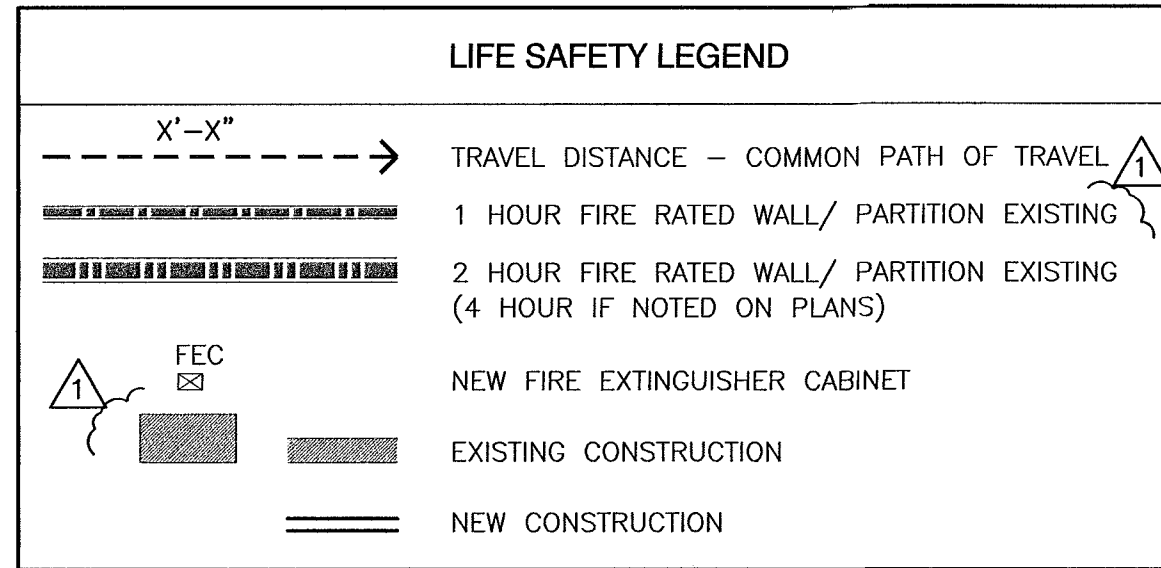
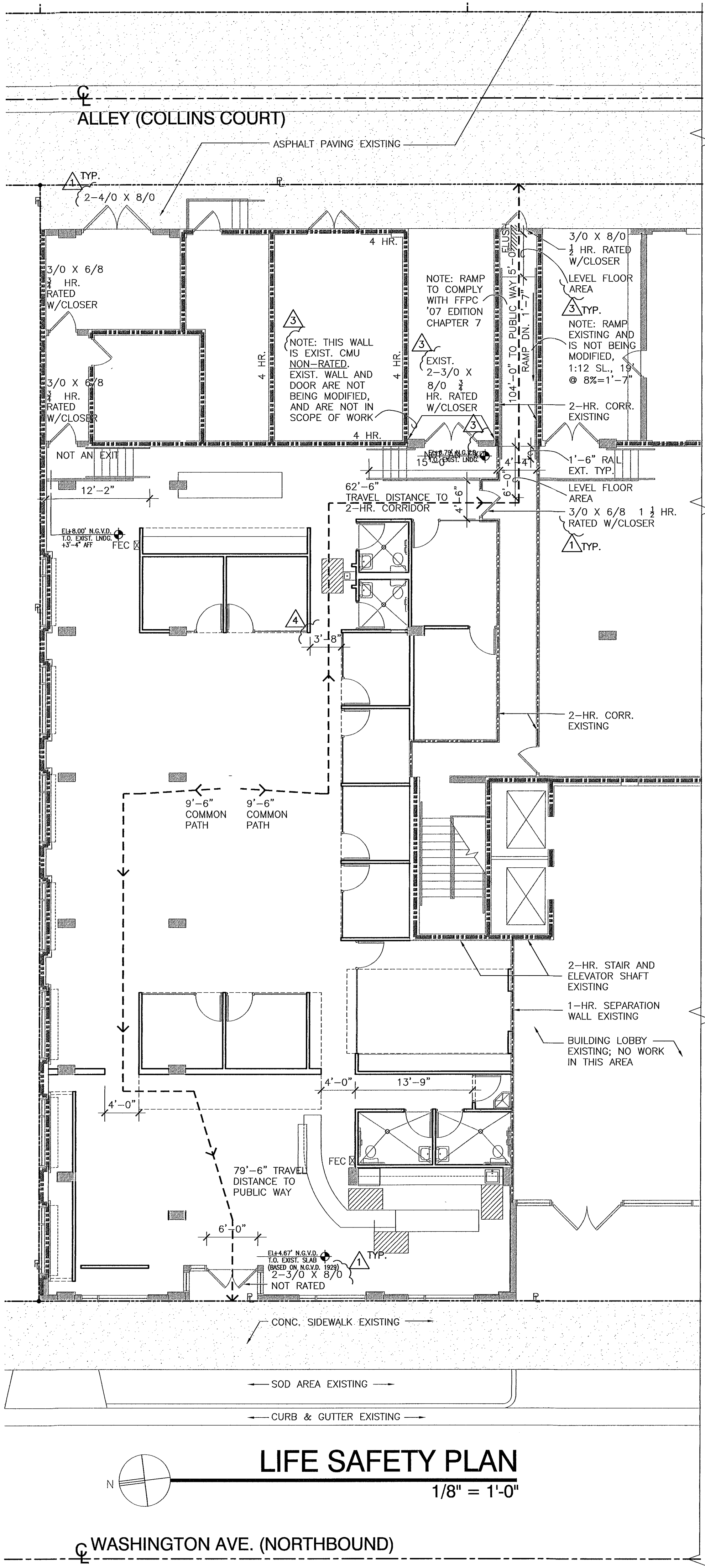




- LIFE SAFETY NOTES:**
- THIS IS A FULLY SPRINKLERED BUILDING IN ACCORDANCE WITH NFPA 13.
 - NO MEZZANINE IS PRESENT IN THIS BUILDING AND WILL NOT BE PART OF THIS PROJECT.
 - ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL.
 - ALL CORRIDORS AND AISLES ARE 44" MINIMUM.
 - ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II TEMPERED SAFETY GLASS.
 - FOR NEW EXIT LIGHTS AND NEW LIFE SAFETY DEVICES, SEE ELECTRICAL DRAWINGS.
 - CONTRACTOR TO SUBMIT NEW FIRE ALARM SHOP DRAWINGS UNDER SEPARATE PERMIT TO FIRE DEPT. FOR APPROVAL.
 - PROVIDE FINAL F/A DRAWING AND DIGITAL FILE TO OWNER FOR ARCHIVING. COORDINATE FIRE INSPECTION WITH CONSTRUCTION MANAGER.
 - PROVIDE TWO - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT., MAX. (5,178 GSF/3,000 = 1.73 REQUIRED, 2 PROVIDED)
 - ALL EXISTING FIRE RATED DOORS AND ASSOCIATED FIRE RATED HARDWARE TO REMAIN.

OCCUPANCY USE BUSINESS "B" 1/100 SF (GROSS)		AREA 5,178 SF (GROSS)	OCCUPANCY LOAD NFPA 101 TABLE 7.3.1.2 52 PERSONS
EGRESS WIDTH LEVEL (MIN.) (0.2 IN./PERSON) 2007 FBC TABLE 1005.1		MIN. EGRESS WIDTH STAIR (0.3 IN./PERSON) 2007 FBC TABLE 1005.1	
10.4 IN REQUIRED		N/A	
99 IN. EXISTING		N/A	
MAX. TRAVEL DISTANCE TO EXIT 2007 FBC TABLE 1016.1		MAX. COMMON PATH OF EGRESS TRAVEL 2007 FBC 1014.3 EXCEPTION 1	
250 FT SPRINKLERED		100 FT SPRINKLERED	
104 FT		9.5 FT	
MIN NUMBERS OF EXITS 2007 FBC TABLE 1019.1	DEAD END CORRIDORS 2007 FBC 1017.3		CORRIDOR WIDTH 2007 FBC 1017.2
2 REQUIRED	20' MAX.		44" MIN.
2 PROVIDED	15'-0" MAX. PROVIDED		44" PROVIDED

**PUBLIC WORKS
PLAN REVIEW NOTICE**
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

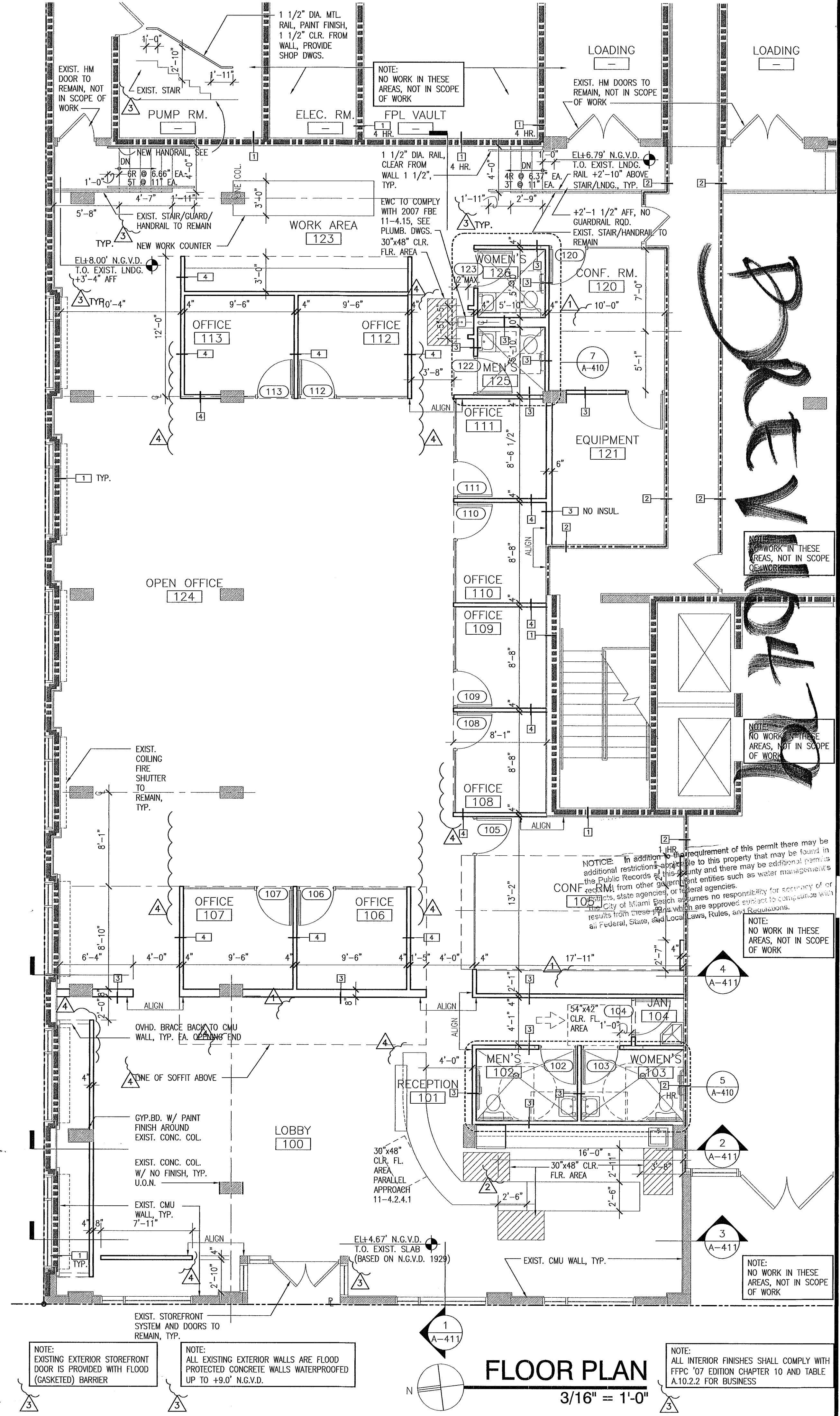
All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and/or posting of sidewalk/roadway bonds.
(Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C./C.O., or the release of bonds.)

Approved/Reviewed By: [Signature] Date: 03/18/11

**OFFICE COPY
CITY OF MIAMI BEACH**
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: [Signature] 3/8/11
ZONING: [Signature] 3/8/11
DRB/HPB: [Signature] 3/8/11
CONCURRENCY: [Signature] 3/8/11
PLUMBING: [Signature] 3/8/11
ELECTRICAL: [Signature] 3/8/11
MECHANICAL: [Signature] 3/8/11
FIRE PREVENTION: [Signature] 3/8/11
ENGINEERING: [Signature] 3/8/11
PUBLIC WORKS: [Signature] 3/8/11
STRUCTURAL: [Signature] 3/8/11
ELEVATOR: [Signature] 3/8/11



MATEU ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
RONEY J. MATEU
AR 008220

JOSE M. MARTINEZ
M.E.P.
8353 SW 124th STREET, SUITE 108
MIAMI, FL 33156

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY
ONE Sotheby's International Realty
119 Washington Ave
Miami Beach, FL 33139

ATLANTIC CENTER OFFICE BUILDING, MIAMI BEACH, FLORIDA

MATEU ARCHITECTURE INC.
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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHVA-101.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

1 BLDG. DEPT. COMMENTS 10.29.10
2 BLDG. DEPT. COMMENTS 12.11.10
3 FIRE COMMENTS 12.22.10
4 OWNER'S REVISIONS 02.23.11

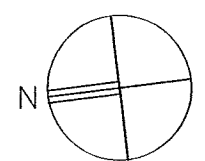
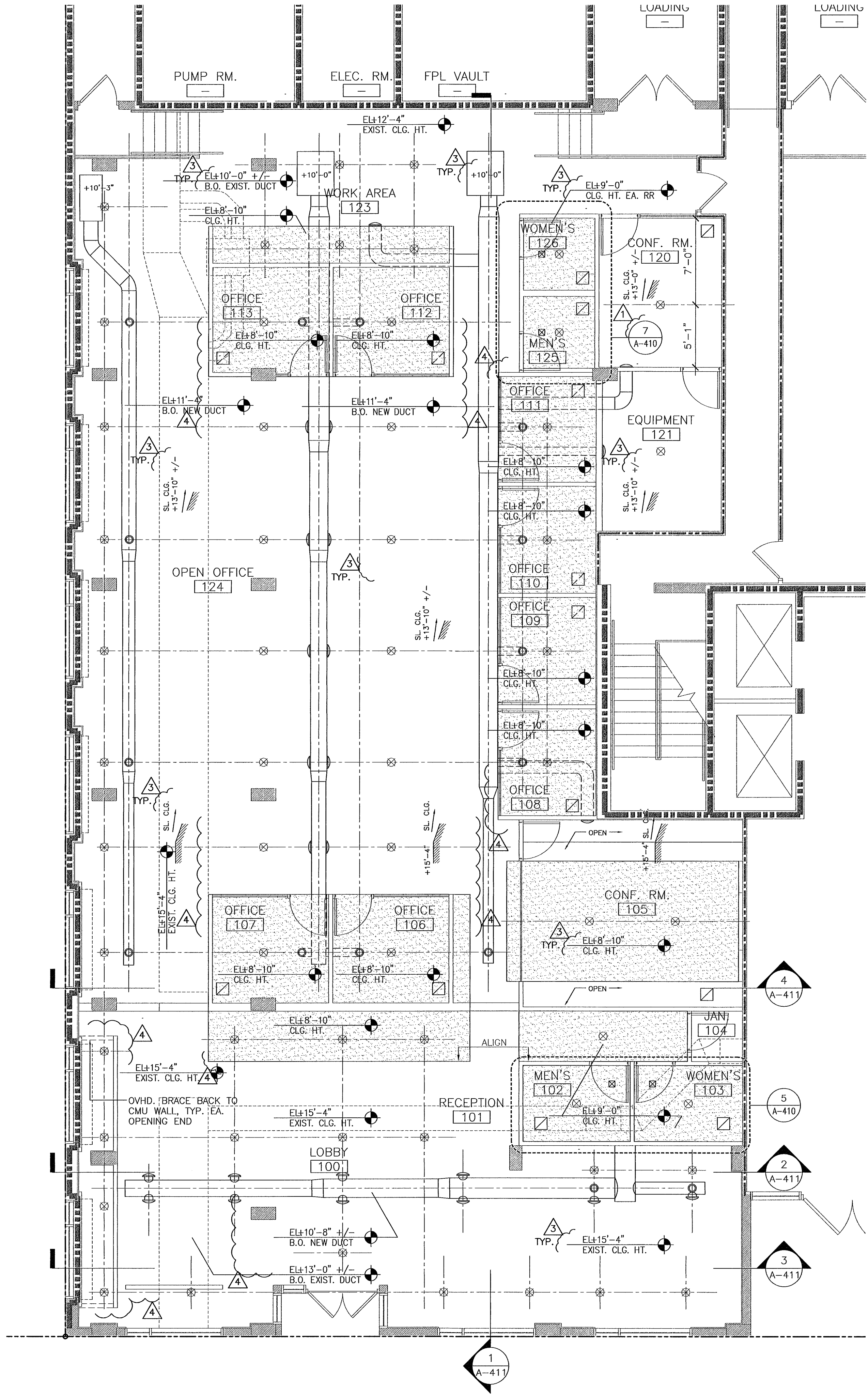
SHEET TITLE
FLOOR PLAN, LEGEND

SHEET: 101 OF: 101

REFLECTED CEILING SYMBOL LEGEND	
	GYPSUM BOARD CEILING
	SURFACE MOUNTED LIGHT FIXTURE
	SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
	SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
	SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
	RETURN AIR/EXHAUST REGISTER. SEE MECH. DWGS.
	NEW MECHANICAL DUCTS, SEE MECH. DWGS.
	EXISTING MECHANICAL DUCTS, SEE MECH. DWGS.

REFLECTED CEILING NOTES

- PATCH & REPAIR CEILINGS AS REQUIRED BY WORK PERFORMED BY OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.)
- CEILING HEIGHTS ARE SHOWN ON ROOM FINISH SCHEDULE AND ON REFLECTED CEILING PLAN FOR CONVENIENCE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR PROPER COORDINATION.
- LIGHT FIXTURES ARE SHOWN ON REFLECTED CEILING PLANS FOR ARCHITECTURAL LOCATIONS ONLY. SEE THE ELECTRICAL DRAWINGS FOR EXACT FIXTURE MODEL AND CIRCUITING.
- MECHANICAL DIFFUSERS AND REGISTERS ARE SHOWN ON REFLECTED CEILING PLANS FOR ARCHITECTURAL LOCATIONS ONLY. SEE MECHANICAL DRAWINGS FOR SIZING, DISTRIBUTION, CONNECTIONS, AND ALL OTHER REQUIREMENTS.
- FOR SPRINKLER HEADS REFER TO THE FIRE PROTECTION DRAWINGS. A SEPARATE PERMIT SHALL BE APPLIED FOR FOR THE FIRE ALARM WORK.
- ANY ERRORS OR OMISSIONS MUST BE COORDINATED BY ARCHITECT AND GENERAL CONTRACTOR IN THE FIELD.
- FOR EXIT SIGNS AND LIFE SAFETY DEVICES REFER TO ELECTRICAL DRAWINGS.



CEILING PLAN

3/16" = 1'-0"

1537 SAN REMO
 CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY

ONE Sotheby's International Realty
 119 Washington Ave
 Miami Beach, FL 33139

ATLANTIC CENTER
 OFFICE BUILDING,
 MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

FILE NAME:
 M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:

MA1009

DRAWN BY:

RAG

CHECKED BY:

RJM

ISSUE DATE:

10-01-10

REVISIONS

1 BLDG. DEPT. COMMENTS 10.29.10

3 FIRE COMMENTS 12.22.10

4 OWNER'S REVISIONS 02.23.11

-

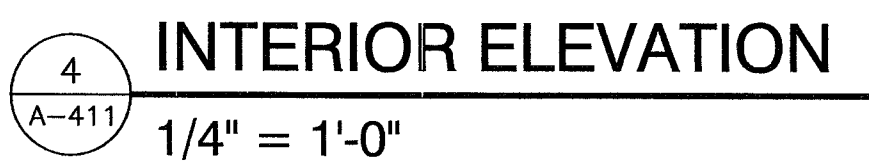
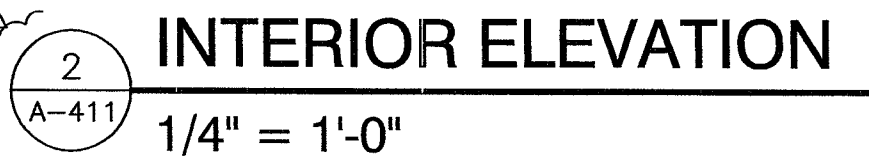
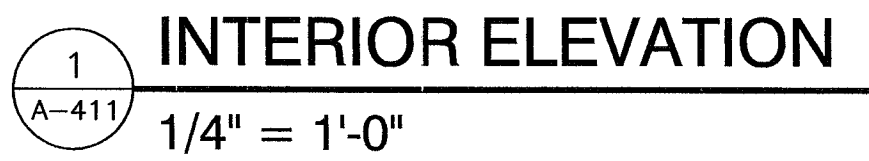
SHEET TITLE

CEILING PLAN, LEGEND

SHEET:

OF:

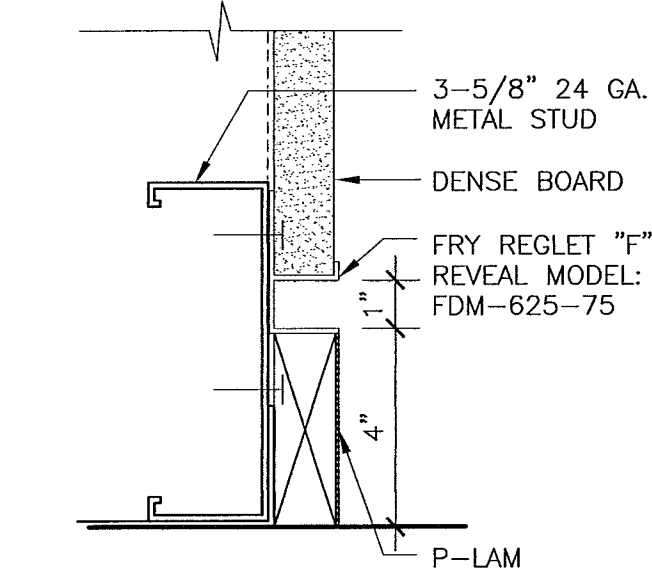
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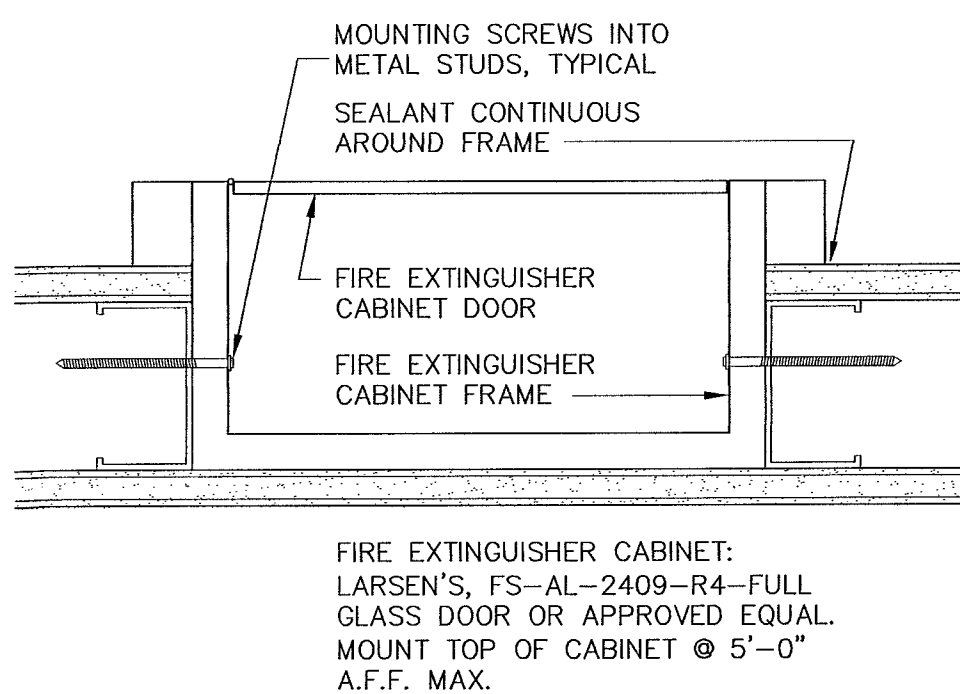
ROOM FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS		CEILING			REMARKS
				MAT'L.	FIN.	MAT'L.	FIN.	HGT.	
100	LOBBY	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	EXPOSED	15'-0"	
101	RECEPTION	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	—	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
102	COMPUTER STATIONS	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	—	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
103	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	10'-0"	
104	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	10'-0"	
105	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	10'-0"	
106	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	10'-0"	
107	OPEN OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
108	SMALL CONF. ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
109	LARGE CONF. ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
110	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
111	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
112	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
113	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
114	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
115	SUPPLY	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
116	WORK AREA	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
117	BREAK ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
118	SUPPLY	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
119	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
120	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
121	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
122	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
123	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
124	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
125	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
126	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
127	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
128	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
129	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
130	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
131	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	
132	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	15'-0"	

DOOR SCHEDULE														
DOOR NO.	ROOM NAME	DOOR			DOOR SIZE			FRAME			DETAILS			REMARKS
		TYPE	MAT'L.	FIN.	WT.	HT.	THK.	TYPE	MAT'L.	FIN.	JAMB	HEAD	THR.	
100	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	
101	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	
102	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	
103	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
104	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
105	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
106	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
107	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	
108	SMALL CONF. ROOM	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
109	LARGE CONF. ROOM	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
110	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	
111	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
112	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
113	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
114	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
115	SUPPLY	C	WOOD	—	3'-0"	8'-0"	—	1	WOOD	PAINT	3/A601	3/A601	—	
116	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	
117	BREAK ROOM	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
118	SUPPLY	B	WOOD	—	2'2"-0"	8'-0"	—	—	—	—	—	—	—	
119	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
120	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
121	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
122	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
123	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
124	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
124A	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	—	—	—	—	—	—	
124B	OFFICE	D	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
125	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
126	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
127	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
128	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
129	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
130	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
131	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	
132	OFFICE	A	GLASS	—	3'-0"	8'-0"	—	1	MTL.	PAINT	3/A601	3/A601	—	

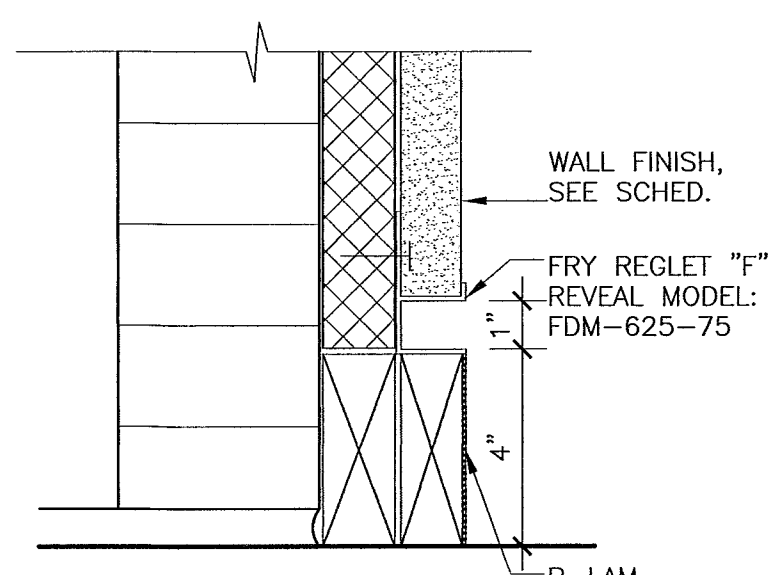
- ALL HARDWARE FOR DOORS SHALL BE US26 OR US26D FINISH
- CONTRACTOR TO COORDINATE KEYING WITH OWNER AND BUILDING MANAGER.



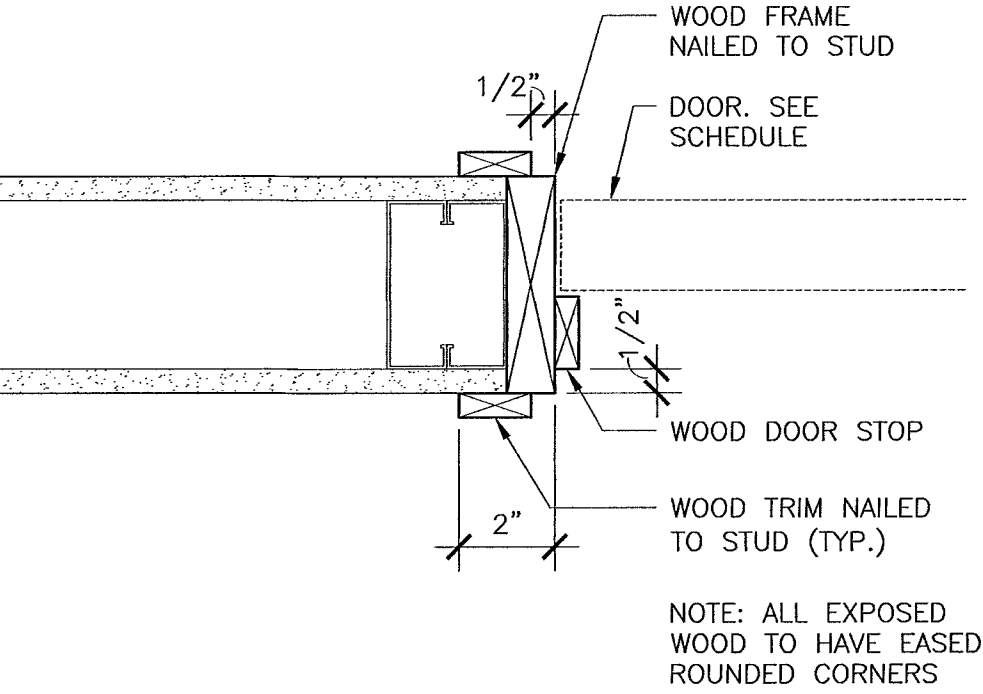
2
A-601
BASEBOARD DETAIL
3" = 1'-0"



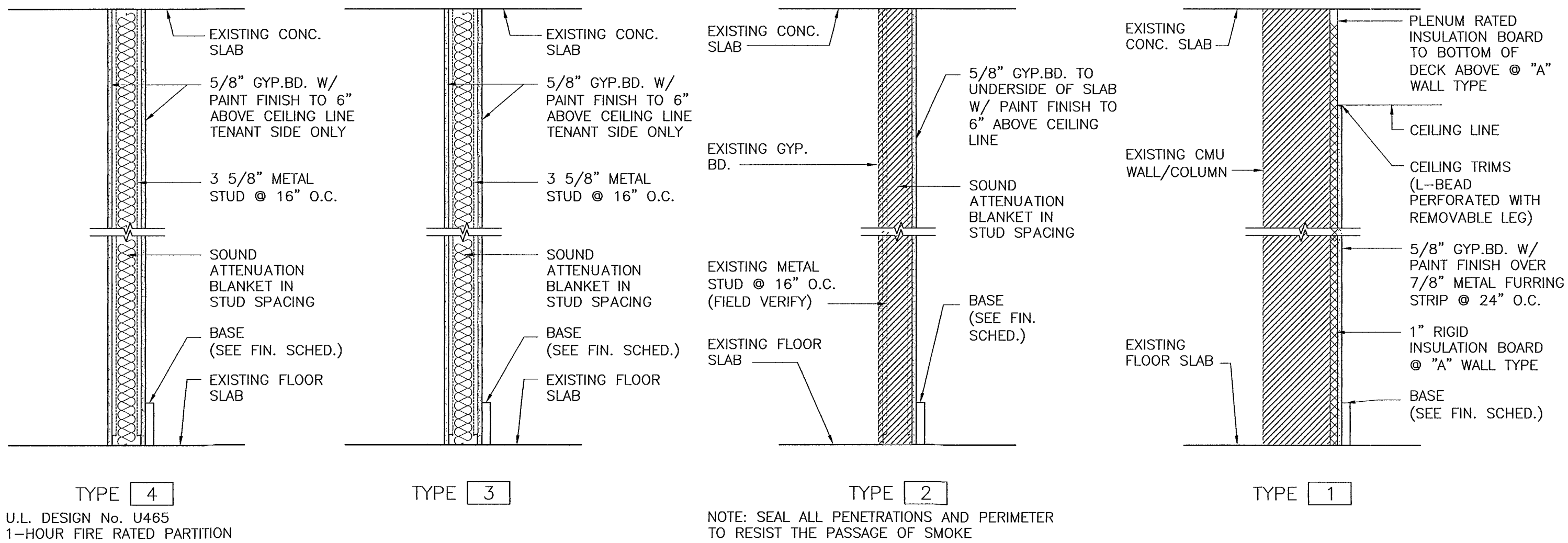
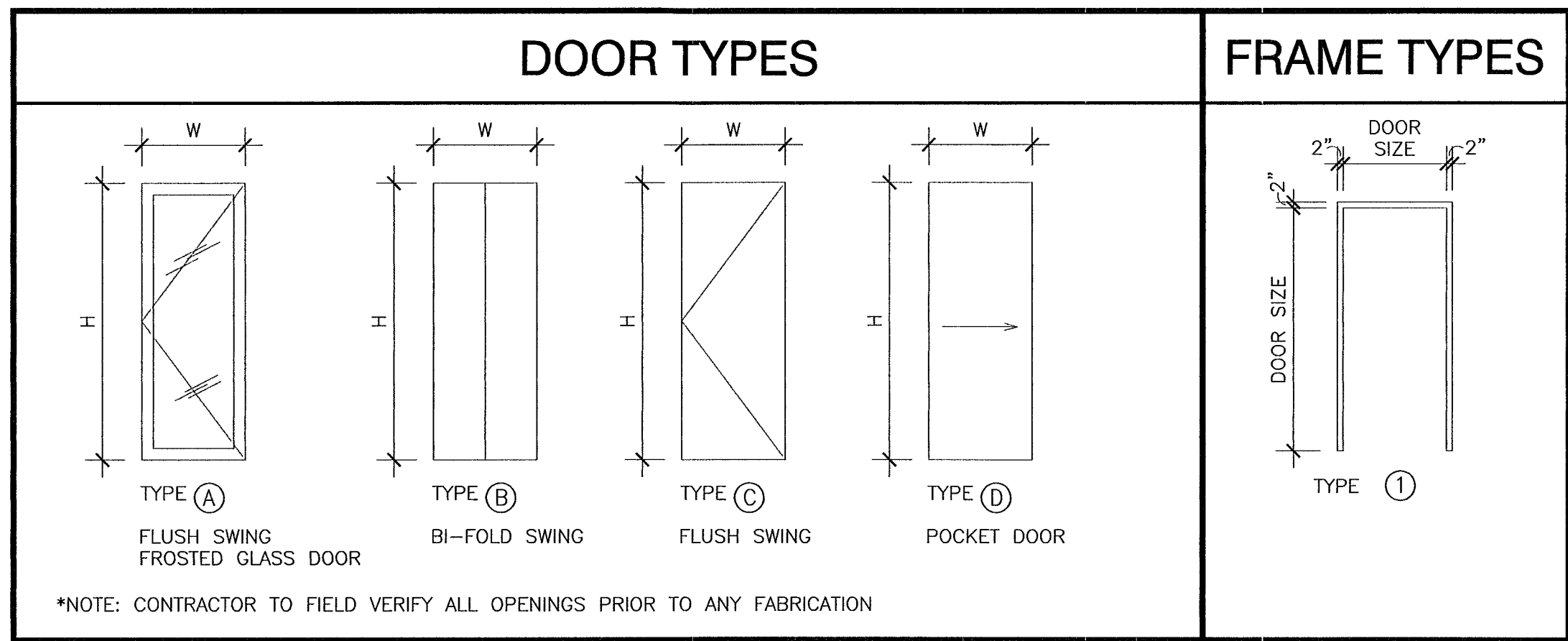
4
A-601
SEMI-RECESSED F.E.C. DETAIL
3" = 1'-0"



1
A-601
BASEBOARD DETAIL
3" = 1'-0"



3
A-601
HEAD/JAMB DETAIL (TYP.)
3" = 1'-0"

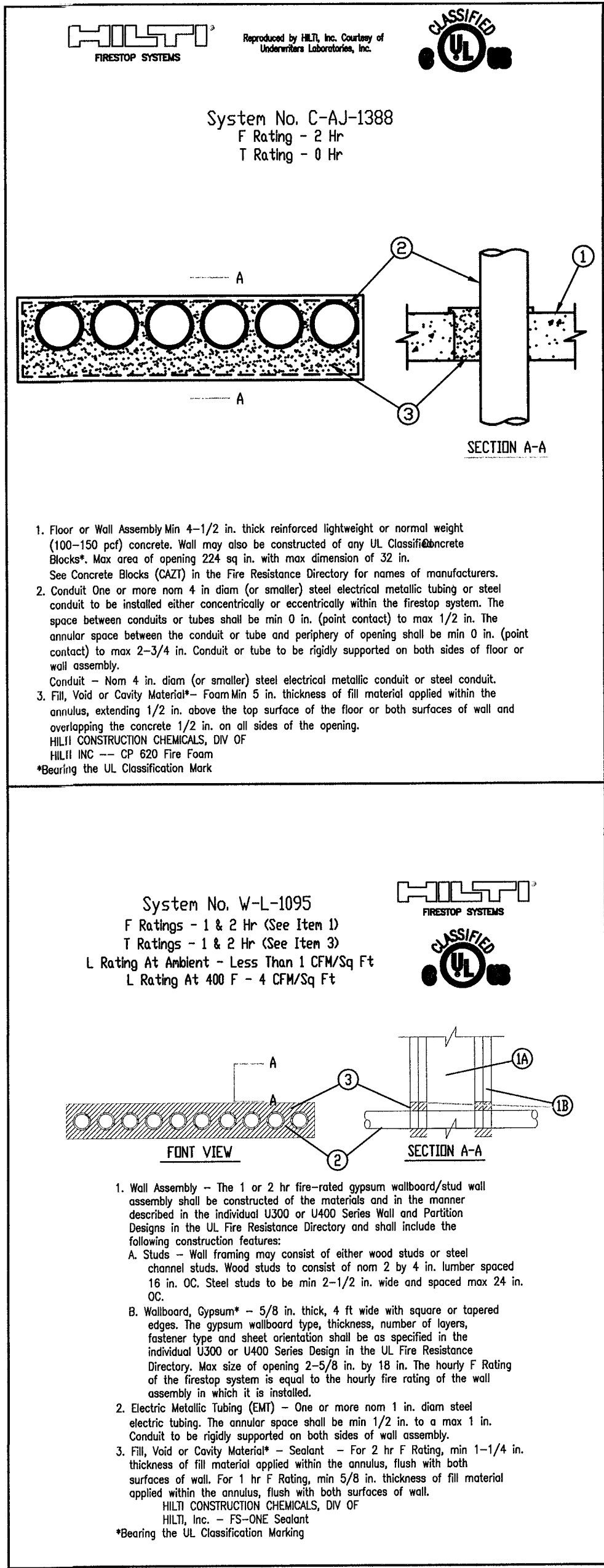


MATEU ARCHITECTURE INC. 18801 OLD CUTLER ROAD, SUITE 108 PALM BEACH, FLORIDA 33411
ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL: [Signature]
RONEY J. MATEU
AR 0008220
JOSE M. MARTINEZ
M.E.P.
8353 SW 124th STREET, SUITE 108
MIAMI, FL. 33156

1537 SAN REMO
CORAL GABLES 33146
ONE-SOTHEBY'S INTERNATIONAL REALTY
ONE Sotheby's International Realty
119 Washington Ave
Miami Beach, FL 33139

SANTONA CORNER OFFICE BUILDING, CORAL GABLES, FLORIDA

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PHASE
PERMIT DRAWINGS
FILE NAME: M:\1006\CD\SHEET\ARCHA-601.DWG
PROJECT NO: MA1006
DRAWN BY: RB
CHECKED BY: RAG
ISSUE DATE: 07-13-10
REVISIONS
#1 OWNER REVISIONS 08.24.10
SHEET TITLE
ROOM FINISH SCHEDULE DOOR & H.W. SCHEDULE DETAILS & WALL TYPES
SHEET: A-601 OF:



PENETRATION DETAILS
FIRE AND/OR SMOKE RATED WALL OR FLOOR
SCALE: N.T.S.

