



BUILDING CODE	
CODES	
BUILDING	2010 FLORIDA BUILDING CODE
PLUMBING	2010 FLORIDA BUILDING CODE: PLUMBING
MECHANICAL	2010 FLORIDA BUILDING CODE: MECHANICAL
ELECTRICAL	NATIONAL ELECTRIC CODE NFPA 70
ACCESSIBILITY	2010 ADAAG FLORID STATE ACCESSIBILITY CODE
ENERGY	2010 FLORIDA BUILDING CODE
FIRE	FLORIDA FIRE PREVENTION CODE

APPLICABLE CODES. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES. ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

SIGNAGE: SIGNS TO BE SUBMITTED UNDER A SEPARATED PERMIT BY SIGNAGE VENDOR.

PROJECT DIRECTORY		JURISDICTIONAL AUTHORITIES	
PROJECT ADDRESS	ARCHITECT	PLANNING / ZONING/ BUILDING DEPARTMENT	FIRE DEPARTMENT
MIZZEN 1-27 PLAZA 2770 SW 27TH AVENUE MIAMI, FLORIDA 33133	THE ARCHITECTS GROUP, INC. 10700 N. KENDALL DRIVE, SUITE 400 MIAMI, FLORIDA 33178 305.378.5555 RICHARD B. BOCHNOVICH, P.E.	CITY OF MIAMI - FIRE DEPARTMENT 444 SW 2ND AVENUE, 4TH FLOOR MIAMI, FLORIDA 33130 305.416.1100	CITY OF MIAMI - FIRE DEPARTMENT 444 SW 2ND AVENUE, 4TH FLOOR MIAMI, FLORIDA 33130 305.416.1100
OWNER	MECHANICAL, PLUMBING, ELECTRICAL	PUBLIC SERVICES / UTILITIES DEPARTMENT	ENGINEERING / PUBLIC WORKS
MIZZEN 1-27 AVE LLC 115 SW 27TH STREET SUITE 2004 MIAMI, FLORIDA 33130	APPEL ENGINEERING INC. CABLES INTERNATIONAL PLAZA 2655 LE JEUNE ROAD, SUITE 1109 CORAL GABLES, FLORIDA 33134 305.444.9800 305.444.9827 FAX AMARILIS RODRIGUEZ, P.E.	MIAMI DADE WATER & SEWER 3071 SW 38TH AVENUE MIAMI, FLORIDA 33130 305.665.7477	CITY OF MIAMI - PUBLIC WORKS 444 SW 2ND AVENUE, 4TH FLOOR MIAMI, FLORIDA 33130 305.416.1100
CIVIL	STRUCTURAL	HEALTH DEPARTMENT	
COUSING ENGINEERING & SCIENCE, INC. 10700 N. KENDALL DRIVE, SUITE 400 MIAMI, FLORIDA 33178 305.378.5555 RICHARD B. BOCHNOVICH, P.E.	G.D. KLEIBER, INC. 1899 HARRISON ST., SUITE 204 1940 N. MONROE STREET TALLAHASSEE, FLORIDA 32399 850-487-1995	FLORIDA DEPARTMENT OF BUILDING & PROFESSIONAL REGULATION DIVISION OF HOTELS AND RESTAURANTS 954.923.2111 954.923.4949 FAX GERSHON KLEIBER, P.E.	

CODE DATA

CODE DATA:

- OCCUPANCY CLASSIFICATION GROUP: MERCANTILE M / FAST FOOD RESTAURANT (PER FBC SEC. 309)
- CONSTRUCTION TYPE: TYPE V-B CONSTRUCTION (FBC 503)
- BUILDING HEIGHT: NON-SUPERLEDED ONE (1) STORIES. 22'-0" A.F.
- BUILDING HEIGHT TO UPERMOST OCCUPYABLE FLOOR: +0'-0" A.F. (FBC 503)

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (FBC TABLE 601):

- STRUCTURAL FRAME INCLUDING COL. GIRDERS, TRUSSES: 1 HOUR
- EXTERIOR BEARING WALLS: 0 HOUR
- INTERIOR BEARING WALLS: 0 HOUR
- EXTERIOR NON BEARING WALLS AND PARTITIONS: 0 HOUR
- INTERIOR NON BEARING WALLS AND PARTITIONS: 0 HOUR
- FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAM / JOISTS: 0 HOUR
- FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAM / JOISTS: 1 HOUR

FIRE RESISTANCE RATINGS REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FBC TABLE 602:

- FIRE SEPARATION DISTANCE >30'-0": 0 HOUR
- FIRE SEPARATION DISTANCE <=30'-0": 2 HOUR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS FBC TABLE 704.8:

- UNPROTECTED >30'-0": NO LIMIT
- UNPROTECTED <=30'-0": NONE

HAZARD OF CONTENT (NFPA 101.6.2)

ORDINARY HAZARD (6.2.3.) ORDINARY HAZARD CONTENTS SHALL BE CLASSIFIED AS THOSE THAT ARE LIKELY TO BURN WITH MODERATE RAPIDITY OR TO GIVE OFF A CONSIDERABLE VOLUME OF SMOKE.

OCCUPANT LOAD AND MEANS OF EGRESS CAPACITY (FBC 1003)

PER TABLE 1004.1.2. OCCUPANT LOAD IS BASED ON THE FOLLOWING DESIGNATIONS:

BUSINESS GROUP B

OCCUPANCY LOAD = 6,000 GROSS S.F. / 30 = 200 PERSONS

MINIMUM NUMBER OF EXITS (1018.1)

OCCUPANT LOAD MIN. NUMBER OF EXITS

PLUMBING COUNT: THIS IS A SHELL BUILDING: PLUMBING FIXTURES WILL BE PROVIDED BY TENANT.

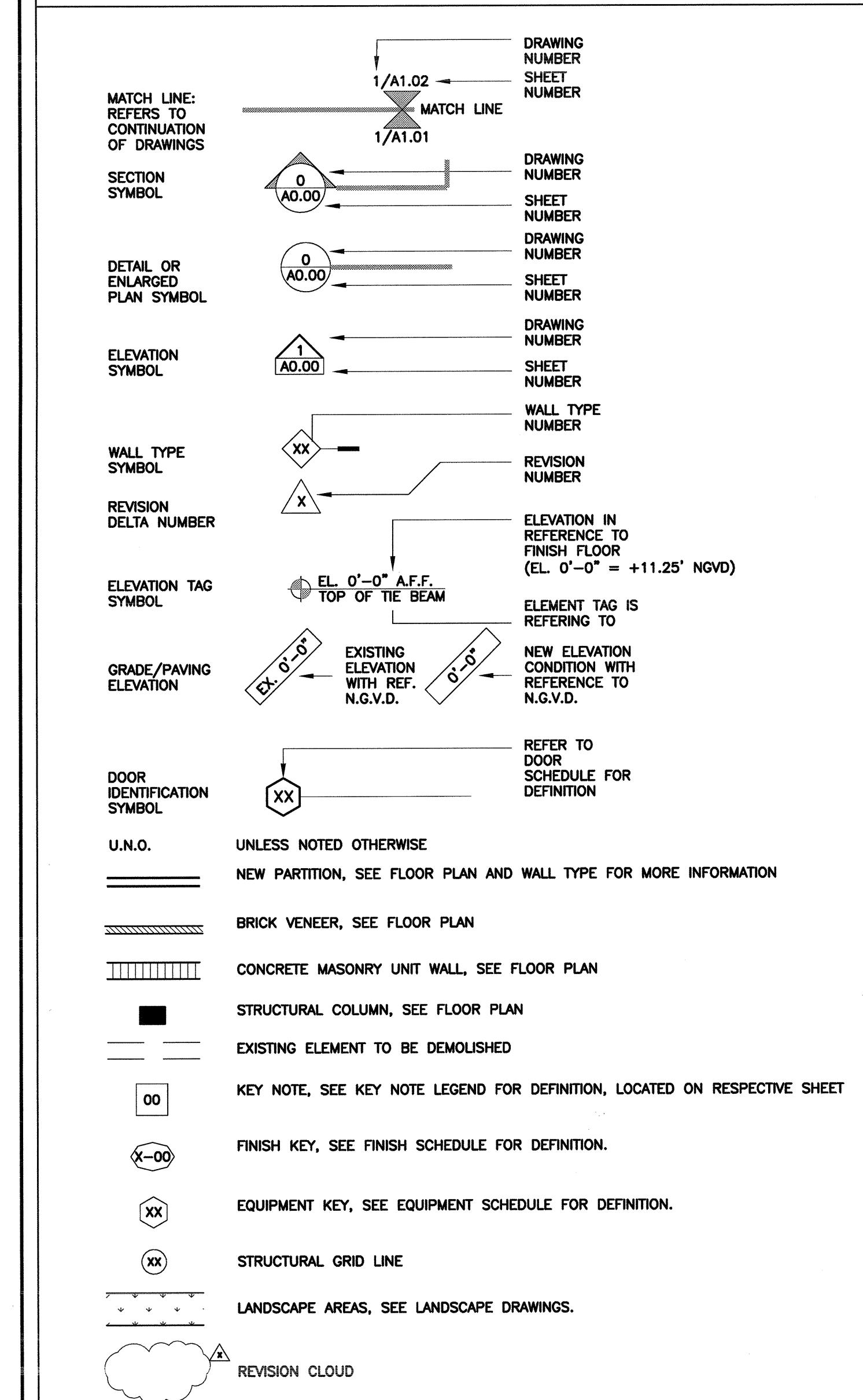
LEGAL DESCRIPTION

LOTS 1 THRU 8 LESS THE EAST 15.00' FEET OF LOTS 1 THRU 4, BLOCK 3 OF: "COMMERCIAL SILVER BLUFF" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE FLORIDA.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	INT.	INTERIOR
ALUM.	ALUMINUM	K.E.C.	KITCHEN EQUIP. CONTRACTOR
BV.	BALL VALVE (FULL PORT)	I.L.	LANDLORD
B.O.	BOTTOM OF	MC	MECHANICAL CONTRACTOR
C.	CONDUIT	(N)	NEW
C.B.	CATCH BASIN	(N)	NEW
CO	CONDUIT ONLY	NIC	NOT IN CONTRACT
CW	COLD WATER	NTS	NOT TO SCALE
(F)		OA	OUTSIDE AIR
EC	ELECTRICAL CONTRACTOR	O.C.	ON CENTER
EWH	ELECTRICAL WATER HEATER	PC	PLUMBING CONTRACTOR
EXT.	EXTERIOR	RAR	RETURN AIR REGISTER
FOF	FACE OF FINISH	R.I.H.	ROUGH-IN HEIGHT
FOS	FACE OF STUD	S.S.	STAINLESS STEEL
F.S.	FLOOR SINK	STL.	STEEL
G.C.	GENERAL CONTRACTOR	STRUCT.	STRUCTURE, STRUCTURAL
H.W.	HOT WATER	T.O.	TOP OF
ID	INDIRECT DRAIN	WCO	WASTE CLEAN OUT

SYMBOLS



DRAWING INDEX			
COVER:			
SHEET #	REVISION #	DATE	SHEET NAME
A0.01	.	.	COVER SHEET PROPERTY SURVEY
CIVIL:			
SHEET #	REVISION #	DATE	SHEET NAME
C-1.01	.	.	LAYOUT PLAN & NOTES
C-2.01	.	.	PAVING—GRADING—DRAINAGE PLAN
C-2.02	.	.	SITE DETAILS
C-2.03	.	.	SITE & DRAINAGE & DETAILS
C-3.01	.	.	WATER & SEWER LINES
C-3.02	.	.	WATER & SEWER PLANS & PROFILE
C-4.01	.	.	STORMWATER POLLUTION PREVENTION PLAN AND NOTES
LANDSCAPE:			
SHEET #	REVISION #	DATE	SHEET NAME
L-1	.	.	SITE LANDSCAPE PLAN
IRR-1	.	.	SITE IRRIGATION PLAN
TD-1	.	.	TREE DISPOSITION PLAN.
TR-1	.	.	TREE REPLACEMENT PLAN
ARCHITECTURAL:			
SHEET #	REVISION #	DATE	SHEET NAME
A1.02	.	.	SITE PLAN
A1.03	.	.	SITE PLAN DETAILS
A2.01	.	.	FLOOR PLAN
A2.02	.	.	ROOF PLAN
A2.03	.	.	REFLECTED CEILING PLAN
A3.01	.	.	EXTERIOR ELEVATIONS
A3.02	.	.	EXTERIOR ELEVATIONS
A3.03	.	.	BUILDING CROSS SECTION
A3.04	.	.	BUILDING WALL SECTIONS
A3.05	.	.	BUILDING WALL SECTIONS
A4.01	.	.	SCHEDULES & WALL TYPES
A5.01	.	.	DETAILS
LS.1.01	.	.	OCUPANCY
STRUCTURAL:			
SHEET #	REVISION #	DATE	SHEET NAME
S-1	.	.	FOUNDATION PLAN
S-2	.	.	ROOF FRAMING PLAN
S-3	.	.	SECTIONS
S-4	.	.	SECTIONS
S-5	.	.	GENERAL NOTES
MECHANICAL:			
SHEET #	REVISION #	DATE	SHEET NAME
M1.01	.	.	MECHANICAL FLOOR PLAN
M1.02	.	.	MECHANICAL ROOF PLAN
M1.03	.	.	MECHANICAL SCHEDULE PLAN
ELECTRICAL:			
SHEET #	REVISION #	DATE	SHEET NAME
E1.00	.	.	ELECTRICAL SITE PLAN
E1.01	.	.	ELECTRICAL FLOOR PLAN
E1.02	.	.	ELECTRICAL ROOF PLAN
E2.01	.	.	ELECT. NOTES & DETAILS
PLUMBING:			
SHEET #	REVISION #	DATE	SHEET NAME
P1.01	.	.	PLUMBING FLOOR PLAN
P1.02	.	.	PLUMBING ROOF PLAN
P1.03	.	.	PLUMBING FLOOR PLAN

Reviewed for CODE COMPLIANCE
City of Miami
Signature: Date: 09/25/13
C-1.01, C-2.01
Fire Dept.
Pl. Eng.
Zoning
Building
Structural
Electrical
Plumbing
Mech
S. Waste
Elevator

- MA 09/15/2013
FIRE DEPT

100% CONSTRUCTION DOCUMENTS PHASE
DATE: 05-28-2013

COVER SHEET
SHEET NUMBER: A0.01

The Architects Group
TAG
architecture
interior design
construction
8000 NW 7 Street, Suite 101
Miami, Florida 33126
T. 305.416.1100 • F. 305.416.1155
e-mail: tag-dbi@tagbli.com
Corporate license: AMC 002228

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CITY OF MIAMI
BUILDING & ZONING DEPARTMENT
PLUMBING SECTION

APPROVAL OF THESE PLANS DOES NOT
RELIEVE THE PERMIT HOLDER FROM
COMPLYING WITH THE F.B.C.

DATE: 04-24-2013
JOB NO: 1229-01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:

DATE: 04-24-2013
JOB NO: 1229-01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:

DATE: 04-24-2013
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DATE: 04-24-2013
JOB NO: 1229-01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:

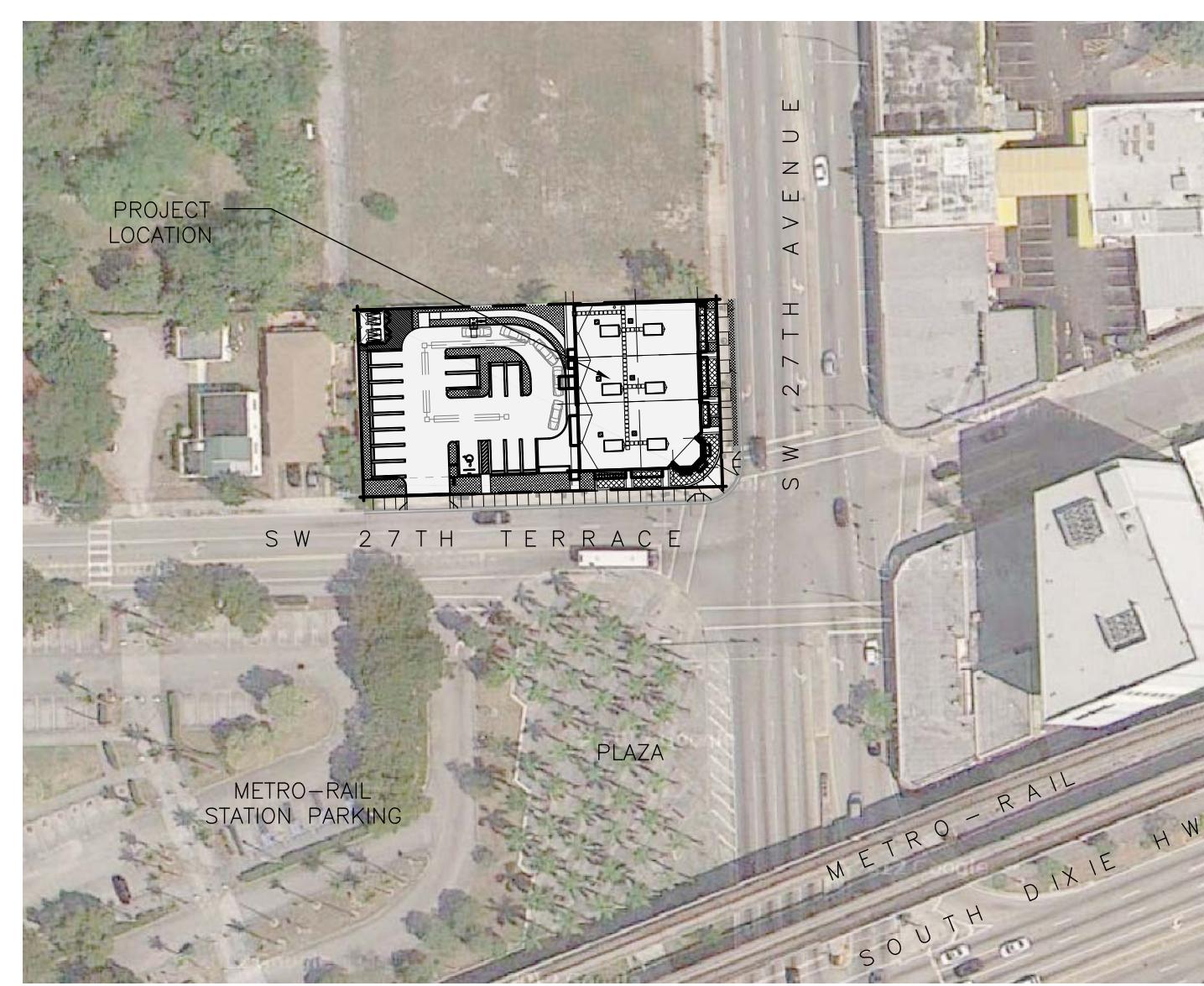
DATE: 04-24-2013
JOB NO: 1229-01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:

