the floor, ceiling or wall through which the cable or conduit passes. The seals for conduit shall be of the flanged type.

2.13 FLOOR OUTLETS

A. Refer to electrical floor plan for sheets for product specification.

2.14 FUSES

A. Provide all fuses. All fuses shall be of the same manufacturer. All fuses shall be of the high interrupting rating (200,000 Amps), current limiting type and manufactured by Bussmann. Fuses shall be provided for each fuse cutout and the specified quantity of fuses shall be furnished for spares.

B. Circuits 0 to 600 ampere shall be protected by rejection type, current limiting BUSSMANN LOWPEAK Dual Element Fuses LPN-RK (250 volts) or LPS-RK (600 volts). All dual-element fuses shall have separate overload and short-circuit clearing chamber. The fuse must hold 500% of rated current for a minimum of 10 seconds and be listed by Underwriter's Laboratories, Inc., with an interrupting rating of 200,000 amperes RMS symmetrical. The fuses shall be UL Class RK-1.

C. Circuits 601 to 6000 ampere shall be protected by current limiting BUSSMANN HI-CAP Time-Delay Fuses KRP-C. Fuses shall employ "0" rings as positive seals between the end bells and the glass melamine fuse barrel. The terminals shall be opened. Fuses shall be time-delay and must hold 500% of rated current for a minimum of 4 seconds, clear 20 times rated current in 0.1 seconds or less and be listed by Underwriter's Laboratories, Inc., with an interrupting rating of 200,000 amperes RMS symmetrical. The fuses shall be UL Class L.

D. Furnish and turn over to the Owner a minimum of one (1) set of spare fuses (set consisting of three fuses) for each type and rating of fuse used. When the number of fuse sets of the same type and rating actually installed exceeds five (5) sets, furnish an additional spare set of fuses for each five (5) or fraction thereof.

E. Provide a cabinet in which to store all spare fuses, Bussman Catalog No. SFC

F. Acceptable manufacturers are Bussman or equal by Littlefuse.

3.0 EXECUTION

3.01 CONDUIT

A. Rigid steel (or IMC) shall be used for service entrance and all feeders and branch circuits where exposed to damage.

B. EMT shall be used for branch circuits, fire alarm and telephone when not underground or in concrete in contact with the earth.

C. Schedule 40 PVC may be used for all underground feeders, service entrance conductors when encased in 4" of concrete on all sides, or under the lowest floor slab.

D. Conduit shall be continuous from outlet to outlet, from outlet to cabinet, junction box and pull box. Conduit shall enter and be secured to all boxes, etc., in such a manner that each system will be electrically continuous from service to all outlets such that a good ground is provided. All conduit from cabinets and junction boxes shall terminate in approved outlet boxes or conduit fittings. Conduit connections to any box which has no threaded hub shall be double locknutted.

E. Provide junction boxes or pull boxes where shown and where necessary to avoid excessive runs or too many bends between outlets. The conduit sizes shown may increase if desired to facilitate the pulling of cables.

F. All conduit shall be concealed unless indicated otherwise. Install exposed conduit parallel with or at right angles to the building walls and support from walls or ceilings at intervals required by Code with approved galvanized iron clamps or hangers. Concealed conduit above the ceiling shall be supported independent of ceiling construction. Where ceilings of lay-in type are used, conduit must be installed high enough to permit removal of ceiling panels and lighting fixtures. Use threaded rods and hangers for supporting single conduit. Use trapeze hangers consisting of double-nutted threaded rods and "Unistrut" channels or angles of 12 gauge minimum steel for supporting multiple conduit.

G. Minimum size conduit for branch circuits shall not be smaller than 1/2". Home runs shall extend from outlets shown to panel designated. Home runs shown shall not be combined. Home run conduit shall not be smaller than 3/4".

H. At couplings, conduit ends shall be threaded so that they meet in the coupling. Right and left hand couplings shall not be used; conduit couplings of the Erikson Type shall be used at locations requiring such joints.

I. All conduit for future use, for telephone wire, or for data communication cable, shall be left with No. 16 gauge wire pulled in them or a pull line as manufactured by Ideal, and the ends securely corked or capped.

J. Expansion fittings shall be installed in all conduit which pass through the cross-sectional area of expansion joints.

K. Provide non-hardening elastic type duct seal compound, Neer No. DC., 3M Co. "Scotchfil", or Gardner Bender duct seal, for each conduit entering the building from outside and for each conduit passing from one space into another which is normally at a lower temperature.

L. Provide watertight conduit hubs on conduit terminating in a box or cabinet exposed to the weather.

M. Space in sleeves or around conduit that pass through fire resistive or fire rated walls, partitions, floors or ceilings shall be closed by packing with an unlabeled fire resistive material that will maintain the rating of the barrier penetrated.

3.02 FLEXIBLE CONDUIT

A. PVC extruded cover flexible conduit shall be used in making short flexible connections to rotating or vibrating machinery or equipment. The flexible conduit at these locations shall be as short as possible, but shall have a minimum length of 12".

B. A green stranded bonding jumper shall be installed outside of all flexible conduit that extends directly from a non-flex conduit to a rotating or vibrating machine. Where a junction box is used, the green stranded bonding jumper shall be installed inside the flexible conduit and attached to the junction box and to the machine. When the bonding jumper is installed outside of the flexible conduit, plastic wire straps shall be used 6" o.c. to secure the jumper to the flexible conduit.

C. Flexible metal (MC) conduit system may be utilized where concealed in walls, above ceiling, and/or millwork only. MC Cable shall run from point of exit from wall, ceiling, or millwork to nearest structurally support junction box. MC cable will not be permitted to be installed where exposed and shall not pass through a fire rated partition. Conductor colors of the MC cable shall comply with 261000 3.03 D.

1. MC cable shall be constructed to have an insulated, copper ground conductor. Sheathing with a bare aluminum conductor shall not be used as the ground.

3.03 WIRING

A. All conductors shall be installed in conduit. No conductors shall be pulled into the conduit until the conduit system is complete and plaster had dried. Wire pulling lubricants shall be Gardner-Bender "Wireaide" or Ideal "Yellow 77".

B. Conductors shall be continuous from outlet to outlet and from outlet to junction box or pull box. All splices and joints shall be carefully and securely made to be mechanically and electrically solid with pressure type connectors, Gardner Bender "Winggard" or Ideal "Wingnut". Tape shall be "Scotch" No. 33 for indoor and No. 88 for outdoor or Gardner Bender No. 95-661. Where connection is made to any terminals of more than 30 amperes capacity and where conductors larger than No. 10 are connected to any terminal, copper terminal lugs shall be bolted to the conductors. Where multiple connections are made to the same terminal, individual lugs for each conductor shall be used.

C. Each conduit shall have a minimum of two (2) conductors pulled in unless that particular conduit is noted as being for systems other than electrical circuitry and/or future use or unless noted otherwise.

D. Conductors for lighting and receptacle circuits shall have color coded jackets. The wiring shall be color coded with the same color used with its respective phase through the entire job as follows:

208/120 Volt System
Phase A – Black
Phase B – Red
Phase C – Blue
Neutral – White
Ground – Green

E. The feeder and service entrance conductors shall be color coded by the use of colored plastic tape applied within 6" of each conductor end.

F. Branch circuit conductors shall not be smaller than No. 12 and where the home run from center of load exceeds 100'-0", the conductors from home run outlet to panel shall be No. 10 minimum.

G. For branch circuits terminating in outlet without device, leave minimum of 12" of slack wire coiled for connection of equipment. All conductors shall be identified with proper circuit numbers at terminals, junction boxes at panelboards within 6" of conductor ends.

3.04 OUTLETS

A. Provide galvanized steel or cast type boxes for all outlets.

B. Where outlet boxes are used to support lighting fixtures, the outlet box shall be anchored to the structural members of the building per NEC 314.27.

C. Outlet boxes shall be flush mounted unless they are specifically shown as being used with exposed conduit or are located above a ceiling.

D. Where outlets are supplied from conduit run in or below floor slabs, the conduit shall be stubbed up at the location shown and the wall built up around the conduit.

E. Cuts for outlet boxes in masonry walls shall be made so that the coverplate will completely cover the cut. The mounting height of switch, receptacle and other outlets may be varied slightly, with the Architects approvals, so that the outlet box, top or bottom, will occur at a masonry joint.

F. The edge of all outlet boxes shall be flush with the surface in which they are recessed. The devices that fit into the outlet boxes shall be screwed tight before the coverplate is installed and the coverplate shall not be used as a means of tightening the devices in place.

G. Where outlets are shown as being adjacent and different mounting heights are specified for each, they shall be mounted one directly over the other, on the centerline of the group.

3.05 NAMEPLATES

A. Provide specified nameplates on distribution panels, feeder switches, feeder breakers, panelboards, disconnect switches, contactors, starters, transformers, start-stop push buttons and motor switches.

B. Provide nameplates on every device in the distribution panels.

C. Nameplates for surface mounted equipment shall be installed on the exterior of equipment with sheetmetal screws. Nameplates for flush or recessed mounted equipment shall be installed on the inside of the panel door or cover with epoxy cement.

3.06 WALL SWITCHES AND RECEPTACLES

A. Where more than one device is indicated at a location, the devices shall be gang-mounted in combined multi-gang boxes and covered jointly by a common coverplate. Provide barriers as required by the devices and voltages being used.

3.07 COVERPLATES

A. All junction boxes, outlet boxes, multi-gang switch boxes, utility boxes, etc., shall be covered with a coverplate. The coverplate shall be a finished plate as specified unless designated otherwise.

B. Coverplates shall be mounted vertically unless designated otherwise.

3.08 GROUNDING

A. Ground connections shall be in accordance with the National Electrical Code.

B. Provide an insulated green bonding jumper from the grounding lug of all receptacles to a Steel City "GEE" clip or a machine screw per NEC 250.8 in the outlet box. The ground wire installed behind the device mounting screws will not be acceptable.

C. Provide 1 #6-3/4" conduit from the system ground to the telephone company main distribution frame or service cabinet and to each telephone backboard.

3.09 TELEPHONE CONDUIT SYSTEM

A. Telephone service shall include wood backboards and equipment cabinets with service entrance conduit as shown.

B. Telephone service entrance cable, all branch cabling and telephone instruments shall be provided by the telephone equipment vendor.

C. Provide an outlet and conduit system for the telephones as shown and leave the same in readiness for wiring by others. Provide pull line in all telephone conduit. Terminate all conduit at a uniform height with smooth insulated bushings at the telephone wood backboards.

D. Telephone wall outlets shall be pressed steel sectional switch boxes, wall mounted at the locations indicated. Coverplate shall have a bushed hole.

E. Telephone floor outlets shall be floor boxes as specified at the locations indicated.

3.10 CONNECTION TO EQUIPMENT

A. Equipment furnished by the Owner or under other Sections, such as mechanical equipment, elevators, escalators, signs, kitchen equipment, etc., will be installed by others. Provide electrical service and make the electrical circuit connection to this equipment.

B. Provide PVC insulated flexible cord sets for all cord and plug connected building appliances and equipment. Cords shall be sized in accordance with electrical circuits indicated. Multiple conductor cords shall be "SO" cable with PVC jacket and green insulated ground conductor.

