MIAMIBEACH
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.

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	$ 35,000	
Plumbing including Fixtures	$ 15,000	
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

MIAMIBEACH
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

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 T. VALLE
MY COMMISSION # DD722530
EXPIRES October 04, 2011
(407) 398-0153 FloridaNotaryService.com

Leslie Valle
Signature of Notary Public

MIAMIBEACH
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 R. Rojas

[✓] Personally known [ ] Produced Identification - Type of Identification

LESLIE T. VALLE
MY COMMISSION # DD722530
EXPIRES October 04, 2011
FloridaNotaryService.com
(407) 398-0153

Lesli 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**

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

	For Insurance Company Use:
A1. Building Owner's Name BLUE COMET LLC	Policy Number
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	Company NAIC Number

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 residentiall

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	B2. County Name	B3. State
City of Miami Beach 120651	Miami Dade	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
120860319	L	9/11/09	9/11/09	AE	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 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

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

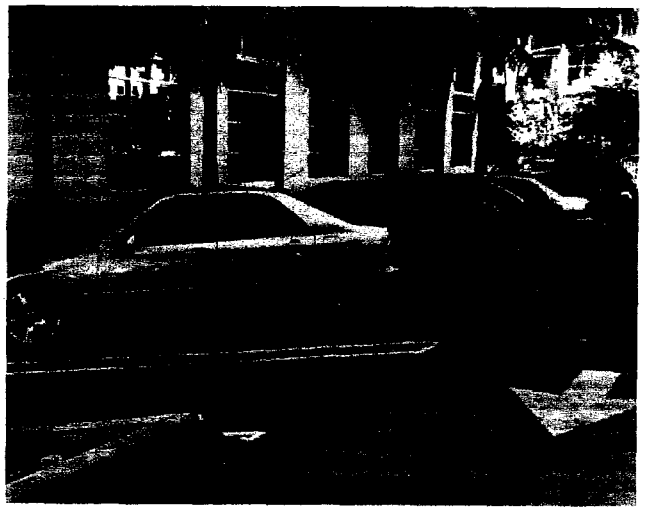
☐ Check here if attachments

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 FI 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		

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**	Calculation Months	**Jan to Dec**
Space CFM	**Coincident space loads**	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

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1700 COOLING OA DB / WB 88.9 °F / 76.7 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	**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
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Air System Information

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

Outdoor Ventilation Air Data

Design airflow CFM	**120** CFM	CFM/person	**20.20** 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

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1600 COOLING OA DB / WB 89.7 °F / 76.9 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	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
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Air System Information

System Name	**A/C-3 & A/C-4**		
Equipment Class	**PKG ROOF**	Number of Zones	**1**
System Type	**SZCAV**	Floor Area	**2852.0** 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	**7.8** Tons	Load occurs at	**Jul 1400**
Sensible coil load	**6.1** Tons	OA DB / WB	**90.7 / 76.9** °F
Coil CFM at Jul 1400	**3182** CFM	Entering DB / WB	**79.0 / 66.2** °F
Max possible CFM	**3182** CFM	Leaving DB / WB	**57.7 / 56.6** °F
Design supply temp.	**55.0** °F	Coil ADP	**55.4** °F
ft²/Ton	**365.3**	Bypass factor	**0.100**
BTU/hr/ft²	**32.8**	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	**17686** BTU/hr	Load occurs at	**Des Htg**
Coil CFM at Des Htg	**3182** CFM	BTU/hr/ft²	**6.2**
Max possible CFM	**3182** CFM	Ent. DB / Lvg DB	**66.9 / 72.0** °F
Water flow @ 20.0 °F drop	- gpm		

Supply Fan Sizing Data

Actual max CFM at Jul 1300	**3182** CFM	Fan motor BHP	**0.00** BHP
Standard CFM	**3180** CFM	Fan motor kW	**0.00** kW
Actual max CFM/ft²	**1.12** CFM/ft²	Fan static	**0.00** in. wg

Outdoor Ventilation Air Data

Design airflow CFM	**400** CFM	CFM/person	**11.03** CFM/person
CFM/ft²	**0.14** CFM/ft²		

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**	Calculation Months	**Jan to Dec**
Space CFM	**Coincident space loads**	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					
CONF 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

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1400 COOLING OA DB / WB 90.7 °F / 76.9 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	**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

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 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.)

ENG 1-7-2011

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

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

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G-002 GENERAL NOTES, SPECIFICATIONS
G-003 SPECIFICATIONS
G-004 SPECIFICATIONS

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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

ELECTRICAL

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

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

PLUMBING

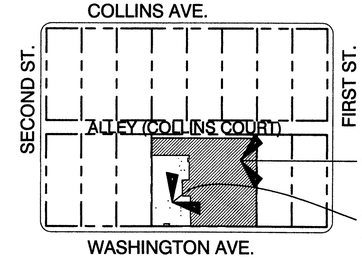
P-101 PLUMBING FLOOR PLAN
P-201 PLUMBING NOTES & DETAILS

FIRE PROTECTION

FP-101 FIRE PROTECTION FLOOR PLAN

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

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

LOCATION MAP
1" = 100'

12/11/10

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
CORE REVIEWER (PRINT) MARIA TOL
SIGNATURE DATE 11-10-10
Office use. Dry-use only

Derm Number: 2010-1102-1500-2256
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
Reviewer Name:

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Approved Reviewed By: Date: 10-13-2010

B1100150

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
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MECHANICAL: 10/15/10
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS: 10-13-2010
SIDEWALK:
ELEVATION:

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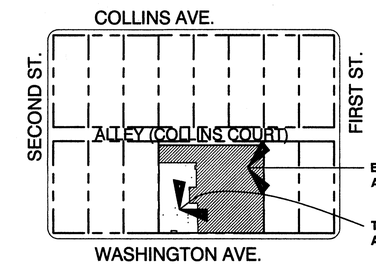


LOCATION MAP
1" = 100'

10/5/10

ARCHITECTURAL ABBREVIATIONS

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

A

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASC	ABOVE SUSPENDED CEILING
ARB	ABUSE – RESISTANT BOARD
ACC	ACCESS
AD	ACCESS DOOR
AP	ACCESS PANEL
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
ADMIN	ADMINISTRATOR
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR (AGE), (ED)
AB	ANCHOR BOLT
ANOD	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URE), (URAL)
A/E	ARCHITECT/ENGINEER
ASSIST	ASSISTANCE
@	AT
AUTO	AUTOMATIC

B

BM	BEAM
BRG	BEARING
BPL	BEARING PLATE
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BL	BORROWED LIGHT
BS	BOTH SIDES
BW	BOTHWAYS
BOT	BOTTOM
BO	BOTTOM OF
BOB	BOTTOM OF BEAM
BLDG	BUILDING
BLT	BUILT
BI	BUILT–IN

C

CAB	CABINET
CK	CALK (ING), CAULK (ING)
CIP	CAST–IN–PLACE
CPT	CARPET (ED)
CLG	CEILING
CHT	CEILING HEIGHT
CBB	CEMENT BACKING BOARD
CPLP	CEMENT PLASTER (PORTLAND)
CEMB	CEMENTITIOUS BOARD
CTR	CENTER
℄	CENTER LINE
C/C	CENTER TO CENTER
CER	CERAMIC
CT	CERAMIC TILE
CMT	CERAMIC MOSAIC TILE
CLF	CHAIN LINK FENCE
CHBD	CHALKBOARD
CO	CLEANOUT
CLR	CLEAR (ANCE)
CLO	CLOSET
CRC	COLD ROLLED CHANNEL
CW	COLD WATER
CC	COLOR CODE
COL	COLUMN
CPDS	COMMON PREMISE DISTRIBUTION SYSTEM
COMM	COMMUNICATIONS
COMPO	COMPOSITE (ION)
COMPR	COMPRESS (ED), (ION), (IBLE)
COMP	COMPUTER
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONN	CONNECT (ED), (ION)
CONST	CONSTRUCT (ED), (ION)
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACT (OR)
CJ	CONTROL JOINT
COORD	COORDINATOR
CG	CORNER GUARD
CORR	CORRIDOR
CORRG	CORRUGATED
CNTR	COUNTER
CTSK	COUNTERSINK
CFM	CUBIC FEET PER MINUTE
CUST	CUSTOMER
CWL	CURTAIN WALL

D

DPR	DAMPER
DEM	DEMOLISH, DEMOLITION
DMT	DEMOUNTABLE
DERM	DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
DEP	DEPRESS (ED)
DET	DETAIL (S)
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DRTR	DIRECTOR
DPR	DISPENSER
DO	DITTO
DIV	DIVISION
DR	DOOR
DO	DOOR OPENING
DBL	DOUBLE
DTA	DOVETAIL ANCHOR
DST	DOVETAIL ANCHOR SLOT
DN	DOWN
DS	DOWNSPOUT
D	DRAIN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN

E

E	EAST
EA	EACH
EW	EACHWAY
ELEC	ELECTRIC (AL)
EP	ELECTRICAL PANELBOARD
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EC	ELECTRICAL CONDUIT
EDS	ELECTRONIC DETECTION SYSTEM
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EOS	EMERGENCY OVERFLOW SCUPPER
ENC	ENCLOSE (URE)
EFF	EPOXY FLOOR FINISH
EWF	EPOXY WALL FINISH
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
EF	EXHAUST FAN
EXIST	EXISTING
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EXP	EXPOSE (D)
EXT	EXTERIOR

F

FWC	FABRIC WALL COVERING
FOS	FACE OF SUPPORT/STUD
FCU	FAN COIL UNIT
FAS	FASTEN (ER)
FT	FEET, FOOT
FBD	FIBERBOARD
FGL	FIBERGLASS
FV	FIELD VERIFY
FIN	FINISH (ED)
FF	FINISH FLOOR
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FO	FINISHED OPENING
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FHC	FIRE HOSE VALVE/EXTINGUISHER CABINET
FP	FIREPROOF (ED), (ING)
FIXT	FIXTURE
FLAM	FLAMMABLE
FLG	FLASHING
FLX	FLEXIBLE
FLR	FLOOR (ING)
FLCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FBC	FLORIDA BUILDING CODE
FPL	FLORIDA POWER AND LIGHT COMPANY (FP&L)
FLUOR	FLUORESCENT
FB	FOOT BOLT
FTG	FOOTING
FOUND	FOUNDATION
FR	FRAME (D), (ING)
FZR	FREEZER
FA	FRESH AIR
FH	FULL HEIGHT
FS	FULL SIZE
FF&E	FURNITURE, FIXTURE & EQUIPMENT
FUR	FURRED (ING)
FUT	FUTURE

G

GA	GAGE, GAUGE
GPM	GALLONS PER MINUTE
GALV	GALVANIZE (D)
GI	GALVANIZED IRON
GKT	GASKET (ED)
GEN	GENERAL
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GL	GLASS OPENING
GNK	GOOSENECK
GB	GRAB BAR
GR	GRADE
GRD	GROUND
GT	GROUT
GYP BD	GYPSUM BOARD

H

HC	HANDICAP (PED)
HDW	HARDWARE
HWD	HARDWOOD
HVAC	HEATING/VENTILATING /AIR CONDITIONING
HDY	HEAVY DUTY
HGT	HEIGHT
HP	HIGH POINT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
HD	HOT DIPPED
HWH	HOT WATER HEATER
HR	HOUR

I

INCL	INCLUDE (D), (ING)
I.C.	IN CONTRACT
INFO	INFORMATION
IT	INFORMATION TECHNOLOGY
ID	INSIDE DIAMETER
INSUL	INSULATE (D), (ION)
INT	INTERIOR
INTL	INTERNATIONAL
IWP	INTERIOR WALL PANEL

J

JAN	JANITOR
JC	JANITOR'S CLOSET
JT	JOINT
JF	JOINT FILLER
JST	JOIST
JB	JUNCTION BOX

K

KCPL	KEENE'S CEMENT PLASTER
KPL	KICKPLATE
KIT	KITCHEN
KO	KNOCKOUT

L

LBL	LABEL
LAB	LABORATORY
LAM	LAMINATE (D)
LAUN	LAUNDRY
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LEV	LEVEL
LT	LIGHT
LC	LIGHT CONTROL
LW	LIGHTWEIGHT
LIN	LINEN
LTL	LINTEL
LL	LIVE LOAD
LVR	LOUVER
LP	LOW POINT

M

MAINT	MAINTENANCE
MGR	MANAGER
MFR	MANUFACTURE (ER)
MRB	MARBLE
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC (AL)
MC	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
M	MEN
MTL	METAL
MTFR	METAL FURRING
MPR	METAL PIPE RAILING
MTHR	METAL THRESHOLD
M	METER (S)
MEZZ	MEZZANINE
MWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR
MR	MOISTURE RESISTANT
MLD	MOLDING, MOULDING
MT	MOUNT (ED), (ING)
MOV	MOVABLE
MP	MOVABLE PARTITION
MW	MOVING WALKWAY
MUL	MULLION

N

N	NORTH
NL	NAILABLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAT	NATURAL
(N)	NEW
NOM	NOMINAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER

O

OBS	OBSCURE
OFF	OFFICE
OC	ON CENTER (S)
OP	OPAQUE
OPNG	OPENING
OJ	OPEN–WEB JOIST
OPS	OPERATIONS
OCC	OPERATOR CONTROL CENTER
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OS	OVERFLOW SCUPPER
OH	OVERHANG/OPPOSITE HAND

P

PNT	PAINT (ED)
PNL	PANEL
PB	PANIC BAR
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PBD	PARTICLE BOARD
PART	PARTITION
PED	PEDESTAL
PERI	PERIMETER
PERM	PERMANENT
PP	PIPE PENETRATION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PG	PLATE GLASS
PLYWD	PLYWOOD
POL	POLISHED
PR–I	PRE–FINISHED
PVC	POLYVINYL CHLORIDE
PV	PHOTOVOLTAIC
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFN	PREFINISHED
PT	PRESSURE TREAT (ED)
PROJ	PROJECTION
PL	PROPERTY LINE
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 TOWEL DISPENSER
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
SIM	SIMILAR
SL	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

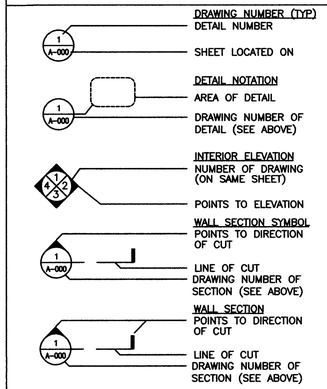
VNR	VENEER
VTR	VENT THRU ROOF
VIF	VERIFY IN FIELD
VERT	VERTICAL
VG	VERTICAL GRAIN
VF	VERIFY
VEST	VESTIBULE
VIN	VINYL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VF	VINYL FABRIC

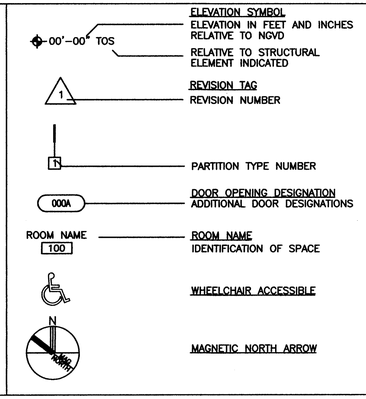
W

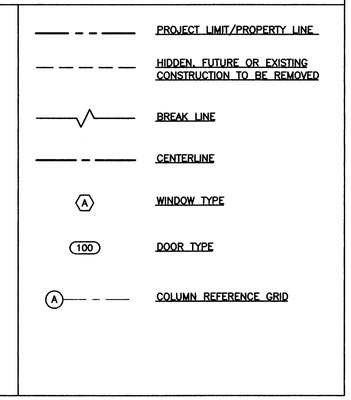
WSCT	WAINSCOT
WH	WALL HUNG
WTW	WALL TO WALL
WR	WASTE RECEPTACLE
WC	WATER CLOSET
WL	WATER LEVEL
WP	WATERPROOF (ING)
WT	WIDE, WIDTH
WF	WIDEFLANGE
WIN	WINDOW
W/	WITH
W/O	WITHOUT
W	WOMEN
WD	WOOD
WDB	WOOD BASE
WP	WORK POINT

ARCHITECTURAL SYMBOLS LEGEND

DRAWING SYMBOLS







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OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEETS\GNRL\G-001.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
-
-
-
-

SHEET TITLE

ABBREVIATIONS
& SYMBOLS LEGEND

SHEET: OF:

G-001

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING AND START OF AND DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

2. PRIOR TO INSPECTION OF THE SUITE, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SUITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.

3. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

4. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.

5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, LIGHT FIXTURES, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR INDICATED IN THE DRAWINGS AND THE FINISHED SCHEDULE. CEILING HEIGHT DIMENSIONS ARE TO THE FINISHED SURFACE OF CEILING.

6. DIMENSIONS SHOWN ON FLOOR PLAN, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FACE OF STUD, MASONRY, CONCRETE OR COLUMN, GRID LINES, UNLESS OTHERWISE NOTED.

7. IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK.

8. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING.

9. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

10. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE ACCESSIBLE BY THE HANDICAP

11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
- A. A 15 LB FORCE SHALL RELEASE A LATCH
- B. A 30 LB FORCE SHALL SET DOOR IN MOTION
- C. A 15 LB FORCE SHALL SWING DOOR FULLY OPEN

12. LEGAL EXITS SHALL NOT BE BLOCKED AT ANY TIME.

13. FINAL CLEAN UP AND DISPOSAL:
REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM CLEANED AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES.

14. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.

15. IN THE EVENT THE UTILITY SERVICE IS INTERRUPTED WITHOUT THE REQUIRED 48 HOURS NOTICE, THEN THE CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ALL DAMAGES SUFFERED BY THE OWNER DUE TO THE UNAUTHORIZED INTERRUPTION. RECONNECTION SHALL BE MADE IMMEDIATELY.

16. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

17. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

18. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR DIMENSIONS AS INDICATED ON DRAWINGS.

19. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF WORK UNLESS DESIGNATED (N.I.C.) OR (O.F.O.I.). ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL CURRENT AND LOCAL APPLICABLE CODES AND GOVERNING REGULATIONS, AND THE CONTRACT DOCUMENTS.

20. THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT AT THE CONTRACTOR'S EXPENSE.

21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS.

22. SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS AND STAFF OF OWNER OR ARCHITECT.

23. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING'S, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

24. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RELATED SERVICE CONNECTIONS WITHIN THE BUILDING.

25. SUBSTITUTIONS:
- A. REFERENCE TO MAKERS, BRAND, MODELS, ETC., IS TO ESTABLISH THE TYPE AND QUALITY DESIRED; SUBSTITUTIONS OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT AND OWNER PRIOR TO BID (UNLESS NOTED OTHERWISE).
- B. THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR THE DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN.

26. ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE, OF QUALITY SPECIFIED, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK.

27. SHOP DRAWINGS:
- A. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL SYSTEMS, EQUIPMENT AND MATERIALS WHICH MUST INTERFACE AND COORDINATE WITH OTHERS, WHETHER DETAILED ON CONSTRUCTION DOCUMENTS OR NOT.
- B. SHOP DRAWINGS SHALL BE SUBMITTED, TO THE ARCHITECT, IN A MINIMUM OF THREE COPIES AND A MAXIMUM OF SIX COPIES. A COPY SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR AS COMPLYING WITH THE SPECIFICATIONS AND DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT. A STAMP SHALL BE AFFIXED ON THE SHOP DRAWING BEARING THE SIGNATURE OF THE CONTRACTOR AND THE DATE OF REVIEW.

28. THE CONTRACTOR SHALL PROVIDE A BLANKET ONE YEAR GUARANTEE FOR THE CONTRACT PROJECT WITH SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES, AND GUARANTEES AS REQUIRED.

29. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK TO THE ARCHITECT AT THE COMPLETION OF WORK PRIOR TO FINAL PAYMENT. CHANGES MUST BE DRAFTED. NO FREEHAND REVISIONS WILL BE ACCEPTED.

30. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

31. PENETRATIONS THROUGH WALLS:
- A. FOR OPENINGS IN WALLS NOT SHOWN ON ARCHITECTURAL DRAWINGS, SEE MECHANICAL, PLUMBING, SPRINKLER AND ELECTRICAL DRAWINGS.
- B. PROVIDE LINTELS IN MASONRY WALLS AS REQUIRED TO ACCOMMODATE OPENINGS FOR MECHANICAL AND ELECTRICAL WORK.
- C. FOR INSTALLATION DETAILS OF SLEEVES PENETRATING MASONRY WALLS, SEE MECHANICAL PLUMBING AND SPRINKLER DRAWINGS.

32. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE APPROPRIATE CONSTRUCTION OF ALL PARTITION TYPES ACCORDING TO INDICATIONS ON THE DRAWINGS, AND WITH THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE CONTRACTOR SHALL SUPERVISE AND INSPECT CONSTRUCTION OF ALL PARTITIONS TO VERIFY THAT CONSTRUCTION IS PERFORMED ACCORDING TO SPECIFICATIONS, CODE REQUIREMENTS, AND INDUSTRY STANDARDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

33. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

34. PROVIDE DOUBLE FRAMING MEMBERS AT ALL DOOR JAMBS AND CASED OPENINGS.

35. THE CONTRACTOR WILL PERFORM DAILY CLEANING OF THE SITE. THE CONTRACTOR WILL REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. THE CONTRACTOR WILL HAUL FROM SITE AND LEGALLY DISPOSE OF WASTE MATERIALS, INCLUDING UNSUITABLE EXCAVATED MATERIALS, TRASH, ETC...

GENERAL CONSTRUCTION REQUIREMENTS

1. ALL SINGLE LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH DOUBLE LAYER GYPSUM BOARD WALLS SHALL MAINTAIN ONE CONTIGUOUS OUTER LAYER OF GYPSUM BOARD AT THE SAME FACE OF FINISH. STUDS AND FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.

2. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.

3. DOOR OPENING NOT LOCATED BY DIMENSION SHALL BE LOCATED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.

4. REFER TO DOOR SCHEDULE, DETAILS, AND SPECIFICATIONS FOR DOOR, DOOR FRAME, AND DOOR HARDWARE REQUIREMENTS.

5. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

6. REFER TO SPECIFICATIONS AND FINISH SCHEDULE FOR TYPE OF PAINT FINISHES, METAL FINISHES, CEMENT FINISHED, WEATHER AND SOUND SEALANTS.

7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OF LOW VOC VALUE.

8. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24". BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINERAL FIBER INSULATION.

9. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICKNESS APPROVED RESILIENT MATERIALS.

10. APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATION WALLS.

11. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE FLORIDA QUALITY STANDARDS FOR INSULATING MATERIALS.

12. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO THE CURRENT FBC MECHANICAL SECTION. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH APPROVED MASTIC OR TAPE.

13. CABINETS AND CASEWORK ARE SHOWN ON INTERIOR ELEVATIONS.
- A. PLASTIC LAMINATE: MODULAR CASEWORK SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
- B. WOOD: MILLWORK SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
- C. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. PRIOR TO SUBMISSION TO THE ARCHITECT, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS TO CERTIFY THAT THEY MEET ALL THE REQUIREMENTS ON THE CONSTRUCTION D OCUMENTS.

14. ALL INSULATION NOTED ON PLANS SHALL BE NON COMBUSTIBLE AND MAINTAIN THERMAL MOISTURE PROTECTION.

SHOP DRAWING & SUBMITTALS LIST

1. DOORS / HARDWARE
2. MILLWORK / CABINETS
3. PAINTS / SEALERS
4. PLUMBING FIXTURES & FITTINGS
5. HVAC EQUIPMENT
6. LIGHTING FIXTURES & ELECTRICAL DEVICES
7. TILE/ CARPET/ FLOOR BASES
8. METAL FRAMING & GYP. BOARD
9. ACOUSTICAL CEILING SYSTEM

THE LIST PROVIDED IS FOR REFERENCE AND NOT MEANT IN ANY WAY TO LIMIT THE SHOP DRAWINGS REQUIRED. REFER TO GENERAL NOTE 27 UNDER SHOP DRAWING SECTION FOR MORE INFORMATION.

NOTE:

EXISTING FLOOR SLABS ARE POST-TENSIONED CONCRETE. CONTRACTOR SHALL PERFORM COMPLETE XRAYS OF THE PROPOSED AREA OF WORK AND SUBMIT THEM TO ARCHITECT FOR APPROVAL PRIOR TO ANY CORE DRILLING OR SLAB PENETRATIONS.

SPECIFICATIONS

INSTRUCTIONS TO BIDDERS — SECTION 00100

AIA DOCUMENT A701, INSTRUCTIONS TO BIDDERS, 1987 EDITION IS THE FORM BEING USED. COPIES OF THIS DOCUMENT MAY BE OBTAINED FROM THE OFFICE OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SUPPLEMENT TO THE INSTRUCTIONS TO BIDDERS 1. AT THE END OF SUBPARAGRAPH 32.1. ADD:
3.2.1.1. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AS HE SHALL BE RESPONSIBLE FOR ADAPTING THE PLAN TO EXISTING CONDITIONS. IN THE CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THEY SHALL BE REPORTED TO THE ARCHITECT.

GENERAL CONDITIONS — SECTION 00700

AIA DOCUMENT A 201-1997 EDITION: "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS HEREBY INCLUDED AS A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

SUPPLEMENTS TO THE "GENERAL CONDITIONS" AS REQUIRED, WILL BE WRITTEN BY THE ARCHITECT OF RECORD.

ERRORS AND OMISSIONS

ERRORS, INCONSISTENCIES, AND OR AMBIGUITIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY, AND SHALL NOT BE CONSIDERED SUFFICIENT REASON TO DEPART FROM THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS.

