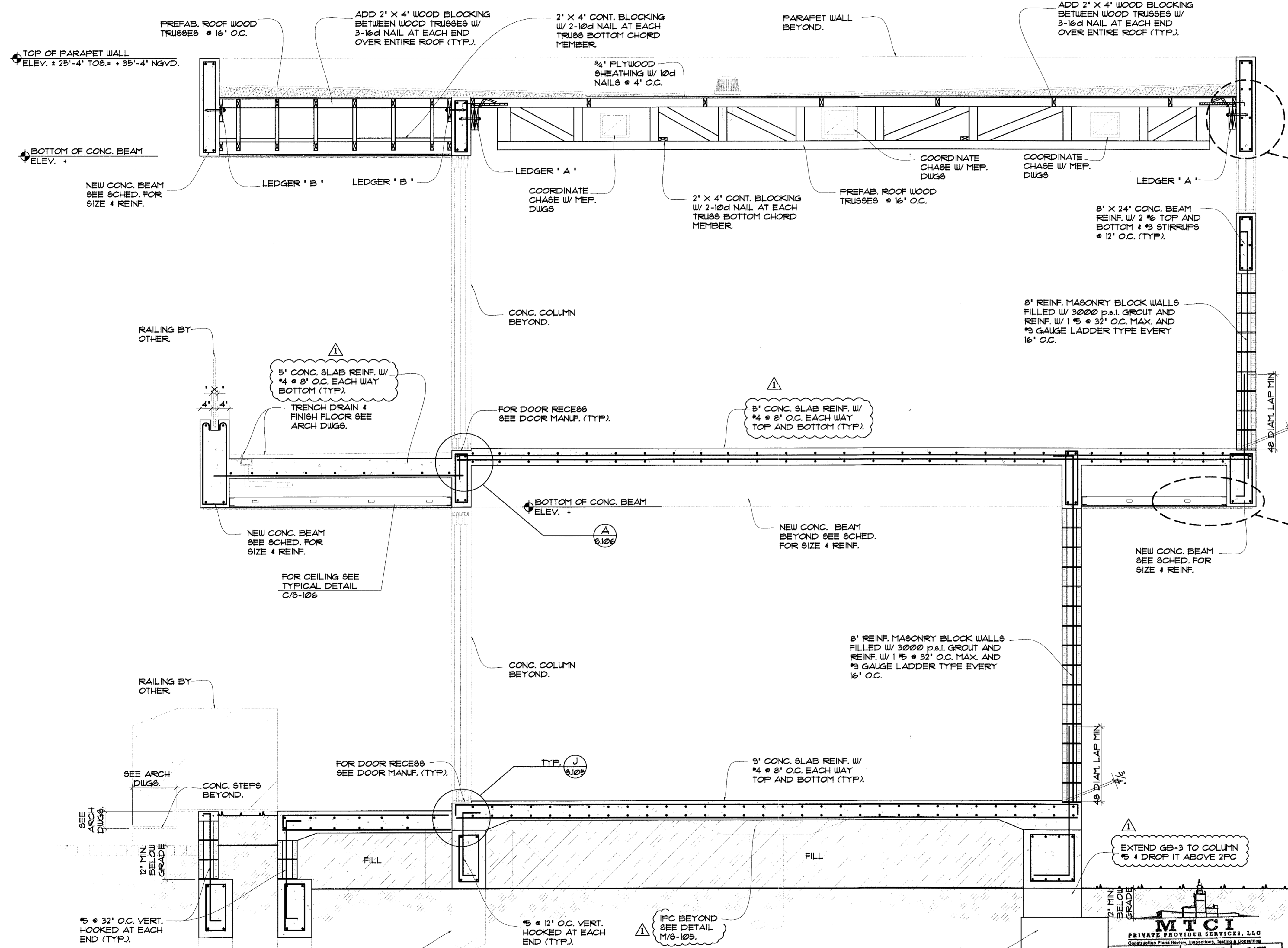


CONC. BEAM REINF. DETAIL AT BALCONY
SCALE: 1/2"=1'-0"
A
S.106



TOP OF PARAPET WALL
ELEV. +25'-4" TOB, +35'-4" NGVD.

TOP OF ROOF
ELEV. +24'-0" TOB, +34'-0" NGVD.

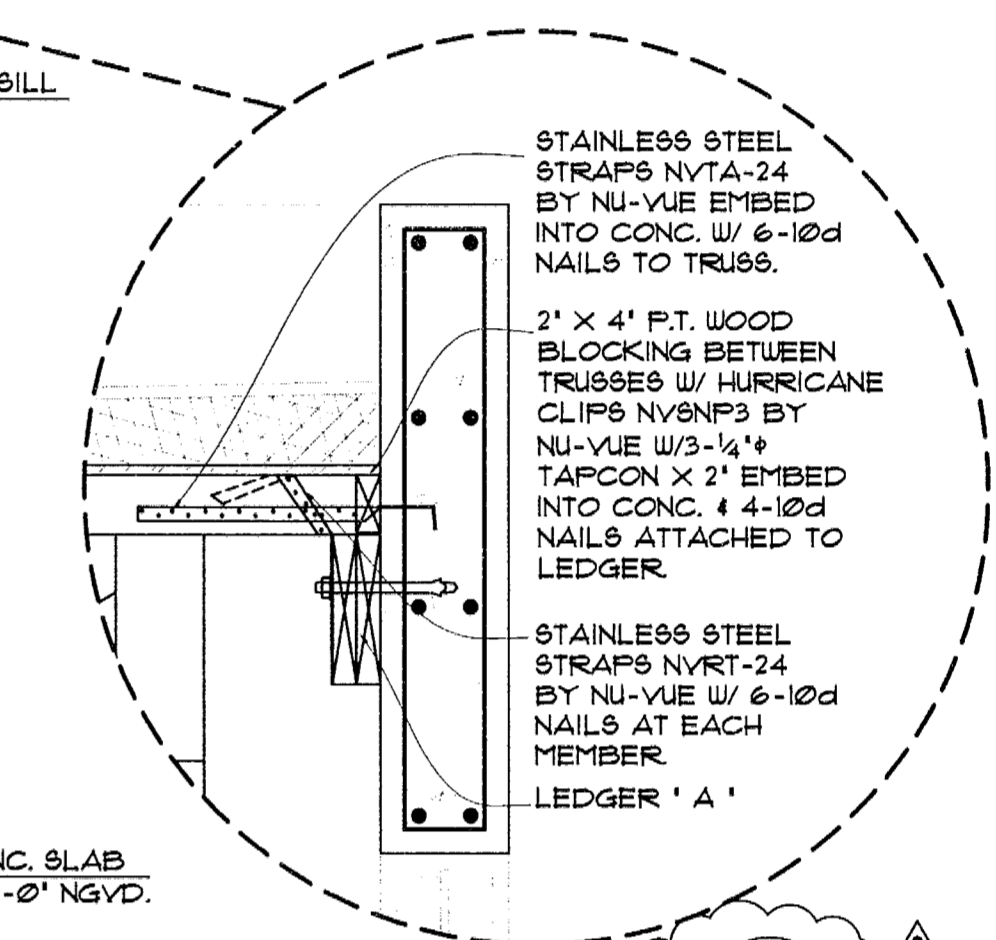
BOTTOM OF CONC. BEAM
ELEV. +

TOP OF CONC. WINDOW SILL
ELEV. +

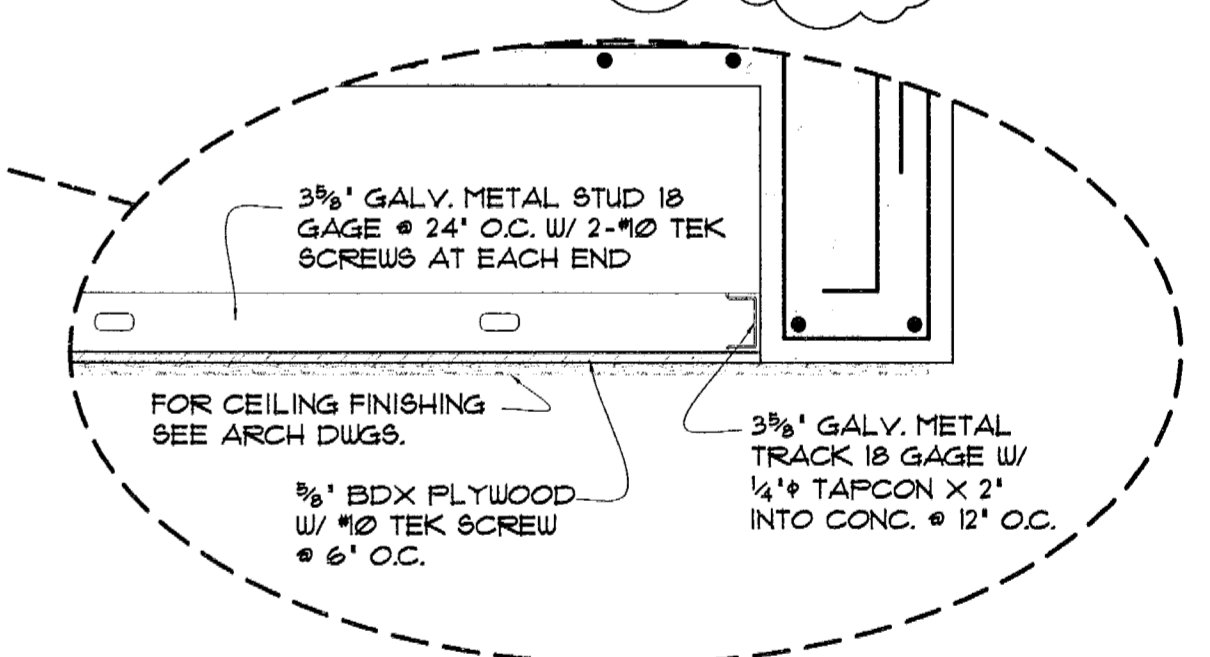
TOP OF 2ND FLOOR CONC. SLAB
ELEV. +12'-0" TOB, +22'-0" NGVD.

TOP OF NEW GROUND FLOOR
ELEV. +0'-0" TOB, +10'-0" NGVD.

TOP OF EXIST. DRIVE WAY
ELEV. +1'-0" NGVD.



TYP. DETAIL B
SCALE: 1"=1'-0"
S.106



TYP. DETAIL C
SCALE: 1"=1'-0"
S.106

SECTION 1
SCALE: 1/2"=1'-0"
S.106

REVIEWER INITIALS			DATE REVIEWED		
BUILDING					
STRUCTURAL	MC		4/4/2013		
MERCHANDISE					
ELECTRICAL					
PLUMBING					
SITE CIVIL					

NOTICE
GENERAL CONTRACTOR
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fax: 305.892.5292

(Phase 1 - Staff House)
Miller Residence
6 STAR ISLAND MIAMI BEACH, FL 33139

comm no.
1211

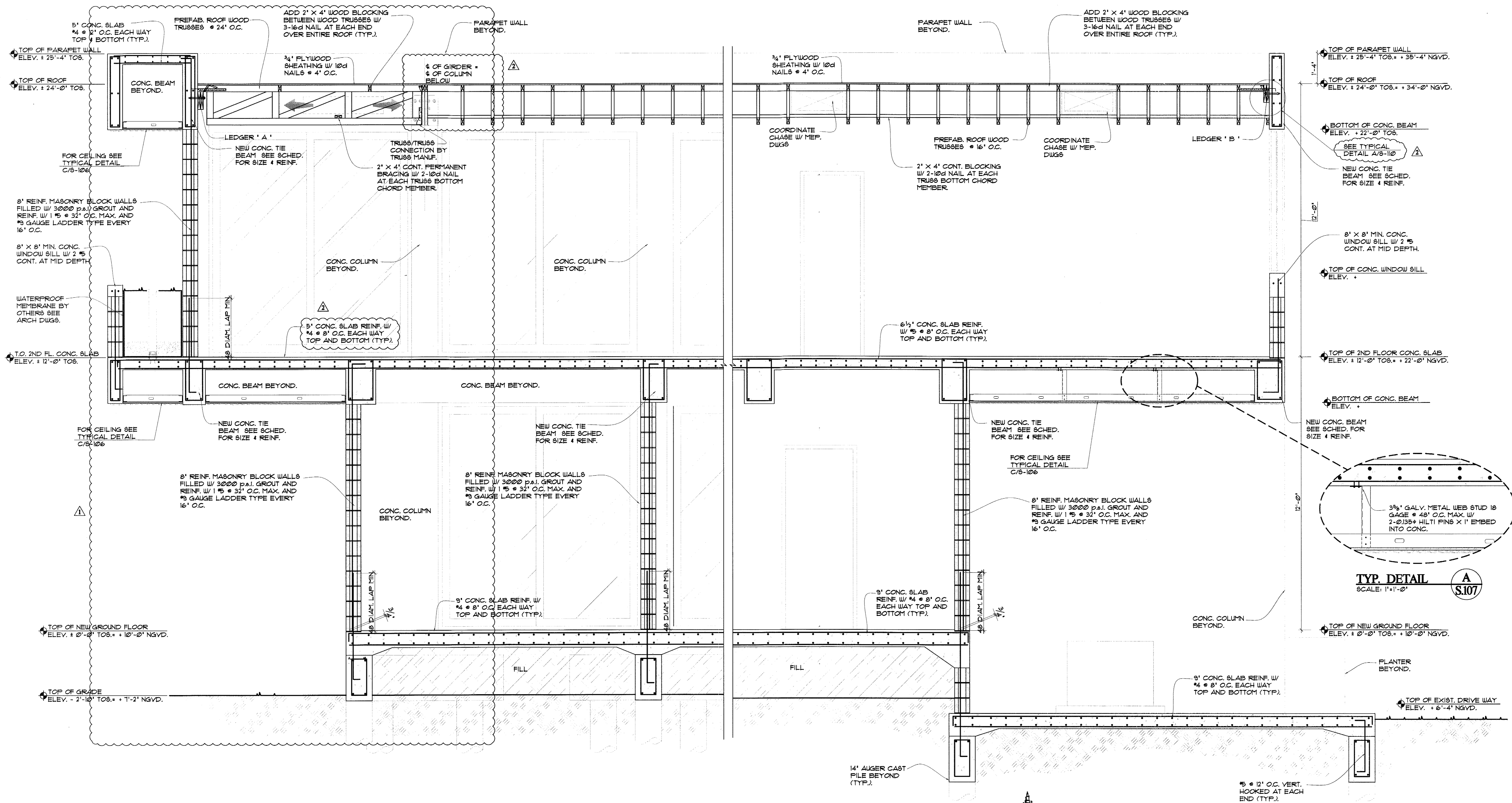
date:
03-05-2013

revised:
01-21-13 MTCI COMM'S
& OWNER REVISION
03-05-13 B.D. COMMENTS

sheet no.
S-106

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PERMIT SET



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

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Permit Review, Inspections, Testing & Consulting		
REVIEWER	DATE	REVIEWED
BUILDING		
STRUCTURAL	me	4/14/2013
MUNICIPAL		
PLANNING		
ENVIRONMENTAL		
UTILITY		
TRAFFIC		
OTHER		

