



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

BUILDING PERMIT AND INSPECTION RECORD

Municipal #: **2026060920**
Process Number: M2026020168
Issue Date:

Job Location

Folio: 3220220090025
Job Site Address: 15201 NW 79 CT
Legal: MIAMI LAKES BUSINESS PARK SEC 1 PB 126-54

Project Information

Application Type: ALTER INTERIOR
Proposed Use: OFFICE - PROFESSIONAL BUILDINGS
Sq. Ft.: 0 / Units: 0 / Floors: 0
Permit Type: MUNICIPAL BLDG / Permit Category: 0001 MUNICIPAL GENERAL BUILDING

Owner & Contractor Information

Property Owner: TGC 15201 OFFICE LLC
Contractor: DADE CONSTRUCTION CORP
Qualifier:



Required Inspections

FIRE - 0001 FIRE INSPECTIONS RECOMMENDED

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

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](#)

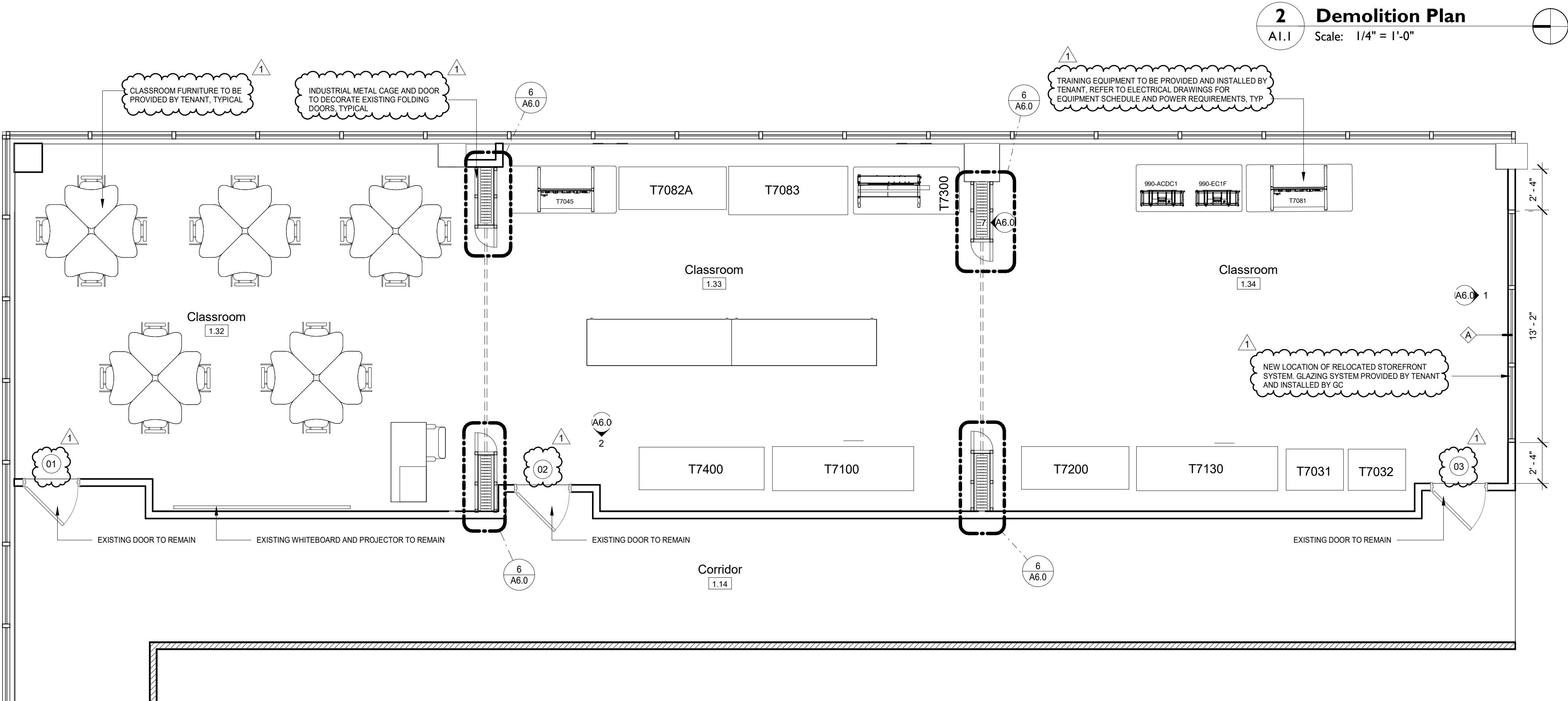
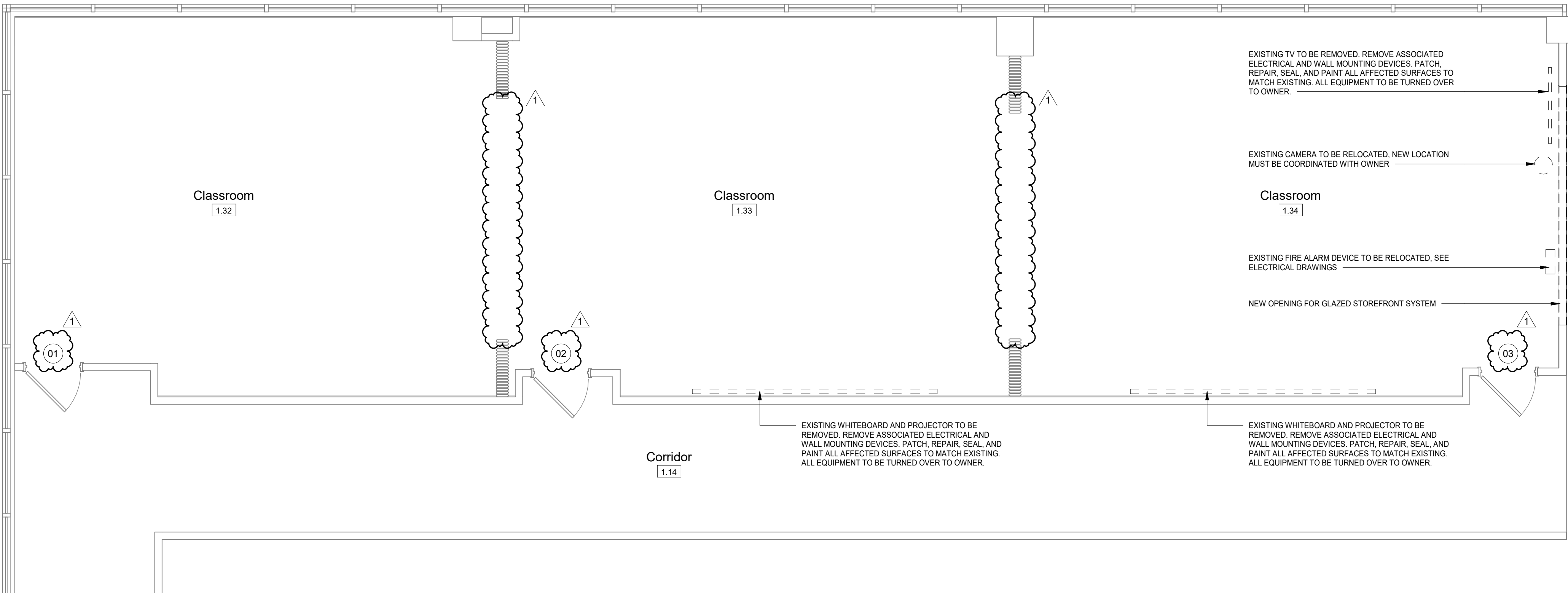
[Home](#) [About](#) [Phone Directory](#) [Privacy](#) [Disclaimer](#)

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

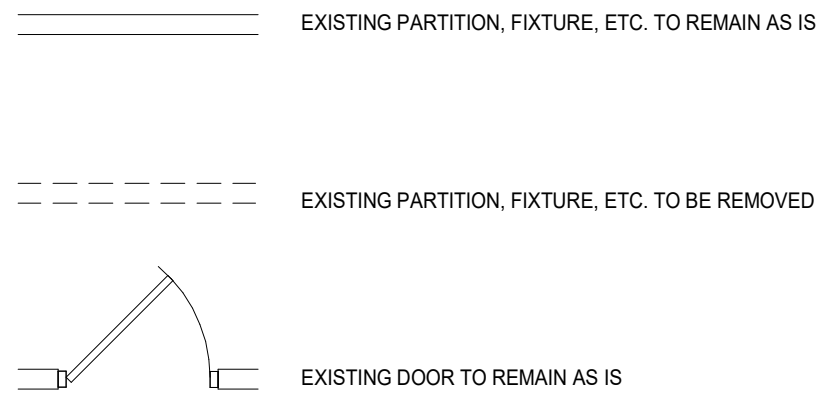
This page was last edited on: February 23, 2004

Web Site © 2004 Miami-Dade County.

All rights reserved.



Demolition Legend



Demolition Notes:

- EXISTING PARTITIONS, FIXTURES, FINISHES, MATERIALS AND EQUIPMENT THAT ARE INDICATED OR EXPECTED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE.
- ALL AREAS OUTSIDE OF THE AREA OF WORK SHALL BE PROTECTED DURING DEMOLITION, CONSTRUCTION AND DELIVERIES.
- CONTRACTOR SHALL ABIDE BY ALL LANDLORD RULES AND REQUIREMENTS FOR CONSTRUCTION.
- ALL EXISTING LIGHT FIXTURES INDICATED TO BE REMOVED SHALL BE STORED FOR FUTURE REUSE. ALL LIGHT FIXTURES THAT REMAIN AFTER THE WORK HAS BEEN COMPLETED SHALL BE RETURNED TO THE LANDLORD.
- COMPLETELY DEMOLISH AND REMOVE ALL PARTITIONS NOT SCHEDULED TO REMAIN.
- CONTRACTOR SHALL REMOVE ALL EXISTING CONDUIT, WIRES, CABLES, BLOCKING, FRAMING SUPPORTS, ETC. ABOVE CEILING OR WITHIN WALLS AND PARTITIONS NOT SCHEDULED TO BE REUSED OR RELOCATED. LOCATIONS WHERE RECEPTACLES THAT ARE NOT SCHEDULED TO REMAIN OR BE RELOCATED, THE WALLS TO BE PATCHED AND FINISHED TO MATCH THE ADJACENT CONSTRUCTION FINISH IN TEXTURE AND STYLE.
- EXISTING FIRE EXTINGUISHERS IN AREAS OF DEMOLITION TO BE REMOVED AND SAVED FOR RELOCATION.
- ALL PLUMBING ASSOCIATED WITH DEMOLISHED FIXTURES TO BE CAPPED (U.O.N.).
- FIRE ALARM DEVICES SHALL BE RELOCATED AND ADJUSTED AS NEEDED U.O.N. CONTRACTOR SHALL TEST THE FIRE ALARM DEVICES PRIOR TO RELOCATION AND REUSE. REFER TO MEP DRAWINGS FOR MORE INFO.
- EXISTING ELECTRICAL OUTLETS AT PERIMETER TO REMAIN, CONTRACTOR TO COORDINATE WITH RENOVATION DRAWINGS SO THAT NO OUTLETS ARE UNNECESSARILY DUPLICATED. REFER TO ELECTRICAL PLAN FOR COORDINATION.
- EXISTING A/C THERMOSTATS SHALL BE RELOCATED U.O.N. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION IF APPLICABLE.
- CONTRACTOR TO COMPLY WITH BUILDING MANAGEMENT'S DUMPSTER REQUIREMENTS FOR ALL DEMOLITION. PLEASE REFER TO LANDLORD FOR FURTHER REQUIREMENTS.

Adjacent Spaces Disturbance Notes:

- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH REQUIRES THE CONTRACTOR TO ENTER ANOTHER TENANT SPACE, OUTSIDE OF THE SCOPE OF WORK AREA, SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS OR ON WEEKENDS. COORDINATE WITH THE PROPERTY MANAGER.
- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE EXCESSIVE NOISE LEVELS SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS OR ON WEEKENDS. COORDINATE WITH THE PROPERTY MANAGER. THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - CUTTING OR CORE DRILLING
 - CUTTING IN CONCRETE FLOORS OR WALLS
 - DRILLING CONCRETE SLABS FOR PIPE HANGERS
 - DISABLING HVAC SYSTEMS
 - CRANE OPERATIONS
 - FIRE ALARM TESTING
 - SMOKE EVACUATION INSPECTIONS
 - X-RAYING

Wall Type Legend



Notes

- THIS DESIGN COMPLIES WITH FLORIDA BUILDING CODE (FBC) ACCESSIBILITY.
- FRAMING AND BACKING SHALL BE IN COMPLIANCE WITH FBC 2517.5 STEEL STUDS, CEILING SUPPORTS AND TRACK RUNNERS.
- GLAZING TO BE CATEGORY II SAFETY GLAZING GC TO VERIFY GLAZING THICKNESS APPROPRIATE FOR HEIGHT AND WIDTH.
- ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE OR EFFORT. LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
- ALL DOORS SERVING SPACES REQUIRED TO BE ACCESSIBLE MUST BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES (I.E. LEVER HANDLES).
- CONTRACTOR TO X-RAY EXISTING CONCRETE SLAB PRIOR TO ANY CORE DRILLING.
- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH REQUIRES THE CONTRACTOR TO ENTER ANOTHER TENANT SPACE, OUTSIDE OF THE SCOPE OF WORK AREA, SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS OR ON WEEKENDS. COORDINATE WITH THE PROPERTY MANAGER.
- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE EXCESSIVE NOISE LEVELS SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS OR ON WEEKENDS. COORDINATE WITH THE PROPERTY MANAGER. THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - CUTTING OR CORE DRILLING
 - CUTTING IN CONCRETE FLOORS OR WALLS
 - DRILLING CONCRETE SLABS FOR PIPE HANGERS
 - DISABLING HVAC SYSTEMS
 - CRANE OPERATIONS
 - FIRE ALARM TESTING
 - SMOKE EVACUATION INSPECTIONS
 - X-RAYING

Interior Glazing Schedule

MARK	WIDTH	HEIGHT	FRAME DETAIL
A	13'-2"	7'-2"	SEE ELEVATIONS SHEET A4.2

*GLAZING TO BE CATEGORY II SAFETY GLAZING

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182
Sign & Seal: Angel Lopez
State of Florida: AR 103182



ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct.
Miami Lakes, FL 33016

CLIENT

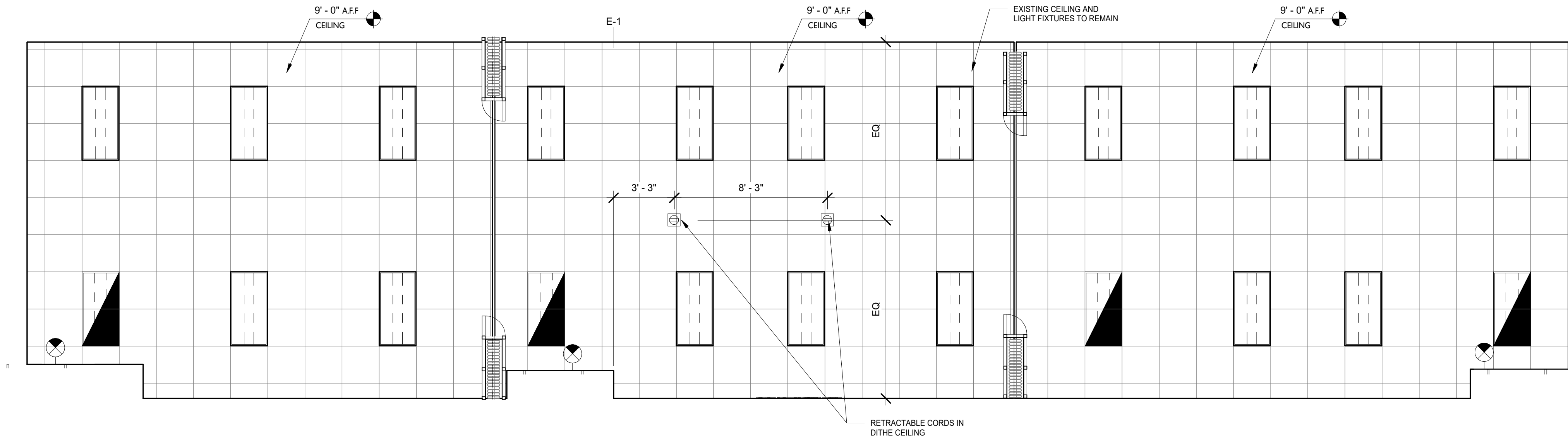
DATE 06/17/26

Revision
1 COMMENTS 20-09-11

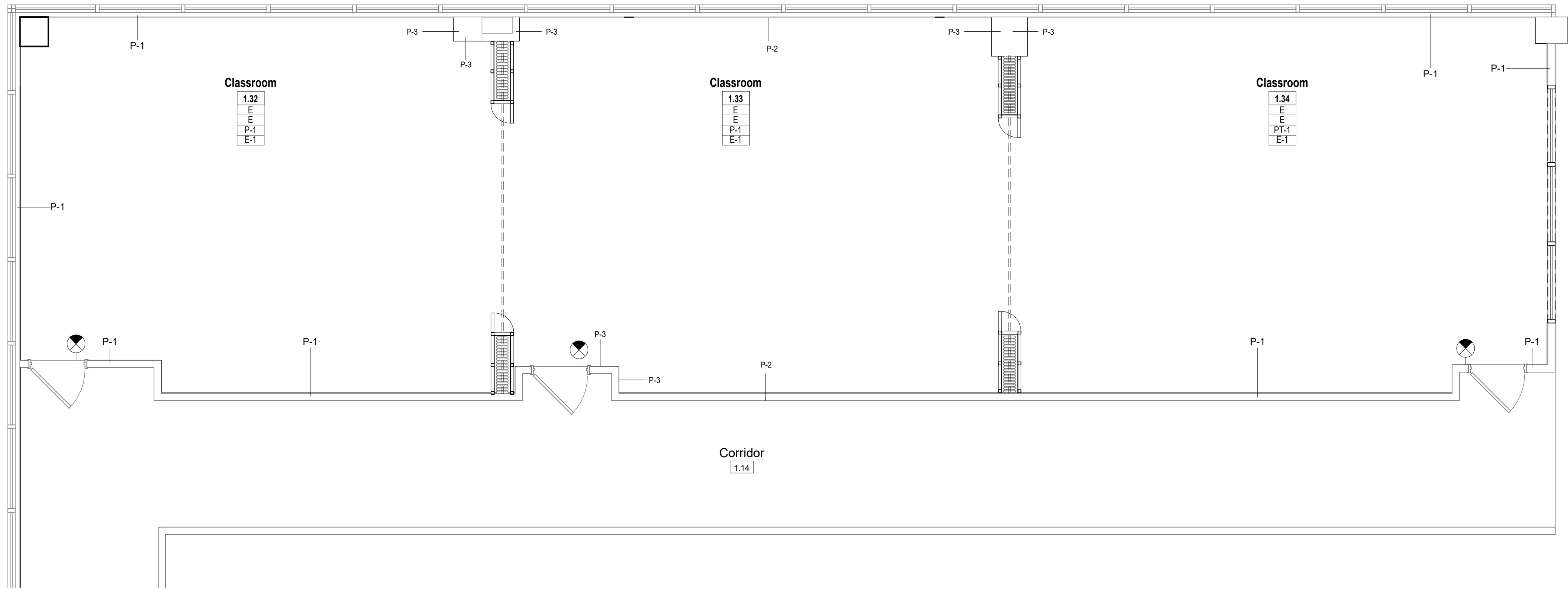
PROJECT # 26009

CLASSROOM
DEMOLITION &
FLOOR PLAN

A1.1



1 Ground Floor Reflected Ceiling Plan
A2.1 Scale: 1/4" = 1'-0"



2 Floor Finish Plan
A2.1 Scale: 1/4" = 1'-0"

Finish Schedule

MARK	DESCRIPTION
E	EXISTING FINISH TO REMAIN AS IS, NO NEW FINISH IS REQUIRED
P-1	GENERAL PAINT - PAINT TO MATCH EXISTING, SEE SHEET 2.1 FOR PAINT PRODUCTS TO BE USED IN VARIOUS ROOM TYPES/USES, AND FOR ALTERNATE PAINT MANUFACTURERS.
P-2	ACCENT PAINT - MANUFACTURER: BENJAMIN MOORE, HC-181, SHEEN: SEMI-GLOSS, ONE COAT OF PRIMER AND TWO COATS OF PAINT.
P-3	ACCENT PAINT - MANUFACTURER: BENJAMIN MOORE, AF-655, SHEEN: SEMI-GLOSS, ONE COAT OF PRIMER AND TWO COATS OF PAINT.

Interior Material Finish Classification										
OCCUPANCY	EXITS			EXIT ACCESS CORRIDORS			OTHER SPACES			
	WALL	CEILING	FLOOR	WALL	CEILING	FLOOR	WALL	CEILING	FLOOR	
BUSINESS	B	B	III	C	C	III	C	C	III	
STORAGE	C	C	III	C	C	NA	C	C	III	

NOTES:

1. PER FBC 720.2 CONCEALED INSTALLATION - INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

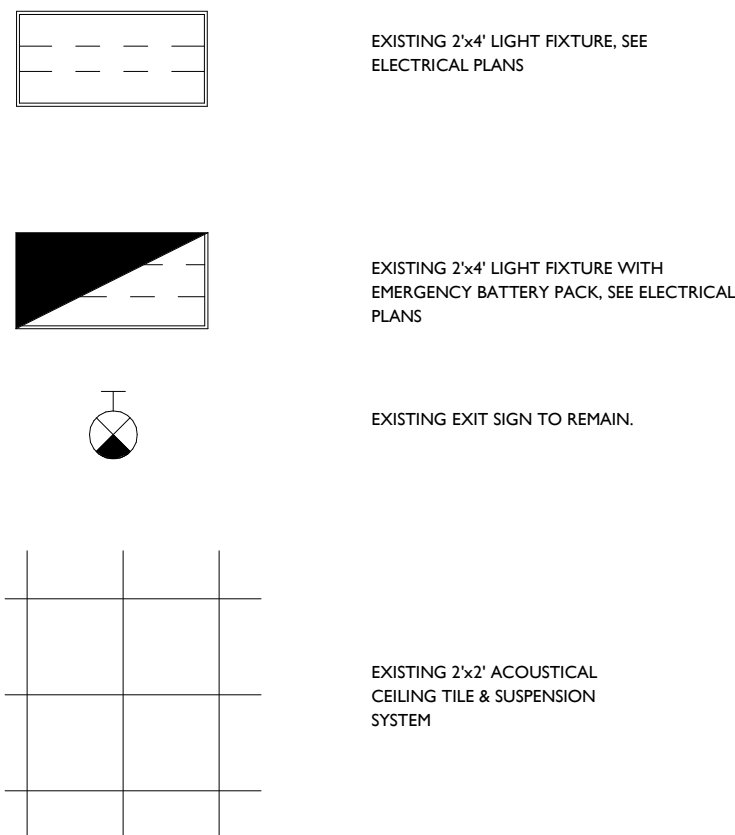
EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF SECTION 720.6 SHALL NOT BE REQUIRED TO MEET A FLAME SPREAD INDEX REQUIREMENT BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CANULC S102.2.