SUMMARY OF WORK — SECTION 01010

THE WORK CONSISTS OF A TENANT IMPROVEMENT ADDING INTERIOR PARTITIONS, CABINETRY, ACOUSTICAL TILE CEILINGS AND CARPET TILES REQUIRED OR NECESSARY, SHOWN ON THE DRAWINGS, EXCLUDING ONLY THOSE ITEMS SPECIFICALLY SHOWN, NOTED OR SPECIFIED AS NOT IN CONTRACT (NIC).

CONSTRUCTION SCHEDULE:

THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER AND ARCHITECT, A BAR CHART TYPE PROGRESS SCHEDULE FOR THE ENTIRE PROJECT, WITHIN THREE (3) DAYS AFTER AWARD OF CONTRACT. PROVIDE A SEPARATE BAR FOR EACH WORK ITEM LISTED IN THE SCHEDULE OF VALUES. INCLUDE APPROPRIATE TIME FOR PROJECT MOBILIZATION PROCUREMENT OF PRODUCTS, REVIEW AND RETURN OF SHOP DRAWINGS, FABRICATION INSTALLATION, TESTING, FINAL CLEANUP AND INSTALLATION TIME FOR WORK UNDER SEPARATE CONTRACTS. IDENTIFY EACH CALENDAR DAY THROUGH-OUT THE SCHEDULE. HIGHLIGHT "CRITICAL PATH" ELEMENTS OF THE SCHEDULE THAT ARE IMPORTANT TO COMPLETE THE WORK ON TIME. CORRELATE THE ORGANIZATION OF THE SCHEDULE WITH THE DATE OF SUBSTANTIAL COMPLETION INDICATED IN THE OWNER-CONTRACTOR AGREEMENT.

PROJECT COORDINATION & ADMINISTRATION:
COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, AND FOR INSTALLATION OF ITEMS FURNISHED AND INSTALLED BY OTHERS, WITH PROVISIONS FOR ACCOMMODATING OTHER ITEMS TO BE INSTALLED LATER. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED ON THE DRAWINGS. UTILIZE SPACE EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, AND FOR MAINTENANCE.

MAINTENANCE OF CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE, A "RECORD" SET OF CONSTRUCTION DOCUMENTS AND THE FOLLOWING RELATED DRAWINGS OR DOCUMENTS PREPARED BY OTHERS: CASEWORK SHOP DRAWINGS PREPARED BY THE CASEWORK FABRICATOR INTERIOR AND EXTERIOR SIGNAGE SHOP DRAWINGS, BY THE SIGNAGE CONTRACTOR, AND ANY OTHER SHOP DRAWINGS REQUIRED TO PERFORM WORK.

DO NOT CONSTRUCT ANY PORTION OF THE WORK RELATED TO THESE DRAWINGS AT ANY TIME WITHOUT SUCH DRAWINGS BEING AVAILABLE AT THE PROJECT SITE, AND ONLY AFTER REVIEW BY ARCHITECTS OFFICE.

APPLICATION FOR PAYMENT — SECTION 01025

PAYMENT REQUESTS: THE PAYMENT REQUEST CYCLE IS TO BE REGULAR. EACH APPLICATION MUST BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS. CERTAIN APPLICATIONS FOR PAYMENT, SUCH AS THE INITIAL APPLICATION, THE APPLICATION AT SUBSTANTIAL COMPLETION, AND THE FINAL PAYMENT APPLICATION INVOLVE ADDITIONAL REQUIREMENTS.

PRIOR TO SUBMITTAL OF INITIAL APPLICATION FOR PAYMENT, THE FOLLOWING ITEMS SHALL BE SUBMITTED: (1) LISTING OF SUBCONTRACTORS AND PRINCIPAL SUPPLIERS AND FABRICATORS, (2) THE PROGRESS SCHEDULE, (3) PRELIMINARY SCHEDULE OF VALUES, (4) PERFORMANCE AND/OR PAYMENT BONDS, IF REQUIRED, AND (5) COPIES OF ACQUIRED BUILDING PERMITS FOR PERFORMANCE OF THE WORK.

FORM AND QUANTITY APPLICATION: SUBMIT THREE (3) EXECUTED COPIES OF AIA DOCUMENT G702, APPLICATION AND CERTIFICATION FOR PAYMENT, SUPPORTED BY AIA DOCUMENT G703, CONTINUATION SHEET.

SUBMIT CONDITIONAL LIEN RELEASES WITH EACH APPLICATION FOR PAYMENT CONTINGENT UPON RECEIPT AND BANK CLEARANCE OF THE CURRENT INVOICED AMOUNT.

SUBMIT UNCONDITIONAL LIEN RELEASES COVERING THE PREVIOUSLY PAID AMOUNT RECEIVED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS OR MATERIAL SUPPLIERS, WITH SUBSEQUENT APPLICATIONS FOR PAYMENT.

PRELIMINARY SCHEDULE OF VALUES: BEFORE START OF CONSTRUCTION, SUBMIT A PRELIMINARY SCHEDULE OF VALUES. SUPPORT WITH BACK-UP DATA TO SUBSTANTIATE ITS ACCURACY UPON REQUEST.

FINAL SCHEDULE OF VALUES: AT THE COMPLETION OF THE WORK, AS AN A CONDITION OF FINAL COMPLETION, SUBMIT A REVISED SCHEDULE OF VALUES, REFLECTING THE FINAL COST OF THE WORK, INCLUDING ALL REVISIONS OR CHANGES MADE DURING CONSTRUCTION. ARRANGE SCHEDULE IN ORDER OF WORK ITEMS LISTED ABOVE, AND SUPPORT SCHEDULE WITH BACKUP DATA IF REQUESTED.

MODIFICATION PROCEDURES — SECTION 01250

1. CHANGE ORDER REQUESTS

A. OWNER-INITIATED: THE ARCHITECT WILL ISSUE A DETAILED DESCRIPTION WITH ATTACHMENTS FOR THE MODIFICATION OF SCOPE, TIME AND BUDGET. THIS PROPOSAL IS FOR INFORMATION ONLY. WITHIN 20 DAYS THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR THE OWNERS REVIEW IN COMPLIANCE WITH THE ARCHITECT'S PROPOSAL.

B. CONTRACTOR-INITIATED: WHEN NECCESSARY CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, THE CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO THE ARCHITECT. THIS REQUEST IS REQUIRED TO BE A COMPLETE DETAILED DESCRIPTION FOR THE MODIFICATION OF SCOPE, TIME AND BUDGET, AND IN COMFORMANCE WITH AIA DOCUMENT G709.

2. CONSTRUCTION CHANGE DIRECTIVE:
WHEN NECCESSARY, THE ARCHITECT MAY ISSUE A CONSTRUCTION CHANGE DIRECTIVE TO THE CONTRACTOR UTILIZING FORM AIA DOCUMENT G714.

3. CHANGE ORDER PROCEDURES:
UPON OWNERS APPROVAL OF THE PROPOSAL REQUEST, THE ARCHITECT WILL ISSUE A CHANGE ORDER UTILIZING AIA DOCUMENT G701.

CONSTRUCTION PROGRESS — SECTION 01320

1. MEETINGS:
- A. PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED NO LATER THAN 15 DAYS AFTER THE EXECUTION OF THE AGREEMENT. AGENDA WILL BE PROVIDED BY THE ARCHITECT.
- B. PROGRESS MEETINGS WILL BE CONDUCTED AT THE SITE AT REGULAR INTERVALS AND COORDINATED WITH THE PREPARATION FOR PAYMENT REQUESTS.
- C. PROVIDE SPECIAL MEETINGS AT THE SITE AS REQUIRED FOR THE PROPER COORDINATION OF THE WORK.
- D. PRE-INSTALLATION CONFERENCES SHALL BE SCHEDULED FOR ALL MANUFACTURERS AND FABRICATORS OF EQUIPMENT THAT REQUIRES COORDINATION WITH OTHER CONSTRUCTION OR FIXTURES.

2. SCHEDULE:
THE CONSTRUCTION SCHEDULE AS REQUIRED IN SUMMARY OF WORK SHALL BE UPDATED AT REGULAR INTERVALS AND MADE AVAILABLE AT THE REGULAR PROGRESS MEETINGS.

3. REPORTS:
- A. PROGRESS REPORTS OF THE CONSTRUCTION SHALL BE MAINTAINED AT REGULAR INTERVALS AND MADE AVAILABLE AT THE PROGRESS MEETINGS.
- B. PROVIDE SPECIAL REPORTS FOR ANY UNUSUAL EVENTS AND MAKE THEM AVAILABLE AT SPECIAL OR PROGRESS MEETINGS.

SHOP DRAWINGS — SECTION 01350

CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR REVIEW. SHOP DRAWINGS WILL REQUIRE A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND RETURN TO CONTRACTOR.

CONSTRUCTION WASTE MANAGEMENT — SECTION 01505

1.01 WASTE MANAGEMENT GOALS FOR THE PROJECT
THE OWNER HAS ESTABLISHED THAT THIS PROJECT SHALL MINIMIZE THE CREATION OF CONSTRUCTION AND DEMOLITION WASTE ON THE JOB SITE. [CONTRIBUTING FACTORS INCLUDE OVER-PACKAGING, ORDERING ERROR, POOR PLANNING, IMPROPER STORAGE, BREAKAGE, MISHANDLING, AND CONTAMINATION.]
RECYCLE AS MANY OF THE WASTE MATERIALS AS ECONOMICALLY FEASIBLE. MINIMIZE WASTE SENT TO LANDFILLS.

1.02 RELATED SECTIONS
A. SECTION 01736- DEMOLITION/DISMANTLING/SALVAGE

PART 2-SERVICES
2.01 PRE-QUALIFIED CONSTRUCTION WASTE RECYCLING SERVICES
A. SUN RECYCLING (954) 428-4190
B. UHEL POLLY HAULING (954) 971-3870

PART 3-EXECUTION
3.01 WASTE MANAGEMENT PLAN IMPLEMENTATION
A. COORDINATE WASTE MATERIALS HANDLING AND SEPARATION FOR ALL TRADES, AND DOCUMENT RESULTS OF THE WASTE MANAGEMENT PLAN.

B. PROVIDE SEPARATION, HANDLING, TRANSPORTATION, RECYCLING, SALVAGE, AND LANDFILLING FOR ALL DEMOLITION AND WASTE MATERIALS.

C. DESIGNATE A SPECIFIC AREA FOR SEPARATION OF MATERIAL FOR SALVAGE AND RECYCLING. RECYCLING AND WASTE BIN AREAS ARE TO BE KEPT NEAT AND CLEAN AND CLEARLY MARKED IN ORDER TO AVOID CONTAMINATION OR MIXING MATERIALS.

D. DO NOT HANDLE, SEPARATE, STORE, SALVAGE, OR RECYCLE HAZARDOUS MATERIALS WITH OTHER MATERIALS. FOLLOW MATERIAL-SPECIFIC INSTRUCTIONS ANY HAZARDOUS MATERIALS. CONTACT PROJECT MANAGER IF NO INSTRUCTIONS ARE EVIDENT.

PRODUCTS & SUBSTITUTIONS — SECTION 01600

PRODUCTS OPTIONS: PRODUCTS SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY. ANY PRODUCT MEETING THOSE STANDARDS OR DESCRIPTION PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS: PRODUCTS OF MANUFACTURER NAMED AND MEETING SPECIFICATIONS, NO OPTIONS OR SUBSTITUTIONS ALLOWED. PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS WITH A PROVISION FOR SUBSTITUTIONS.

CONTRACTOR'S SUBSTITUTION REPRESENTATION: BY SUBSTITUTION OF A MATERIAL, PRODUCT, EQUIPMENT ITEM OR SYSTEM, THE CONTRACTOR: (1) REPRESENTS THAT HE HAS PERSONALLY INVESTIGATED THE PROPOSED SUBSTITUTE PRODUCT AND DETERMINED THAT IT IS EQUAL OR SUPERIOR IN ALL RESPECTS TO THAT SPECIFIED, (2) WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION THAT THE CONTRACTOR WOULD HAVE PROVIDED FOR THE SPECIFIED PRODUCT, (3) WAIVES ALL CLAIMS FOR ADDITIONAL COSTS RELATED TO THE SUBSTITUTION OF THE ACCEPTED SUBSTITUTE MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS."

APPLICATION/ACCEPTANCE: APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE BY G.C. OF THAT WORK AND ASSUMPTION OF FULL RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

PRODUCTS IN QUANTITIES SHALL BE ALIKE AND INTERCHANGEABLE. WHERE ADDITIONAL AMOUNTS OF A PRODUCT ARE LIKELY TO BE NEEDED BY THE OWNER AT A LATER DATE FOR MAINTENANCE AND REPAIR, PROVIDE STANDARD, DOMESTICALLY PRODUCED PRODUCTS WHICH ARE LIKELY TO BE AVAILABLE TO THE OWNER AT SUCH LATER DATE.

SUPPLY PRODUCTS COMPLETE WITH ALL STANDARD DEVICES, TRIM FINISH, AND ALL ACCESSORIES INDICATED IN THE LATEST EDITION OF THE MANUFACTURER'S CATALOG OR BROCHURE PUBLISHED AT THE DATE OF THE AWARD OF THE CONTRACT. FURNISH SUCH ITEMS COMPLETE WITH COMPONENT PARTS NECESSARY FOR THE OBVIOUS AND INTENDED USE AND INSTALLATION, WHETHER OR NOT DESCRIPTIONS OR CATALOG NUMBERS CONTAIN ALL SUPPLEMENTED INFORMATION AND/OR NUMBERS OF SUCH COMPONENTS.

EQUIPMENT NAMEPLATES: PROVIDE PERMANENT NAMEPLATES ON EACH ITEM OF SERVICE

METAL FRAMING — SECTION 05400

MATERIALS ALL STUD FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAGE AS SHOWN ON THE PLANS AND SPECIFIED HEREIN.

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

INSTALLATION TRACKS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURES AS SHOWN. FLOOR TRACKS SHALL RECEIVE CONTINUOUS SILICON SEALANT EACH SIDE OF THE TRACK BEFORE INSTALLATION OF WALL SHEATHING/FINISH MATERIAL.

AT TRACK BUTT JOINTS, ABUTTING PIECES OF TACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, OR THEY SHALL BE BUTT WELDED OR SPLICED TOGETHER.

STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.

STUDS SHALL BE INSTALLED AT 16" ON CENTER UNLESS OTHERWISE NOTED ON THE PLANS.

WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE: WALLS UP TO 10'–0" HEIGHT: BRIDGING AT MID–HEIGHT WALLS EXCEEDING 10'–0" HEIGHT: BRIDGING ROWS SPACED NOT TO EXCEED 5'–0" O.C.

CUSTOM CASEWORK — SECTION 06400

PROVIDE SHOP–FABRICATED WOOD CASEWORK, FURNITURE ITEMS, AND MISCELLANEOUS ITEMS AS INDICATED IN THE DRAWINGS.

QUALITY ASSURANCE: COMPLY WITH AWI "QUALITY STANDARDS" SECTION 400 FOR "CUSTOM" GRADE.

SUBMIT SHOP DRAWINGS TO SHOW LOCATION OF EACH ITEM, DIMENSIONED PLANS AND ELEVATIONS, LARGE SCALE DETAILS, ATTACHMENTS DEVICES AND OTHER COMPONENTS. THE ARCHITECT'S REVIEW OF SUCH DRAWINGS WILL BE FOR DESIGN CONFORMANCE ONLY.

VERIFY FIELD MEASUREMENTS AND PROVIDE DIMENSIONS FOR SHOP DRAWINGS BEFORE FABRICATION.

CASEWORK MATERIALS: SHALL BE AS SHOWN ON THE MILLWORK DRAWINGS.

GENERAL FABRICATION & ASSEMBLY:

SHOP FABRICATE CASEWORK TO DIMENSIONS, PROFILES, AND DETAILS INDICATED ON SHOP DRAWINGS. WHERE NECESSARY FOR FITTING AT SITE, PROVIDE AMPLE ALLOWANCE FOR SCRUBBING, TRIMMING, AND FITTING. COMPLETE FABRICATION, FINISHING, HARDWARE APPLICATION AND OTHER WORK BEFORE SHIPMENT TO PROJECT SITE TO MAXIMUM EXTENT POSSIBLE.

SHOP ASSEMBLY: COMPLETELY ASSEMBLE COUNTERFRONT, CABINETS, COUNTERTOPS, POSTS, AND GLAZING IN SHOP PRIOR TO SHIPMENT TO PROJECT SITE. MAKE INDIVIDUAL ITEMS IN SEQUENCE WITH REMOVABLE MATERIALS TO FACILITATE FIELD ASSEMBLY.

FIELD INSTALLATION:
INSTALL CASEWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'–0" FOR PLUMB AND LEVEL AND WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES. SCRIBE AND CUT TO FIT ADJOINING WORK. ANCHOR TO BLOCKING OR DIRECTLY TO SUBSTRATES WITH DISTORTION SO THAT CABINET DOORS FIT OPENINGS PROPERLY AND ARE ACCURATELY ALIGNED. ADJUST HARDWARE TO CENTER DOORS IN OPENINGS AND TO PROVIDE FREE OPERATION. ANCHOR COUNTERTOPS SECURELY TO BASE UNITS AND OTHER SUPPORT SYSTEMS AS INDICATED.

ADJUST AND CLEAN: REPAIR DAMAGED AND DEFECTIVE CASEWORK WHERE POSSIBLE TO ELIMINATE DEFECTS, WHERE NOT POSSIBLE TO REPAIR, REPLACE CASEWORK. CLEAN, LUBRICATE AND ADJUST HARDWARE FOR SMOOTH OPERATION.
A. CARCASSES AND SUBSTRATES:
1. MEDIUM–DENSITY FIBERBOARD: FORMALDEHYDE–FREE
2. FSC–CERTIFIED PLYWOOD
3. SOLID DIMENSIONAL LUMBER: FSC–CERTIFIED
4. AG–FIBER BOARD: FORMALDEHYDE–FREE

B. FACE FRAMES, DOORS, DRAWERS:
1. SOLID DIMENSIONAL LUMBER: FSC–CERTIFIED OR SALVAGED
2. VENEERS: WOOD: FSC–CERTIFIED

MISCELLANEOUS MATERIALS
A. ADHESIVES:
1. INTERIOR WOODWORK AND MILLWORK: LOW–VOC, FS MMM–A–125C, TYPE II, WATER–AND MOLD RESISTANT. USE ASTM D3110, DRY–USE TYPE FOR LAMINATED AND FINGER–JOINTED MEMBERS, CERTIFIED IN ACCORDANCE WITH ASTM C557 AND COMPLYING WITH REQUIRED VOC REGULATIONS.
a. WATER–BASED CONTACT CEMENT
b. WATER–BASED CONSTRUCTION ADHESIVES

WASTE MANAGEMENT

A. SEPARATE WOOD WASTE IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN.

B. SEPARATE THE FOLLOWING CATEGORIES FOR SALVAGE OR REUSE ON SITE:
1. SHEET MATERIALS LARGER THAN 2 SF
2. SOLID WOOD: a. TRIM LONGER THAN 16"
b. MULTIPLE OFFCUTS OF ANY SIZE LARGER THAN 12"

C. RECYCLE THE FOLLOWING CATEGORIES:
1. CLEAN, UNPAINTED ENGINEERED WOOD PRODUCTS
2. CLEAN, UNPAINTED DIMENSIONAL LUMBER

D. SEPARATE THE FOLLOWING CATEGORIES FOR DISPOSAL AND PLACE IN DESIGNATED AREAS FOR HAZARDOUS MATERIALS:
1. TREATED, STAINED, PAINTED, OR CONTAMINATED WOOD.

BUILDING INSULATION — SECTION 07200

PROVIDE AND INSTALL RIGID BOARD WALL INSULATION WITH VAPOR BARRIER, WHERE INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

GLASS FIBER BLANKET BATT INSULATION: GLASS FIBERS FORMED WITH BINDERS INTO RESILIENT FLEXIBLE BLANKETS OR SEMI–RIGID BUTTS; ASTM C665 TYPES 1,11, OR 111, UNFACED OR FACED UNITS AS INDICATED, DENSITIES OF NOT LESS THAN 0.5 LB. PER CU. FT., K–VALUE OF 0.27; MANUFACTURER'S STANDARD LENGTHS AND WIDTHS AS REQUIRED TO COORDINATE WITH SPACES TO BE INSULATED.

POLYETHYLENE VAPOR BARRIER: 6–MIL POLYETHYLENE FILM

INSTALL INSULATION IN FULL THICKNESS AS SHOWN OVER ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS, AND FILL VOIDS WITH INSULATION. REMOVE PROJECTIONS WHICH INTERFERE WITH PLACEMENT. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

MATERIALS
A. THERMAL BATT INSULATION
1. FORMALDEHYDE–FREE FIBERGLASS BATTS: MADE WITH LOWER TOXICITY ACRYLIC RESIN.
2. STANDARD GLASS FIBER: MINIMUM 15% POST–CONSUMER RECYCLED CONTENT, MINIMUM 30% TOTAL RECYCLED CONTENT
3. FACING:
a. FOIL: PROVIDE RADIANT BARRIER PROTECTION FROM GLASS FIBERS
b. KRAFT PAPER
c. ENCAPSULATED: PROVIDES PROTECTION FROM GLASS FIBERS
d. UNFACED: USE FOR SOUND INSULATION OR WHEN A SEPARATE VAPOR RETARDER IS USED.

B. RIGID BOARD INSULATION
1. CELLULAR GLASS FOAM: INERT, NONTOXIC, SUITABLE FOR USE BELOW GRADE.
2.EXPANDED POLYSTYRENE: RECYCLED CONTENT MINIMUM 20%
3.EXTRUDED POLYSTYRENE: 5% RECYCLED CONTENT

SEALANT — SECTION 07900

PROVIDE AND INSTALL SEALANTS COMPLYING WITH REQUIREMENTS INCLUDED HEREIN, IN ORDER TO ESTABLISH AND MAINTAIN AIRTIGHT, VERMIN PROOF, AND WATER PROOF CONTINUOUS SEALS ON A PERMANENT BASIS.

1.01 SUBMITTALS
A. RATING SYSTEM DOCUMENTATION
1. PROVIDE A CUT SHEET AND/OR MATERIAL SAFETY DATA SHEET FOR EVERY SEALANT USED WITHIN THE BUILDING (NOT INCLUDING THE EXTERIOR SURFACE OF THE BUILDING), WITH VOC LEVELS HIGHLIGHTED.

PART 2 – PRODUCTS

2.01 SEALANTS MATERIALS

A. EXTERIOR AND INTERIOR HORIZONTAL JOINTS SUBJECT TO PEDESTRIAN TRAFFIC:
1. TWO–PART POLYURETHANE CONFORMING TO ASTM C920, CLASS 25, TYPE M; SELF–LEVELING, ZERO–VOC
2. ONE–PART POLYURETHANE, VOC CONTENT: MAXIMUM 45 GRAMS/LITER

B. INTERIOR NON–WET AREAS: ONE–COMPONENT ACRYLIC LATEX WATER–BASED SEALANT CONFORMING TO ASTM C834, VOC CONTENT: MAXIMUM 42 GRAMS/LITER

C. INTERIOR WET AREAS: ONE PART, MILDEW–RESISTANT SILICONE RUBBER CONFORMING TO ASTM C920, TYPE S, CLASS 25, GRADE NS

INSTALLATION: CLEAN JOINT SURFACES IMMEDIATELY BEFORE INSTALLATION. PRIME OR SEAL JOINT SURFACES AS RECOMMENDED BY MANUFACTURER. COMPLY WITH MANUFACTURER'S INSTRUCTIONS. FILL SEALANT ROBBET TO A SLIGHTLY CONCAVE SURFACE, SLIGHTLY BELOW ADJOINING SURFACES. WHERE HORIZONTAL JOINTS ARE BETWEEN A HORIZONTAL SURFACE AND VERTICAL SURFACE, FILL JOINT TO FORM A MINIMUM 1/4" RADIUS CONVEX COVE, SO THAT JOINT WILL NOT TRAP MOISTURE AND DIRT. CLEAN ADJOINING SURFACES BY WHATEVER MEANS MAY BE NECESSARY TO ELIMINATE EVIDENCE OF SPILLAGE.

SEALANT AT BASE OF WATER–RESISTANT GYPSUM BOARD: PROVIDE 1/2" HIGH CONTINUOUS BEAD OF SILICONE SEALANT BETWEEN WATER–RESISTANT GYPSUM BOARD PANELS AND CONCRETE FLOORS, PRIOR TO INSTALLATION OF FLOOR AND WALL FINISHES.

SEALANTS: ACRYLIC EMULSION LATEX (TYPE C): ASTM C834, SINGLE COMPONENT; COLOR AS SELECTED; AC–20 MANUFACTURED BY PEORA.

BUTYL SEALANT (TYPE E): FS TT–S–1657, TYPE 1; SINGLE COMPONENT, SOLVENT RELEASE, NON–SKINNING, NON–SAGGING, BLACK COLOR; BC–158 MANUFACTURED BY PECORA.