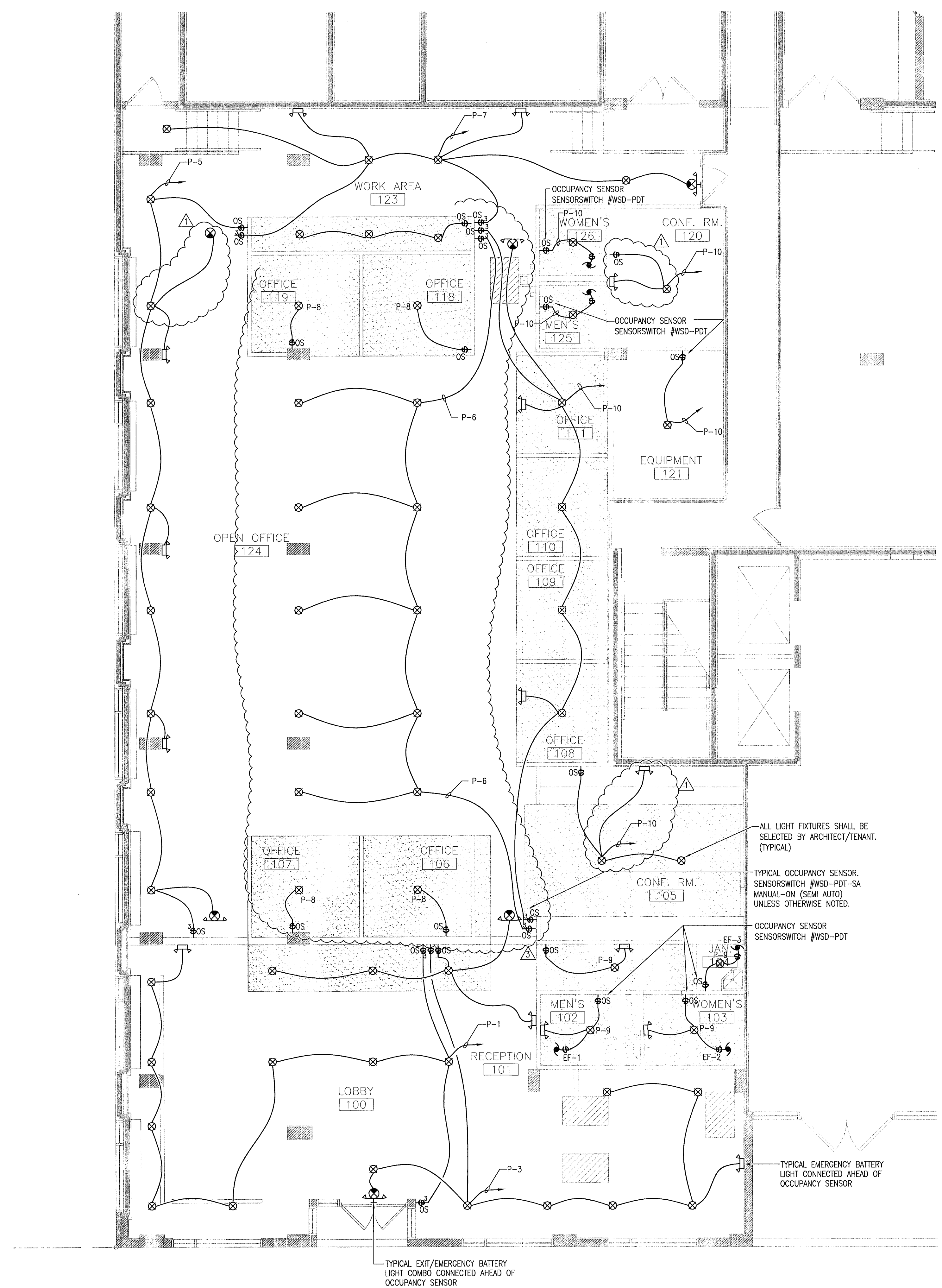
GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
2. a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.
b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS, ETC., DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENTS PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
4. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
5. INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEM AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS / INSTRUCTIONS. SEE AIR CONDITIONING DRAWING.
6. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
7. ALL WIRING INDICATED AS EXISTING IS BASED ON ORIGINAL CONTRACT DRAWINGS AND IS TO BE VERIFIED BY CONTRACTOR AT JOB SITE.
8. MINIMUM WIRE SIZE SHALL BE # 12 THHN / THWN UNLESS OTHERWISE NOTED ON PLANS.
9. ALL CONDUCTORS SHALL BE COPPER RUN IN METALLIC CONDUIT.
10. ALL MATERIALS SHALL BE U.L. APPROVED.
11. NEW TYPEWRITEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
12. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
13. ALL NON POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
14. PROVIDE TRAPEZIE HANGER AS ASSEMBLY FOR PLENUM COMMUNICATION CABLE WITH 3/8" DIAMETER. THREADED ROD AND CHANNEL ASSEMBLY TO SUPPORT CABLE BUNDLES EVERY 4 FT. O.C. (MAXIMUM CABLES SHALL NOT LIE ON TOP OF CEILING TILE OR LUMINARIES).
15. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
16. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
17. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
18. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWING. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
19. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, ALL POWER CONTROL CIRCUIT WIRING AND RACEWAY AS SHOWN ON THE AIR CONDITIONING DRAWING OR SPECIFICATIONS. IF AIR CONDITIONS DRAWING REFER TO MANUFACTURER ALL REQUIREMENT AND INCLUDE ALL RELATED WORK IN HAS CONTACT.
20. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
21. RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
22. THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
23. ALL CABLES SHALL BE RUN WITH OUT SPLICES EXCEPT IF OTHERWISE INDICATED.
24. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
25. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
26. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
27. ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:

120/208 V SYSTEM
PHASE 'A' BLACK
PHASE 'B' RED
PHASE 'C' BLUE
NEUTRAL WHITE
GROUND GREEN

ELECTRICAL SYMBOL LEGEND

- WALL OR CEILING MOUNTED EXIT LIGHT FIXTURE WITH BATTERY BACK-UP. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAR PATH TO EXIT.
- 120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH.
- 120/277V., 20 AMP., THREE WAY SWITCH.
- OCCUPANCY SENSOR.
- ELECTRICAL PANEL.
- FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE.
- MAGNETIC MOTOR STARTER, PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- ELECTRIC MOTOR.
- EQUIPMENT CONNECTION WITH FLEXIBLE CONDUIT.
- 20A, 120 V., QUADRUPLUX RECEPTACLE, TWO DUPLEX IN TWO BOX. 18" A.F.F.
- 20 A, 120, V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F.
- CEILING OR WALL MOUNTED JUNCTION BOX.
- TELEPHONE/DATA OUTLET



LIGHTING FLOOR PLAN
3/16" = 1'-0"

Handwritten signature and date: 2/13/11

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PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

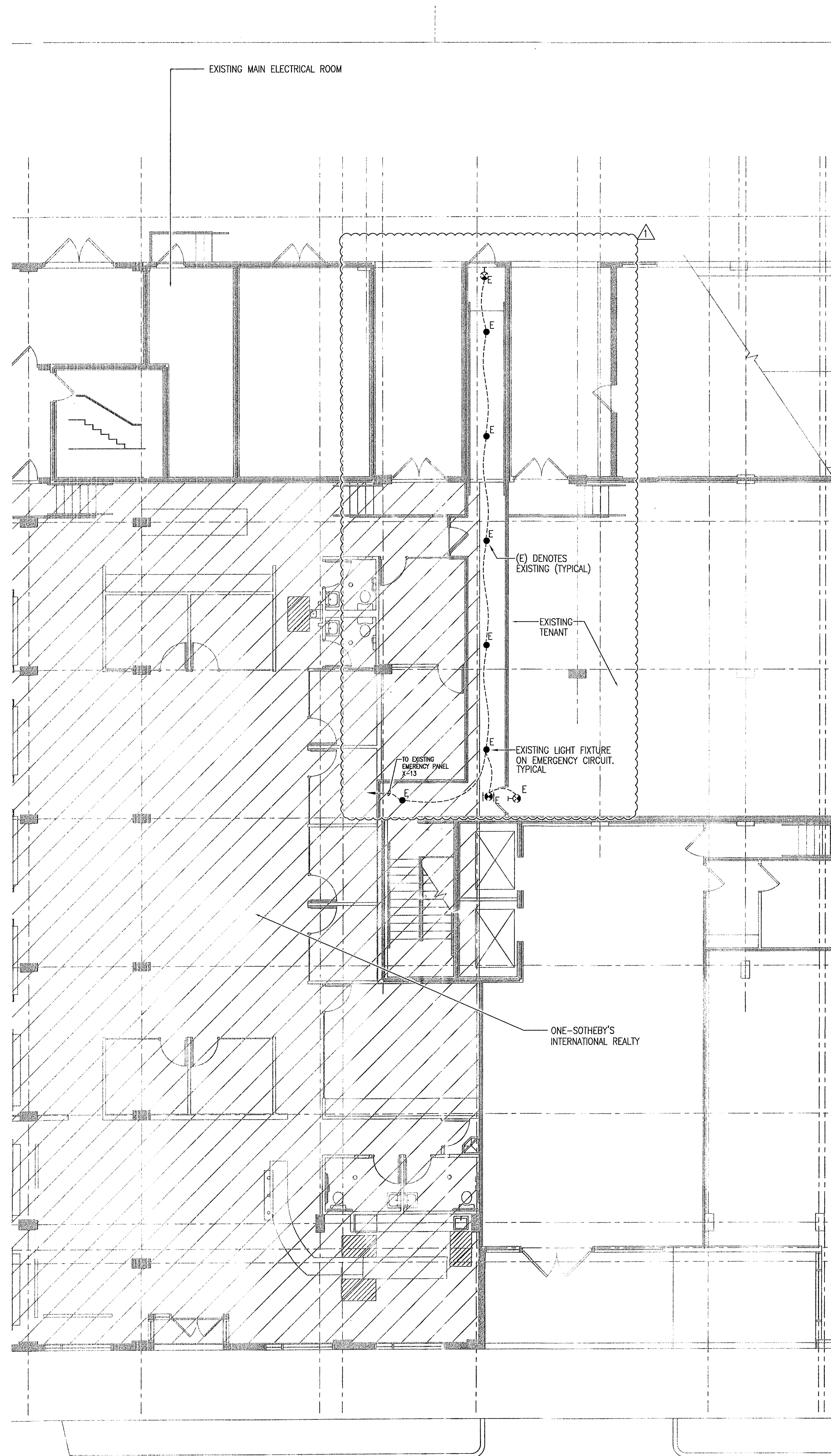
REVISIONS

BLDG DEPT. COMMENTS 10/29/10
OWNER'S REVISION 02/23/11

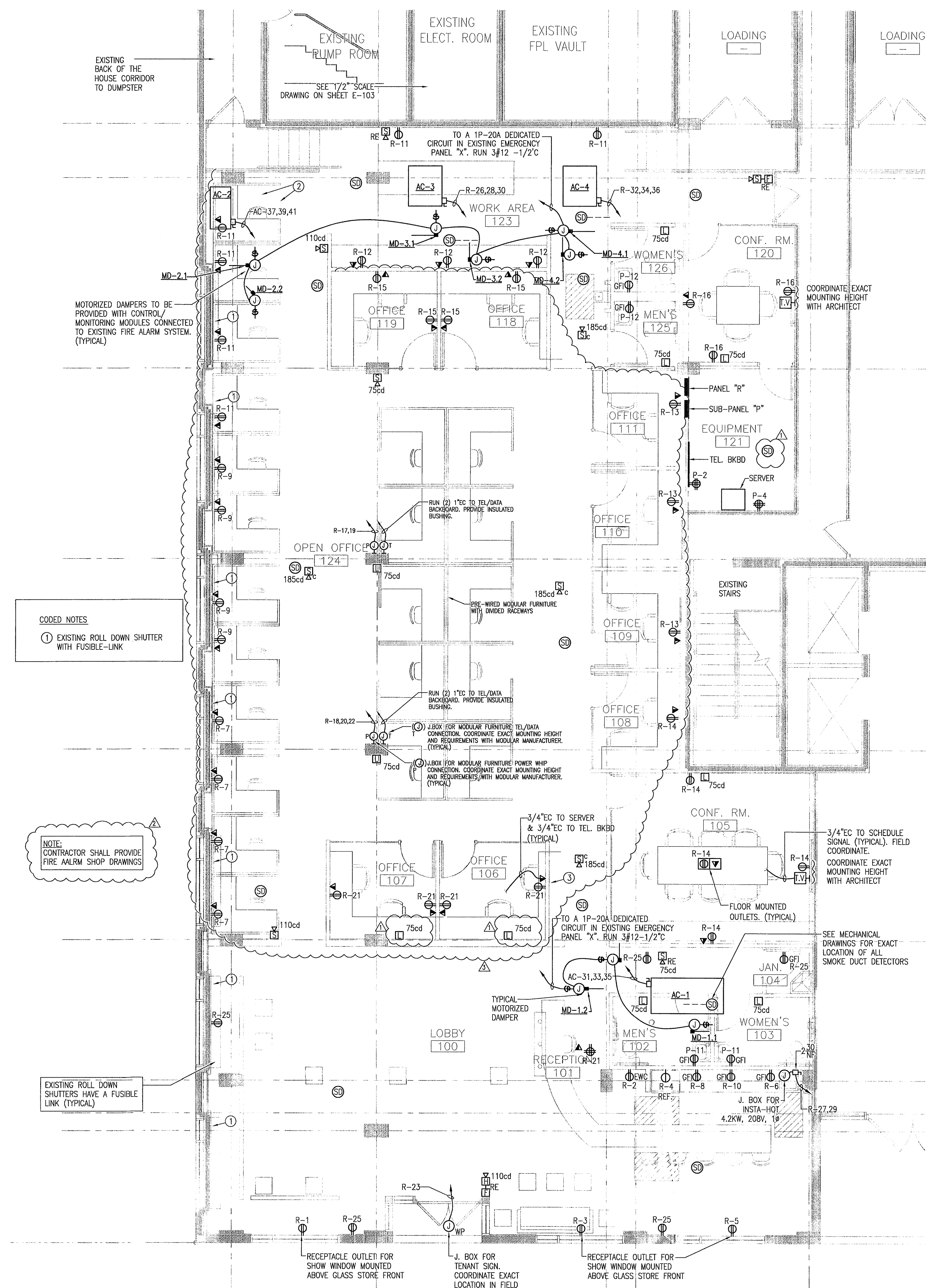
SHEET TITLE
LIGHTING FLOOR PLAN

SHEET:
E-101

OF:
3



PARTIAL KEY PLAN
1/8" = 1'-0"



POWER FLOOR PLAN
3/16" = 1'-0"

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PHASE

PERMIT DRAWINGS

FILE NAME:
MA1009/CD/SHEET/ARCHA-101.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

1. BLDG DEPT. COMMENTS 10/26/10

2. BLDG DEPT. COMMENTS 12/20/10

3. OWNER'S REVISION 02/23/11

SHEET TITLE

POWER FLOOR PLAN

SHEET: OF:
E-102

EXIST. DISTRIBUTION PANEL "T"

VOLTAGE: 120/208V, 3ø, 4W

MAINS: 800 A

EXISTING MAIN: 3P-800A M.C.B. (EXIST'G MAIN 6 OF 6)

CKT No.	EQUIPMENT DESIGNATION	KVA	AMPS	VOLT	P	FRAME	TRIP	FEEDER
1	NEW PANEL "R"	79.2	220.0	120/208	3	400	300	4 #350KCMIL & 1 #3(G) - 3 1/2"C
2	SPACE	---	---	---	---	---	---	---
3		---	---	---	---	---	---	---
4		---	---	---	---	---	---	---
5		---	---	---	---	---	---	---
6		---	---	---	---	---	---	---
7		---	---	---	---	---	---	---
8		---	---	---	---	---	---	---
CONNECTED KVA		79.2	---	FEEDER: EXISTING 2 RUNS OF (4 #600KCMIL) - 4"C				
CONNECTED AMPS		---	220.0	FED FROM: FPL VAULT				

① NEW BRANCH BREAKER SHALL MATCH EXISTING AIC.

PANEL "R" (22 KAIC)									
TYPE: SQ'D NOOD MTC: FLUSH MOUNTED MAIN: M.L.O									
CU BUS/GND BUS									
VOLTAGE: 120/208V, 3Ø, 4W BUS: 400A LOAD: 79.2KVA/360V = 220.0 A									
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	ENC (GF)	1
1600						3	4	REFRIGERATOR	
1600						5	6	COUNTER RECS	
720					OPEN OFFICE RECS	7	8		
720						9	10		
720						11	12		
720						13	14	CONFERENCE ROOM RECS	
720					OFFICE RECS	15	16	CONFERENCE ROOM RECS	
720					MODULAR FURNITURE	17	18	MODULAR FURNITURE	
720					MODULAR FURNITURE	19	20		
720					OFFICE RECS	21	22		
1200					SIGN (*)	23	24	SPARE	
720					RECS	25	26	AC-3 (**)	
4200	3/4"	10	30	2	INSTA-HOT	27	28		
7992	3/4"	8	25	3	AC-1 (**)	31	32	AC-4 (**)	
---						33	34		
---						35	36		
4428	3/4"	10	25	3	AC-2 (**)	37	38	SUB-PANEL "P"	
---						39	40		
---						41	42		

- (*) ON TIME CLOCK
- (**) PROVIDE HACR TYPE BREAKER
- (GF) PROVIDE GROUND FAULT TYPE CIRCUIT BREAKER.

① PROVIDE LOCK-ON BREAKER IN ORDER FOR CIRCUITS #17,19 & #18,20,22 TO TURN ON/OFF SIMULTANEOUSLY

PANEL "P" (22 KAIC)									
TYPE: SQ'D NOOD MTC: FLUSH MOUNTED MAIN: M.L.O									
CU BUS/GND BUS									
VOLTAGE: 120/208V, 3Ø, 4W BUS: 100A LOAD: 8.2KVA/360V = 22.8 A									
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE
800	1/2"	12	20	1	LIGHTING	1	2	TEL. BKBD	1
800						3	4	SERVER	
800						5	6	LIGHTING	
800						7	8		
400						9	10		
720	1/2"	12			BATHROOM RECS	11	12	BATHROOM RECS	
---					SPARE	13	14	SPACE	
---						15	16		
---						17	18		
---					SPACE	19	20		
---						21	22		
---						23	24		

ADDRESSABLE FIRE ALARM SYSTEM NOTES

- FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR NEW DEVICES TO BE CONNECTED TO EXISTING ADDRESSABLE FIRE ALARM SYSTEM WITH VOICE AS SPECIFIED HEREIN AND AS SHOWN ON THE ELECTRICAL DRAWINGS. THIS SYSTEM SHALL BE ZONED, ELECTRICALLY SUPERVISED, HAVE CLOSED CIRCUITS, AND SHALL BE CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION.
- FIRE ALARM SYSTEM SHALL BE U.L. LISTED NFPA 72 APPROVED.
- UPON ACTIVATION OF FIRE ALARM SYSTEM BY MANUAL STATION, THE FOLLOWING SHALL TAKE PLACE:
 - ENERGIZE ALARM SIGNALING DEVICES
 - SOUND AUDIBLE ALARMS AND FLASH VISUAL SIGNALS
 - ALERT LOCAL FIRE DEPARTMENT OR PROPRIETARY SYSTEM
 - CAUSE ZONE IN ALARM TO BE DISPLAYED ON THE ANNUNCIATOR
- ALL WIRING AND CONDUIT SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND REQUIREMENTS OF NEC, LOCAL CODES AND NFPA IN NO CASE. SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN. 3/4 CONDUIT
- QUANTITY OF WIRES PER DEVICES SHALL BE AS REQUIRED BY MANUFACTURER.
- SYSTEM TO BE POWER LIMITED.
- VISUAL ALARMS PER ANSI A117.1, 4.26, FBC AND ADA
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED & SEALED FIRE ALARM PERMIT DRAWINGS BY A FLORIDA REGISTERED ENGINEER. JMM CONSULTING ENGINEERS LLC IS NOT RESPONSIBLE FOR F.A. PERMIT DWS.
- ALL NEW MOTORIZED DAMPERS TO BE PROVIDED WITH CONTROL/MONITORING MODULES CONNECTED TO EXISTING FIRE ALARM SYSTEM. (TYPICAL)

FIRE ALARM LEGEND

- [F] PULL STATION
- [S] ADA SPEAKER/STROBE
- [S] CEILING MOUNTED SPEAKER/STROBE
- [L] ADA STORBE LIGHT
- [SD] SMOKE DUCT DETECTOR WITH SAMPLING TUBES
- [SD] PHOTOELECTRIC SMOKE DETECTOR
- (RE) DENOTES EXISTING RELOCATED AS SHOWN

NOTE: NEW DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM

EXISTING LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION FROM AS-BUILT RECORD DRAWINGS DATED 9-15-1999
COMPLIANCE WITH S.F.B.C. 3905

- THE OPERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:
- ALL STAIR PRESSURIZATION FANS
 - ALL ELEVATOR SHAFT PRESSURIZATION FANS.
 - MAKE-UP AIR FANS.
 - ALL COMBINATION FIRE SMOKE DAMPERS
 - ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS.
 - ALL SMOKE EXHAUST FANS
 - ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM.
 - FAN SECTIONS OF A/C - 1, 2, 3 AND ALL FUTURE TENANT A/C UNIT FAN SECTIONS

THE OPERATION STATUS OF ALL FANS LISTED ABOVE SHALL BE DISPLAYED AT THE FIRE ALARM PANEL BY MEANS OF AN AIR PRESSURE SWITCH AT THE FAN DISCONNECT.

ALL DAMPERS SHALL BE ZONED TOGETHER BY USE AND BE CONTROLLED TOGETHER BY ONE H-O-A SWITCH AT THE FIRE ALARM PANEL.

UPON SIGNAL FROM A SPRINKLER WATER FLOW SWITCH OR AREA SMOKE DETECTOR SERVING THE OFFICE FLOORS (FLOORS 4, 5, 6). THE FIRE ALARM PANEL SHALL:

- START THE ELEVATOR SHAFT PRESSURIZATION FANS.
- START THE STAIR PRESSURIZATION FANS.
- OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5, 6
- TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING FLOORS 4, 5, 6
- OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENING ON FLOORS 4, 5, 6
- OPEN FIRE SMOKE DAMPERS IN SMOKE EXH. SHAFT OPENINGS ON FLOOR OF INCIDENCE
- SF-4 SHALL TURN ON.
- SEF-1, 2 SHALL TURN ON.

IF THE ZONE OF FIRE ORIGIN IS THE RETAIL FLOOR, THEN THE FIRE ALARM PANEL SHALL:

- START THE ELEVATOR SHAFT PRESSURIZATION FANS.
- START THE STAIR PRESSURIZATION FANS.
- OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
- CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR.
- TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR.
- OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR.
- SF-5 SHALL TURN ON.
- SEF-3, 4, 5 SHALL TURN ON.

UPON RECEIVING THE "ALL CLEAR" SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM PANEL SHALL:

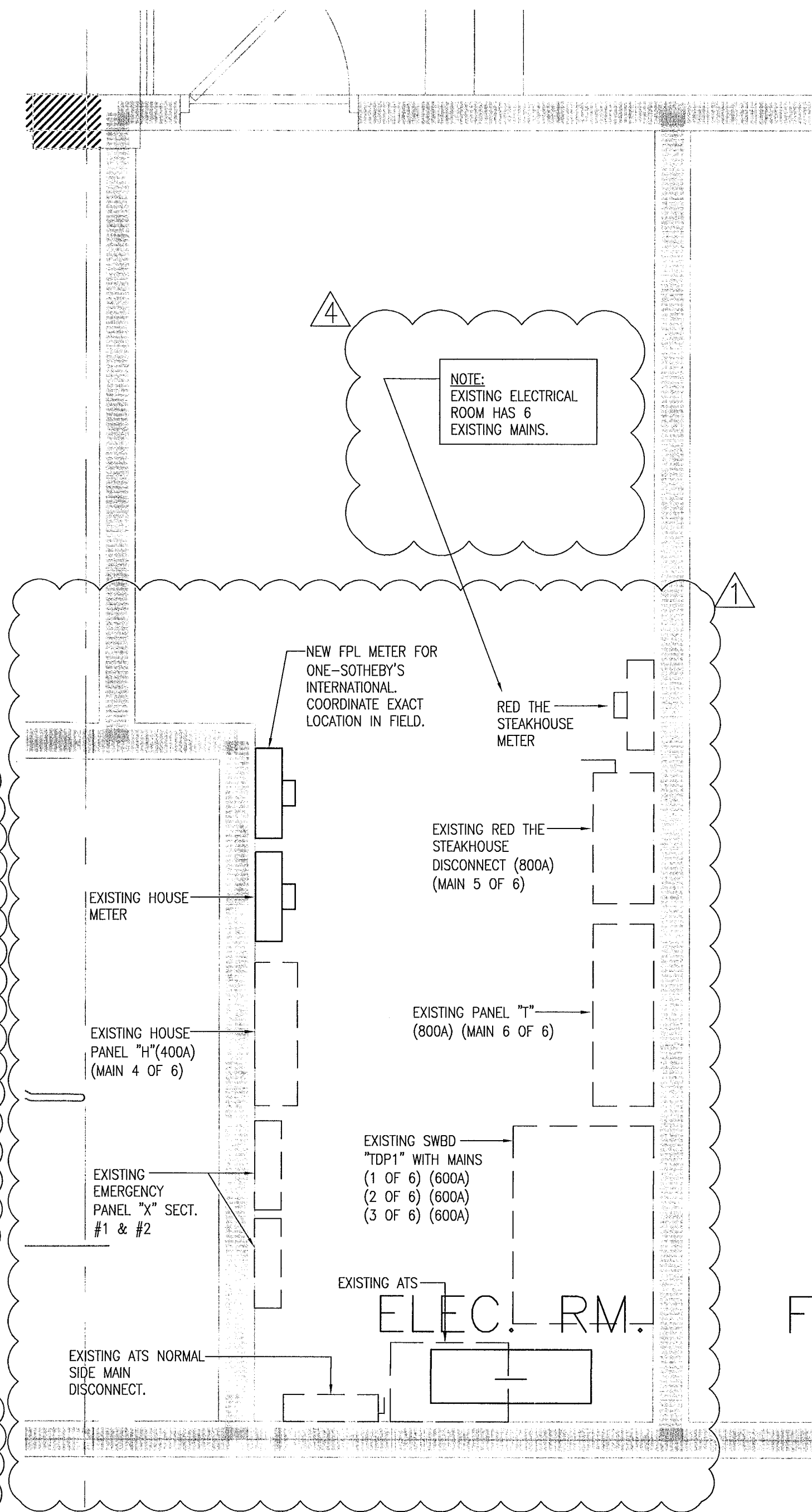
- TURN OFF THE ELEVATOR SHAFT PRESSURIZATION FANS.
- TURN OFF THE STAIR PRESSURIZATION FANS.
- TURN OFF THE SMOKE EXHAUST FANS
- CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
- OPEN THE RETURN AIR CONTROL DAMPERS.
- CLOSE THE OUTSIDE AIR CONTROL DAMPER.

ALL LIFESAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

ALL COMBINATION FIRE/SMOKE DAMPERS SHALL FAIL TO THE CLOSED POSITION. RETURN AIR DAMPERS SHALL FAIL TO THE CLOSED POSITION. OUTSIDE AIR INTAKE DAMPERS SHALL FAIL TO THE OPEN POSITION. LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM SHALL FAIL TO THE OPEN POSITION OR HAVE A TROUBLE INDICATOR AT THE FIRE ALARM PANEL. ALL DAMPERS SHALL FAIL TO THE CLOSED POSITION UPON LOSS OF AIRFLOW IN SHAFT.

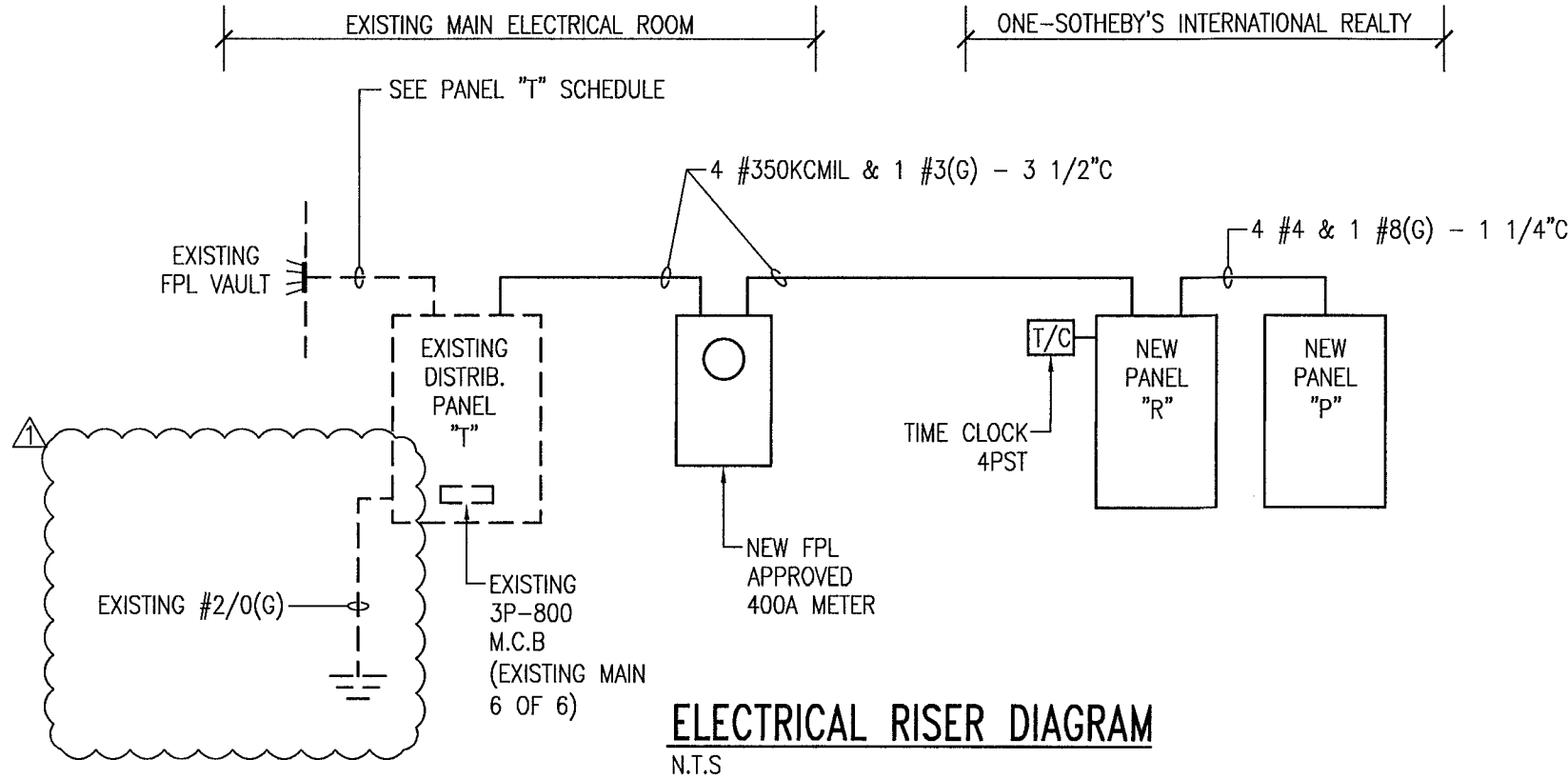
PRESSURE DIFFERENTIALS SHALL BE AS FOLLOWS: (MEASURED RELATIVE TO OUTSIDE)
BETWEEN ZOFO AND ADJACENT ZONE. PRESSURE DIF. SHALL BE -0.05 IN WG.
BETWEEN ELEVATOR SHAFT AND ZPFO PRESSURE DIF. SHALL BE 0.10 IN WG.
BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.10 IN WG.

EXISTING ROLL DOWN SHUTTERS ARE PROVIDED WITH FUSIBLE LINKS WHICH CLOSE IN CASE OF FIRE.



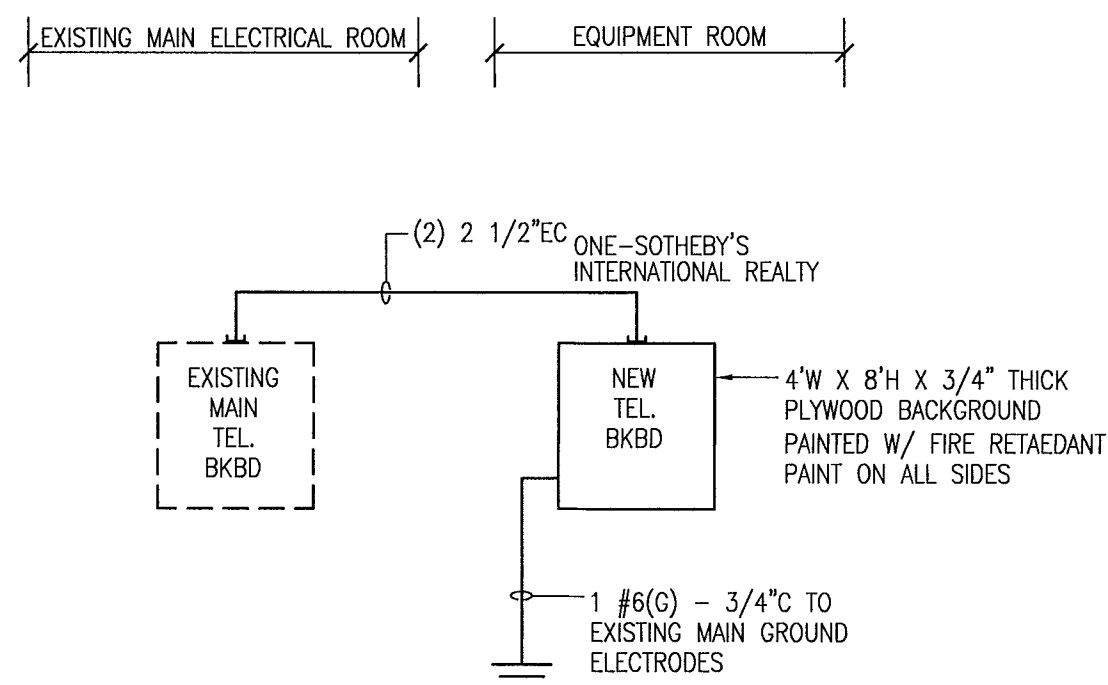
ENLARGED MAIN ELECTRICAL ROOM

1/2" = 1'-0"



ELECTRICAL RISER DIAGRAM

N.T.S



TELEPHONE RISER DIAGRAM

N.T.S

#28000522

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHA-101.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

BLDG DEPT. COMMENTS 10/29/10

BLDG DEPT. COMMENTS 12/21/10

OWNER'S REVISION 02/23/11

BLDG DEPT. COMMENTS 03/15/11

SHEET TITLE

ELECTRICAL NOTES,
LEGEND & PANEL
SCHEDULES

SHEET: OF:

E-103

2/2/11

A/C EQUIPMENT SCHEDULE

FAN	UNIT NUMBER	A/C-1	A/C-2	A/C-3, A/C-4	
	AREA SERVED	SEE FL. PL.	SEE FL. PL.	SEE FL. PL.	
	TOTAL COOLING AIR	CFM 2400	1000	1600	
	OUTSIDE AIR	CFM SEE O/A CALCS	SEE O/A CALCS	SEE O/A CALCS	
	EXTERNAL STATIC PRESS	H ₂ O 0.4	0.4	0.4	
	FAN MOTOR	HP/FLA 1 / 3.6	1/4 / 1.6	3/42 / 5.2 FLA	
COOLING/HEATING	ELECT. CHAR.	V/φ/~ 208/3φ/60	208/3φ/60	208/3φ/60	
	TOTAL COOLING CAP.	MBTU/HR 72.0	32.0	48.0	
	TOTAL SENS. CAP	MBTU/HR 55.0	24.9	37.1	
	SUMMER ENT. AIR TEMP.	° FDB/° FWB 80.0 / 67.0	80.0 / 67.0	80.0 / 67.0	
	SUMMER LVG. AIR TEMP	55.1 / 54.1	55.1 / 54.1	55.1 / 54.1	
	TOTAL HEATING CAP.	M BTU/HR 81.0	40.8	61.0	
COMP./COND.	COMPRESSOR	RLA/LRA 2) 9.3 RLA / 2) 68.0 LRA	10.7 RLA / 70.0 LRA	12.9 RLA / 91.0 LRA	
	ELECT. CHAR.	V/φ ~ 208/3φ/60	208/3φ/60	208/3φ/60	
	WATER TEMP. ENT./LVG.	° F 85 / 95	85 / 95	85 / 95	
	COND. PRESS. DROP	FT. H ₂ O 17.2	9.1	10.2	
	WATER QUANTITY	GPM 24.0	9.0	12	
	MANUFACTURER	FLORIDA HEAT PUMP	FLORIDA HEAT PUMP	FLORIDA HEAT PUMP	
GENERAL	MODEL NUMBER	EM072	EM031	EM048	
	MIN. SYSTEM	EER/COP 14.0/4.6	13.3/4.7	12.2/4.6	
	UNIT WEIGHT	LBS.			
	UNIT PIPE CONN. SIZE	IN.	AS PER MANUF.	AS PER MANUF.	
	MCA / MOCP	24.5 / 35	15.2 / 25	21.3 / 30	
	NOTES:	1. PROVIDE A/C UNIT WITH SPRING ISOLATORS 2. PROVIDE A/C UNIT WITH SINGLE POWER CONNECTIONS. 4. A/C UNIT SHALL BE FURNISHED W/ STAINLESS STEEL DRAIN FANS & S.S. FLEXIBLE CONNECTIONS. 5. ALL COMPRESSORS SHALL HAVE 5 YEAR WARRANTY. 6. A/C-1 SHALL BE PROVIDED WITH COOLING/HEATING 7 DAYS PROGRAMMABLE THERMOSTAT.			