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comm no.
1211

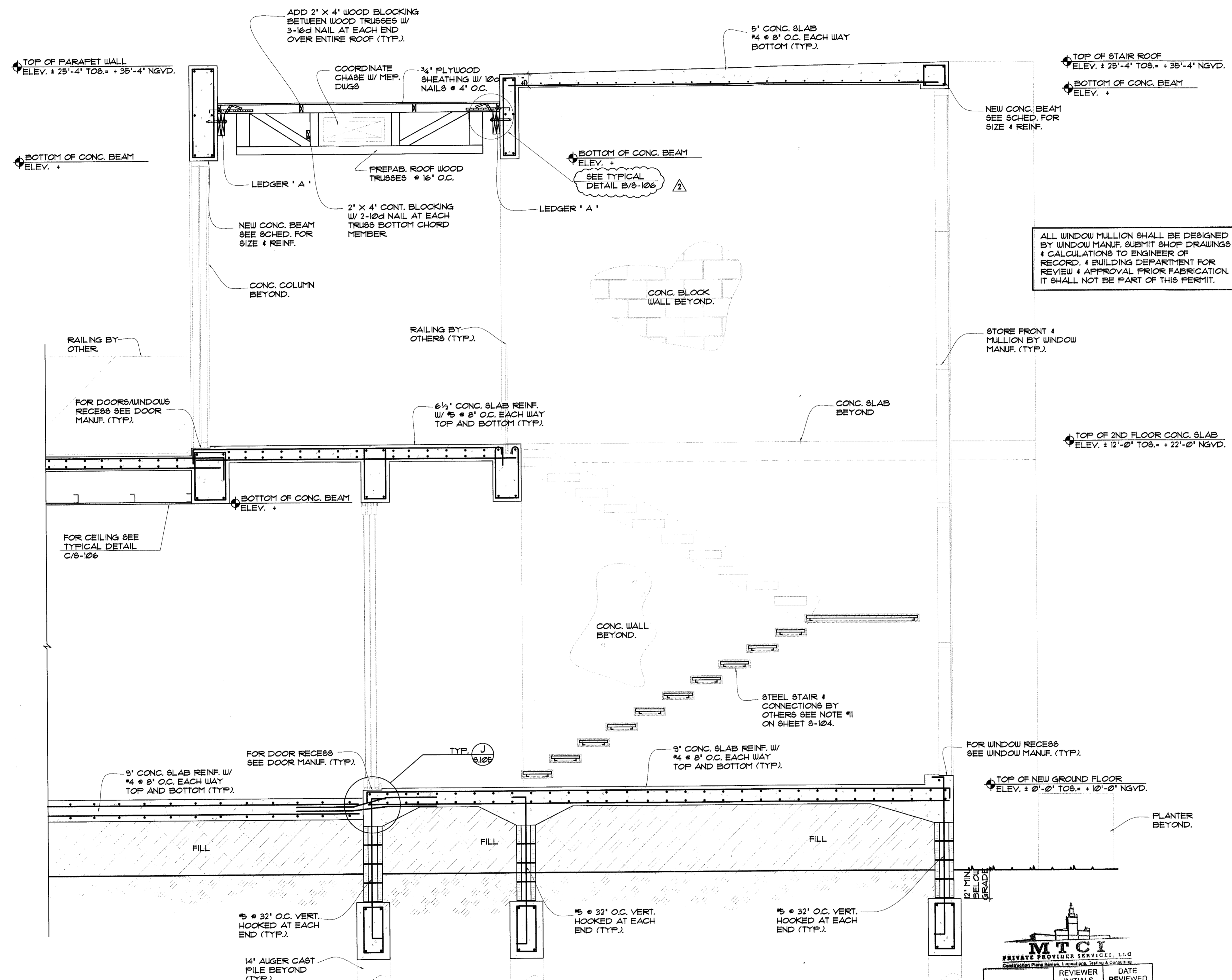
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03-05-2013

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03-05-13 B.D. COMMENTS

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ALL WINDOW MULLION SHALL BE DESIGNED BY WINDOW MANUF. SUBMIT SHOP DRAWINGS & CALCULATIONS TO ENGINEER OF RECORD, & BUILDING DEPARTMENT FOR REVIEW & APPROVAL PRIOR FABRICATION. IT SHALL NOT BE PART OF THIS PERMIT.

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	MC	4/4/2013
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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QUALITY STRUCTURE DESIGN SIGN

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comm no. 1211

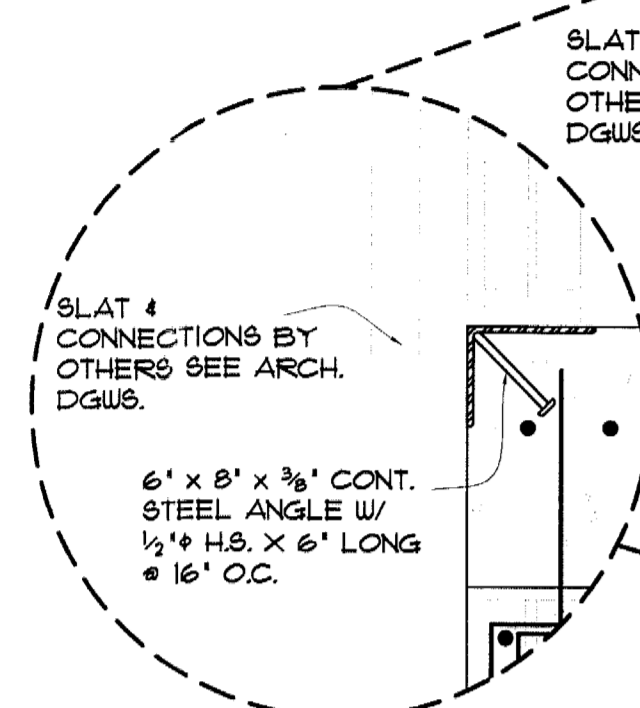
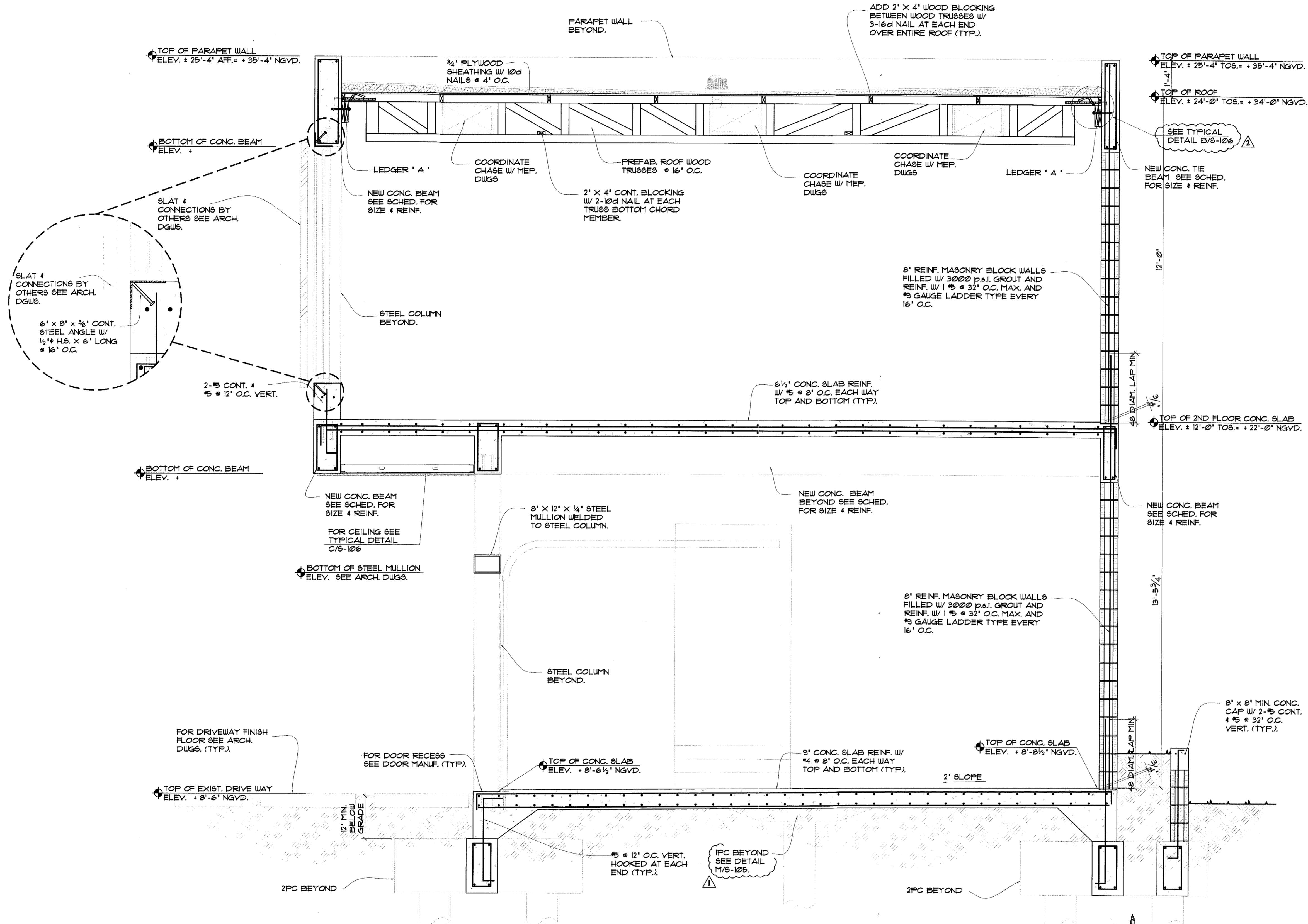
date: 03-05-2013

revised: 03-05-13 B.D. COMMENTS

sheet no. S-108

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SECTION 1
SCALE: 1/2" = 1'-0"
S.109

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Permit Review, Inspection, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	MTC	4/4/2013
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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Phone: (305) 419-2802

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comm no.
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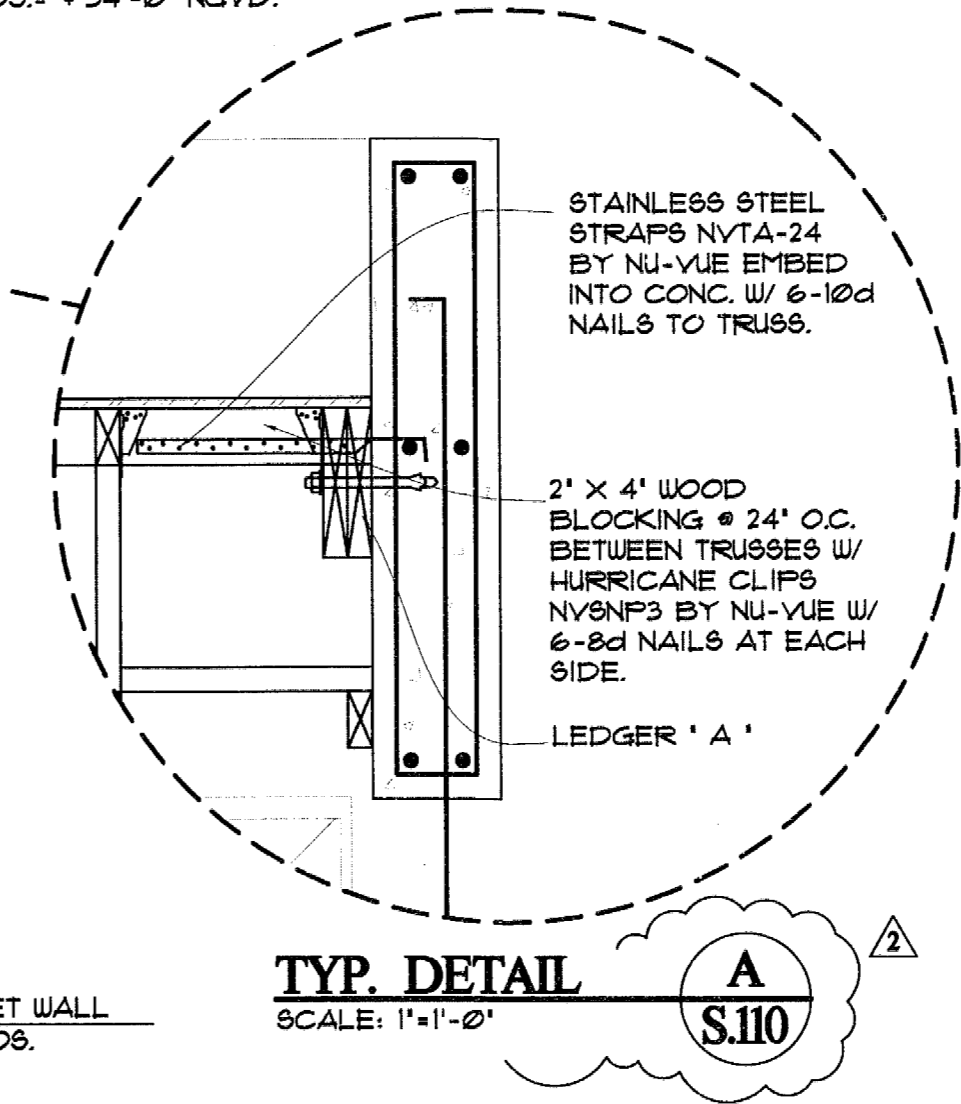
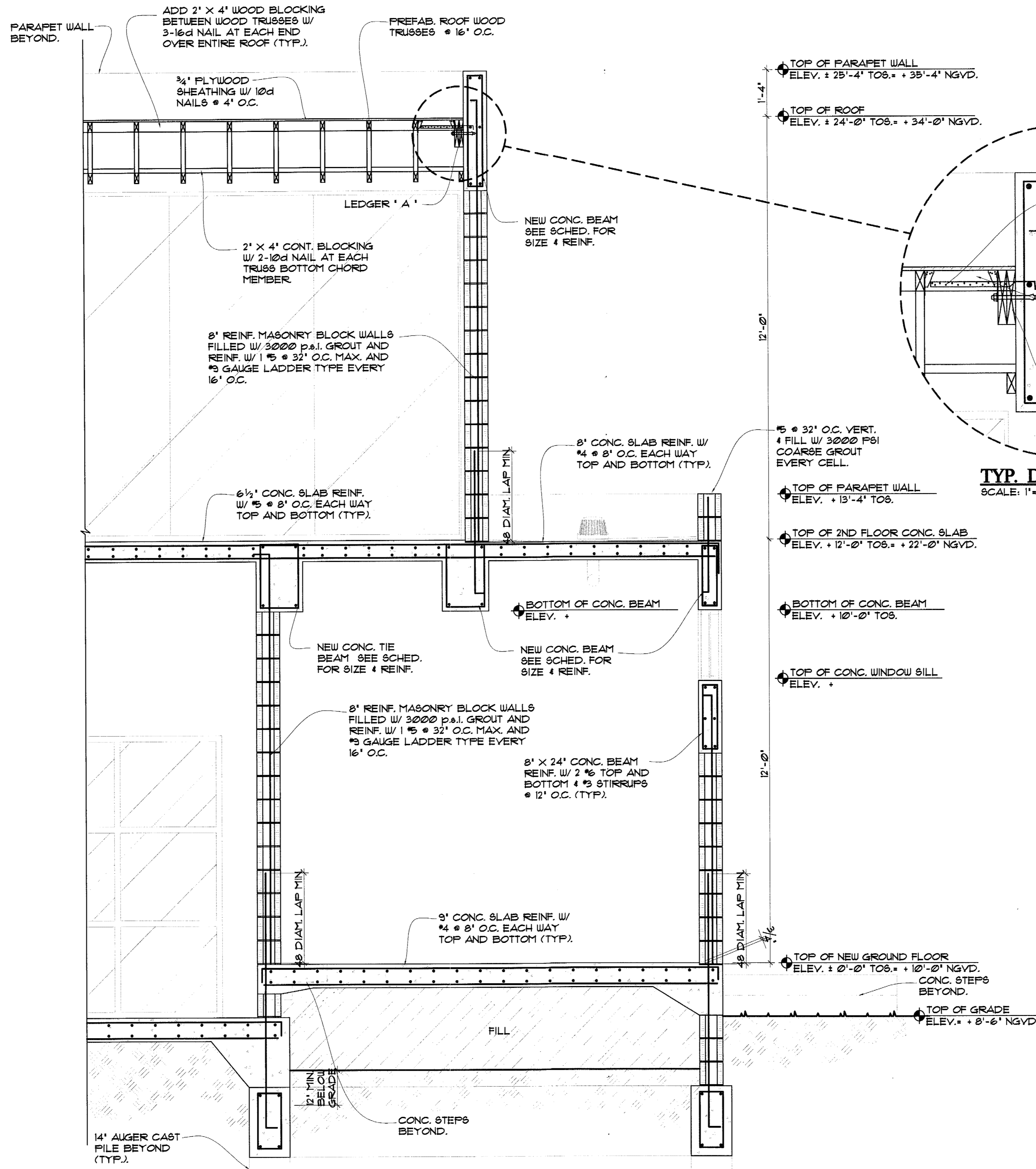
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01-14-13 MTCI COMMENTS
03-05-13 B.D. COMMENTS

