

Miami-Dade County Building Department skyline header image

e-Permitting



MUNICIPAL REVISE PERMIT AND INSPECTION RECORD 03/17/2025
MUNICIPAL NO.2024-045077 FOLIO: 3220220090010
JOB SITE ADDRESS 7900 NW 154 ST
PROPOSED USE OFFICE - PROFESSIONAL BUILDINGS
LEGAL MIAMI LAKES BUSINESS PARK SEC 1 PB 126-54
APPLICATION TYPE ALTER INTERIOR 23000 SQFT 0 UNITS 0 FLOORS
OWNER NAME HUNDREDFOLD HOLDING 7900 LLC
CONTRACTOR CAMCON GROUP LLC
QUALIFIER
PERMIT TYPE MUNICIPAL BLDG
CATEGORIES 0001 MUNICIPAL GENERAL BUILDING

DATE: 3/17/2025 PROCESS NUMBER: M2024007945 NEW
DERM 120 MISC FEES (MA 120.00 DERM 175 DERM 1ST REWO 87.50
DERM 1 ASBESTOS REVI 175.00 DERM 1 UP FRONT FEE- 80.00
DERM 1 MIN COMM REV(90.00 FIRE 50000 ALTERATIONS 144.30
FIRE 50000 FIRE UPFRT FE 34.32 FIRE 2 SRI PLAN REVI 338.64
FRWK 1 NO CHARGE 000000.00 FRWK 1 1ST FIRE MINO 92.89
RRWK 1 RER REWORK 6.56 RSUR 3 RER 7.5% SUR 22.88
UBS1 1 BLDG 7.5% UPF 1.88 UPMU 25 UPFRONT FEE F 25.00
URS1 1 RER 7.5% UPFR 6.00

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REQUIRED INSPECTIONS INIT DATE
FIRE
0001 FIRE INSPECTIONS RECOMMENDED
200 FIRE HYDRANTS
208 FIRE TCO INSPECTION
211 PRELIMINARY
209 FIRE FINAL

_____	_____
_____	_____
_____	_____
_____	_____

MUNICIPAL REVISE PERMIT AND INSPECTION RECORD 03/17/2025
MUNICIPAL NO.2024-045077 PROCESS NO. M2024007945 FOLIO: 3220220090010
JOB SITE ADDRESS 7900 NW 154 ST
PROPOSED USE OFFICE - PROFESSIONAL BUILDINGS

DATE: 2/25/2025 PROCESS NUMBER: M2025010135 REVISED *AMT. PAID 172.68
DERM 1 UP FRONT FEE-APPLICATION FEE1 80.00
DERM 1 MIN COMM REV(ADDITION/WET USES 90.00
FIRE 1 MINOR PLAN REVISION 92.89
FIRE 1 FIRE REVISION UPFRONT FEE 23.10
FRWK 1 1ST FIRE MINOR REWORK 92.89
FRWK 1 2ND FIRE MINOR REWORK 92.89
UPMU 25 UPFRONT FEE FOR MUNICIPALITY 25.00

DATE: 2/12/2025 PROCESS NUMBER: M2025009274 REVISED
FIRE 1 TEMP CERTIFICATE OF OCCUPANCY 92.89

DATE: 2/11/2025 PROCESS NUMBER: M2025009162 REVISED
FIRE 1 TEMP CERTIFICATE OF OCCUPANCY 92.89

DATE: 2/04/2025 PROCESS NUMBER: M2025008651 REVISED
FIRE 1 TEMP CERTIFICATE OF OCCUPANCY 92.89

DATE: 10/15/2024 PROCESS NUMBER: M2025000796 REVISED
DERM 1 UP FRONT FEE-APPLICATION FEE1 80.00
DERM 1 MIN COMM REV(ADDITION/WET USES 90.00
FIRE 1 MINOR PLAN REVISION 92.89
FIRE 1 FIRE REVISION UPFRONT FEE 23.10
FIRE 1 SRI PLAN REVIEW 1ST REQUEST 252.81
UPMU 25 UPFRONT FEE FOR MUNICIPALITY 25.00

3/17/2025 10:34 BNZWEB1 182503172076 WEBIPAS 172.68

MUNICIPAL REVISE PERMIT AND INSPECTION RECORD 03/17/2025
MUNICIPAL NO.2024-045077 PROCESS NO. M2024007945 FOLIO: 3220220090010
JOB SITE ADDRESS 7900 NW 154 ST
PROPOSED USE OFFICE - PROFESSIONAL BUILDINGS

INSP INSP INSPECTION DISP RESULT INSP
TYPE DATE !----- COMMENTS -----! CODE DATE INIT

208 10/ 7/2024 INSP. 211 PRELIM; EXISTING CONDITION 003 10/ 7/2024 ALCARBO
208 2/ 5/2025 003 2/ 5/2025 ALCARBO
208 2/12/2025 003 2/12/2025 E164643
208 2/13/2025 001 2/13/2025 ALCARBO

MUNICIPAL REVISE PERMIT AND INSPECTION RECORD 03/17/2025
MUNICIPAL NO.2024-045077 PROCESS NO. M2024007945 FOLIO: 3220220090010
JOB SITE ADDRESS 7900 NW 154 ST
PROPOSED USE OFFICE - PROFESSIONAL BUILDINGS

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

INSPECTION REQUIREMENTS AND RECORDS CARD.

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

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

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

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E-mail your comments, questions and suggestions to [Webmaster](#)
This page was last edited on: February 23, 2004

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P. 786.751.7481



WARD LAW GROUP
7900 Miami Lakes Dr, Ground Floor
Miami Lakes, FL 33016

PHASE:

PERMIT SET

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SEAL:



AR No. 94201
AGUSTIN J. BARRERA

REVISIONS:

No.:	DESCRIPTION	DATE:
2	BLDG. DEPT. COMM.	01/24/2024
4	BLDG. DEPT. COMM.	04/10/2024

TITLE:

**CONSTRUCTION
FLOOR PLAN**

Project No: 02350
Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.

SHEET:

A101a

GENERAL NOTES

- SEE DIMENSION FLOOR PLANS, ENLARGED PLANS, INTERIOR ELEVATIONS, DETAILS, ETC. FOR DIMENSIONS AND KEYNOTES WHICH APPLY TO THE NEW CONSTRUCTION FLOOR PLANS.
- DIMENSIONS W/H CAN BE LARGER OR SMALLER THAN SHOWN. CONTACT ARCHITECT IF DIMENSIONS W/H VARY MORE THAN 2 INCHES.
- DIMENSIONS WITHOUT +/- MUST BE CONSTRUCTED AS SHOWN.
- REPAIR EXISTING WALLS AS REQUIRED TO PROVIDE NEW APPEARANCE. APPLY FINISHES NOTED ON THE DRAWINGS.
- PATCH, REPAIR, AND LEVEL FLOOR SLAB TO RECEIVE NEW FLOOR FINISH. REFER TO FINISH SCHEDULE. DIMENSIONS INDICATED AS MIN (OR MAX) CLEAR MUST BE MAINTAINED FROM FINISH SURFACE TO FINISH SURFACE.
- PATCH ALL HOLES IN EXISTING CONCRETE FLOOR SLAB WHERE MECHANICAL, ELECTRICAL, OR OTHER PENETRATIONS HAVE BEEN REMOVED. REPAIRS SHALL MATCH THE FIRE RATING OF THE SURROUNDING ASSEMBLY.
- ALL DOOR FRAMES ARE 4" CLEAR FROM ADJACENT FINISHED SURFACE U.O.N.
- CONTRACTOR TO LAYOUT WALL LINES SHOWING STUDS AND GYP. W/ANY APPLIED FINISH MATERIALS PRIOR TO BUILDING WALLS.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD DIMENSIONS AND DESIGN PRIOR TO CONSTRUCTION OF WALLS AND PARTITIONS.
- EXISTING-TO-REMAIN PARTITIONS/BARRIERS, DOORS, WINDOWS, PLUMBING FIXTURES, CABINETWORK/CASEWORK, EQUIPMENT, ETC., ARE FILLED SOLID GREY ON THE NEW CONSTRUCTION FLOOR PLANS. NEW CONSTRUCTION IS INDICATED BY SOLID LINES. REFER TO DEMOLITION FLOOR PLANS FOR EXTENT OF "EXISTING-TO-BE-REMOVED" COMPONENTS AND ELEMENTS.
- SEE REFLECTED CEILING PLANS FOR LOCATIONS OF GYPSUM BOARD OR CEMENT PLASTER FURR DOWNS AND SOFFITS.
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND FOR LOCATIONS OF ACCENT WALLS AND WALL PROTECTION.
- SEE DETAIL SHEETS FOR CRITICAL ACCESSIBILITY CODE REQUIREMENTS REGARDING: ELEVATORS; MANEUVERING CLEARANCES AT DOORS; TOILET ROOMS; TOILET STALLS; PLUMBING FIXTURES (WATER CLOSETS, SINKS, LAVATORIES); ELECTRIC WATER COOLERS, SHOWERS, ETC.; MOUNTING OF TOILET ACCESSORIES, ETC.
NOTE: ONLY SOME OF THE REQUIRED GRAB BARS ARE SHOWN ON THE FLOOR PLANS. SEE ENLARGED PLANS, INTERIOR ELEVATIONS, FOR ADDITIONAL LOCATIONS WHERE GRAB BARS ARE ALSO REQUIRED.
- ACCESS PANELS:
A. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN WALLS AND IN "NON-ACCESSIBLE" TYPE CEILINGS AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, FIRE PROTECTION, SECURITY, ELECTRICAL AND COMMUNICATION ITEMS MAY BE REQUIRED.
B. ACCESS PANELS SHALL BE THE "FIRE RATED TYPE" EQUAL TO THE RATING OF THE WALL, BARRIER, PARTITION, SOFFIT OR CEILING IN WHICH THEY OCCUR.
C. WALL MOUNTED ACCESS PANELS LOCATED IN RATED FIRE WALLS, RATED FIRE BARRIERS, RATED SMOKE BARRIERS AND/OR NON-RATED SMOKE PARTITIONS SHALL BE SELF-CLOSING AND "KEY LOCKED".
D. CEILING MOUNTED ACCESS PANELS IN ALL TOILET ROOMS SHALL BE "KEY LOCKED".
E. WALL MOUNTED ACCESS PANELS SHALL BE "KEY LOCKED" IN SPACES THAT ARE ACCESSIBLE TO THE PUBLIC, PATIENTS, AND GENERAL STAFF.
F. ACCESS PANELS SHALL BE GASKETED TO BE "AIR-TIGHT" IN THE FOLLOWING SPACES: ALL SPACES UNDER NEGATIVE PRESSURE WHICH DO NOT HAVE A SUPPLY DIFFUSER (SUCH AS SMALL TOILET ROOMS); ISOLATION ROOMS; ISOLATION ANTE ROOMS; AND ALL TOILET ROOMS THAT OPEN INTO ANY OF THE AFOREMENTIONED SPACES.
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- ALL PATCH AND/OR REPAIRS TO EXISTING BASE BUILDING POURED TERRAZZO OR TILE SHALL BE ACCOMPLISHED BY REPLACING THE MODULAR UNIT (S) AS A WHOLE. NO SPOT REPAIRS OR PATCHES ARE ACCEPTABLE.
- ALL ACCESS DOORS THAT OCCUR IN DRYWALL THAT IS NOT SCHEDULED TO RECEIVE A HARD FINISH OVERLAY, SHALL BE HINGED, SEAMLESS, AND HAVE A POSITIVE CLOSED MECHANISM.
- MINIMUM SIZE OF FOR ACCESS DOORS IN 2' X 2'
- PROVIDE NEW BTU, ELECTRIC, AND WATER METERS. RETURN ANY EXISTING TO MWAA.
- ALL FLOOR (MECH/PLUMB/ELECTRICAL) PENETRATIONS IN WET AREAS SHALL HAVE WATER PROOFING INSTALLED-3" DIAMETER FROM THE CENTER OF THE PENETRATION OR 2" FROM THE EDGE OF THE PENETRATION WHICHEVER GIVES THE MAXIMUM SQUARE FOOTAGE OF WATER PROOFING AROUND THE PENETRATION. ALL WALL (MECH/PLUMB/ELECTRICAL) PENETRATIONS IN WALL CAVITIES SHALL HAVE WATERPROOFING INSTALLED AND TESTED BEFORE CLOSING IN WALLS.
- FLOOR PENETRATIONS REQUIRE X-RAY AND APPROVAL PRIOR TO DRILLING OR CUTTING SLABS. PENETRATIONS OF THE FLOOR GREATER THAN 1 1/2" IN DEPTH OFF REQUIRE X-RAY, REVIEW, AND MWAA APPROVAL. ON-SITE PHYSICAL LAYOUT OF SIZE AND LOCATION OF PENETRATIONS SHALL BE REVIEWED BY AN APPROPRIATE MWAA 121 INSPECTOR "BEFORE" ANY PENETRATIONS ARE ALLOWED.
- ALL METERS WITHIN THE LEASE SPACE SHALL HAVE HOME RUN 1" CONDUIT INSTALLED FROM THE METER LOCATION TO THE LEASE SPACE DE-MARK LOCATION OR THE NEAREST MWAA COMMUNICATION ROOM, WHICHEVER CONDUIT RUN IS SHORTEST.

NEW CONSTRUCTION KEYNOTES

NEW CONSTRUCTION PLAN LEGEND:

- EXISTING NON RATED PARTITION
- NON RATED PARTITION
- SMOKE RESISTANT
- 1-HOUR FIRE RATED PARTITION
- 1-HOUR FIRE RATED / SMOKE PARTITION
- 2-HOUR FIRE RATED PARTITION
- 2-HOUR FIRE RATED / SMOKE PARTITION
- NOT IN SCOPE

NEW CONSTRUCTION KEYNOTES

DOOR NUMBER DESIGNATION

DOOR RELEASE BUTTON

[201]

[301A]

[]



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P: 786.751.7481



WARD LAW GROUP
7900 Miami Lakes Dr., Ground Floor
Miami Lakes, FL 33016

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PHASE:

PERMIT SET

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SEAL:

AGustin J. Barrera
3/9/24

AR. No. 94201
AGUSTIN J. BARRERA

REVISIONS:

No.:	DESCRIPTION	DATE:
2	BLDG. DEPT. COMM.	01/24/2024
3	BLDG. DEPT. COMM.	03/01/2024

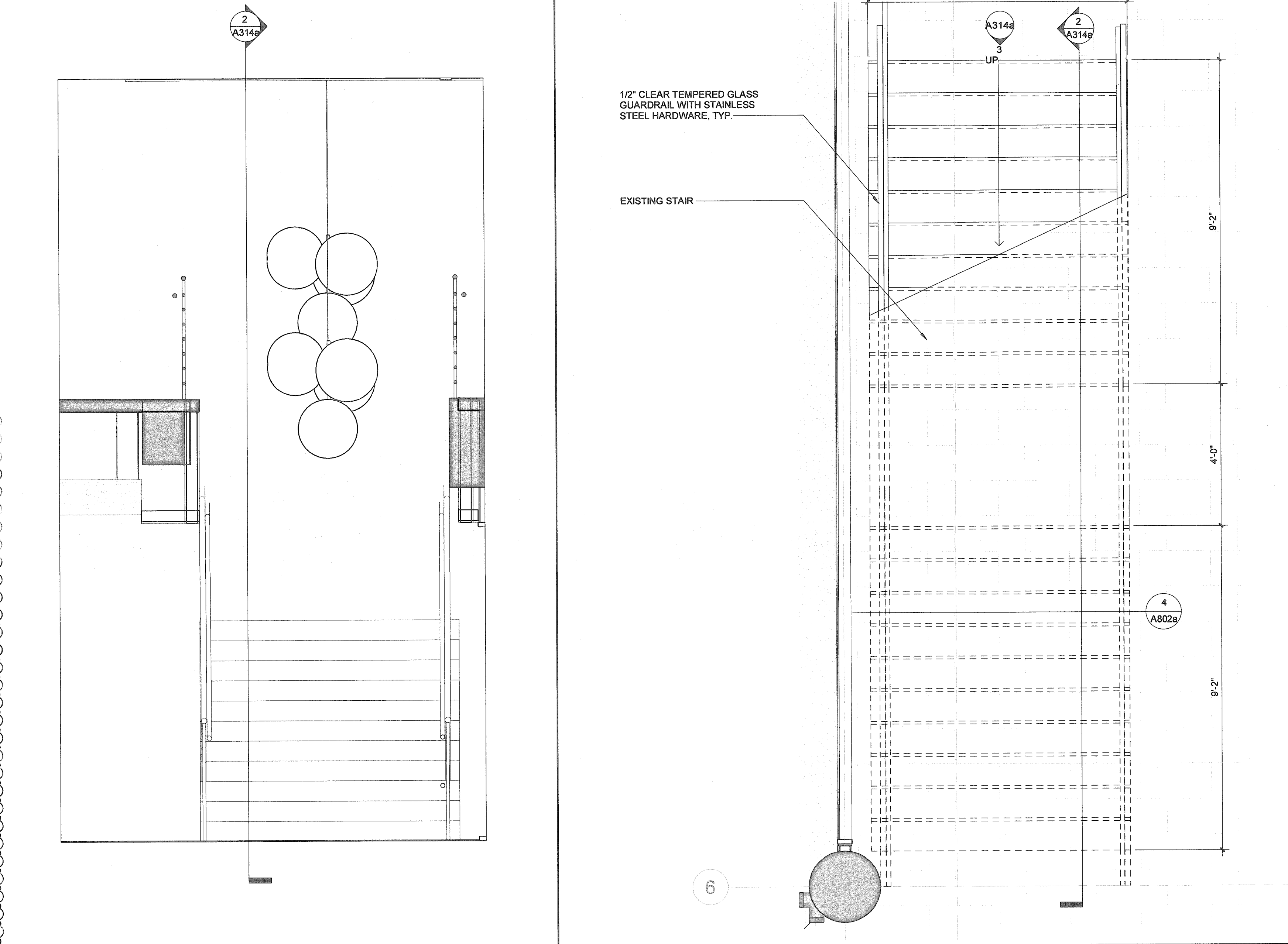
TITLE:

ENLARGED PLANS & ELEVATIONS - STAIRS 159

Project No: 02350
Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.

SHEET:

A314a



INTERIOR ELEVATION - STAIR 159

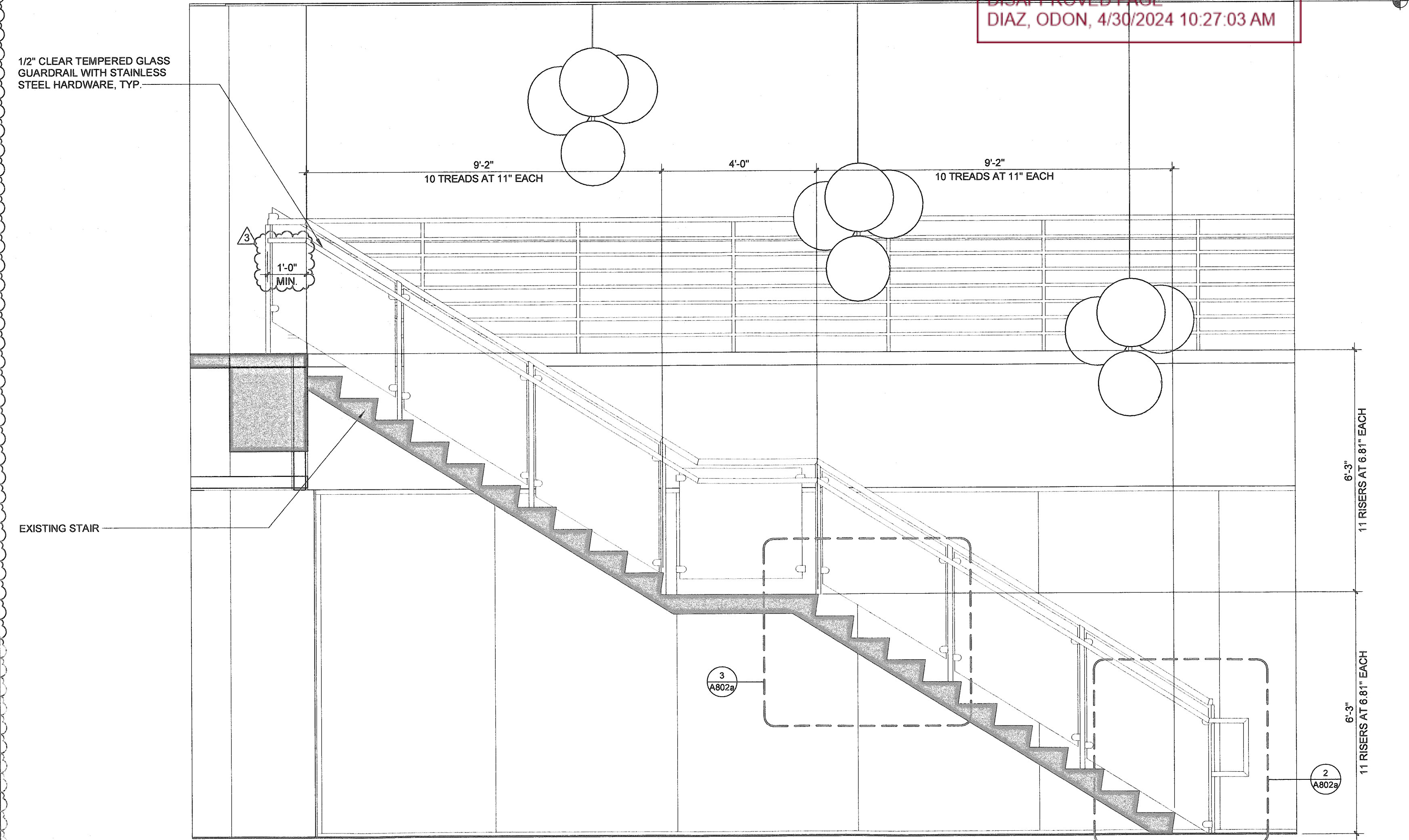
1/2" = 1'-0"

ENLARGED FLOOR PLAN - STAIR 159

1/2" = 1'-0"

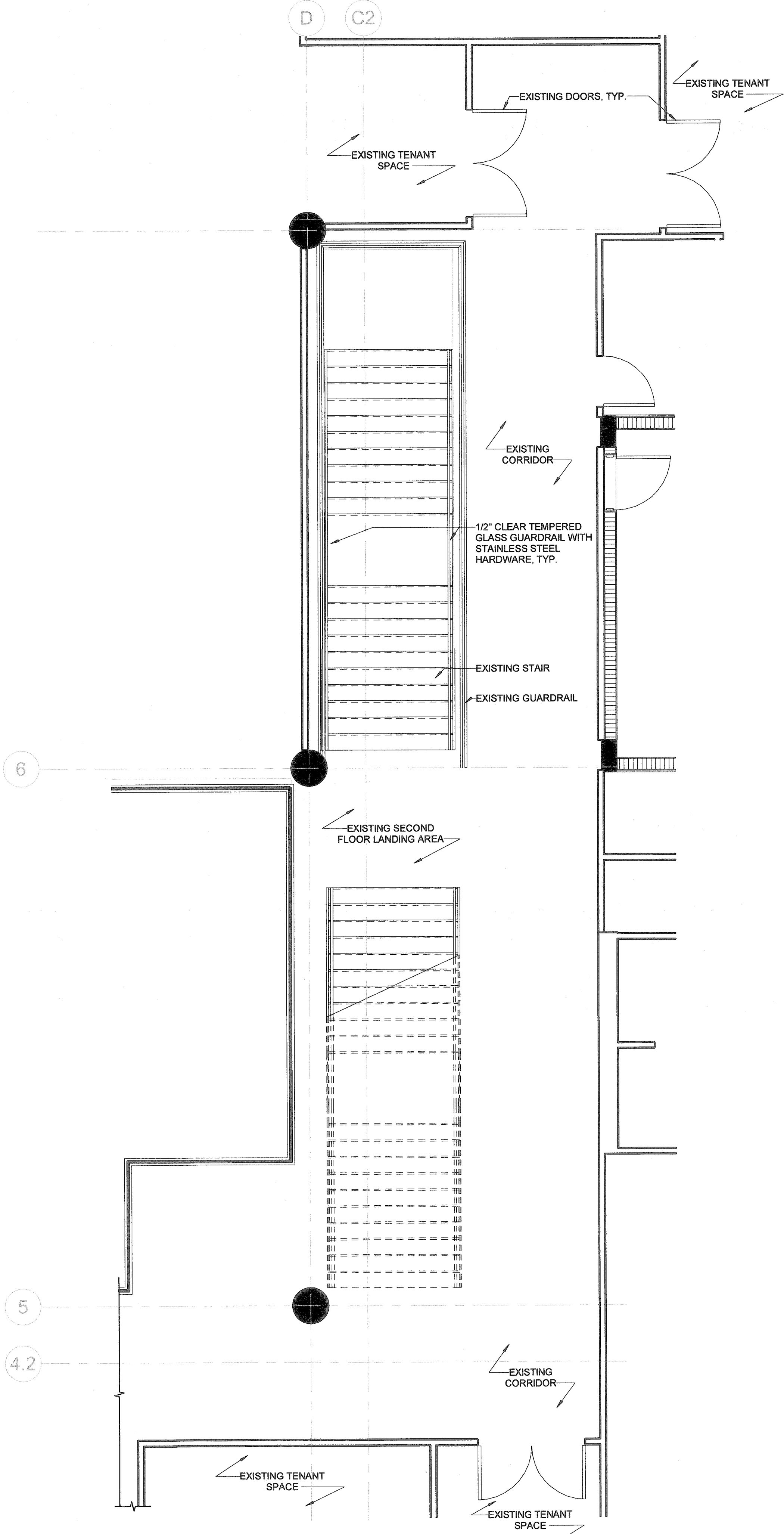
MDFR NOTE: EXISTING UNPROTECTED VERTICAL OPENING NOT IN COMPLIANCE WITH FFPC 101.38.3.1 TO BE CORRECTED UNDER SEPARATE PLANS PER AGREEMENT WITH AOR. 04/30/2024 MEETING.