FAN SCHEDULE			
UNIT NUMBER	EF-1 & EF-2 EF-4 & EF-5	EF-3	
AREAS SERVED	TOILET RM.	JANITOR CLOSET	
LOCATION	CEILING	CEILING	
DUTY	SUPPLY/EXH.	EXH.	EXH.
FAN TYPE	CEILING	CEILING	
DRIVE	BELT/DIRECT	DIRECT	DIRECT
FAN SPEED	RPM 900	900	
AIR QUANTITY	CFM 70	70	
TOTAL STATIC PRESS.	H ₂ O 0.25	0.25	
OPENING REQUIRED	IN.	-	-
FAN MOTOR	HP 48 WATTS	48 WATTS	
ELECTRICAL CHAR.	V/φ/60	120/1φ/60	120/1φ/60
MANUFACTURER	COOK	COOK	
MODEL NUMBER			
WEIGHT	LBS. 21	21	
REMARKS	SONES 3	3	
ROOF CURB	--	--	
NOTES: 1. FANS EF-1, 2, 4 & 5 SHALL BE INTERLOCKED TO TOILET ROOM LIGHT FIXTURE			

O/A CALCULATIONS (BASED ON FBC TABLE 403)

AREA	O/A REQUIRED	CFM REQUIRED	A/C UNIT	CFM DESIGNED
A/C-1	1444 SF (7 PERSONS / 1000 SQ. FT.) (20 CFM PERSON)	200 CFM	A/C-1	200
A/C-2	853 SF (7 PERSONS / 1000 SQ. FT.) (20 CFM PERSON)	120 CFM	A/C-2	120
A/C-3 & A/C-4	2852 SF (7 PERSONS / 1000 SQ. FT.) (20 CFM PERSON)	400 CFM	A/C-3	400

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	XX	
FIRE DAMPER(S)		XX
SMOKE DAMPER(S)		XX
FIRE RATED ENCLOSURE		XX
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		XX
FIRE STOPPING		XX
SMOKE CONTROL		XX

AIR DISTRIBUTION SCHEDULE

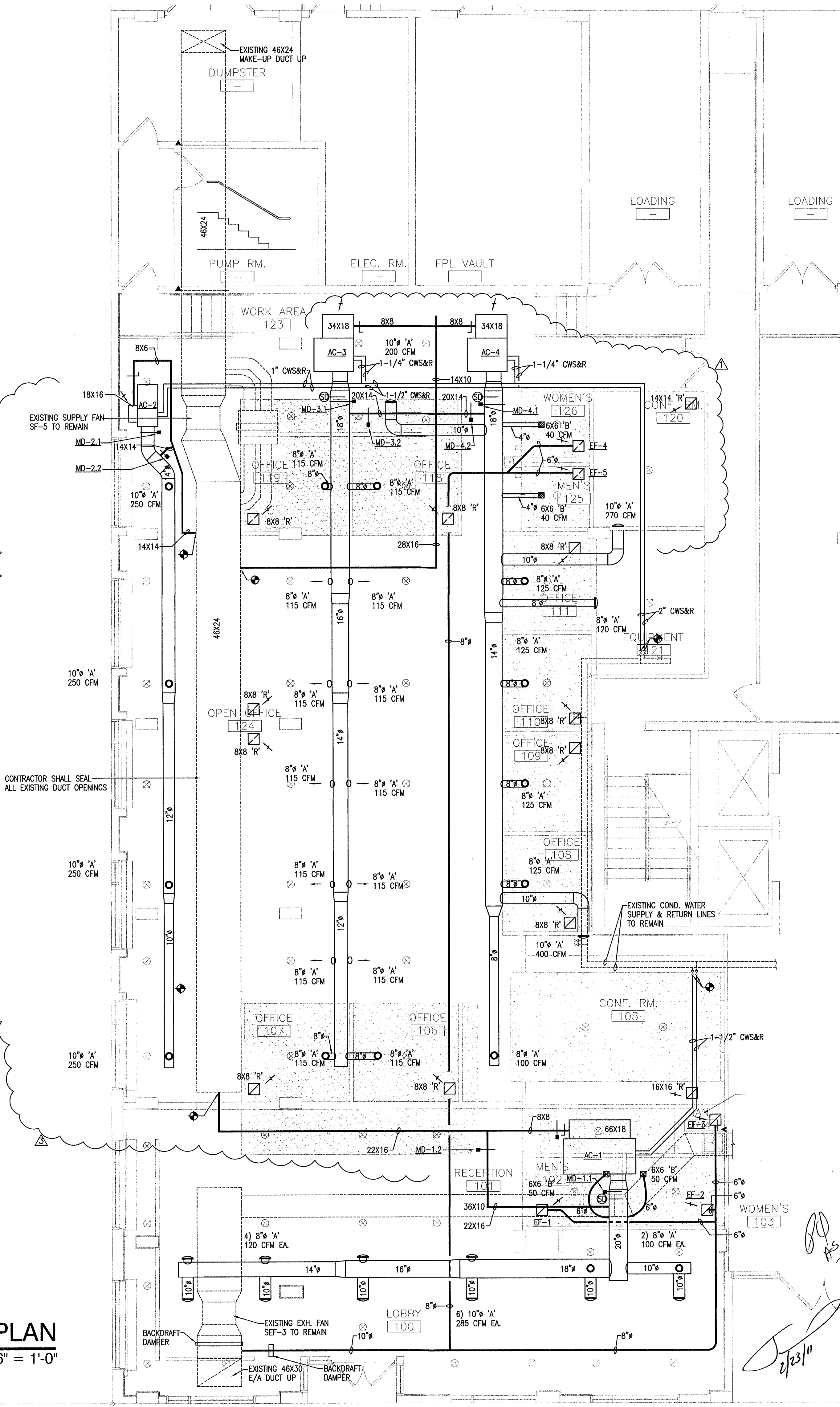
SYMBOL	NECK SIZE	MFGR.	MODEL NUMBER	REMARKS
(A)	SEE FL. PLAN	SEIHO	PK	S/A DIFF.
(B)	SEE FL. PLAN	TITUS	TDC	S/A DIFF.
(R)	SEE FL. PLAN	TITUS	25R	R/A GRILLE
(RT)	SEE FL. PLAN	TITUS	S8F	R/A GRILLE

- NOTES:
- REFER TO PLAN FOR QUANTITY, LOCATION AIR THROW PATTERN AND SIZES.
 - ALL AIR DISTRIBUTION DEVICES SHALL BE OF ALUMINUM CONSTRUCTION
 - PROVIDE DIFFUSERS WITH MOLDED INSULATION BLANKET

NOTE:
ADDED WALLS AND PARTITIONS WILL NOT PREVENT THE PROPER AIRFLOW AND OPERATION REQUIRED FOR THE EXISTING SMOKE EVACUATION SYSTEM.
SMOKE CONTROL SYSTEM WILL BE TESTED UPON COMPLETION OF THIS WORK.

MECHANICAL FLOOR PLAN

3/16" = 1'-0"



RONEY J. MATEU
AR 0008220

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

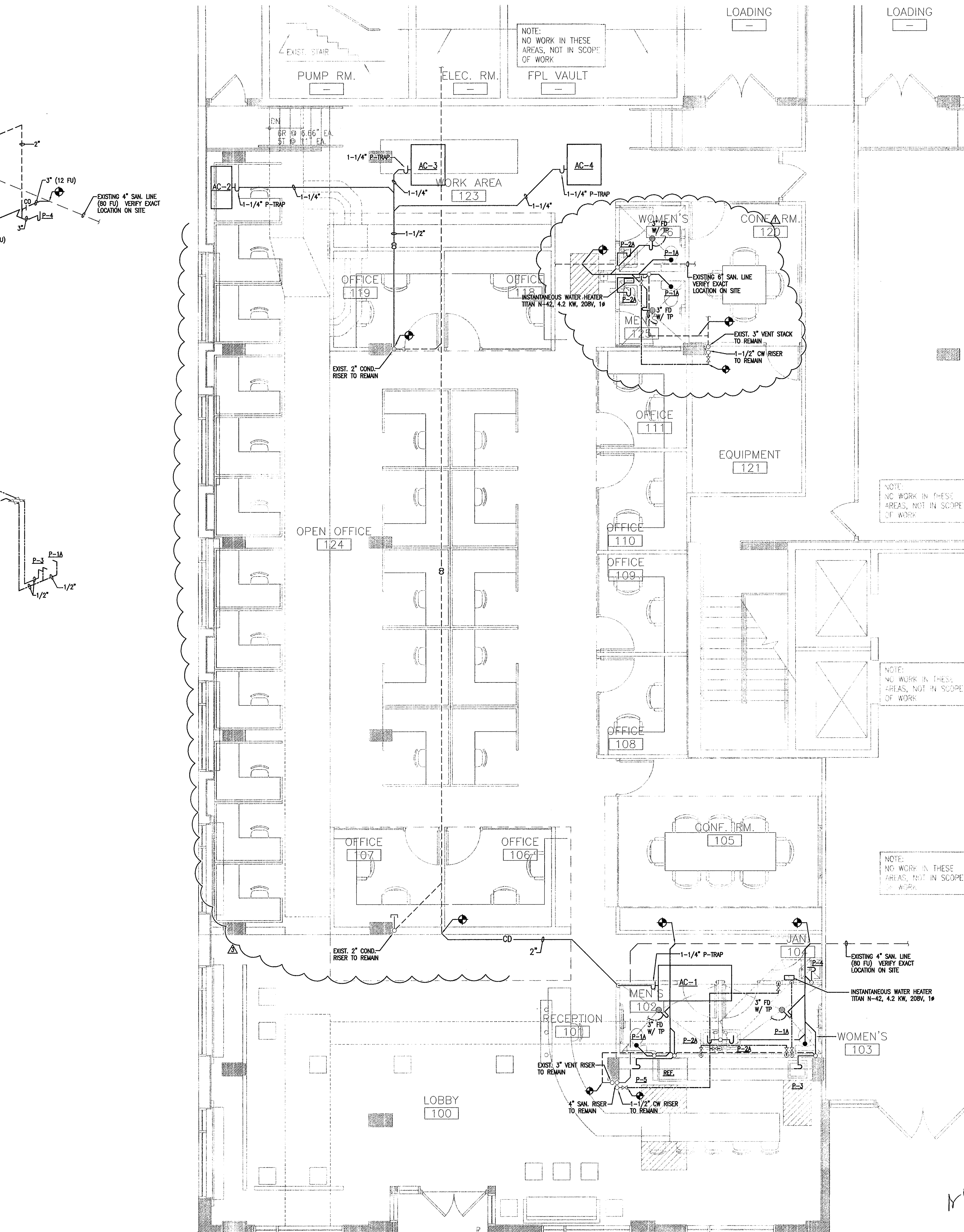
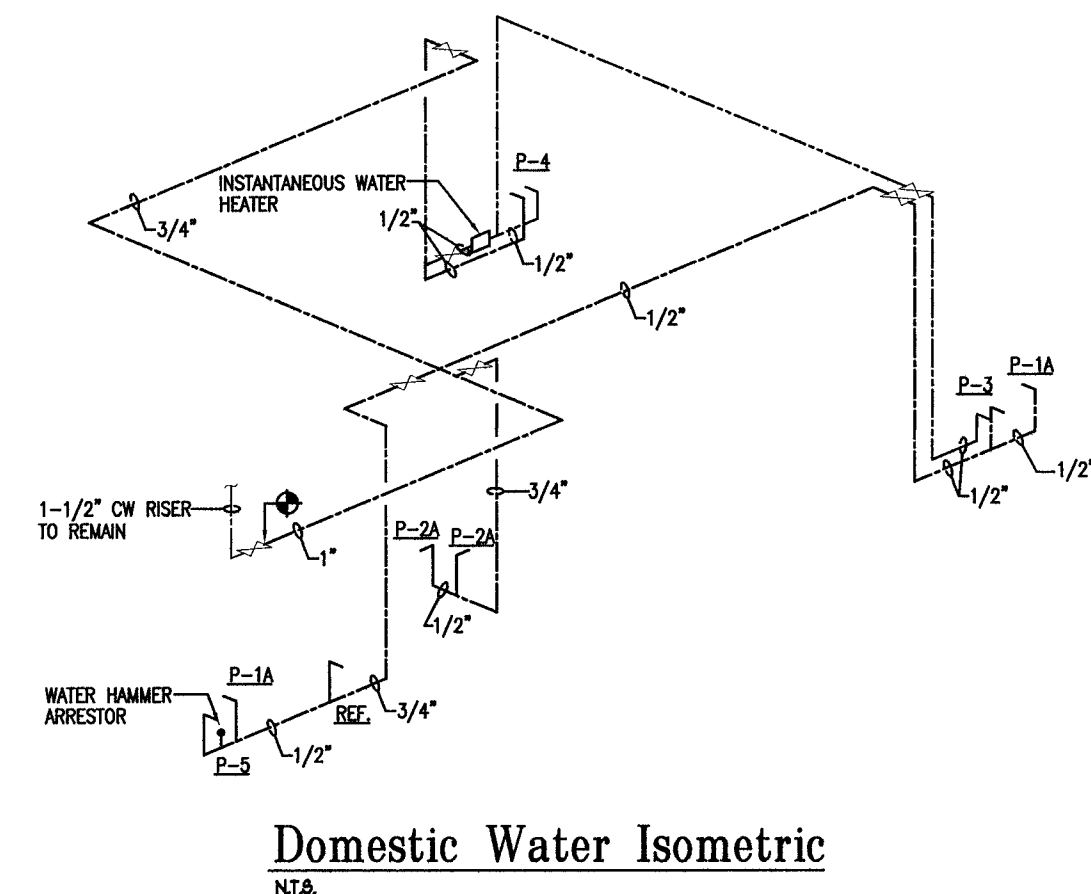
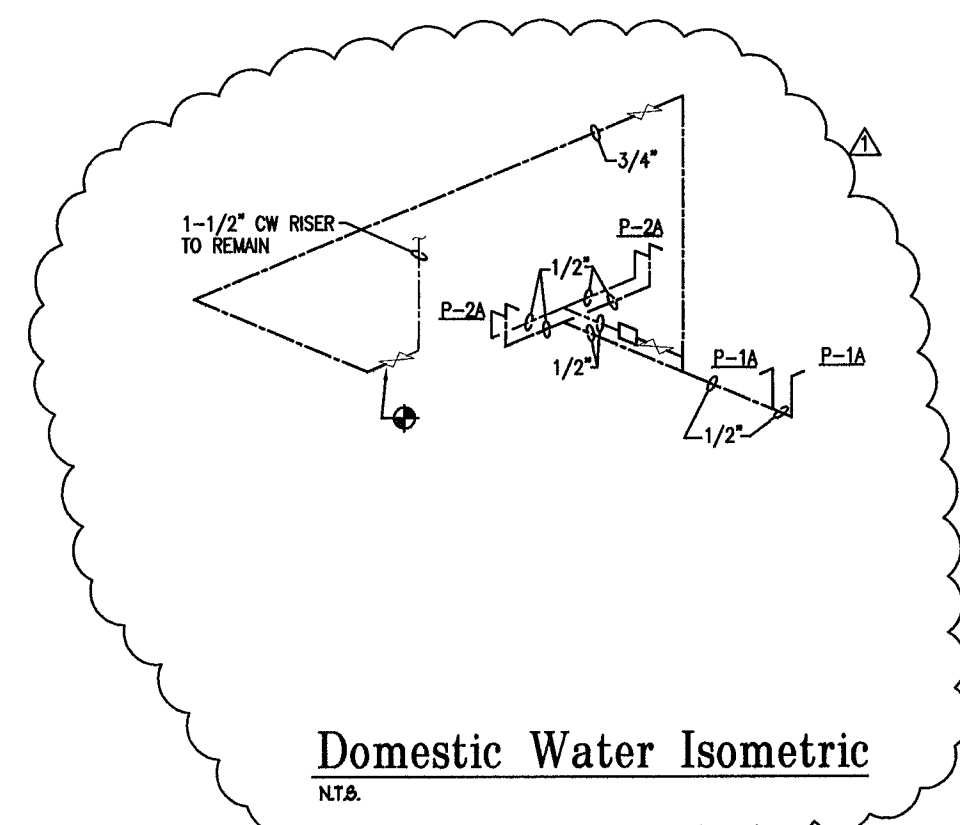
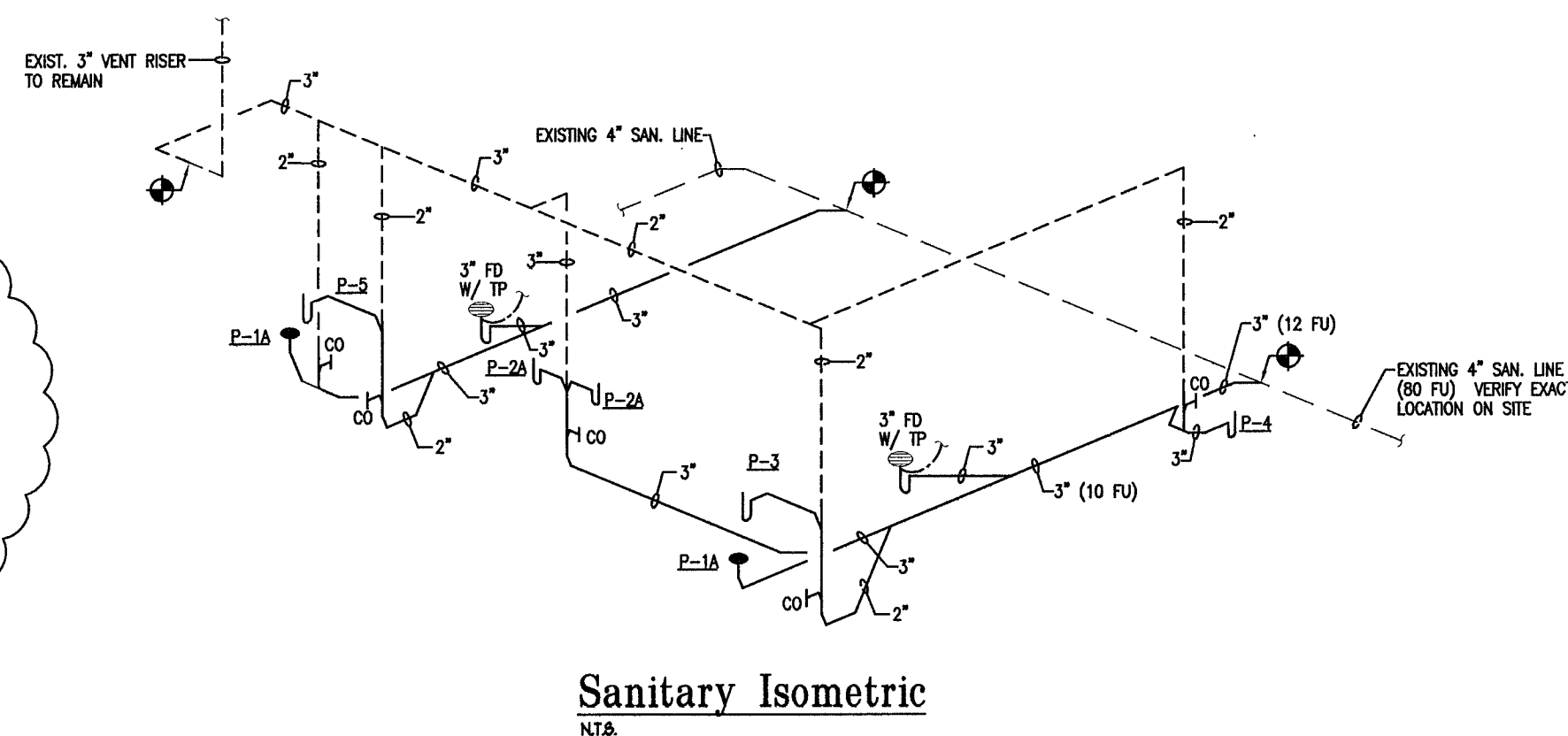
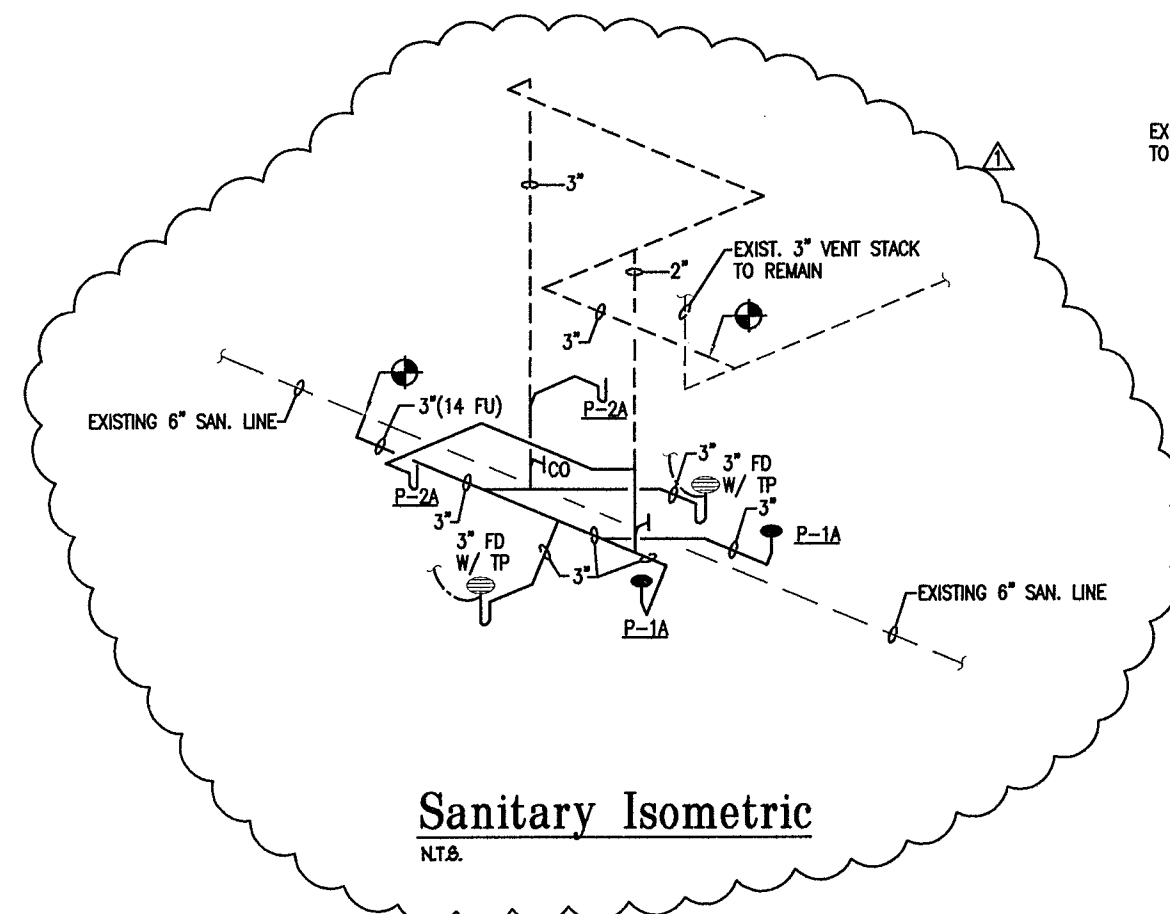
BLDG DEPT. COMMENTS 10/29/10
OWNER'S REVISION 02/23/11

SHEET TITLE

MECHANICAL FLOOR PLAN

SHEET: OF:

M-101



JMM Consulting Engineers LLC
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ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL

RONNEY J. MATEU
AR 0008220

NOTE: NO WORK IN THESE AREAS, NOT IN SCOPE OF WORK

NOTE: NO WORK IN THESE AREAS, NOT IN SCOPE OF WORK

NOTE: NO WORK IN THESE AREAS, NOT IN SCOPE OF WORK

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10-01-10

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OWNER'S REVISION 02/23/11

SHEET TITLE
PLUMBING FLOOR PLAN

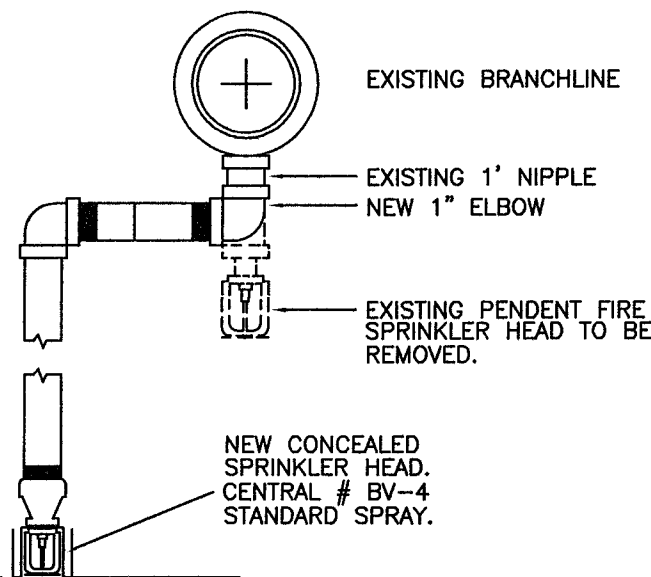
SHEET: P-101 OF: 2

FIRE PROTECTION NOTES

- ALL PIPING, HANGERS, SUPPORT METHODS AND SPRINKLER HEADS TO BE INSTALLED IN STRICT ACCORDANCE WITH N.F.P.A. 13, AND ALL LOCAL CODES AND ORDINANCES.
- SPARE SPRINKLER HEADS AND WRENCHES SHALL BE PROVIDED IN ACCORDANCE WITH N.F.P.A. 13.
- FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
- ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
- HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13, REQUIREMENTS.
- ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
- PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. 13 STANDARDS AND IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND COMPLY WITH BUILDING STANDARD REQUIREMENTS.
- DESIGN CRITERIA:
DESIGN CRITERIA SHALL BE BASED ON N.F.P.A. 13
LIGHT HAZARD, 10 GPM PER SQ. FT. DENSITY, MINIMUM
1500 SQ. FT. REMOTE AREA, 100 GPM HOSE ALLOWANCE.
(TYPICAL FOR ALL OTHER AREAS)
- COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- ALL PIPING ABOVE GROUND SHALL BE LIGHTWALL THREADABLE STEEL PIPE FOR 2" AND SMALLER, ROLL AND GROOVED SCHEDULE 10 STEEL PIPE FOR PIPING 2 1/2" AND LARGER, ALLIED XL AND ALLIED SCH. 10 OR APPROVED EQUAL.
FITTINGS FOR PIPING 2" AND SMALLER SHALL BE MALLEABLE IRON, 150 PSI BENDED, THREADED, BLACK, ANSI B 16.3.
FITTINGS FOR PIPING 2 1/2" AND LARGER SHALL BE MECHANICAL COUPLING SYSTEM AS MANUFACTURED BY VICTAULIC CORP. OR GRINNELL CORP. "GRUWLOCK".
ALL FITTINGS SHALL BE FROM SAME MANUFACTURER.
- THE WORK THAT IS TO BE DONE UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT. PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC., REQUIRED FOR THE COMPLETION OF FIRE PROTECTION SYSTEM SHOWN ON THE DRAWINGS AND LISTED HEREIN.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES. VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOBSITE PRIOR TO FABRICATION OF PIPING AND INSTALLATION OF EQUIPMENT AND MATERIALS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE, N.F.P.A. 13, 24, 25, 101, 231C AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WORK SHALL BE PERFORMED BY STATE LICENSED AND CERTIFIED PERSONNEL IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 44-46 & 44-48. SUBMIT TO OWNER'S REPRESENTATIVE AS BUILT DRAWINGS, OWNER'S MANUAL, MAINTENANCE MANUALS.
- COORDINATE FIRE SYSTEM SHUTDOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

FIRE PROTECTION LEGEND

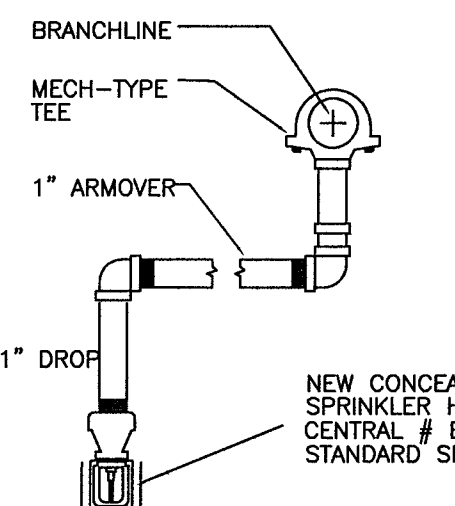
- NEW PENDENT TYPE SPRINKLER HEAD
- ⊗ EXISTING UPRIGHT SPRINKLER HEAD TO BE REMOVED
- ⬢ POINT OF CONNECTION BETWEEN NEW AND EXIST. PIPE
- EXISTING SPRINKLER PIPING
- NEW SPRINKLER PIPING



*ARMOVER GREATER THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.

RELOCATION DETAIL

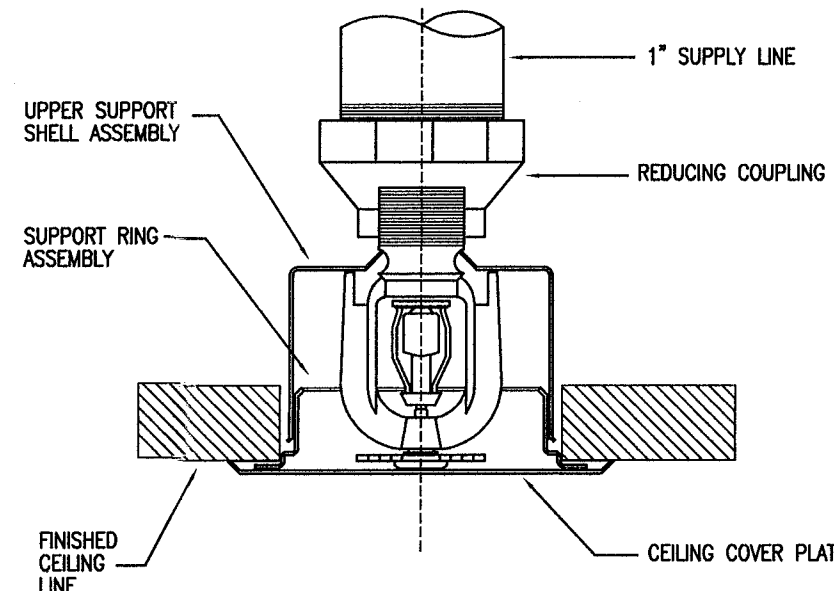
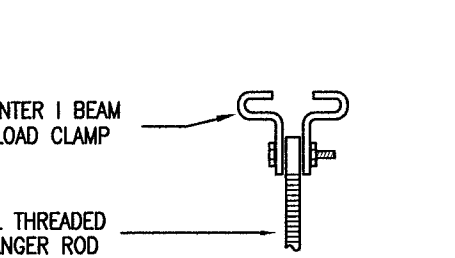
N.T.S.



*ARMOVER GREATER THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.

ARMOVER DETAIL

N.T.S.



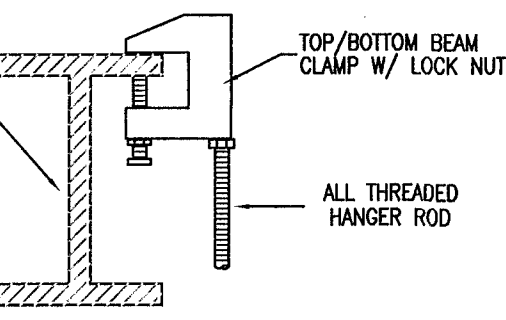
CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

N.T.S.

AREA SERVED	MFR. & MODEL NO.	ORIFICE SIZE	CONFIGURATION	TEMP. RATING	REMARKS
AREAS WITH DROPPED CEILING (LIGHT HAZARD)	VIKING HORIZON WIRAGE VK625	1/2" K=5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE	ORDINARY	WHITE COVER PLATE
AREAS WITH EXPOSED CEILING (LIGHT HAZARD)	VIKING HORIZON WIRAGE VK625	1/2" K=5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE	ORDINARY	

NOTES:

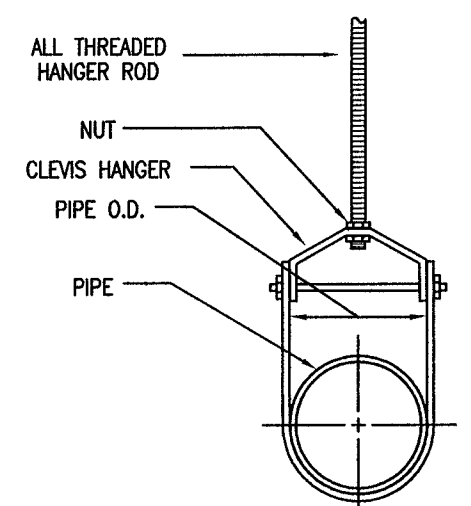
- SPRINKLER HEADS TO BE PROVIDED WITH CORRESPONDING ESCUTCHEON WITH MATCHING FINISH. PROVIDE RECESSED TYPE WHERE NOTED.



FASTENERS

N.T.S.

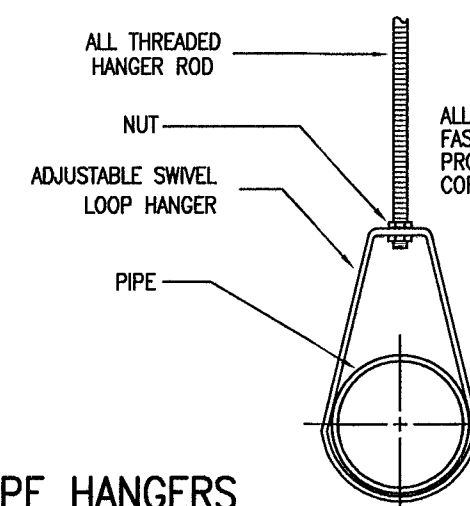
ALL FASTENERS SHALL BE LISTED FOR THEIR INTENDED SERVICE



PIPE HANGERS

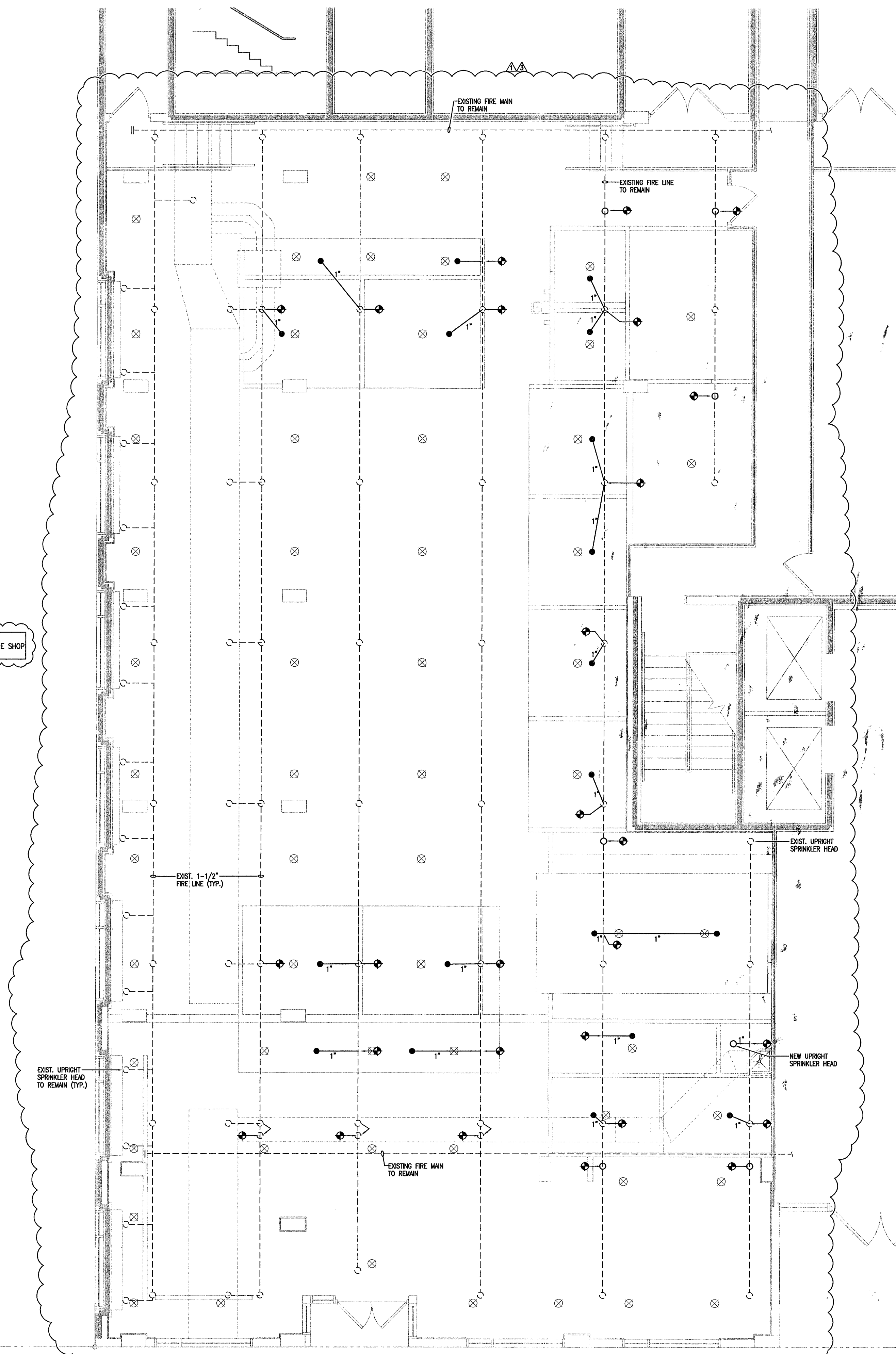
N.T.S.