3.11 CORING, CUTTING AND PATCHING

A. Set sleeves for conduit accurately before the concrete floors are poured, or set boxes on the forms so as to leave openings in the floors in which the required sleeves can be subsequently located. Fill in the voids around the sleeves with concrete.

B. Should the performance of this preliminary work be neglected and should cutting be required in order to install conduit, then the expense of the cutting and restoring of surfaces to their original conditions shall be accomplished without incurring additions to the Contract.

3.12 EQUIPMENT ANCHORING

A. All items of electrical equipment, such as switchboards, motor control centers, transformers, standby generator, etc., shall be securely anchored to the building structure. The anchoring shall be accomplished by utilizing a minimum size of 3/8" steel anchor bolts in the structure and to the item of equipment. A minimum of two (2) anchor bolts shall be provided on each side of each item of equipment with the following exceptions:

Exception No. 1: If the equipment manufacturer includes more than two (2) anchor Holes per side in the base or base frame of the equipment item, then there shall be one anchor for each anchor hole.

Exception No. 2: If the equipment manufacturer recommends a particular quantity greater than two (2) per side, then that quantity of anchors shall be provided.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1230 MUNRET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-8333
BWA JOB # 2025-1452

Date	Description
03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Bradley Hall
Date: 2026.03.11 15:52:46-04'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
SPECIFICATIONS - ELECTRICAL

Scale

E0.002

© 2026 Gensler

Autodesk Docs://059.7179.008 - FHB Miami Lakes/059.7179.008_FHB_MiamiLakes_Marathon - CD Set.rvt
3/11/2026 5:48:58 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:20:17 PM
E0.002 - Signed.pdf

SECTION 22 05 00

COMMON WORK RESULTS FOR PLUMBING

1.0 GENERAL

1.01 DESCRIPTION

A. This Division 22 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the construction of the plumbing systems as specified herein and as shown.

B. All work specified in this Section is governed by the Common Work Results for Plumbing 22 05 00.

C. The General Provisions and Division 1, including the general, supplementary and other conditions and other Divisions, as appropriate, apply to work specified in this Division.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions which will affect their work; especially the work to be performed above the existing ceilings.

B. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

C. Prior to the start of any demolition or construction, secure the services of a qualified, EPA Certified Asbestos Abatement Agency to check the existing insulation, etc. for asbestos. Should asbestos be found, do not proceed with demolition or construction; notify the Architect in any case in writing of the Agency's findings.

1.03 INTENT OF DRAWINGS AND SPECIFICATIONS

A. The implied and stated intent of the drawings and specifications is to establish minimum acceptable standards for materials, equipment and workmanship, and to provide operable plumbing systems complete in every respect.

B. The engineering drawings are diagrammatic, intended to show general arrangement and sizes of system components, and shall not be scaled. Rather, the architectural and structural drawings shall govern space constraints, dimensions and finishes. All offsets and fittings which will be necessary to accomplish the finished installation shall be provided at no additional cost or increase in the Contract.

1.04 SPACE PRIORITY

A. Ensure optimum use of available space for materials and equipment installed above ceilings. Allocate space in the order of priority as listed below except as otherwise detailed. Items are listed in the order of priority, with items of equal importance listed under a single priority number.
1. Gravity flow piping systems
2. Vent piping systems
3. Recessed lighting fixtures
4. Concealed HVAC terminals and equipment
5. Air duct systems
6. Sprinkler piping systems
7. Pressurized piping systems
8. Electrical conduit, wiring, control air tubing

B. Order of space priority does not dictate installation sequence. Installation sequence shall be as required to install all affected trades.

C. The work of this Division 22 shall not obstruct access for installation, operation and maintenance of the work of any other Division.

D. All major items of equipment shall be arranged so as to provide a minimum of 28" clear aisle space. Additional space shall be provided between and around equipment for maintenance and proper operation as shown in the Equipment Manufacturer's literature.

1.05 COORDINATION

A. Coordinate all work under this Division 22 with work under all other Divisions, providing adjustment as necessary.

B. Coordination of space requirements with respect to Division 26 shall be performed such that:

1. No equipment, piping or ductwork, other than electrical, shall be installed within 42" of switchboards or panelboards.
2. No piping or ductwork which ever operates at a temperature in excess of 120°F shall be installed within 3" of any electrical conductor.

C. All items mounted in or below the ceiling, and all items penetrating the ceiling, shall be coordinated with the architectural reflected ceiling plans. If any items are not shown on these plans, or any items need to be relocated for coordination purposes, prepare a reflected ceiling plan and submit it to the Architect for approval.

1.06 CODE COMPLIANCE

A. All workmanship and materials provided under this Division 22 shall comply with all laws, ordinances, codes and regulations of all Federal, State and Local Authorities Having Jurisdiction.

B. All fire suppression, plumbing, heating, ventilating, and air conditioning materials and workmanship shall comply with all local, state, and federal codes +and the following standards as minimum requirements:
1. NFPA 70, National Electrical Code, 2017 Edition
2. Life Safety Code (NFPA 101) – 2015 Edition
3. All other NFPA Codes and Standards – Applicable Editions
4. Florida Building Code – 2023 Edition
5. Florida Energy Code – 2023 Edition
6. Florida Fire Prevention Code – 2023 Edition
7. Florida Mechanical Code – 2023 Edition
8. Florida Plumbing Code – 2023 Edition
9. City of Pinecrest Code of Ordinances
10. Florida Accessibility Code – 2012 Edition
11. American with Disabilities Act, January 26, 1992
12. American National Standard Handicapped Code, A117.1 – 1986 Edition

C. Secure and pay all fees associated with all permits and licenses required for execution of the Contract. Arrange for all inspections required by City, County, State and other Authorities Having Jurisdiction, and deliver certificates of approval to the Architect.

D. The code requirements are strictly a minimum and shall be met without incurring additions to the Contract. Where requirements of the drawings or specifications exceed the code requirements, the work shall be provided in accordance with these drawings or specifications. In the event of conflict or ambiguity between the various codes, the most stringent requirement shall govern.

1.07 ELECTRICAL REQUIREMENTS AND INTERFACE

A. All electrical equipment and wiring provided under this Division 22 shall comply with the electrical system characteristics indicated on the electrical drawings and specified in Division 26.

B. Electric controls, contactors, starters, pilot lights, push buttons, etc., shall be provided complete as part of the motor, heater or other equipment which it operates. All electrical components shall be in conformance with the requirements of the National Electrical Code and Division 26. Starters shall be wye-delta, closed transition type. Reference Division 26 and the electrical engineering drawings for those motor starters provided under that Division 26. All starters not shown shall be provided under this Division 22. Unless specified otherwise under other individual equipment Sections, motor starters shall conform to the following minimum requirements:

1. Starters for motors 1/3 horsepower or smaller shall be manual unless remote or automatic starting is required, in which case the starters shall be magnetic, full voltage, non-reversing, single-speed, unless otherwise indicated. All other starters shall be magnetic.

2. Each starter for a three-phase motor shall be furnished with three (3) overload relays sized for the full load running current of the motor actually provided. Provide an external "HAND-OFF-AUTO" selector switch with red "RUNNING" light. Provide a green pilot light to indicate motor "STOPPED". Each pilot light shall have a legend plate indicating reason for signal.

3. Each overload relay shall have a normally open alarm contact which will close only when actuated by an overload (not to be confused with N.O. or N.C. auxiliary contacts). These contacts shall be properly wired to their respective blue pilot light provided on the starter front cover and having a "TRIPPED" legend plate.

4. Individually mounted motor starters shall be in a NEMA Type 1 general purpose enclosure in unfinished areas and shall be flush mounted in all finished areas. All starters mounted in exterior areas shall have a NEMA 3R enclosure. Each starter shall have a laminated nameplate to indicate equipment unit number, function and circuit number.

5. All motor starters, push buttons and pilot lights shall be of the same manufacturer as the switchboard and shall be General Electric, Square D, Siemens I.T.E., or Westinghouse.

C. Motor starters for the following equipment shall be provided under this Division 22 by the Manufacturer of the equipment:

1. Other equipment hereinafter specified in other Sections to be provided with integral starters

D. Unless otherwise noted or specified in individual Sections, all 3-phase motors shall be standard NEMA continuous duty "B" type, with Class B insulation, open drip-proof frame for indoor service, TEFC for outdoor service and a service factor of 1.15. All motors 5 HP and larger shall be U.S. Motors Hi-Efficiency Model or Reliance XE Hi-Efficiency Model.

E. All power wiring and final connections to equipment shall be provided under Division 26.

F. Control components, all interlocks (control valves, leak sensors, etc.) and control wiring (120 volt, single phase and less) shall be provided under this Division 22 as required to achieve the specified control sequences.

G. All control wiring over 30 volts shall be installed by a Licensed Electrician working under this Division 22.

1.08 SLEEVES, SEALS AND ESCUTCHEONS

A. Sleeves shall be provided through all pipe penetrations of concrete or masonry walls, elevated floors and roofs, except those plumbing piping penetrations for fixtures, vents, etc.

B. Sleeves shall be fabricated from Schedule 40 steel pipe through 10" and Standard Wall steel pipe for sleeve sizes 12" and larger. All sleeves penetrating exterior walls, underground walls, pit or vault walls shall be provided with a 3" x 3/8" thick waterstop ring welded completely to the midpoint of the sleeve.

C. All sleeves penetrating exterior walls, underground walls, pit or vault walls and elevated floors shall be packed and sealed watertight.

D. Sleeves through roofs shall extend above the roof surface and be flashed watertight.

E. Sleeves through walls shall be cut and finished flush with each surface of the wall in which they are installed.

F. Sleeves through elevated floors shall extend at least ½" above the finished floor and be sealed waterproof between the sleeve and slab.

G. Sleeves shall be sized to provide a minimum of 1/2" clearance between the inside surface of the sleeve and the outside finished surface of the pipe plus any insulation specified.

H. Fire-stops shall be provided as specified herein. All annular spaces between piping and sleeves which do not require fire-stops shall be packed with mineral wool and caulked.

I. Fire-stopping or packing at elevated floor penetrations shall be level with or above the elevation of the top of sleeve to prevent any water ponding on top of the sleeve.

J. Provide round, chrome-plated escutcheons on all exposed piping penetrations passing through walls, floors, partitions and ceilings.

K. All penetrations through rated slabs, walls, etc. shall be in accordance with UL listed systems. Provide rated box-out, fire caulking, etc. as needed to ensure fire rating is maintained in compliance with UL listed systems.

1.09 FIRESTOPS

A. Where piping, conduit, etc. pass through fire partitions, fire walls and floors, a firestop shall be provided that will ensure an effective barrier against the spread of fire, smoke and gases. Firestop material shall be packed tight and completely fill gaps between the ductwork, piping, conduit, etc. and the perimeter of their rough openings.

B. All penetrations shall be in accordance with UL 1479 or ASTM E 814 listed systems, and products used shall be specifically applicable for the appropriate installation conditions. Assemblies shall provide a minimum rating equal to the construction penetrated. Products shall be by HILTI, 3M, or ProSet.