POLYURETHANE SEALANT (TYPE G): ASTM C920, TYPE S. GRADE NS, CLASS 25; SINGLE COMPONENT, CHEMICAL CURING, NON–STAINING, NON–BLEEDING, CAPABLE OF CONTINUOUS WATER IMMERSION, NON–SAGGING TYPE; COLOR AS SELECTED; SIFAFLEX 1– A MANUFACTURED BY SIKO CORP.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 40 TO 165 DEGREES F (–40 TO 74 DEGREES C)
3. SHARE A HARDNESS RANGE – 35 TO 45

POLYURETHANE SEALANT: ASTM C920, TYPE M, GRADE NS, CLASS 25; MULTI – COMPONENT, CHEMICAL CURING, NON–STAINING, NON–BLEEDING, CAPABLE OF CONTINUOUS WATER IMMERSION, NON–SAGGING TYPE; COLOR AS SELECTED; SIKAFLEX – 2C MANUFACTURED BY SIKA CORP.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 40 TO 165 DEGREES F (–40 TO 74 DEGREES C).
3. SHARE A HARDNESS RANGE – 20 TO 30

SILICONE SEALANT: ASTM C920, TYPE S, NS, CLASS 25, FDA APPROVED; SINGLE COMPONENT, SOLVENT CURING, NON–SAGGING, NON– STAINING, NON–BLEEDING COLOR AS SELECTED; CONSTRUCTION 1201 MANUFACTURED BY GE SILICONES.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 80 TO 400 DEGREES F (–62 TO 204 DEGREES C).
3. SHARE A HARDNESS RANGE – 30

SILICONE SEALANT: ASTM C920, TYPE S, NS, CLASS 25, SINGLE COMPONENT, FUNGUS RESISTANT, CHEMICAL CURING, NON–SAGGING, NON–STAINING, NON–BLEEDING TRANSLUCENT WHITE CENTER; SANITARY 1700 MANUFACTURED BY GE SILICONES.

1. ELONGATION CAPABILITY – 25 PERCENT
2. SERVICE TEMPERATURE RANGE – 80 TO 400 DEGREES F (–62 TO 204 DEGREES C).
3. SHARE A HARDNESS RANGE – 31

ACCESSORIES: PRIMER: NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION.

JOINT CLEANER: NON–CORROSIVE AND NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER; COMPATIBLE WITH JOINT FORMING MATERIALS.

JOINT BACKING; ASTM D1056; ROUND, CLOSED CELL POLYETHLENE FOAM ROD; OVERSIZED 30 TO 50 PERCENT LARGER THAN JOINT WIDTH, GREEN ROD MANUFACTURER TO SUIT APPLICATION.

WOOD DOORS — SECTION 08210

PROVIDE AND INSTALL WOOD DOORS WHERE NOTED ON THE DRAWINGS, AS SPECIFIED HEREIN AND IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF NWWDA INDUSTRY STANDARD I.S. 1–A AND AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS".

SOLID–CORE FLUSH WOOD DOORS: AWI SECTION 1300, CUSTOM GRADE, CONSTRUCTION MEETING AWI SPEC STANDARD #FPC–3: SOLID CORE WITH VENEER TO BE SELECTED BY ARCHITECT, RIFT CUT, FOR STAIN FINISH.

PART 1 – GENERAL

1.01 SUBMITTALS

A. RATING SYSTEM DOCUMENTATION
1. SUBMIT INVOICES SHOWING THE VENDOR'S FOREST STEWARDSHIP COUNCIL CHAIN–OF–CUSTODY CERTIFICATE NUMBER AND IDENTIFYING FSC–CERTIFIED PRODUCTS ON AN ITEM–BY–ITEM BASIS, AS DOCUMENTATION THAT AN FSC–ACCREDITED ORGANIZATION HAS CERTIFIED THAT THE WOOD OR WOOD PRODUCTS ARE FROM A WELL–MANAGED FOREST.

1.02 INDOOR AIR QUALITY

A. DO NOT USE WOOD PRODUCTS CONTAINING UREA–FORMALDEHYDE BINDERS, OR SEAL ALL SURFACES.

PART 2 – PRODUCTS

2.01 MATERIALS

A. WOOD:
1. VENEER: FSC–CERTIFIED WOOD

2. CORE:
1. FORMALDEHYDE–FREE, MEDIUM DENSITY FIBERBOARD
2. FSC CERTIFIED, SOLID OR LAMINATED WOOD
3. AGFIBER

3. FINISH: FACTORY–APPLIED FINISH

PART 3 – EXECUTION

3.01 WASTE MANAGEMENT

A. SEPARATE CORRUGATED CARDBOARD PACKING IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN AND PLACE IN DESIGNATED AREAS FOR RECYCLING.

INSTALL DOORS TO COMPLY WITH NWMA I.S. I, SWI QUALITY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. FIT DOORS TO FRAMES WITH UNIFORM CLEARANCES AND BEVELS. MACHINE DOORS FOR HARDWARE IN FIELD. SEAL CUT SURFACES OF DOOR EDGES AFTER FITTING AND MACHINING. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION AT THE CONTRACTORS EXPENSE. ALL EXTERIOR DOORS MUST HAVE AN APPROVED NOTICE OF ACCEPTANCE AS PER GOVERNING JURISDICTION. REFER TO BUILDING ELEVATIONS FOR WIND PRESSURE DESIGN LOADS.

FINISH HARDWARE — SECTION 08700

PROVIDE AND INSTALL FINISH HARDWARE THROUGHTOUT THE WORK AS NEEDED FOR A COMPLETE INSTALLATION AND AS INDICATED ON DRAWINGS.

BLOCKING: COORDINATE WITH OTHER SECTIONS TO PROVIDE SOLID WOOD BLOCKING AT ALL LOCATIONS WHERE DOOR STOPS ARE TO BE MOUNTED TO DRYWALL PARTITIONS.

FIRE–RATED OPENINGS: COMPLY WITH NFPA STANDARD NO. 80 AND LOCAL CODES FOR HARDWARE IN FIRE–RATED ASSEMBLIES. PROVIDE ONLY HARDWARE WHICH HAS BEEN TESTED AND LISTED BY UL OR FM IN COMPLIANCE WITH REQUIREMENTS OF DOOR AND DOOR FRAME LABELS.

FASTENERS: PROVIDE NECESSARY SCREWS, BOLTS AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE TO ANCHOR HARDWARE IN POSITION FOR LONG LIFE UNDER HARD USE. PROVIDE CONCEALED FASTENERS FOR HARDWARE UNITS WHICH ARE EXPOSED WHEN DOOR IS CLOSED.

THRESHOLD SEAL: PROVIDE BUTYL RUBBER SEALANT MEETING FS TT–S–001657 FOR INSTALLATION OF THRESHOLDS, AS MANUFACTURED BY PECORA, SONOBORN, OR TREMCO.

INSTALL HARDWARE ITEMS AT HEIGHTS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE, EXCEPT AS SPECIFICALY REQUIRED TO COMPLY WITH LOCAL CODES. INSTALL HARDWARE IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SET UNITS LEVEL, PLUMB AND TRUE.

ADJUST AND CHECK OPERATION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.

HARDWARE SCHEDULE: AS INDICATED ON THE DRAWINGS.

MOUNTING HEIGHTS FOR HARDWARE FROM FINISHED FLOOR TO CENTER LINE OF HARDWARE ITEM:
LOCKSETS: 38 INCH
PUSH/PULLS: 42 INCH
DEAD LOCKS: 48 INCH
EXIT DEVICES: 38 INCH

ACCEPTABLE MANUFACTURERS
A. TO THE GREATEST EXTENT POSSIBLE, OBTAIN EACH KIND OF HARDWARE FROM ONLY ONE MANUFACTURER.

B. IF MATERIAL MANUFACTURED BY OTHER THAN THAT SPECIFIED OR LISTED HEREWITH AS AN EQUAL, IS TO BE BID UPON, PERMISSION MUST BE REQUESTED FROM THE ARCHITECT SEVEN (7) DAYS PRIOR TO BIDDING. IF SUBSTITUTION IS ALLOWED, IT WILL BE SO NOTED BY ADDENDUM.

FINISH HARDWARE — SECTION 08710

WORK INCLUDED– THE WORK IN THIS SECTION SHALL INCLUDE FURNISHING OF ALL ITEMS OF FINISH HARDWARE AS HEREINAFTER SPECIFIED OR OBVIOUSLY NECESSARY TO COMPLETE THE BUILDING, EXCEPT THOSE ITEMS THAT ARE SPECIFICALLY EXCLUDED FROM THIS SECTION OF THE SPECIFICATION.

FURNISH LABOR AND MATERIAL TO COMPLETE HARDWARE WORK INDICATED, AS SPECIFIED HEREIN, OR AS MAY BE REQUIRED BY ACTUAL CONDITIONS AT BUILDING.
INCLUDE ALL NECESSARY SCREWS, BOLTS, EXPANSION SHIELDS, OTHER DEVICES, IF NECESSARY, AS REQUIRED FOR PROPER HARDWARE APPLICATION. THE HARDWARE SUPPLIER SHALL ASSUME ALL RESPONSIBILITY FOR CORRECT QUANTITIES.
ALL HARDWARE SHALL MEET THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL CODES HAVING JURISDICTION OVER THIS PROJECT, NOTWITHSTANDING ANY REAL OR APPARENT CONFLICT THEREWITH IN THESE SPECIFICATIONS.

FASTENERS–
HARDWARE AS FURNISHED SHALL CONFORM TO PUBLISHED TEMPLATES GENERALLY PREPARED FOR MACHINE SCREW INSTALLATION.
FURNISH EACH ITEM COMPLETE WITH ALL SCREWS REQUIRED FOR INSTALLATION. TYPICALLY, ALL EXPOSED SCREWS INSTALLATION.
INSOFAR AS PRACTICAL, FURNISHED CONCEALED TYPE FASTENERS FOR HARDWARE UNITS THAT HAVE EXPOSED SCREWS SHALL BE FURNISHED WITH PHILLIPS FLAT HEAD SCREWS, FINISHED TO MATCH ADJACENT HARDWARE.
DOOR CLOSERS AND EXIT DEVICES TO BE INSTALLED WITH CLOSED HEAD THROUGH BOLTS (HEX BOLTS).

QUALITY ASSURANCE
A. THE SUPPLIER TO BE A DIRECTLY FRANCHISED DISTRIBUTOR OF THE PRODUCTS TO BE FURNISHED AND HAVE IN THEIR EMPLOY AN AHC (ARCHITECTURAL HARDWARE CONSULTANT). THIS PERSON IS TO BE AVAILABLE FOR CONSULTATION TO THE ARCHITECT, OWNER AND THE GENERAL CONTRACTOR AT REASONABLE TIMES DURING THE COURSE OF WORK.
B. THE FINISH HARDWARE SUPPLIER SHALL PREPARE AND SUBMIT TO THE ARCHITECT SIX (6) COPIES OF A COMPLETE SCHEDULE IDENTIFYING EACH DOOR AND EACH SET NUMBER, FOLLOWING THE NUMBERING SYSTEM AND NOT CREATING ANY SEPARATE SYSTEM HIMSELF. HE SHALL SUBMIT THE SCHEDULE FOR REVIEW, MAKE CORRECTIONS AS DIRECTED AND RESUBMIT THE CORRECTED SCHEDULE FOR FINAL APPROVAL. APPROVAL OF SCHEDULE WILL NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY FOR FURNISHING ALL NECESSARY HARDWARE, INCLUDING THE RESPONSIBILITY FOR FURNISHING CORRECT QUANTITIES.
C. NO MANUFACTURING ORDERS SHALL BE PLACED UNTIL DETAILED SCHEDULE HAS BEEN SUBMITTED TO THE ARCHITECT AND WRITTEN APPROVAL RECEIVED.
D. AFTER HARDWARE SCHEDULE HAS BEEN APPROVED, FURNISH TEMPLATES REQUIRED BY MANUFACTURING CONTRACTORS FOR MAKING PROPER PROVISIONS IN THEIR WORK FOR ACCURATE FITTING, FINISHING HARDWARE SETTING. FURNISH TEMPLATES IN AMPLE TIME TO FACILITATE PROGRESS OF WORK.
E. HARDWARE SUPPLIER SHALL HAVE AN OFFICE AND WAREHOUSE FACILITIES TO ACCOMMODATE THE MATERIALS USED ON THIS PROJECT. THE SUPPLIER MUST BE AN AUTHORIZED DISTRIBUTOR OF THE PRODUCTS SPECIFIED.

F. THE HARDWARE MANUFACTURES ARE TO SUPPLY BOTH A PRE–INSTALLATION CLASS AS WELL AS A POST–INSTALLATION WALK–THRU. THIS IS TO INSURE PROPER INSTALLATION AND PROVIDE FOR ANY ADJUSTMENTS OR REPLACEMENTS OF HARDWARE AS REQUIRED.

DELIVERY, STORAGE, AND HANDLING
WRAP, PROTECT FINISHING HARDWARE ITEMS FOR SHIPMENT. DELIVER TO MANUFACTURING CONTRACTORS HARDWARE ITEMS REQUIRED BY THEM FOR THEIR APPLICATION; DELIVER BALANCE OF HARDWARE TO JOB; STORE IN DESIGNATED LOCATION. EACH ITEM SHALL BE CLEARLY MARKED WITH ITS INTENDED LOCATION.

WARRANTY– THE MATERIAL FURNISHED SHALL BE WARRANTED FOR ONE YEAR AFTER INSTALLATION OR LONGER AS THE INDIVIDUAL MANUFACTURER'S WARRANTY PERMITS.
OVERHEAD DOOR CLOSERS SHALL BE WARRANTED IN WRITING BY THE MANUFACTURER AGAINST FAILURE DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF TEN (10) YEARS COMMENCING ON THE DATE OF FINAL COMPLETION AND ACCEPTANCE, AND IN THE EVENT OF FAILURE, THE MANUFACTURE IS TO PROMPTLY REPAIR OR REPLACE THE DEFECTIVE WITH NO ADDITIONAL COST TO THE OWNER.

2.05 LOCKS, LATCHES AND BOLTS

A. LOCKS SHALL MEET THESE CERTIFICATIONS:
1.CYLINDRICAL LOCKS –PROVIDE SEVEN YEAR WARRANTY.

2.06 DOOR STOPS:
DOORSTOPS SHALL BE FURNISHED FOR ALL DOORS TO PREVENT DAMAGE TO DOORS OR HARDWARE FROM STRIKING ADJACENT WALLS OR FIXTURES.

2.07 THRESHOLDS AND WEATHERSTRIP:
PROVIDE THRESHOLDS FOR ALL EXTERIOR SWING DOORS AND WEATHERSTRIP ALL DOORS TO PROHIBIT AIR INFILTRATION AND MOISTURE FROM ENTERING THROUGH EDGES OF DOORS AND FRAMES.

PART III – EXECUTION

3.01 INSTALLATION:
ALL HARDWARE SHALL BE APPLIED AND INSTALLED IN ACCORDANCE WITH THE FINISH HARDWARE SCHEDULE. CARE SHALL BE EXERCISED NOT TO MAR OR DAMAGE ADJACENT WORK.
CONTRACTOR TO PROVIDE A SECURE LOCK–UP FOR HARDWARE DELIVERED TO THE PROJECT BUT NOT YET INSTALLED. CONTROL THE HANDLING AND INSTALLATION OF HARDWARE ITEMS THAT ARE NOT IMMEDIATELY REPLACEABLE, SO THAT THE COMPLETION OF THE WORK WILL NOT BE DELAYED BY HARDWARE LOSSES BOTH BEFORE AND AFTER INSTALLATION.
NO HARDWARE IS TO BE INSTALLED UNTIL THE HARDWARE MANUFACTURES HAVE PROVIDED A PRE–INSTALLATION CLASS. THIS IS TO INSURE PROPER INSTALLATION OF THE SPECIFIED PRODUCTS.

3.02 ADJUSTING AND CLEANING:
CONTRACTOR SHALL ADJUST ALL HARDWARE IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. PRIOR TO TURNING PROJECT TO OWNER, CONTRACTOR SHALL CLEAN AND MAKE ANY FINAL ADJUSTMENTS TO THE FINISH HARDWARE.

3.03 PROTECTION:
CONTRACTOR SHALL PROTECT THE HARDWARE, AS IT IS STORED ON CONSTRUCTION SITE IN A COVERED AND DRY PLACE.
CONTRACTOR SHALL PROTECT EXPOSED HARDWARE INSTALLED ON DOORS DURING THE CONSTRUCTION PHASE.

3.04 HARDWARE SCHEDULE:
THE FOLLOWING SCHEDULE IS FURNISHED FOR WHATEVER ASSISTANCE IT MAY AFFORD THE CONTRACTOR; DO NOT CONSIDER IT AS ENTIRELY INCLUSIVE. SHOULD ANY PARTICULAR DOOR OR ITEM BE OMITTED IN ANY SCHEDULED HARDWARE GROUP, PROVIDE DOOR OR ITEM WITH HARDWARE SAME AS REQUIRED FOR SIMILAR PURPOSES. QUANTITIES LISTED ARE FOR EACH PAIR OF DOORS OR FOR EACH SINGLE DOOR.

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PHASE
PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\GNRL\G-003.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
-
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SHEET TITLE
SPECIFICATIONS

SHEET: OF:
G-003

GYPSUM DRYWALL — SECTION 09250

PROVIDE AND INSTALL SCREW–TYPE METAL SUPPORT SYSTEM, GYPSUM WALLBOARD, AND DRYWALL FINISHING OF PARTITIONS, FURRING, CEILING AND SOFFIT DROPS WHERE SHOWN OR NOTED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

METAL FURRING: ASTM A525, G90, 26 GAGE MINIMUM, 1 1/2" DEPTH UNLESS NOTED OTHERWISE, SCREW–TYPE ZEE–SHAPED FURRING MEMBERS DESIGNED FOR MECHANICAL ATTACHMENT OF INSULATION BOARDS TO MONOLITHIC CONCRETE AND MASONRY WALLS.

GYPSUM WALLBOARD: ASTM C36, TYPE X TAPERED EDGE, 5/8" THICKNESS UNLESS OTHERWISE INDICATED, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE JOINTS. GYPSUM BACKING BOARD MAY BE UTILIZED FOR MULTI– LAYER APPLICATIONS. (REFER TO WALL TYPES FOR LOCATIONS)

MOISTURE–RESISTANT GYPSUM WALLBOARD: 5/8" THICK SQUARE CUT ENDS, TAPED EDGES.

TRIM ACCESSORIES: ASTM C475, PAPER REINFORCING JOINT TAPE, WITH READY MIXED VINYL–TYPE JOINT COMPOUND, MULTI–PURPOSE GRADE.

COMPLY WITH "GYPSUM CONSTRUCTION HANDBOOK" BY UNITED STATES GYPSUM CO. GYPSUM ASSOCIATION GA–216 "RECOMMENDED SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD" AND ASTM C754 "INSTALLATION OF FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM WALLBOARD, BACKING BOARD, OR WATER RESISTANT BACKING BOARD" FOR ALL INSTALLATION WORK.

INSTALL GYPSUM BOARD VERTICALLY TO AVOID END–BUT JOINTS WHERE POSSIBLE., IF NECESSARY, LOCATE END BUTT JOINTS AS FAR FROM CENTER OF WALLS AND CEILINGS AS POSSIBLE, AND STAGGER NOT LESS THAN 1'–0". DO NOT FORCE IN PLACE. LOCATE JOINTS OVER SUPPORTS, WITH LIKE–EDGES (TAPERED OR CUT) ABUTTING. FORM CONTROL JOINTS WITH SPACE BETWEEN EDGES OF BOARDS, PREPARED TO RECEIVE TRIM ACCESSORIES.

BASE OF MOISTURE RESISTANT GYPSUM BOARD: PROVIDE 1/2" GAP BETWEEN BOTTOM OF WATER RESISTANT GYPSUM BOARD AND FLOOR SURFACE FOR INSTALLATION OF CONTINUOUS SILICONE SEALANT.

INSTALL CORNER BEADS AT ALL EXTERNAL CORNERS OF DRYWALL WORK. INSTALL EDGE TRIM AT ALL EDGES WHERE GYPSUM BOARD IS EXPOSED OR SEMI–EXPOSED. INSTALL CONTROL JOINTS ABOVE ALL DOOR JAMBS, AND AS INDICATED ON THE DRAWINGS.

APPLY JOINT TREATMENT AT ALL JOINTS (BOTH DIRECTIONS), METAL TRIM FLANGES, PENETRATIONS, FASTENERS HEADS, SURFACE DEFECTS AND ELSEWHRE AS REQUIRED TO PREPARE WORK FOR FINAL FINISH. APPLY JOINT COMPOUND IN THREE (3) COATS AND SAND SMOOTH BETWEEN LAST TWO (2) COATS AND AFTER LAST COAT.

INSTALL ACOUSTICAL INSULATION IN PARTITIONS INDICATED ON DRAWINGS TO ACHIEVE STC RATINGS NOTED. INSTALL ACOUSTICAL INSULATION IN PARTITIONS TIGHT WITHIN SPACES, AROUND CUT OPENINGS, BEHIND AROUND AND TIGHT TO PENETRATION ITEMS INSTALL ACOUSTICAL SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B.PHYSICAL PERFORMANCE REQUIREMENTS:
1. APPEARANCE RETENTION RATING: SEVERE (SHORT–TERM NOT LESS THAN 4.0, LONG–TERM NOT LESS THAN 3.5) BASED ON ASTM D–5252 (HEXAPOD) USING 3750–GRAM TUMBLER OR ASTM D–5417 (VETTERMANN) TEST METHOD. CARPETS SHALL BE TESTED WITHOUT UNDERLAY. THE EXPOSURE CONDITIONED CARPET SHALL BE ASSESSED ACCORDING TO CRI TM101.
2. TUFT BIND: MINIMUM AVERAGE VALUE, 8.0 POUNDS (LOOP PILE)
3. DIMENSIONAL STABILITY: MAXIMUM DIMENSIONAL CHANGE ± 0.2 PERCENT
4. DELAMINATION RESISTANCE OF THE SECONDARY BACKING: NOT LESS THAN 2.5 POUNDS PER INCH
5. COLORFASTNESS (ENTIRE COLORLINE):
   a. TO CROCKING: COLOR TRANSFER CLASS 4 MINIMUM, WET AND DRY, WHEN TESTED AS SPECIFIED
   b. TO LIGHT: COLOR CONTRAST BETWEEN THE EXPOSED AND UNEXPOSED CARPET AREAS EQUIVALENT TO A MINIMUM OF GRADE 4 ON THE GRAY SCALE FOR COLOR CHANGE AFTER AN EXPOSURE TO 60 AFU (AATCC FADING UNITS) FOR ALL COLORS
6. FLUOROCHEMICAL'P
7. FINISH: MINIMUM AVERAGE OF 350 PARTS–PER–MILLION FLUORINE ON THE PILE FIBER WHEN TESTED IN ACCORDANCE WITH CRI TM–102.
8. ANTIMICROBIAL ACTIVITY: INHERENTLY ANTIMICROBIAL, TOPICAL FINISHES NOT ALLOWED.
9. ELECTROSTATIC PROPENSITY: MAXIMUM 3.5 KV 10. FLAMMABILITY:
   a. METHENAMINE PILL TEST: SELF EXTINGUISHING – COMPLIANCE WITH FEDERAL FLAMMABILITY STANDARDS CPSC FF–1–70 WHEN TESTED IN ACCORDANCE WITH ASTM D 2859.
   b. RADIANT PANEL: MINIMUM CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER.
   c. SMOKE DENSITY: MAXIMUM 450
10. INDOOR AIR QUALITY:
   a. CARPET: SHALL BE ONLY THOSE CERTIFIED WITH THE CRI IAQ CARPET TESTING PROGRAM GREEN LABEL, OR TESTED FOR COMPLIANCE TO MEET THE CRI IAQ CARPET TESTING PROGRAM REQUIREMENTS AND CRITERIA.
   b. ADHESIVE: SHALL BE ONLY THOSE CERTIFIED WITH THE CRI IAQ ADHESIVE TESTING PROGRAM GREEN LABEL OR TESTED FOR COMPLIANCE TO MEET THE CRI IAQ ADHESIVE TESTING PROGRAM REQUIREMENTS AND CRITERIA.
   c. ALL PRODUCTS (CARPET, CUSHION AND ADHESIVES) FROM CURRENT PRODUCTION MUST BE RETESTED ON A QUARTERLY BASIS TO ENSURE CONTINUING COMPLIANCE WITH CRI IAQ TEST PROGRAM REQUIREMENTS.

