



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Phone: (305) 673-7610 Fax: (305) 673-7857

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit (To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1100150

Date: 1/6/2011

Job Address: 119 Washington Ave

Folio No.: 02-4203-003-1200

The construction cost should include the work under the main Permit and all associated permits.

Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	\$ 5,000	
Building & Structural Elements	\$ 20,000	
Roofing	—	
Doors & Windows	—	
Railing	—	
Interior Finish, Floor Covering, Painting	\$ 25,000	
Cabinets and Furniture-Built-Ins	\$ 40,000	
Appliances-Built-Ins	\$ 10,000	
Other Building related Items		
Electrical including Fixtures	\$ 50,000	
Elevator	—	
Mechanical-HVAC-equipments	\$ 35,000	
Plumbing including Fixtures	\$ 10,000	
Overhead and Profit	\$ 15,000	
Sub Total Construction Cost	\$ 170,000.00	\$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ 230,000.00	

MP



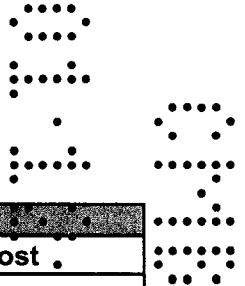
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Part II - Non-Reliant FEMA 50% Construction Cost		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools	—	
Fences, Pavers, Sidewalks, Site Improvements	—	
Yard Light	—	
Other and detached: garages, storage and cabanas	—	
Sub Total Cost	\$	\$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$	

Part III - Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$ 230,000.00
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$ 0
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$ 230,000.00

Part IV - Signature Required

If the improvements cost will increase at any point during the proposed construction, it is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

Signature of Owner _____

STATE OF FLORIDA
COUNTY OF Miami Dade

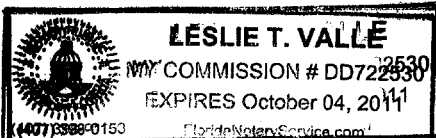
Sworn to and Subscribed before me this 7 day of January 20 11, by:

Daniel de la Vega

☒ Personally known ☐ Produced Identification - Type of Identification _____

Leslie Valle

Signature of Notary Public



LESLEE T. VALLE
MY COMMISSION # DD722530
EXPIRES October 04, 2011
FloridaNotaryService.com



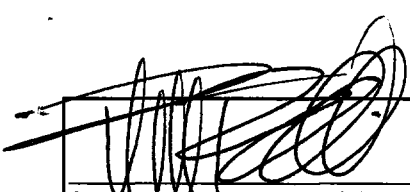
MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Phone: (305) 673-7610 Fax: (305) 673-7857


Signature of Qualifier / Contractor

STATE OF FLORIDA

COUNTY OF Miami Dade

Sworn to and Subscribed before me this 7 day of January 20 11, by:

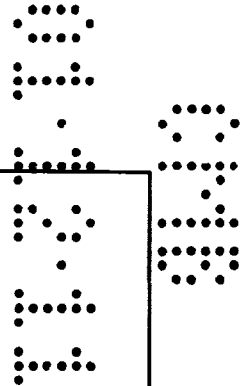
Ray Rodriguez

☒ Personally known ☐ Produced Identification - Type of

Identification

Leslie T. Valle

Signature of Notary Public



A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$
B	Over Five Year Improvements	\$
C	Total Improvements	\$
D	Building Tax Assessed Value	\$
E	Building Appraised Market Value	\$
F	Improvements Cost Ratio (C/E or C/D)	%

Check one box:

☐ New Construction and Substantial Improvement ☐ Existing Building and Non Substantial Improvement

Engineering Inspector Name

Engineering Inspector Signature and Date

Name

Signature and Date

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

Policy Number

Company NAIC Number

A1. Building Owner's Name BLUE COMET LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
119 WASHINGTON AVE.

City Miami Beach State FL ZIP Code 33139

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lots 11, 12, 13. of Bl 9 of Ocean Beach Florida PB 2 PG 38

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non residential

A5. Latitude/Longitude: Lat. 25°46'12N Long. 80°02'27W

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A8.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of Miami Beach 120651

B2. County Name
Miami Dade

B3. State
Florida

B4. Map/Panel Number
120860319

B5. Suffix
L

B6. FIRM Index
Date
9/11/09

B7. FIRM Panel
Effective/Revised Date
9/11/09

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
8.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date N/A ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized W 238 Ele 8.08 Vertical Datum NGVD 1929

Conversion/Comments Located Washington Ave) Miami-Dade County Florida

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 4.8 ☒ feet ☐ meters (Puerto Rico only)
b) Top of the next higher floor 20.8 ☐ feet ☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☐ feet ☐ meters (Puerto Rico only)
d) Attached garage (top of slab) N/A ☐ feet ☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building N/A ☒ feet ☐ meters (Puerto Rico only)
(Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG) 4.5 ☒ feet ☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) 4.8 ☒ feet ☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A ☐ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name

VICENTE A TOME

License Number 3103

Title Registered Land Surveyor

Company Name FLORIDA INTERNATIONAL LAND SURVEYORS INC

Address

5881 NW 151 St. Suite 213

City Town of Miami Lakes

State FL

ZIP Code 33014

Signature

Date 01/05/2011

Telephone 305-468-9650

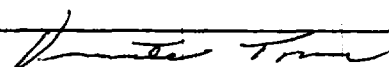
Vicente Tome
1/05/11

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 119 Washington Ave	Policy Number
City Miami Beach State FL ZIP Code 33139	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Crown of the Road 4.91
C2 e) Air Conditioner(On the roof
A5 The information of Latitude / Longitude were obtained with the use of a GPS instrument

Signature 

Date 01/05/2011

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☒ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____
- G10. Community's design flood elevation _____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

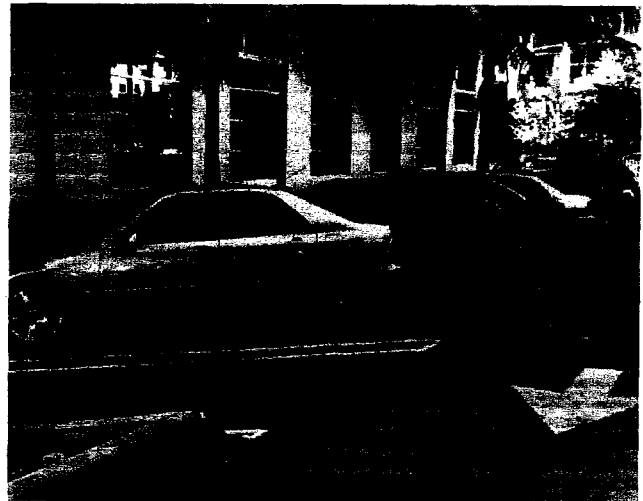
☐ Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 119 Washington Ave	For Insurance Company Use: Policy Number
City Miami Beach State FL ZIP Code 33139	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.



Air System Sizing Summary for A/C-1

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Air System Information

System Name A/C-1
Equipment Class PKG ROOF Number of Zones 1
System Type SZCAV Floor Area 1444.0 ft²

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Peak zone sensible load Calculation Months Jan to Dec
Space CFM Coincident space loads Sizing Data Calculated

Central Cooling Coil Sizing Data

Total coil load 5.1 Tons Load occurs at Jun 1700
Sensible coil load 4.2 Tons OA DB / WB 88.9 / 76.7 °F
Coil CFM at Jun 1700 2320 CFM Entering DB / WB 78.3 / 65.5 °F
Max possible CFM 2320 CFM Leaving DB / WB 58.1 / 56.9 °F
Design supply temp. 55.0 °F Coil ADP 55.8 °F
ft²/Ton 285.8 Bypass factor 0.100
BTU/hr/ft² 42.0 Resulting RH 49 %
Water flow @ 10.0 °F rise - gpm Zone T-stat Check 1 of 1 OK

General Heating Coil Sizing Data

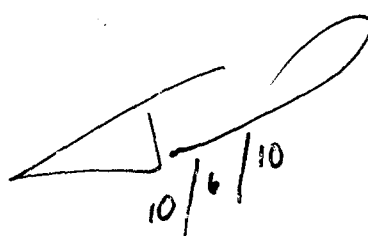
Max coil load 16503 BTU/hr Load occurs at Des Htg
Coil CFM at Des Htg 2320 CFM BTU/hr/ft² 11.4
Max possible CFM 2320 CFM Ent. DB / Lvg DB 67.5 / 74.1 °F
Water flow @ 20.0 °F drop - gpm

Supply Fan Sizing Data

Actual max CFM at Jun 1700 2320 CFM Fan motor BHP 0.00 BHP
Standard CFM 2319 CFM Fan motor kW 0.00 kW
Actual max CFM/ft² 1.61 CFM/ft² Fan static 0.00 in. wg.

Outdoor Ventilation Air Data

Design airflow CFM 200 CFM CFM/person 13.85 CFM/person
CFM/ft² 0.14 CFM/ft²


10/6/10

Zone Sizing Summary for A/C-1

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM _____ Peak zone sensible load
Space CFM _____ Coincident space loads

Calculation Months _____ Jan to Dec
Sizing Data _____ Calculated

Zone Sizing Data

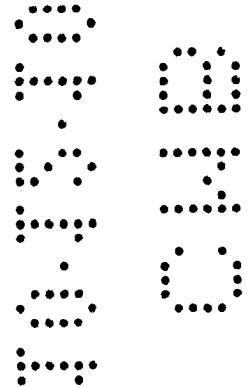
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	50.1	2320	2320	Jun 1700	11.9

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)
Zone 1 LOBBY	1	50.1	Jun 1700	2320	11.9



Air System Design Load Summary for A/C-1

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

ZONE LOADS	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1700			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 88.9 °F / 76.7 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Solar Loads	371 ft²	18470	-	371 ft²	-	-
Wall Transmission	784 ft²	2665	-	784 ft²	2413	-
Roof Transmission	0 ft²	0	-	0 ft²	0	-
Glass Transmission	371 ft²	4613	-	371 ft²	8904	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Transmission	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	4679 W	15963	-	0	0	-
Task Lighting	722 W	2463	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	14	3538	2960	0	0	0
Infiltration	-	0	0	0	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	5% / 5%	2386	148	5%	566	0
>> Total Zone Loads	-	50098	3108	-	11883	0
Zone Conditioning	-	48242	3108	-	11416	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	2320 CFM	0	-	2320 CFM	0	-
Ventilation Load	200 CFM	2489	6789	200 CFM	5087	0
Supply Fan Load	2320 CFM	0	-	2320 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	50731	9897	-	16503	0
Central Cooling Coil	-	50731	9899	-	0	0
Central Heating Coil	-	0	-	-	16503	0
>> Total Conditioning	-	50731	9899	-	16503	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		

Air System Sizing Summary for A/C-2

Project Name: SOTHEBYS MIAMI BEACH

10/06/10

Prepared by: JMM CONSULTING

08:00 AM

Air System Information

System Name	A/C-2	Number of Zones	1
Equipment Class	PKG ROOF	Floor Area	853.0 ft²
System Type	SZCAV		

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM	Peak zone sensible load	Calculation Months	Jan to Dec
Space CFM	Coincident space loads	Sizing Data	Calculated

Central Cooling Coil Sizing Data

Total coil load	2.5 Tons	Load occurs at	Jun 1600
Sensible coil load	2.1 Tons	OA DB / WB	89.7 / 76.9 °F
Coil CFM at Jun 1600	1124 CFM	Entering DB / WB	78.5 / 65.8 °F
Max possible CFM	1124 CFM	Leaving DB / WB	58.2 / 57.0 °F
Design supply temp.	55.0 °F	Coil ADP	56.0 °F
ft²/Ton	341.4	Bypass factor	0.100
B ¹ U/hr/ft²	35.1	Resulting RH	50 %
Water flow @ 10.0 °F rise	- gpm	Zone T-stat Check	1 of 1 OK

Central Heating Coil Sizing Data

Max coil load	11726 BTU/hr	Load occurs at	Des Htg
Coil CFM at Des Htg	1124 CFM	BTU/hr/ft²	13.7
Max possible CFM	1124 CFM	Ent. DB / Lvg DB	66.9 / 76.6 °F
Water flow @ 20.0 °F drop	- gpm		

Supply Fan Sizing Data

Actual max CFM at Jun 1700	1124 CFM	Fan motor BHP	0.00 BHP
Standard CFM	1124 CFM	Fan motor kW	0.00 kW
Actual max CFM/ft²	1.32 CFM/ft²	Fan static	0.00 in. w.g.

Outdoor Ventilation Air Data

Design airflow CFM	120 CFM	CFM/person	20.26 CFM/person
CFM/ft²	0.14 CFM/ft²		

Zone Sizing Summary for A/C-2

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM _____ Peak zone sensible load
Space CFM _____ Coincident space loads

Calculation Months _____ Jan to Dec
Sizing Data _____ Calculated

Zone Sizing Data

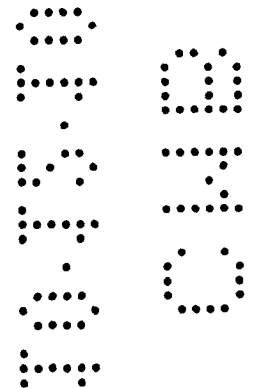
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	24.3	1124	1124	Jun 1700	9.1

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)
Zone 1 OPEN OFFICE	1	24.3	Jun 1700	1124	9.1

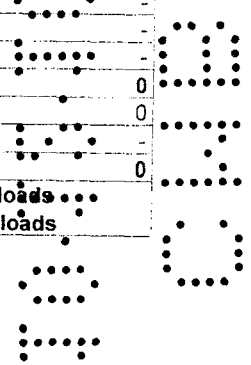


Air System Design Load Summary for A/C-2

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

ZONE LOADS	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1600			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 89.7 °F / 76.9 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Solar Loads	280 ft²	6612	-	280 ft²	-	-
Wall Transmission	620 ft²	1590	-	620 ft²	1908	-
Roof Transmission	0 ft²	0	-	0 ft²	0	-
Glass Transmission	280 ft²	3601	-	280 ft²	6720	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Transmission	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	2764 W	9430	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	6	1451	1214	0	0	0
Infiltration	-	0	0	0	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	5% / 5%	1134	61	5%	431	0
>> Total Zone Loads	-	23818	1275	-	9060	0
Zone Conditioning	-	23027	1275	-	8695	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	1124 CFM	0	-	1124 CFM	0	-
Ventilation Load	120 CFM	1614	4062	120 CFM	3031	0
Supply Fan Load	1124 CFM	0	-	1124 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	24641	5337	-	11726	0
Central Cooling Coil	-	24641	5338	-	0	0
Central Heating Coil	-	0	-	-	11726	-
>> Total Conditioning	-	24641	5338	-	11726	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		



Air System Sizing Summary for A/C-3 & A/C-4

Project Name: SOTHEBYS MIAMI BEACH

10/06/10

Prepared by: JMM CONSULTING

08:00 AM

Air System Information

System Name A/C-3 & A/C-4
Equipment Class PKG ROOF
System Type SZCAV

Number of Zones 1
Floor Area 2852.0 ft²

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Peak zone sensible load
Space CFM Coincident space loads

Calculation Months Jan to Dec
Sizing Data Calculated

Central Cooling Coil Sizing Data

Total coil load 7.8 Tons
Sensible coil load 6.1 Tons
Coil CFM at Jul 1400 3182 CFM
Max possible CFM 3182 CFM
Design supply temp. 55.0 °F
ft²/Ton 365.3
BTU/hr/ft² 32.8
Water flow @ 10.0 °F rise - gpm

Load occurs at Jul 1400
OA DB / WB 90.7 / 76.9 °F
Entering DB / WB 79.0 / 66.2 °F
Leaving DB / WB 57.7 / 56.6 °F
Coil ADP 55.4 °F
Bypass factor 0.100
Resulting RH 50 %
Zone T-stat Check 1 of 1 OK

Central Heating Coil Sizing Data

Max coil load 17686 BTU/hr
Coil CFM at Des Htg 3182 CFM
Max possible CFM 3182 CFM
Water flow @ 20.0 °F drop - gpm

Load occurs at Des Htg
BTU/hr/ft² 6.2
Ent. DB / Lvg DB 66.9 / 72.0 °F

Supply Fan Sizing Data

Actual max CFM at Jul 1300 3182 CFM
Standard CFM 3180 CFM
Actual max CFM/ft² 1.12 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 400 CFM
CFM/ft² 0.14 CFM/ft²

CFM/person 11.03 CFM/person

Zone Sizing Summary for A/C-3 & A/C-4

Project Name: SOTHEBYS MIAMI BEACH
 Prepared by: JMM CONSULTING

10/06/10
 08:00 AM

Sizing Calculation Information

• Zone and Space Sizing Method:

Zone CFM _____ Peak zone sensible load _____
 Space CFM _____ Coincident space loads _____

Calculation Months _____ Jan to Dec
 Sizing Data _____ Calculated

Zone Sizing Data

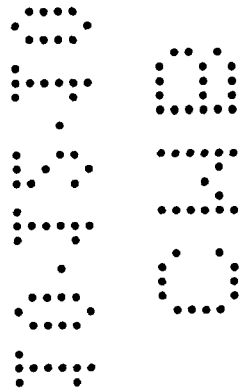
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	68.7	3182	3182	Jul 1300	7.2

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)
Zone 1					
GONF RM 295	1	8.7	Jul 1300	403	0.7
CONF 120	1	7.0	Jul 1300	326	0.5
OPEN OFFICE 2	1	53.0	Jul 1300	2453	5.9



Air System Design Load Summary for A/C-3 & A/C-4

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

ZONE LOADS	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1400			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 90.7 °F / 76.9 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Solar Loads	0 ft²	0	-	0 ft²	-	-
Wall Transmission	70 ft²	147	-	70 ft²	215	-
Roof Transmission	2852 ft²	19653	-	2852 ft²	6613	-
Glass Transmission	0 ft²	0	-	0 ft²	0	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Transmission	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	9240 W	31528	-	0	0	-
Task Lighting	1426 W	4865	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	36	8885	7434	0	0	0
Infiltration	-	0	0	0	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	5% / 5%	3254	372	5%	341	0
>> Total Zone Loads	-	68332	7806	-	7170	0
Zone Conditioning	-	67221	7806	-	7377	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	3182 CFM	0	-	3182 CFM	0	-
Ventilation Load	400 CFM	5766	12883	400 CFM	10309	0
Supply Fan Load	3182 CFM	0	-	3182 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	72987	20689	-	17686	0
Central Cooling Coil	-	72987	20690	-	0	0
Central Heating Coil	-	0	-	-	17686	-
>> Total Conditioning	-	72987	20690	-	17686	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		

ONE-SOTHEBY'S INTERNATIONAL REALTY

ATLANTIC CENTER BUILDING TENANT IMPROVEMENT
GROUND FLOOR NORTH
119 WASHINGTON AVE., MIAMI BEACH, FLORIDA 33139
MA 1009

MATEU ARCHITECTURE INC.
AA-26000522
18001 OLD CUTLER ROAD - SUITE 550
PALMETTO BAY, FLORIDA 33157
PH: 305-233-3304
FX: 305-233-3326

JMM CONSULTING
ENGINEERS, LLC
M/E/P/FP CONSULTING ENGINEERS
8353 SW 124 STREET
SUITE 108
MIAMI, FL. 33156
PH: (305) 255-1621
FX: (305) 255-1732

PERMIT DRAWINGS OCTOBER 1, 2010

INDEX OF DRAWINGS

GENERAL

G-001 ABBREVIATIONS, SYMBOLS LEGEND
G-002 GENERAL NOTES, SPECIFICATIONS
G-003 SPECIFICATIONS
G-004 SPECIFICATIONS

ARCHITECTURE

A-100 LIFE SAFETY PLAN, LEGEND & NOTES,
FLOOR PLAN
A-102 REFLECTED CEILING PLAN
A-410 CABINET ELEVATIONS, SECTIONS,
DETAILS, ENLARGED RESTROOM PLAN,
ELEVATIONS, ACCESSORY LEGEND
A-411 INTERIOR ELEVATIONS
A-601 ROOM FINISH AND DOOR SCHEDULES,
DETAILS AND WALL TYPES

APPLICABLE CODES:

2007 FLORIDA BLDG/BLDG EXIST/MECH/PLMB
CODES
2007 FLORIDA FIRE PREVENTION CODE
2008 NEC NATIONAL ELECTRICAL CODE

ELECTRICAL

E-101 LIGHTING FLOOR PLAN
E-102 POWER FLOOR PLAN
E-103 ELECTRICAL NOTES, RISER
SCHEDULES & DETAILS

MECHANICAL

M-101 MECHANICAL FLOOR PLAN
M-201 MECHANICAL NOTES & DETAILS

PLUMBING

P-101 PLUMBING FLOOR PLAN
P-201 PLUMBING NOTES & DETAILS

FIRE PROTECTION

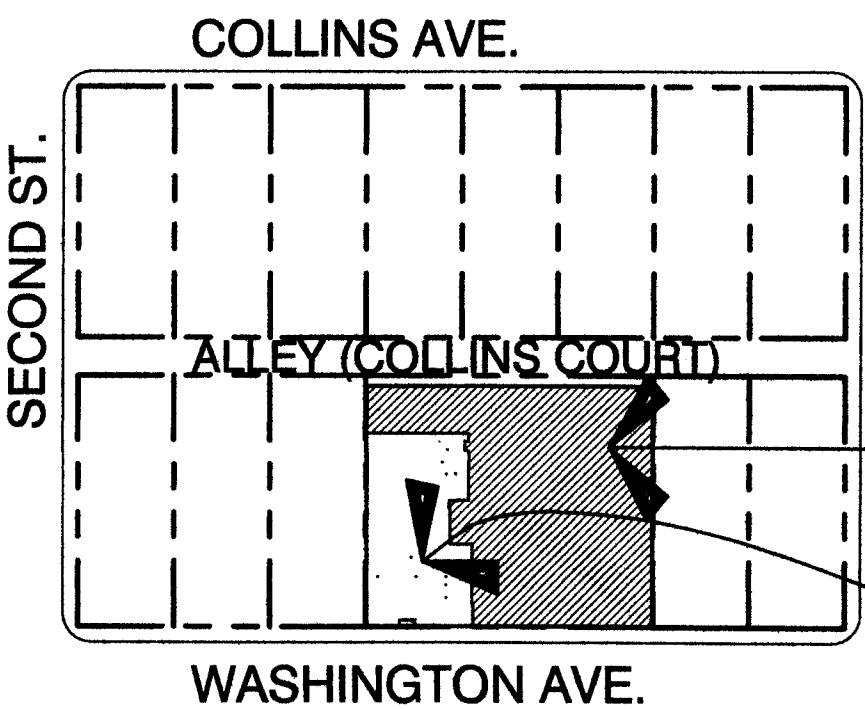
FP-101 FIRE PROTECTION FLOOR PLAN

OCCUPANCY TYPE: GROUP B (BUSINESS)
CONSTRUCTION TYPE: TYPE III B PROTECTED
SCOPE OF WORK: 5,178 GSF INTERIOR TENANT
IMPROVEMENT IN EXISTING BUILDING SHELL

SCOPE OF WORK:
INTERIOR TENANT IMPROVEMENT
5,178 GSF IN EXIST SHELL
NEW PARTITIONS/FINISHES/
AC/ELEC/PLUMB/SPRINKLER
REPAIRS - 2007 FBC EXIST 401.1
ALTERATION - LEVEL 2
2007 FBC EXIST SECTION 304

EXISTING 6 STORY
ATLANTIC CENTER

TENANT SUITE
AREA OF WORK



LOCATION MAP
1" = 100'

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUITE ONE CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-363-7080

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.)

ENL-1-7-2011

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

BUILDING: 1/12/11
ZONING: 1/7/11
DRB/HFB:
CONCURRENCY:
PLUMBING: 01/07/11
ELECTRICAL: 01/07/11
MECHANICAL: 01/07/11
FIRE PREVENTION: 01/12/11
ENGINEERING: 01/12/11
PUBLIC WORKS: ENL-01-07-2011
STRUCTURAL: N/A 1/7/11
ELEVATOR:

ONE-SOTHEBY'S INTERNATIONAL REALTY

ATLANTIC CENTER BUILDING TENANT IMPROVEMENT
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119 WASHINGTON AVE., MIAMI BEACH, FLORIDA 33139
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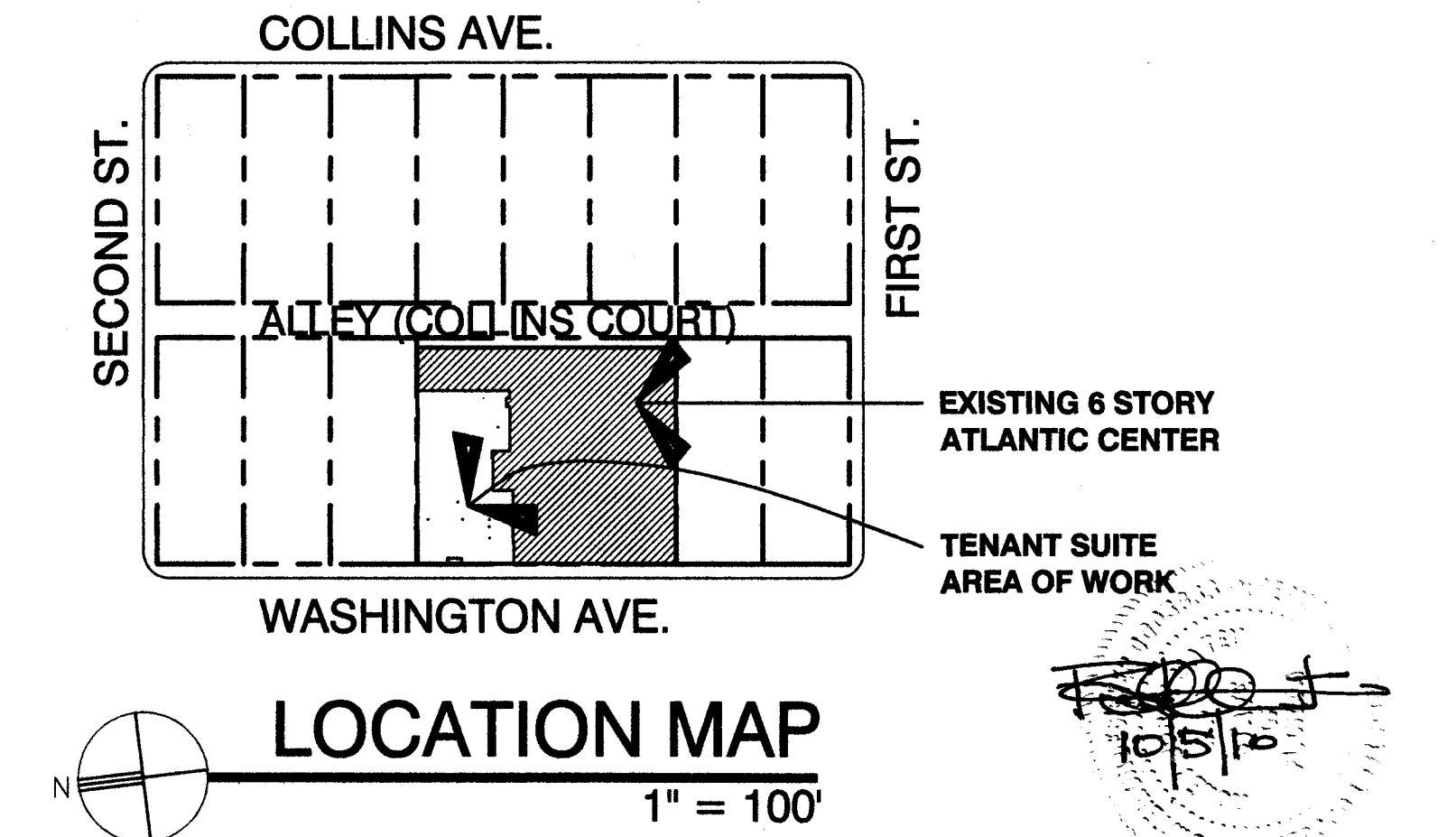
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	FIRE PROTECTION
	FP-101 FIRE PROTECTION FLOOR PLAN



DERM PLAN REVIEW FINAL APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORR REVIEWER (PRD): *Manuel TUL*
SIGNATURE: *Manuel TUL* DATE: *11-10-10*
Office use. Dry use only



Derm Number: 2010-1102-1500-2250
Contact Name: MR. JUAN KENNEDY
Contact Phone: (305) 244-7821
Folio: 02-4203-003-1200
Project Name: SOTHEBY'S REALTY
Date Received: 11/02/2010
Developer Name:

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
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CITY OF MIAMI BEACH 305-673-7080

Phone 305-673-7080 Fax 305-673-7028

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final sign-off on the C.C., G.O., or the release of bonds.)