C. Installation shall be by a Qualified Installer. Installer shall be certified, licensed, or otherwise qualified by the Firestopping Manufacturer as having the necessary training to install the Manufacturer's specific product. A Manufacturer or Vendor's willingness to sell the firestopping product to the Contractor or Installer does not in itself confer qualification.

D. Installer shall have at least one of the following qualifications:
1. FM 4991 Approved Contractor
2. UL Approved Contractor
3. HILTI, 3M, or ProSet Accredited Fire Stop Specialty Contractor

E. Installing Firm shall have no less than 3 years of experience with firestop installation.

F. A Manufacturer's direct Representative (not Distributor or Agent) shall be on site during initial installation of firestop systems to train appropriate Contractor personnel in proper selection and installation procedures.

G. The firestop Contractor or Installer shall supply As-Built documentation of each individual penetration location on the project. Documentation shall include a sequential location number, detailed description of the penetration location, size, and type, tested system number, type of assembly penetrated, and rating to be achieved. As-Built documentation shall be included with the close-out materials.

H. Identify through-penetration firestop systems with pressure-sensitive, self-adhesive, preprinted vinyl labels. Attach label permanently on both sides of penetrated construction in a visible location. The label shall include the following:
1. The words "Warning – Through Penetration Firestop System-Do Not Disturb"
2. Through Penetration firestop system designation and Manufacturer
3. Date of Installation

1.10 CORE DRILLING

A. Cutting of holes through concrete and masonry shall be by diamond core or concrete saw. Pneumatic hammer, impact electric and hand or manual hammer type drills will not be allowed, except as permitted by the Architect where required by limited working space. Locate holes such that they will not affect structural sections such as ribs or beams. Holes shall be laid out well in advance of the installation. These layout locations shall be approved by the Architect prior to drilling.

1.11 IDENTIFICATION OF PIPING

A. All aboveground plumbing systems piping and valves sized 3/4" and larger which are installed in accessible locations (including piping above removable ceilings and behind access panels) shall be identified in strict conformance with the "Scheme for the Identification of Piping Systems" (ANSI A13.1–2015)

B. Piping labels in exposed areas shall be oriented and located in coordination with the Architect.

C. System names shall, at minimum, uniquely identify the system and performance category – i.e. 140°F Hot Water Supply, High Pressure Cold Water, etc.

D. Specialized piping (grease waste, acid waste, fuel piping, etc.) installed underground shall be labeled. The label shall be corrosion resistant or shall be permanently marked.

E. Each identification marker shall include the following:
1. Proper color-coded background
2. Proper color of legend in relation to background color
3. Proper legend letter size
4. Proper marker length
5. Direction of flow arrow shall be included on each marker

F. Locations for pipe markers shall be as follows:
1. Adjacent to each valve and fitting
2. At each branch and riser take off
3. At each pipe passage through walls, floors and ceilings
4. On all straight pipe runs every 25 feet except that piping underground required to be labeled shall be labeled every 10 feet or more often as required by the AHJ

G. Identification markers may be stenciled or shall be Setmark Pipe Markers, as manufactured by Seton Name Plate Corporation.

H. All valves shall be identified with the appropriate service designation and valve number brass valve tags. Each valve tag shall be 19 gauge brass with 1/4" black-filled letters over 1/2" black-filled numbers. Tags shall be fastened to valves with brass "S" hooks or brass jack chain. Brass tags and fasteners shall be as manufactured by Seton Name Plate Corporation.

I. Provide charts of all valves. Valve charts shall include the following items:
1. Valve identification Number
2. Location
3. Purpose/Material

2.0 PRODUCTS

2.01 BID BASIS AND SUBSTITUTION PROCEDURES

A. Manufacturer names, series and model numbers, as noted or specified, are for the purpose of describing type, capacity, and quality of equipment, materials and products to be used. Unless "or equal" is specifically stated, bids shall be based only on the specified "basis of design" Manufacturer. The listing of a particular manufacturer as an "equal" or "acceptable substitute" manufacturer shall not be misconstrued as approving, nor allowing the substitution of, that Manufacturer's standard product in place of the basis of design. No consideration will be given to a product which would require dimensional, spatial or aesthetic changes to the project. "Acceptable substitute" and "equal" manufacturers shall only bid those products which exactly match the size and other characteristics of the specified basis of design. Any changes to other disciplines and trades of work required by an "or equal" or "substitute" product shall be duly considered and priced accordingly prior to bidding or pricing. The decision as to whether or not a proposed substitute or "equal" product is actually equal to that specified shall rest solely with the Architect.

B. Requests to provide "equal" products in lieu of those specified shall be submitted to the Architect in writing at least ten (10) days prior to final pricing and execution of the Contract. No consideration will be given to substitute products after final pricing and execution of the Contract.

C. Any "or equal" product or proposed product substitution which will cause a change in the appearance, dimensions or design of any part of the building, structure, electrical system, or any other engineered systems shall be accompanied by a scaled drawing and written description of the required change(s) for approval by the Architect. If deemed necessary by the Architect, design changes shall be signed and sealed by a registered Professional Engineer, currently licensed in this State. This shall be performed under the Contractor selecting the substitution's scope.

D. Any and all changes due to a substitution of basis of design equipment including but not limited to electrical connection, physical size, access, piping connections, controls, etc. shall be solely the responsibility of Contractor selecting the substitution.

2.02 MINIMUM STANDARDS

A. Every piece of energy consuming equipment, all fire suppression products and life safety equipment shall comply with the following standards as applicable; especially in regard to prevailing codes:
1. Factory Mutual Laboratories (FM)
2. Industrial Risk Insurers (IRI)
3. Underwriters Laboratories, Inc. (UL)
4. ADC: Air Diffusion Council
5. AGA: American Gas Association
6. AMCA: Air Moving and Conditioning Association, Inc.
7. ANSI: American National Standards Institute
8. API: American Petroleum Institute
9. AHRI: Air Conditioning, Heating, and Refrigeration Institute
10. ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers
11. ASME: American Society of Mechanical Engineers
12. ASTM: American Society of Testing and Materials
13. AWWA: American Water Works Association
14. IBR: Institute of Boiler and Radiator Manufacturers
15. MSS: Manufacturers Standardization Society
16. NBBPVI: National Board of Boiler and Pressure Vessel Inspectors
17. NEMA: National Electrical Manufacturer's Association
18. OSHA: Occupational Safety & Health Administration
19. PDI: Plumbing Drainage Institute
20. PPI: Plastic Pipe Institute
21. CISPI: Cast Iron Soil Piping Institute

2.03 PIPE HANGERS AND SUPPORTS

A. Pipe hangers, hanger rods, trapeze type hangers, upper attachments and other supports shall be selected based on pipe size (plus insulation of pipes specified to be insulated) and the weight of the medium being transported or the medium used for testing, whichever is greater. Provide all hangers and rods, turnbuckles, angles, channels, and other structural supports to support the piping systems. Rods for pipe hangers shall be full size of the Hanger Manufacturer's catalog listed rod size for each type hanger specified. Hangers and supports shall be Michigan, ITT Grinnell or B-Line.

B. All material utilized for the hanging and support of the piping systems shall be manufactured products which are specifically intended for the purpose of hanging piping systems. The use of wire, steel straps, plastic ties, etc. is strictly prohibited.

C. Pipe hangers selected for supporting horizontal insulated piping shall be sized to fit around the outside of the pipe insulation. Insulated piping shall be supported on galvanized shields.

1. Shields shall be as follows:
   a. Pipes 2" and smaller: 18 gauge x 12" long
   b. Pipes 2 1/2" and larger: 16 gauge x 18" long

2. Shields shall be 180 degrees around the lower half of the pipe at all pipe hangers, except that on trapeze hangers, pipe racks and floor supported horizontal pipes, shields shall be 360 degrees around the entire pipe.

D. Pipe hangers touching copper piping shall be copper plated or the piping shall be dielectrically isolated from any steel hangers or clamps that are used. Note the requirement for domestic water piping requires the hangers to be installed over the insulation.

E. Steel rods, framing and clamps shall be plated or primed to prevent rust formation.

3.0 EXECUTION

3.01 GENERAL

A. All piping, valves, and fittings shall be products of a domestic Manufacturer and made in the USA.

B. Flexible piping connections shall be provided and installed at all suction and discharge connections of packaged booster pumps and at any pump 2.0 HP and above. Flexible piping connections shall be suitable for 150 psi working pressure or the system pressure at the installation location, whichever is greater, and be suitable for the temperature of the system. Flexible connections shall be stainless steel braided hose type, with a length not less than their pipe diameter. Provide and install restraining rods if recommended by the Manufacturer for the installation location and application.

C. Provide and install shut-off valves at any and all equipment including water heaters, domestic booster pumps, recirculation pumps, storage and pressure tanks, etc. and at any locations required by code, such as branch lines from risers serving more than one fixture. Shut-offs shall be in addition to those specifically shown or noted in the Contract Documents.

3.02 SUBMITTALS

A. Before preparing submittals, study all Contract Drawings and specifications in detail, obtain manufacturer's recommended instructions, and have submittals prepared based on specific equipment and material proposed for installation. An officer of the contracting firm shall sign all shop drawings (certifying conformance with plans and specifications) before submitting to the Architect or releasing to the field.

B. The submittal process shall not be utilized as an avenue to substitute products after the execution of the contract. Should an unspecified or unequal product be submitted, it will be rejected. If a second attempt at substitution is made during the resubmittal of the same product, then no more reviews of that product will be performed without direct compensation to the Engineer being paid for the additional services required for the third review and any further reviews.

C. All submittals shall be submitted and returned electronically.

D. Submittals will not be accepted for review unless they:
1. Comply with the requirements of Division 1.
2. Include complete information pertaining to all appurtenances and accessories.
3. Are submitted as complete packages which pertain to all related items in Division 22. Separate packages shall be submitted as follows:
   a. All plumbing equipment, piping, specialties, and components
   b. All plumbing fixtures
4. Are properly marked with equipment, service or function identification as related to the project and are marked with pertinent specification paragraph number.

E. Submit catalog information, factory assembly drawings, field installation drawings and certifications as required for complete explanation and description of all items of equipment. The submittal data shall provide ample, unquestionable compliance with the Contract Documents.

F. Review of submittals shall not be construed as authorizing any deviations from the plans and specifications unless such deviations are clearly identified and separately submitted in the form of a letter that is enclosed with the submittals.

G. Submittals are required on all manufactured equipment, especially energy consuming equipment. Submittals shall include, but are not limited to, the following items of equipment:
1. Piping and Piping Specialties
2. Insulation
3. Water Heaters
4. Pumps
5. Plumbing Fixtures
6. Firestopping Products and Applicable UL Firestop Details

3.03 EXCAVATION, TRENCHING AND BACKFILLING

A. Perform all excavation, trenching and backfilling for underground work under this Division 22. During excavation, the excavated material shall be piled back from the banks of the trench to avoid overloading, slides or cave-ins. Do not exceed the angle of repose unless written approval is obtained in advance from the Architect for shoring, bracing or other alternate excavation methods. All excavated material not used for backfilling shall be removed from the building and disposed of as indicated or directed by the Architect. Take measures to prevent surface water from flowing into trenches and other excavations and any water accumulating therein shall be removed by pumping. All excavation shall be made by open cut. Tunneling shall not be allowed.