FIRE
DISAPPROVED PAGE
DIAZ, ODON, 4/30/2024 10:27:03 AM



SECTION - STAIR 159

1/2" = 1'-0"



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2224007945
5/8/2023 11:45:07 AM
A314a Bldg. Dept. Comm. 01/24/2024
2224007945
5/8/2023 11:45:07 AM
A314a Bldg. Dept. Comm. 03/01/2024
2224007945
5/8/2023 11:45:07 AM
A314a Bldg. Dept. Comm. 03/01/2024



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WARD *LL*

PERMIT SET

2

ET: A602a 2

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DOOR AND FRAME GENERAL NOTES

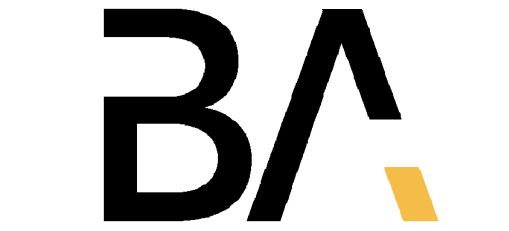
1. LOCATE DOOR FRAMES WITH HINGE JAMB 4" FROM THE CORNER OF THE SPACE UNLESS SHOWN CENTERED IN THE WALL OR DIMENSIONED OTHERWISE.
2. LABELS ARE ASTM CLASSIFICATIONS WITH FIRE RATINGS IN MINUTES. FIRE RATING OR LABELS REQUIRED FOR DOOR APPLY EQUALLY TO THE FRAME AND HARDWARE.
3. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARD READERS, ELECTRONIC LOCKING DEVICES AND OTHER MONITORING DEVICES WITH DOOR FRAME AND DOOR HARDWARE.
4. PROVIDE 3/4" UNDERCUT AT ALL TOILET ROOM DOORS. TYPICAL.
5. ALL THRESHOLDS SHALL CONFORM TO THE MOST STRINGENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER ACCESSIBILITY CODES ENFORCED BY THE AUTHORITIES HAVING JURISDICTION.
6. SEE DESCRIPTION OF THE HARDWARE SETS IN SPECIFICATIONS SECTION 08 77 00 "DOOR HARDWARE."
7. ALL LOCKSET SHALL BE BEST P.W. INTERCHANGEABLE.
8. CONTRACTOR SHALL COORDINATE INSTALLATION AND PREP WALL, DOOR AND FRAME ACCORDINGLY PRIOR TO DELIVERY OR DOOR, FRAME AND HARDWARE.

ABBREVIATIONS	FIRE LABEL DESIGNATION
ALUM	ALUMINUM
CO	CASED OPENING
GL	GLASS
HI	HI IMPACT
HM	HOLLOW METAL
MHOD	MAGNETIC HOLD OPEN DEVICE
PLAM	PLASTIC LAMINATE
SCW	SOLID CORE WOOD
SS	STAINLESS STEEL
STAIN	STAINED WOOD
STL	STEEL
TEMP	TEMPERED
WD	WOOD
U.N.O.	UNLESS NOTED OTHERWISE

1. PRIVACY LOCKSET			
4 HINGES	5BB1 41/2 x 41/2	626	IV
1 PRIVACY SET	FCXXBRW	626	SC
1 CONCEALED CLOSER	2011 BUMP	AL	LC
1 STOP	436-619	SN	SC
3 DOOR SILENCERS	608	GREY	RO
2. PASSAGE LOCKSET			
4 HINGES	5BB1 41/2 x 41/2	626	IV
1 PRIVACY SET	FCXXBRW	626	SC
1 STOP	436-619	SN	SC
3 DOOR SILENCERS	608	GREY	RO
3. STORAGE LOCKSET			
4 HINGES	5BB1 41/2 x 41/2	626	IV
1 STOREROOM SET	FCXXBRW	626	SC
1 STOP	436-619	SN	SC
3 DOOR SILENCERS	608	GREY	RO
4. OFFICE LOCKSET			
4 HINGES	5BB1 41/2 x 41/2	626	IV
1 OFFICE SET	FCXXBRW	626	SC
1 STOP	436-619	SN	SC
3 DOOR SILENCERS	608	GREY	RO
5. GLAZING SYSTEM			
HARDWARE PROVIDED BY GLAZING SYSTEM PROVIDER			
6. EXISTING DOORS			
ADAPT EXISTING DOOR TO PROVIDE PANIC HARDWARE			
7. EXTERIOR DOOR			
4 HINGES	TBD		
LEVER/LOCKSET	TBD		
CLOSER	TBD		
KICK PLATE	TBD		
GASKETING	TBD		
THRESHOLD	TBD		
DOOR TOP WEATHERSTRIP	TBD		
PANIC HARDWARE	TBD		

WARD LAW - DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR			DESCRIPTION	FINISH	FRAME				FIRE RATING	HARDWARE	COMMENTS
		WIDTH	HEIGHT	THICK			MAT'L	FINISH	HEAD	JAMB			
103	CONF. ROOM	3'-0"	9'-0"	1/2"	E	-	-	-	-	-	-	5	
104	CONF. ROOM	6'-0"	9'-0"	1/2"	E	-	-	-	-	-	-	5	
106A	CONF. ROOM	6'-0"	9'-0"	1/2"	E	-	-	-	-	-	-	5	
106B	CONF. ROOM	19'-4"	9'-0"	-	-	-	-	-	-	-	-	-	MODERN FOLD - ACOUSTI - SEAL ENCORE - PAIRED PANEL - VERIFY HEIGHT IN FIELD
107	CONF. ROOM	6'-0"	9'-0"	1/2"	D	-	-	-	-	-	-	5	
108A	TRAINING ROOM	3'-0"	9'-0"	1 3/4"	A1	SC.WD	PT-03	HM	PT-03	1/A611a	-	60	
108B	TRAINING ROOM	27'-8"	9'-0"	-	-	-	-	-	-	-	-	-	MODERN FOLD - ACOUSTI - SEAL ENCORE - SINGLE PANEL - VERIFY HEIGHT IN FIELD
108A	MULTI-PURPOSE	6'-0"	9'-0"	2"	G	SC.WD	PT-03	HM	PT-03	1/A611a	-	60	
109B	MULTI-PURPOSE	3'-0"	9'-0"	1 3/4"	A1	SC.WD	PT-03	HM	PT-03	1/A611a	-	60	
109C	MULTI-PURPOSE	6'-0"	7'-0"	1 3/4"	EXIST	ALUM.	EXIST	ALUM.	PT-03	-	-	6	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH AND PANIC HARDWARE.
109D	MULTI-PURPOSE	3'-0"	7'-0"	1 3/4"	H	ALUM.	ALUM.	ALUM.	-	-	-	7	FINISH TO MATCH ADJACENT EXISTING EXTERIOR WINDOWS AND DOORS. PROV. PANIC HARDWARE. NGA AND DESIGN PRESSURES TBD
110	STORAGE ROOM	4'-0"	9'-0"	1 3/4"	B	SC.WD	PT-03	HM	PT-03	1/A611a	-	3	
112	CONF. ROOM	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
113	MAIL ROOM	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	3	
115	TOILET	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	1	
116	TOILET	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	1	
118	SUPPLY ROOM	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	3	
119	OPEN OFFICE	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	3	
120	TOILET	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	1	
121	TOILET	3'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	-	1	
122	PANTRY	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	2	
123A	BREAK ROOM	3'-0"	9'-0"	1/2"	C	GL	-	HM	PT-03	1/A611a	-	5	
123B	BREAK ROOM	3'-0"	9'-0"	1 3/4"	A	SC.WD	PT-03	HM	PT-03	1/A611a	-	2	
124	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
125	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
131	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
132	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
133	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
134	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
135	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
136	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
137	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
138	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
139	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
140	CONF. ROOM	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
141	CONF. ROOM	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
142	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
143	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
144	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
145	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
146	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
147	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
150	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
151	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
152	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
153	OFFICE	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
156	CONF. ROOM	3'-0"	9'-0"	1/2"	C	GL	-	-	-	-	-	5	
158	CORR. 7	6'-0"	9'-0"	1/2"	D	GL	-	-	-	-	-	5	
EX100	MAIN ENTRANCE	5'-9 1/2"	8'-3 1/2"	1/2"	EXIST	GL	-	HM	PT-03	1/A611a	-	3	EX. ENTRY DOOR PANEL, FRAME, TRIM, HINGE, CLOSER, SMOKE SEALS, CARD READER ARE TO BE REPLACED. ALL OTHER EXISTING DOORS AND DOOR HARDWARE TO BE REPLACED AS CONDITION WARRANTS OR AS DETERMINED BY OWNER.
EX100A	MAIN ENTRANCE	5'-9 1/2"	8'-3 1/2"	1/2"	EXIST	GL	-	EXIST.	-	-	-	-	EX. ENTRY DOOR PANEL, FRAME, TRIM, HINGE, CLOSER, SMOKE SEALS, CARD READER ARE TO BE REPLACED. ALL OTHER EXISTING DOORS AND DOOR HARDWARE TO BE REPLACED AS CONDITION WARRANTS OR AS DETERMINED BY OWNER.
EX102	CORR. 1	6'-4"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX114	CORR. 3	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH AND PANIC HARDWARE
EX140	CONF. ROOM 140	6'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX157	CORR. 6	6'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX162	WOMEN'S RESTROOMS	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX162A	STORAGE	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX162B	CORR. 8	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX163	MEN'S RESTROOMS	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX163A	JANITOR	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX165	EXTERIOR ATRIUM	6'-0"	8'-4 1/2"	1/2"	EXIST	GL	-	EXIST.	-	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX171	ELEVATOR NO. 1	2'-11 3/8"	7'-6 1/8"	1 1/8"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX172	ELEVATOR NO. 2	2'-11 3/8"	7'-6 1/8"	1 1/8"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX173	STAIR NO. 1	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX174	STAIRS NO. 2	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX180	MECH. ROOM 1	6'-0"	8'-3 1/2"	2"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX181	COM. ROOM	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX182	ELECTRICAL ROOM	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX183	ELECTRIC ROOM	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX184	ELEV. MECH. ROOM	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX185	MECH. ROOM	6'-0"	6'-8"	2"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX190	MECH. ROOM 3	6'-0"	8'-3 1/2"	2"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX191	COM. ROOM 2	6'-0"	8'-3 1/2"	2"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX192	ELECTRICAL ROOM 2	3'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX193	POPULAR BANK	6'-1 1/2"	7'-9 1/2"	1/2"	EXIST	GL	-	EXIST.	-	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH
EX193A	POPULAR BANK	6'-0"	7'-0"	1 3/4"	EXIST	-	PT-03	EXIST.	PT-03	-	-	-	EX. DOOR TO REMAIN. TO RECEIVE NEW PAINT FINISH



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WARD LAW GROUP

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Miami Lakes, FL 33016

PHASE:

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3	BLDG. DEPT. COMM.	03/01/2024
4	BLDG. DEPT. COMM.	04/10/2024

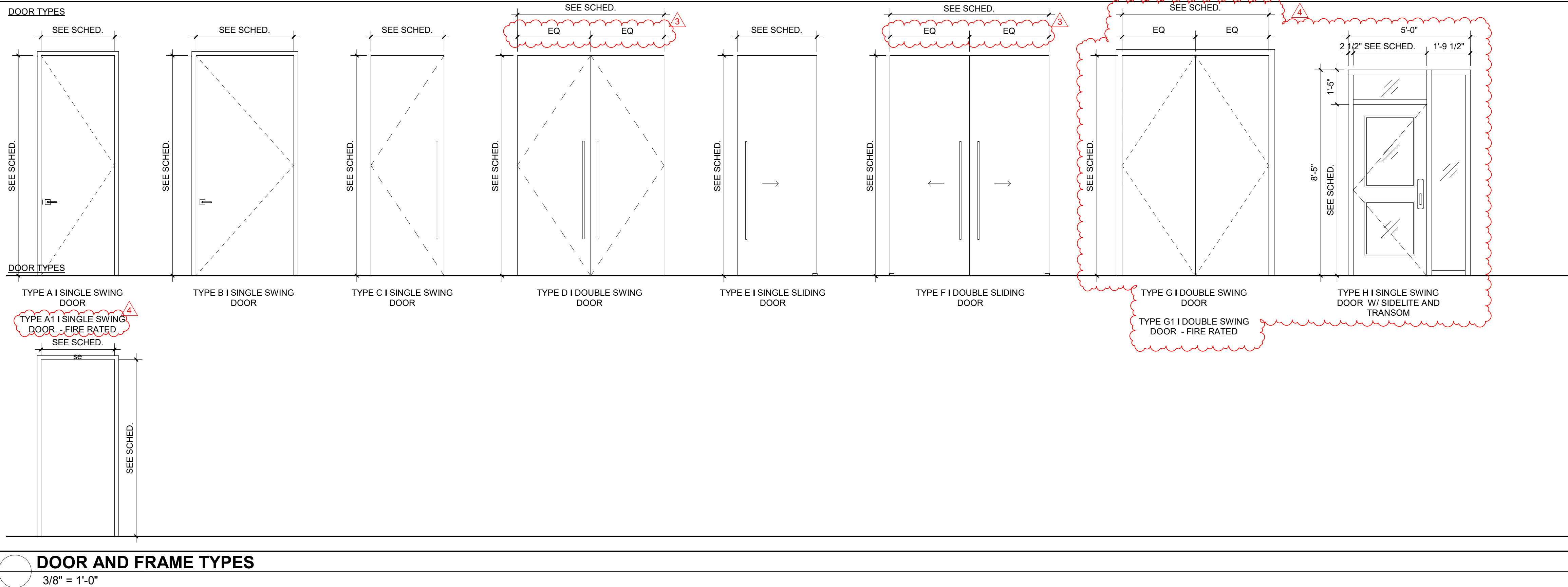
TITLE:

DOOR SCHEDULE & DETAILS

Project No: 02350
Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.

SHEET:

A611a



DOOR AND FRAME TYPES

3/8" = 1'-0"



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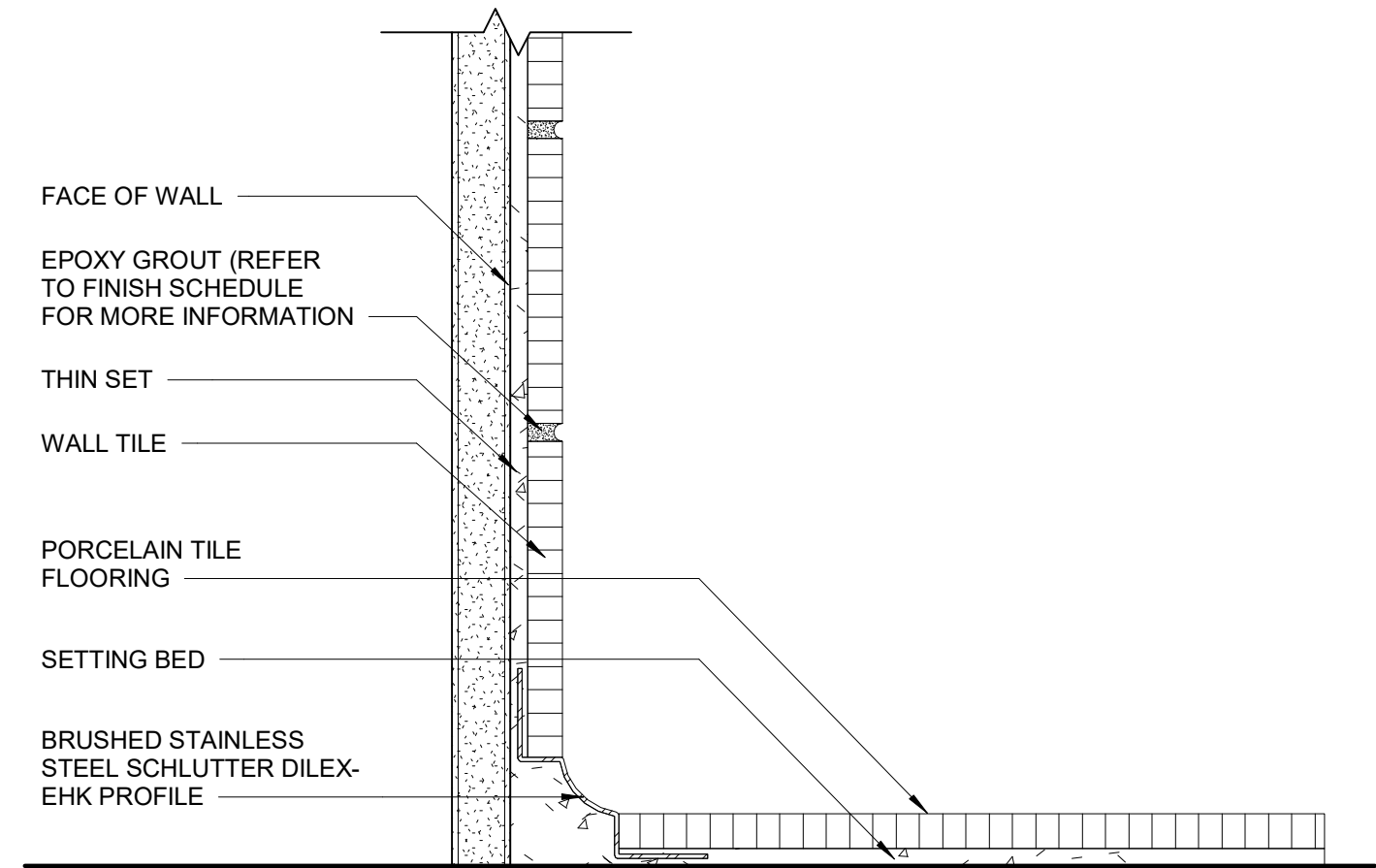
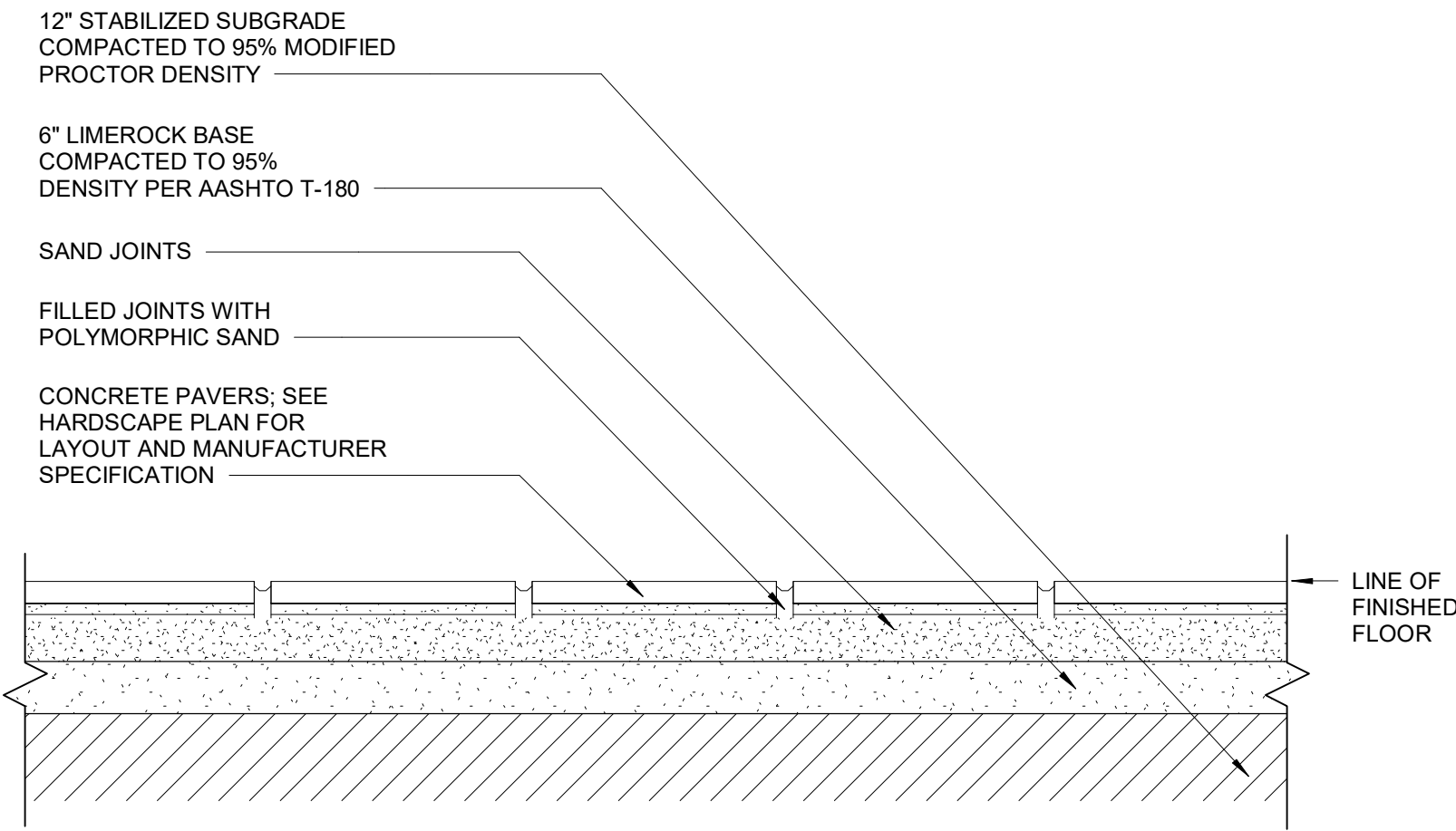
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FLOOR DETAILS

Project No:	02350
Date:	10/17/2023
Scale:	6" = 1'-0"
Format:	30" x 42"
Drawn:	M.L.
Checked:	R.H.

SHEET: 2

A701a



10 FLOOR TRANSITION PAVERS
A701a 6" = 1'-0"

7 FLOOR TRANSITION CONCRETE TO TL
A701a 6" = 1'-0"

Technical drawing showing a cross-section of a door threshold assembly. The drawing includes the following components and annotations:

- DOOR AS SCHEDULED (WHEN APPLICABLE):** Points to the door frame.
- TILE FLOORING REFER TO FINISH PLAN:** Points to the tile floor on the left side.
- WHERE APPLICABLE, TRANSITION TO ALIGN WITH CENTER OF DOOR. REFER TO DOOR SCHEDULE:** Points to the center of the door frame.
- PROVIDE STAINLESS STEEL TRANSITION STRIP ANCHORED IN GROUT ALONG ENTIRE LENGTH OF SEAM. GC TO COORDINATE HEIGHT OF TRANSITION WITH THICKNESS OF ADJACENT MATERIAL:** Points to the stainless steel transition strip.
- PROVIDE EPOXY GROUT AT TRANSITION TO CREATE SLOPE NOT TO EXCEED 1/8":12":** Points to the epoxy grout at the transition.
- LVT FLOORING REFER TO FINISH PLAN:** Points to the LVT flooring on the right side.
- LINE OF FINISHED FLOOR:** Points to the finished floor line on the right side.
- COORDINATE LENGTH WITH SLOPE REQUIREMENT:** Points to the dimension line at the bottom.

01_FLOOR TRANSITION CPT TO TL
6" = 1'-0"

1	FLOOR TRANSITION TL TO TL
A701a	6" = 1'-0"



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Miami Lakes, FL 33016

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3/9/24

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3	BLDG. DEPT. COMM.	03/01/202

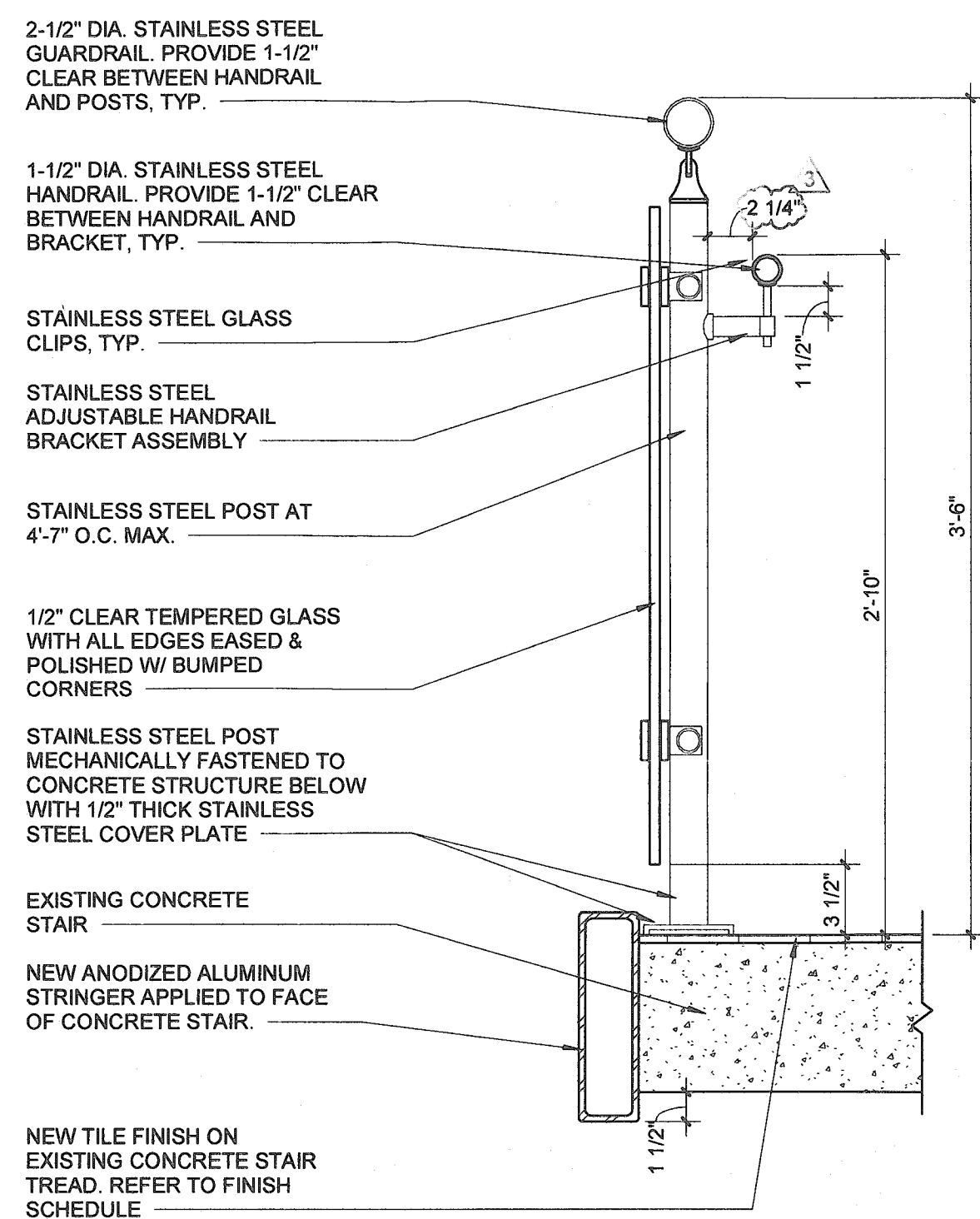
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MILLWORK DETAILS