Approved/Reviewed By: *ENC-10-13-2010* Date: *10-13-2010*

B1100150
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCY: *10-13-10*
PLUMBING: _____
ELECTRICAL: *10-15-10*
MECHANICAL: _____
FIRE PROTECTION: _____
ENGINEERING: *ENC-10-13-2010*
PUBLIC WORKS: _____
SUNSHINE ONE: _____
ELEVATION: _____

ARCHITECTURAL ABBREVIATIONS

NOTE: ALL ITEMS, PRODUCTS OR SYSTEMS ABBREVIATED MAY NOT BE INCLUDED IN THIS CONTRACT

A		DST	DOVETAIL ANCHOR SLOT	J	
ABV	ABOVE	DN	DOWN	JAN	JANITOR
AFF	ABOVE FINISHED FLOOR	DS	DOWNSPOUT	JC	JANITOR'S CLOSET
ASC	ABOVE SUSPENDED CEILING	D	DRAIN	JT	JOINT
ARB	ABUSE - RESISTANT BOARD	DWR	DRAWER	JF	JOINT FILLER
ACC	ACCESS	DWG	DRAWING	JST	JOIST
AD	ACCESS DOOR	DF	DRINKING FOUNTAIN	JB	JUNCTION BOX
AP	ACCESS PANEL	E		K	
ACP	ACOUSTICAL CEILING PANEL	E	EAST	KCPL	KEENE'S CEMENT PLASTER
ACT	ACOUSTICAL TILE	EA	EACH	KPL	KICKPLATE
ADD	ADDENDUM	EW	EACHWAY	KIT	KITCHEN
ADH	ADHESIVE	ELEC	ELECTRIC (AL)	KO	KNOCKOUT
ADJ	ADJACENT	EP	ELECTRICAL PANELBOARD	L	
ADJT	ADJUSTABLE	EW	ELECTRIC WATER COOLER	LBL	LABEL
ADMIN	ADMINISTRATOR	EC	ELECTRICAL CONDUIT	LAB	LABORATORY
A/C	AIR CONDITIONING	EDS	ELECTRONIC DETECTION SYSTEM	LAM	LAMINATE (D)
ALT	ALTERNATE	EL	ELEVATION	LAUN	LAUNDRY
ALUM	ALUMINUM	ELEV	ELEVATOR	LAV	LAVATORY
ANC	ANCHOR (AGE), (ED)	EMER	EMERGENCY	LH	LEFT HAND
AB	ANCHOR BOLT	EDS	EMERGENCY OVERFLOW SCUPPER	L	LENGTH
ANOD	ANODIZED	ENC	ENCLOSE (URE)	LEV	LEVEL
APPROX.	APPROXIMATE	EFF	EPOXY FLOOR FINISH	LT	LIGHT
ARCH.	ARCHITECT (URE), (URAL)	EFW	EPOXY WALL FINISH	LC	LIGHT CONTROL
A/E	ARCHITECT/ENGINEER	EQ	EQUAL	LW	LIGHTWEIGHT
ASSIST	ASSISTANCE	EQU	EQUIPMENT	LIN	LINEN
●	AT	ESC	ESCALATOR	LTL	LINTEL
AUTO	AUTOMATIC	EF	EXHAUST FAN	LL	LIVE LOAD
		EXT	EXISTING	LVR	LOUVER
B		EB	EXPANSION BOLT	LP	LOW POINT
BM	BEAM	EJ	EXPANSION JOINT	M	
BRG	BEARING	EXP	EXPOSE (D)	MAINT	MAINTENANCE
BPL	BEARING PLATE	EXT	EXTERIOR	MGR	MANAGER
BEL	BELOW	F		MFR	MANUFACTURE (ER)
BET	BETWEEN	F		MRB	MARBLE
BVL	BEVELED	FWC	FABRIC WALL COVERING	MO	MASONRY OPENING
BLK	BLOCK	FOS	FACE OF SUPPORT/STUD	MATL	MATERIAL
BLKG	BLOCKING	FCU	FAN COIL UNIT	MAX	MAXIMUM
BD	BOARD	FAS	FASTEN (ER)	MECH	MECHANIC (AL)
BL	BORROWED LIGHT	FT	FEET, FOOT	MC	MEDICINE CABINET
BS	BOTH SIDES	FBD	FIBERBOARD	MED	MEDIUM
BW	BOTHWAYS	FGL	FIBERGLASS	MBR	MEMBER
BOT	BOTTOM	FV	FIELD VERIFY	M	MEN
BO	BOTTOM OF	FIN	FINISH (ED)	MTL	METAL
BOB	BOTTOM OF BEAM	FF	FINISH FLOOR	MTR	METAL FURRING
BLDG	BUILDING	FFE	FINISHED FLOOR ELEVATION	MPR	METAL PIPE RAILING
BLT	BUILT	FFL	FINISHED FLOOR LINE	MTHR	METAL THRESHOLD
BI	BUILT-IN	FO	FINISHED OPENING	M	METER (S)
C		FA	FIRE ALARM	MEZZ	MEZZANINE
CAB	CABINET	FE	FIRE EXTINGUISHER	MWK	MILLWORK
CK	CALK (ING), CAULK (ING)	FHC	FIRE HOSE VALVE/EXTINGUISHER CABINET	MIN	MINIMUM
CIP	CAST-IN-PLACE	FP	FIREPROOF (ED), (ING)	MIR	MIRROR
CPT	CARPET (ED)	FIXT	FIXTURE	MISC	MISCELLANEOUS
CLG	CEILING	FLAM	FLAMMABLE	MOD	MODULAR
CHT	CEILING HEIGHT	FLG	FLASHING	MR	MOISTURE RESISTANT
CBB	CEMENT BACKING BOARD	FLX	FLEXIBLE	MLD	MOLDING, MOULDING
CPLP	CEMENT PLASTER (PORTLAND)	FLR	FLOOR (ING)	MT	MOUNT (ED), (ING)
CEMB	CEMENTITIOUS BOARD	FLCO	FLOOR CLEANOUT	MOV	MOVABLE
CTR	CENTER	FD	FLOOR DRAIN	MP	MOVABLE PARTITION
¢	CENTER LINE	FBC	FLORIDA BUILDING CODE	MW	MOVING WALKWAY
C/C	CENTER TO CENTER	FPL	FLORIDA POWER AND LIGHT COMPANY (FP&L)	MUL	MULLION
CER	CERAMIC	FLUOR	FLUORESCENT	N	
CT	CERAMIC TILE	FB	FOOT BOLT	N	NORTH
CMT	CERAMIC MOSAIC TILE	FTG	FOOTING	NL	NAILABLE
CLF	CHAIN LINK FENCE	FOUND	FOUNDATION	NGVD	NATIONAL GEODETIC
CHBD	CHALKBOARD	FR	FRAME (D), (ING)	NAT	NATURAL
CO	CLEANOUT	FZR	FREEZER	(N)	NEW
CLR	CLEAR (ANCE)	FA	FRESH AIR	NOM	NOMINAL
CLO	CLOSET	FH	FULL HEIGHT	N	NORTH
CRC	COLD ROLLED CHANNEL	FS	FULL SIZE	N/A	NOT APPLICABLE
CW	COLD WATER	FF&E	FURNITURE, FIXTURE & EQUIPMENT	NIC	NOT IN CONTRACT
CC	COLOR CODE	FUR	FURRED (ING)	NTS	NOT TO SCALE
COL	COLUMN	FUT	FUTURE	NO	NUMBER
CPDS	COMMON PREMISE DISTRIBUTION SYSTEM	G		O	
COMM	COMMUNICATIONS	GA	GAGE, GAUGE	OBS	OBSCURE
COMPO	COMPOSITE (ION)	GPM	GALLONS PER MINUTE	OFF	OFFICE
COMPR	COMPRESS (ED), (ION), (IBLE)	GALV	GALVANIZE (D)	OC	ON CENTER (S)
COMP	COMPUTER	GT	GALVANIZED IRON	OP	OPAQUE
CONC	CONCRETE	GKT	GASKET (ED)	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	GEN	GENERAL	OPS	OPERATIONS
CONF	CONFERENCE	CC	GENERAL CONTRACT (OR)	OCC	OPERATOR CONTROL CENTER
CONN	CONNECT (ED), (ION)	GL	GLASS, GLAZING	OPP	OPPOSITE
CONST	CONSTRUCT (ED), (ION)	GLB	GLASS BLOCK	OD	OUTSIDE DIAMETER
CONT	CONTINUE, CONTINUOUS	GL	GLASS OPENING	OA	OVERALL
CONTR	CONTRACT (OR)	GK	GOOSENECK	OS	OVERFLOW SCUPPER
CJ	CONTROL JOINT	GB	GRADE	OH	OVERHANG/OPPOSITE HAND
COORD	COORDINATOR	GRD	GROUND	P	
CG	CORNER GUARD	GT	GROUT	PNT	PAINT (ED)
CORR	CORRIDOR	GYP BD	GYP SUM BOARD	PNL	PANEL
CORRG	CORRUGATED	H		PB	PANIC BAR
CNTR	COUNTER	HC	HANDICAP (PED)	PTD	PAPER TOWEL DISPENSER
CTSK	COUNTERSINK	HDW	HARDWARE	PTR	PAPER TOWEL RECEPTOR
CFM	CUBIC FEET PER MINUTE	HWD	HARDWOOD	PBD	PARTICLE BOARD
CUST	CUSTOMER	HVAC	HEATING/VENTILATING /AIR CONDITIONING	PART	PARTITION
CWL	CURTAIN WALL	HDY	HEAVY DUTY	PER	PERIMETER
D		HGT	HEIGHT	PERM	PERMANENT
DPR	DAMPER	HP	HIGH POINT	PP	PIPE PENETRATION
DEM	DEMOLISH, DEMOLITION	HM	HOLLOW METAL	PLAS	PLASTER
DMT	DEMOUNTABLE	HORIZ	HORIZONTAL	PLAM	PLASTIC LAMINATE
DERM	DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT	HB	HOSE BIBB	PL	PLATE
DEP	DEPRESS (ED)	HD	HOT DIPPED	PG	PLATE GLASS
DET	DETAIL (S)	HHW	HOT WATER HEATER	PLYWD	PLYWOOD
DIAG	DIAGONAL	HR	HOUR	POL	POLISHED
DIA	DIAMETER	I		PR-I	PRE-FINISHED
DIM	DIMENSION	INCL	INCLUDE (D), (ING)	PVC	POLYVINYL CHLORIDE
DIR	DIRECTION	I.C.	IN CONTRACT	PV	PHOTOVOLTAIC
DRTR	DIRECTOR	INFO	INFORMATION	PCF	POUNDS PER CUBIC FOOT
DPR	DISPENSER	IT	INFORMATION TECHNOLOGY	PSF	POUNDS PER SQUARE FOOT
DO	DITTO	ID	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH
DIV	DIVISION	INSUL	INSULATE (D), (ION)	PFN	PREFINISHED
DR	DOOR	INT	INTERIOR	PT	PRESSURE TREAT (ED)
DO	DOOR OPENING	INTL	INTERIOR WALL PANEL	PROJ	PROJECTION
DBL	DOUBLE	IWP		PL	PROPERTY LINE
DTA	DOVETAIL ANCHOR			PBX	PULL BOX
				PB	PUSH BUTTON
				Q	
				QT	QUARRY TILE
				R	
				RAD	RADIUS
				RL	RAIL (ING)
				RWL	RAINWATER LEADER
				RECEP	RECEPTACLE, RECEPTION
				REF	REFERENCE
				REFL	REFLECTED
				REFR	REFRIGERATOR
				REG	REGISTER
				REINF	REINFORCE (D), (ING)
				REM	REMOVE
				REP	REPRESENTATIVE
				REQ	REQUIRED
				RES	RESILIENT
				RET	RETURN
				RA	RETURN AIR
				REV	REVISION (S), REVISED
				RH	RIGHT HAND
				ROW	RIGHT OF WAY
				RPTD	ROLL PAPER
				RF	ROOF
				RD	ROOF DRAIN
				RM	ROOM
				RO	ROUGH OPENING
				RUB	RUBBER
				RB	RUBBER BASE
				S	
				SAN	SANITARY SEWER
				SCN	SCREEN
				SCHED	SCHEDULE (D)
				SNT	SEALANT
				SLD	SEALED
				SEC	SECRETARY
				SECT	SECTION (S)
				SERV	SERVICE
				SHT	SHEET
				SH	SHELF, SHELVING
				SH & R	SHELF & ROD
				SL	SIMILAR
				SP	SLOPE
				SPD	SMALL PACKAGE DEPARTMENT
				SD	SMOKE DETECTOR
				SC	SOLID CORE
				SVT	SOLID VINYL TILE
				SP	SOUNDPROOF
				S	SOUTH
				SPK	SPEAKER
				SPL	SPECIAL
				SPEC	SPECIFICATION (S)
				SPRK	SPRINKLER
				SQ	SQUARE
				SQ. FT.	SQUARE FOOT
				SS	STAINLESS STEEL
				STD	STANDARD
				SSMR	STANDING SEAM METAL ROOF
				STA	STATION
				STL	STEEL
				STO	STORAGE
				STRUCT	STRUCTURE (AL)
				STUC	STUCCO
				SUMP	SUMP PIT
				SUPVR	SUPERVISOR
				SA	SUPPLY AIR
				SUSP	SUSPENDED
				SYM	SYMMETRY (ICAL)
				SYS	SYSTEM
				T	
				TKBD	TACKBOARD
				TEL	TELEPHONE
				TV	TELEVISION
				TEMP	TEMPERED
				TERR	TERRAZZO
				THK	THICK (ENED), (NESS)
				THR	THRESHOLD
				THRU	THROUGH
				TBD	TO BE DETERMINED
				TPTN	TOILET PARTITION
				TPD	TOILET PAPER DISPENSER
				TOL	TOLERANCE
				T & G	TONGUE AND GROOVE
				T & B	TOP AND BOTTOM
				TOB	TOP OF BEAM
				TOC	TOP OF COLUMN
				TOFF	TOP OF FINISH FLOOR
				TOP	TOP OF PARAPET
				TOR	TOP OF ROOF
				TOS	TOP OF SLAB
				TOSTL	TOP OF STEEL
				TOW	TOP OF WALL
				TB	TOWEL BAR
				TFP	TRANSLUCENT FIBERGLASS PANEL
				TYP	TYPICAL
				U	
				UC	UNDERCUT
				USO	UNDERSIDE OF
				UNF	UNFINISHED
				UL	UNDERWRITERS LABORATORY
				UON	UNLESS OTHERWISE NOTED
				UR	URINAL
				V	
				VNR	VENEER
				VTR	VENT THRU ROOF
				VIF	VERIFY IN FIELD
				VERT	VERTICAL
				VG	VERTICAL GRAIN
				VF	VERIFY
				VEST	VESTIBULE
				VIN	VINYL
				VB	VINYL BASE
				VCT	VINYL COMPOSITE TILE
				VF	VINYL FABRIC
				W	
				WSC	WAINSCOT
				WH	WALL HUNG
				WTW	WALL TO WALL
				WR	WASTE RECEPTACLE
				WC	WATER CLOSET
				WL	WATER LEVEL
				WP	WATERPROOF (ING)
				WF	WIDE, WIDTH
				WFL	WIDE FLANGE
				WIN	WINDOW
				W/O	WITHOUT
				W	WOMEN
				WD	WOOD
				WDB	WOOD BASE
				WP	WORK POINT

ARCHITECTURAL SYMBOLS LEGEND					
DRAWING SYMBOLS					
	DRAWING NUMBER (TYP) DETAIL NUMBER		ELEVATION SYMBOL ELEVATION IN FEET AND INCHES RELATIVE TO NGVD RELATIVE TO STRUCTURAL ELEMENT INDICATED		PROJECT LIMIT/PROPERTY LINE
	DETAIL NOTATION AREA OF DETAIL		REVISION TAG REVISION NUMBER		HIDDEN FUTURE OR EXISTING CONSTRUCTION TO BE REMOVED
	INTERIOR ELEVATION NUMBER OF DRAWING (ON SAME SHEET)		PARTITION TYPE NUMBER		BREAK LINE
	WALL SECTION SYMBOL POINTS TO DIRECTION OF CUT		DOOR OPENING DESIGNATION ADDITIONAL DOOR DESIGNATIONS		CENTERLINE
	LINE OF CUT DRAWING NUMBER OF SECTION (SEE ABOVE)		ROOM NAME IDENTIFICATION OF SPACE		WINDOW TYPE
	WALL SECTION POINTS TO DIRECTION OF CUT		WHEELCHAIR ACCESSIBLE		DOOR TYPE
	LINE OF CUT DRAWING NUMBER OF SECTION (SEE ABOVE)		MAGNETIC NORTH ARROW		COLUMN REFERENCE GRID

MATEU ARCHITECTURE
1000 OLD CUTLER ROAD, SUITE 100 PALMETTO BEACH, FLORIDA 33157
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ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL: [Signature]

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AR 0008220

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1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S
INTERNATIONAL
REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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RECORD.

PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\NRL\G-001.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RLM

ISSUE DATE:
10-01-10

REVISIONS

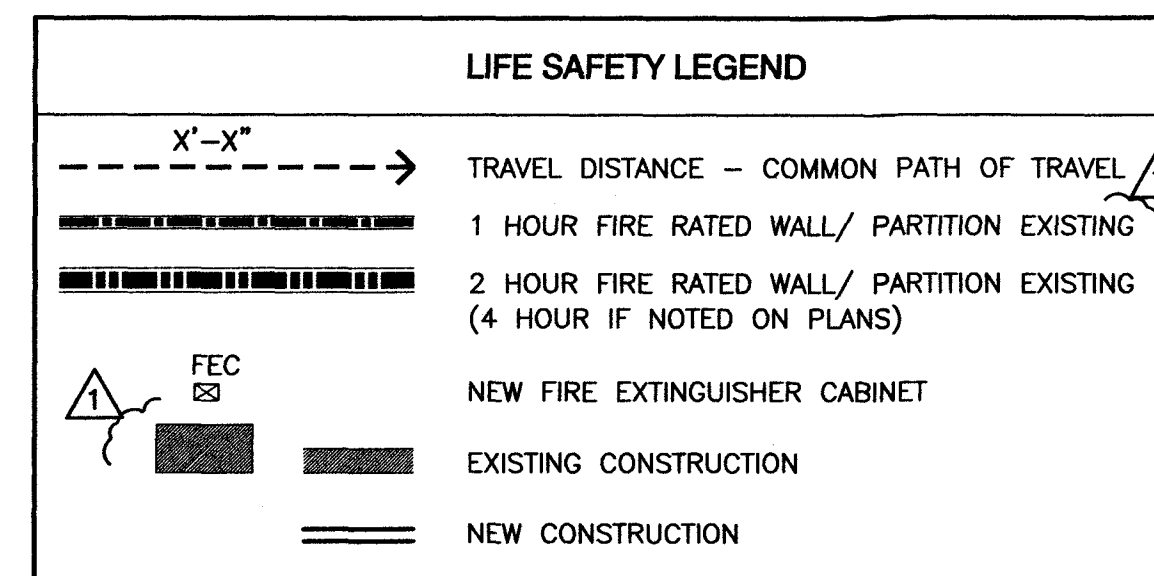
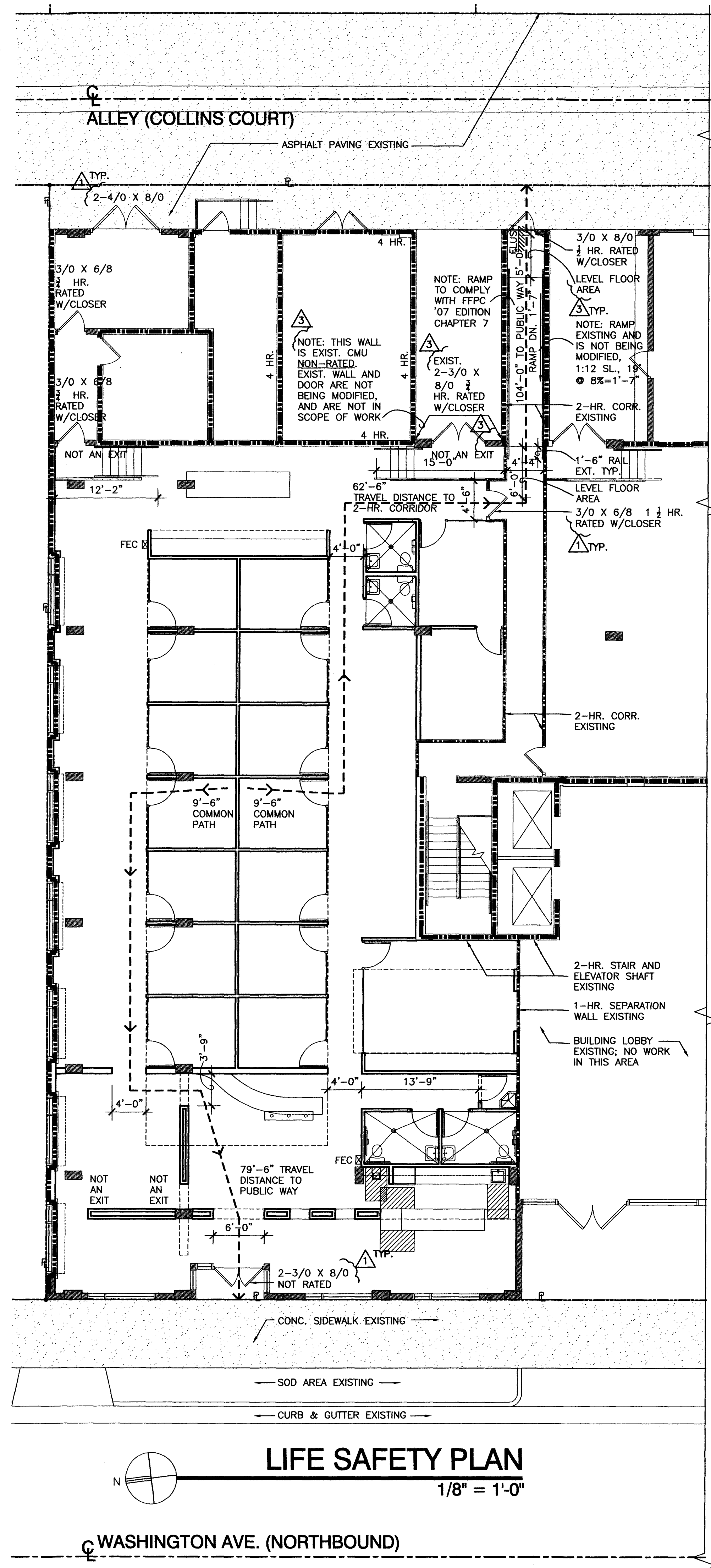
SHEET TITLE

ABBREVIATIONS
& SYMBOLS LEGEND

SHEET:

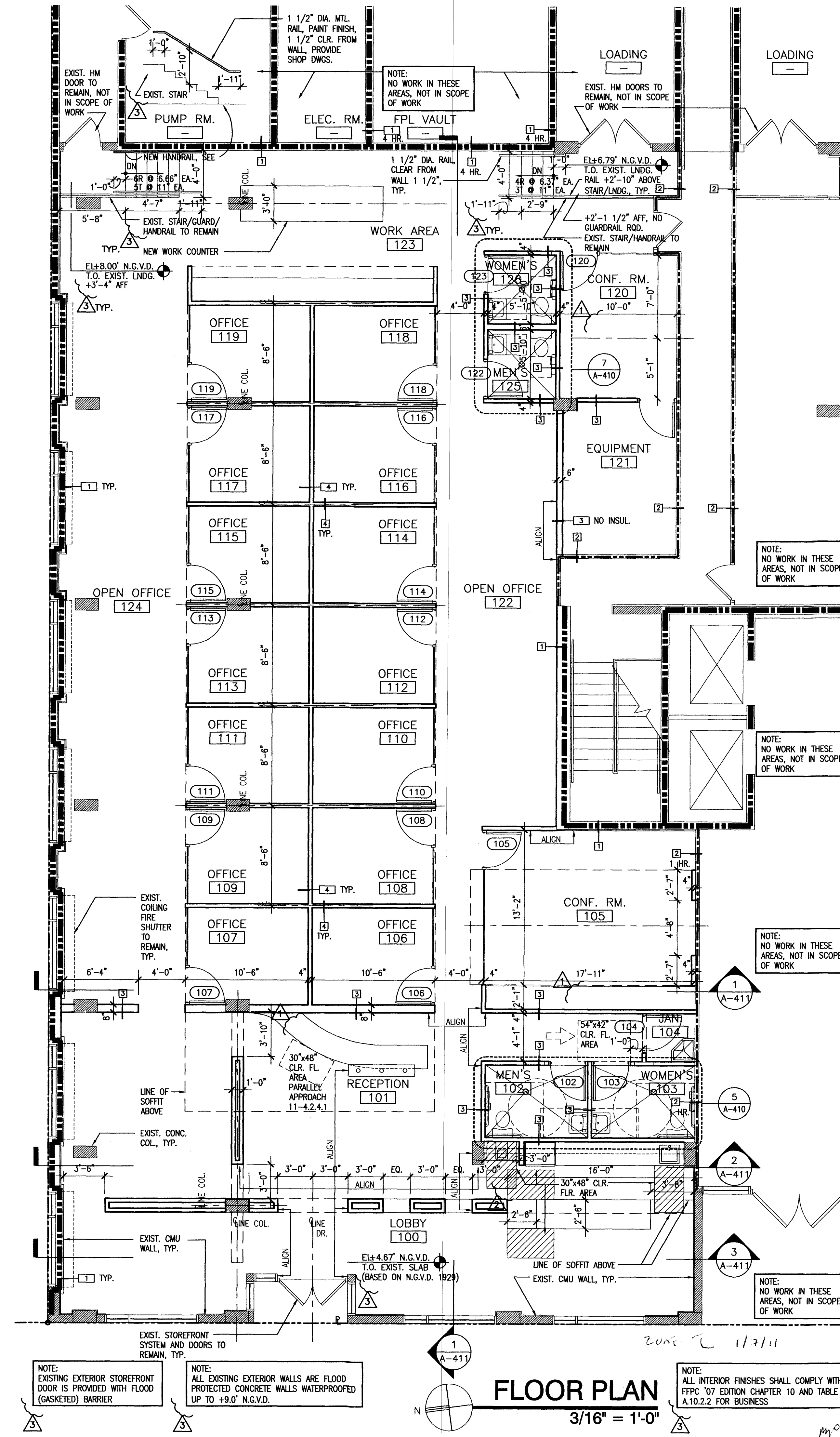
OF:

G-001



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

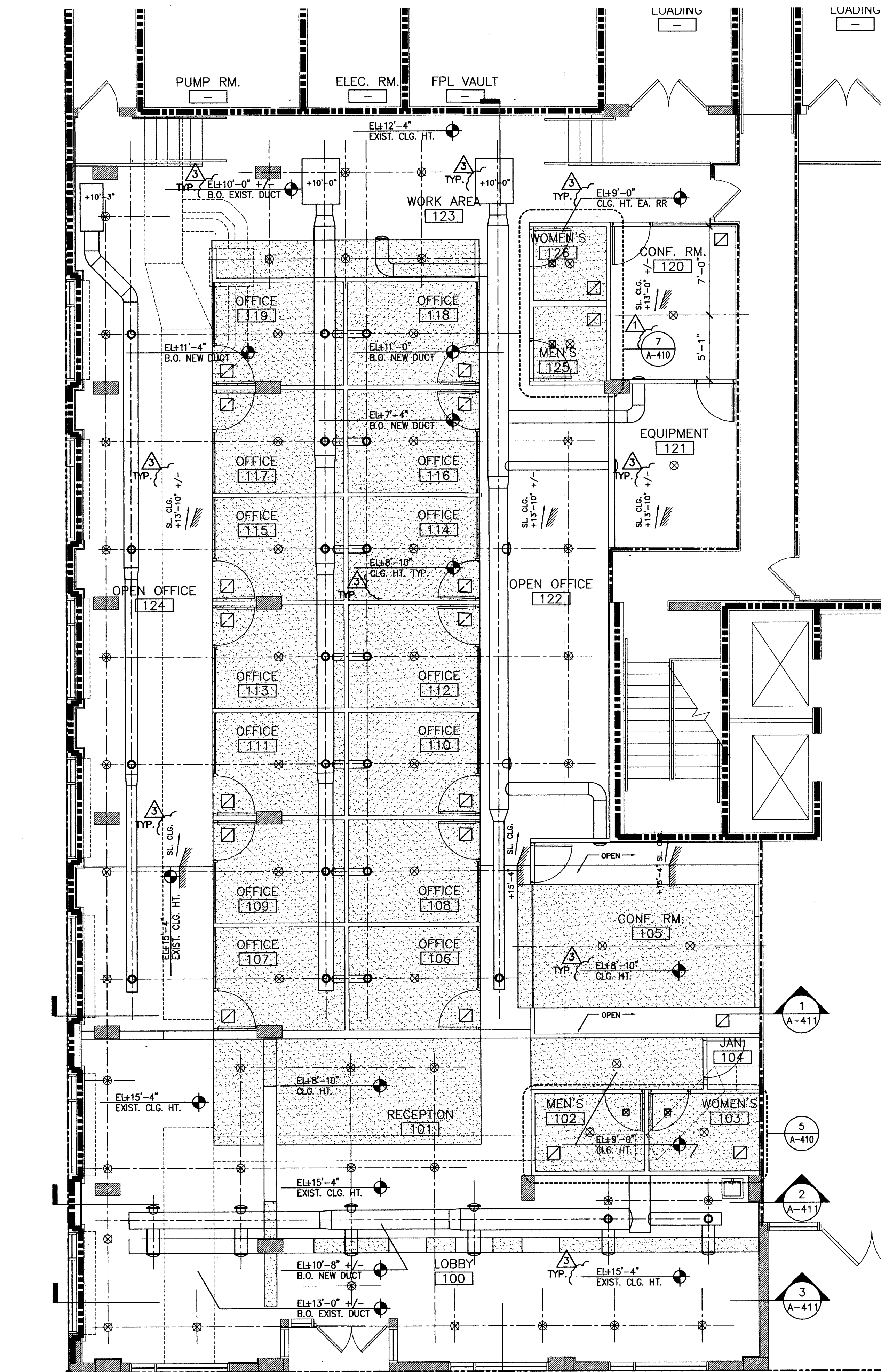


REFLECTED CEILING SYMBOL LEGEND

	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.

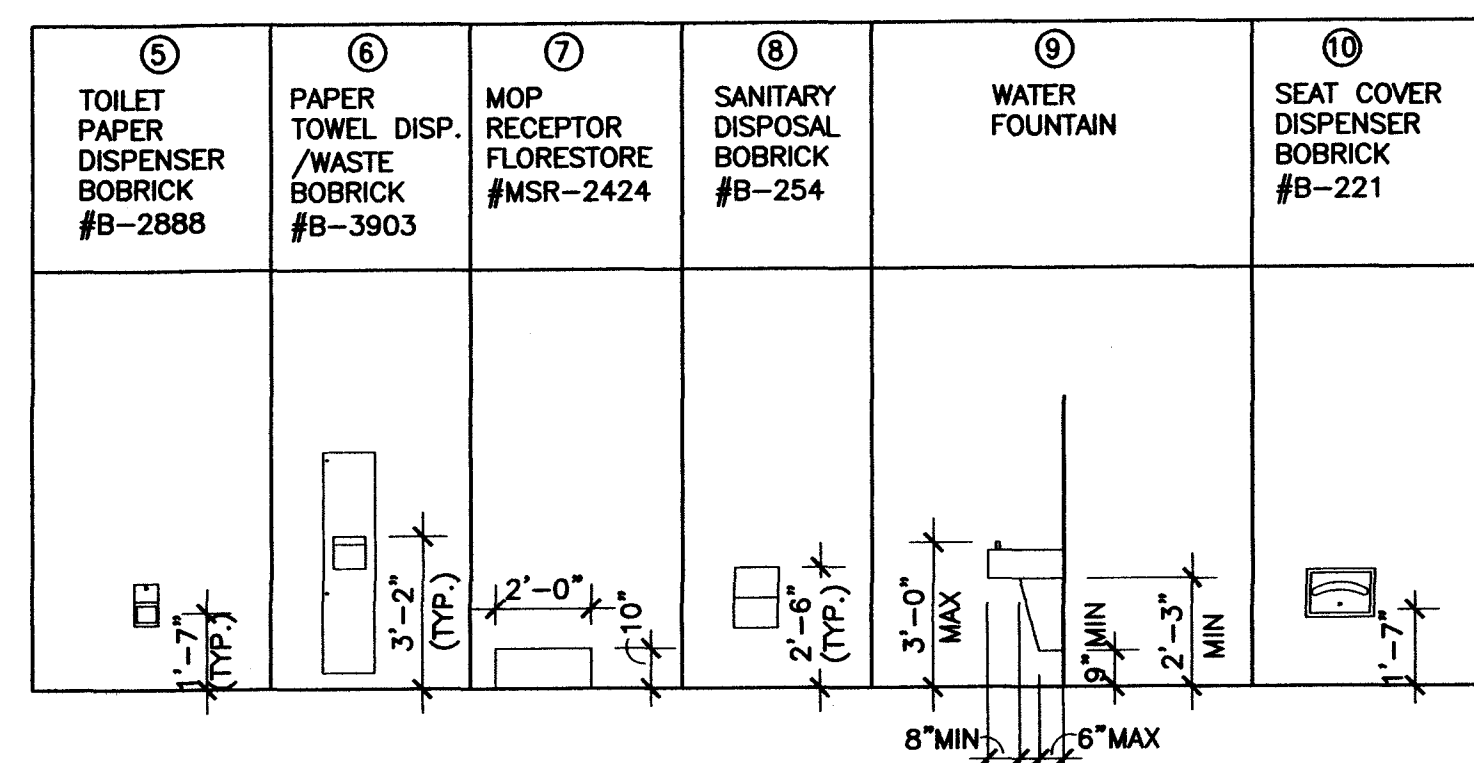
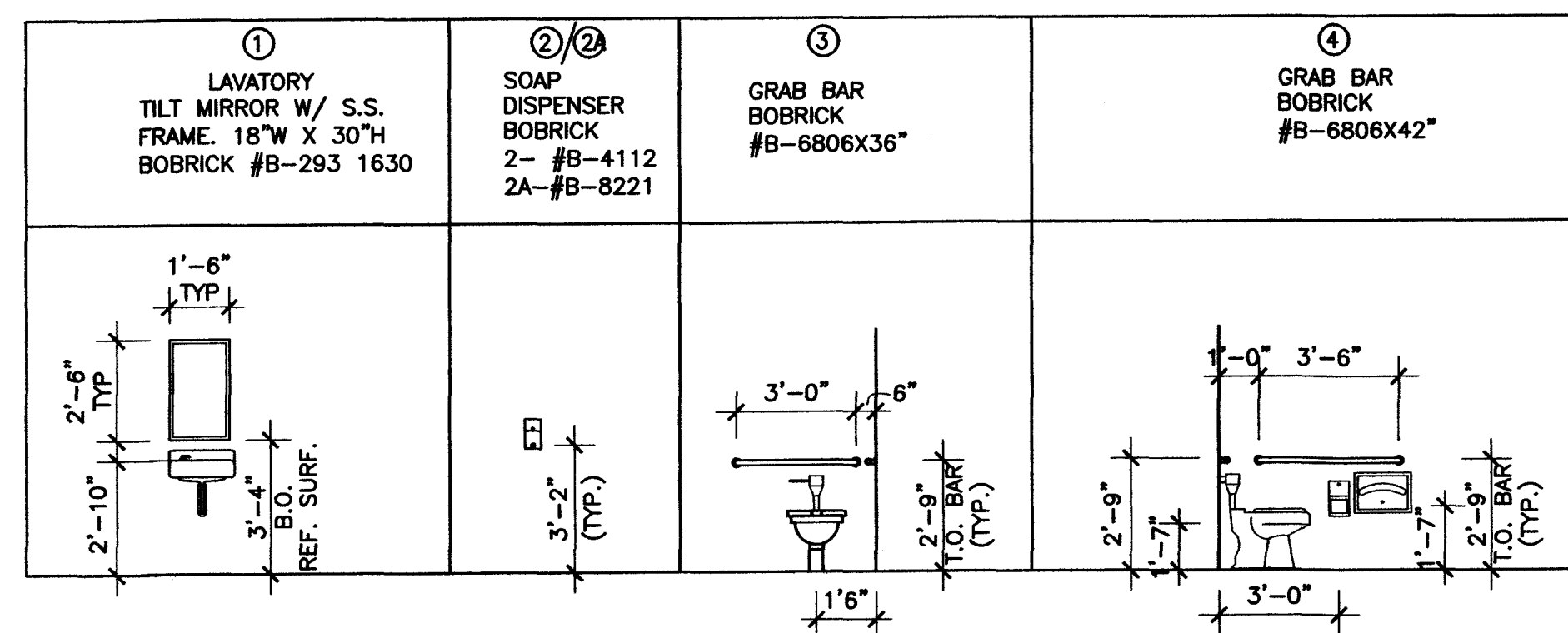
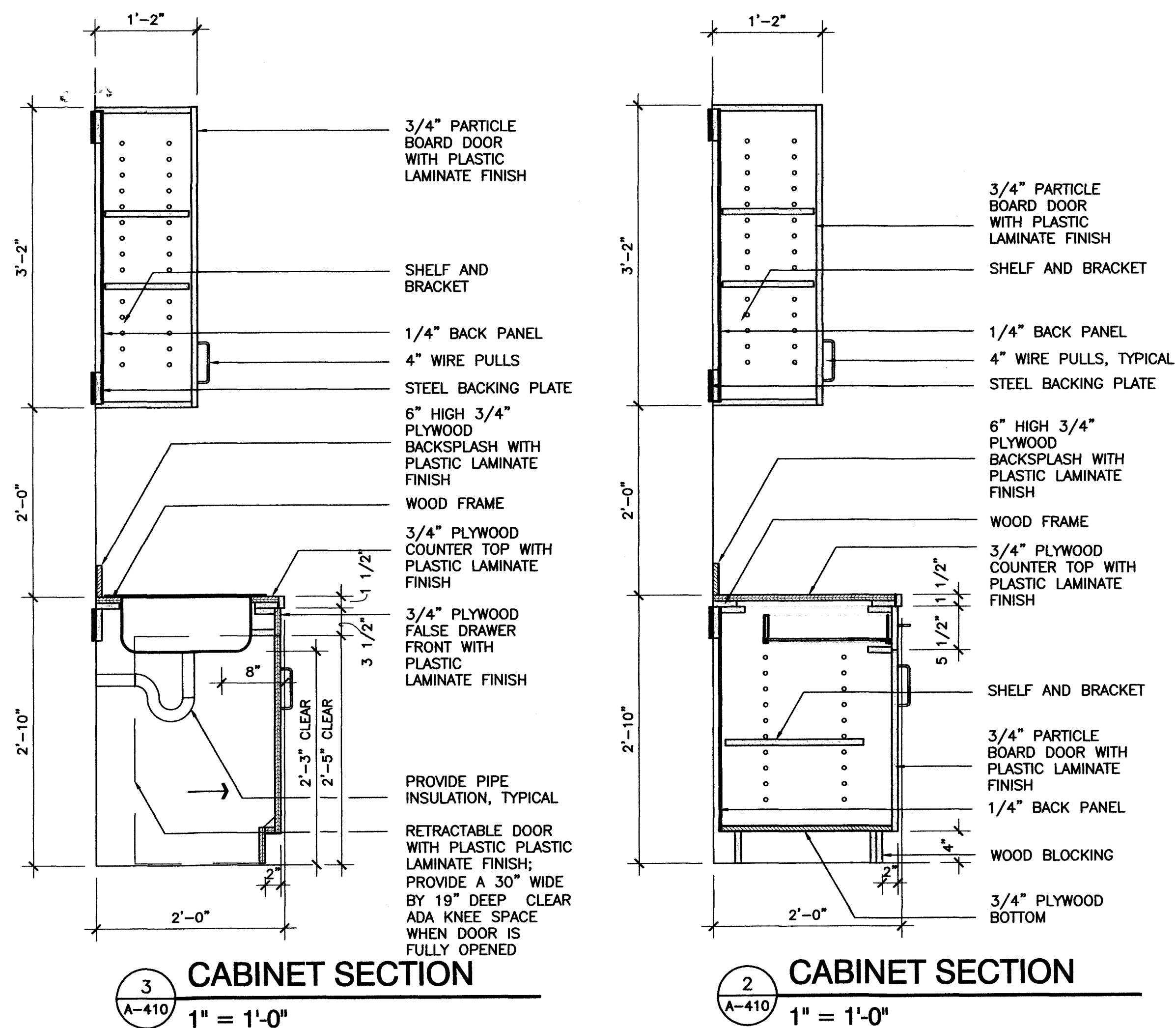
REFLECTED CEILING NOTES