2. PER FBC 904.4.2 INTERIOR FLOOR FINISHES SHALL COMPLY WITH MINIMUM CLASS II CRITICAL RADIANT FLUX.

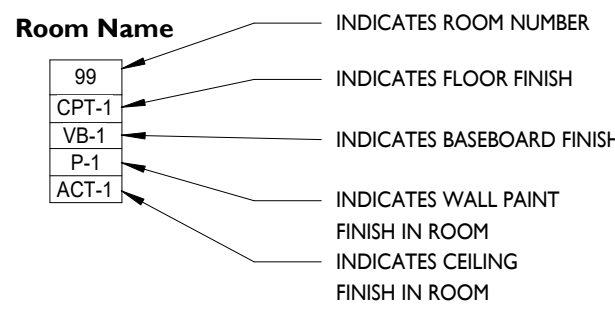
EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

3. FFPC101-42.3.3.2 INTERIOR WALL AND CEILING FINISH. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A, CLASS B OR CLASS C IN ACCORDANCE WITH SECTION 10.2 IN STORAGE AREAS AND SHALL BE AS REQUIRED BY 7.1.4 IN EXIT ENCLOSURES

Ceiling Legend



Finish Legend



NOTE: SEE FINISH SCHEDULE FOR SPECIFICATION

Digitally signed
by Angel E
Lopez
Date:
2026.06.17
11:00:59-04'00'

LINEA

architecture + interior design

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal: Angel Lopez
State of Florida: AR 103182

STATE OF FLORIDA
ANGEL ERNESTO LOPEZ
AR103182
REGISTERED ARCHITECT

ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct.
Miami Lakes, FL 33016

CLIENT

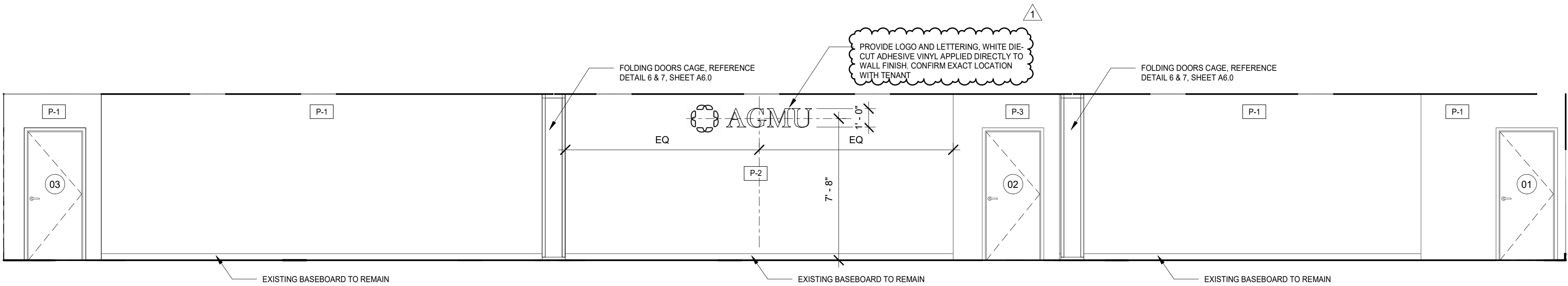
DATE 06/17/26

Revision

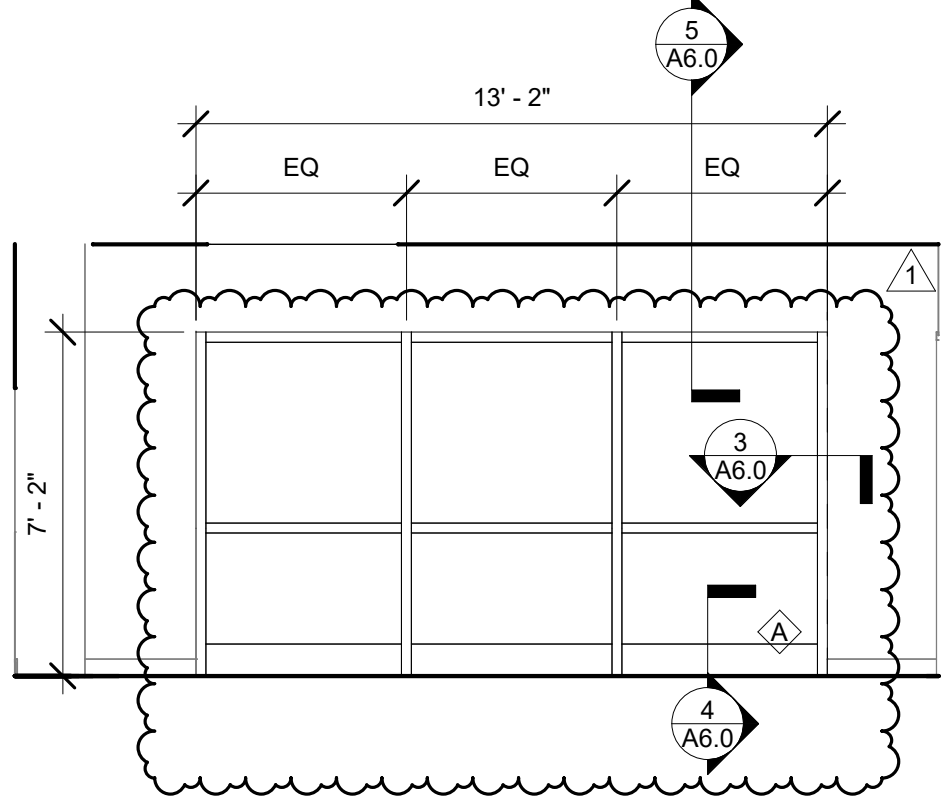
PROJECT # 26009

REFLECTED
CEILING &
FINISH PLAN

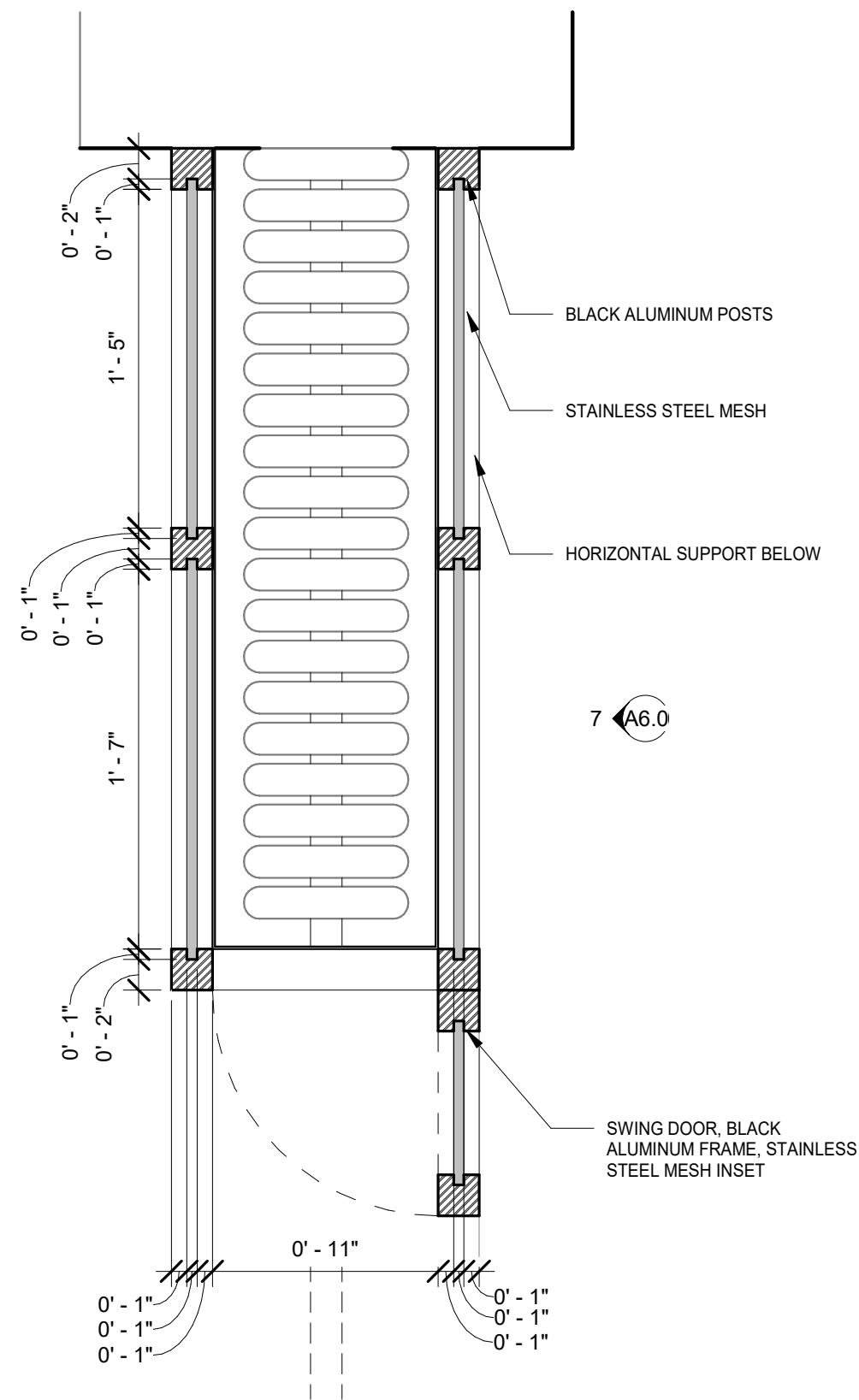
A2.1



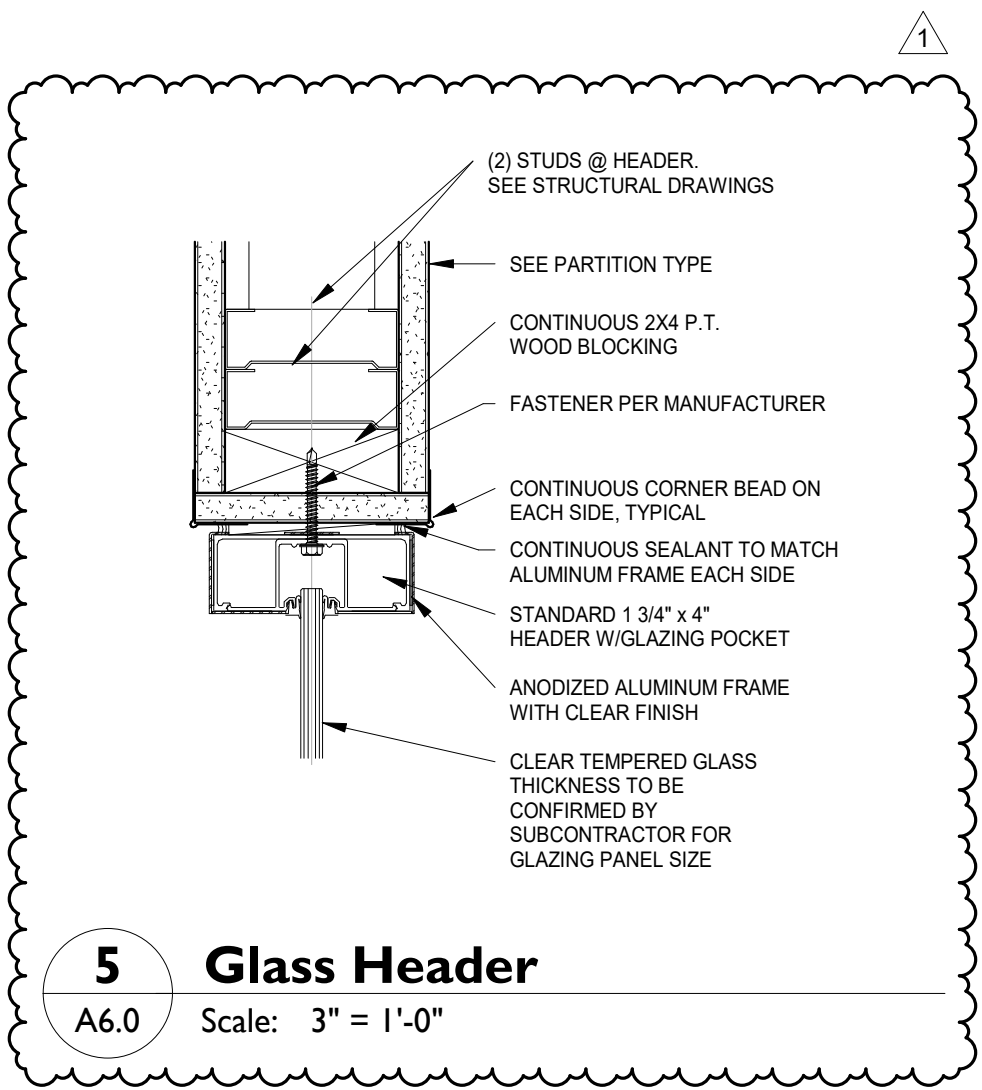
2 Classroom Elevation
A6.0 Scale: 1/4" = 1'-0"



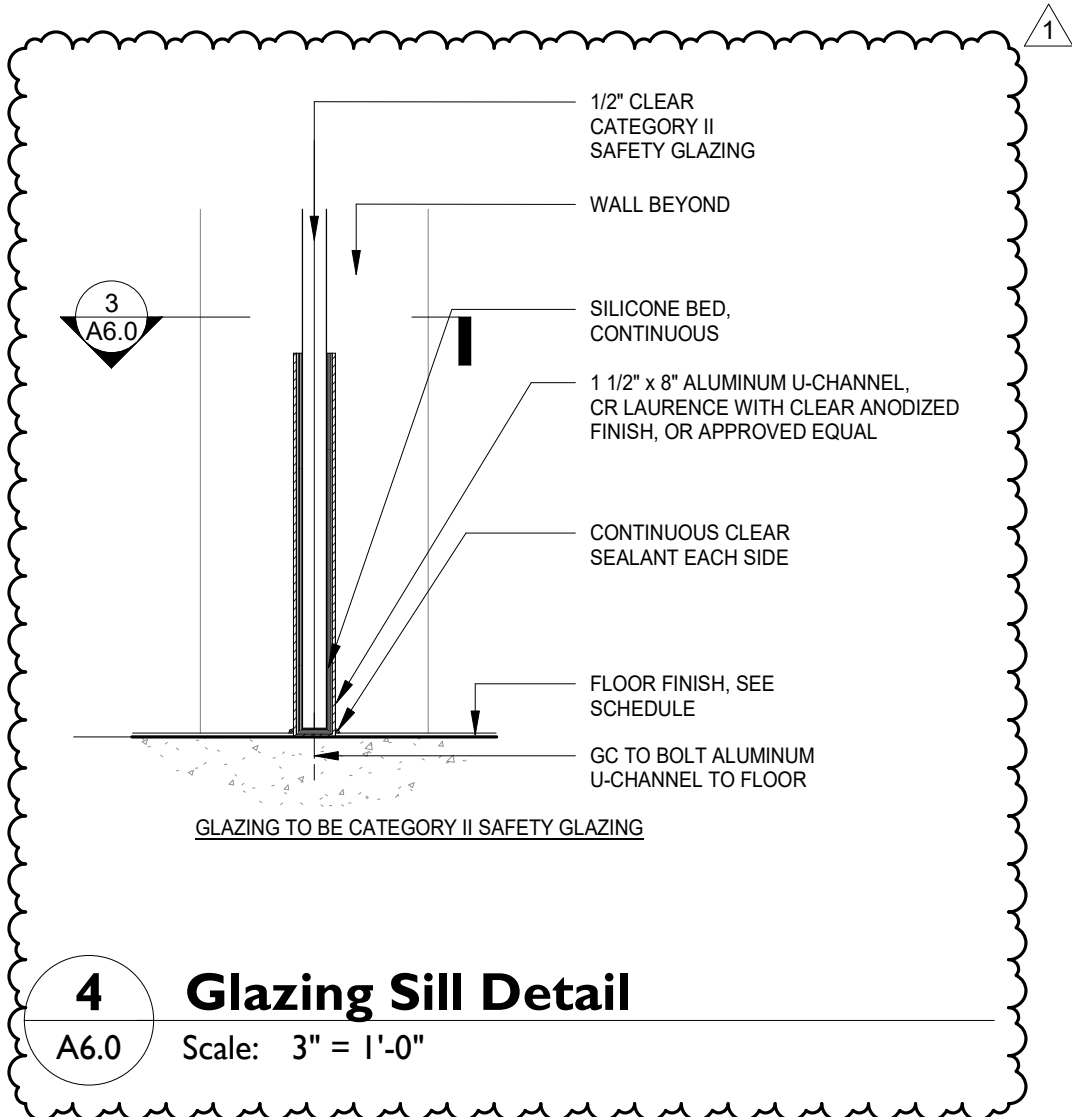
I Storefront Elevation
A6.0 Scale: 1/4" = 1'-0"



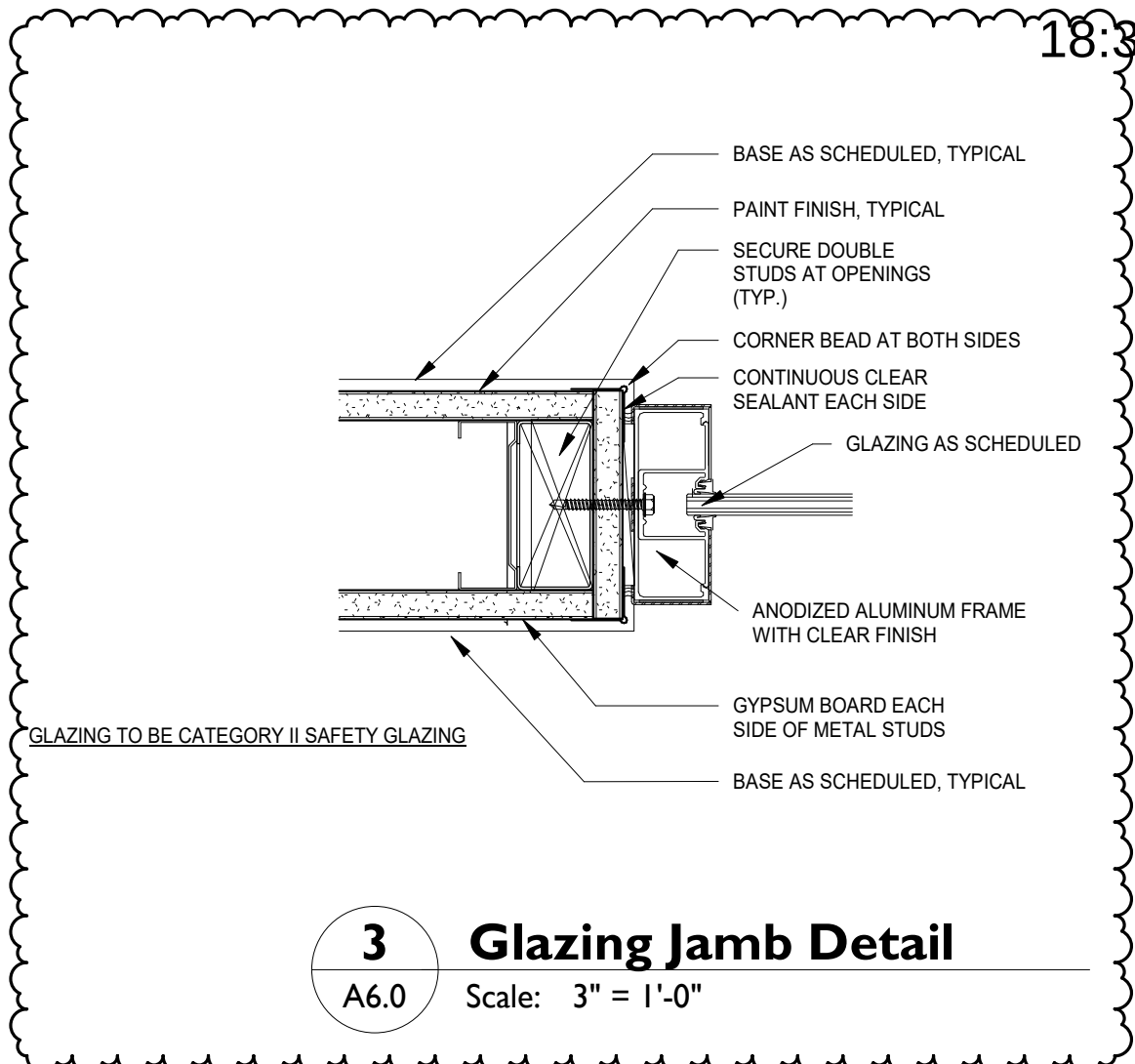
6 Folding Doors Cage Detail
A6.0 Scale: 1 1/2" = 1'-0"



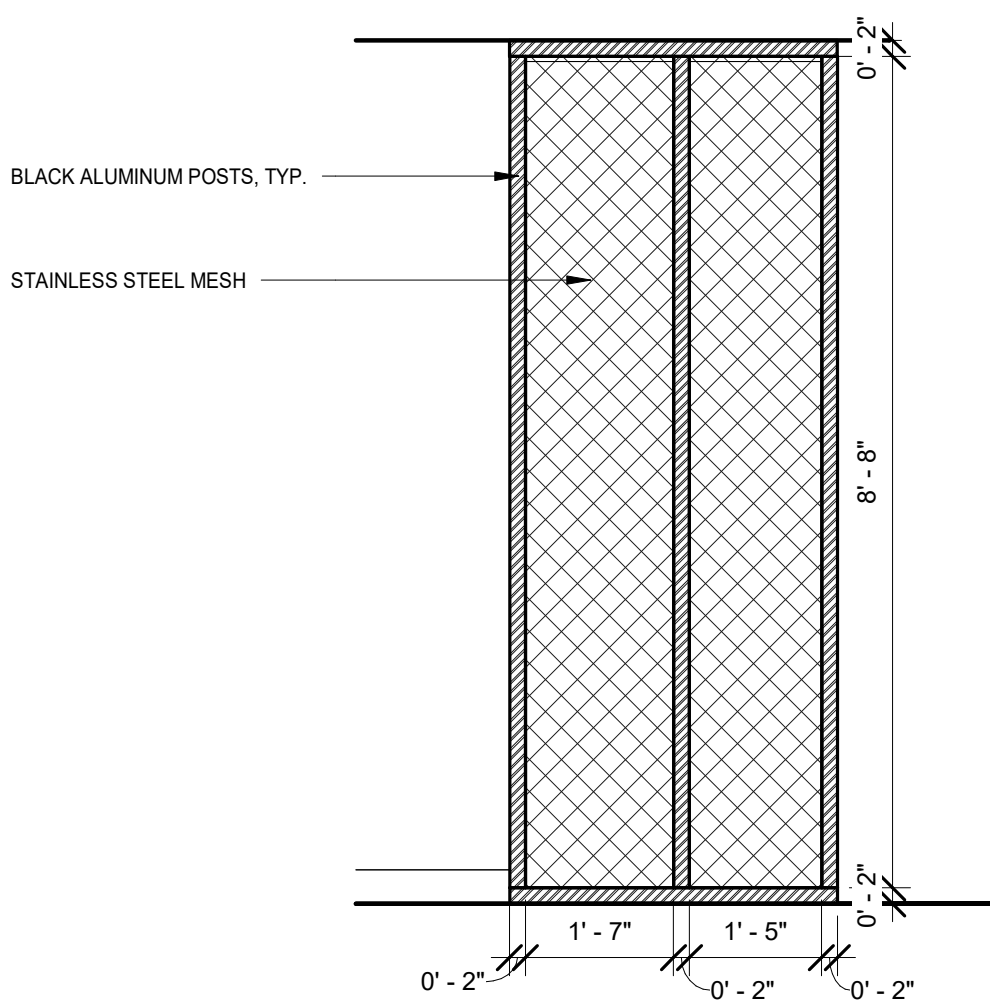
5 Glass Header
A6.0 Scale: 3" = 1'-0"



4 Glazing Sill Detail
A6.0 Scale: 3" = 1'-0"



3 Glazing Jamb Detail
A6.0 Scale: 3" = 1'-0"



7 Door Cage Typical Elevation
A6.0 Scale: 1/2" = 1'-0"



Digitally signed
by Angel E
Lopez
Date:
2026.06.17
18:31:58-04'00'

ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct.
Miami Lakes, FL 33016

CLIENT

DATE 06/17/26

Revision

1 COMMENTS 20-09-11

PROJECT # 26009

ELEVATIONS
AND DETAILS

A6.0

Miami-Dade Department of Regulatory and Economic Resources
CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME <i>(print clearly)</i> Yeni	LAST NAME <i>(print clearly)</i> Rodriguez
MOBILE PHONE 305-970-1412	OFFICE/HOME PHONE
EMAIL <i>(required so you can be notified on the status of your plans)</i> yeni.rod@onsitepermit.com	