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SECTION 1
SCALE: 1/2"=1'-0"
S.110

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Construction, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	MC	4/14/2013
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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QUALITY STRUCTURE DESIGN

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comm no.
1211

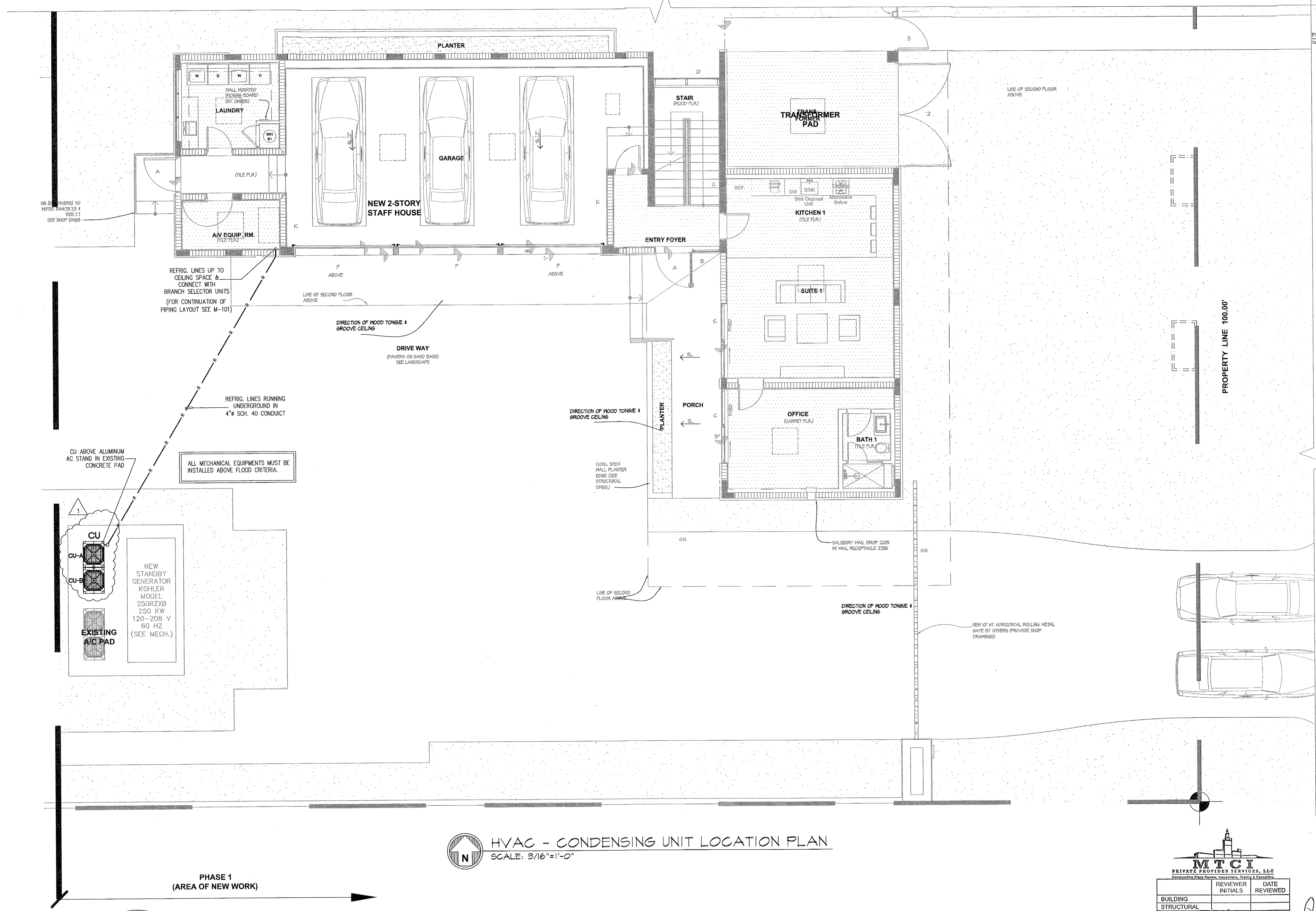
date:
03-05-2013

revised:
03-05-13 B.D. COMMENTS

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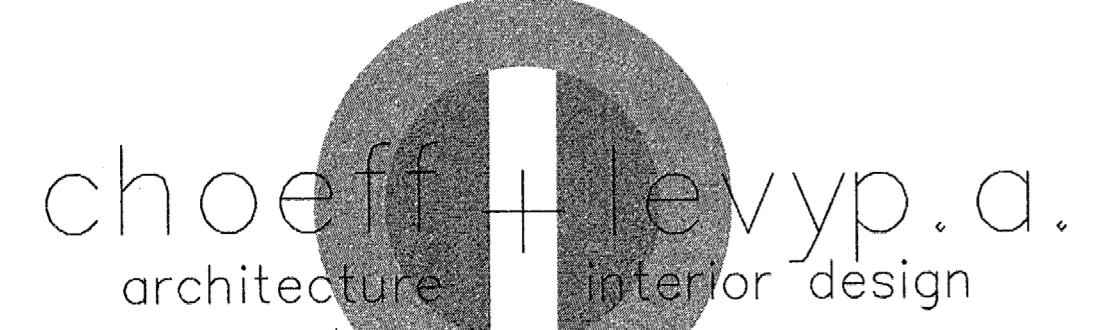
HVAC - CONDENSING UNIT LOCATION PLAN
 SCALE: 3/16"=1'-0"

PHASE 1
 (AREA OF NEW WORK)

MTCI
 PRIVATE PROVIDER SERVICES, LLC
 Construction Plans Review, Inspections, Training & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	EAS	2-6-13
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

8/24/13



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LAUREDO
 ENGINEERING
 COMPANY
 1801 SW 18th Avenue, Suite 201
 Miami, Florida 33135
 E-MAIL: ml@laredo.com
 PROJECT: 120901
 DRAWING: 120901M-100
 DATE: 12-21-12

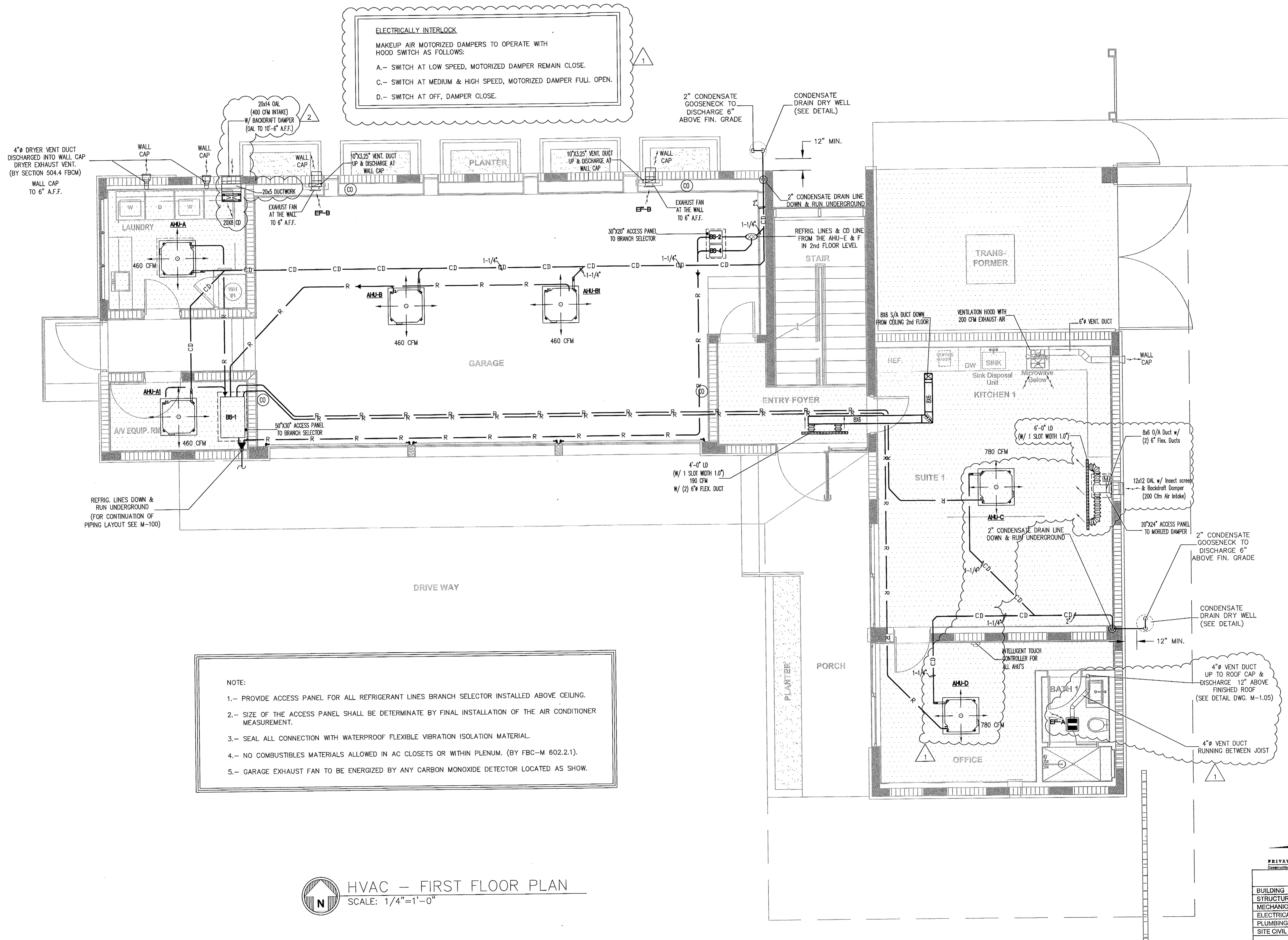
comm no.
1211

date:
 12-21-2012

revised:
 01/29/13 BLDG. DPT. COMM. & OWNER REVISION

sheet no.

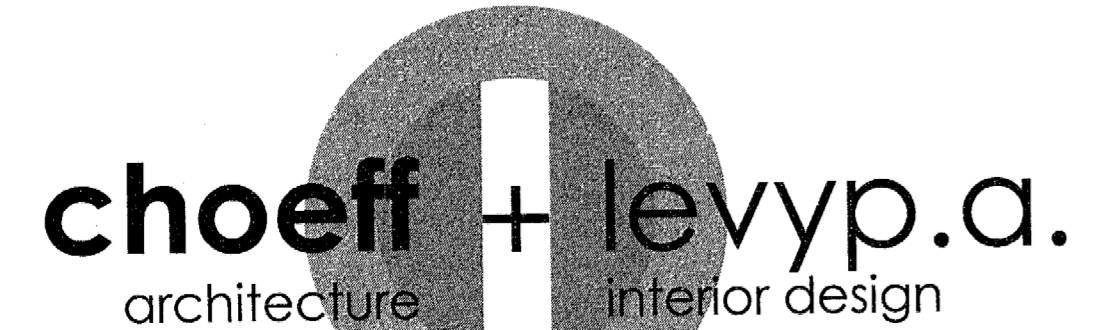
M-100



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

	REVIEWER	DATE
BUILDING		
STRUCTURAL		
MECHANICAL	cas	9/5/12
ELECTRICAL		
PLUMBING		
SITE CIVIL		

02/4/13



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Phone: 305.434.8338
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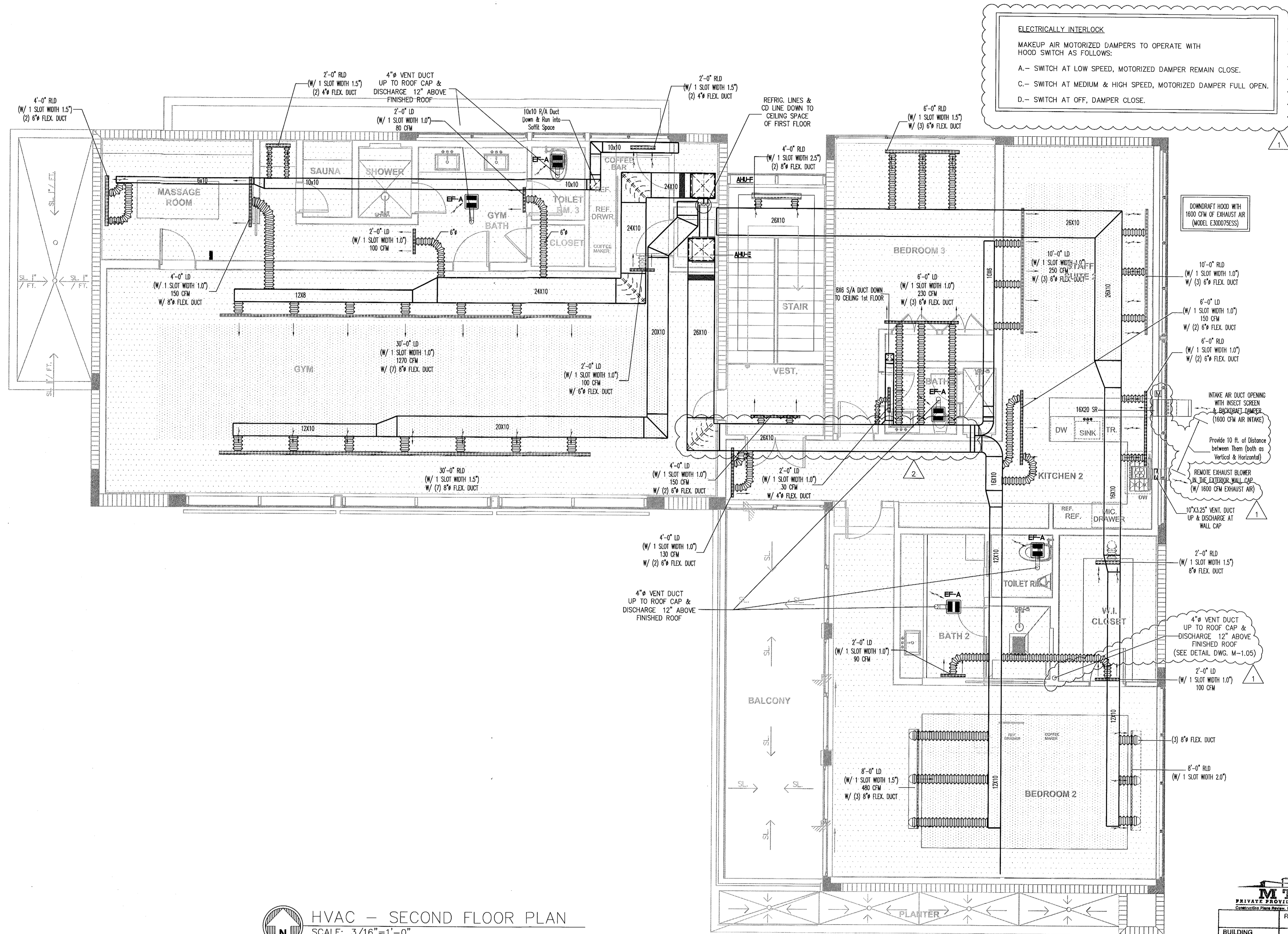
LAUREDO
 ENGINEERING
 COMPANY
 STATE OF FLORIDA
 1841 SW 18th Avenue
 Miami, Florida 33145
 (305) 446-9722
 E-MAIL: laredo@laredo.com
 PROJECT 120901
 DRAWING 120901M-101
 DATE 12-21-12

comm no.
1211

date: 12-21-2012
 revised: 01/29/13 BLDG. DPT. COMM. & OWNER REVISION
 03/05/13 BLDG COMM.

sheet no.

M-101



HVAC - SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

ELECTRICALLY INTERLOCK
 MAKEUP AIR MOTORIZED DAMPERS TO OPERATE WITH HOOD SWITCH AS FOLLOWS:
 A.- SWITCH AT LOW SPEED, MOTORIZED DAMPER REMAIN CLOSE.
 C.- SWITCH AT MEDIUM & HIGH SPEED, MOTORIZED DAMPER FULL OPEN.
 D.- SWITCH AT OFF, DAMPER CLOSE.