1. PATCH & REPAIR CEILINGS AS REQUIRED BY WORK PERFORMED BY OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.)
2. 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.
3. LIGHT FIXTURES ARE SHOWN ON REFLECTED CEILING PLANS FOR ARCHITECTURAL LOCATIONS ONLY. SEE THE ELECTRICAL DRAWINGS FOR EXACT FIXTURE MODEL AND CIRCUITING.
4. 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.
5. FOR SPRINKLER HEADS REFER TO THE FIRE PROTECTION DRAWINGS. A SEPARATE PERMIT SHALL BE APPLIED FOR THE FIRE ALARM WORK.
6. ANY ERRORS OR OMISSIONS MUST BE COORDINATED BY ARCHITECT AND GENERAL CONTRACTOR IN THE FIELD.
7. FOR EXIT SIGNS AND LIFE SAFETY DEVICES REFER TO ELECTRICAL DRAWINGS.



CEILING PLAN

3/16" = 1'-0"

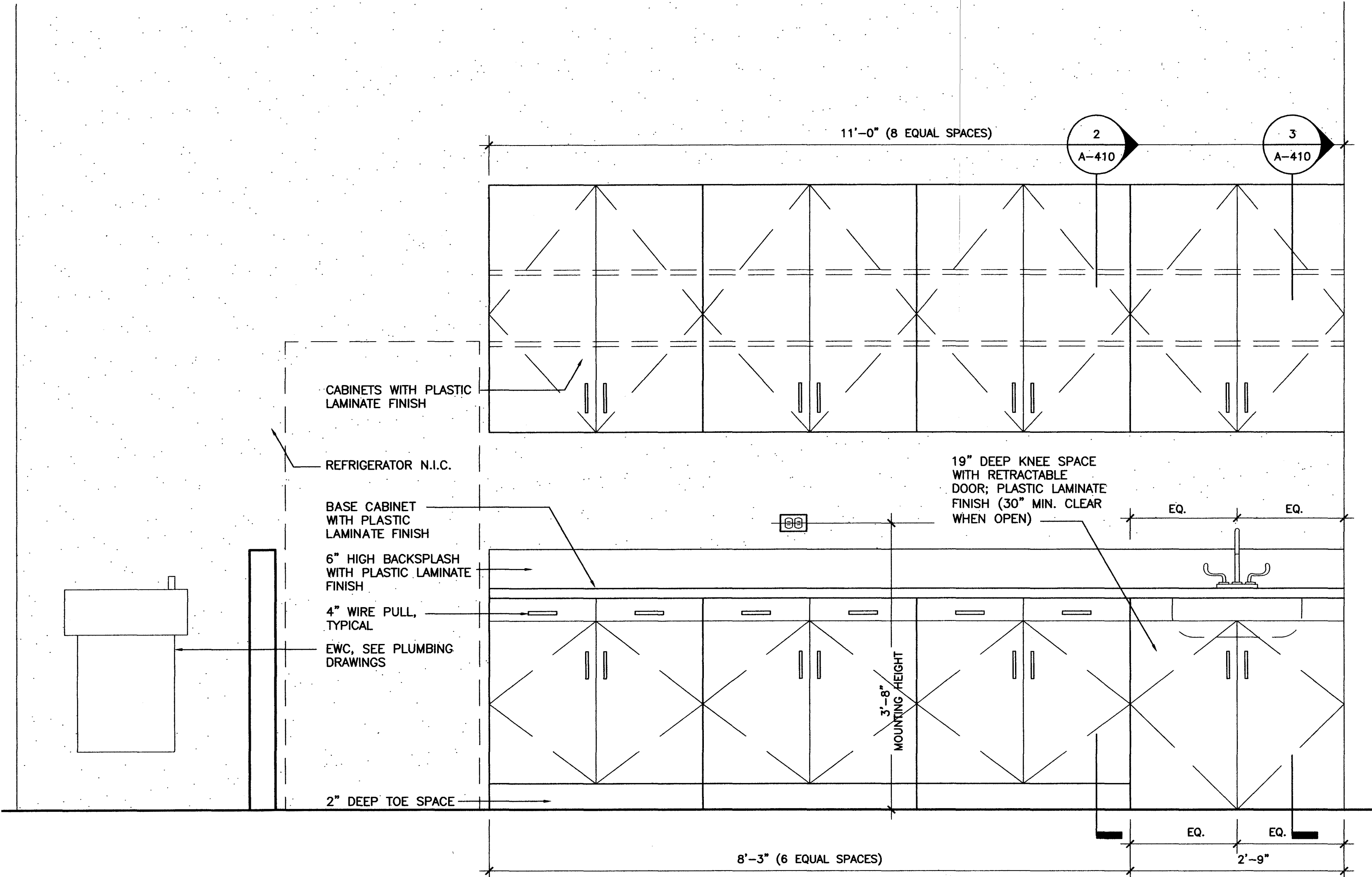


GENERAL NOTES:

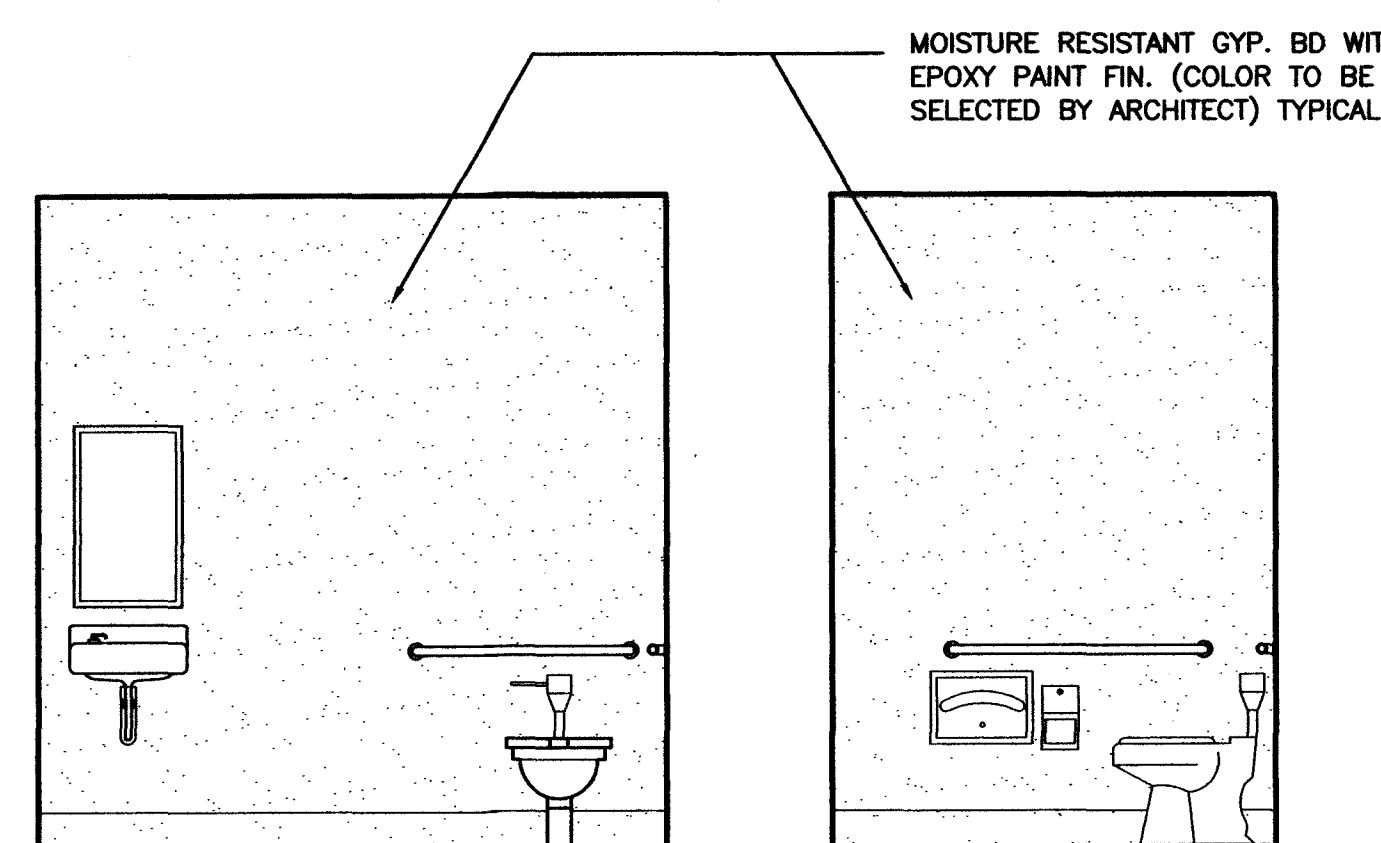
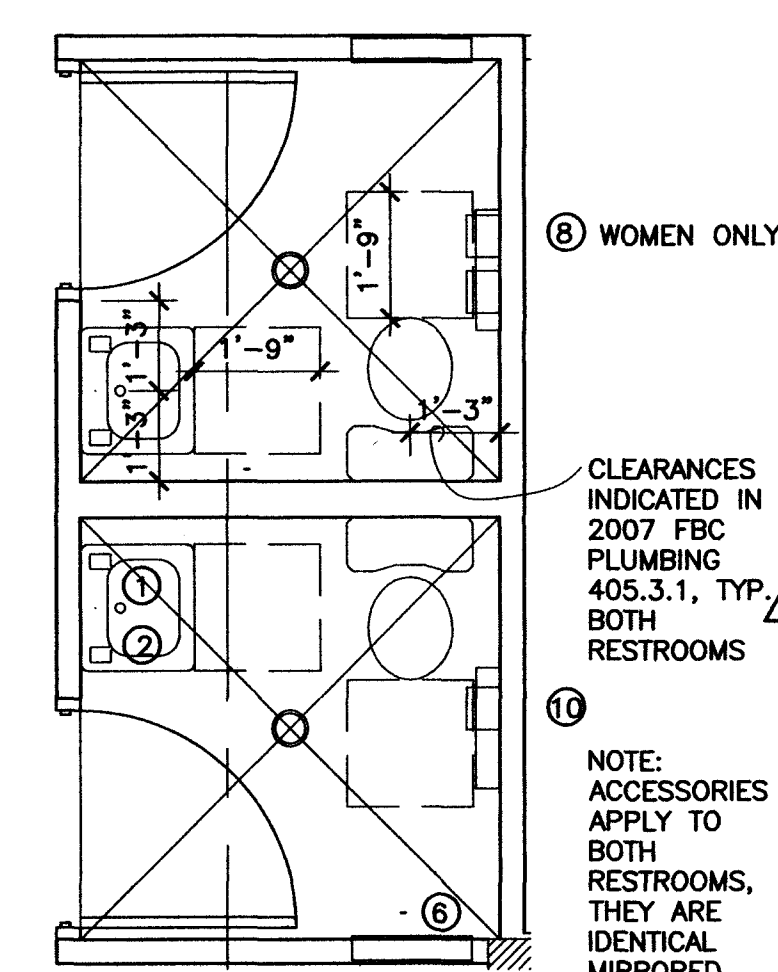
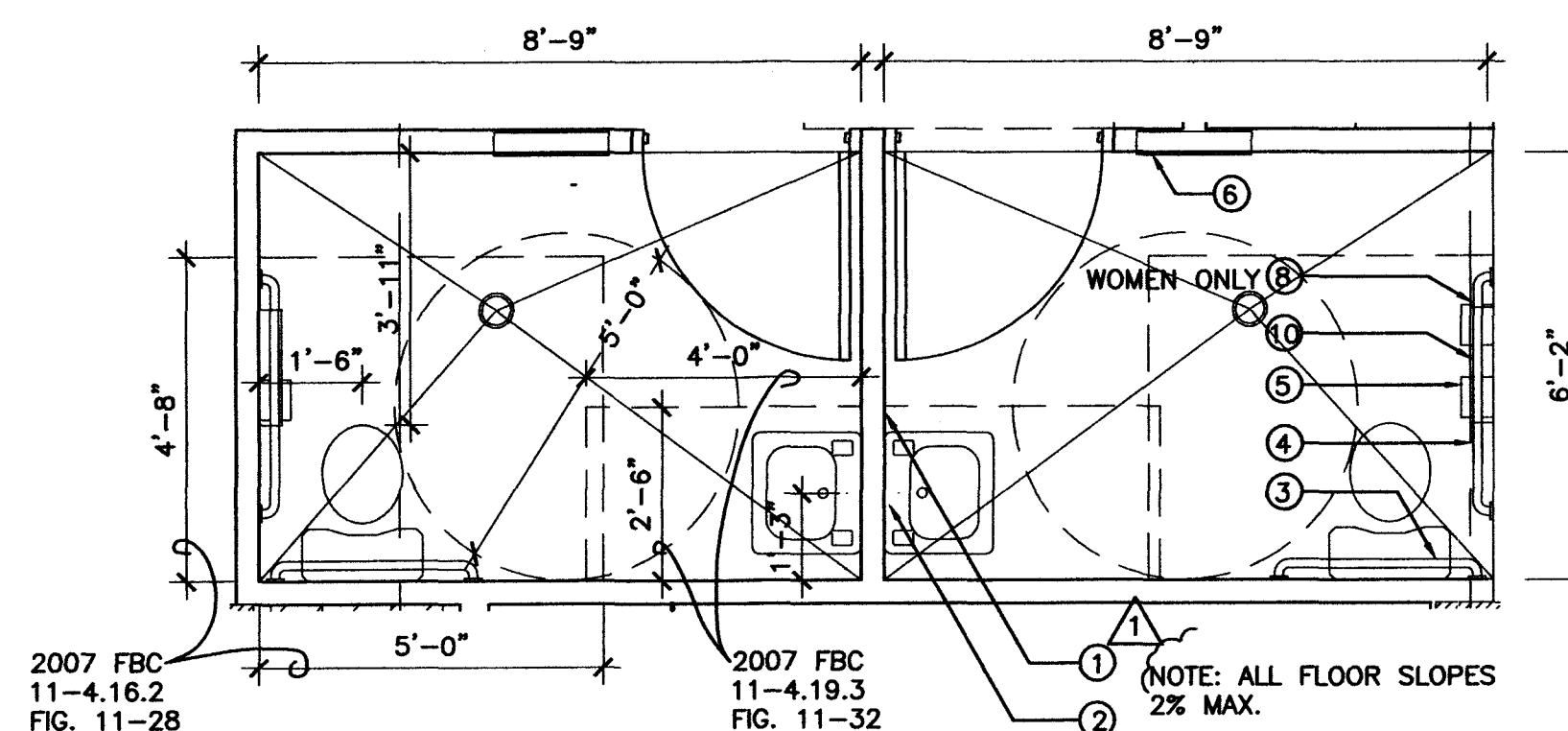
- GRAB BARS IN TOILET ROOM SHALL BE LOCATED 33 INCHES FROM THE FINISHED FLOOR, MEASURED VERTICALLY TO THE TOP OF THE RAIL AND THERE SHALL BE 1-1/2 INCHES OF CLEARANCE BETWEEN THE RAIL AND WALL.
- GROUT AROUND ALL WALL PENETRATIONS AFTER INSTALLATION OF RESTROOM FIXTURES AND EQUIPMENT, AND PROVIDE CAULKING AS NECESSARY.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
- THE STRUCTURAL STRENGTH OF GRAB BARS AND SHOWER SEATS SHALL BE DESIGNED AND SUPPORTED AS TO WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY POINT, DOWNWARD OR HORIZONTALLY. PROVIDE ADDITIONAL WALL SUPPORT AS REQUIRED.
- ALL LAVATORY PLUMBING FITTINGS WILL BE LEVER TYPE (ADA APPROVED)

2007 FBC TABLE 1004.1.2 OCCUPANCY	OCCUPANTS EACH FLOOR	CALCULATIONS
BUSINESS	52	5,178 GSF/100

2007 FBC PLUMBING TABLE 403.1 OCCUPANCY BUSINESS - B	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN 1 PER 100	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
52 OCCUPANTS	26	26	26	26	52	52
FIXTURES REQUIRED	2	2	1	1	1	-
FIXTURES PROVIDED	2	2	2	2	1	1

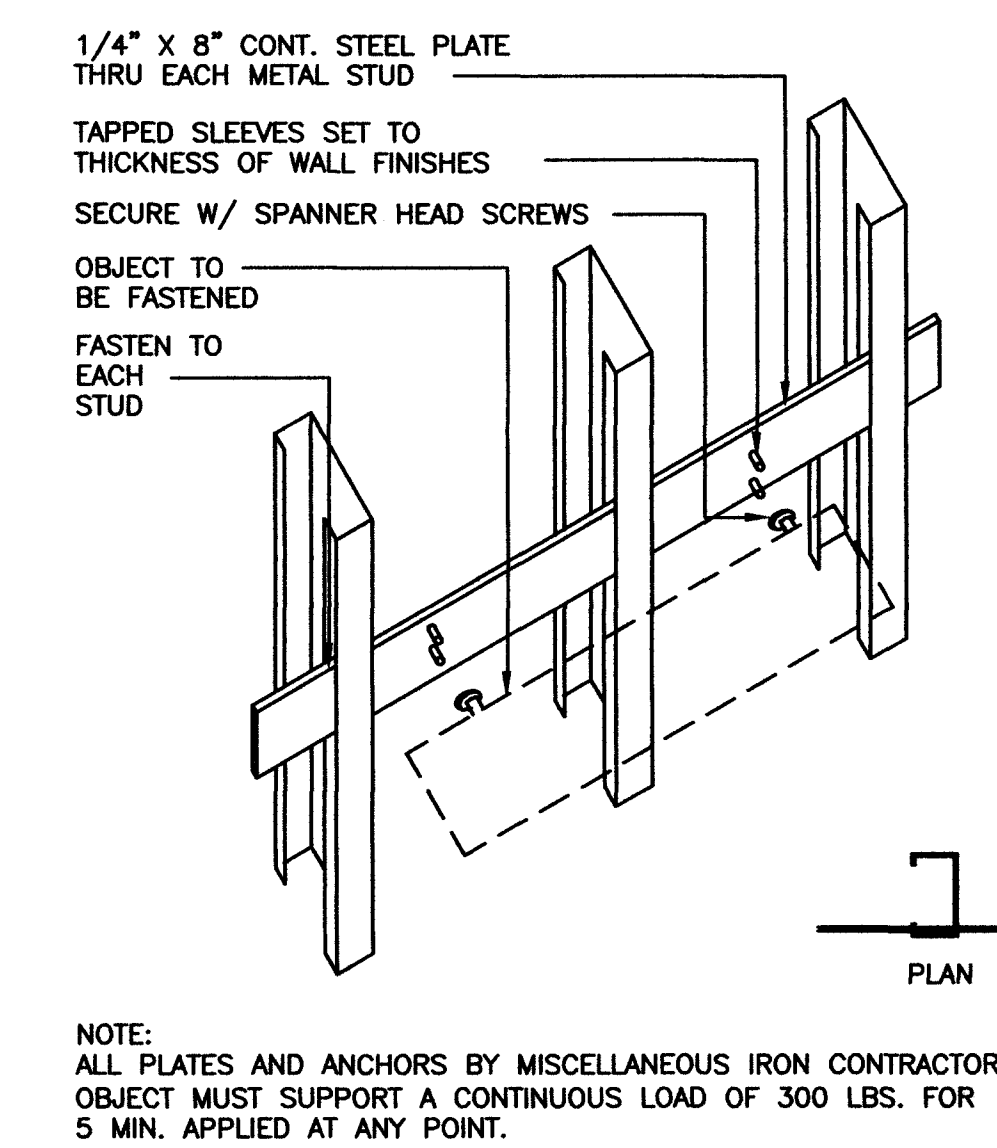


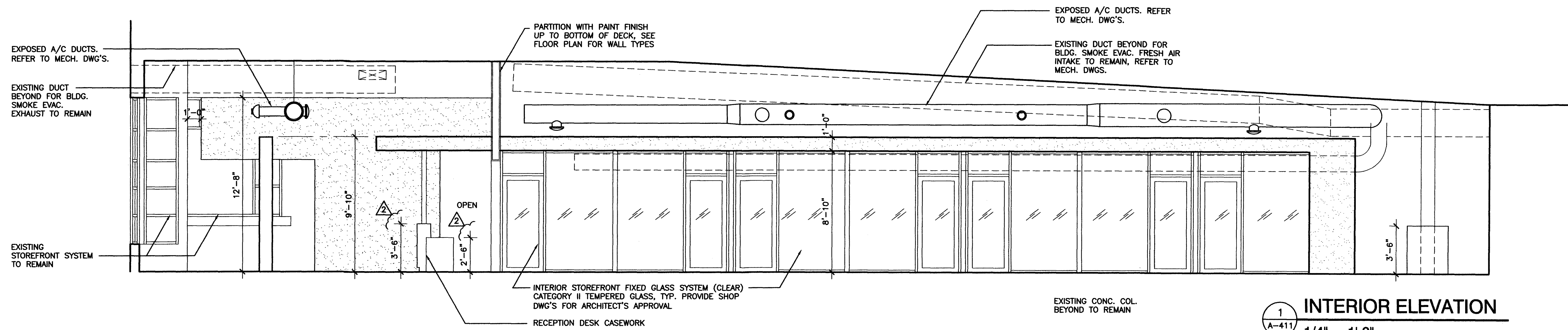
NOTE: ALL CABINET ATTACHMENTS SHALL COMPLY WITH 2007 FBC 2517.5.1.1



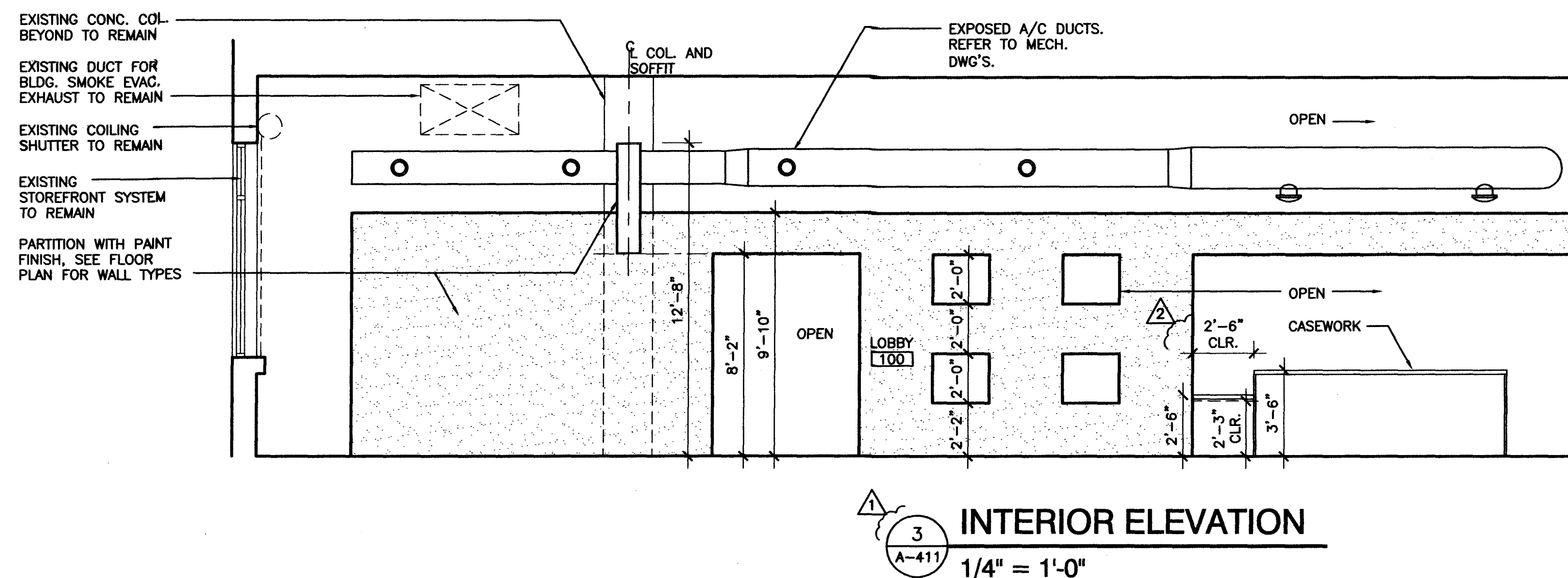
TYP. REINFORCEMENT NOTES

- STEEL STUDS SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE IN WALLS BEHIND ALL WALL HUNG CABINETS AND PLUMBING FIXTURES AS INDICATED IN 2007 FBC 2517.5.1.1.
- PROVIDE A HORIZONTAL 2"x8" MINIMUM WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 STUDS FOR THE ATTACHMENT OF ALL WALL HUNG CABINETS, FIXTURES, ACCESSORIES AND ALL WALL HUNG PLUMBING FIXTURES. INSTALL TO MEET REQUIREMENTS OF 2007 FBC 2318.1.15.
- THESE NOTES AND REQUIREMENTS ARE APPLICABLE TO ALL CASEWORK AND PLUMBING FIXTURES IN THIS PROJECT
- PROVIDE A HORIZONTAL 2'-0" PLYWOOD BACKING ON SOUTH WALL OF CONFERENCE ROOM. HEIGHT TO BE COORDINATED BY THE CONTRACTOR/OWNER DEPENDING ON THE LOCATION OF THE DECORATIVE SCULPTURE (PROVIDED BY OWNER)