ALL HANGERS SHALL BE LISTED FOR THEIR INTENDED SERVICE



POWDER DRIVEN STUDS MAY BE USED IN LIEU OF LISTED CONCRETE INSERTS WHERE APPROVED BY STRUCTURAL ENGINEER

NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW



FIRE PROTECTION FLOOR PLAN

3/16" = 1'-0"

MATEU ARCHITECTURE
1800 OLD CUTLER ROAD, SUITE 200 PALMETTO BAY, FLORIDA 33150
TELEPHONE: 305.333.3284 / 305.333.3328 DESIGN: 305.333.3328
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STATE OF FLORIDA
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REGISTERED PROFESSIONAL ENGINEER
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CORAL GABLES 33146

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FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

Δ BLDG DEPT. COMMENTS 10/29/10
Δ BLDG DEPT. COMMENTS 12/20/10
Δ OWNER'S REVISION 02/23/11

SHEET TITLE
FIRE PROTECTION FLOOR PLAN

SHEET: OF:
FP-101 1

SOTHERBY'S Rev

BREV110479

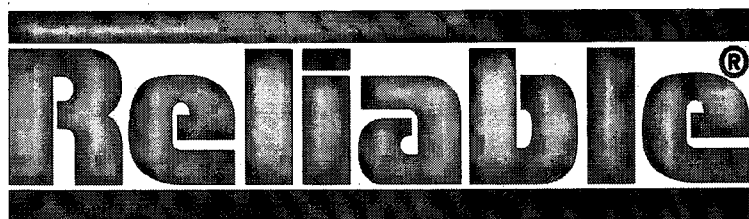
~~BREV110479~~

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D1100150
BREV110479

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: mm 3/8/11
ZONING: D-28/11
DRE/NPB: _____
CONCURRENCY: _____
PLUMBING: mm 3/8/11
ELECTRICAL: mm 3/8/11
MECHANICAL: mm 3/8/11
PRE PREVENTION: mm 3/8/11
ENGINEERING: mm 3/8/11
PUBLIC WORKS: mm 3/8/11
STRUCTURAL: mm 3/8/11
ELEVATOR: _____





Model F1FR56 Series Quick Response Standard Spray

Model F1FR56 Sprinkler Types

Standard Upright
Standard Pendent
Conventional
Vertical Sidewall
Horizontal Sidewall

Model F1FR56 Recessed Sprinkler Types

Standard Pendent/F1/F2/FP
Horizontal Sidewall

Model F1FR56 Concealed Sprinkler Types

Standard Pendent

Listing & Approvals

1. Underwriters Laboratories Inc. and Certified for Canada (cULus).
2. Factory Mutual Approvals (FM)
3. Loss Prevention Council (LPCB, UK)
4. VdS Schadenverhütung GmbH

UL Listing Category

Sprinklers, Automatic & Open (VNIV)
Quick Response Sprinkler

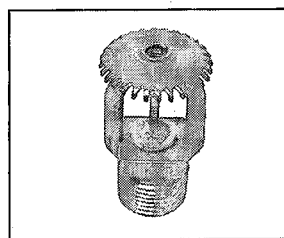
Product Description

Reliable Models F1FR56 Series Sprinklers are quick response sprinklers which combine the durability of a standard sprinkler with the attractive low profile of a decorative sprinkler.

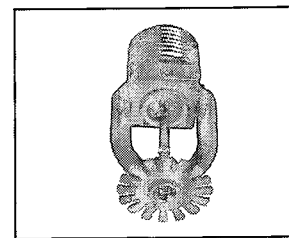
The Models F1FR56 Series Recessed automatic sprinklers utilize a 3.0 mm frangible glass bulb. These sprinklers have demonstrated response times in laboratory tests which are five to ten times faster than standard response sprinklers. This quick response enables the Model F1FR56 Series sprinklers to apply water to a fire much faster than standard sprinklers of the same temperature rating.

The glass bulb consists of an accurately controlled amount of special fluid hermetically sealed inside a precisely manufactured glass capsule. This glass bulb is specially constructed to provide fast thermal response.

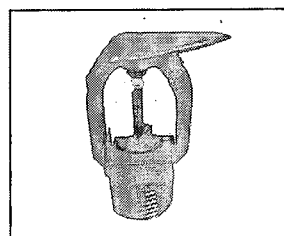
At normal temperatures, the glass bulb contains the fluid in both the liquid and vapor phases. The vapor phase can be seen as a small bubble. As heat is applied, the liquid expands, forcing the bubble smaller and smaller as the liquid pressure increases. Continued heating forces the liquid to push out against the bulb, causing the glass to shatter, opening the waterway and allowing the deflector to distribute the discharging water.



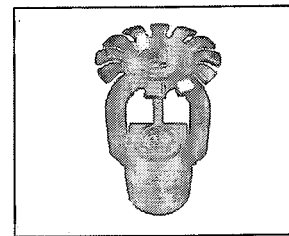
Upright



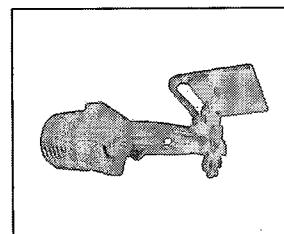
Pendent



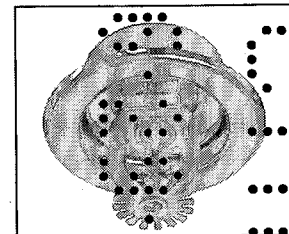
Vertical Sidewall



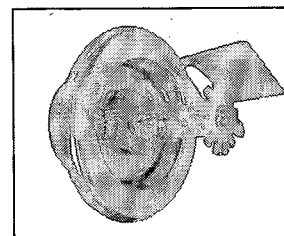
Conventional



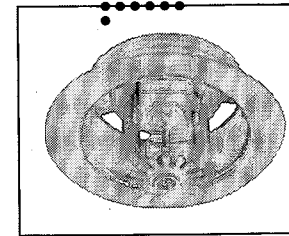
Horizontal Sidewall



Recessed
Pendent/F1/F2



Recessed
Horizontal Sidewall



Recessed
Pendent/FP

Application

Quick response sprinklers are used in fixed fire protection systems: Wet, Dry, Deluge or Preaction. Care must be exercised that the orifice size, temperature rating, deflector style and sprinkler type are in accordance with the latest published standards of the National Fire Protection Association or the approving Authority Having Jurisdiction. Quick response sprinklers are intended for installation as specified in NFPA 13. Quick response sprinklers and standard response sprinklers should not be intermixed.

Model F1FR56 Quick Response Upright, Pendent & Conventional Sprinklers

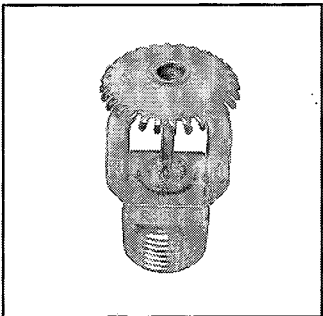
Installation Wrench: Model D Sprinkler Wrench

Installation Data:

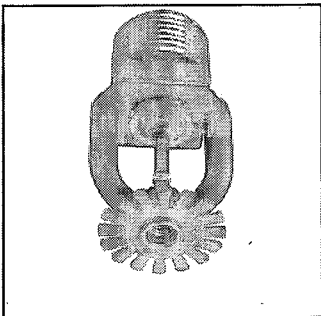
Nominal Orifice	Thread Size	Nominal K Factor		Sprinkler Height	Approval Organization	Sprinkler Identification Number (SIN)	
		US	Metric			Upright	Pendent
Standard-Upright (SSU) and pendent Deflectors Marked to Indicate Position							
½" (15mm)	½" NPT(R½)	5.6	80	2.25" (57mm)	1, 2, 3, 4	RA1425 ⁽¹⁾	RA1414 ⁽¹⁾⁽²⁾
Conventional-Install in Upright or Pendent Position							
15mm ⁽¹⁾	½" NPT(R½)	5.6	80	57mm	3,4	RA1475	

⁽¹⁾ cULus listed corrosion resistant (Polyester coated) sprinkler.

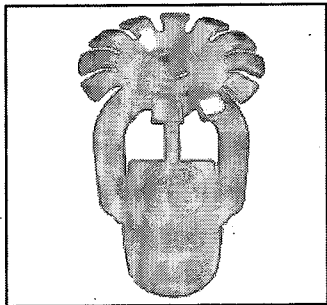
⁽²⁾ Polyester coated FM approved sprinkler.



Upright



Pendent



Conventional

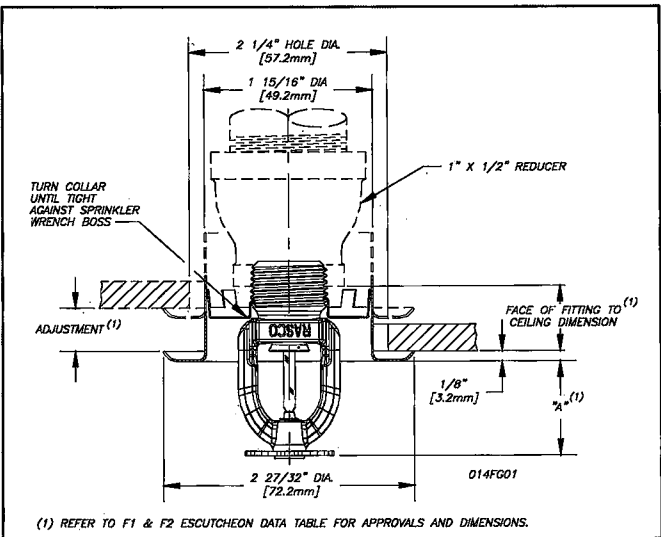
Model F1FR56 Quick Response Recessed Pendent Sprinkler

Installation Wrench: Model GFR2 Sprinkler Wrench

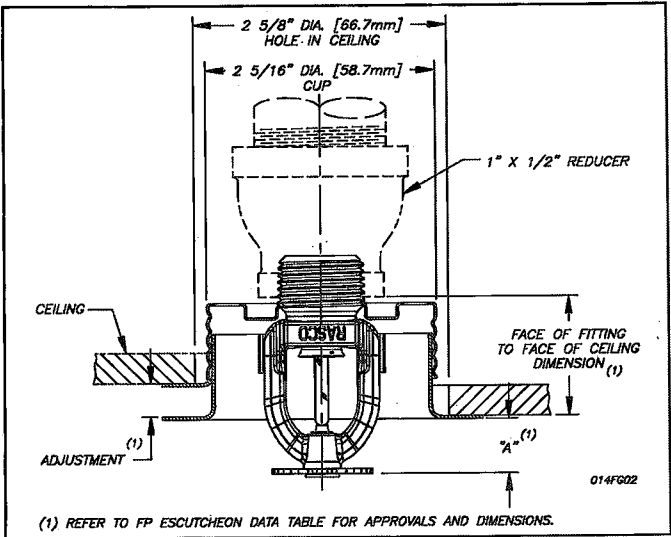
Installation Data:

Nominal Orifice	Thread Size	K Factor		Sprinkler Height	Sprinkler Identification Number (SIN)
		US	Metric		
½" (15mm)	½" NPT(R½)	5.6	80	2.25" (57mm)	RA1414

⁽¹⁾ Refer to escutcheon data table for approvals and dimensions.



Model F1FR56/F1 or F2



Model F1FR56/FP

Model F1FR56 Quick Response Vertical Sidewall Sprinkler

Installation Wrench: Model D Sprinkler Wrench

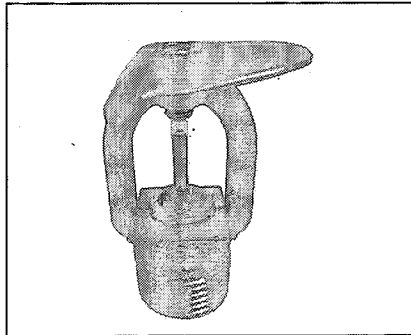
Installation Position: Upright or Pendent

Approval Type: Light Hazard Occupancy

Installation Data:

Nominal Orifice	Thread Size	Nominal K Factor		Sprinkler Height	Approval Organizations	Sprinkler Identification Numbers (SIN)
		US	Metric			
½" (15mm)	½" NPT (R1/2)	5.6	8.0	2.25" (57mm)	1,2,3,4	RA1485
15mm	½" NPT (R1/2)	5.6	8.0	2.25" (57mm)	4 ⁽¹⁾	

⁽¹⁾ LPC Approval is for pendent position only.



Vertical Sidewall

Sprinkler Type	Deflector to Ceiling Distance (Min. - Max.)
Upright	4" (102mm) - 12" (305mm)
Pendent	4" (102mm) - 12" (305mm)

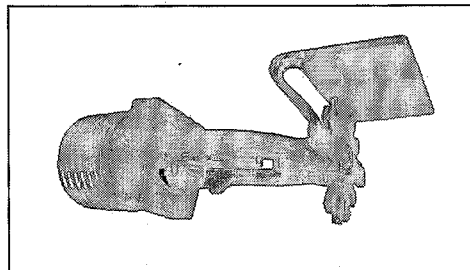
Model F1FR56 Quick Response Horizontal Sidewall Sprinkler

Deflector: HSW

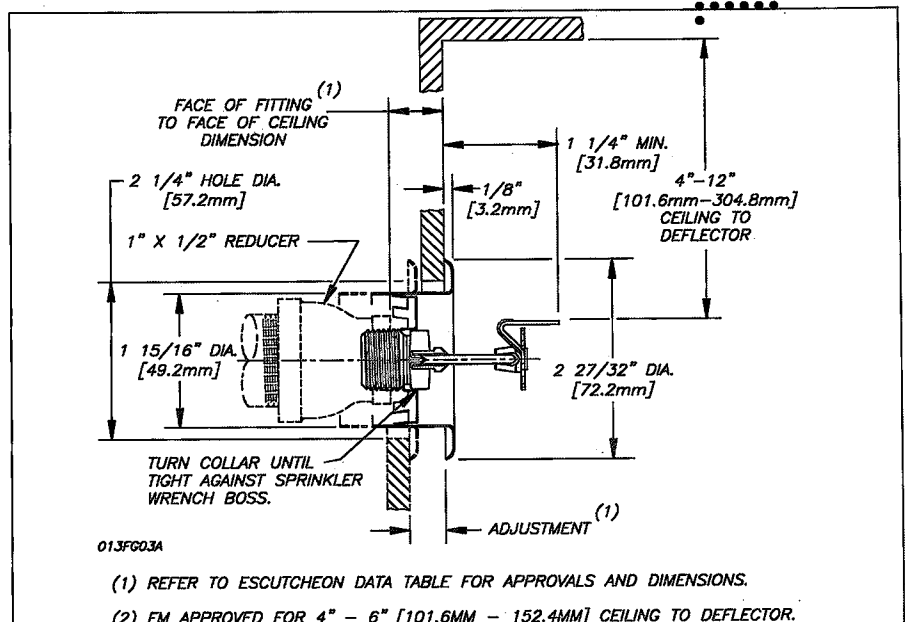
Installation Wrench: Model D Sprinkler Wrench

Installation Data: Horizontal Sidewall

Nominal Orifice	Thread Size	Nominal K Factor		Sprinkler Height	Approval Organizations and Type of Approval		Sprinkler Identification Numbers (SIN)
		US	Metric		Light Hazard	Ordinary Hazard	
½" (15mm)	½" NPT (R1/2)	5.6	80	2.63" (67mm)	1,2	1	RA1435



Horizontal Sidewall



Note: For Recessed HSW Sprinklers, use installation wrench GFR2.

Model F1FR56 Quick Response Concealed Pendent Sprinklers

Installation Wrench: Model RC1 Sprinkler Wrench

Technical Data:

Nominal Orifice	"K" Factor		Thread Size	Model	Temp. Rating		Max. Ambient Temp	Bulb Color	Approvals	Sprinkler Identification Number(SIN)
	US	Metric			Sprinkler	Cover				
1/2" (15mm)	5.6	80	1/2" NPT	F1FR	135°F/57°C	135°F/57°C	100°F/38°C	Orange	1, 2	RA1414
1/2" (15mm)	5.6	80	1/2" NPT	F1FR	155°F/68°C	135°F/57°C	100°F/38°C	Red	1, 2, 4 ⁽¹⁾	RA1414
1/2" (15mm)	5.6	80	1/2" NPT	F1FR	175°F/79°C	165°F/74°C	100°F/38°C	Yellow	1, 2	RA1414
1/2" (15mm)	5.6	80	1/2" NPT	F1FR	200°F/93°C	165°F/74°C	100°F/38°C	Green	1, 2	RA1414

⁽¹⁾ For VdS only = 155°F/68°C Norbulb and 1/2" [12,7mm] adjustment.

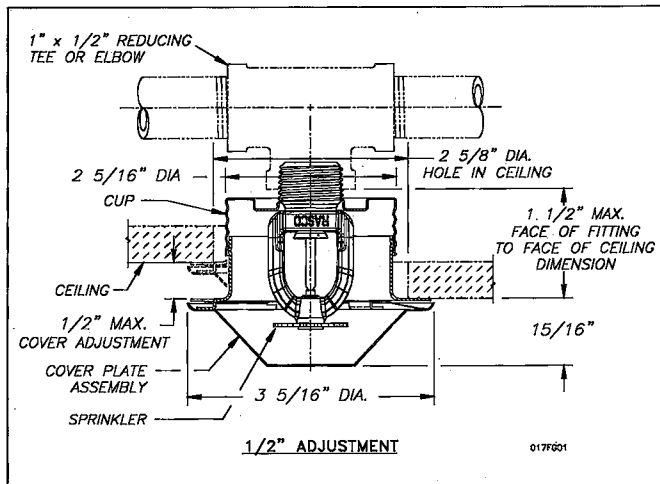


Figure 1

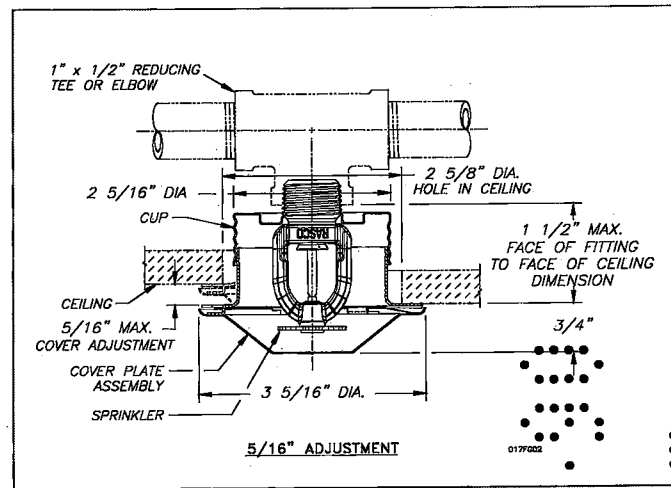


Figure 2

Installation Aid

A protective cap is included for use during installation.

Important: The F1FR56 Sprinkler with Model CCP cover plate is not an FM Approved combination.

Installation

Quick response sprinklers are intended for installation as specified in NFPA 13. Quick response sprinklers and standard response sprinklers should not be intermixed.

The Model F1FR56 Recessed Quick Response Sprinklers are to be installed as shown. The Model F1 or F2 Escutcheons illustrated are the only recessed escutcheons to be used with the Model F1FR56 Sprinklers. The use of any other recessed escutcheon will void all approvals and negate all warranties.

When installing Model F1FR56 Sprinklers, use the Model D Sprinkler Wrench. Use the Model GFR2 Wrench for installing F1FR56 Recessed Pendent Sprinklers. Any other type of wrench may damage these sprinklers.

NOTE: A leak tight 1/2" NPT (R1/2) sprinkler joint can be obtained with a torque of 8-18 ft-lbs (10,8 - 24,4 N-m). Do not tighten sprinklers over maximum recommended torque. It may cause leakage or impairment of the sprinklers.

The Model F1FR56/CCP Concealed Sprinkler uses the 1/2" orifice, 1/2" NPT (R1/2), 135°F (57°C), 155°F (68°C), 175°F (79°C) or 200°F (93°C) Model F1FR56 Pendent

Sprinkler with a threaded Model CCP cup which is factory attached to the sprinkler. The assembly is completed by the installation of the attractive, low profile, 135°F (57°C) or 165°F (74°C) rated Model CCP push on cover plate assembly. The cover plate and sprinkler cup assemblies are joined using a cover plate skirt with flexible tabs for threaded engagement. A choice of two cover plate assemblies provide either 1/2" (13mm) or 5/16" (8mm) of cover adjustment.

Do not install these sprinklers in ceiling which have positive pressure in the space above.

After a 2 5/8" (67mm) diameter hole is cut in the ceiling, the sprinkler is easily installed with the Model RC1 Wrench. A Teflon* based thread sealant should be applied to the sprinkler threads only. The Model RC1 Wrench is then used to engage the sprinkler wrenching surfaces and to install the sprinkler in the fitting. When inserting or removing the wrench from the sprinkler/cup assembly, care should be taken to prevent damage to the sprinkler. **DO NOT WRENCH ON ANY OTHER PART OF THE SPRINKLER.** The cover plate is then pushed onto the cup. Final adjustment is made by hand turning the cover plate until the skirt flange makes full contact with the ceiling. Cover plate removal requires turning in the counter clockwise direction.

*DuPont Registered Trade Mark

After installation, inspect all sprinklers to ensure that there is a gap between the cover plate and ceiling and that the four cup slots are open and free from any air flow impediment to the space above.

Concealed cover plate/cup assemblies are listed only for use with specific sprinklers. The use of any other concealed cover plate/cup assembly with the Model F1FR56 Pendent Sprinkler or the use of the Model CCP Concealed cover plate assembly on any sprinkler with which it is not specifically listed may prevent good fire protection and will void all guarantees, warranties, listings and approvals.

Glass bulb sprinklers have orange bulb protectors to minimize bulb damage during shipping, handling and installation. REMOVE THIS PROTECTION AT THE TIME THE SPRINKLER SYSTEM IS PLACED IN SERVICE FOR FIRE PROTECTION. Removal of the protectors before this time may leave the bulb vulnerable to damage. RASCO wrenches are designed to install sprinklers when covers are in place. REMOVE PROTECTORS BY UNDOING THE CLASP BY HAND. DO NOT USE TOOLS TO REMOVE THE PROTECTORS.

Temperature Ratings

Classification	Sprinkler Temperature		Max. Ambient Temp.	Bulb Color
	°C	°F		
Ordinary	57	135	100°F (38°C)	Orange
Ordinary	68	155	100°F (38°C)	Red
Intermediate	79	175	150°F (66°C)	Yellow
Intermediate	93	200	150°F (66°C)	Green
High ⁽¹⁾	141	286	225°F (107°C)	Blue

⁽¹⁾ Not available for recessed sprinklers.

Escutcheon Data ⁽¹⁾

Escutcheon Model	Approvals	Adjustment	"A" Dimension	Face of Fitting to Ceiling or Wall Dimension
F1	1, 3, 4	Max Recess Min Recess	1 1/2" (38.1mm) 3/4" (19.1mm)	3/16" - 15/16" (5mm - 24mm)
F2	1, 2, 3, 4	Max Recess Min Recess	1 1/2" (38.1mm) 1" (25mm)	3/16" - 11/16" (5mm - 17mm)
FP Push-on/ Thread-off	1, 4	Max Recessed Min Recessed	7/16" (11mm) 15/16" (24mm)	1 1/2" (38.1mm) 1" (25.4mm)

⁽¹⁾ SIN: RA1435 - cULus and FM permits use with F1 or F2 escutcheons for light hazard only.

Maintenance

The Models F1FR56 and F1FR56 Recessed Sprinklers should be inspected quarterly and the sprinkler system maintained in accordance with NFPA 25. Do not clean sprinklers with soap and water, ammonia or any other cleaning fluids. Remove dust by using a soft brush or gentle vacuuming. Remove any sprinkler which has been painted (other than factory applied) or damaged in any way. A stock of spare sprinklers should be maintained to allow quick replacement of damaged or operated sprinklers. Prior to installation, sprinklers should be maintained in the original cartons and packaging to minimize the potential for damage to sprinklers that would cause improper operation or non-operation.

Sprinkler Types

Standard Upright
Standard Pendent
Conventional
Recessed Pendent
Vertical Sidewall
Horizontal Sidewall
Recessed Horizontal sidewall
Concealed pendent

Maximum Working Pressure

175 psi (12 bar)
100% Factory tested hydrostatically to 500 psi (34.5 bar)

Finishes ⁽¹⁾

Standard Finishes		
Sprinkler	Escutcheon	Cover plate
Bronze	Brass	Chrome
Chrome Plated	Chrome	White
White Polyester Coated ⁽⁴⁾⁽⁵⁾	Plated	
	White Painted	
Special Application Finishes		
Sprinkler	Escutcheon	Cover plate
Bright Brass ⁽³⁾	Bright Brass	Bright Brass
Black Plated	Black Plated	Satin
Black Paint ⁽²⁾	Black Paint	Off White
Off White ⁽²⁾	Off White	Black Paint
Satin Chrome	Satin Chrome	Black Plated

⁽¹⁾ Other finishes and colors are available on special order.

Consult the factory for details.

⁽²⁾ cULus Listed only.

⁽³⁾ 200°F (93°C) maximum.

⁽⁴⁾ cULus listed "corrosion resistance" applies to SIN Numbers

RA1425 (Upright) and RA1414 (Pendent) in standard black or white.

⁽⁵⁾ FM Approvals finish as "Polyester coated" applies to SIN Number RA1414 (Pendent) in standard black or white.

Ordering Information

Specify:

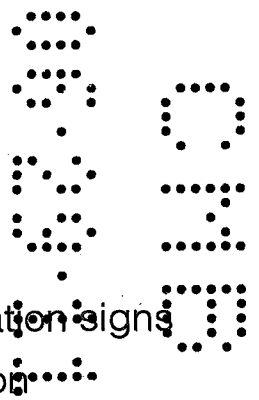
1. Sprinkler Model
2. Sprinkler Type
3. Orifice Size
4. Deflector Type
5. Temperature Rating
6. Sprinkler Finish
7. Escutcheon Type
8. Escutcheon Finish (where applicable)
9. Cover plate Model
10. Cover plate Thread size
11. Cover plate Temperature
12. Cover plate Adjustment
13. Cover plate Finish

Note: When Model F1FR56 Recessed sprinklers are ordered, the sprinklers and escutcheons are packaged separately.

Reliable...For Complete Protection

Reliable offers a wide selection of sprinkler components. Following are some of the many precision-made Reliable products that guard life and property from fire around the clock.

- Automatic sprinklers
- Flush automatic sprinklers
- Recessed automatic sprinklers
- Concealed automatic sprinklers
- Adjustable automatic sprinklers
- Dry automatic sprinklers
- Intermediate level sprinklers
- Open sprinklers
- Spray nozzles
- Alarm valves
- Retarding chambers
- Dry pipe valves
- Accelerators for dry pipe valves
- Mechanical sprinkler alarms
- Electrical sprinkler alarm switches
- Water flow detectors
- Deluge valves
- Detector check valves
- Check valves
- Electrical system
- Sprinkler emergency cabinets
- Sprinkler wrenches
- Sprinkler escutcheons and guards
- Inspectors test connections
- Sight drains
- Ball drips and drum drips
- Control valve seals
- Air maintenance devices
- Air compressors
- Pressure gauges
- Identification signs
- Fire department connections



The equipment presented in this bulletin is to be installed in accordance with the latest published Standards of the National Fire Protection Association, Factory Mutual Research Corporation, or other similar organizations and also with the provisions of governmental codes or ordinances whenever applicable. Products manufactured and distributed by Reliable have been protecting life and property for over 90 years, and are installed and serviced by the most highly qualified and reputable sprinkler contractors located throughout the United States, Canada and foreign countries.

Manufactured by

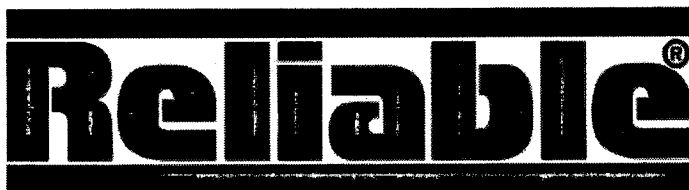


The Reliable Automatic Sprinkler Co., Inc.
(800) 431-1588 Sales Offices
(800) 848-6051 Sales Fax
(914) 829-2042 Corporate Offices
www.reliablesprinkler.com Internet Address



Revision lines indicate updated or new data.

EG. Printed in U.S.A 02/11 P/N 999970300



Model G4A Quick Response Concealed Automatic Sprinkler

The Concealer®

**UL Quick Response
FM Standard Response
Concealed Sprinkler With a
½" (13mm) or 1½" (38mm) Adjustment**

Features

1. Cover plate attachment with ½" (13mm) assembly adjustment.
2. Smooth aesthetic ceiling profile.
3. Factory installed protective cap.
4. Available in brass, chrome or black plated and white painted finishes.
5. Ordinary temperature rating.
6. Multiple orifices for design flexibility.

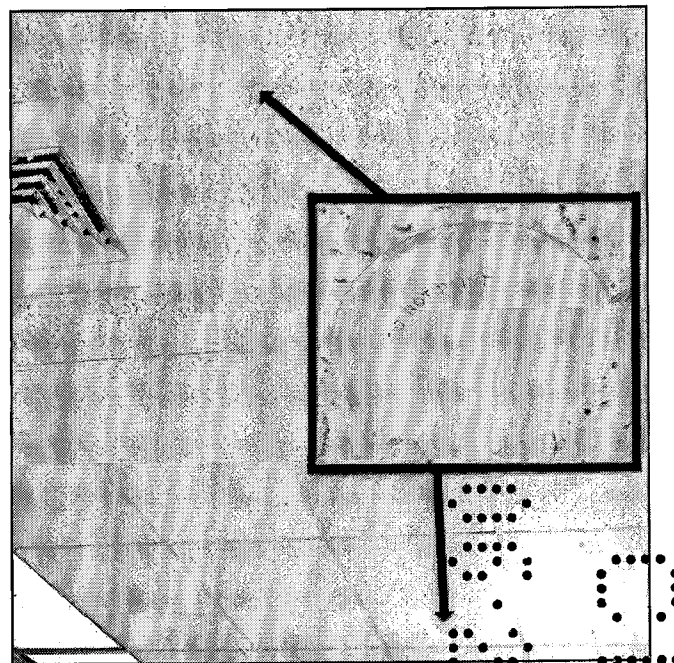
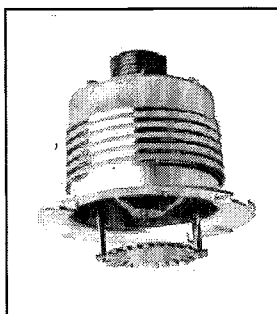
Approvals & Listings

1. Underwriters Laboratories, Inc. (UL)-
Quick Response
2. Underwriters Laboratories of Canada (ULC)-
Quick Response
3. Factory Mutual Research Corp. (FM)-
Standard Response
 - Light Hazard Occupancies-
No Limitations
 - Ordinary Hazard Occupancies
Groups 1 & 2 Wet Systems Only
4. NYC MEA 258-93-E - Quick Response

U.S. Patent number 4,880,063.

Application

The Reliable Model G4A Concealer® is the most versatile quick response concealed sprinkler available. It provides the best form of fire protection while offering an attractive appearance and ½" (13mm) of cover adjustment for ease of installation. The small diameter cover plate assembly is easily attached and blends into the ceiling, concealing the most dependable fire protection available, an automatic sprinkler system.



The Model G4A Concealer® is designed for use where aesthetic appearance is important. Offices, hospitals, motels and restaurants are but a few of the applications where it can be used. It is available in different orifice sizes allowing the designer to optimize system performance, thereby achieving a very efficient installation.

The Model G4A Concealer® is a UL Listed Quick Response Concealed sprinkler intended for use in accordance with NFPA 13. FM Approves this sprinkler as a standard response concealed sprinkler intended for use in accordance with FM Loss Prevention Data Sheet 2-8N.

Product Description

The Reliable Model G4A Concealer® uses a proven quick response fusible element in a standard style sprinkler frame with a drop-down deflector. This assembly is recessed into the ceiling and concealed by a flat cover plate assembly. The threaded engagement provides ½" (13mm) of cover adjustment. The flat cover plate is attached to the skirt using either 135°F (57°C) or 165°F (74°C) ordinary temperature classification solder.

When the ceiling temperature rises, the solder holding the flat cover plate melts, the flat cover plate released thus exposing the sprinkler inside to the rising ambient temperature.

The subsequent fusing of the element opens the waterway and causes the deflector to distribute the water. Any secure engagement between the cover plate and cup will assure that the drop-down deflector is properly located below the ceiling.

Installation

Do not install the G4A Concealer® in ceilings which have positive pressure in the space above.

- Cut a 2 5/8 inch (67mm) diameter hole in the ceiling, the sprinkler is easily installed with the Model G4 Wrench. The wrench has drive tangs which insert into the cup slots. When installing a sprinkler the wrench is first positioned into the sprinkler/cup assembly until the wrench tangs engage the drive slots in the top of the cup (there are two sets of drive slots in the cup). The sprinkler is then tightened into the pipe fitting. When inserting or removing the wrench from the sprinkler/cup assembly, care should be taken to prevent damage to the sprinkler. **DO NOT WRENCH ON ANY OTHER PART OF THE SPRINKLER/CUP ASSEMBLY.** Install the cover plate by hand turning the cover in the clockwise direction until it is tight against the ceiling.

A protective cap is provided to protect the drop-down sprinkler deflector from damage which could occur during construction before the cover plate is installed. The cap is factory installed inside the sprinkler cup. Remove cap to install sprinkler, then re-install cap until the cover plate is installed.

Maintenance

The Model G4A Concealer® should be inspected quarterly and the sprinkler system maintained in accordance with NFPA 25. Do not clean sprinklers with soap and water, ammonia or any other cleaning fluids. Remove any sprinkler that has been painted (other than factory applied) or damaged in any way. A stock of spare sprinklers should be maintained to allow quick replacement of damaged or operated sprinklers. Prior to installation, sprinklers should be maintained in the original cartons and packaging to minimize the potential for damage to sprinklers that would cause improper operation or non-operation.

Technical Data

Sprinkler Inlet	Total Adjustment	Nominal Orifice	Nominal K Factor		Thread	Approvals	Sprinkler Identification (SIN)
			US	Metric			
Non Adjustable	1/2" (13mm)	1/2" (15mm)	5.6	80	1/2" NPT (R1/2)	1,2,3,4	R5415
Non Adjustable	1/2" (13mm)	7/16" (11mm)	4.2	60	1/2" NPT (R1/2)	1,2,4	R5413
Non Adjustable	1/2" (13mm)	3/8" (10mm)	2.8	40	1/2" NPT (R1/2)	1,2,3,4	R5411
Adjustable	1 1/2" (38mm)	1/2" (15mm)	5.6	80	1" NPT Male or Female	1,2,4	R5418
Adjustable	1 1/2" (38mm)	7/16" (11mm)	4.2	60	1" NPT Male or Female	1,2,4	R5416
Adjustable	1 1/2" (38mm)	3/8" (10mm)	2.8	40	1" NPT Male or Female	1,2,4	R5412

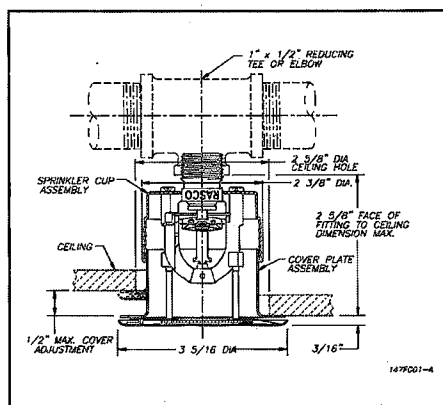


Fig. 1 - 1/2" NPT Non-Adjustable Inlet

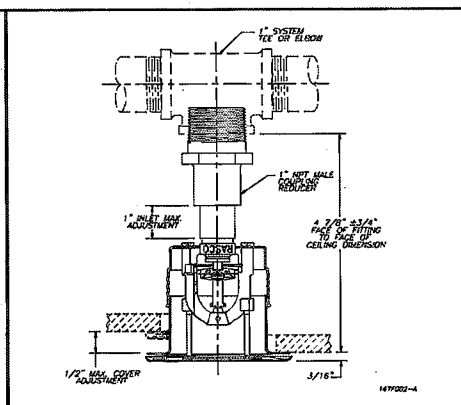


Fig. 2 - 1" NPT Male-Adjustable Inlet

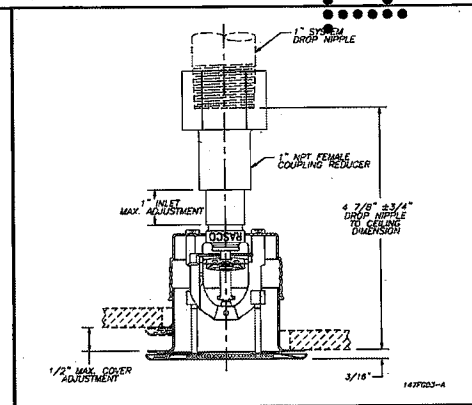


Fig. 3 - 1" NPT Female-Adjustable Inlet

The equipment presented in this bulletin is to be installed in accordance with the latest published Standards of the National Fire Protection Association, Factory Mutual Research Corporation, or other similar organizations and also with the provisions of governmental codes or ordinances whenever applicable. Products manufactured and distributed by Reliable have been protecting life and property for over 80 years, and are installed and serviced by the most highly qualified and reputable sprinkler contractors located throughout the United States, Canada and foreign countries.

Manufactured by

Reliable®

The Reliable Automatic Sprinkler Co., Inc.

(800) 431-1588
(800) 848-6051
(914) 829-2042
www.reliable-sprinkler.com

Sales Offices
Sales Fax
Corporate Offices
Internet Address



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Revision lines indicate updated or new data.

EG. Printed in USA 4/07 P/N 9999970150

Ordering Information

1. Sprinkler Model
2. Nominal Orifice
3. Flat Cover Plate Assembly Finish
4. Inlet Type

Cover Plate Finishes⁽¹⁾

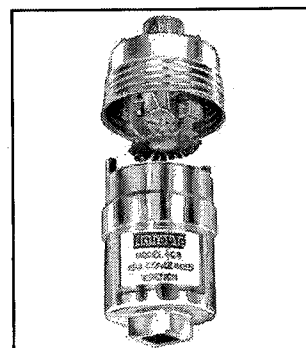
Standard Finishes

Bronze
Chrome
White Paint

Special Application Finishes

Bright Brass
Black Plating
Black Paint
Off White
Satin Chrome

⁽¹⁾ Other finishes and colors are available on special order. Consult factory for details.