B. The bottom of all trenches shall be evenly graded to provide firm support and an even bearing surface. Pipe shall be laid on firm soil, laid in straight lines and on uniform grades. Provide bell holes so that the barrel of the pipe rests evenly on the bottom of the trench along the entire length of the pipe.

C. Pipe shall be inspected and tested prior to backfilling. Trench shall be handfilled to a minimum of 12" above the top of pipe with suitable earth (free of rocks, trash, large clods and organic material) and compacted to a minimum 95% proctor. After the first layer is completed, subsequent layers shall be filled and compacted the same as the first layer. Settling the backfill with water shall not be permitted.

3.04 INSTALLATION REQUIREMENTS

A. All equipment shall be installed in strict conformance with the recommendations of the Equipment Manufacturer, as indicated on the Drawings, and as specified.

B. Provide installation manuals for each piece of equipment. Submit in separately bound volumes after review of submittals.

C. Provide supplementary steel framing and welded steel equipment support stands as required for proper hanging and support of the plumbing systems. Steel angles, channels and tubing utilized for such framing shall be selected for a maximum deflection of 1/360th of the span.

D. All roof curbs shall be a minimum of 12" high and selected for the various roof pitches. Curbs installed on roofs having pitches of not more than 1/4" per foot may be standard curbs shimmed level with steel channels or Zs to provide suitable support and flashing surfaces.

3.05 CLEANING, LUBRICATION AND ADJUSTMENT

A. The exterior surfaces of all plumbing equipment, piping, conduit, etc., shall be cleaned and free of all dirt, grease, oil, paint splatter, and other construction debris.

B. Bearings that require lubrication shall be lubricated in strict accordance with the manufacturer's recommendations.

C. All control equipment, valves, equipment settings, pressure tanks, etc. shall be adjusted to the settings required for the performance specified.

D. All materials, equipment, etc. subject to weather, corrosion, dust, debris, water etc. to be installed or utilized for the project shall be fully protected. This is inclusive of piping and duct openings and internal fan ventilation intakes and discharges. This Division's scope includes protection and remediation of any and all Division materials, etc. Including cleaning, vacuuming, dusting, etc. required for a clean system and operation. Insulation and equipment with electrical connections subject to water shall be replaced in their entirety. Coordinate with all other trades and schedules.

3.06 PAINTING

A. All uncoated and uninsulated steel surfaces exposed to sight inside the building, such as piping, equipment hangers and supports, which are not provided with factory prime coat or galvanizing, shall be cleaned and painted with one coat of rust inhibiting primer. In addition, all surfaces in finished spaces shall also be painted with two coats of finish paint in a color selected by the Architect.

B. Steel items exposed outside the building, such as equipment supports, uninsulated piping and hangers which are not factory painted or galvanized shall be cleaned and painted with one coat of rust inhibiting primer and two coats of asphaltic base aluminum paint. Insulated steel pipes outside the building shall be cleaned and painted with one coat of rust inhibiting primer before installing insulation.

C. Factory painted equipment that has been scratched or marred shall be repainted to match the original factory color.

3.07 PIPING LEAK TESTING

A. Sanitary, waste, storm, and vent piping shall be tested with water before installing fixtures. Water test shall be applied to the system either in its entirety or to the individual sections. Each opening except the highest opening of the section under test shall be plugged, and the section shall be filled with water and tested with a head of water of at least ten (10) feet above the highest point in the system. The water shall be kept in the portion under test, for at least thirty (30) minutes; no drop in the water level will be acceptable.

B. The water piping systems shall be tested at a minimum pressure of 125 psi, or 1.5 times the system operating conditions, whichever is greater, and proved tight at this pressure for not less than thirty (30) minutes or longer if required to permit inspection of all joints. No loss in pressure will be permitted.

C. All compressed air piping shall be tested pneumatically and proved tight at a pressure of not less than 100 psi for a period of not less than two (2) hours. No loss in pressure will be permitted.

D. All leaks shall be repaired by tightening, remaking joints, or replacing pipe and fittings. Caulking of joints shall not be permitted.

E. See specification section 23 11 23 for testing requirements of natural gas and liquid propane gas piping. System shall be part of Division 22 scope unless otherwise arranged within the Contract. Coordinate with Division 23.

3.08 RECORD (AS-BUILT) DRAWINGS

A. At the completion of the project, provide a set of reproducible prints to the Architect which reflects all changes, deviations and revisions made to the original design documents. Locations of all underground piping and utilities shall be clearly shown and dimensioned from permanent reference points such as building column lines. Record drawings shall be produced in electronic format compatible with AUTOCAD. Furnish electronic copies of all drawings in dwg. format, and two (2) bond copies of all drawing sheets. As-Builts for electronic incorporation by the Design Team, as applicable, shall be redline mark-ups of the Construction Documents.

3.09 OPERATING AND MAINTENANCE MANUALS AND INSTRUCTIONS

A. Complete operating and maintenance manuals shall be provided to the Owner. Four copies shall be provided. Each copy shall be bound in a separate 3-ring, loose leaf notebook. Operating instructions shall be provided for each plumbing system, and shall each include a brief system description, a simple schematic and a sequence of operation. Operating and maintenance instructions shall be provided for each piece of equipment. A control system wiring diagram shall be included in each operating and maintenance manual.

B. Prior to final acceptance or beneficial occupancy, provide the services of a Competent Technician for not less than one (1) day to instruct the Owner in the operation of the plumbing systems.

3.10 MINIMUM HANGER SPACING

A. Pipe hangers or supports shall be provided within 18" of each horizontal fitting, equipment connection, valve, etc. and within 18" of the centerline of horizontal or vertical changes in direction summing to 90° or more. Specific attention is called to turns into vertical risers.

B. Piping supports shall be provided, at a minimum, in accordance with the greater of the below or code minimum. Where the below or code does not address support for specific piping, supports shall be in accordance with manufacturer's requirements.

Piping Material	Max. Horz. Spacing	Max. Vert. Spacing
Cast-iron pipe	5'	15'
Copper pipe	12'	10'
Copper tubing ≤ 1-1/4" dia.	6'	10'
Copper tubing ≥ 1-1/2" dia.	10'	10'
PVC pipe	4'	10'*

*Midstory guide required for piping 2" diameter and smaller

C. Riser clamps shall be provided at each floor penetration. For pressurized piping systems, provide vibration isolation at all riser clamps with two (2) pad-type mountings consisting of a minimum 3/8" thick ribbed or waffled elastomeric pads bonded between minimum 16-gauge galvanized steel separator plates. Pads shall be sized for a deflection of 0.12" to 0.16". Pads shall be minimum 3"x3" square.

3.11 WARRANTY

A. All work provided under this Division 22 shall be subject to a minimum one year warranty. The warranty shall include prompt repair or replacement of equipment or system failures and shall include all parts and labor. In addition, all compressors shall carry an additional four year parts-only warranty. Extended warranties shall be provided on all other equipment so specified in other Sections.

3.15 OWNER TRAINING

A. Owner training shall be provided for all systems and equipment and shall include the following:
1. 8-hours of training for each type of equipment
2. 16-hours for overall system operational training

B. A training summary and schedule shall be submitted to the Architect for approval within ninety (90) days of the date of substantial completion.

C. Training timing will vary and shall be assumed to include multiple sessions as required by the Owner.

3.17 BID REQUIREMENTS

A. The Contractor shall include all systems, equipment and accessories shown on the plans and specifications.

B. The Contractor is responsible for providing all Contract Documents to all SubContractors. All systems, equipment and accessories shall be included in the bid, whether shown on the SubContractor applicable plans or other design documents.

C. Should any discrepancy occur in the Contract Documents, the Contractor shall provide a request for clarification prior to bid or note the discrepancy in the bid and provide an appropriate cost allowance in the bid.

D. The Contractor shall acknowledge that the Contract Documents are diagrammatic and shall provide all systems, equipment and accessories required for a complete facility. Any areas that appear to be void of systems or inappropriate systems shall be noted in the bid. No post bid change order shall be considered for areas or discrepancies not noted in the bid.

E. All installation coordination and means and methods and labor and materials required for proper system installation shall be included.

F. These requirements are in addition to bid procedures and requirements of the RFP or general specifications.

END OF SECTION

SECTION 22 07 00

PLUMBING INSULATION

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section is governed by the Common Work Results for Plumbing Section 22 05 00.

B. This Section 22 07 00 and the accompanying drawings cover the provision of all labor, equipment, appliances, and materials and performing all operations in connection with the insulation of the plumbing systems as specified herein and as shown. These systems include, but are not limited to, the following:
1. Sanitary waste and vent systems
2. Domestic water systems

1.02 INTENT

A. It is the intent of this Section of the specifications to provide complete and operable plumbing systems complete with insulation, which are free of unreasonable noise, vibration and sweating, and fabricated so as to fit the space allotted.

B. The word "piping" is defined to mean all piping, fittings, joints, hangers, coatings, valves, cocks, insulation and accessories necessary for the plumbing systems described, shown and specified.

1.03 ACCEPTABLE MANUFACTURERS

A. Insulation products shall be as manufactured by Owens Corning, Knauf, Manville, Certainteed, Dow, Armacell, or Armstrong.

2.0 PRODUCTS

2.01 PLUMBING INSULATION

A. All pipe insulation products shall have a permanent composite insulation, jacket and adhesive fire and smoke hazard rating as tested by procedure ASTM-84, NFPA 255 and UL 723 not exceeding Flame Spread 25 or Smoke Developed 50.

B. Preformed insulation for all domestic hot water piping shall be minimum 1-1/2" thick for piping less than or equal to 1-1/2" diameter, 2" thick for piping above 1-1/2" in diameter, preformed fiberglass pipe insulation with white all-service jacket. All longitudinal joints shall be lapped, self-sticking type with all butt joints, tears, etc. sealed with a matching white vapor barrier tape. Elbows shall be mitered or may be Zeston covers filled with equivalent fiberglass insulation. The maximum conductivity (k-value) of the insulation shall be 0.23 BTU per inch/h·ft2/°F at 75°F.