C. MATERIAL REQUIREMENTS:
1. PILE FIBER TYPE: 100 PERCENT CONTINUOUS FILAMENT NYLON, TYPE 6 OR TYPE 6,6
2. BACKING MATERIALS:
   a. PRIMARY BACKING: 100 PERCENT SYNTHETIC MATERIALS.
   b. SECONDARY BACKING: FIBERGLASS REINFORCED SECONDARY BACKING CONSISTING OF A POLYMERIC CUSHION OR HARD BACK COMPOUND CONSISTENT WITH ALL PERFORMANCE TESTING REQUIREMENTS.
3. RECYCLED CONTENT: RENEWED NYLON CARPET, WHICH IS CLEANED, RETEXTURED, RECOLORED, OR OTHERWISE REUSED TO PRODUCE NEW NYLON CARPET IS ACCEPTABLE; OTHERWISE COMPLY WITH THE FOLLOWING RECYCLED CONTENT REQUIREMENTS:
   a. NYLON CARPET FACE FIBER: 25 PERCENT MINIMUM TOTAL RECOVERED MATERIALS CONTENT.
   b. NYLON CARPET BACKING: FOR VINYL PRIMARY BACKING, USE THE HIGHEST PERCENTAGE OF TOTAL RECOVERED MATERIALS CONTENT AVAILABLE; HOWEVER 0% IS NOT ACCEPTABLE.
   c. POLYMERIC CUSHION: PREFERENCE WILL BE GIVEN TO RECYCLED CONTENT CUSHION BACKINGS.
4. ALL MATERIALS MUST BE 100% RECYCLABLE

D. CONSTRUCTION REQUIREMENTS

1. SURFACE TEXTURE: LEVEL OR TEXTURED LOOP, MULTI–LEVEL LOOP, OR PATTERN
2. YARN: MULTI–PLY
3. TUFTING MACHINE GAUGE: MINIMUM 1/10 GAUGE
4. NUMBER OF STITCHES: MINIMUM 8 PER INCH
5. FINISHED PILE THICKNESS: MINIMUM 0.125 INCH, MAXIMUM 0.5 I INCH
6. AVERAGE FINISHED PILE YARN WEIGHT: MINIMUM 20 OUNCES PER SQUARE YARD
7. DYE METHOD: YARN OR SOLUTION DYED
8. COLOR: TO BE SELECTED BY THE ARCHITECT FROM VENDOR COLORLINE OF PRODUCT MEETING THIS SPECIFICATION

3.03 INSTALLATION

A. GENERAL: COMPLY WITH CRI 104, SECTION 13, CARPET MODULES (TILES), AND CARPET TILE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED, AND EXCEPT WHERE PROJECT CONDITIONS REQUIRE EXTRA PRECAUTIONS OR PROVISIONS TO ENSURE SATISFACTORY PERFORMANCE OF THE WORK.
1. FIELD VERIFY ALL DIMENSIONS AND OTHER WORK CONDITIONS AFFECTING THE INSTALLATION OF CARPET TILE.
2. UNLESS OTHERWISE NOTED OR APPROVED ON DRAWINGS, BEGIN LAYING TILE AT CENTERLINE
3. COMPLY WITH CARPET TILE INSTRUCTIONS FOR DIRECTION OF CARPET TILE. UNLESS OTHERWISE NOTED ON DRAWINGS ALIGN PATTERN AND PILE IN THE SAME DIRECTION, PARALLEL TO THE CENTERLINE OF THE AREA OR ROOM
4. EXTEND CARPET TILE UNDER OPEN–BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND FURNISHINGS, AND INTO ALCOVES AND CLOSETS OF EACH SPACE. EXISTING SYSTEMS FURNITURE SHALL BE RAISED OR REMOVED TO ACCOMMODATE CONTINUOUS CARPET INSTALLATION.
5. PROVIDE CUT–OUT WHERE REQUIRED, AND BIND CUT EDGES WHERE NOT CONCEALED BY PROTECTIVE EDGE GUARDS OR OVERLAPPING FLANGES.
6. INSTALL CARPET EDGE GUARD WHERE EDGE OF CARPET IS EXPOSED; ANCHOR GUARDS TO SUBSTRATE. USE FULL–LENGTH STRIPS ONLY.
7. EXPANSION JOINTS: DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET TILE; PROVIDE FOR MOVEMENT.
8. CARPET TILE SHALL BE FREE FROM MOVEMENT WHEN SUBJECTED TO TRAFFIC.
9. DO NOT USE PIECES SMALLER THAN 1/3 OF A STANDARD TILE WITHOUT PRIOR APPROVAL.
10. PROVIDE MOCKUP FOR APPROVAL BY ARCHITECT OF SPECIAL CUTS/EFFECTS SUCH AS MITERED CORNERS AT BORDERS OR GRAPHIC PATTERNS THAT ARE PREPARED AND INSTALLED ONSITE.
11. WHERE THERE ARE FLOOR FINISH MATERIAL CHANGES AT DOORS, PLACE CENTERLINE OF ABUTTING MATERIALS BELOW DOOR.

B. GLUE DOWN INSTALLATION
1. FIT SECTIONS OF CARPET TILE INTO EACH SPACE PRIOR TO APPLICATION OF ADHESIVE. TRIM EDGES.
2. APPLY A FULL SPREAD OF ADHESIVE UNIFORMLY TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FOLLOW MSDS INSTRUCTIONS FOR VENTILATION REQUIREMENTS. BUTT CARPET TILE EDGES TIGHTLY TOGETHER TO FORM SEAMS WITHOUT GAPS. BUTT EDGES TIGHTLY TO VERTICAL SURFACES. ELIMINATE AIR POCKETS AND ENSURE UNIFORM BOND. REMOVE ADHESIVE PROMPTLY FROM FACE OF CARPET TILES.

C. SELF–ADHESIVE INSTALLATION: INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

PAINTING — SECTION 09900

PART 1 – GENERAL

1.01 SUBMITTALS

A. PRODUCT DATA: SUBMIT A COMPLETE LIST OF PAINT MATERIALS PROPOSED FOR USE, TOGETHER WITH THE MANUFACTURER'S TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS, VOC CONTENT, AND MATERIAL SAFETY DATA SHEETS (MSDS).

PART 2 – PRODUCTS

2.01 MATERIALS

A. WATERBORNE LATEX (ACRYLIC) EMULSION PAINT:
1. ZERO–VOC PAINT: FLAT AND EGGSHELL, VOC CONTENT LESS THAN 5 GRAMS/LITER
2. LOW–VOC PAINT: SEMI–GLOSS AND GLOSS, VOC CONTENT LESS THAN 100 GRAMS/LITER
B. OIL–BASED: LOW–VOC PAINT (MAXIMUM VOC CONTENT LESS THAN 5 GRAMS/LITER); MAXIMUM 10% AROMATIC HYDROCARBONS CONTENT.
C. EPOXY: WATERBORNE; MAXIMUM VOC CONTENT: 200 GRAMS/LITER
D. MINERAL SILICATE PAINT: FOR MINERAL SURFACES INCLUDING CONCRETE AND STONE; CONSISTS OF INORGANIC FILLERS AND PIGMENTS SUSPENDED IN POTASSIUM SILICATE.
I. TRANSPARENT FINISHES:
1. POLYURETHANE, WATER–BASED: MAXIMUM VOC CONTENT:170 GRAMS/LITER
2. PENETRATING OIL: OIL–BASED, WATER–REDUCIBLE EXTERIOR FINISH
J. PAINT STRIPPERS– LOW–EMITTING: SHALL NOT CONTAIN METHYLENE CHLORIDE. AVOID PRODUCTS CONTAINING METHANOL AND TRICHLOROETHANE.

PART 3 – EXECUTION

3.01 INDOOR AIR QUALITY

A. WEAR PROTECTIVE CLOTHING AND RESPIRATORS WHEN APPLYING OIL–BASED PAINTS OR USING SPRAY EQUIPMENT WITH ANY PAINTS.
B. MAXIMIZE VENTILATION DURING APPLICATION AND DRYING.
C. ISOLATE AREA OF APPLICATION FROM REST OF BUILDING.
D. VACATE SPACE FOR AS LONG AS POSSIBLE AFTER APPLICATION. WAIT A MINIMUM OF 48 HRS BEFORE OCCUPYING FRESHLY PAINTED ROOMS.

3.02 WASTE MANAGEMENT

A. SEPARATE WASTE IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN. SET ASIDE EXTRA PAINT FOR FUTURE COLOR MATCHES, OR REUSE BY OWNER, HABITAT FOR HUMANITY, ETC. WHERE LOCAL OPTIONS EXIST FOR LEFTOVER PAINT RECYCLING, COLLECT ALL WASTE PAINT BY TYPE AND PROVIDE FOR DELIVERY TO RECYCLING OR COLLECTION FACILITY.
B. CLOSE AND TIGHTLY SEAL ALL PARTLY USED PAINT AND FINISH CONTAINERS AND STORE PROTECTED IN WELL–VENTILATED, FIRE SAFE AREA AT MODERATE TEMPERATURE.
C. PLACE EMPTY CONTAINERS OF SOLVENT–BASED PAINTS IN AREAS DESIGNATED FOR HAZARDOUS MATERIALS.
D. DO NOT DISPOSE OF PAINTS OR SOLVENTS BY POURING ON THE GROUND. PLACE IN DESIGNATED CONTAINERS FOR PROPER DISPOSAL.

WORK INCLUDES SURFACE PREPARATION AND PAINTING OF INTERIOR AND EXTERIOR SURFACES FOR THE TOTAL PROJECT. WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, POINT THE SAME AS SIMILAR ADJACENT MATERIALS OR AREAS.

PAINTING NOT REQUIRED: UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON CASEWORK, PLASTIC LAMINATE, MECHANICAL EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL EQUIPMENT (EXCLUDING EXPOSED DISTRIBUTION CABINET(S) ELECTRICAL DEVICES. PAINTING IS NOT REQUIRED ON SURFACES SUCH AS WALLS OR CEILINGS IN CONCEALED OR INACCESSIBLE AREAS. METAL SURFACES OF ANODIZED ALUMINUM, STAINLESS STEEL, CHROMIUM PLATE AND SIMILAR FINISHED MATERIALS DO NOT REQUIRE FINISH PAINTING. DO NOT PAINT OVER CODE–REQUIRED LABELS OR EQUIPMENT IDENTIFICATION LABELS.

JOB CONDITIONS: APPLY PAINTS ONLY WHEN TEMPERATURE OF SURFACES TO BE PAINTED AND SURROUNDING AIR TEMPERATURES ARE WITHIN RECOMMENDED RANGE PERMITTED BY THE PAINT MANUFACTURER'S PRINTED INSTRUCTIONS.

MATERIALS: PAINT AND STAN MATERIALS AS LISTED IN THE FINISH LEGEND UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS

SURFACE PREPARATION: CLEAN SURFACES OF DIRT, RUST, SCALE, GREASE, MOISTURE, OR OTHER CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S PRINTED INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION.

REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH–PAINTED, OR PROVIDE PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE, IF NECESSARY, FOR COMPLETE PAINTING OF ITEMS AND ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL REMOVED ITEMS.

COMPLY WITH MANUFACTURER'S PRINTED DIRECTIONS IN APPLYING PAINT MATERIALS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

SCHEDULING: APPLY FIRST–COAT MATERIAL TO SURFACES THAT HAVE BEEN CLEANED, PRE–TREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION. ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RE–COAT UNTIL PAINT HAS DRIED TO MANUFACTURER'S SPECIFICATIONS.
FORMULATE COLOR OF PRIME COAT TO MATCH COLOR OF FINISH COATS.

APPLY PAINT TO PROVIDE AN OPAQUE SMOOTH, SURFACE OF UNIFORM FINISH COLOR, APPEARANCE AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, SAGS, RAPIDNESS OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE AND WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
APPLY ADDITIONAL PAINT COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GIVE SPECIAL ATTENTION TO INSURE THAT SURFACES, INCLUDING EDGES, CORNERS, CREVICES, AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES. REMOVE, REFINISH OR REPAINT WORK NOT IN COMPLIANCE WITH SPECIFIED REQUIREMENTS.

CLEAN UP: UPON COMPLETION OF PAINTING WORK, CLEAN WINDOW GLASS AND OTHER DAMAGED PAINT–SPLATTERED SURFACES. REMOVE SPLATTER PAINT AND CLEAN DAMAGED FINISH SURFACES. TOUCH–UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES AFTER COMPLETION OF WORK OF OTHER TRADES.

SCHEDULE – INTERIOR SURFACES

WOOD – TRANSPARENT: AM SYSTEM #3 AS SPECIFIED IN CARPENTRY SECTIONS. WASHCOAT. ONE COAT STAIN. FILLER COAT (FOR OPEN GRAINED WOOD ONLY). ONE COAT SEALER. TOP COAT, REFER TO MILLWORK DRAWINGS.

WOOD – PAINTED: ONE COAT ALKYD PRIMER SEALER. TWO COATS ALKYD ENAMEL, SURFACE AS SCHEDULED.

PLASTER GYPSUM BOARD: ONE COAT LATEX PRIMER SEALER. TWO COATS LATEX, SURFACE AS SCHEDULED.

ALL PAINT COLORS TO BE SELECTED BY ARCHITECT UNLESS OTHERWISE NOTED.

PLUMBING SECTION — SECTION 15400

THE WORK INCLUDES PROVIDING THE PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK–UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH–IN DRAWINGS FOR PLUMBING FIXTURES, FOR EXACT LOCATIONS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, AND WITH EQUIPMENT FURNISHED BY OTHERS.

PIPING SYSTEMS – GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. FIXTURES FURNISHED BY OTHERS: PROVIDE WATER SUPPLIES AND WASTE TRAPS AT ALL HAND SINKS AND KITCHEN SINKS FURNISHED BY KITCHEN EQUIPMENT SUPPLIER INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE HUB LESS CAST–IRON PIPE, FITTINGS AND CONNECTIONS. SANITARY DRAINAGE PIPING BELOW GRADE SHALL BE SERVICE–WEIGHT HUB AND SPIGOT TYPE CAST–IRON WITH NEOPRENE GASKET JOINTS. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY SITE SEWER CONDITIONS.

VENTS AND DOWN SPOUTS: PROVIDE A COMPLETE SYSTEM OF SCHEDULE 40 GALVANIZE PIPE WITH BLACK CAST IRON THREADED DRAINAGE FITTINGS. PROVIDE 4 LB. LEAD FLASHING FOR VENTS THROUGH ROOF AND ROOF DRAINS.

CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND FITTINGS FOR 1 1/4" AND LARGER SIZES.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE. PROVIDE WALL AND FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE TYPE L COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS. PROVIDE MIN. 18" HIGH FULL AIR CHANGER AT EACH FIXTURE STOP. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS). USE TIN– ANTIMONY SOLDER, 95/5 FOR ALL SWEAT FITTINGS OF COPPER PIPING.

PIPE INSULATION: INSULATE ALL HOT AND COLD WATER PIPING AND DOWNSPOUTS. PROVIDE 1" PREFORMED FIBERGLASS, ASJ–VB, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C–547.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. SEE DRAWING NO. P–3 FOR VALVE SCHEDULE.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY–IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND/OR SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR BEVERAGE DISPENSING EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROMIUM PLATED BRASS, WITH CHROME PLATED ESCUTCHEON PLATES. PROVIDE TYPE DWV PLASTIC WASTE PIPING FITTINGS FOR THE THREE–COMPARTMENT SINK. REMOVE ALL MARKING FROM ALL PIPING WHEN INSTALLATION IS COMPLETE. USE SUITABLE CLEANER AND JOINT GLUE WITH DWV PIPING.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

HVAC SYSTEM — SECTION 15500

THE WORK INCLUDES PROVIDING THE HVAC SYSTEM AND PROVIDING NEW DUCTWORK, GRILLES, INSULATION, CONTROLS AND EQUIPMENT NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM. HVAC SYSTEM INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

INSTALLATION OF VENTILATION AND AIR CONDITIONING HVAC UNITS. NEW SUPPLY, RETURN & EXHAUST DUCTWORK SYSTEM WITH GRILLES, DIFFUSERS, AND FILTERS.

DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS, AS REQUIRED. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. THE WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS AND WITH EQUIPMENT FURNISHED BY OTHERS.

EXTRA STOCK: PROVIDE TWO (2) COMPLETE SETS OF REPLACEMENT FILTERS FOR EACH HVAC UNIT.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS INDICATED ARE FREE AREA.

SHEET METAL DUCTWORK: SHEET METAL FABRICATED AND INSTALLED TO ASHRAE AND SMACNA STANDARDS. SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK–FORMING QUALITY, ASTM A–525. UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS ON LINED DUCTS OR SHEET METAL DIMENSIONS ON UNLINED DUCTS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR DOORS SHALL BE AIRTIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR–TIGHT. PROVIDE TURNING VANES AT ALL SQUARE THROAT ELBOWS. SEE DETAILS ON DRAWING NO. M–1.

FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS I AIR DUCT (UL 181) WITH 1" THICK 1 PCF FIBERGLASS INSULATION ND REINFORCED OUTER PROTECTION COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25. SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR 2" W.G. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. PROVIDE METAL ADJUSTABLE CLAMPING DEVICES, SCREW OPERATED. USE TWIST LOCK CONICAL TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. DO NOT EXCEED 2 FEET IN LENGTH FOR ANY FLEX DUCT.

ACCESS PANELS: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.

AUTOMATIC TEMPERATURE CONTROL: LOW VOLTAGE TEMPERATURE CONTROL WITH A 24 VOLT ENERGY SAVING, SEVEN DAY SETBACK TYPE THERMOSTAT. PROVIDE SOLID STATE ELECTRONICS, TWO STAGE HEAT/COOL WITH AN AUTO CHANGEOVER FEATURE. WIRING SHALL COMPLY WITH SECTION 16400 REQUIREMENTS.

ROOF PENETRATIONS SHALL COMPLY WITH SMACNA AND NRCA STANDARDS.

TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER BALANCE AND OPERATION, FOLLOW NEBB AND ASHRAE STANDARDS. ELIMINATE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF ALL CONTROLS, MAINTENANCE OF TEMPERATURE, AND OPERATION. BALANCE MECHANICAL SYSTEM, AND SUBMIT COMPLETED TEST REPORT TO CONSTRUCTION MANAGER, PRIOR TO REQUEST FOR FINAL PAYMENT.

ELECTRICAL SYSTEM — SECTION 16400

THE WORK IS THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AS SHOWN AND SPECIFIED ON THE DRAWINGS.

ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS, AND MAKE ALL CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS. REFER TO ARCHITECTURAL EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION REGARDING EQUIPMENT AND CASEWORK, AND ELECTRICAL CONNECTIONS REQUIRED THEREIN.

SPECIFICATIONS: THE SPECIFICATIONS, NOTES, AND SCHEDULES ON THE ELECTRICAL DRAWINGS ARE THE SPECIFICATIONS FOR THE PROJECT.

#26000522

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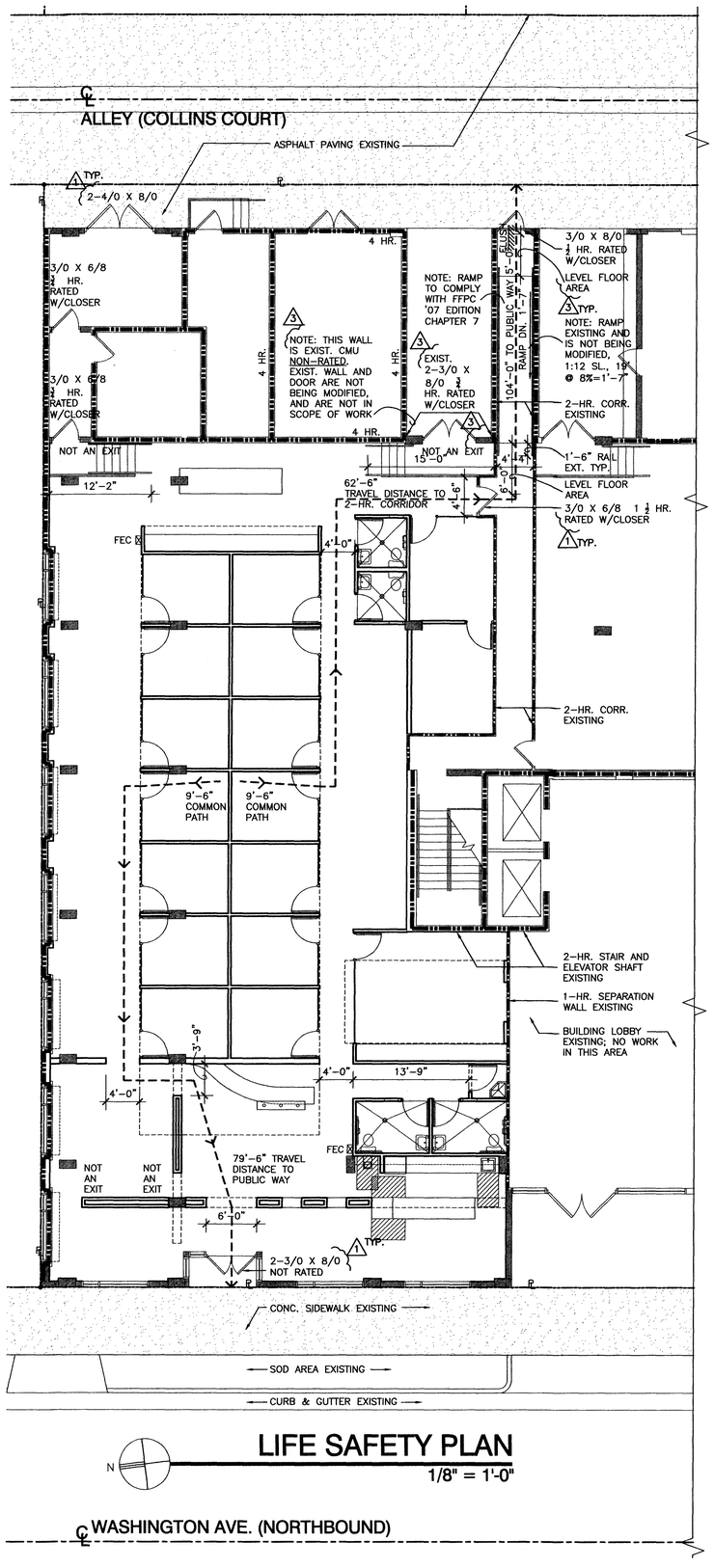


LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY LEGEND

- X'-X" — TRAVEL DISTANCE – COMMON PATH OF TRAVEL (1)
- 1 HOUR FIRE RATED WALL/ PARTITION EXISTING
- 2 HOUR FIRE RATED WALL/ PARTITION EXISTING (4 HOUR IF NOTED ON PLANS)
- FEC — NEW FIRE EXTINGUISHER CABINET
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

LIFE SAFETY NOTES:

1. THIS IS A FULLY SPRINKLERED BUILDING IN ACCORDANCE WITH NFPA 13.
2. NO MEZZANINE IS PRESENT IN THIS BUILDING AND WILL NOT BE PART OF THIS PROJECT.
3. ALL EXIT SIGNS ARE SPACED 75' O.C. MAXIMUM, TYPICAL.
4. ALL CORRIDORS AND AISLES ARE 44" MINIMUM.
5. ALL GLASS IN WINDOWS AND DOORS IS CATEGORY II TEMPERED SAFETY GLASS.
6. FOR NEW EXIT LIGHTS AND NEW LIFE SAFETY DEVICES, SEE ELECTRICAL DRAWINGS.
7. CONTRACTOR TO SUBMIT NEW FIRE ALARM SHOP DRAWINGS UNDER SEPARATE PERMIT TO FIRE DEPT. FOR APPROVAL.
8. PROVIDE FINAL F/A DRAWING AND DIGITAL FILE TO OWNER FOR ARCHIVING. COORDINATE FIRE INSPECTION WITH CONSTRUCTION MANAGER.
9. 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) (1)
10. ALL EXISTING FIRE RATED DOORS AND ASSOCIATED FIRE RATED HARDWARE TO REMAIN.