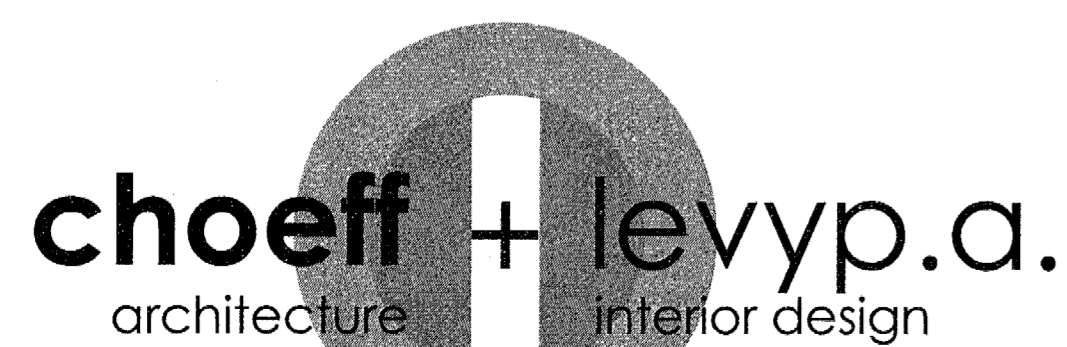
DOWNDRAFT HOOD WITH 1600 CFM OF EXHAUST AIR (MODEL E30075ESS)

INTAKE AIR DUCT OPENING WITH INSECT SCREEN & BACKDRAFT DAMPER (1600 CFM AIR INTAKE)
 Provide 10 ft. of Distance between them (both as Vertical & Horizontal)
 REMOTE EXHAUST BLOWER IN THE EXTERIOR WALL CAP (W/ 1600 CFM EXHAUST AIR)

4" VENT DUCT UP TO ROOF CAP & DISCHARGE 12" ABOVE FINISHED ROOF (SEE DETAIL DWG. M-1.05)

MTCI
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	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	EA	4-5-12
ELECTRICAL		
PLUMBING		
SITE CIVIL		

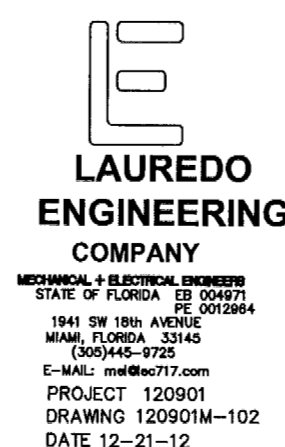


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1211

date:
 12-21-2012

revised:
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 03/05/13 BLDG COMM.

sheet no.
M-102

Handwritten initials and date: EA 4/5/12

VRV SYSTEMS INDOOR + CONDENSING UNITS FOR GUEST HOUSE										
UNIT MODEL No.	INDOOR UNIT						OUTDOOR UNIT			
	FXF028PNUJ (Ceiling Mounted Cassette Type)	FXF028PNUJ (Ceiling Mounted Cassette Type)	FXF028PNUJ (Ceiling Mounted Cassette Type)	FXF028PNUJ (Ceiling Mounted Cassette Type)	FXF028PNUJ (Ceiling Mounted Cassette Type)	FXF028PNUJ (Ceiling Mounted Cassette Type)	FXT048PAVJU (Vertical Air Handler Unit Type)	FXT048PAVJU (Vertical Air Handler Unit Type)		
MARK	AHU-A + AI	AHU-B + BI	AHU-C	AHU-D	AHU-E	AHU-F	CU-A	CU-B		
PERFORMANCE AND ELECT. RATINGS:										
CAPACITY	COOLING	BTU/H	7833	7833	19767	19767	54003	39584	158977	
	SENSIBLE	BTU/H	7766	7766	17027	17027	36984	29546	170235	
	HEATING	BTU/H	10500	10500	26999	26999	59998	53998	170235	
AIR FLOW RATE	HIGH	CFM	460	460	780	780	1800	1600	12/20.3	
EER/IEER	COOLING								12/20.3	
POWER SUPPLY	V, Ø, HZ		208-1-60	208-1-60	208-1-60	208-1-60	208-1-60	208-1-60	208-1-60	
MIN. CIRCUIT AMPACITY	A		0.3	0.3	0.5	0.5	8.0	6.0	36.1	
MAX. OVERCURRENT PROTECTION	A		15	15	15	15	15	15	50.0	
FULL LOAD AMPS	A								40.0	
TYPE OF FAN DRIVE & COMPRESSOR									PROPELLER	
OPERATION SOUND	IN (HIGH)	dB-A	32	32	43	43				
	OUTD. (HIGH)	dB-A								
REFRIGERANT TYPE									R-410	
									R-410	
REFRIGERANT PIPING	CONTROL								EEV	
	LIQUID	INCHES							EEV	
	GAS	INCHES								
SEE SELECTION OF THE TREE REFRIGERANT LINES DIAGRAM FOR DIMENSIONS										
DIMENSIONS AND WEIGHT										
DIMENSIONS (WxHxD)	BODY	INCHES	33.1x9.7x33.1	33.1x9.7x33.1	33.1x9.7x33.1	33.1x9.7x33.1	22.0x53.3x24.0	22.0x53.3x24.0	36.6x66.1x30.1	36.6x66.1x30.1
	FRONT PANEL	INCHES								
WEIGHT	BODY	LBS.	55	55	61	61	167	167	463	450
	FRONT PANEL	LBS.								
MAX. NUMBER OF INDOOR UNITS										
FRESH AIR VOLUME	CFM									
FEATURES										
THREE-SPEED FAN SETTINGS										YES
BUILT-IN DRAIN PUMP W/ SAFETY SWITCH										YES
CORNER-POCKET DESIGN FOR SIMPLIFIED INSTALLATION										YES
BUILT-IN CONDENSATE LIFT MECHANISM, UP TO 19 IN.										YES
OUTSIDE AIR CAPABILITY										YES
AIR FILTER										MESH TYPE, WASHABLE
QUANTITY UNIT			2	2	1	1	1	1	1	1
MANUFACTURER			DAIKIN AC (Americas) Inc.							
AREA SERVED:			ZONE 1: LAUNDRY AREA A/V ROOM (GROUND FLOOR)	ZONE 2: GARAGE AREA (GROUND FLOOR)	ZONE 3: STAFF SUITE SPACE (GROUND FLOOR)	ZONE 4: STAFF OFFICE SPACE (GROUND FLOOR)	ZONE 5: GUEST BEDROOM & KITCHEN SPACES (2nd. FLOOR)	ZONE 6: GYM AREA (2nd. FLOOR)	WHOLE BUILDING	
NOTES:										

- OUTDOOR UNIT OPTIONS:
 - Outdoor Multi Connection Pipe Kit - VRV P Series HR
- INDOOR UNIT OPTIONS:
 - Decoration Panel - Round Flow FXFQ-P
 - Decoration panel - All FXZQ
- QUANTITY OF FANCOIL UNIT: FIELD VERIFY.
- PROVIDE CENTRALIZED CONTROLLER. (INTELLIGENT TOUCH CONTROLLER MODEL: DCS601C71 WITH Email/Web SOFTWARE FOR INTELLIGENT - TOUCH CONTROLLER.)

SPECIAL MECHANICAL NOTES

- ALL EXHAUST DUCT SHALL BE CONSTRUCTED OF SHEETMETAL TERMINATE OUTSIDE THE HOUSE AND BE EQUIPPED WITH BACKDRAFT DAMPERS (NO T-FIN ALLOWED)
- DUCTS FROM TOILETS ROOMS SHALL DISCHARGE TO THE OUTSIDE OF THE HOUSE, SHALL TERMINATE NO LESS THAN 6 INCHES ABOVE THE FINISHED ROOF SURFACE, AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL OF MESH SIZE NO LARGER THAN 1/2 INCH. PROVIDE GOOSENECK OR RAIN CAP ON ROOF TERMINATION
- CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE SCREENED
- CLOTHES DRYERS EXHAUST DUCTS OR VENTS SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BE CONSTRUCTED OF MINIMUM 28 GAGE GALV. METAL PIPE HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. DUCT JOINTS SHALL NOT BE ASSEMBLED WITH SHEETMETAL SCREWS OR OTHER FASTENERS WHICH EXTEND INTO THE DUCT WALLS

5. Return air systems design to comply with P.O. 1016 as per FBCM 601.4. 4.8.13 JCL 4/18/13

BRANCH SELECTOR UNIT SCHEDULES

MARK	BS-1	BS-2 & 4
MODEL	BSV4Q36PVJU	BSV6Q60PVJU
AMPS	0.4	0.1
VOLTS / PHASE	208-1-60	208-1-60
QTY.	1	2
MANUFACTURER	DAIKIN AC (Americas) Inc.	
NOTES:		

GENERAL NOTES

- SCOPE OF WORK:
 - CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR FOR A COMPLETE HVAC INSTALLATION IN ACCORDANCE WITH THESE DIAGRAMMATICAL DRAWINGS.
 - MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
 - CONTRACTOR SHALL BASED HIS BID AFTER FAMILIARIZING HIMSELF WITH ALL EXISTING ASBUILT CONDITIONS.
 - CONTRACTOR SHALL OBTAIN APPROVAL OF SHOP DRAWINGS SUBMITTALS OF MATERIAL AND EQUIPMENT TO SUBSTITUTE BASIS OF DESIGN EQUIPMENT AND MATERIALS NOTED ON THESE DRAWINGS. SUBMIT 6 COPIES OF SHOP DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT, DUCTWORK, DIFFUSERS AND GRILLES TO WORK AND FIT PROPERLY WITH ALL OTHER TRADES AND ASSURE THAT THESE ITEMS DO NOT CONFLICT WITH ELECTRICAL FIXTURE LOCATIONS.
- VERIFY EXACT ROUTING OF DUCTWORK AND CONDENSATE DRAINS WITH STRUCTURAL ELEMENTS. LOCATION AND SIZE OF ALL SLEEVES THROUGH STRUCTURAL ELEMENTS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ERECTION OF STRUCTURAL SYSTEM.
- OWNER SHALL RETAIN AN INDEPENDENT TEST AND BALANCE CONTRACTOR TO TEST AND BALANCE ALL THE HVAC SYSTEMS, AND ADJUST ALL CONTROLS AND EQUIPMENT FOR PROPER OPERATION. TEST AND BALANCE CONTRACTOR SHALL SUBMIT 3 SETS OF TEST AND BALANCE REPORT FOR ENGINEER'S APPROVAL.
- COORDINATE EXACT LOCATION OF ALL SUPPLY AND RETURN AIR CEILING DEVICES WITH ARCHITECTURAL CEILING GRID AND LIGHT FIXTURE LOCATIONS.
- EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPER & CONTROLS SHALL BE ADJUSTED TO OBTAIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH SYSTEM AS INSTALLED. OPERATING POWER REQUIREMENTS FOR EACH ITEM OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER.
- HVAC DUCTWORK:
 - CONCEALED DUCTWORK SHALL BE RECTANGULAR FIBERGLASS MATERIAL WITH 1 1/2 INCH THICK EXPOSED R-6 DUCT INSULATION CLASS 1 DUCTBOARD PER SMACNA'S FIBERGLASS MANUAL
 - FLEXIBLE DUCTWORK SHALL BE UL 181 CLASS 1 AIR DUCT W/ R-6 INSULATION OR EQUAL, TO SMACNA'S FLEXIBLE DUCT STANDARDS.
 - VENTILATION DUCTWORK TO BE LOW VEL. GALV. METAL WITHOUT INSULATION, TO SMACNA'S LOW VEL. DUCT MANUAL.
- FABRICATE, SEAL AND INSTALL PER LATEST SMACNA'S LOW VELOCITY DUCT MANUAL RECOMMENDATIONS. SIZES NOTED ARE CLEAR INSIDE DIMENSIONS. PROVIDE AIR VOLUME EXTRACTORS, SPLITTER DAMPERS OR ADJUSTABLE TURNING VANES AT ALL BRANCH TAKE-OFFS AS REQUIRED FOR PROPER AIR BALANCING.
- AIR DISTRIBUTION DEVICES SHALL BE CONSTRUCTED OF ALUMINUM. MODELS AS SCHEDULED ON PLANS OR APPROVED EQUAL.
- COORDINATE ALL WORK WITH OTHER TRADES INVOLVED. THIS INCLUDES WALL AND ROOF PENETRATIONS AND REQUIRED ELECTRICAL SERVICE AND CONTROL WIRING.
- AC CONDENSATE DRAIN LINES SHALL BE PVC (EXCEPT FOR LINES WITHIN AC CLOSET WHICH SHALL BE CPVC) AND SLOPED MINIMUM OF 1/8" PER FOOT, TO BE INSULATED WITH 3/4" ARMAFLEX INSULATION.
- ALL AC UNITS SHALL BE CONTROLLED BY INTELLIGENT TOUCH CONTROLLER UNIT SUBMITTED BY AIR CONDITIONER MANUFACTURER AND LOCATED WHERE SHOWN.
- PROVIDE NEW FILTER FOR AIR CONDITIONING AND VENTILATING EQUIPMENT BEFORE STARTING THEM. THESE FILTERS SHALL BE REPLACED PRIOR TO FINAL WORK ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL FURNISH THE OWNER WITH ALL OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT INSTALLED. MANUALS SHALL BE DIGITAL FORM ON DISK, AND INDEX BY PRODUCT TYPE. ALSO A SECTION WITHIN THE MANUAL SHALL BE INDEX WITH NAME, TELEPHONE NUMBER AND ADDRESS OF ALL LOCAL SUPPLIERS OF ALL MATERIAL AND EQUIPMENT INSTALLED TOGETHER WITH NAME, TELEPHONE AND ADDRESS OF ALL CONTRACTORS OF THE PROJECT. PROVIDE ONE DISK OF MANUALS TO BE APPROVED BY ARCHITECT / ENGINEER.
- CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM THE DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER. THIS CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND ALL DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.
- CONTRACTOR SHALL PROVIDE 6 SETS OF SHOP DRAWINGS, SUBMITTALS FOR ALL MATERIAL AND EQUIPMENT TO BE USED IN THESE PROJECT FOR APPROVAL BY ARCHITECT/ENGINEER, PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL MAINTAIN A SET OF REPRODUCIBLE DRAWINGS SHOWING AS-BUILT CONDITIONS AS THEY OCCUR. A COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT/ENGINEER PRIOR TO FINAL ACCEPTANCE OF INSTALLATION. THESE DRAWINGS SHALL HAVE ALL INSTALLATIONS REFERENCED BY DIMENSIONS TO A SET REFERENCED POINT OR POINTS.
- IDENTIFY EACH EQUIPMENT AS PER DRAWINGS WITH UNIT NUMBER PAINTED ON EQUIPMENT WITH 4" TALL LETTERS AND NUMBERS.
- AC UNIT TO BE AS SCHEDULED, OR APPROVED EQUAL, COMPLETE FACTORY ASSEMBLED. THE UNIT MUST MEET WITH HIGH WIND RESISTANT PAD & FRAME MOUNTED BY F.B.C., I.B.C. & A.S.C.E.
- ELECTRONIC FILES - SUBMITTAL PROCEDURES:
 - GENERAL: IF REQUESTED BY OWNER OR CONTRACTOR, ELECTRONIC COPIES OF CAD FILES OF THE CONTRACT DRAWINGS WILL BE PROVIDED BY ENGINEER FOR CONTRACTOR'S USE IN PREPARING SUBMITTALS. A STIPULATED SUM WILL BE CHARGED TO THE REQUESTING PARTY FOR THIS SERVICE.
 - THE FOLLOWING CHARGES WILL APPLY FOR PROVIDING ELECTRONIC FILES:
 - \$50.00 PER ELECTRONIC DRAWING FILE PREPARED.
 - \$350.00 PER ORDER FOR ADMINISTRATIVE PROCESS.