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486
101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Barrett, Woodyard and Associates, Inc.
420 MINUET LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△	Date	Description
	03.12.2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Brad Rabinowitz on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BRAD JAY RABINOWITZ LICENSE No. 84447 STATE OF FLORIDA PROFESSIONAL ENGINEER

2026.05.19 16:51:59-04'00'

Project Name

FIRST HORIZON BANK - MIAMI LAKES

Project Number

059.7179.110

Description

SPECIFICATIONS - PLUMBING

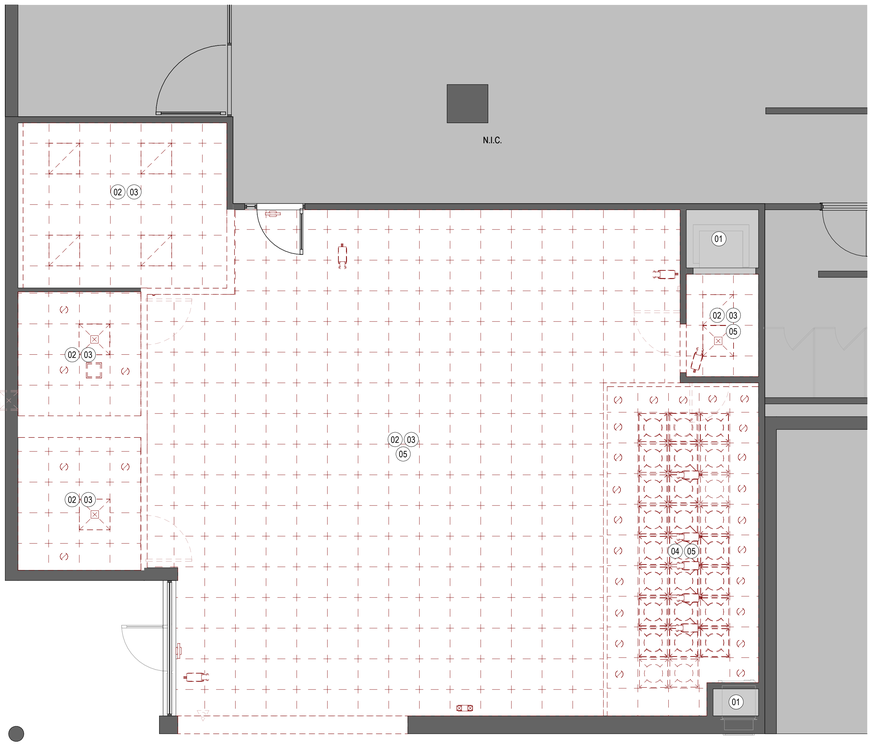
Scale

P0.002

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/2025-1452_MEP-R24.rvt
2026.3.16:53 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
P0-002 RWK 2026-05-27.pdf



01 DEMOLITION CEILING PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

01 EXISTING ELEMENT TO REMAIN
02 DEMOLISH EXISTING CEILING TILE AND GRID IN AREAS OF WORK
03 DEMOLISH EXISTING LIGHTING
04 DEMOLISH EXISTING WOOD CEILING FEATURE AND ASSOCIATED LIGHTS AND EQUIPMENT
05 REMOVE EXISTING SECURITY EQUIPMENT. STORE AND SAVE FOR FUTURE USE

GENERAL NOTES

A. AREAS TONED IN GRAY ARE NOT IN CONTRACT.
B. REFER TO SHEET G1.01 FOR GRAPHIC SYMBOLS AND ABREVIATIONS.
C. REMOVE PARTITIONS, BUILDING EQUIPMENT, FIXTURES, DOORS, FRAMES, AND ASSOCIATED HARDWARE WHERE INDICATED WITH DASHED LINES. REMOVE ALL MILLWORK, SHELVING, EQUIPMENT, AND PLUMBING WHERE INDICATED WITH DASHED LINES.
D. REMOVE EXISTING AS REQUIRED TO ACCOMODATE NEW WORK, EVEN WHERE NOT EXPRESSLY INDICATED ON DEMOLITION PLANS. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS TO CONFIRM SCOPE
E. U.N.O. REMOVE ALL CEILINGS, SUSPENSION SYSTEMS, LIGHTING, AND ALL ASSOCIATED ACCESSORIES.
F. REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY AND SIMILAR OTHER CABLING, CONDUIT, EQUIPMENT AND DEVICES, UNLESS OTHERWISE NOTED.
G. REFER TO MEP ENGINEERING DRAWINGS FOR FURTHER DEMOLITION SCOPE.
H. REMOVE FLOOR FINISHES AND ADHESIVE. REMOVE UNDERLAYMENT AND PATCHING COMPOUND TO STRUCTURAL SLAB.
I. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCOVERED, THE GENERAL CONTRACTOR SHALL NOTIFY OWNER IMMEDIATEL
J. ALL FURNITURE TO BE REMOVED. PRIOR TO REMOVING FURNITURE, VERIFY WITH CLIENT IF ANY FURNITURE IS TO BE SALVAGED.
K. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE PROJECT.
L. COLUMN ENCLOSURES AND DRYWALL FURR OUTS AROUND THE PERIMETER TO REMAIN, U.N.O. INTERIOR COLUMN FURR OUTS TO REMAIN, U.N.O.
M. SALVAGE ALL AED DEVICES FOR REINSTALLATION. PROTECT AND STORE DURING CONSTRUCTION.
N. WHERE BASE BUILDING CORE WALLS, COLUMN ENCLOSURES, FLOOR AND CEILING STRUCTURES ARE AFFECTED BY NEW WORK OR MADE INCOMPLETE DUE TO DEMOLITION/REMOVAL WORK, PATCH WITH MATCHING MATERIAL AND CONSTRUCTION. PROVIDE MASONRY, SHAFTWALL AND FIRE-RATED CONSTRUCTION TO MATCH PROVIDE FIRE PROOFING AS NEEDED.

KEY PLAN

DEMOLITION SCOPE

NOT IN SCOPE

FIRST HORIZON BANK

5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N.W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

△	Date	Description
-	03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA · PABLO G. GARCIA · AR99297 · REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, C=US, E=pablo_garcia@gensler.com, O=GENSLER, OU=Florida, 2.16.840.1.113883.3.1.1.1.1.1=AN14100000000089AE1CA410000320B, 2.16.840.1.113883.3.1.1.1.1.2=GENSLER, 2.16.840.1.113883.3.1.1.1.1.3=FLORIDA, 2.16.840.1.113883.3.1.1.1.1.4=ARCHITECT, 2.16.840.1.113883.3.1.1.1.1.5=AR99297
Location: Miami FL
I am the author of this document. By the terms defined by the placement of my signature on this document.
Contact Info: 305.350.7070
Date: 2026.03.12 10:52:39-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
DEMOLITION CEILING PLAN

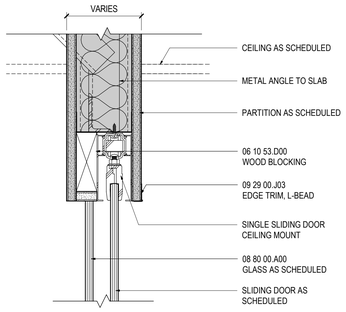
Scale
As indicated

D1.02

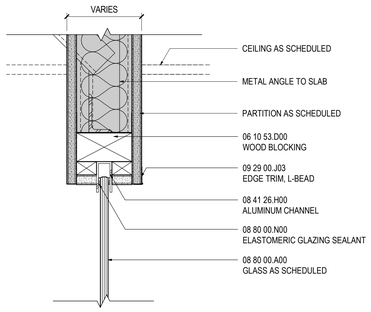
© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.1719.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:37 PM

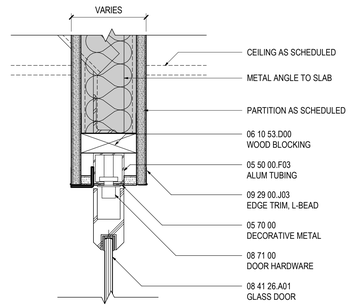
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
D1.02 RWK 2026-05-27.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ PALMERO, MERCEDES 6/6/2026 1:54:55 PM DASB Approved



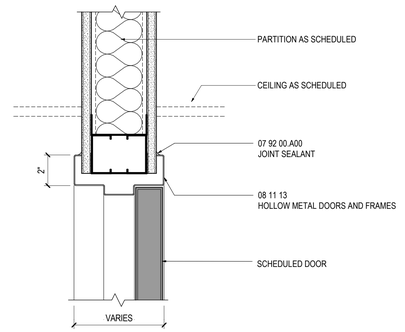
09 HEAD - SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



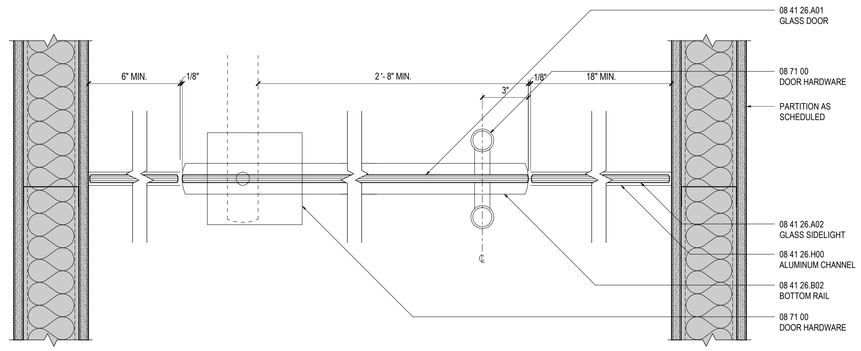
06 HEAD - GLASS SIDELITE
SCALE: 3" = 1'-0"



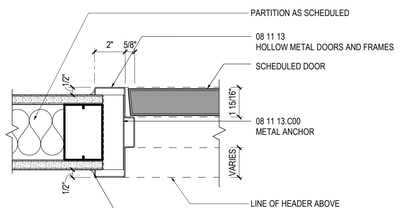
04 DOOR HEAD - GLASS SWING
SCALE: 3" = 1'-0"



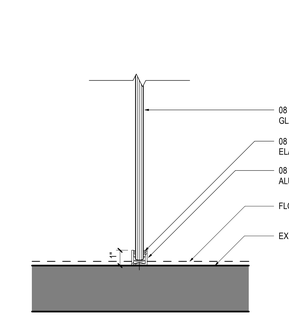
01 DOOR HEAD - HM
SCALE: 3" = 1'-0"



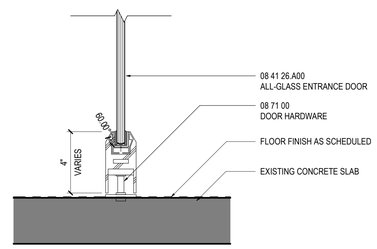
07 DOOR JAMB - GLASS SWING
SCALE: 3" = 1'-0"



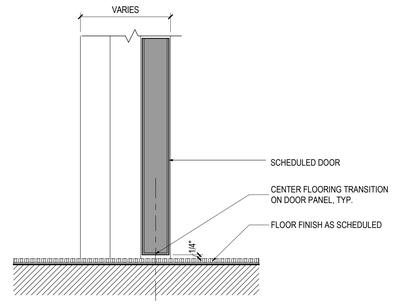
02 DOOR JAMB - HM
SCALE: 3" = 1'-0"



08 SILL - GLASS SIDELIGHT
SCALE: 3" = 1'-0"



05 DOOR SILL - GLASS SWING
SCALE: 3" = 1'-0"



03 DOOR SILL - HM
SCALE: 3" = 1'-0"

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States
Tel 704.377.2725
Fax 704.377.2807

545 N/W. 26th Street
Suite 250
Miami, FL 33127
United States
Tel 708.377.2725
Fax 704.377.2807

BW&A
BARRETT WOODYARD & ASSOCIATES
MEP Engineers
420 Minuet Lane
Charlotte, NC 28217
Tel 704.357.9333
Fax 704.357.9395

Date	Description
03/12/2026	ISSUE FOR PERMIT & CONSTRUCTION

Seal / Signature

STATE OF FLORIDA — PABLO G. GARCIA — AR99297 — REGISTERED ARCHITECT

Digitally signed by Pablo G Garcia
DN: CN=Pablo G Garcia, E=pablo.garcia@gensler.com, O=M ARTHUR GENSLER JR. AND ASSOCIATES INC., C=US
Location: Miami
I am indicating my approval to the terms defined by the placement of my signature on this document.
Contact Info: 305.350.7370
Date: 2026.03.12 10:51:53-04'00'

Pablo Garcia, AIA, REG. FL No. AR99297

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.110

Description
DOOR DETAILS

Scale
3" = 1'-0"

A5.11

© 2022 Gensler

Autodesk Docs://059.7179.010 - FHB Miami Lakes/Interiors - 59.7179.110 - FHB Miami Lakes - CD Set.rvt
3/12/2026 12:51:49 PM

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:20:17 PM
A5.11 RWK 2026-05-27.pdf

SECTION 260010

ELECTRICAL GENERAL

1.0 GENERAL

1.01 SCOPE

A. Division 26 includes all Specifications in the 260000 series and the accompanying Electrical Drawings. Provide all labor, materials and equipment, and all necessary operations to provide the complete scope of the electrical systems intended under this Division. Division 26 is not a stand-alone document, but a part of the complete Project Documents.