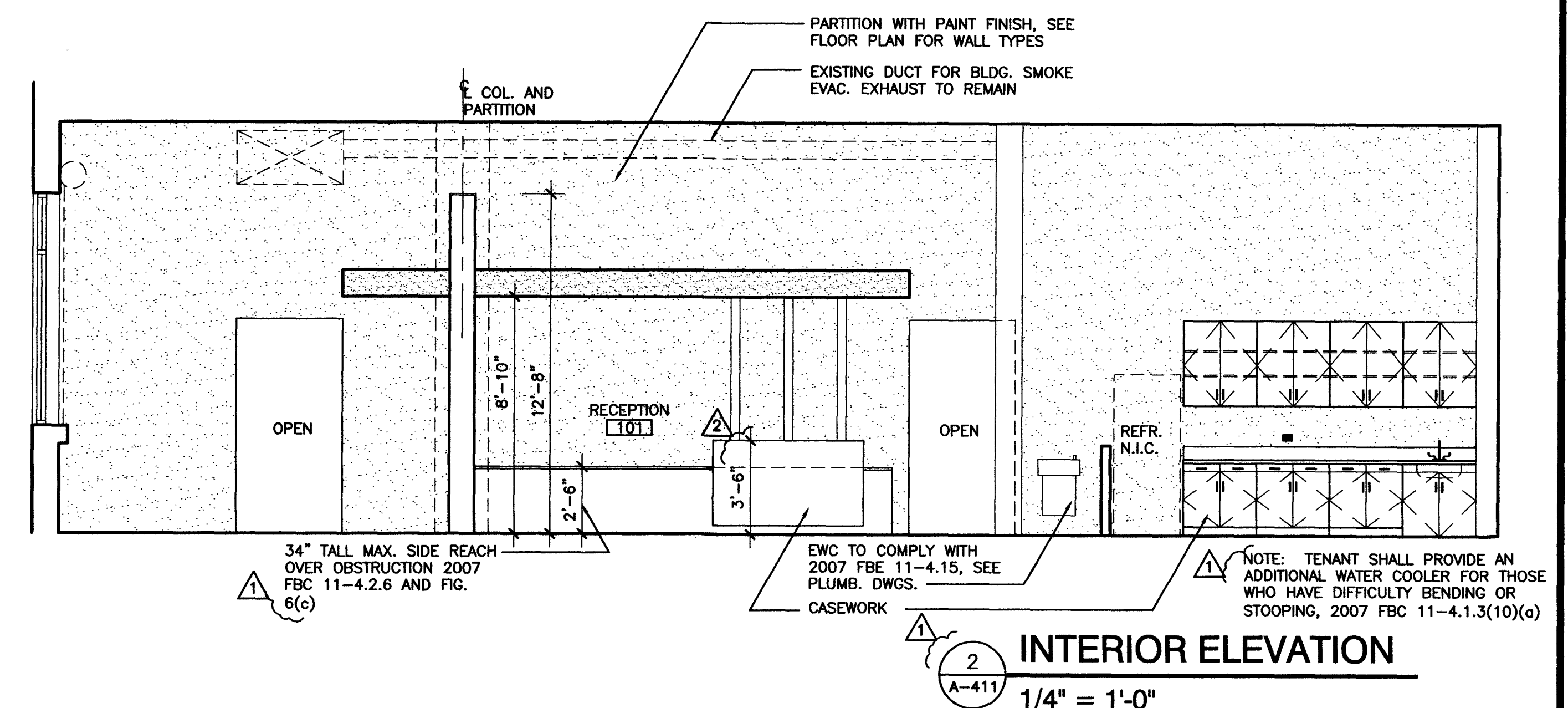




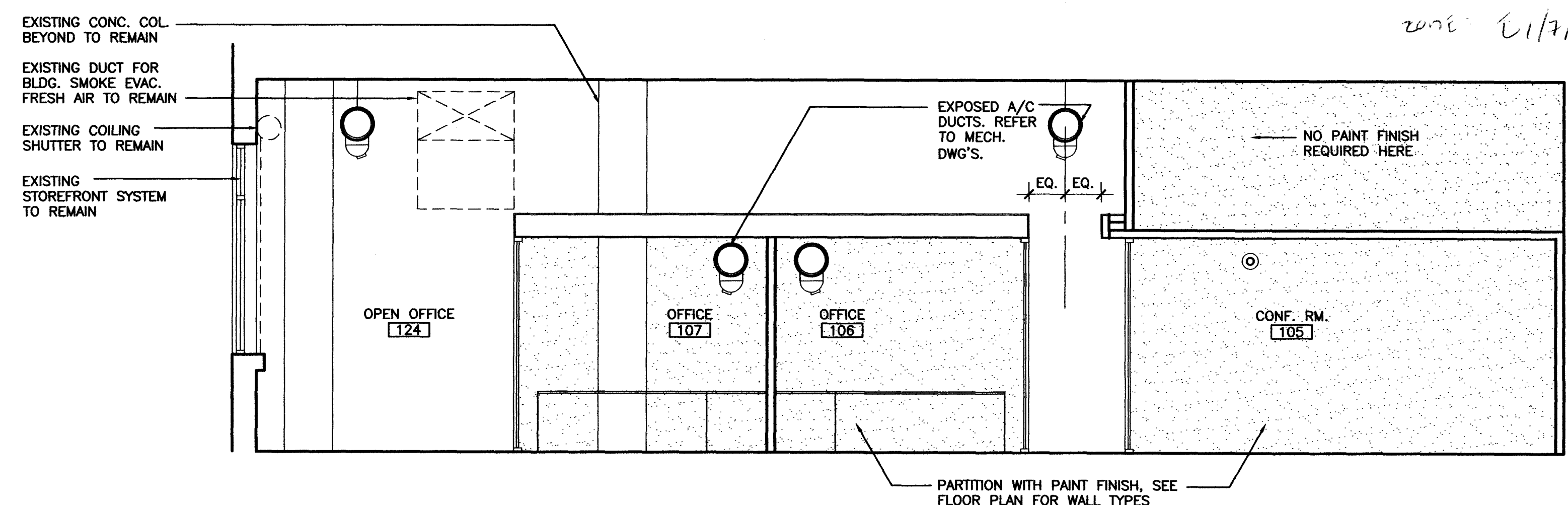
1
A-411
INTERIOR ELEVATION
1/4" = 1'-0"



3
A-411
INTERIOR ELEVATION
1/4" = 1'-0"



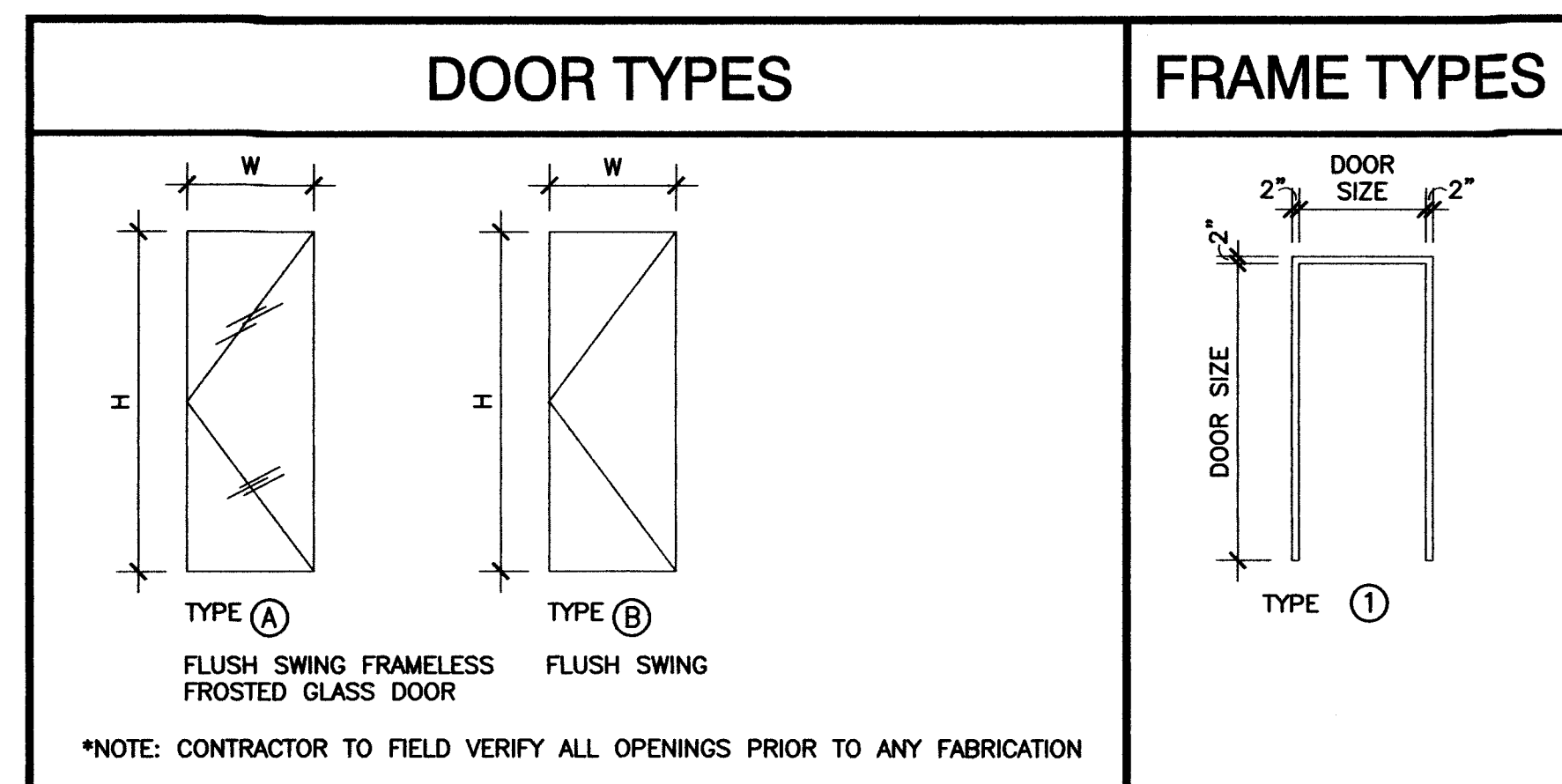
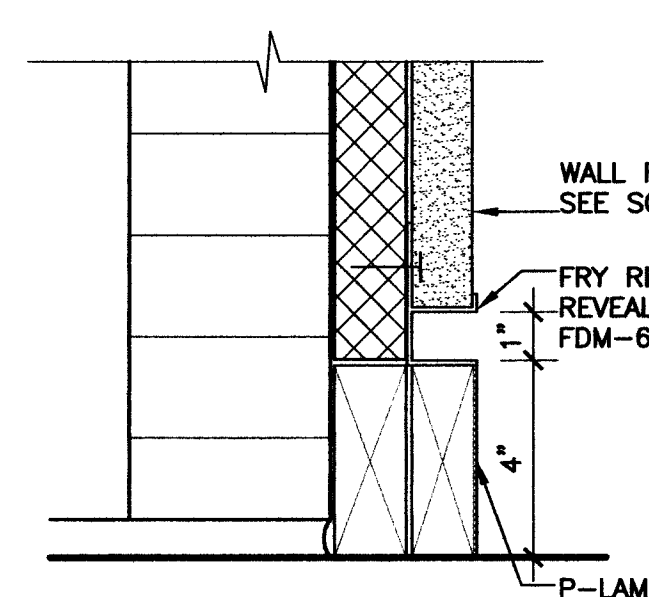
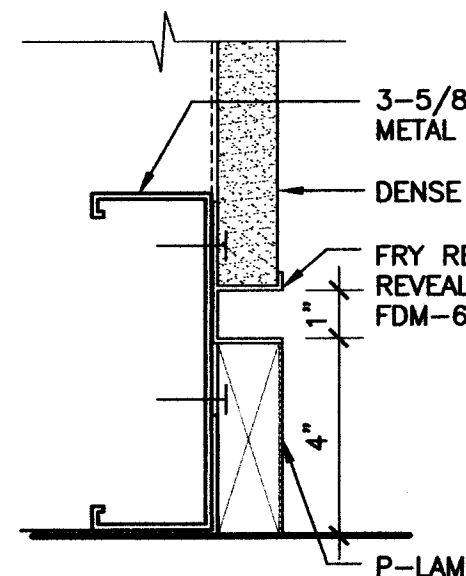
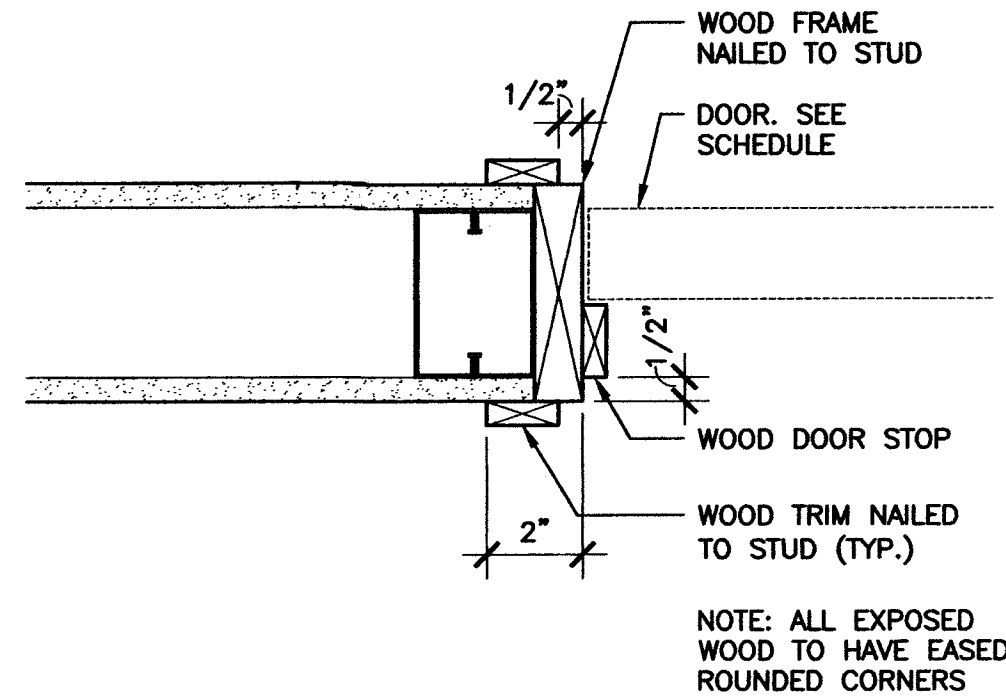
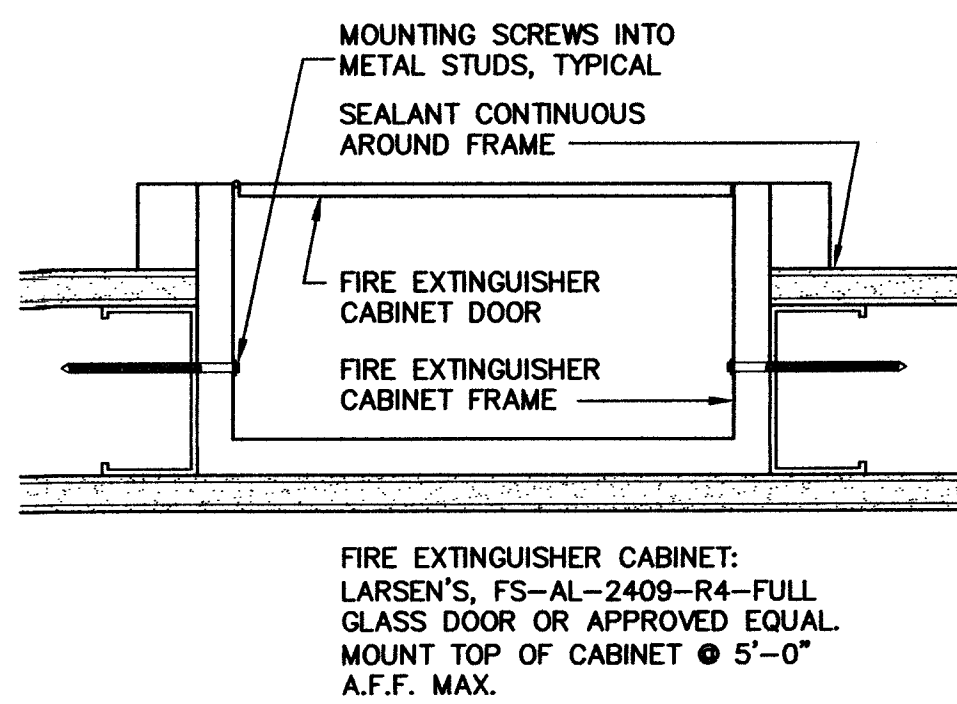
2
A-411
INTERIOR ELEVATION
1/4" = 1'-0"



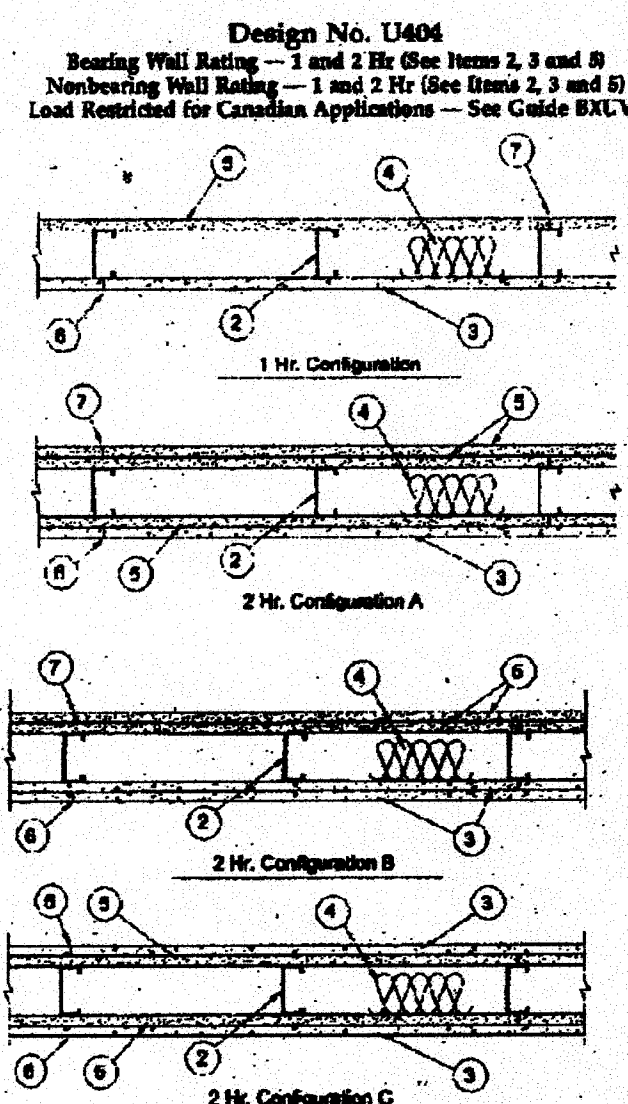
4
A-411
INTERIOR ELEVATION
1/4" = 1'-0"

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	EXPOSED	—	15'-4"	
101	RECEPTION	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
102	MEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'-0"	*EPOXY PAINT
103	WOMEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'-0"	*EPOXY PAINT
104	JANITOR	POLISH. CONC.	—	GYP. BD.	PAINT*	GYP. BD.	PAINT	—	*EPOXY PAINT
105	CONF. ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
106	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
107	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
108	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
109	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
110	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
111	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
112	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
113	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
114	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
115	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
116	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
117	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
118	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
119	OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD.	PAINT	8'-10"	
120	CONF. ROOM	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
121	EQUIPMENT	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
122	OPEN OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
123	WORK AREA	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
124	OPEN OFFICE	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	—	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
125	MEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'-0"	*EPOXY PAINT
126	WOMEN'S	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT*	GYP. BD.	PAINT	9'-0"	*EPOXY PAINT

1. EPOXY PAINT SHALL BE SUPER SPEC HP ACRYLIC EPOXY COATING P43 BY BENJAMIN MOORE.
2. FLOOR POLISH IN THE RESTROOMS SHALL HAVE A MINIMUM VALUE OF 0.6 FOR THE STATIC COEFFICIENT OF FRICTION AND SHALL BEAR THE U.L. SEAL



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

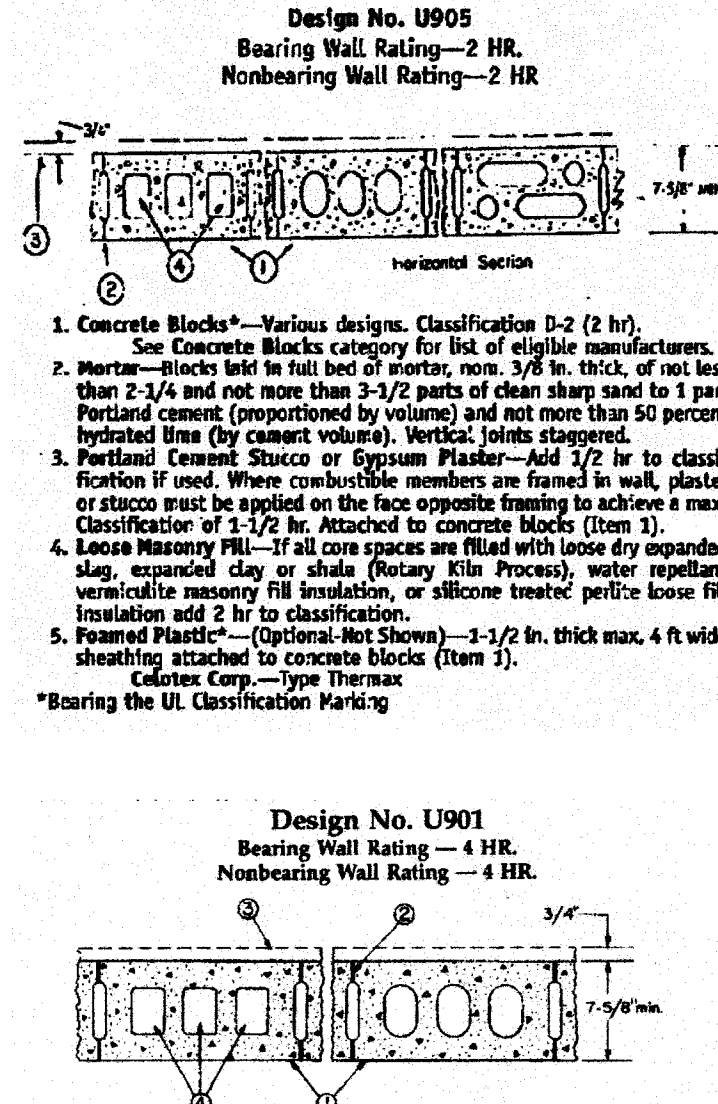


1. Steel Floor and Ceiling Runners — (Not Shown) — Channel shaped, 5-1/2 in. wide by 1-1/4 in. deep, fabricated from min. 20 MSG (0.020 in. min. base metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. O.C. max.
2. Steel Studs — 3-1/2 in. wide, fabricated from min. 20 MSG (0.020 in. min. base metal thickness) galvanized steel, spaced max. 16 in. O.C. For bearing walls, studs shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the bearing wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer and shall meet the requirements of all applicable local code agencies. Steel studs attached to floor and ceiling runners with 3/8 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications. For nonbearing walls, studs to be cut 3/8 to 3/4 in. less than assembly height and fastened into floor and ceiling runners.

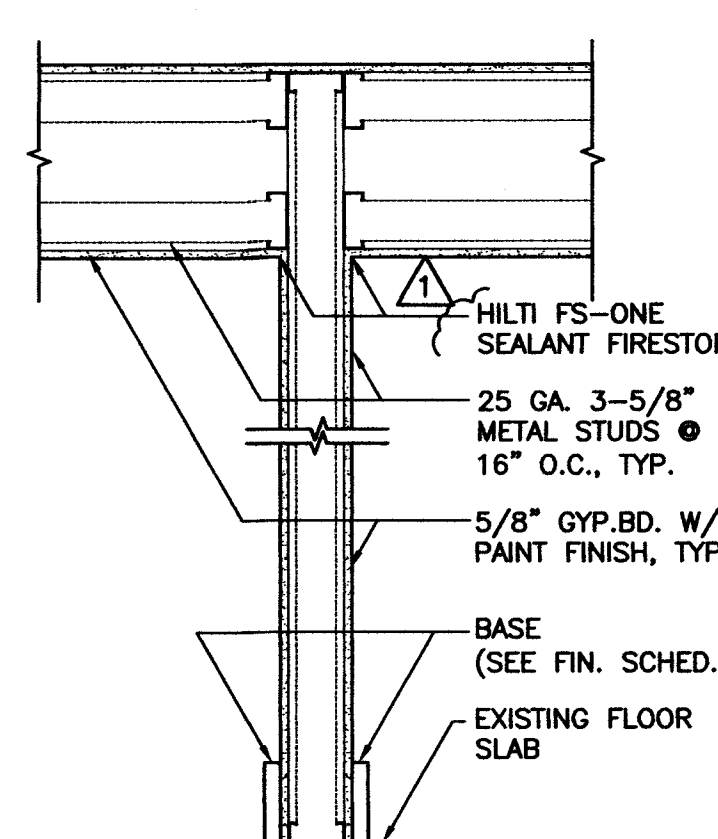
3 HEAD/JAMB DETAIL (TYP.)
A-601 3" = 1'-0"

3. Unreinforced Backer (Unit*) — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints covered over studs. Fastened to studs and runners with corrosion resistant, channel, ribbed water head screws with a minimum head diameter of 400 inch. For nonbearing systems, fastened to studs and bottom runners with the appropriate screws placed 1/2 in. to 2 in. below the bottom edge of the leg of the top runner. Horizontal joints need not be backed by framing. 1 Hr. System — Screws shall be min. 1-1/4 in. long and spaced a max. of 8 in. O.C. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 2 Hr. System — For the base layer in Configuration B, the screws shall be min. 1-1/4 in. long and spaced a max. of 12 in. O.C. For the face layer, screws shall be 3/8 in. long and spaced a max. of 8 in. O.C. All face layer joints offset min. 12 in. from underlying base layer joints. Joints in other layer need not be staggered from joints on the opposite side of the wall.
UNITED STATES GYPSUM CO. — DUNLOCK Exterior Cement Board, or DUNLOCK Bond Cement Board.
4. Backer and Backer* — Min. 3 in. thick mineral wool insulation batts, factory-fused between studs.
5. Gypsum Board* — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints covered over studs. Horizontal joints need not be backed by framing. Fastened to studs and runners with 1 in. long screws spaced max. 8 in. O.C. at vertical edges and spaced max. 12 in. O.C. in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max. 8 in. O.C. Vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 2 Hr. System — Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max. 16 in. O.C. to studs and runners. Face layer fastened with 1-1/2 in. long screws spaced max. 16 in. O.C. to studs and runners with screws offset 8 in. from face layer screws. Face layer joints offset min. 12 in. from base layer joints. Joints in other layer need not be staggered from joints on the opposite side of the wall. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CANADIAN GYPSUM COMPANY — Type AR, C, IP-AR, IP-XL, IP-X2, IP-AR, SCX, SDX, WRC, or WRC.

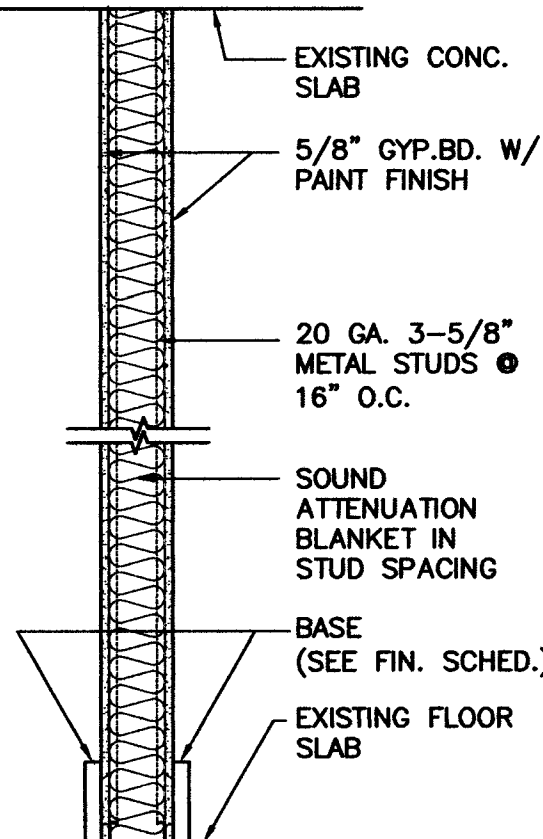
- UNITED STATES GYPSUM CO. — Type AR, C, FRX-G, IP-AR, IP-XL, IP-X2, IP-AR, SCX, SDX, WRC, or WRC.
USG MEXICO S.A. DE C.V. — Type AR, C, IP-AR, IP-XL, IP-X2, IP-AR, SCX, SDX, WRC, or WRC.
6. Joints — Covered with glass fiber mesh tape and latex modified Portland cement mortar or masonry, or Type 1 organic adhesive.
7. Joints — When tapered edge gypsum board is used, face layer joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer board with joints reinforced. When square-edge gypsum board is used, treatment of joints is optional.
8. Vapor Retarder: Water Barrier or Weather Resistive Barrier — Optional (Not Shown) — As required.
*Bearing the U.L. Classification Mark



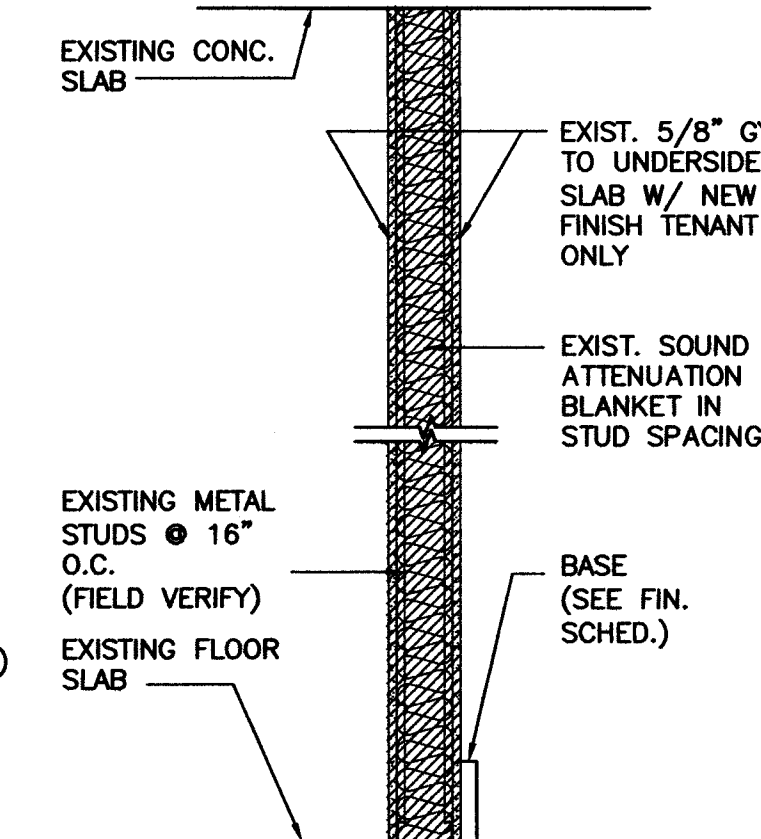
1. Concrete Blocks* — Various designs. Classification B-2 (2 hr). See Concrete Blocks category for lists of eligible manufacturers.
2. Mortar — Blocks laid in full bed of mortar, min. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr. to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 2-1/2 hr. Attached to concrete blocks (Item 1).
4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay shingle (Stony Kilo Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr. to classification.
5. Foamed Plastic* — (Optional-Not Shown) — 3-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
Calotte Corp.—Type Thermax
*Bearing the U.L. Classification Mark



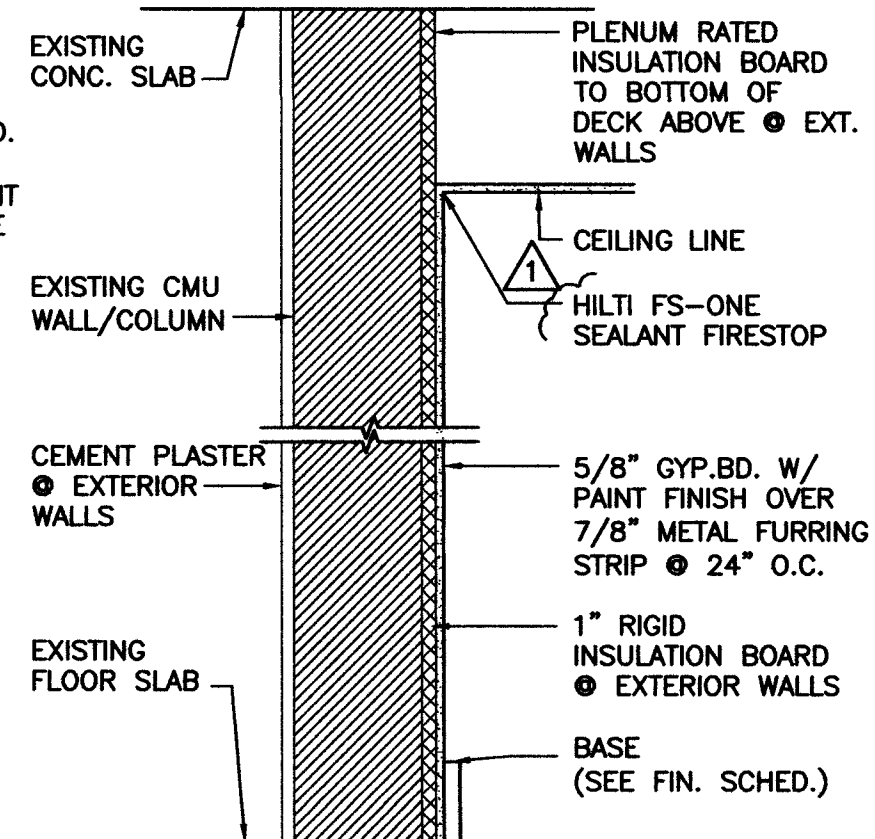
TYPE 4



TYPE 3



TYPE 2 1 HR. U.L. No.U404
TYPE 2A 2 HR. U.L. No.U404



TYPE 1 2 HR. U.L. No.U905
TYPE 1A 4 HR. U.L. No.U901

- NOTE: SEAL ALL PENETRATIONS AND PERIMETER TO RESIST THE PASSAGE OF SMOKE
NOTE: FOR PENETRATION FIRESTOPPING DETAILS, SEE DRAWING E-101

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



E-101 3

EXIST. DISTRIBUTION PANEL "T"								VOLTAGE: 120/208V, 3ø, 4W MAINS: 800 A TYPE MAINS: 3P-800A M.C.B.
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)														VOLTS: 120/208V, 3ø, 4W BUS: 400A LOAD: 79.2KVA/360V = 220.0_A	
CU BUS/GND BUS															
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD		
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	EWG (GF)	1	20	12	1/2"	800		
1600						3	4	REFRIGERATOR					1400		
1600						5	6	COUNTER RECS					1500		
720					OPEN OFFICE RECS	7	8						1500		
720						9	10						1500		
720						11	12						720		
720						13	14	CONFERENCE ROOM RECS					720		
720					OFFICE RECS	15	16	CONFERENCE ROOM RECS					720		
720						17	18	OFFICE RECS					720		
720						19	20						720		
720						21	22						720		
1200					SIGN (*)	23	24						720		
720					RECS	25	26	AC-3 (**)	3	30	10	3/4"	6516		
4200	3/4"	10	30	2	INSTA-HOT	27	28						--		
--	--	--				29	30						--		
7992	3/4"	10	35	3	AC-1 (**)	31	32	AC-4 (**)	3	30	10	3/4"	6516		
--	--	--				33	34						--		
--	--	--				35	36						--		
4428	3/4"	10	25	3	AC-2 (**)	37	38	SUB-PANEL "P"	3	70	4	1 1/4"	8200		
--	--	--				39	40						--		
--	--	--				41	42						--		

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

TYPE: SQ'D NOOD MTC: FLUSH MOUNTED MAIN: M.L.O					PANEL "P" (22 KAIC) CU BUS/GND. BUS					VOLTS: 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	TRIP	WIRE	COND.	LOAD	
800	1/2"	12	20	1	LIGHTING	1	2	TEL. BKBD	1	20	12	1/2"	720	
800						3	4	SERVER					720	
800						5	6	LIGHTING					800	
800						7	8						800	
400						9	10						900	
720	1/2"	12			BATHROOM RECS	11	12	BATHROOM RECS					720	
--	--	--			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
- ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 10B. 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 CONTO/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.