FAN SCHEDULE														
MARK	TYPE	CFM	ESP IWG	RPM	DRIVE	HP	AMPS	VOLTAGE	MANUFAC.	MODEL	CONTROL	AREA SERVED	SONES	NOTES
EF-A	CEILING	50	1/10"		DIRECT		0.15	120-1-60	NUTONE	QTRN050F	SWITCH	TOILET SPACE	0.4	SEE NOTES
EF-B	WALL MOUNT	160	0.1"		DIRECT		0.10	120-1-60	NUTONE	8310	INTERLOCK W/ C.O. SENSORS	GARAGE SPACE	5.0	SEE NOTES

- NOTES:
- PROVIDE TO EF-A & B:
 - WALL CAP - ALUMINUM CONSTRUCTION W/ INSECTSCREEN
 - BACKDRAFT & GRAVITY DAMPER.
 - ELBOW MODEL 839 FOR EXHAUST DUCT OF THE EF-B

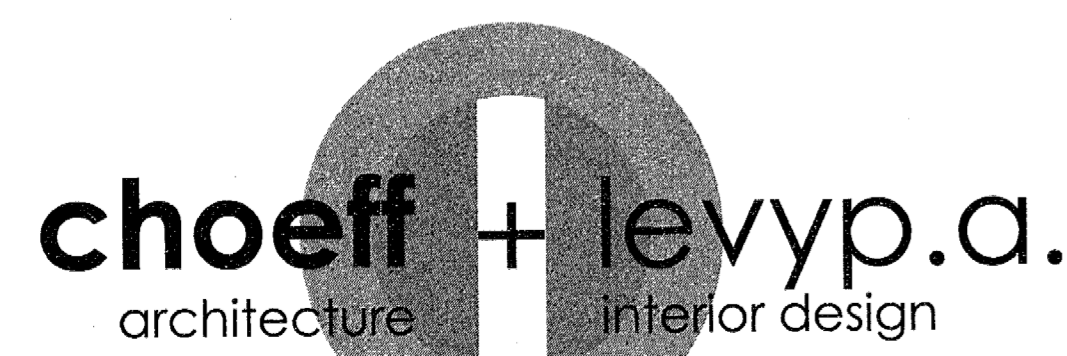
HVAC CHECKLIST

HVAC DESIGN REQUIRES	
DUCT SMOKE DETECTORS	___ NO
FIRE DAMPERS	___ NO
SMOKE DAMPERS	___ NO
FIRE RATED ENCLOSURE	___ NO
FIRE-RATED FLOOR /	___ NO
CEILING ASSEMBLY	___ NO
FIRE STOPPING	___ NO
SMOKE CONTROL	___ NO

GRILLE SCHEDULES

MANUFACTURER : TITUS EXCEPT AS NOTED	
LD	LINEAR (FLOWBAR) DIFFUSER W/ CONTINUOUS SLOT PLENUM & JETTHROW PATTERN CONTROLLER. (CONCEALED FRAME - TAPE & SPACKLE) MODEL: FL-10, 1 SLOT FL-15, 1 SLOT FL-20, 1 SLOT FL-25, 1 SLOT
CD	SQUARE & RECT. DIFFUSERS W/ OBD MODEL - 250-AA
OAL	OUTDOOR AIR LOUVER WITH ALUM. SCREEN MODEL OL-4-FK (AIR GUIDE MANUFACT.)

- NOTES:
- ALL EXTRUDED ALUMINUM CONSTRUCTION.
 - FINISH COLOR: SELECTED BY ARCHITECT'S OFFICE.



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MTCI PRIVATE PROVIDER SERVICES, LLC		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	ES	4-5-13
ELECTRICAL		
PLUMBING		
SITE CIVIL		

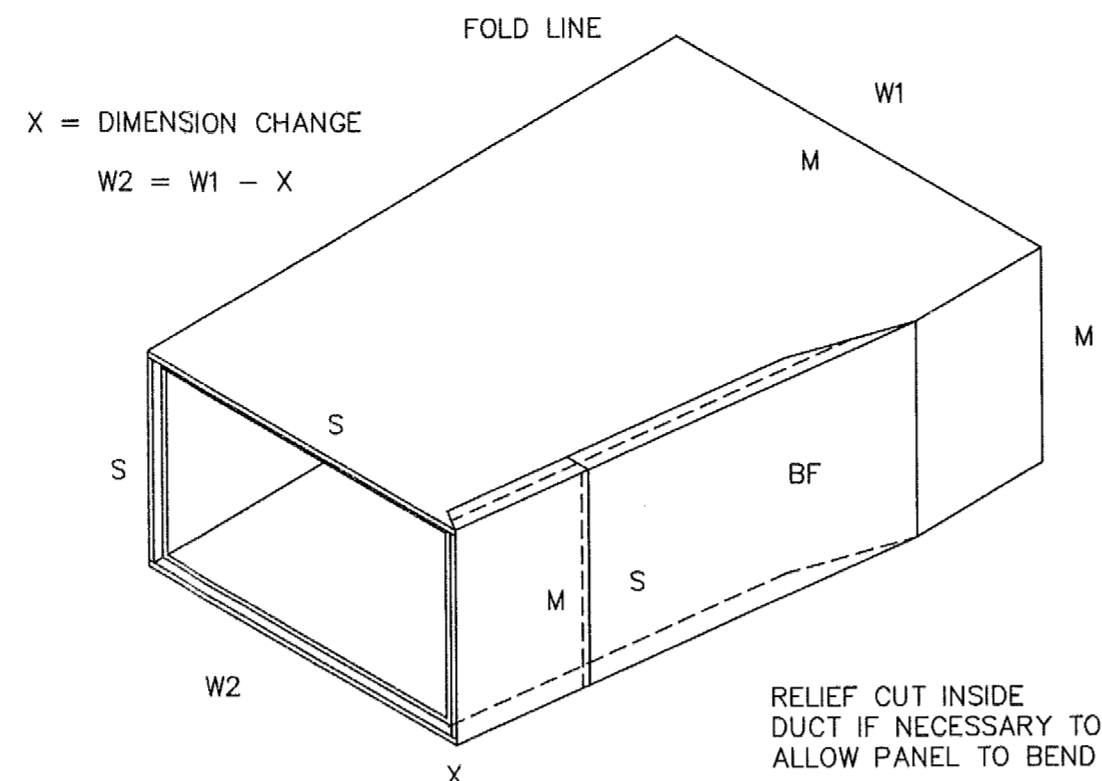
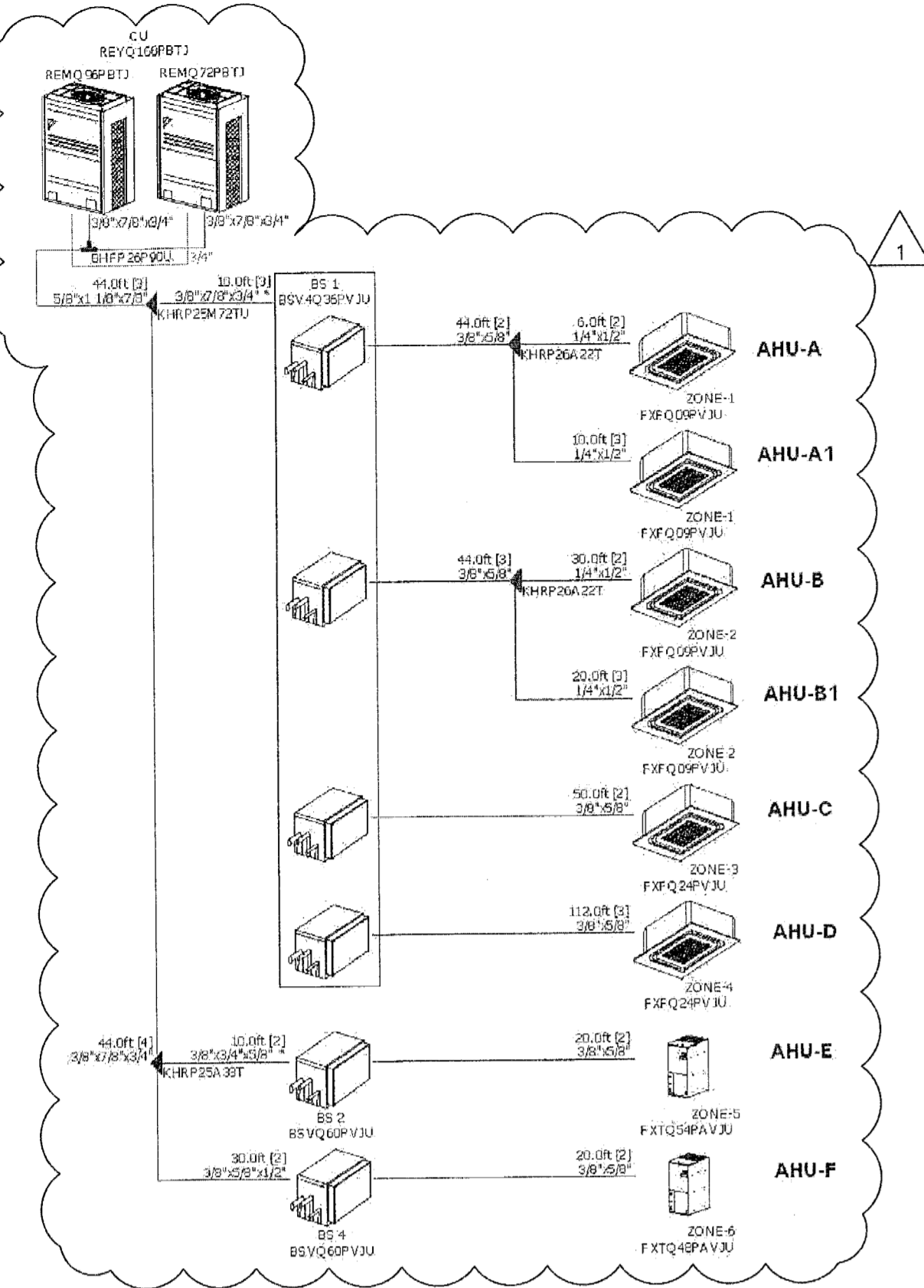
comm no. 1211
date: 12-21-2012

revised: 01/29/13 BLDG. DPT. COMM. & OWNER REVISION
03/05/13 BLDG. COMM.

sheet no. M-103

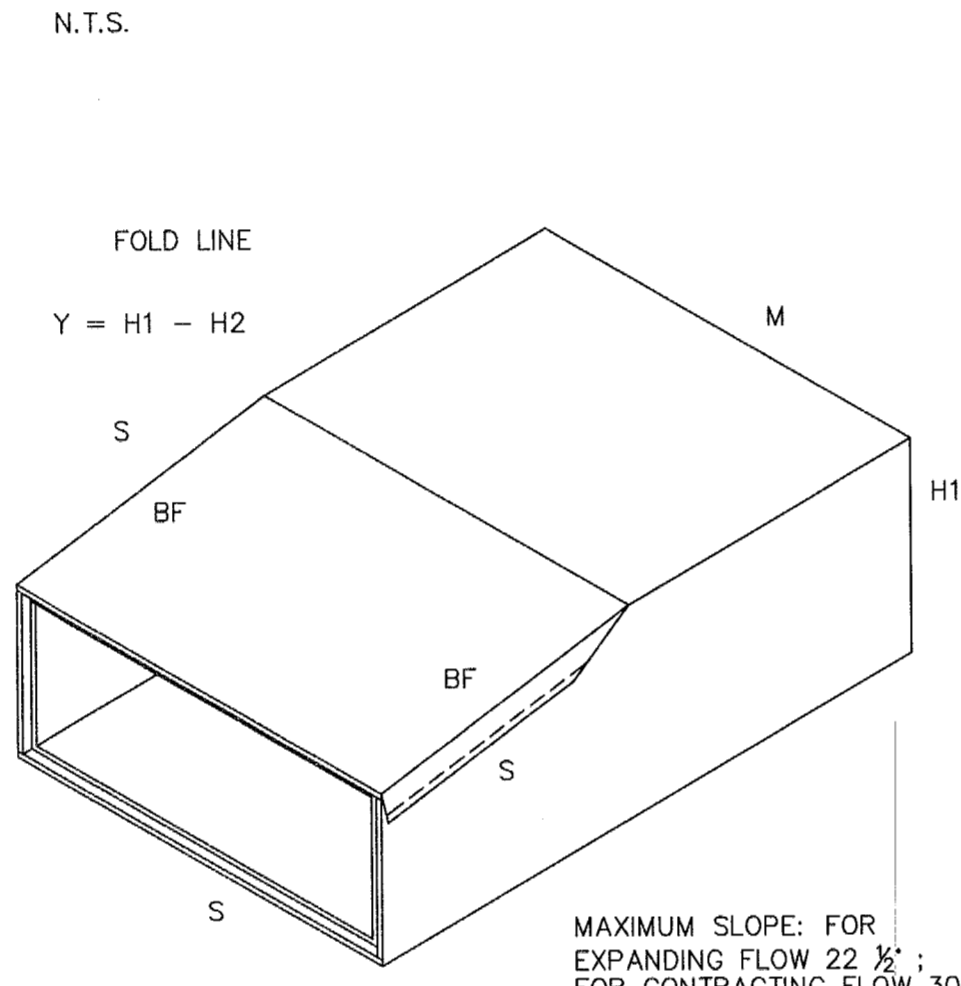


Piping CU-1

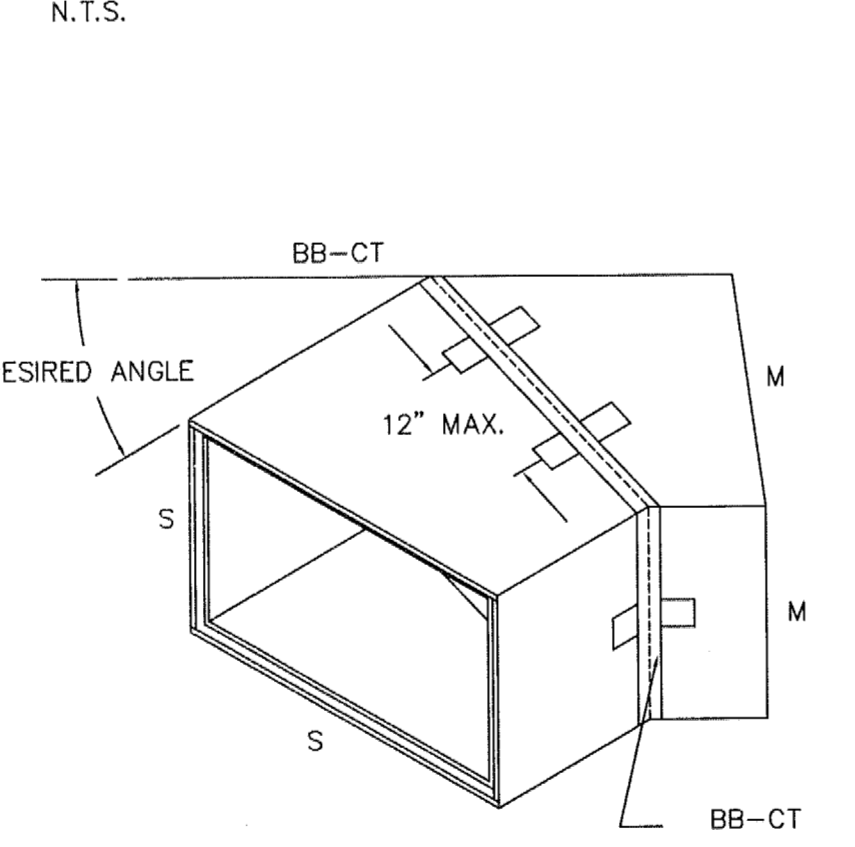


IF THE SLOPING PANEL IS SHORT OF END BY MORE THAN 3/8", A SHIP LAPPED FILLER PANEL MINIMUM OF 6" LONG IS USED AT EITHER END OF SLOPED PANEL OR THE SLOPE IS EQUALLY DIVIDED ON TWO OPPOSITE SIDES TO MEET THE 3/8" LIMIT.