Model G4 Sprinkler Wrench

UL Listing Category

Sprinklers, Automatic and Open

Quick Response Sprinkler

UL Guide Number

VNIV

Temperature Rating

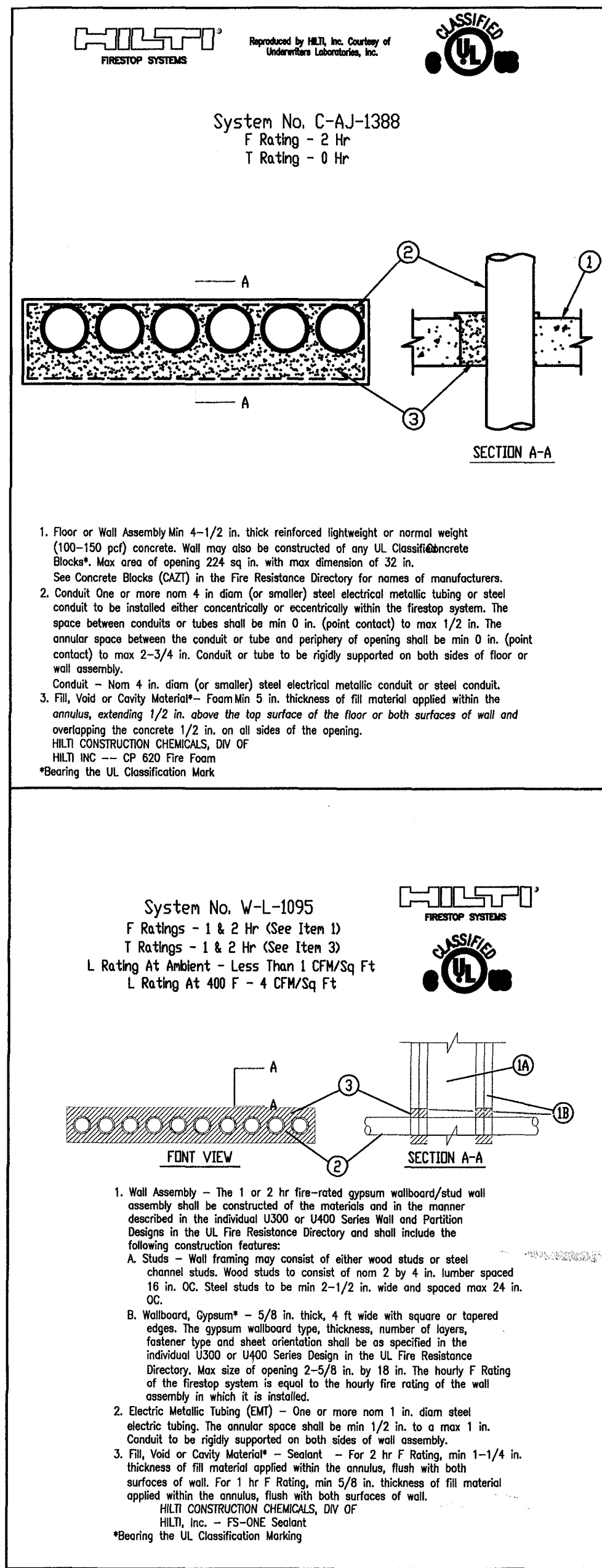
Classification	Sprinkler	Cover Plate	Max. Ambient Temp.
Ordinary	165°F/74°C	135°F/57°C	100°F/38°C
Intermediate	212°F/100°C	165°F/74°C	150°F/66°C

5100
5100
5100

B1100150
BMEV110977
119 Washington Ave
Office Copy

Office

B1100150/Brev110977



PENETRATION DETAILS
FIRE AND/OR SMOKE RATED WALL OR FLOOR
SCALE: N.T.S.

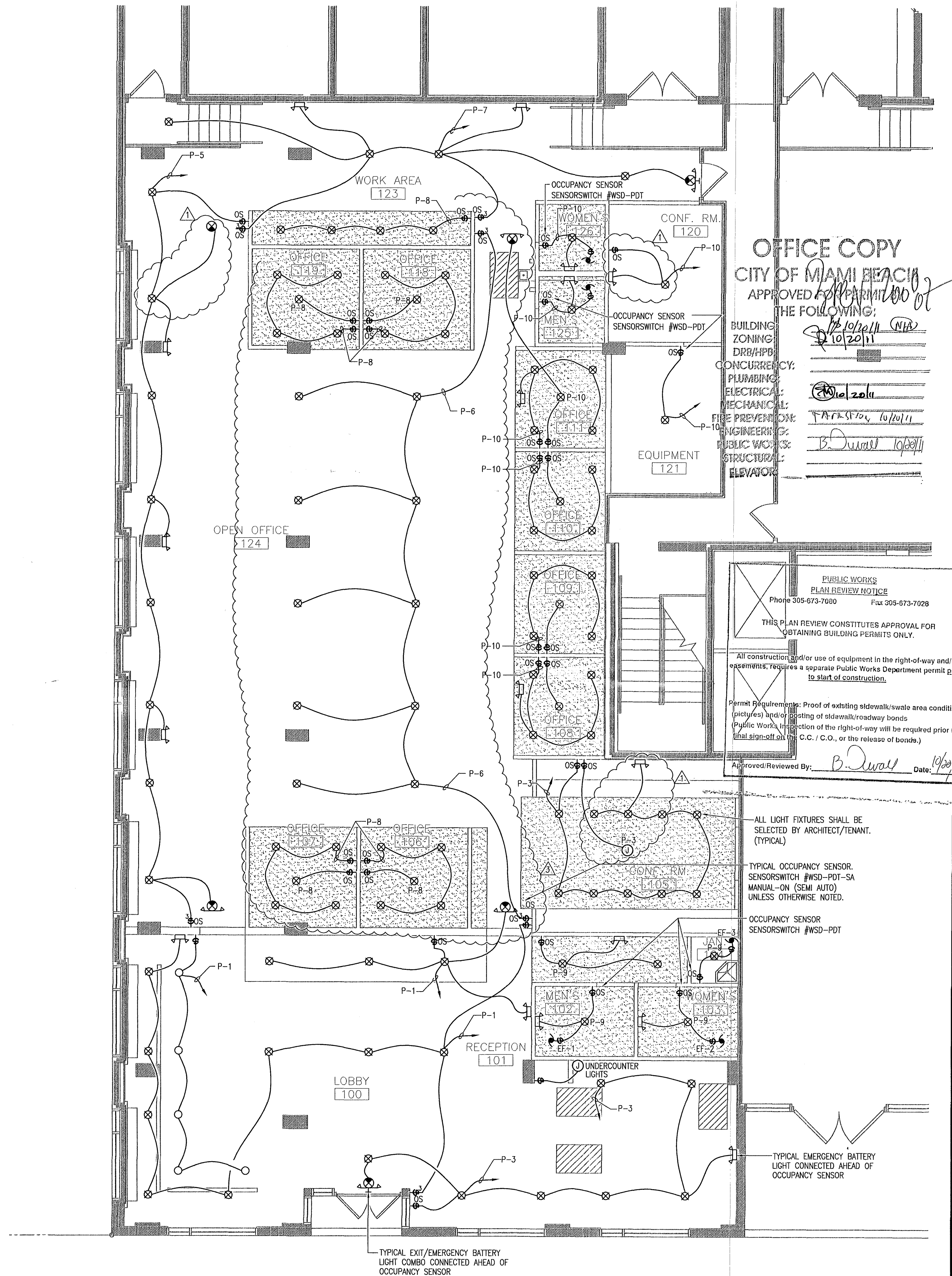
GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
- THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.
 - WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELBOARDS, ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENTS PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
- THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
- INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEM AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS / INSTRUCTIONS. SEE AIR CONDITIONING DRAWING.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- ALL WIRING INDICATED AS EXISTING IS BASED ON ORIGINAL CONTRACT DRAWINGS AND IS TO BE VERIFIED BY CONTRACTOR AT JOB SITE.
- MINIMUM WIRE SIZE SHALL BE # 12 THIN / THIN UNLESS OTHERWISE NOTED ON PLANS.
- ALL CONDUCTORS SHALL BE COPPER RUN IN METALLIC CONDUIT.
- ALL MATERIALS SHALL BE U.L. APPROVED.
- NEW TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL NON POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
- PROVIDE TRAPEZE HANGER AS ASSEMBLY FOR PLENUM COMMUNICATION CABLE WITH 3/8" DIAMETER, THREADED ROD AND CHANNEL ASSEMBLY TO SUPPORT CABLE BUNDLES EVERY 4 FT. O.C. (MAXIMUM CABLES SHALL NOT LIE ON TOP OF CEILING TILE OR LUMINAIRES).
- ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
- ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
- FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
- A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWING. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
- CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS. ALL POWER CONTROL CIRCUIT WIRING AND RACEWAY AS SHOWN ON THE AIR CONDITIONING DRAWING OR SPECIFICATIONS. IF AIR CONDITIONING DRAWING REFER TO MANUFACTURER ALL REQUIREMENT AND INCLUDE ALL RELATED WORK IN HAS CONTACT.
- ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- RISERS ARE DIAGRAMMATIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
- THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- ALL CABLES SHALL BE RUN WITH OUT SPLICES EXCEPT IF OTHERWISE INDICATED.
- ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
- ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
- ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:

PHASE "A"	120/208 V SYSTEM	BLACK
PHASE "B"		RED
PHASE "C"		BLUE
NEUTRAL		WHITE
GROUND		GREEN

ELECTRICAL SYMBOL LEGEND

- ⊕ WALL OR CEILING MOUNTED EXIT LIGHT FIXTURE WITH BATTERY BACK-UP. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAR PATH TO EXIT.
- ⊕ 120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH.
- ⊕ 120/277V., 20 AMP., THREE WAY SWITCH.
- ⊕ OCCUPANCY SENSOR.
- ⊕ ELECTRICAL PANEL.
- ⊕ FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE.
- ⊕ MAGNETIC MOTOR STARTER, PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- ⊕ ELECTRIC MOTOR.
- ⊕ EQUIPMENT CONNECTION WITH FLEXIBLE CONDUIT.
- ⊕ 20A., 120 V., QUADRUPEX RECEPTACLE, TWO DUPLEX IN TWO BOX. 18" A.F.F.
- ⊕ 20 A., 120., V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F.
- ⊕ CEILING OR WALL MOUNTED JUNCTION BOX.
- ⊕ TELEPHONE/DATA OUTLET



LIGHTING FLOOR PLAN
3/16" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:
BUILDING ZONING DBA/HDP
CONCURRENCY:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

10/20/11
10/20/11
10/20/11
10/20/11
10/20/11
10/20/11

JMM Consulting Engineers LLC
Certificate of Authorization #6882
Jose M. Martinez, P.E. #6808
8555 SW 124 St. Suite 108
Miami, Florida 33156
Phone 305-673-7000 Fax 305-673-7028
FAX (305) 255-1621
FAX (305) 255-1782

ONE-SOTHEBY'S INTERNATIONAL REALTY

ATLANTIC CENTER OFFICE BUILDING, MIAMI BEACH, FLORIDA

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PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG

PROJECT NO:
M1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

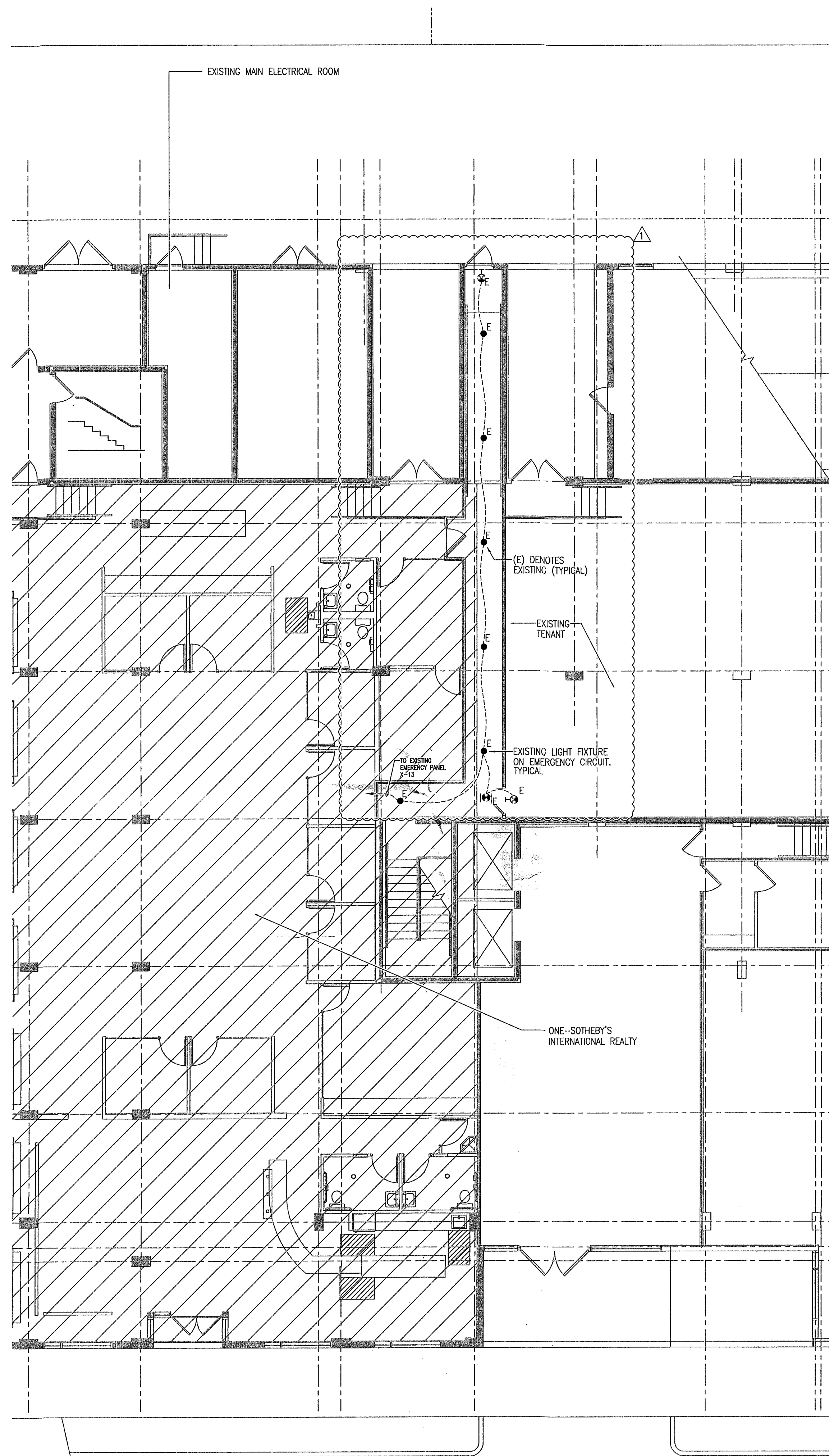
BLDG DEPT. COMMENTS 10/28/10
OWNER'S REVISION 02/23/11

SHEET TITLE

LIGHTING FLOOR PLAN

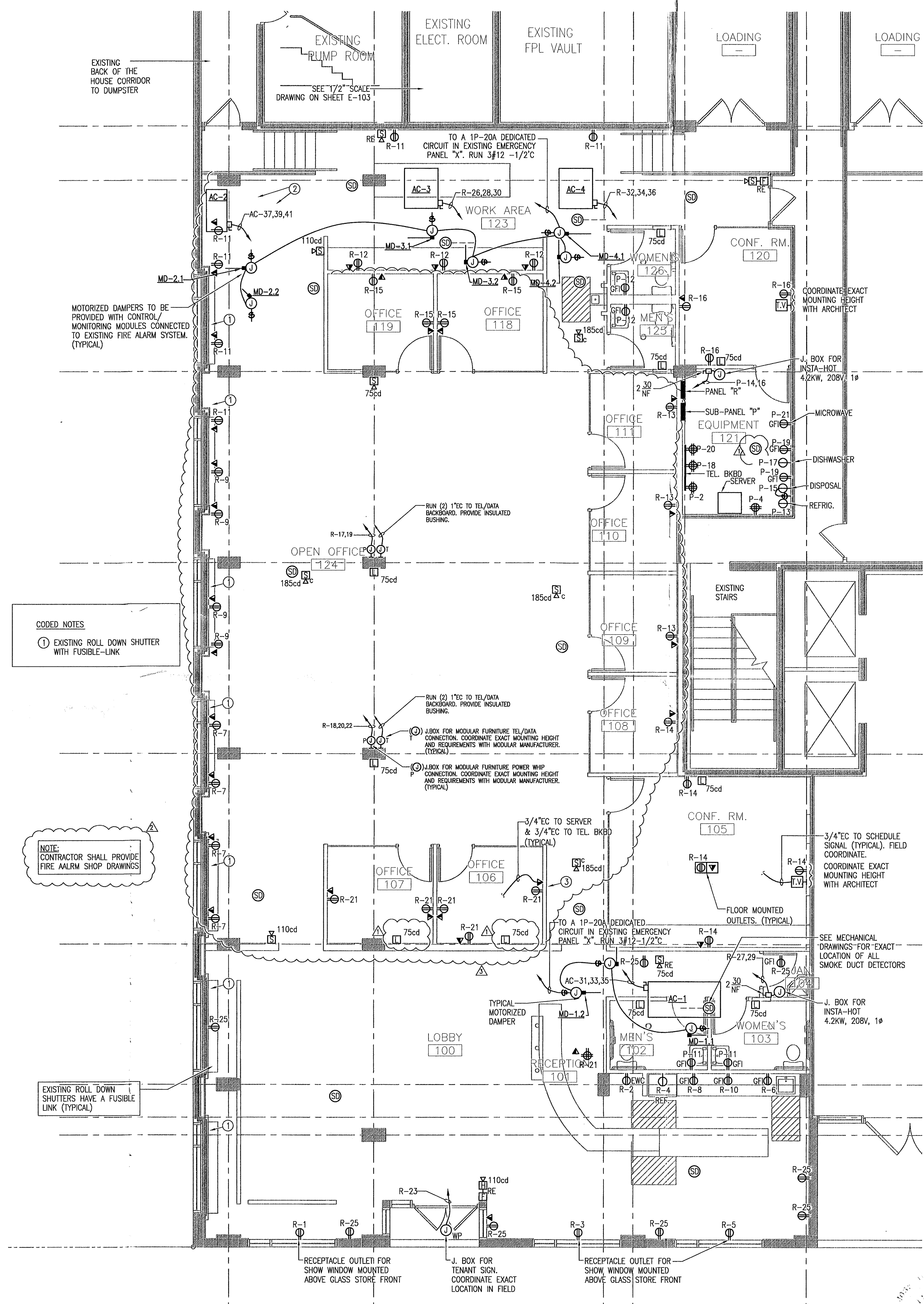
SHEET:
E-101

OF:
3



PARTIAL KEY PLAN

1/8" = 1'-0"



POWER FLOOR PLAN

3/16" = 1'-0"

EXIST. DISTRIBUTION PANEL "T"

VOLTAGE: 120/208V, 3Ø, 4W

MAINS: 800 A

EXISTING MAIN: 3P-800A M.C.B. (EXIST'G MAIN 6 OF 6)

CKT No.	EQUIPMENT DESIGNATION	KVA	AMPS	VOLT	P	FRAME	TRIP	FEEDER
1	NEW PANEL "R"	72.7	202.0	120/208	3	400	300	4 #350KCMIL & 1 #3(G) - 3 1/2"
2	SPACE	---	---	---	---	---	---	---
3		---	---	---	---	---	---	---
4		---	---	---	---	---	---	---
5		---	---	---	---	---	---	---
6		---	---	---	---	---	---	---
7		---	---	---	---	---	---	---
8		---	---	---	---	---	---	---
CONNECTED KVA		79.2	---	FEEDER: EXISTING 2 RUNS OF (4 #600KCMIL) - 4"				
CONNECTED AMPS		---	220.0	FED FROM: FPL VAULT				

① NEW BRANCH BREAKER SHALL MATCH EXISTING AIC.

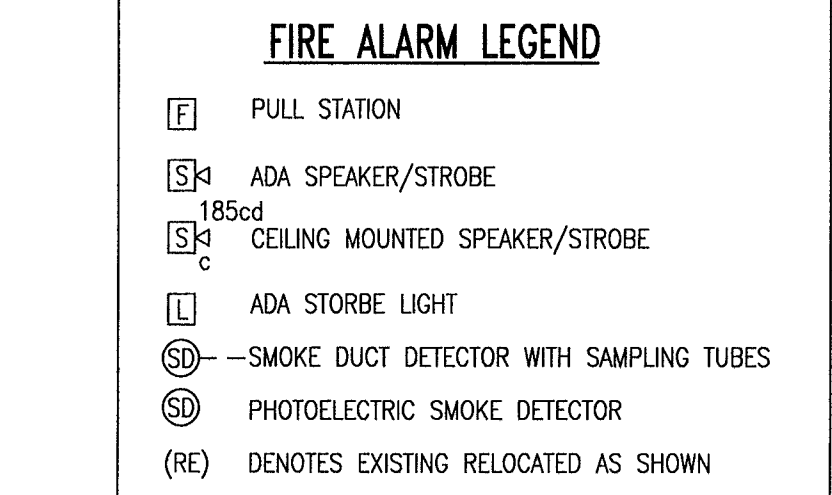
ADDRESSABLE FIRE ALARM SYSTEM NOTES

- FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR NEW DEVICES TO BE CONNECTED TO EXISTING ADDRESSABLE FIRE ALARM SYSTEM WITH VOICE AS SPECIFIED HEREIN AND AS SHOWN ON THE ELECTRICAL DRAWINGS. THIS SYSTEM SHALL BE ZONED, ELECTRICALLY SUPERVISED, HAVE CLOSED CIRCUITS, AND SHALL BE CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION.
- FIRE ALARM SYSTEM SHALL BE U.L. LISTED NFPA 72 APPROVED.
- UPON ACTIVATION OF FIRE ALARM SYSTEM BY MANUAL STATION, THE FOLLOWING SHALL TAKE PLACE:
 - ENERGIZE ALARM SIGNALING DEVICES
 - SOUND AUDIBLE ALARMS AND FLASH VISUAL SIGNALS
 - ALERT LOCAL FIRE DEPARTMENT OR PROPRIETARY SYSTEM
 - CAUSE ZONE IN ALARM TO BE DISPLAYED ON THE ANNUNCIATOR
- ALL WIRING AND CONDUIT SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND REQUIREMENTS OF NEC, LOCAL CODES AND NFPA IN NO CASE, SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN. 3/4 CONDUIT
- ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 148. MINIMUM WIRE SIZE SHALL BE AS REQUIRED BY MANUFACTURER IN NO CASE. SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN. 3/4 CONDUIT
- QUANTITY OF WIRES PER DEVICES SHALL BE AS REQUIRED BY MANUFACTURER.
- SYSTEM TO BE POWER LIMITED.
- VISUAL ALARMS PER ANSI A117.1.4.26, FBC AND ADA
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED & SEALED FIRE ALARM PERMIT DRAWINGS BY A FLORIDA REGISTERED ENGINEER. JMM CONSULTING ENGINEERS LLC IS NOT RESPONSIBLE FOR F/A PERMIT DWGS.
- ALL NEW MOTORIZED DAMPERS TO BE PROVIDED WITH CONTR/MONITORING MODULES CONNECTED TO EXISTING FIRE ALARM SYSTEM. (TYPICAL)

PANEL "R" (22 KAIC)											
TYPE: SQ'D NOOD MTG: FLUSH MOUNTED MAIN: M.L.O.											
CU BUS/GND BUS											
VOLTS: 120/208V, 3Ø, 4W BUS: 400A LOAD: 72.7KVA/360V = 202.0 A											
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	EW (GF)	1	20	1/2"
1600						3	4	REFRIGERATOR			
1600						5	6	COUNTER RECS			
720					OPEN OFFICE RECS	7	8				
720						9	10				
720						11	12				
720						13	14	CONFERENCE ROOM RECS			
720					OFFICE RECS	15	16	CONFERENCE ROOM RECS			
720					MODULAR FURNITURE	17	18	MODULAR FURNITURE			
720					MODULAR FURNITURE	19	20				
720					OFFICE RECS	21	22				
1200					SIGN (*)	23	24	SPARE			
1080					RECS	25	26	AC-3 (**)			
4200	3/4"	10	30	2	INSTA-HOT	27	28				
---	---	---	---	---		29	30				
7992	3/4"	8	25	3	AC-1 (**)	31	32	AC-4 (**)			
---	---	---	---	---		33	34				
---	---	---	---	---		35	36				
4428	3/4"	10	25	3	AC-2 (**)	37	38	SUB-PANEL "P"			
---	---	---	---	---		39	40				
---	---	---	---	---		41	42				

- (*) ON TIME CLOCK
- (**) PROVIDE LOCK-ON BREAKER IN ORDER FOR CIRCUITS #17,19 & #18,20,22 TO TURN ON/OFF SIMULTANEOUSLY
- (***) PROVIDE GROUND FAULT TYPE CIRCUIT BREAKERS

PANEL "P" (22 KAIC)											
TYPE: SQ'D NOOD MTG: FLUSH MOUNTED MAIN: M.L.O.											
CU BUS/GND BUS											
VOLTS: 120/208V, 3Ø, 4W BUS: 100A LOAD: 20.2KVA/360V = 56.1 A											
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE
800	1/2"	12	20	1	LIGHTING	1	2	TEL. BKBD	1	20	1/2"
1000						3	4	SERVER			
800						5	6	LIGHTING			
800						7	8				
400						9	10				
720					BATHROOM RECS	11	12	BATHROOM RECS			
1400					REFRIGERATOR	13	14	INSTA-HOT			
800					DISPOSAL	15	16				
1000					DISHWASHER	17	18	TEL. BKBD			
1500					ABOVE COUNTER RECS	19	20	TEL. BKBD			
1500					MICROWAVE	21	22	SPACE			
---	---	---	---	---	SPARE	23	24	SPACE			



NOTE: NEW DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM

- EXISTING LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION FROM AS-BUILT RECORD DRAWINGS DATED 9-15-1999
- COMPLIANCE WITH S.F.B.C. 3905
- THE OPERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:
- ALL STAIR PRESSURIZATION FANS
 - ALL ELEVATOR SHAFT PRESSURIZATION FANS.
 - MAKE-UP AIR FANS.
 - ALL COMBINATION FIRE SMOKE DAMPERS
 - ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS.
 - ALL SMOKE EXHAUST FANS
 - ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM.
 - FAN SECTIONS OF A/C - 1, 2, 3 AND ALL FUTURE TENANT A/C UNIT FAN SECTIONS
- THE OPERATION STATUS OF ALL FANS LISTED ABOVE SHALL BE DISPLAYED AT THE FIRE ALARM PANEL BY MEANS OF AN AIR PRESSURE SWITCH AT THE FAN DISCONNECT.
- ALL DAMPERS SHALL BE ZONED TOGETHER BY USE AND BE CONTROLLED TOGETHER BY ONE H-O-A SWITCH AT THE FIRE ALARM PANEL.

- UPON SIGNAL FROM A SPRINKLER WATER FLOW SWITCH OR AREA SMOKE DETECTOR SERVING THE OFFICE FLOORS (FLOORS 4, 5, 6). THE FIRE ALARM PANEL SHALL:
- START THE ELEVATOR SHAFT PRESSURIZATION FANS.
 - START THE STAIR PRESSURIZATION FANS.
 - OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING FLOORS 4, 5, 6
 - TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING FLOORS 4, 5, 6
 - OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENING ON FLOORS 4, 5, 6
 - OPEN FIRE SMOKE DAMPERS IN SMOKE EXH. SHAFT OPENINGS ON FLOOR OF INCIDENCE
 - SF-4 SHALL TURN ON.
 - SF-1, 2 SHALL TURN ON.
- IF THE ZONE OF FIRE ORIGIN IS THE RETAIL FLOOR, THEN THE FIRE ALARM PANEL SHALL:
- START THE ELEVATOR SHAFT PRESSURIZATION FANS.
 - START THE STAIR PRESSURIZATION FANS.
 - OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
 - CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR.
 - TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR.
 - OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR.
 - SF-5 SHALL TURN ON.
 - SF-3, 4, 5 SHALL TURN ON.
- UPON RECEIVING THE CALL CLEAR/SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM PANEL SHALL:
- TURN OFF THE ELEVATOR SHAFT PRESSURIZATION FANS.
 - TURN OFF THE STAIR PRESSURIZATION FANS.
 - TURN OFF THE SMOKE EXHAUST FANS
 - CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
 - OPEN THE RETURN AIR CONTROL DAMPERS.
 - CLOSE THE OUTSIDE AIR CONTROL DAMPER.

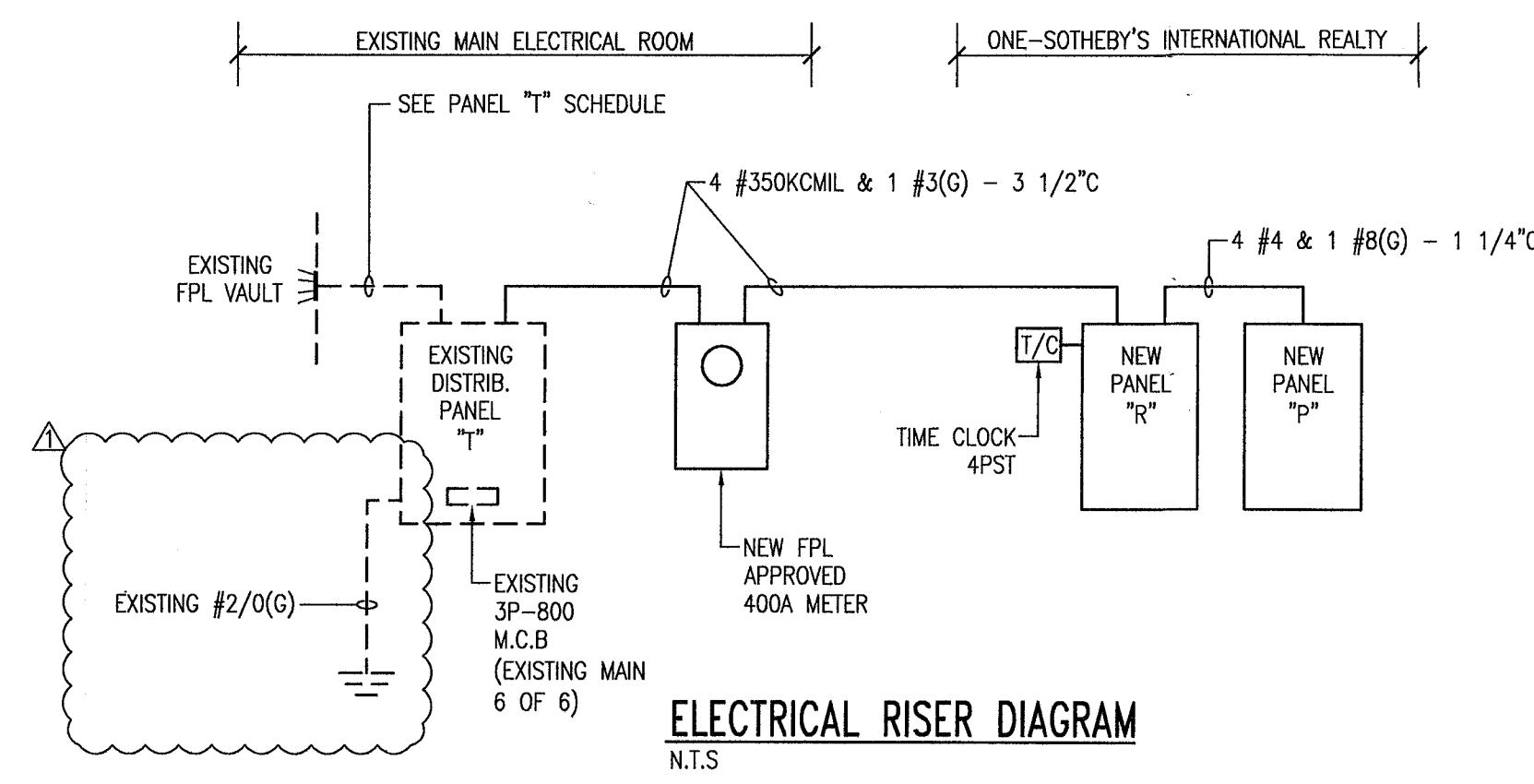
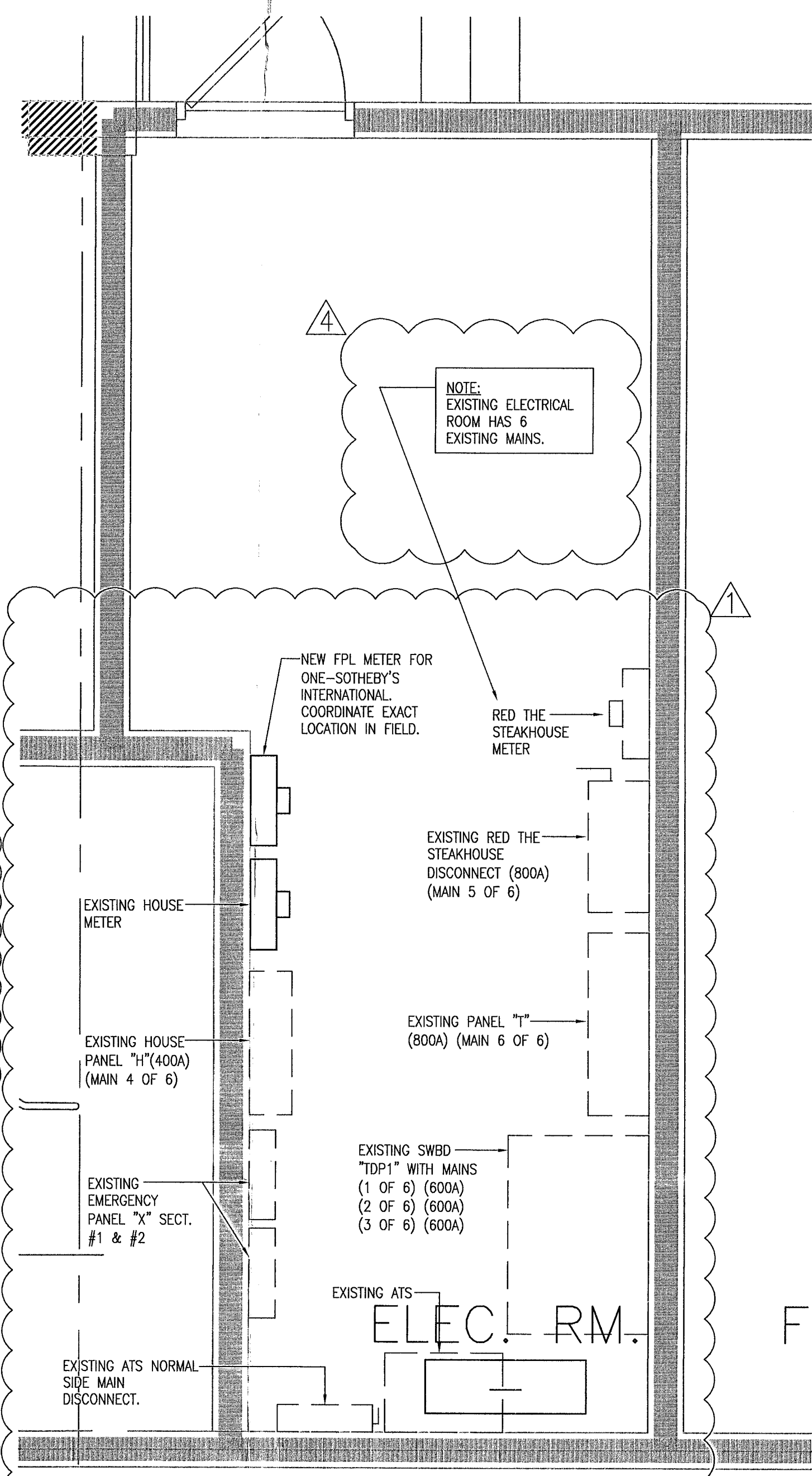
ALL LIFESAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

ALL COMBINATION FIRE/SMOKE DAMPERS SHALL FAIL TO THE CLOSED POSITION. RETURN AIR DAMPERS SHALL FAIL TO THE CLOSED POSITION. OUTSIDE AIR INTAKE DAMPERS SHALL FAIL TO THE OPEN POSITION. LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM SHALL FAIL TO THE OPEN POSITION OR HAVE A TROUBLE INDICATOR AT THE FIRE ALARM PANEL. ALL DAMPERS SHALL FAIL TO THE CLOSED POSITION UPON LOSS OF AIRFLOW IN SHAFT.

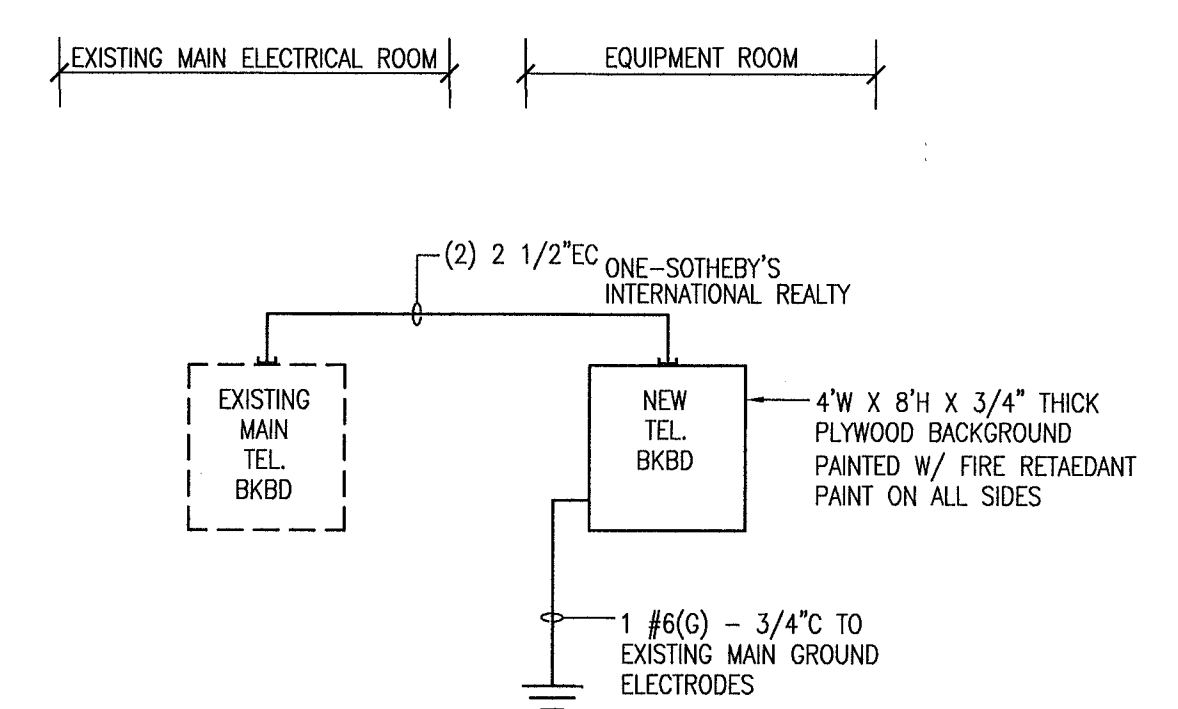
PRESSURE DIFFERENTIALS SHALL BE AS FOLLOWS: (MEASURED RELATIVE TO OUTSIDE)

- BETWEEN ZOFO AND ADJACENT ZONE PRESSURE DIF. SHALL BE -0.05 IN WG.
- BETWEEN ELEVATOR SHAFT AND ZPFO PRESSURE DIF. SHALL BE 0.10 IN WG.
- BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.10 IN WG.