DATE: 04-24-2013
JOB NO: 1229-01
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REVISIONS:

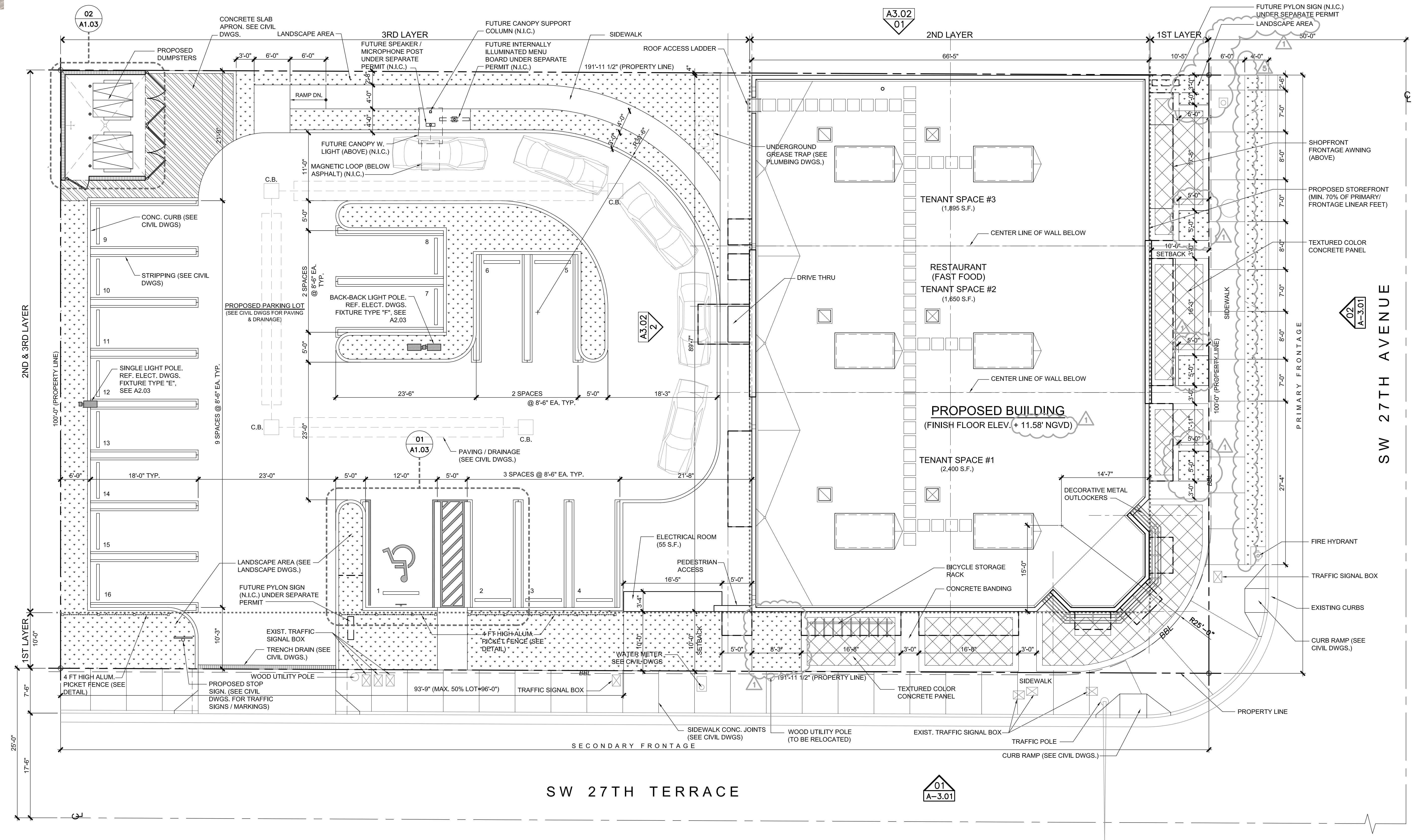
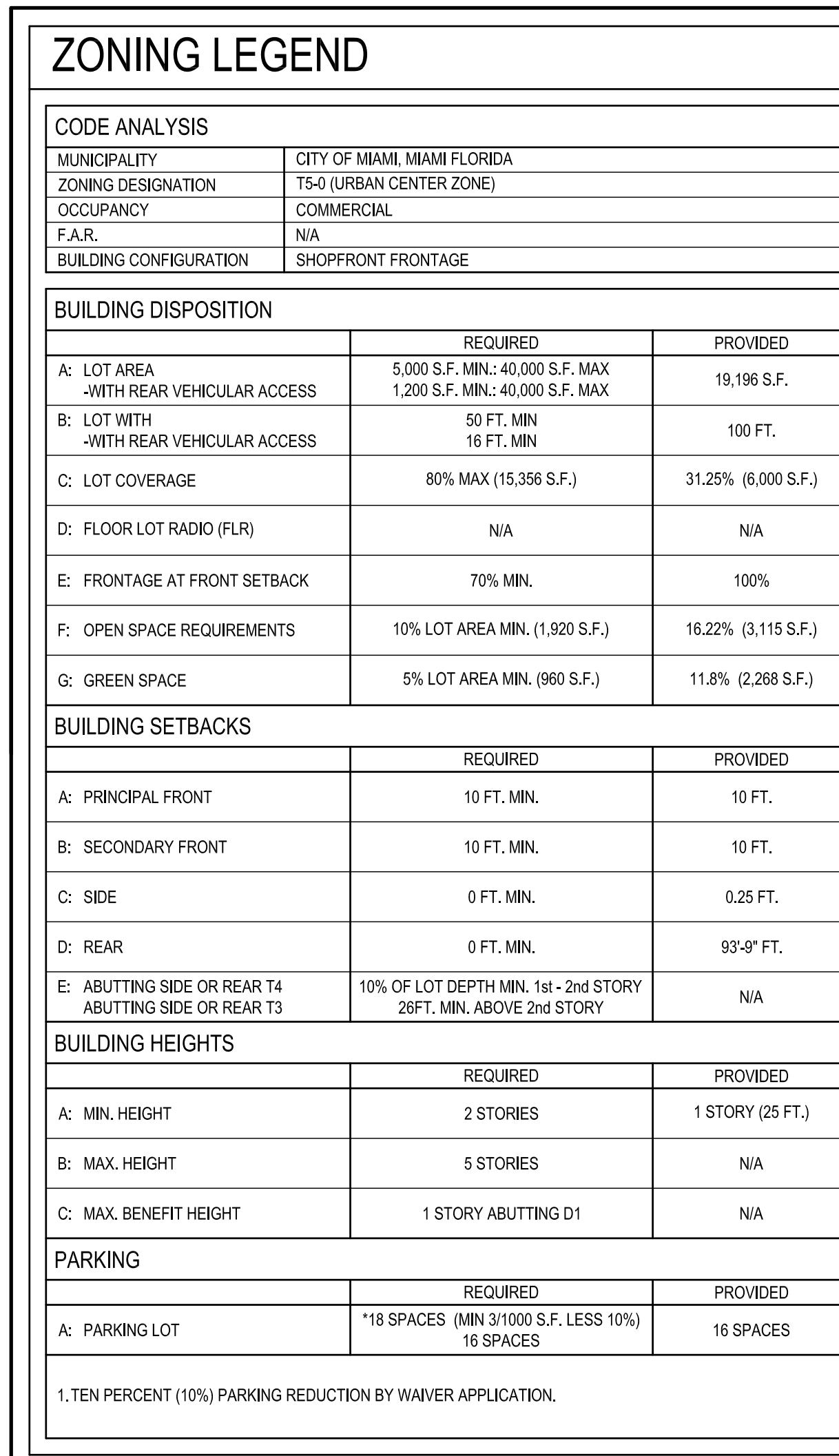
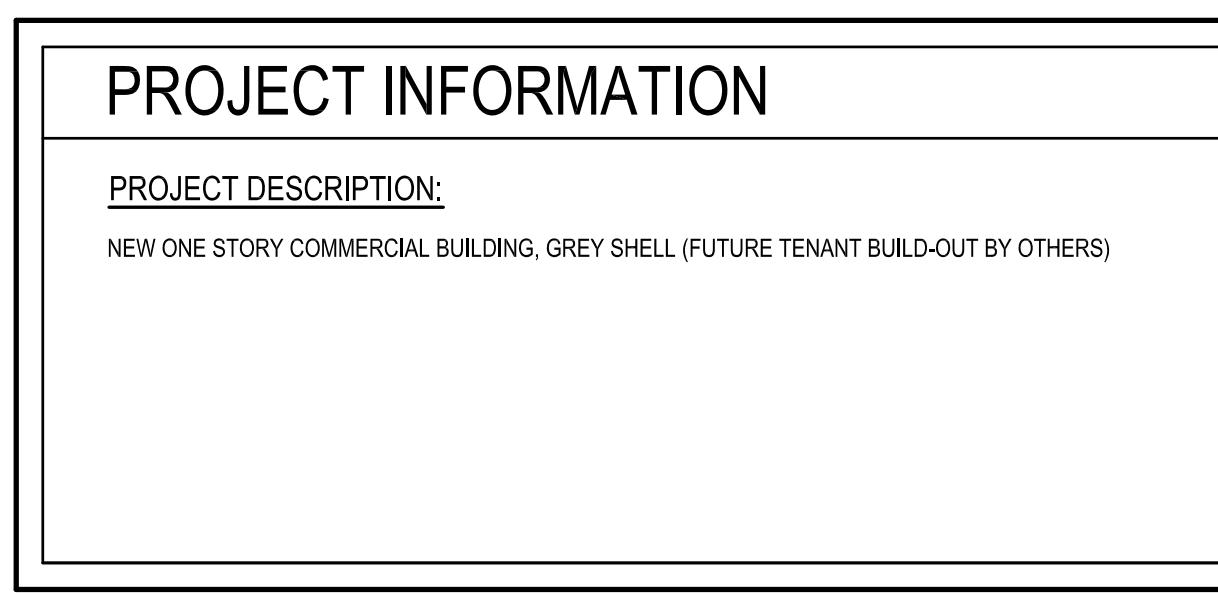
DATE: 04-24-2013
JOB NO: 1229-01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:

DATE: 04-24-2013
JOB NO: 122



02 LOCATION PLAN

SCALE: N.T.S.



SITE PLAN

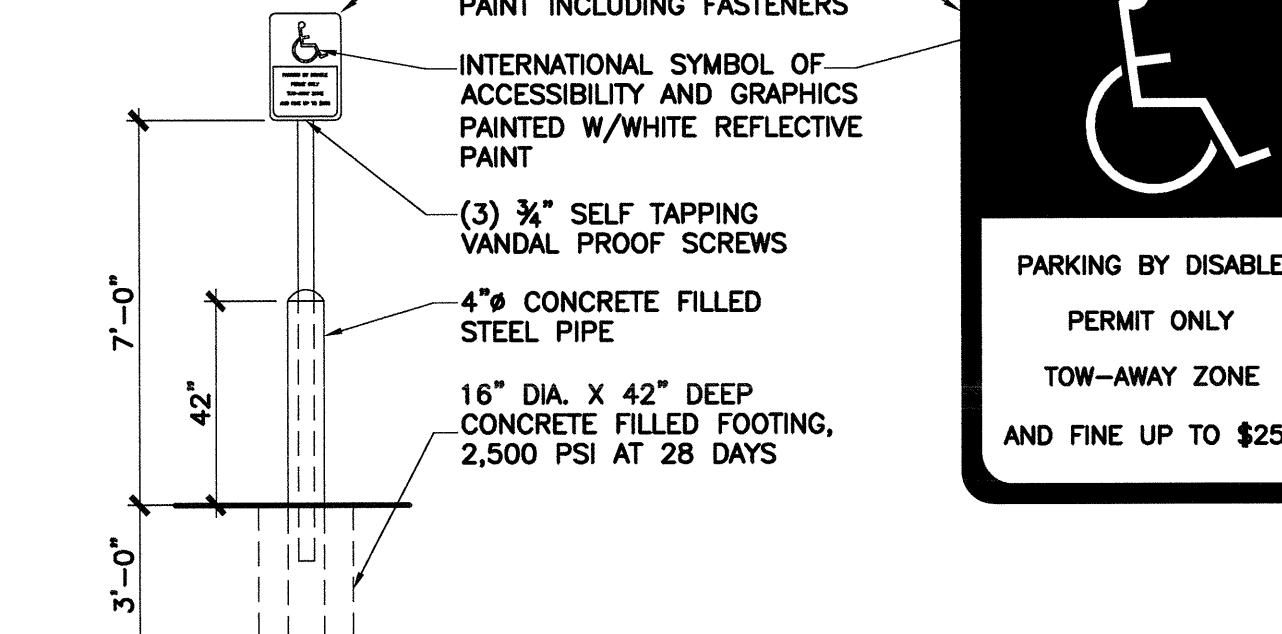
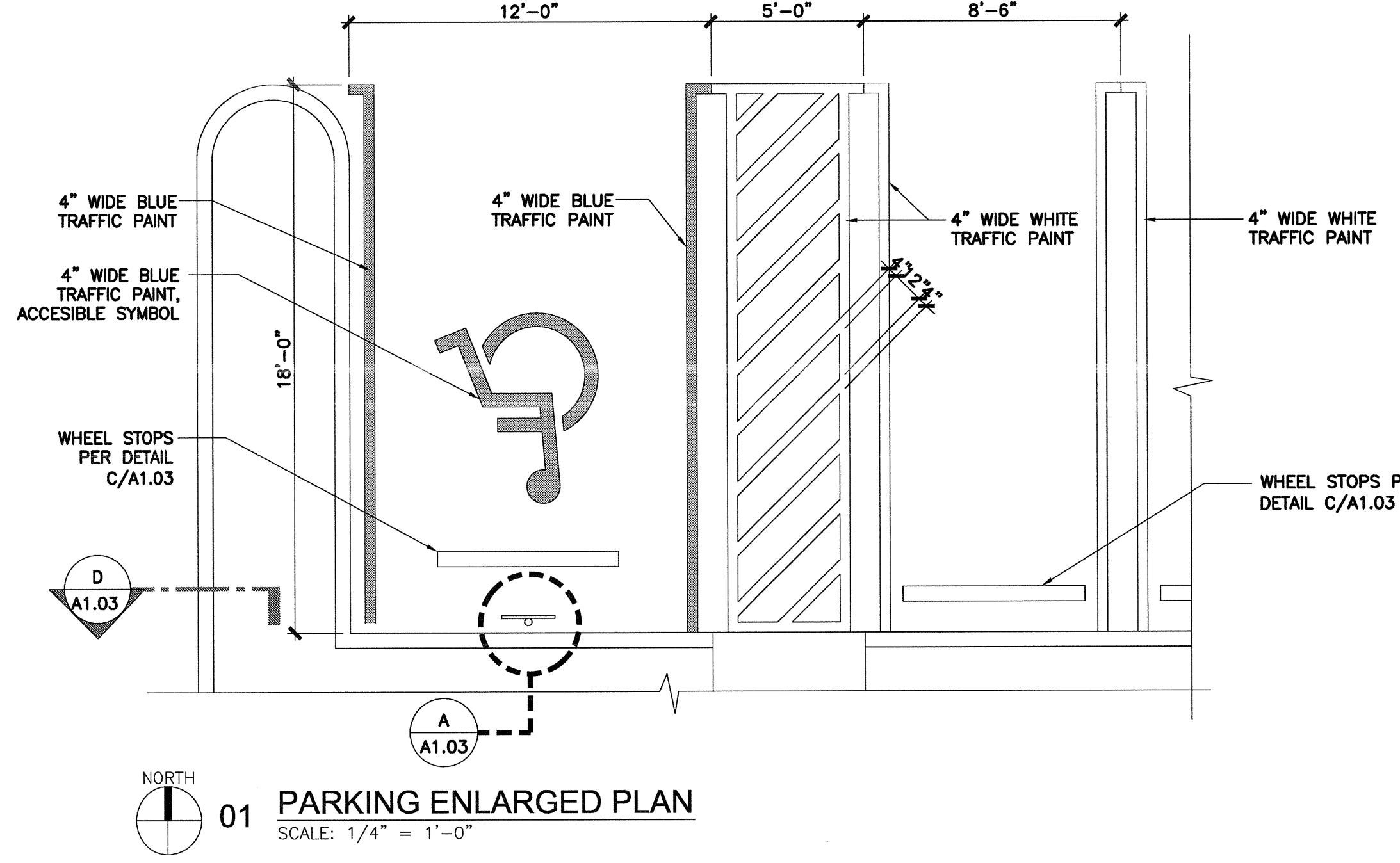
SHEET NUMBER: A1.02