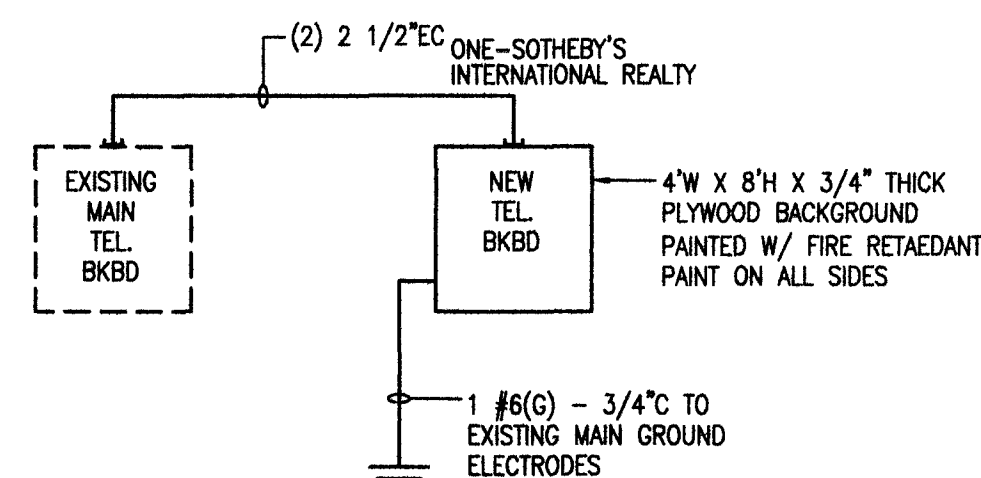
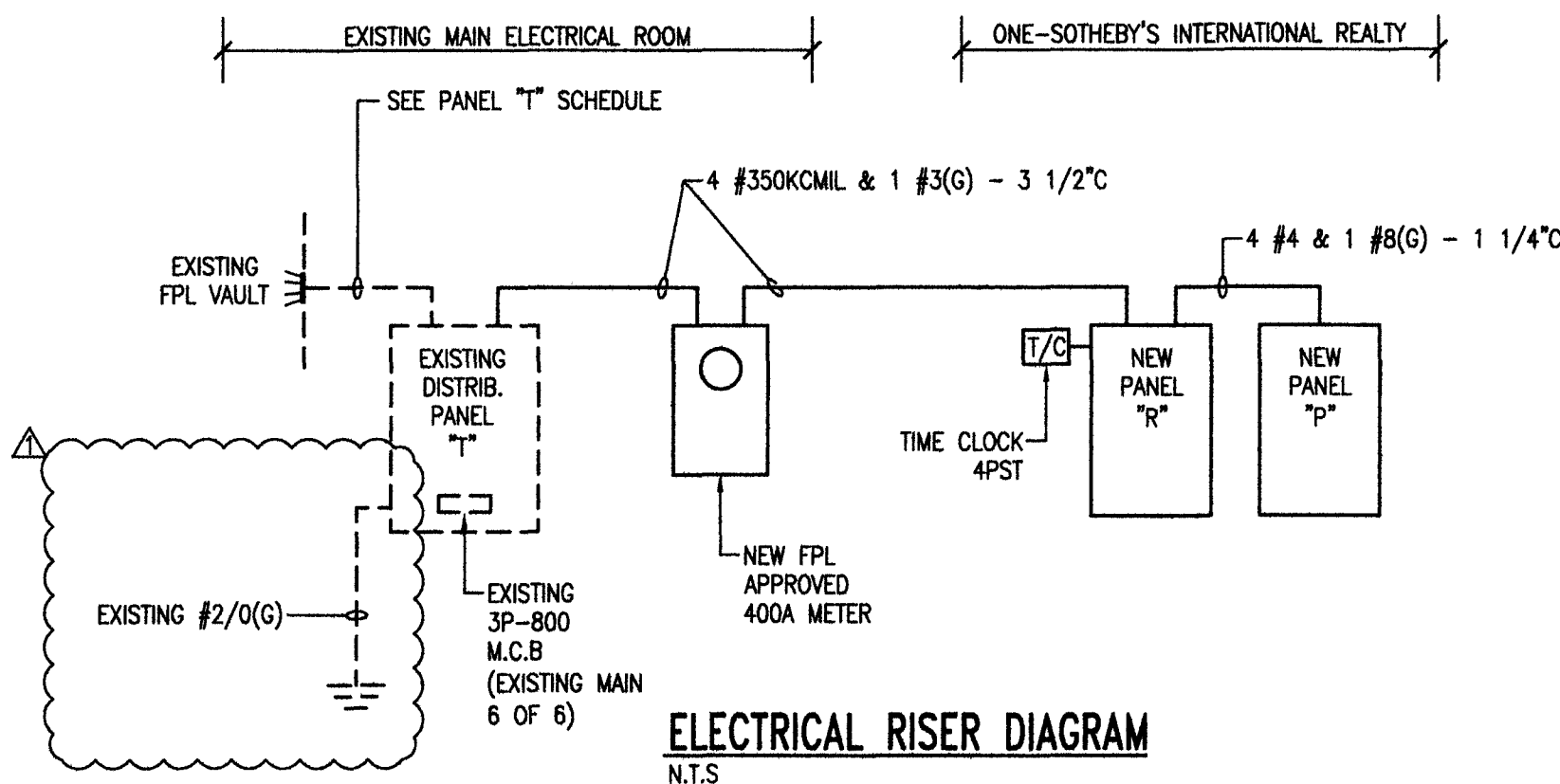
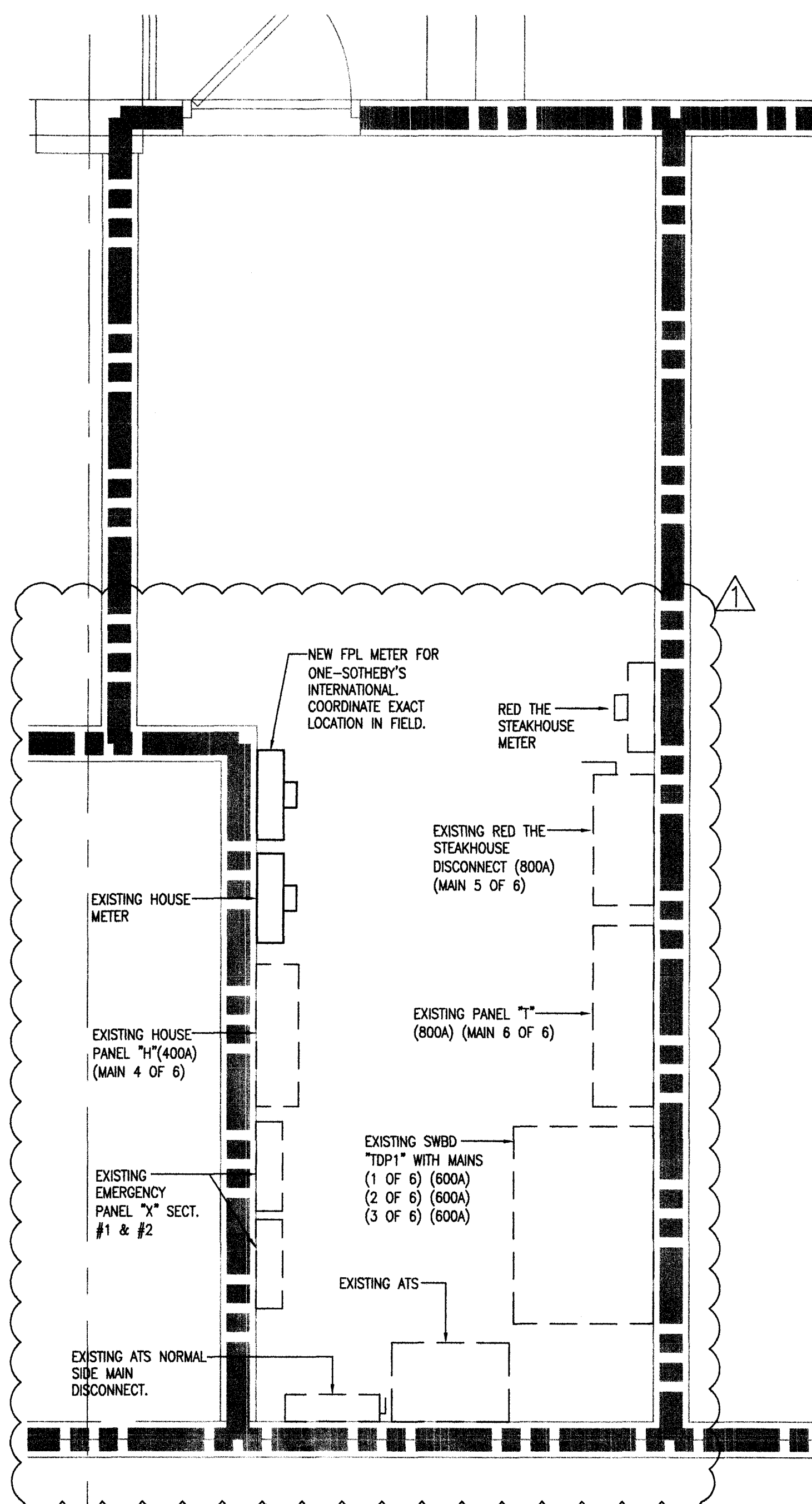
UPON RECEIVING THE CALL CLEAR SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM PANEL SHALL:

- 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.



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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCHV-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

SHEET TITLE

ELECTRICAL NOTES, LEGEND & PANEL SCHEDULES

SHEET: OF:
E-103

A/C EQUIPMENT SCHEDULE

WATER COOLED PACKAGE HEAT PUMPS					
F A N	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/Ø/~/	208/3ø/60	208/3ø/60	208/3ø/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/Ø ~	208/3ø/60	208/3ø/60	208/3ø/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.	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.
FAN TYPE	CEILING	CEILING
DRIVE	BELT/DIRECT	DIRECT
FAN SPEED	RPM	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/Ø/60	120/1ø/60	120/1ø/60
MANUFACTURER	COOK	COOK
MODEL NUMBER		
WEIGHT LBS.	21	21
REMARKS	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.) X 20 CFM / PERSON	200 CFM	A/C-1	200
A/C-2	853 SF (7 PERSONS / 1000 SQ. FT.) X 20 CFM / PERSON	120 CFM	A/C-2	120
A/C-3 & A/C-4	2852 SF (7 PERSONS / 1000 SQ. FT.) X 20 CFM / PERSON	400 CFM	A/C-3	400

HVAC DESIGN REQUIRES:

	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)	X	
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

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
(R)	SEE FL. PLAN	TITUS	S8F	R/A GRILLE

NOTES:

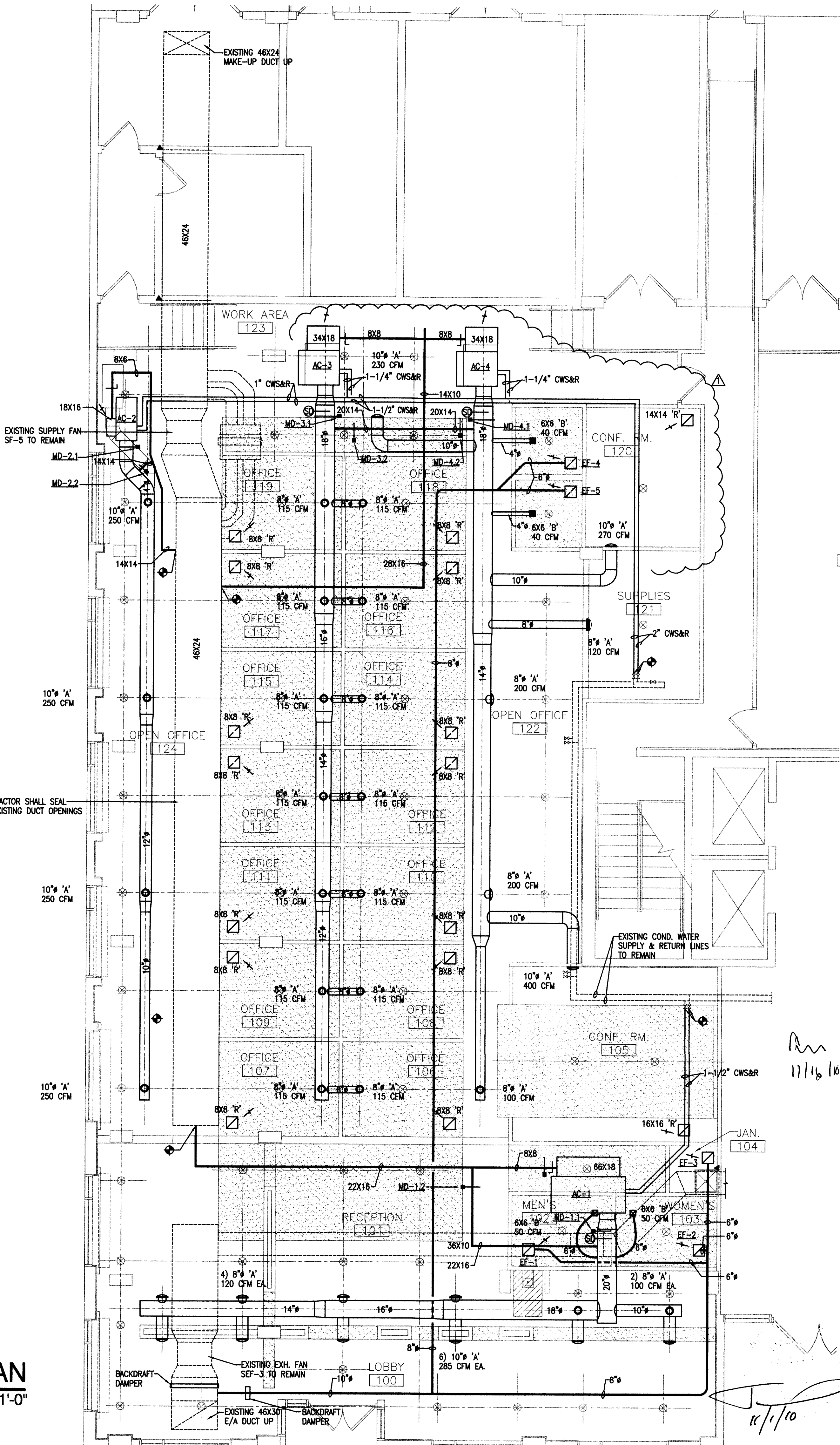
1. REFER TO PLAN FOR QUANTITY, LOCATION AIR THROW PATTERN AND SIZES.
2. ALL AIR DISTRIBUTION DEVICES SHALL BE OF ALUMINUM CONSTRUCTION
3. PROVIDE DIFFUSERS WITH MOLDED INSULATION BLANKET

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"



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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 10/28/10

SHEET TITLE

MECHANICAL FLOOR PLAN

SHEET:

OF:

M-101

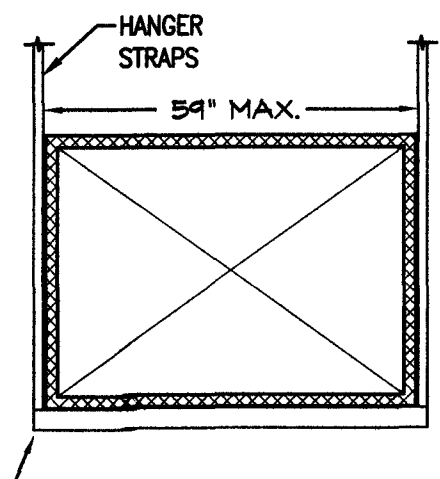
HVAC NOTES

1.0 GENERAL

- 1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL AIR CONDITIONING, HEATING AND VENTILATING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED.
- 1.2 INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ASHRAE, SMACNA, NFPA AND LOCAL ORDINANCES.
- 1.3 SCOPE OF WORK :
PROVIDE THE FOLLOWING COMPLETE SYSTEMS :
A. SUPPLY AND RETURN DUCT SYSTEM.
B. EXHAUST SYSTEM FOR TOILET ROOMS.
C. AIR CONDITIONING UNITS WITH REFRIGERANT PIPING AND CONTROLS FOR OFFICES.
D. INDEPENDENT TEST AND BALANCE.
E. CONDENSING UNIT SUPPORTS
- 1.4 CONTRACTOR MUST BE FAMILIAR WITH THIS TYPE OF INSTALLATION AND THOROUGHLY UNDERSTAND ALL THE REQUIREMENTS FOR THE INSTALLATION OF EACH PIECE OF EQUIPMENT HEREIN SHOWN. ITS PROPER OPERATION REQUIREMENTS AND TESTING PROCEDURES FOR CITY APPROVALS.
- 1.5 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.
- 1.6 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS AND EQUIPMENT SIZES PRIOR TO DUCT FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.
- 1.7 NATURE OF DESIGN DRAWINGS:
DESIGN DRAWINGS ARE DIAGRAMMATIC AND DO NOT INTEND TO SHOW EVERY FITTING, ELBOW, TRANSITION, ETC. THAT WILL BE NECESSARY FOR A COMPLETE OPERATIONAL SYSTEM AS REQUIRED BY THESE SPECIFICATIONS.
- 1.8 COORDINATION DRAWINGS:
PREPARE 1/4" SCALE COORDINATION DRAWINGS SHOWING MAJOR SYSTEM COMPONENTS FOR A/E APPROVAL.
- 1.9 SUBMIT SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL BEFORE PROCEEDING WITH PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.
SUBMIT ALL AT ONCE IN A BINDER WITH AN INDEX AND DIVIDERS AS REQUIRED TO SEPARATE ALL DIFFERENT MATERIALS AND EQUIPMENT.
- 1.10 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

2.0 MATERIALS

- 2.1 DUCTWORK: ALL JOINTS SEALED WITH HIGH PRESSURE MASTIC.
 - 2.1.1 GENERAL: ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
 - 2.1.2 DUCTWORK MATERIALS:
 - A: GENERAL: PUBLIC AREAS WITH DROPPED CEILING: FIVE POUNDS DENSITY 1.5" THICK GLASS FIBER (R-6) DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA'S LOW PRESSURE DUCT MANUAL. ALL DUCT JOINTS SHALL BE SEALED AND TAPED.
 - B: TOILETS ROOM EXHAUST, SMOKE CONTROL AND FRESH AIR INTAKES: GALVANIZED SHEET METAL, CONSTRUCTED, AND INSTALLED ACCORDING TO LATEST EDITION OF SMACNA'S LOW PRESSURE CONSTRUCTION STD. (0.5" W.G.) SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC.
 - C: ROUND INSULATED FLEXIBLE DUCT: PROVIDE AS SHOWN ON PLANS, WIREMOLD WCK W/ 1-1/2" INSULATION & REINFORCED ALUM. VAPOR OR APPROVED EQUAL. MAXIMUM LENGTH PER RUNOUT = 5'-0"
 - D: EXPOSED SUPPLY AIR DUCTWORK SHALL BE 2" ROUND SPIRAL SEAM DUCT K-27 GALVANIZED STEEL. AS MANUFACTURED BY UNITED MCGILL OR EQUAL. INNER LINER SHALL BE SOLID. FITTINGS SHALL BE DOUBLE WALL (SOLID INNER LINER) RECTANGULAR OR ROUND BY UNITED MCGILL. MINIMUM R-VALUE SHALL BE R-6
 - 2.1.3 DUCT INSULATION: (ALL A/C SUPPLY & RETURN) 1-1/2" THICK, 1-1/2 LB. DENSITY GLASS FIBER BLANKET WITH REINFORCED ALUMINUM FOIL VAPOR BARRIER. SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC.
 - 2.1.4 ACOUSTICAL LINING: (ALL A/C SUPPLY & RETURN) LINE FIRST 10 FT FROM UNIT WITH 1" THICK GLASS FIBER MATT FACED. PAINT WITH ANTI-BACTERIAL COATING. ATTACH TO DUCT WITH APPROVED SMACNA PROCEDURE.
 - 2.1.5 DUCTWORK ACCESSORIES:
 - A: PROVIDE DOUBLE THICKNESS TURNING VANES AT ALL SQUARE ELBOWS, WHERE THE ELBOWS ARE RECTANGULAR. INSTALL SINGLE THICKNESS INSTEAD.
 1. ALTERNATE A: PROVIDE 3-PIECE ELBOWS IN LIEU OF TURNING VANES FOR GLASS FIBER DUCTS ONLY.
 2. ALTERNATE A: PROVIDE FULL RADIUS ELBOWS IN LIEU OF TURNING VANES.
 - B: PROVIDE VOLUME EXTRACTORS BEHIND EACH SUPPLY OUTLET AND AT EACH DUCT BRANCH.
- 2.2 AIR DISTRIBUTION PRODUCTS :
 - 2.2.1 PROVIDE SUPPLY AND RETURN GRILLES AND DIFFUSERS AS INDICATED ON THE DRAWINGS.
 - 2.2.2 PROVIDE EXTRUDED ALL ALUMINUM AIR DISTRIBUTION PRODUCTS.
 - 2.2.3 PROVIDE FINISHES AND TYPES OF MOUNT IN COORDINATION WITH THE CEILING TYPES AS SHOWN ON ARCHITECTURAL DRAWINGS.
 - 2.2.4 PROVIDE OPPOSED BLADE, KEY OPERATED DAMPERS BEHIND ALL AIR SUPPLY OUTLETS.

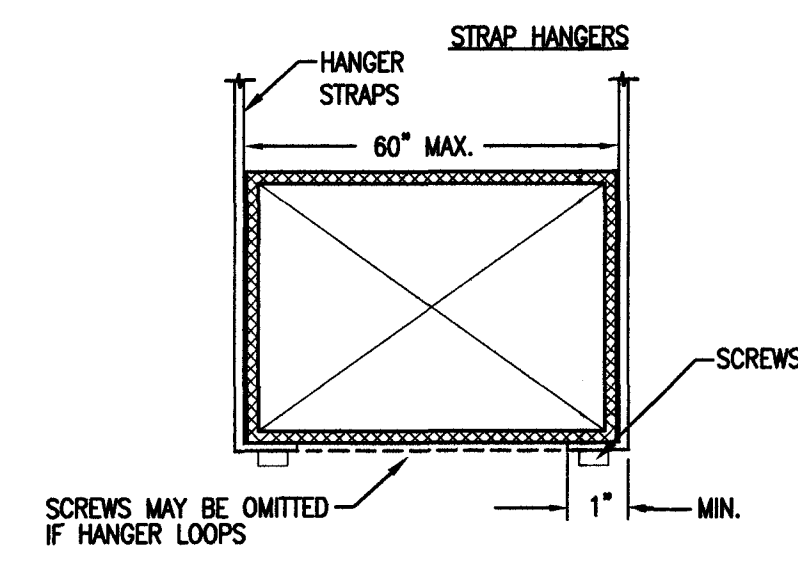


NOTE: HANGER SPACING 8FT., STRAP: 1" X 22 GA.

FIBERGLASS DUCT HANGER DETAIL
N.T.S.

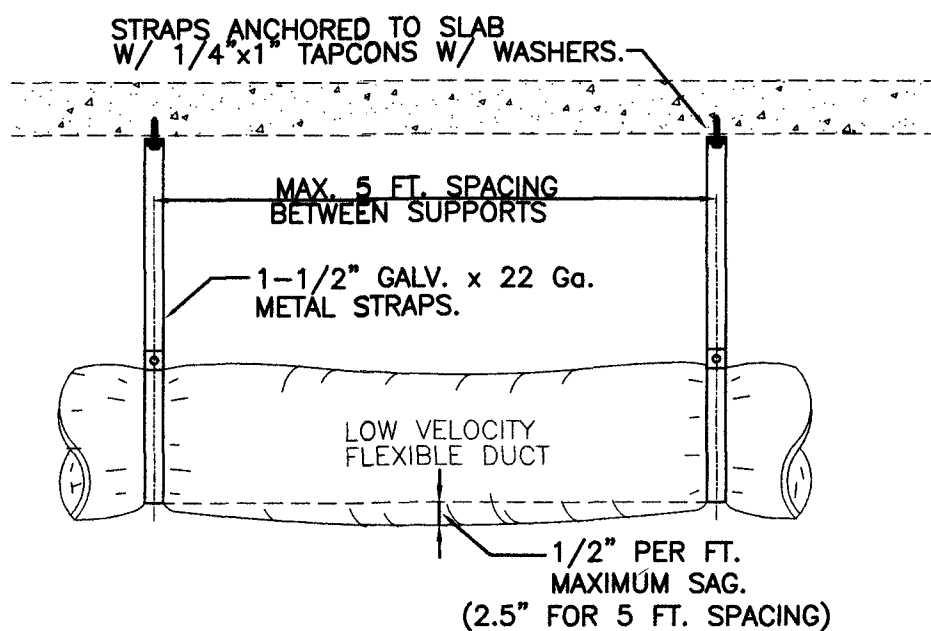
2.3 PIPING:

- 2.3.1 REFRIGERANT PIPING: SEAMLESS COPPER TYPE "L" AND HARD OR SOFT DRAWN ON ACR COPPER TUBING WITH WROUGHT COPPER BRAZED JOINT. FITTINGS WITH SILVER BRAZING CONTAINING NOT LESS THAN 48% SILVER.
- 2.4 NOT USED
- 2.5 INSULATION:
 - 2.5.1 INSULATE ALL REFRIGERANT SUCTION PIPING WITH 3/4" CLOSED CELL POLYETHYLENE PRE-MOLDED INSULATION, WITH AN APPROVED PIPE AND SMOKE JACKET. PAINT ALL EXPOSED INSULATION WITH TWO COATS OF WHITE LATEX PAINT.
 - 2.5.2 NOT USED
 - 2.5.3 INSULATE GENERATOR EXHAUST PIPE AND MUFFLERS WITH 1-1/2" CALCIUM SILICATE INSULATION. PROVIDE .016" THICK ALUMINUM JACKET.
- 2.6 ALL AIR CONDITIONING COMPRESSORS SHALL BE WARRANTED FOR A MINIMUM OF FIVE YEARS AFTER DATE OF ACCEPTANCE OF THE PROJECT.
- 2.7 CONTROLS:
 - 2.7.1 GENERAL: PROVIDE THE NECESSARY AUTOMATIC CONTROLS FOR PROPER OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN. FURNISH MAGNETIC STARTERS AND INTERLOCK WIRING INDICATED FOR EACH PIECE OF EQUIPMENT.
 - 2.7.2 PUBLIC AREA DX EQUIPMENT: PROVIDE AIR CONDITIONING UNITS WITH PROGRAMMABLE MATCHING LOW VOLTAGE HEAT-COOL THERMOSTATS WITH ON-OFF AUTO SUB-BASE SWITCH, FURNISHED BY THE EQUIPMENT MANUFACTURER WITH HEAT-COOL STEPS AS REQUIRED.
 - 2.7.3 CONTROL WIRING: PROVIDE (FURNISH & INSTALL) POWER SUPPLY WIRING SOURCE TO POWER CONNECTION, INCLUDE STARTERS, DISCONNECTS AND REQUIRED ELECTRICAL DEVICES, INTERLOCK WIRING, RACEWAY, CONDUITS, PULL WIRES AND EXPOSED CONDUITS FOR TEMPERATURE CONTROL SYSTEM. ALL WIRING SHALL RUN IN CONDUITS, NO EXCEPTION.
 - 2.7.4 CONTROL WIRING: PROVIDE (FURNISH & INSTALL) POWER SUPPLY WIRING SOURCE TO POWER CONNECTION, INCLUDE STARTERS, DISCONNECTS AND REQUIRED ELECTRICAL DEVICES, INTERLOCK WIRING, RACEWAY, CONDUITS, PULL WIRES AND EXPOSED CONDUITS FOR TEMPERATURE CONTROL SYSTEM. ALL WIRING SHALL RUN IN CONDUITS, NO EXCEPTION.
- 2.8 STARTERS: PROVIDE MAGNETIC STARTER FOR ALL MECHANICAL EQUIPMENT IN THIS SECTION, OF TYPE DESCRIBED ON THE SCHEDULES WITH HAND-OFF-AUTO BUTTON POSITIONS ON THE COVER AND RED-GREEN PILOT LIGHTS. PROVIDE THE NECESSARY AUXILIARY OPEN AND CLOSED CONTACTS FOR THE INTENDED OPERATION AND INTERLOCKS.
- 2.9 IDENTIFICATION:
 - 2.9.1 LABEL ALL EQUIPMENT WITH ENGRAVED BLACK PLASTIC PLAQUES 12" x 4" HIGH WITH 1.5" LETTERS.
- 3.0 EXECUTION
 - 3.1 INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S MANUALS AND RECOMMENDATIONS, PAYING SPECIAL ATTENTION TO REQUIRED CLEARANCES FOR INSTALLATION, OPERATION AND SERVICE.
 - 3.2 SEAL ALL DUCT JOINTS WITH APPROVED FIRE AND SMOKE RATED HIGH PRESSURE MASTIC.
 - 3.3 THERMOSTAT LOCATION: THERMOSTAT LOCATION IS CRITICAL TO PROPER EQUIPMENT OPERATION. INSTALL THERMOSTAT AT LOCATIONS SHOWN ON PLANS. RELOCATE ONLY WHEN APPROVED BY THE A/E IN WRITING.
 - 3.4 WHERE R/A IS PROPOSED BY WAY OF DOOR UNDERCUTS, PROVIDE A MINIMUM 1" CLEAR SPACE BETWEEN THE BOTTOM OF THE DOOR AND THE FLOOR FINISH CARPET OR TILE.
 - 3.5 EQUIPMENT MUST OPERATE FREE OF OBJECTIONABLE NOISE AND VIBRATION REPAIR AND/OR REPLACE ALL SOURCES OF NOISE AND VIBRATION FOUND TO BE OBJECTIONABLE, TO THE SATISFACTION OF THE A/E.
 - 3.6 BALANCE ALL SYSTEMS TO PROVIDE AIR QUANTITIES AND CAPACITIES TO MATCH SPECIFIED FLOWS & CAPACITIES. NOTIFY A/E OF ANY DEFICIENCIES NOTED DURING TESTING & BALANCING. CALIBRATE FLOWS TO NEW EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. BEFORE COMPLETING TEST & BALANCE PROCEDURES. ALLOW NECESSARY TIME FOR IMPLEMENTING PROPOSED SOLUTIONS BEFORE CONTINUING WITH TEST & BALANCE. AT END OF TEST AND BALANCE ISSUE A COMPLETE REPORT FOR A/E APPROVAL AND ALLOW TIME AND PROVIDE NECESSARY INSTRUMENTS FOR SPOT CHECKING WITH A/E. SUBMIT FINAL TEST AND BALANCE REPORT TO A/E FOR ACCEPTANCE. AIR QUANTITIES SHOWN ARE TO BE ADJUSTED AS REQUIRED TO MEET SPECIFIC JOB CONDITIONS.
 - 3.9 STRICTLY FOLLOW ALL MANUFACTURER'S INSTALLATION MANUALS AND INSTRUCTIONS IN THE INSTALLATION OF ALL EQUIPMENT. OBTAIN, FROM EACH MANUFACTURER, PROPER CERTIFICATION FOR THE ADEQUACY OF THE INSTALLATION OF ALL PIECES OF EQUIPMENT BEFORE PLACING SYSTEM IN OPERATION.
 - 3.10 PROVIDE MAINTENANCE AND OPERATION MANUAL.
 - 3.11 PROVIDE AS-BUILT REPRODUCIBLE DRAWINGS.
 - 3.12 PROVIDE INSTRUCTION TO OWNER'S DESIGNATED PERSONNEL.