COMMENTS *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*

PLANS *(check all that apply)*

Please indicate if plans qualify for the following expedited plan reviews:

- | | | |
|--|---|--|
| ☐ GOV'T PROJECT/DEPT _____ | ☐ GREEN BLDG* <i>(new construction only)</i> | ☐ PACE PROJECT* |
| ☐ AFFORDABLE/WORKFORCE HOUSING* | ☐ ECONOMIC SIGNIFICANCE* | ☐ CONCIERGE |
- (*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)*

REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

- | | | | | | |
|--------------------------------------|--|---|---|--|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☐ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☐ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |

OPTIONAL PLAN REVIEWS *(check all that apply)*

- | | | | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ☐ BLDG | ☐ ELEC | ☐ MECH | ☐ PLUM | ☐ STRU |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|

OPR DERM INITIAL REVIEWS *(check all that apply)*

- | | |
|------------------------------------|---|
| ☐ DERM CORE | ☐ DERM SPECIALTY <i>(You will be notified after core review is complete for additional fees)</i> |
|------------------------------------|---|

OPR DERM REWORK *(OPR for specialty only available at PIC)*

- | | | | | | |
|--------------------------------|-------------------------------------|-----------------------------------|--|-------------------------------|--|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

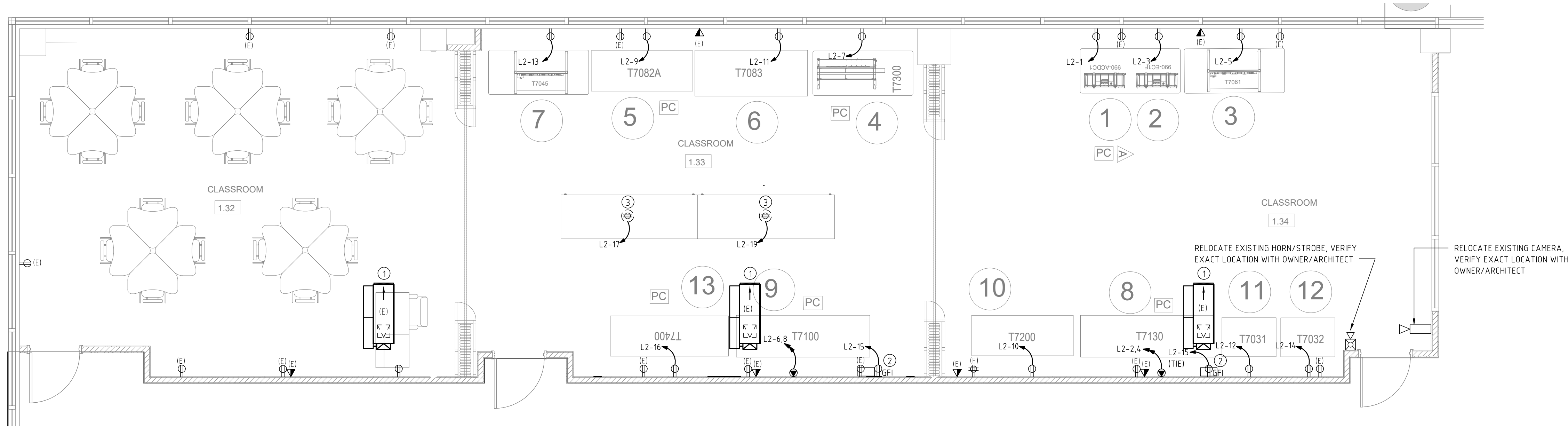
FOR OFFICE USE ONLY

To be completed by Permit and Occupancy Representative or Plans Processing Specialist

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	PROCESS NUMBER	PROCESS NUMBER
☐ RE-ISSUE	☐ PLAN REVISION	☐ REWORK
☐ SHOP DRAWING		

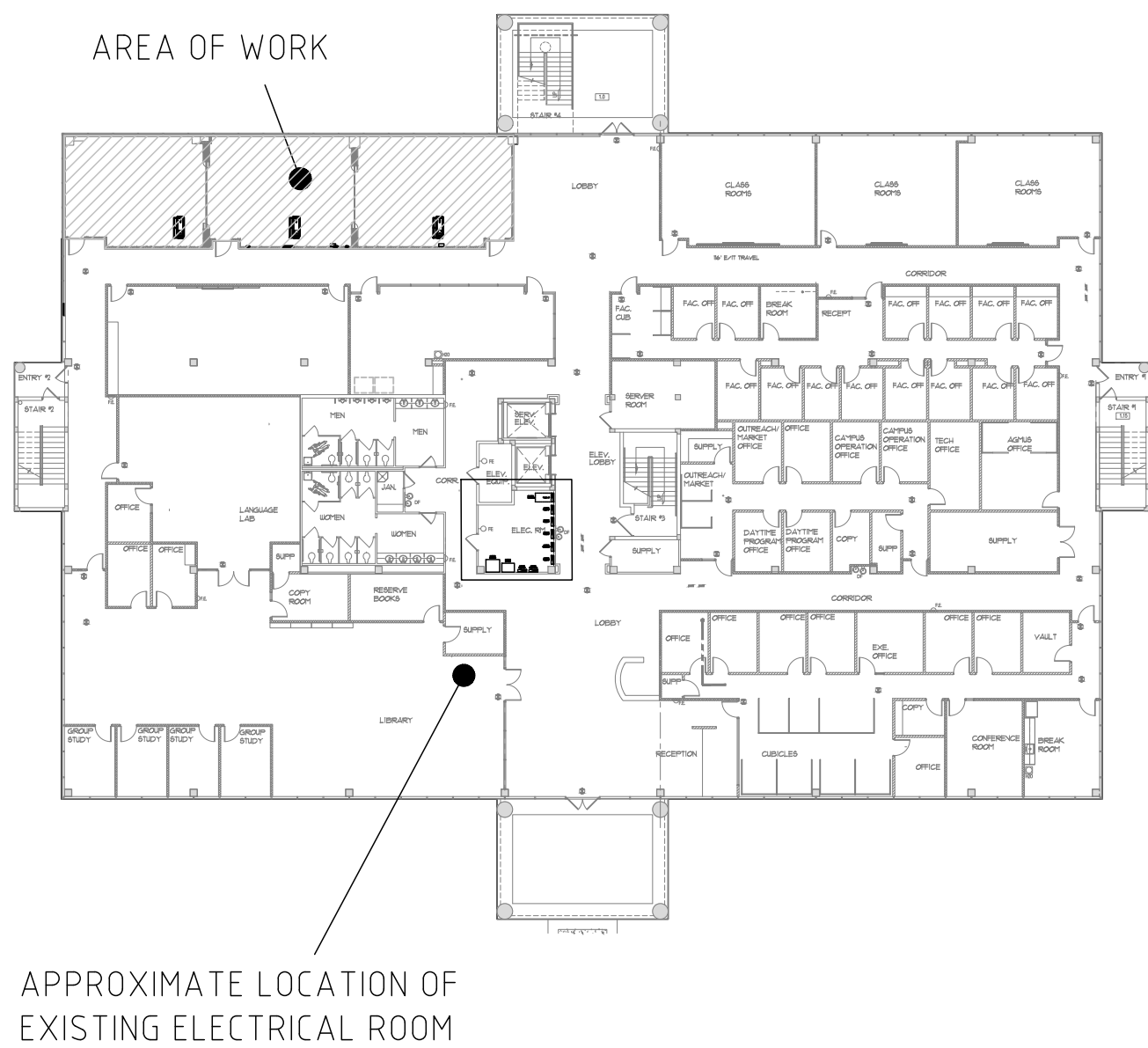
OFFICE POWER PLAN KEY NOTES:

- EXISTING AC UNIT AND ASSOCIATED POWER TO REMAIN.
- RECEPTACLE PROVIDED FOR ELECTRICAL CONNECTION TO CONDENSATE PUMP. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- CEILING RECEPTACLE FOR ELECTRICAL CONNECTION TO RETRACTABLE CORD REELS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT.



I CLASSROOM POWER PLAN
E1.1 Scale: 1/4" = 1'-0"

EQUIPMENT SCHEDULE			
ITEM	ITEM	QTY	REQUIREMENTS
1	990-ACDC1 w/ 82-610	1	PORTABLE AC/DC ELECTRICAL (NEMA 5-15P, 120 VAC, 2 AMP, 60Hz, SINGLE PHASE)
2	990-EC1F w/ 82-610	1	PORTABLE ELECTRIC RELAY CONTROL (NEMA 5-15P, 120 VAC, 2 AMP, 60Hz, SINGLE PHASE)[<1 CFM @ 100 psig]
3	T7081 w/ 82-610	1	THERMAL SCIENCE LEARNING SYSTEM (NEMA 5-15P, 120VAC, 3 AMP, 60Hz, SINGLE PHASE)
4	T7300 w/ 82-610	1	HVAC CONTROLS (NEMA 5-15P, 120 VAC, 8 AMP, 60Hz, SINGLE PHASE)
5	T7082A	1	HEAT PUMP TROUBLESHOOTING (NEMA 5-15P, 120 VAC, 8 AMP, 60Hz, SINGLE PHASE)
6	T7083 w/ 82-610	1	ENVIRONMENTAL APPLICATIONS (NEMA 5-15P, 120 VAC, 5 AMP, 60Hz, SINGLE PHASE)
7	T7045 w/ 82-610	1	BASIC REFRIGERATION (NEMA 5-15P, 120 VAC, 8 AMP, 60 Hz, SINGLE PHASE)
8	T7130	1	RESIDENTIAL MINI-SPLIT TROUBLESHOOTING (NEMA 14-30P, 220 VAC, 15 AMP, 60 Hz, SINGLE PHASE, 4-WIRE)
9	T7100	1	RESIDENTIAL HEAT PUMP TROUBLESHOOTING (NEMA 14-30P, 220 VAC, 20 AMP, 60 Hz, SINGLE PHASE, 4-WIRE)
10	T7200	1	REFRIGERATION INSTALLATION (NEMA 5-15P, 120 VAC, 8 AMP, 60Hz, SINGLE PHASE)
11	T7031	1	REFRIGERANT RECOVERY AND CHARGING (NEMA 5-15P, 120 VAC, 6 AMP, 60 Hz, SINGLE PHASE)
12	T7032	1	REFRIGERANT RECOVERY AND CHARGING (NEMA 5-15P, 120 VAC, 6 AMP, 60 Hz, SINGLE PHASE)
13	T7400	1	COMMERCIAL REFRIGERATION (NEMA 5-15P, 120 VAC, 15 AMPS, 60 Hz, SINGLE PHASE)



DETAIL
NO. 1

KEY PLAN

SCALE:
1/32" = 1' - 0"

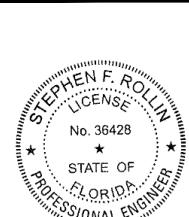
FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

This item has been digitally signed and sealed 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.

PERMIT SET: 06/17/26



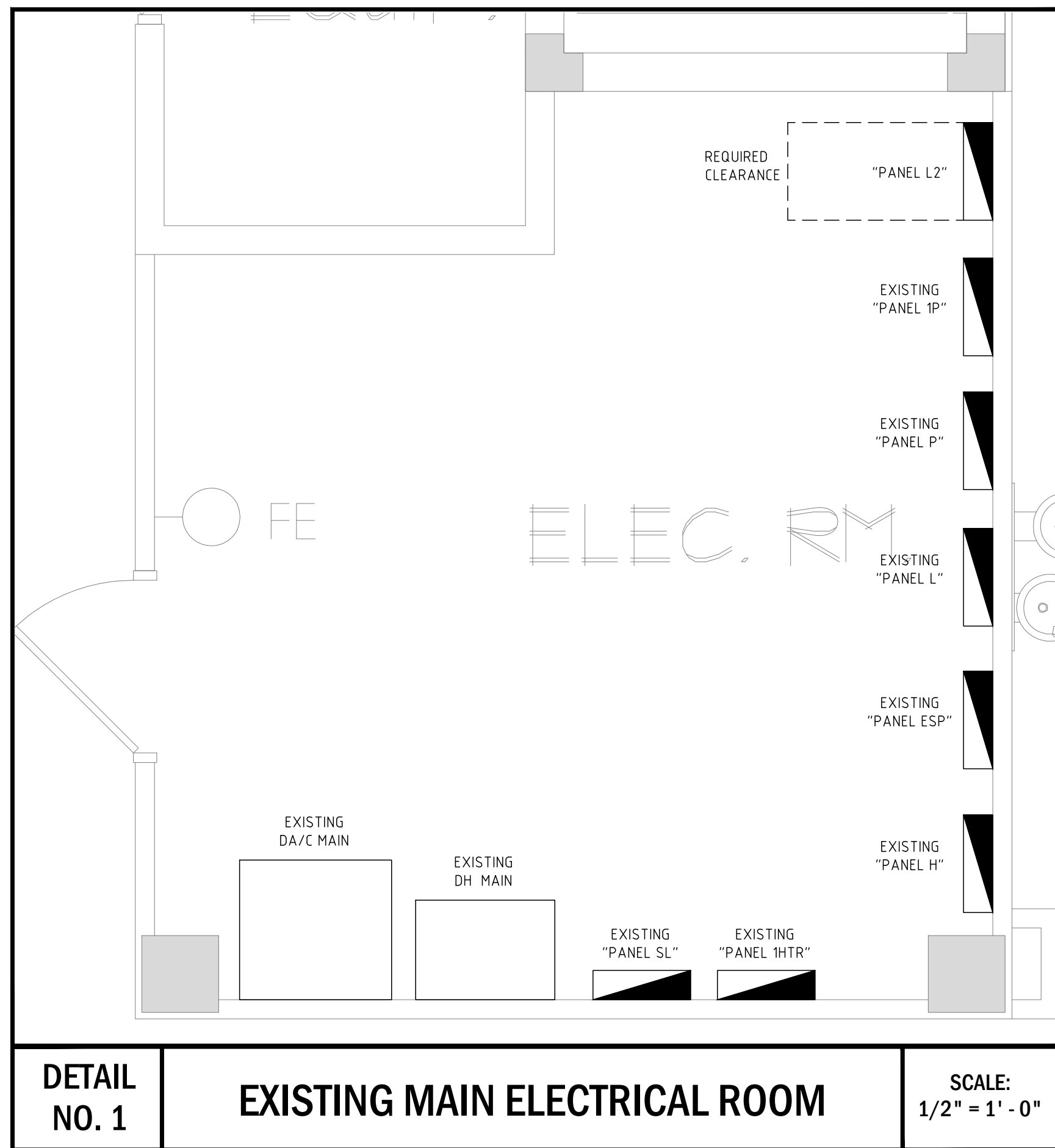
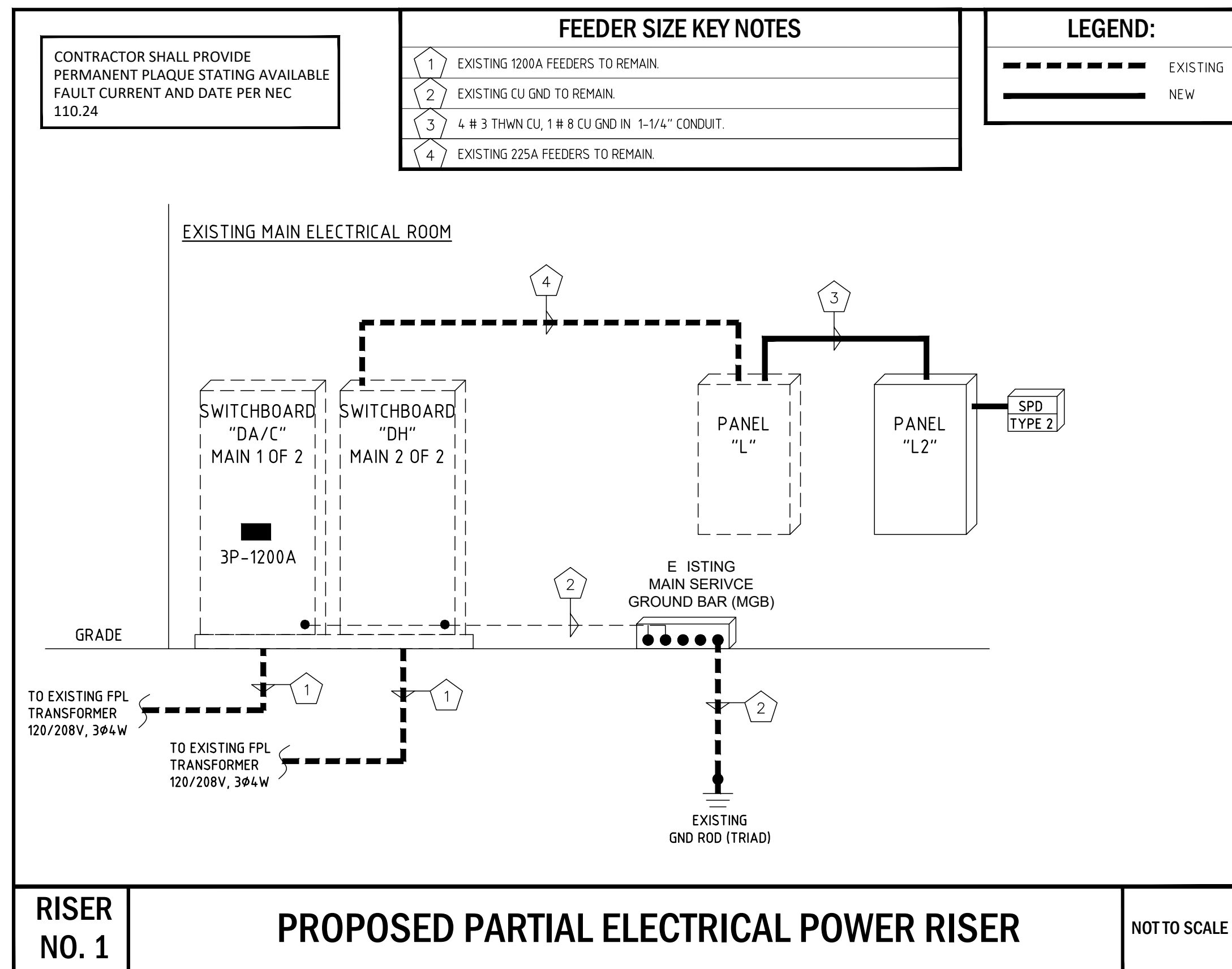
Digitally signed by
Stephen Rollin
Reason: I agree to
the terms defined
by the placement
of my signature in
this document
Location:
Date: 2026-06-17
14:29-04:00

FAE
CONSULTING

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9898
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E. LICENSE #723122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
DEREK A. EVANS, PE LICENSE #93746
E-MAIL: INFO@FAECONSULTING.COM
DESIGNED BY: DE/VN/AS PM: AN P/N 26055

MFG EXISTING				TYPE EXISTING				KEY NOTES: 1, 2				PANEL RATING				225 AMPS			
VOLTS 120/208V 3Ø4W				PANEL "L"				TYPE 1											
BUS A (KVA)	BUS B (KVA)	BUS C (KVA)	LOAD	KEY NOTES	COND	WIRE SIZE	GND	AMPS	CKT	CKT	AMPS	GND	WIRE SIZE	COND	KEY NOTES	LOAD	BUS A (KVA)	BUS B (KVA)	BUS C (KVA)
0.8			CLASSROOM LIGHTS	3	*	*	*	20	1	2	20	12	12	1/2"	3	CORRIDOR LIGHTS	0.6		
	0.8		CLASSROOM LIGHTS	3	*	*	*	20	3	4	20	12	12	1/2"	3	CORRIDOR LIGHTS		0.6	
		0.8	CLASSROOM LIGHTS	3	*	*	*	20	5	6	20	12	12	1/2"	3	CORRIDOR LIGHTS			0.6
0.8			CLASSROOM LIGHTS	3	*	*	*	20	7	8	20	12	12	1/2"	3	UPPER LOBBY LIGHTS	1.0		
	0.8		COMP LAB LIGHTS	3	*	*	*	20	9	10	20	12	12	1/2"	3	LOWER LOBBY		1.3	
		0.9	LANGUAGE LAB LIGHTS	3	*	*	*	20	11	12	20	12	12	1/2"	3	CORRIDOR LIGHTS			0.5
0.5			STUDENT LOUNGE LIGHTS	3	*	*	*	20	13	14	20	12	12	1/2"	3	LIBRARY LIGHTS	0.9		
	0.8		OFFICE LIGHTS	3	*	*	*	20	15	16	20	12	12	1/2"	3	LIBRARY LIGHTS		0.6	
		0.6	GROUP STUDY LIGHTS	3	*	*	*	20	17	18	20	12	12	1/2"	3	LIBRARY LIGHTS			0.7
1.0			FACILITY OFFICE LIGHTS	3	*	*	*	20	19	20	20	12	12	1/2"	3	LIBRARY LIGHTS	0.7		
	1.3		FACILITY OFFICE LIGHTS	3	*	*	*	20	21	22	20	12	12	1/2"	3	OFFICE LIGHTS		0.9	
		0.8	OFFICE/CONF LIGHTS	3	*	*	*	20	23	24	20	12	12	1/2"	3	OFFICE LIGHTS			0.8
1.0			EXISTING LOAD	3	*	*	*	20	25	26	20	12	12	1/2"	3	OFFICE LIGHTS	1.3		
	0.4		EXISTING LOAD	3	*	*	*	20	27	28	20	12	12	1/2"	3	CORRIDOR LIGHTS		0.6	
		0.4	EXISTING LOAD	3	*	*	*	20	29	30	20	12	12	1/2"	3	CORRIDOR LIGHTS			0.4
0.4			EXISTING LOAD	3	*	*	*	20	31	32	20	12	12	1/2"	3	SPARE	-		
	-		SPACE	3	-	-	-	-	33	34	20	12	12	1/2"	3	LIGHTING CONTACTOR		0.4	
		-	SPACE	3	-	-	-	-	35	36	-	-	-	-	3	SPACE			-
9.1			PANEL 2L	3	*	*	*	100	37	38	100	8	3	1-1/4"	4	PANEL L2	7.1		
	9.1								39	40								6.1	
		9.1							41	42									4.2
TOTALS																			
KVA ΦA	KVA ΦB	KVA ΦC																	
25.2	23.7	19.8																	
LOAD CALCULATIONS PER NEC 220 1ST 10KVA OF RECEPS. 0.0 AT 100% 0.0 REMAINDER OF RECEPS. 0.0 AT 50% 0.0 LIGHTING 20.1 AT 125% 25.1 LARGEST MOTOR 0.0 AT 125% 0.0 WATER HEATER 0.0 AT 125% 0.0 REMAINDER OF LOADS AT 100% 48.6 TOTAL KVA 73.7 TOTAL AMPS 204.6																			
REMARKS & KEY NOTES 1. EXISTING 3P-225A MCB. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ACCURATE PER-FIELD CONDITIONS AND A TYPED-UP PANEL SCHEDULE UPON COMPLETION OF THE PROJECT. 2. VERIFY ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PRIOR TO CONSTRUCTION; ALL EQUIPMENT'S ELECTRICAL REQUIREMENTS SHALL BE CONFIRMED WITH MFG SPECS. VERIFY VOLTAGE, AMPERAGE, AND BREAKER SIZES. 3. EXISTING TO REMAIN. 4. PROVIDE BREAKER/BRANCH CIRCUIT IN EXISTING SPACE IN PANEL. NOTIFY ENGINEER OF ANY DISCREPANCIES.																			
* EXISTING TO REMAIN. ** FED FROM 3P-225A BREAKER IN PANEL DH 2 OF 2																			
MOUNT EXISTING MIN A.I.C. 22,000 AMPS (EXISTING VIF)																			

MFG SQUARE 'D' OR EQUAL			TYPE NQ KEY NOTES: 1, 2										PANEL RATING		225 AMPS				
VOLTS 120/208V 3Ø4W			PANEL "L2" TYPE 1																
BUS A (KVA)	BUS B (KVA)	BUS C (KVA)	LOAD	KEY NOTES	COND	WIRE SIZE	GND	AMPS	CKT	CKT	AMPS	GND	WIRE SIZE	COND	KEY NOTES	LOAD	BUS A (KVA)	BUS B (KVA)	BUS C (KVA)
0.3			HVAC TRAINING EQUIP (1)	3.4	1/2"	12	12	20	1	2	30	10	10	3/4"	3.4	HVAC TRAINING EQUIP (8)	1.6		
	0.3		HVAC TRAINING EQUIP (2)	3.4	1/2"	12	12	20	3	4							1.6		
		0.4	HVAC TRAINING EQUIP (3)	3.4	1/2"	12	12	20	5	6	30	10	10	3/4"	3.4	HVAC TRAINING EQUIP (9)			2.1
1.0			HVAC TRAINING EQUIP (4)	3.4	1/2"	12	12	20	7	8							2.1		
	1.0		HVAC TRAINING EQUIP (5)	3.4	1/2"	12	12	20	9	10	20	12	12	1/2"	3.4	HVAC TRAINING EQUIP (10)		1.0	
		0.6	HVAC TRAINING EQUIP (6)	3.4	1/2"	12	12	20	11	12	20	12	12	1/2"	3.4	HVAC TRAINING EQUIP (11)			0.7
1.0			HVAC TRAINING EQUIP (7)	3.4	1/2"	12	12	20	13	14	20	12	12	1/2"	3.4	HVAC TRAINING EQUIP (12)	0.7		
	0.4		CONDENSATE PUMPS		1/2"	12	12	20	15	16	20	12	12	1/2"	3.4	HVAC TRAINING EQUIP (13)		1.8	
		0.4	CEILING RECEPTACLE		1/2"	12	12	20	17	18	-	-	-	-		SPACE			-
0.4			CEILING RECEPTACLE		1/2"	12	12	20	19	20	-	-	-	-		SPACE	-		
	-		SPACE		-	-	-	-	21	22	-	-	-	-		SPACE		-	
	-	-	SPACE		-	-	-	-	23	24	-	-	-	-		SPACE	-		-
-			SPACE		-	-	-	-	25	26	-	-	-	-		SPACE	-		
	-		SPACE		-	-	-	-	27	28	-	-	-	-		SPACE		-	
-		-	SPACE		-	-	-	-	29	30	-	-	-	-		SPACE			-
	-		SPACE		-	-	-	-	31	32	-	-	-	-		SPACE	-		
	-	-	SPACE		-	-	-	-	33	34	-	-	-	-		SPACE			
		-	SPACE		-	-	-	-	35	36	-	-	-	-		SPACE			-
-			SPACE		-	-	-	-	37	38	-	-	-	-	3	SPD	-		
	-		SPACE		-	-	-	-	39	40								-	
		-	SPACE		-	-	-	-	41	42								-	
TOTALS																			
KVA ØA	KVA ØB	KVA ØC																	
7.1	6.1	4.2																	
LOAD CALCULATIONS PER NEC 220																			
1ST 10KVA OF RECEPT.	0.0	AT 100%	0.0																
REMAINDER OF RECEPT.	0.0	AT 50%	0.0																
LIGHTING	0.0	AT 125%	0.0																
LARGEST MOTOR	4.2	AT 125%	5.3																
WATER HEATER	0.0	AT 125%	0.0																
REMAINDER OF LOADS		AT 100%	13.2																
			TOTAL KVA	18.5															
			TOTAL AMPS	51.2															
* SEE POWER RISER FOR WIRE & CONDUIT SIZES																			
MOUNT SURFACE MIN A.I.C. 22,000 AMPS (MATCH EXISTING)																			



FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCREPANCY AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

This item has been digitally signed and sealed 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.