100% CONSTRUCTION DOCUMENTS PHASE

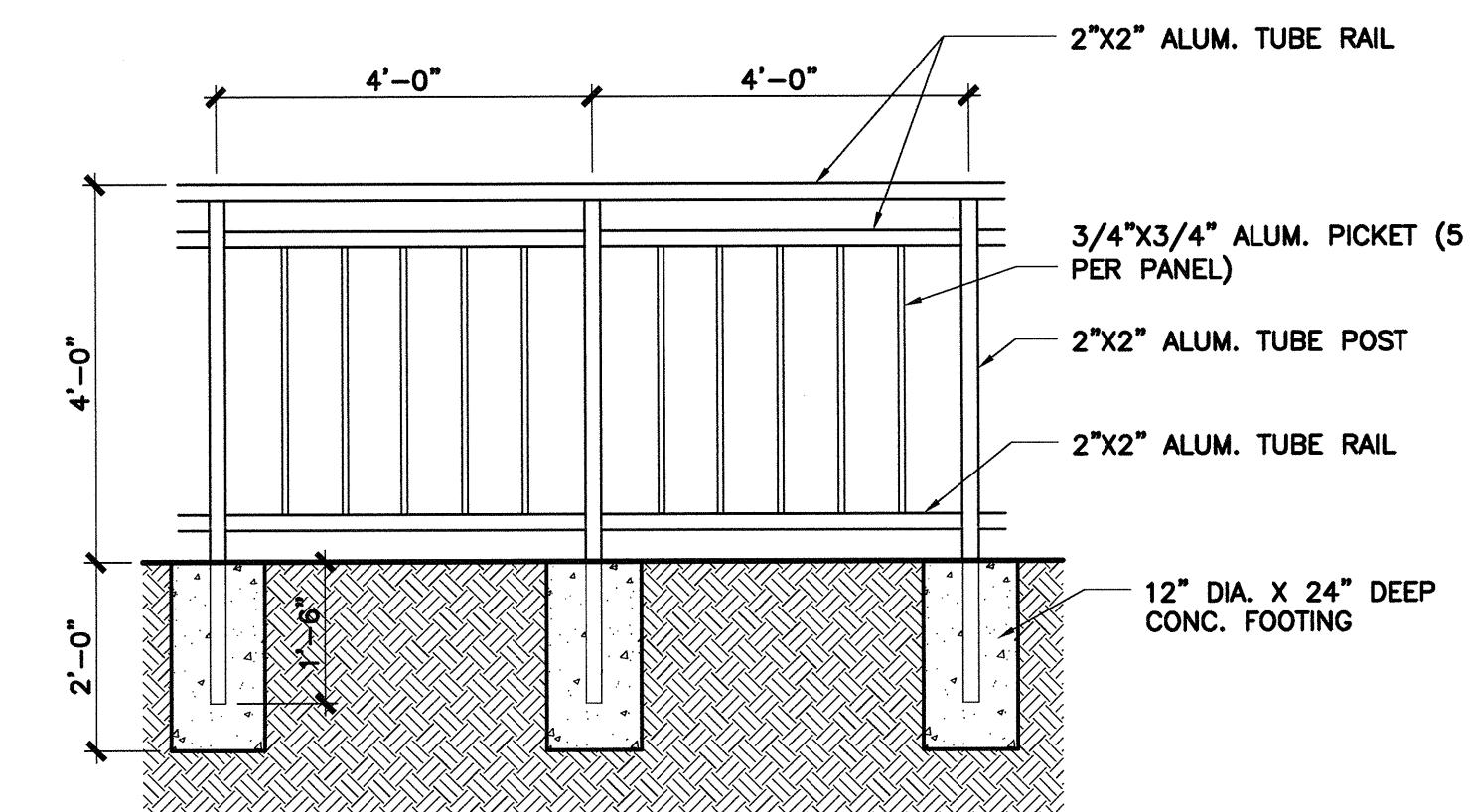
DATE: 05-28-2013

100% CONSTRUCTION DOCUMENTS PHASE

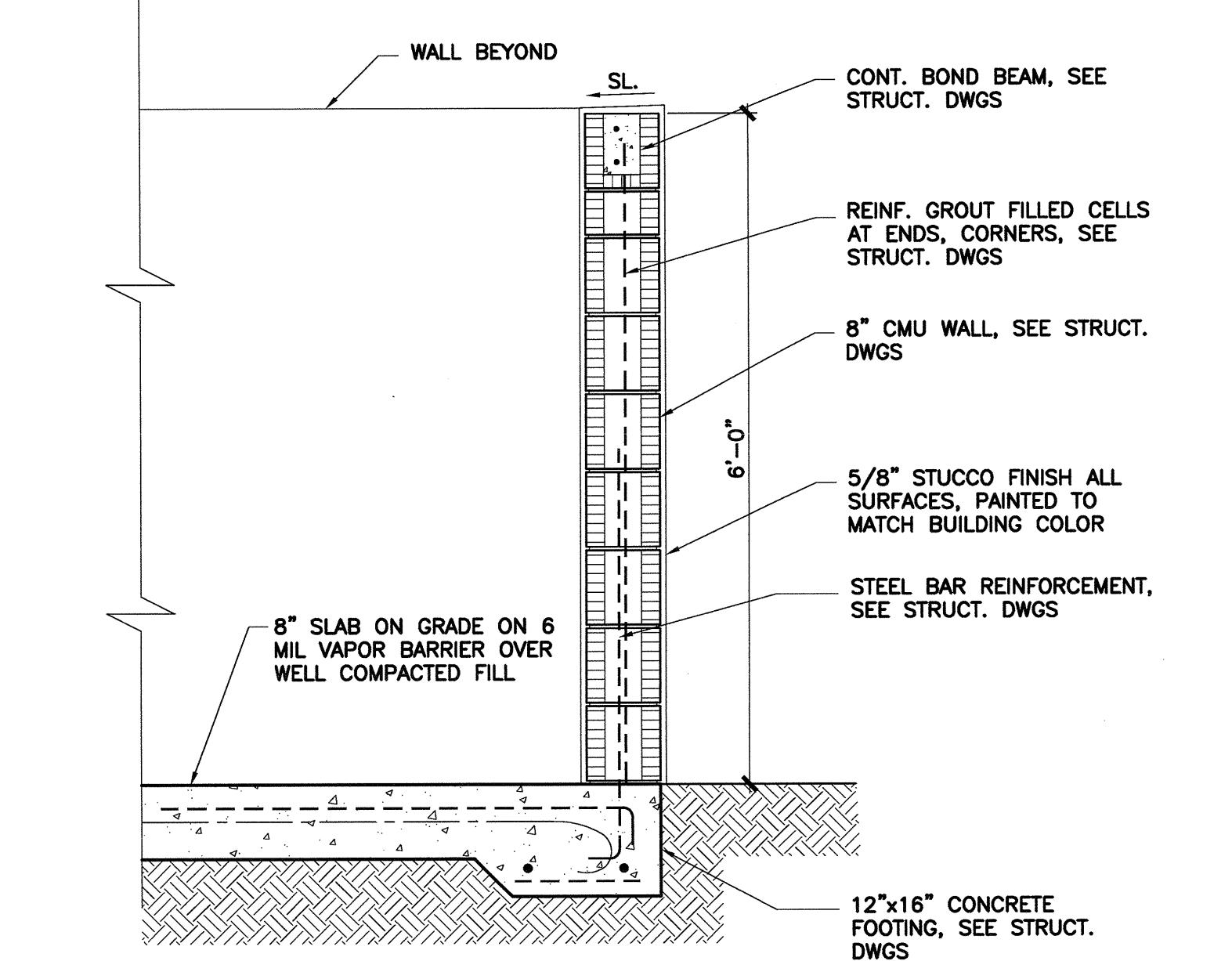
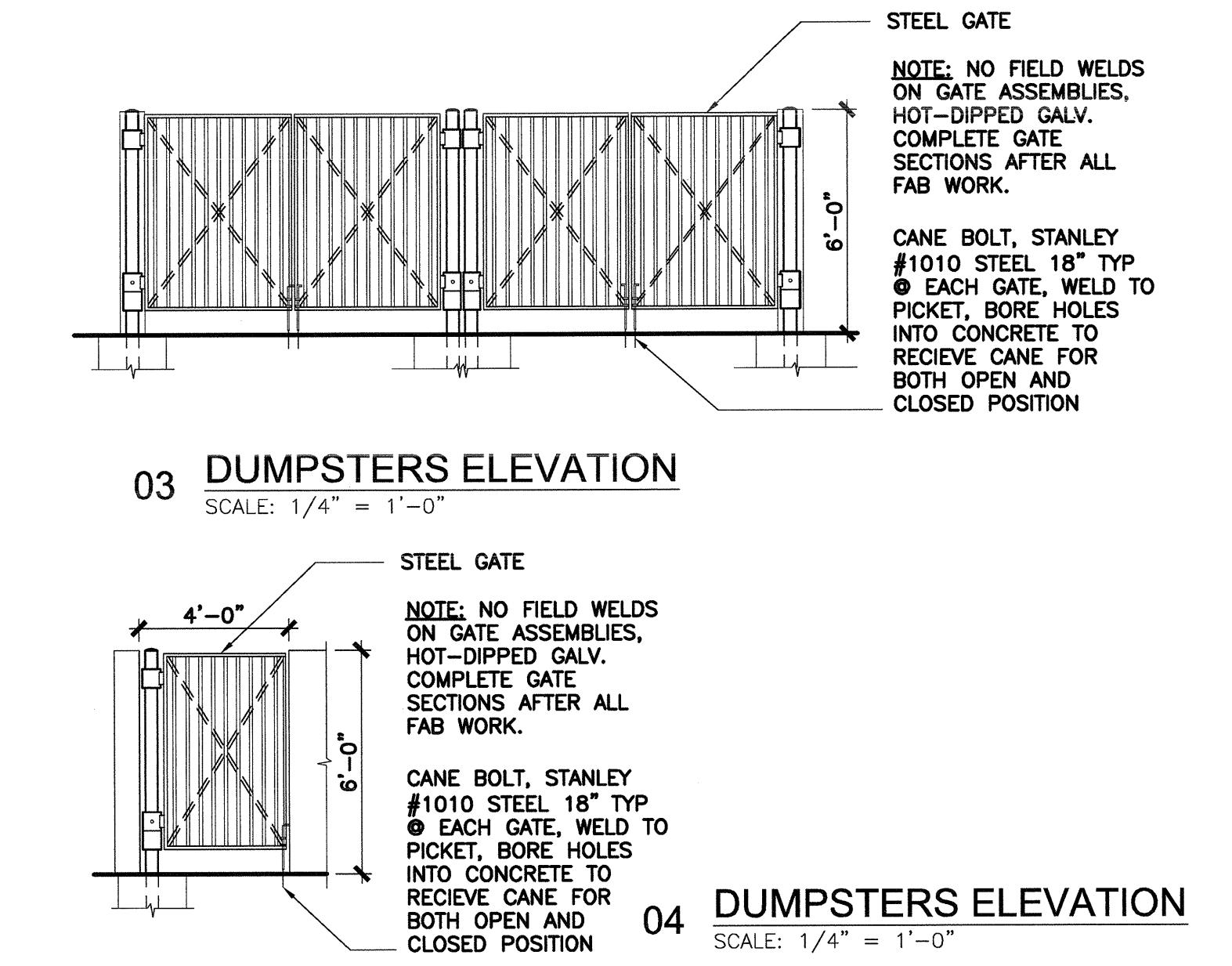
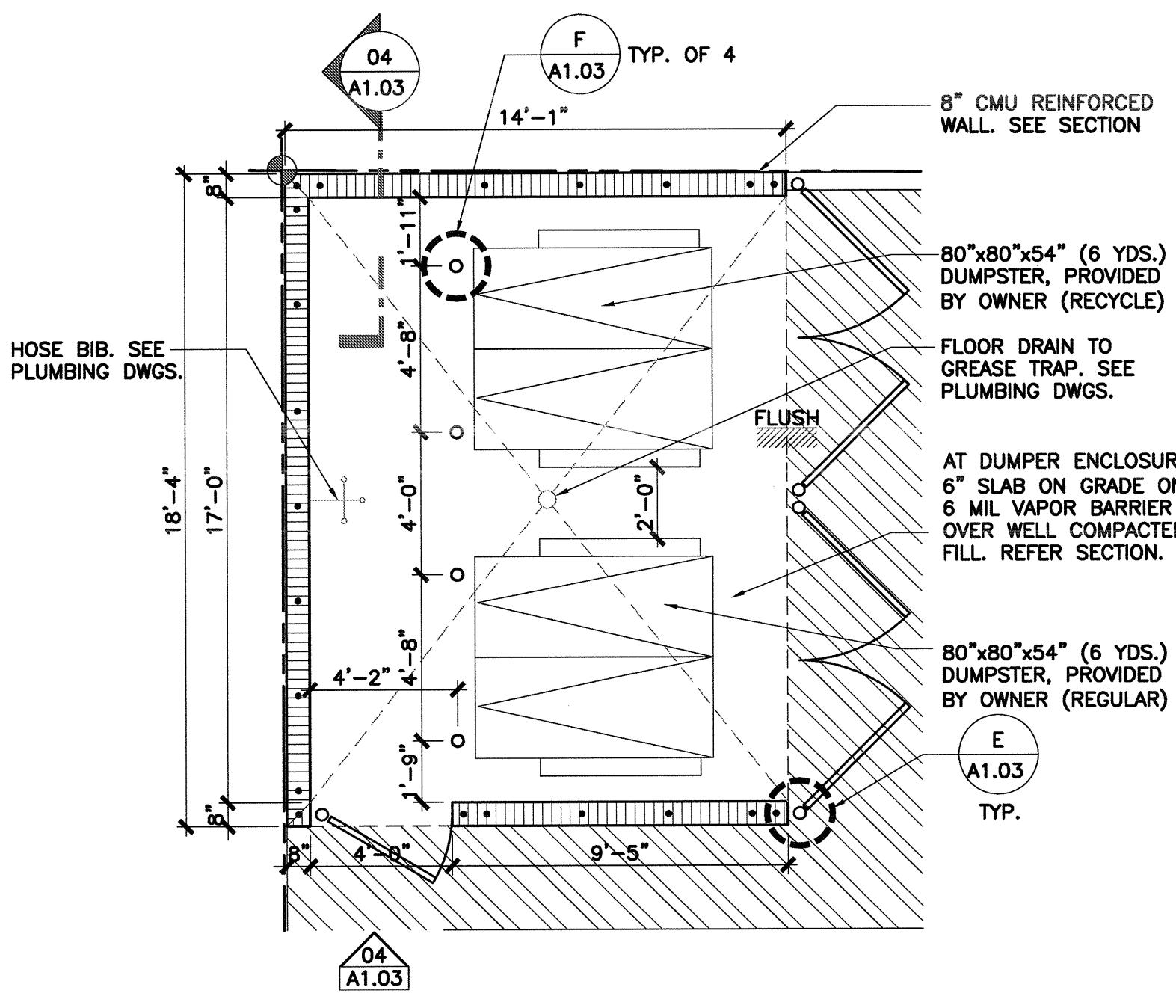
DATE: 05-28-2013