B. Attention is called to the fact that there are many interfaces between the work required in this Division and the work required in other Divisions. Provide the necessary interface and coordination with other Divisions to provide a complete project.

1.02 EXISTING CONDITIONS

A. Attention is called to the fact that the work is to be performed within an existing, operational facility. Prior to the submission of bids, each bidder shall visit the project site, thoroughly investigate and be familiar with all existing conditions, which will affect their work; especially the work to be performed above the existing ceilings.

B. When this project is finished, the work under this Division shall be complete in every respect, completely integrated with all the existing systems, and left in perfect operating condition. The electrical service to the building shall not be interrupted at any time without written coordination of the building's Owner. All existing electrical equipment removed during the project shall be removed from the site after inspection of the building's Owner. All existing electrical systems required to be operating at the project's completion or required to remain in use during the project shall be reconnected, replaced, rerouted or otherwise made to fit with proper workmanship techniques and left in safe working order.

C. Connect new work to existing work in a neat and workmanlike manner. Where an existing structure must be cut or existing utilities interfere, such obstructions shall be bypassed, removed, replaced or relocated, patched and repaired. Work disturbed or damaged shall be replaced or repaired to its prior condition.

1.03 CODES AND REGULATIONS

A. All work under this Division shall comply with all local building codes, laws, regulations, ordinances and the requirements of the 2020 National Electrical Code.

B. Where conflicts of installation requirements occur between the aforementioned codes, regulations or the Contract Documents, the most restrictive shall govern.

C. Obtain all permits and licenses and pay all fees required by local authorities. Arrange for all necessary inspections required by the authorities having jurisdiction and provide written certificates of approval to the project Owner or his designated representative.

1.04 DEFINITIONS

A. Contract Documents: The complete set of project Drawings and Specifications.

B. Provide: Furnish, install and connect.

C. Work: All materials installed, including all labor to provide complete system.

D. Wiring or Wired: All wire or cable installed in conduit from panelboard to equipment and connected at both ends with all required boxes, connectors, couplings, etc.

E. Conduit: Rigid steel conduit intermediate metal conduit (I.M.C.), electrical metallic tubing (EMT) plastic conduit (PVC), electrical non-metal tubing (ENT), or flexible steel conduit.

1.05 DRAWINGS AND SPECIFICATIONS

A. The Drawings and Specifications together are to be considered as the Contract Documents. Any work shown in one and not shown in the other, or implied by either, shall be provided to give a complete project.

B. Should any conflicts exist between the Drawings and Specifications or there is an item shown/called for which is not clearly defined, immediately submit a request for clarification. No additional monies will be granted later when a conflict is resolved or an item is more clearly defined.

C. The Drawings are schematic and are not intended to show the exact location outlets, etc. or the routing of conduit.

D. The exact location of equipment requiring electrical connections (mechanical equipment, elevators, lights, etc.) shall be as located by other Divisions of the Contract Documents. Refer to the Architectural, Structural and Mechanical Documents for dimensions and details of building construction and provide work described in this Division so that it conforms to the details of the project. The right is reserved to relocate any receptacle, switch or other outlet a maximum of 10'-0" before it is permanently installed without incurring additions to the Contract amount.

1.06 SITE VISIT

A. Visit the site and become familiar with all aspects of the site and existing conditions before submitting Contract price.

B. No allowance will be made for lack of knowledge of existing conditions.

1.07 DEVIATIONS

A. No deviations from the Contract Documents shall be made without the full knowledge and written consent of the Architect.

B. If the existing conditions make it desirable to modify the Contract Documents in regard to any item, provide a written request to the Architect.

2.0 PRODUCTS

2.01 STANDARDS FOR MATERIALS AND WORKMANSHIP

A. All materials used shall be new and shall be stamped with the label of Underwriters Laboratories, Inc. (UL).

B. All materials shall meet the standards of the following associations and institutes where applicable:

1. National Fire Protection Association (NFPA)
2. American Society of Testing Materials (ASTM)
3. American National Standards Institute (ANSI)
4. National Electrical Manufacturer's Association (NEMA)
5. Institute of Electrical and Electronic Engineers (IEEE)

C. Manufacturers names and catalog numbers specified herein are intended to describe the material and set the standard of quality. All bids shall be based on material specified. Requests for approval of material not specified shall be considered if the request is in written form and submitted to the Architect no later than fourteen (14) days before bid date. All requests shall conform with the provisions of the general and supplementary conditions.

D. Samples of materials requested to be substituted shall be furnished upon the request of the Architect.

2.02 SHOP DRAWINGS AND SUBMITTAL

A. The Engineer's review of shop drawings or submittals is a cursory review to check for general compliances of submittals with the design intent of the Contract Documents. The Engineer's review does not relieve the Contractor of his responsibility of complying with the Contract Documents. All coordination of the work in strict compliance with the Contract Documents is the sole responsibility of the Contractor.

B. The following items shall be submitted for review:

1. Conduit and wire
2. Devices
3. Coverplates
4. Metering equipment
5. Panelboards
6. Fuses
7. Overcurrent devices
8. Disconnect switches
9. Lighting fixtures
10. Lighting control system
11. Dimming system
12. Life safety system
13. Transient Voltage Surge Suppression

C. All shop drawings and submittals shall be submitted in compliance with the requirements of the general and supplementary conditions. All submittals are to be received electronically in .pdf format only.

D. All submittals shall bear the name of the manufacturer to be used, along with all associated options and specific input/output requirements clearly marked.

E. All shop drawings and submittals shall include a stamped indication signifying that the submittal has been reviewed for compliance with the Contract Documents by the Contractor. This stamped indication also represents the fact that the Contractor has checked this submittal for its interaction with all other Divisions and certifies by his signature or initials that all coordination has taken place. The stamp shall include the date, name of the Contracting Firm, the signature of the Contractor, certification of compliance and approval. This stamp shall be on the submittal before the Engineer will review it.

F. The engineer will review an individual submittal not more than twice. If the submittal is rejected again on the second review, the contractor will bore all responsibility for paying for the engineer's time for additional reviews. Such payments to the engineer shall be withheld from the next monthly pay application.

2.03 RECORD (AS-BUILT) DRAWINGS AND MAINTENANCE MANUALS

A. At job completion, submit to the Architect, an electronic set of the latest plans, in .pdf format, showing all deviations from the Contract Documents. The Drawings shall also have dimensions locating all underground conduits.

B. At job completion, submit to the Architect, three (3) hardcopy sets of maintenance and instruction manuals for all equipment furnished on the project. Also provide an electronic copy in .pdf format. Coordinate file delivery method with the architect.

3.0 EXECUTION

3.01 COORDINATION

A. Coordinate all space requirements with all other Divisions before installing any work. Install work such that adequate space will be allotted for all other work from other Divisions to be installed and also will allow room for future access for repair and maintenance.

B. Any work installed without proper coordination shall be relocated at the Architect's direction without increasing the Contract price.

C. During the bidding process or the pricing for a guaranteed maximum price, coordinate with all other Divisions for the total amount of work required in Division 26. Any work shown or implied in another Division requiring work in Division 26 shall be included in the Contract price regardless of whether or not it is addressed in Division 26.

3.02 PROTECTION OF MATERIALS

A. All equipment shall have the original finish when the building is turned over to the Owner.

B. Protect equipment during construction from dirt, water, chemical, mechanical damage, etc. Protect all conduit openings so that no foreign material will enter the conduit.

3.03 TESTS, DEMONSTRATION AND INSTRUCTIONS

A. Functional Testing:

1. Test all systems described in this Division in the presence of the Owner or a designated representative upon completion of the work. Demonstrate that the installation is in accordance with Contract Documents.
2. For all new lighting and lighting control systems within the Contract Documents, the contractor shall obtain the services of a licensed professional engineer (registered to the state this project is within) to perform system commissioning in compliance with local energy conservation codes. The contractor shall demonstrate in the presence of the commissioning agent that the installation of such systems are in accordance with the Contract Documents.

B. Any work found not to be in compliance with the Contract Documents shall be repaired or replaced without incurring any additions to the Contract price.

C. Provide to the Owner and System Commissioning Agent, all instruction on maintenance and operation of all systems and equipment provided under this Division. Provide all necessary tools and personnel to thoroughly present these instructions. The documentation shall include the following, at minimum:

1. Submittal data indicating all selected options.
2. Operation and maintenance manual for all equipment and systems. Include routine maintenance actions and cleaning procedures.
3. A schedule for inspecting and recalibrating, where applicable.
4. A narrative of how each system is intended to operate, including any recommended set points where adjustment is available.

D. At project completion, prior to obtaining Certificate of Occupancy, present at final inspection to the jurisdiction's AHJ a signed and dated statement of system commissioning for all lighting and lighting control systems. The format of the statement of system commissioning shall be in the form required by the state's energy conservation codes and/or AHJ requirements. The document shall be signed by the contractor's licensed professional engineer representative.

3.04 GUARANTEE

A. All systems, equipment, components, work, etc. provided under this Division shall be covered by a one year guarantee starting at the time of final acceptance of the work by the Owner. Any defects in the work, systems, equipment or components found during this year shall be corrected at no charge. The guarantee shall include providing all necessary cutting, patchwork, repainting, etc. to make the work complete and new.

B. Present this guarantee and any additional warranties or guarantees on furnished equipment or systems to the Architect. All equipment or system guarantees are in addition to the general guarantee.

END OF SECTION

SECTION 261000

ELECTRICAL BASIC MATERIALS & METHODS

1.0 GENERAL

1.01 DESCRIPTION

A. All work specified in this Section shall comply with the provisions of Section 260010.

B. This Section describes the basic electrical materials and installation methods that are acceptable and applicable to Division 26.