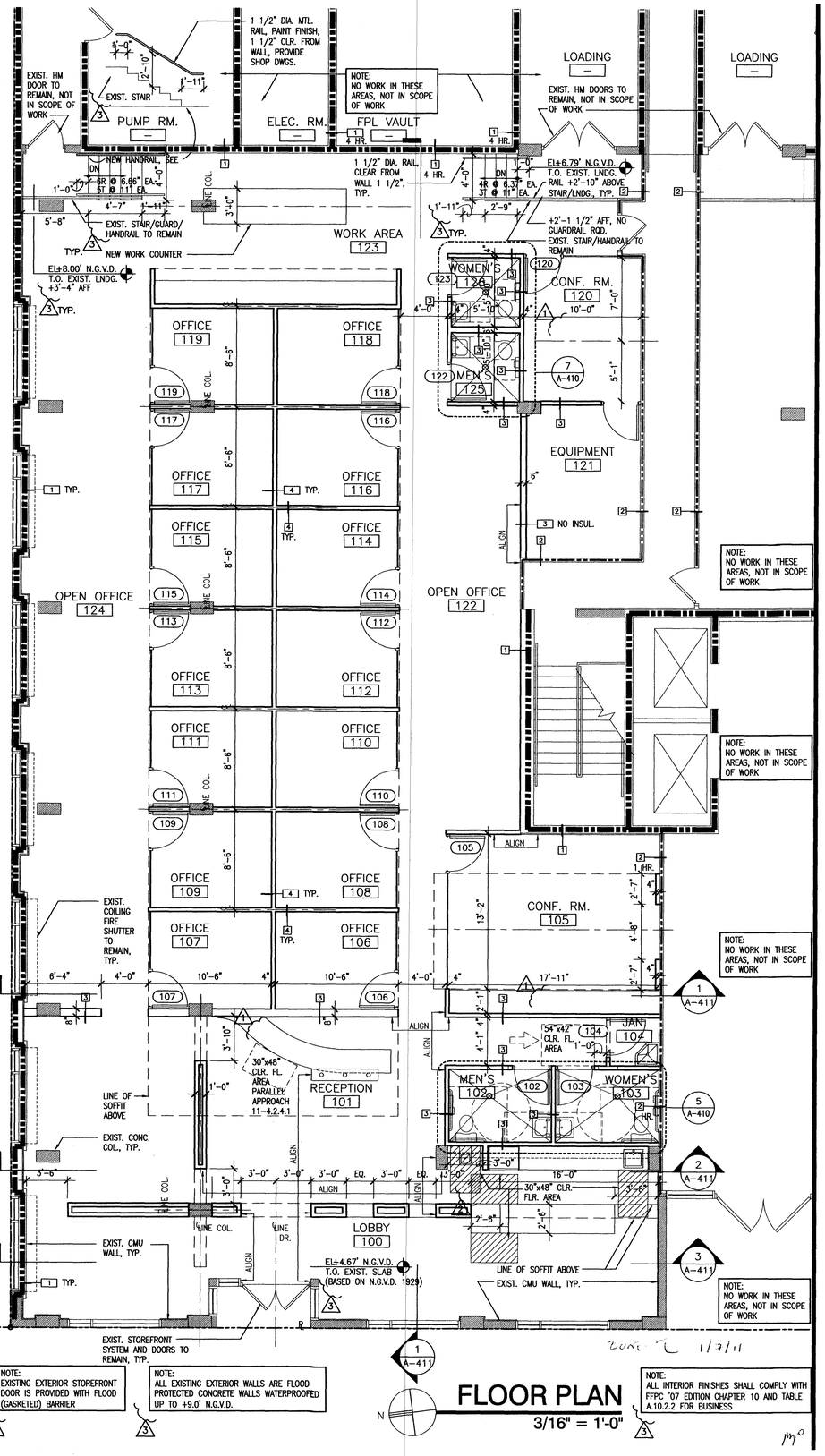
(1)

OCCUPANCY USE	AREA	OCCUPANCY LOAD NFPA 101 TABLE 7.3.1.2
BUSINESS "B" 1/100 SF (GROSS)	5,178 SF (GROSS)	(1) 52 PERSONS

EGRESS WIDTH LEVEL (MIN.) (0.2 IN./PERSON) 2007 FBC TABLE 1005.1	MIN. EGRESS WIDTH STAIR (0.3 IN./PERSON) 2007 FBC TABLE 1005.1
10.4 IN REQUIRED	N/A
99 IN. EXISTING	N/A

MAX. TRAVEL DISTANCE TO EXIT 2007 FBC TABLE 1016.1	MAX. COMMON PATH OF EGRESS TRAVEL 2007 FBC 1014.3 EXCEPTION 1
250 FT SPRINKLERED	100 FT SPRINKLERED
104 FT	9.5 FT

MIN NUMBERS OF EXITS 2007 FBC TABLE 1019.1	DEAD END CORRIDORS 2007 FBC 1017.3	CORRIDOR WIDTH 2007 FBC 1017.2
2 REQUIRED	20' MAX.	44" MIN.
2 PROVIDED	15'-0" MAX. PROVIDED	44" PROVIDED



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

#26000522

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PHASE
PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

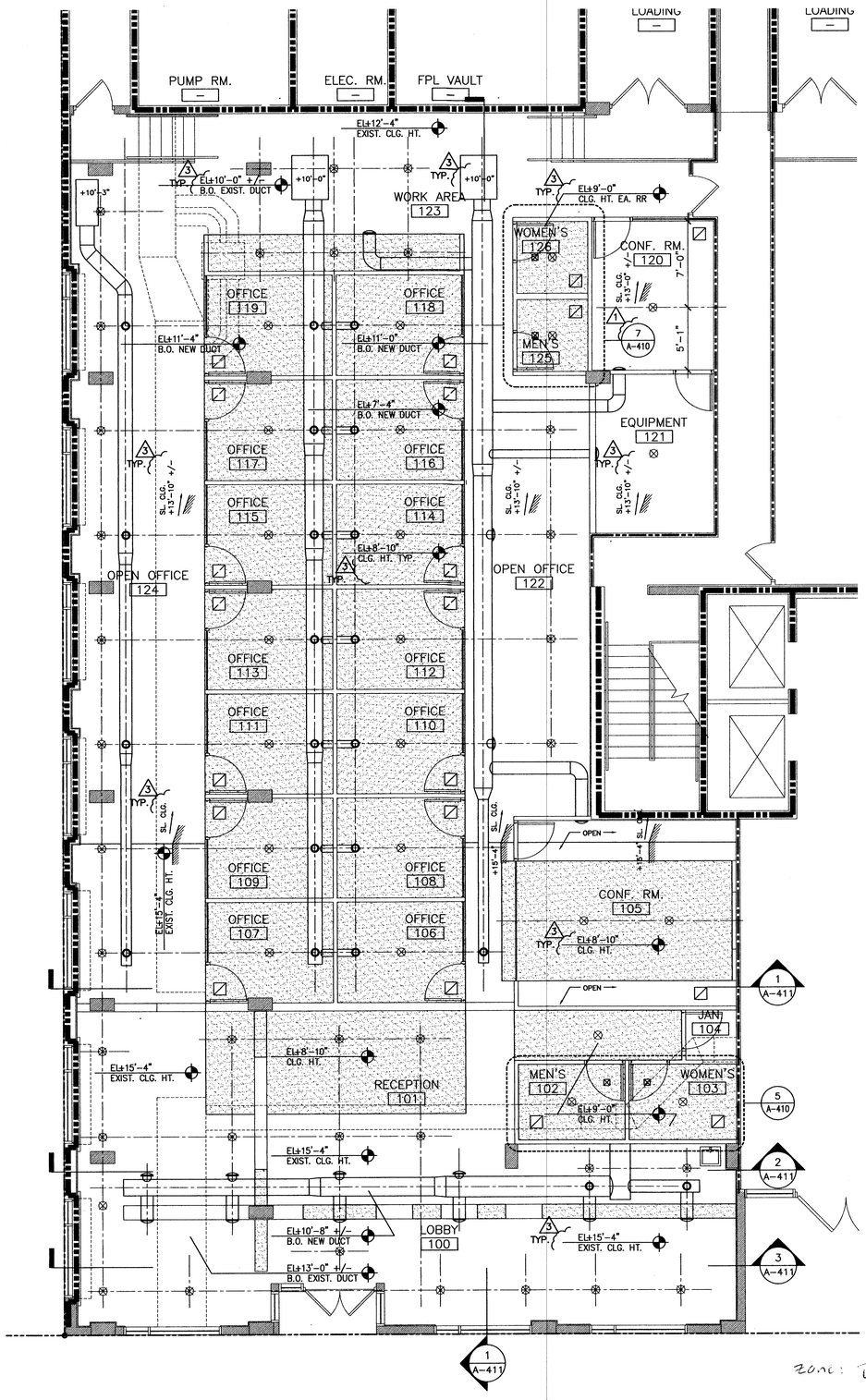
CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
2 BLDG. DEPT. COMMENTS 12.11.10
3 FIRE COMMENTS 12.22.10
-

SHEET TITLE
FLOOR PLAN, LEGEND

SHEET: A-101 OF:



Zone: L 1/7/11

N

CEILING PLAN

3/16" = 1'-0"

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 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.

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PHASE
PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

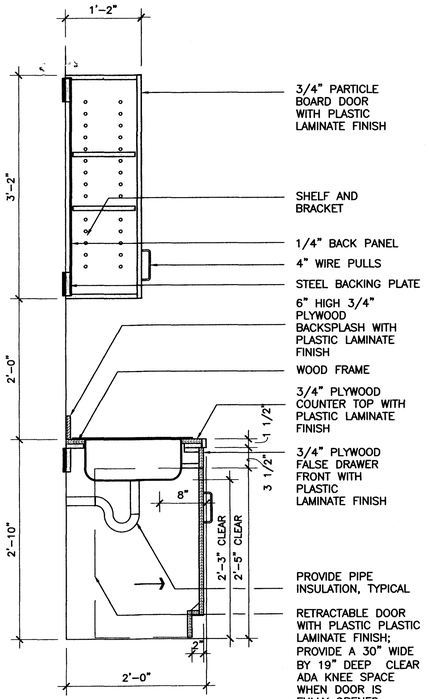
CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
3 FIRE COMMENTS 12.22.10
-
-

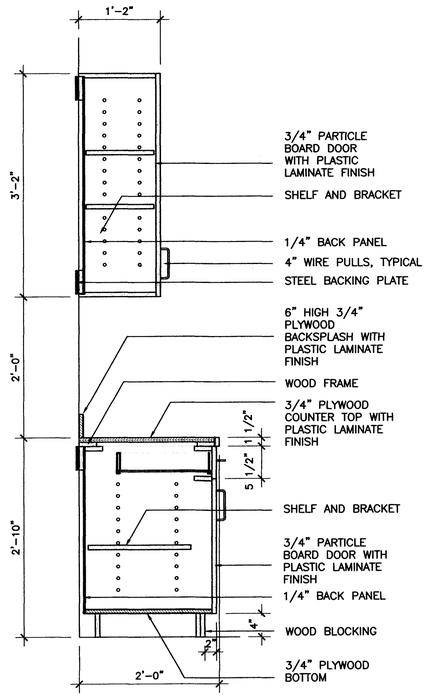
SHEET TITLE
CEILING PLAN, LEGEND

SHEET: A-102 OF:



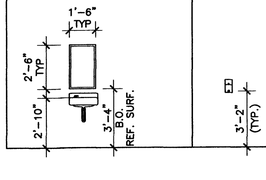
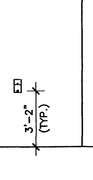
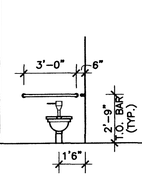
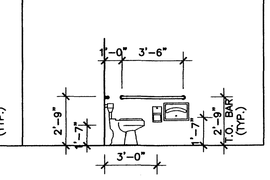
3/A-410 **CABINET SECTION**

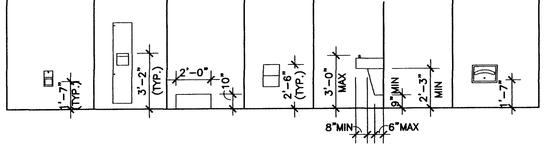
1" = 1'-0"



2/A-410 **CABINET SECTION**

1" = 1'-0"

① LAVATORY	②/②a SOAP DISPENSER	③ GRAB BAR	④ GRAB BAR
TILT MIRROR W/ S.S. FRAME. 18"W X 30"H BOBRICK #B-293 1630	BOBRICK 2- #B-4112 2A-#B-8221	BOBRICK #B-6806X36"	BOBRICK #B-6806X42"
			

⑤ TOILET PAPER DISPENSER BOBRICK #B-2888	⑥ PAPER TOWEL DISP. /WASTE BOBRICK #B-3903	⑦ MOP RECEPTOR FLORESTORE #MSR-2424	⑧ SANITARY DISPOSAL BOBRICK #B-254	⑨ WATER FOUNTAIN	⑩ SEAT COVER DISPENSER BOBRICK #B-221
					

GENERAL NOTES:

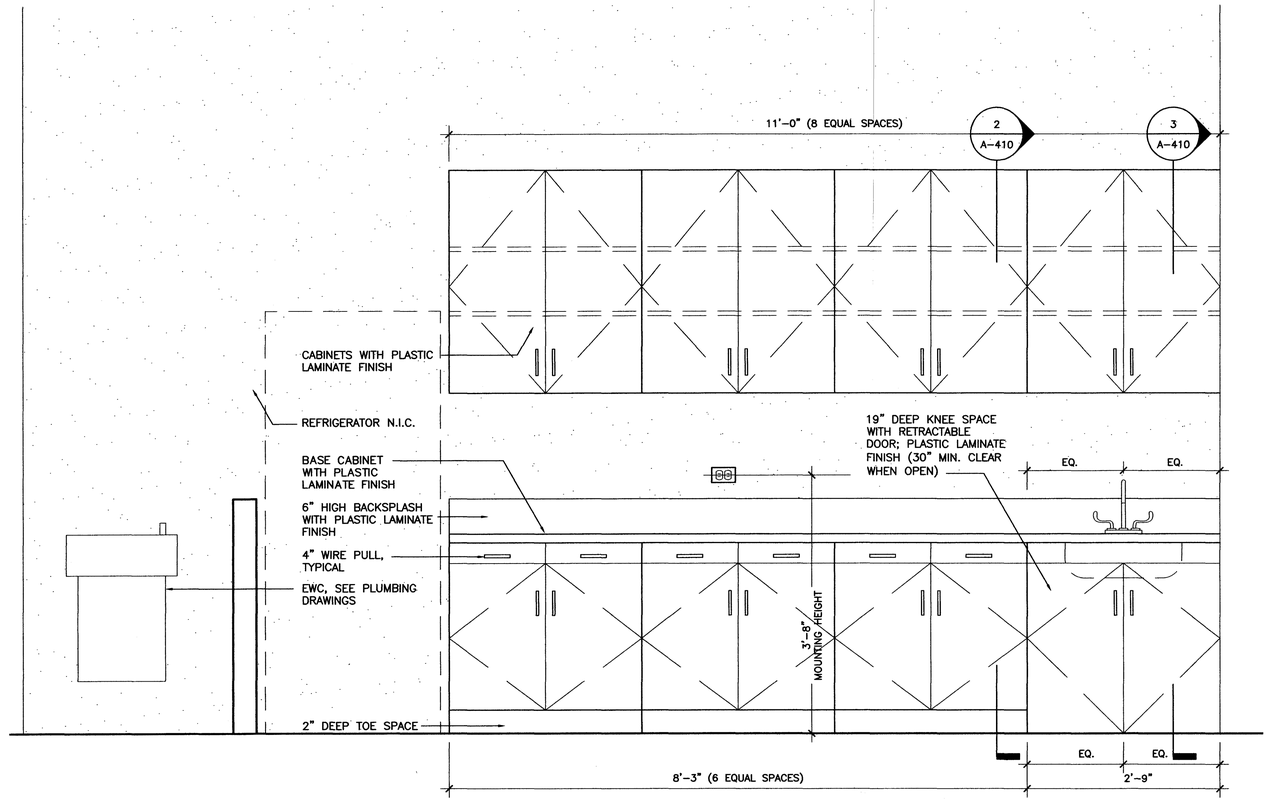
1. GRAB BARS IN TOILET ROOM SHALL BE LOCATED 33 INCHES FROM THE FINISHED FLOOR, MEASURED VERTICALLY TO THE TOP OF THE RAIL AND THERE SHALL BE 1-1/2 INCHES OF CLEARANCE BETWEEN THE RAIL AND WALL.
2. GROUT AROUND ALL WALL PENETRATIONS AFTER INSTALLATION OF RESTROOM FIXTURES AND EQUIPMENT, AND PROVIDE CAULKING AS NECESSARY.
3. 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.
4. 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
5. ALL LAVATORY PLUMBING FITTINGS WILL BE LEVER TYPE (ADA APPROVED)

1

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

1

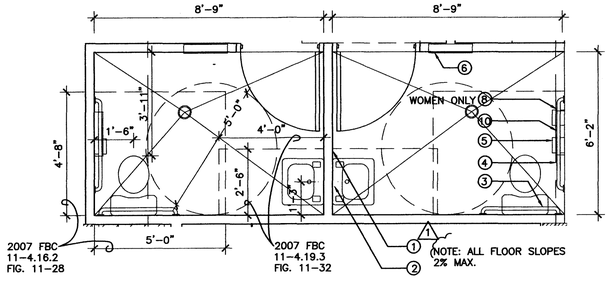
2007 FBC PLUMBING TABLE 403.1 OCCUPANCY BUSINESS – B	WATER CLOSETS 1 PER 25 FOR FIRST 50		LAVATORIES 1 PER 40 FOR FIRST 50		DRINKING FOUNTAIN 1 PER 100	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
52 OCCUPANTS	26	26	26	26	52	52
FIXTURES REQUIRED	2	2	1	1	1	–
FIXTURES PROVIDED	2	2	2	2	1	1



NOTE: ALL CABINET ATTACHMENTS SHALL COMPLY WITH 2007 FBC 2517.5.1.1

1/A-410 **CABINET ELEVATION**

1" = 1'-0"

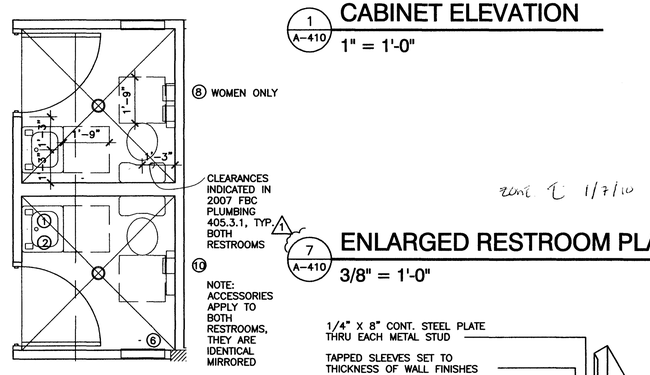


NOTE: DIMS. APPLY TO BOTH RESTROOMS, THEY ARE IDENTICAL MIRRORED

NOTE: ACCESSORIES APPLY TO BOTH RESTROOMS, THEY ARE IDENTICAL MIRRORED

5/A-410 **ENLARGED RESTROOM PLAN**

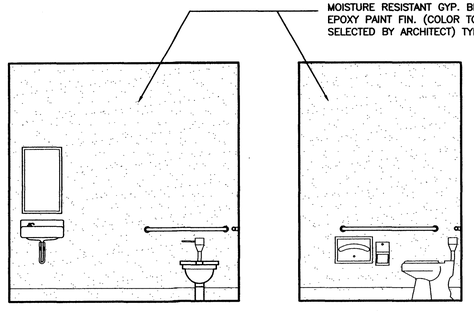
3/8" = 1'-0"



NOTE: THESE TWO RESTROOMS ARE NOT ADA ACCESSIBLE

1/A-410 **ENLARGED RESTROOM PLAN**

3/8" = 1'-0"

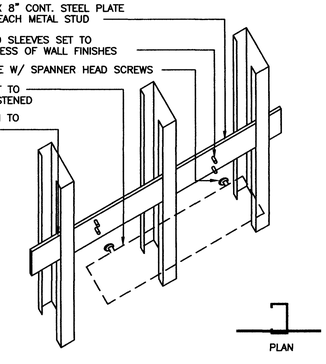


6/A-410 **ENLARGED RESTROOM ELEVS.**

3/8" = 1'-0"

TYP. REINFORCEMENT NOTES

1. 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
2. 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
3. THESE NOTES AND REQUIREMENTS ARE APPICABLE TO ALL CASEWORK AND PLUMBING FIXTURES IN THIS PROJECT
4. 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)



NOTE:
ALL PLATES AND ANCHORS BY MISCELLANEOUS IRON CONTRACTOR. OBJECT MUST SUPPORT A CONTINUOUS LOAD OF 300 LBS. FOR 5 MIN. APPLIED AT ANY POINT.

4/A-410 **STEEL BACKING DETAIL**

N.T.S.

#26000522

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ARCHITECTURE INTERIOR DESIGN PLANNING

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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEETVARCH\A-410.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

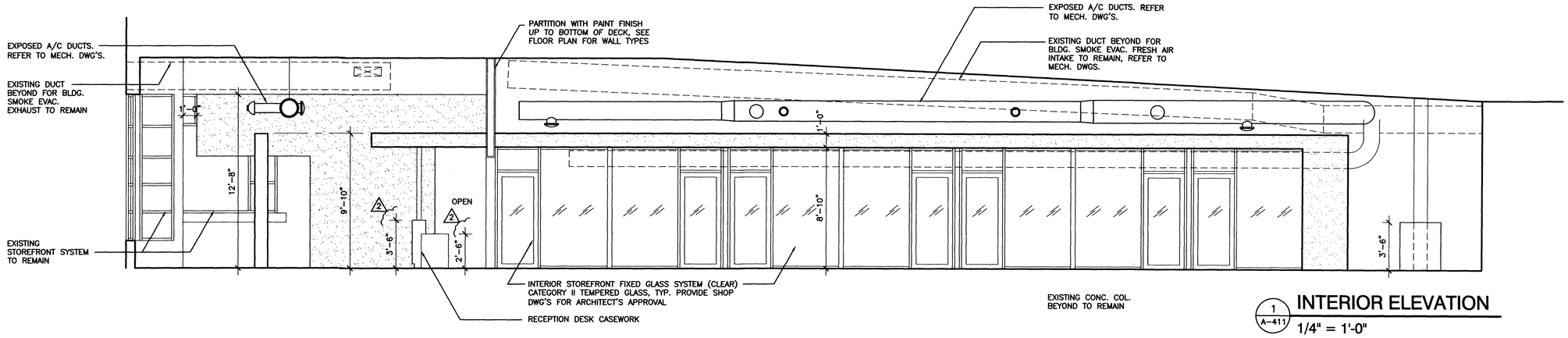
CHECKED BY:
RAG

ISSUE DATE:
10-01-10

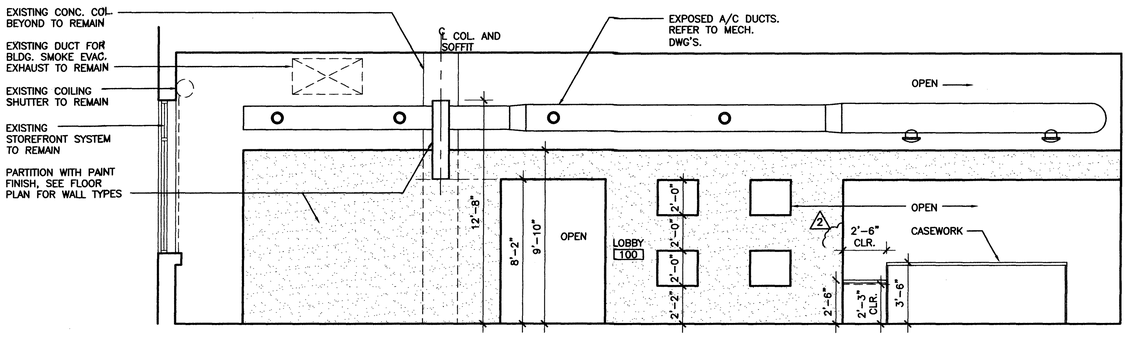
REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
-
-
-

SHEET TITLE
CABINET ELEVATIONS SECTIONS, & DETAILS

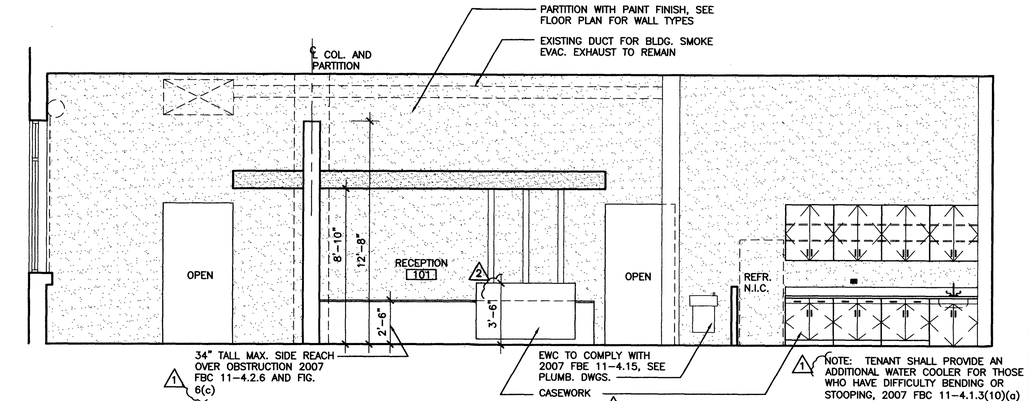
SHEET: A-410 OF:



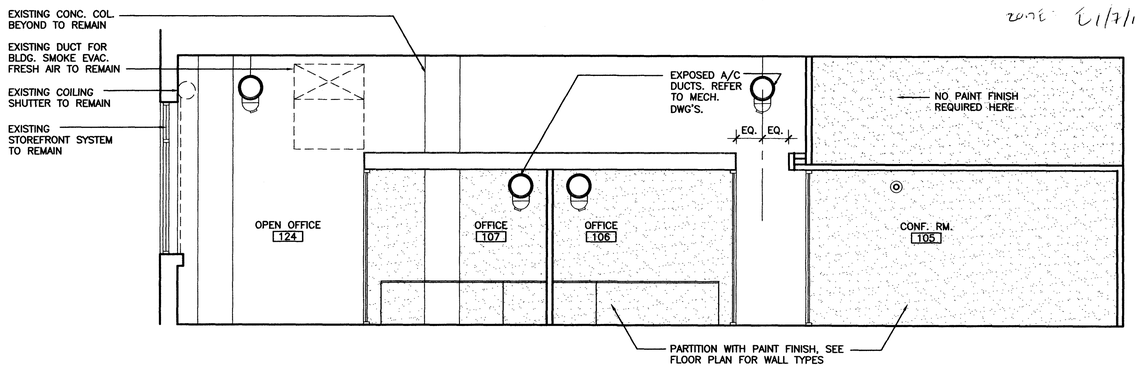
1 A-411 INTERIOR ELEVATION
1/4" = 1'-0"



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



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



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

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ARCHITECTURE INTERIOR DESIGN PLANNING

SEAL:

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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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PHASE
PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-411.DWG

PROJECT NO:
MA1009

DRAWN BY:
Rag

CHECKED BY:
RAG

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
2 BLDG. DEPT. COMMENTS 12.11.10

SHEET TITLE
INTERIOR ELEVATIONS

SHEET: OF:
A-411

ROOM FINISH SCHEDULE

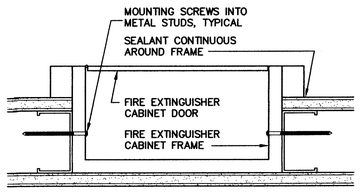
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS		CEILING			REMARKS
				MAT'L.	FIN.	MAT'L.	FIN.	HGT.	
100	LOBBY	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	EXPOSED	–	15'–4"	
101	RECEPTION	POLISH. CONC.	WOOD 5 1/2"	GYP. BD.	PAINT	GYP. BD. & EXPOSED	PAINT/EXP.	*	*REFER TO CEILING PLAN AND INTERIOR ELEV.'S.
102	MEN'S	POLISH. 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

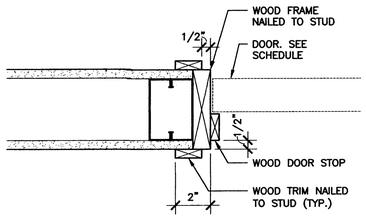
DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR			DOOR SIZE			FRAME			DETAILS			STOP	REMARKS
		TYPE	MAT'L.	FIN.	WT.	HT.	THK.	TYPE	MAT'L.	FIN.	JAMB	HEAD	THR.		
100	NOT USED	–	–	–	–	–	–	–	–	–	–	–	–		
101	NOT USED	–	–	–	–	–	–	–	–	–	–	–	–		
102	MEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
103	WOMEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
104	JANITOR	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
105	CONF. RM.	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
106	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
107	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
108	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
109	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
110	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
111	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
112	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
113	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
114	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
115	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
116	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
117	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
118	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
119	OFFICE	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
120	CONF. RM.	A	GLASS	–	3'–0"	7'–0"	–	–	–	–	–	–	–	W	
121	SUPPLIES	B	WOOD	PAINT	3'–0"	7'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
122	MEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	
123	WOMEN'S	B	WOOD	PAINT	3'–0"	8'–0"	1 3/4"	1	WOOD	PAINT	3/A601	3/A601	–	W	

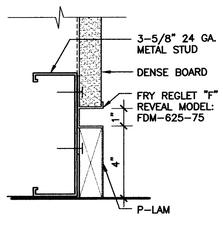
1. ALL HARDWARE FOR DOORS SHALL BE US26 OR US26D FINISH
2. CONTRACTOR TO COORDINATE KEYING WITH OWNER AND BUILDING MANAGER.