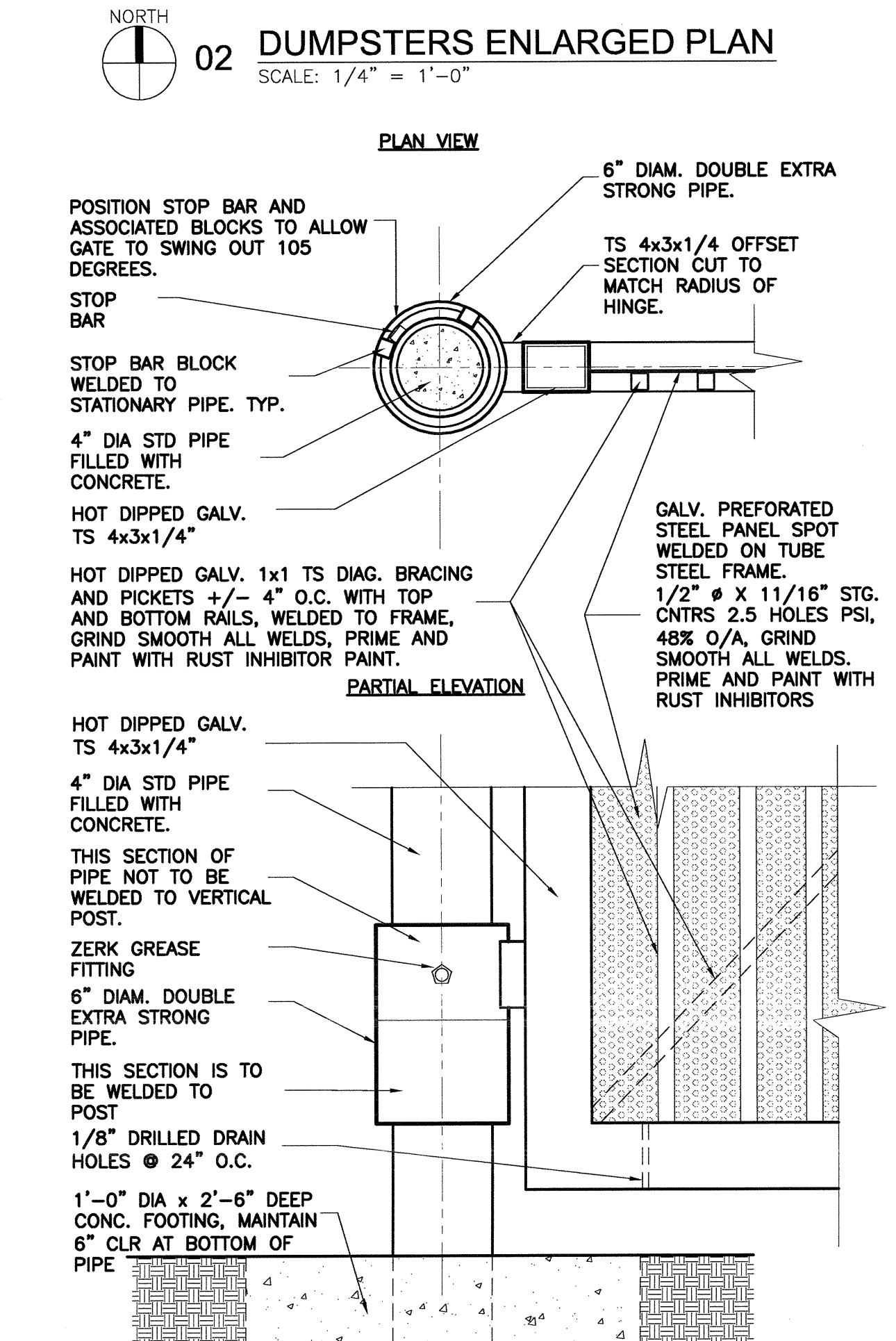
A ACCESSIBLE PARKING STALL



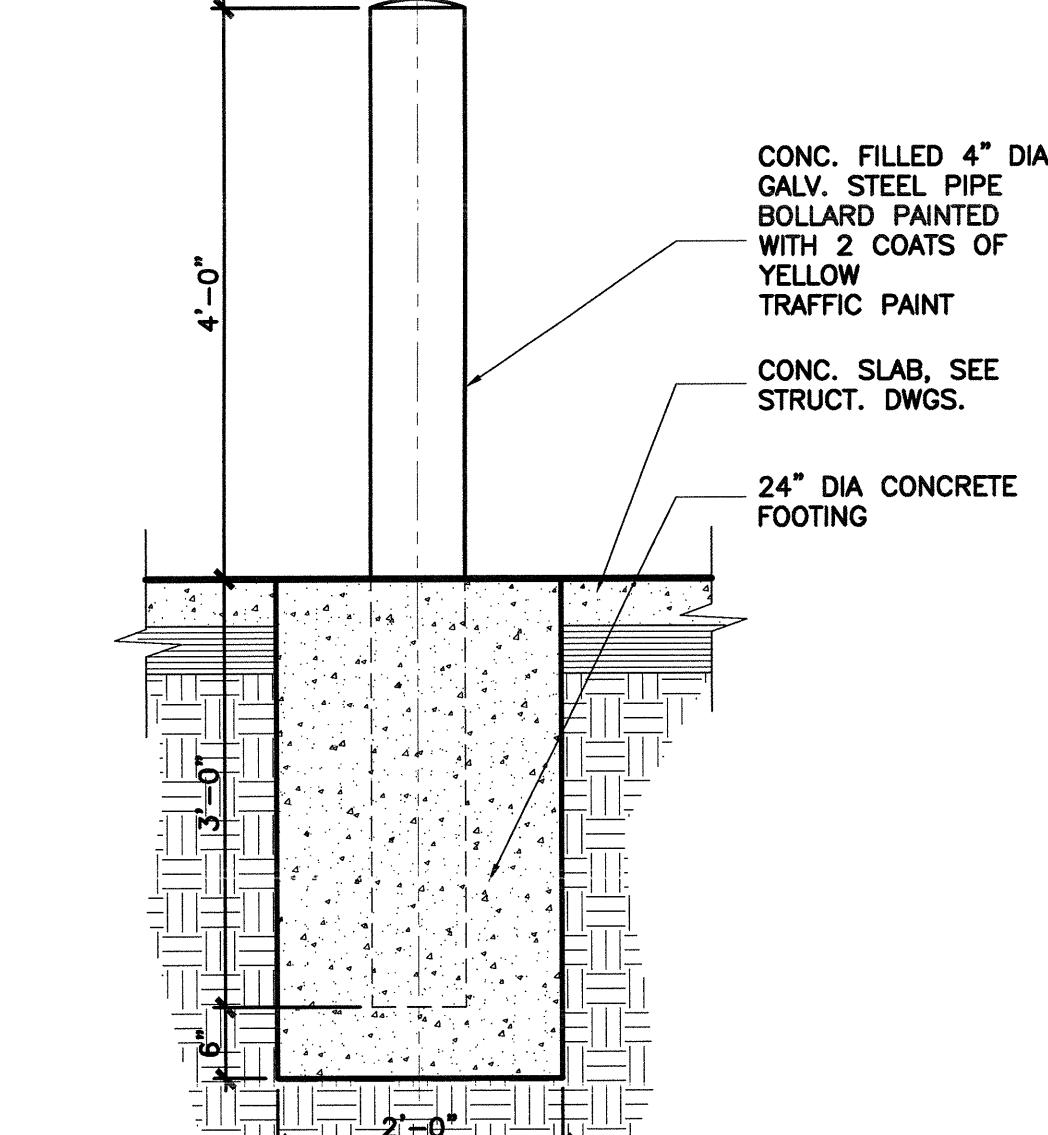
05 ALUM. PICKET FENCE DETAIL



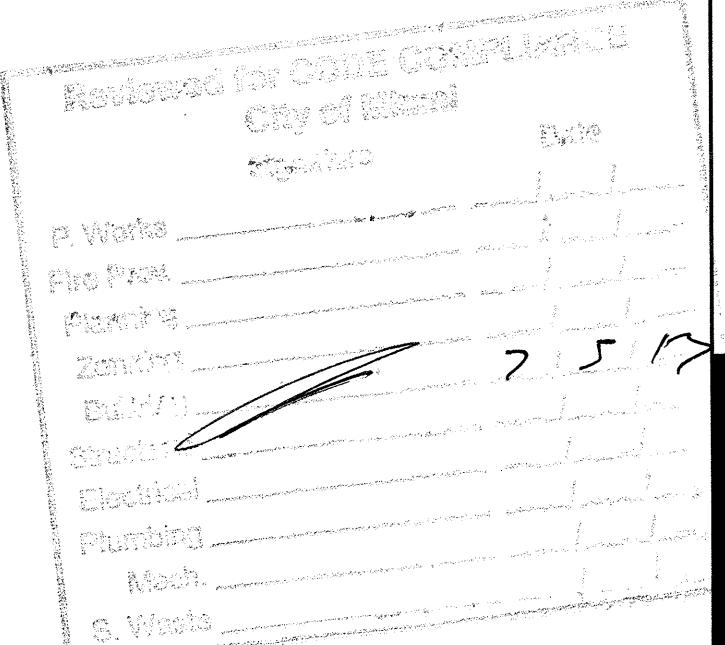
04 DUMPSTERS SECTION



E HINGE DETAIL



F BOLLARD DETAIL



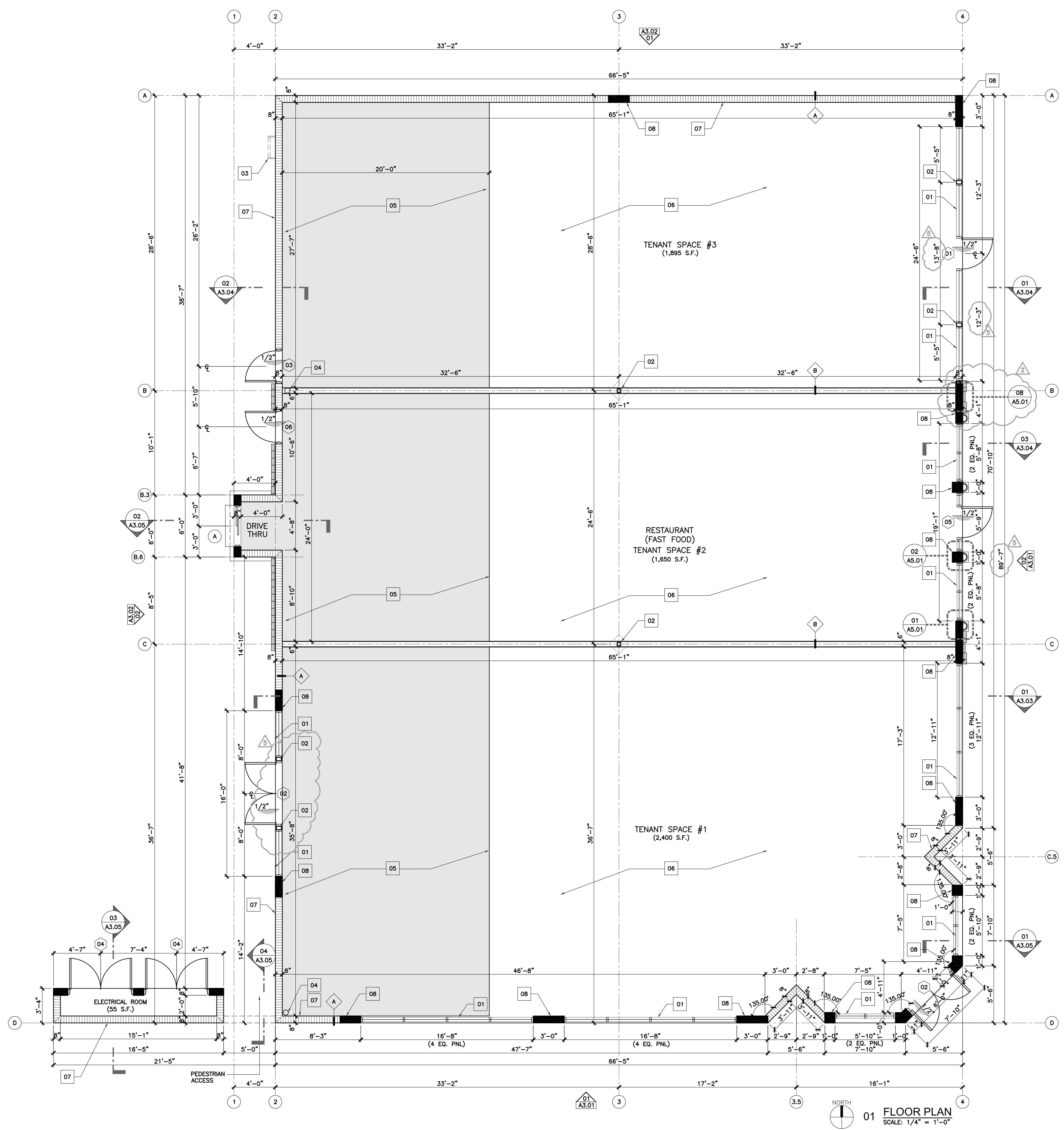
PROPOSED DARK SHELL BUILDING
MIZZEN 1-27 PLAZA
2770 SW 27TH AVENUE
MIAMI, FLORIDA 33133

DATE: 04-24-2013
JOB NO. 1229.01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:

SITE PLAN
DETAILS
SHEET NUMBER:
A1.03

TAG
The Architects Group
architecture
interior design
construction
8000 NW 7 Street, Suite 101
Miami, Florida 33126
T. 305-740-0150
F. 305-740-0158
E-mail: info@taggroup.com
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Mizzen 1-27th Ave Plaza, Miami Florida



TERMITES TREATMENT CERTIFICATION NOTE:
BUILDING (S) SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLETION SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT, THAT CONTAINS THE FOLLOWING STATEMENTS:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SOIL STATEMENT
SOIL CONDITION AT SITE BY VISUAL INSPECTION INDICATES AN ALLOWABLE BEARING CAPACITY OF 2,500 P.S.F. (UNDISTURBED SAND AND/OR ROCK). PROVIDED THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT FROM AND ARCHITECT OR ENGINEER TO CERTIFY THE PRESUMPTIVE SOIL BEARING CAPACITY

02 FLOOR PLAN KEY NOTES

SCALE: N.T.S.

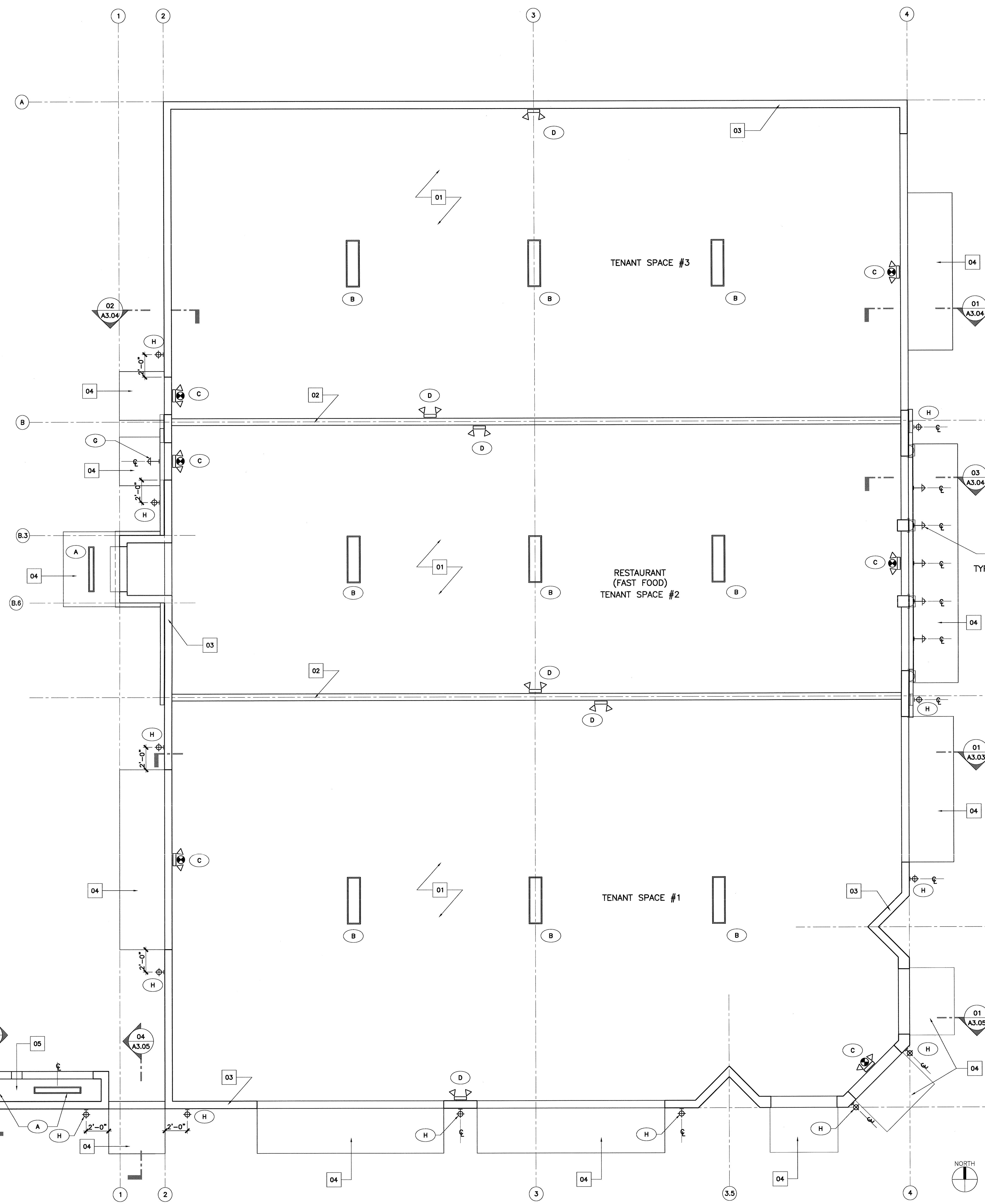
- 01 IMPACT RESISTANT ALUM./GLASS STORE FRONT SYSTEM WITH MIAMI-DADE N.O.A.
- 02 STRUCTURAL STEEL COLUMN. (SEE STRUCTURAL DRAWINGS).
- 03 ROOF ACCESS LADDER. SEE ELEVATIONS AND ROOF PLAN
- 04 ROOF DRAIN PIPE. SEE ROOF PLAN AND PLUMBING DRAWINGS.
- 05 CONCRETE SLAB IN THIS AREA WILL BE Poured BY TENANT AS SEPARATE PERMIT FOR TENANT BUILD-OUT.
- 06 CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
- 07 CONCRETE MASONRY UNIT WALL (SEE STRUCTURAL DRAWINGS)
- 08 CONCRETE CAST IN PLACE COLUMN (SEE STRUCTURAL DRAWINGS)

NOTE: SEE SHEET A-4.01 FOR DOORS AND WINDOWS SCHEDULE

PROJECT:
PROPOSED DARK SHELL BUILDING
MIZZEN 1-27 PLAZA
2770 SW 27TH AVENUE
MIAMI, FLORIDA 33130

DATE: 04-24-2013
JOB NO: 1229.01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:
1. EBLOCKS 07/02/13
2. COORD REVISION 07/02/13
5. COORD REVISION 12/02/13