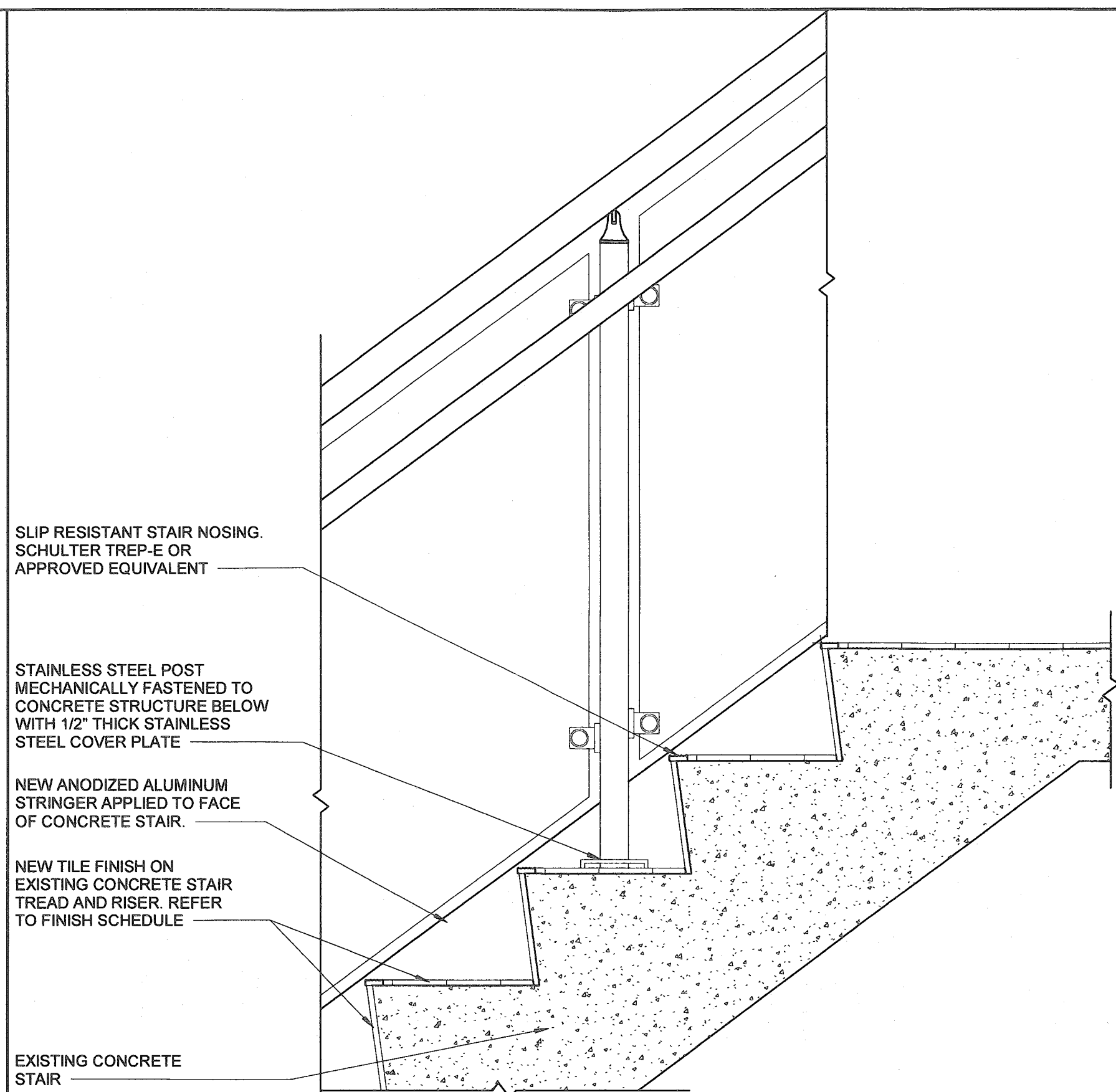
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Date:	10/17/2023
Scale:	1 1/2" = 1'-0"
Format:	30" x 42"
Drawn:	M.L.
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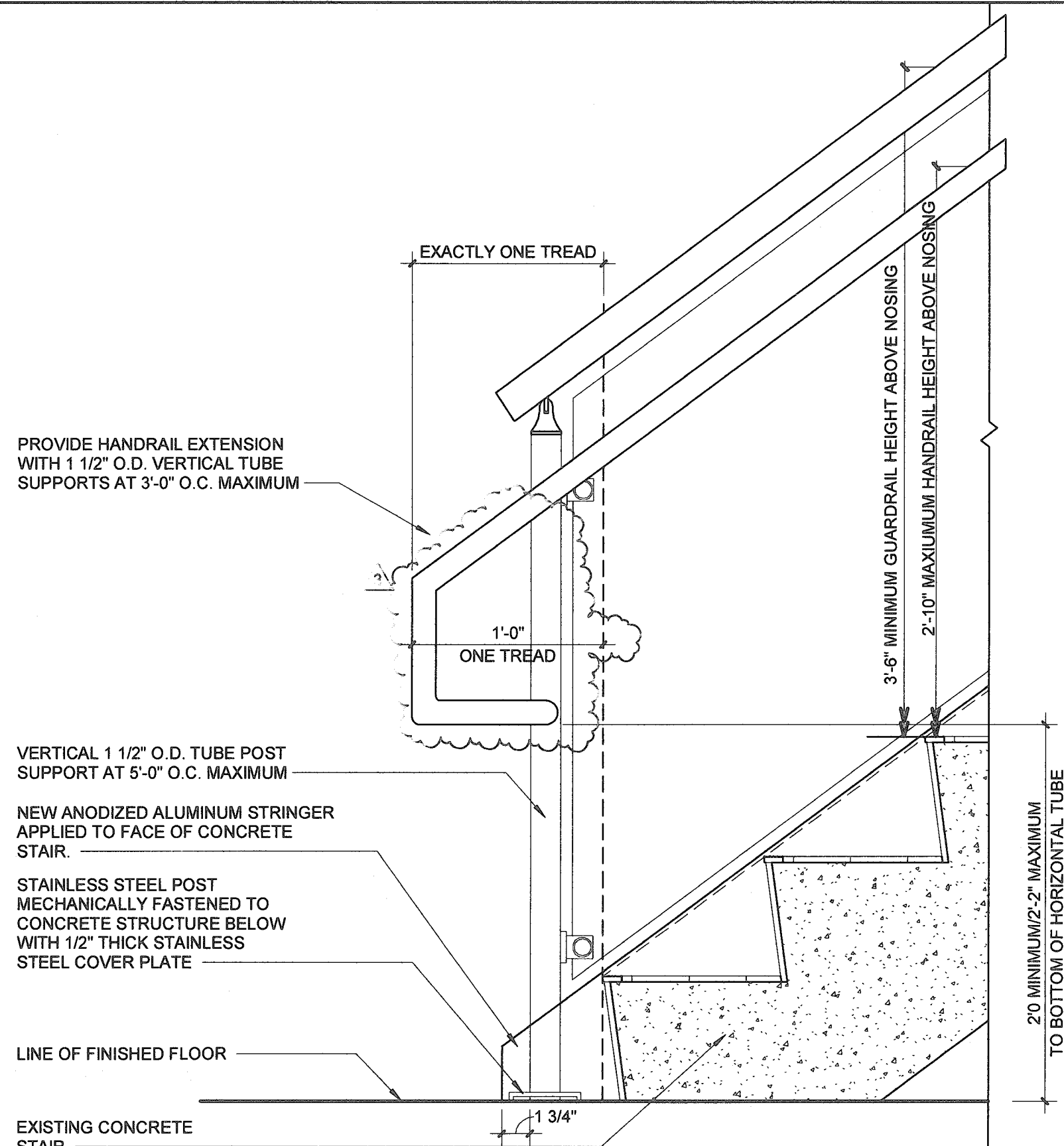
A802a



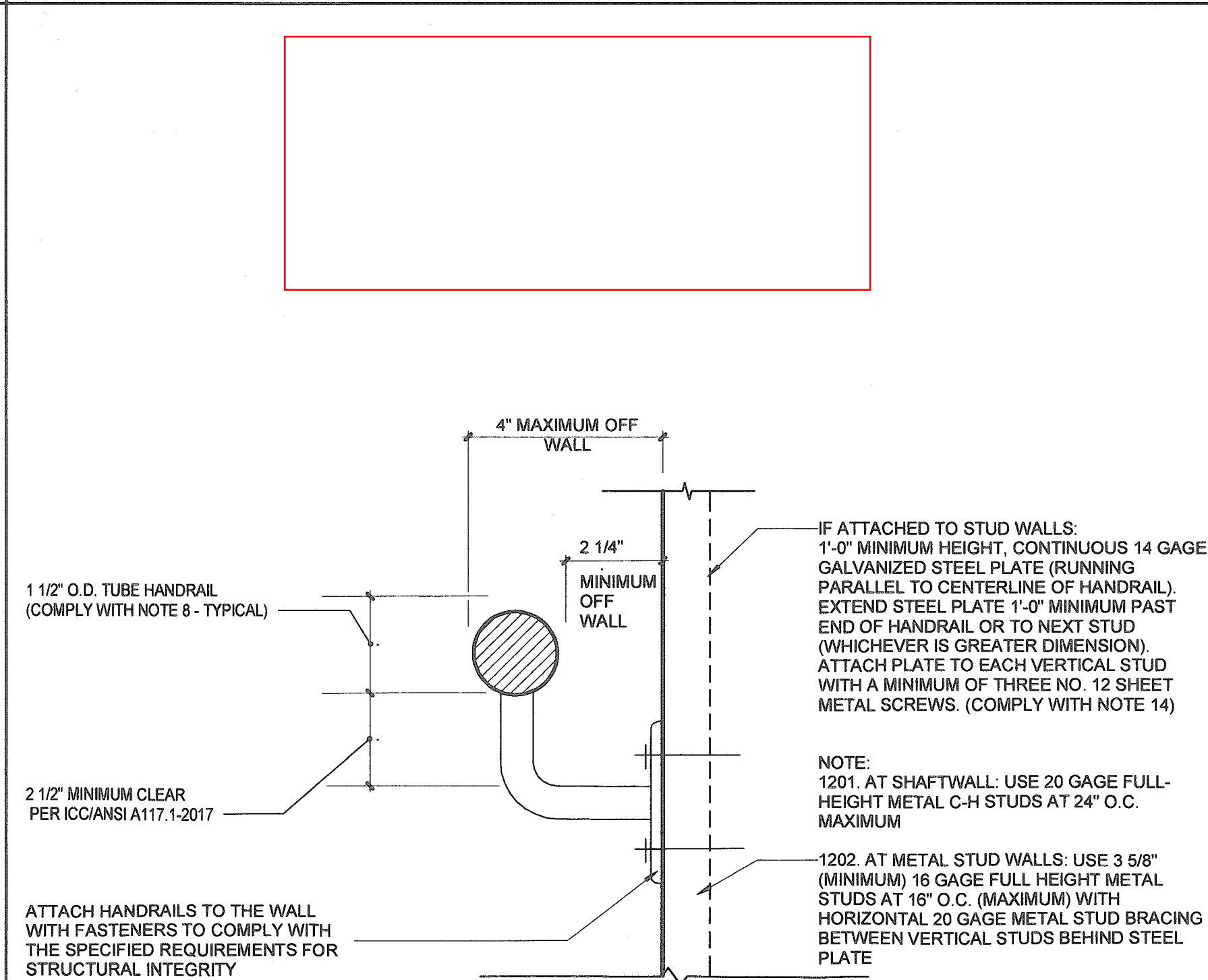
SECTION DETAIL - GUARD RAIL



3 SECTION DETAIL - STAIR TREAD/ RISER
A802a 1 1/2" = 1'-0"



SECTION DETAIL - STAIR HANDRAIL EXTENSION



1 TYPICAL HANDRAIL DIMENSIONS

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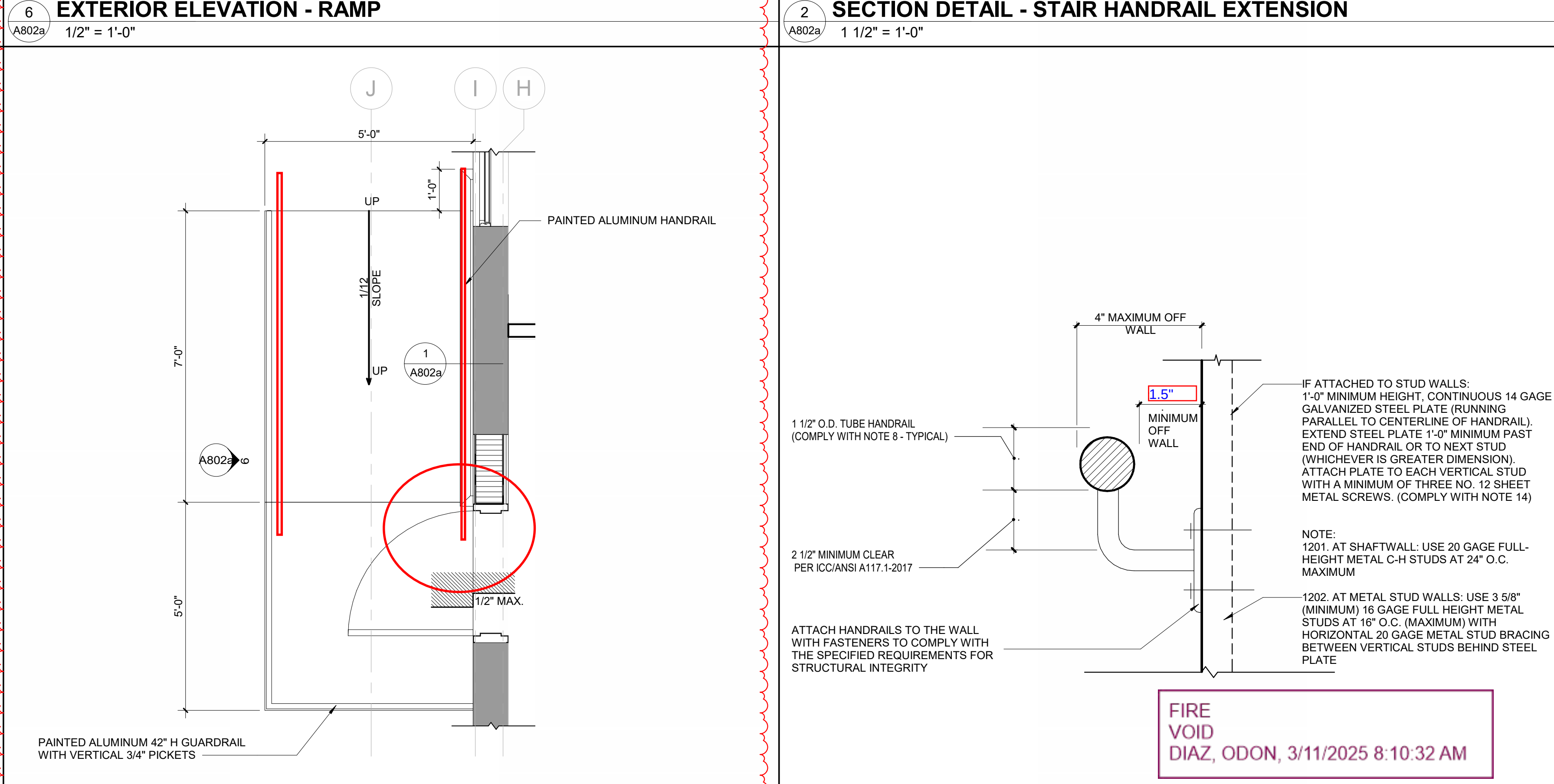
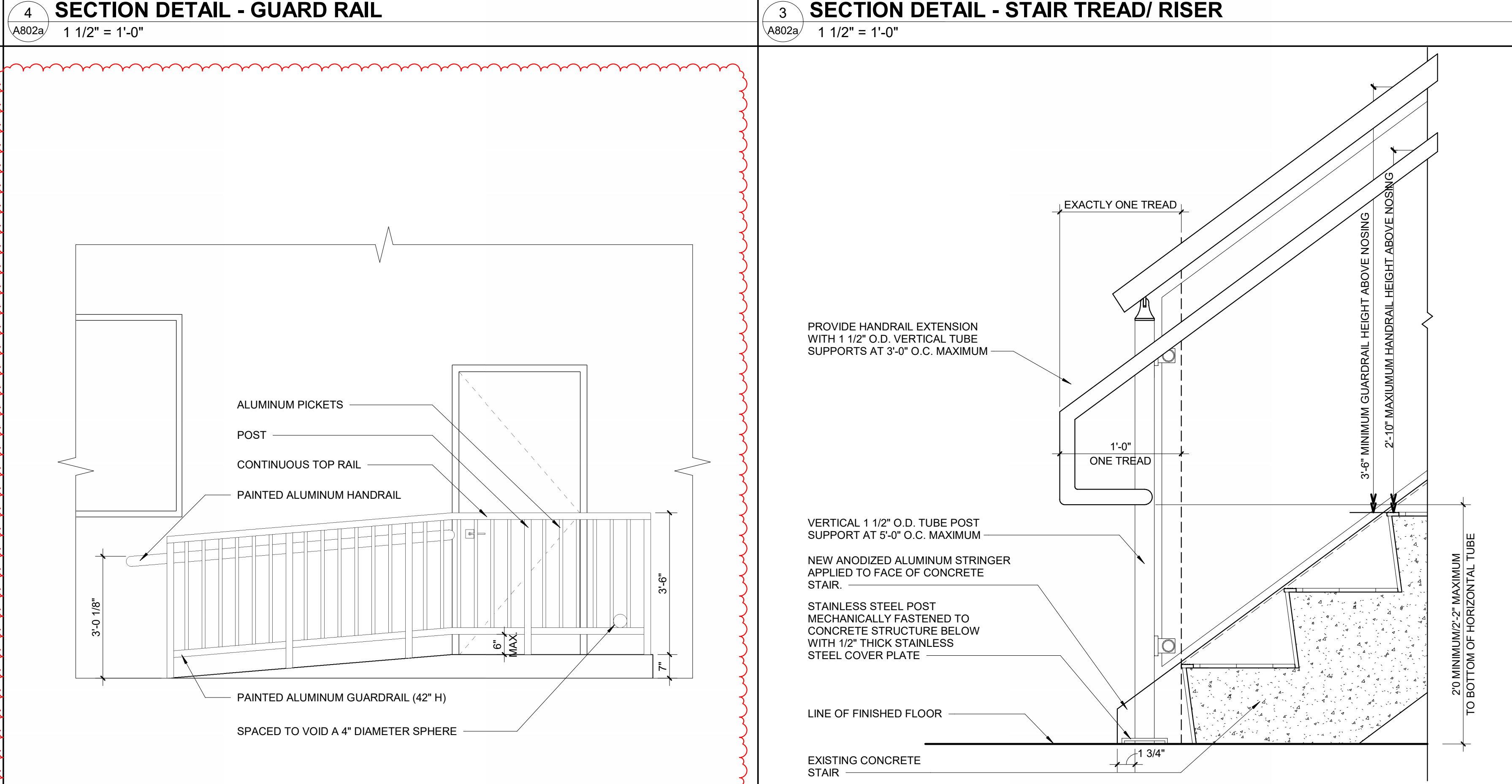
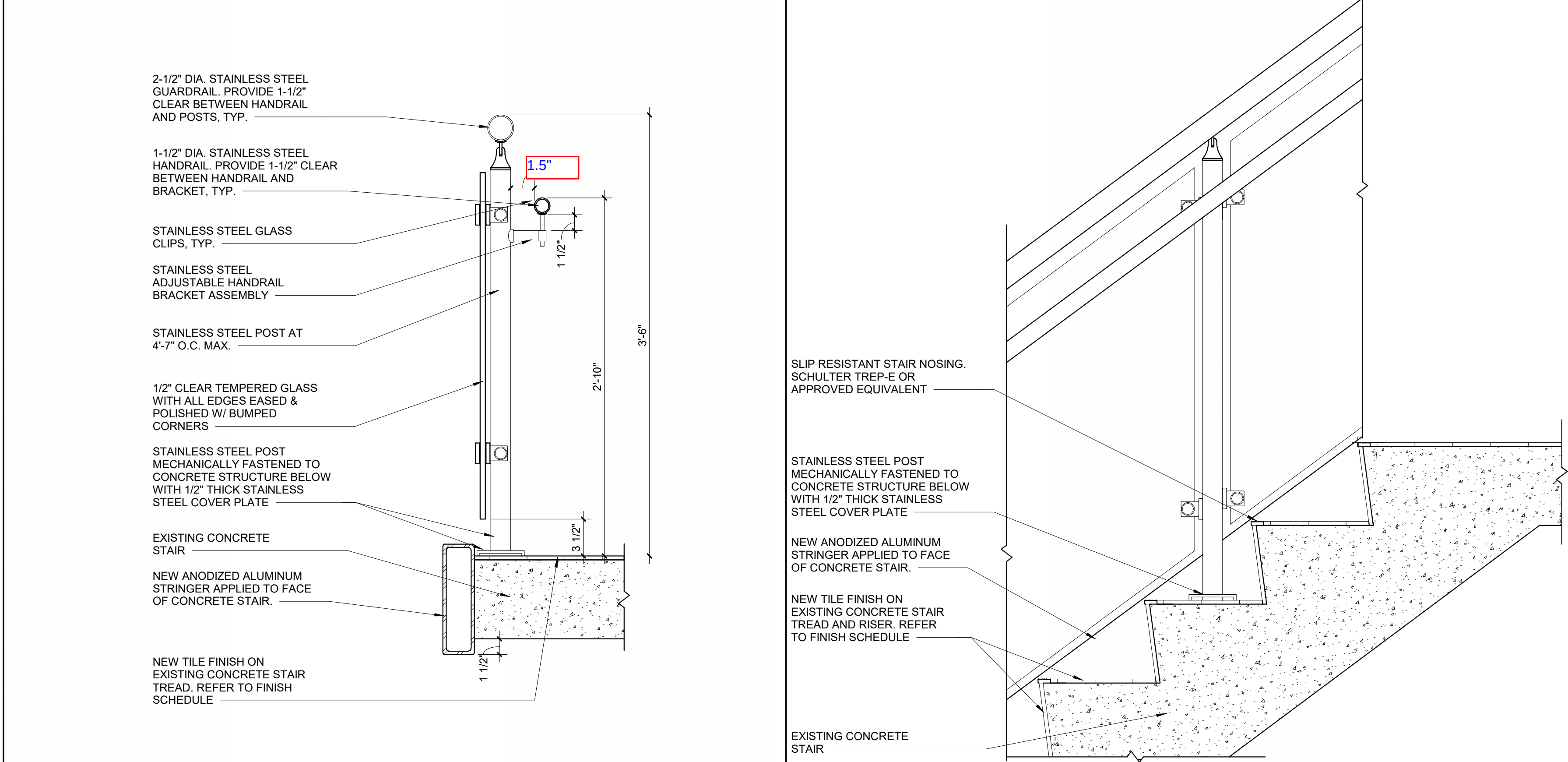
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3	BLDG. DEPT. COMM.	03/01/2024
10	MDFD COMMENTS	03/04/2025

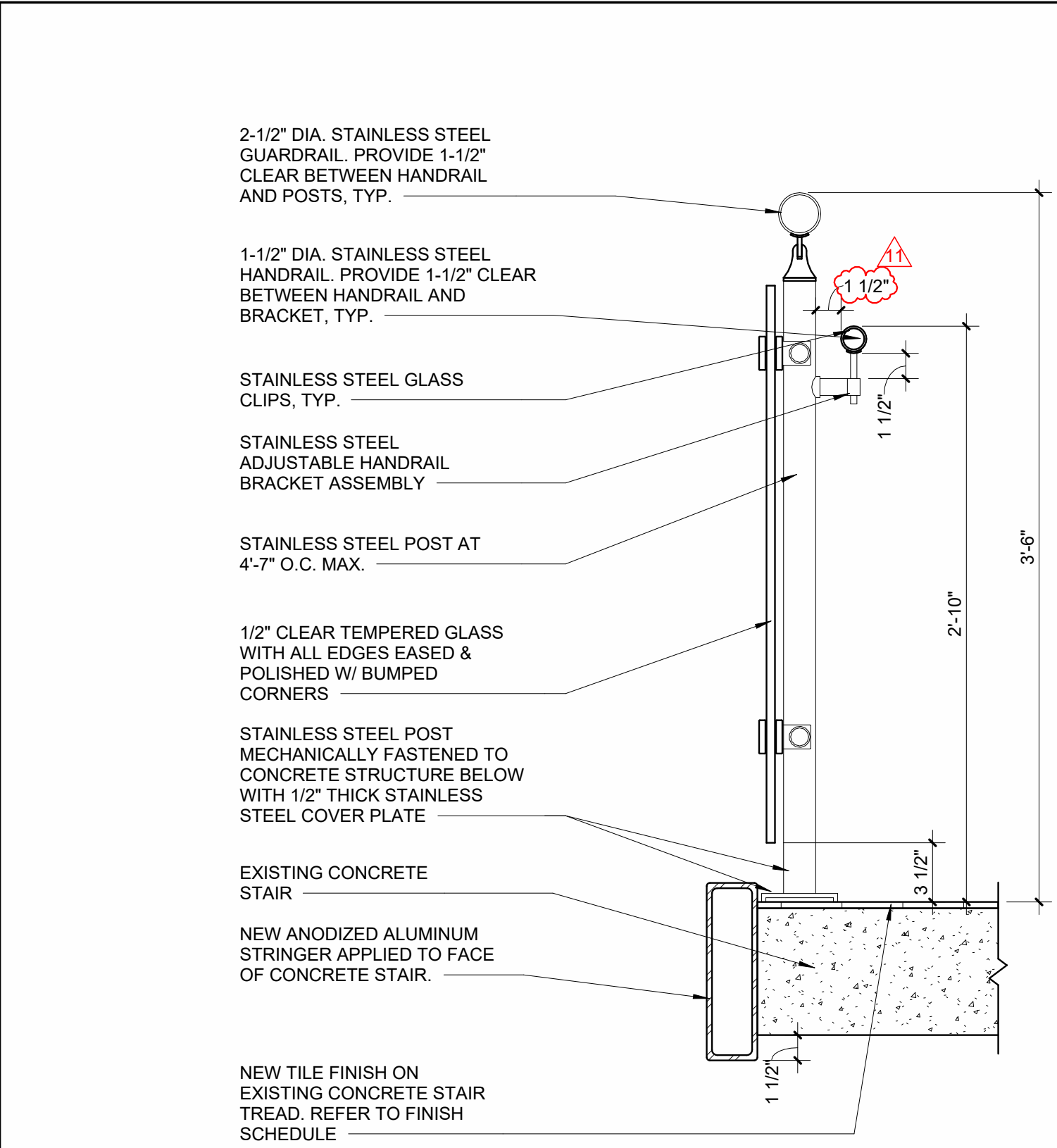
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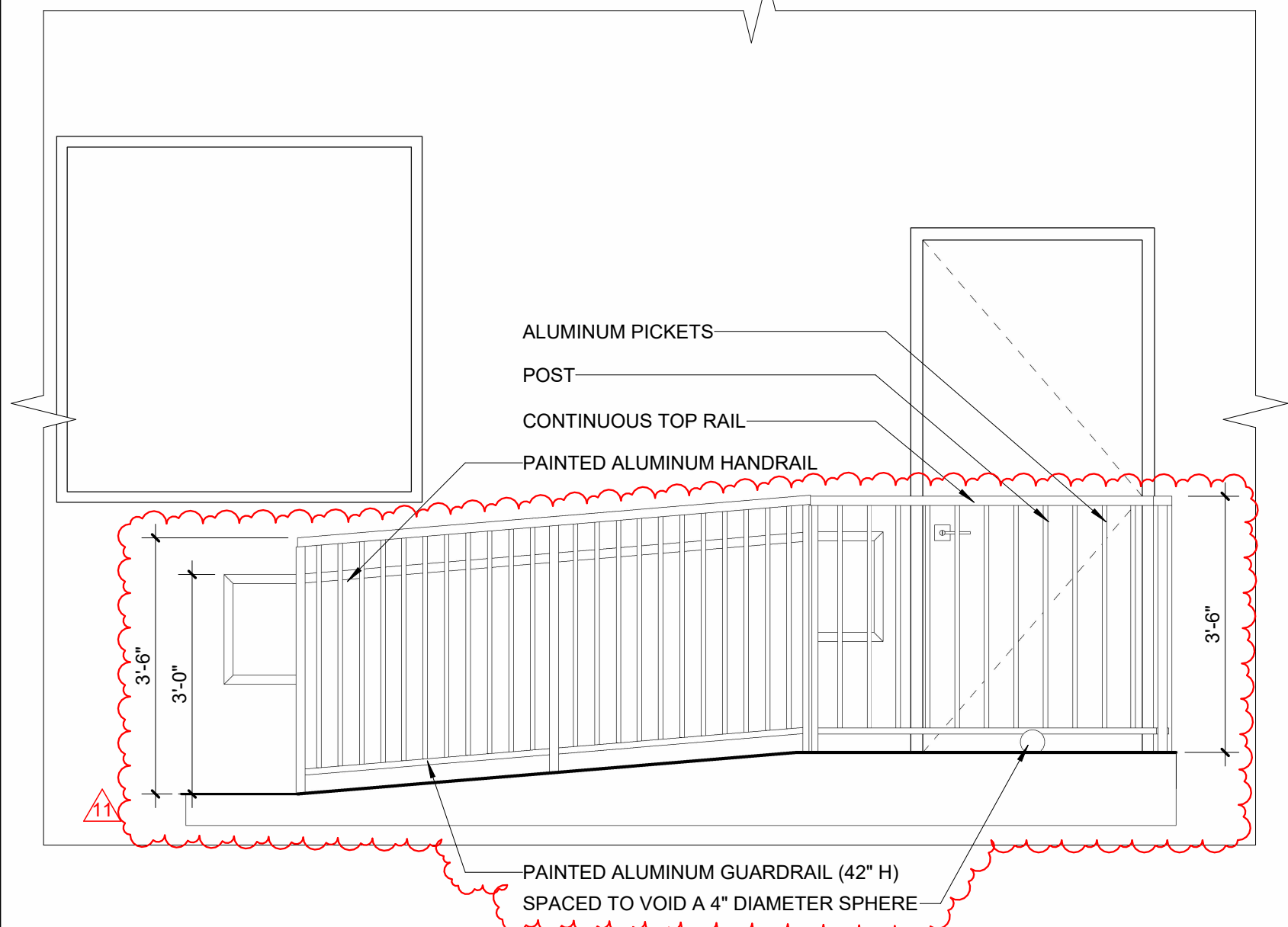
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Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.
SHEET:

A802a

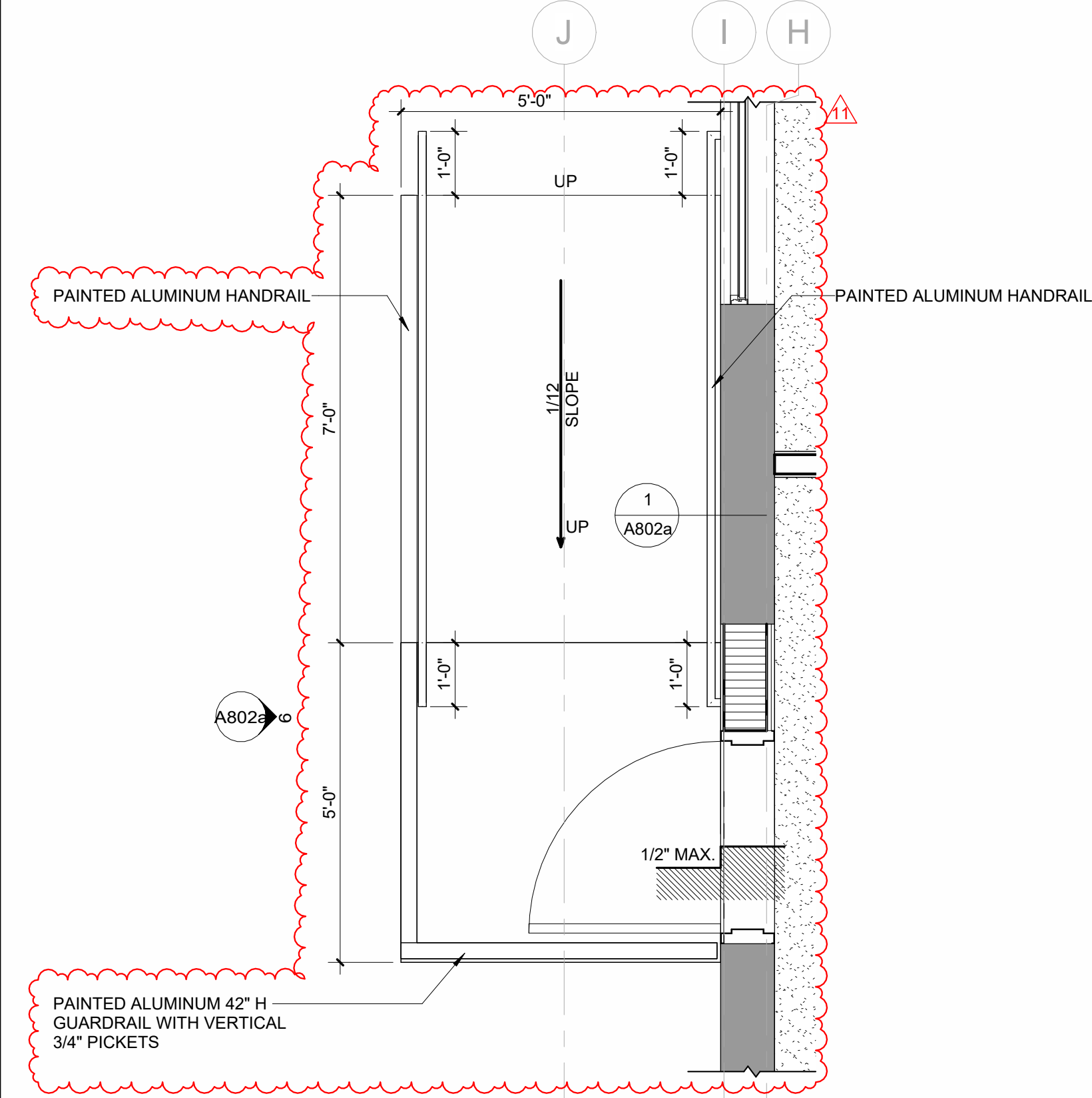




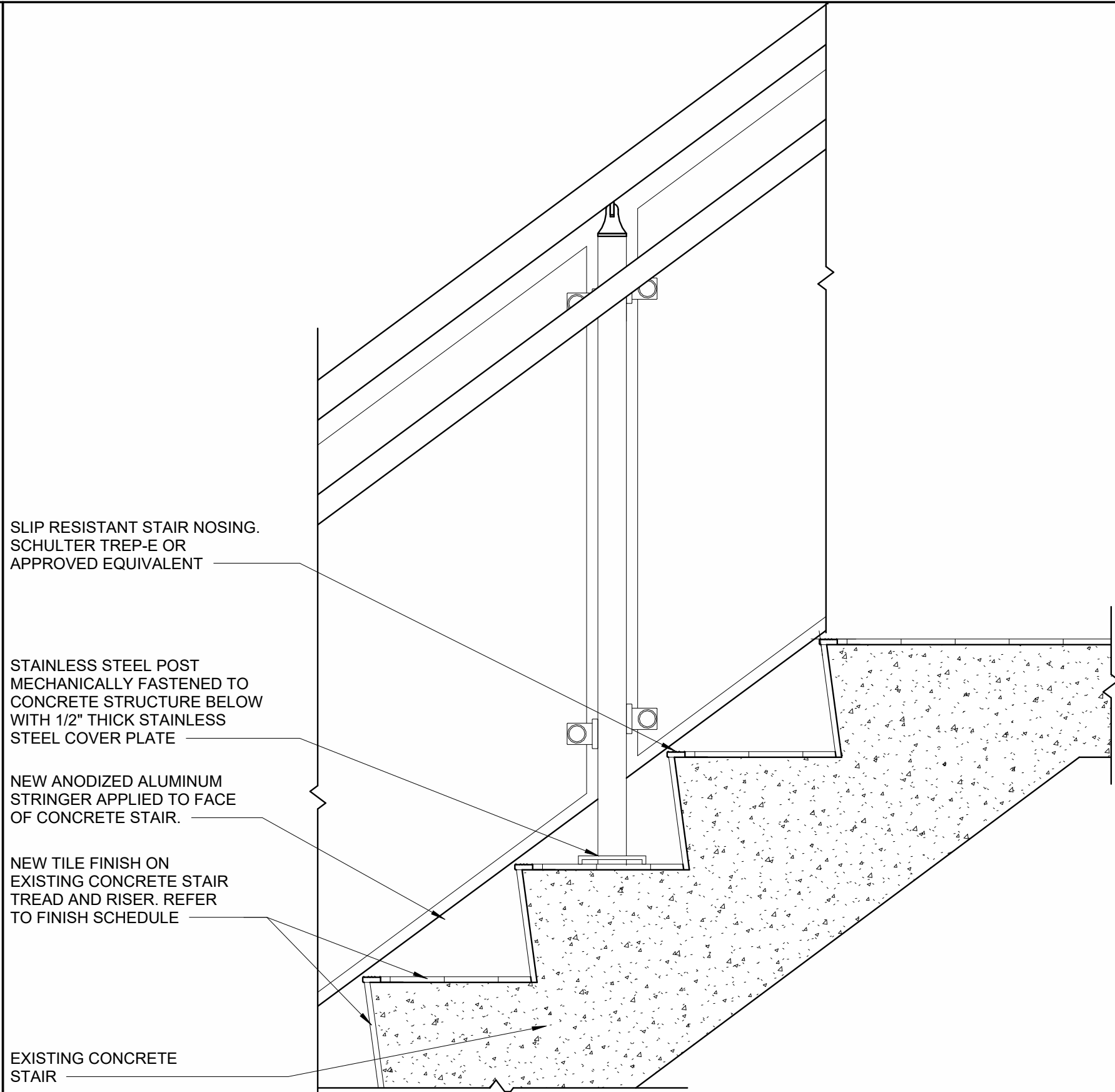
4 SECTION DETAIL - GUARD RAIL
1 1/2" = 1'-0"



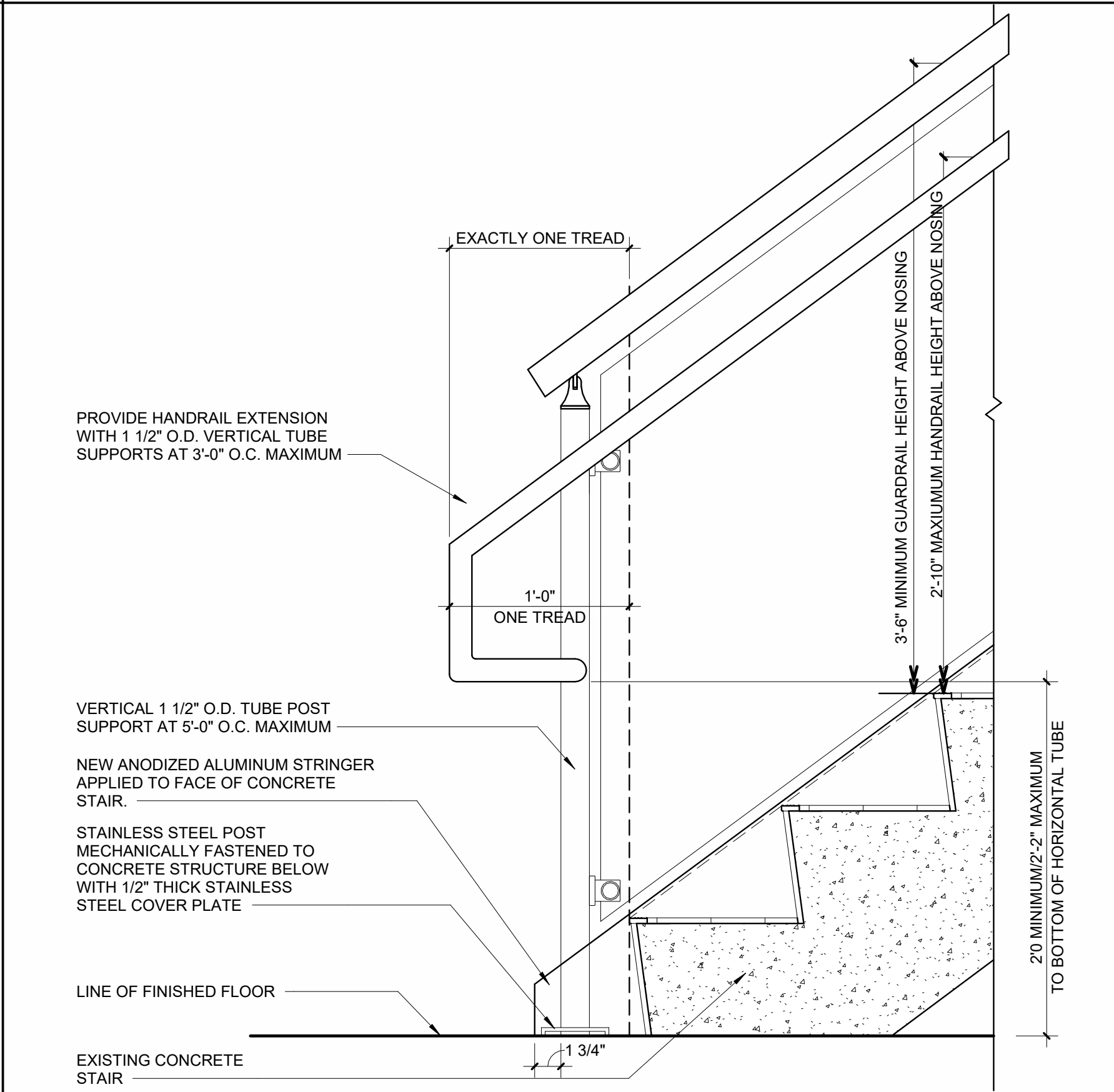
6 EXTERIOR ELEVATION - RAMP
1 1/2" = 1'-0"



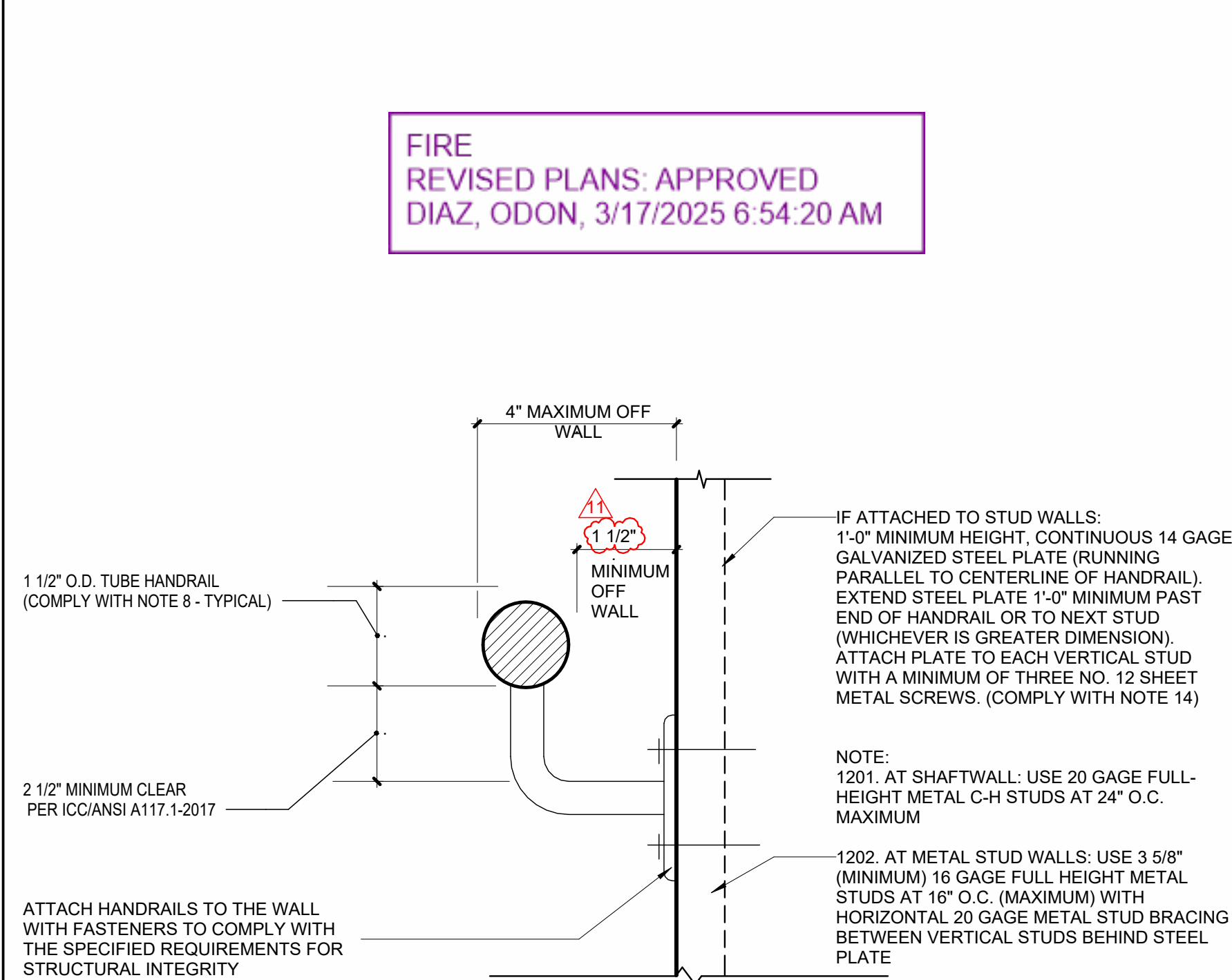
5 ENLARGED FLOOR PLAN - RAMP
1 1/2" = 1'-0"



3 SECTION DETAIL - STAIR TREAD/ RISER
1 1/2" = 1'-0"



2 SECTION DETAIL - STAIR HANDRAIL EXTENSION
1 1/2" = 1'-0"

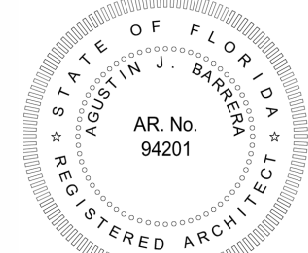


1 TYPICAL HANDRAIL DIMENSIONS
1 1/2" = 1'-0"

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2	BLDG. DEPT. COMM.	01/24/2024
3	BLDG. DEPT. COMM.	03/01/2024
10	MDFD COMMENTS	03/04/2025
11	MDFD COMMENTS	03/13/2025

TITLE:

MISC. DETAILS

Project No: 02350
Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.

SHEET:

A802a

WARD LAW GROUP
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Miami Lakes, FL 33016

PHASE:

PERMIT SET

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REVISIONS:

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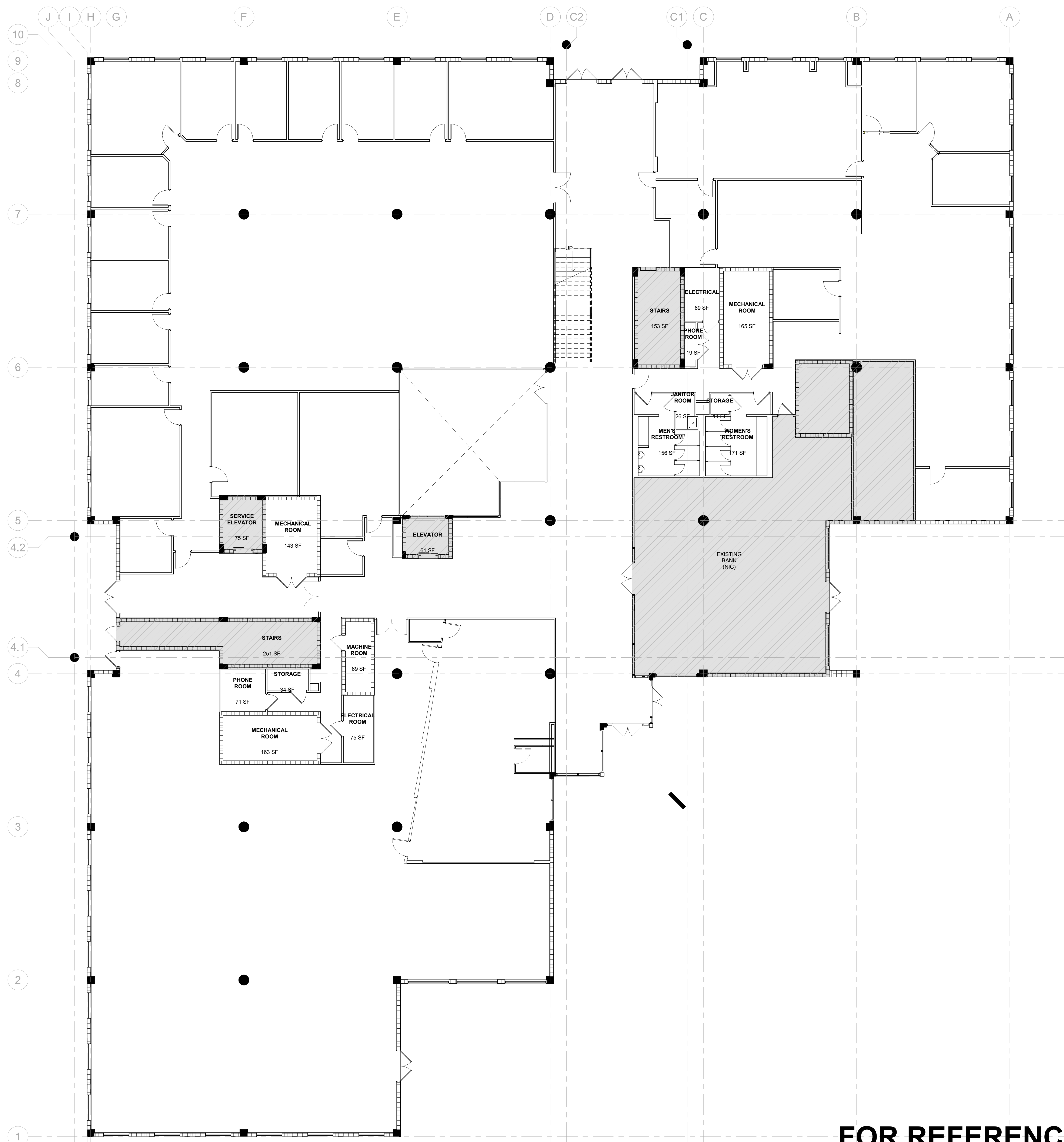
	TITLE:

LEVEL 1 EXISTING
PLAN (REFERENCE
ONLY)

Project No:	02350
Date:	10/17/2023
Scale:	1/8" = 1'-0"
Format:	30" x 42"
Drawn:	M.L.
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SHEET

AD100D-a



FOR REFERENCE ONLY





AD101D-a

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

3/6/2025 2:30:08 PM

Contact Name: Janiel Arias
Contact Email: ARIASJ@MIAMILAKES-FL.GOV
Tracking Number: 3225010135
Reviews to rework: FIRE,WASA
Comments:

1. ELECTRICAL LAYOUT DRAWINGS ARE PARTIALLY DIAGRAMMATIC. REFER TO ARCHITECTURAL, STRUCTURAL, PLUMBING, FIRE PROTECTION, AND HVAC DRAWINGS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL AND ARCHITECTURAL DETAILS, AND LOCATIONS OF DUCTS, PIPES AND STRUCTURAL STEEL. INSTALL THE ELECTRICAL SYSTEMS WITHOUT INTERFERING WITH DUCTS, PIPES, STRUCTURAL STEEL OR OTHER SYSTEMS. LOCATE LIGHTING SYMMETRICALLY IN PROPER RELATION TO FINISHED AREAS EXCEPT WHERE DIMENSIONED ON THE DRAWINGS OR LOCATED ON REFLECTED CEILING PLANS.

2. THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2020 NFPA 70) OF THE NATIONAL ELECTRICAL CODE (N.E.C.), THE LATEST RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, THE NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY AUTHORITIES HAVING JURISDICTION INCLUDING 2023 FLORIDA BUILDING CODE (F.B.C.), 8TH EDITION AND 2023 FLORIDA FIRE PREVENTION CODE (FFPC-101).

3. PROVIDE ADDITIONAL SUPPORTS FOR SWITCHES, PANELBOARDS, RACEWAYS TRANSFORMERS, CABLE TRAYS AND OTHER ELECTRICAL EQUIPMENT LOCATED IN THE BUILDING STRUCTURE IS NOT SUITABLE FOR DIRECT MOUNTING. ALL OTHER SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

4. MOUNT GROUPED DEVICES IN A SINGLE CONTINUOUS GANG BOX. USE PARTITIONS WHERE VOLTAGE BETWEEN EXPOSED LIVE PARTS OF ADJACENT SWITCHES MAY EXCEED 300 VOLTS.

5. VERIFY CEILING SUSPENSION SYSTEMS IN THE VARIOUS AREAS AND PROVIDE THE PROPER MOUNTING ACCESSORIES, TRIMS, ETC. TO SUIT THE PARTICULAR AREA.

6. ANY CONDUIT AND BOXES FOR HVAC CONTROL WIRING IS INCLUDED IN THIS SCOPE OF WORK. SEE MECHANICAL PLANS FOR LOCATIONS, TYPE AND QUANTITY OF CONTROL DEVICES.

7. MANUALS AS REQUIRED BY FBC-EC C405.5.4.2, CONTRACTOR SHALL PROVIDE AN OPERATING MANUAL AND MAINTENANCE MANUAL TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
- OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
- NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

8. ALL ELECTRICAL EQUIPMENT AND INSTALLATION WORK SHALL HAVE A ONE YEAR (1) WARRANTY. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP SHALL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR THE PERIOD OF THE WARRANTY.

9. FIRE WALL PENETRATIONS: ANY CONDUIT AND/OR CABLE TRAY PENETRATIONS THROUGH ANY FIRE WALL OR FLOOR SHALL BE FIRESTOPPED EQUAL TO OR GREATER THAN THE RATING OF THE FIRE WALL OR FLOOR THAT THEY PASS THROUGH. USE ONLY UL APPROVED METHODS AND ASSEMBLIES. RECEPTACLES LOCATED ON OPPOSITE SIDES OF A FIRE BARRIER SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 2'0".