ONE - WAY TRANSITION, CHANGING WIDTH



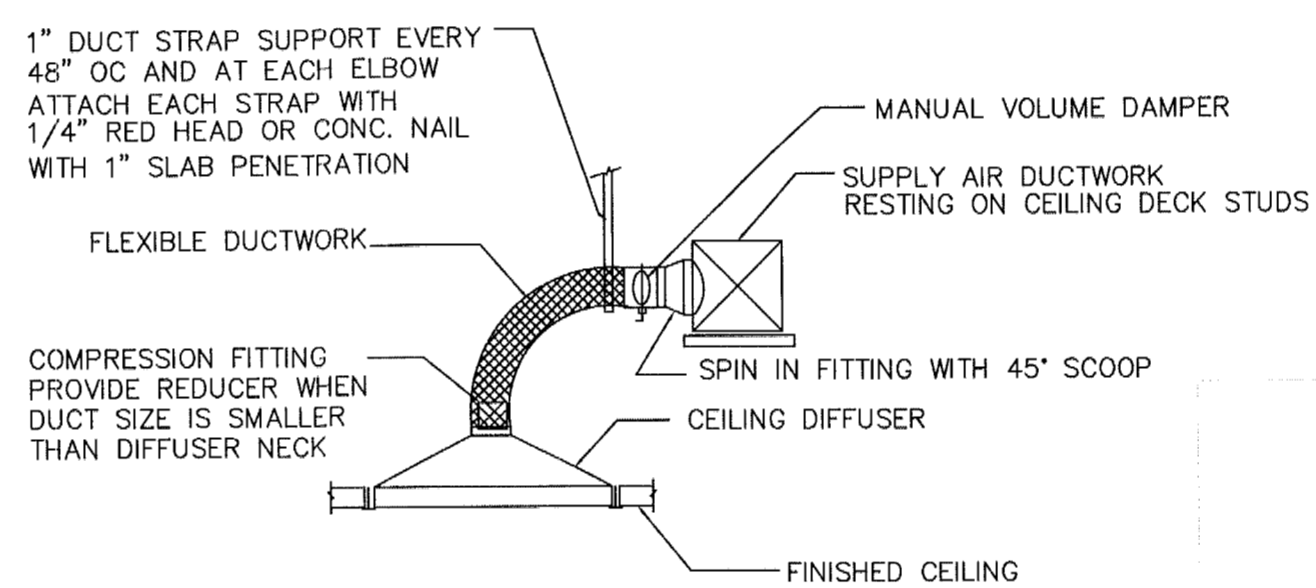
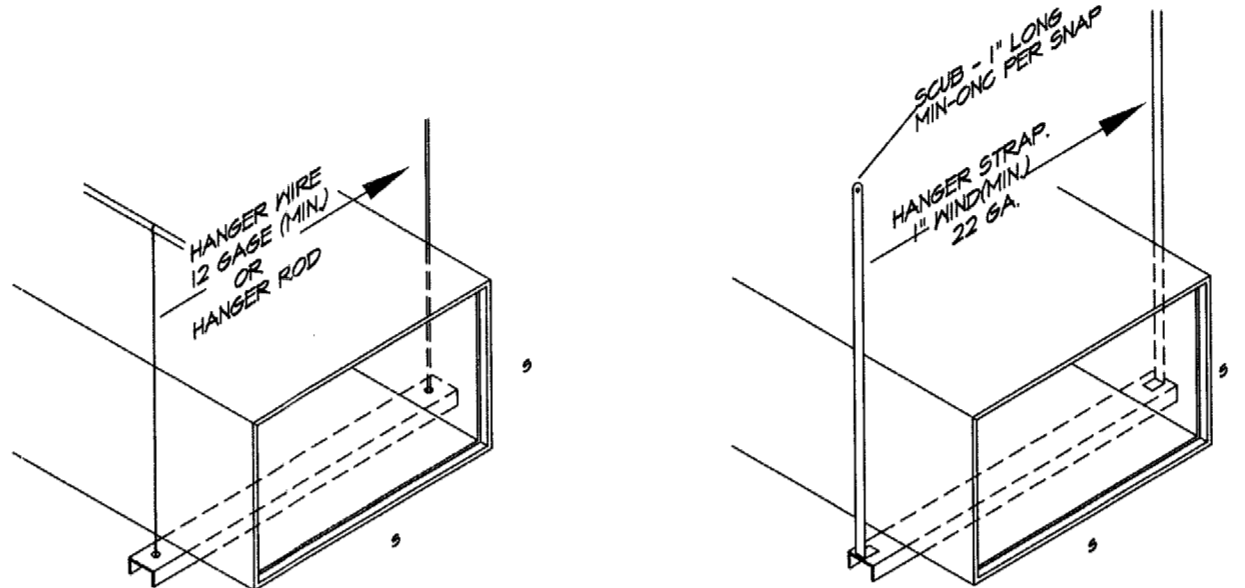
ONE - WAY TRANSITION, CHANGING HEIGHT



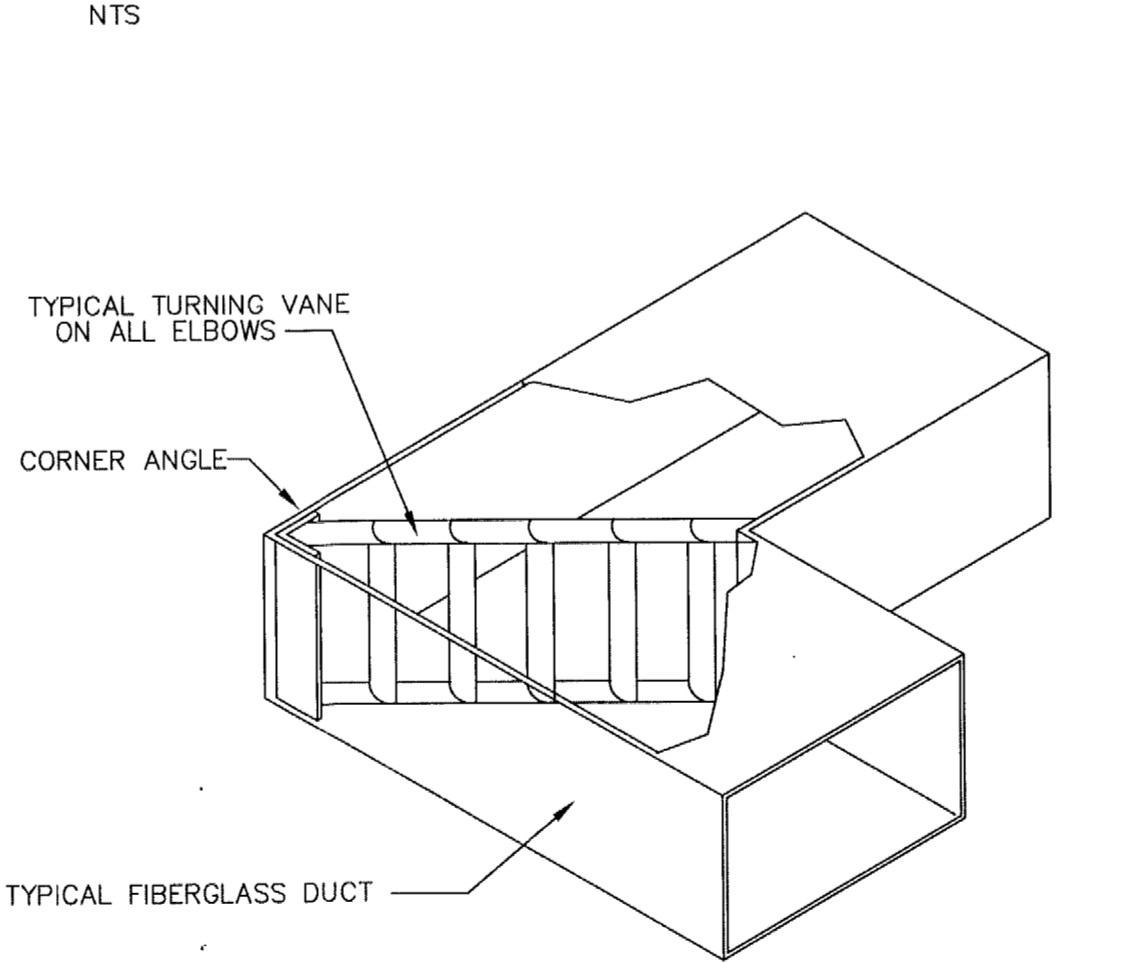
STANDARD 3" WIDE HANGERS

Hanger extension to be the sum of the distances between the hanging wires and the duct size, ID (Smacna)

Duct size, Inches	Maximum Hanger Spacing
4B: Wide or grater	4 ft
Less than 4B" wide and less than 4B" deep	6ft
Width between 28" & 48" and greater than 16" deep	6ft
Less than 29" wide and 16" depth or less	8ft