SHEET TITLE:
FLOOR PLAN
SHEET NUMBER:
A-2.01

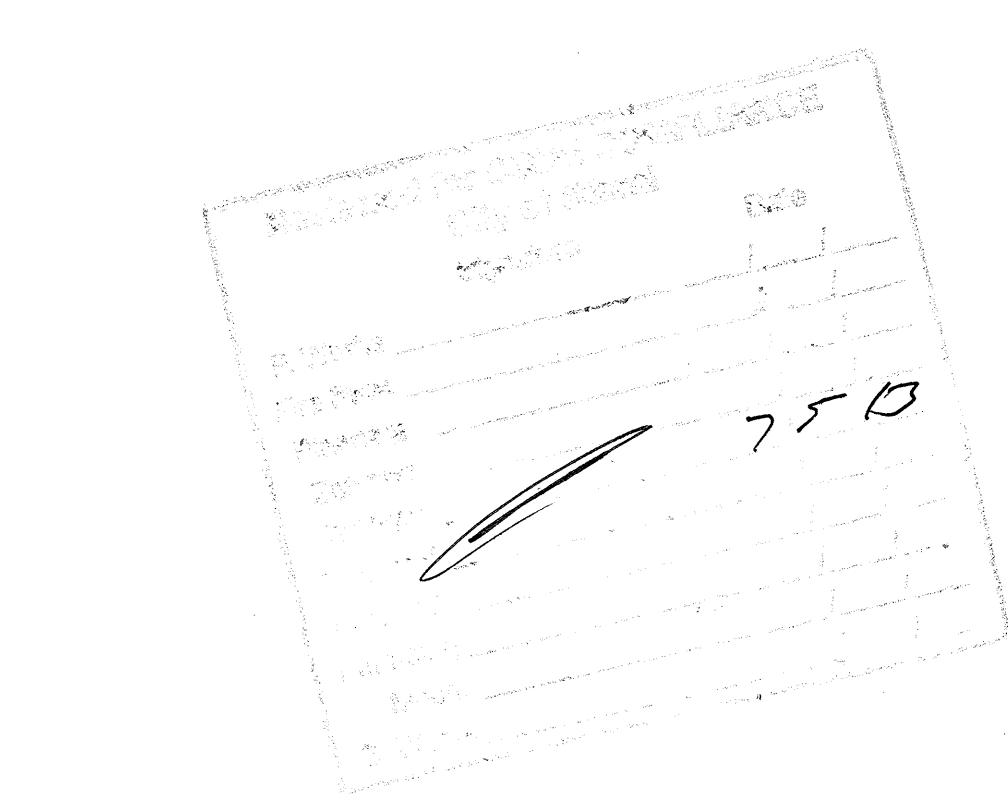


LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MFG.	MODEL No.	LAMP	VOLTAGE	MTD	REMARKS
INTERIOR							
(A)	SURFACE MOUNTED LIGHT FIXTURE	LITHONIA	DMW 1 28T5 MVOLT GEB 10PS DR LENS (4FT)	2x32W	MVOLT	10' A.F.F.	
(B)	SUSPENDED LIGHT FIXTURE	LITHONIA	A 232-1P-UNV	2-32W	UNV	10' A.F.F.	
(C)	EMERGENCY/ EXIT COMBO	LITHONIA	ECR LED M6	3.8W	120/277	WALL	
(D)	EMERGENCY LIGHT	LITHONIA	EU2 LED M12	1.8W LED	120/277	WALL	
EXTERIOR							
(E)	SINGLE PARKING	LITHONIA	DSX1 LED 2 30B700/50K FT MBOLTS HS-DDBX	142.5W LED	MVOLT	METAL POLE	POLE FOR 20FT MOUNTING REQUIRED, 5000K, ON PHOTOCELL
(F)	BACK-BACK PARKING	LITHONIA	DSX1 LED 2 30B700/50K SR5 MVOLT-DD BX	143.02W LED PER HEAD	MVOLT	METAL POLE	POLE FOR 20FT MOUNTING REQUIRED, 5000K, ON PHOTOCELL
(G)	GOOSE NECK	McFADDEN	CUSTOM	75W PAR 20	120	WALL SEE ELEV.	ON TIMER, LED ACCULAMP OPTIONAL, FIXTURE POINT DOWN
(H)	EXT. WALL	WINONA	IR-0-120-L0-BRT-F0-SHO-C2-STD	75W PAR 20	120	WALL SEE ELEV.	ON TIMER, LED ACCULAMP OPTIONAL, FIXTURE POINT DOWN

LEGEND
 EMERGENCY LIGHT / EXIT SIGN COMBO
 EMERGENCY LIGHT
 NOTE: REFER TO ELECTRICAL DRAWINGS FOR MORE INFO.

KEY LEGEND
 01 EXPOSED STEEL JOIST/ METAL DECK STRUCTURE.
 02 TENANT DEMISING PARTITION, SEE FLOOR PLAN.
 03 EXTERIOR CONCRETE MASONRY WALL, SEE FLOOR PLAN.
 04 FABRIC CANOPIES, BY OTHERS, N.I.C.
 05 EXPOSED CONCRETE SLAB CEILING, PAINT FINISH.

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



100% CONSTRUCTION DOCUMENTS PHASE
 SHEET NUMBER: A2.03
 DATE: 05-28-2013

PROJECT: PROPOSED DARK SHELL BUILDING
 OWNER: MIZZEN 1-27 PLAZA
 ADDRESS: 175 SW 7TH STREET, STE. 2004
 MIAMI, FLORIDA 33130
 PHONE: 305-740-0158
 FAX: 305-740-0159
 E-MAIL: info@taginc.com
 WEBSITE: TAGINC.COM

DATE: 04-24-2013
 JOB NO: 1229.01
 DRAWN: L.S.
 CHECKED: P.J.
 REVISIONS:

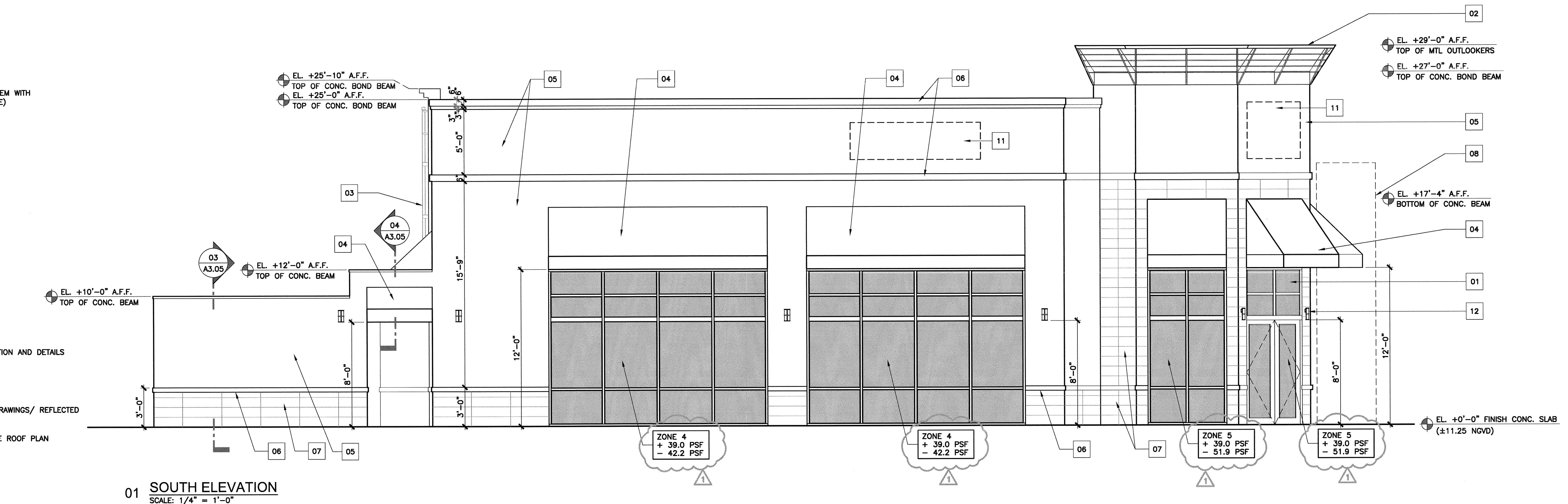
Pedro M. Romos, AIA
 FL. Lic. 10590
 SHEET TITLE: REFLECTED
 CEILING PLAN
 SHEET NUMBER: A2.03

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TAG
 The Architects Group
 architecture
 interior design
 construction
 9000 NW 7 Street, Suite 101
 Miami, Florida 33126
 T. 305-740-0158
 F. 305-740-0159
 e-mail: info@taginc.com
 website: TAGINC.COM

03 ELEVATIONS KEY NOTES
SCALE: N.T.S.

- 01 IMPACT RESISTANT ALUM./GLASS STOREFRONT SYSTEM WITH MIAMI-DADE N.O.A. (SEE DOOR/ WINDOW SCHEDULE)
- 02 DECORATIVE ALUMINUM OUTLOOKERS
- 03 ROOF ACCESS LADDER, SEE DETAIL 04/A3.02.
- 04 AWNING BY OTHERS
- 05 SMOOTH STUCCO (PAINT FINISH)
- 06 SMOOTH STUCCO BAND (PAINT FINISH)
- 07 PORCELAIN CERAMIC TILE
- 08 FUTURE PYLON SIGN (N.I.C.) BY OTHERS
- 09 BRICK VENEER
- 10 DECORATIVE COLUMNS. TYP. OF 4. REFER TO SECTION AND DETAILS
- 11 INTERNALLY ILLUMINATED SIGN, (N.I.C.) BY OTHERS
- 12 WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS/ REFLECTED CEILING PLAN.
- 13 EMERGENCY OVERFLOW SCUPPER (TYP. OF 4). SEE ROOF PLAN



PROPOSED DARK SHELL BUILDING
MIZZEN 1-27 PLAZA

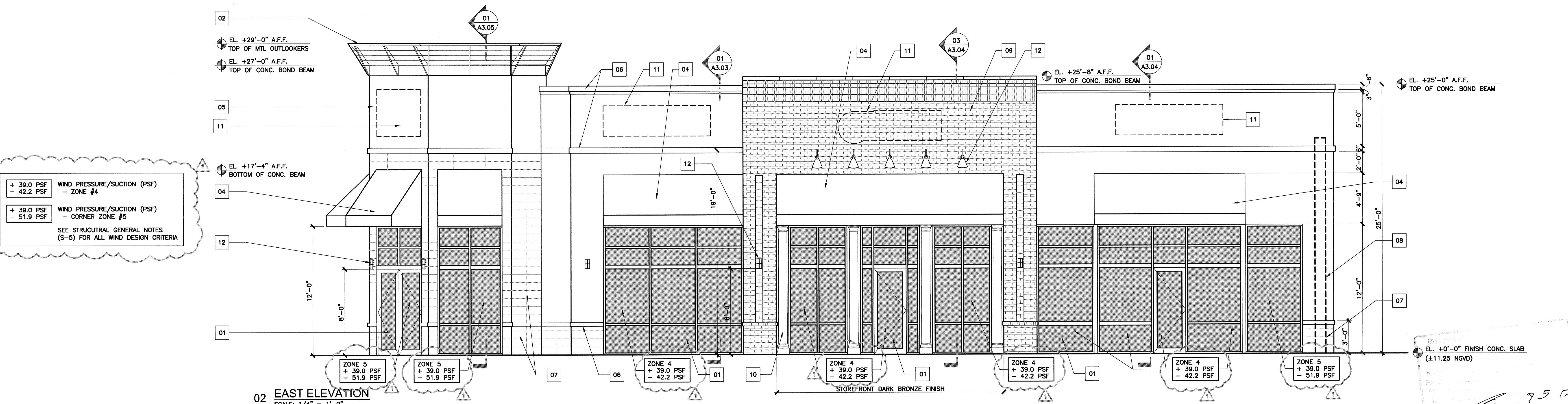
DATE: 04-24-2013
JOB NO: 1229.01
DRAWN: LS
CHECKED: P.R.
REVISIONS:
1 BD. COMMENTS 07/01/13

SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NUMBER:
A3.01

OWNER:

MIZZEN 1-27 AVE LLC
175 SW 7TH STREET STE 2004
MIAMI, FLORIDA 33130

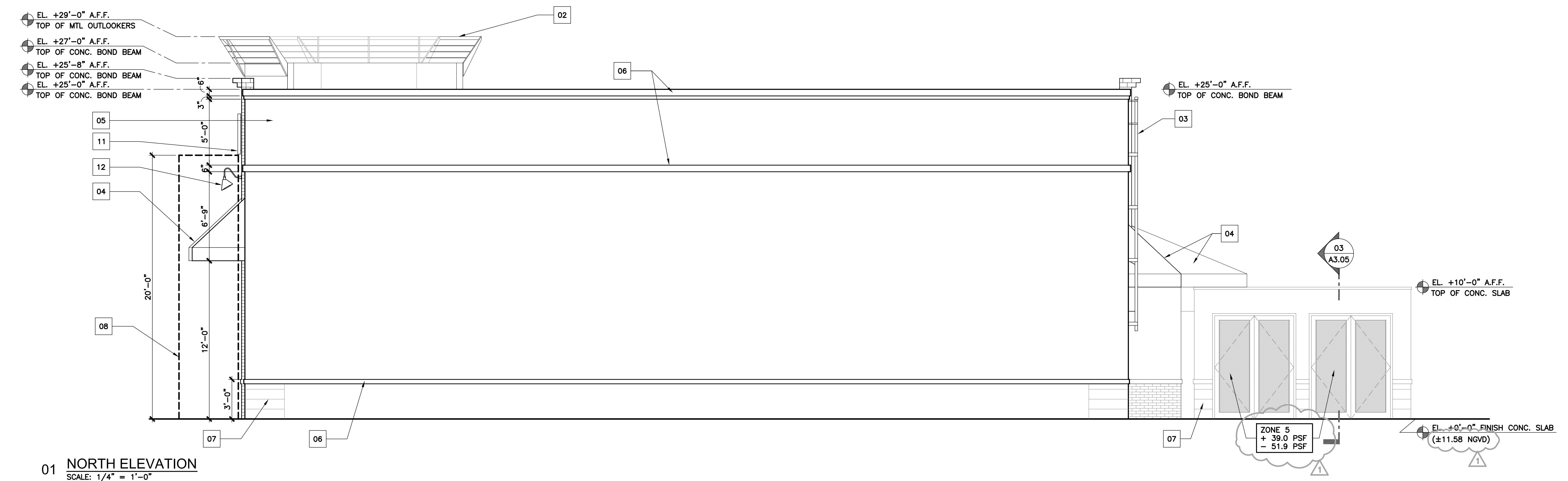
8000 NW 7 Street, Suite 101
Miami, Florida 33126
T. 305-740-0150
F. 305-740-0158
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03 ELEVATIONS KEY NOTES

SCALE: N.T.S.

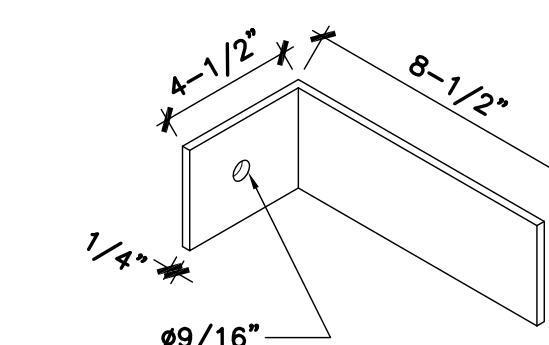
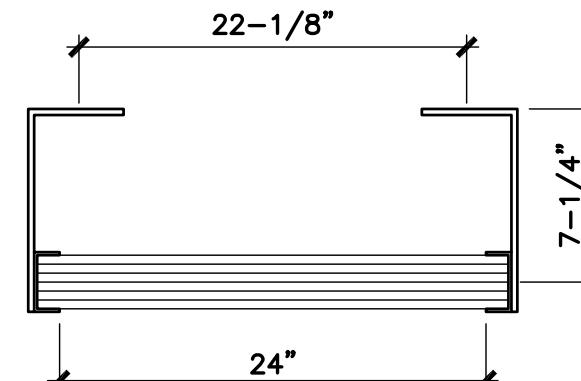
- 01 IMPACT RESISTANT ALUM./GLASS STOREFRONT SYSTEM WITH MIAMI-DADE N.O.A. (SEE DOOR/ WINDOW SCHEDULE)
- 02 DECORATIVE ALUMINUM OUTLOOKERS
- 03 ROOF ACCESS LADDER, SEE DETAIL 04/A3.02.
- 03A 1/8" ALUMINUM SECURITY DOOR FOR LADDER.
- 04 AWNING BY OTHERS
- 05 SMOOTH STUCCO (PAINT FINISH)
- 06 SMOOTH STUCCO BAND (PAINT FINISH)
- 07 PORCELAIN CERAMIC TILE
- 08 FUTURE PYLON SIGN (N.I.C.) BY OTHERS
- 09 BRICK VENEER
- 10 DECORATIVE COLUMNS. TYP. OF 4. REFER TO SECTION AND DETAILS
- 11 INTERNALLY ILLUMINATED SIGN, (N.I.C.) BY OTHERS
- 12 WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS/ REFLECTED CEILING PLAN.
- 13 EMERGENCY OVERFLOW SCUPPER (TYP. OF 4). SEE ROOF PLAN



MANUF: PRECISION LADDERS
P.O. BOX 2279
MORRISTOWN, TN, 37816
800.225.7814
432.586.2091 FAX
PRODUCT No.:
FL-05 LADDER
SD-01 SECURITY DOOR

04 LADDER DETAIL

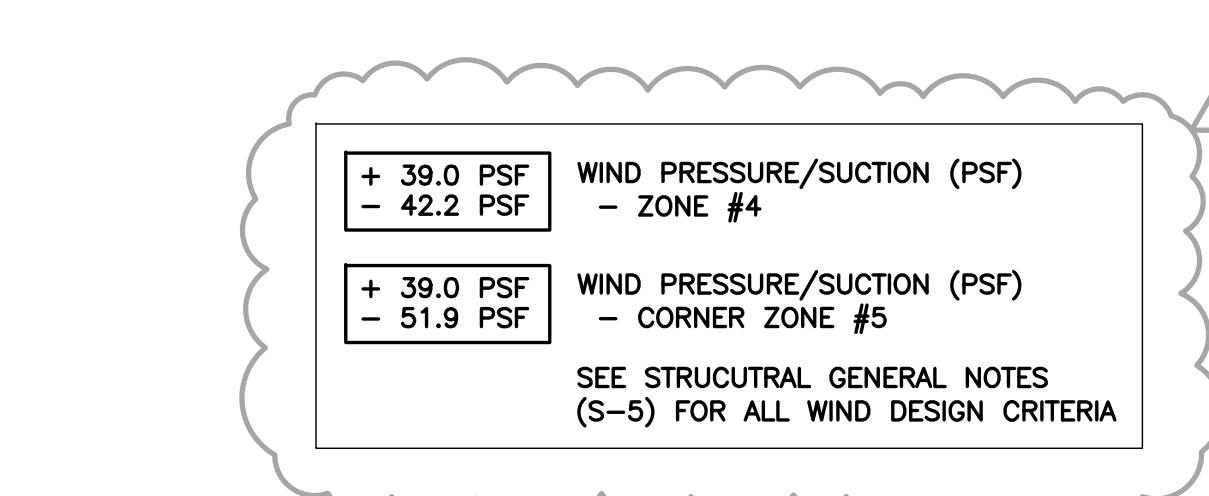
SCALE: 3/8" = 1'-0"



NOTE: ALL BOLTS/FASTENERS
NECESSARY TO ANCHOR LADDER
ARE BY OTHERS.