2.0 PRODUCTS

2.01 CONDUIT

A. Galvanized rigid steel conduit shall be low carbon, hot-dipped galvanized both inside and out with threaded joints.

B. Intermediate metal conduit (IMC) shall be steel, galvanized both inside and out with threaded joints.

C. Electrical metallic tubing (EMT) shall be steel, galvanized both inside and out.

D. Plastic conduit (PVC) shall be schedule 40 PVC heavy wall type. A grounding conductor shall be provided.

Electrical non-metallic tubing (ENT) shall be of such material that it is resistant to moisture, chemical atmospheres and is flame retardant. A grounding electrode conductor shall be provided.

E. Flexible metal conduit shall be flexible steel conduit tubing and shall meet Underwriters Laboratories Standard for Flexible Steel Conduit.

F. Liquid-tight flexible metal conduit and liquid-tight non-metallic conduits shall be liquid-tight and sunlight resistant.

G. Steel conduit approved manufacturers are Allied, Triangle and Republic.

H. PVC and ENT conduit approved manufacturers are Carlon and Triangle.

2.02 CONDUIT FITTINGS

A. Rigid conduit and IMC conduit fittings shall be zinc-coated, ferrous metal and taper threaded type.

B. EMT fittings shall be zinc-coated steel and hexnut compression or set-screw type. EMT connectors shall have insulated throats.

C. PVC fittings, elbows and cement shall be produced by the same manufacturer. All joints shall be solvent welded in accordance with the manufacturer's recommendations.

D. Conduit connections to switchboards, motor control centers, transformers, panel cabinets, and pull boxes shall have grounding wedge lugs between the bushing and the box or locknuts designed to bite into the metal.

E. Each conduit end shall be provided with either an insulated throat connector or separate locknut and insulated bushing. Bushing shall be installed before any wire is pulled.

F. Conduit fittings approved manufacturers are Raco, Steel City, O.Z. Gedney, Thomas & Betts and Appleton.

G. Expansion fittings shall be provided in all conduit which crosses and expansion joint.

2.03 CONDUCTORS

A. Conductors shall be copper of 98% conductivity, 600 volt insulation. Sizes specified are AWG gauge for No. 4/0 and smaller and circular mils (MCM) for all sizes larger than no. 4/0. Conductors No. 10 and smaller shall be solid and type "THHN" or "THWN" insulation. No. 8 and larger shall be stranded and type "THW" or "XHHW" insulation.

2.04 OUTLETS

A. Outlet boxes and covers shall be of such form and dimensions as to be adapted to their specified usage, locations, size and quantity of conduit, and size and quantity of conductors entering the boxes. In special "Fire Rated" partitions, outlets shall comply with ASTM No. E119.

B. Flush ceiling outlets for surface or pendant mounted lighting fixtures shall be one-piece 4" square or octagonal pressed steel boxes. Boxes for devices in unfinished masonry walls or stud walls shall be pressed steel, square corner, sectional switch boxes, or shall be 4" square box with a square cornered tile wall cover, set flush with masonry construction. Boxes in concrete ceiling slab shall be octagonal, shallow concrete boxes. Welded boxes are not acceptable.

C. All outlet boxes in plaster or masonry walls or ceiling shall be provided with plaster rings.

D. Junction boxes and all outlets not indicated as containing wiring devices or lighting fixtures shall have covers. Covers for outlets in walls shall be as specified for wall switches and receptacles.

E. Outlet boxes exposed to the weather and outlet boxes for vaportight lighting fixtures and devices shall be of cast iron corrosion resistant type.

F. Outlet box approved manufacturers are Appleton, Raco, Steel City or Crouse-Hinds.

2.05 DISCONNECT SWITCHES

A. Disconnect switches shall be "heavy-duty" type, enclosed switches of quick-make, quick-break construction. Switches shall be horsepower rated for 600 volts AC as required. Lugs shall be UL listed for copper and aluminum.

B. Padlocking provisions shall be provided for padlocking in the OFF position.

C. Switches shall be furnished in NEMA 1 General purpose enclosure unless noted otherwise. Switches located on the exterior of the building or in "wet" locations shall have NEMA 3R enclosures.

D. Fused disconnect switches shall have rejection type fuse clips with dual element, current limiting fuses of rating shown.

E. Disconnect switches shall be mounted to structure. Disconnect switches shall not be mounted to mechanical equipment or ductwork.

2.06 NAMEPLATES

A. Nameplates shall have 3/8" high engraved letters.

B. 120 or 208 volts: white core laminated bakelite with black finish.

C. Nameplate shall indicate the panel name and the name of the device or equipment where the power supply/feeder originates.

2.07 WALL SWITCHES

A. Wall switches shall be plastic, totally enclosed, quiet type, self-grounding, 120 volts and 20A rating and shall match existing if possible and equal the following:

Single Pole:	Hubbell No. CS1221, or equal by Leviton, P&S or Cooper.
Double Pole:	Hubbell No. CS1222, or equal by Leviton, P&S or Cooper.
Three-Way:	Hubbell No. CS1223, or equal by Leviton, P&S or Cooper.
Four-Way:	Hubbell No. CS1224, or equal by Leviton, P&S or Cooper.

B. Color shall be as selected by architect.

C. Flush motor switches with red pilot light and with overload protection for fractional horsepower motors shall be Hubbell No. HBL1221PL.

D. Key switches shall be Hubbell No. HBL1221L 20A Series or approved equal by P&S or Leviton.

2.08 WALL MOUNTED OCCUPANCY SWITCHES

A. The passive infrared sensor shall be a completely self-contained control system that replaces a standard toggle switch. Sensor shall have ground wire for safety. Switching mechanism shall be a latching air gap relay, compatible with electronic ballasts, compact fluorescent and inductive loads. Triac and other harmonic generating devices shall not be allowed.

B. Sensor shall cover up to 1000 sq. ft. for walking motion, with a field of view of 180 degrees.

C. Sensor shall have system which provides superior 180 degree coverage.

D. Sensor shall operate at 120 VAC or 277 VAC.

E. Sensor shall have no minimum load requirement and shall be capable of switching from 0 to 500 watt incandescent; 0 to 800 watts fluorescent or 1/6 hp @ 120 VAC, 60 Hz; and 0 to 1200 watts fluorescent or 1/3 hp @ 277 VAC, 60 Hz.

F. For accuracy and consistency, sensor shall have a DIP switch controlled, digital time delay adjustable from 15 seconds to 30 minutes.

G. Sensor shall have standard 5 year warranty and shall be UL and CUL listed.

H. Sensor shall be as specified on the lighting floor plan sheet, or approved equal by engineer.

2.09 RECEPTACLES

A. Duplex receptacles shall be plastic, two-pole, three wire, self-grounding, side wired, 125 volts and 15A rating and shall match existing if possible and be equal to the following: Duplex receptacles shall be Hubbell No. CR5262 Series, or equal by Leviton, P&S or Cooper. Tamper Resistant type shall be Hubbell No. 5252_TR Series, or equal by Leviton, P&S or Cooper.

B. Dedicated duplex receptacles shall be two-pole, three wire, self-grounding, side wired, 125 volts and 20A rating and shall be equal to the following: Duplex receptacles shall be Hubbell No. HBL5362 Series, or equal by Leviton, P&S or Cooper. Tamper Resistant type to be Hubbell No. 5362_TR Series, or equal by Leviton, P&S or Cooper.

C. Ground fault circuit interrupt (GFI) receptacles shall be Hubbell GF20 series, or equal by P&S, Leviton or Cooper.

D. Ground fault circuit interrupt (GFI) receptacles for outdoor locations shall be weather resistant type (WR) Hubbell GFWRST20, or equal by P&S, Leviton or Cooper. Provide with "while-in-use" weatherproof extra duty cover

E. Color shall be as selected by the Architect.

2.10 COVERPLATES

A. Coverplates for flush mounted devices shall be standard size (color or finish to be selected by the architect), Hubbell "P" Series or equal by Leviton, P&S or Cooper.

B. Telephone outlet coverplates shall have same finish as above and have a bushed hole in the center.

C. Coverplates for exterior devices shall be self-closing, die cast aluminum Hubbell WP8M or equal by Leviton, P&S or Cooper.

2.11 PLYWOOD BACKBOARDS

A. Provide plywood backboards where shown. Backboards shall be minimum 3/4" thick and sized as shown or to accommodate equipment indicated to be mounted thereon.

B. Secure plywood to the building structure and paint with two coats of gray paint.

2.12 SMOKE AND FIRE STOP FITTINGS

A. Smoke and Fire Stop Fittings shall be UL listed for that purpose. The fittings used to seal conduit either on the outside of the conduit, busway or cable or internally shall have heat activated intumescent material, which expands to fill all voids. Smoke and fire stop fittings shall be O.Z./Gedney "FIRE-SEAL" or Dow Corning silicone RTV foam with an hourly fire-rating equal to or higher than the rating of the floor, ceiling or wall through which the cable or conduit passes. The seals for conduit shall be of the flanged type.

2.13 FLOOR OUTLETS

A. Refer to electrical floor plan for sheets for product specification.

2.14 FUSES

A. Provide all fuses. All fuses shall be of the same manufacturer. All fuses shall be of the high interrupting rating (200,000 Amps), current limiting type and manufactured by Bussmann. Fuses shall be provided for each fuse cutout and the specified quantity of fuses shall be furnished for spares.

B. Circuits 0 to 600 ampere shall be protected by rejection type, current limiting BUSSMANN LOWPEAK Dual Element Fuses LPN-RK (250 volts) or LPS-RK (600 volts). All dual-element fuses shall have separate overload and short-circuit clearing chamber. The fuse must hold 500% of rated current for a minimum of 10 seconds and be listed by Underwriter's Laboratories, Inc., with an interrupting rating of 200,000 amperes RMS symmetrical. The fuses shall be UL Class RK-1.

C. Circuits 601 to 6000 ampere shall be protected by current limiting BUSSMANN HI-CAP Time-Delay Fuses KRP-C. Fuses shall employ "0" rings as positive seals between the end bells and the glass melamine fuse barrel. The terminals shall be opened. Fuses shall be time-delay and must hold 500% of rated current for a minimum of 4 seconds, clear 20 times rated current in 0.1 seconds or less and be listed by Underwriter's Laboratories, Inc., with an interrupting rating of 200,000 amperes RMS symmetrical. The fuses shall be UL Class L.

D. Furnish and turn over to the Owner a minimum of one (1) set of spare fuses (set consisting of three fuses) for each type and rating of fuse used. When the number of fuse sets of the same type and rating actually installed exceeds five (5) sets, furnish an additional spare set of fuses for each five (5) or fraction thereof.

E. Provide a cabinet in which to store all spare fuses, Bussman Catalog No. SFC

F. Acceptable manufacturers are Bussman or equal by Littlefuse.

3.0 EXECUTION

3.01 CONDUIT

A. Rigid steel (or IMC) shall be used for service entrance and all feeders and branch circuits where exposed to damage.

B. EMT shall be used for branch circuits, fire alarm and telephone when not underground or in concrete in contact with the earth.

C. Schedule 40 PVC may be used for all underground feeders, service entrance conductors when encased in 4" of concrete on all sides, or under the lowest floor slab.