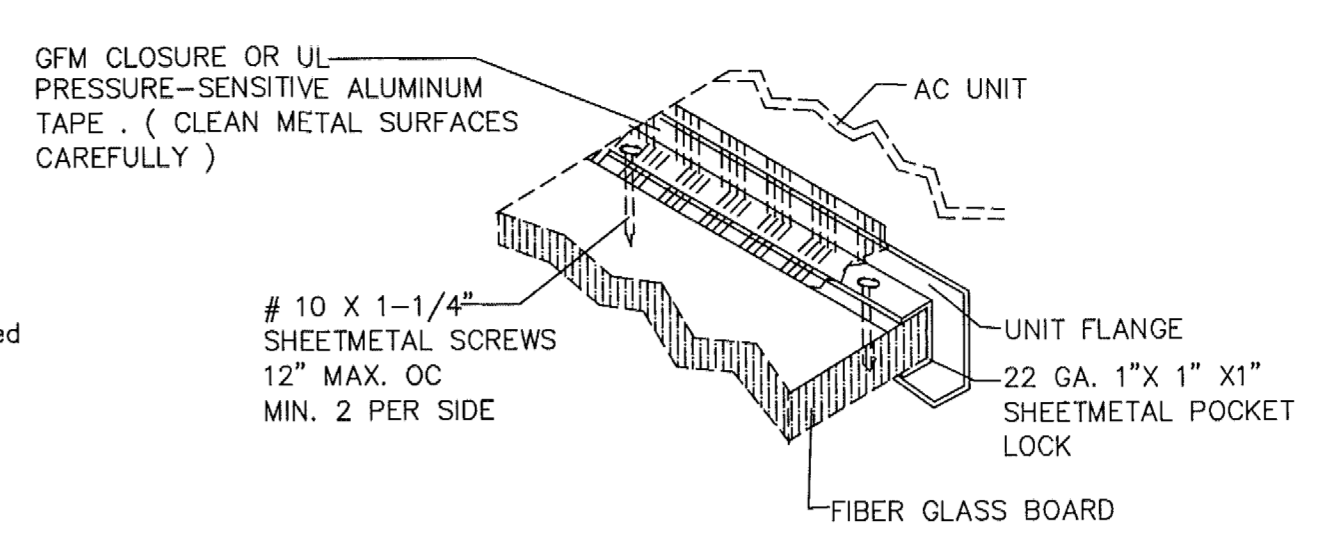


DIFFUSER BRANCH OFF DETAIL

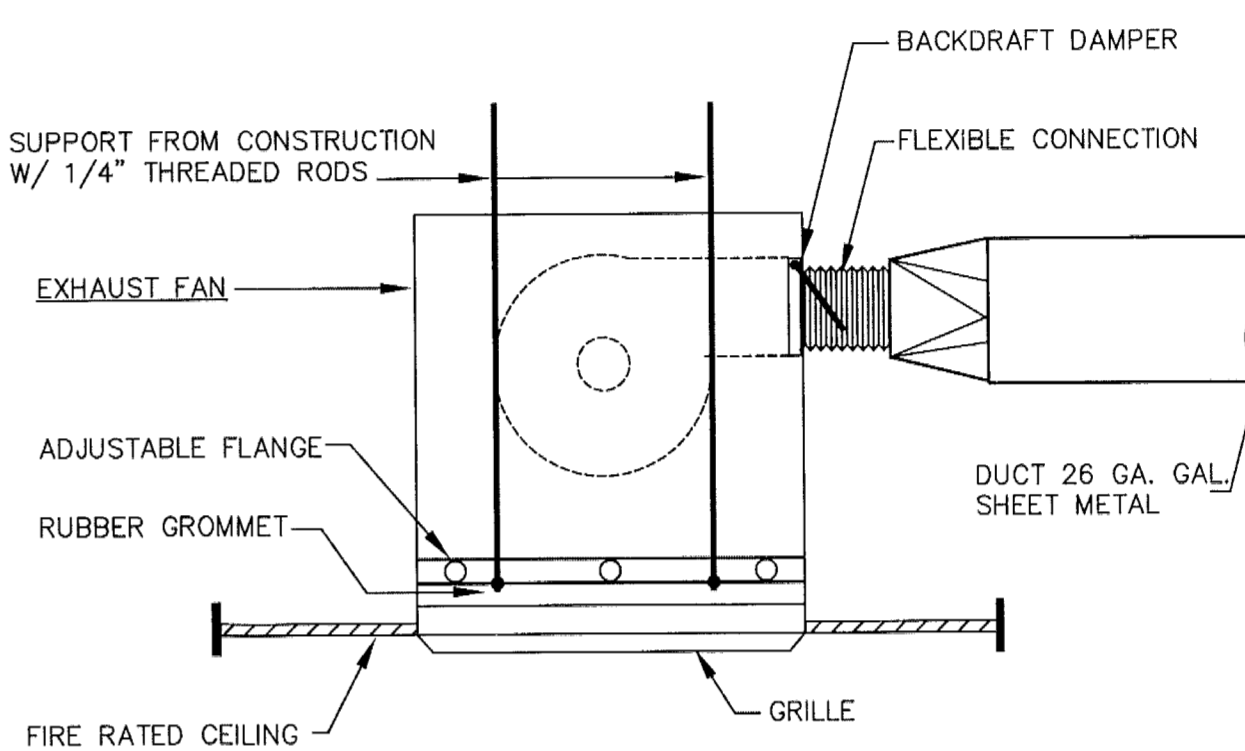


ELBOWS OF LESS THAN 45°

ELBOW TURNING VANE DETAIL

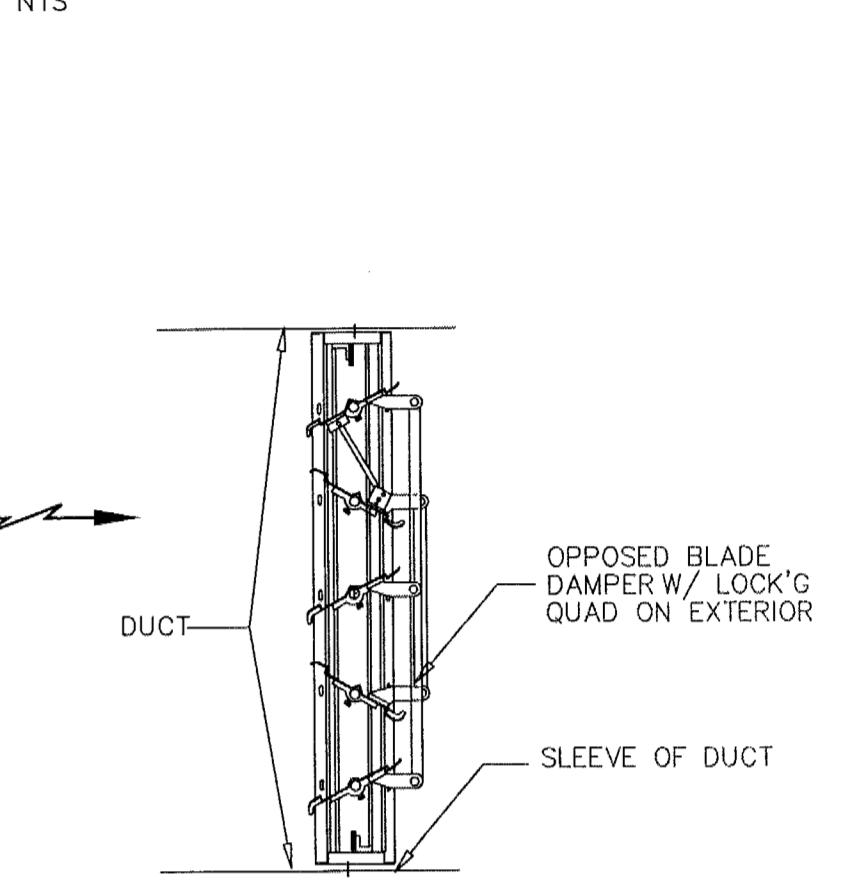


PLENUM ATTACHMENT DETAIL



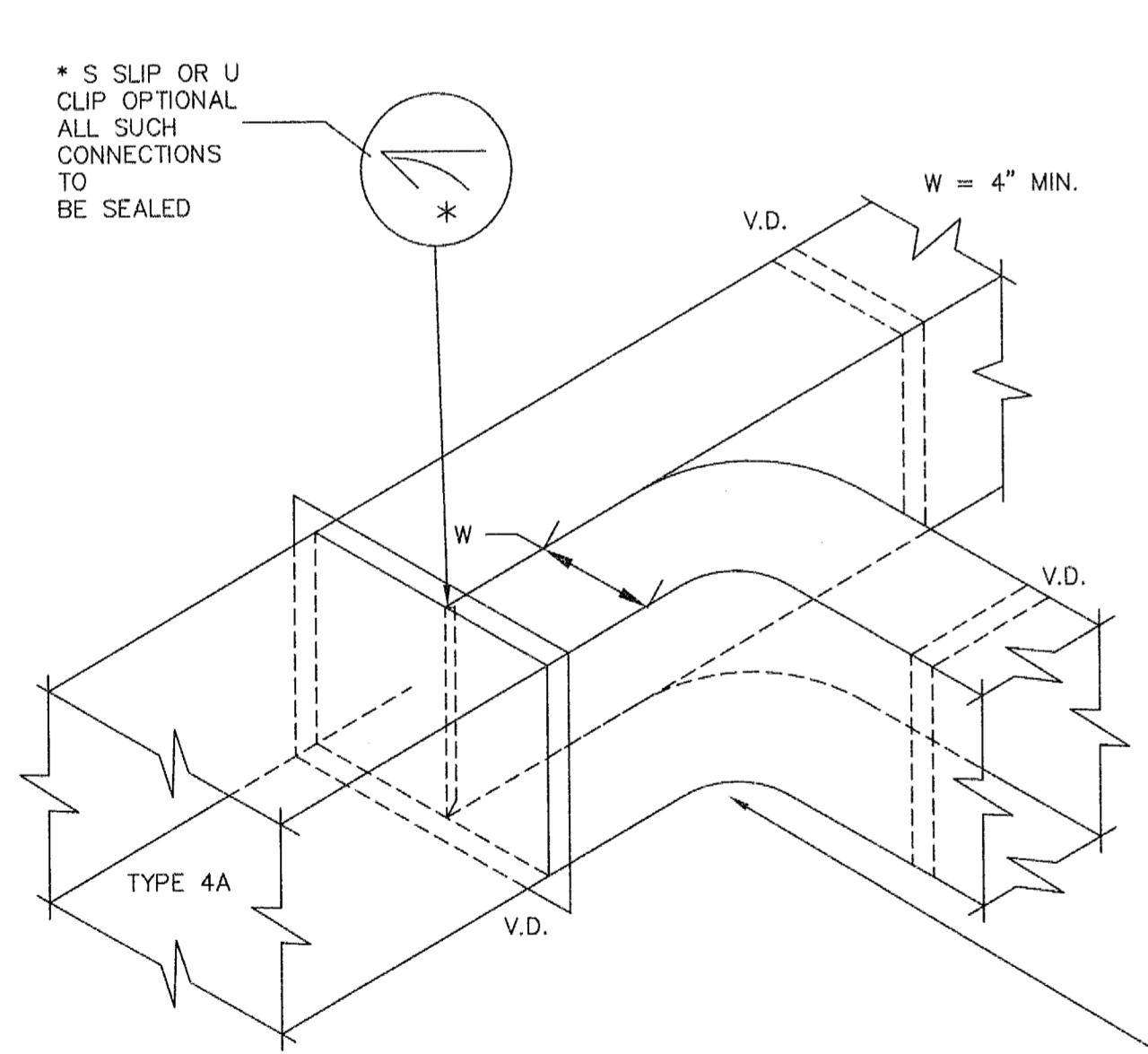
CEILING EXHAUST FAN DETAIL

TYPICAL SMALL BRANCH TAKE-OFF DETAIL

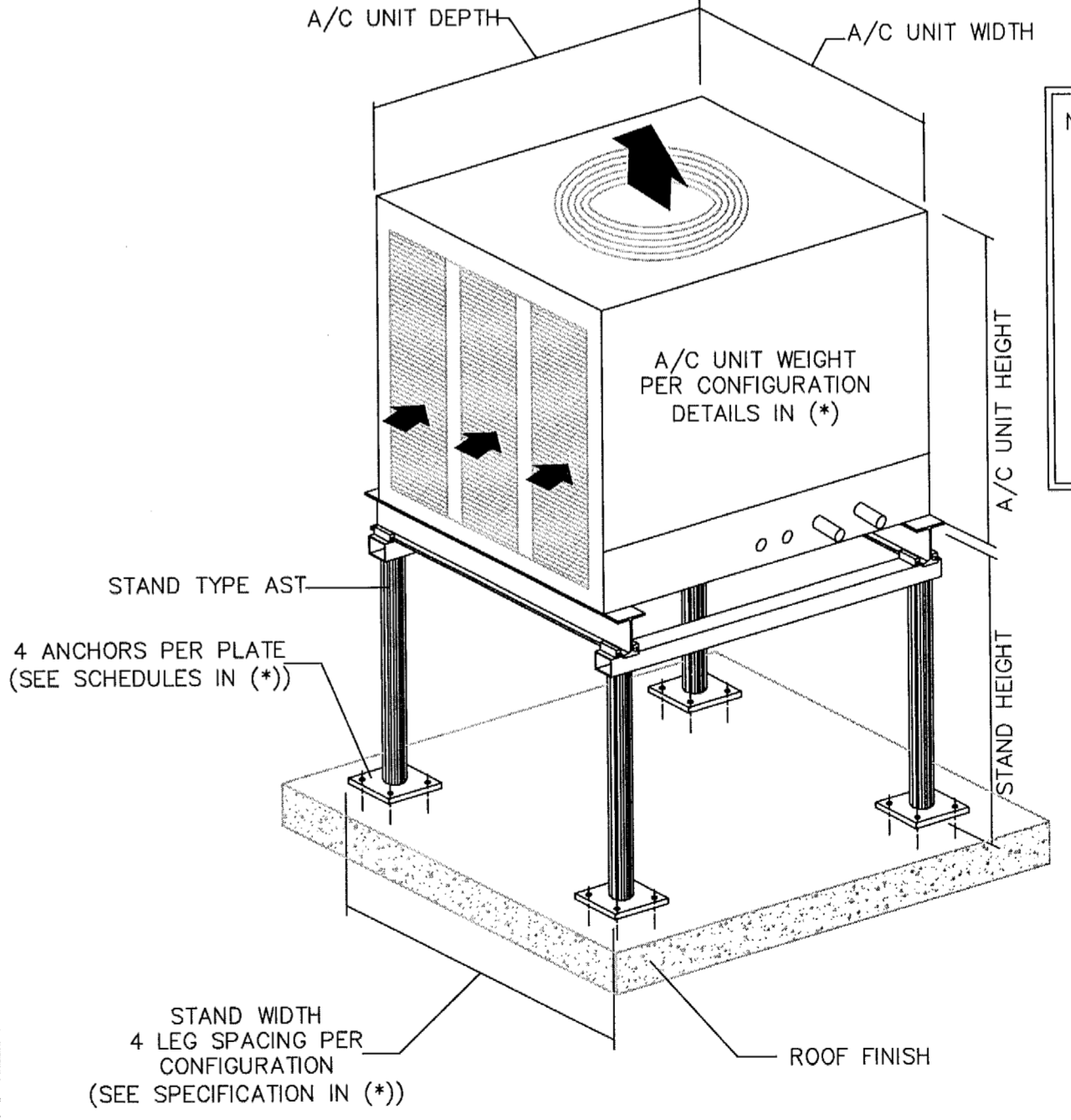


OPPOSED BLADE DAMPER DETAIL

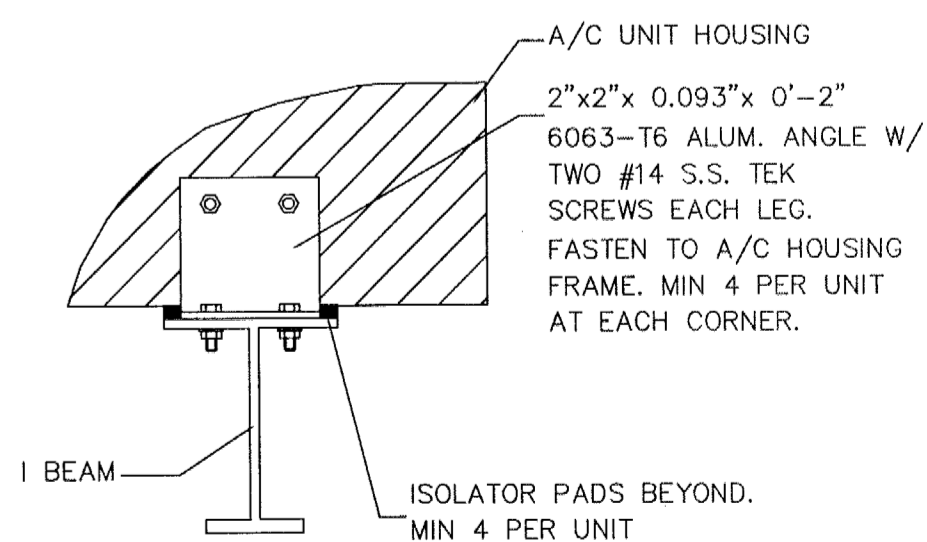
MODEL SELECTION TREE



DIVIDED FLOW BRANCHES TO FIBROUS GLASS DUCT



ALUMINUM A/C STAND MOUNT DETAIL



A/C UNIT TIE-DOW DETAIL

REVISIONS

NO.	REVISION	DATE
1	REVISED	12-21-2012

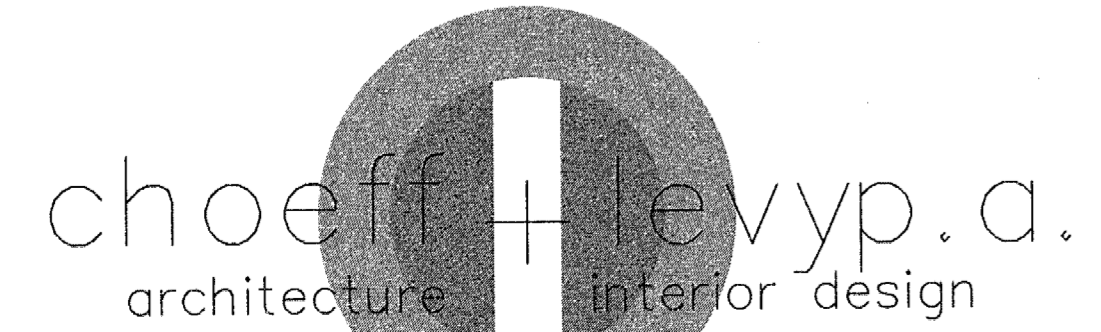
DATE: 12-21-2012

01/29/13

revised: BLDG. DPT. COMM. & OWNER REVISION

sheet no.

M-104

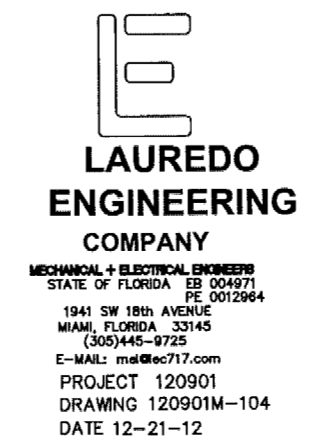


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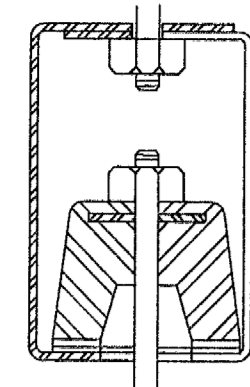
Phone: 305.434.8338
Fax: 305.892.5292

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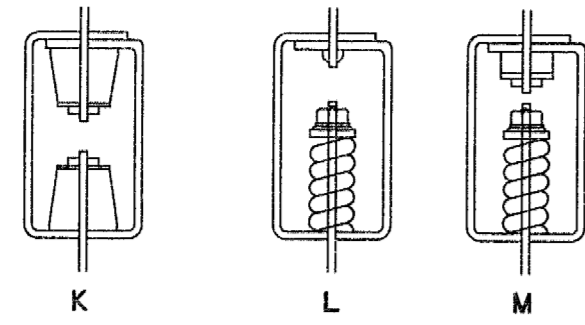


LAUREDO ENGINEERING COMPANY
MEMBER OF THE NATIONAL ASSOCIATION OF ARCHITECTS
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E-MAIL: ml@leco.com
PROJECT: 120901
DRAWING: 120901M-104
DATE: 12-21-12

Handwritten signature and date: 4/18/13



J. RUBBER ISOLATION HANGER



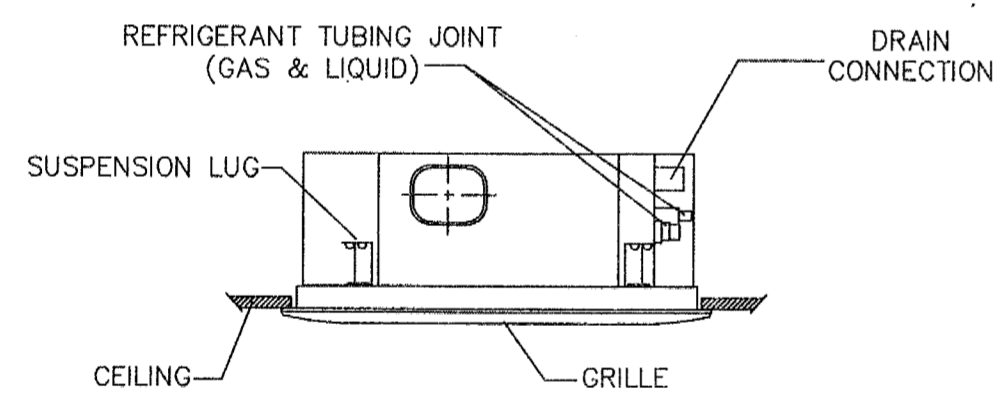
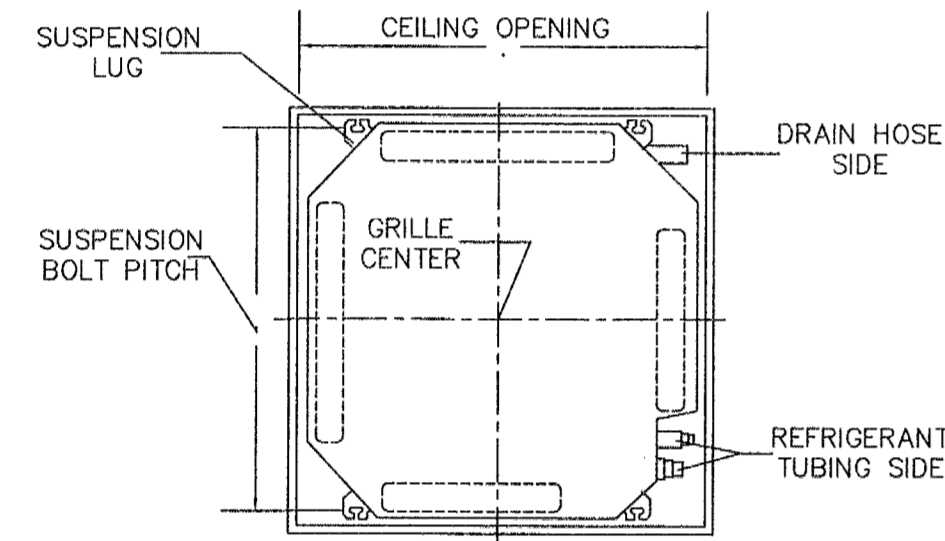
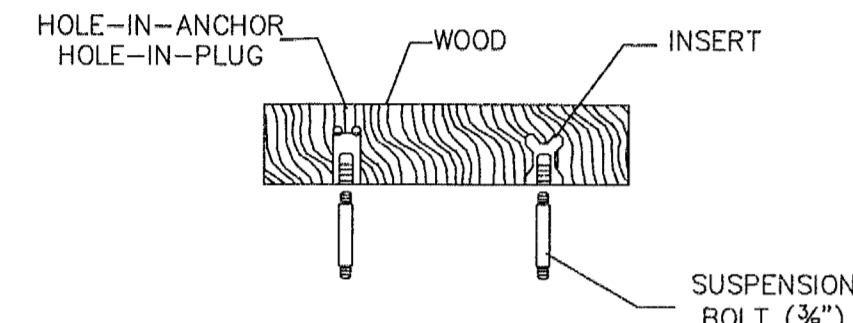
K. DOUBLE RUBBER HANGER
L. SPRING HANGER
M. RUBBER & SPRING HANGER

GENERAL PRECAUTIONS.