05 LADDER SECTION

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



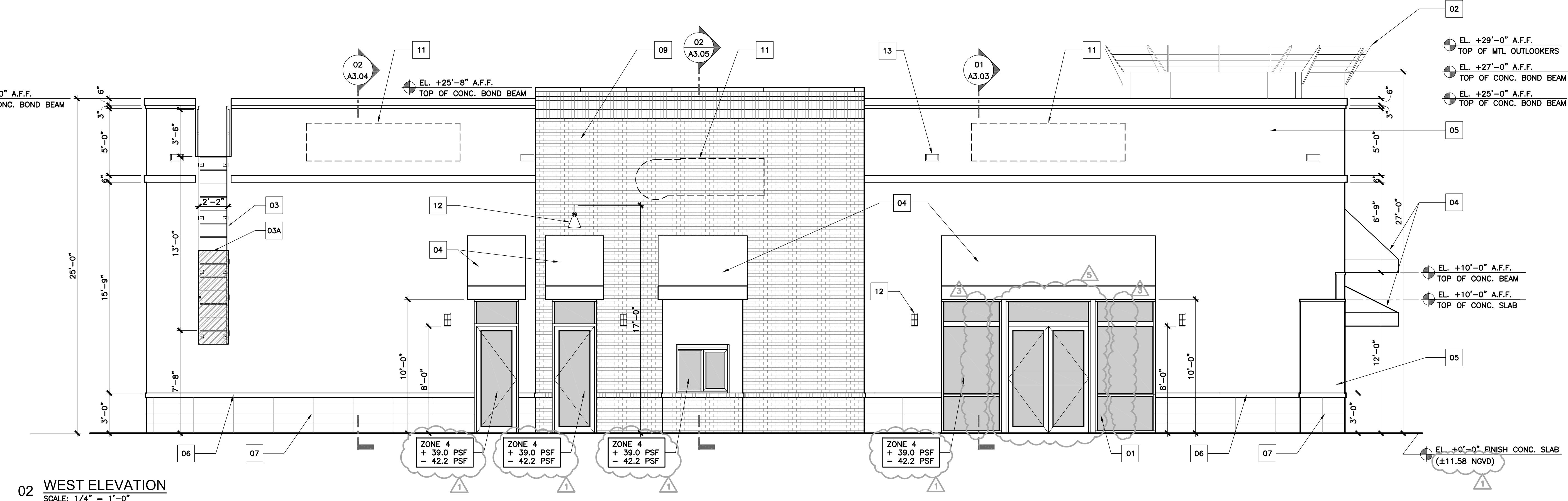
+ 39.0 PSF
- 42.2 PSF
WIND PRESSURE/SUCTION (PSF)
- ZONE #4

+ 39.0 PSF
- 51.9 PSF
WIND PRESSURE/SUCTION (PSF)
- CORNER ZONE #5

SEE STRUCTURAL GENERAL NOTES
(S-5) FOR ALL WIND DESIGN CRITERIA

06 BRACKET DETAIL

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



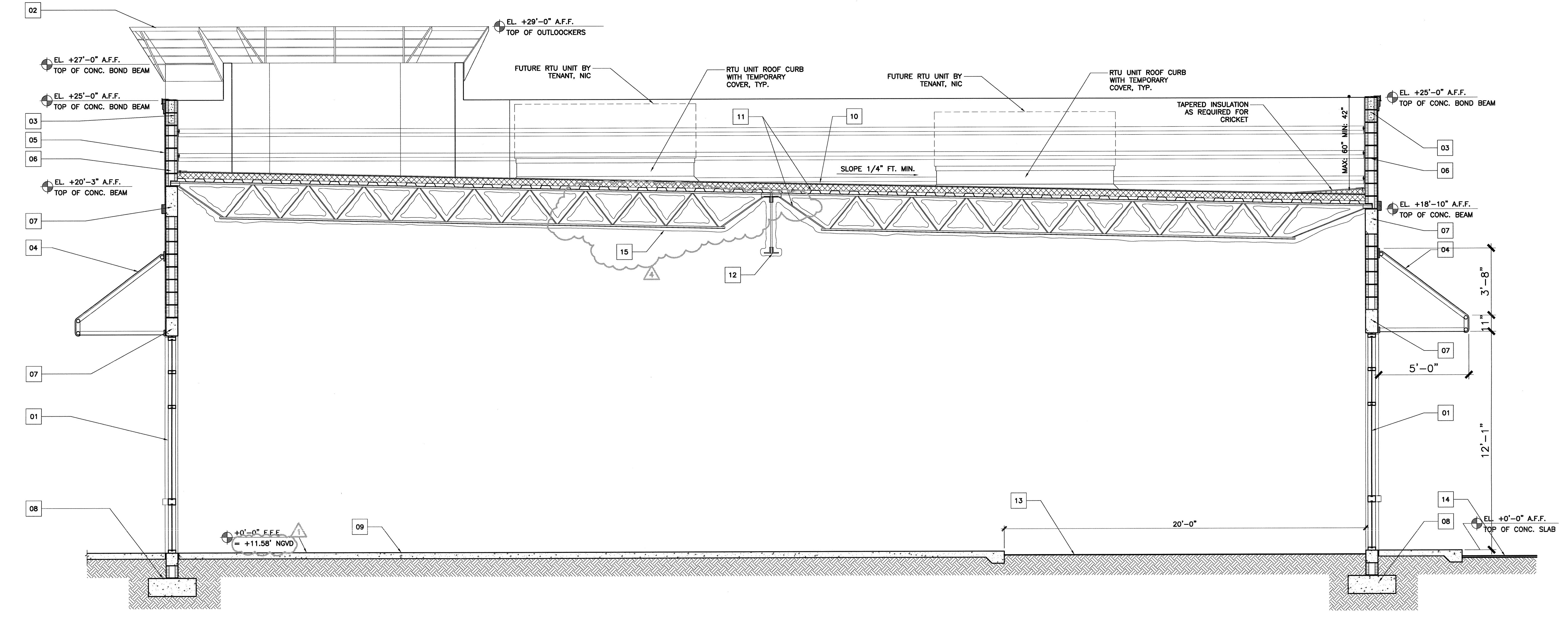
02 BUILDING SECTION KEY NOTES

SCALE: N.T.S.

- 01 IMPACT RESISTANT ALUM./GLASS STOREFRONT SYSTEM WITH MIAMI-DADE N.O.A., SEE WINDOW AND DOOR SCHEDULE
- 02 DECORATIVE ALUMINUM OUTLOOKERS
- 03 CONC. BOND BEAM. REFER TO STRUCT. DWGS.
- 04 AWNING BY OTHERS
- 05 SMOOTH STUCCO, PAINT FINISH
- 06 8" CMU REINF WALL. REFER TO STRUCT. DWGS.
- 07 CONC. BEAM. REFER TO STRUCT. DWGS.
- 08 CONC. FOOTING. REFER TO STRUCT. DWGS.
- 09 CONC. SLAB ON GRADE. REFER TO STRUCT. DWGS.
- 10 REINFORCED EVERGUARD MEMBRANE OVER INSULATION BOARD 3.1"R-19 MIN. THICK. REFER TO ROOF PLAN WALL SECTIONS AND Specs.
- 11 METAL DECK AND ROOF SYSTEM. REFER TO STRUCT. DWGS.
- 12 STEEL GIRDERS TRUSS. REFER TO STRUCT. DWGS.
- 13 NO CONC. SLAB ON THIS AREA
- 14 ASPHALT DRIVEWAY. REFER TO CIVIL DWGS.
- 15 1 HR. FIRE RATED SPRAYED FIRE RESISTIVE MATERIAL AS PER UL P.711

01 BUILDING SECTION

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



PROJECT: PROPOSED DARK SHELL BUILDING
MIZZEN 1-27 PLAZA

DATE: 04-24-2013
JOB NO: 1229.01
DRAWN: LS.
CHECKED: PR.
REVISIONS:
1 BD. COMMENTS 07/02/13
4 FIRE DEPT. REV. 08/08/13

Pedro P. Romos, AIA
FL. Lic. 10590

SHEET TITLE: BLDG. CROSS SECTIONS
SHEET NUMBER: A3.03

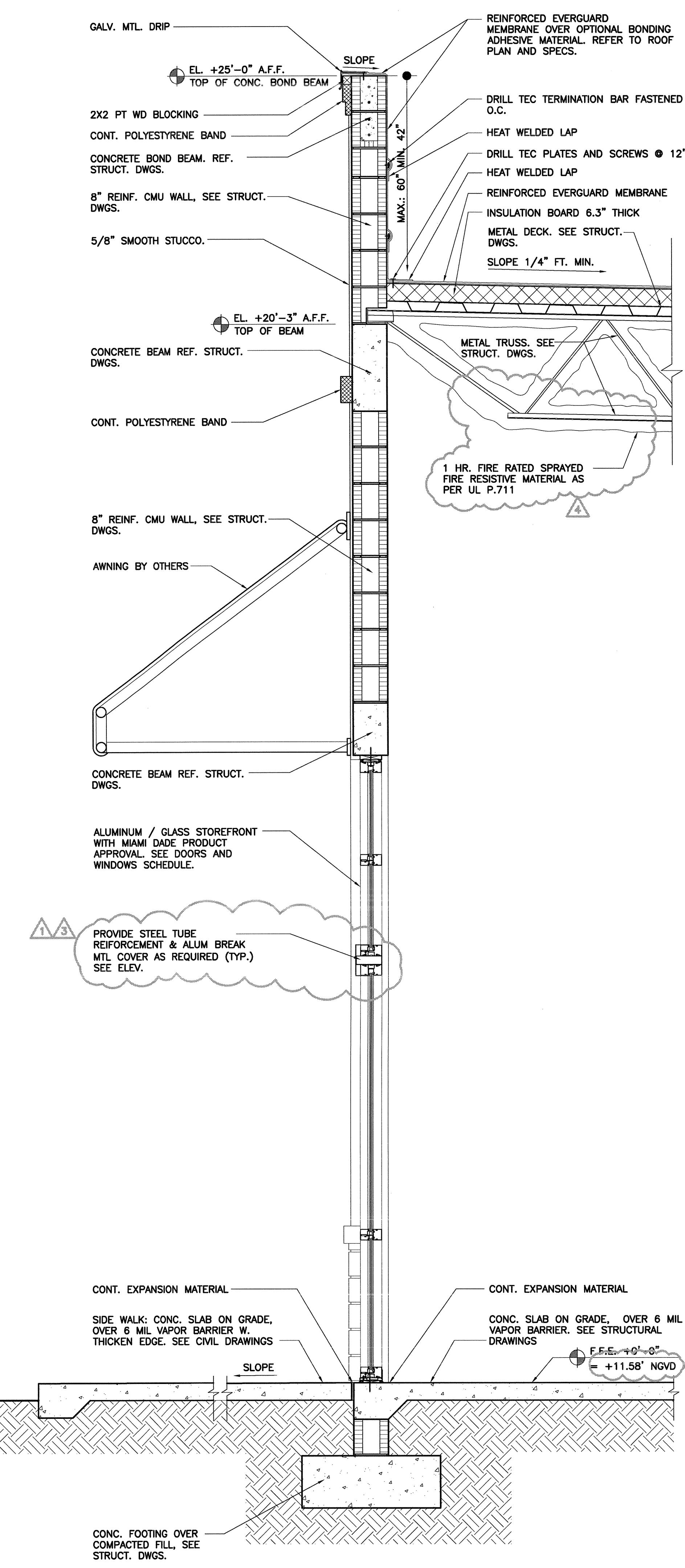
DATE: 05-28-2013

100% CONSTRUCTION DOCUMENTS PHASE

DATE: 05-28-2013

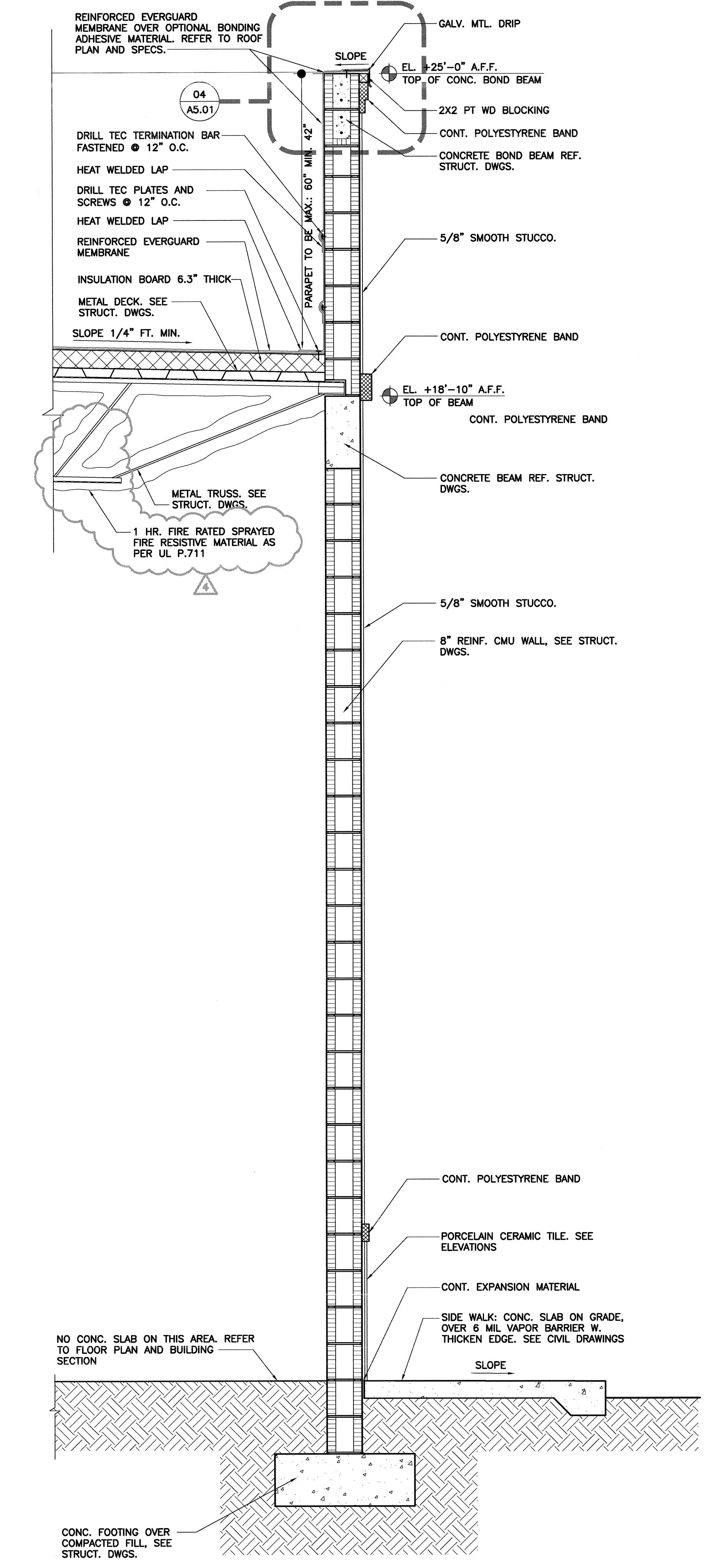
The Architects Group
TAG
architecture
interior design
construction
8000 NW 7 Street, Suite 101
Miami, Florida 33126
T. 305 - 40 - 0158
F. 305 - 740 - 0158
e-mail: tag_dh@tagdbi.com
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OWNER: MIZZEN 1-27 AVE LLC



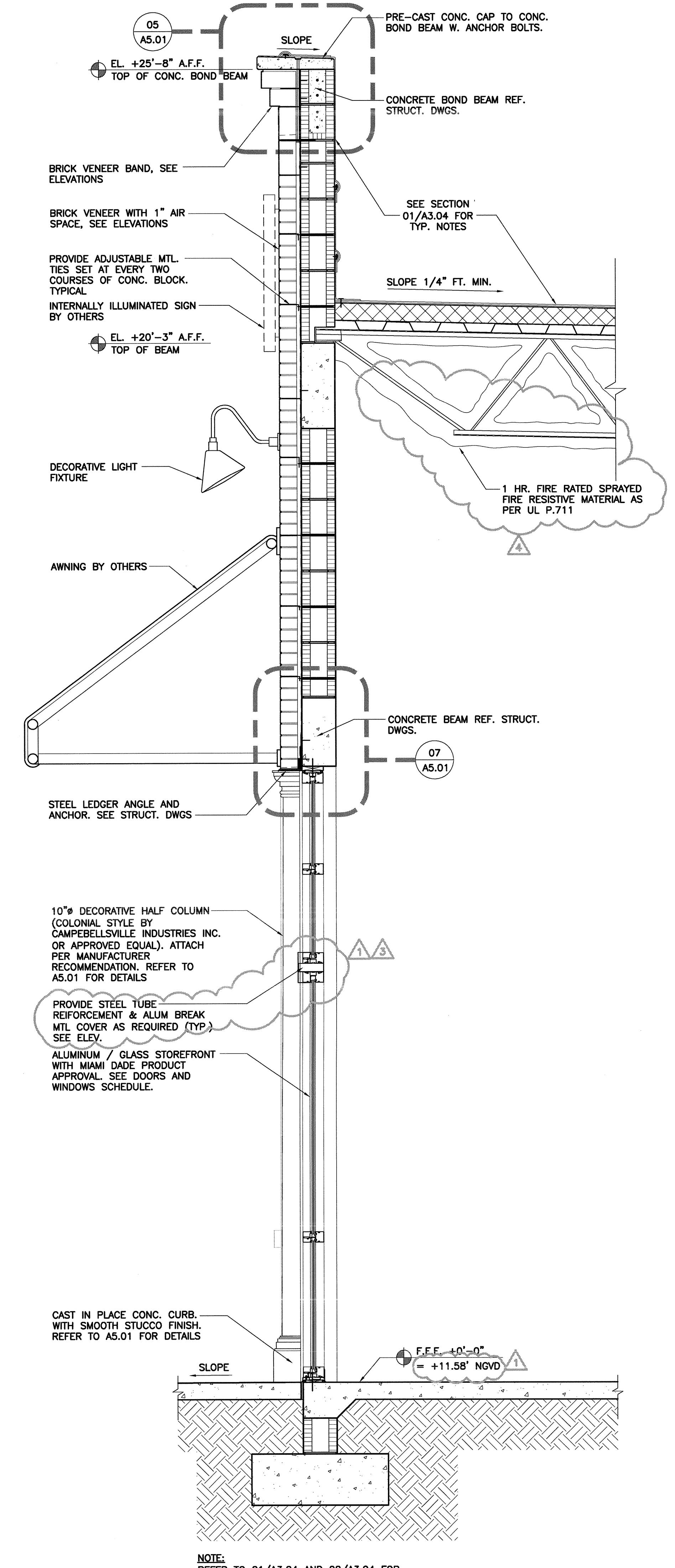
01 WALL SECTION

SCALE: 3/4" = 1'-0"