10. PERMITS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, FEES INSPECTIONS, AND POWER COMPANY AID TO COMPLETE WORK SHOWN. INCLUDE ALL POWER COMPANY COSTS IN BID.

11. CUTTING AND PATCHING: PROVIDE ALL CUTTING REQUIRED TO DO THE WORK. DO NOT CUT ANY STRUCTURAL ELEMENT WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO AND MATCHING APPEARANCE OF EXISTING CONSTRUCTION.

12. GROUNDING: ALL PARTS OF THE SYSTEM SHALL BE GROUNDING IN STRICT ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

13. WIRING DEVICES AND PLATES: SWITCHES SHALL BE HUBBELL OR LEVITON 20A 125VOLT 1 AC COMMERCIAL SPECIFICATION GRADE. COLOR WHITE UNLESS NOTED OTHERWISE. USE STEEL COVER PLATES IN UNFINISHED AREAS AND MATCHING PLASTIC COVER PLATES IN FINISHED AREAS.

14. SAFETY SWITCHES: USE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE AS REQUIRED. NEMA TYPE 1 INDOORS AND NEMA TYPE 3R FOR OUTDOORS. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL WHERE SHOWN OR REQUIRED BY CODE. FUSES: USE DUAL ELEMENT, CURRENT LIMITING, TIME DELAY TYPE OR AS SPECIFIED BY EQUIPMENT SUPPLIER.

15. PANELBOARDS: USE PANELBOARDS WITH BOLT ON TYPE BREAKERS ONLY. PANELBOARDS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH PANELBOARD INSTALLED.

16. LOADCENTERS: LOADCENTERS SHALL HAVE SEPARATE NEUTRAL AND GROUND BUSES. PROVIDE TYPED DIRECTORY CARDS FOR EACH LOADCENTER INSTALLED.

17. COORDINATION: COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AND LOCAL UTILITY COMPANY. COORDINATE METERING REQUIREMENTS WITH LOCAL ELECTRICAL UTILITY COMPANY.

18. EQUIPMENT: CONNECT ALL ELECTRICALLY OPERATED EQUIPMENT INCLUDING HVAC. USE NEMA 3K ENCLOSURES OUTDOORS. VERIFY LOADS AND LOCATIONS OF EQUIPMENT BEFORE CONNECTION. SIZE BREAKERS, DISCONNECTS, AND FUSES ACCORDING TO THE EQUIPMENT NAMEPLATE AND MANUFACTURER'S RECOMMENDATIONS. SIZE WIRE ACCORDING TO THE NEC AND MANUFACTURER'S RECOMMENDATIONS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE EQUIPMENT SUPPLIED BY THE MECHANICAL CONTRACTOR AND OTHER TRADES AND SHALL BE RESPONSIBLE FOR MODIFYING THE CONNECTIONS, WIRE, DISCONNECTS, BREAKERS, ETC. SHOWN ON THE DRAWINGS IN ORDER TO MAKE A COMPLETE INSTALLATION AND TO SATISFY THE MANUFACTURER'S REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS TO COMPLETE THE INSTALLATION.

19. RECORD DRAWINGS: AS REQUIRED BY FBC-EC C405.6.4, THE CONTRACTOR SHALL PROVIDE TO THE BUILDING OWNER RECORD DRAWINGS OF THE ACTUAL INSTALLATION WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE. RECORD DRAWINGS SHALL INCLUDE:

- A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
- FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.

20. IDENTIFICATION: IDENTIFY ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INSTALLED ON THE PROJECT. EXAMPLES INCLUDE PANELBOARDS, MOTOR STARTERS, DISCONNECTS, HVAC EQUIPMENT DISCONNECT AND CONTROL PANELS. IDENTIFY WITH PERMANENT PLASTIC NAMEPLATES.

21. MULTIWIRE BRANCH CIRCUITS: MULTIWIRE BRANCH CIRCUIT CONDUCTORS MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS AT THE POINT OF ORIGIN. PROVIDE COMMON TRIPS TO ALL MULTIWIRE BRANCH CIRCUITS BY EITHER A 2 OR 3 POLE CIRCUIT BREAKERS OR HANDLE TIES ON 1 ALL POLE BREAKERS SERVING THE MULTIWIRE BRANCH CIRCUIT.

22. CONDUCTORS: ALL CONDUCTORS SHALL BE THWN COPPER, OR ALUMINUM UNLESS OTHERWISE SPECIFIED. GREEN INSULATED GROUND CONDUCTORS SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUIT WIRING.

23. CONDUITS: ALL INTERIOR CONDUITS SHALL BE EMT, "SMURF," OR MC CABLE. ALL HOMERUNS SHALL BE EMT. ALL EXTERIOR AND UNDERGROUND CONDUITS SHALL BE RIGID NON-METALLIC CONDUIT (RNG) SCHEDULE 80. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED CHASE OR FINED AREAS UNLESS OTHERWISE NOTED. PLASTIC TYPE CONDUITS AND COMBUSTIBLE TYPE CONDUITS ARE NEVER TO BE USED IN AN AIR RETURN PLENUM. REFER TO MECHANICAL DRAWINGS OR FIELD VERIFY PLENUMS IN EXISTING INSTALLATIONS.

24. RECESSED LIGHTING: ALL RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING. ALL RECESSED LUMINAIRES SHALL BE I-C RATED AND LABELED AS MEETING ASTM E-283 (AIR TIGHT) AS PER FBC-EC C402.5.8 & R402.4.5.

25. VOLTAGE DROP: VOLTAGE DROP SHALL SIZE CONDUCTORS PROPERLY DEPENDING ON DISTANCE TO ENSURE A MAXIMUM VOLTAGE DROP ON FEEDERS TO BE LESS THAN 2% AND LESS THAN 3% ON BRANCH CIRCUITS. IN NO EVENT SHALL THE TOTAL VOLTAGE DROP TO THE LAST DEVICE BE GREATER THAN 5% OF THE SERVICE VOLTAGE.

26. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE INSTALLATION AND SYSTEMS RELATED TO THE WORK AND SHALL INCLUDE IN THE BID PROPOSAL, ALL LABOR AND MATERIALS REQUIRED FOR THE ELECTRICAL INSTALLATION TO BE COMPLETE AND OPERATIVE. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN THE FIELD BEFORE COMMENCEMENT OF THE WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR INCONSISTENCIES BETWEEN THE DRAWING AND EXISTING FIELD CONDITIONS TO THE ENGINEER FOR CLARIFICATIONS BEFORE COMMENCEMENT OF WORK.

27. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING ANY EQUIPMENT.

28. UPON COMPLETION OF HIS WORK, THE CONTRACTOR SHALL SCHEDULE AND PERFORM A COMPLETE FUNCTIONAL TEST TO DEMONSTRATE TO THE OWNER THAT THE NEW INSTALLATION IS OPERATING AS INTENDED. ANY DEFECTS OR DEFICIENCIES IN THE MATERIALS OR INSTALLATION WORK SHALL BE CORRECTED IMMEDIATELY BY AND AT THE CONTRACTOR'S EXPENSE. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY.

29. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. LISTED AND APPROVED FOR INTENDED USE. ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF.

30. PROVIDE MINIMUM 10 FEET SLACK CONDUCTOR FOR SPARE WIRING INSIDE WIREWAYS OR PULLBOXES.

31. CONTRACTOR SHALL VERIFY FLOOD CRITERIA LEVEL BEFORE ORDERING ANY EQUIPMENT OR COMMENCING ANY WORK. ELECTRICAL INSTALLATION MUST BE 1'-0" ABOVE BASE FLOOD ELEVATION (BFE).

32. COLOR CODING FOR CONDUCTORS

- WIRING FOR 277/480 VOLT SYSTEM SHALL BE CODED AS FOLLOW:
PHASE A - BROWN
PHASE B - ORANGE
PHASE C - YELLOW
NEUTRAL - WHITE
GROUND - GREEN
- WIRING FOR 120/208 VOLT SYSTEM SHALL BE CODED AS FOLLOW:
PHASE A - BLACK
PHASE B - RED
PHASE C - BLUE
NEUTRAL - WHITE
GROUND - GREEN
- COLORS ON CONDUCTOR 6AWG AND SMALLER SHALL BE AN INTEGRAL PART OF INSULATION ON CONDUCTOR 4 AWG AND LARGER CONDUCTORS, EITHER COLOR CODING TAPE OR PAINTED WITH TWO COATS OF CORRECT COLOR PAINT AT ALL TERMINALS AND CONNECTION POINTS.

33. ALL THE LIGHTING MEETS THE 2020 F.B.C SECTION R-404.1 A MINIMUM OF 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS.

34. PROVIDE ARC-FLASH HAZARD WARNING LABEL IN ALL ELECTRICAL EQUIPMENT IN COMPLIANCE WITH N.E.C. -110.16.

35. THE WATER FEATURE ON THE GROUND FLOOR WILL BE PER NEC-680 CODE SECTION.

OCCUPANT SENSOR CONTROLS.

WHERE OCCUPANT SENSOR CONTROLS RE PROVIDED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:

1. CERTIFY THAT THE OCCUPANT SENSOR HAS BEEN LOCATED AND AIMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. FOR PROJECTS WITH SEVEN OR FEWER OCCUPANT SENSORS EACH SENSOR SHALL BE TESTED.
3. FOR PROJECTS WITH MORE THAN SEVEN OCCUPANT SENSORS TESTING SHALL BE DONE FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY. WHERE MULTIPLE OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED, NOT LESS THAN 10 PERCENT, BUT IN NO CASE LESS THAN ONE, OF EACH COMBINATION SHALL BE TESTED UNLESS THE CODE OFFICIAL OR DESIGN PROFESSIONAL REQUIRE A HIGHER PERCENTAGE TO BE TESTED. WHERE 30 PERCENT OR MORE OF THE COMBINATIONS FAIL, ALL REMAINING IDENTICAL TESTED COMBINATIONS SHALL BE TESTED.

WHERE OCCUPANT SENSOR CONTROLS TO BE TESTED, VERIFY THE FOLLOWING:

- WHERE OCCUPANT SENSOR CONTROLS INCLUDE STATUS INDICATORS, VERIFY CORRECT OPERATION.
- THE CONTROLLED LIGHTS TURN OFF OR DOWN TO THE PERMITTED LEVEL WITHIN THE REQUIRED TIME.
- FOR AUTO ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON AUTO ON THE PERMITTED LEVEL WHEN AN OCCUPANT ENTERS THE SPACE.
- FOR MANUAL ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED.
- THE LIGHTS ARE NOT INCORRECTLY TURNED ON BY MOVEMENT IN ADJACENT AREAS OR BY HVAC OPERATION.

- WHERE TIME-SWITCH CONTROLS ARE PROVIDED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:
1. CONFIRM THAT THE TIME-SWITCH CONTROL IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND AND HOLIDAY SCHEDULES.
2. PROVIDE DOCUMENTATION TO THE OWNER OF TIME-SWITCH CONTROLS PROGRAMMING INCLUDING WEEKDAY, WEEKEND, HOLIDAY SCHEDULES, AND SET-UP AND PREFERENCE PROGRAM SETTINGS.
3. VERIFY THE CORRECT TIME AND DATE IN THE TIME SWITCH.
4. VERIFY THAT ANY BATTERY BACK-UP IS INSTALLED AND ENERGIZED.
5. VERIFY THAT THE OVERRIDE TIME LIMIT IS SET TO NOT MORE THAN 2 HOURS.
6. SIMULATE OCCUPIED CONDITION, VERIFY AND DOCUMENT THE FOLLOWING:
 - ALL LIGHTS CAN BE TURNED ON AND OFF BY THEIR RESPECTIVE AREA CONTROL SWITCH
 - THE SWITCH ONLY OPERATES LIGHTING IN THE ENCLOSED SPACE IN WHICH THE SWITCH IS LOCATED.
7. SIMULATE UNOCCUPIED CONDITION, VERIFY AND DOCUMENT THE FOLLOWING:
 - NONEMERGENCY LIGHTING TURNS OFF.
 - MANUAL OVERRIDE SWITCH ALLOWS ONLY THE LIGHTS IN THE ENCLOSED SPACE WHERE THE OVERRIDE SWITCH IS LOCATED TO TURN ON OR REMAIN ON UNTIL THE NEXT SCHEDULED SHUTOFF OCCURS.
8. ADDITIONAL TESTING AS SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL.

WHERE DAYLIGHT RESPONSIVE CONTROLS ARE PROVIDED, THE FOLLOWING SHALL BE VERIFIED:

1. CONTROL DEVICES HAVE BEEN PROPERLY LOCATED, FIELD CALIBRATED AND SET FOR ACCURATE SETPOINTS AND THRESHOLD LIGHT LEVELS.
2. DAYLIGHT CONTROL LIGHTING LOADS ADJUST TO LIGHT LEVEL SET POINTS IN RESPONSE TO AVAILABLE DAYLIGHT.
3. THE LOCATIONS OF CALIBRATION AND ADJUSTMENT EQUIPMENT ARE READILY ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.

NOTES:

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

ALL SYMBOLS SHOWN ON ELECTRICAL SYMBOL LEGEND ARE NOT NECESSARILY USED IN THIS PROJECT.

IT IS THE RESPONSIBILITY OF MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS TO VISIT THE SITE AND EXAMINE IN DETAIL THE SCOPE OF WORK OF THIS PROJECT PRIOR TO BID AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS HIM/HER FROM ACCOMPLISHING THE WORK DESCRIBED AND INTENDED BY THESE DRAWINGS. SO NO ADDITIONAL COST IS INCURRED BY THE OWNER. AFTER CONTRACT IS AWARDED IT WILL BE ASSUMED THAT THE SITE WAS VISITED AND THE CONTRACTOR HAS BEEN ADVISED OF THE SCOPE OF THE WORK.

1. ALL EMERGENCY AND EXIT LIGHTS ARE WIRED AHEAD OF SWITCHING.
2. FOR EXACT LOCATION OF LIGHTING FIXTURES REFER TO ARCHITECTURAL DRAWINGS
3. FOR LIGHT FIXTURE SCHEDULE REFER TO ARCHITECTURAL SHEETS.
4. ALL LIGHTS IN THE STAIRWELLS SHALL HAVE A BATTERY BACK-UP AS WELL AS A CONNECTION TO THE EMERGENCY CIRCUITS.
5. ALL LIGHT FIXTURES SHALL BE LED TYPE U O N.
6. ALL LIGHT FIXTURES LOCATED IN EXTERIORS SHALL BE LISTED FOR DAMPWET LOCATIONS. FIXTURES LOCATED IN SHOWER/BATHTUB AREAS SHALL BE LISTED FOR WET LOCATIONS.

1. OFFICES, BATHROOMS, AND TENANTS SPACES SHALL BE CONTROLLED BY OCCUPANCY SENSORS.
2. CORRIDORS AND STAIRS WILL BE UNSWITCHED TO OPERATE 24 HRS
3. "N" NEXT TO LIGHT FIXTURES INDICATES THAT FIXTURE WILL BE UNSWITCHED TO OPERATE 24 HRS.
4. ALL POWER PAKS FOR LIGHTING CONTROLS MUST BE INSTALLED IN ACCESSIBLE SPACE.
5. OCCUPANCY SENSORS TO BE SET AT 30 MINUTES TO TURN OFF LIGHTING FIXTURES OF THE SPACE UPON VACANCY.
6. EXIT SIGNS AND EMERGENCY BATTERY PAKS SHALL BE CONNECTED AHEAD OF ANY SWITCH OR POWER PAK AND FED BY THE CIRCUIT SERVING THE AREA WHERE IT IS INSTALLED.
7. NO MULTIWIRE ALLOWED. EACH LIGHTING CIRCUIT SHALL BE PROVIDED WITH SEPARATE NEUTRAL, (GROUNDED) CONDUCTOR.
8. EGRESS ILLUMINATION COMPLIES WITH FBC 1008
9. INTERFACE ALL AUTOMATIC LIGHTING SYSTEMS WITH FIRE ALARM SYSTEM TO AUTOMATICALLY TURNS LIGHTS ON UPON ACTIVATION OF THE FIRE ALARM.

1. NO ELECTRICAL EQUIPMENT OR ELECTRICAL OUTLETS SHALL BE LOCATED BELOW DESIGN FLOOD ELEVATION (BASE FLOOD ELEVATION + 1 FT).

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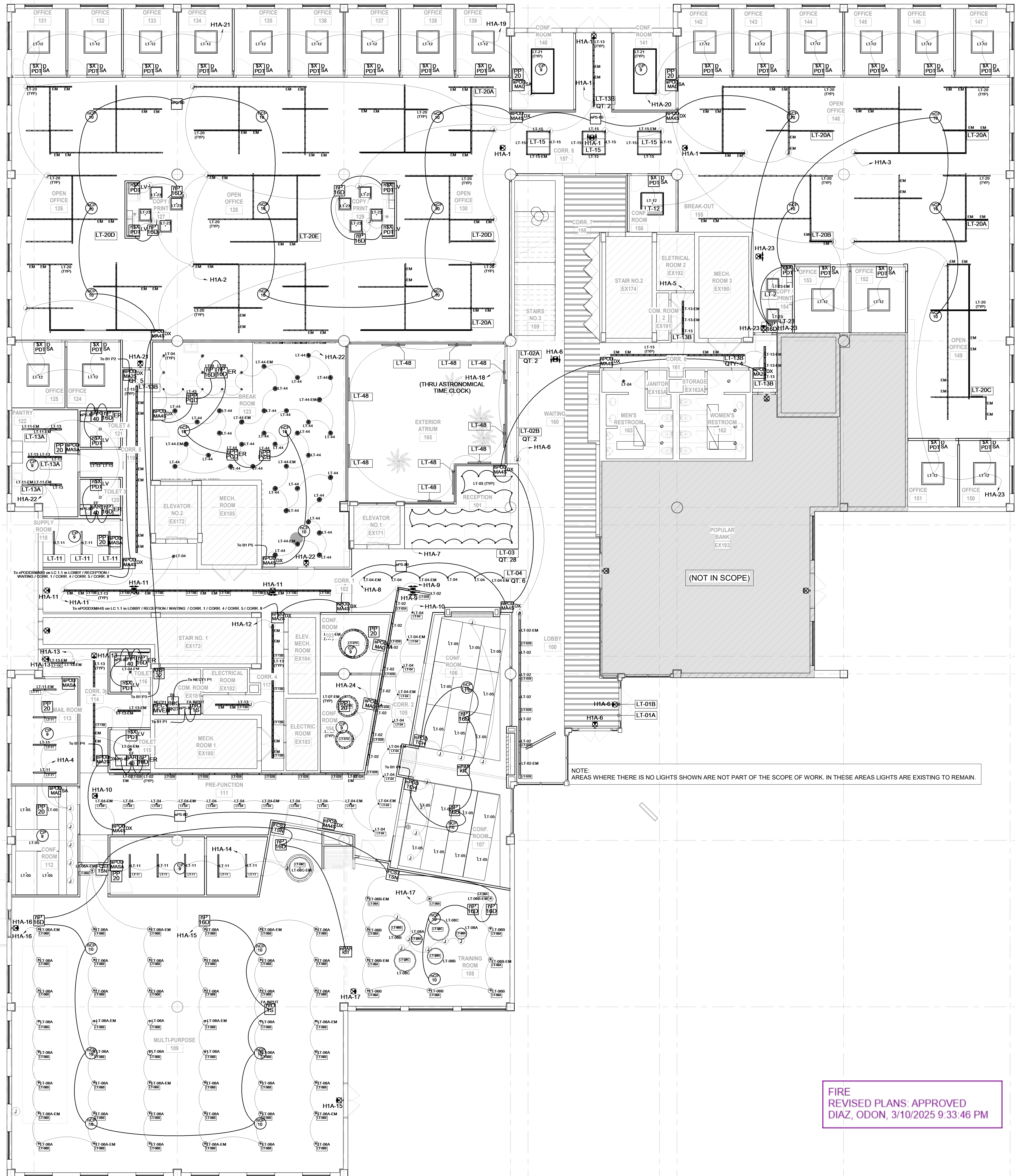
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4	Set A - 1st FL Rev. 4 - B.D.C	04/10/2024
7	MEP COORDINATION	09/26/2024
9	MDFD COMMENTS	02/18/2025

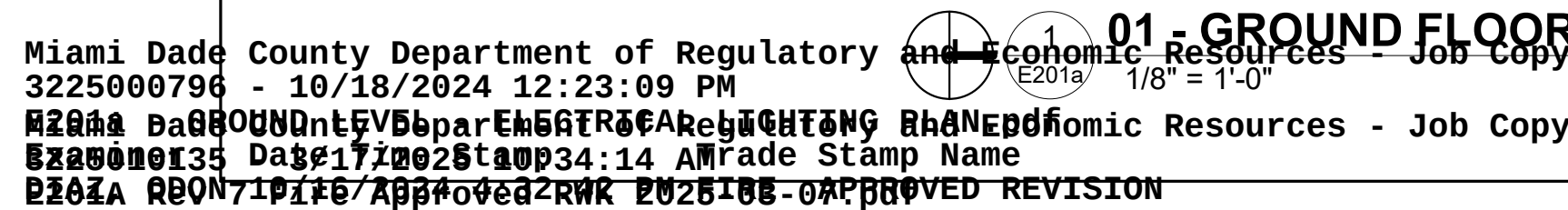
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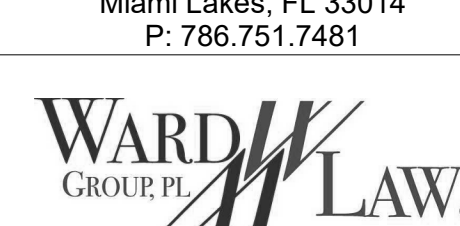
GROUND LEVEL -
ELECTRICAL LIGHTING PLAN -
OVERALLProject No: 02350
Date: 09-28-2022
Scale: As indicated
Format: 30" x 42"
Drawn: Author
Checked: Checker

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E201a





		
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No.	DESCRIPTION	DATE:
3	Set A - 1st Fl. - B.D.C.	03/01/2024
4	Set A - 1st Fl. Rev. 4 - B.D.C	04/10/2024
RFI-30	RFI-30 ELECTRICAL	06/28/2024
7	MEP COORDINATION	09/26/2024
TITLE: GROUND LEVEL - ELECTRICAL LIGHTING PLAN - OVERALL		
Project No: 02350		
Date: 09-28-2022		
Scale: As indicated		
Format: 30" x 42"		
Drawn: Author		
Checked: Checker		
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Eric A Shea

ATF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
BKR	BREAKER
C, COND.	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CIRCUIT
DISC.	DISCONNECT
EC	EMPTY CONDUIT
EVSE	ELECTRICAL VEHICLE SUPPLY EQUIPMENT
G, GND.	GROUND
GF	GROUND FAULT INTERRUPTER
HP	HORSE POWER
I	ISOLATED GROUND
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MTD.	MOUNTED
PH.	PHASE
PB	PULL BOX
PNL	PANEL
PWR	POWER
SP	SURGE PROTECTOR
SW.	SWITCH
TEL.	TELEPHONE
TV.	TELEVISION
UON.	UNLESS OTHERWISE NOTED
V.	VOLTAGE
W.	WIRE
W.	WITH
WP.	WEATHER PROOF
XFMR	TRANSFORMER

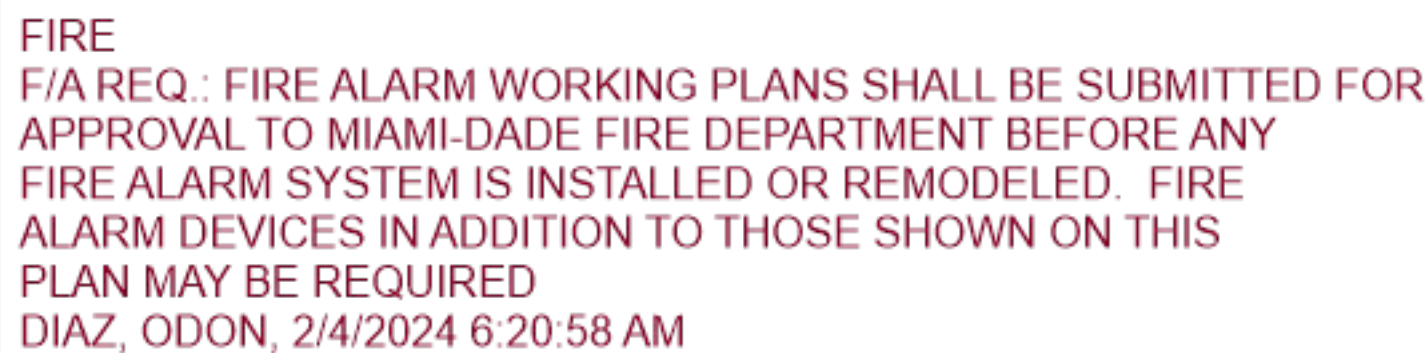
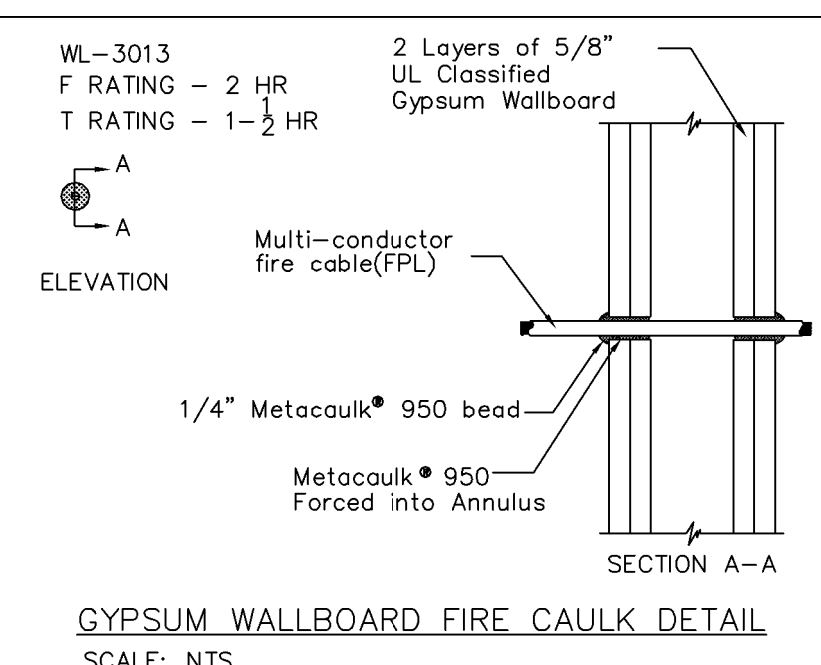
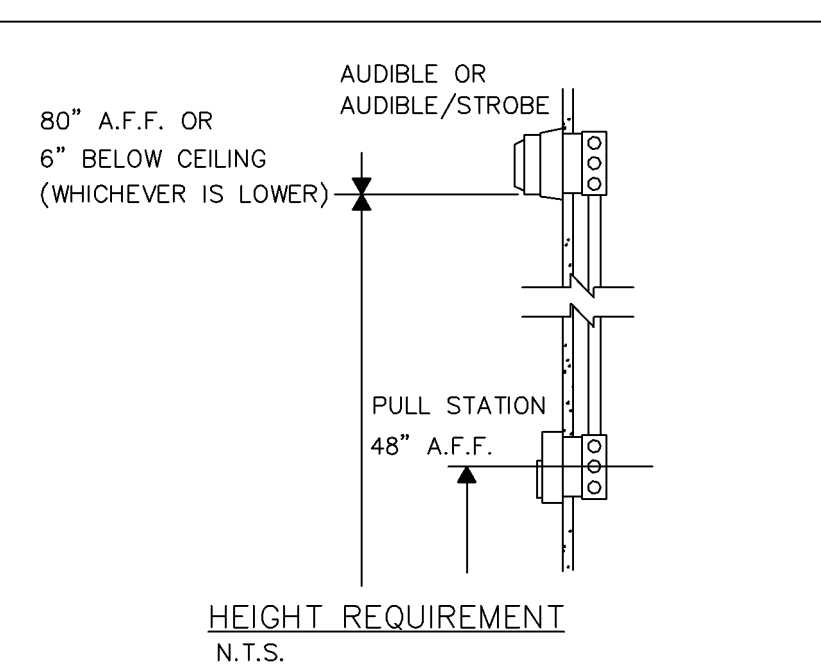
	ADDRESSABLE SMOKE DETECTOR CEILING MOUNTED.
	ELEVATOR RECALL ADDRESSABLE SMOKE DETECTOR CEILING MOUNTED.
D FL	ADDRESSABLE SMOKE DETECTOR UNDER RAISED FLOOR.
D —	SMOKE DETECTOR DUCT MOUNTED.
H	ADDRESSABLE CEILING MOUNTED HEAT DETECTOR.
F	MANUAL FIRE ALARM PULL STATION. 48" ABOVE FINISHED FLOOR.
	FIRE ALARM SPEAKER AND FLASHING STROBE LIGHT 6' 8" ABOVE FINISHED FLOOR.
	FIRE ALARM FLASHING STROBE LIGHT 6' 8" ABOVE FINISHED FLOOR.
DH	MAGNETIC DOOR HOLDER.
TS	VALVE SUPERVISORY SWITCH. (TAMPER SWITCH)
F S	WATER FLOW SWITCH
PI V	POST INDICATOR VALVE
FAA	FIRE ALARM REMOTE ANNUNCIATOR PANEL.
ACP	FIRE ALARM CONTROL PANEL
FAIC	FIRE ALARM TERMINAL CABINET
M	FIRE ALARM ADDRESSABLE CONTROL OR MONITORING MODULE
	FIRE ALARM SPEAKER-CEILING MOUNTED
SE	GAS SOLENOID VALVE
E W	ELEVATOR WARNING LIGHT PANEL.
T	FIRE SERVICE OR EMERGENCY TELEPHONE STATION

1. IT IS THE INTEND OF THE DOCUMENTS TO SERVE AS A GUIDE FOR THE FIRE ALARM SYSTEM REQUIREMENTS. CONTRACTOR SHALL PROVIDE A TURN-KEY, ALL INCLUDED PROPOSAL AND FULL SET OF SHOP DRAWINGS FOR THE FIRE ALARM SYSTEM.
2. FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER (DELEGATED ENGINEER FOR FIRE ALARM SYSTEM), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL BEFORE SUBMITTING TO THE FIRE DEPARTMENT FOR PERMIT APPROVAL.
3. COORDINATE FIRE ALARM SHOP DRAWINGS WITH ARCHITECTURAL, LIFE SAFETY, MECHANICAL AND FIRE PROTECTION PLANS.
4. PROVIDE REQUIRED SYSTEM TEST, CERTIFICATION AND PROGRAMMING.