NOTE: HANGER SPACING 5FT., STRAP: 1-1/4" X 22 GA.

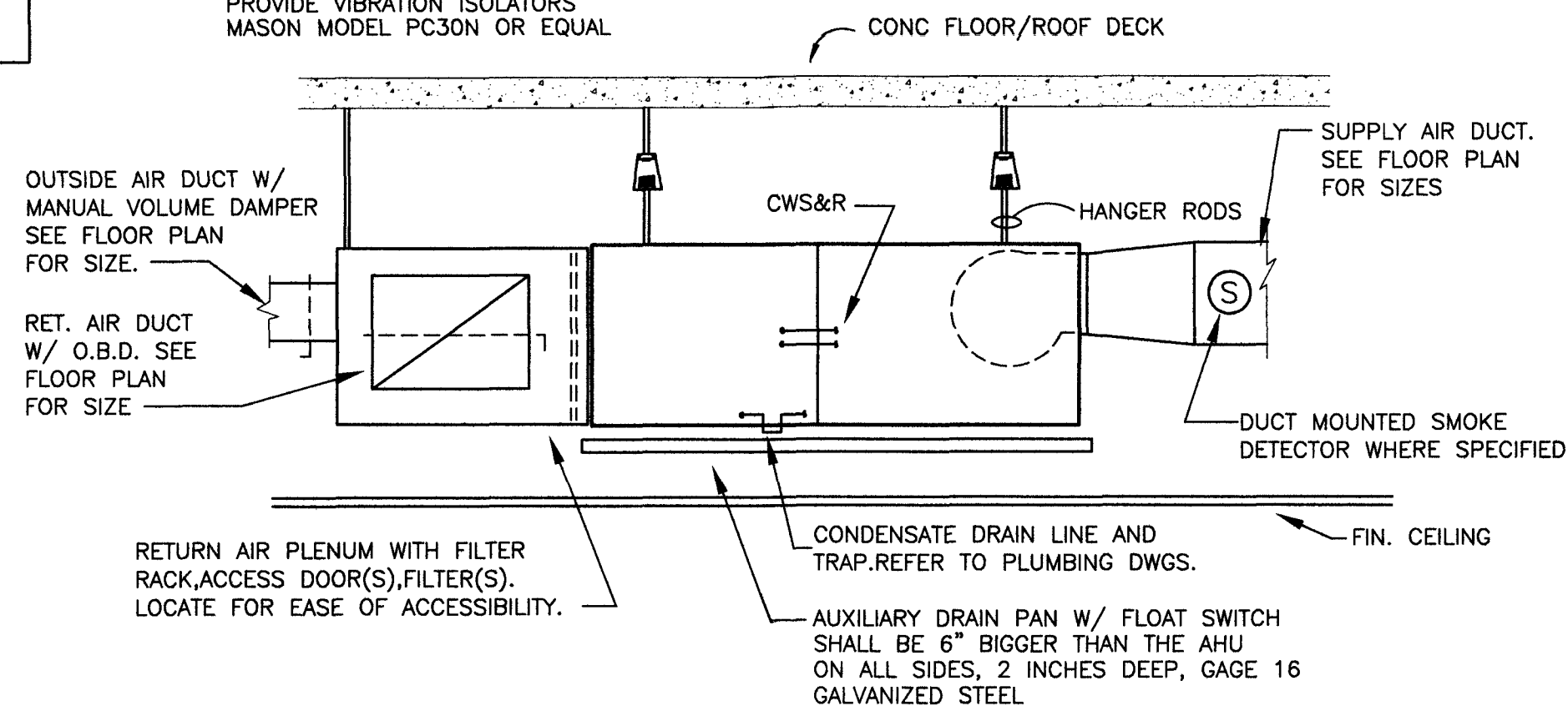
SHEET METAL DUCT HANGER DETAIL
N.T.S.



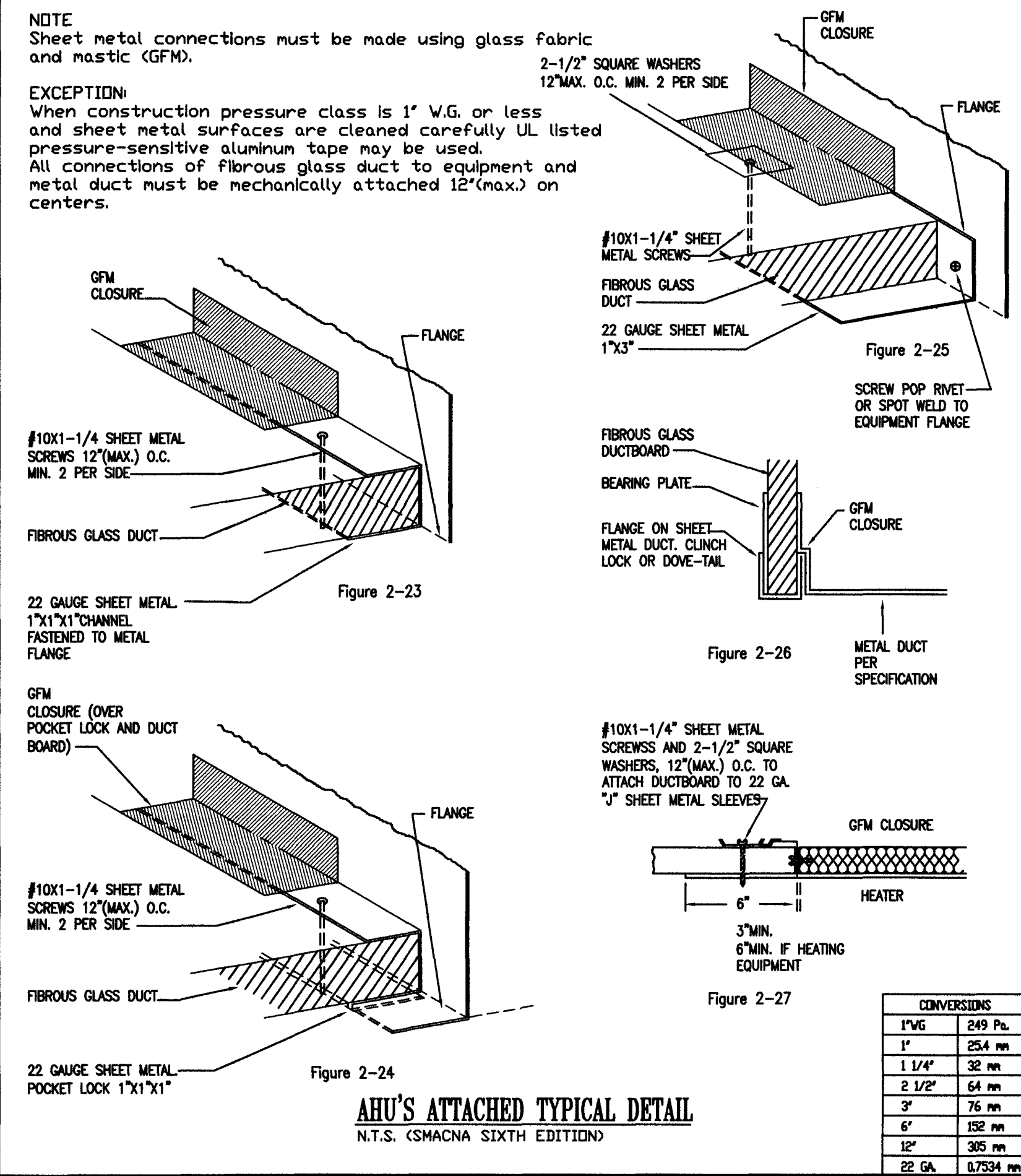
FLEXIBLE DUCT HANGING DETAIL
N.T.S.

LEGEND	ABBREVIATIONS	SYMBOLS
ABV	ABOVE	DUCT RISER UP
AD	AIR DEVICE	DUCT DROPPING DOWN
AFF	ABOVE FINISHED FLOOR	DUCT WITH VOLUME DAMPER
A/C	AIR CONDITIONING UNIT	RECTANGULAR DUCT ELBOW WITH TURNING VANES.
B.D.	BACKDRAFT DAMPER	RIGID DUCTWORK
CFM	CUBIC FEET PER MINUTE	DUCT UNDER POSITIVE PRESSURE
CWS	CONDENSING WATER SUPPLY	DUCT UNDER NEGATIVE PRESSURE
CWR	CONDENSING WATER RETURN	LINEAR SUPPLY AIR DIFFUSER WITH FLEXIBLE DUCT TO PLENUM BOX
DB	DRY BULB	PIPE TURNING UP
DWG	DRAWING	PIPE TURNING DOWN
EA	EACH	CONDENSING WATER SUPPLY
EDB	ENTERING DRY BULB TEMPERATURE	CONDENSING WATER RETURN
ELEC	ELECTRICAL	THERMOSTAT 5'-6" A.F.F.
FD	FIRE DAMPER	RETURN AIR GRILLE
FSD	FIRE/SMOKE DAMPER COMBINATION	RETURN AIR SLOT
ELEC	ELECTRICAL	DUCT MOUNTED SMOKE DETECTOR
FT	FEET	SUPPLY AIR DIFFUSER
GPM	GALLONS PER MINUTE	EXHAUST or TRANSFER AIR GRILLE
MAX	MAXIMUM	RECTANGULAR RADIUS ELBOW
MBH	ONE THOUSAND BTUH	DUCT WITH COMBINATION FIRE/SMOKE DAMPER
MECH	MECHANICAL	DUCT WITH FIRE DAMPER.
MFR	MANUFACTURER	1" UNDER CUT DOOR
HP	MOTOR HORSEPOWER	POINT OF CONNECTION BETWEEN NEW & EXISTING WORK
MIN	MINIMUM	
MTD	MOUNTED	
NC	NOISE CRITERIA	
O.A.I	OUTSIDE AIR INTAKE	
~	PHASE	
PD	PRESSURE DROP	
RPM	REVOLUTIONS PER MINUTE	
SENS.	SENSIBLE	
SP	STATIC PRESSURE	
SQ. FT.	SQUARE FEET	
TYP	TYPICAL	
CWR	CONDENSING WATER RETURN	
CWS	CONDENSING WATER SUPPLY	
VD	MANUAL VOLUME DAMPER	
W	WATTS (MOTOR)	
W/	WITH	

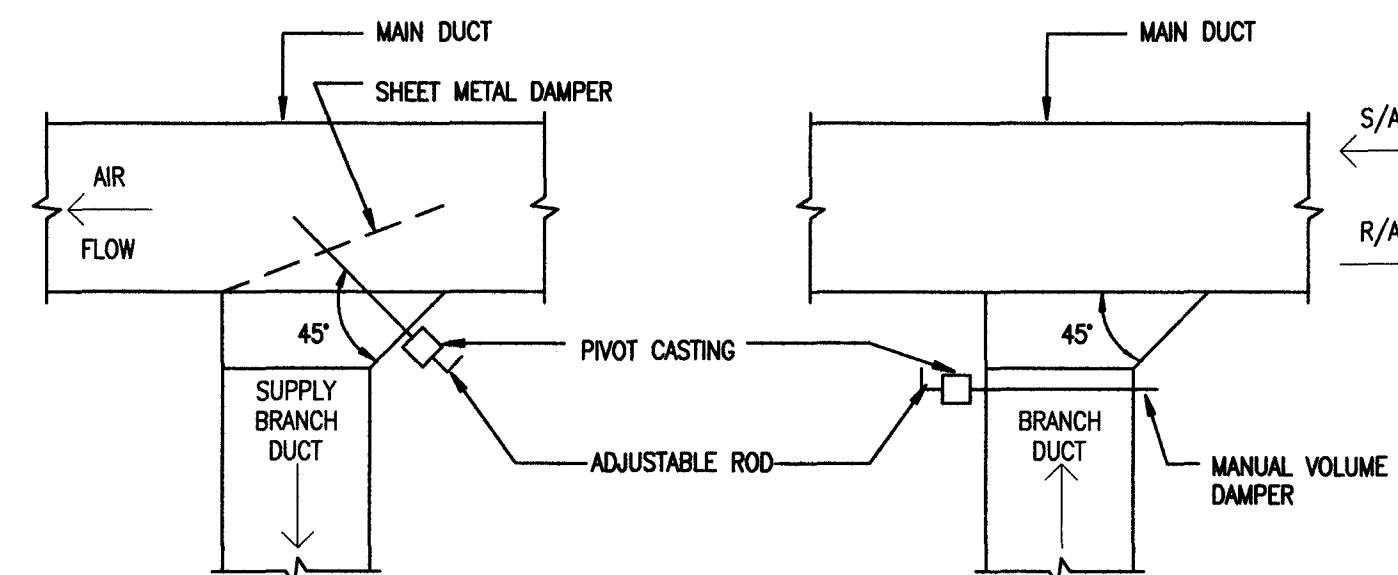
AIR HANDLING UNIT SECURED TO STRUCTURE W/ HANGER RODS. PROVIDE VIBRATION ISOLATORS MASON MODEL PC30N OR EQUAL.



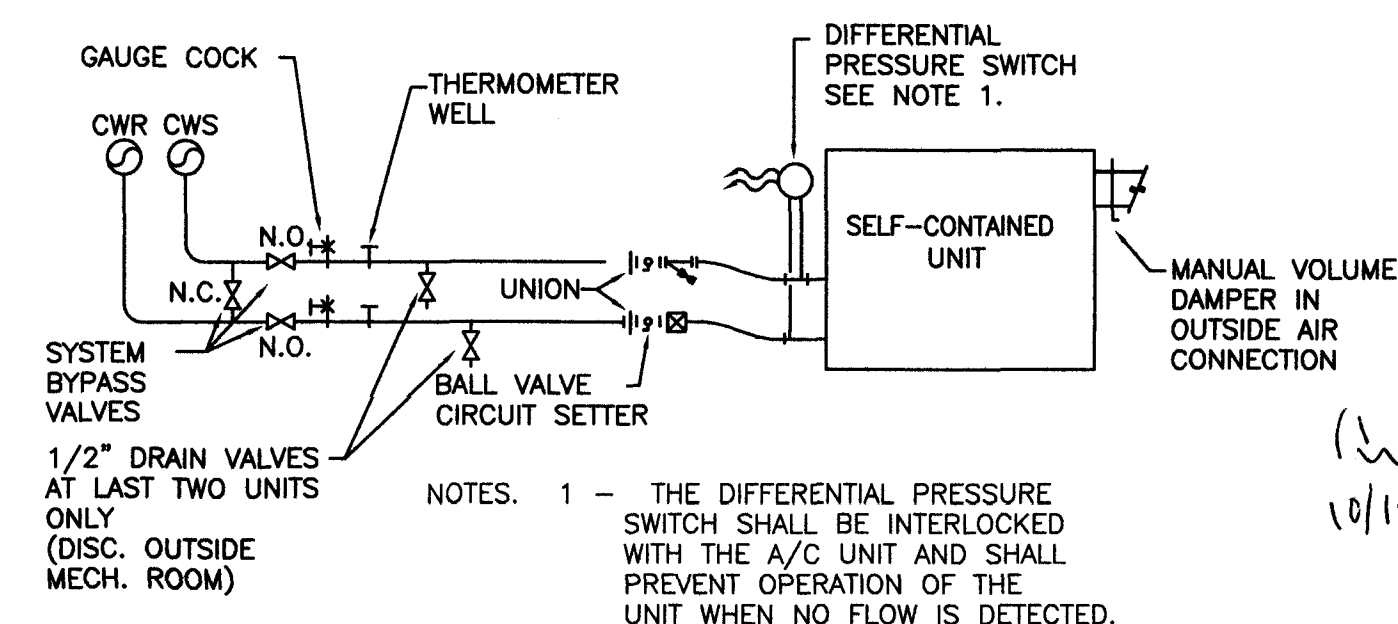
AIR HANDLING UNIT MOUNTING DETAIL
N.T.S.



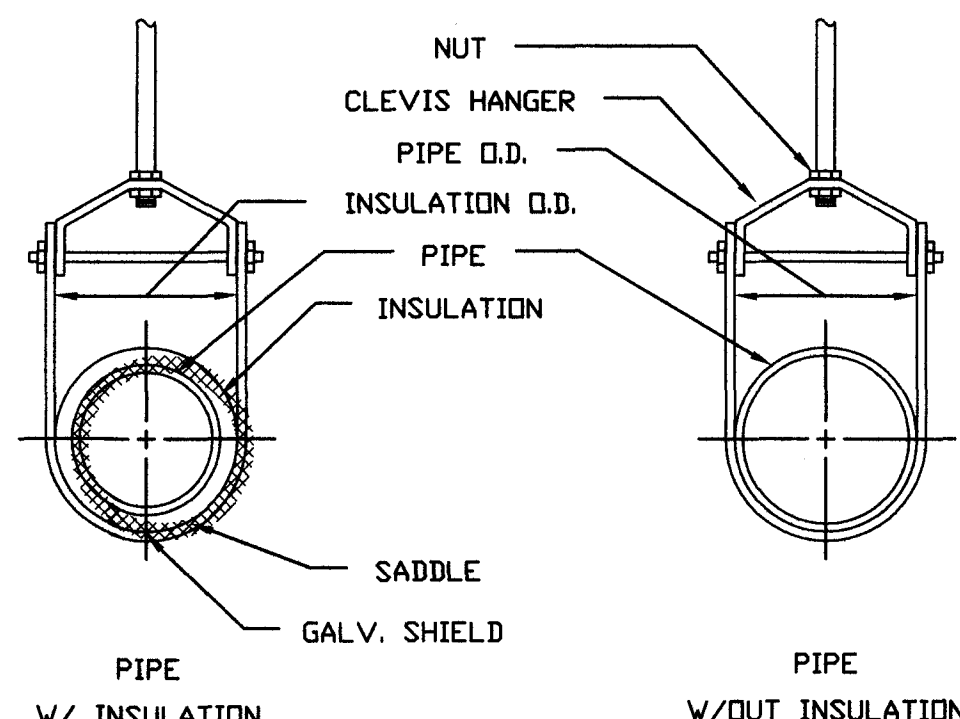
AHU'S ATTACHED TYPICAL DETAIL
N.T.S. (SMACNA SIXTH EDITION)



DUCT BRANCH TAKE OFF DETAIL
LOW PRESSURE DUCTWORK
N.T.S.



TYPICAL SELF-CONTAINED AHU PIPING DIAGRAM
N.T.S.



PIPE HANGERS
N.T.S.

MATEU ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
1537 SAN REMO CORAL GABLES 33146
119 Washington Avenue Miami Beach, FL 33139
ATLANTIC CENTER OFFICE BUILDING, MIAMI BEACH, FLORIDA

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ONE-SOTHEBY'S INTERNATIONAL REALTY
119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER OFFICE BUILDING, MIAMI BEACH, FLORIDA

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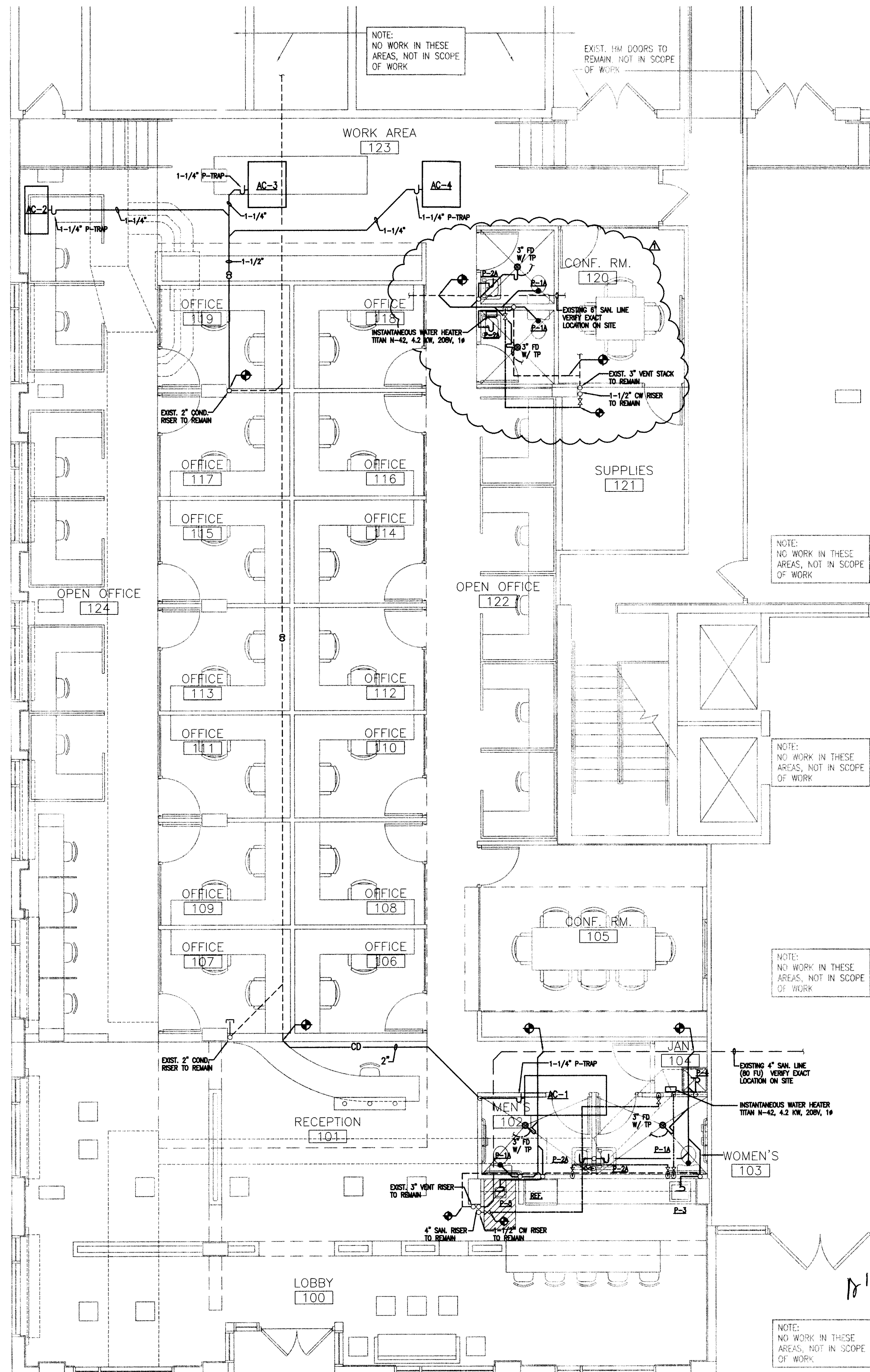
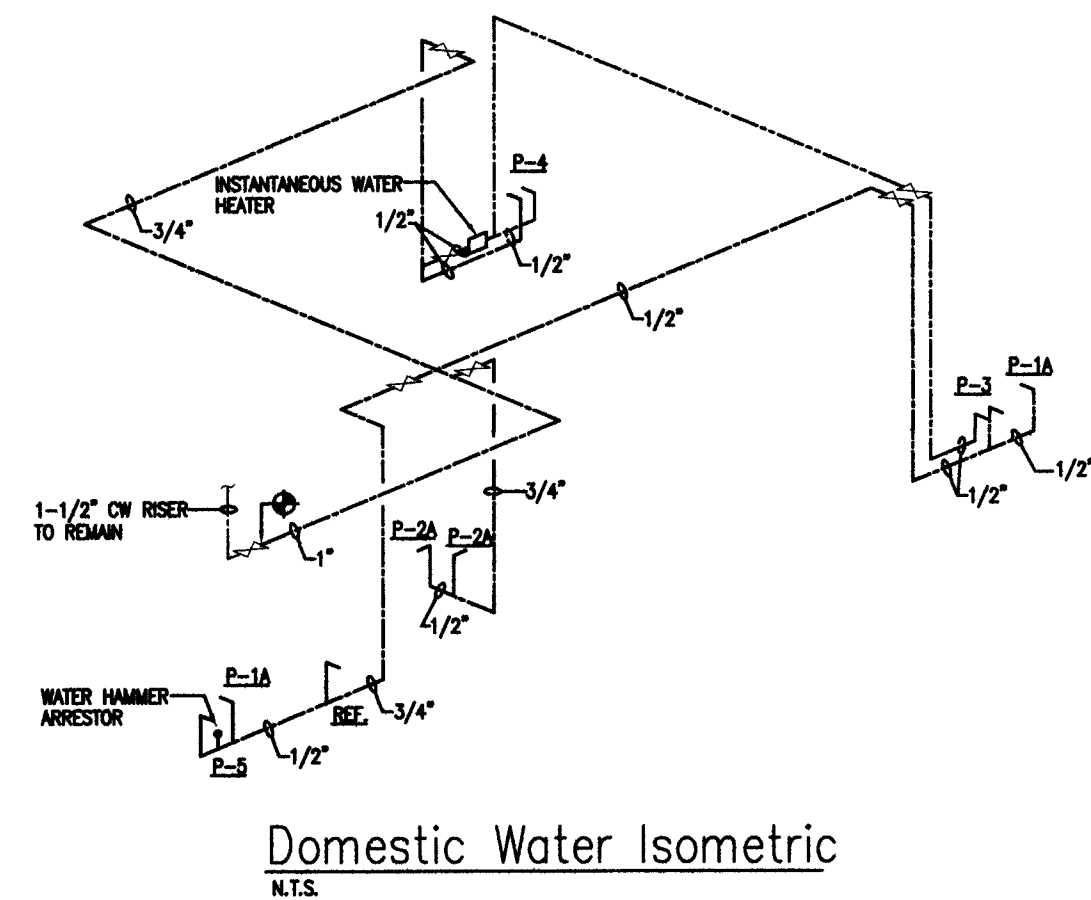
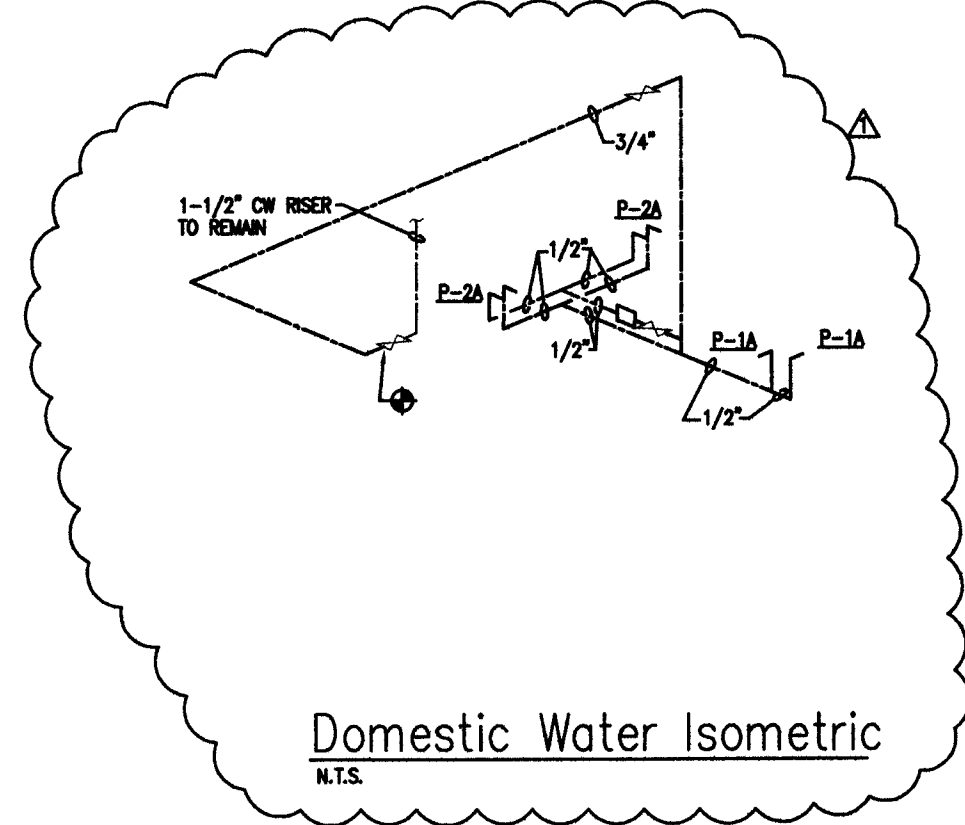
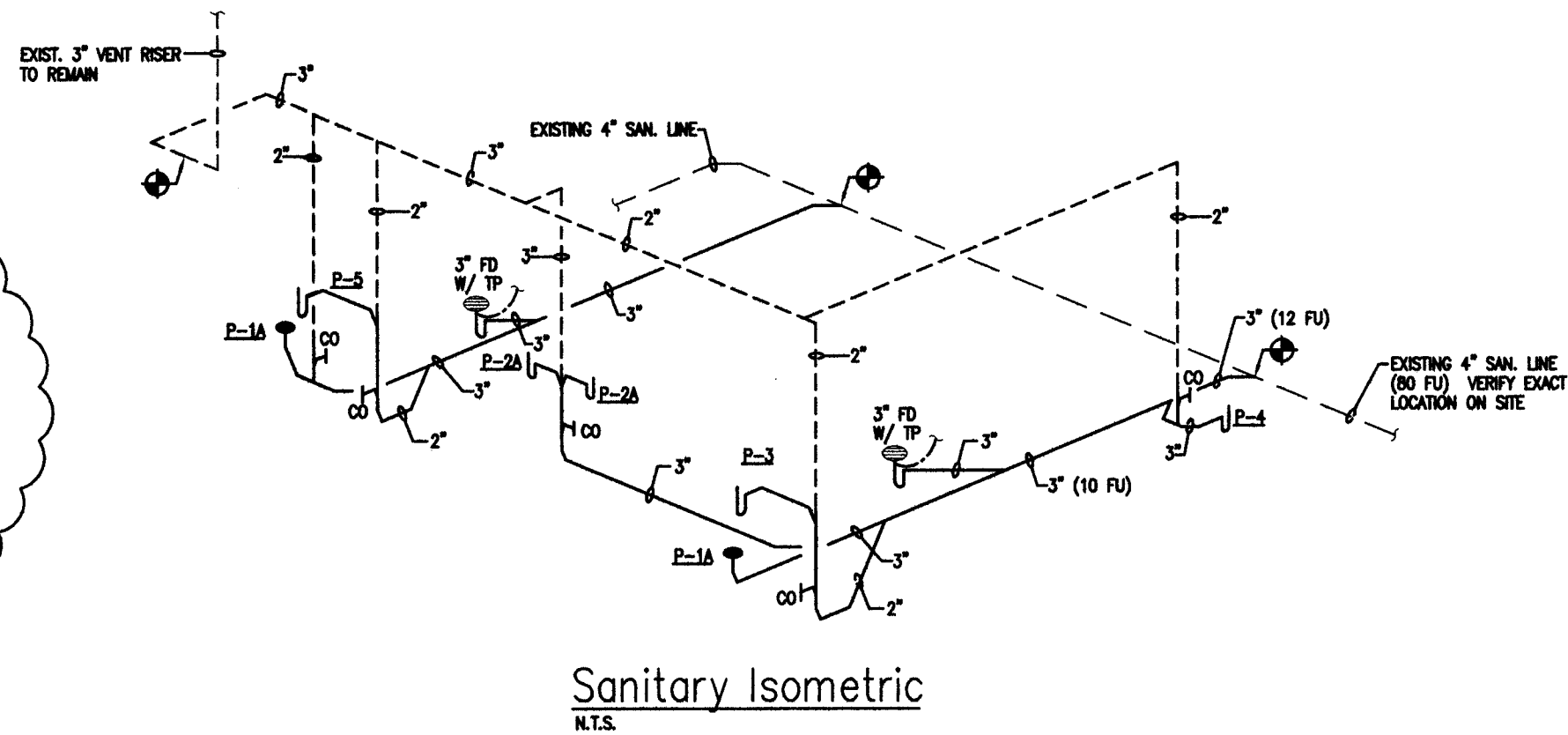
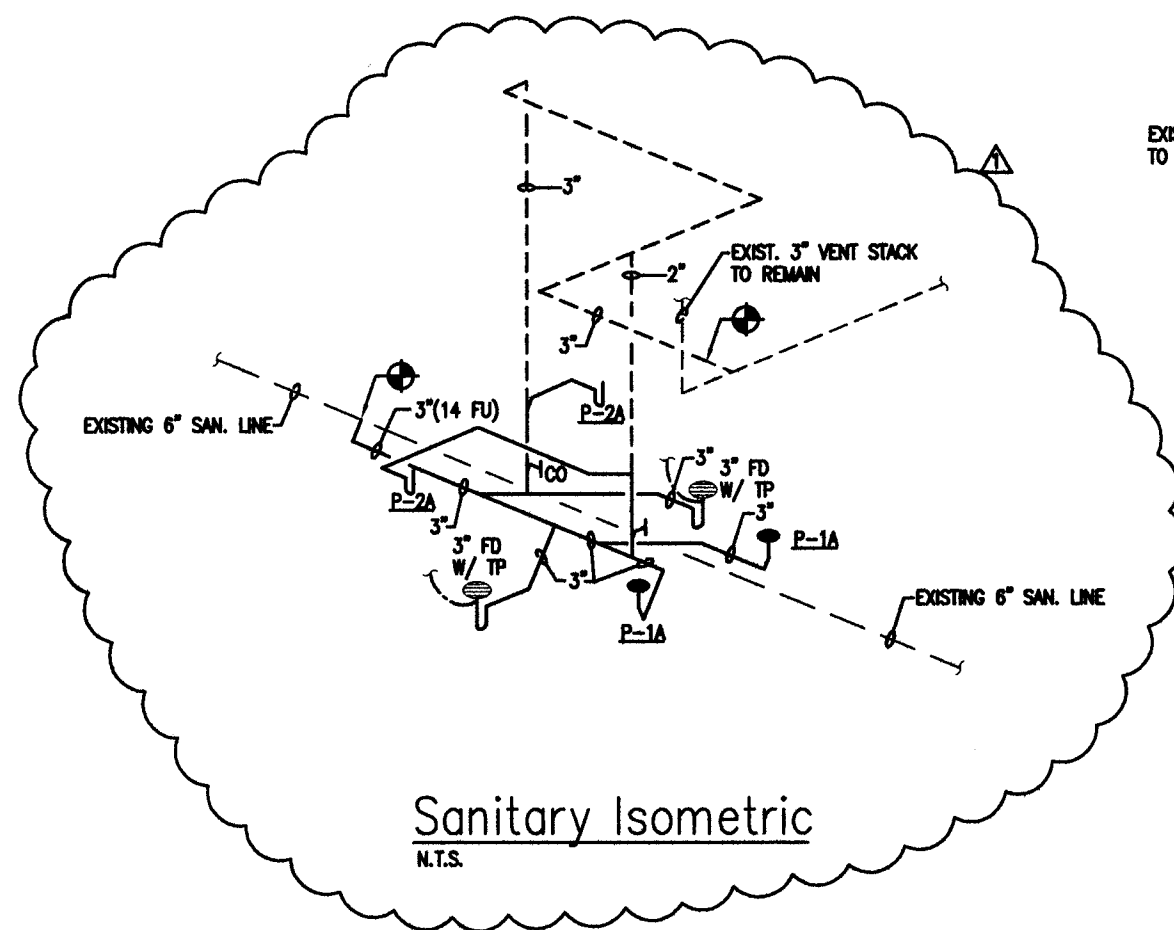
PERMIT DRAWINGS

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PROJECT NO: MA1009
DRAWN BY: RAG
CHECKED BY: RJM
ISSUE DATE: 10-01-10
REVISIONS:

MATERIALS

MECHANICAL NOTES & DETAILS

SHEET: M-201



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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 10/28/10

SHEET TITLE
PLUMBING FLOOR PLAN

SHEET: OF:
P-101 2

PLUMBING GENERAL NOTES

A. UNLESS OTHERWISE SPECIFIED ON THIS DRAWING CONTRACTOR SHALL REFER TO ORIGINAL LANDLORD SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS, NOTES, DETAILS, CONSTRUCTION STANDARDS, ETC., COORDINATE WITH LANDLORD REQUIREMENTS PRIOR TO ORDERING AND/OR INSTALLATION OF ANY EQUIPMENT AND ACCESSORIES SHOWN.