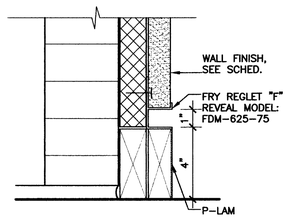


FIRE EXTINGUISHER CABINET: LARSEN'S, FS–AL–2409–R4–FULL GLASS DOOR OR APPROVED EQUAL. MOUNT TOP OF CABINET @ 5'–0" A.F.F. MAX.

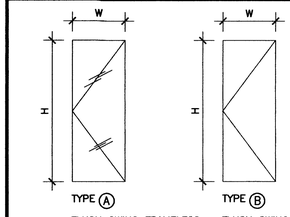


NOTE: ALL EXPOSED WOOD TO HAVE EASED ROUNDED CORNERS





DOOR TYPES

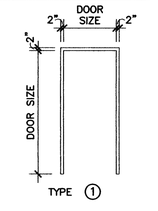


TYPE (A) FLUSH SWING FRAMELESS FROSTED GLASS DOOR

TYPE (B) FLUSH SWING

*NOTE: CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO ANY FABRICATION

FRAME TYPES



TYPE (1)

4 A–601 SEMI-RECESSED F.E.C. DETAIL

3" = 1'-0"

3 A–601 HEAD/JAMB DETAIL (TYP.)

3" = 1'-0"

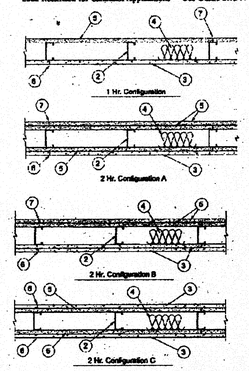
2 A–601 BASEBOARD DETAIL

3" = 1'-0"

1 A–601 BASEBOARD DETAIL

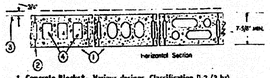
3" = 1'-0"

Design No. U404
Bearing Wall Rating — 1 and 2 Hr (See Items 2, 3 and 8)
Nonbearing Wall Rating — 1 and 2 Hr (See Items 2, 3 and 8)
Load Restricted for Canadian Applications — See Guide BXLV7



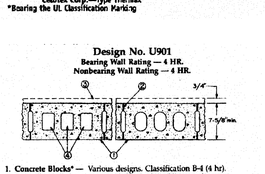
1. Steel Floor and Ceiling Runners — (Not Shown) — Channel shaped, 3-1/2 in. wide by 1-1/4 in. deep, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC max.
2. Steel Studs — 3-1/2 in. wide, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel, spaced max 16 in. OC. 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 embracing 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 friction-fitted into floor and ceiling runners.
3. Cementitious Backer Units* — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with corrosion resistant, case hardened, ribbed wafer head screws with a minimum head diameter of .401 inch. For nonbearing systems, fastened to studs and bottom runners with the uppermost 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. OC. 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. OC. For the face layer, screws shall be 1-5/8 in. long and spaced a max of 8 in. OC. All face layer joints offset min 12 in. from underlying base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
UNITED STATES GYPSUM CO — DUROCK Exterior Cement Board, or DUROCK Brand Cement Board.
4. Batts and Blankets* — Min 3 in. thick mineral wool insulation batts, friction-fitted between studs.
THERMAFIBER INC—Type SAFB.
5. Gypsum Board* — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened with Type S-12 screws. 1-Hr System - For vertical application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on 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 8 in. OC to studs and runners. Base layer with an overlying cement board face layer, fastened with 1 in. long screws spaced max 12 in. OC to studs and runners. Face layers fastened with 1-5/8 in. long screws spaced max 16 in. OC 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 either 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—Types AR, C, IP-AR, IP-XI, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
UNITED STATES GYPSUM CO.—Type AR, C, FRX-C, IP AR, IP-XI, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
USG MEXICO S A DE C V —Types AR, C, IP-AR, IP-XI, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
6. Joints — Covered with glass fiber mesh tape and latex modified Portland cement mortar or basecoat, or Type J 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 baseboard 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 UL Classification Mark

Design No. U905
Bearing Wall Rating—2 HR.
Nonbearing Wall Rating—2 HR

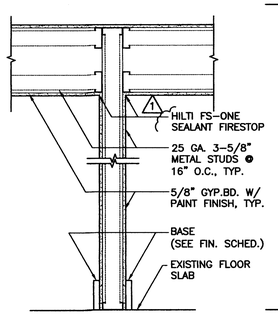


1. Concrete Blocks*—Various designs. Classification B-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.
2. Mortar—Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-3/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned 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 4 max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. Loose Masonry Fill—If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill. Insulation add 2 hr to classification.
5. Foamed Plastic*—(Optional-Not Shown)—2-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 3).
Celotex Corp.—Type Thermax
*Bearing the UL Classification Marking

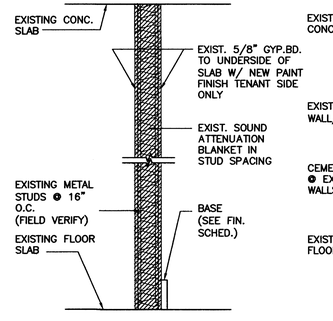
Design No. U901
Bearing Wall Rating — 4 HR.
Nonbearing Wall Rating — 4 HR.



1. Concrete Blocks* — Various designs. Classification B-4 (4 hr). See Concrete Blocks category for lists of eligible manufacturers.
2. Mortar — Blocks laid in full bed of mortar, nom. 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 — If used, add 1/2 hr to Classification.
4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, burned clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation, Class D-2 (2 hr) or C-3 (3 hr) concrete blocks will provide a 4 hr fire resistance rating.
*Bearing the UL Classification Mark

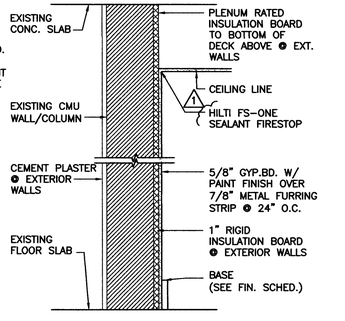


TYPE 3



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

NOTE: SEAL ALL PENETRATIONS AND PERIMETER TO RESIST THE PASSAGE OF SMOKE



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

1 NOTE: FOR PENETRATION FIRESTOPPING DETAILS, SEE DRAWING E–101

ZONE C 1/7/11

#26000522

MATEU ARCHITECTURE | INCORPORATED | 18001 OLD CUTLER ROAD, SUITE 550 PALMETTO BAY, FLORIDA 33157 | 305.233.3154 F 305.233.3226 DESIGN@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING

SEAL:

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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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PHASE

PERMIT DRAWINGS

FILE NAME:
M:\1009\CD\SHEET\ARCH\A-601.DWG

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RAG

ISSUE DATE:
10-01-10

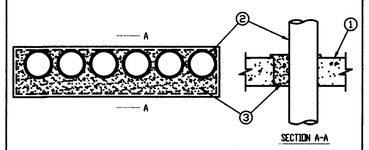
REVISIONS
1 BLDG. DEPT. COMMENTS 10.29.10
-
-
-

SHEET TITLE
ROOM FINISH SCHEDULE
DOOR & H.W. SCHEDULE
DETAILS & WALL TYPES

SHEET: A-601 OF:

HILTI FIRESTOP SYSTEMS — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. — CLASSIFIED UL

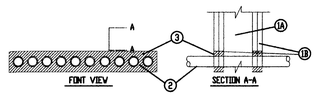
System No. C-AJ-1388
F Rating - 2 Hr
T Rating - 0 Hr



1. Floor or Wall Assembly-Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified*concrete Blocks*. Max area of opening 224 sq in. with max dimension of 32 in. See Concrete Blocks (CAJT) in the Fire Resistance Directory for names of manufacturers.
2. Conduit One or more nom 4 in diam (or smaller) steel electrical metallic tubing or steel conduit to be installed either concentrically or eccentrically within the firestop system. The space between conduits or tubes shall be min 0 in. (point contact) to max 1/2 in. The annular space between the conduit or tube and periphery of opening shall be min 0 in. (point contact) to max 2-3/4 in. Conduit or tube to be rigidly supported on both sides of floor or wall assembly.
   Conduit - Nom 4 in. diam (or smaller) steel electrical metallic conduit or steel conduit.
3. Fill, Void or Cavity Material* - Foam-Min 5 in. thickness of fill material applied within the annulus, extending 1/2 in. above the top surface of the floor or both surfaces of wall and overlapping the concrete 1/2 in. on all sides of the opening.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC — CP 620 Fire Foam
*Bearing the UL Classification Mark

HILTI FIRESTOP SYSTEMS — CLASSIFIED UL

System No. W-L-1095
F Ratings - 1 & 2 Hr (See Item 1)
T Ratings - 1 & 2 Hr (See Item 3)
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. Wallboard, Gypsum* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max size of opening 2-5/8 in. by 18 in. The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Electric Metallic Tubing (EMT) - One or more nom 1 in. diam steel electric tubing. The annular space shall be min 1/2 in. to a max 1 in. Conduit to be rigidly supported on both sides of wall assembly.
3. Fill, Void or Cavity Material* - Sealant - For 2 hr F Rating, min 1-1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. For 1 hr F Rating, min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI, Inc. - FS-ONE Sealant
*Bearing the UL Classification Marking

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

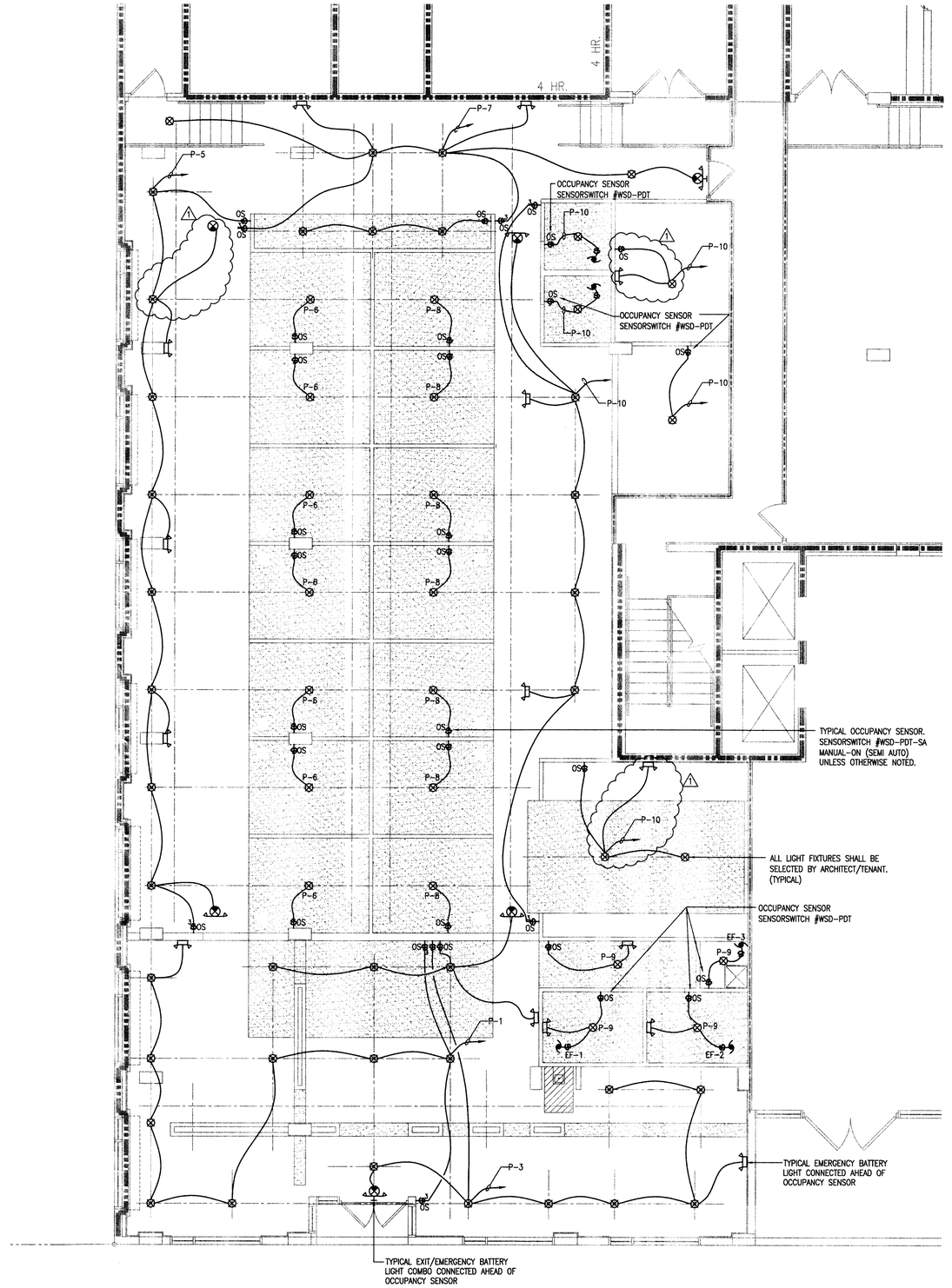
GENERAL ELECTRICAL NOTES

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

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

ELECTRICAL SYMBOL LEGEND

- WALL OR CEILING MOUNTED EXIT LIGHT FIXTURE WITH BATTERY BACK-UP. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAN PATH TO EXIT.
- $ — 120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH.
- $3 — 120/277V., 20 AMP., THREE WAY SWITCH.
- $OS — OCCUPANCY SENSOR.
- ELECTRICAL PANEL
- FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE.
- MAGNETIC MOTOR STARTER, PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- ELECTRIC MOTOR.
- EQUIPMENT CONNECTION WITH FLEXIBLE CONDUIT.
- 20A., 120 V., QUADRUPLEX RECEPTACLE, TWO DUPLEX IN TWO BOX. 18" A.F.F.
- 20 A., 120., V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F.
- CEILING OR WALL MOUNTED JUNCTION BOX.
- TELEPHONE/DATA OUTLET



N

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

11/1/10

#26000522

MATEU ARCHITECTURE | INTERIOR DESIGN | PLANNING
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AR 0008220

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CORAL GABLES 33146

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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

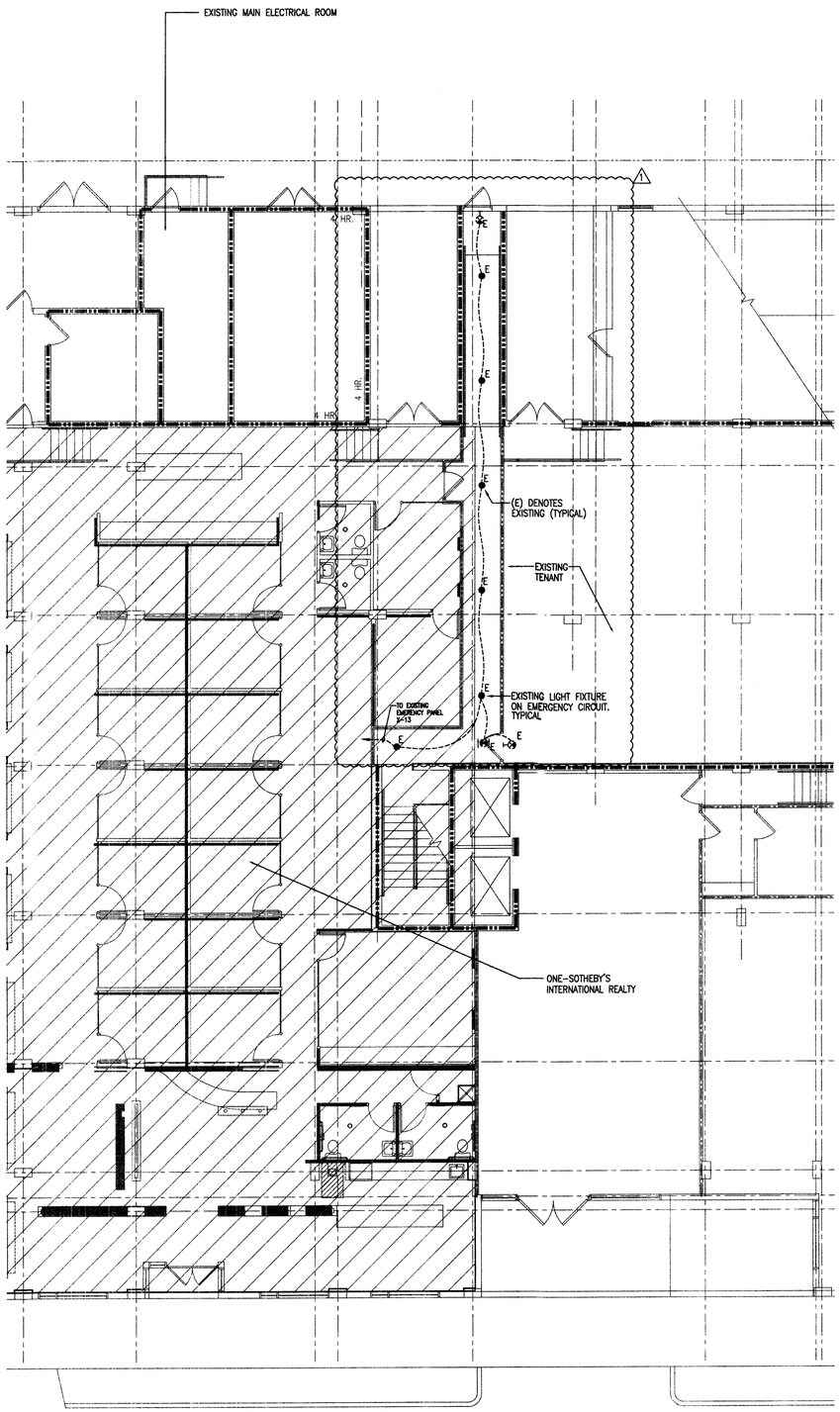
ISSUE DATE:
10-01-10

REVISIONS
1 BLDG DEPT. COMMTS 10/29/10
-
-

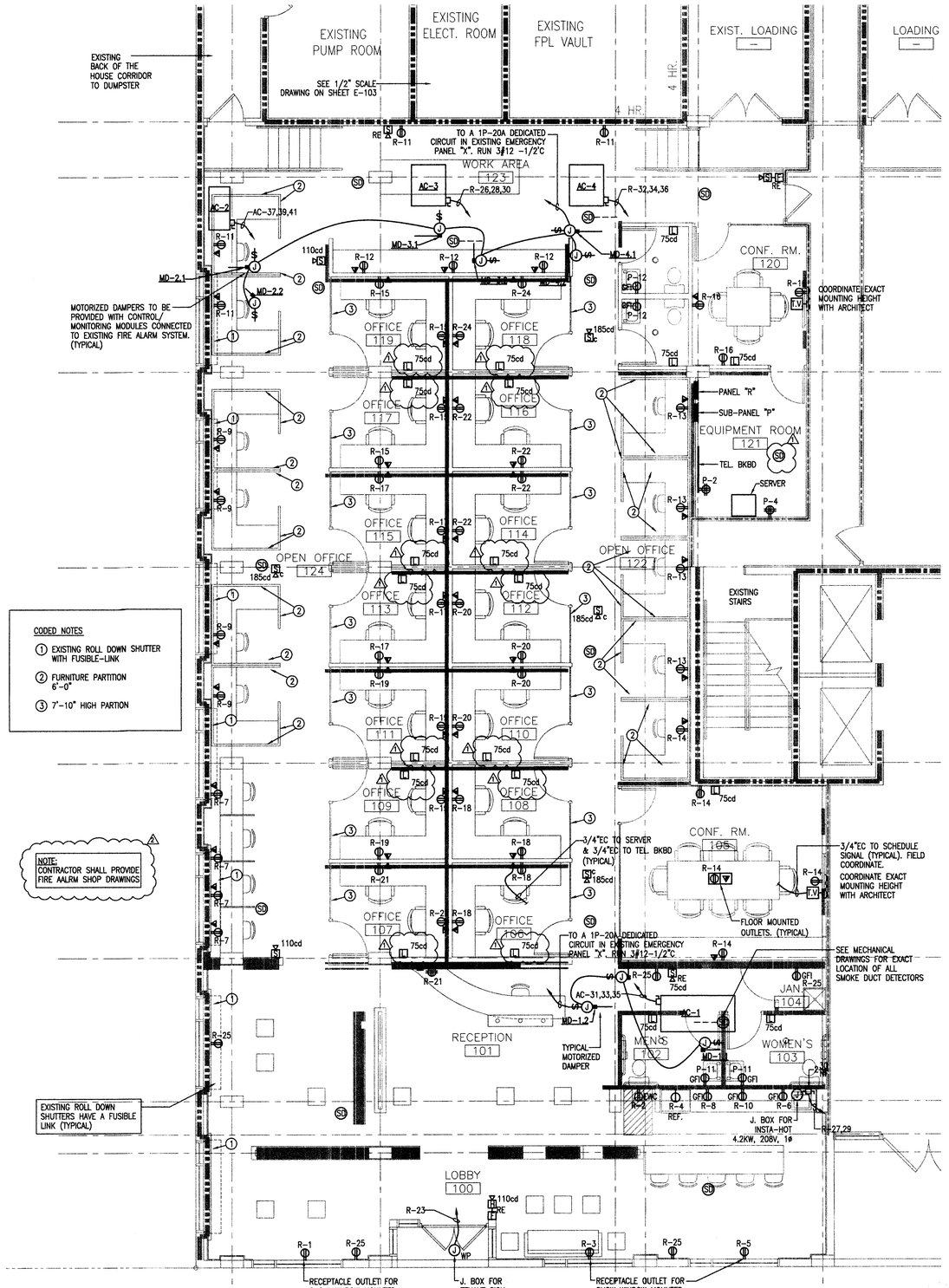
SHEET TITLE
LIGHTING FLOOR PLAN

SHEET: E-101 OF: 3

11/1/10



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



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

12/21/10

#26000522

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PHASE
PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
- ⚠ BLDG DEPT. COMMTS 10/29/10
- ⚠ BLDG DEPT. COMMTS 12/20/10
-

SHEET TITLE
POWER FLOOR PLAN

SHEET: E-102
OF:

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 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.

ADDRESSABLE FIRE ALARM SYSTEM NOTES

1. 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.
2. FIRE ALARM SYSTEM SHALL BE U.L. LISTED NFPA 72 APPROVED.
3. UPON ACTIVATION OF FIRE ALARM SYSTEM BY MANUAL STATION, THE FOLLOWING SHALL TAKE PLACE:
   - A ENERGIZE ALARM SIGNALING DEVICES
   - B SOUND AUDIBLE ALARMS AND FLASH VISUAL SIGNALS
   - C ALERT LOCAL FIRE DEPARTMENT OR PROPRIETARY SYSTEM
   - D CAUSE ZONE IN ALARM TO BE DISPLAYED ON THE ANNUNCIATOR
4. 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
5. ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 1dB. 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
6. QUANTITY OF WIRES PER DEVICES SHALL BE AS REQUIRED BY MANUFACTURER.
7. SYSTEM TO BE POWER LIMITED.
8. VISUAL ALARMS PER ANSI A117.1,4.26, FBC AND ADA
9. 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.
10. ALL NEW MOTORIZED DAMPERS TO BE PROVIDED WITH CONTRO/MONITORING MODULES CONNECTED TO EXISTING FIRE ALARM SYSTEM. (TYPICAL) ⚠1

PANEL "R" (22 KAIC)

TYPE: SQ'D NQOD
MTG: FLUSH MOUNTED
MAIN: M.L.O
CU BUS/GND BUS
VOLTS: 120/208V, 3ø, 4W
BUS: 400A
LOAD: 79.2KVA/360V = 220.0 A

LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	EWC (GFI)	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				--	--	--

1. (*) ON TIME CLOCK
2. (**) PROVIDE HACR TYPE BREAKER
3. (GFI) PROVIDE GROUND FAULT TYPE CIRCUIT BREAKER.

PANEL "P" (22 KAIC)

TYPE: SQ'D NQOD
MTG: FLUSH MOUNTED
MAIN: M.L.O
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	↓	--	--	--	--	--

FIRE ALARM LEGEND

- (F) PULL STATION
- (S)d ADA SPEAKER/STROBE 185cd
- (S)c 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 OERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:

1. ALL STAIR PRESSURIZATION FANS
2. ALL ELEVATOR SHAFT PRESSURIZATION FANS.
3. MAKE-UP AIR FANS.
4. ALL COMBINATION FIRE SMOKE DAMPERS
5. ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS.
6. ALL SMOKE EXHAUST FANS
7. ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM.
8. FAN SECTIONS OF A/C – 1, 2, 3 AND ALL FUTURE TENENT 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 RETUN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR.
- TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR.
- OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR.
- SF-5 SHALL TURN ON.
- SEF-3, 4, 5 SHALL TURN ON.