PERMIT SET: 06/17/26

Digitally signed by
Stephen Rollin
Reason: I agree to
the terms defined by
the placement of
my signature in
this document
Location:
Date: 2025.06.17
14:30:04-0000

FAE
CONSULTING

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9998
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IFRATE, P.E. LICENSE #73122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
DEREK A. EVANS, PE LICENSE #3745
E-MAIL: INFO@FAECONSULTING.COM
DESIGNED BY: DB/VN/AS PM: AN P/N 26055

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

LINEA
architecture + interior design

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal:
State of Florida:

DATE 06/17/2026

Revision

PROJECT # 26009

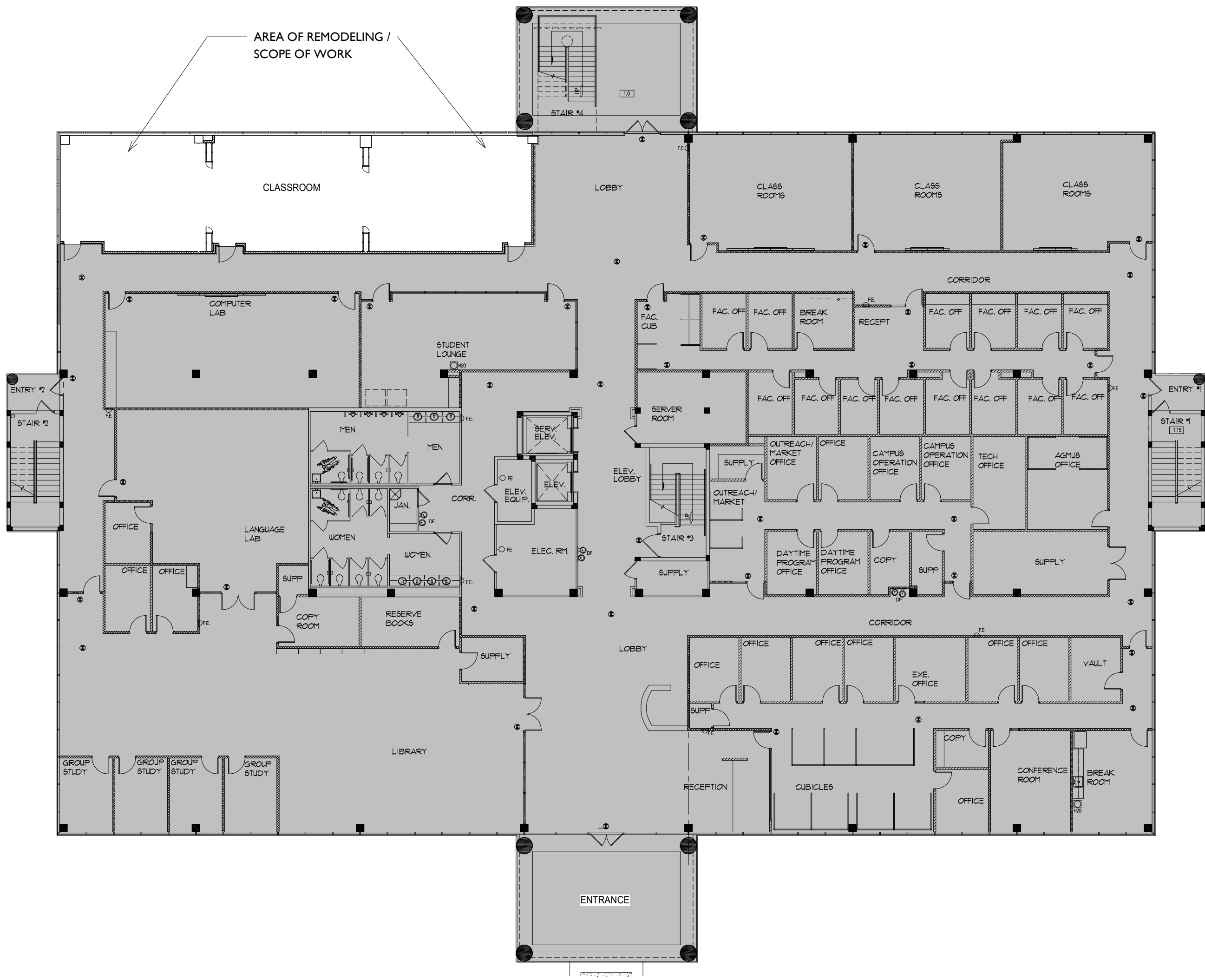
RISER DIAGRAM

E3.1



15201 NW 79th Ct, Miami
Lakes, FL 33016

2 Site Plan
G0.0 Scale: 1" = 200'-0"



1 Existing Building Plan
G0.0 Scale: 1/16" = 1'-0"

Project Summary

PROPOSED SCOPE OF WORK:
RENOVATION AND ADAPTATION OF AN EXISTING CLASSROOM TO BE USED AS AN HVAC TRAINING CLASSROOM. WORK INCLUDES MINOR INTERIOR MODIFICATIONS CONSISTING OF INSTALLATION OF NEW ELECTRICAL OUTLETS AND RELATED EQUIPMENT FOR HVAC TRAINING PURPOSES. NO CHANGE OF OCCUPANCY OR STRUCTURAL MODIFICATIONS ARE PROPOSED.

2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION:
-CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION:
CLASSIFICATION - BUSINESS GROUP "B"
-CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS:
CONSTRUCTION TYPE IIIA, EXISTING BUILDING
-CHAPTER 9: FIRE PROTECTION SYSTEMS:
SECTION 903: THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
SECTION 907: THE BUILDING IS EQUIPPED WITH A FIRE ALARM SYSTEM TO MONITOR THE SPRINKLER SYSTEM
EXISTING FIRE PROTECTION SYSTEMS TO REMAIN.

2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION:
-SECTION 301.3 ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION METHOD:
NO CHANGE OF OCCUPANCY IS PROPOSED.
-CHAPTER 6, CLASSIFICATION OF WORK:
SECTION 603, ALTERATION - LEVEL 1

AREA OF WORK IS TO BE VACANT DURING CONSTRUCTION OF SCOPE OF WORK CONTRACTOR TO PROVIDE THE NECESSARY BARRIER/SEPARATION BETWEEN THE PUBLIC AREAS AND THE AREA OF WORK TO COMPLY WITH NFPA ED 16.4

Occupancy and Occupant Load

OCCUPANT LOAD BASED ON FUNCTION:		397 PEOPLE		
ADMIN. OFFICE	7,476 SF	75 PEOPLE	1 PER 100	
CLASSROOM:	3,612 SF	181 PEOPLE	1 PER 20	
LABORATORY	2,241 SF	45 PEOPLE	1 PER 50	
LIBRARY	3,516 SF	50 PEOPLE	1 PER 50	
LOUNGE	693 SF	46 PEOPLE	1 PER 15	

OCCUPANT LOAD IS BASED OFF THE APPROVED BUILDING SHELL DRAWINGS DATED 12-08-2016

Parking Calculations

NUMBER OF PARKING SPACES REQUIRED
(SCHOOLS, TRADE SCHOOLS, COLLEGES) 51,200 SQ. FT. / 200 = 256 CARS

NUMBER OF PARKING SPACES PROVIDED: 491 SPACES
HANDICAP SPACES: 9 SPACES

TOTAL: 500 SPACES

(5) CP - CAR POOL SPACE
(2) M - MOTORCYCLE SPACE

Project Directory

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS

F&E CONSULTING
300 LOCK ROAD, SUITE 302
DEERFIELD BEACH, FL 33442
CONTACT: AMIE NELSON
TEL: 561.391.9292
EMAIL: ANELSON@FAECONSULTING.COM

Legal Description

MIAMI LAKES BUSINESS PARK SEC. 1, PB 126-54, TR. B, LESS TR. A OF PB 157-96 & LESS TR. A & B OF PB 162-14 AKA, PARCEL A PER WP D-24730 OR, 33207-2042 LESS BEG. N. 40 DEG. W. OF. ELY. COR. OF TR. B PB 126-54 CONT. N. 40 DEG. W. 337.10FT. W. 135.17FT, 5546.70FT. S. 45 DEG. E. 45.21FT. N. 45, DEG. E. 453.59 TO POB, LOT SIZE 247642 SQ. FT. M/L, FAU 30-2022-009-0020

Drawing Index

SHEET #	SHEET NAME	CURRENT ISSUE
ARCHITECTURE		
G0.0	COVER SHEET	
G0.1	GENERAL NOTES AND INFORMATION	
LS1.0	LIFE SAFETY PLAN	
AL1.1	CLASSROOM DEMOLITION & FLOOR PLAN	
A2.1	REFLECTED CEILING & FINISH PLAN	
A6.0	ELEVATIONS AND DETAILS	
A7.0	LL LISTINGS	
ELECTRICAL		
E0.1	ELECTRICAL NOTES, LEGEND AND SHEET INDEX	
E1.1	POWER PLAN	
E3.1	RISER DIAGRAM	
E5.1	ELECTRICAL DETAILS	
MECHANICAL		
M0.1	MECHANICAL NOTES, LEGEND AND SHEET INDEX	
M0.2	MECHANICAL NOTES, CALCS, SCHEDULES AND DETAILS	
M1.1	MECHANICAL PLAN	
M6.1	MECHANICAL SPECIFICATIONS	
PLUMBING		
P0.1	PLUMBING NOTES, DETAILS AND SPECIFICATIONS	
P1.1	CLASSROOM PLUMBING PLAN	

Digitally
signed by
Angel E Lopez
Date:
2026.06.17
11:02:30-04'00'



ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

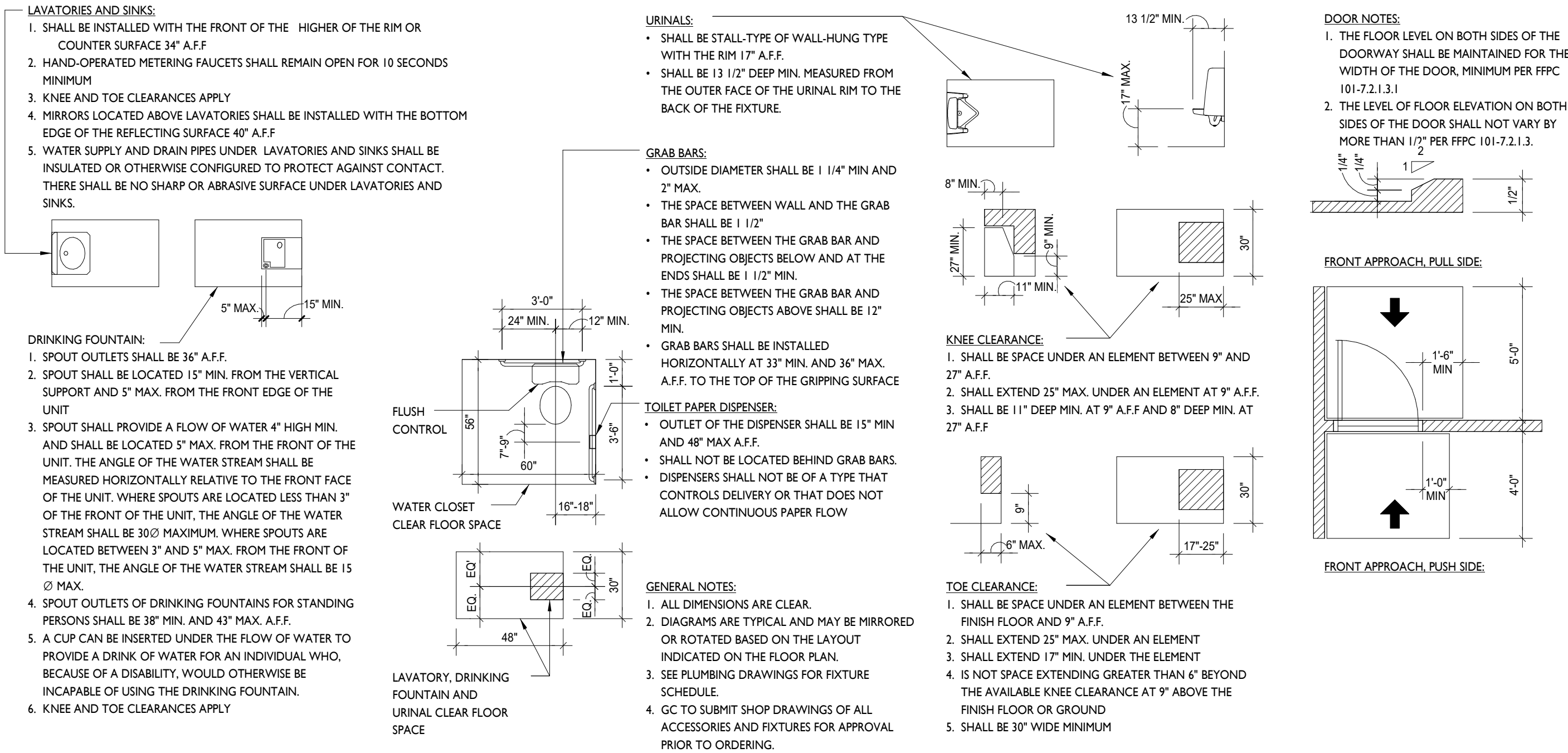
DATE 06/17/26

Revision

PROJECT # 26009

COVER SHEET

G0.0



Accessibility Notes

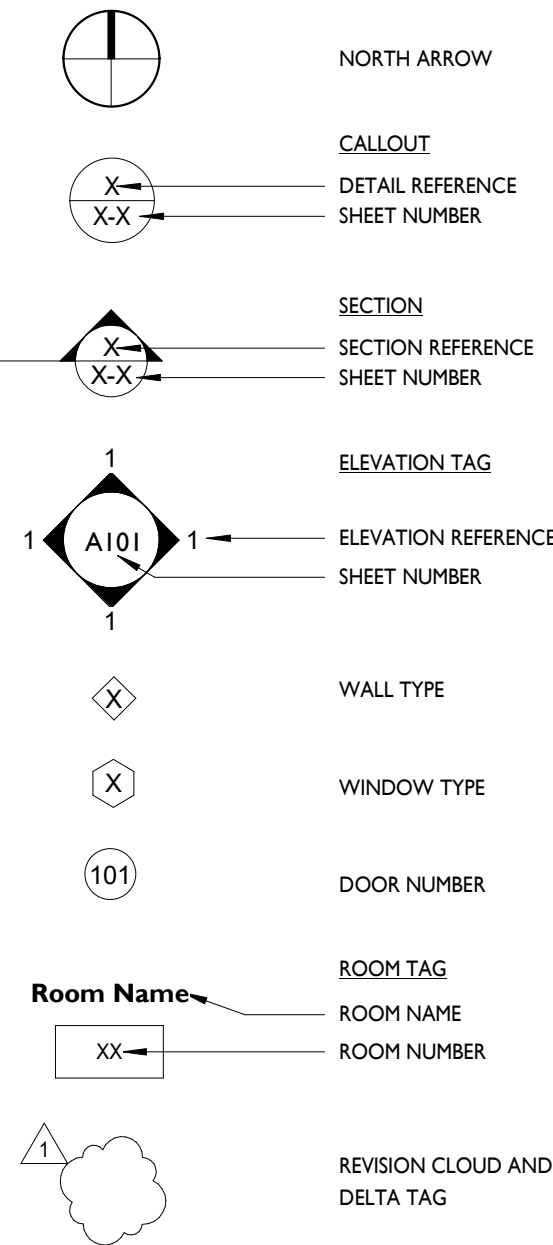
EXISTING ACCESSIBLE ROUTE TO BUILDING IN COMPLIANCE WITH 2023 FBC-ACCESSIBILITY SECTION 206, 402, 403, AND 406 SHALL REMAIN AS IS

EXISTING PARKING COUNT, DIMENSIONS, LOCATION AND SIGNAGE FOR BUILDING IN COMPLIANCE WITH 2023 FBC-ACCESSIBILITY SECTION 502 SHALL REMAIN AS IS

General Notes and Specifications

- ALL WORK IS TO CONFORM TO:
 - 2023 FLORIDA BUILDING CODE (8th EDITION)
 - 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION)
 - ANY ZONING CODE
 - ALL OTHER APPLICABLE CODES AND REGULATIONS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO FULLY INVESTIGATE AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID. GC SHALL INCLUDE COSTS IN THEIR BID TO ACCOMMODATE ANY NOTED DISCREPANCIES TO PROPERLY COMPLETE THE INTENDED SCOPE OF WORK CONTAINED IN THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- NO SUBSTITUTIONS ARE ALLOWED UNLESS THE CONTRACTOR HAS PRIOR AUTHORIZATION BY THE ARCHITECT IN WRITING.
- CONTRACTOR SHALL FURNISH ALL ITEMS ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE
- ALL MATERIALS PROVIDED FOR THE PROJECT SHALL BE NEW AND STORED IN SUCH A MANNER TO PROTECT THEM FROM DEMOLITION, CONSTRUCTION AND THE ELEMENTS.
- ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED FROM THE DEMOLITION AND CONSTRUCTION BY MEANS OF TEMPORARY PARTITIONS OR BARRIERS AS REQUIRED
- DRAWINGS ARE PROVIDED FOR DESIGN INTENT ONLY. DO NOT SCALE DRAWINGS. EXISTING CONDITIONS PREVAIL OVER DIMENSIONS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- ALL ELECTRICAL COVER PLATES, SMOKE DETECTORS, SWITCHES, RECEPTACLES, ETC. ARE TO BE SUBMITTED FOR APPROVAL.
- PAINT ALL PARTITIONS, GYPSUM BOARD CEILINGS AND ALL OTHER GYPSUM BOARD OR PLASTER SURFACES WITHIN THE AREAS OF NEW WORK, UNLESS OTHERWISE SPECIFICALLY NOTED, WITH 1 COAT PRIMER COAT AND 2 COATS FINISH PAINT MUST ACHIEVE ADEQUATE COVERAGE AND COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.
- WHERE AN EXPOSED CEILING IS SCHEDULED, THE CONTRACTOR SHALL ENSURE THAT THE STRUCTURAL DECK IS FREE FROM SCREWS, METAL FRAMING ELEMENTS, LOOSE WIRING, WIRES, OR ANY OTHER ELEMENT THAT WILL AFFECT THE AESTHETIC OF THE EXPOSED CEILING. DECK SHALL BE LEFT AS CLEAN AS POSSIBLE. EXPOSED DECK SHALL BE PREPARED TO RECEIVE DRYFALL TYPE PAINT. REFER TO CEILING SCHEDULE FOR MORE INFORMATION. PROVIDE ARCHITECT WITH PAINT SUBMITTAL PRIOR TO ORDERING. ALL ELEMENTS IN EXPOSED CEILING AREAS SHALL BE PAINTED AS SCHEDULED INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, AND STRUCTURAL ELEMENTS THAT BELONG TO THE BASE BUILDING OR THAT PERTAIN TO THE INTERIOR RENOVATION SCOPE OF WORK.
- ALL LUMBER, WOOD GROUNDS, NAILERS AND BLOCKING CONCEALED IN WALLS OR LOCATED IN CEILING FLENUMS SHALL BE FIRE-RETARDANT TREATED PROVIDED BY FRAMING CONTRACTOR
- CONTRACTOR SHALL INSPECT EXISTING CONCRETE SLAB FOR UNEVEN SURFACES. ALL HIGH AND LOW SPOTS SHALL BE DETERMINED PRIOR TO ANY FLOOR, GLASS OR MILLWORK INSTALLATION RELEASED FOR PRODUCTION/INSTALLATION. ALL DIFFERENCES IN FLOOR LEVEL SHALL BE FEATHERED BY SLOPING FROM THE HIGHEST TO LOWEST POINTS IN ALL DIRECTIONS WITH LATICRETE OR OTHER APPROVED METHOD AT A RATE OF 1/8" IN 10' MAX. SLOPE. CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
- ALL DIMENSIONS ARE TO THE FINISH FACE OF INTERIOR SURFACES, WHETHER EXISTING OR NEW. CONTRACTOR SHALL ACCOUNT FOR ALL WALL FINISH THICKNESSES AS SCHEDULED TO ACHIEVE DIMENSIONS IN ROOMS AND SPACES. CONTRACTOR SHALL COORDINATE THESE ELEMENTS PRIOR TO WALL FRAMING
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE THAT OCCURS TO THE EXISTING BUILDING, OTHER FLOOR AREAS AND TENANT SPACE CAUSED BY THE NEW CONSTRUCTION
- ALL CONSTRUCTION DELIVERIES ARE TO BE COORDINATED WITH THE BUILDING MANAGEMENT.
- CONTRACTOR SHALL COORDINATE AND ARRANGE USE OF TOILET FACILITIES WITH BUILDING MANAGER AT A PRE-CONSTRUCTION MEETING
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE OWNER.
- ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING THEIR BID.
- WHERE CONFLICTS EXIST OR VARIANCES EXIST BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, THE ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY, AND HIGHER COST SHALL BE INCLUDED IN THE BID PRICE. THE ARCHITECT WILL HAVE FINAL DECISION REGARDING ITEM AND MANNER IN WHICH WORK SHALL BE INSTALLED.
- CONTRACTOR SHALL PROVIDE ARCHITECT WITH ELECTRONIC SUBMITTALS, SHOP DRAWINGS, CUT SHEETS, AND/OR FINISH SAMPLES FOR APPROVAL OF ALL OBTAINED MATERIALS (I.E. LIGHTING, MILLWORK, FINISHES, METAL WORK, FLOORING, ETC.) FOR REVIEW PRIOR TO ORDERING AND INSTALLATION
- SHOP DRAWINGS, PRODUCT AND SYSTEM SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR REVIEW. IF RECEIVED WITHOUT CONTRACTOR REVIEW AND APPROVAL, THE SHOP DRAWING AND/OR PRODUCT SUBMITTAL SHALL BE RETURNED WITHOUT REVIEW BY THE ARCHITECT.
- ALL SPRINKLER HEADS, DOWN LIGHTS, SPEAKERS, SMOKE DETECTORS AND ALL OTHER DEVICES, IF AND WHERE REQUIRED, SHALL BE LOCATED CENTERED ON THE WALL.
- THERE SHALL BE NO POWER, LOW VOLTAGE, AUDIO VISUAL AND/OR SECURITY WIRES, LOCATED BACK TO BACK WITHIN A SINGLE WALL. CONTRACTOR SHALL STAGGER WIRES ACCORDINGLY
- SUPPORT WIRES FOR CEILINGS, SOFFITS, ETC. SHALL NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING OR SYSTEMS.
- FINISHES SHALL MEET THE REQUIREMENTS OF FPFC 8TH EDITION NFPA 101 2021 EDITION SECTION 10.1 FOR FLAME SPREAD AND SMOKE GENERATION
- ALL DETAILS, SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
- THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS BY BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.
- ALL FURNITURE, TENANT VENDOR, SUBCONTRACTOR, ETC. SCOPE OF WORK (LOW VOLTAGE, AUDIO VISUAL, SECURITY, MUSIC, PROJECT SPECIALTY EQUIPMENT, ETC.) SHALL BE PROVIDED BY TENANT. CONTRACTOR SHALL COORDINATE WITH TENANT OR TENANT VENDORS DURING CONSTRUCTION ACTIVITIES IN ORDER TO AVOID ANY REWORK IN FIELD ACTIVITIES ONCE THESE ARE PERFORMED
- CONTRACTOR SHALL COORDINATE WITH BUILDING MANAGEMENT ALL LOCATIONS WHERE FLOOR CUTTING IS TO OCCUR. ALL LOCATIONS SHALL BE SUBJECT TO X-RAY VERIFICATION TO AVOID STRUCTURAL DAMAGE TO THE FLOOR SLAB. ALL WORK INVOLVING INSTALLATION OF POKE THROUGH ASSEMBLIES SHALL BE CLOSELY COORDINATED WITH BUILDING MANAGEMENT TO AVOID CAUSING INCONVENIENCE TO THE TENANTS ON THE LOWER FLOOR. THIS WORK SHALL BE COMPLETED DURING OFF HOURS OR WEEKEND AS SUGGESTED BY THE BUILDING MANAGEMENT. CONTRACTOR SHALL ADVISE IF ANY CORE DRILL WILL ADVERSELY AFFECT TENANT BELOW