D. Conduit shall be continuous from outlet to outlet, from outlet to cabinet, junction box and pull box. Conduit shall enter and be secured to all boxes, etc., in such a manner that each system will be electrically continuous from service to all outlets such that a good ground is provided. All conduit from cabinets and junction boxes shall terminate in approved outlet boxes or conduit fittings. Conduit connections to any box which has no threaded hub shall be double locknutted.

E. Provide junction boxes or pull boxes where shown and where necessary to avoid excessive runs or too many bends between outlets. The conduit sizes shown may increase if desired to facilitate the pulling of cables.

F. All conduit shall be concealed unless indicated otherwise. Install exposed conduit parallel with or at right angles to the building walls and support from walls or ceilings at intervals required by Code with approved galvanized iron clamps or hangers. Concealed conduit above the ceiling shall be supported independent of ceiling construction. Where ceilings of lay-in type are used, conduit must be installed high enough to permit removal of ceiling panels and lighting fixtures. Use threaded rods and hangers for supporting single conduit. Use trapeze hangers consisting of double-nutted threaded rods and "Unistrut" channels or angles of 12 gauge minimum steel for supporting multiple conduit.

G. Minimum size conduit for branch circuits shall not be smaller than 1/2". Home runs shall extend from outlets shown to panel designated. Home runs shown shall not be combined. Home run conduit shall not be smaller than 3/4".

H. At couplings, conduit ends shall be threaded so that they meet in the coupling. Right and left hand couplings shall not be used; conduit couplings of the Erikson Type shall be used at locations requiring such joints.

I. All conduit for future use, for telephone wire, or for data communication cable, shall be left with No. 16 gauge wire pulled in them or a pull line as manufactured by Ideal, and the ends securely corked or capped.

J. Expansion fittings shall be installed in all conduit which pass through the cross-sectional area of expansion joints.

K. Provide non-hardening elastic type duct seal compound, Neer No. DC., 3M Co. "Scotchfil", or Gardner Bender duct seal, for each conduit entering the building from outside and for each conduit passing from one space into another which is normally at a lower temperature.

L. Provide watertight conduit hubs on conduit terminating in a box or cabinet exposed to the weather.

M. Space in sleeves or around conduit that pass through fire resistive or fire rated walls, partitions, floors or ceilings shall be closed by packing with an unlabeled fire resistive material that will maintain the rating of the barrier penetrated.

3.02 FLEXIBLE CONDUIT

A. PVC extruded cover flexible conduit shall be used in making short flexible connections to rotating or vibrating machinery or equipment. The flexible conduit at these locations shall be as short as possible, but shall have a minimum length of 12".

B. A green stranded bonding jumper shall be installed outside of all flexible conduit that extends directly from a non-flex conduit to a rotating or vibrating machine. Where a junction box is used, the green stranded bonding jumper shall be installed inside the flexible conduit and attached to the junction box and to the machine. When the bonding jumper is installed outside of the flexible conduit, plastic wire straps shall be used 6" o.c. to secure the jumper to the flexible conduit.

C. Flexible metal (MC) conduit system may be utilized where concealed in walls, above ceiling, and/or millwork only. MC Cable shall run from point of exit from wall, ceiling, or millwork to nearest structurally support junction box. MC cable will not be permitted to be installed where exposed and shall not pass through a fire rated partition. Conductor colors of the MC cable shall comply with 261000 3.03 D.

1. MC cable shall be constructed to have an insulated, copper ground conductor. Sheathing with a bare aluminum conductor shall not be used as the ground.

3.03 WIRING

A. All conductors shall be installed in conduit. No conductors shall be pulled into the conduit until the conduit system is complete and plaster had dried. Wire pulling lubricants shall be Gardner-Bender "Wireaide" or Ideal "Yellow 77".

B. Conductors shall be continuous from outlet to outlet and from outlet to junction box or pull box. All splices and joints shall be carefully and securely made to be mechanically and electrically solid with pressure type connectors, Gardner Bender "Winggard" or Ideal "Wingnut". Tape shall be "Scotch" No. 33 for indoor and No. 88 for outdoor or Gardner Bender No. 95-661. Where connection is made to any terminals of more than 30 amperes capacity and where conductors larger than No. 10 are connected to any terminal, copper terminal lugs shall be bolted to the conductors. Where multiple connections are made to the same terminal, individual lugs for each conductor shall be used.

C. Each conduit shall have a minimum of two (2) conductors pulled in unless that particular conduit is noted as being for systems other than electrical circuitry and/or future use or unless noted otherwise.

D. Conductors for lighting and receptacle circuits shall have color coded jackets. The wiring shall be color coded with the same color used with its respective phase through the entire job as follows:

208/120 Volt System
Phase A – Black
Phase B – Red
Phase C – Blue
Neutral – White
Ground – Green

E. The feeder and service entrance conductors shall be color coded by the use of colored plastic tape applied within 6" of each conductor end.

F. Branch circuit conductors shall not be smaller than No. 12 and where the home run from center of load exceeds 100'-0", the conductors from home run outlet to panel shall be No. 10 minimum.

G. For branch circuits terminating in outlet without device, leave minimum of 12" of slack wire coiled for connection of equipment. All conductors shall be identified with proper circuit numbers at terminals, junction boxes at panelboards within 6" of conductor ends.

3.04 OUTLETS

A. Provide galvanized steel or cast type boxes for all outlets.

B. Where outlet boxes are used to support lighting fixtures, the outlet box shall be anchored to the structural members of the building per NEC 314.27.

C. Outlet boxes shall be flush mounted unless they are specifically shown as being used with exposed conduit or are located above a ceiling.

D. Where outlets are supplied from conduit run in or below floor slabs, the conduit shall be stubbed up at the location shown and the wall built up around the conduit.

E. Cuts for outlet boxes in masonry walls shall be made so that the coverplate will completely cover the cut. The mounting height of switch, receptacle and other outlets may be varied slightly, with the Architects approvals, so that the outlet box, top or bottom, will occur at a masonry joint.

F. The edge of all outlet boxes shall be flush with the surface in which they are recessed. The devices that fit into the outlet boxes shall be screwed tight before the coverplate is installed and the coverplate shall not be used as a means of tightening the devices in place.

G. Where outlets are shown as being adjacent and different mounting heights are specified for each, they shall be mounted one directly over the other, on the centerline of the group.

3.05 NAMEPLATES

A. Provide specified nameplates on distribution panels, feeder switches, feeder breakers, panelboards, disconnect switches, contactors, starters, transformers, start-stop push buttons and motor switches.

B. Provide nameplates on every device in the distribution panels.

C. Nameplates for surface mounted equipment shall be installed on the exterior of equipment with sheetmetal screws. Nameplates for flush or recessed mounted equipment shall be installed on the inside of the panel door or cover with epoxy cement.

3.06 WALL SWITCHES AND RECEPTACLES

A. Where more than one device is indicated at a location, the devices shall be gang-mounted in combined multi-gang boxes and covered jointly by a common coverplate. Provide barriers as required by the devices and voltages being used.

3.07 COVERPLATES

A. All junction boxes, outlet boxes, multi-gang switch boxes, utility boxes, etc., shall be covered with a coverplate. The coverplate shall be a finished plate as specified unless designated otherwise.

B. Coverplates shall be mounted vertically unless designated otherwise.

3.08 GROUNDING

A. Ground connections shall be in accordance with the National Electrical Code.

B. Provide an insulated green bonding jumper from the grounding lug of all receptacles to a Steel City "GEE" clip or a machine screw per NEC 250.8 in the outlet box. The ground wire installed behind the device mounting screws will not be acceptable.

C. Provide 1 #6-3/4" conduit from the system ground to the telephone company main distribution frame or service cabinet and to each telephone backboard.

3.09 TELEPHONE CONDUIT SYSTEM

A. Telephone service shall include wood backboards and equipment cabinets with service entrance conduit as shown.

B. Telephone service entrance cable, all branch cabling and telephone instruments shall be provided by the telephone equipment vendor.

C. Provide an outlet and conduit system for the telephones as shown and leave the same in readiness for wiring by others. Provide pull line in all telephone conduit. Terminate all conduit at a uniform height with smooth insulated bushings at the telephone wood backboards.

D. Telephone wall outlets shall be pressed steel sectional switch boxes, wall mounted at the locations indicated. Coverplate shall have a bushed hole.

E. Telephone floor outlets shall be floor boxes as specified at the locations indicated.

3.10 CONNECTION TO EQUIPMENT

A. Equipment furnished by the Owner or under other Sections, such as mechanical equipment, elevators, escalators, signs, kitchen equipment, etc., will be installed by others. Provide electrical service and make the electrical circuit connection to this equipment.

B. Provide PVC insulated flexible cord sets for all cord and plug connected building appliances and equipment. Cords shall be sized in accordance with electrical circuits indicated. Multiple conductor cords shall be "SO" cable with PVC jacket and green insulated ground conductor.

3.11 CORING, CUTTING AND PATCHING

A. Set sleeves for conduit accurately before the concrete floors are poured, or set boxes on the forms so as to leave openings in the floors in which the required sleeves can be subsequently located. Fill in the voids around the sleeves with concrete.

B. Should the performance of this preliminary work be neglected and should cutting be required in order to install conduit, then the expense of the cutting and restoring of surfaces to their original conditions shall be accomplished without incurring additions to the Contract.

3.12 EQUIPMENT ANCHORING

A. All items of electrical equipment, such as switchboards, motor control centers, transformers, standby generator, etc., shall be securely anchored to the building structure. The anchoring shall be accomplished by utilizing a minimum size of 3/8" steel anchor bolts in the structure and to the item of equipment. A minimum of two (2) anchor bolts shall be provided on each side of each item of equipment with the following exceptions:

Exception No. 1: If the equipment manufacturer includes more than two (2) anchor Holes per side in the base or base frame of the equipment item, then there shall be one anchor for each anchor hole.

Exception No. 2: If the equipment manufacturer recommends a particular quantity greater than two (2) per side, then that quantity of anchors shall be provided.

END OF SECTION

FIRST HORIZON BANK
5901 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FL 33014

Gensler
M. Arthur Gensler Jr. & Associates
FL Qualifier's Lic. No. AR96486

101 S. Tryon Street
Suite 2100
Charlotte, NC 28280
United States

Tel 704.377.2725
Fax 704.377.2807

BW&A License #27536
Burrell, Woodyard and Associates, Inc.
1220 MINNETA LN.
CHARLOTTE, NC 28217
PHONE (704) 357-9333
BWA JOB # 2025-1452

△ Date	Description
01/12/2026	ISSUE FOR PERMIT AND CONSTRUCTION

Seal / Signature

This item has been digitally signed and sealed by Jarod Bradley Hall, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAROD BRADLEY HALL LICENSE No. 94719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jarod Hall
Date: 2026.01.20 16:48:46-05'00'

Project Name
FIRST HORIZON BANK - MIAMI LAKES

Project Number
059.7179.010

Description
SPECIFICATIONS - ELECTRICAL

Scale

E0.002

© 2026 Gensler

Autodesk Docs://059.7179.008 - FHB Miami Lakes/059.7179.008_FHB_MiamiLakes_R26_Manathon - CD Set.rvt
1/12/2026 5:48:58 PM
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226015483 - 6/11/2026 12:26:17 PM
E0.002 RWK 2026-05-27.pdf