02 WALL SECTION

SCALE: 3/4" = 1'-0"



03 WALL SECTION

SCALE: 3/4" = 1'-0"

PROJECT: PROPOSED DARK SHELL BUILDING
MIZZEN 1-27 PLAZA
175 SW 7TH STREET, STE. 2004
MIAMI, FLORIDA 33126

DATE: 04-24-2013
JOB NO: 1229.01
DRAWN: L.S.
CHECKED: P.R.
REVISIONS:
1. ELOOMINS 07/02/13
2. ELOOMINS 07/01/13
3. ELOOMINS 07/09/13
4. FIRE DEPT REV 08/08/13

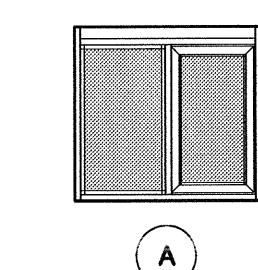
SHEET TITLE: BLDG. WALL SECTIONS
SHEET NUMBER: A3.04
100% CONSTRUCTION DOCUMENTS PHASE
DATE: 05-28-2013

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Miami, Florida 33126
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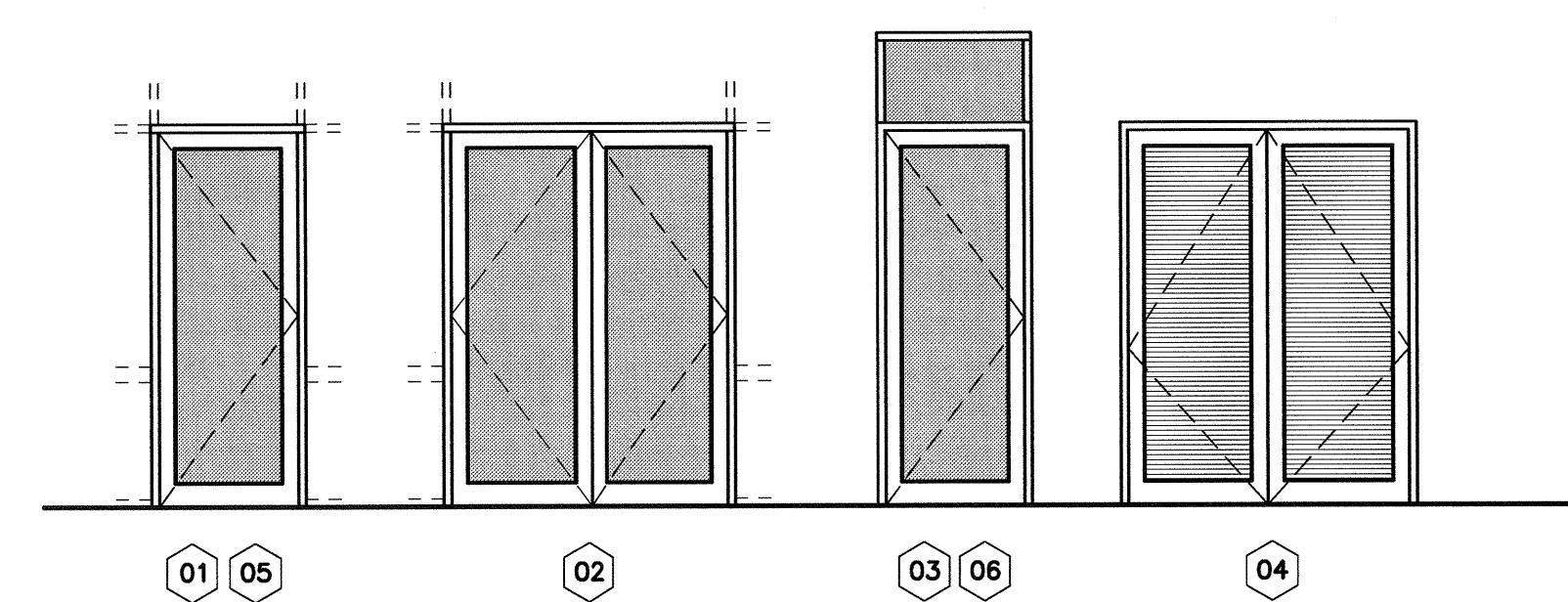
OWNER: MIZZEN 1-27 AVE LLC
175 SW 7TH STREET, STE. 2004
MIAMI, FLORIDA 33126

ONLINE:

WINDOW SCHEDULE.						
MARK	MANUFACTURER	MODEL/CODE	SIZE	TYPE	REMARKS	
A	READY ACCESS	600 SERIES	47-1" x 43-1"	HORIZONTAL ROLLING	IMPACT GLASS, QUIKSERV CORP NOA 11-1206.07 DARK BRONZE FINISH TO MATCH STOREFRONT	



DOOR SCHEDULE										
MARK	DOOR SIZE			DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HWDR GRP.	REMARKS
01	3'-0"	8'-0"	1 3/4"	STOREFRONT	ALUM/Glass	FACTORY FINISH	ALUM.	FACTORY FINISH	HG-1	SAFETY GLASS CAT. II. PGT NOA # 12-1005.02. CLEAR ANODIZE ALUM. FINISH TO MATCH STOREFRONT.
02	2(2'-10")	8'-0"	1 3/4"	STOREFRONT	ALUM/Glass	FACTORY FINISH	ALUM.	FACTORY FINISH	HG-1	SAFETY GLASS CAT. II. PGT NOA # 12-1005.02. CLEAR ANODIZE ALUM. FINISH TO MATCH STOREFRONT.
03	3'-0"	8'-0"	1 3/4"	STOREFRONT	ALUM/Glass	FACTORY FINISH	ALUM.	FACTORY FINISH	HG-1	SAFETY GLASS CAT. II. PGT NOA # 12-1005.02. CLEAR ANODIZE ALUM. FINISH TO MATCH STOREFRONT.
04	(2)3'-0"	8'-0"	1 3/4"	DBL. DOOR	H. MTL.	PAINT FINISH	H. MTL.	PAINT FINISH	HG-2	FULL LOUVERED. NEXT DOOR CO. NOA # 12-0229.03
05	3'-0"	8'-0"	1 3/4"	STOREFRONT	ALUM/Glass	FACTORY FINISH	ALUM.	FACTORY FINISH	HG-1	SAFETY GLASS CAT. II. PGT NOA # 12-1005.02. DARK BRONZE FINISH TO MATCH STOREFRONT.
06	3'-0"	8'-0"	1 3/4"	STOREFRONT	ALUM/Glass	FACTORY FINISH	ALUM.	FACTORY FINISH	HG-1	SAFETY GLASS CAT. II. PGT NOA # 12-1005.02. DARK BRONZE FINISH TO MATCH STOREFRONT.



NOTES:
1. G.C. TO VERIFY IN FIELD ALL OPENING DIMENSIONS PRIOR TO FABRICATION OF ALL DOORS AND WINDOWS.
2. GLAZING ON EXTERIOR DOORS - SIDELIGHTS SHALL BE CAI / SAFETY GLASS AS PER F.B.C. 2411.3.1.3.
3. ALL HARDWARE REQUIRES OWNER'S APPROVAL.
4. ALL LOCKING REQUIREMENTS FOR DOOR HARDWARE REQUIRE OWNER'S APPROVAL.

LIST OF MIAMI-DADE NOTICE OF ACCEPTANCE (NOA):

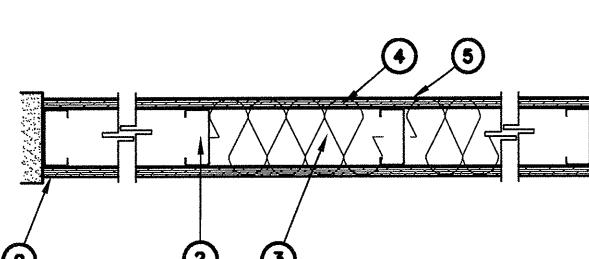
- 1 - QUIKSERV CORP: "IMPACT PASS-THRU HORIZONTAL SLIDING" WINDOW IMPACT RESISTANT - L.M.I. MIAMI-DADE NOA # 11-1206.07.
- 2 - PGT INDUSTRIES: SERIES SF 1550 OUTSWING ALUM. STORE FRONT ENTRANCE DOOR W/ TRANSMON IMPACT RESISTANT MIAMI-DADE NOA # 12-1005.02.
- 3 - PGT INDUSTRIES: SERIES "SS 3500" ALUMINUM STOREFRONT SYSTEM - L.M.I. IMPACT RESISTANT MIAMI-DADE NOA # 12-1005.01.
- 4 - NEXT DOOR COMPANY: SERIES S-808-IL OUTSWING LOUVERED STEEL DOOR - IMPACT. MIAMI-DADE NOA # 12-0229.03

HARDWARE GROUPS:

HG-1:
• MFR STANDARD FULL / PUSH HANDLE & FLUSH MOUNTED CYLINDER KEYED / THUMB TURN.
• AUTO CLOSER (ADA COMPLIANT) STANLEY - D-4550 (FINISH TO MATCH DOOR).
• ALUM. BUMPER THRESHOLD (ADA COMPLIANT).
HG-2:
• "C" SHAPE ADA APPROVED HANDLE ON BOTH SIDES, SELF CLOSING, SELF LATCHING. HEAVY DUTY HINGES.
• "SCHLAGE" L SERIES MORTISE LOCK.
• "MFR STD" (1-4 PAIRS) HEAVY DUTY HINGES - NON REMOVABLE PIN.
• MC KINNEY - SB12HD SURFACE BOLT TOP & BOTTOM @ INACTIVE LEAF.
• ASA STRIKE 4-7/8" X 1-1/8" X 1-1/8".
• ALUM. BUMPER THRESHOLD SET IN MASTIC.

DESIGN No. U465

NONBEARING WALL RATINGS: 1 HR



1. FLOOR AND CEILING RUNNERS - (NOT SHOWN) - CHANNEL SHAPED STEEL, 3-1/2" WIDE (MIN), 1-1/4" IN. LEGS, FORMED FROM MIN. NO. 25 MSG (MIN. 20 MSG WHEN ITEM 4C IS USED) GALV. STEEL ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24" IN. O.C. MAX.
2. STEEL STUDS - CHANNEL SHAPED, 3-5/8" WIDE (MIN), 1-1/4" IN. LEGS, 3/8" IN. FOLDED BACK RETURNS, FORMED FROM MIN. NO. 25 MSG (MIN. NO. 25 MSG WHEN ITEM 4C IS USED) GALV. STEEL SPACED 24" IN. O.C. MAX.
3. BATS AND BLANKETS (OPTIONAL) - MINERAL WOOL OR GLASS FIBER, PARTIALLY OR COMPLETELY FILLING STUD CAVITY. SEE BATS AND BLANKETS (EZJZ) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES.
- 3A. FIBER SPRAYED - AS AN ALTERNATE TO BATS AND BLANKETS (ITEM 3) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED TO THE INSIDE SURFACE OF THE EXPOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 POUNDS PER CUBIC FT. GREENBRIER LLC. - COCOON STABILIZED CELLULOSE INSULATION.
- 3B. FIBER, SPRAYED - AS AN ALTERNATE TO BATS AND BLANKETS (ITEM 3) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. THE FIBER IS APPLIED TO THE INSIDE SURFACE OF THE EXPOSED CAVITY. MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FT. NU-WOOL CO. INC. - CELLULOSE INSULATION.
4. GYPSUM BOARD - 5/8" IN. THICK, 4 FT. WIDE, ATTACHED TO STEEL STUDS AND FLOOR/CEILING TRACK WITH 1 IN. LONG, TYPE "S" STEEL SCREWS SPACED 8" IN. O.C. ALONG EDGES OF BOARD AND 6" IN. IN THE CENTER OF THE BOARD. SCREWS ARE ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY, WHEN ATTACHED TO ITEM 6 (RESILIENT CHANNELS) OR 6A (FURRING CHANNELS), WALLBOARD IS SCREW ATTACHED TO FURRING CHANNELS WITH 1 IN. LONG TYPE "S" STEEL SCREWS SPACED 12" IN. O.C.
- 4A. GYPSUM BOARD* - (AS AN ALTERNATE TO ITEM 4) - NOM. 5/8" IN. THICK GYPSUM PANELS WITH BEVELLED SQUARE OR TAPERED EDGES, ATTACHED TO STEEL STUDS AND FLOOR/CEILING TRACKS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED OR BACKED. PANELS ATTACHED TO STEEL STUDS WITH 1 IN. LONG TYPE "S" STEEL SCREWS SPACED 8" IN. O.C. WHEN APPLIED HORIZONTALLY, OR 6" IN. O.C. WHEN APPLIED VERTICALLY.
- 4B. GYPSUM BOARD* - (AS AN ALTERNATE TO ITEMS 4 OR 4A) - NOM 3/4" IN. THICK, 4 FT. WIDE, INSTALLED AS DESCRIBED IN ITEM 4A WITH SCREW LENGTH INCREASED TO 1-1/4" IN.
- 4C. CANADIAN GYPSUM COMPANY - TYPES AR, IP-AR, IP-X2, IP-AR, SCX, SHX, WRC, OR WRX.
- 4D. UNITED STATES GYPSUM CO. - TYPES AR, C, FRX-G, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, OR WRX.
- 4E. USC MEXICO S. DE C V - TYPES AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, OR WRX.
5. JOINT COMPOUND - VITRIMIN VITRIMIN PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS: PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32" IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE EXPOSED SURFACE OF CLASSIFIED VENEER BASEBOARD JOINTS REINFORCED.
6. RESILIENT CHANNEL - (OPTIONAL-NOT SHOWN) - 25 MSG GALV. STEEL RESILIENT CHANNELS SPACED VERTICALLY MAX. 24" IN. O.C. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1-1/4" IN. LONG "S" TYPE PAN HEAD STEEL SCREWS. NOT FOR USE WITH TYPE FRX GYPSUM PANELS.
- 6A. STEEL FRAMING MEMBERS (NOT SHOWN)* - AS AN ALTERNATE TO ITEM 3, FURRING CHANNELS AND RESILIENT SOUND ISOLATION CLIP AS DESCRIBED BELOW.
- 6B. FURRING CHANNELS - FORMED OF NO. 25 MSG GALV. STEEL 5/8" IN. THICK, 4 FT. WIDE, DEEP SPACED 24" IN. O.C. PERPENDICULAR TO STUDS. CHANNELS SECURED TO STUDS AS DESCRIBED IN ITEM B. ENDS OF ADJOINING CHANNELS ARE OVERLAPPED 6 IN. AND TIED TOGETHER WITH DOUBLE STRAND OF NO. 18 SWG GALV. WIRE. WHEN NOT EACH END IS APPX. 6 IN. AND COLOCATED WITH THE SELF TAPPING #8 FURNITURE SCREWS. MIN. 7/16" IN. LONG AT THE MIDPOINT OF THE OVERLAP, WITH ONE SCREW ON EACH FLANGE OF THE CHANNEL.
- 6C. STEEL FRAMING MEMBERS* - USED TO ATTACH FURRING CHANNELS (ITEM A) TO STUDS (ITEM 1), CLIPS SPACED 48 IN. O.C. AND SECURED TO STUDS WITH 1-1/4" IN. LONG "S" TYPE PAN HEAD SCREWS. FURRING CHANNELS ARE FRiction FITTED INTO CLIPS. PAC INTERNATIONAL INC. - TYPE RSIC-1. BEARING THE UL CLASSIFICATION MARK.

*SIAM GYPSUM INDUSTRY (SARABURI) CO. LTD. - TYPE EX-1

**BEIJING NEW BUILDING MATERIALS CO. LTD. - TYPE DBX-1.

***BEBI AMERICA INC. - TYPES 1, EGRC, PROROC TYPE X, PROROC TYPE C.

****BEBI CANADA INC. - PROROC TYPE C, PROROC TYPE X, OR PROROC TYPE A/B/E - RESISTANT.

*****CANADIAN GYPSUM COMPANY - TYPES AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, OR WRX.

*****G+P GYPSUM CORP. SUB. OF CANADA INC. - TYPES AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, OR WRX.

*****HEC GYPSUM CORP. - TYPES 5, 9, C, DAP, DD, DA, DDC, DS, GPF56.

*****LAFARE NORTH AMERICA INC. - TYPES LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-A/C.

*****NATIONAL GYPSUM CO. - TYPES PSK, PSK-C, PSK-G, PSK-X, PSK-XG, PSK-XL.

*****PACIFIC GYPSUM DIV. OF PACIFIC COAST INTERNATIONAL INC. - TYPE RSIC-1.

*****PACIFIC COAST BUILDING PRODUCTS INC. - TYPE PG-C OR PG-9.

*****SIAM GYPSUM INDUSTRY (SARABURI) CO. LTD. - TYPE EX-1

*****SIAM GYPSUM INDUSTRY (SARABURI) CO. LTD. - TYPE EX-1

*****TEMPLE-ISELAND FOREST PRODUCTS CORP. - TYPE TG-C.

*****UNITED STATES GUPSUM CO. - TYPES AR, C, FRX-G, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC, OR WRX.

*****W.R. GRACE & CO. - COHN, GRACE ICE AND WATER SHIELD, GRACE SELECT, GRACE ULTRA, AND GRACE BASIK.

*****W.R. GRACE & CO. - COHN, GRACE ICE AND WATER SHIELD-H17, GRACE SELECT, GRACE ULTRA, AND GRACE BASIK.

*****W.R. GRACE & CO. - COHN, GRACE ICE AND WATER SHIELD-H17, GRACE SELECT, GRACE ULTRA, AND GRACE BASIK.

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*****W.R. GRACE & CO. - COHN, GRACE ICE AND WATER SHIELD-H17, GRACE SELECT, GRACE ULTRA, AND GRACE BASIK.