Symbols Legend



4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182
Sign & Seal: Angel Lopez
State of Florida: AR 103182



ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct.
Miami Lakes, FL 33016

CLIENT

DATE 06/17/26

Revision

PROJECT # 26009

GENERAL
NOTES AND
INFORMATION

G0.1



INSPECTION REPORT IW5

Permit Information:

Permit Type: IW5	Permit Number: 22625	Permit Class: REG	Permit Status: 5
File ID: 2017030713422502	Permitee: Diaz, Emily,	Permitee Title: 	Permitee Phone: 954-885-5595-
Permit Valid To Date: 04/30/2027	Permit Shell: HSSO	Fee Code: HSSO	EQCB Board Order:

Facility (Current):

Name:	ANA G. MENDEZ UNIVERSITY INC			
Address:	15201 NW 79 CT			
Unit:	Building:	City:	Zip:	Insp. Area:
		MIAMI	33016	IA-1
COI Name:		COI Travel Time:		

Property Information:

Folio:	Owner Address 1:	Owner Address 2:
3220220090025	TGC 15201 OFFICE LLC	C/O THE GRAHAM COMPAMIES
Owner Address 3:	Owner Address 4:	Owner Zip Code:
6843 MAIN ST	MIAMI LAKES, FL	33015

Users:

Inspector:	Radu, Vlad	Supervisor:	Sanchez, Anibal
------------	------------	-------------	-----------------

Inspection Date, Inspection Type, Reason and Time:

InspectionType:	Inspection Reason:	Date:	Start Time:	End Time:
SCH	ROUTINE	06/16/2026	10:26:00	11:14:00

On-Site Contact:

Title:	First Name:	Middle Name:	Last Name:
Lab Assistant	Lun		Lin
Phone:	Ext:	Email:	
954-885-5595			

*Field Notification:*Field Notice
Issued?:*Samples Taken:*

Samples Taken ?:

General Site Information:

Storm Drains ?:

Storm Drains:

Soakage Pits ?:

French Drains?

Drainage Conditions:

OW Separator ?:

Floor Drains ?:

Monitoring Wells?:

Septic Disposal and Water Supply Methods:

Septic Tank?:

Sewer?:

Water?:

Facility Types:

Mechanical Repair:

Junkyard:

Paint & Body or Carpentry:

Dry Cleaner:

Photo or X-Ray processing:

Printing or Silk screening:

Agricultural/Golf:

General Facility:

Are Bays/Doorways Bermed?:

Are Floors Washed?:

Does the facility have a hand sink?:

Comments:

There are hand sinks located in the science and nursing labs, connected to the acid trap. There were no signs or improper discharges into the sinks.

Are Vehicles Washed on Site?:

Comments:

Are Fresh Materials Stored at this facility?:

Are Waste Materials stored at this facility?:

*Fresh Material Storage:*Does Material Have Secondary Containment?:

Where is Material Stored?:

Are All Material Containers labeled Properly?: *Fresh Material Inventory:*

Material	Amount	Unit Type	Container Size
Copper Sulfide	2.00	U	1-qt
Barium Chloride	1.00	U	1-qt
Barium Sulfate	1.00	U	1-qt
Ammonium Chloride	1.00	U	1-qt
2-Pentanol	1.00	U	1-qt
Zinc	1.00	U	100-g
Ammonium Hydroxide	1.00	U	1-qt
Bleach	2.00	U	1-gal
Massage Gel	4.00	U	1-gal
Massage Creme	1.00	U	1-gal
Massage Oil	1.00	U	1-gal

*Waste Material Storage:*Does Waste have secondary containment?:

Where is waste stored?:

Are all waste containers labeled properly?: *Waste Material Inventory (1):*

Waste Material	AMT	Unit Type	Receipt	Container Size	Waste Code	Storage Code	Disposal Code	Questionable Storage	Questionable Disposal	Monthly AMT
Expired Chemicals	0.00	P	Y	5-gal	OLMD	C1	HH	N	N	1.00

Waste Material Inventory (2):

Waste Material	HW unit	Company Name	Hauler Frequency	Hauler Qty	Hauler Unit	Hauler Receipt Date	Hauler Receipt #
Expired Chemicals	P	Associated Waste Services	Bi-annually	5.00	P	9/16/2021	NHWM091501-21

Facility Description:

Facility Activities:

This facility operates as a university, primarily focusing on a mathematics and science curriculum.

Building Type:

Freestanding

Process Description:

This facility operates out of one freestanding building as a university focusing on health field professions training. The majority of the training is performed in the second floor labs, with the rest of the building being occupied by classrooms, lounges, and a library.

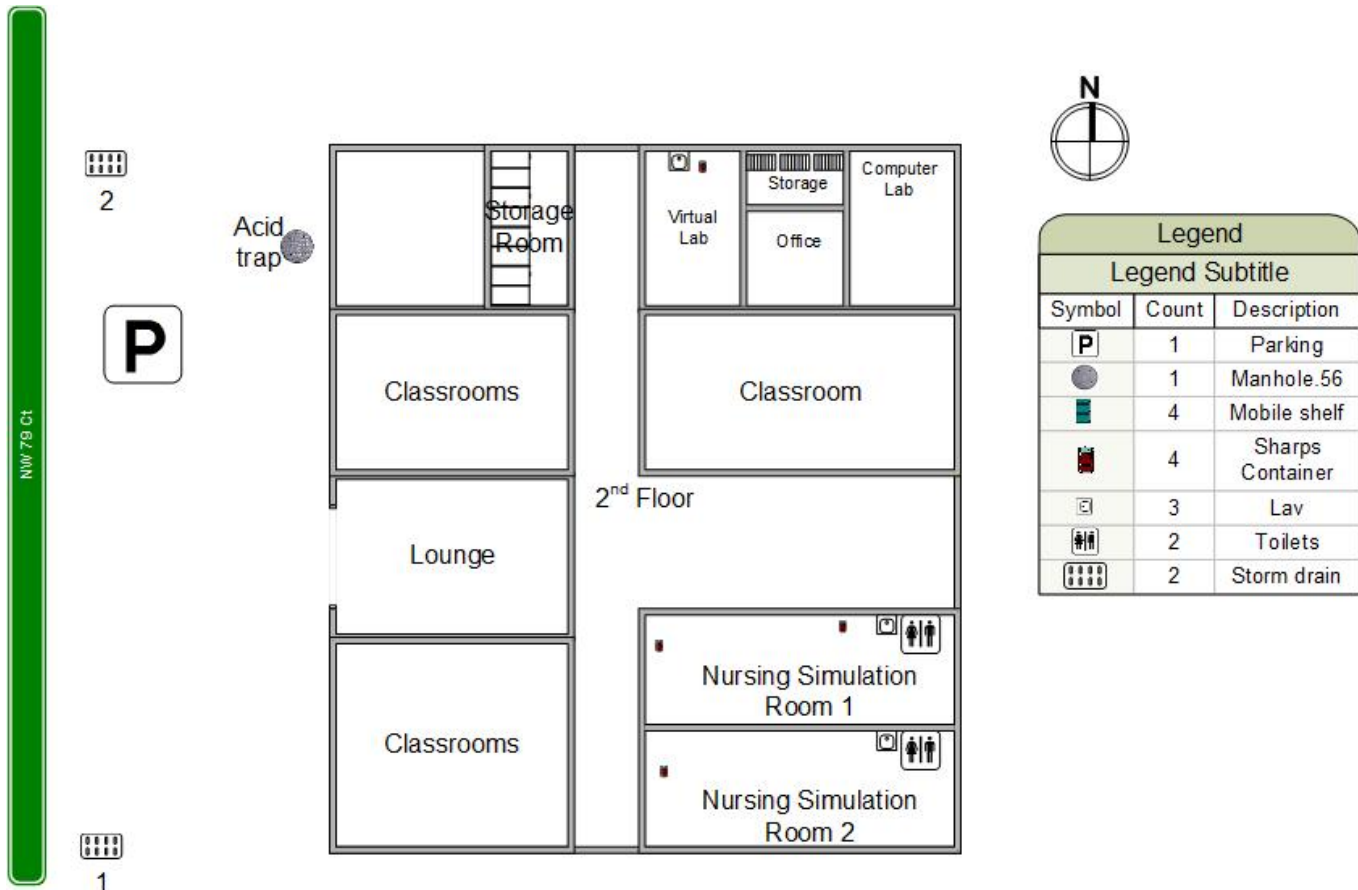
The second floor has two science labs and three nursing labs. The science labs have a store room where several materials are stored, which include corrosive and flammable materials all stored in proper storage cabinets. Majority of lab work that is performed is all done through virtual simulations, so generation of waste sharps is very minimal, though the labs are equipped with waste sharps containers for disposal.

The nursing lab is also done through simulations where no biohazard waste is generated. There are no hazardous materials used in the nursing lab, but there is a sharps container that are used for sharps disposal for training purposes.

The facility is also equipped with an acid trap that is connected to wash sinks in the labs.

Equipment on Site:

NA



*Result:*Inspection
Outcome:

SAT

Workflow Status:

Finished

On-Call?:

N

*Comments:**Inspector Comments:*

I arrived on site with Pollution Control Inspector I, Jacqueline Vilomar, to conduct a routine inspection and verify compliance with the facility's IW5 permit conditions. Upon arrival, we met with the laboratory assistant, Mr. Lun Liu, who granted us access to the facility.

The facility operates as an educational center for nurses. Most instruction and laboratory activities are conducted online, resulting in limited in-person operations. Fresh hazardous materials were properly stored and labeled. Each safety cabinet contained an inventory list of the hazardous materials stored within. Due to the low level of in-person activity since the last routine inspection, no hazardous waste has been generated or stored on site.

Biohazardous waste was properly stored and labeled. The facility provided the most recent disposal manifests documenting the disposal of expired chemicals.

All hand sinks were clear and discharge through an acid trap, which in turn discharges to the sanitary sewer system. At the time of the inspection, the acid trap was empty and therefore could not be sampled.

Two storm drains [French drain] were observed in the parking area during the inspection. The structures were inspected and found to be free of discharges or excessive debris accumulation.

Supervisor comments:

A. Sanchez----6/29/26----Next inspection: sample the acid trap. Report approved for release.



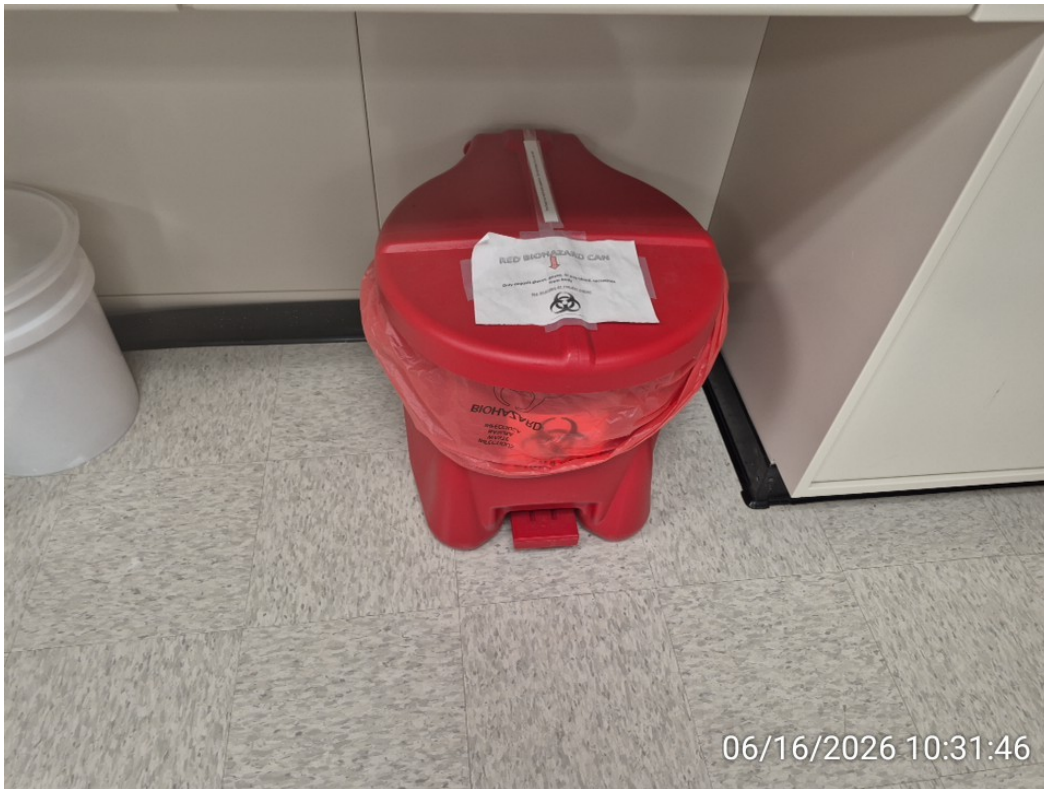
1-Outside the facility

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



2-Classroom

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



3-Biohazardous waste container

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



4-Fresh materilas

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



Hazardous Materials Inventory

Chemical Name	Manufacturer	Quantity	CAS Number	SDS	Cabinet	Shelf
Ammonium Chloride	Polar Chem	500 g	12125-02-9	Yes	C - No Hazard	2
Barium Chloride ANHY	Ward Science	100 g	10361-37-2	Yes	C - No Hazard	1
Barium Sulfate Powder LG	Ward Science	100 g	7727-43-7	Yes	C - No Hazard	1
Calcium Carb. ANHY	VWR Amresco	500 mg	471-34-1	Yes	C - No Hazard	2
Calcium Chloride	Help for Less	1537 mg	10043-52-4	Yes	C - No Hazard	3
Copper Sulfate	BDH - VWR	500 g	7758-99-8	Yes	C - No Hazard	2
Copper Sulfate	Loud Wolf Limited	6 ounces	7758-99-8	Yes	C - No Hazard	2
D-Fructose LG	Ward Science	500 g	57-48-7	Yes	C - No Hazard	2
Glucose ANHY	Ward Science	500 g	50-99-7	Yes	C - No Hazard	2
Iodine Crystalline	Alfa Aesar	25 g	7553-56-2	Yes	C - No Hazard	1
Lugol's Iodine Solution	Ward Science	100 mL	7553-56-2	Yes	C - No Hazard	2
Magnesium Sulfate	Swan	907 g	7487-88-9	Yes	C - No Hazard	3
Maltose Monohydrate RG	VWR Amresco	100 g	6363-53-7	Yes	C - No Hazard	1
Nickel Sulfate RG	Ward Science	100 g	10101-97-0	Yes	C - No Hazard	2
Potassium Chloride	Now	200 g	7447-40-7	Yes	C - No Hazard	2
Sodium Bicarb ACS	VWR - BDH	500 g	144-55-8	Yes	C - No Hazard	3
Sodium Carbonate ACS	VWR - BDH	500 g	497-19-8	Yes	C - No Hazard	2
Sodium Chloride LG	Ward Science	700 g	7647-14-5	Yes	C - No Hazard	2
Starch Solution	Ward Science	600 g	9005-84-9	Yes	C - No Hazard	1
Strontium Chloride	NA	50 g	7440-24-6	Yes	C - No Hazard	1
Water ASTM Type II	VWR - BDH	12 L	7732-18-5	Yes	C - No Hazard	2
Zinc Sulfate Monohydrate	Flinn Scientific	2 lbs	740-66-6	Yes	C - No Hazard	3
Iodine Potassium Iodide		4 vials	-	Yes	C - No Hazard	3
Sudan III		5 mL	-	Yes	C - No Hazard	3
Nitrate		8 tablets	-	Yes	C - No Hazard	2
Phosphate		8 tablets	-	Yes	C - No Hazard	2
Floc-Ex Tablets		16 tablets	-	Yes	C - No Hazard	2
Fehlings Solution A	Ward Science	500 mL	7758-99-8	Yes	C - No Hazard	2
Calcium Carbonate 99.5	BDH - VWR	500 mg	471-34-1	Yes	C - No Hazard	3

06/16/2026 10:34:47

5-Inventory list

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



6-Fresh materials

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



Hazardous Material Inventory: Flammable Cabinet

Chemical Name	Manufacturer	Quantity In Stock	CAS Number	MSDS	Shelf
Zinc PWR -100 Mesh 99%	Alfa Aesar	250 g	7440-66-6	Yes	2
Zinc Mossy	NA	20 g	7440-66-6	Yes	1
Zinc Metal	Aqua Solutions	500 g	7440-66-6	Yes	2
2-Pentanol 98%	Alfa Aesar	500 mL	6032-29-7	Yes	2
Aluminum 30G	Ward Science	30 g	7429-90-5	Yes	1
Aluminum	NA	1 lb	7429-90-5	Yes	1
Ammonium Persulfate	Bio Rad	1 g	7727-54-0	Yes	1
Butane - Refill Tank	E.W.T.C.	2400 mL	N/A	Yes	3
Calcium Metal Granular	Ward Science	25 g	7440-70-2	Yes	1
Iron PWR 6-10 MIC red 99.5	Alfa Aesar	25 g	7439-89-6	Yes	1
Iron Metal Reduced	NA	500 g	7439-89-6	Yes	1
Manganese Pieces	NA	3 g	7439-96-5	Yes	1
Magnesium Metal Ribbon	Ward Science	75 g	7439-96-4	Yes	1
Methanol 99%	Alfa Aesar	500 mL	67-56-1	Yes	2
Silicon Gran Virgin P99.9	Alfa Aesar	25 g	7440-21-3	Yes	1
Aceto-Orcein Stain 2%	Ward Science	90 mL	-	Yes	2
Sulfur Pieces Puratronic	Alfa Aesar	25 g	7704-34-9	Yes	1

06/16/2026 10:37:12

7-Inventory list

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



8-Fresh materials

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



Hazardous Material Inventory: Corrosive Cabinet

Chemical Name	Manufacturer	Quantity In Stock	CAS Number	MSDS	Shelf
Ammonium Hydroxide 1.0 M	Ward Science	500 mL	1336-21-9	Yes	1
Calcium Hydroxide	Flinn Scientific	100 g	1305-62-0	Yes	1
Bromine Liquid	Alfa Aesar	30 g	7726-95-6	Yes	1
Clorox	The Clorox Company	12 L	7681-52-9	Yes	2
Hydrochloric Acid	VWR - BDH	50 mL	7732-18-5	Yes	3

06/16/2026 10:37:33

9-Inventory list

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



10-Handsink

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



11-Medicine

Date:	06-16-2026	Inspector:	Radu, Vlad			
Permit #:	22625	Facility Address:	15201 NW 79 CT			
File #:	2017030713422502		MIAMI	FL	33016	



12-Nursing station

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



13-Handsink

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



14-Handsink

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



15-Biowaste container

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



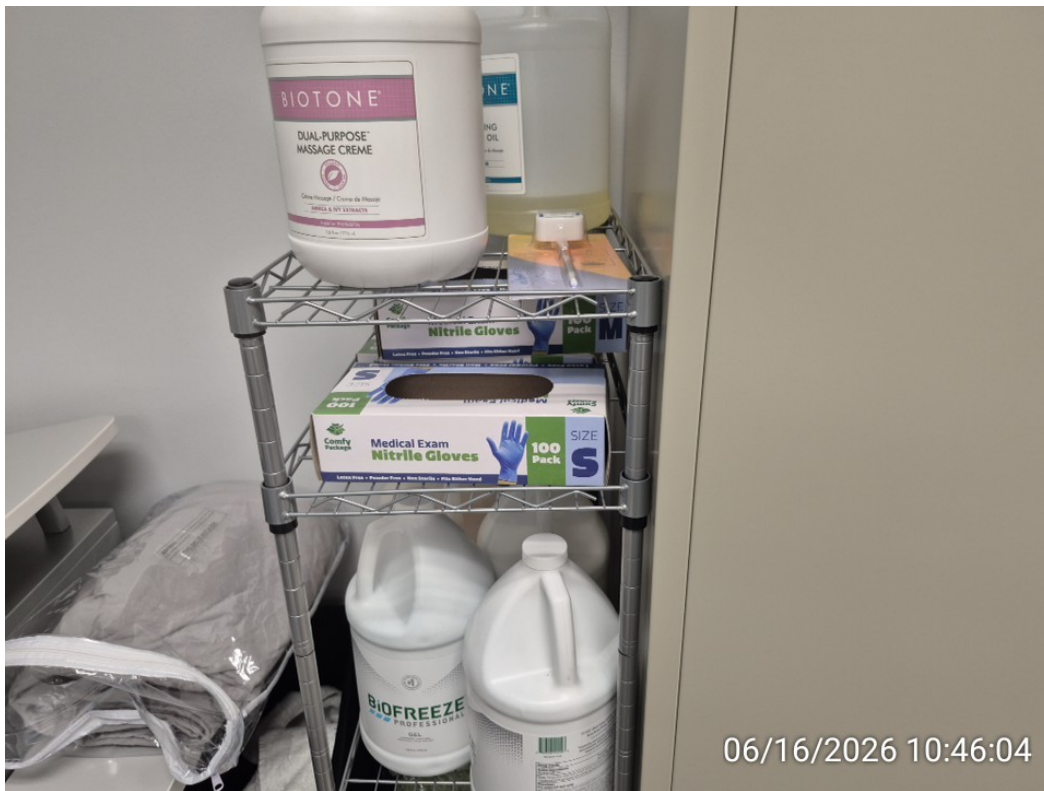
16-Nursing practice room

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



17-Nursing practice room

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



18-Fresh materials

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



19-Storm Drain 1

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



20-Storm Drain 2

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



21-Acid Trap

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016



22-Inside acid trap

Date:	06-16-2026	Inspector:	Radu, Vlad		
Permit #:	22625	Facility Address:	15201 NW 79 CT		
File #:	2017030713422502		MIAMI	FL	33016

MIAMI-DADE COUNTY**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**<http://www.miamidade.gov/building/home.asp>

7/27/2026 12:27:18 PM

Tracking #	Process #	Permit #
3226020168	M2026020168	2026060920

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2026020168	ASBESTOS	A	RODRIGUEZ, DANIEL	7/20/2026
M2026020168	FIRE	A	FRIAS, JOSE	7/20/2026
M2026020168	IMPACT FEES	N	GUTIERREZ, BEVERLY	7/16/2026
M2026020168	INDUSTRIAL	A	DIAZ, YUNIEL	7/21/2026
M2026020168	RER ENVIRONMENTAL CORE	A	GUILLARTE, YAILYN	7/20/2026
M2026020168	UPFRONT FEES	A	WEB APPLICATION ID	7/16/2026
M2026020168	WASA	N	PINTO, CARIDAD M.	7/20/2026

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
Approved	DERM	A	Approved
Approved	DIND	A	Approved
Approved	FIRE	A	Approved
Approved As Noted	FIRE	P	Approved as noted. See comments, markups and stamps.
Reference Only.	FIRE	R	Reference only.