EXISTING ROLL DOWN SHUTTERS ARE PROVIDED WITH FUSIBLE LINKS WHICH CLOSE IN CASE OF FIRE.



ELECTRICAL RISER DIAGRAM
N.T.S.



TELEPHONE RISER DIAGRAM
N.T.S.

ENLARGED MAIN ELECTRICAL ROOM
1/2" = 1'-0"

~~XX~~ ~~XX~~ ~~XX~~ ~~XX~~

119 Washington
BREV/120087 Ave.

B1100150

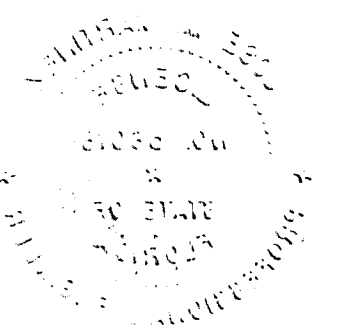
OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR THE FOLLOWING:

BUILDING: 119 Washington Ave
ZONING: B1100150
DRS/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: 10/20/11
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____

OFFICE COPY



EXIST. DISTRIBUTION PANEL "T"								VOLTAGE: 120/208V, 3Ø, 4W MAINS: 800 A EXISTING MAIN: 3P-800A M.C.B. (EXIST'G MAIN 6 OF 6)	
CKT No.	EQUIPMENT DESIGNATION	KVA	AMPS	VOLT	P	FRAME	TRIP	FEEDER	
1	NEW PANEL "R"	72.7	202.0	120/208	3	400	300	4 #350KCMIL & 1 #3(G) - 3 1/2" C	
2	SPACE	---	---	---	---	---	---	---	
3		---	---	---	---	---	---	---	
4		---	---	---	---	---	---	---	
5		---	---	---	---	---	---	---	
6		---	---	---	---	---	---	---	
7		---	---	---	---	---	---	---	
8		---	---	---	---	---	---	---	
CONNECTED KVA		79.2	---	FEEDER: EXISTING 2 RUNS OF (4 #600KCMIL) - 4" C					
CONNECTED AMPS		---	220.0	FED FROM: FPL VAULT					
① NEW BRANCH BREAKER SHALL MATCH EXISTING AIC.									

PANEL "R" (22 KAIC)									
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LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	EWG (GF)	1
1600						3	4	REFRIGERATOR	1
1600						5	6	COUNTER RECS	
720					OPEN OFFICE RECS	7	8		
720						9	10		
720						11	12		
720						13	14	CONFERENCE ROOM RECS	
720					OFFICE RECS	15	16	CONFERENCE ROOM RECS	
720					MODULAR FURNITURE	17	18	MODULAR FURNITURE	
720					MODULAR FURNITURE	19	20		
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1200					SIGN (*)	23	24	SPARE	
1080					RECS	25	26	AC-3 (**)	
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---						29	30		
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- (*) ON TIME CLOCK
- (**) PROVIDE HACR TYPE BREAKER
- (GF) PROVIDE GROUND FAULT TYPE CIRCUIT BREAKER.

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- ALL NEW MOTORIZED DAMPERS TO BE PROVIDED WITH CONTR/MONITORING MODULES CONNECTED TO EXISTING FIRE ALARM SYSTEM. (TYPICAL)

FIRE ALARM LEGEND

- PULL STATION
- ADA SPEAKER/STROBE
- CEILING MOUNTED SPEAKER/STROBE
- ADA STORBE LIGHT
- SMOKE DUCT DETECTOR WITH SAMPLING TUBES
- PHOTOELECTRIC SMOKE DETECTOR
- (RE) DENOTES EXISTING RELOCATED AS SHOWN

NOTE: NEW DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM

EXISTING LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION FROM AS-BUILT RECORD DRAWINGS DATED 9-15-1999
COMPLIANCE WITH S.F.B.C. 3905

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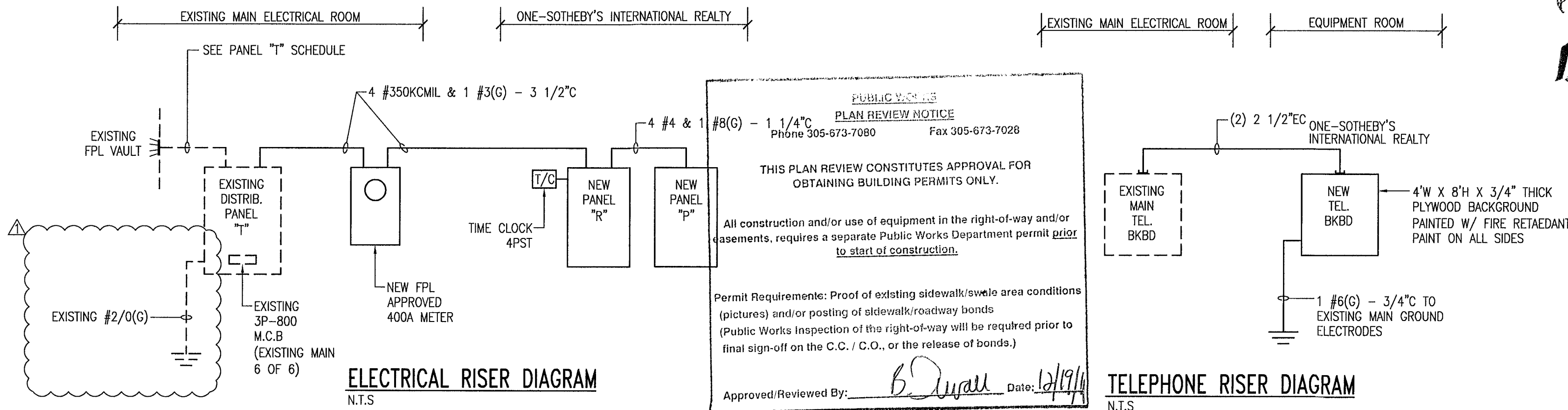
UPON RECEIVING THE [ALL CLEAR] SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM PANEL SHALL:

- TURN OFF THE ELEVATOR SHAFT PRESSURIZATION FANS.
- TURN OFF THE STAIR PRESSURIZATION FANS.
- TURN OFF THE SMOKE EXHAUST FANS
- CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
- RETURN THE RETURN AIR CONTROL DAMPERS.
- CLOSE THE OUTSIDE AIR CONTROL DAMPER.

ALL LIFESAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

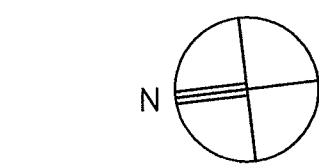
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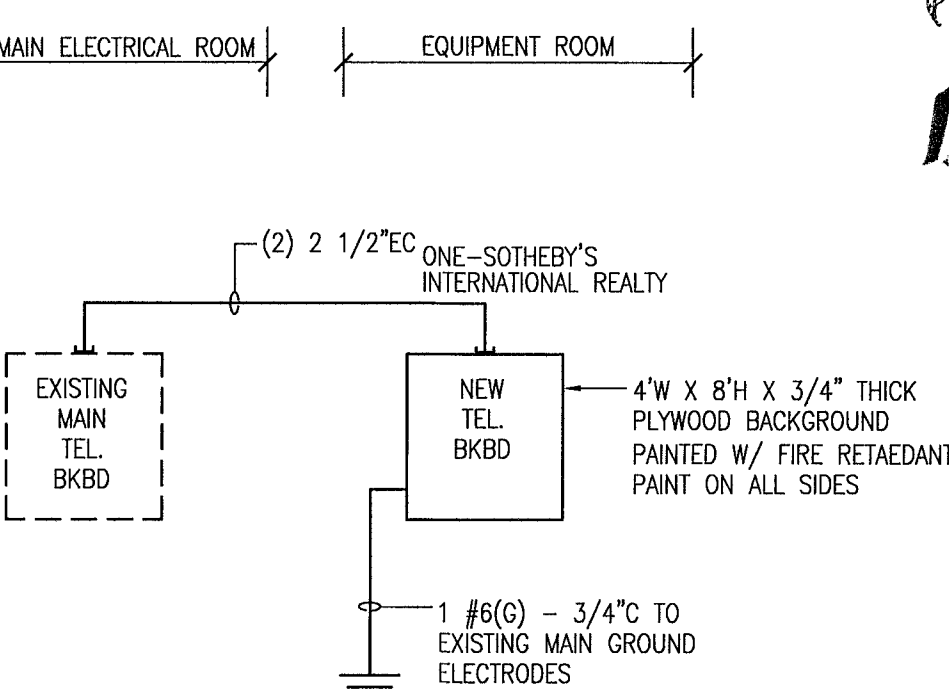


ENLARGED MAIN ELECTRICAL ROOM

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
STRUCTURAL: _____
ELEVATOR: _____



TELEPHONE RISER DIAGRAM



RONEY J. MATEU
AR 000829

JMM Consulting Engineers LLC
Certificate of Authorization #662
Jose M. Martinez, P.E. #6018
8663 SW 124 St. Suite 108
Miami, Florida 33156
TEL: (305) 255-1621
FAX: (305) 255-1732
www.jmmce.com
INCORPORATED 1987 OLD CUT LEE ROAD, SUITE 550 PALMETTO KEY, FLORIDA 33157
ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL:

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S
INTERNATIONAL
REALTY

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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DRAWING ARE CONFIDENTIAL AND SHALL NOT
BE TRANSMITTED TO ANY PARTY EXCEPT AS
AUTHORIZED BY THE ARCHITECT/ENGINEER OF
RECORD.

PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHA-101.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RLM

ISSUE DATE:
10-01-10

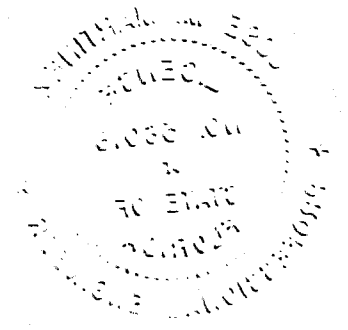
REVISIONS
1. BLDG DEPT. COMMENTS 10/29/10
2. BLDG DEPT. COMMENTS 12/21/10
3. OWNER'S REVISION 02/23/11
4. BLDG DEPT. COMMENTS 03/15/11
5. BLDG DEPT. COMMENTS 12/15/11

SHEET TITLE
ELECTRICAL NOTES,
LEGEND & PANEL
SCHEDULES

SHEET:

OF:

E-103



B1100150
BREV 120336
119 Washington Ave
OFF. COPY

SEP 10 1964



MIAMI BEACH

Plan Routing Sheet

BREV 131901

General Information		
Date 8/2/2013	Process/Permit Number Re-Submittals Only BREV 131901 1304246	Historic (Y/N) No
Job Address 119 WASHINGTON AVE, STE. 600		
Contact Name MARTIN ECHEVARRIA	E-mail mechevarria@saintclaire.net	Telephone (BOS) 389-1560

Re-submittals - New Sheets: ☒ Yes ☐ No

List all new sheets:

E-1, M-1 & HEAT CALC.

OFFICE USE ONLY

Required Approvals - As Indicated

☐ Planning & Zoning	☒ Fire	☐ Public Works
☐ Flood Plain Management	☐ Building	☐ Structural
☒ Electrical	☒ Mechanical	☐ Plumbing
☐ Elevator		

Comments:

Reviewer: NS

Date: 8/2/13

☒ Walk Thru

☐ Drop Off

Air System Sizing Summary for AC-3_4

Project Name: 119 Washington Ave Suite 600 Miami Beach
Prepared by:

08/01/2013
04:09PM

Air System Information

Air System Name AC-3_4
Equipment Class SPLT AHU
Air System Type SZCAV

Number of zones 1
Floor Area 1478.0 ft²
Location Miami IAP, Florida

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Sum of space airflow rates
Space CFM Individual peak space loads

Calculation Months Jan to Dec
Sizing Data Calculated

Central Cooling Coil Sizing Data

Total coil load 7.8 Tons
Total coil load 93.6 MBH
Sensible coil load 72.6 MBH
Coil CFM at Jun 1400 3661 CFM
Max block CFM 3661 CFM
Sum of peak zone CFM 3661 CFM
Sensible heat ratio 0.775
ft³/Ton 189.4
BTU/(hr-ft³) 63.4
Water flow @ 10.0 °F rise N/A

Load occurs at Jun 1400
OA DB / WB 89.7 / 76.9 °F
Entering DB / WB 79.2 / 67.7 °F
Leaving DB / WB 60.8 / 59.7 °F
Coil ADP 58.8 °F
Bypass Factor 0.100
Resulting RH 55 %
Design supply temp. 58.0 °F
Zone T-stat Check 1 of 1 OK
Max zone temperature deviation 0.0 °F

Central Heating Coil Sizing Data

Max coil load 26.8 MBH
Coil CFM at Des Htg 3661 CFM
Max coil CFM 3661 CFM
Water flow @ 20.0 °F drop N/A

Load occurs at Des Htg
BTU/(hr-ft³) 18.2
Ent. DB / Lvg DB 66.4 / 73.2 °F

Supply Fan Sizing Data

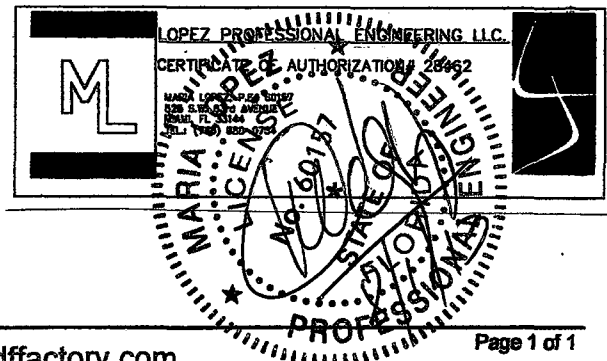
Actual max CFM 3661 CFM
Standard CFM 3659 CFM
Actual max CFM/ft² 2.48 CFM/ft²

Fan motor BHP 0.00 BHP
Fan motor kW 0.00 kW
Fan static 0.00 in wg

Outdoor Ventilation Air Data

Design airflow CFM 569 CFM
CFM/ft² 0.38 CFM/ft²

CFM/person 24.74 CFM/person



Zone Sizing Summary for AC-3_4

Project Name: 119 Washington Ave Suite 600 Miami Beach
Prepared by:

08/01/2013
04:09PM

Air System Information

Air System Name AC-3_4
Equipment Class SPLT AHU
Air System Type SZCAV

Number of zones 1
Floor Area 1478.0 ft²
Location Miami IAP, Florida

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Sum of space airflow rates
Space CFM Individual peak space loads

Calculation Months Jan to Dec
Sizing Data Calculated

Zone Sizing Data

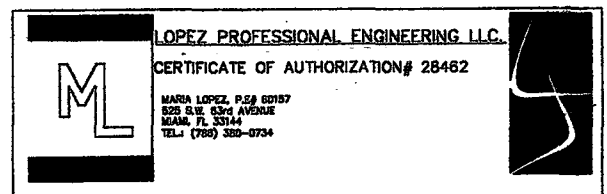
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)	Zone Floor Area (ft ²)	Zone CFM/ft ²
Zone 1	67.2	3661	3661	Oct 1400	11.9	1478.0	2.48

Zone Terminal Sizing Data

No Zone Terminal Sizing Data required for this system.

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBH)	Time of Load	Air Flow (CFM)	Heating Load (MBH)	Floor Area (ft ²)	Space CFM/ft ²
Zone 1							
Sales Showroom Area	1	67.2	Oct 1400	3661	11.9	1478.0	2.48

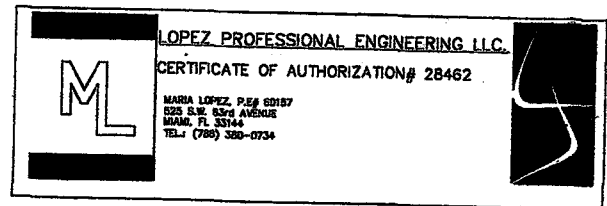


Zone Design Load Summary for AC-3_4

Project Name: 119 Washington Ave Suite 600 Miami Beach
Prepared by:

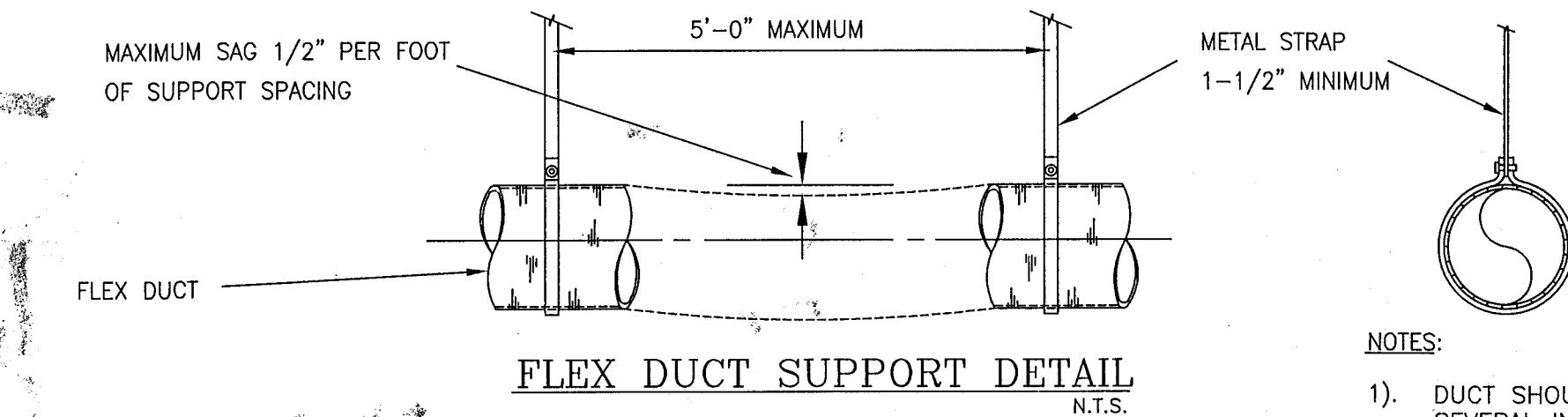
08/01/2013
04:09PM

Zone 1	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Oct 1400			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 86.7 °F / 74.9 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	OCCUPIED T-STAT 75.0 °F			OCCUPIED T-STAT 70.0 °F		
ZONE LOADS	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Window & Skylight Solar Loads	337 ft²	13570	-	337 ft²	-	-
Wall Transmission	755 ft²	4643	-	755 ft²	7141	-
Roof Transmission	0 ft²	0	-	0 ft²	0	-
Window Transmission	337 ft²	1900	-	337 ft²	4756	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	0 ft²	0	-	0 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	3352 W	11437	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	23	5635	4715	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	30000	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	-	67186	4715	-	11897	0



AIR DISTRIBUTION LEGEND			
AIR DISTRIBUTION DEVICE	A	NECK SIZE CFM	REMOVED CEILING DIFFUSER
AIR HANDLING UNIT			EXISTING RETURN AIR GRILLE
DUCT: FIRST FIGURE IS SIDE SHOWN. sizeS are inside dimension.		20 X 10	SUPPLY GRILLE
ROUND DUCT		20 Ø	WALL CAP
EXISTING DUCTWORK OR EQUIPMENT TO REMAIN			O.A. LOUVER
ALL ELBOWS MUST BE PROV. W/ TURNING VANES WHETHER SHOWN OR NOT ON DWGS.			DOOR GRILLE
RECTANGULAR BRANCH OFF RECTANGULAR DUCT WITH VOLUME DAMPER		VD	UNDERCUT DOOR
MOTORIZED DAMPER WITH ACCESS DOOR		MD	TRANSITION SQUARE TO ROUND
SPLITTER DAMPER			ECCENTRIC REDUCER
ACCESS PANEL/DOOR		AP	CONCENTRIC REDUCER
FLEXIBLE DUCT; FLEXIBLE CONNECTION (FC)		FC	TRANSITION: FLAT ON BOTTOM TRANSITION: FLAT ON TOP
FIRE DAMPER (MUST USE ACCESS DOOR)		ADCS	DUCT WITH CAPPED END
EXHAUST FAN (CEILING TYPE)		EF-#	DUCT MOUNTED SMOKE DETECTOR (FURNISHED AND INSTALLED UNDER SPECIFICATIONS DIVISION 16)
TEMPERATURE SENSOR MOUNTED ON DUCT RETURN		TS	POINT OF CONNECTION OR DISCONNECTION TO EXISTING DUCTWORK
			VOLUME DAMPER
			BACKDRAFT DAMPER
			THERMOSTAT PROGRAMABLE

SUPPLY / RETURN AIR DIFFUSER SCHEDULE										
DIFFUSER #	LENGHT	NECK SIZE AS SHOWN	DIFFUSER SIZE	PATTERN	MANUFACTURER	# OF SLOT	SLOT WIDTH	CFM PER FOOT	CATALOG #	COMMENTS
A	6'	-	-	-	TITUS	1	3/4"	83.3 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
B	5'	-	-	-	-	1	3/4"	70 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
C	5'	-	-	-	-	2	3/4"	80 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
D	3'	-	-	-	-	2	3/4"	62 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
E	5'	-	-	-	-	4	3/4"	100 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
E	24X24	-	RETURN GRILLE AT WALL	-	-	---	-	-	50F O'DELECT.	SIDE WALL RETURN GRILLE



NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL THOROUGHLY REVIEW THESE MECHANICAL CONSTRUCTION DOCUMENTS PRIOR TO PREPARING BID FOR THE MECH. WORK SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING MECHANICAL SYSTEM SPECIFICATION. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES FOUND PRIOR TO BID. BY SUBMITTING A BID FOR THE MECHANICAL WORK THE CONTRACTOR IS AFFIRMING THAT THE REQUIRED FIELD VERIFICATION OF EXISTING CONDITIONS HAVE BEEN COMPLETED AND ASSUMES FULL RESPONSIBILITY FOR CONFLICTS FOUND AFTER THE AWARD OF THE MECHANICAL CONTRACT.

EXISTING RETURN AIR BY PLENUM. COMBUSTIBLE MATERIAL SHALL BE NOT ALLOWED.

SMOKE EVACUATION OPERATION

AREA IS PART OF BASE BUILDING LIFE SAFETY SYSTEMS. WHERE EXISTING SEQUENCE OF OPERATION OF BUILDING LIFE SAFETY IN THIS AREA HAS NOT BEEN AFFECTED. EXISTING SMOKE/FIRE DAMPERS, AHUS, VOLUME DAMPER AND SAME AIR VOLUME IN SPACE SCOPE OF WORK INVOLVES TO REPLACE EXISTING DIFFUSER BY LINE DIFFUSER AS IS SHOWN. PARTITION ENDS AT CLG. HAS BEEN REMOVED. WHERE NOT AFFECT RETURN AIR REFERENCE TO DEMOLITION DWG AND SCOPE OF WORK NOTES ON THIS DWG.

NOTE:
NO PENETRATIONS TO THE STRUCTURAL
POST-TENSED SLAB ARE TO BE DONE
UNDER THIS PERMIT.

SCOPE WORK AND NOTES:

- 1-REPLACING OF EXISTING SUPPLY AIR TO LINEAR DIFFUSERS AS IS SHOWN.
- 2-ALL HVAC SYSTEM AND DUCTWORKS IS EXISTING TO REMAIN.
- 3-EXISTING RETURN AIR PLENUM ABOVE CEILING SPACE TO REMAIN. (SEE BOUNDARY WALL LINE ON PLAN). ALL PENETRATIONS THROUGH THE RETURN PLENUM MUST BE SEALED 100% AND ALL MATERIAL USED MUST MEET ASTM E-84 TESTING AT 25/50 FLAME SPREAD/SMOKE DEVELOPED AS PER FBCM 602.
- 5- BUILDING USAGE OCCUPANCY WILL BE TO REMAIN AS IS, AND WILL NOT AFFECT THE EXISTING HVAC SYSTEM. REFER TO HEAD LOAD CALCULATION AND AND BASE SPACE PERMIT.
- 6-THIS DRAWING HAS BEEN CREATED FROM EXISTING AS-BUILT CONDITIONS BASED ON ORIGINAL DESIGN.

SERVICE AREA (See Dwgs)	A/C EQUIP.	HVAC SYSTEM CAPACITY EVALUATION TO NEW INTERIOR LAY-OUT IN THE BUILDING (REFER TO HEAT LOAD CAPACITY)		
		SENSIBLE CAPACITY, MBH. AS PER UNIT SPEC.	SENSIBLE CAPACITY PROVIDED, MBH AS PER HEATLOAD CALCULATION	SENSIBLE CAPACITY MAX. ALLOWED PER UNIT 1.15 % =
SALES / SHOWROOM AREA	AC-3 (5TN)	49.61		
	AC-4 (3TN)	24.21		
		73.82	72.1	82.915

OUTSIDE AIR CALCULATIONS

(PER TABLE 403.3 MFBC 2010)

AC EQUIPMENT	AREA SERVED	GROSS AREA (SQ.FT.)	MAX. OCCUPANCY (P/1000 SQ.FT.)	TOTAL NO. OF PEOPLE (QTY.)	PEOPLE/OUTDOOR AIR FLOW RATE IN BREATHING ZONE, (CFM/P)	TOTAL CFM VENTILATION RATE. (REQ.)	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE, (CFM/SQF)	TOTAL AREA OUTDOOR AIRFLOW IN BREATHING ZONE. (CFM)	TOTAL CFM O/A PROVIDED (CFM)	EXHAUST AIRFLOW RATE. (REQ.) (CFM/SQF)
		(B)		(C)	(D)	(E)=(C)X(D)	(G)	(H)=(A)X(G)	(I)= E+H	(F)
EXISTING AC-3 (5TNS) & AC-4(3TNS)	SALES AREA	1,478 SF	15/1000	23	17 CFM/P	391	0.12	178	569	---
TOTAL									569 O/A	

NOTES:
* AS PER ARCH. BACKGROUND OR SPEC .

GENERAL NOTES

- A- BEFORE SUBMITTING HIS FINAL PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK AS HE WILL BE RESPONSIBLE FOR ANY ASSUMPTIONS MADE BY HIM IN REGARDS THERETO.
- B- ANY APPARATUS, APPLIANCE, MATERIAL, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECESSARY TO MAKE THE WORK COMPLETE AND PERFECT IN ALL RESPECTS AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

C- DUCTWORK

1) DUCTWORK SHALL BE FIBER BOARD FOR ALL INDOOR AIR CONDITIONED SUPPLY AND RETURN DUCTWORK. SHEET METAL DUCTS SHALL BE USED FOR EXHAUST, AND NON-CONDITIONED OUTSIDE AIR INTAKE. EXTERIOR (EXPOSED TO WEATHER) AIR CONDITIONED SUPPLY & RETURN DUCTS SHALL BE INTERNALLY INSULATED SHEETMETAL (R-8 MIN.) MADE TOTALLY WATER PROOF.

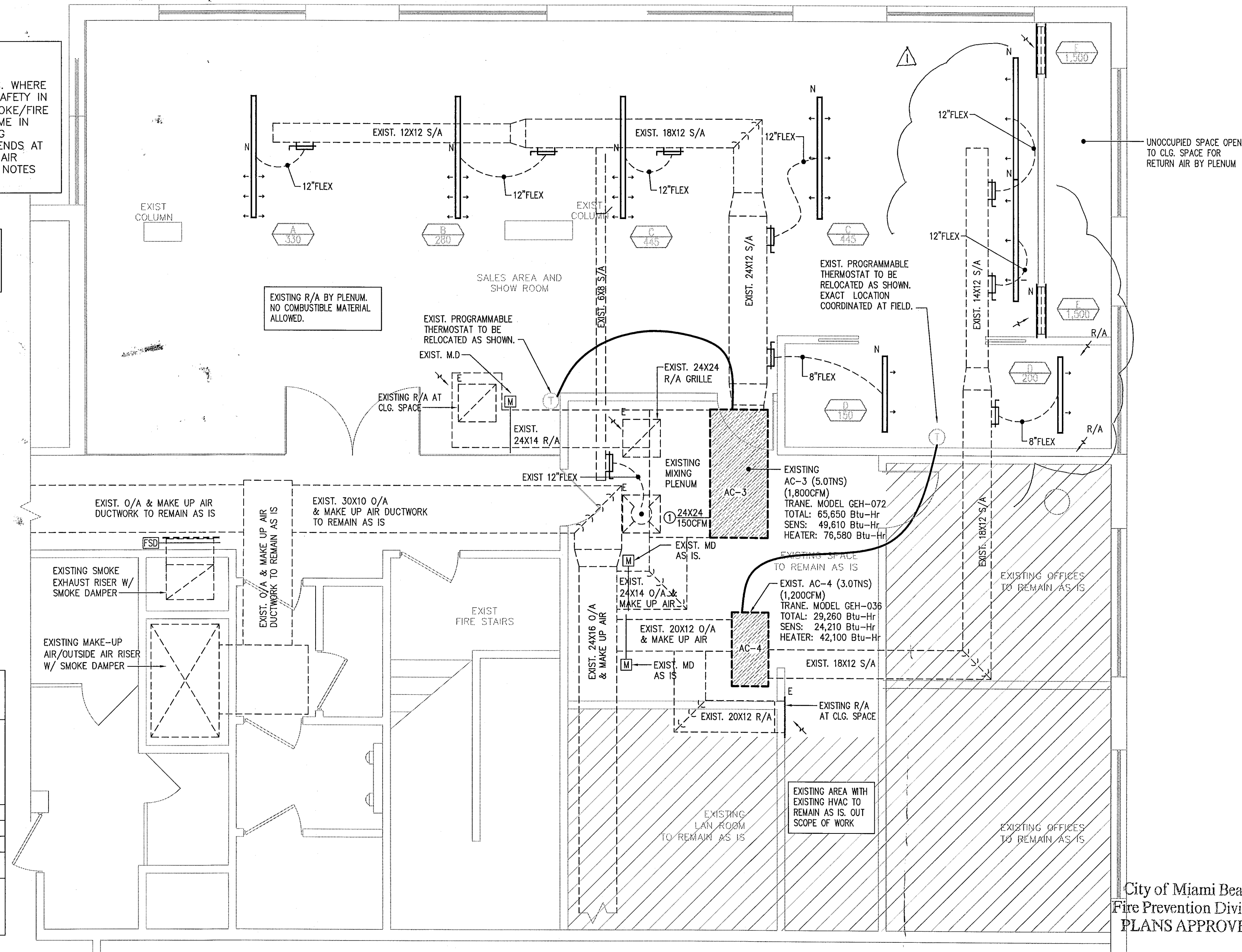
2) GLASS FIBER DUCTWORK SHALL BE "OWENS CORNING" RECTANGULAR DUCT SYSTEM TYPE HD- FR OR EQUAL, 1.5 IN. INSULATION R-6.5, CONFORMING TO APPLICATION MANUAL PUB. # 5-GL-2024 & DESIGN GUIDE, PB. # 5-IN-2617 FOR ALL ATTIC CONDITION SPACES. NON-ATTIC CONDITIONS 1.0 IN. INSULATION(R-4.2) CONFORMING TO MANUASL PUB. #5-GL-2024 & & DESIGN GUIDE, PB. # 5-IN-2617.

3) METAL DUCTS SHALL BE IN ACCORDANCE WITH LATEST ISSUE OF THE LOW VELOCITY DUCT CONS-TRUCTION STANDARDS, PUBLISHED BY THE "SHEET METAL AND AIR CONDITIONED CONTRACTORS NATIONAL ASSOCIATION, INC." AND THE LATEST PUBLICATION OF GUIDE & DATA BOOK OF THE AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS.

D- CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS INCURRED RESULTING FROM SUBSTI-TUTION OF EQUIPMENT AS WELL AS THE PERFORMANCE AND SPACE REQUIREMENTS OF SUCH EQUIPMENT.

E- VIBRATION ISOLATION

PROVIDE SUPPORTS OR MOUNTS FOR ALL EQUIPMENT LOCATED WITHIN THE BUILDING STRUC-TURE POWERED BY ONE HORSEPOWER OR LARGER MOTOR. FLEXIBLE PIPING CONNECTIONS SHALL BE PROVIDED FOR ALL PIPING CONNECTED TO EQUIPMENT MOUNTED OR SUPPORTED BY VIBRATION ISOLATORS.



MECHANICAL PLAN

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

LOPEZ PROFESSIONAL ENGINEERING, LLC.

CERTIFICATE OF AUTHORIZATION #18462

MARIA LOPEZ, P.E. #60157
1301 S. MIAMI AVENUE
MIAMI, FL 33134
TEL: (786) 380-0734

DRAFTING BY:

saintclair
design concepts
DESIGN-BUILD-RENOVATE

8510 CHAPMAN FIELD DRIVE
MIAMI, FL 33156
TEL: (305) 253-9323
www.SaintClair.net

DATE:	May 1, 2013
DRAWN BY:	M.E. & G.L.F.
SCALE:	AS SHOWN
REVISION:	
REVISION:	
REVISION:	

TENANT IMPROVEMENTS:

120 OCEAN SALES CENTER
119 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL 33139

PROJECT:

B1304246
BREV181901
119 Washington
Ave

BREV131901

B1304246

119 Washington Ave

Office Copy

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MIAMI BEACH

Plan Routing Sheet

General Information		
Date 8/22/13	Process/Permit Number Re-Submittals Only BREN 132005	Historic (Y/N) No
Job Address 119 WASHINGTON AVE, STE 600		
Contact Name MARTIN ECHEVARRIA	E-mail mechevarria@saintclaire.net	Telephone 305 389-1568

Re-submittals - New Sheets: ☒ Yes ☐ No

List all new sheets:

A-2

OFFICE USE ONLY

Required Approvals - As Indicated

☐ Planning & Zoning	☒ Fire	☐ Public Works
☐ Flood Plain Management	☒ Building	☐ Structural
☒ Electrical	☐ Mechanical	☐ Plumbing
☐ Elevator		

Comments:

Reviewer:

[Signature]

Date:

08/22/13

☒ Walk Thru

☐ Drop Off

BREV 132005 / B13A4241

- LEGEND**
- NEW TYP STANDARD PARTITION
 - EXIST PARTITION TO REMAIN
 - EXIST BLOCK WALL
 - EXISTING TO REMAIN
 - EXIST. SPRINKLER HEADS, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.
 - RELOCATED SMOKE DETECTOR, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE ALARM CONTRACTOR'S SHOP DRAWINGS.

DOOR OPERATION REQUIREMENTS:

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT - FBC 1020.1.8

DOORS SHALL BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION - FBC 1020.1.8.2

THE DOOR RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34" NOT MORE THAN 48" ABOVE THE FINISHED FLOOR - FBC 1020.1.8.2 & 11-4.13.3

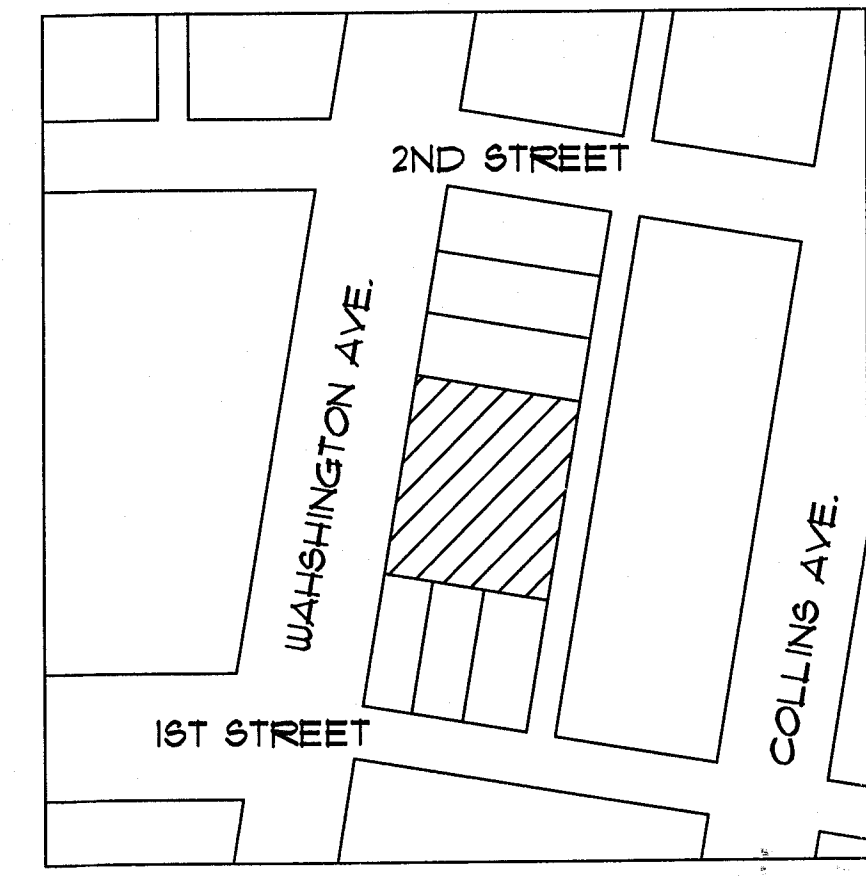
ALL DOORS TO BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES ACCORDING - FBC 1020.1.8.1 & 11-4.13.3

ALL FINISHES SHALL BE A MINIMUM OF CLASS 'C' RATING

NO PLUMBING WORK TO BE DONE.

NO NEW MECHANICAL EQUIPMENT TO BE INSTALLED EXISTING AIR SUPPLIES AND RETURNS EXISTING TO BE RELOCATED.