FIRE ALARM RISER AND FLOOR PLANS CONTAIN ALL THE MINIMUM REQUIRED INFORMATION FOR THE DELEGATED ENGINEER TO PROVIDE A COMPLETE FIRE ALARM SYSTEM SHOP DRAWINGS AS INDICATED IN 61G15-33.066 AND 61G15-32.008.

- FLORIDA FIRE PREVENTION CODE FFPC 8TH EDITION
- FLORIDA BUILDING CODE (FBC) 8TH EDITION
- NFPA-1
- NFPA-101-LIFE SAFETY CODE
- NFPA-72- NATIONAL FIRE ALARM CODE
- NFPA-70- 2020 EDITION, NATIONAL ELECTRICAL CODE

- 1-REFER TO MECHANICAL DRAWINGS FOR LOCATION OF DUCT DETECTORS AND FIRE SMOKE DAMPERS.
- 2-REFER TO LIFE SAFETY DRAWINGS FOR LOCATION OF FIRE DOORS AND OTHER LIFE SAFETY FEATURES REQUIRED FOR THE BUILDING.
- 3-REFER TO LOW VOLTAGE DRAWINGS FOR ACCESS CONTROL AND AUDIOVISUAL INTERFACE.
- 4- THE PROPOSED BUILDING DESIGN SHALL PROVIDE 99% FLOOR AREA SMOKE DETECTOR COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 (2010) 24.5.2.1 AND 90% FLOOR AREA SMOKE DETECTOR COVERAGE IN GENERAL BUILDING AREAS AS DESCRIBED IN NFPA 72 (2010) 24.5.2.2 "OR" A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (FIFTH EDITION) NFPA 1, 11.10.



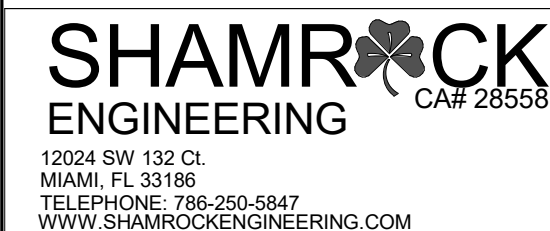
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BEST OF MY KNOWLEDGE AND BELIEF, THESE
PLANS AND SPECIFICATIONS COMPLY WITH
APPLICABLE BUILDING CODES.*

No.:	DESCRIPTION	DATE:
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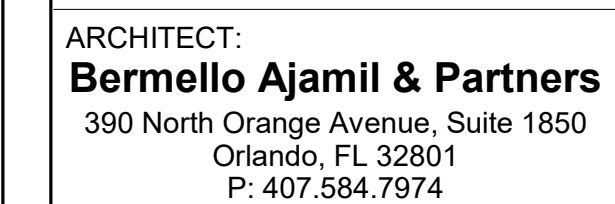
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TITLE:
FIRE ALARM LEGEND
AND GENERAL
NOTES

Project No:	02350
Date:	09-28-2022
Scale:	1/4" = 1'-0"
Format:	30" x 42"
Drawn:	Author
Checked:	Checker

SHEET:

FA000a



OWNER:
THE WARD LAW GROUP
6625 Miami Lakes Dr Suite 100
Miami Lakes, FL 33014
P: 786.751.7481



PHASE:

PERMIT SET

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ERIC A. SHEA, P.E. (#064056)
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 BEST OF MY KNOWLEDGE AND BELIEF, THESE
 PLANS AND SPECIFICATIONS COMPLY WITH
 APPLICABLE BUILDING CODES.*

REVISIONS:

No.:	DESCRIPTION	DATE:
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TITLE:

GROUND LEVEL -
FIRE ALARM PLAN -
OVERALL

Project No:	02350
Date:	09-28-2022
Scale:	1/8" = 1'-0"
Format:	30" x 42"
Drawn:	Author
Checked:	Checker

SHEET:

FA101a



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
DIAZ, ODON, 2/4/2024 6:20:38 AM

01 - GROUND FLOOR - FIRE ALARM PLAN - OVERALL

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
32240807945 - 5/8/2024 11:45:07 AM

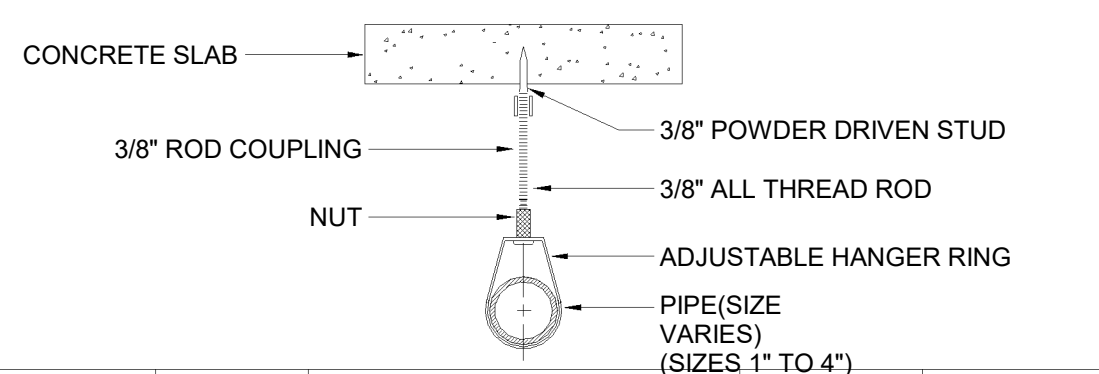
PA6A1ADP6 Miami Dade County Department of Regulatory and Economic Resources - Job Copy
DAS61770E2BTPSP3:14Tand Stamp Name
PA6A1A0D0N1T64F8P2R6P6B6H6LWAK B028F08C0700dy.

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FIRE PROTECTION GENERAL NOTES:

- A FULL COVERAGE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT NFPA13 & 20; FLORIDA BUILDING CODE & UNDERWRITERS INSURANCE COMPANY.
- ALL SPRINKLER SYSTEM EQUIPMENT AND DEVICES SHALL BE LISTED BY FM & UL FOR SERVICE INTENDED. FOR SPRINKLER HEADS CHARACTERISTICS REFER TO FIRE SPRINKLER SCHEDULE THIS SHEET.
- CONTRACTOR TO OBTAIN APPROVAL FROM OWNER REP. FOR SPRINKLER HEAD STYLE TO BE INSTALLED IN COVERED AREAS PRIOR TO INSTALLATION. SEE SCHEDULE.
- ARRANGEMENT AND LOCATION OF SPRINKLER HEAD & EQUIPMENT SHALL BE AS INDICATED ON DRAWINGS AND SUBJECT TO CONTRACTOR SUBMITTALS.
- DETAILED DRAWINGS OF PROPOSED DEPARTURES DUE TO ACTUAL FIELD CONDITIONS OR OTHER CAUSES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL. SHOP DRAWING SHALL BE SINGED AND SEALED BY A FLORIDA REGISTER ENGINEER.
- PIPING: INTERIOR ABOVE GROUND SHALL BE ASTM A 53-73 OR A-106 STANDARD WEIGHT, SCHEDULE 10 BLACK STEEL PIPE WITH ROLLED MECHANICAL COUPLINGS OR XL BLACK STEEL PIPE AS PER NFPA 13 AND UL LISTED & FM APPROVED FOR FIRE SPRINKLER SERVICE. UNDERGROUND PIPING SHALL BE DUCTILE IRON TO MEET AWWAC-900 STANDARDS OR PVC PRESSURE PIPES CLASS 150DR-18 AS MFG. BY J-M BLUE BRUTE. CONFIRM WITH CIVIL ENGINEER'S SPECIFICATIONS. EXTERIOR ABOVE GROUND PIPING SHALL BE GALVANIZED STEEL (INCLUDING PARKING GARAGE AREAS).
- MAXIMUM DISTANCE BETWEEN HANGERS SHALL BE AS PER NFPA-13 TABLE B-2.2.
- FIRE SPRINKLER SYSTEM TO BE HYDROSTATIC ALLY TESTED AS PER NFPA AND LOCAL REQUIREMENTS.
- BEFORE COMMENCING ANY WORK CONTRACTOR SHALL COORDINATE EXACT LOCATION AND POINT OF CONNECTION TO STREET WATER MAIN. REFER TO CIVIL DRAWINGS AND OBTAIN APPROVAL FROM FIRE MARSHALL OFFICE AND LOCAL AUTHORITIES HAVING JURISDICTION.
- BACK FLOW PREVENTOR TO THE BUILDING SHALL BE EXECUTED BY A FLORIDA STATE FIRE SPRINKLER INSTALLATION INCLUDING UNDERGROUND SUPPLY PIPING FROM CERTIFIED FIRE PROTECTION CONTRACTOR.
- PROVIDE SPARE SPRINKLER HEADS IN BOX AS PER NFPA-13 PARAGRAPH (3-2.9) IN ACCESSIBLE LOCATION IN MAINTENANCE OFFICE.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO A/E OFFICES FOR APPROVAL.
- PROVIDE SPRINKLERS ABOVE AND BELOW EXPOSED DUCTWORK 4 FEET OR WIDER.
- CONTRACTOR IS RESPONSABLE TO SUBMIT AT TIME OF PERMIT APPLICATION SIGN & SEALED SHOP DRAWINGS OF THE FIRE SPRINKLER SYSTEM, HYDRAULIC CALCULATIONS AND MANUFACTURER CATALOG CUT SHEETS OF ALL COMPONENTS.
- THE FIRE PROTECTION CONTRACTOR SHALL CONSULT THE STRUCTURAL ENGINEER PRIOR TO USING POWDER DRIVEN STUDS OR PIERCING STEEL BEAMS OR COLUMNS.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES INSPECTIONS AND TESTS.
- ALL PIPING SHALL BE COATED TO PREVENT MICROBIOLOGICALLY INFLUENCED CORROSION (MIC).
- WITHIN DWELLING UNITS, ALL CLOSETS IN EXCESS OF 12 SQUARE FEET SHALL BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM. ALL CLOSETS WITH EQUIPMENT SUCH AS WASHER, DRYER, FURNACE OR WATER HEATERS SHALL BE PROTECTED REGARDLESS OF SIZE.
- SPRINKLER SHALL NOT BE REQUIRED IN BATHROOMS THAT ARE LOCATED WITHIN DWELLING UNITS, THAT DO NOT EXCEED 55 FT² NFPA 13.
- ALL EXPOSED FIRE SPRINKLER PIPING SHALL BE PAINTED RED WITH MINIMUM 2 COATS OF RUST INHIBITIVE PAINT. FINISH COLOR SHALL BE RED, COORDINATE WITH ARCHITECT.
- ALL HANGERS AND SUPPORTS LOCATED IN EXPOSED/EXTERIOR (INCLUDING PARKING GARAGE) AREAS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL COORDINATE EXACT ROUTING OF PIPING IN FIELD AND WITH ALL OTHER TRADES PRIOR TO FABRICATION OR INSTALLATION.

TYPICAL HANGER DETAIL



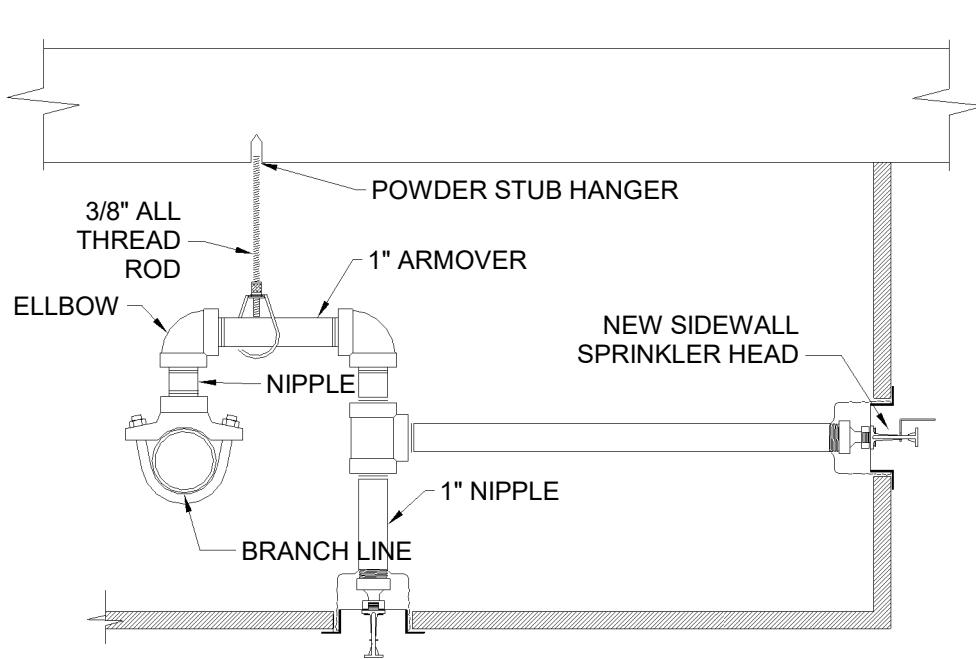
PIPE SIZE	ROD SIZE	TYPE OF FASTENER	MIN. 'C' DIM	MAX. 'C' DIM
1"	3/8"	1 3/4" x 1 1/2" DROP-IN ANCHOR	3/4"	1- 3/4"
1 1/4"			1 1/8"	1- 3/4"
1 1/2"			1 1/8"	2"
2"			2- 3/8"	2- 3/4"
2 1/2"			1- 3/4"	2- 3/4"
3"			1- 3/4"	3- 1/4"
3 1/2"	1/2"	1 3/4" x 3 1/4" DRP-IN ANC.	1- 3/4"	3- 5/8"
4"			2"	3- 5/8"
6"			3- 5/8"	5- 1/2"

MAXIMUM DISTANCE BETWEEN HANGER

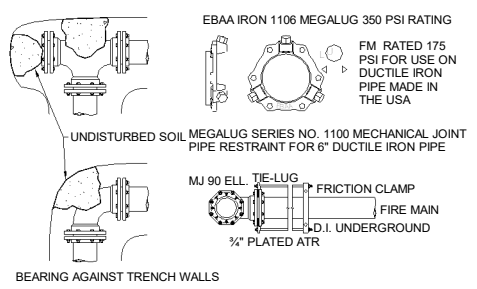
SIZE NOMINAL PIPE (INCHES)	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	5"	6"	8"
STEEL PIPE(EXCEPT) THREAD LIGHTWALL	N/A	12'-0"	12'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
STEEL PIPE THREAD LIGHTWALL	N/A	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	N/A	N/A	N/A	N/A	N/A	N/A
CPVC PIPE	5'-0"	6'-0"	6'-0"	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"	N/A	N/A	N/A	N/A

FLORIDA ADMINISTRATIVE CODE CHAPTER 61G15-32

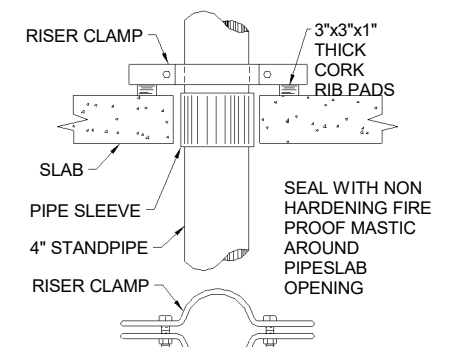
- THE FIRE PROTECTION SYSTEM SCOPE OF WORK SHALL INCLUDE THE PREPARATION OF THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS (WORKING PLANS), PROVIDE ALL EQUIPMENT, MATERIALS, COMPONENTS, ASSEMBLIES AND SUPPORT SYSTEMS REQUIRED, AS DESCRIBED, IN NFPA 13.
- THE FIRE PROTECTION CONTRACTOR SHALL CONDUCT A HYDRANT FLOW TEST AND PERFORM HYDRAULIC CALCULATIONS FOR PREPARATION OF THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS (WORKING PLANS). THE FIRE PROTECTION DESIGN CALCULATIONS, INSTALLATION AND THE ACCEPTANCE TESTING OF THE FIRE PROTECTION SYSTEM SHALL BE IN ACCORDANCE WITH THE CURRENT NFPA 13, NFPA 24, THE FLORIDA BUILDING CODE, AND THE FLORIDA FIRE PREVENTION CODE, AND ALL LOCAL CODES REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- AREA OCCUPANCIES AND HAZARD CLASSIFICATIONS ARE LISTED IN THE DESIGN CRITERIA NOTE LOCATED ON THE CONTRACT DOCUMENTS.
- THE STRUCTURAL SUPPORTS AND OPENINGS FOR THE FIRE PROTECTION SYSTEM HAVE BEEN COORDINATED WITH THE STRUCTURAL ENGINEER.
- ALL SYSTEM CONTROL VALVES SHALL BE PROVIDED WITH TAMPER SWITCHES AND INTERFACE WITH THE FACP ON THE SUPERVISORY CIRCUIT. ALL FLOW SWITCHES SHALL INTERFACE WITH THE FACP ON THE ALARM CIRCUIT.
- THE FIRE PROTECTION CONTRACTOR SHALL PREPARE AND PROVIDE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS WITH HYDRAULIC CALCULATIONS. FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS WITH HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AND THE LOCAL A/H FOR ACCEPTANCE PRIOR TO PERMITTING.
- ALL FIRE PROTECTION EQUIPMENT AND COMPONENTS SHALL BE LISTED AND TESTED FOR FIRE PROTECTION USE. ALL FIRE PROTECTION EQUIPMENT AND COMPONENTS SHALL BE THE U.L. LISTED AND FM APPROVED.
- THE WATER SUPPLY FOR THE FIRE PROTECTION SYSTEM HAS NOT SHOWN ANY EVIDENCE OF MICROBIAL INDUCED CORROSION (MIC). THE FIRE PROTECTION CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY EVIDENCE OF MIC AND PROVIDE NECESSARY WATER TREATMENT AS NEED TO REDUCE OR ELIMINATE MIC
- FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS: LAYOUT DRAWINGS, HYDRAULIC CALCULATIONS, CATALOG INFORMATION ON STANDARD PRODUCTS, AND OTHER CONSTRUCTION DATA PREPARED BY THE LICENSED CONTRACTOR THAT PROVIDES DETAIL ON THE LOCATION OF RISERS, GROSS MAINS, BRANCH LINES, SPRINKLER HEADS, SIZING OF PIPE, HANGER LOCATIONS, AND HYDRAULIC CALCULATIONS AND ALSO SERVES AS A GUIDE FOR FABRICATION AND INSTALLATION OF A FIRE PROTECTION SYSTEM. FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS ARE BASED UPON ENGINEERING DIRECTION PROVIDED IN THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS AND REQUIRE NO ADDITIONAL ENGINEERING INPUT.



SPRINKLER HEAD TYPICAL DETAIL



TYPICAL THRUST BLOCK DETAIL



TYPICAL VERTICAL STANDPIPE SUPPORT DETAIL

FIRE SPRINKLER HEAD SCHEDULE

SYMBOL	DESCRIPTION	SIZE	"K"	TEMP	FINISH	MFG.-MODEL	REMARK
●	PENDANT SPRINKLER HEAD	1/2"	4.9	155°F	WHITE	LF-II PENDENT(TYCO)	DROP CEILING AREAS SEMI-RECESSED RESIDENTIAL
◊	SIDEWALLSPRINKLER HEAD	1/2"	5.8	286°F	WHITE	VIKING VK-460	INSTALLED AT ELEVATORS PIT
◎	UPRIGHT SPRINKLER HEAD	1/2"	5.6	155°F	BRONZE	TY-FRB UPRIGHT(TYCO)	PARKING AREAS, WITHOUT DROP CEILING QUICK RESPONSE
◄	SIDEWALLSPRINKLER HEAD	1/2"	5.6	155°F	BRONZE	TY-FRB SIDEWALL(TYCO)	AREAS WITHOUT DROP CEILING QUICK RESPONSE
◄	SIDEWALLSPRINKLER HEAD	1/2"	5.6	155°F	WHITE	TY-FRB SIDEWALL(TYCO)	AREAS WITHOUT DROP CEILING RESIDENTIAL SPRINKLER HEAD
◄	CONCEALED SPRINKLER HEAD	1/2"	5.6	155°F	WHITE	TY-FRB PENDENT(TYCO)	SEMI-RECESSED OFFICES, COMMON AREAS, ETC.(OR)

NOTES:

- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER REP. CONCERNING SPRINKLER HEAD STYLE, COLOR & FINISH BEFORE COMMENCING ANY WORK.

UL Classified
Underwriters Laboratories, Inc.
UL 1479 and CANULC S115

System No. W-J-1068

ANSI/UL1479 (ASTM E814)	CANULC S115
F Rating — 4 Hr	FT Rating — 4 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 4 Hr
	FTH Rating — 0 Hr

SECTION A-A

1. Wall Assembly — Min 7-1/2 in. (191 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete. Wall may also be constructed of any UL Classified Concrete Block*. Max diam of opening is 8 in. (203 mm). See Concrete Blocks (CA-7) category in the Fire Resistance Directory for names of manufacturers.

2. Steel Sleeve — Nom 8 in. (203 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe sleeve friction fit in nom 8 in. (203 mm) diam circular opening core drilled through wall. Length of steel sleeve to be equal to thickness of wall.

3. Through-Penetrant — One metallic pipe or tubing installed either concentrically or eccentrically within the freestop system. The annular space between pipe or tubing and the steel sleeve shall be min of 1/2 in. (13 mm) to max 1-1/4 in. (32 mm). Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:

- A. Steel Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
- B. Steel Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
- C. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
- D. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

4. Fill Void or Cavity Material — Sealant — Min 1-1/2 in. (38 mm) thickness of fill material applied within the annulus, flush with both surfaces of the wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — FS-ONE Sealant or FS-ONE-MAX Intumescent Sealant

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

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 22, 2015

UL Classified
Underwriters Laboratories, Inc.
UL 1479 and CANULC S115

System No. W-L-1054

ANSI/UL1479 (ASTM E814)	CANULC S115
F Ratings — 1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating (Without Movement) at Ambient — Less Than 1 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Items 1 and 3)
L Rating (Without Movement) at 400°F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
M Rating (Movement) — See Table 1	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 5.1 L/m²
	L Rating at 204°C — Less Than 5.1 L/m²

SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U200 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. For M Rating, steel studs to be min 3-6/8 in. (92 mm) wide. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel and installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
- B. Gypsum Board — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U200 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 35-1/8 in. (893 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls. The F and FH Ratings of the freestop system are equal to the fire rating of the wall assembly. The M Rating is applicable only to 1 hr rated walls, respectively.

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 21, 2020

UL Classified
Underwriters Laboratories, Inc.
UL 1479

System No. W-L-5225

ANSI/UL1479 (ASTM E814)	CANULC S115
F Rating — 1 or 2 Hr (See Item 1)	FT Rating — 1 or 2 Hr (See Item 1)
T Rating — 0, 1, 1-1/2 or 2 Hr (See Item 3)	FT Rating — 0, 1, 1-1/2 or 2 Hr (See Item 3)
	FH Rating — 1 or 2 Hr (See Item 1)
	FTH Rating — 0, 1, 1-1/2 or 2 Hr (See Item 3)

SECTION A-A

System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Wall Assembly — The fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U200, U400, U400S or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. OC (406 mm). Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
- B. Gypsum Board — Thickness, type and number of layers as specified in the individual Wall and Partition Design. Max diam of opening is 8-1/2 in. (178 mm).