Legend	
COMMON PATH OF TRAVEL	Provided Max Allowed
TRAVEL DISTANCE	Provided Max Allowed
EXIT NUMBER	EXIT #1
ACTUAL # OF OCCUPANTS	XX
EXITING AT THIS LOCATION	X
MAXIMUM CAPACITY TO EXIT	

- WALL MOUNTED EXIT SIGN,
(E DENOTES EXISTING)
SEE ELECTRICAL DRAWINGS
- CEILING MOUNTED EXIT SIGN,
(E DENOTES EXISTING)
SEE ELECTRICAL DRAWINGS
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET.
FIRE EXTINGUISHER CABINET NOT TO PROJECT
MORE THAN 4-INCHES FROM FINISHED WALL
INTO THE CIRCULATION PATH
- ITEMS DENOTED WITH AN "E" ARE EXISTING TO REMAIN U.N.O.
ITEMS DENOTED WITH AN "R" ARE RELOCATED U.N.O.

Digitally
signed by
Angel E Lopez
Life Safety Notes Date:

2026.06.17
11:01:40-04'00'

TRAVEL DISTANCE:	ALLOWED
B: BUSINESS	300'-0"
F-1: FACTORY	400'-0"
S-1: STORAGE	400'-0"
COMMON PATH OF TRAVEL:	
B: BUSINESS	100'-0"
F-1: FACTORY	100'-0"
S-1: STORAGE	100'-0"
DEAD END CORRIDOR:	
B: BUSINESS	50'-0"
F-1: FACTORY	50'-0"
S-1: STORAGE	50'-0"
1. THIS BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM SEE FIRE SPRINKLER DRAWINGS FOR EXACT DETAILS. 2. THIS BUILDING IS EQUIPPED WITH A FIRE ALARM SYSTEM TO MONITOR THE SPRINKLER SYSTEM.	

FIRE
DO NOT INSTALL: DO NOT INSTALL FIRE SPRINKLERS PER THIS DRAWING!!!
FIRE PROTECTION CONTRACTOR'S WORKING PLANS SHALL
BE SUBMITTED FOR APPROVAL TO MIAMI-DADE COUNTY
FIRE DEPARTMENT BEFORE ANY SYSTEM IS INSTALLED OR
REMODELED
FRIAS, JOSE, 7/20/2026 11:15:59 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
FRIAS, JOSE, 7/20/2026 11:16:05 AM

LINEA

architecture + interior design

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal: Angel Lopez
State of Florida: AR 103182

STATE OF FLORIDA
ANGEL ERNESTO LOPEZ
REGISTERED ARCHITECT
AR103182

ARCHITECT SEAL

AGMU HVAC Classroom Renovation

15201 NW 79th Ct.
Miami Lakes, FL 33016

CLIENT

DATE 06/17/26

Revision

PROJECT # 26009

LIFE-SAFETY
PLAN

LSI.0

I Ground Floor Life Safety Plan
LSI.0 Scale: 3/32" = 1'-0"

FLOOD PLAIN NOTES		
1.	ALL CONSTRUCTION BELOW FLOOD ELEVATION SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008 (I.E. WALLS, FINISHES, DOORS, FRAMES, BASE BOARD FOR GARAGE, STORAGE AREAS).	
2.	ALL BUILDING OPENINGS FOR AIR INTAKE OR EXHAUST SHALL BE ABOVE THE BASE FLOOD ELEVATION (BFE) PER FEMA RECORD AT TIME OF PERMIT APPROVAL.	
3.	ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE BFE. (ASCE 24-14 CH. 7.0).	

HVAC LEGEND		
DUCTWORK		SYMBOLS
	SUPPLY DUCTWORK	
	RETURN OR EXHAUST DUCTWORK	
	SUPPLY DIFFUSER (HATCH INDICATE 1-WAY, 2-WAY, OR 3-WAY. NO HATCH INDICATES 4-WAY.)	
	RETURN GRILLE	
	EXHAUST GRILLE	
	DUCT MOUNTED OR SIDEWALL DIFFUSER/GRILLE	
	RETURN GRILLE DUCT MOUNTED OR SIDEWALL	
	CONICAL TEE CONN.	
	BELLMOUTH CONN.	
	45° THROAT TAP BRANCH CONNECTION	
	RADIUS ELBOW R/W=15	
	TURNING VANES IN ELBOW	
	DUCT - WIDTH / DEPTH	
	HIDDEN DUCT - WIDTH / DEPTH	
	FLEX DUCT - DIAMETER	
	RISE IN DUCTWORK	
	DROP IN DUCTWORK	
		ABBREVIATIONS
		A.F.F. ABOVE FINISHED FLOOR
		R.A. RETURN AIR
		R.C. ROOF CAP
		W.C. WALL CAP
		O/A OUTSIDE AIR
		S.A.D. SUPPLY AIR DUCT
		R.A.D. RETURN AIR DUCT
		R.A.G. RETURN AIR GRILLE
		E.A.G. EXHAUST AIR GRILLE
		T.E.D. TOILET EXHAUST DUCT
		AVD AUTOMATED VOLUME DAMPER
		V.D. MANUAL VOL. DAMPER
		FHP FLORIDA HEAT PUMP
		WCU WINE CONDENSING UNIT
		WRU WINE REFRIGERATION UNIT
		V.F.D. VARIABLE FREQUENCY DRIVE
		A.D. ACCESS DOOR
		(N) NEW
		(E) EXISTING TO REMAIN
		(D) EXISTING TO BE DEMOLISHED
		(RE) EXISTING TO BE REPLACED
		(RP) EXISTING TO BE RELOCATED
		(W.M.S.) WIRE MESH SCREEN
		F.D. FIRE DAMPER
		SUPPLY DUCT (UP & DOWN)
		RETURN DUCT (UP & DOWN)
		EXHAUST DUCT (UP & DOWN)
		O/A DUCT (UP & DOWN)
		CONNECT TO EXISTING
		PIPING
		L/S REFRIGERANT PIPING (SINGLE LINE REPRESENTS BOTH L & S LINES)
NOTE: ALL ITEMS MAY NOT BE APPLICABLE.		

CONTRACTOR GENERAL CONDITIONS NOTES	
1.	RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.
2.	SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
3.	SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.
4.	LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.
5.	DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.
6.	SUBSTITUTIONS: A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS. B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN. C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME. D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPINION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.
7.	AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
8.	INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS: CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.
9.	CONTRACTOR/DELEGATED/SUCCESSOR ENGINEER - CONTRACTOR IS ASSIGNED TO PROVIDE DESIGN/BUILD SERVICED FOR SELECTED SYSTEMS. CONTRACTOR'S ENGINEER SHALL COMPLY WITH ALL FAC 61G15 REQUIREMENTS. DELEGATED/SUCCESSOR ENGINEER SHALL SUBMIT SIGNED/SEALED DRAWINGS TO A/E, TO AGENCIES, RESPOND TO ALL RFI'S, AGENCY COMMENTS, AND BECOME THE DESIGNATED SYSTEM ENGINEER OF RECORD.

DESIGN CRITERIA	
EXTERIOR WALL INSULATION	R-5
PARTITION WALL INSULATION	R-11
PARTITION CEILING INSULATION	R-19
WINDOW U-VALUE	1.10
WINDOW SHGC	0.5
THERMAL PERFORMANCE IS BASED ON ENGINEERING JUDGEMENT AND DOCUMENTATION AVAILABLE AT TIME OF DESIGN. IF MORE ACCURATE DATA BECOME AVAILABLE IT SHALL BE PRESENTED TO THE AOR AND EOR FOR EVALUATION.	
AIR CONDITIONED OFFICES INSIDE VENTILATED WAREHOUSE IS DESIGNED FOR AN INDOOR TEMPERATURE SETPOINT OF 75°F. THE MECHANICAL DESIGN DOES NOT INCLUDE ANY SUPPLEMENTAL PROVISIONS FOR HUMIDITY CONTROL.	

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

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

MECHANICAL SHEET INDEX	
SHEET#	DESCRIPTION
M0.1	MECHANICAL NOTES, LEGEND AND SHEET INDEX
M0.2	MECHANICAL NOTES, CALCS, SCHEDULES, AND DETAILS
M1.1	MECHANICAL PLAN
M6.1	MECHANICAL SPECIFICATIONS

SCOPE OF WORK	
THIS PROJECT IS A RENOVATION PROJECT FOR TENANT IMPROVEMENT THAT UTILIZES EXISTING CLASSROOMS INTO SPECIALTY HVAC TRAINING CLASSROOM WORKSPACES. WORK INCLUDES BUT IS NOT LIMITED TO BALANCING OF EXISTING OUTSIDE AIR TO THE SYSTEM.	
WORK IS LIMITED TO THE FIRST FLOOR OF A TWO STORY BUILDING.	

FLORIDA BUILDING CODE 2023 CONFORMANCE	
1.	CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2023 8TH EDITION, RELATED SECTIONS, AND STANDARDS.
2.	CONTRACTOR SHALL PROVIDE SERVICES TO TEST AND BALANCE THE SYSTEM VIA AN INDEPENDENT AGENT.
3.	CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK RESPONSIBILITIES.

DEFERRED SUBMITTALS NOTE	
DEFERRED SUBMITTALS IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, SECTION 107.3.4.1:	
1.	WIND LOAD CALCULATIONS HVAC ROOFTOP EQUIPMENT CURBS
2.	WIND LOAD CALCULATIONS FOR CONDENSING UNITS ROOF STANDS

LIFE SAFETY NOTE	
1.	CONTRACTOR IS CAUTIONED TO REFER TO ARCHITECT'S LIFE SAFETY DRAWINGS FOR RATED WALLS, CONSTRUCTION.
2.	PROVIDE COMPLETE REQUIRED FIRE DAMPERS, FIRE/SMOKE DAMPERS, RELEASING F.A. SMOKE DETECTORS, HVAC INTERLOCKING ETC. TO MEET AHJ/PERMIT/C.O.O. REQUIREMENTS.
3.	COORDINATE WITH ALL PROJECT DRAWINGS.

SCCR NOTE	
CONTRACTOR AND MANUFACTURER SHALL PROVIDE ALL ELECTRICAL SYSTEMS FOR ALL EQUIPMENT, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT WITH INTEGRAL DISCONNECTS, INTEGRAL BREAKERS, INTEGRAL MOTOR STARTERS, VFDs, CHILLER PANELS, PACKAGED UNIT PANELS, ETC., AS RATED WITH A SHORT CIRCUIT CURRENT RATING AT LEAST EQUAL TO THE IMMEDIATE UPSTREAM ELECTRIC OVERCURRENT PROTECTIVE DEVICE SHORT CIRCUIT CURRENT RATING.	

ADA NOTES	
CONTRACTOR SHALL HAVE KNOWLEDGE OF ALL LATEST A.D.A. ACCESSIBILITY CLEARANCE REQUIREMENTS WHILE COORDINATING FIELD ADAPTATIONS AND SHOP DRAWINGS. MAINTAIN 7'-0" CLEAR ABOVE ALL PEDESTRIAN AND VEHICLE PATHWAYS.	

STRUCTURAL NOTES	
STRUCTURAL OPENINGS SHALL BE AT LEAST 15'-2" BIGGER THAN MEP SYSTEM REQUIRED FINISHED DIMENSIONS FOR THE ENTIRE ASSEMBLY. STRUCTURAL ENGINEER / ARCHITECT SHALL CONFIRM OPENINGS ON THEIR DRAWINGS. STRUCTURAL ENGINEER SHALL DIMENSION OPENINGS ON THEIR DRAWINGS.	

This item has been digitally signed and sealed 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.

PERMIT SET: 06/17/26

Digitally signed by
Derek Evans
Reason: I agree to
the terms defined by
the placement of my
signature in this
document
Location: P.E.
#93746
Date: 2026-06-17
14:33:04-00

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9898
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E., LICENSE #73122
STEPHEN F. ROLLIN, P.E., LICENSE #36428
DEREK A. EVANS, PE LICENSE #93746
E-MAIL: INFO@F&ECONSULTING.COM
DESIGNED BY: DB/VN/AG PM: AN P/N 26055

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal:
State of Florida:

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

DATE 06/17/2026

Revision

PROJECT # 26009

MECHANICAL
NOTES, LEGEND
AND SHEET
INDEX

M0.1

HVAC GENERAL NOTES	
1. HVAC DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND REPRESENT EXISTING CONDITIONS BASED ON DRAWINGS AND SITE OBSERVATIONS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ACTUAL CONDITIONS INCLUDING, DUCTWORK AND PIPING LOCATIONS AND SIZES.	REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
2. DUE TO DRAWINGS BEING DIAGRAMMATICAL IN NATURE RISERS AND DROPS ARE NOT SHOWN - CONTRACTOR SHALL INCLUDE THESE IN THE BID - WHERE POSSIBLE ALL RISERS AND DROPS SHALL BE CONSTRUCTED USING 45 DEGREE OR LONG RADIUS ELBOWS.	32. THE PLUMBING CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS PER PLUMBING SPECIFICATIONS. (SEE PLUMBING SHEETS)
3. PROVIDE AND INSTALL NECESSARY DUCTWORK TRANSITIONS AND PIPING INCREASERS/REDUCERS AS REQUIRED FOR EQUIPMENT CONNECTIONS. CONSULT MANUFACTURER'S DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTIONS SIZES, INCLUDING, BUT NOT LIMITED TO THOSE SHOWN.	33. COMBUSTIBLE PIPING IS NOT PERMITTED IN RETURN AIR PLENUMS OR CEILING SPACES USED FOR RETURN AIR.
4. 4. AIR CONDITIONING CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS, MATERIALS, ELEVATIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS AND INCLUDE IN THE BID ANY AND ALL FABRICATION REQUIRED PRIOR TO INSTALLATION. THE CONTRACTOR SHALL VERIFY SIZE, ELEVATION, AND PRESENT STATE OF ALL EXISTING UTILITIES.	34. THE AIR CONDITIONING CONTRACTOR SHALL USE RADIUS TURNS WITH A 1.5 CENTERLINE TO WIDTH RATIO (1.5 R/W), VANED ELBOWS, SPLITTER DAMPERS WHERE INDICATED, VOLUME CONTROLS IN ALL BRANCH LINES AND SUPPLY AND RETURN AIR DEVICES (UNLESS OTHERWISE NOTED IN AIR DEVICE SCHEDULE).
5. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL EXISTING FIELD CONDITIONS WHICH DEVIATE FROM WHAT WAS SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO PROVIDE PRICING FOR A COMPLETE INSTALLATION INCLUDING ANY COSTS ASSOCIATED WITH FIELD CONDITIONS AT THE TIME OF BIDDING.	35. THE AIR CONDITIONING CONTRACTOR SHALL SEAL ALL DUCTS IN AN APPROVED MANNER TO INSURE AGAINST LEAKAGE.
6. IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS SO THAT DELIVERY WILL NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.	36. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY CONFLICTS IN LOCATIONS FOR DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC., IN ORDER TO NOT INTERFERE WITH THE PROGRESS OF CONSTRUCTION.
7. IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS.	37. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE FLEXIBLE DUCT CONNECTIONS TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT, EXCEPT FOR EXHAUST HOODS.
8. ALL DIMENSIONS ARE IN PHYSICAL UNITS OF INCHES UNLESS OTHERWISE NOTED.	38. UNLESS NOTED AS EXISTING TO BE REUSED (E) OR RELOCATED (RE), ALL EQUIPMENT, PIPING, DUCTS, REGISTERS, ETC., SHALL BE NEW.
9. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF DUCT SIZE CHANGES ARE REQUIRED BECAUSE OF EXISTING CONDITIONS.	39. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL (UL) WHERE APPLICABLE.
10. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, TESTS, AND ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.	40. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE ALL CONTACTORS, STARTERS, VFDs, RELAYS, AND THERMOSTATS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, POWER WIRING AND CONTROL WIRING, UNLESS NOTED OTHERWISE. VFDs SHALL HAVE A MAINTENANCE BYPASS.
11. AFTER BID SELECTION AND PRIOR TO COMMENCEMENT OF WORK, THE AIR CONDITIONING CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DUCT WORK, EXHAUST FANS, AIR DEVICES, AND EQUIPMENT AS STATED ON SCHEDULES AND OR NOTES. AHRI CERTIFICATES FOR ALL EQUIPMENT SHALL BE INCLUDED IN THE SUBMITTAL PACKAGE. IF THE CONTRACTOR PROPOSES TO USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIAL WHICH IS NOT AS SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL AND WILL FIT ALLOCATED SPACE.	41. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE 1" THICK MERV 13 (THROW-AWAY TYPE) FILTERS WITH EACH A/C UNIT (UON).
12. LOCATION OF AIR CONDITIONING DUCTS AND AIR DEVICES MAY CHANGE. VERIFY EXACT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF DUCTS, DIFFUSERS, GRILLES, REGISTERS, PIPING, EQUIPMENT, ETC. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES.	42. ALL PENETRATIONS OF FIRE-RATED WALLS, FLOORS OR CEILINGS SHALL BE FIREPROOFED BY A SEALING METHOD AND RATING AS SPECIFIED ON THE DRAWINGS OR AS REQUIRED BY THE LOCAL OR STATE CODES.
13. PROVIDE MANUAL VOLUME DAMPERS AT ALL LOW PRESSURE BRANCH DUCTS TO INDIVIDUAL DIFFUSERS AND GRILLES AND TO ALL LOW PRESSURE BRANCH DUCTS TO REHEAT COILS. PROVIDE DAMPERS AS CLOSE AS POSSIBLE TO BRANCH CONNECTION TO MAIN. SEE DIFFUSER AND GRILLE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.	43. AIR HANDLING DEVICES IN EXCESS OF 2000 CFM WILL HAVE A DUCT SMOKE DETECTOR TO STOP THE FAN AND ACTIVATE A HORN AND STROBE LIGHT. ALL EQUIPMENT SHALL BE INTERLOCKED AS REQUIRED BY LOCAL CODES OR FIRE SAFETY OFFICIALS.
14. NO PIPING, DUCTWORK, OR CONDUIT SHALL BE INSTALLED UNTIL IT IS COORDINATED WITH ALL OTHER TRADES AFFECTED. PROVIDE ALL OFFSETS REQUIRED TO AVOID INTERFERENCE WITH OTHER TRADES; EXISTING CONDITIONS AND WITH THE STRUCTURE, INCLUDING, BUT NOT LIMITED TO THOSE SHOWN.	44. ALL WORK SHALL COMPLY WITH BASE BUILDING LIFE SAFETY/SMOKE CONTROL SYSTEM REQUIREMENTS. PROVIDE ALL NECESSARY WIRING, CONTACTORS, RELAYS, ETC., AS REQUIRED FOR INTERFACE WITH BASE BUILDING SYSTEM.
15. SCHEDULE NEW CONSTRUCTION WORK WITH THE OWNER WELL IN ADVANCE. CONSTRUCTION WORK AND DEMOLITION SHALL BE PERFORMED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.	45. THE AIR CONDITIONING CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
16. ALL FINISHES AND SURFACES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.	46. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE ENGINEER UPON COMPLETION OF INSTALLATION. IF FIELD CHANGES ARE MADE WHICH DEVIATE FROM ENGINEERING DRAWINGS TO THE EXTENT THAT THE BUILDING DEPARTMENT REQUIRES THESE CHANGES BE INCORPORATED PRIOR TO INSPECTION, THE CONTRACTOR SHALL PROVIDE SKETCHES TO THE ENGINEER FOR INCORPORATION INTO THE BUILDING PLANS. ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
17. DO NOT BLOCK TUBE PULL OR SERVICE SPACE ON EQUIPMENT WITH PIPING, DUCTWORK, ETC. (FLANGED OR REMOVABLE SECTIONS MAY BE USED IN SOME INSTANCES WHERE TIGHT CLEARANCES EXISTS).	47. AIR CONDITIONING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, AND ALL GUARANTEES AND WARRANTIES SHALL BE DELIVERED TO THE OWNER. COMPRESSORS SHALL HAVE EXTENDED FIVE YEAR WARRANTIES.
18. IF NO SIZE IS SHOWN FOR DUCT SERVING DIFFUSER OR GRILLES, USE SIZE SHOWN ON DIFFUSER AND GRILLE SCHEDULE.	48. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE ACTUAL EQUIPMENT BEING FURNISHED.
19. DUCTWORK ROUTED PARALLEL TO A WALL, RATED OR CORRIDOR SHALL BE INSTALLED WITH MINIMUM 6" CLEARANCE TO ALLOW FOR INSPECTION OF WALL PENETRATIONS. CONTRACTOR SHALL PROVIDE 12" CLEARANCE WHERE POSSIBLE, COORDINATE.	49. PRESENT AIR CONDITIONING EQUIPMENT WHERE INDICATED ON THE DRAWINGS IS FOR INFORMATION ONLY AND THE CONTRACTOR SHALL INCLUDE THE INSTALLATION OF CONDUIT AND WIRE AS REQUIRED. THE INSTALLATION OF NEW EQUIPMENT THAT INTERFERES WITH EXISTING SHALL BE REMOVED, RELOCATED, OR RE-ROUTED TO PERMIT COMPLETION OF SUCH WORK.
20. REFER TO DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.	50. SALVAGED MATERIALS, EQUIPMENT, AND DIFFUSERS SHALL BE DELIVERED TO THE OWNER AT HIS PROPERTY AND STORED WITHIN THE BUILDING WHERE DIRECTED. ANY REMOVED MATERIALS OR EQUIPMENT WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.
21. CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT AND ITEMS TO BE REMOVED TO THE OWNER. ALL ITEMS THAT THE OWNER WISHES TO RETAIN SHALL BE TURNED OVER TO OWNER AND THE REMAINDER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER BY CONTRACTOR.	51. THE AIR CONDITIONING CONTRACTOR SHALL DETERMINE THE EXTENT TO WHICH EXISTING DUCTWORK AND PIPING WILL HAVE TO BE RE-ROUTED, RELOCATED, OR RECONNECTED, AND THE AMOUNT OF ADDITIONAL WORK WHICH MAY BE REQUIRED DUE TO THE PHYSICAL CONDITIONS OF THE DUCTWORK & PIPING SHALL BE PERFORMED UNDER THIS CONTRACT WITHOUT ADDITIONAL CHARGES TO THE OWNER.
22. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL WORK NECESSARY TO PREPARE THE STRUCTURE FOR THE INSTALLATION AND/OR DEMOLITION WORK OF THE MECHANICAL SYSTEMS. ALL HOLES, OPENINGS AND ANY DAMAGED MATERIALS OR SURFACES SHALL BE REPAIRED AND FINISHED TO MATCH EXISTING.	52. INTERRUPTION OF EXISTING FACILITIES OR SERVICES SHALL BE KEPT TO A MINIMUM AND THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR REQUIRED WHENEVER TEMPORARY CONDITIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO NEW WORK SHALL BE DONE ONLY AT SUCH TIMES AS PERMITTED AND SCHEDULED BY THE OWNER WITHOUT ADDITIONAL COST. THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE SERVICE INTERRUPTIONS WITH THE OWNER & GENERAL CONTRACTOR.
23. ALL DEMOLITION WORK SHALL COMPLY WITH NFPA 24.1 AND THE REQUIREMENTS OF THE OWNER.	53. ALL ROOF MOUNTED EQUIPMENT SHALL BE HVHZ WIND-LOAD RATED WITH SIGNED AND SEALED DOCUMENTS / DRAWINGS FROM AN INDEPENDENT LICENCED FLORIDA PROFESSIONAL ENGINEER.
24. PROVIDE TEMPORARY FILTERS ON ALL RETURN AIR GRILLES AND TRANSFER OPENINGS IN THE WORK AREA.	54. ALL ROOF MOUNTED EQUIPMENT SHALL BE MOUNTED ON CURBS OR STANDS. CURBS AND STANDS SHALL BE FLORIDA PRODUCT APPROVED OR MIAMI DADE PRODUCT APPROVED AND HAVE CURRENT NOTICE OF ACCEPTANCE (NOA). CURBS AND STANDS SHALL BE ATTACHED TO THE ROOF STRUCTURE AND THE EQUIPMENT SHALL BE ATTACHED TO THE CURB OR STAND IN ACCORDANCE WITH THE NOA DOCUMENTS.
25. EXISTING SYSTEMS SHOWN ON THE DRAWINGS ARE BASED ON AVAILABLE RECORD DRAWINGS. THIS INFORMATION IS ONLY PARTIALLY VERIFIED. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND INVESTIGATE ALL CONDITIONS THAT AFFECTS THE WORK PRIOR TO SUBMITTING THE BID.	55. IF ANY CONFLICTS OR DISCREPANCIES APPEAR IN THESE DOCUMENTS, THE MORE STRINGENT OF THE REQUIREMENTS ARE TO BE TAKEN.
26. INSTALL AHU CONTROL PANELS TO PROVIDE FOR 3'-0" MIN. CLEARANCE IN FRONT OF PANEL.	
27. UNLESS OTHERWISE NOTED ON PLANS, LOW RETURN AIR GRILLES AND LOW EXHAUST GRILLES SHALL BE 6" TO 8" A.F.F. TO BOTTOM OF GRILLE.	
28. ALL DIFFUSERS IN SAME SPACE SHALL HAVE THE SAME FULL FACE SIZE USING LARGEST SIZE REQUIRED FROM DIFFUSER AND GRILLE SCHEDULE.	
29. PROVIDE CLEAR ACCESS TO FIRE DAMPERS, SMOKE DAMPERS, AND VALVES.	
30. ALL WORK SHALL BE PERFORMED BY A LICENSED AIR CONDITIONING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.	
31. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE	