1. SITE INVESTIGATION:

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. VARIATIONS IN ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR AND ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATION AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGN ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND IDENTIFY THE LOCATIONS AND TYPES OF EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS HOWEVER DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING HIS DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING SYSTEMS TO REMAIN.

4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

5. ALL PIPING SHALL BE INSTALLED RECESSED IN BLOCK WALLS, CHASES OR PARTITIONS.

6. EXISTING PIPES SERVING AREAS NOT COVERED BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED EXCEPT AS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER AND LANDLORD.

7. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.

8. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

9. COORDINATE ALL WORK WITH OTHER TRADES.

10. PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

11. PROVIDE SHOCK ABSORBERS SIZE, QUANTITY AND LOCATION AS PER P.D.I. STANDARDS.

12. PROVIDE SHUT-OFF VALVE FOR EACH GROUP OF FIXTURE AND EACH FIXTURE SUPPLY.

13. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

14. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ROUGH-INS WITH THE MANUFACTURER BEFORE MAKING ANY INSTALLATION.

15. POTABLE HOT AND COLD WATER SYSTEMS SHALL BE "LEAD FREE" WITH LEAD CONTENT NOT EXCEEDING 0.2 PERCENT FOR SOLDER AND FLUXES AND 8 PERCENT FOR PIPE FITTINGS, FIXTURES AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.

16. ALL POTABLE HOT AND COLD WATER SYSTEMS SHALL BE FLUSHED CLEAR, STERILIZED WITH AN APPROVED SOLUTION AND THOROUGHLY FLUSHED OF ALL RESIDUAL SOLUTION AFTER FINAL PRESSURE TESTS AND WITH ALL TRIM AND CONNECTIONS INSTALLED.

17. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTIONS.

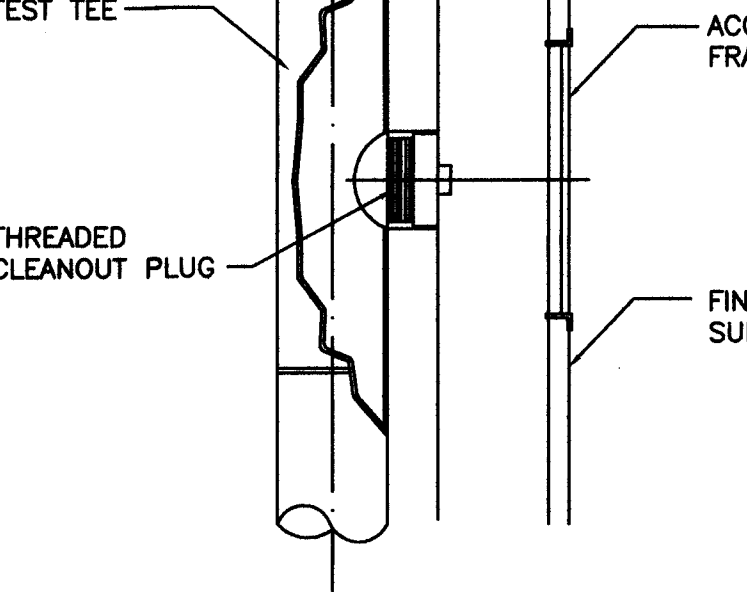
18. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

19. PVC PIPING IS NOT ALLOWED IN RETURN AIR PLENUMS. IF RETURN AIR PLENUMS ARE USED, CONTRACTOR SHALL REPLACE ALL EXISTING PVC PIPING WITH CAST IRON OR COPPER PIPING.

20. DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER. ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

21. ALL VENT THROUGH ROOF OPENINGS SHALL BE OFFSETTED TO A MINIMUM DISTANCE OF 3'-0" FROM PARAPET WALL OR ROOF EDGE. SEE ARCHITECTURAL DRAWINGS FOR ROOF FLASHING. LEAD FLASHING WILL NOT BE ACCEPTED.

22. DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH PRE-MANUFACTURED SLEEVE IN ACCORDANCE WITH FLORIDA PLUMBING CODE 404.6.4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.



WALL CLEANOUT
(NOT TO SCALE)

PLUMBING SPECIFICATION

1. GENERAL:

MATERIAL SHALL BE NEW, UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE FROM DEFECTS IN WORKMANSHIP; IN CONFORMANCE WITH THE LATEST PUBLICATIONS IN FORCE AT TIME OF BIDDING.

2. PIPE AND FITTINGS:

A. DRAINAGE WASTE AND VENT PIPING INCLUDING:

NO HUB CAST IRON CSPI STANDARD 301 ABOVE GROUND AND CAST IRON HUB, PLAN END ASTM A-74 WITH NED-PROSE GASKETS UNDERGROUND. INSTALL PLASTIC (PVC) PIPES ONLY WHEN ITS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.

B. DOMESTIC WATER SUPPLY PIPING: COPPER PIPE TYPE 'L' WITH BRONZE OR WROUGHT COPPER SOLDER JOINT FITTINGS, ASTM B88-78.

C. CONDENSATE PIPING: AS HEREIN BEFORE SPECIFIED FOR SANITARY SOIL, WASTE AND VENT PIPING.

3. JOINTS AND METHODS OF CONNECTION:

A. DWV COPPER PIPE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

B. TYPE 'L' COPPER TUBE: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

C. STEEL PIPE:

a. THREADED JOINTS: AFTER CUTTING AND BEFORE THREADING, REAM ALL PIPE AND REMOVE BURRS. MAKE JOINTS WITH JOINT COMPOUND APPLIED TO MALE THREADS ONLY.

b. FLANGED JOINTS: STANDARD WEIGHT, 150 P.S.I. STEEL, WITH APPROVED RED RUBBER GASKET OR NEOPRENE RUBBER GASKET, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

4. UNIONS AND FLANGES:

A. COPPER PIPE: BRONZE UNIONS FOR 2 INCHES AND SMALLER, FOR 2-1/2 INCHES AND LARGER USE BRONZE FLANGED CONNECTIONS 150 POUND CLASS.

B. DIELECTRIC UNIONS OR FLANGES: UNIONS SHALL MEET DIMENSIONAL REQUIREMENTS AND TENSILE STRENGTH OF PIPE UNIONS IN ACCORDANCE WITH FED. SPEC. WW-1-U-531E. UNIONS OR FLANGES SHALL BE SUITABLE FOR REQUIRED OPERATING PRESSURES AND TEMPERATURE CONDITIONS. UNIONS SHALL HAVE METAL CONNECTIONS ON BOTH ENDS. ENDS SHALL BE THREADED OR SOLDERED TO MATCH ADJACENT PIPING. METAL PARTS OF UNION OR FLANGED SHALL BE SEPARATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPDC DIELECTRIC PIPE FITTINGS OR EQUIVALENT.

5. ESCUTCHEONS:

CHROME PLATED OR STAINLESS STEEL WITH SET SCREWS FOR HOLDING SECURELY IN PLACE. USE ESCUTCHEONS ON PIPES PASSING THROUGH WALLS, FLOORS AND CEILINGS OF FINISHED AREAS.

6. PIPE INSULATION:

A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

B. ALL HOT WATER AND TEMPERED WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

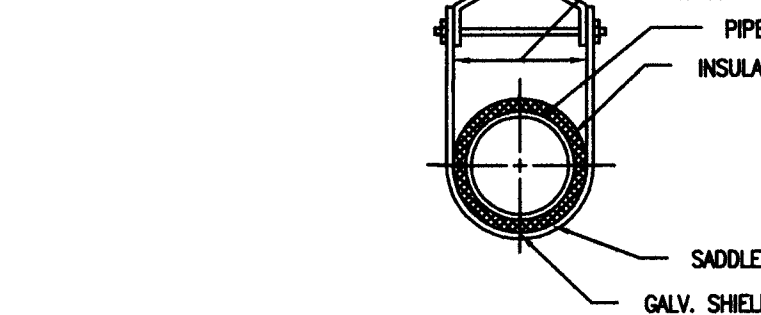
7. INSTANT-FLOW WATER HEATERS SHALL BE OF THE CAPACITY AND ELECTRICAL CHARACTERISTICS INDICATED ON PLANS AS MANUFACTURED BY CHRONOMITE LABORATORIES, INC.

8. TRAP PRIMER SHALL BE SELF PRIMING TYPE ON COLD WATER SUPPLY LINE AS MANUFACTURED BY PRECISION PLUMBING PRODUCTS, INC. "PRIME-RITE" #PR-500. WHEN TWO OR MORE TRAPS REQUIRE PRIMING, PROVIDE WITH DISTRIBUTION UNIT #DU-2, 3 OR 4, AND SUPPLY TUBE #SS-8 ASSEMBLY. PROVIDE ACCESS PANEL AND INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

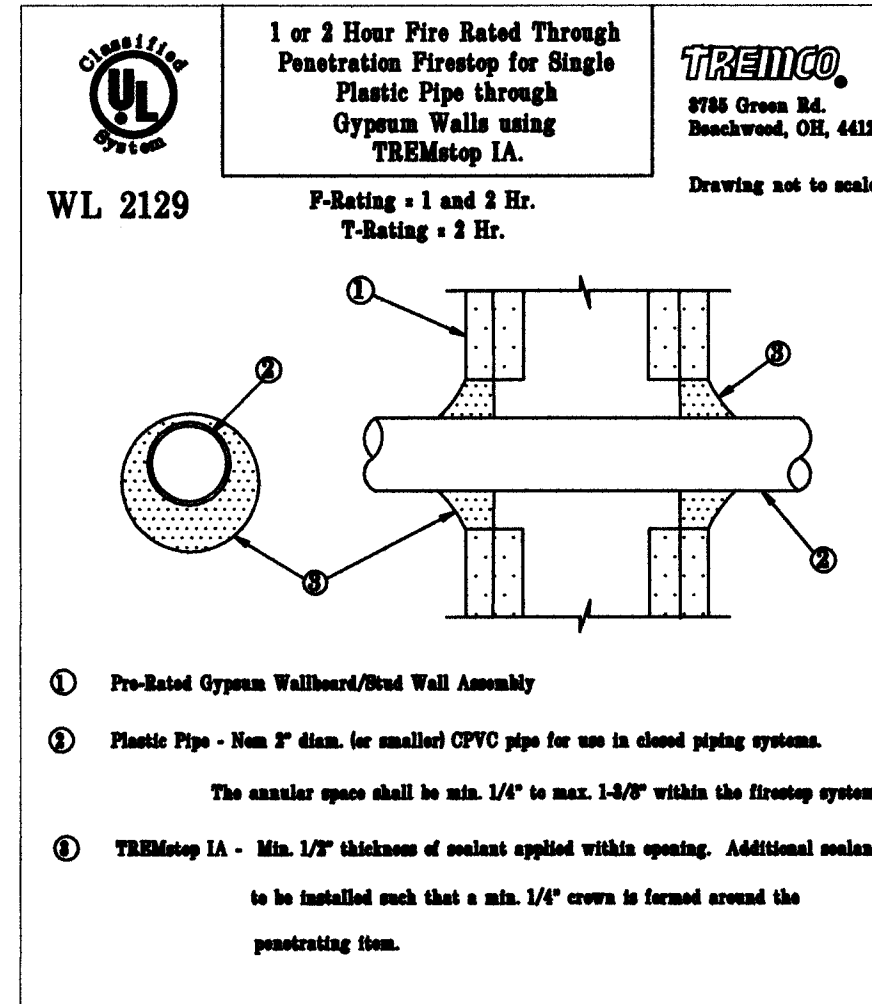
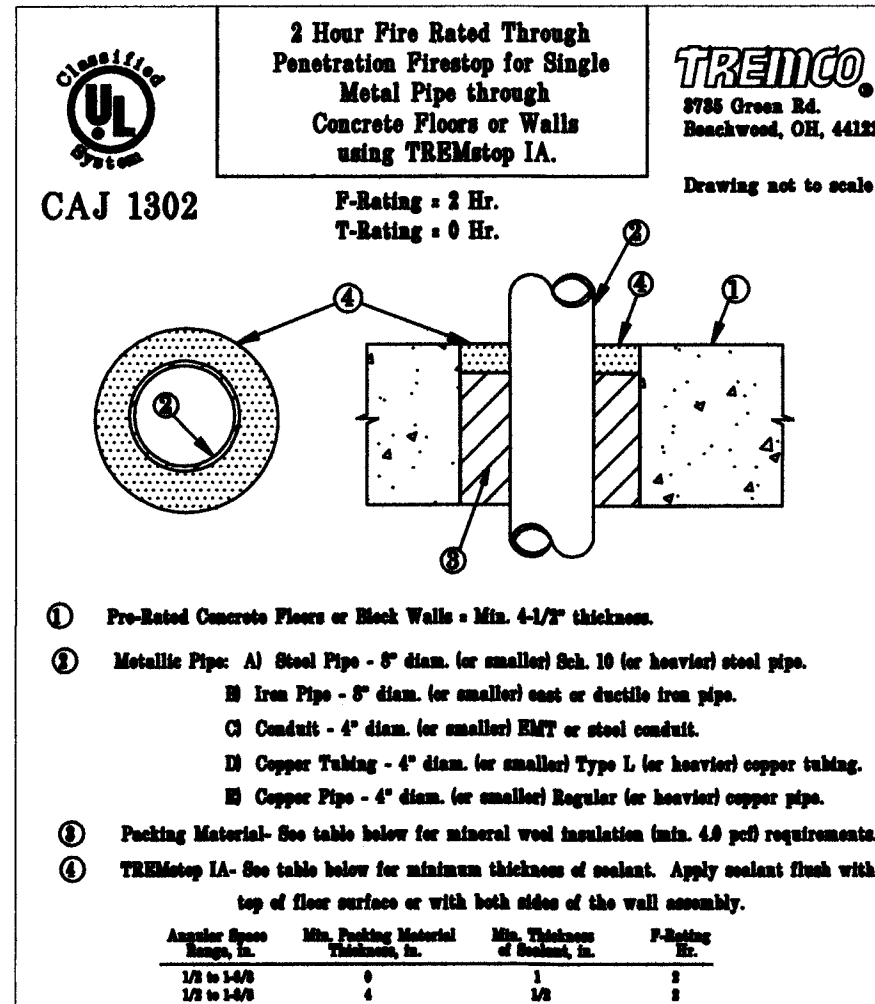
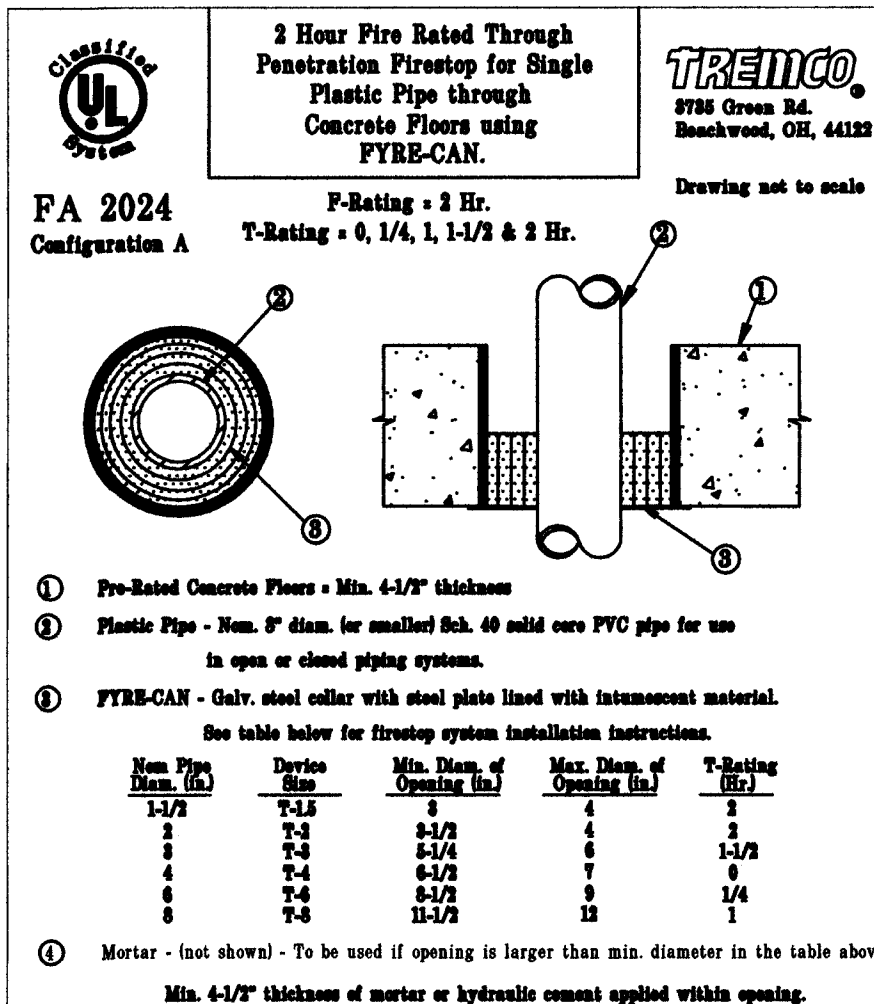
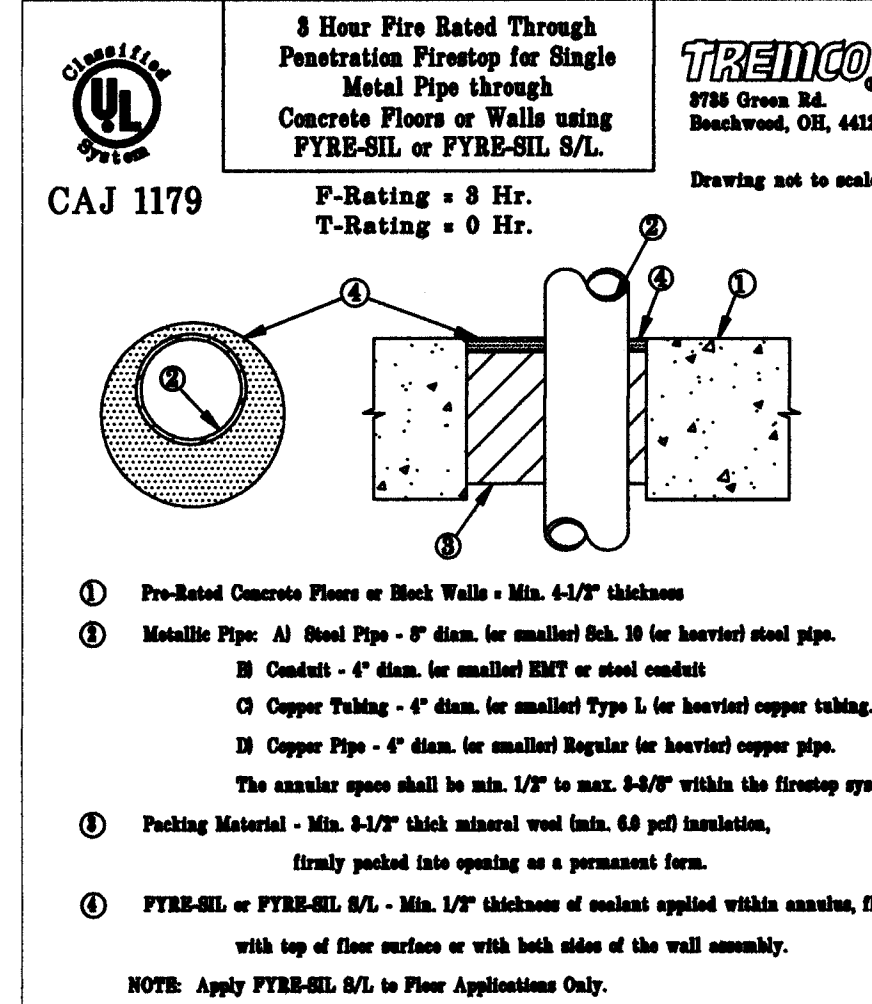
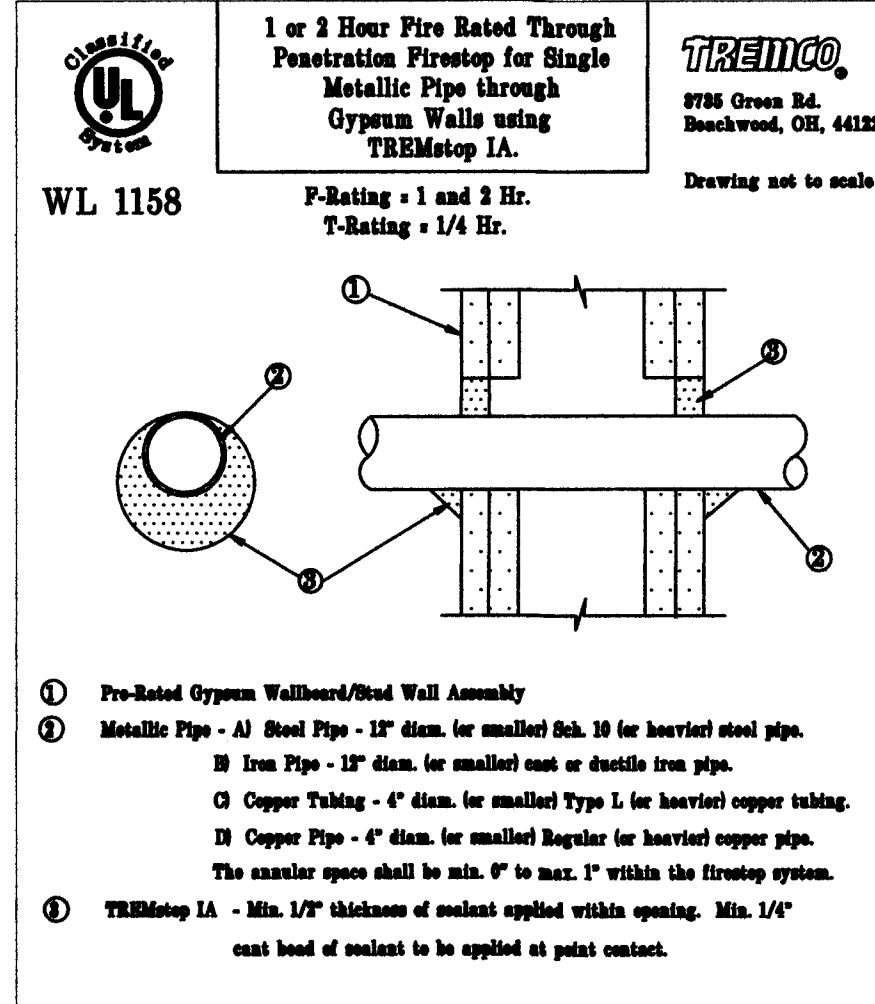
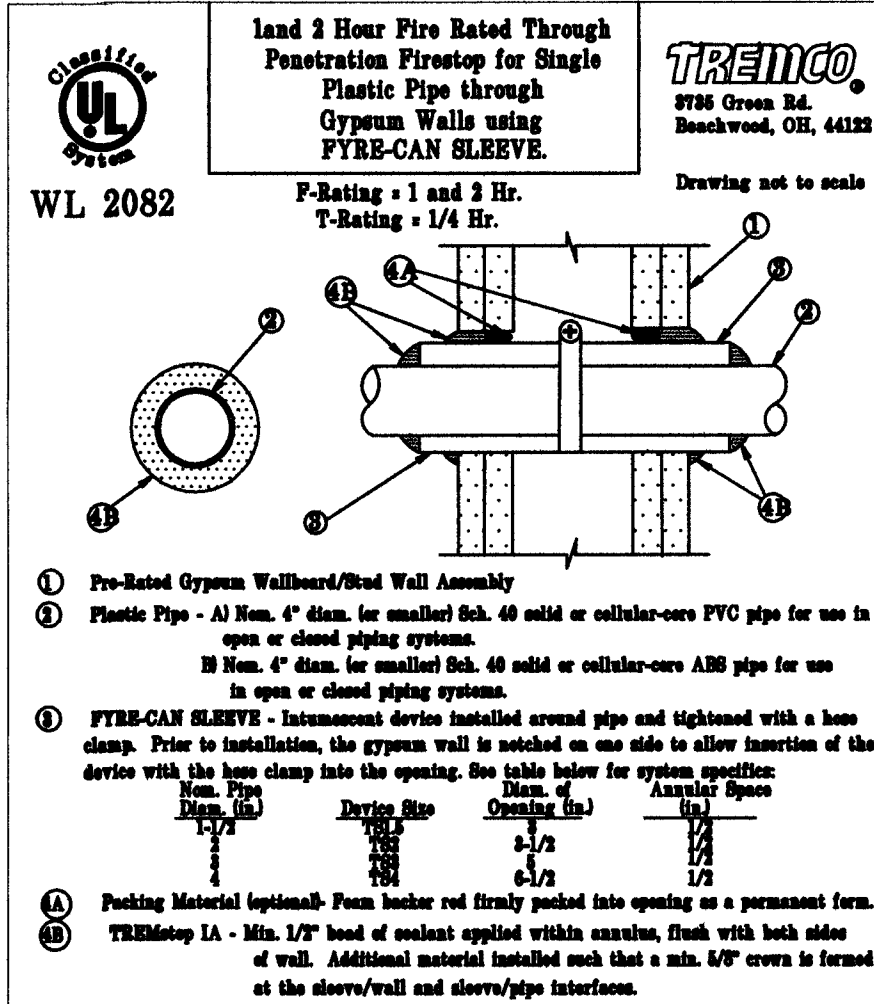
9. FLOOR DRAINS: AS MANUFACTURED BY JOSAM.

A. FD-1: JOSAM 30000-A SERIES WITH 6"x6" SQUARE NIKALOY TOP AND 1/2" TRAP PRIMER CONNECTION.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FMC 2007



PIPE HANGERS-CLEVIS TYPE DETAIL
N.T.S.



PLUMBING FIXTURE CONNECTION SCHEDULE						
SYMBOL	DESCRIPTION	DRAIN	COLD WATER	HOT WATER	MODEL	ACCESSORIES
P-1A	WATER CLOSET (HANDICAP) (1.28 GALLON / FLUSH)	3"	1/2"	---	CAROMA #6223330W, #609120W ELONGATED COLOR WHITE	CAROMA #326813W SEAT, TWO BOLT CAPS AND MCGUIRE #H-2166CC STOPS.
P-2A	LAVATORY (WALL MOUNTED) (1.5 GPM @ 60 PSI)	1 1/2"	1/2"	---	CAROMA #649318W COLOR WHITE	CAROMA #443300 FAUCET, MCGUIRE #PW1250W OFFSET 1 1/4" P-TRAP AND GRID DRAIN, #H-2165CC STOPS. ALSO PROVIDE FLOOR MTD. CARRIER.
P-3	SINGLE COMP. SINK (1.5 GPM @ 60 PSI)	1 1/2"	1/2"	---	ELKAY #PSR-1722 DOUBLE BASIN-BASIN SELF-RIMMING	McGUIRE #151 GRID DRAIN (1 REQ'D) #68912 1 1/2" P-TRAP (1 REQ'D) #2165 SUPPLY STOPS (1 REQ'D)
P-4	MOP SINK (1.5 GPM @ 60 PSI)	3"	1/2"	1/2"	STERN WILLIAMS #CRS-2200	AMERICAN STANDARD # 8345.119 FAUCET, ZURN #Z-80000-EVB-SE VACUUM BREAKER.
P-5	WATER COOLER H/L/W	1 1/2"	1/2"	1/2"	HALSEY TAYLOR #HVB88 ADA COLOR BY ARCHITECT	PROVIDE 1 1/4" P-TRAP AND STOPS AS REQUIRED. ALSO PROVIDE FLOOR MTD. CARRIER.
FD	FLOOR DRAIN TOILET ROOMS	3"	---	---	JOSAM SERIES # 3000	
TP	TRAP PRIMER	---	1/2"	---	PRECISION PLUMBING PRODUCTS, INC.	