The hourly F, FH Ratings of the freestop system are equal to the hourly assembly rating of the wall assembly in which it is installed.

2. Through Penetrants — One nonmetallic pipe or conduit to be centered within the freestop system. Pipe to be rigidly supported on both sides of wall. The following types and sizes of pipes may be used:

- A. Polyvinyl Chloride (PVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
- B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 23, 2015

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 DIAZ, ODO, 2/4/2024 6:21:32 AM



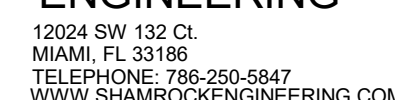
OWNER:
THE WARD LAW GROUP
6625 Miami Lakes Dr Suite 100
Miami Lakes, FL 33014
P: 786.751.7481



PHASE:

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ERIC A. SHEA, P.E. (# 064056)
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"IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

REVISIONS:

No.:	DESCRIPTION	DATE
------	-------------	------

TITLE:

GROUND LEVEL -
FIRE PROTECTION
PLAN - OVERALL

Project No:	02350
Date:	09-28-2022
Scale:	1/8" = 1'-0"
Format:	30" x 42"
Drawn:	Author
Checked:	Checker

SHEET:

FP101a



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
DIAZ, ODON, 2/4/2024 6:21:59 AM

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

3/17/2025 10:34:14 AM

Tracking #	Process #	Permit #
3225010135	M2025010135	2024045077

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2025010135	DERM CORE	A	FEBLES, NOEL	2/27/2025
M2025010135	FIRE	A	DIAZ, ODON	3/17/2025
M2025010135	IMPACT FEES	N	GUTIERREZ, BEVERLY	2/26/2025
M2025010135	UPFRONT FEES	A	WEB APPLICATION ID	2/25/2025
M2025010135	WASA	N	BERRIO, BRUNO C.	3/7/2025

Disclaimer.

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

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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved
APPROVED REVISION	FIRE	A	Approved Revision
Approved	FIRE	A	Approved
Reference Only.	FIRE	R	Reference only.
Void	FIRE	V	Void



ARCHITECT:
Bermello Ajamil & Partners

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P. 305.859.2050

MEP ENGINEER:
Shamrock Engineering

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P. 786.250.5847

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THE WARD LAW GROUP

6625 Miami Lakes Dr Suite 100
Miami Lakes, FL 33014
P. 786.751.7481

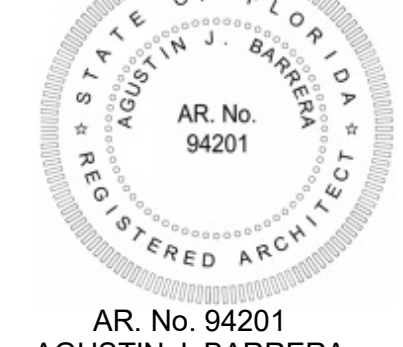


WARD LAW GROUP
7900 Miami Lakes Dr, Ground Floor
Miami Lakes, FL 33016

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SEAL:



AR No. 94201
AGUSTIN J. BARRERA

REVISIONS:

No.:	DESCRIPTION	DATE:
2	BLDG. DEPT. COMM.	01/24/2024
3	BLDG. DEPT. COMM.	03/01/2024
4	BLDG. DEPT. COMM.	04/10/2024

TITLE:

LIFE SAFETY PLAN

Project No: 02350
Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.
SHEET:

LS100a

LIFE SAFETY NOTES

- EXISTING LIFE SAFETY PLANS WERE PROVIDED TO THE ARCHITECT BY THE BUILDING OWNER. THE ARCHITECT TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.
- THE LIFE SAFETY PLANS ARE "DIAGRAMMATIC ONLY." THEIR PURPOSE IS SOLELY TO REPRESENT THE LIFE SAFETY COMPONENTS FOR THE PROJECT (AS INCLUDED IN THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT, ELECTRICAL ENGINEER, FIRE PROTECTION ENGINEER, ETC.). THE GENERAL CONTRACTOR SHALL USE THE CONSTRUCTION DOCUMENTS (NOT THE LIFE SAFETY PLANS) FOR THE IMPLEMENTATION OF THE REQUIRED LIFE SAFETY COMPONENTS INTO THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR ALL COMPONENTS OF THE LIFE SAFETY PLAN. ANY DISCREPANCIES SHOULD BE ADDRESSED W/ THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THAT THE REQUIRED VISIBILITY FOR EACH INDIVIDUALLY INSTALLED EXIT LIGHT IS NOT IN ANY WAY DIMINISHED DUE TO VISUAL INTERFERENCE CAUSED BY ANY OTHER OBSTRUCTION, LIGHT FIXTURE, DEVICE, SIGN, ETC. (THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT'S REFLECTED CEILING PLANS, THE ELECTRICAL DRAWINGS, THE GRAPHIC/S DRAWINGS, ETC.) ANY FIELD CONDITIONS IN CONFLICT SHOULD BE ADDRESSED W/ THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STENCILING EACH "WALL/PARTITION/BARRIER" CLASSIFICATION IN RED LETTERS ABOVE THE FINISH CEILING ON EACH SIDE OF ALL FIRE WALLS, RATED FIRE BARRIERS, RATED SMOKE BARRIERS, NON-RATED SMOKE PARTITIONS, ETC. AS REQUIRED.
- NOTE:**
BREAK ROOM 1123 OCCUPANT LOAD BASED ON TOTAL SEATING PROVIDED AND (2) OCCUPANTS BEHIND THE COUNTER.
BANQUET SEATING, TABLE AND CHAIRS: 16 OCCUPANTS
TABLES AND CHAIRS: 28 OCCUPANTS
COUNTERTOP SEATING: 02 OCCUPANTS
COUNTERTOP ATTENDANTS: 48 OCCUPANTS
TOTAL: 94 OCCUPANTS

LIFE SAFETY LEGEND:

- TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY)
250' MAX. TRAVEL DISTANCE TO EXIT AS PER FBC 2020 SECTION 1016.2 EXIT ACCESS (TRAVEL DISTANCE 200' - PARKING S2)
- DEAD END 50' MAX. (TYP) AS PER FBC 2020 SECTION 1018.4 DEAD ENDS (20' MAX. @ ASSEMBLY/BUSINESS USE)
- COMMON PATH 75' MAX. (TYP) AS PER FBC 2020 SECTION 1014.3 COMMON PATH. (100' MAX. @ BUSINESS USE)
- 2-HOUR WALL SEPARATION RATING
90 MIN RATED DOOR
- 1-HOUR WALL SEPARATION RATING
20 MIN RATED DOOR AT UNIT ENTRY
45 MIN RATED DOOR ALL OTHER LOCATIONS.
- SMOKE BARRIER 1HR FIRE RATED
- ILLUMINATED EXIT LIGHT (WALL MOUNTED)
(> DIRECTION OF TRAVEL)
"PROVIDE LOW LEVEL EXIT SIGNS NO HIGHER THAN 24" FROM THE GROUND AS REQUIRED BY CODE
- ILLUMINATED EXIT LIGHT (CEILING MOUNTED)
(> DIRECTION OF TRAVEL)
- ILLUMINATED EXIT LIGHT (CEILING MOUNTED)
(> DIRECTION OF TRAVEL)
- FIRE EXTINGUISHER - WALL MOUNTED - ABC TYPE 2A
FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- FIRE EXTINGUISHER - SEMI RECESSED CABINET - ABC TYPE 2A
FIRE EXTINGUISHER INSTALLED AT 48" A.F.F.
- FIRE VALVE CABINET
- FIRE DEPARTMENT VALVE IN STAIR
- FIRE ALARM PULL STATION
- FIRE ALARM VISUAL / AUDIBLE
- SMOKE DETECTOR - CEILING MOUNT
- SMOKE DOOR MECHANICAL HOLD OPEN
- MAGNETIC DOOR HOLDER

ROOM OCCUPANCY USE LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- BUSINESS USE - CONCENTRATED BUSINESS USE AREAS
- BUSINESS USE - COLLABORATION ROOMS/SPACES <450
- BUSINESS USE - COLLABORATION ROOMS/SPACES >450
- STANDING SPACE - UNCONCENTRATED (TABLES AND CHAIRS)
- EDUCATIONAL USE - CLASSROOMS
- NIC (NOT IN CONTRACT)

LIFE SAFETY 1ST LEVEL OCCUPANCY LOAD...

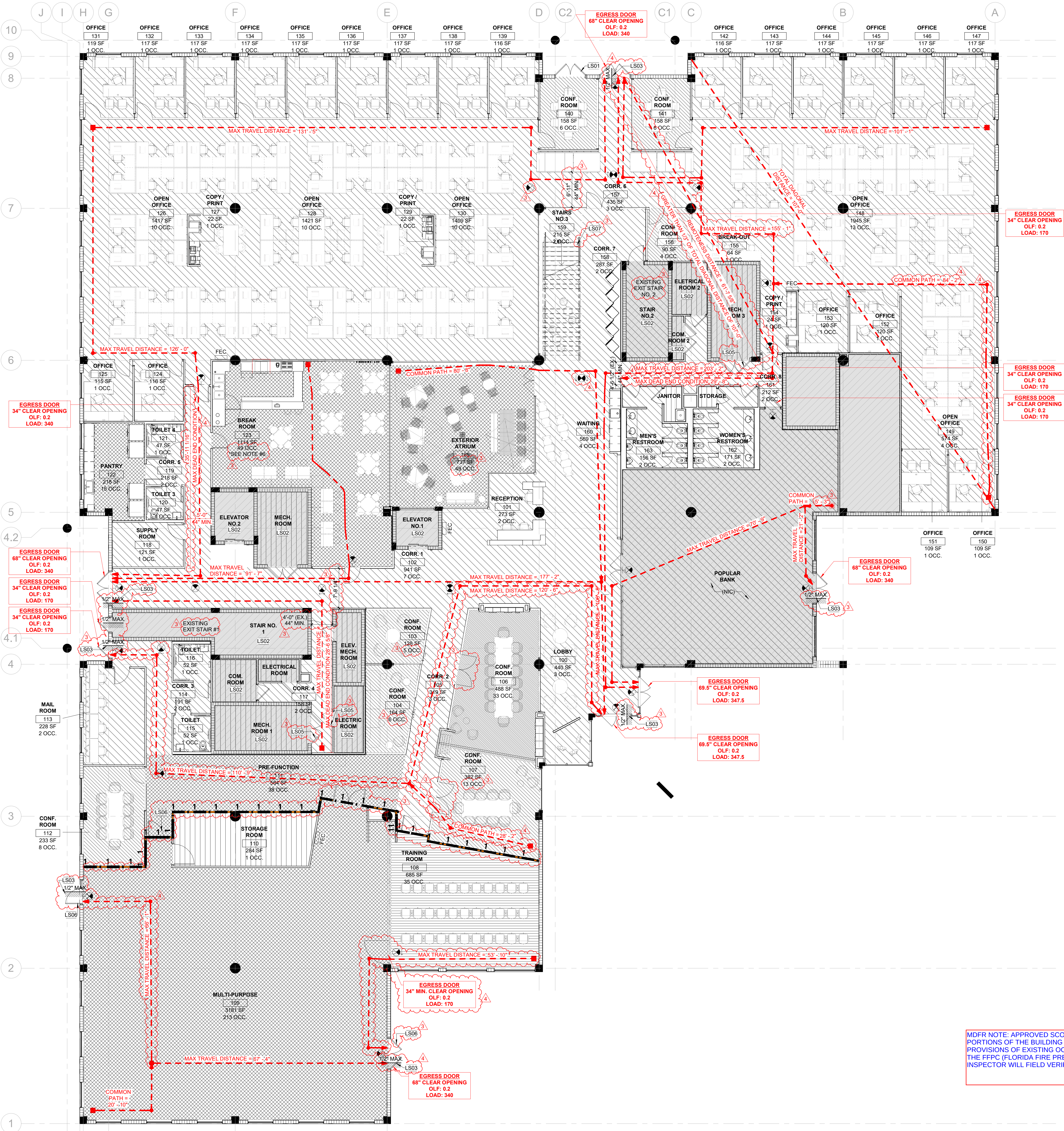
OCCUPANCY	AREA	SF PER PERSON	OCC. SF	OCCUPANT TYPE	LOAD
Accessory Storage areas, Mechanical Equipment Room	1132 SF	300 SF	Gross	12	
Business Use - Collaboration Rooms/Spaces >450	488 SF	15 SF	Net	33	
Business Use - Collaboration Rooms/Spaces <450	1314 SF	30 SF	Net	48	
Business Use - Concentrated Business Use	16233 SF	150 SF	Gross	130	
Educational Use - Classrooms	685 SF	20 SF	Net	35	
Standing Space - Unconcentrated (Tables and Chairs)	5814 SF	15 SF	Net	391	
Unoccupied Space	386 SF	0 SF	Gross	0	
Grand total: 81	26052 SF			649	

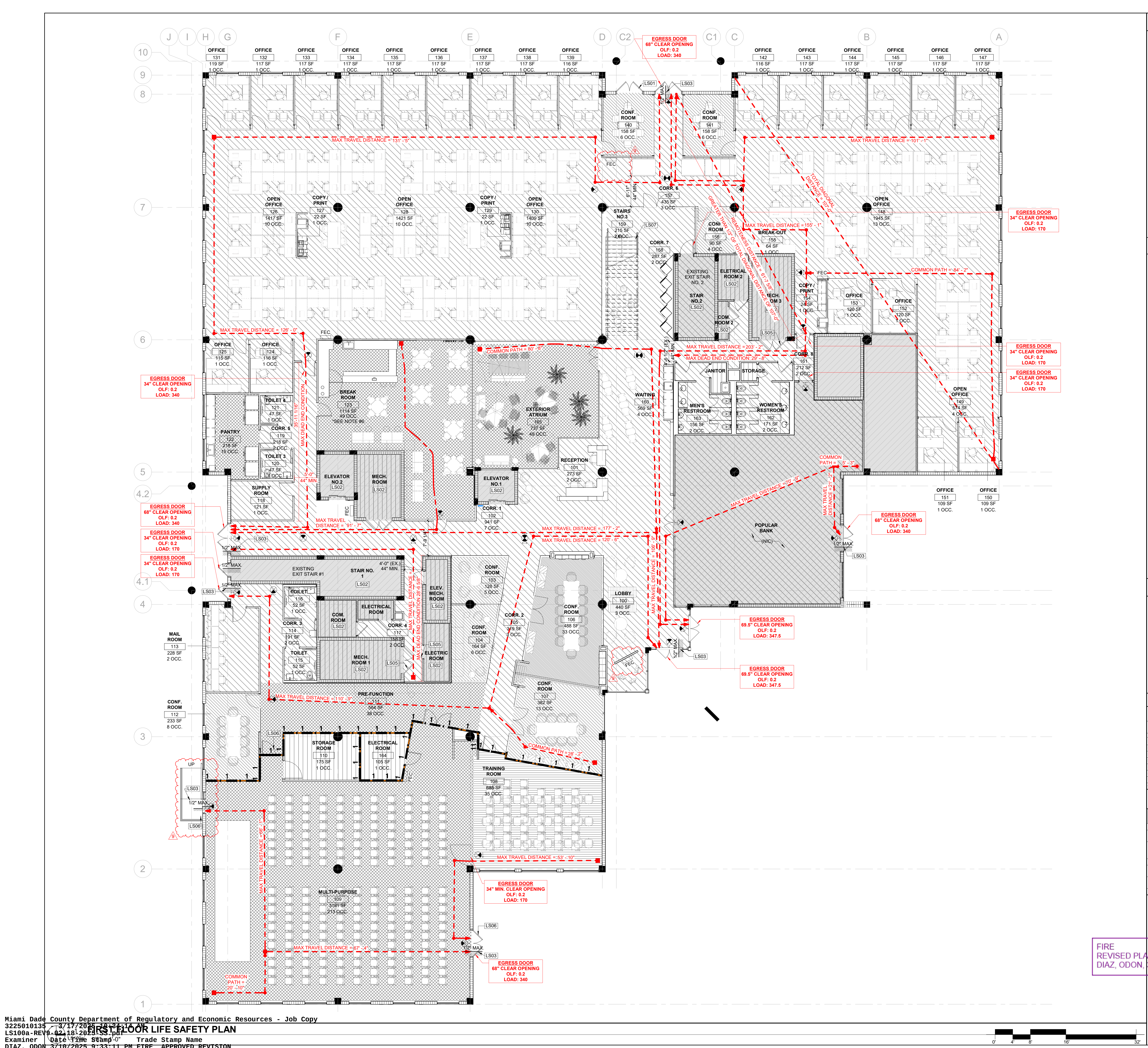
LIFE SAFETY KEYNOTES

- LS01 EXISTING EXTERIOR DOUBLE DOOR TO REMAIN AND TO BE LOCKED IN PLACE.
- LS02 EXISTING ROOM TO REMAIN AND FIRE RATING TO BE RETAINED. GC TO VIF EXISTING RATING OF ROOMS AND ENSURE THAT THEY ARE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- LS03 1/2" MAX. CHANGE IN ELEVATION.
- LS05 EXISTING DOOR TO RECEIVE A SELF-CLOSING DEVICE IF NOT ALREADY PRESENT. PER NFPA 101-2.1.4.3.2
- LS06 DOOR TO RECEIVE PANIC HARDWARE. SEE DOOR SCHEDULE ON SHEET A011a.
- LS07 VERTICAL OPENING TO COMPLY WITH FFPC 101, 38.3.1 AND FFPC 101, 8.6.9.

MDFR NOTE: APPROVED SCOPE OF WORK ONLY, EXISTING PORTIONS OF THE BUILDING SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES, AS SET FORTH IN THE FFPC (FLORIDA FIRE PREVENTION CODE). FIRE INSPECTOR WILL FIELD VERIFY

FIRE APPROVED PAGE
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- LIFE SAFETY NOTES**
- EXISTING LIFE SAFETY PLANS WERE PROVIDED TO THE ARCHITECT BY THE BUILDING OWNER. THE ARCHITECT TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.
 - THE LIFE SAFETY PLANS ARE "DIAGRAMMATIC ONLY." THEIR PURPOSE IS SOLELY TO REPRESENT THE LIFE SAFETY COMPONENTS FOR THE PROJECT (AS INCLUDED IN THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT, ELECTRICAL ENGINEER, FIRE PROTECTION ENGINEER, ETC.). THE GENERAL CONTRACTOR SHALL USE THE CONSTRUCTION DOCUMENTS (NOT THE LIFE SAFETY PLANS) FOR THE IMPLEMENTATION OF THE REQUIRED LIFE SAFETY COMPONENTS INTO THE PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL COMPONENTS OF THE LIFE SAFETY PLAN. ANY DISCREPANCIES SHOULD BE ADDRESSED W/ THE ARCHITECT IMMEDIATELY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THAT THE REQUIRED VISIBILITY FOR EACH INDIVIDUALLY INSTALLED EXIT LIGHT IS NOT IN ANY WAY DIMINISHED DUE TO VISUAL INTERFERENCE CAUSED BY ANY OTHER OBSTRUCTION, LIGHT FIXTURE, DEVICE, SIGN, ETC. (THE CONTRACTOR SHALL COORDINATE W/ THE ARCHITECT'S REFLECTED CEILING PLANS, THE ELECTRICAL DRAWINGS, THE GRAPHIC'S DRAWINGS, ETC.) ANY FIELD CONDITIONS IN CONFLICT SHOULD BE ADDRESSED W/ THE ARCHITECT IMMEDIATELY.
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TABLES AND CHAIRS: 28 OCCUPANTS
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TOTAL: 48 OCCUPANTS

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 - COMMON PATH 75' MAX. (TYP) AS PER FBC 2020 SECTION 1014.3 COMMON PATH. (100' MAX @ BUSINESS USE)
 - 2-HOUR WALL SEPARATION RATING
90 MIN RATED DOOR
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 - SMOKE BARRIER 1HR FIRE RATED
 - ILLUMINATED EXIT LIGHT (WALL MOUNTED)
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 - SMOKE DETECTOR - CEILING MOUNT
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 - MAGNETIC DOOR HOLDER

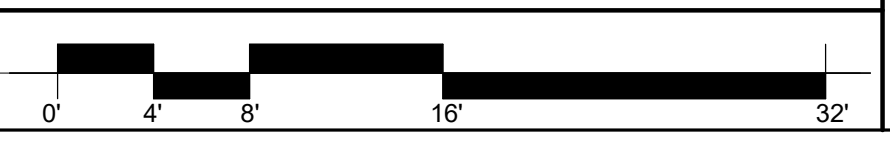
- ROOM OCCUPANCY USE LEGEND**
- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
 - BUSINESS USE - CONCENTRATED BUSINESS USE AREAS
 - BUSINESS USE - COLLABORATION ROOMS/SPACES <450
 - BUSINESS USE - COLLABORATION ROOMS/SPACES >450
 - STANDING SPACE - UNCONCENTRATED (TABLES AND CHAIRS)
 - EDUCATIONAL USE - CLASSROOMS
 - NIC (NOT IN CONTRACT)

LIFE SAFETY 1ST LEVEL OCCUPANCY LOAD...

OCCUPANCY	AREA	SF PER PERSON	OCC. TYPE	OCCUPANT LOAD
Accessory Storage areas, Mechanical Equipment Room	1128 SF	300 SF	Gross	13
Business Use - Collaboration Rooms/Spaces >450	488 SF	15 SF	Net	33
Business Use - Collaboration Rooms/Spaces <450	1314 SF	30 SF	Net	48
Business Use - Concentrated Business Use	16233 SF	150 SF	Gross	130
Educational Use - Classrooms	685 SF	20 SF	Net	35
Standing Space - Unconcentrated (Tables and Chairs)	5814 SF	15 SF	Net	391
Unoccupied Space	386 SF	0 SF	Gross	0
Grand total: 62	26047 SF			650

- LIFE SAFETY KEYNOTES**
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 - LS02 EXISTING ROOM TO REMAIN AND FIRE RATING TO BE RETAINED. GC TO VIF EXISTING RATING OF ROOMS AND ENSURE THAT THEY ARE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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 - LS06 DOOR TO RECEIVE PANIC HARDWARE. SEE DOOR SCHEDULE ON SHEET A011a.
 - LS07 VERTICAL OPENING TO COMPLY WITH FFPC 101.38.3.1 AND FFPC 101.8.6.9.

FIRE
REVISED PLANS APPROVED
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ARCHITECT:
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4711 South LeJeune Road
Coral Gables, FL 33146
P. 305.859.2050

MEP ENGINEER:
Shamrock Engineering
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Miami, FL 33186
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THE WARD LAW GROUP
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Miami Lakes, FL 33014
P. 786.751.7481

WARD LAW GROUP
7900 Miami Lakes Dr. Ground Floor
Miami Lakes, FL 33016

PHASE:

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SEAL:

2025 APR 03 09:00 AM
AGUSTIN J. BARRERA

REVISIONS:

No.:	DESCRIPTION	DATE:
2	BLDG. DEPT. COMM.	01/24/2024
3	BLDG. DEPT. COMM.	03/01/2024
4	BLDG. DEPT. COMM.	04/10/2024
6	MEP COORDINATION	06/04/2024
9	MDFD COMMENTS	02/18/2025

TITLE:

LIFE SAFETY PLAN

Project No: 02350
Date: 10/17/2023
Scale: As indicated
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.
SHEET:

LS100a

1. GENERAL PROJECT INFORMATION

PROJECT TEAM			
	OWNER	ARCHITECT	
COMPANY	WARD LAW GROUP	BERMELLO, AJAMIL & PARTNERS, INC.	
CONTACT	-	AGUSTIN BARRERA, RA	
TITLE	WARD LAW GROUP	PRINCIPAL IN CHARGE	
ADDRESS	7900 MIAMI LAKES DR. GROUND FLOOR MIAMI LAKES, FL 33016	4711 SOUTH LEJUNE ROAD CORAL GABLES, FL 33146	
PHONE	-	-	
AUTHORITY HAVING JURISDICTION			
	BUILDING	FIRE DEPT.	
JURISDICTION	TOWN OF MIAMI LAKES	MIAMI-DADE COUNTY	
ADDRESS	444 SW 2ND AVE, 4TH FLOOR MIAMI, FL 33130	444 SW 2ND AVE, 4TH FLOOR MIAMI, FL 33130	
PHONE	(305) 827-4015	(305) 460-5581	
APPLICABLE CODES			
	CODE	YEAR	AUTHORITY/JURISDICTION
BUILDING	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
ACCESSIBILITY	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE	2021 EDITION	BUILDING/FIRE OFFICIAL
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE	2023, 8TH EDITION	BUILDING/FIRE OFFICIAL
ENERGY	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
ELECTRICAL	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
MECHANICAL	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
PLUMBING	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
GAS	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
ZONING	FLORIDA BUILDING CODE	2023, 8TH EDITION	BUILDING OFFICIAL
MAJOR NFPA STANDARDS	NFPA 1 - FIRE CODE (2021 EDITION) NFPA 10 - STANDARD ON PORTABLE FIRE EXTINGUISHERS (2018 EDITION) NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2016 EDITION) NFPA 14 - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (2015 EDITION) NFPA 20 - STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION (2018 EDITION) NFPA 70 - NATIONAL ELECTRICAL CODE (2020 EDITION) NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (2019 EDITION) CHAPTER 90A-90 OF THE 2020 FLORIDA FIRE PREVENTION CODE		
NOTE: THE FACILITY DESIGN IS BASED ON THE CODE AT THE TIME OF PERMIT SUBMISSION.			
LEGAL DESCRIPTION			
ADDRESS	7900 MIAMI LAKES DRIVE, GROUND FLOOR MIAMI LAKES FL, 33016		
LEGAL DESCRIPTION	FLORIDA MIAMI LAKES BUSINESS PARK SEC 1 PB 126-54 TR A LESS BEG 97.52FT N OF SW COR OF TR A TH N228.93 FT NLY ELY AD 38.33FT TH E315.97FT S 21 DEG W 28.98FT S231.32FT W305.60FT N4.10FT W25FT TO POB LOT SIZE 132379 SQFT ML OR 1240-443 0285 1 FAU 30-2022-009-0010DING CODE		

2. OCCUPANCY CLASSIFICATIONS

	BUILDING CODE	NFPA/FFPC 2021
OCCUPANCY CLASSIFICATION	GROUP B - BUSINESS GROUP A - ASSEMBLY	OFFICES MULTI-PURPOSE ROOM
CODE REF. SECTION	FLORIDA BUILDING CODE CHAPTER 3, SECTION 303 &	FLORIDA FIRE PREVENTION CODE CHAPTER 3.0, CHAPTER 11.7.3.1.2
NOTE: THIS BUILDING WILL HAVE SEPARATED OCCUPANCIES AS PER FBC 101.6.1.14.4 SEPARATED OCCUPANCIES. IT WILL BE PRIMARILY B-BUSINESS OCCUPANCY CLASSIFICATION WITH ACCESSORY STORAGE, MEETING AND BREAK ROOMS. WITH A SEPARATED MULTI-PURPOSE ROOM AS A-ASSEMBLY		

3. CONSTRUCTION TYPE, AREA AND HEIGHT

BUSINESS BUILDING		
	BUILDING CODE	FFPC
CONSTRUCTION TYPE	EXISTING II A	EXISTING
CODE REF.	-	-
SECTION	-	-
ALLOWED AREA	-	-
STORIES	-	-
AREA INCREASE	-	-
SECTION REF.	-	-
ALLOWED HEIGHT	-	-
SECTION REF.	-	-

- NOTES:
1. BUILDING AREA IS FULLY SPRINKLERED.
2. PRIMARY OCCUPANCY IS B (BUSINESS).