OUTDOOR AIR CALCULATIONS												
SYSTEM	SPACE NAME	SPACE CATEGORY	SPACE TYPE	AREA (SQFT)	OCCUPANCY DENSITY PER 1000 SQFT	OCCUPANCY	VENTILATION RATE CFM/PERSON	VENTILATION RATE CFM/SQFT	MINIMUM OUTDOOR AIR REQUIRED (CFM)	OUTDOOR AIR PROVIDED BY EXISTING SYSTEM (CFM)	OUTDOOR AIR PROVIDED BY NEW ADJUSTED SYSTEM (CFM)	TOTAL OUTDOOR AIR PROVIDED (CFM)
(E) 1N-4 VAV	CLASSROOM 132	EDUCATION	LECTURE CLASSROOM	569	65	37	7.5	0.06	312	-	315	-
(E) 1N-3 VAV	CLASSROOM 133	EDUCATION	MULTI-USE ASSEMBLY	596	100	60	7.5	0.06	486	-	490	-
(E) 1N-3 VAV	CLASSROOM 133	EDUCATION	MULTI-USE ASSEMBLY	638	100	64	7.5	0.06	519	-	520	-
TOTALS				1,803					1,317	-	1,325	-
NOTES: 1. OCCUPANT DENSITIES AND VENTILATION RATES BASED ON TABLE 403.3.1.1 OF THE 2023 FLORIDA MECHANICAL CODE. ACTUAL OCCUPANCY BASED ON INFORMATION PROVIDED BY OWNER AND/OR ARCHITECT. 2. ALL DUCTWORK SHALL BE KEPT SEALED TO PREVENT CONTAMINATION BY DUST OR OTHER DEBRIS DURING CONSTRUCTION. SEAL THE END OF DUCTWORK WITH PLASTIC SHEETING AND DUCT TAPE. PROTECT ALL DUCTWORK STORED ON-SITE PRIOR TO FABRICATION AND INSTALLATION IN A SIMILAR FASHION. 3. ALL EQUIPMENT SHALL BE SUPPLIED AND INSTALLED WITH PROVISIONS FOR IN-PLACE CLEANING AND MAINTENANCE TASKS IN ACCORDANCE WITH THE REQUIREMENTS OF ASHRAE STANDARD 62.1 4. CHANGE IN SPACE USE, CONTAMINANTS, OR OPERATION MAY REQUIRE A RE-EVALUATION OF THE DESIGN AND IMPLEMENTATION OF NEEDED CHANGES.												

4960 SW 72nd Ave, Suite 300
Miami, Fl 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal:
State of Florida:

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

DATE 06/17/2026

Revision

PROJECT # 26009

MECHANICAL
NOTES, CALCS,
SCHEDULES,
AND DETAILS

M0.2

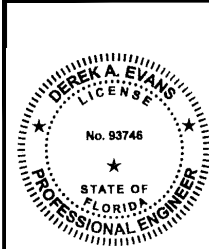
FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

This item has been digitally signed and sealed 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.

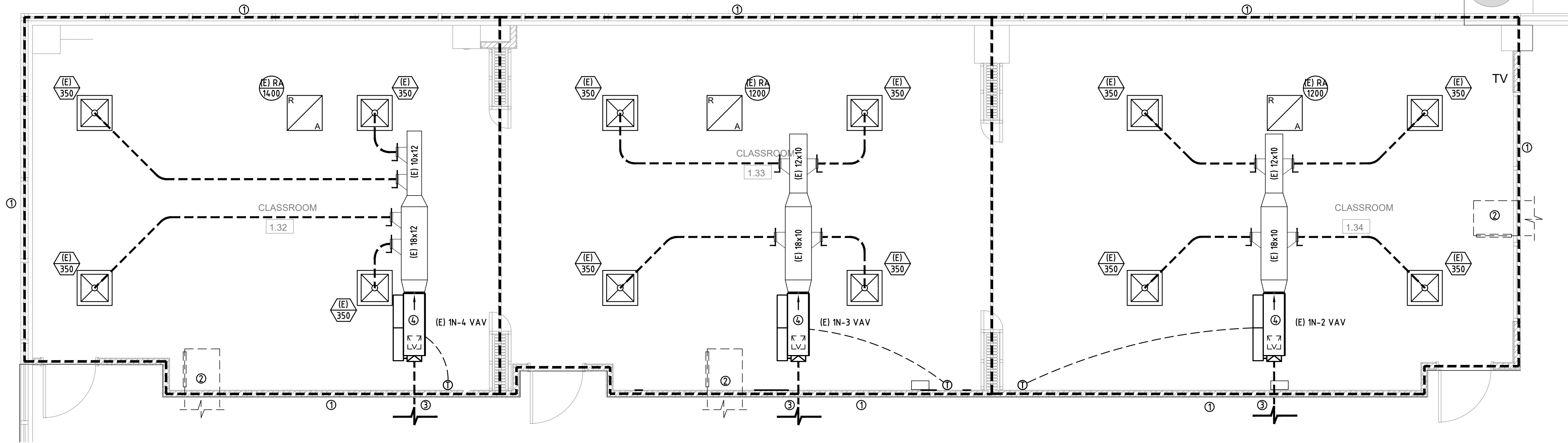
PERMIT SET: 06/17/26



Digitally signed by
Derek A. Evans
Reason: I agree to
the terms defined by
the placement of my
signature in this
document
Location: P.E.
#93746
Date: 2026-06-17
14:32:04:00



300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9898
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E., LICENSE #731122
STEPHEN F. ROLLIN, P.E., LICENSE #36428
DEREK A. EVANS, PE LICENSE #93746
E-MAIL: INFO@FIRECONSULTING.COM
DESIGNED BY: DB/VN/AG PM: AN P/N 26055



I
MI.1 **CLASSROOM MECHANICAL PLAN**
Scale: 1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF HVAC EQUIPMENT AND OTHER CEILING ELEMENTS, WHICH MAY RELOCATE DUE TO FIELD CONDITIONS.
2. CONFIRM WITH EOR AND OWNERS PRIOR TO INSTALLING OR RELOCATING THERMOSTATS.
3. ADJUST FRAMING AS NECESSARY TO ACCOMMODATE DUCTWORK.
4. ALL MECHANICAL EQUIPMENT ABOVE CEILING REQUIRES AN ACCESS PANEL FOR SERVICE. COORDINATE SIZE AND LOCATION WITH ARCH AND OWNER. FOLLOW ALL MANUFACTURER'S IOM GUIDELINES.
5. TERMINATE ALL EXHAUST ROOF PENETRATIONS WITH GASKETED BACKDRAFT DAMPER. PROVIDE ACCESS PANEL OR ATTIC ACCESS FOR EACH EXHAUST TERMINATION.
6. ENSURE ANY EXHAUST TERMINATIONS AT ROOF ARE 10 FEET OR MORE FROM ANY AIR INTAKE.

KEY NOTES:

- ① DASHED LINES INDICATE EXISTING RETURN PLENUM CEILING WITH DRAFT STOP SEPARATION WALLS IN THE CEILING BETWEEN CLASSROOM SPACES. NO COMBUSTIBLE MATERIALS ALLOWED.
- ② EXISTING RIGID RETURN TRANSFER DUCT WITHIN RETURN PLENUM CEILING. CONTRACTOR TO VERIFY LOCATION IN THE FIELD.
- ③ EXISTING FLEX SUPPLY DUCT CONNECTION TO VAV. CONTRACTOR TO VERIFY LOCATION AND SIZE IN THE FIELD.
- ④ CONTRACTOR SHALL BALANCE THE EXISTING RTU TO THE NEW REQUIRED OUTSIDE AIRFLOW REQUIREMENTS FOR THE SPACES BASED ON THE MECHANICAL OUTDOOR AIR CALCULATIONS SCHEDULE LOCATED ON SHEET NO.2.

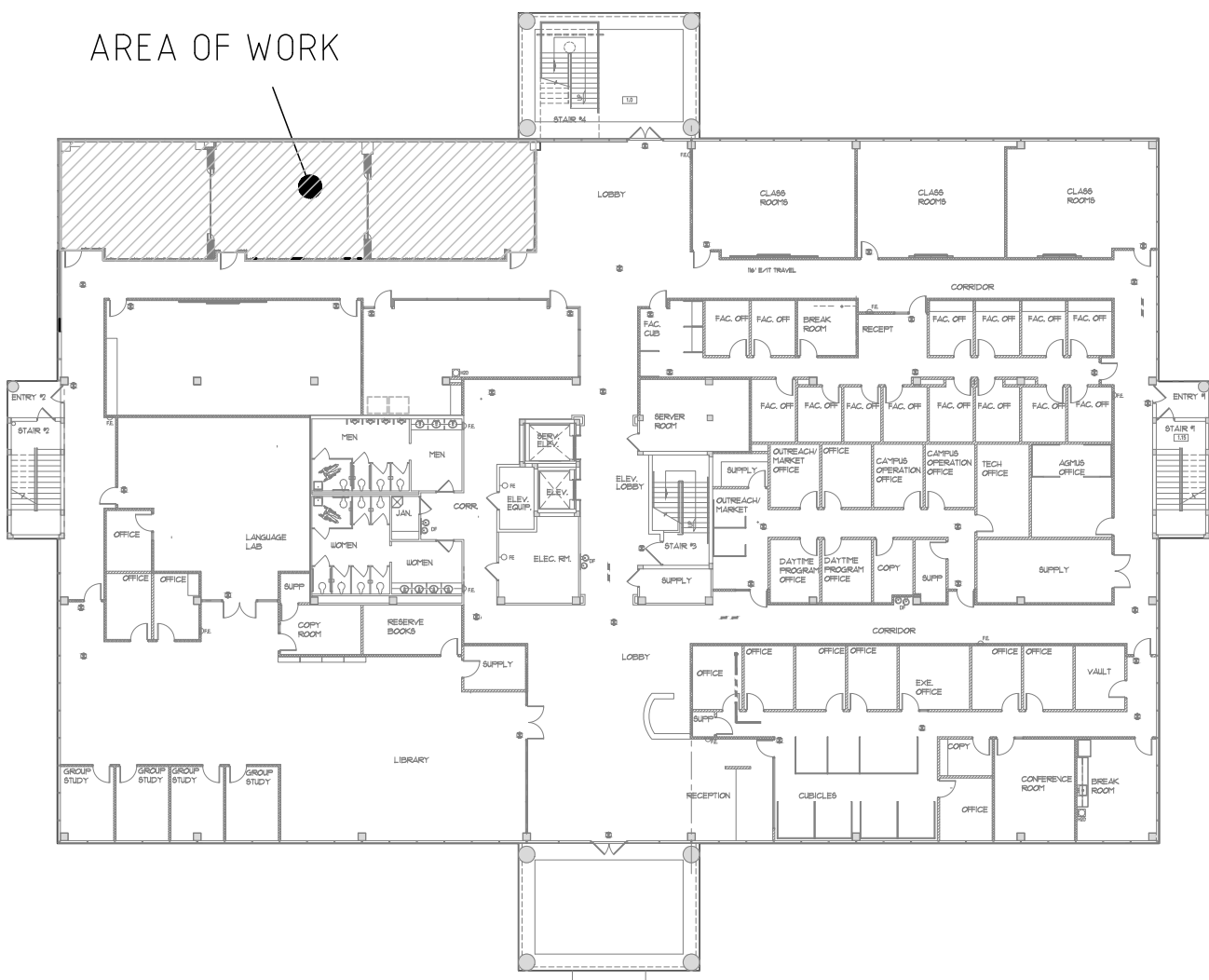
FLEXIBLE DUCT SIZING

AIRFLOW	DUCT SIZE
0-75 CFM	6"ø
61-160 CFM	8"ø
160-300 CFM	10"ø
301-450 CFM	12"ø
451-670 CFM	14"ø
671-1000 CFM	16"ø
1001-1350 CFM	18"ø
1351-1800 CFM	20"ø

NOTES: IF DUCT SIZE NOT SHOWN ON PLAN, PROVIDE DUCT SIZED ACCORDING TO TABLES ABOVE. IF CONFLICT EXISTS, USE LARGER SIZE DUCT.

CONTRACTOR TO CONFIRM EXISTING FLEX DUCT IS IN GOOD WORKING CONDITION. OTHERWISE PROVIDE FLEX PER FLEX DUCT SIZING TABLE.

AREA OF WORK



DETAIL
NO. 1

KEY PLAN

SCALE:
1/32" = 1' - 0"

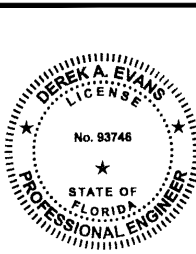
FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

This item has been digitally signed and sealed 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.

PERMIT SET: 06/17/26



Digitally signed by
Derek Evans
Reason: I agree to
the terms defined by
the placement of my
signature in this
document
Location: P.E.
#93746
Date: 2026-06-17
14:32-04:00

FAE
CONSULTING

300 LOCK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9898
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E. LICENSE #723122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
DEREK A. EVANS, PE LICENSE #93746
E-MAIL: INFO@FAECONSULTING.COM
DESIGNED BY: DE/VN/AG PM: AN P/N 26055

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

DATE 06/17/2026

Revision

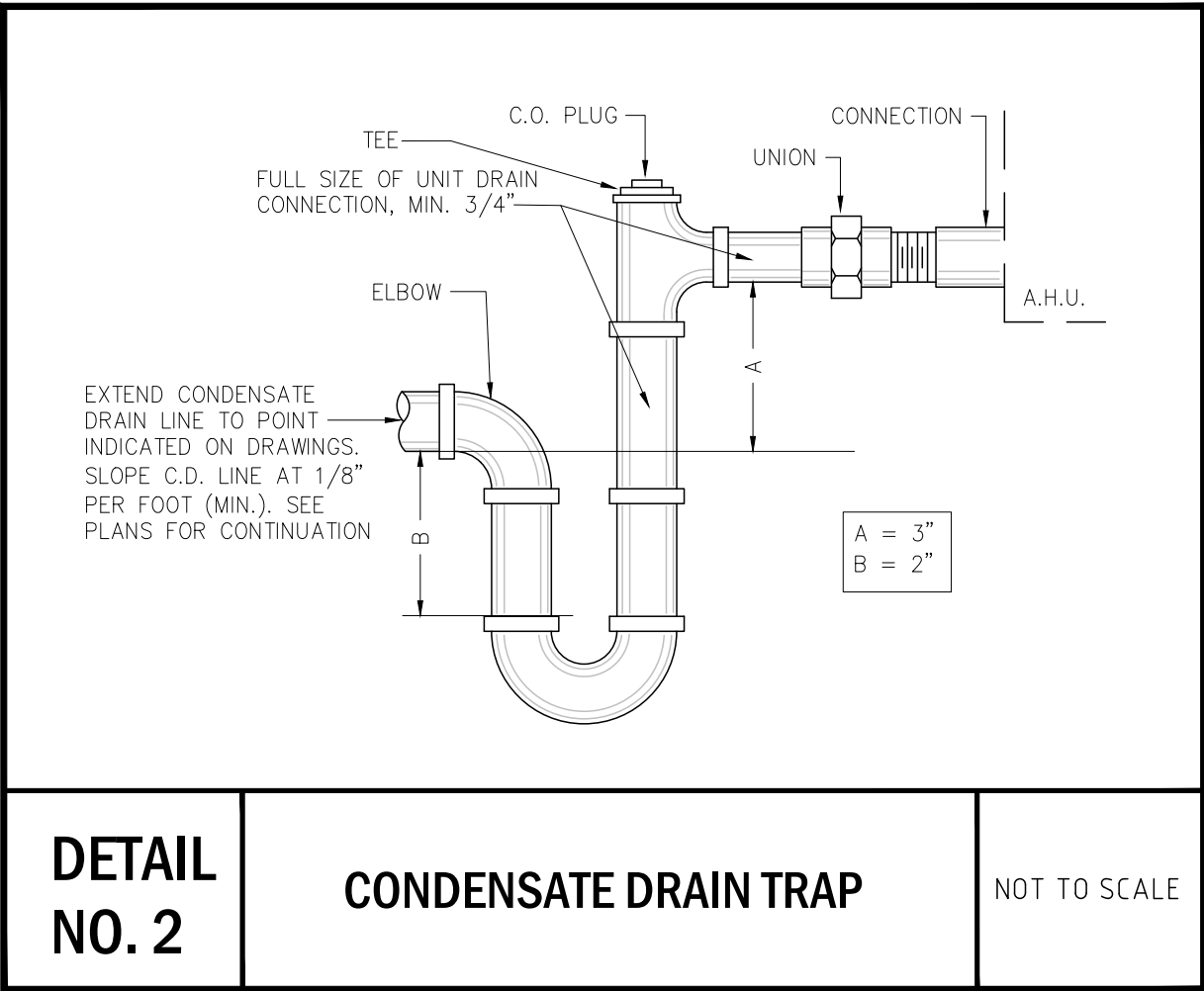
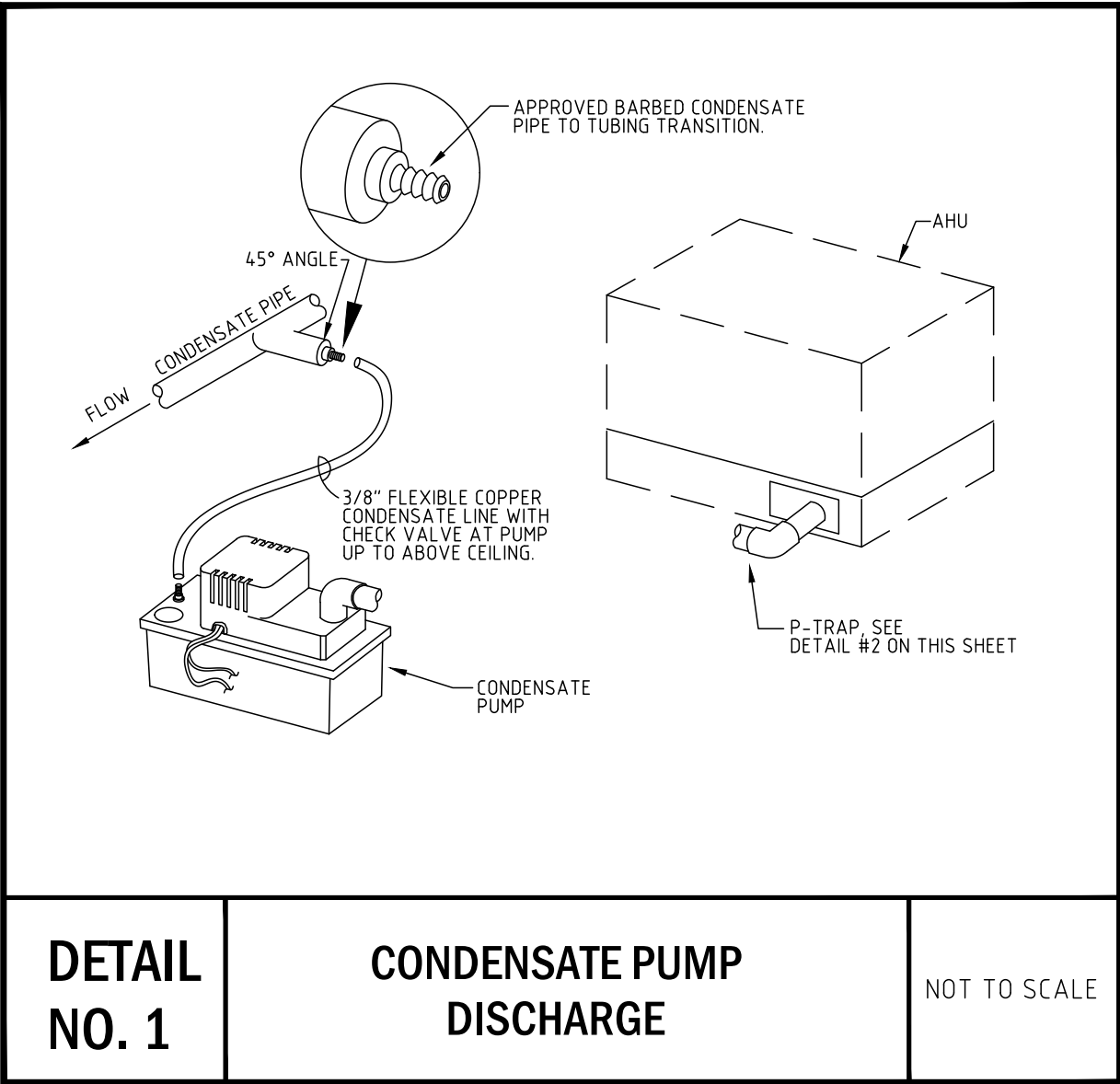
PROJECT # 26009

MECHANICAL
PLAN

MI.1

Examiner	Date	Time	Stamp	Trade	Stamp Name
FRIAS, JOSE	7/20/2026	11:16:20	AM	FIRE	Reference Only.