*****W.R. GRACE & CO. - COHN, GRACE ICE

Mizzen 1-27th Ave Plaza, Miami Florida

SPECIFICATIONS

Part I: General

1.01 GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2010 EDITION WITH ALL REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

1.02 THE GENERAL CONTRACTOR AS MENTIONED HEREIN IS DEFINED AS THE ENTITY WHICH HAS THE CONTRACTUAL AGREEMENT WITH THE OWNER FOR THE FULL CONSTRUCTION OF THE PROJECT AND WHICH INCLUDES ANY AND ALL OTHER PARTIES CONTRACTUALLY OBLIGATED TO THE GENERAL CONTRACTOR TO COMPLETE THIS PROJECT.

1.03 THE CONTRACT DOCUMENTS ARE DESIGNED IN ACCORDANCE WITH ALL GOVERNING CODES, REGULATIONS, CITIES, MUNICIPALITIES AND LOCAL OFFICIALS HAVING JURISDICTION. THE GENERAL CONTRACTOR SHALL CONSTRUCT AND BE RESPONSIBLE FOR ALL REQUIREMENTS AND STANDARDS FOR THE PROJECT AND COORDINATE WITH EACH APPROPRIATE TRADES AND SUBCONTRACTORS AS REQUIRED AND AS SPECIFIED IN THE AGREEMENT FOR A COMPLETE AND FUNCTIONAL PROJECT.

1.04 BEFORE COMMENCEMENT OF ANY WORK ON THE SITE, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH ALL THE CONDITIONS OF THIS PROJECT; THE CONTRACTORS AND SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THE PROTION OF THE WORK, AS WELL AS ANY INFORMATION FURNISHED BY THE OWNER. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THE PROJECT AND RECORD THESE IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL NOT BE HELD LIABLE FOR ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS IN THE RECORDS OF THE PROJECT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL NOT BE HELD LIABLE FOR ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS IN THE CONTRACT DOCUMENTS, HOWEVER ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS IN THE RECORDS OF THE PROJECT SHALL BE HELD BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS.

1.05 GENERAL CONTRACTOR AND SUBCONTRACTORS ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, AND INCONSISTENCIES IN THE CONTRACT DOCUMENTS; HOWEVER ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS IN THE RECORDS OF THE PROJECT SHALL BE HELD BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS.

1.06 GENERAL CONTRACTOR AND SUBCONTRACTORS TO PROVIDE ALL REQUIRED NECESSARY MATERIALS.

1.07 GENERAL CONTRACTOR AND SUBCONTRACTORS FOR A COMPLETE AND FULLY OPERATIONAL INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH SUCH ITEMS ARE NOT INDIVIDUALLY LISTED IN THE CONTRACT DOCUMENTS, MATERIALS, ETC. SHALL MEET OR EXCEED ANY AND ALL APPLICABLE BUILDING CODES, STANDARDS AND OR ORDINANCES.

1.08 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS, TO BID AND BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL SETS OF CONSTRUCTION DOCUMENTS DURING BIDDING AND CONSTRUCTION SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR OF THEIR RESPONSIBILITY FOR THEIR WORK OR COORDINATION OF IT WITH ALL BY-LAWS.

1.09 CONSULTANTS ARE TO SPECIFY STANDARDS AS IT FULLY SET OUT IN THE CONTRACT DOCUMENTS AS NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND STANDARDS. THE GENERAL CONTRACTOR AND SUBCONTRACTOR AND EMPHASIZE CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE AS TO BE ALL-INCLUSIVE OF, OR TO REPLACE OR ALLEGE, IN WHOLE OR IN PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE KNOWNLEDGEABLE AS TO THE REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS AND APPLY THEM TO THE WORK.

1.10 SUBSTITUTIONS RECEIVED AFTER BIDDING WILL BE REVIEWED AT THE DISCRETION OF THE ARCHITECT. ALL SUBSTITUTIONS MUST BE EQUAL OR BETTER THAN ITEM SPECIFIED DEMONSTRATING COMPATIBILITY OF PERFORMANCE, OPERATION AND AESTHETIC QUALITY TO THAT OF THE SPECIFIED ITEM. SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT IN WRITING. THE SUBSTITUTION LETTER STATING EACH ITEM TO BE SUBSTITUTED, MUST BE SUBMITTED TO THE ARCHITECT IN WRITING. THE SUBSTITUTION LETTER MUST BE SUBMITTED TO THE ARCHITECT FOR SUBSTITUTION APPROVAL. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY THE SAME IN FIELD. DRAWINGS TAKE PRECISION OVER ALL OTHER MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY THE SAME IN FIELD.

1.11 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTOR AND ALL THEIR FORCES TO BE AWARE OF ALL COMMENTS MADE BY THE JURISDICTIONAL BUILDING DEPARTMENT UPON THE OFFICIAL SIGNED AND SEATED CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL MAINTAIN A PROJECT FILE SET AND SHALL INCORPORATE ALL FIELD CHANGES ORDERED BY THE JURISDICTIONAL INSPECTORS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WORK REQUIRED BY THESE DOCUMENTS WITH ALL TRADES INCLUDING BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND CIVIC DISCIPLINES.

1.12 STANDARD CITED HEREIN, THE CODES, SPECIFICATIONS AND OTHER MATERIALS NOTED AND CITED IN THESE CONTRACT DOCUMENTS ARE NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND STANDARDS. THE GENERAL CONTRACTOR AND SUBCONTRACTOR AND EMPHASIZE CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE AS TO BE ALL-INCLUSIVE OF, OR TO REPLACE OR ALLEGE, IN WHOLE OR IN PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE KNOWNLEDGEABLE AS TO THE REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS AND APPLY THEM TO THE WORK.

1.13 THE FOLLOWING DRAWINGS WILL BE REQUIRED FOR THE RELATED WORK, (THE PRODUCTION OF THE REQUIRED DRAWING SHALL NOT BE CONSIDERED ANY EXTRA THE FOLLOWING PRACTICE): SUBMITTAL CUT SHEETS WILL BE REQUIRED FOR THE RELATED WORK, ELECTRICAL, SWITCHGEAR, LIGHTING, HVAC EQUIPMENT, ROOF MEMBRANE, INSULATION AND FLASHINGS, CONCRETE, DOOR AND HARDWARE AND FABRICATED STRUCTURAL STEEL, REINFORCED STEEL, MISCELLANEOUS, STEEL, GLAZING SYSTEMS, CONCRETE, PLUMBING, WATERPROOFING SYSTEMS, MILITARY, FIRE SPRINKLER AND ROOF FINISHES.

1.14 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ACQUIRE ALL NECESSARY PRODUCT APPROVALS USED AND INSTALLED ON THIS PROJECT AS WELL AS ANY ADDITIONAL COUNTY AND LOCAL JURISDICTION REQUIRING ADDITIONAL DRAWINGS, CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER TO CERTIFY APPLICATION OF SAID PRODUCT IN ACCORDANCE TO THE CODE, HAVING JURISDICTION.

1.15 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO REVIEW ALL DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING SAME TO THE ARCHITECT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR HAVING VERIFIED ACTUAL EXISTING CONDITIONS RELATED TO DRAWINGS AND SUBMITTALS.

1.16 WORK SHALL NOT COMMENCE WITHOUT RELATED DRAWINGS AND SUBMITTALS BEING APPROVED. THE GENERAL CONTRACTOR AND SUBCONTRACTORS BEAR RESPONSIBILITY OF ALL COSTS OF CHANGES ARE REQUIRED OF WORK THAT HAS BEEN PERFORMED WITHOUT PRIOR REVIEW AND APPROVAL OF DRAWINGS AND/OR SUBMITTALS.

1.17 ALL MATERIALS SHALL BE NEW, FREE OF ALL DEFECTS AND SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND INDUSTRY STANDARDS.

1.18 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PREPARE AND MAINTAIN THROUGH-OUT THE LENGTH OF CONSTRUCTION A FULL, AND CURRENT SET OF ACCURATE "AS-BUILT" DRAWINGS UPON COMPLETION OF THIS PROJECT SUCH DRAWINGS WILL BE PRESENTED TO THE OWNER FOR HIS PERMANENT RECORDS AND INFORMATION.

1.19 THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE/WINDSTORM PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS READILY ACCESSIBLE FOR REVIEW BY THE OWNER AND THE ARCHITECT.

1.20 IN THE EVENT OF DAMAGES TO THE BUILDING WHICH REQUIRE ASSESSMENT FOR AN INSURANCE CLAIM, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OF THE CIRCUMSTANCES SURROUNDING THE LOSS, DOCUMENT DAMAGES, DETERMINE IMPACT TO THE PROJECT SCHEDULE, SUBMIT ALL INFORMATION TO THE OWNER WITHIN 72 HOURS OF A LOSS.

1.21 CONTRACTORS SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED.

1.22 PART - 2.0 - SITE WORK

2.01 REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL REQUIREMENTS AND STANDARDS.

2.02 THE SOIL PAD UNDER ALL NEW INTERIOR FLOOR SLABS AND ALL FOUNDATION WALLS SHALL RECEIVE AN APPLIED SOIL POISONING TREATMENT TO PREVENT THE INFESTATION OF SUBTERRANEAN TERMITES. PROVIDED MATERIAL AND CHEMICALS APPROVED BY APA FOR THIS TYPE OF APPLICATION.

2.03 1.00 - CONCRETE

2.04 1.00 CONCRETE FLOOR SLABS SHALL HAVE A SMOOTH STEEL TROWELED FLAT FINISH, HARDWARE AND SEALERS AS PER PLANS.

2.05 EXTERIOR CONCRETE SLABS SHALL RECEIVE LIGHT BROOM FINISH, UNLESS OTHERWISE SPECIFIED.

2.06 CONCRETE CONSTRUCTION JOINTS SHALL BE KEYED AND EXPANSION JOINT FILLER INSTALLED IN A MANNER PER ACI AND ACI STANDARDS.

2.07 1.00 - CONCRETE MASONRY UNITS

4.01 PROVIDE AND INSTALL ALL CONCRETE MASONRY UNITS, MORTAR REINFORCEMENTS AND RELATED MATERIALS REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS/STRUCTURAL DRAWINGS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

4.02 BRICK VENEER UNIT: PROVIDED BRICK VENEER UNITS AS MANUFACTURED BY:

4.03 GLENN FARY - HEARTLAND SERIES - SHELLY - RED ROLLED EDGE FACE BRICK WITH STANDARD GREY MORTAR

4.04 INSTALL PER MANUFACTURER'S INSTRUCTIONS, LAY UNITS IN BOND PATTERN OR AS OTHERWISE INDICATED ON DRAWINGS. TOOL MORTAL JOINTS TO CONCAVE APPEARANCE. PROVIDE FLASHING & WEPPHOLES AS REQUIRED. KEEP 1" AIRSPACE FREE OF MORTAR DROPPINGS.

4.05 ALL METAL - 0.06" METAL, MISCELLANEOUS METALS, METAL DECKING, PLATES, BOLTS, ETC., REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS/STRUCTURAL DRAWINGS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

4.06 ALL MATERIALS SHALL BE NEW, SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED SHOP DRAWINGS.

4.07 ALL STRUCTURAL STEEL SHALL BE GALVANIZED, SIZES AND GAUGE AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

4.08 ALL EXPOSED STEEL USED AS STRUCTURAL, DECORATIVE OR ARCHITECTURAL FEATURES SHALL BE MIN. G-90 GALVANIZED. FASTENERS USED IN EXPOSED CONDITION SHALL BE GALVANIZED UNLESS OTHERWISE INDICATE TO BE STEELLESS STEEL.

4.09 0.06" WOOD

6.01 PROVIDE ALL REQUIRED NAILS, BOLTS, SCREWS, FRAMING ANCHORS, AND THE LIKE ITEMS NEEDED FOR ROUGH AND FINISHED CRAFTSPRINT IN THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

6.02 ALL WOOD USED IN CONNECTION WITH ROOFING, FLASHING, WATERPROOFING, ALL MEMBERS IN CONTACT WITH MASONRY, AND ALL MEMBERS LESS THAN 24" ABOVE THE GROUND SHALL BE PRESSURE TREATED.

6.03 SECURELY ATTACH CRAFTSPRINT TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED AND AS REQUIRED BY RECOGNIZED STANDARDS.

7.00.01 SUMMARY - SINGLE PLY ROOF SYSTEM

A. SECTION INCLUDES:

1. THERMOPLASTIC POLYOLEFIN SINGLE-PLY ROOFING MEMBRANE

2. THERMOPLASTIC POLYOLEFIN FLASHINGS

3. THERMOPLASTIC POLYOLEFIN ACCESSORIES

4. ROOF INSULATION

B. RELATED DRAWINGS:

1. SECTION #1010 ROUGH CRAFTSPRINT

2. SECTION #1020 SHEET METAL FLASHING AND TRIM

3. SECTION #1030 PLUMBING SPECIALTIES

7.00.02 REFERENCES

A. AMERICAN STANDARDS FOR TESTING AND MATERIALS (ASTM) - ANNUAL BOOK OF ASTM STANDARDS

1. ASTM D-75 - STANDARD TEST METHOD FOR COATED FABRICS

2. ASTM D-27 - STANDARD TEST METHOD FOR DETERMINATION OF TENSILE STRENGTH AND ELONGATION OF POLYMERS AND COATED FABRICS

3. ASTM D-38 - STANDARD TEST METHODS FOR TENSILE STRENGTH OF MATERIALS

4. ASTM D-124 - STANDARD TEST METHOD FOR LINEAR DIMENSIONAL CHANGE OF NONRIGID THERMOPLASTIC SHEETING OR FILM AT ELEVATED TEMPERATURE

5. ASTM D-139 - STANDARD TEST METHOD FOR DETERMINATION OF SOLAR REFLECTANCE AND ABSORPTANCE

6. ASTM D-149 - STANDARD TEST METHOD FOR DETERMINATION OF SOLAR REFLECTANCE, ABSORPTANCE, AND TRANSMISSION OF MATERIALS USING INTEGRATING SPHERES

7. ASTM E-93 - STANDARD 1-1000 TEST METHOD FOR SOLAR ABSORPTANCE, REFLECTANCE, AND TRANSMISSION OF MATERIALS USING INTEGRATING SPHERES

8. SHIPT METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) - ARCHITECTURAL SHEET METAL MANUAL

C. NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA)

9. SECTION #1010 - ROOFING SYSTEMS AND MATERIALS

10. SECTION #1020 - ROOFING SYSTEMS AND MATERIALS

11. SECTION #1030 - PLUMBING SPECIALTIES

12. SECTION #1040 - ROOFING SYSTEMS AND MATERIALS

13. SECTION #1050 - PLUMBING SPECIALTIES

14. SECTION #1060 - ROOFING SYSTEMS AND MATERIALS

15. SECTION #1070 - PLUMBING SPECIALTIES

16. SECTION #1080 - PLUMBING SPECIALTIES

17. SECTION #1090 - PLUMBING SPECIALTIES

18. SECTION #1100 - PLUMBING SPECIALTIES

19. SECTION #1110 - PLUMBING SPECIALTIES

20. SECTION #1120 - PLUMBING SPECIALTIES

21. SECTION #1130 - PLUMBING SPECIALTIES

22. SECTION #1140 - PLUMBING SPECIALTIES

23. SECTION #1150 - PLUMBING SPECIALTIES

24. SECTION #1160 - PLUMBING SPECIALTIES

25. SECTION #1170 - PLUMBING SPECIALTIES

26. SECTION #1180 - PLUMBING SPECIALTIES

27. SECTION #1190 - PLUMBING SPECIALTIES

28. SECTION #1200 - PLUMBING SPECIALTIES

29. SECTION #1210 - PLUMBING SPECIALTIES

30. SECTION #1220 - PLUMBING SPECIALTIES

31. SECTION #1230 - PLUMBING SPECIALTIES

32. SECTION #1240 - PLUMBING SPECIALTIES

33. SECTION #1250 - PLUMBING SPECIALTIES

34. SECTION #1260 - PLUMBING SPECIALTIES

35. SECTION #1270 - PLUMBING SPECIALTIES

36. SECTION #1280 - PLUMBING SPECIALTIES

37. SECTION #1290 - PLUMBING SPECIALTIES

38. SECTION #1300 - PLUMBING SPECIALTIES

39. SECTION #1310 - PLUMBING SPECIALTIES

40. SECTION #1320 - PLUMBING SPECIALTIES

41. SECTION #1330 - PLUMBING SPECIALTIES

42. SECTION #1340 - PLUMBING SPECIALTIES

43. SECTION #1350 - PLUMBING SPECIALTIES

44. SECTION #1360 - PLUMBING SPECIALTIES

45. SECTION #1370 - PLUMBING SPECIALTIES

46. SECTION #1380 - PLUMBING SPECIALTIES

47. SECTION #1390 - PLUMBING SPECIALTIES

48. SECTION #1400 - PLUMBING SPECIALTIES

49. SECTION #1410 - PLUMBING SPECIALTIES

50. SECTION #1420 - PLUMBING SPECIALTIES

51. SECTION #1430 - PLUMBING SPECIALTIES

52. SECTION #1440 - PLUMBING SPECIALTIES

53. SECTION #1450 - PLUMBING SPECIALT