4. FIRE PROTECTIVE SYSTEMS

ALL FACILITIES		
	BUILDING CODE 2020 7TH EDITION	FFPC
REQUIREMENTS	WHERE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTION 903.3.1.1.1. ANY BUILDING WHICH IS OF THREE STORIES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1 AS PROVIDED IN SECTION 903.6.1.	EACH AUTOMATIC SPRINKLER SYSTEM REQUIRED BY ANOTHER SECTION OF THIS CODE SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: (1) NFPA 13 OR (2) NFPA 13D.
CODE REFERENCE	FLORIDA BUILDING CODE	NFPA / FLORIDA FIRE REVENTION CODE
SECTION	SECTION 903.3.1.1., 903.6.1.	NFPA 5000, SECT. 9.7.1.1.
FIRE EXTINGUISHERS	FLORIDA BUILDING CODE	NFPA / FLORIDA FIRE REVENTION CODE
	75' TRAVEL DISTANCE	NFPA-10

- NOTES:
1. BUILDING AREA IS FULLY SPRINKLERED PURSUANT TO 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 903.1.
2. BUILDING IS EQUIPPED WITH STANDPIPE SYSTEM PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 403.4.3 AND 905. ALL STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 14.

5. FIRE RESISTANCE RATING REQUIREMENTS

FIRE RESISTANCE RATINGS / PROTECTION FOR BUILDING ELEMENTS		
BUILDING ELEMENTS	BUILDING CODE	
CODE REF.	TABLE 601	
CONSTRUCTION TYPE	EXISTING - IA	
STRUCTURAL FRAME	1 HOURS	
EXTERIOR BEARING WALL	1 HOURS	
INTERIOR BEARING WALL	1 HOURS	
HORIZONTAL ASSEMBLIES	-	
FLOOR CONSTRUCTION (INC. SUPPORTS)	1 HOURS	
ROOF CONSTRUCTION (INC. SUPPORTS)	1 HOUR	
NON-BEARING EXTERIOR WALLS (>30')	0 HOURS	
NON-BEARING INTERIOR WALLS	0 HOURS	

- NOTES:
1. MOST RESTRICTIVE REQUIREMENTS SHALL BE USED FOR DETERMINING THE TOTAL BUILDING AREA, CONSTRUCTION TYPE & PROTECTIVE REQUIREMENTS.
2. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING, PURSUANT TO 2020 7TH EDITIONS FBCB 703.7.

6. BUILDING OCCUPANCY

(REFER TO LIFE SAFETY DRAWINGS)

7. LIFE SAFETY GENERAL NOTES:

- ALL EXIT SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF 2023 FLORIDA BUILDING CODE SECTION 1011 EXIT SIGNS AND BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNED PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR PASSAGEWAY IS MORE THAN 100 FT. OR THE MANUFACTURER LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST SIGN.
- CARBON MONOXIDE MONITORING DEVICES SHALL BE PROVIDED PER 2023 FLORIDA BUILDING CODE SECTION 908.7 / 908.7.1 / 908.7.2. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION REGARDING DEVICE SPECIFICATION, PLACEMENT, AND INSTALLATION REQUIREMENTS.
- FIRE / SMOKE DAMPERS SHALL BE PROVIDED AT ALL LOCATIONS AS PRESCRIBED IN 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 717. REFER TO MECHANICAL DRAWINGS FOR LOUVER FIRE DAMPER DETAILS AND SPECIFICATIONS.
- FIRE / SMOKE DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS OF ACCESS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. (TYP ALL LOCATIONS) PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 717.4 ACCESS AND IDENTIFICATION. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND SPECIFICATIONS.
- FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 718 CONCEALED SPACES AS REQUIRED. REFER TO SHEET A-861/862 PENETRATION FIRE STOPPING FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
- ALL WALKING SURFACES WITHIN THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANT SURFACE BE SECURELY ATTACHED PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 1003.4.
- INTERIOR LIGHTING SHALL BE PROVIDED TO AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES AT A HEIGHT 30 INCHES A.F.F. PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 1005.3. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL MEANS OF EGRESS SHALL BE PROVIDED WITH A MINIMUM 1 FOOT CANDLE AT THE WALKING SURFACE UNDER EMERGENCY OPERATIONS PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 1008.1 THROUGH 1008.3.1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EACH ELEVATOR LANDING SHALL BE PROVIDED WITH A TWO-WAY COMMUNICATION SYSTEM FOR COMMUNICATION BETWEEN THE ELEVATOR LANDING AND THE FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT APPROVED BY THE AUTHORITY HAVING JURISDICTION. DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM. PLEASE REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

9A. EGRESS REQUIREMENTS - TRAVEL DISTANCE / COMMON PATH / DEAD END

TRAVEL DISTANCE			COMMON PATH			DEAD END			
CODE REF.	BUILDING CODE	NFPA/FFPC	PROVIDED	BUILDING CODE	NFPA/FFPC	PROVIDED	BUILDING CODE	NFPA/FFPC	PROVIDED
FBC	FBC	FFPC	FBC	FFPC	FFPC	FBC	FFPC	FFPC	
SECTION	SECT. 1017.2	CHAPTER 38		SECT. 1006.2	CHAPTER 38		SECT. 1020.4 - EXCEPTION 2	CHAPTER 38	
OCCUPANCY									
BUSINESS	300 FT. (SPRINK.)	250 FT. (SPRINK.)	SEE ENLARGED PLANS	100 FT. (SPRINK.)	100 FT. (SPRINK.)	SEE ENLARGED PLANS	50 FT. (SPRINK.)	50 FT. (SPRINK.)	SEE ENLARGED PLANS
ASSEMBLY	250 FT. (SPRINK.)	250 FT. (SPRINK.)	SEE ENLARGED PLANS	75 FT. (SPRINK.)	20 / 75' FT. (SPRINK.)	SEE ENLARGED PLANS	20 FT. (SPRINK.)	20 FT. (SPRINK.)	SEE ENLARGED PLANS

MAXIMUM ALLOWABLE TRAVEL DISTANCES: AS A BUILDING PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLERS, THE FOLLOWING MAXIMUM ALLOWABLE TRAVEL DISTANCES ARE APPLICABLE OF THE PROJECT AS REQUIRED BY FBC TABLE 1017.2

*COMMON PATH LIMIT IN ASSEMBLY OCCUPANCIES OF 50 OR MORE = 20' AND LESS THAN 50 = 75'

**NFPA TABLE A.7.6

***INCLUDING TRAVEL DISTANCE WITHIN THE UNIT

****TRAVEL DISTANCE WITHIN GUESTROOM OR GUEST SUITE TO A CORRIDOR DOOR SHALL NOT EXCEED 125 FT IN SPRINKLERED BUILDINGS PER FFPC (NFPA 101) 28.2.6.2. TRAVEL DISTANCE FROM THE CORRIDOR DOOR OF ANY GUEST ROOM OR GUEST SUITE TO THE NEAREST EXIT, MEASURED IN ACCORDANCE WITH SECTION 716, SHALL NOT EXCEED THE TRAVEL DISTANCE PER NFPA 101) 28.2.6.2.2

9B. EGRESS REQUIREMENTS - WIDTH / NUMBER OF EXITS

NUMBER OF REQUIRED EXITS PER FLOOR, EACH FLOOR OF THE BUILDING IS PROVIDED WITH THE FOLLOWING MINIMUM NUMBER OF EXITS (AS REQUIRED BY FBC TABLE 1006.3.1 AND FFPC § 7.4.1.2

TABLE 1006.3.1: MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
0-500	2
501-1000	3

9C. EGRESS REQUIREMENTS - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

NFPA 1 - TABLE 7.3.1.2	
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
BUSINESS AREAS	150 GROSS
COLLABORATION	15 GROSS

10. INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

FBC 2020 7TH EDITION BUILDING CODE TABLE 903.11 SPRINKLERED

GROUP	INTERIOR EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGeways	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES
(B) BUSINESS	B	C	C
(A) ASSEMBLY	B	B	C
CLASS A: =	FLAME SPREAD INDEX 0-25, SMOK DEVELOPED INDEX 0-450		
CLASS B: =	FLAME SPREAD INDEX 26-75, SMOK DEVELOPED INDEX 0-450		
CLASS C: =	FLAME SPREAD INDEX 76-200, SMOK DEVELOPED INDEX 0-450		

- NOTES:
1. ALL INTERIOR WALL AND CEILING FINISH MATERIALS MUST COMPLY WITH 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 803.806; CLASS A, CLASS B, AND / OR CLASS C FLAME SPREAD AND SMOKE DEVELOPED INDEX RATINGS DETERMINED IN ACCORDANCE WITH ASTM E 84 OR UL 723 AND APPLICABLE OCCUPANCY RATING REQUIREMENTS.
2. INTERIOR FINISH MATERIALS APPLIED ON WALLS, CEILINGS, OR STRUCTURAL ELEMENTS REQUIRED TO HAVE FIRE RESISTANCE RATINGS SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 803.1.1.
3. ALL INTERIOR FINISH FLOOR MATERIALS MUST COMPLY WITH 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 804; AND TO BE OF CLASS 1 OR 2 MATERIALS CLASSIFIED IN ACCORDANCE WITH NFPA 253 OR OTHER APPLICABLE TESTING REQUIREMENTS SET FORTH IN SECTION 804.
4. ALL COMBUSTIBLE MATERIALS SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 805.
5. ACOUSTICAL CEILING SYSTEMS SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 808 ALONG WITH INTERIOR FINISH REQUIREMENTS OF SECTION 803. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED PER ASTM C 635 AND 636. ALL HANGERS AND ASSEMBLY MEMBERS OF DROPPED CEILINGS THAT ARE BELOW HORIZONTAL FIRE RESISTANCE RATED ASSEMBLIES SHALL BE ON NON-COMBUSTIBLE MATERIALS PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 803.11.2.1.
6. ALL INSULATING MATERIALS AND VAPOR PERMEABLE MEMBRANES SHALL COMPLY WITH REQUIREMENTS PER 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 720 THERMAL AND SOUND INSULATING MATERIALS. FLAME SPREAD AND SMOKE DEVELOPED INDEX REQUIREMENTS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
7. ALL CORRIDOR CEILINGS (TYP) SHALL BE NON-RATED, CORRIDOR PARTITIONS TO EXTEND TO UNDERSIDE OF SLAB. REFER TO WALL TYPE SHEETS AND DETAIL 3/A-824 FOR ADDITIONAL INFORMATION.

11. MIN. PLUMBING FIXTURE COUNT REQUIREMENTS

PER FBC CHAPTER 4, TABLE 403.1

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (See Sections 403.1.1 and 403.2)									
CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 412.2)		LAVATORIES		BATHS/SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410)	SERVICE SINK
			MALE	FEMALE	MALE	FEMALE			
BUSINESS	B	OFFICE	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER		1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER			1 PER 100	1 SERV. SINK
ASSEMBLY	A-3	TERRACE	1 PER 125	1 PER 65	1 PER 200			1 PER 500	

1ST FLOOR TOTAL OCCUPANTS 1ST FLOOR = 856 (428 MALE & 428 FEMALE)

- NOTES:
1. THE FIXTURES SHOWN ARE BASED ON ONE FIXTURE BEING THE MINIMUM REQUIRED FOR THE NUMBER OF PERSONS INDICATED OR ANY FRACTION OF THE NUMBER OF PERSONS INDICATED. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THE FLORIDA BUILDING CODE, BUILDING.
2. PER FBC-P 403.1.1 FRACTIONAL NUMBERS RESULTING FROM APPLYING THE FIXTURE RATIOS OF TABLE 403.1 SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER FOR CALCULATIONS INVOLVING MULTIPLE OCCUPANCIES. SUCH FRACTIONAL NUMBERS FOR EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN ROUNDED UP TO THE NEXT WHOLE NUMBER.
3. PER FBC-P 410.4 SUBSTITUTION WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE. DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS. IN OTHER OCCUPANCIES WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED NUMBER OF DRINKING FOUNTAINS.

	WC & URINAL		LAVATORIES		BATH	DF	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE			
REQUIRED (1ST FLOOR BUSINESS)	3	3	1.25	1.25	-	1.27	1
REQUIRED (1ST FLOOR ASSEMBLY)	2.68	2.68	1.675	1.675	-	1.342	-
TOTAL (1ST FLOOR ROUNDED)	6	6	3	3	-	3	-
	WC & URINAL		LAVATORIES		BATH	DF	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE			
PROVIDED (1ST FLOOR)	9	8	6	7	-	NOTE 1	1
TOTAL	9	8	6	7	-	NOTE 1	1

- NOTE:
1. DRINKING WATER WILL BE PROVIDED IN BREAKROOM (123) AND PANTRY (122)

13. EGRESS CAPACITY FFPC TABLE

OCCUPANCY EGRESS COMPONENTS IN OCC	0.3 INCHES PER OCCUPANT	DOORS, RAMPS & OTHER HORIZONTAL
OCCUPANCIES IN THIS PROJECT	Wh=44 / 218 + 146.7	0.2 INCHES PER OCCUPANT
STAIRWAYS WIDER THAN 44 INCHES		
TABLE 13B - EGRESS CAPACITY FBC		
OCCUPANCY EGRESS COMPONENTS IN OCC		DOORS, RAMPS & OTHER HORIZONTAL
IF BUILDING IS EQUIPPED WITH SPRINKLER SUSSTEM AND VOICE EVAC FIRE ALARM SYSTEM	0.2 INCHES PER OCCUPANT	0.15 INCHES PER OCCUPANT
ALL OTHER BUILDINGS	0.3 INCHES PER OCCUPANT	0.2 INCHES PER OCCUPANT

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY				
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)		
		WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)	
BUSINESS AREAS	49	100	75	100
ASSEMBLY	49	75	75	75

- NOTES:
FOR SI: 1 FOOT = 304.8 MM.
NP = NOT PERMITTED.
A. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.2.
B. FOR A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES HAVING FIXED SEATING, SEE SECTION 1029.8.

THE NUMBER OF ACCESSIBLE MEANS OF EGRESS FROM A SPACE SHALL EQUAL THE NUMBER REQUIRED FOR THE MEANS OF EGRESS OR TWO (WHICHEVER IS LESS), IN ACCORDANCE WITH SECTION 7.5.4 OF FFPC AND SECTION 207.1 OF THE FBC-ACCESSIBILITY.

- EGRESS CAPACITY FACTORS: THE EGRESS CAPACITY FOR THE MEANS OF EGRESS MUST BE DESIGNED USING THE CAPACITY FACTORS INDICATED IN THE TABLE BELOW. IN ADDITION, THE MINIMUM WIDTH OF THE MEANS OF EGRESS COMPONENTS MUST ALSO BE CONSIDERED IN THE DESIGN. THE MINIMUM WIDTH IS SPECIFIED FOR EACH OCCUPANCY CLASSIFICATION AS STATED IN FFPC AND FBC.

[F] TABLE 906.3(1)
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	LIGHT (LOW) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SQUARE FEET
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SQUARE FEET
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75 FEET

NOTES: FOR SI: 1 FOOT = 304.8 MM, 1 SQUARE FOOT = 0.0929M2, 1 GALLON = 3.785 L

- A. TWO 21/2-GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.
B. ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR AREA CRITERIA.
C. TWO WATER-TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED THE EQUIVALENT OF ONE 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARD OCCUPANCIES.

BA

ARCHITECT:
Bermello Ajamil & Partners
4711 South LeJune Road
Coral Gables, FL 33146
P: 305.859.2050

MEP ENGINEER:
Shamrock Engineering
12024 SW 132nd Ct.
Miami, FL 33186
P: 786.559.5847

OWNER:
THE WARD LAW GROUP
6625 Miami Lakes Dr Suite 100
Miami Lakes, FL 33014
P: 786.751.7481

WARD
GROUP, P.L.L.C.
LAW
P.L.L.C.

WARD LAW GROUP
7900 Miami Lakes Dr, Ground Floor
Miami Lakes, FL 33016

PHASE:

PERMIT SET

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:

AR No. 94201
AGUSTIN J. BARRERA

REVISIONS:

No. DESCRIPTION DATE:
2 BLDG. DEPT. COMM 01/24/2024

TITLE:

LIFE SAFETY
SUMMARY

Project No: 02350
Date: 10/17/2023
Scale: 12" = 1'-0"
Format: 30" x 42"
Drawn: M.L.
Checked: R.H.
SHEET:

LS101a

DATE: _____

* Now Appl mg



Address: **7900 NW 154 ST**

Folio #: **3220220090010**

MDC Process #: **M2025010135**

MDC Tracking #: **3225010135**

Job Description: **REVISION TO ELECTRICAL
INSTALLATION**

Master Permit #: **BLC2024-0184**

Sub Permit #:

Revision #: **REV2025-0503**

OFFICE USE ONLY

☐	Approved	Date	Disapproved	☐	Approved	Date	Disapproved	☐	Approved	Date	Disapproved
ZONING				BUILDING				STRUCT.			
	Date				Date				Date		
	Initials				Initials				Initials		
ROOFING				ELECT.				MECH.			
	Date				Date				Date		
	Initials				Initials				Initials		
PLUMBING				FLOOD							
	Date				Date				Date		
	Initials				Initials				Initials		

PLANS CHECKED-OUT

DATE	NAME

PLANS CHECKED-IN

DATE	NAME

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



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

BUILDING PERMIT APPLICATION

Job Address: 7900 Miami Lakes Drive, 1st Floor Miami Lakes, FL

Unit #:

Folio #: 32-20220090010

Owner-Builder: ☐

Master Permit #: BLC2024-0184

Sub Permit #: _____

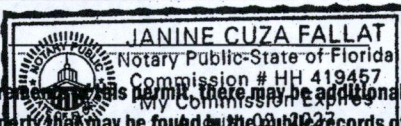
Revision #: REV 2025-0703

OWNER INFORMATION	NAME: <u>Hundredfold Holding 7900, LLC</u>	LEGAL USE/WORK	Current Use of Property: <u>Low Office</u>
	Address: <u>6625 Miami Lakes Dr E Ste 100</u>		Job Description: <u>Electrical Installation</u>
	City, State, Zip: <u>Miami Lakes, FL 33014</u>		
	Phone #: <u>305-777-3800</u> Cell #: _____		
	Email Address: _____		
CONTRACTOR INFORMATION	Company Name: <u>Road Runner Electric, Inc</u>	ARCHITECT/ENGINEER	JOB COST \$ <u>800,000</u> AREA/LENGTH: _____ SF/LF
	Qualifier Name: <u>Gilberto De Armas</u>		Residential ☐ Multi-Family ☒ Commercial ☐ Industrial ☐
	License # <u>EC-13005913</u>		Code in Effect: _____
	Address: <u>4735 SW 74 Ave</u>		Occupancy: _____
	City, State, Zip: <u>Miami, FL 33155</u>		Construction Type: <u>Interior Remodel</u>
	Phone #: <u>305-267-1013</u> Cell #: <u>305-216-1500</u>		Flood Zone/B.F.E.: _____ F.F.E.: _____
Email Address: <u>mayelin@rrec.us</u>			
Permit Type -- Check only One		Change to Permit -- Check only One	
☐ Building ☒ Electrical ☐ Mechanical ☐ Plumbing/Gas		☐ Extension ☐ Renewal ☐ Revision	
☐ Paving/Drainage ☐ Sign ☐ Roofing ☐ P/W		☐ 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 Greg Ward Signature of Owner or Owner's Agent Date 2/24/2025
X Gilberto De Armas Signature of Qualifier Date 02/24/2025
Print Name of Owner or Owner's Agent Print Name of Qualifier

STATE OF FLORIDA COUNTY OF MIAMI-DADE
Sworn to and subscribed before me this Feb. 24th 2025
by Gregory Ward (SEAL)
Personally known ☒ or I.D. ☐



STATE OF FL COUNTY OF Miami Dade
Sworn to and subscribed before me this Feb 24th, 2025
by Gilberto De Armas (SEAL)
Personally known ☒ or I.D. ☐

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

MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014

Office: (305) 827-4015 • Fax: (305) 558-9884 Website: www.miamilakes-fl.gov

**HOMEOWNER'S ASSOCIATION/COMMERCIAL/ARCHITECTURAL CONTROL
COMMITTEE ("HOA/ACC") AFFIDAVIT**

****NOTE: Whether you have an HOA or not, it is a requirement to complete this affidavit as part of your permit application submittal package.****

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is the owner of property located at 7900 MIAMI LAKES BL (identify address), which is part of the _____ (identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable) and has submitted the attached building permit application to the Town of Miami Lakes; and
2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and
3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and
4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and
5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

Signature

Print Name

Date

STATE OF FLORIDA)

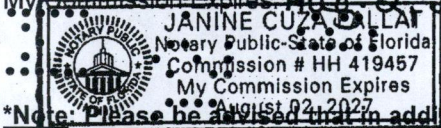
) SS:

COUNTY OF MIAMI-DADE)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared Gregory Ward as owner of said property described herein, on this date executed the foregoing Affidavit for the purposes mentioned in the Affidavit. He/She is personally known to me or has produced Driver's License as identification.

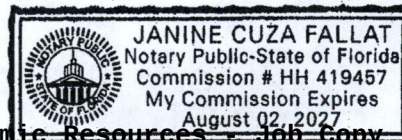
IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 24th day of Feb., 2025.

My Commission Expires August 02, 2027



Notary Public, State of Florida

*Note: Please be advised that in addition to any written recommendations from your homeowners association (HOA) this affidavit must be filled out.



REVISIONS DESCRIPTION

To:	Miami-Dade County Building Department – Town of Miami Lakes 11805 S.W. 26 th Street Miami, Florida 33175
From:	Kathy Rod 786-971-6360 Kathy.Rod@woolpert.com
Project:	Hundredfold Holding 7900 LLC – Ward Law Group
MDC RER PERMIT #	# M2025010135
Town of Miami Lakes PERMIT #	BLC2024-0184
RE:	Project Revisions Descriptions – Rev 9
Date:	March 5, 2025
BA Project No.:	02350.000
Owner	Hundredfold Holding 7900 LLC
Project Address	7900 NW 154 ST, Miami Lakes, FL 33016
CC:	Project File

Please find below a written narrative of Revision 10 to the Ward Law Group, Ground Floor Renovation. Revisions were due to comments received Miami Dade Fire Department and Electrical. Please let us know if there are any questions, comments, or concerns.

MIAMI DADE FIRE DEPARTMENT:

1. CORRECT PLAN PER COMMENT LIST AND / OR MARKUPS ON PLAN AND RESUBMIT REVISED PAGES ADDRESSING THE COMMENTS AND A **RESPONSE TO COMMENTS** INDICATING THE PAGE(S) WHERE COMMENTS HAVE BEEN ADDRESSED, WHEN REVISING PLANS, COMPLY WITH THE FOLLOWING COMMENTS:

Response: Comment noted, revised plans and letter with response to comments are provided.

2. INDICATE REVISION NUMBER(S) ON PERMIT APPLICATION DESCRIPTION OF REVISION / SHOP DRAWING LINE AND DATE.

Response: Comment noted, permit application will provide description as required.

3. PROVIDE NARRATIVE INDICATING THE CHANGES PAGE PER PAGE.

Response: Comment noted, revised plans and letter with response to comments are provided.

4. PROVIDE COPY OF PREVIOUS APPROVED PLANS WITH MDFR STAMPS JUST FOR REFERENCE.

Response: Comment noted, previous approved plans with MDFR Stamps are provided for reference.

5. PROVIDE REVISED PAGES ONLY, SHOW REVISION NUMBER AND DATE IN TITLE BLOCK COORDINATED WITH PERMIT APPLICATION, CLOUD ALL CHANGES FROM PREVIOUS APPROVED

Response: Comment noted, only revised plans with the revision number and date on the title block

Miami Dade County Building Department - Regulations and Economic Resources - Job Copy

3225010135 - 3/17/2025 10:34:14 AM

Ward Law Group-Response to Comments-Rev 10 RWK 2025-03-07.pdf

Examiner Date Time Stamp

Trade Stamp Name

DIAZ, OBON 3/10/2025 9:31:15 PM

Reference Only

Bermello Ajamil & Partners 4741 South Le Jeune Road, Coral Gables, Florida 33146 USA | (phone) +1 305.859.2050

are provided.

6. ANY CHANGES IN THE ARCHITECTURAL BACKGROUND SHALL BE COORDINATED WITH OTHER DISCIPLINES.

Response: Comment noted, architectural background changes are coordinated with other disciplines.

7. NO DETAILS PROVIDED FOR NEW RAMP SHOWN ON PAGE LS100a. FFPC 101:7.2.5.

Response: Please see details 5 and 6 on drawing A802 a-MISC DETAILS for ramp information. The door and ramp serve as a means of egress only.

8. COMPLY WITH MIAMI-DADE **ELECTRONIC SUBMITTAL** FOR PLAN REVIEW POLICY SHOWN BELOW
DIGITAL FILE NAMES SHALL MATCH DRAWING SHEET NAMES, E.g., A-1.01, LS-1.01, ETC, THE
BEST PRACTICE IS TO INDICATE THE CONTENT, E.g., A-1.01_GROUND FLOOR PLAN, LS-1.01_LIFE
SAFETY PLAN AND SO ON.

Response: Comment noted, the revised plans are named following the guidelines. Thank you for the information provided.

ELECTRICAL:

1. PENDING MIAMI DADE FIRE DEPARTMENT APPROVED PLANS,

Response: Comment noted, revised drawings are under Miami Dade Fire Department review.

2. PLEASE PROVIDE LIGHTING SCHEDULE FOR LIGHTS IN PLANS

Response: Please see revised drawing E000a-ELECTRICAL GENERAL NOTES AND LIGHTING FIXTURE SCHEDULE for the lighting fixture schedule.

Please feel free to contact me if you have any questions.

Sincerely,

Kathy Rod
Project Manager
Bermello-Ajamil & Partners,
Inc.