CONTRACTOR GENERAL CONDITIONS NOTES		
1.	RFI'S: CONTRACTOR SHALL SUBMIT RFI'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.	
2.	SUBMITTALS AND PRODUCT DATA: CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.	
3.	SHOP DRAWINGS: CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.	
4.	LAYOUT AND COORDINATION DRAWINGS: CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.	
5.	DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.	
6.	SUBSTITUTIONS: A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS. B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN. C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME. D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.	
7.	AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILTS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.	
8.	INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, AND MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.	
9.	CONTRACTOR/DELEGATED/SUCCESSOR ENGINEER - CONTRACTOR IS ASSIGNED TO PROVIDE DESIGN/BUILD SERVICED FOR SELECTED SYSTEMS. CONTRACTOR'S ENGINEER SHALL COMPLY WITH ALL FAC 6105 REQUIREMENTS. DELEGATED/SUCCESSOR ENGINEER SHALL SUBMIT SIGNED/SEALED DRAWINGS TO A/E, TO AGENCIES, RESPOND TO ALL RFI'S, AGENCY COMMENTS, AND BECOME THE DESIGNATED SYSTEM ENGINEER OF RECORD.	



PLUMBING SPECIFICATIONS	
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, EIGHTH EDITION OF THE PLUMBING SECTION AND TO COMPLY WITH ALL LOCAL RULES AND ORDINANCES.	
1.	ALL WORKMANSHIP & MATERIALS TO BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
2.	CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3.	ALL MATERIALS TO BE NEW AND OF GOOD QUALITY.
4.	ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORK MAN LIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIONAL TO SATISFY THE PROJECT REQUIREMENTS.
5.	ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PROJECT SHALL BE A PART OF THIS CONTRACT.
6.	REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK AND PER CONSTRUCTION AGREEMENT.
7.	CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS & TESTS. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE ACCEPTANCE PRIOR TO WORK OR PROCUREMENT OF EQUIPMENT. ANY CHANGES MADE WITHOUT ACCEPTANCE WILL BE PAID BY THE CONTRACTOR TO RETURN TO THE ORIGINAL DESIGN.
8.	EXISTING PIPE SIZES TO BE VERIFIED BY THE PLUMBER AND UPGRADED IF NOT LARGE ENOUGH TO ACCOMMODATE LOAD.
9.	ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
10.	THE CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF THE GENERAL NOTES, SPECIFICATIONS, AND ALL OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
11.	DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. FIELD VERIFY FINAL LOCATIONS FOR EQUIPMENT. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS AND EXACT LOCATION OF PLUMBING FIXTURES. REFER TO MANUFACTURER'S INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS.
12.	DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
13.	VERIFY LOCATION, SIZE, TRAPS, INVERTS, KNOWN DIRECTIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES THAT WERE DISCOVERABLE PRIOR TO BID OR CONSTRUCTION, SHALL BE PAID BY THE CONTRACTOR.
14.	CAP ALL PIPING OPENINGS DURING CONSTRUCTION UNTIL FINAL CONNECTIONS TO EQUIPMENT AND ACCESSORIES ARE MADE.
15.	CONDENSATE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT.
16.	DO NOT ROUTE ANY WET PIPING OVER ELECTRICAL EQUIPMENT OR THROUGH ELECTRICAL ROOMS OR TELECOM ROOMS.
17.	WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING DOMESTIC COUPLINGS, FLANGES, UNIONS, SHALL BE USED.
18.	ALL PLUMBING PIPES PENETRATING FIRE RATED WALLS, CEILINGS AND/OR FLOORS SHALL BE PROVIDED WITH U.L. APPROVED FIRE RATED ASSEMBLY. (EQUAL TO WALL FIRE RATING - SEE ARCHITECTURAL DRAWINGS).
19.	NO PVC PIPING TO BE USED IN COMMON PLENUM AREAS.
20.	WHERE CEILING SPACE IS A COMMON PLENUM NO COMBUSTIBLE MATERIALS ALLOWED.
21.	CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS. ALL CONDENSATE AND STORM PIPING RECEIVING DIRECT CONDENSATE DISCHARGE WITHIN THE BUILDING SHALL BE INSULATED WITH 1/2" THK. ARMAFLEX INSULATION OR EQUAL.
22.	CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
23.	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION. INFORM THE ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.
24.	CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF (2) WEEKS PRIOR TO FINAL INSPECTION. ANY PROFESSIONAL SERVICES FEES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE COMPENSABLE TO THE CONSULTANT.

SCOPE OF WORK
THIS PROJECT IS A TENANT IMPROVEMENT OF AN EXISTING SPACE. WORK SHALL INCLUDE BUT IS NOT LIMITED TO NEW CONDENSATE PIPING FOR (2)NEW DEMONSTRATION / TRAINING AIR HANDLING UNITS.

PLUMBING SHEET INDEX	
SHEET#	DESCRIPTION
P0.1	PLUMBING NOTES, DETAILS AND SPECIFICATIONS
P1.1	CLASSROOM PLUMBING PLAN

FLOOD ELEVATION
ALL CONSTRUCTION BELOW FLOOD ELEVATION SHALL BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008 (I.E. WALLS, FINISHES, DOORS, FRAMES, BASE BOARD FOR GARAGE, STORAGE AREAS). ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE BFE. (ASCE 24-14, CH. 7.0).

SCCR NOTE
CONTRACTOR AND MANUFACTURER SHALL PROVIDE ALL ELECTRICAL SYSTEMS FOR ALL EQUIPMENT, INCLUDING MECHANICAL AND PLUMBING EQUIPMENT WITH INTEGRAL DISCONNECTS, INTEGRAL BREAKERS, INTEGRAL MOTOR STARTERS, VFDs, CHILLER PANELS, PACKAGED UNIT PANELS, ETC., SHALL BE RATED WITH A SHORT CIRCUIT CURRENT RATING AT LEAST EQUAL TO THE IMMEDIATE UPSTREAM ELECTRIC OVERCURRENT PROTECTIVE DEVICE SHORT CIRCUIT RATING.

PLUMBING LEGEND	
	C CONDENSATE PIPE
	CONDENSATE P-TRAP
	AHU AIR HANDLER UNIT

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

This item has been digitally signed and sealed 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.

PERMIT SET: 06/17/26

Digitally signed by
Ursula P Iarrate
Reason: I agree to the terms defined by the placement of my signature in this document
Location:
Date: 2026-06-17 14:32-04-00

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9898
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E., LICENSE #733122
STEPHEN F. ROLLIN, P.E., LICENSE #36428
DEREK A. EVANS, PE LICENSE #93746
E-MAIL: INFO@FAECONSULTING.COM
DESIGNED BY: DB/VN/AG PM: AN P/N 26055

4960 SW 72nd Ave, Suite 300
Miami, FL 33155
Office # 305.801.4364

Qualifier: Angel Lopez
State of Florida: AR 103182

Sign & Seal:
State of Florida:

AGMU HVAC Classroom Renovation

15201 NW 79th Ct,
Miami Lakes, FL 33016

CLIENT

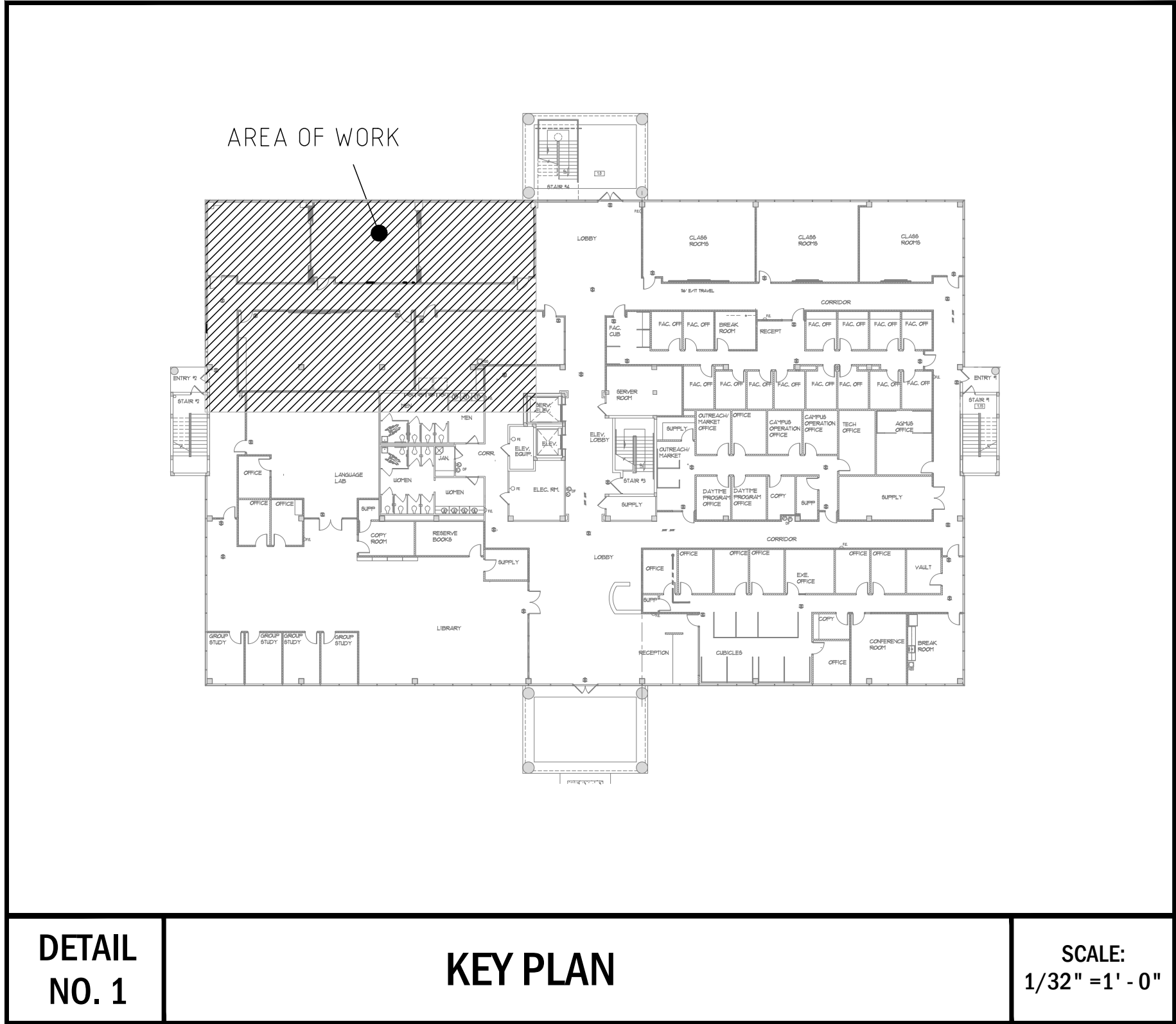
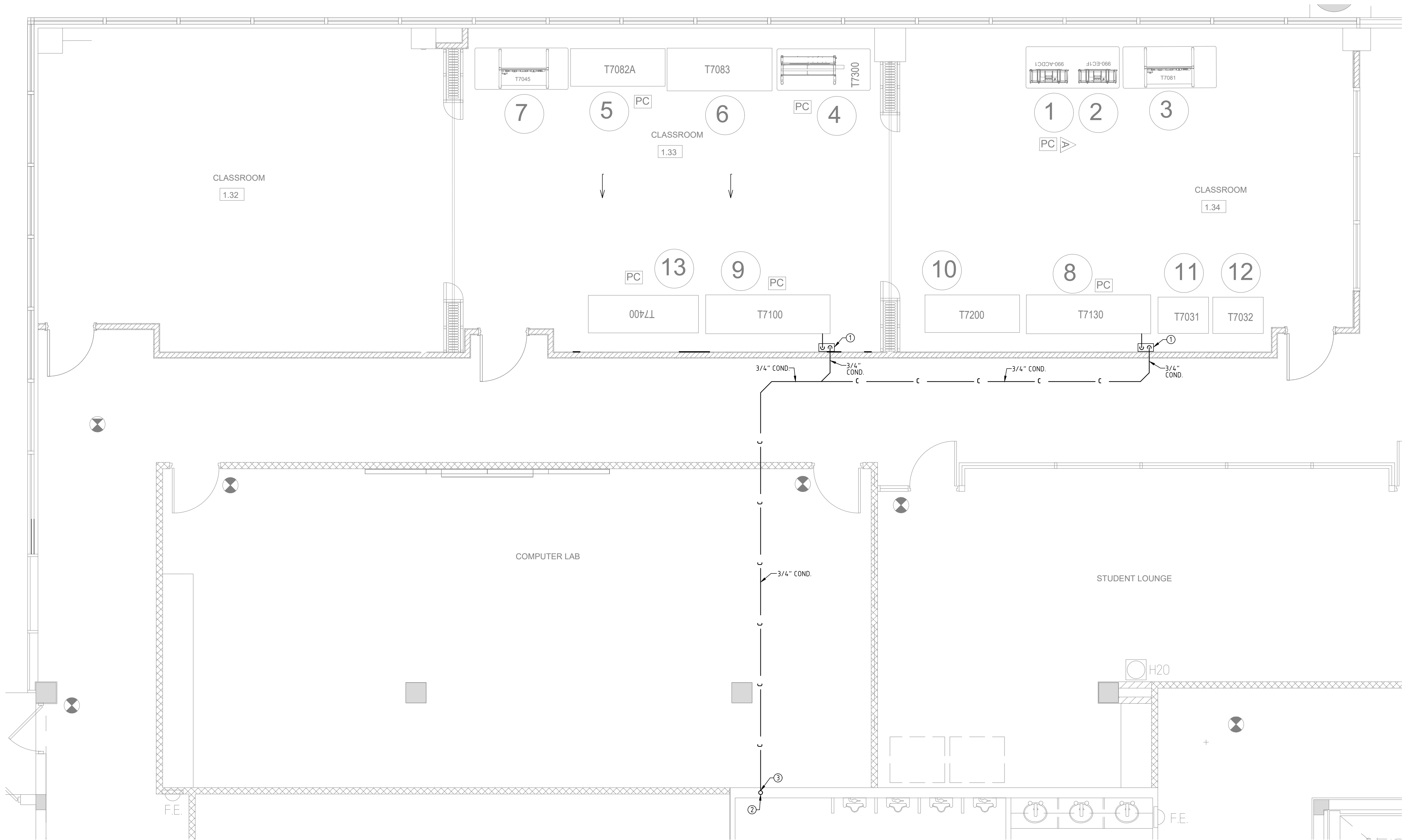
DATE 06/17/2026

Revision

PROJECT # 26009

PLUMBING
NOTES, DETAILS
AND
SPECIFICATIONS

P0.1



DETAIL NO. 1

KEY PLAN

SCALE:
1/32" = 1' - 0"

EQUIPMENT SCHEDULE			
ITEM	ITEM	QTY	REQUIREMENTS
1	990-ACDC1 w/ 82-610	1	PORTABLE AC/DC ELECTRICAL (NEMA 5-15P, 120 VAC, 2 AMP, 60Hz, SINGLE PHASE)
2	990-EC1F w/ 82-610	1	PORTABLE ELECTRIC RELAY CONTROL (NEMA 5-15P, 120 VAC, 2 AMP, 60Hz, SINGLE PHASE)(<1 CFM @ 100 psig)
3	T7081 w/ 82-610	1	THERMAL SCIENCE LEARNING SYSTEM (NEMA 5-15P, 120VAC, 3 AMP, 60Hz, SINGLE PHASE)
4	T7300 w/ 82-610	1	HVAC CONTROLS (NEMA 5-15P, 120 VAC, 8 AMP, 60Hz, SINGLE PHASE)
5	T7082A	1	HEAT PUMP TROUBLESHOOTING (NEMA 5-15P, 120 VAC, 8 AMP, 60Hz, SINGLE PHASE)
6	T7083 w/ 82-610	1	ENVIRONMENTAL APPLICATIONS (NEMA 5-15P, 120 VAC, 5 AMP, 60Hz, SINGLE PHASE)
7	T7045 w/ 82-610	1	BASIC REFRIGERATION (NEMA 5-15P, 120 VAC, 8 AMP, 60 Hz, SINGLE PHASE)
8	T7130	1	RESIDENTIAL MINI-SPLIT TROUBLESHOOTING (NEMA 14-30P, 220 VAC, 15 AMP, 60 Hz, SINGLE PHASE, 4-WIRE)
9	T7100	1	RESIDENTIAL HEAT PUMP TROUBLESHOOTING (NEMA 14-30P, 220 VAC, 20 AMP, 60 Hz, SINGLE PHASE, 4-WIRE)
10	T7200	1	REFRIGERATION INSTALLATION (NEMA 5-15P, 120 VAC, 8 AMP, 60Hz, SINGLE PHASE)
11	T7031	1	REFRIGERANT RECOVERY AND CHARGING (NEMA 5-15P, 120 VAC, 6 AMP, 60 Hz, SINGLE PHASE)
12	T7032	1	REFRIGERANT RECOVERY AND CHARGING (NEMA 5-15P, 120 VAC, 6 AMP, 60 Hz, SINGLE PHASE)
13	T7400	1	COMMERCIAL REFRIGERATION (NEMA 5-15P, 120 VAC, 15 AMPS, 60 Hz, SINGLE PHASE)

PLUMBING PLAN KEY NOTES	
①	CONDENSATE PUMP ON FLOOR TO BE A LITTLE GIANT PUMP MODEL #VCL-4SULS, 1/5HP, 3.5 AMPS, 185 WATTS / 115V / 1Ø. PROVIDE CHECK VALVE PART NO. 599064. REFER TO MFG SPECS PRIOR TO INSTALLATION. FIELD VERIFY EXACT LOCATION. REFER TO DETAIL #1 ON SHEET P9.1.
②	EXISTING 2" CONDENSATE LINE ABOVE CEILING TO REMAIN AS CONNECTED. FIELD VERIFY EXACT LOCATION.
③	CONNECT NEW 3/4" CONDENSATE PIPE TO EXISTING 2" CONDENSATE PIPING ABOVE CEILING IN THIS AREA. VERIFY EXACT LOCATION, SIZE, DIRECTION OF FLOW AND CONNECTION POINT IN FIELD PRIOR TO CONSTRUCTION AND ADJUST PIPE ROUTING AND CONNECTION PER FIELD CONDITIONS.

NOTE:
COORDINATE ALL NEW WORK
WITH EXISTING UTILITIES IN FIELD
PRIOR TO CONSTRUCTION. NOTIFY
E.O.R. OF ANY DISCREPANCIES.

I CLASSROOM PLUMBING PLAN

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

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2023 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

This item has been digitally signed and sealed 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.

PERMIT SET: 06/17/26

Digitally signed by
Ursula P. Iarrate
Reason: I agree to
the terms defined
by the placement
of my signature in
this document
Location:
Date: 2026-06-17
14:30:04-00

FAE
CONSULTING

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33442
TEL: (561) 391-9292 FAX: (561) 391-9898
CERTIFICATE OF AUTHORIZATION NO. 28107
URSULA IARRATE, P.E. LICENSE #73122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
DEREK A. EVANS, P.E. LICENSE #93746
E-MAIL: INFO@FAECONSULTING.COM
DESIGNED BY: DE/VN/AG PM: AN P/N 26055

DATE 06/17/2026

Revision

PROJECT # 26009

CLASSROOM
PLUMBING PLAN

PI.1



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/13/2026

PROPERTY INFORMATION	
Folio	32-2022-009-0025
Property Address	15201 NW 79 CT MIAMI LAKES, FL 33016-0000
Owner	TGC 15201 OFFICE LLC , C/O THE GRAHAM COMPAMIES
Mailing Address	6843 MAIN ST MIAMI LAKES, FL 33015
Primary Zone	7700 INDUSTRIAL - RESTRICTED
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	54,845 Sq.Ft
Living Area	54,845 Sq.Ft
Adjusted Area	53,811 Sq.Ft
Lot Size	247,640 Sq.Ft
Year Built	2017

ASSESSMENT INFORMATION			
Year	2026	2025	2024
Land Value	\$4,457,520	\$4,457,520	\$4,457,520
Building Value	\$6,520,718	\$6,590,088	\$6,659,457
Extra Feature Value	\$637,993	\$644,781	\$651,567
Market Value	\$11,616,231	\$11,692,389	\$11,768,544
Assessed Value	\$11,616,231	\$11,692,389	\$11,749,350

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Non-Homestead Cap	Assessment Reduction			\$19,194
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
MIAMI LAKES BUSINESS PARK SEC 1	
PB 126-54	
TR B LESS TR A OF PB 157-96 & LESS TR A & B OF PB 162-14 AKA	
PARCEL A PER WP D-24730 OR	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,616,231	\$11,692,389	\$11,749,350
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,616,231	\$11,692,389	\$11,768,544
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,616,231	\$11,692,389	\$11,749,350
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,616,231	\$11,692,389	\$11,749,350

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/25/2015	\$100	29881-2455	Corrective, tax or QCD; min consideration

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



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

M2026020168

3226020168

BUILDING PERMIT APPLICATION

Job Address: 15201 NW 79th Ct

Unit #:

Folio #: 32- 2022-009-0025

Owner-Builder: ☐

Master Permit #: BLC 2026-1813 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION	LEGAL USE/WORK
NAME: TGC 15201 OFFICE LLC C/O THE GRAHAM COMPANIES	Current Use of Property: Commercial office
Address: 6843 MAIN ST	Job Description: Interior renovation and adaptation of an existing classroom to be used as an HVAC training classroom.
City, State, Zip MIAMI LAKES, FL 33015	JOB COST \$121,822.00 AREA/LENGTH: 1731 SF/1F
Phone #: _____ Cell #: _____	Residential ☐ Multi-Family ☒ Commercial ☐ Industrial ☐
Email Address: _____	Code in Effect: _____
	Occupancy: _____
	Construction Type: _____
	Flood Zone/B.F.E.: _____ F.F.E.: _____
CONTRACTOR INFORMATION	ARCHITECT/ENGINEER
Company Name: Dade Construction Corp.	Firm Name: _____
Qualifier Name: Jonathan Cuesta	A/E of record: _____
License # CGC 1520491	License # _____
Address 12240 SW 131 Street	Address _____
City, State, Zip Miami FL 33186	City, State, Zip _____
Phone #: (786).564.7623 Cell #: _____	Phone #: _____ Cell #: _____
Email Address: jonathan@dadeconstruction.com	Email Address: _____
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 [Signature] 7/9/26
Signature of Owner or Owner's Agent Date
HESTER DEBS
Print Name of Owner or Owner's Agent

X [Signature] 7/3/26
Signature of Qualifier Date
Jonathan Cuesta
Print Name of Qualifier

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this July 9th 2026

by [Signature]

Personally known ☒ or I.D. ☐

Notary Public State of Florida
Beatriz Del Favero
My Commission HH 711356
Expires 11/12/2027

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this July 3rd 2026

by [Signature]

Personally known ☒ or I.D. ☐

(SEAL)

Miami Dade County Department of Regulatory and Economic Resources Job Copy
3226020168 - 7/27/2026 12:27:18 PM
TOML PERMIT APP
Examiner Date Time Stamp Trade Stamp Name
FRIAS, JOSE 7/20/2026 11:16:34 AM FIRE Reference only.



Rachel Osoria
Comm.: HH 431612
Expires: Aug. 9, 2027
Notary Public - State of Florida