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

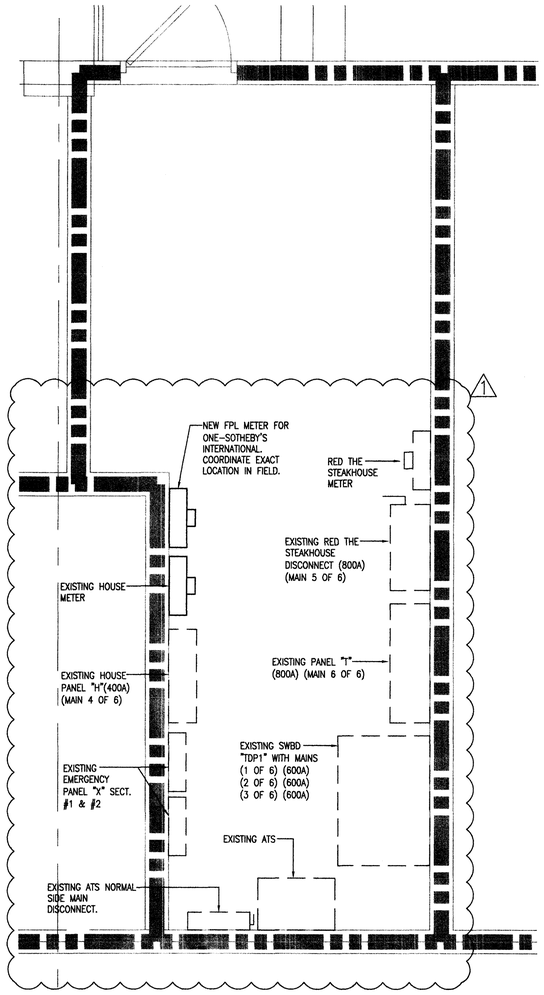
- TURN OFF THE ELEVATOR SHAFT PRESSURIZATION FANS.
- TURN OFF THE STAIR PRESSURIZATION FANS.
- TURN OFF THE SMOKE EXHAUST FANS
- CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
- OPEN THE RETURN AIR CONTROL DAMPERS.
- CLOSE THE OUSIDE AIR CONTROL DAMPER.

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.

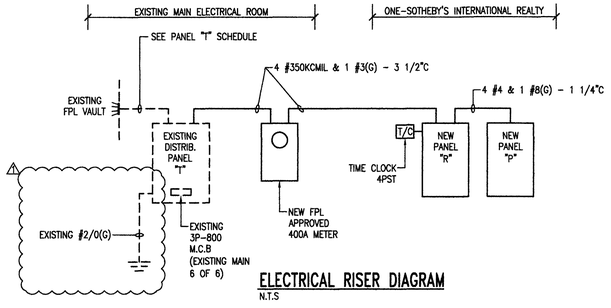
PRESSURE DIFFERENTIALS SHALL BE AS FOLLOWS: (MEASURED RELATIVE TO OUTSIDE) BETWEEN ZOFO AND ADJACENT ZONE PRESSURE DIF. SHALL BE –0.05 IN WG. BETWEEN ELEVATOR SHAFT AND ZPFO PRESSURE DIF. SHALL BE 0.10 IN WG. BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.10 IN WG.

EXISTING ROLL DOWN SHUTTERS ARE PROVIDED WITH FUSIBLE LINKS WHICH CLOSE IN CASE OF FIRE. ⚠1

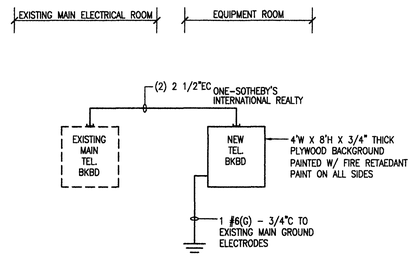


ENLARGED MAIN ELECTRICAL ROOM

1/2" = 1'-0"



ELECTRICAL RISER DIAGRAM
N.T.S



TELEPHONE RISER DIAGRAM
N.T.S

12/21/10

#26000522

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ARCHITECTURE INTERIOR DESIGN PLANNING

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PHASE
PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
⚠1 BLDG DEPT. COMMTS 10/29/10
⚠2 BLDG DEPT. COMMTS 12/21/10

SHEET TITLE
ELECTRICAL NOTES, LEGEND & PANEL SCHEDULES

SHEET: E-103 OF:

A/C EQUIPMENT SCHEDULE

WATER COOLED PACKAGE HEAT PUMPS

			A/C-1	A/C-2	A/C-3, A/C-4	
FAN	UNIT NUMBER		A/C-1	A/C-2	A/C-3, A/C-4	
	AREA SERVED		SEE FL. PL.	SEE FL. PL.	SEE FL. PL.	
	TOTAL COOLING AIR	CFM	2400	1000	1600	
	OUTSIDE AIR	CFM	SEE O/A CALCS	SEE O/A CALCS	SEE O/A CALCS	
	EXTERNAL STATIC PRESS	H_2O	0.4	0.4	0.4	
	FAN MOTOR	HP/FLA	1 / 3.6	1/4 / 1.6	3/42 / 5.2 FLA	
	ELECT. CHAR.	V/ϕ/~	208/3ϕ/60	208/3ϕ/60	208/3ϕ/60	
COOLING/HEATING	TOTAL COOLING CAP.	MBTU/HR	72.0	32.0	48.0	
	TOTAL SENS. CAP	MBTU/HR	55.0	24.9	37.1	
	SUMMER ENT. AIR TEMP.	° FDB/ ° FWB	80.0 / 67.0	80.0 / 67.0	80.0 / 67.0	
	SUMMER LVG. AIR TEMP		55.1 / 54.1	55.1 / 54.1	55.1 / 54.1	
	TOTAL HEATING CAP.	M BTU/HR	81.0	40.8	61.0	
COMP./COND.	COMPRESSOR	RLA/LRA	2) 9.3 RLA / 2) 68.0 LRA	10.7 RLA / 70.0 LRA	12.9 RLA / 91.0 LRA	
	ELECT. CHAR.	V/ϕ ~	208/3ϕ/60	208/3ϕ/60	208/3ϕ/60	
	WATER TEMP. ENT./LVG.	°F	85 / 95	85 / 95	85 / 95	
	COND. PRESS. DROP	FT. H_2O	17.2	9.1	10.2	
	WATER QUANTITY	GPM	24.0	9.0	12	
GENERAL	MANUFACTURER		FLORIDA HEAT PUMP	FLORIDA HEAT PUMP	FLORIDA HEAT PUMP	
	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 COOLONIC/HEATING 7 DAYS PROGRAMMABLE THERMOSTAT.

LIFE SAFETY SYSTEMS SEQUENCE OF OPERATION
COMPLIANCE WITH S.F.B.C. 3905

THE OPERATION OF THE FOLLOWING DEVICES SHALL BE PRIMARILY CONTROLLED BY THE FIRE ALARM PANEL:

1. ALL STAIR PRESSURIZATION FANS
2. ALL ELEVATOR SHAFT PRESSURIZATION FANS
3. MAKE-UP AIR FANS
4. ALL COMBINATION FIRE SMOKE DAMPERS
5. ALL CONTROL DAMPERS IN SUPPLY AND RETURN AIR DUCTWORK SERVING LOBBY A/C UNITS
6. ALL SMOKE EXHAUST FANS
7. ALL LOBBY LEVEL DOORS AS SHOWN ON PLAN TO BE CONTROLLED BY THE FIRE ALARM SYSTEM
8. 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 DISCH.

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
*CLOSE ALL RETURN AIR CONTROL 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 SMOKEDAMPERS IN R/A TRANSFER OPENING ON FLOORS 4,5,6
*OPEN FIRE SMOKE DAMPERS IN SMOKE EXH. SHAFT OPENING 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 LEVATOR 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 SMOKEDAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR
*SF-5 SHALL TURN ON.
*SEF-3,4,5 SHALL TURN ON
MD-1.1 SHALL CLOSE (NORMALLY OPEN)
MD-1.2 SHALL OPEN (NORMALLY CLOSE)
MD-2.1 SHALL CLOSE (NORMALLY OPEN)
MD-2.2 SHALL OPEN (NORMALLY CLOSE)
MD-3.1 SHALL CLOSE (NORMALLY OPEN)
MD-3.2 SHALL OPEN (NORMALLY CLOSE)
MD-4.1 SHALL CLOSE (NORMALLY OPEN)
MD-4.2 SHALL OPEN (NORMALLY CLOSE)

UPON RECEIVING THE "AL CLEAR" SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM 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 LIFE SAFETY 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 ZOFO PRESSURE DIF. BE 0.10 IN WG.
BETWEEN STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.10 IN WG.

FAN SCHEDULE

UNIT NUMBER		EF-1 & EF-2 EF-4 & EF-5	EF-3
AREAS SERVED		TOILET RM.	JANITOR CLOSET
LOCATION		CEILING	CEILING
DUTY	SUPPLY/EXH	EXH.	EXH.
FAN TYPE		CEILING	CEILING
DRIVE	BELT/DIRECT	DIRECT	DIRECT
FAN SPEED	RPM	900	900
AIR QUANTITY	CFM	70	70
TOTAL STATIC PRESS.	H_2O	0.25	0.25
OPENING REQUIRED	IN.	–	–
FAN MOTOR	HP	48 WATTS	48 WATTS
ELECTRICAL CHAR.	V/ϕ/60	120/1ϕ/60	120/1ϕ/60
MANUFACTURER		COOK	COOK
MODEL NUMBER			
WEIGHT	LBS.	21	21
REMARKS	SONES	3	3
ROOF CURB		--	--

NOTES:
1. FANS EF-1, 2,4 & 5 SHALL BE INTERLOCKED TO TOILET ROOM LIGHT FIXTURE

O/A CALCULATIONS (BASED ON FBC TABLE 403)

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

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	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

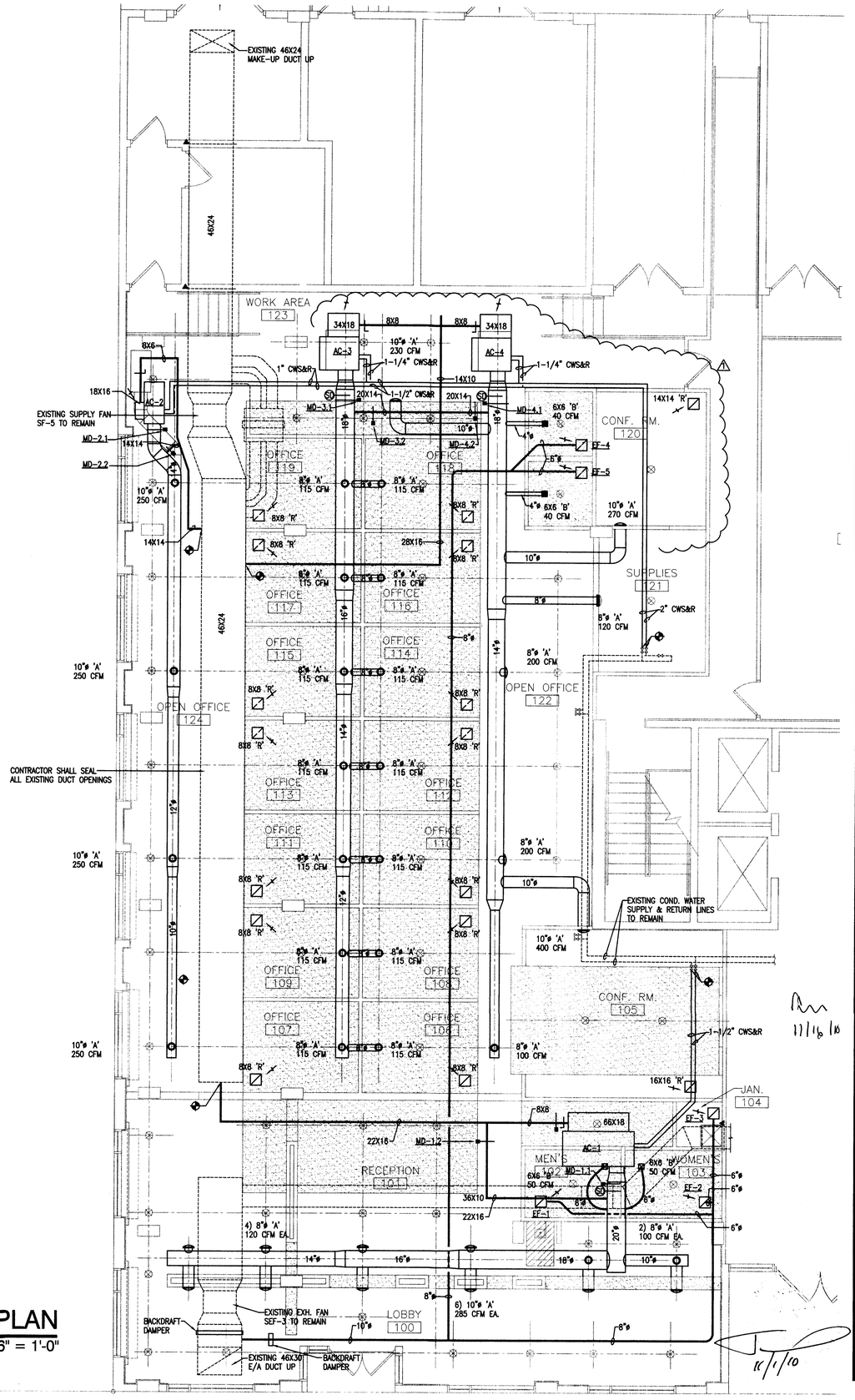
AIR DISTRIBUTION SCHEDULE

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
RT	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.



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MECHANICAL FLOOR PLAN

3/16" = 1'-0"

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ARCHITECTURE INTERIOR DESIGN PLANNING

SEAL:

RONEY J. MATEU
AR 0008220

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PHASE

PERMIT DRAWINGS

FILE NAME:
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PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

1. ⚠ BLDG DEPT. COMMTS 10/29/10
-
-

SHEET TITLE

MECHANICAL FLOOR PLAN

SHEET: M-101 OF:

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 THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.
SUBMIT AL 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 PERMITTED 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 LINNER 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 ANTIBACTERIAL 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.

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 49% 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.

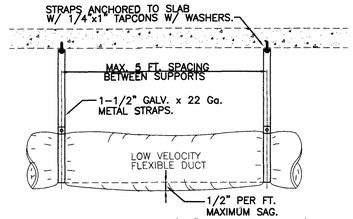
3.6 BALANCE ALL SYSTEMS TO PROVIDE AIR QUANTITIES AND CAPACITIES TO MATCH SPECIFIED FLOWS & CAPACITIES.
NOTIFY A/E OF ANY DEFICIENCIES NOTED DURING TESTING & BALANCING
CALIBRATE FLOWS TO NEW EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
BEFORE COMPLETING TEST & BALANCE PROCEDURES.
ALLOW NECESSARY TIME FOR 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.



FLEXIBLE DUCT HANGING DETAIL
NTS

LEGEND

ABBREVIATIONS

ABV	ABOVE
AD	AIR DEVICE
AFF	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING UNIT
B.D.	BACKDRAFT DAMPER
CFM	CUBIC FEET PER MINUTE
CWS	CONDENSING WATER SUPPLY
CWR	CONDENSING WATER RETURN
DB	DRY BULB
DWG	DRAWING
EA	EACH
EDB	ENTERING DRY BULB TEMPERATURE
ELEC	ELECTRICAL
FD	FIRE DAMPER
FSD	FIRE/SMOKE DAMPER COMBINATION
ELEC	ELECTRICAL
FT	FEET
GPM	GALLONS PER MINUTE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MECH	MECHANICAL
MFR	MANUFACTURER
HP	MOTOR HORSEPOWER
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

SYMBOLS

DUCT RISER UP

DUCT DROPPING DOWN

DUCT WITH VOLUME DAMPER

RECTANGULAR DUCT ELBOW WITH TURNING VANES.

RIGID DUCTWORK

DUCT UNDER POSITIVE PRESSURE

DUCT UNDER NEGATIVE PRESSURE

LINEAR SUPPLY AIR DIFFUSER WITH FLEXIBLE DUCT TO PLENUM BOX

PIPE TURNING UP

PIPE TURNING DOWN

CHS — CONDENSING WATER SUPPLY

CHR — CONDENSING WATER RETURN

T — THERMOSTAT @ 5'-6" A.F.F.

RETURN AIR GRILLE

RETURN AIR SLOT

SD — DUCT MOUNTED SMOKE DETECTOR

SUPPLY AIR DIFFUSER

EXHAUST or TRANSFER AIR GRILLE

RECTANGULAR RADIUS ELBOW

F&SD — DUCT WITH COMBINATION FIRE/SMOKE. DAMPER

DUCT WITH FIRE DAMPER.

1" U.C. — 1" UNDER CUT DOOR

POINT OF CONNECTION BETWEEN NEW & EXISTING WORK

NOTE
Sheet metal connections must be made using glass fabric and mastic (GFM).

EXCEPTION:
When construction pressure class is 1" W.G. or less and sheet metal surfaces are cleaned carefully UL listed pressure-sensitive aluminum tape may be used.
All connections of fibrous glass duct to equipment and metal duct must be mechanically attached 12"(max.) on centers.

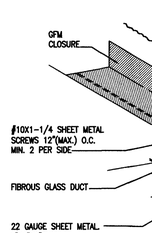
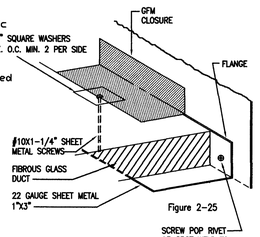


Figure 2-23



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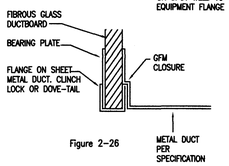

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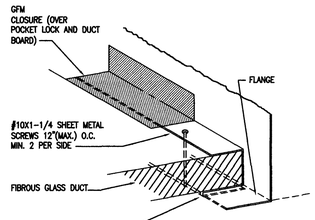

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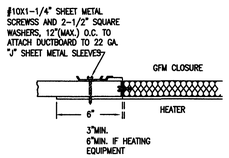
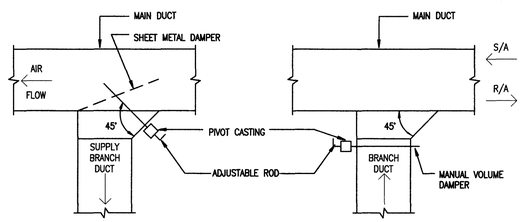


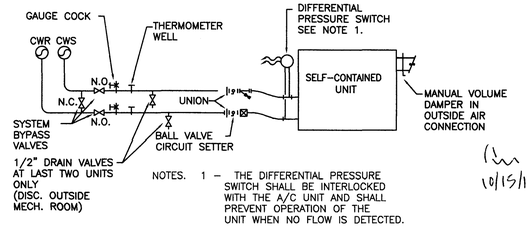
Figure 2-27

CONVERSIONS	
1"VG	249 Pa.
1"	25.4 mm
1 1/4"	32 mm
2 1/2"	64 mm
3"	76 mm
6"	152 mm
12"	305 mm
22 GA.	0.7534 mm

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



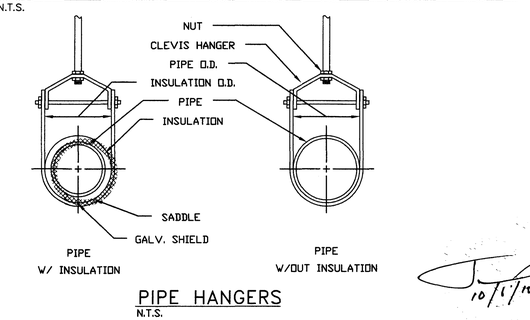
DUCT BRANCH TAKE OFF DETAIL
LOW PRESSURE DUCTWORK
N.T.S.



NOTES. 1 - THE DIFFERENTIAL PRESSURE SWITCH SHALL BE INTERLOCKED WITH THE A/C UNIT AND SHALL PREVENT OPERATION OF THE UNIT WHEN NO FLOW IS DETECTED.

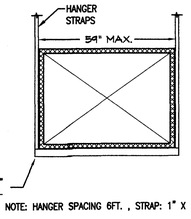
10/15/10

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



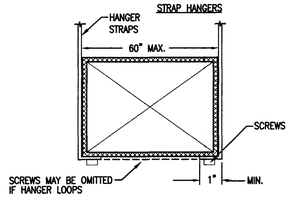
PIPE HANGERS
N.T.S.

10/1/10



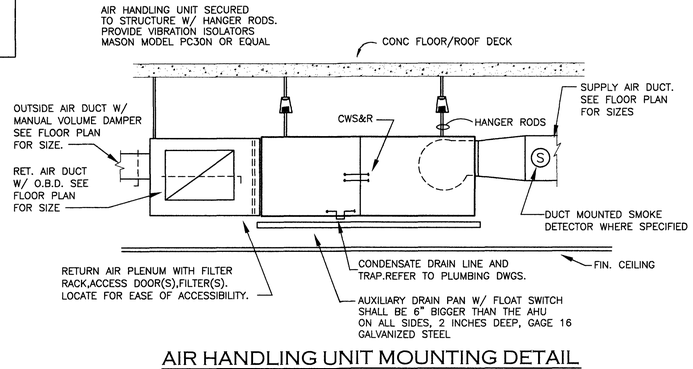
NOTE: HANGER SPACING 6FT. , STRAP: 1" X 22 GA.

FIBERGLASS DUCT HANGER DETAIL
N.T.S.



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

SHEET METAL DUCT HANGER DETAIL
N.T.S.



AIR HANDLING UNIT MOUNTING DETAIL
N.T.S.

#26000522

MATEU ARCHITECTURE | INCORPORATED
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ATLANTIC CENTER OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PHASE

PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

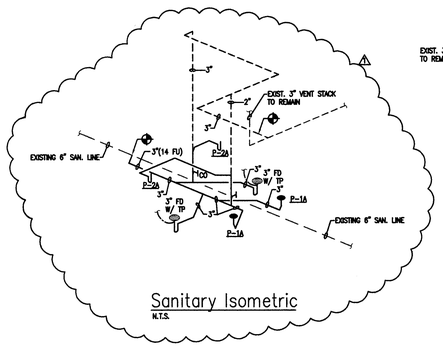
ISSUE DATE:
10-01-10

REVISIONS

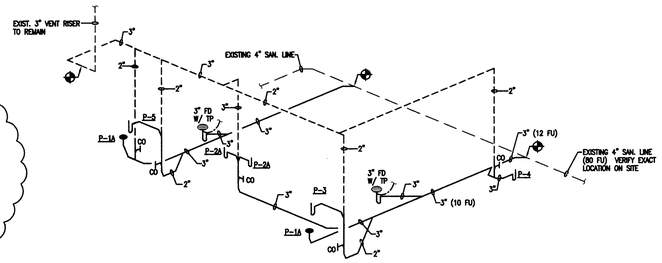
SHEET TITLE

MECHANICAL NOTES & & DETAILS

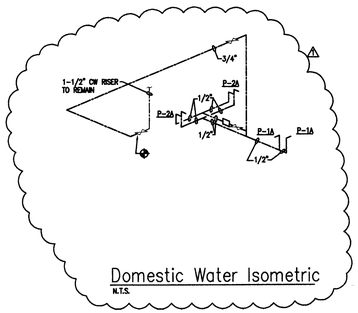
SHEET: OF:
M-201



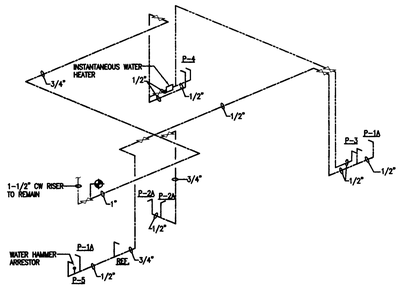
Sanitary Isometric
N.T.S.



Sanitary Isometric
N.T.S.



Domestic Water Isometric
N.T.S.