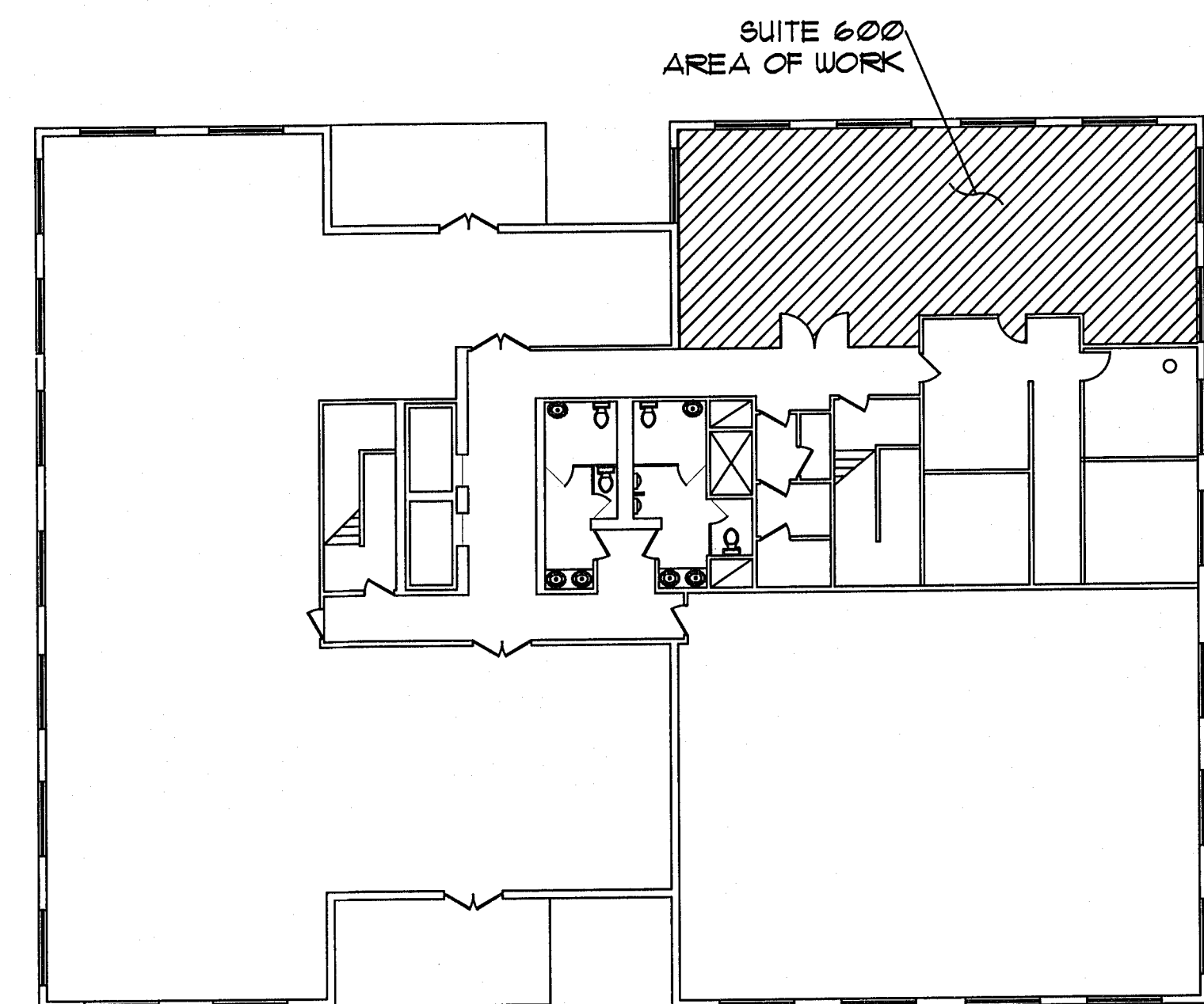
- LEGEND**
- EMERGENCY/EXIT SIGN LIGHT COMBO
 - EXIT SIGN LIGHT
 - EMERGENCY LIGHT
 - EXIST. FIRE EXTINGUISHER
- EMERGENCY & EXIT LIGHTS TO BE CONNECTED TO THE LIGHTING CIRCUITS OF THE AREA.



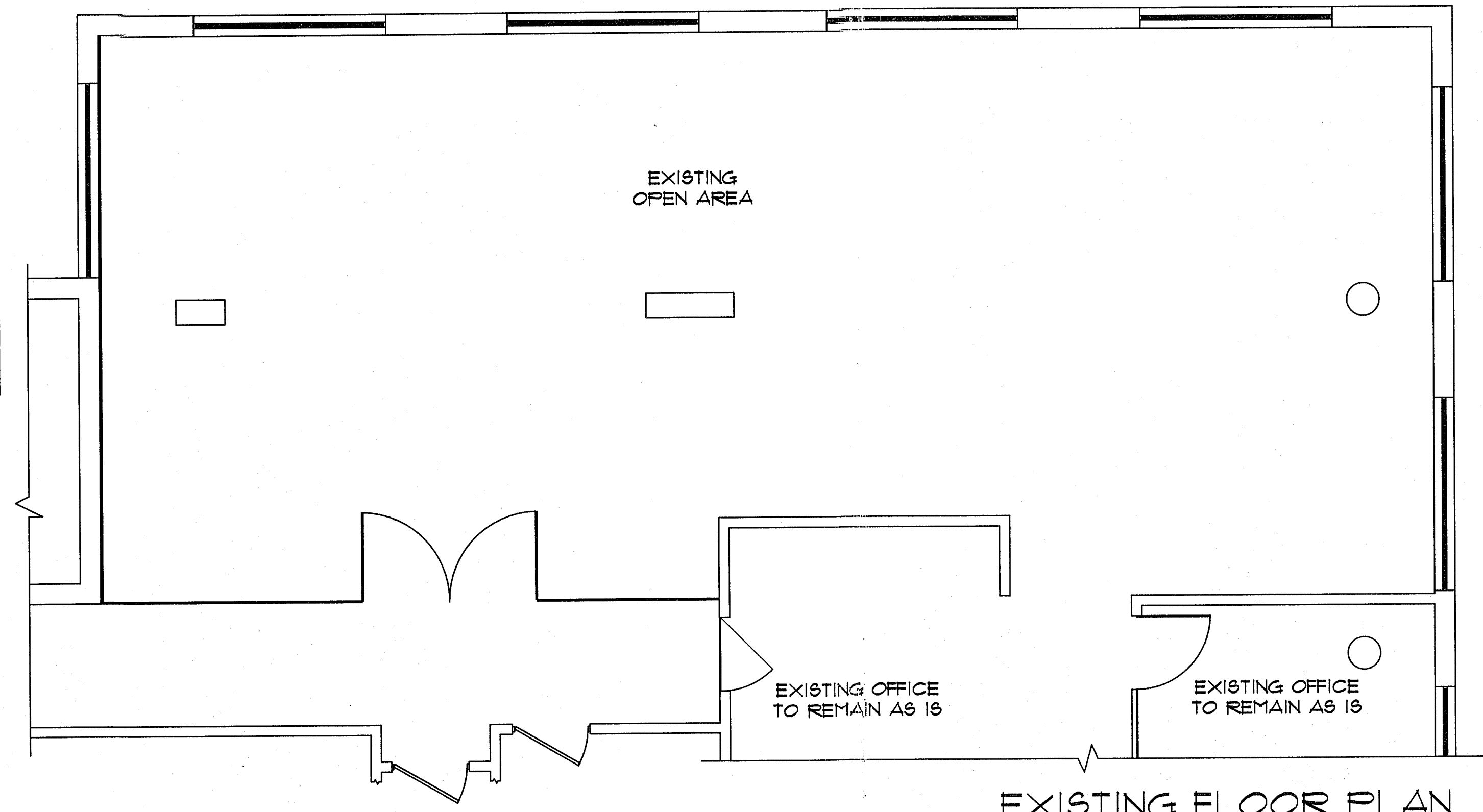
LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOTS 11 THRU 13.
18254-066T 0838 6.
FOLIO 02-4203-003-1200



KEY PLAN
N.T.S.

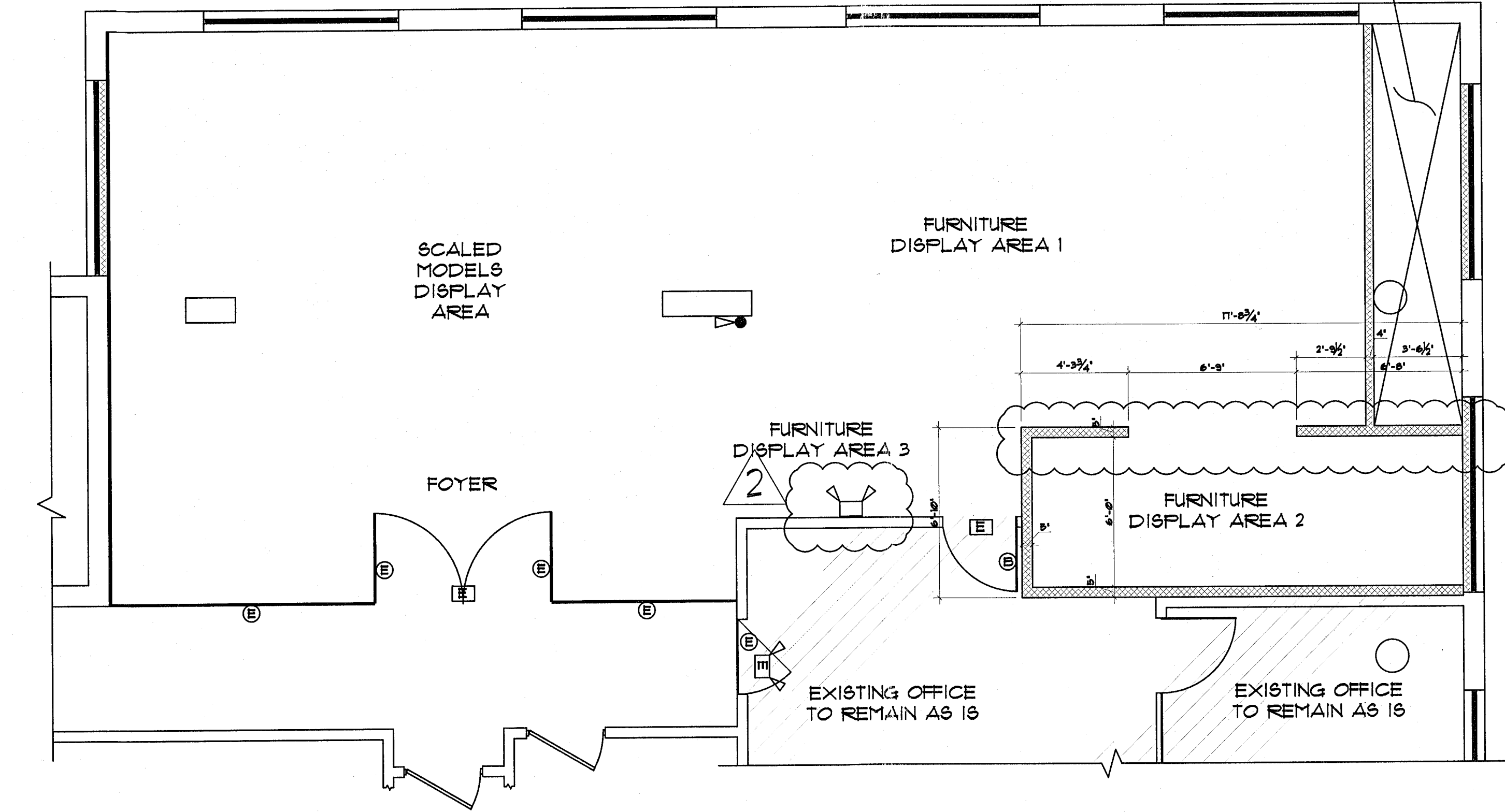


EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

ALTERATION LEVEL II
CLASSIFICATION = OFFICE
OFFICE INTERIOR RENOVATION

NOTE:
NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.

DOOR SCHEDULE									
MARK	SIZE	OPENING	TYPE	MATERIAL	FINISH	HINGE	HRDW	REMARKS	
(A)	NO DOORS								
(B)	36" x 36" x 1-3/8"		SOLID/HINGED	WOOD	TED	L			



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

SCOPE OF WORK:

- TENANT IMPROVEMENT / EXISTING OFFICE SPACE TO BE REMODELED INTO A NEW SALES OFFICE:
- FLOORING.
 - INTERIOR PARTITIONS FOR FURNITURE DISPLAY AREA
 - DRYWALL CEILING.
 - NEW LIGHTING FIXTURES
 - INTERIOR PAINTING.
 - NO PLUMBING WORK.
 - NEW AIR GRILLS AND AIR RETURNS TO BE RELOCATED AND INSTALLED INTO EXISTING DUCTS. NO NEW MECHANICAL EQUIPMENT TO BE INSTALLED.

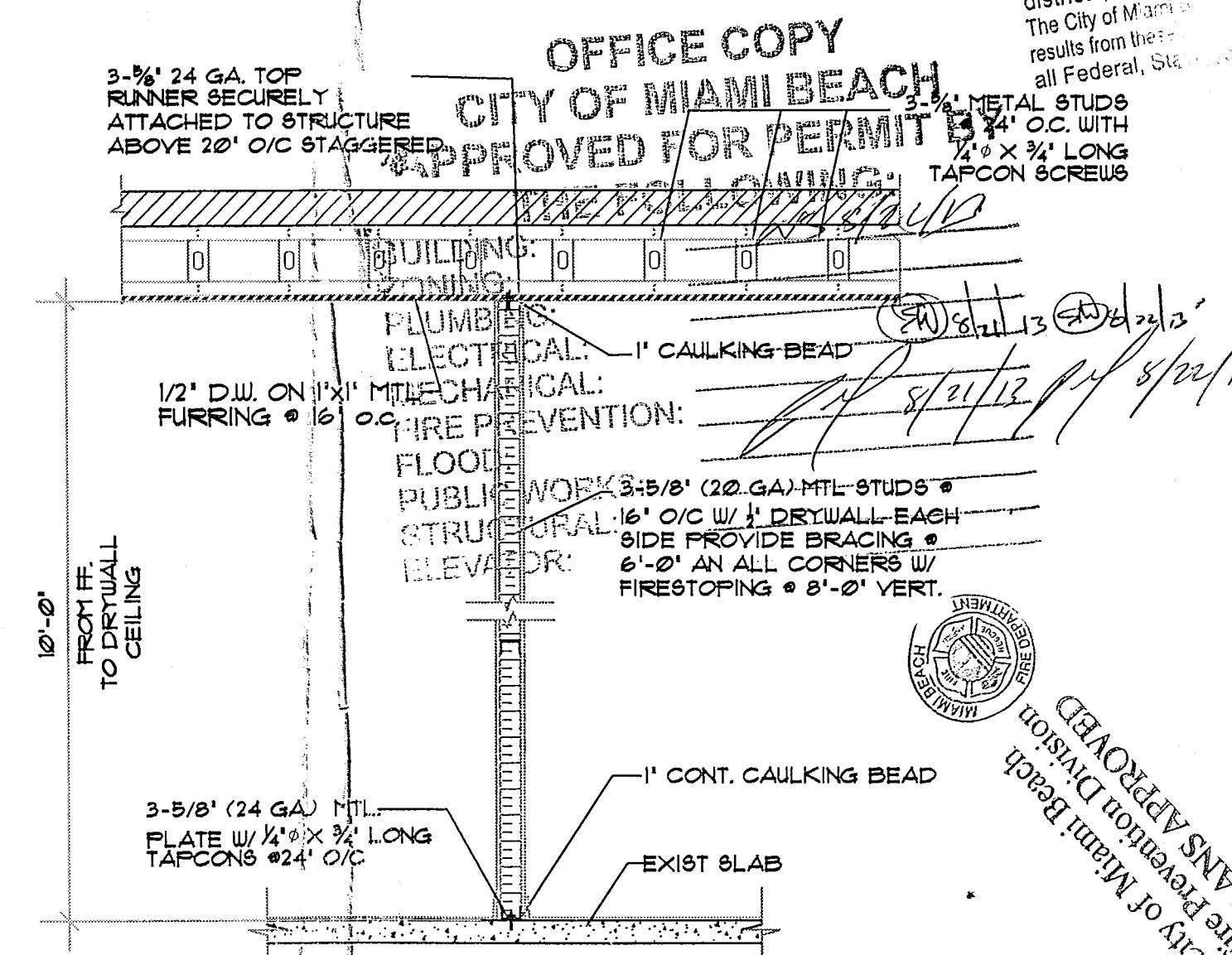
GENERAL NOTES AND SPECS.

- ALL WORKS MUST BE ACCORDING TO THE FBC 2010 AND ANY OTHER APPLICABLE FEDERAL, LOCAL, OR UTILITY ORDINANCES.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER EXISTING CONDITIONS BEFORE COMMENCING WORK. IN THE EVENT OF ANY DISCREPANCY THE ARCHITECT MUST BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN ORDER TO OBTAIN WRITTEN INSTRUCTIONS ON SOLUTION TO REMEDY SUCH DISCREPANCY.
- THE CONTRACTOR MUST OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS AND FEES.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES SEQUENCES, PROCEDURES AND SAFETY REGULATIONS IN CONNECTION WITH THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES AND UTILITY LINES, IF ANY, FROM ANY DAMAGE.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE TO ASSURE MINIMUM INTERFERENCE WITH STREETS AND WALKS.
- ALL LOCKS, FINISH HARDWARE, DOORS AND WINDOWS MUST COMPLY WITH BURGLAR INTRUSION SECURITY REGULATIONS, SUBSTITUTIONS TO SPECIFIED PRODUCTS AND/OR MATERIALS BY WRITTEN REQUEST TO, AND SUBJECTED TO ARCHITECT'S APPROVAL.
- MANUFACTURERS TO PROVIDE SHOP DRAWINGS TO BE APPROVED BY THE ARCHITECT. A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, IF APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS: STORM SHUTTERS, WOOD TRUSSES, HANDRAILS, ROOFING, WINDOWS/MULLIONS, DOORS.

INSPECTION NOTES

- ALL MANDATORY INSPECTIONS AS REQUIRED BY THE FBC 2010.
- INSPECTIONS PERFORMED BY THE SPECIAL INSPECTOR HIRED BY THE OWNER ARE IN ADDITION TO THE MANDATORY INSPECTIONS.
- THIS BUILDING WILL REQUIRE A SPECIAL INSPECTOR FOR THE INSPECTION OF THE REINFORCED UNIT MASONRY CONSTRUCTION PER FBC 2010.
- PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
4.1. THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSION AT SITE OF WORK IF ANY DISCREPANCIES ARE FOUND, STOP WORKING IMMEDIATELY AND NOTIFY OWNER OR ENGINEER.



TYPICAL PARTITION DETAIL
SCALE: 1/2"=1'-0"

BREV 132005

LOPEZ PROFESSIONAL ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION # 28462
MARA LOPEZ, P.E. # 60157
MIAMI, FL 33144
TEL: (786) 380-0734

DRAFTING BY:
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DESIGN-BUILD-RENOVATE
6916 CHAMPAIN FIELD DRIVE
MIAMI, FL 33156
TEL: (305) 391-5333
www.saintclair.net

DATE	APR 3, 2015	DRAWN BY	ME 4 GLF	SCALE	AS SHOWN	REVISION	REVISION	REVISION
------	-------------	----------	----------	-------	----------	----------	----------	----------

PROJECT:
TENANT IMPROVEMENTS:
120 OCEAN SALES CENTER
119 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL 33139

NOTICE: In addition to the additional restrictions of the Public Records of the City of Miami, the City of Miami requires from their all Federal, State and Local Laws, Rules and Regulations.

PLANS APPROVED
City of Miami Beach
Fire Prevention Division

A-1

DOOR OPERATION REQUIREMENTS:

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT - FBC 1008.1.8

DOORS SHALL BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION - FBC 1008.1.8.2

THE DOOR RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34" NOT MORE THAN 48" ABOVE THE FINISHED FLOOR - FBC 1008.1.8.2 & 11-4.13.9

ALL DOORS TO BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES ACCORDING- FBC 1008.1.8.1 & 11-4.13.9

ALL FINISHES SHALL BE A MINIMUM OF CLASS 'C' RATING

NO PLUMBING WORK TO BE DONE.

NO NEW MECHANICAL EQUIPMENT TO BE INSTALLED. EXISTING AIR SUPPLIES AND RETURNS EXISTING TO BE RELOCATED.

LEGEND

NEW TYP STANDARD PARTITION

EXIST PARTITION TO REMAIN

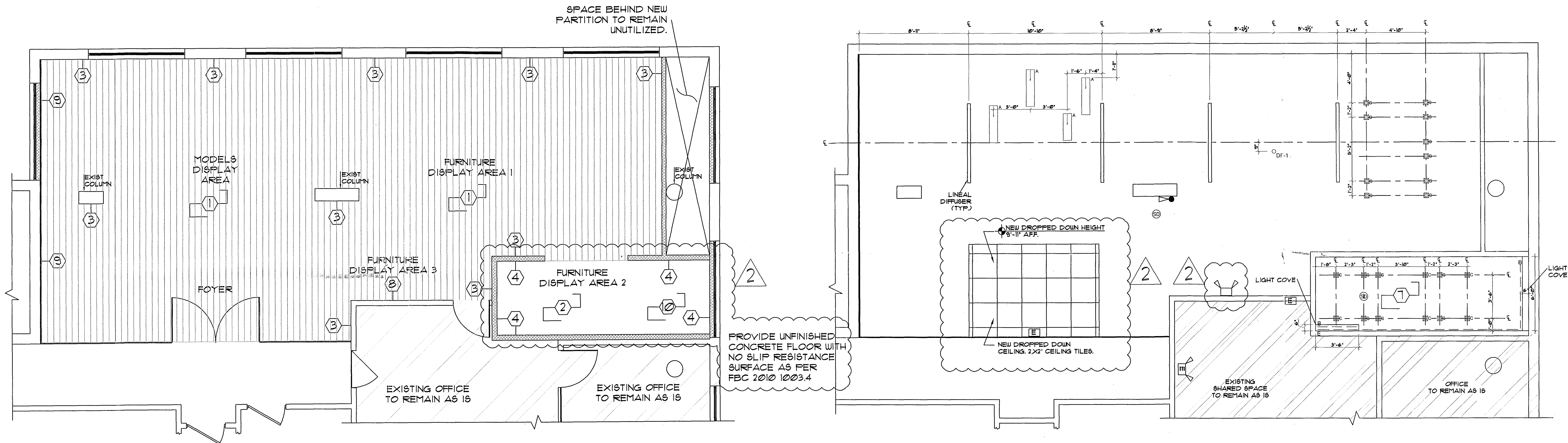
EXIST BLOCK WALL

EXISTING TO REMAIN

EXIST. SPRINKLER HEADS, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.

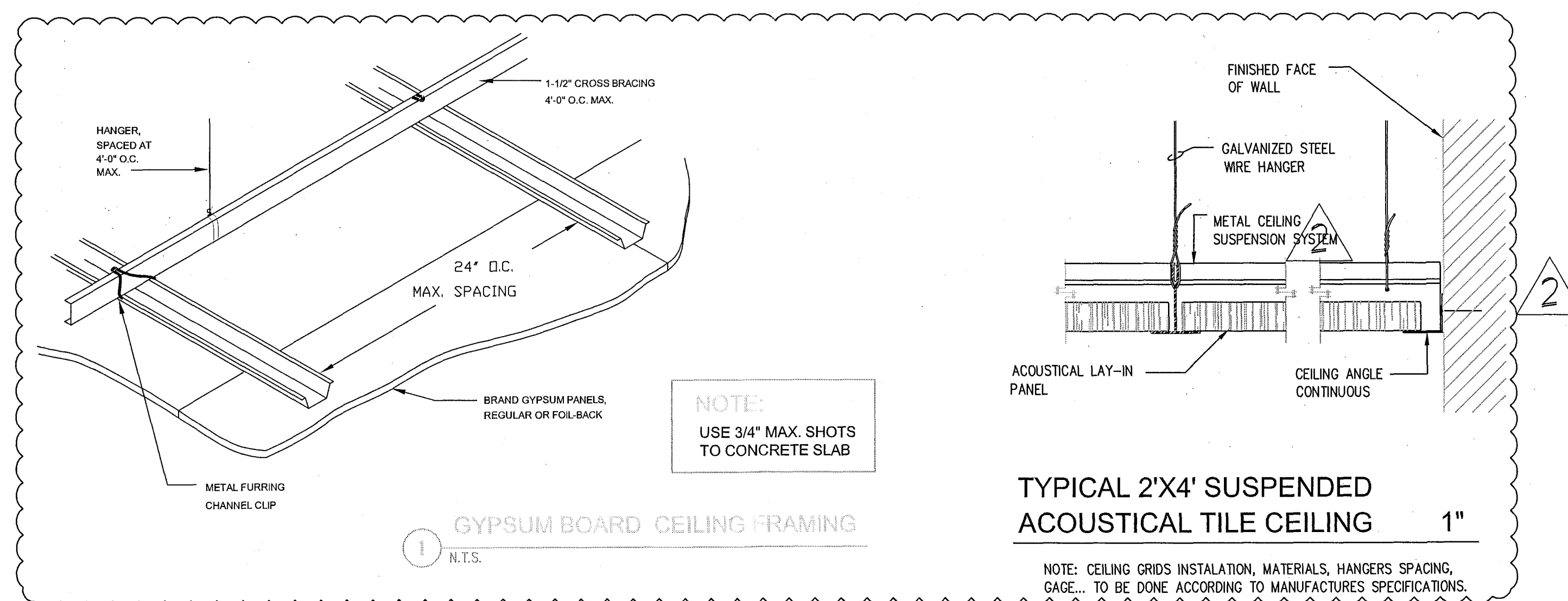
RELOCATED SMOKE DETECTOR, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE ALARM CONTRACTOR'S SHOP DRAWINGS.

MARK	DESCRIPTION	FINISH
1	FOYER 1 DISPLAY AREA 1 FLOORING	WOOD
2	DISPLAY AREA 2 FLOORING	UNFINISHED CONCRETE
3	FOYER 1 DISPLAY AREA 1 WALLS	
4	DISPLAY AREA 2 WALLS	ARABESCATO WHITE MARBLE STONE W/SCRATCH FINISH
5	FOYER 1 CEILING	LATEX CEILING
6	DISPLAY AREA 1 CEILING	VENETIAN PLASTER
7	DISPLAY AREA 2 CEILING	VENETIAN PLASTER
8	DISPLAY AREA 3 WALL	1/4" GREY MIST MIRROR OVER DRYWALL
9	DISPLAY AREA 1 WALL	MIRROR WALL OVER DRYWALL
10	DISPLAY AREA 2 FLOORING	UNFINISHED CONCRETE



PROPOSED FINISHING FLOOR PLAN
SCALE: 1/4"=1'-0"

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



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____

ZONING: _____

PLUMBING: _____

ELECTRICAL: _____

MECHANICAL: _____

FIRE PREVENTION: _____

FLOOD: _____

PUBLIC WORKS: _____

STRUCTURAL: _____

ELEVATOR: _____

LOPEZ PROFESSIONAL ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION # 28462
MARI LOPEZ, P.E. #6157
225 S.W. 63rd Ave.
MIAMI, FL 33144
TEL: (786) 386-0754

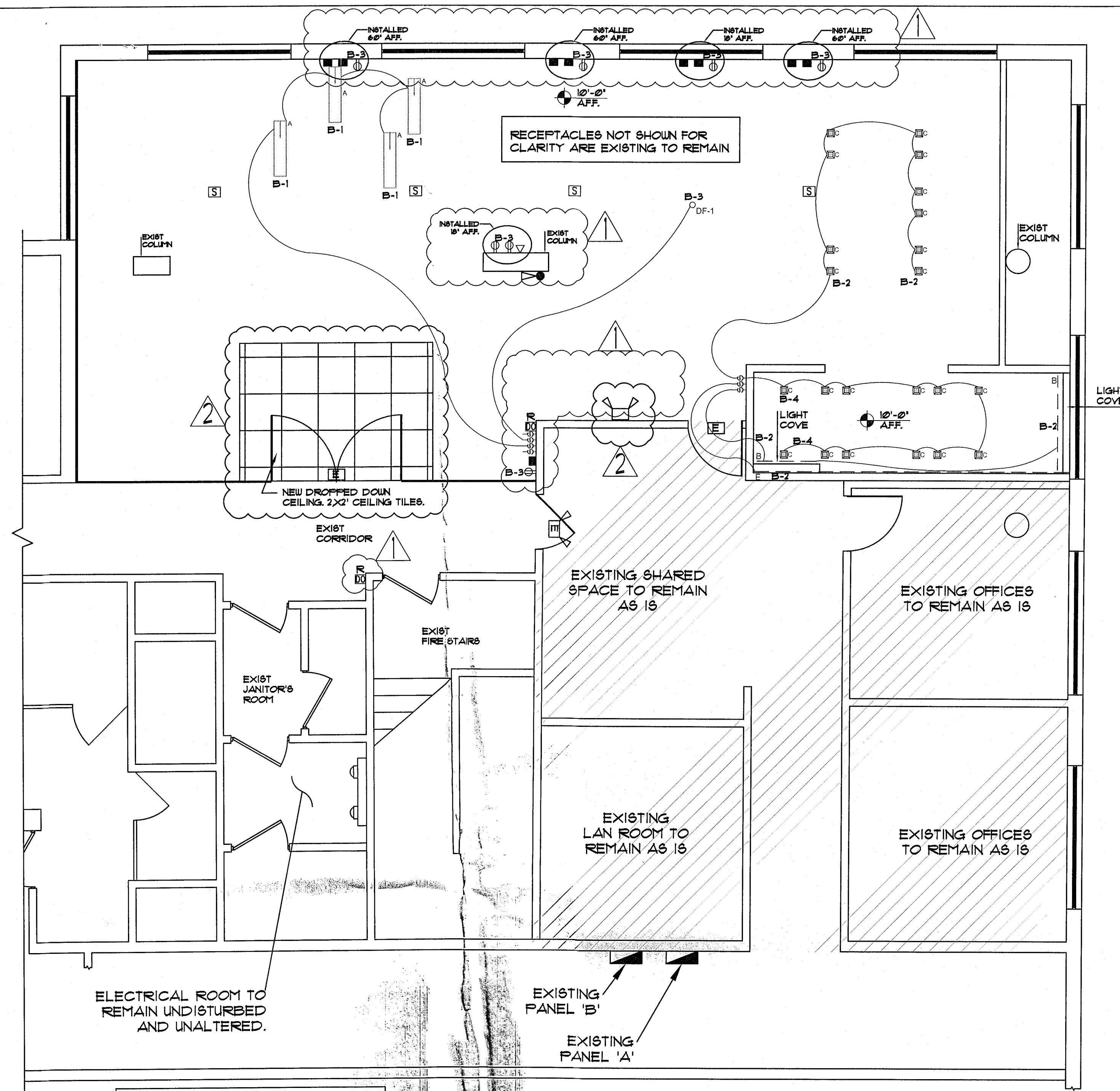
DRAFTING BY:
saintclair
design concepts
DESIGN-BUILD-RENOVATE
8810 CHAPMAN PIKE DRIVE
MIAMI, FL 33153
TEL: (305) 293-9329
www.saintclair.com

DATE: May 1, 2013
DRAWN BY: M.E. 4 G.L.F.
SCALE: AS SHOWN
REVISION: August 10, 2013
REVISION: _____
REVISION: _____

TENANT IMPROVEMENTS:
120 OCEAN SALES CENTER
119 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL 33139

PROJECT: _____

A-2



NOTE:
NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.

ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

MANUFACTURER: SQUARE-D NOOD				PANEL "B"				MANUFACTURER: SQUARE-D NOOD				PANEL "A"			
LOCATION: LAN ROOM 615								LOCATION: LAN ROOM 615							
CIR NO.	POLE	TRIP	KVA	DESCRIPTION	WIRE & CONDUIT	CIR NO.	POLE	TRIP	KVA	DESCRIPTION	WIRE & CONDUIT	CIR NO.	POLE	TRIP	KVA
1	1/20	0.15		LIGHTING	3/12 3/4"	2	1/20	0.15		LIGHTING	3/12 3/4"	3	1/20	0.15	
3	1/20	0.15		LIGHTING	3/12 3/4"	4	1/20			LIGHTING	3/12 3/4"	5	1/20		
5	1/20	0.15		LIGHTING	3/12 3/4"	6	1/20			LIGHTING	3/12 3/4"	7	1/20		
7	1/20	0.15		LIGHTING	3/12 3/4"	8	1/20			LIGHTING	3/12 3/4"	9	1/20		
9	1/20	0.15		LIGHTING	3/12 3/4"	10	1/20			LIGHTING	3/12 3/4"	11	1/20		
11	1/20	0.15		LIGHTING	3/12 3/4"	12	1/20			LIGHTING	3/12 3/4"	13	1/20		
13	1/20	-		SPARE		14	1/20			SPARE		15	1/20		
15	1/20	-		SPARE		16	1/20			SPARE		17	1/20		
17	1/20	-		SPARE		18	1/20			SPARE		19	1/20		
21	3/35	1.30		AC-1	3/10 1" G IN 3/4"	22	3/35	0.70		AC-2	3/10 1" G IN 3/4"	23	3/35		
25	3/35	0.70		AC-3	3/10 1" G IN 3/4"	26	3/35	6.00		AC-4	3/10 1" G IN 3/4"	27	3/35		
29	3/35	0.70		AC-5	3/10 1" G IN 3/4"	30	3/35			SPARE		31	3/35		
33	3/35	0.70		AC-6	3/10 1" G IN 3/4"	34	3/35			SPARE		35	3/35		
37	1/20	-		SPARE		38	1/20			SPARE		39	1/20		
41	1/20	-		SPARE		42	1/20			SPARE					
TOTAL 222				TOTAL 222				TOTAL 222				TOTAL 222			
TOTAL CONNECTED LOAD - 11.2 KVA - 120.0 AMP															

EXISTING LIGHT CIRCUITS TO BE RELOCATED

ELECTRICAL LEGEND

- ELECT PANEL
- TELEPHONE OUTLET
- DATA OUTLET
- T.V.
- DUPLEX RECEPTACLE OUTLET
- SINGLE OUTLET
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- EXIT LIGHT
- EXHAUST FAN
- JUNCTION BOX
- SMOKE DETECTOR
- DOOR OPENER/CARD READER
- INTERCOM/SOUND SYSTEM SPEAKER CEILING RECESSED MOUNTED
- DENOTES EXISTING
- DENOTES RELOCATED

LEGEND

- NEW TYP STANDARD PARTITION
- EXIST PARTITION TO REMAIN
- EXIST BLOCK WALL
- EXISTING TO REMAIN
- EXIST SPRINKLER HEADS, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE SPRINKLER CONTRACTOR'S SHOP DRAWINGS.
- RELOCATED SMOKE DETECTOR, SCHEMATIC LOCATION TO BE RELOCATED UNDER SEPARATE FIRE ALARM CONTRACTOR'S SHOP DRAWINGS.

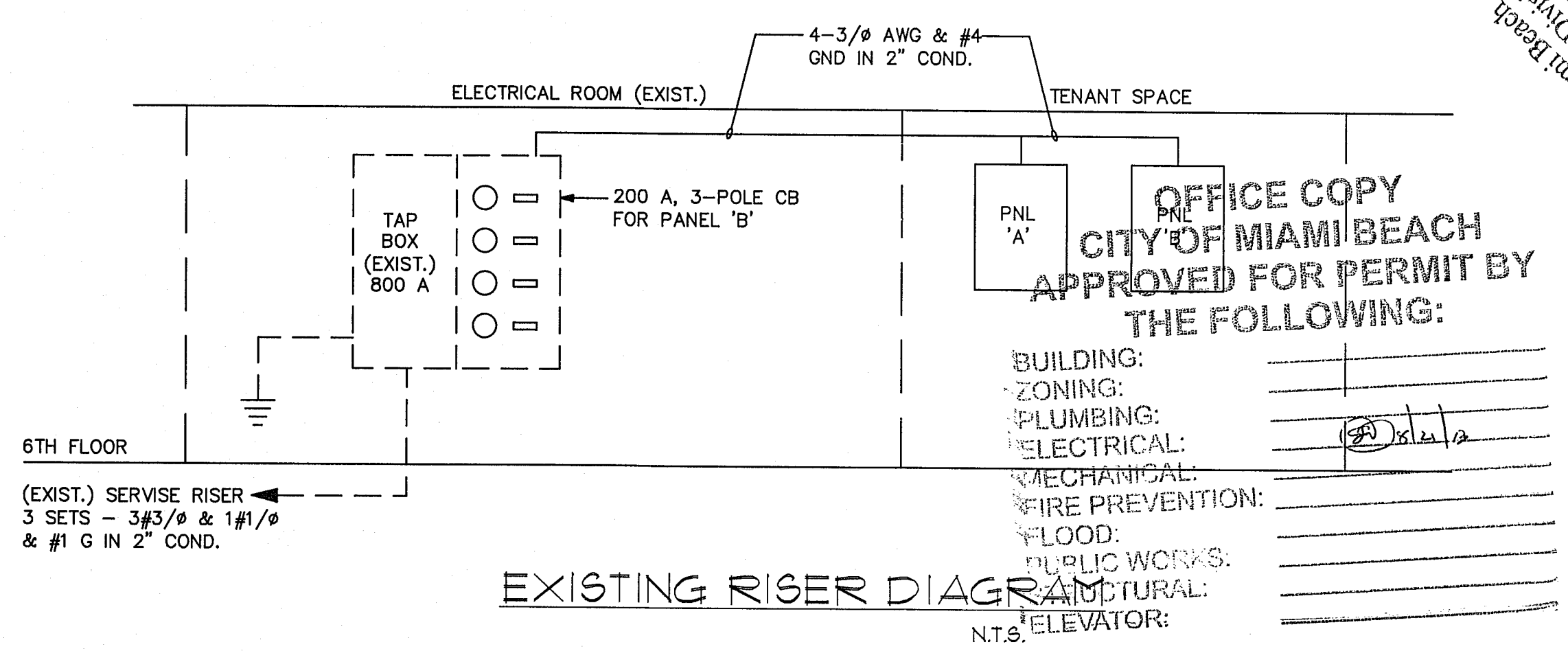
LEGEND

- EMERGENCY/EXIT SIGN LIGHT COMBO
- EXIT SIGN LIGHT
- EMERGENCY LIGHT
- EXIST. FIRE EXTINGUISHER
- EMERGENCY & EXIT LIGHTS TO BE CONNECTED TO THE LIGHTING CIRCUITS OF THE AREA.