1. ALL PLUMBING FIXTURES SHALL COMPLY WITH FPC TABLE 604.4

PLUMBING LEGEND

SYMBOL	DESCRIPTION
---	COLD WATER LINE (CW)
---	HOT WATER RECIRC. (HWR)
CD	CONDENSATE DRAIN LINE
---	HOT WATER LINE (HW)
---	SANITARY WASTE LINE (SAN)
---	SANITARY VENT LINE (V)
---	AIR CHAMBER
---	CHECK VALVE
FCO	FLOOR CLEAN OUT
CO	WALL CLEAN OUT
---	GATE VALVE
HB	HOSE BIBB
---	VALVE IN BOX
VIV	GATE VALVE IN VERTICAL
---	"P" TRAP
---	UNION
ABV.	ABOVE
BLW	BELOW
CEIL., CLG.	CEILING
FL.	FLOOR
F.U.	FIXTURE UNIT
(UG)	UNDERGROUND
V.T.R.	VENT THRU ROOF
VB	VACUUM BREAKER
TP	TRAP PRIMER
---	CONNECTION (NEW TO EXISTING)

1537 SAN REMO
CORAL GABLES 33146

**ONE-SOTHEBY'S
INTERNATIONAL
REALTY**

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

MATEU ARCHITECTURE INC.
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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

SHEET TITLE

PLUMBING NOTES
& DETAILS

SHEET: P-201

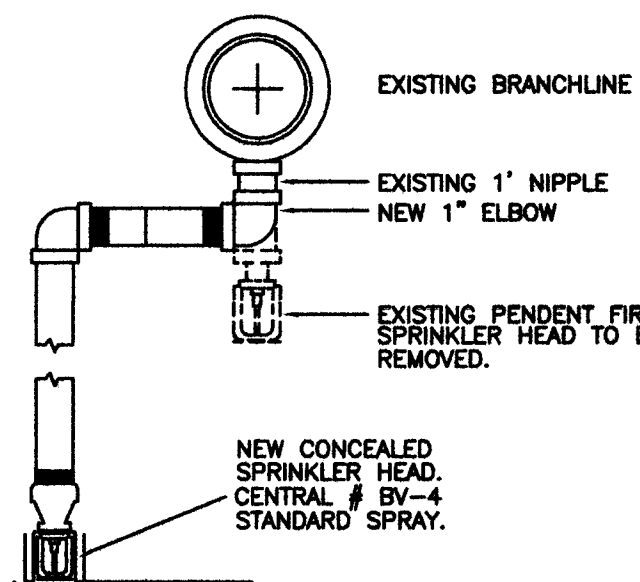
OF: 2

FIRE PROTECTION NOTES

1. 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.
2. SPARE SPRINKLER HEADS AND WRENCHES SHALL BE PROVIDED IN ACCORDANCE WITH N.F.P.A. 13.
3. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COORDINATION TO AVOID INTERFERENCE WITH THE WORK OF OTHER TRADES.
4. ALL ARMOVERS TO INDIVIDUAL SPRINKLER HEADS SHALL BE ONE INCH PIPE SIZE.
5. HANGER SPACING AND METHOD SHALL BE IN ACCORDANCE WITH N.F.P.A. 13, REQUIREMENTS.
6. ALL RATED WALLS TO BE PROPERLY SLEEVED AND SEALED WITH APPROVED FIRE AND SMOKE STOP MATERIAL.
7. PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS AS REQUIRED.
8. 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.
9. 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)
10. COORDINATE ALL SYSTEM ZONE SHUT-DOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
11. 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 BANDED, THREADED BLACK ANSI B 16.3.
FITTINGS FOR PIPING 2 1/2" AND LARGER SHALL BE MECHANICAL COUPLING SYSTEM AS MANUFACTURED BY VICTALUC CORP. OR GRINNELL CORP. "GRULOCK".
ALL FITTINGS SHALL BE FROM SAME MANUFACTURER.
12. 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.
13. THE DRAWINGS ARE GENERALLY DIAGNAMATIC. 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.
14. 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.
15. ALL WORK SHALL BE PERFORMED BY STATE LICENSED AND CERTIFIED PERSONNEL IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 4A-48 & 4A-48. SUBMIT TO OWNER'S REPRESENTATIVE AS BUILT DRAWINGS, OWNER'S MANUAL, MAINTENANCE MANUALS.
16. COORDINATE FIRE SYSTEM SHUTDOWNS WITH OWNER'S REPRESENTATIVE MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

FIRE PROTECTION LEGEND

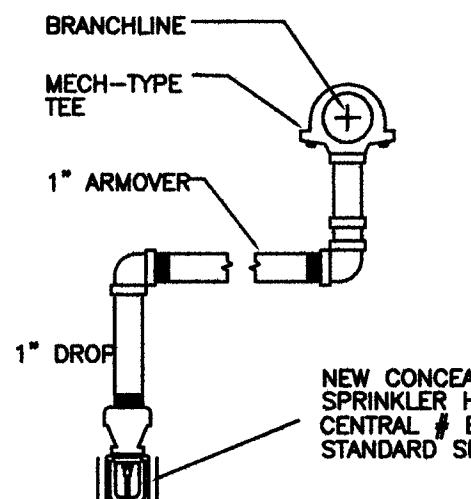
- NEW PENDENT TYPE SPRINKLER HEAD
- ⊗ EXISTING UPRIGHT SPRINKLER HEAD TO BE REMOVED
- ◆ POINT OF CONNECTION BETWEEN NEW AND EXIST. PIPE
- EXISTING SPRINKLER PIPING
- NEW SPRINKLER PIPING



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

RELOCATION DETAIL

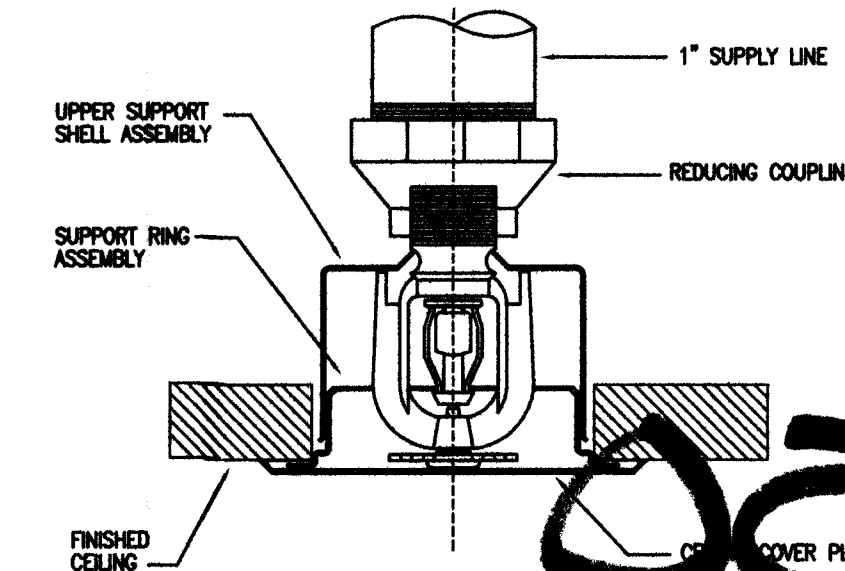
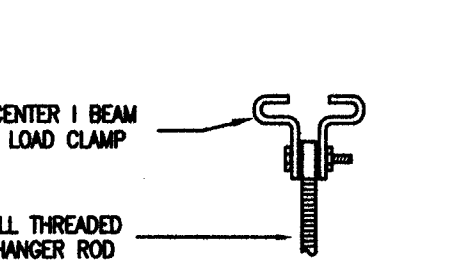
N.T.S.



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

ARMOVER DETAIL

N.T.S.

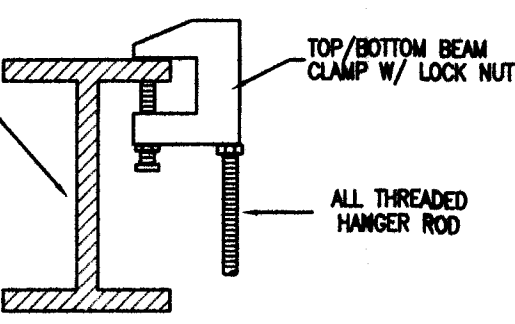


CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

AREA SERVED	MODEL NO.	ORIFICE SIZE	CONFIGURATION	TEMP. RATING	REMARKS
AREAS WITH DROPPED CEILING (LIGHT HAZARD)	VIKING HORIZON W/825	1/2" K=5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE		WHITE COVER PLATE
AREAS WITH EXPOSED CEILING (LIGHT HAZARD)	VIKING HORIZON W/825	1/2" K=5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE		

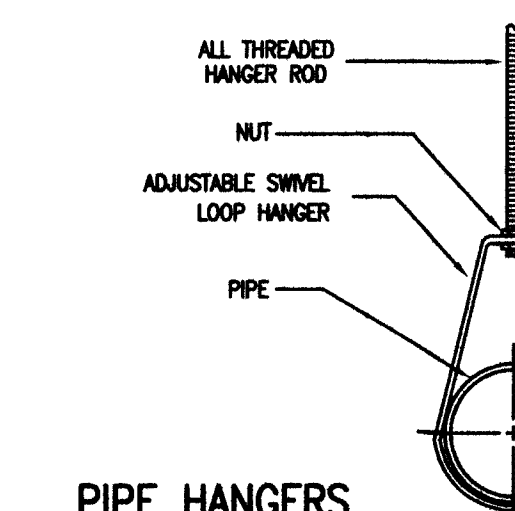
NOTES:

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



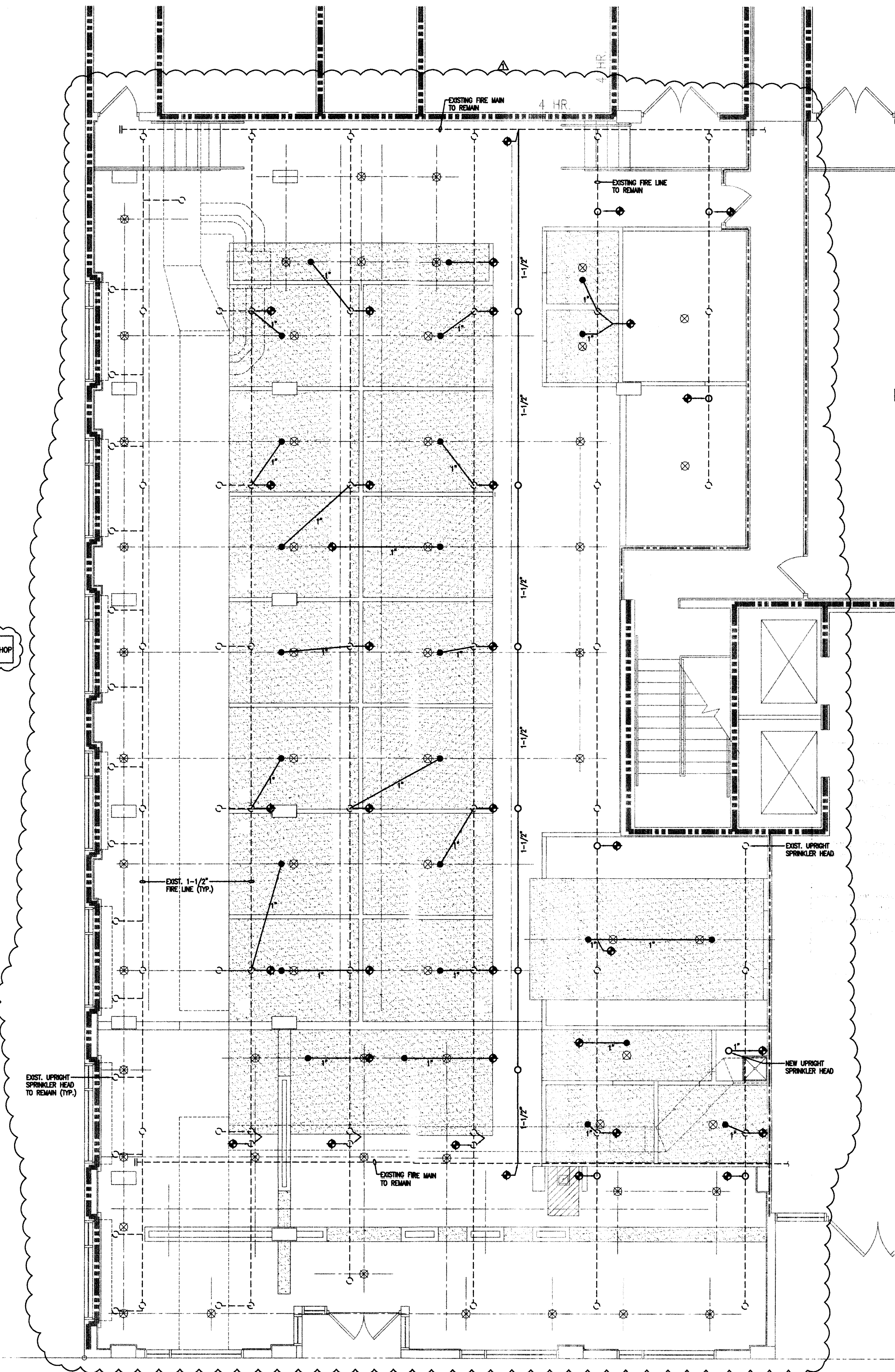
FASTENERS

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



FIRE PROTECTION FLOOR PLAN

3/16" = 1'-0"

RONEY J. MATEU
AR 0008220

JMM Consulting Engineers LLC
Certificate of Authorization #0002
Joe M. Mateu, P.E. #5018
8833 SW 124 St Suite 108
Miami, Florida 33187
TEL: (305) 255-1821
FAX: (305) 255-1732
WWW: JMMENGINEERS.COM
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CORAL GABLES 33146

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119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-102.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 12/20/10

SHEET TITLE

FIRE PROTECTION
FLOOR PLAN

SHEET: 12/21/10

FP-101

1

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

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
esements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/sale 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: CHC Date: 1-7-2011

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

BUILDING:	<u>1/12/11</u>
ZONING:	<u>1/7/11</u>
DDP/HPB:	
CONCURRENCY:	
PLUMBING:	<u>01/07/11</u>
ELECTRIC:	<u>01/11/11</u>
MECHANICAL:	<u>01/07/11</u>
FIRE PREVENTION:	<u>01/12/11</u>
ENGINEERING:	<u>01/12/11</u>
PUBLIC WORKS:	<u>01/07/11</u> 2011
STRUCTURAL:	<u>N/A</u> 01/07/11
ELEVATOR:	

B1100150
119 Washington Ave
Office COPY



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Phone: (305) 673-7610 Fax: (305) 673-7857

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit (To be submitted for the main/master permits or the stand alone permits)

Permit Number: BH00150

Date: 1/6/2011

Job Address: 119 Washington Ave

Folio No.: 02-4203-003-1200

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost

Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost):

Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light, Not Built-ins Appliances and Furniture.

Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	\$ 5,000	
Building & Structural Elements	\$ 20,000	
Roofing	—	
Doors & Windows	—	
Railing	—	
Interior Finish, Floor Covering, Painting	\$ 25,000	
Cabinets and Furniture-Built-Ins	\$ 40,000	
Appliances-Built-Ins	\$ 10,000	
Other Building related Items		
Electrical including Fixtures	\$ 50,000	
Elevator	—	
Mechanical-HVAC-equipments	\$ 55,000	
Plumbing including Fixtures	\$ 10,000	
Overhead and Profit	\$ 15,000	
Sub Total Construction Cost	\$ 170,000.00	\$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ 230,000.00	

MP



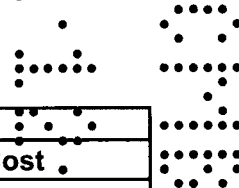
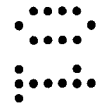
MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

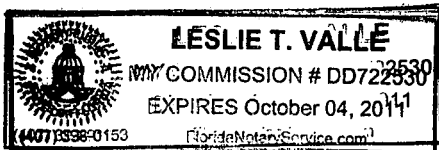
Miami Beach, FL, 33139

Phone: (305) 673-7610 Fax: (305) 673-7857



Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools	—	
Fences, Pavers, Sidewalks, Site Improvements	—	
Yard Light	—	
Other and detached: garages, storage and cabanas	—	
Sub Total Cost	\$	\$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$ 230,000.00
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$ 0
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$ 230,000.00

Part IV: Signature Required	
<i>If the improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsible to submit the revised improvements cost to the Building Department for review and approval.</i>	
Signature of Owner _____	
STATE OF FLORIDA COUNTY OF <u>Miami Dade</u>	
Sworn to and Subscribed before me this <u>7</u> day of <u>January</u> 20<u>11</u>, by:	
<u>Daniel de la Vega</u>	
☒ Personally known ☐ Produced Identification - Type of Identification _____	
Signature of Notary Public _____	
	



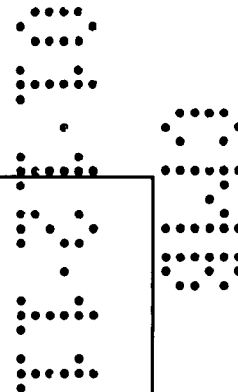
MIAMI BEACH

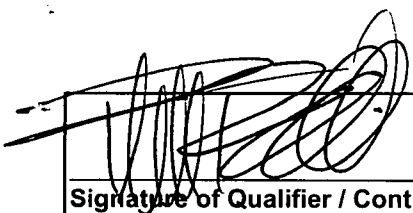
BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Phone: (305) 673-7610 Fax: (305) 673-7857




Signature of Qualifier / Contractor

STATE OF FLORIDA

COUNTY OF Miami Dade

Sworn to and Subscribed before me this 7 day of January 20 11, by:

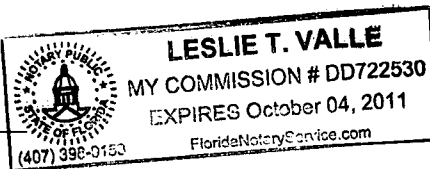
Ray Rodriguez

☒ Personally known ☐ Produced Identification - Type of

Identification

Leslie T. Valle

Signature of Notary Public



Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$
B	Over Five Year Improvements	\$
C	Total Improvements	\$
D	Building Tax Assessed Value	\$
E	Building Appraised Market Value	\$
F	Improvements Cost Ratio (C/E or C/D)	%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:

☐ New Construction and Substantial Improvement ☐ Existing Building and Non Substantial Improvement

Engineering Inspector Name

Engineering Inspector Signature and Date

Note: Over \$1,000,000.00 Improvements Cost requires Chief Governmental Compliance Division Approval, over \$50,000,000.00 Improvements Cost requires Building Director Approval.

Name

Signature and Date

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name BLUE COMET LLC		For Insurance Company Use:	
		Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 119 WASHINGTON AVE.		Company NAIC Number	
City Miami Beach State FL ZIP Code 33139			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 11, 12, 13, of Bl 9 of Ocean Beach Florida PB 2 PG 38			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non residential			
A5. Latitude/Longitude: Lat. 25°46'12N Long. 80°02'27W		Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 1			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) N/A sq ft		a) Square footage of attached garage N/A sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A	
c) Total net area of flood openings in A8.b N/A sq in		c) Total net area of flood openings in A9.b N/A sq in	
d) Engineered flood openings? ☐ Yes ☒ No		d) Engineered flood openings? ☐ Yes ☒ No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Miami Beach 120651		B2. County Name Miami Dade		B3. State Florida	
B4. Map/Panel Number 120860319	B5. Suffix L	B6. FIRM Index Date 9/11/09	B7. FIRM Panel Effective/Revised Date 9/11/09	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8.00
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date N/A ☐ CBRS ☐ OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized W 238 Ele 8.08 Vertical Datum NGVD 1929
Conversion/Comments Located Washington Ave) Miami-Dade County Florida

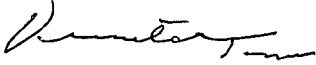
Check the measurement used.

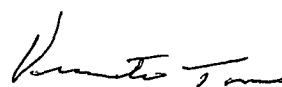
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.8	☒ feet ☐ meters (Puerto Rico only)
b) Top of the next higher floor	20.8	☐ feet ☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet ☐ meters (Puerto Rico only)
d) Attached garage (top of slab)	N/A	☐ feet ☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☒ feet ☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	4.5	☒ feet ☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	4.8	☒ feet ☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name VICENTE A TOME		License Number 3103	
Title Registered Land Surveyor	Company Name FLORIDA INTERNATIONAL LAND SURVEYORS INC		
Address 5881 NW 151 St, Suite 213	City Town of Miami Lakes	State FL	ZIP Code 33014
Signature 	Date 01/05/2011	Telephone 305-468-9650	

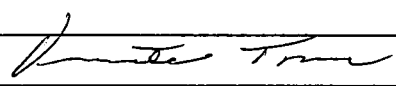

1/05/11

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 119 Washington Ave	Policy Number
City Miami Beach State FI ZIP Code 33139	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Crown of the Road 4.91
C2 e) Air Conditioner(On the roof
A5 The information of Latitude / Longitude were obtained with the use of a GPS instrument

Signature  Date 01/05/2011 ☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☒ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters (PR) Datum _____

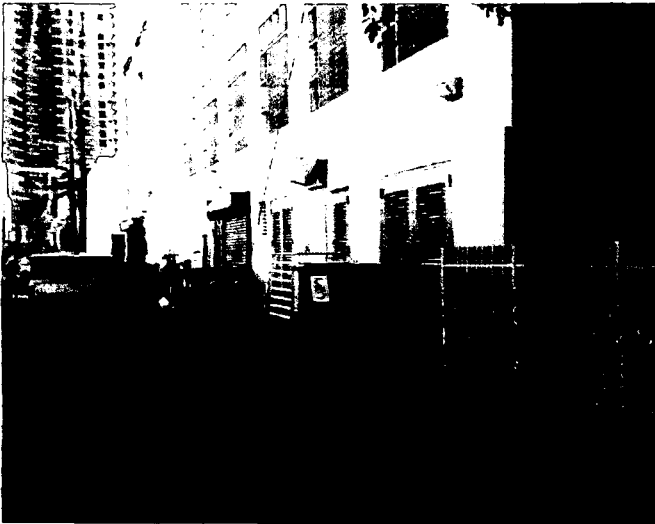
Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 119 Washington Ave	For Insurance Company Use: Policy Number
City Miami Beach State FL ZIP Code 33139	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.	



Air System Sizing Summary for A/C-1

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Air System Information

System Name A/C-1
Equipment Class PKG ROOF Number of Zones 1
System Type SZCAV Floor Area 1444.0 ft²

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Peak zone sensible load Calculation Months Jan to Dec
Space CFM Coincident space loads Sizing Data Calculated

Central Cooling Coil Sizing Data

Total coil load 5.1 Tons Load occurs at Jun 1700
Sensible coil load 4.2 Tons OA DB / WB 88.9 / 76.7 °F
Coil CFM at Jun 1700 2320 CFM Entering DB / WB 78.3 / 65.5 °F
Max possible CFM 2320 CFM Leaving DB / WB 58.1 / 56.9 °F
Design supply temp. 55.0 °F Coil ADP 55.8 °F
ft²/Ton 285.8 Bypass factor 0.100
BTU/hr/ft² 42.0 Resulting RH 49 %
Water flow @ 10.0 °F rise - gpm Zone T-stat Check 1 of 1 OK

Central Heating Coil Sizing Data

Max coil load 16503 BTU/hr Load occurs at Des Htg
Coil CFM at Des Htg 2320 CFM BTU/hr/ft² 11.4
Max possible CFM 2320 CFM Ent. DB / Lvg DB 67.5 / 74.1 °F
Water flow @ 20.0 °F drop - gpm

Supply Fan Sizing Data

Actual max CFM at Jun 1700 2320 CFM Fan motor BHP 0.00 BHP
Standard CFM 2319 CFM Fan motor kW 0.00 kW
Actual max CFM/ft² 1.61 CFM/ft² Fan static 0.00 in. wg.

Outdoor Ventilation Air Data

Design airflow CFM 200 CFM CFM/person 13.85 CFM/person
CFM/ft² 0.14 CFM/ft²

Zone Sizing Summary for A/C-1

Project Name: SOTHEBYS MIAMI BEACH
 Prepared by: JMM CONSULTING

10/06/10
 08:00 AM

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM _____ Peak zone sensible load
 Space CFM _____ Coincident space loads

Calculation Months _____ Jan to Dec
 Sizing Data _____ Calculated

Zone Sizing Data

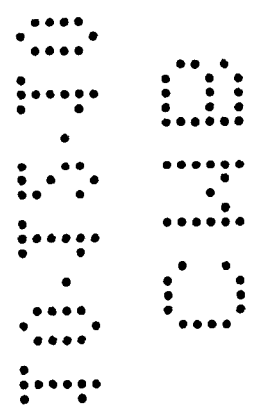
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	50.1	2320	2320	Jun 1700	11.9

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)
Zone 1					
LOBBY	1	50.1	Jun 1700	2320	11.9



Air System Design Load Summary for A/C-1

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

ZONE LOADS	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1700			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 88.9 °F / 76.7 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Solar Loads	371 ft²	18470	-	371 ft²	-	-
Wall Transmission	784 ft²	2665	-	784 ft²	2413	-
Roof Transmission	0 ft²	0	-	0 ft²	0	-
Glass Transmission	371 ft²	4613	-	371 ft²	8904	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Transmission	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	4679 W	15963	-	0	0	-
Task Lighting	722 W	2463	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	14	3538	2960	0	0	0
Infiltration	-	0	0	0	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	5% / 5%	2386	148	5%	566	0
>> Total Zone Loads	-	50098	3108	-	11883	0
Zone Conditioning	-	48242	3108	-	11416	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	2320 CFM	0	-	2320 CFM	0	-
Ventilation Load	200 CFM	2489	6789	200 CFM	5087	0
Supply Fan Load	2320 CFM	0	-	2320 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	50731	9897	-	16503	0
Central Cooling Coil	-	50731	9899	-	0	0
Central Heating Coil	-	0	-	-	16503	-
>> Total Conditioning	-	50731	9899	-	16503	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		

Air System Sizing Summary for A/C-2

Project Name: SOTHEBYS MIAMI BEACH

10/06/10

Prepared by: JMM CONSULTING

08:00 AM

Air System Information

System Name A/C-2

Equipment Class PKG ROOF

System Type SZCAV

Number of Zones 1

Floor Area 853.0 ft²

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Peak zone sensible load

Space CFM Coincident space loads

Calculation Months Jan to Dec

Sizing Data Calculated

Central Cooling Coil Sizing Data

Total coil load 2.5 Tons

Sensible coil load 2.1 Tons

Coil CFM at Jun 1600 1124 CFM

Max possible CFM 1124 CFM

Design supply temp. 55.0 °F

ft²/Ton 341.4

BTU/hr/ft² 35.1

Water flow @ 10.0 °F rise - gpm

Load occurs at Jun 1600

OA DB / WB 89.7 / 76.9 °F

Entering DB / WB 78.5 / 65.8 °F

Leaving DB / WB 58.2 / 57.0 °F

Coil ADP 56.0 °F

Bypass factor 0.100

Resulting RH 50 %

Zone T-stat Check 1 of 1 OK

Central Heating Coil Sizing Data

Max coil load 11726 BTU/hr

Coil CFM at Des Htg 1124 CFM

Max possible CFM 1124 CFM

Water flow @ 20.0 °F drop - gpm

Load occurs at Des Htg

BTU/hr/ft² 13.7

Ent. DB / Lvg DB 66.9 / 76.6 °F

Supply Fan Sizing Data

Actual max CFM at Jun 1700 1124 CFM

Standard CFM 1124 CFM

Actual max CFM/ft² 1.32 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 120 CFM

CFM/ft² 0.14 CFM/ft²

CFM/person 20.26 CFM/person

Zone Sizing Summary for A/C-2

Project Name: SOTHEBYS MIAMI BEACH
 Prepared by: JMM CONSULTING

10/06/10
 08:00 AM

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM _____ Peak zone sensible load
 Space CFM _____ Coincident space loads

Calculation Months _____ Jan to Dec
 Sizing Data _____ Calculated

Zone Sizing Data

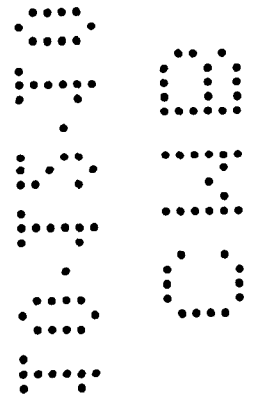
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	24.3	1124	1124	Jun 1700	9.1

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)
Zone 1 OPEN OFFICE	1	24.3	Jun 1700	1124	9.1



Air System Design Load Summary for A/C-2

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

ZONE LOADS	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1600			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 89.7 °F / 76.9 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Solar Loads	280 ft²	6612	-	280 ft²	-	-
Wall Transmission	620 ft²	1590	-	620 ft²	1908	-
Roof Transmission	0 ft²	0	-	0 ft²	0	-
Glass Transmission	280 ft²	3601	-	280 ft²	6720	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Transmission	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	2764 W	9430	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	6	1451	1214	0	0	0
Infiltration	-	0	0	0	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	5% / 5%	1134	61	5%	431	0
>> Total Zone Loads	-	23818	1275	-	9060	0
Zone Conditioning	-	23027	1275	-	8695	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	1124 CFM	0	-	1124 CFM	0	-
Ventilation Load	120 CFM	1614	4062	120 CFM	3031	0
Supply Fan Load	1124 CFM	0	-	1124 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	24641	5337	-	11726	0
Central Cooling Coil	-	24641	5338	-	0	0
Central Heating Coil	-	0	-	-	11726	-
>> Total Conditioning	-	24641	5338	-	11726	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		

Air System Sizing Summary for A/C-3 & A/C-4

Project Name: SOTHEBYS MIAMI BEACH

10/06/10

Prepared by: JMM CONSULTING

08:00 AM

Air System Information

System Name A/C-3 & A/C-4

Equipment Class PKG ROOF

System Type SZCAV

Number of Zones 1

Floor Area 2852.0 ft²

Sizing Calculation Information

Zone and Space Sizing Method:

Zone CFM Peak zone sensible load

Space CFM Coincident space loads

Calculation Months Jan to Dec

Sizing Data Calculated

Central Cooling Coil Sizing Data

Total coil load 7.8 Tons

Sensible coil load 6.1 Tons

Coil CFM at Jul 1400 3182 CFM

Max possible CFM 3182 CFM

Design supply temp. 55.0 °F

ft²/Ton 365.3

BTU/hr/ft² 32.8

Water flow @ 10.0 °F rise - gpm

Load occurs at Jul 1400

OA DB / WB 90.7 / 76.9 °F

Entering DB / WB 79.0 / 66.2 °F

Leaving DB / WB 57.7 / 56.6 °F

Coil ADP 55.4 °F

Bypass factor 0.100

Resulting RH 50 %

Zone T-stat Check 1 of 1 OK

Central Heating Coil Sizing Data

Max coil load 17686 BTU/hr

Coil CFM at Des Htg 3182 CFM

Max possible CFM 3182 CFM

Water flow @ 20.0 °F drop - gpm

Load occurs at Des Htg

BTU/hr/ft² 6.2

Ent. DB / Lvg DB 66.9 / 72.0 °F

Supply Fan Sizing Data

Actual max CFM at Jul 1300 3182 CFM

Standard CFM 3180 CFM

Actual max CFM/ft² 1.12 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 400 CFM

CFM/ft² 0.14 CFM/ft²

CFM/person 11.03 CFM/person

Zone Sizing Summary for A/C-3 & A/C-4

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Sizing Calculation Information

• Zone and Space Sizing Method:

Zone CFM _____ Peak zone sensible load _____
Space CFM _____ Coincident space loads _____

Calculation Months _____ Jan to Dec
Sizing Data _____ Calculated

Zone Sizing Data

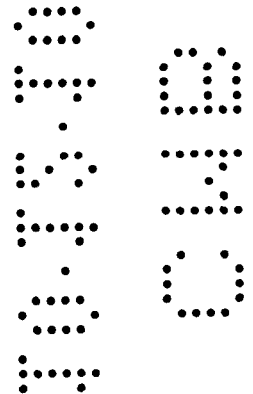
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	68.7	3182	3182	Jul 1300	7.2

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)
Zone 1					
GONF RM 295	1	8.7	Jul 1300	403	0.7
CONF 120	1	7.0	Jul 1300	326	0.5
OPEN OFFICE 2	1	53.0	Jul 1300	2453	5.9



Air System Design Load Summary for A/C-3 & A/C-4

Project Name: SOTHEBYS MIAMI BEACH
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

ZONE LOADS	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1400			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 90.7 °F / 76.9 °F			HEATING OA DB / WB 46.0 °F / 38.6 °F		
	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Solar Loads	0 ft²	0	-	0 ft²	-	-
Wall Transmission	70 ft²	147	-	70 ft²	215	-
Roof Transmission	2852 ft²	19653	-	2852 ft²	6613	-
Glass Transmission	0 ft²	0	-	0 ft²	0	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Transmission	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	9240 W	31528	-	0	0	-
Task Lighting	1426 W	4865	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	36	8885	7434	0	0	0
Infiltration	-	0	0	0	0	0
Miscellaneous	-	0	0	-	0	0
Safety Factor	5% / 5%	3254	372	5%	341	0
>> Total Zone Loads	-	68332	7806	-	7170	0
Zone Conditioning	-	67221	7806	-	7377	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	3182 CFM	0	-	3182 CFM	0	-
Ventilation Load	400 CFM	5766	12883	400 CFM	10309	0
Supply Fan Load	3182 CFM	0	-	3182 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	72987	20689	-	17686	0
Central Cooling Coil	-	72987	20690	-	0	0
Central Heating Coil	-	0	-	-	17686	-
>> Total Conditioning	-	72987	20690	-	17686	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		