Domestic Water Isometric
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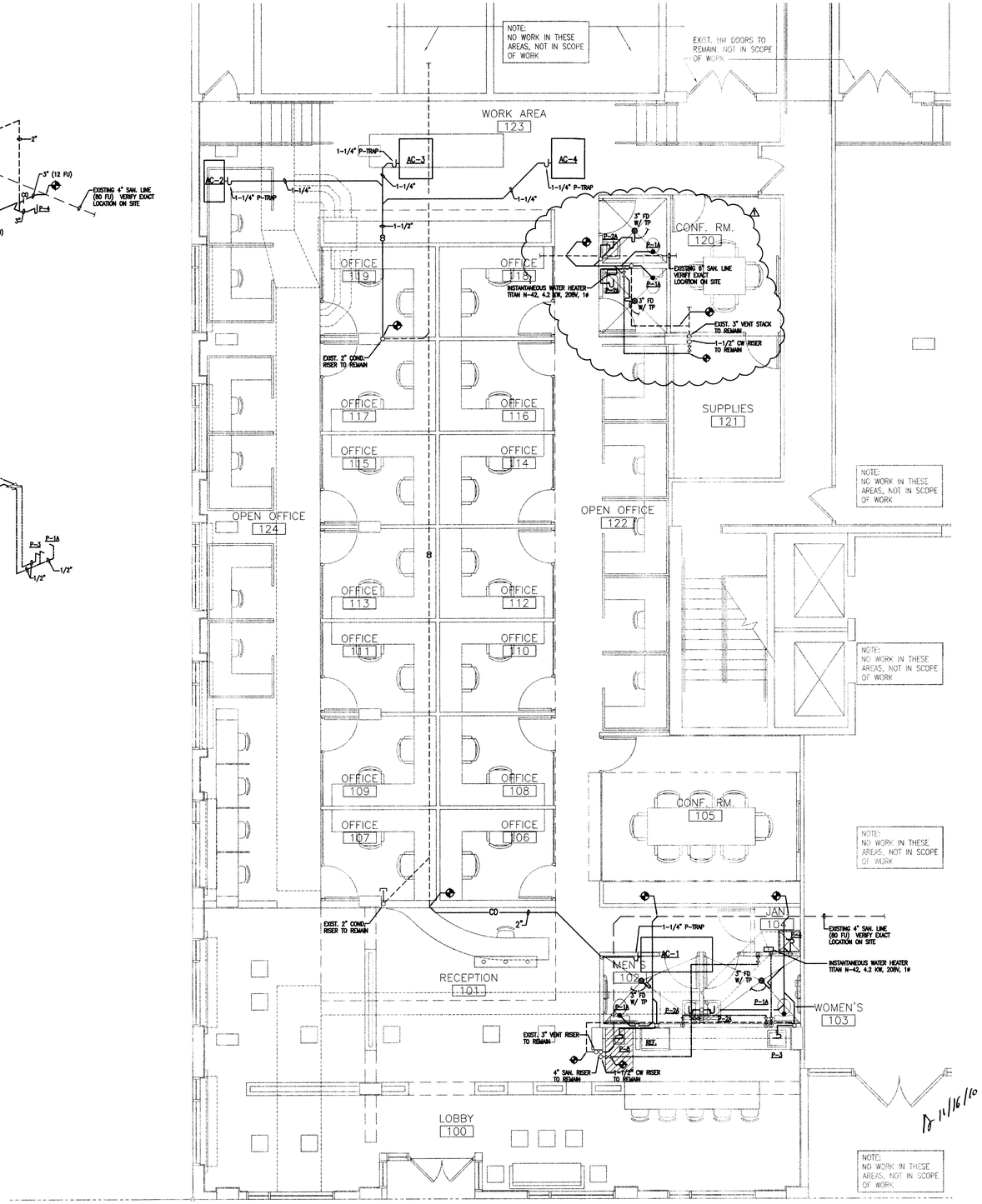

PLUMBING FLOOR PLAN

3/16" = 1'-0"

11/1/10

11/16/10

#26000522

MATEU ARCHITECTURE INCORPORATED | 18001 OLD CUTLER ROAD, SUITE 550 PALMETTO BAY, FLORIDA 33157 | 305.233.3304 . F 305.233.3326 DESIGN@MATEUARCHITECTURE.COM

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PHASE
PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS
1 BLDG DEPT. COMMTS 10/29/10

SHEET TITLE
PLUMBING FLOOR PLAN

SHEET: P-101 OF: 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'S 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/HERSELF WITH THE NATURE AND EXTEND 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, SYSTEM 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 COODINATING 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 THROUGHLY 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 OFFSETED TO A MINIMUM DISTANCE OF 3'-0" FROM PARRAPET 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.

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 CISPI STANDARD 301
ABOVE GROUND AND CAST IRON HUB, PLAIN END ASTM A-74 WITH NEO-PRENE 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: JOIN 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-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 SEPAREATED TO PREVENT CURRENT FLOW BETWEEN DISSIMILAR METALS. EPCO 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.

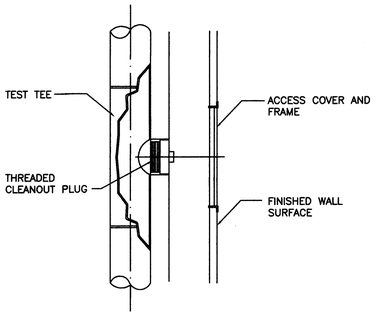
7. INSTANT-FLOW WATER HEATERS SHALL BE OF THE CAPACITY AND ELECTRICAL CHARACTERISTICS INDICATED ON PLANS AS MANUFACTURED BY CHRONOMITE LABORATORIES,INC.

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.

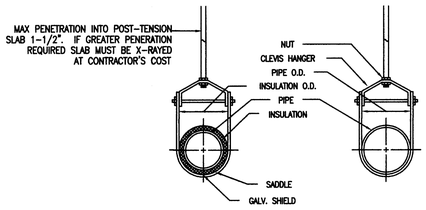
9. FLOOR DRAINS: AS MANUFACTURED BY JOSAM.

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



WALL CLEANOUT
(NOT TO SCALE)



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

Underwriters Laboratories System

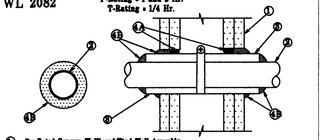
WL 2082

1and 2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Gypsum Walls using FYRE-CAN SLEEVE.

TREMCO, 9736 Green Rd. Beachwood, OH, 44122

F-Rating = 1 and 2 Hr.
T-Rating = 1/4 Hr.

Drawing not to scale



① Pre-Rated Gypsum Wallboard/Stud Wall Assembly
② Plastic Pipe - A) Nom. 4" diam. for smallest Sch. 40 solid or cellular-core PVC pipe for use in open or closed piping systems.
B) Nom. 4" diam. for smallest Sch. 40 solid or cellular-core ABS pipe for use in open or closed piping systems.
③ FYRE-CAN SLEEVE - Intumescent device installed around pipe and tightened with a hose clamp. Prior to installation, the gypsum wall is notched on one side to allow insertion of the device with the hose clamp into the opening. See table below for system specifics:

Nom. Pipe Diam. (in.)	Device Size	Min. Diam. of Opening (in.)	Annular Space (in.)
1-1/2	T-1.5	5	1/2
2	T-2	5-1/2	1/2
3	T-3	6-1/2	1/2
4	T-4	7	1/2

④ Pooling Material (optional)- Foam backer rod firmly packed into opening as a permanent form.
⑤ TREMstop IA - Min. 1/2" bead of sealant applied within annulus, flush with both sides of wall. Additional material installed such that a min. 5/8" crown is formed at the sleeve/wall and sleeve/pipe interfaces.

Underwriters Laboratories System

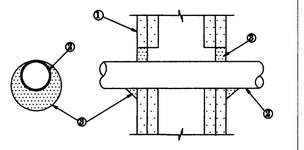
WL 1158

1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metallic Pipe through Gypsum Walls using TREMstop IA.

TREMCO, 9736 Green Rd. Beachwood, OH, 44122

F-Rating = 1 and 2 Hr.
T-Rating = 1/4 Hr.

Drawing not to scale



① Pre-Rated Gypsum Wallboard/Stud Wall Assembly
② Metallic Pipe - A) Steel Pipe - 12" diam. for smallest Sch. 10 for heaviest steel pipe.
B) Iron Pipe - 12" diam. for smallest cast or ductile iron pipe.
C) Copper Tubing - 6" diam. for smallest Type L for heaviest copper tubing.
D) Copper Pipe - 6" diam. for smallest Regular for heaviest copper pipe.
The annular space shall be min. 1/8" to max. 1" within the firestop system.
③ TREMstop IA - Min. 1/2" thickness of sealant applied within opening. Min. 1/4" cant bead of sealant to be applied at point contact.

Underwriters Laboratories System

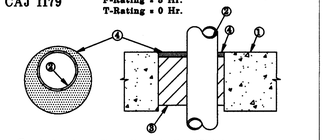
CAJ 1179

3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using FYRE-SIL or FYRE-SIL S/L.

TREMCO, 9736 Green Rd. Beachwood, OH, 44122

F-Rating = 3 Hr.
T-Rating = 0 Hr.

Drawing not to scale



① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
② Metallic Pipe: A) Steel Pipe - 8" diam. for smallest Sch. 10 for heaviest steel pipe.
B) Conduit - 4" diam. for smallest EMT or steel conduit
C) Copper Tubing - 4" diam. for smallest Type L for heaviest copper tubing.
D) Copper Pipe - 4" diam. for smallest Regular for heaviest copper pipe.
The annular space shall be min. 1/8" to max. 5-3/8" within the firestop system.
③ Packing Material - Min. 5-1/2" thick mineral wool (min. 4.5 pcf) insulation, firmly packed into opening as a permanent form.
④ FYRE-SIL or FYRE-SIL S/L - Min. 1/2" thickness of sealant applied within annulus, flush with top of floor surface or with both sides of the wall assembly.
NOTE: Apply FYRE-SIL S/L to Floor Applications Only.

Underwriters Laboratories System

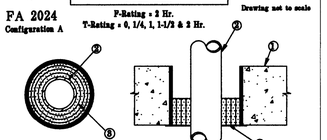
FA 2024
Configuration A

2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Concrete Floors using FYRE-CAN.

TREMCO, 9736 Green Rd. Beachwood, OH, 44122

F-Rating = 2 Hr.
T-Rating = 0, 1/4, 1, 1-1/2 & 2 Hr.

Drawing not to scale



① Pre-Rated Concrete Floors = Min. 4-1/2" thickness
② Plastic Pipe - Nom. 3" diam. for smallest Sch. 40 solid core PVC pipe for use in open or closed piping systems.
③ FYRE-CAN - Galv. steel collar with steel plate lined with intumescent material.
See table below for firestop system installation instructions.

Nom. Pipe Diam. (in.)	Device Size	Min. Diam. of Opening (in.)	Max. Diam. of Opening (in.)	T-Rating (Hr.)
1-1/2	T-1.5	5	5	2
2	T-2	5-1/2	6	2
3	T-3	6-1/2	6	1-1/2
4	T-4	8-1/2	9	1
6	T-6	10-1/2	9	1/4
8	T-8	11-1/2	12	1

④ Mortar - (not shown) - To be used if opening is larger than min. diameter in the table above.
Min. 4-1/2" thickness of mortar or hydraulic cement applied within opening.

Underwriters Laboratories System

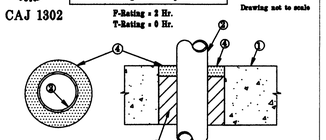
CAJ 1302

2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using TREMstop IA.

TREMCO, 9736 Green Rd. Beachwood, OH, 44122

F-Rating = 2 Hr.
T-Rating = 0 Hr.

Drawing not to scale



① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness.
② Metallic Pipe: A) Steel Pipe - 8" diam. for smallest Sch. 10 for heaviest steel pipe.
B) Iron Pipe - 8" diam. for smallest cast or ductile iron pipe.
C) Conduit - 4" diam. for smallest EMT or steel conduit.
D) Copper Tubing - 4" diam. for smallest Type L for heaviest copper tubing.
E) Copper Pipe - 4" diam. for smallest Regular for heaviest copper pipe.
③ Packing Material- See table below for mineral wool insulation (min. 4.5 pcf) requirements.
④ TREMstop IA- See table below for minimum thickness of sealant. Apply sealant flush with top of floor surface or with both sides of the wall assembly.

Annular Space Range, in.	Min. Packing Material Thickness, in.	Min. Thickness of Sealant, in.	Packing Ref. No.
1/8 to 1-5/8	4	1	2
1/8 to 1-5/8	4	1/2	5

Underwriters Laboratories System

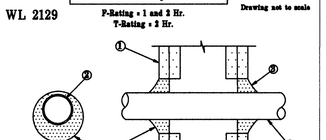
WL 2129

1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Gypsum Walls using TREMstop IA.

TREMCO, 9736 Green Rd. Beachwood, OH, 44122

F-Rating = 1 and 2 Hr.
T-Rating = 2 Hr.

Drawing not to scale



① Pre-Rated Gypsum Wallboard/Stud Wall Assembly
② Plastic Pipe - Nom 3" diam. for smallest CPVC pipe for use in closed piping systems.
The annular space shall be min. 1/4" to max. 1-5/8" within the firestop system.
③ TREMstop IA - Min. 1/2" thickness of sealant applied within opening. Additional sealant to be installed such that a min. 1/4" crown is formed around the penetrating item.

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 #622330W, #609120W ELONGATED COLOR WHITE	CAROMA #326813W SEAT, TWO BOLT CAPS AND MCGUIRE #H-2166CC STOPS.
P-2A	LAVATORY (WALL MOUNTED) (HANDICAP) (1.5 GPM @ 60 PSI)	1 1/2"	1/2"	--	CAROMA #649318W COLOR WHITE	CAROMA #443300 FAUCET, MCGUIRE #9W2125WC 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 REQD) #8912 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 HI/LOW	1 1/2"	1/2"	1/2"	HALSEY TAYLOR #HVRBBL 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)

A 10/13/10
A 11/16/10

10/6/10

MATEU ARCHITECTURE | INTERIOR DESIGN | PLANNING
8001 OLD CUTLER ROAD SUITE 250 PALMETTO BAY, FLORIDA 33157
INCORPORATED T 305.233.3264 F 305.233.3265 DESIGN@MATEUARCHITECTURE.COM
#26000522

RONEY J. MATEU
AR 0008220

JMM Consulting Engineers LLC
Certificate Of Authorization #6882
Jose M. Martinez, P.E. #56018
8353 SW 124 St. Suite 108
Miami, Florida 33156
TEL (305) 255-1621
FAX (305) 255-1732

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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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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
-
-
-

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.

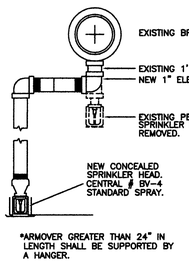
    FITTINGS FOR PIPING 2" AND SMALLER SHALL BE MALLEABLE IRON, 150 PSI BANDED,THREADED,BLACK.ANSI B 16.3.

    FITTINGS FOR PIPING 2 1/2" AND LARGER SHALL BE MECHANICAL COUPLING SYSTEM AS MANUFACTURED BY VICTAULIC CORP.OR GRINNELL CORP. "GRUVLOCK".

    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 DIAGRAMMATIC.THEY DO NOT SHOW EVERY BEND,OFFSET OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES. VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOBSITE PRIOR TO FABRICATION OF PIPING AND INSTALLATION OF EQUIPMENT AND MATERIALS.
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-46 & 4A-48. SUBMIT TO OWNERS 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

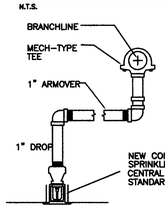
- NEW PENDENT TYPE SPRINKLER HEAD
- EXISTING UPRIGHT SPRINKLER HEAD TO BE REMOVED
- POINT OF CONNECTION BETWEEN NEW AND EXIST. PIPE
- EXISTING SPRINKLER PIPING
- NEW SPRINKLER PIPING



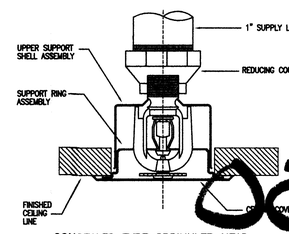
*ARMOVER GREATER THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.

RELOCATION DETAIL

N.T.S.



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



CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

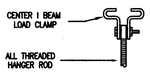
SPRINKLER HEAD SCHEDULE

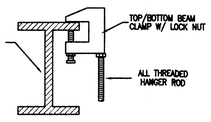
AREA SERVED	MFR. & MODEL NO.	ORIFICE SIZE	CONFIGURATION	TEMP. RATING	REMARKS
AREAS WITH DROPPED CEILINGS (LIGHT HAZARD)	VIKING HORIZON MIRAGE VK625	1/2" K=5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE		WHITE COVER PLATE
AREAS WITH EXPOSED CEILINGS (LIGHT HAZARD)	VIKING HORIZON MIRAGE VK625	1/2" K=5.5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

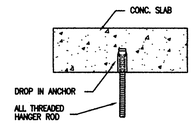
NOTES:
1. SPRINKLER HEADS TO BE PROVIDED WITH CORRESPONDING ESCUTCHEON WITH MATCHING FINISH. PROVIDE RECESSED TYPE WHERE NOTED.

ARMOVER DETAIL

N.T.S.





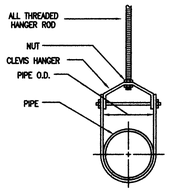


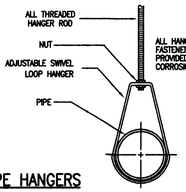
POWDER DRIVEN STUDS MAY BE USED IN LIEU OF LISTED CONCRETE INSERTS WHERE APPROVED BY STRUCTURAL ENGINEER

FASTENERS

N.T.S.

ALL FASTENERS SHALL BE LISTED FOR THEIR INTENDED SERVICE

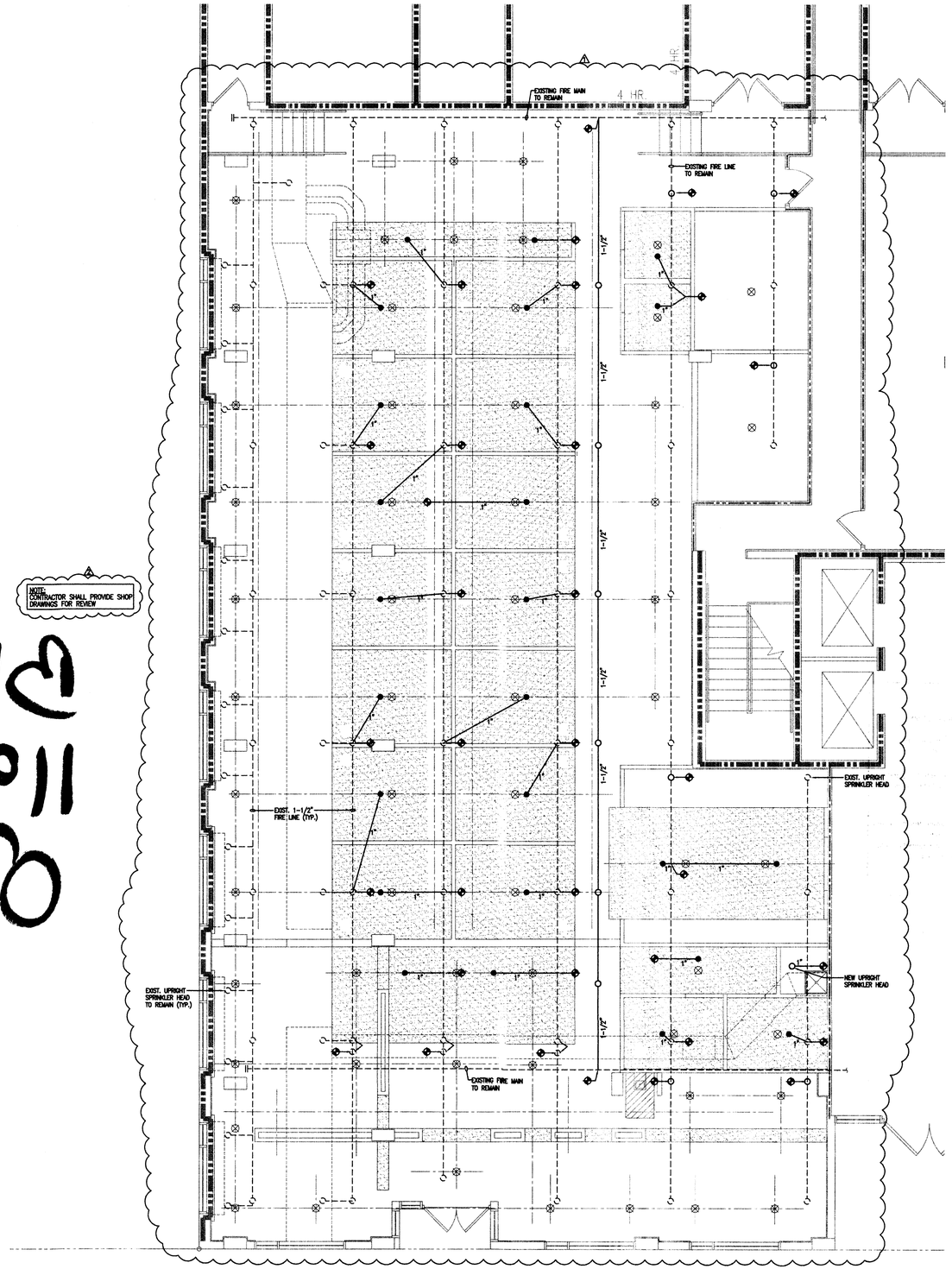




PIPE HANGERS

N.T.S.

ALL HANGERS SHALL BE LISTED FOR THEIR INTENDED SERVICE



NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW

N

FIRE PROTECTION FLOOR PLAN

3/16" = 1'-0"

12/21/10

#26000522

MATEU ARCHITECTURE INCORPORATED | 18001 OLD CUTLER ROAD, SUITE 550, PALMETTO BAY, FLORIDA 33157 | 305.232.3324 | F 305.232.3326 DESIGN@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING

SEAL:

RONEY J. MATEU
AR 0008220

JMM Consulting Engineers LLC
Certificate OF Authorization #8682
Jose M. Martinez, P.E. #60018
8363 SW 124 St. Suite 106
Miami, Florida 33156
TEL. (305) 255-1621
FAX (305) 255-1702

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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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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. COMMTS 10/29/10
- ⚠ BLDG DEPT. COMMTS 12/20/10
-

SHEET TITLE

FIRE PROTECTION FLOOR PLAN

SHEET: FP-101 OF: 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 easements, requires a separate Public Works Department permit prior to start of construction.

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

Approved/Reviewed By: [signature] Date 1-7-2011

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

BUILDING: [signature] 1/12/11
ZONING: [signature] 1/7/11
DRB/HPB:
CONCURRENCY:
PLUMBING: [signature] 01/07/11
ELECTRICAL: [signature]
MECHANICAL: [signature] 01/07/11
FIRE PREVENTION: [signature] 1/21/11
ENGINEERING: [signature] 01/12/11
PUBLIC WORKS: [signature] 01-07-2011
STRUCTURAL: N/A [signature] 1/7/11
ELEVATOR:

B1100150
119 Washington Ave
Office Copy

MIAMIBEACH
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.

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	$ 30,000	
Elevator	—	
Mechanical-HVAC-equipments	$ 35,000	
Plumbing including Fixtures	$ 15,000	
Overhead and Profit	$ 15,000	
Sub Total Construction Cost	$ 190,000.00	$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	$ 190,000.00	

MP

MIAMIBEACH
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

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

LESLIE T. VALLE
MY COMMISSION # DD722530
EXPIRES October 04, 2011
(407) 398-0153 FloridaNotaryService.com

MIAMIBEACH
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 R. Rojas

[✓] Personally known [ ] Produced Identification - Type of Identification

LESLIE T. VALLE
MY COMMISSION # DD722530
EXPIRES October 04, 2011
FloridaNotaryService.com
(407) 398-0153

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**

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

	For Insurance Company Use:
A1. Building Owner's Name BLUE COMET LLC	Policy Number
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	Company NAIC Number

A3. Property Description (Lots 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 residentiall

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	B2. County Name	B3. State
City of Miami Beach 120651	Miami Dade	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
120860319	L	9/11/09	9/11/09	AE	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 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 [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 FI 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		

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

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1700 COOLING OA DB / WB 88.9 °F / 76.7 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	**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
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Air System Information

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

Outdoor Ventilation Air Data

Design airflow CFM	120 CFM	CFM/person	20.20 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**	Calculation Months	**Jan to Dec**
Space CFM	**Coincident space loads**	Sizing Data	**Calculated**

Zone Sizing Data

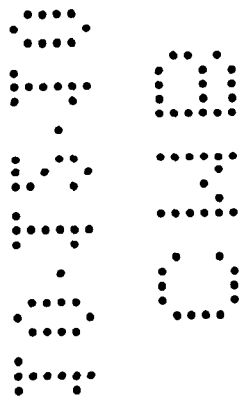
Zone Name	Maximum Cooling Sensible (MBH)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBH)
Zone 1	24.3	1124	1124	Jun 1700	9.1

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

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jun 1600 COOLING OA DB / WB 89.7 °F / 76.9 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	**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
Prepared by: JMM CONSULTING

10/06/10
08:00 AM

Air System Information

System Name	**A/C-3 & A/C-4**		
Equipment Class	**PKG ROOF**	Number of Zones	**1**
System Type	**SZCAV**	Floor Area	**2852.0** 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	**7.8** Tons	Load occurs at	**Jul 1400**
Sensible coil load	**6.1** Tons	OA DB / WB	**90.7 / 76.9** °F
Coil CFM at Jul 1400	**3182** CFM	Entering DB / WB	**79.0 / 66.2** °F
Max possible CFM	**3182** CFM	Leaving DB / WB	**57.7 / 56.6** °F
Design supply temp.	**55.0** °F	Coil ADP	**55.4** °F
ft²/Ton	**365.3**	Bypass factor	**0.100**
BTU/hr/ft²	**32.8**	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	**17686** BTU/hr	Load occurs at	**Des Htg**
Coil CFM at Des Htg	**3182** CFM	BTU/hr/ft²	**6.2**
Max possible CFM	**3182** CFM	Ent. DB / Lvg DB	**66.9 / 72.0** °F
Water flow @ 20.0 °F drop	- gpm		

Supply Fan Sizing Data

Actual max CFM at Jul 1300	**3182** CFM	Fan motor BHP	**0.00** BHP
Standard CFM	**3180** CFM	Fan motor kW	**0.00** kW
Actual max CFM/ft²	**1.12** CFM/ft²	Fan static	**0.00** in. wg

Outdoor Ventilation Air Data

Design airflow CFM	**400** CFM	CFM/person	**11.03** CFM/person
CFM/ft²	**0.14** CFM/ft²		

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**	Calculation Months	**Jan to Dec**
Space CFM	**Coincident space loads**	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					
CONF 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

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1400 COOLING OA DB / WB 90.7 °F / 76.9 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	**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**		