LIGHTING SCHEDULE

SYMBOL	TYPE	DESCRIPTION	WATTAGE	LOAD TYPE
A	6" WIDE LED EXTRUSION TYPE AL-2		16 WATT/LF	120V LED-ELEC. LV DIMMER
B	120 V. LED STRIPLIGHT		12.5 WATT/LF	120V LED-ELEC. LV DIMMER
C	RECESSED TRIMLESS LIGHT		42 WATT	MAGNETIC TRANSFORMER
D	DECORATIVE HANGING LIGHT ABOVE LATEX		1000 W-ALLOW	TBD
E	DAMP LOCATION 120 V. LED STRIPLIGHT		4.4 WATT/LF	24V LED, 0-10 DIMMING
DF-1	DECORATIVE PENDANT CHANDELIER		1000 W-ALLOW	TBD

- ELECTRICAL NOTES**
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
 - EMERGENCY LIGHTS AND EXIST SIGN TO BE CONNECTED TO A LIGHT CIRCUIT AND TO A 90 MIN. BATTERY BACKUP.
 - ELECTRICAL CONTRACTOR WILL INSTALL A 3/4" OUTDRUP CONDUIT FOR THE VOICE AND DATA OUTLET
 - ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
 - THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
 - ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, AS REQUIRED.
 - SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK, THE NECESSARY OR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
 - CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ADJUTING WORK TO BE PERFORMED BY OTHERS.
 - MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED. LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
 - ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT, WIRE OR MC CABLES CAN ALSO BE USED. PROVIDE GROUND CONDUCTOR PER NEC ARTICLE 250-122.
 - LOCATION OR OUTLETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC. CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OUTLETS.
 - PROVIDE TYPEWRITTEN SCHEDULES FOR ALL PANELBOARDS.
 - A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS. AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A/C COND. DISCONNECT. (COMPLY W/NEC 110-26)



LOPEZ PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION # 28462

MARIA LOPEZ, P.E. # 6057
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SAINT-LOIRE design concepts
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8800 CHAMPAIN FIELD DRIVE
MIAMI, FL 33156
TEL: (305) 283-5513
www.saintloire.com

DATE: April 3, 2015
DRAWN BY: ME & GLE
SCALE: AS SHOWN
REVISION: _____
REVISION: _____
REVISION: _____

TENANT IMPROVEMENTS:
120 OCEAN SALES CENTER
115 WASHINGTON AVENUE, SUITE 600
MIAMI BEACH, FL 33139

PROJECT: _____

PLANS APPROVED
City of Miami Beach
Fire Prevention Division

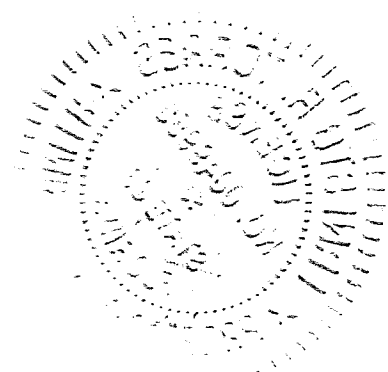
E-1

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BREV 132005

119 WASHINGTON AVE #600

B1502493

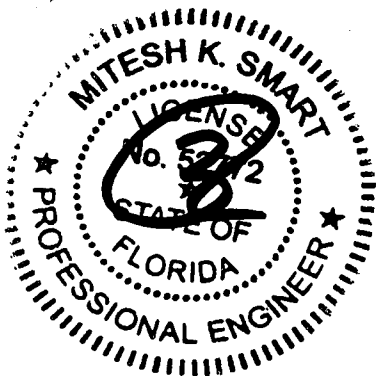


APPROVED FOR RELEASE
THE WHITE HOUSE

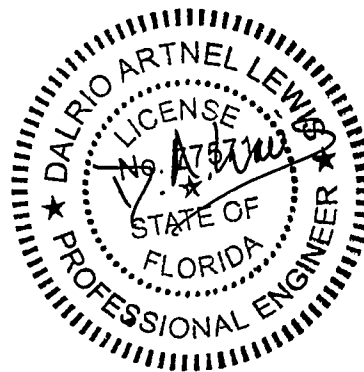
REVISION NARRATIVE

Date:	January 26, 2018
Project Name:	York Capital Miami Office
Revision #	Revision to Permit

Dwg. No.	Changes
E1.205	Removed TV outlet and data in conference room 05C12.
P1.205	Sheet P1.205 has been removed. It is no longer part of the scope of work.



1/26/18



1/26/18

GENERAL NOTES

1. REFER TO ARCHITECTURAL SHEET A1405 FOR THE LOCATION OF SPEAKER, MICROPHONE AND PHONE LOCATION
2. REFER TO ARCHITECTURAL SHEET A1405 FOR OUTLETS/DATA ELEVATIONS
3. COORDINATE WITH SECURITY DRAWINGS FOR ALL CAMERA REQUIREMENTS
4. ALL NEW EMERGENCY LIGHTS MUST BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT IN THE AREA AHEAD OF ANY LIGHTING CONTROLS

POWER PLAN NOTES

1. JBOX FOR FURNITURE POWER FEED. COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECTURAL SHEET.
2. PROVIDE IN WALL LOW VOLTAGE AND POWER CONDUIT FOR FUTURE WALL MOUNTED TV (NO VISIBLE PLATES)

LIGHTING PLAN NOTES

3. NEW 2x2 LIGHT FIXTURE. MATCH AND ALIGN ADJACENT LIGHT FIXTURES. CONNECT TO NEAREST EXISTING LIGHTING CIRCUIT AHEAD OF ANY LIGHTING CONTROLS
4. ALL EXISTING LIGHTS AND CONTROLS IN THE ROOM TO REMAIN IN PLACE
5. CONNECT NEW BATTERY BACKUP LIGHT FIXTURE TO THE EXISTING LOCAL LIGHTING CIRCUIT AHEAD OF ANY LIGHTING CONTROLS

RV1805401
YORK
CAPITAL

119 Washington Av. Suite 505 Miami Beach FL 33139

Gensler

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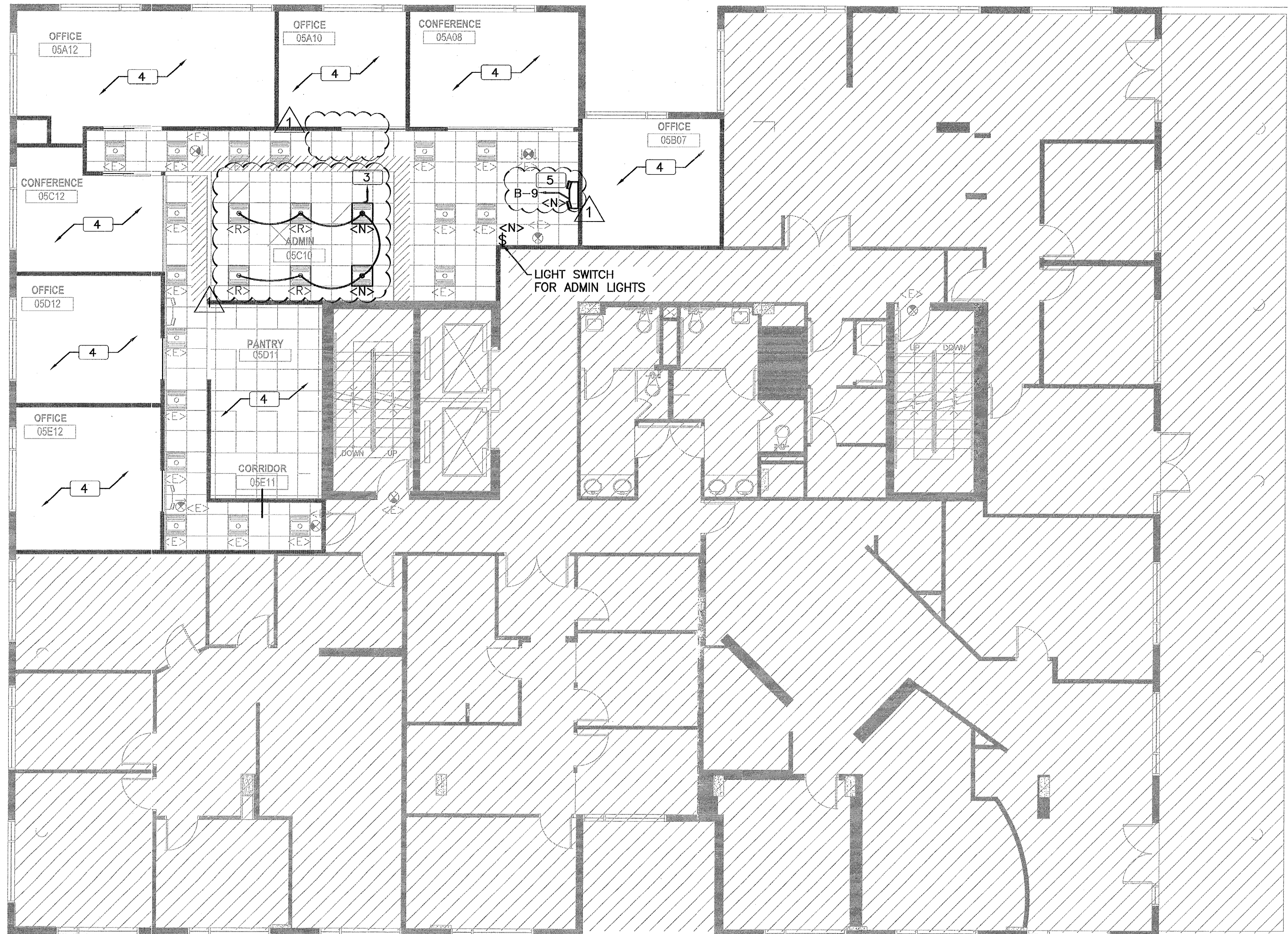
M. Arthur Gensler Jr. & Associates
FL Lic. No. AA0002837



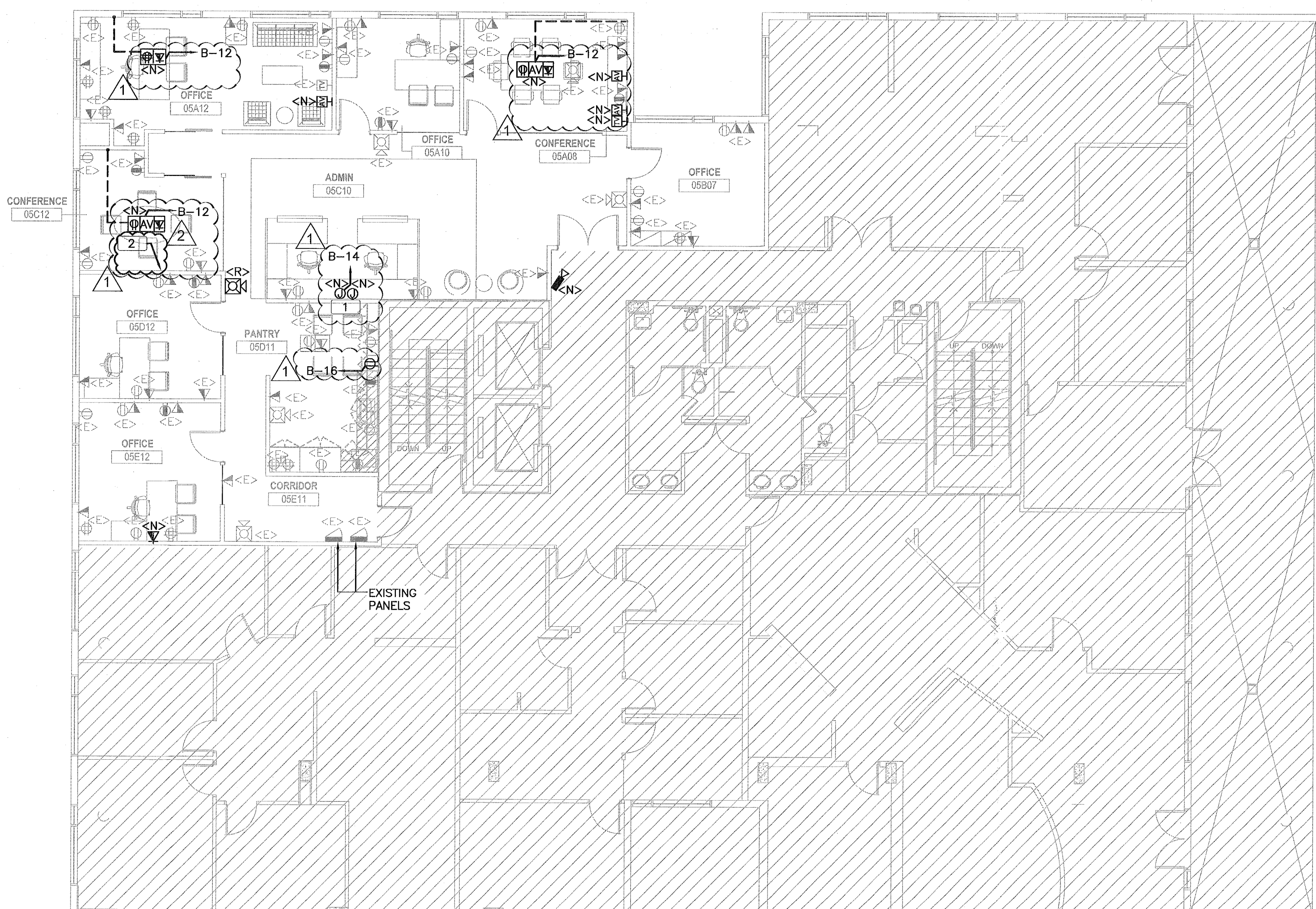
RTM Engineering
Consultants
MEP Engineers
925 S Semoran Blvd
Suite 100
Winter Park, Florida
32792
Tel 407.678.2055

Date	Description
11.15.17	ISSUE FOR PERMIT AND PRICING
12.08.17	PERMIT COMMENTS
01.26.18	REVISIONS TO PERMIT

NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management, fire, police, or other agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from those data which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.



1 ELECTRICAL NEW REFLECTED CEILING PLAN - LEVEL 05



2 ELECTRICAL NEW POWER PLAN - LEVEL 05

UPDATED: 12/8/2017 9:59 am
ISSUED FOR: APPROVAL

PANEL A (EXISTING)

LOCATION: ELEC RM	MIN: 225A MLO	CONN. LOAD: 66.3 KVA
VOLTAGE: 120Y/208V	SYSTEM: 3A, 4W	FEED: TOP
TRIM: SURFACE	BUS RATING 225A	GROUND BUS: YES COPPER
COND	PHASE	NEUT
OND	BKR	DMD
L1	L2	L3
DMD	BKR	COND
PHASE	NEUT	OND
LOAD SERVED		
1 EXISTING - HEAT PUMP 1	30/3	EXISTING - HEAT PUMP 3
3		4
5		6
7 EXISTING - HEAT PUMP 2	30/3	EXISTING - LIGHTS OFFICE 3 & 4
9		10
11		12
13 EXISTING - OFFICE RECEPTACLES	20/1	EXISTING - LIGHTS OFFICE 7 & 8
15 EXISTING - ELECTRIC SHADERS 7 & 8	20/1	EXISTING - ELECTRIC SHADERS 5
17 EXISTING - HALLWAY RECEPTACLES	20/1	EXISTING - RECEPTACLES 14
19 EXISTING - ELECTRIC SHADERS 6	20/1	EXISTING - HALLWAY RECEPTACLES
21 EXISTING - LIGHTS OFFICE 5 & 6	20/1	EXISTING - LIGHTS OFFICE 9, 10, CONF.
23 EXISTING	20/1	EXISTING - LIGHTS OFFICE 1 & 2
25 EXISTING	20/1	EXISTING - RECEPTACLES
27 EXISTING	20/1	EXISTING - LIGHTS COMMON AREAS
29 EXISTING	20/1	EXISTING - RECEPTACLES
31 EXISTING	20/1	EXISTING-ELECTRIC SHADERS 1,2,3 & 4
33 EXISTING	20/1	INH
35 EXISTING	20/1	
37 EXISTING	20/1	EXISTING - PANEL B
39 EXISTING	20/1	
41 SPACE		

ESTIMATED LOADS PRIOR TO NEW ADDITIONS	NEW ADDITIONAL LOAD	NEW CONNECTED LOAD
TOTAL CONNECTED LOAD 64.3 KVA 178.6 AMPS	NEW CONNECTED LOAD 2 KVA 5.5 AMPS	TOTAL CONNECTED LOAD 66.3 KVA 184.2 AMPS
MIN. FEEDER/PANEL CAP. 61.3 KVA 170.4 AMPS	MIN. FEEDER/PANEL CAP. 1 KVA 2.8 AMPS	MIN. FEEDER/PANEL CAP. 62.3 KVA 173.2 AMPS

NOTE: NO ADDITIONAL WORK ON PANEL A. SHOWN FOR INFORMATIONAL PURPOSE ONLY.

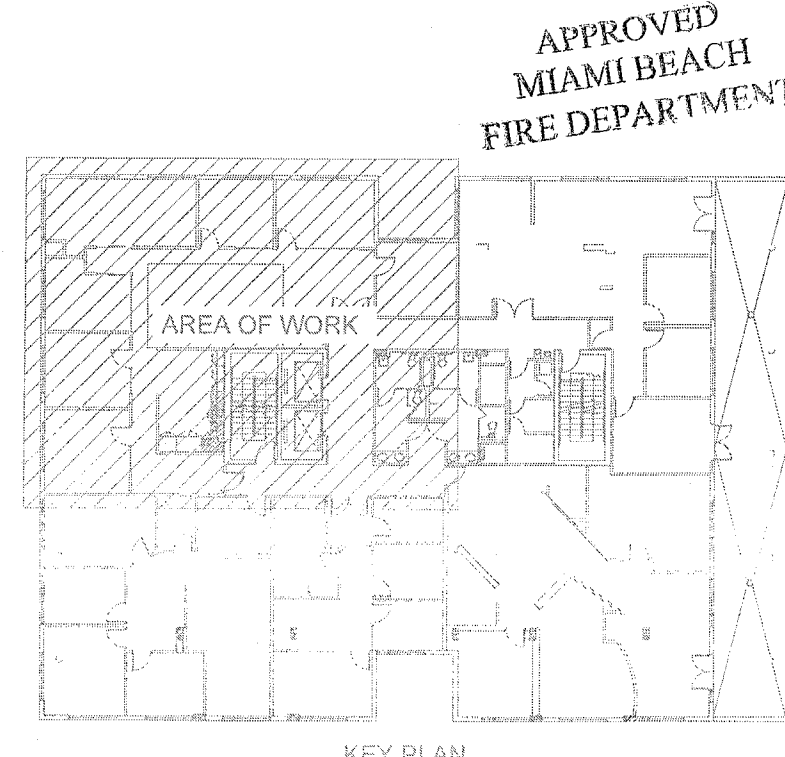
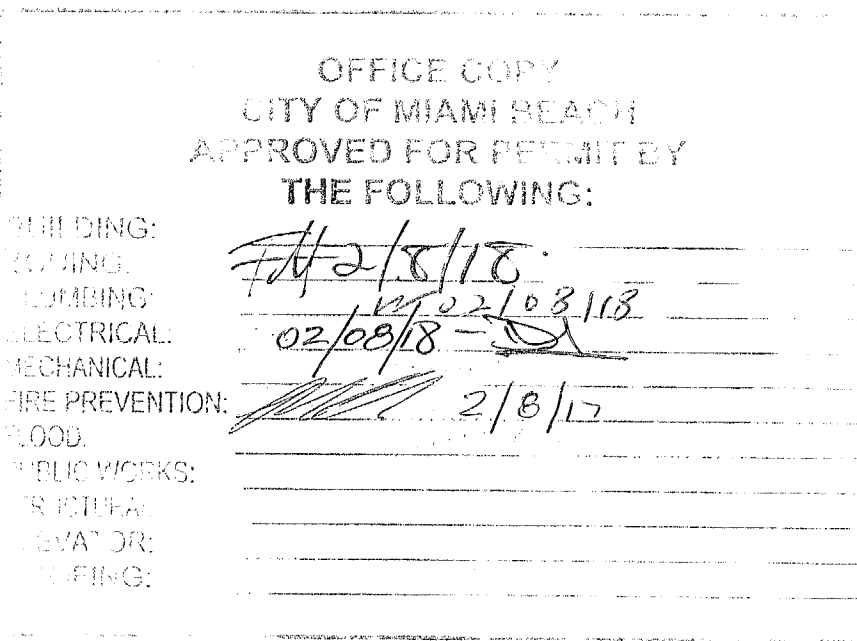
UPDATED: 1/26/2018 1:43 pm
ISSUED FOR: APPROVAL

PANEL B (EXISTING)

LOCATION: ELEC RM	MIN: 225A MLO	CONN. LOAD: 14.7 KVA
VOLTAGE: 120Y/208V	SYSTEM: 3A, 4W	FEED: TOP
TRIM: SURFACE	BUS RATING 225A	GROUND BUS: YES COPPER
COND	PHASE	NEUT
OND	BKR	DMD
L1	L2	L3
DMD	BKR	COND
PHASE	NEUT	OND
LOAD SERVED		
1 EXISTING	20/1	EXISTING - RECEPTACLES OFFICE 3
3 EXISTING	20/1	EXISTING - RECEPTACLES OFFICE 2
5 EXISTING - RECEPTACLES	20/1	EXISTING - SUBZERO
7 EXISTING	20/1	EXISTING - DISHWASHER
9 EXISTING	20/1	EXISTING - KITCHEN
11 EXISTING - RECEPTACLES OFFICE 8	20/1	OUTLET - OFFICE A12,C12
13 EXISTING - RECEPTACLES OFFICE 7	20/1	OUTLET - ADMIN C10
15 EXISTING - RECEPTACLES OFFICE 6	20/1	OUTLET - GR PANTRY D11
17 EXISTING - RECEPTACLES OFFICE 5	20/1	SPACE
19 SPACE		SPACE
21 SPACE		SPACE
23 SPACE		SPACE
25 SPACE		SPACE
27 SPACE		SPACE
29 SPACE		SPACE
31 SPACE		SPACE
33 SPACE		SPACE
35 SPACE		SPACE
37 SPACE		SPACE
39 SPACE		SPACE
41 SPACE		SPACE

ESTIMATED LOADS PRIOR TO NEW ADDITIONS	NEW ADDITIONAL LOAD	ESTIMATED LOADS
TOTAL CONNECTED LOAD 12.7 KVA 35.3 AMPS	NEW CONNECTED LOAD 2 KVA 5.5 AMPS	TOTAL CONNECTED LOAD 14.7 KVA 40.8 AMPS
MIN. FEEDER/PANEL CAP. 12.3 KVA 34 AMPS	MIN. FEEDER/PANEL CAP. 1 KVA 2.8 AMPS	MIN. FEEDER/PANEL CAP. 13.3 KVA 36.8 AMPS

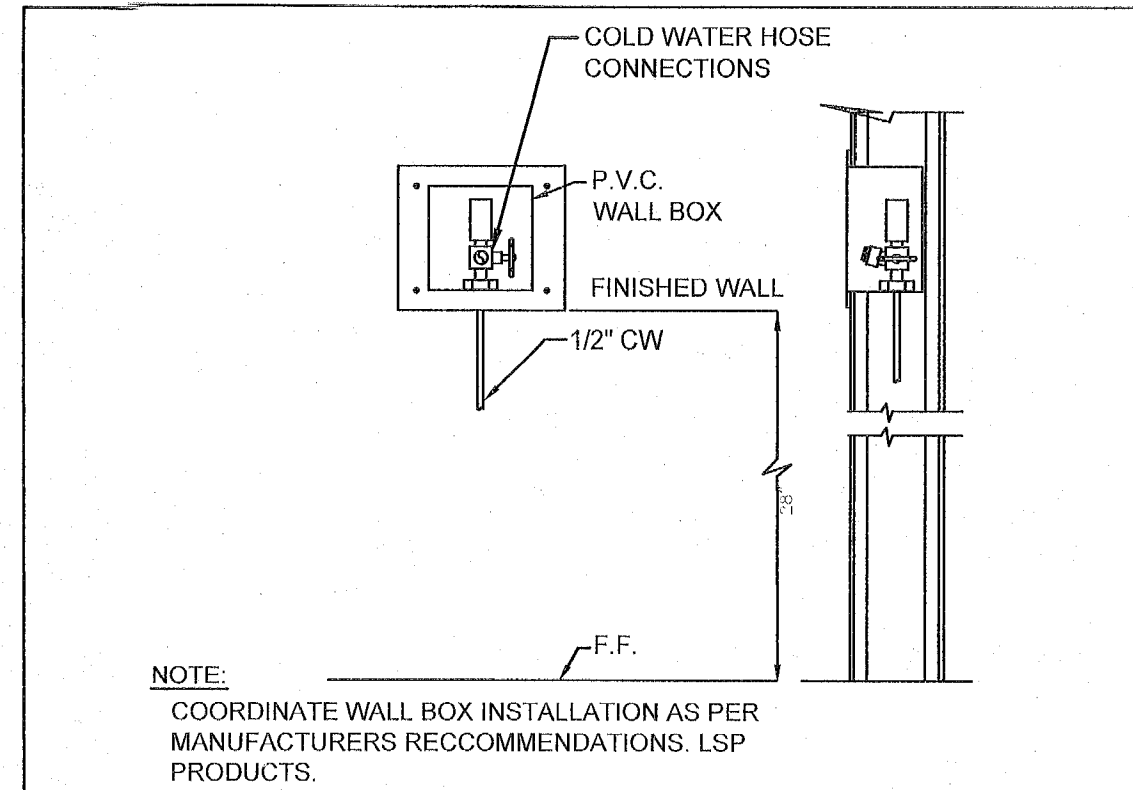
NOTE: ADDED (3) NEW BREAKERS FOR ADDITIONAL WORK SHOWN ON PANEL B SCHEDULE.



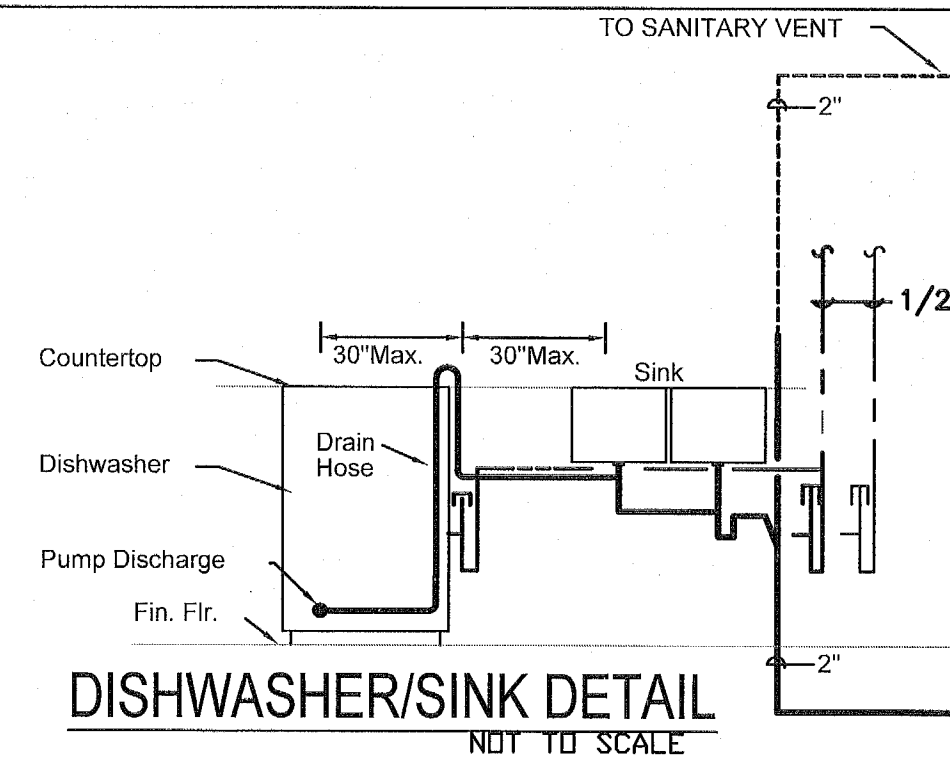
NOTE: ALL CEILINGS IN THIS BUILDING ARE RETURN AIR PLENUMS. NONCOMBUSTIBLE MATERIALS WITHIN RETURN AIR PLENUM OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.

E1.205

SCOPE WAS REMOVED



TYPICAL REFRIGERATOR OR ICE MAKER BOX
NOT TO SCALE



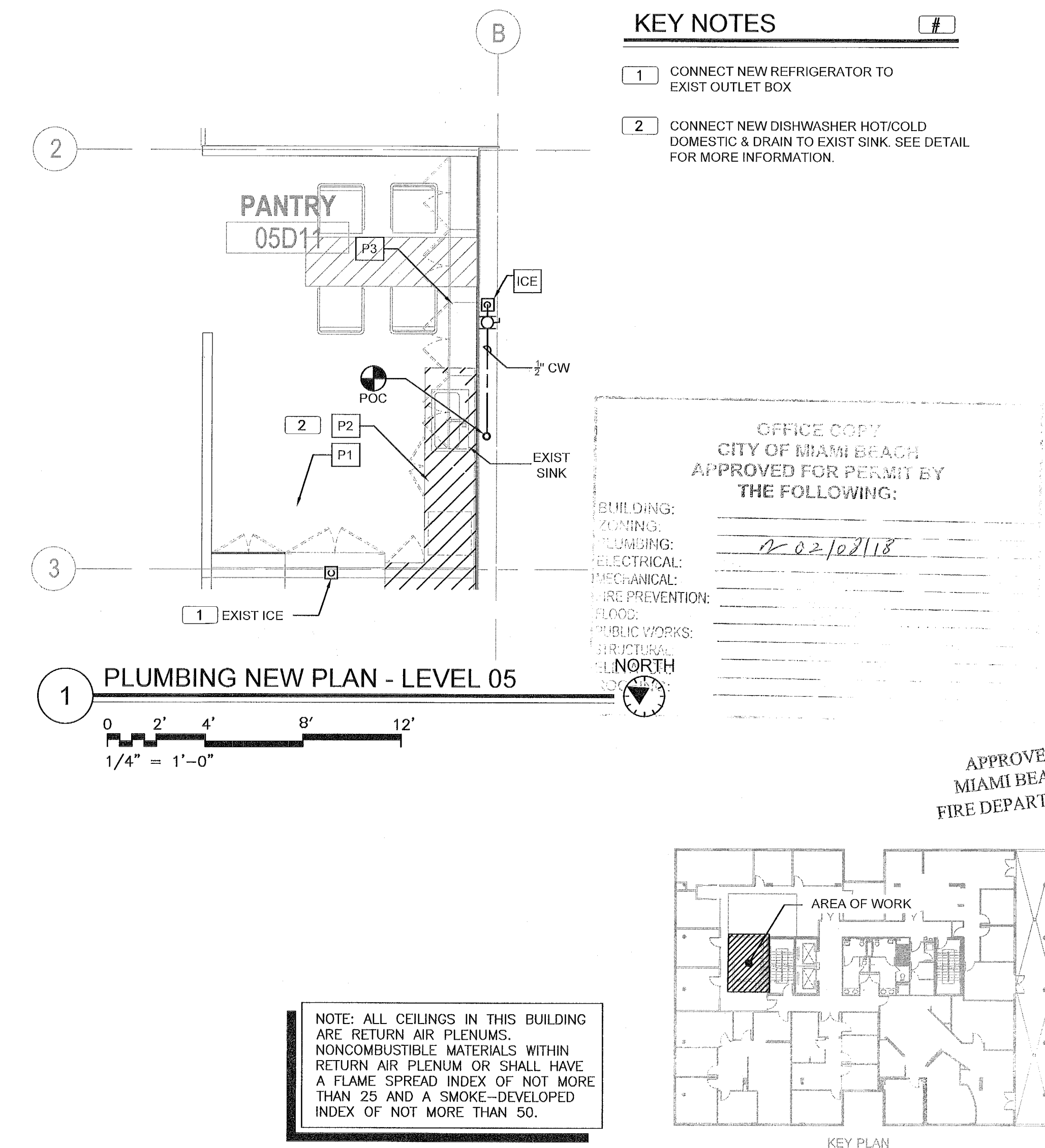
DISHWASHER/SINK DETAIL
NOT TO SCALE

SYMBOLS	
SYMBOL	
	COLD WATER
	HOT WATER SUPPLY
	HOT WATER RETURN
	PURIFIED WATER
	WASTE OR SANITARY
	WASTE OR SANITARY BELOW GRADE
	VENT
	SHUT OFF VALVE
	DIRECTION OF FLOW
	VALVE IN RISER

PLUMBING ABBREVIATIONS	
A/E	ARCHITECT/ENGINEER
ACW	AUTOMATIC CLOTHES WASHER
ADA	AMERICANS WITH DISABILITIES ACT
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
AST	AUTOMATIC SPRAY TAN UNIT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
BWV	BACKWATER VALVE
CI	CONTRACTOR INSTALLED
CD	CONDENSATE
CONN	CONNECTION
CONT	CONTINUOUS
CV	CHECK VALVE
CW	COLD WATER
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
DSB	DOWN SPOUT BOOT
DWG	DRAWING
ECO	EXTERIOR CLEAN OUT
FD	FLOOR DRAIN
GAL	GALLONS
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HR	HOUR
HW	HOT WATER
IR	INDIRECT RECEPTOR
MAX	MAXIMUM
MIN	MINIMUM
MX	MIXING VALVE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NTS	NOT TO SCALE
O/F	OWNER FURNISHED
PD	PUMP DISCHARGE
PL	PLUMBING DRAINAGE INST.
POD	POINT OF DEMOLITION
PSIG	POUNDS PER SQUARE INCH
RM	ROOM
RCP	RE-CIRCULATING PUMP
SC	STANDARD PLUMBING CODE
SP	SEWER PUMP
TPV	TRIP VALVE
TR	TRIM
UG	UNDER GROUND
W/F	WITH FINISH
W/O	WITHOUT FINISH
WV	WATER VALVE
WV	WATER VALVE

- ### GENERAL NOTES - PLUMBING
- CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL WORK IN STRICT ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
 - CONTRACTOR SHALL VERIFY AND CORRECT AS REQUIRED TO MEET ALL CODES AND REGULATIONS ANY POSSIBLE DISCREPANCIES BETWEEN TYPE AND SIZE OF CONNECTION SPECIFIED IN PLUMBING FIXTURE SCHEDULE AND FIXTURES ACTUALLY INSTALLED ON THE SITE.
 - ALL SANITARY PIPING 3" AND LARGER SHALL HAVE A JOINT PER FOOT. ALL SANITARY PIPING SMALLER THAN 3" SHALL HAVE A SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE NOTED.
 - VALVES AND FITTINGS SHALL BE OF SAME SIZE OF LINE ON WHICH THEY ARE LOCATED.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
 - CONTRACTOR SHALL FIELD VERIFY ALL GIVEN MEASUREMENTS PRIOR TO LAYING AND CONNECTING ALL PIPING SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL WATER SUPPLY AND SANITARY LINES SHALL BE RUN AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGES IN SIZING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT OR HEREIN SPECIFIED OTHERWISE.
 - CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS.
 - PIPING SHALL ESSENTIALLY BE ROUTED AND LOCATED AS INDICATED ON THE DRAWINGS. HOWEVER, ACTUAL PLACEMENT SHALL BE VERIFIED BY CONFIRMING EXACT LOCATION OF STRUCTURES AND OTHER UTILITIES IN THE FIELD AND BY CAREFUL LAYOUT PRIOR TO EXECUTION OF THE WORK. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND PIPING SHALL BE CONCEALED EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
 - STORM WATER, SANITARY, VENT AND WASTE PIPING SHALL BE COLLECTED AND TERMINATED AT A POINT SHOWN ON THE DRAWINGS. PIPING SHALL BE SCHEDULE 40 PVC-DWV WITH SOLVENT JOINTS. PROVIDE ASJ FIBERGLASS INSULATION TO MEET PLENUM RATING IN ALL CEILING RETURN AIR PLENUMS.
 - ALL DEBRIS SHALL BE PROPERLY DISPOSED OFF SITE. CLEAN UP SITE DAILY AFTER WORK IS COMPLETE. IF CLEAN UP PERFORMED BY OWNER'S REPRESENTATIVE AS A RESULT OF SUBCONTRACTOR NOT PERFORMING CLEAN UP OPERATIONS, OWNER WILL HAVE THE RIGHT TO CHARGE SUBCONTRACTOR FOR CLEAN UP LABOR.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATING OR INSTALLATION OF MATERIALS OR EQUIPMENT.
 - ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED AT INDUSTRY STANDARD QUALITY LEVEL BY CERTIFIED PROFESSIONALS. ALL EQUIPMENT SHALL BE UL OR ETL LISTED.
 - THE CONTRACTOR SHALL SUBMIT FOR APPROVAL FIVE (5) COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT. CONTRACTOR SHALL ALSO SUBMIT OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT TO THE OWNER. CONTRACTOR SHALL ALSO SUBMIT WITH MANUFACTURER SUBMITTALS A NOTICE TO OWNER FOR TRAINING. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL EQUIPMENT AND CONTROLS WITH NECESSARY TIME TO ENSURE THE OWNER HAS UNDERSTOOD SYSTEM. MINIMUM TRAINING HOURS SHALL BE SCHEDULED AT 4-HOURS. ALL COSTS AND TIME OF TRAINING SHALL BE INCLUDED IN THE BID.
 - THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" DRAWINGS. IF FIELD CHANGES ARE MADE, CONTRACTOR NEEDING DRAWINGS CHANGES FOR INSPECTION, SHALL SUBMIT CHANGES WITH SUFFICIENT TIME TO MAKE DRAWINGS CHANGES. THE CONTRACTOR WILL BE BILLED HOURLY FOR CAD CHANGES IF THE CHANGES WERE NOT PRE-APPROVED BY THE ENGINEER AND OWNER.
 - BUILDING DOMESTIC WATER PIPING (ABOVE FLOOR) SHALL BE HARD COPPER TUBING, ASTM B-88 TYPE L & M, WATER TUBE, DRAWN TEMPER. COPPER PRESSURE FITTINGS WITH SOLDERED JOINTS. PIPING 2" AND LARGER SHALL HAVE GROOVED END FITTINGS, KEYED COUPLINGS AND GROOVED JOINTS. ALL PIPING SHALL BE WATERTIGHT WHEN FINISHED. INSULATE HOT WATER LINES WITH 3/4" CELLULAR ELASTOMERIC INSULATION.
 - BALL VALVES 1/4" THROUGH 2" SHALL BE TWO PIECE - 600 WOG, TEFLOON SEATS, ANSI 316 STAINLESS STEEL BALL AND STEM (EXTENSION STEM ON INSULATED HOT WATER AND TEMPERED HOT WATER), BRONZE BODY WITH THREADED OR SOLDER END.

YORK CAPITAL - PLUMBING FIXTURES											
KEY	ITEM	DESCRIPTION	SIZE	SUPPLY			CTW FLOW RATE	WASTE		REMARKS	
				SIZE	TYPE	AFF		DIRECT SIZE	INDIRECT SIZE		
P1		FULL SIZE REFRIGERATOR	1/2"							KBSD612ESS	
P2		DISHWASHER	1/2"							GE GDDT696DSS	
P3		STANDING ICE WATER DISPENSER	1/4"							7C1100A-W-CF-ST-00	
ICE		ICE MAKER OUTLET BOX	1/2"							SILOUX CHIEF 696-10-C-F	



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Date	Description
11.15.17	ISSUE FOR PERMIT AND PRICING
12.08.17	PERMIT COMMENTS
01.26.18	REVISIONS TO PERMIT

Seal / Signature

Engineer of Record

Dalrio Lewis
Professional Engineer
01/26/2018
Dalrio Lewis, PE 77571 (FL)

Project Name
YORK CAPITAL_MIAAMI OFFICE

Project Number
79.0309.000

Scale
1/4" = 1'-0"

Description
PLUMBING PLAN - LEVEL 05

P1.205

RV 1805401

BC1705874

119 Washington

Ave.
#505