1. ADJUST FOR PROPER ALIGNMENT AND LOADING.
2. EXAMINE DEAD LOAD AND OPERATING LOAD CONDITION.
3. AVOID "GROUNDING" THE ISOLATOR.
4. MAINTAIN ALIGNMENT OF THE SYSTEM COMPONENTS BEING ISOLATED WITHOUT IMPOSING EXCESS STRESS.
5. CHECK HANGER ROD SIZE FOR ALLOWABLE LOADS AT THE ISOLATED DEVICE AND AT THE UPPER AND LOWER ATTACHMENTS TO STRUCTURES, DUCT, EQUIPMENT, ETC.
6. CONSULT MANUFACTURER FOR APPLICATION DATA.

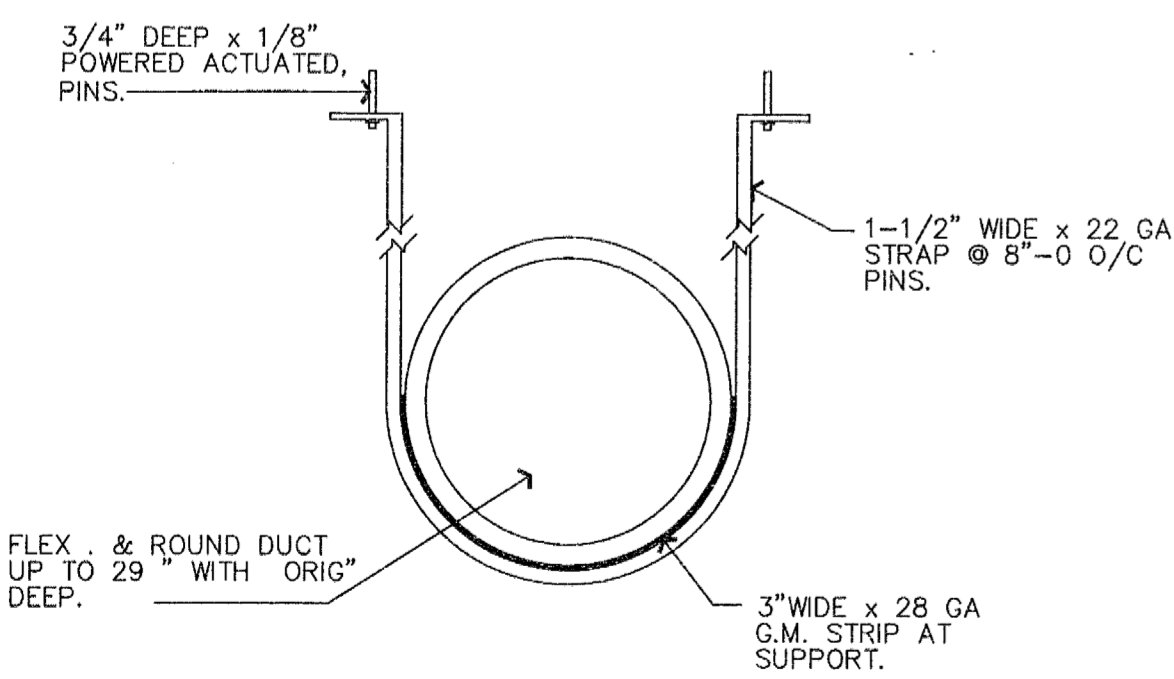
TYPICAL ISOLATION DEVICES

NTS



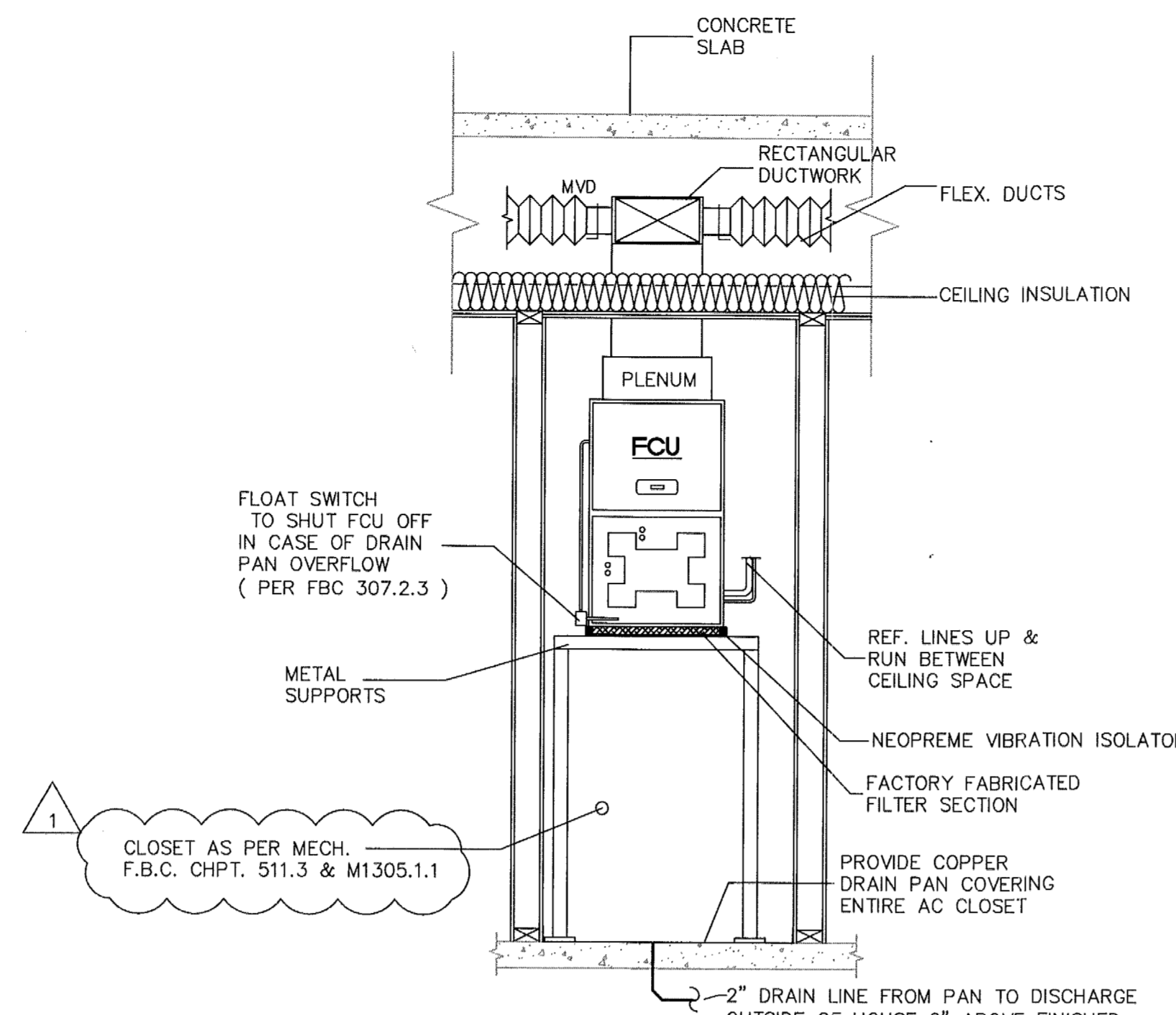
CEILING RECESSED AIR CONDIT. SUPPORT

N.T.S.



FLEX AND ROUND DUCT SUPPORT DETAIL

NTS

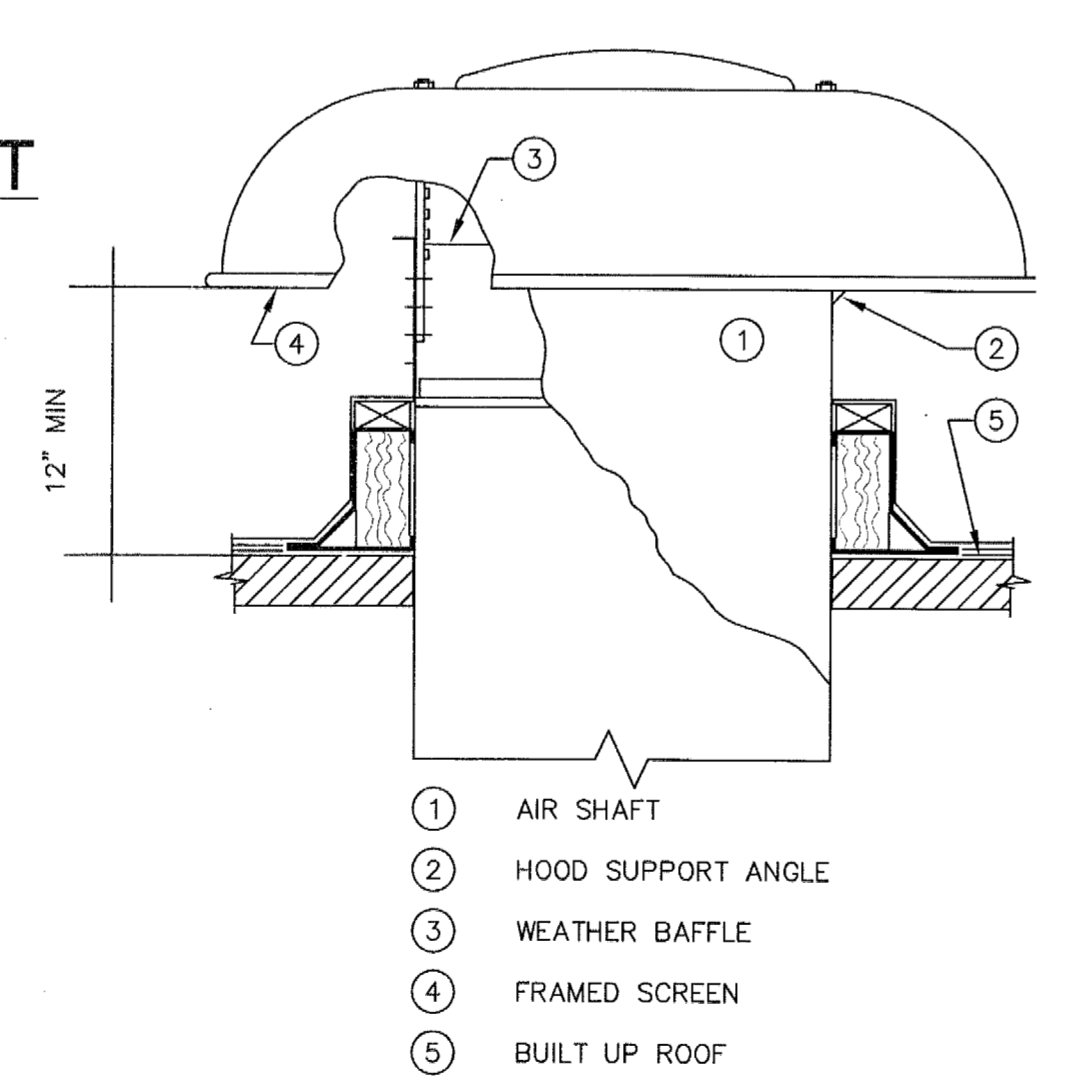


1. CLOSET AS PER MECH. F.B.C. CHPT. 511.3 & M1305.1.1

NOTE:
1.- PROVIDE 6 INCH CLEAR AT EACH SIDE AND 4 INCH CLEAR AT BACK SIDE OF AHU
2.- FANCOIL UNIT TO BE PROVIDED WITH INTEGRAL DISCONNECT
3.- NO COMBUSTIBLES MATERIALS ALLOWED IN AC CLOSETS

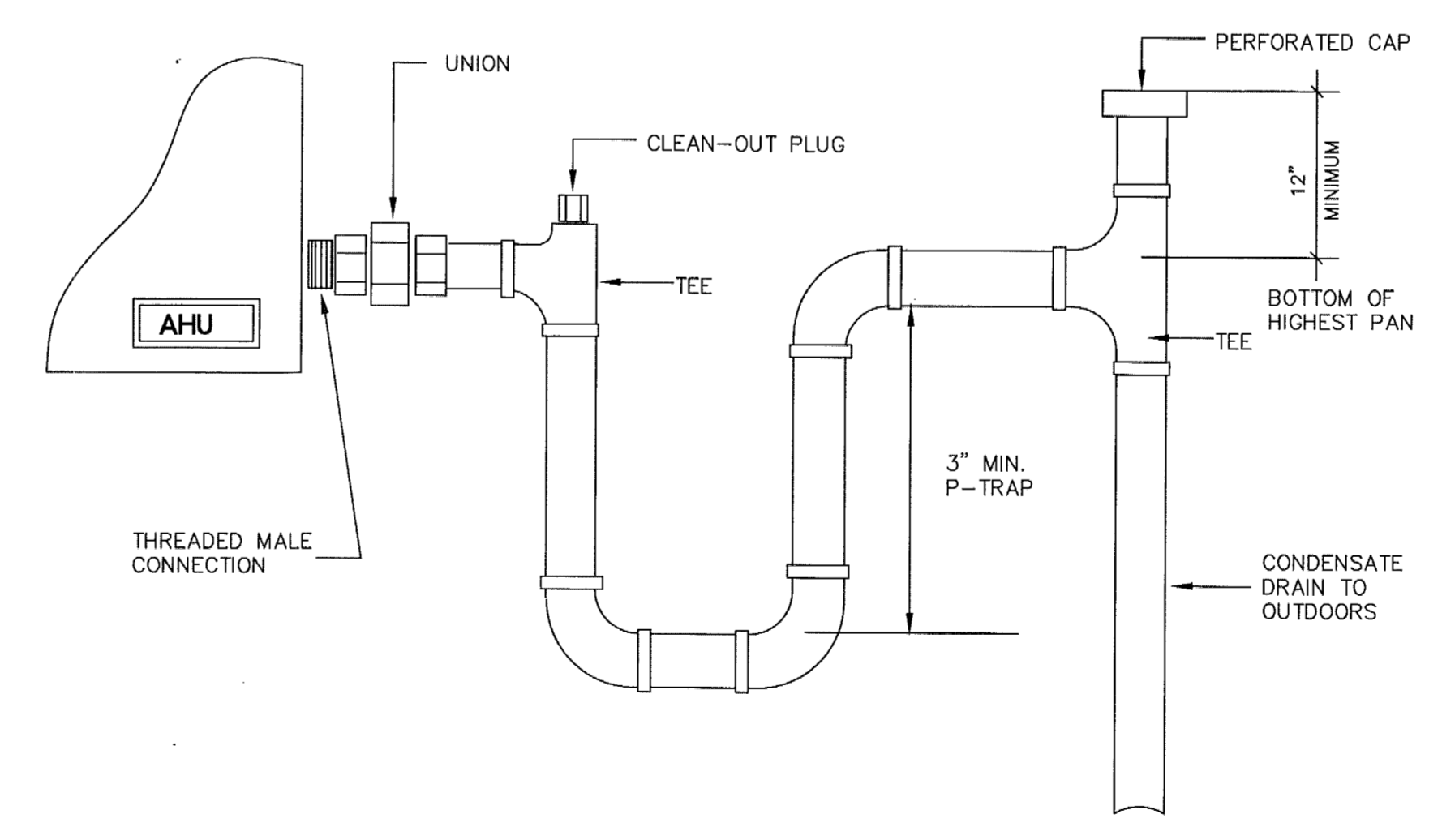
A/C EQUIPMENT CLOSET DETAIL

NTS



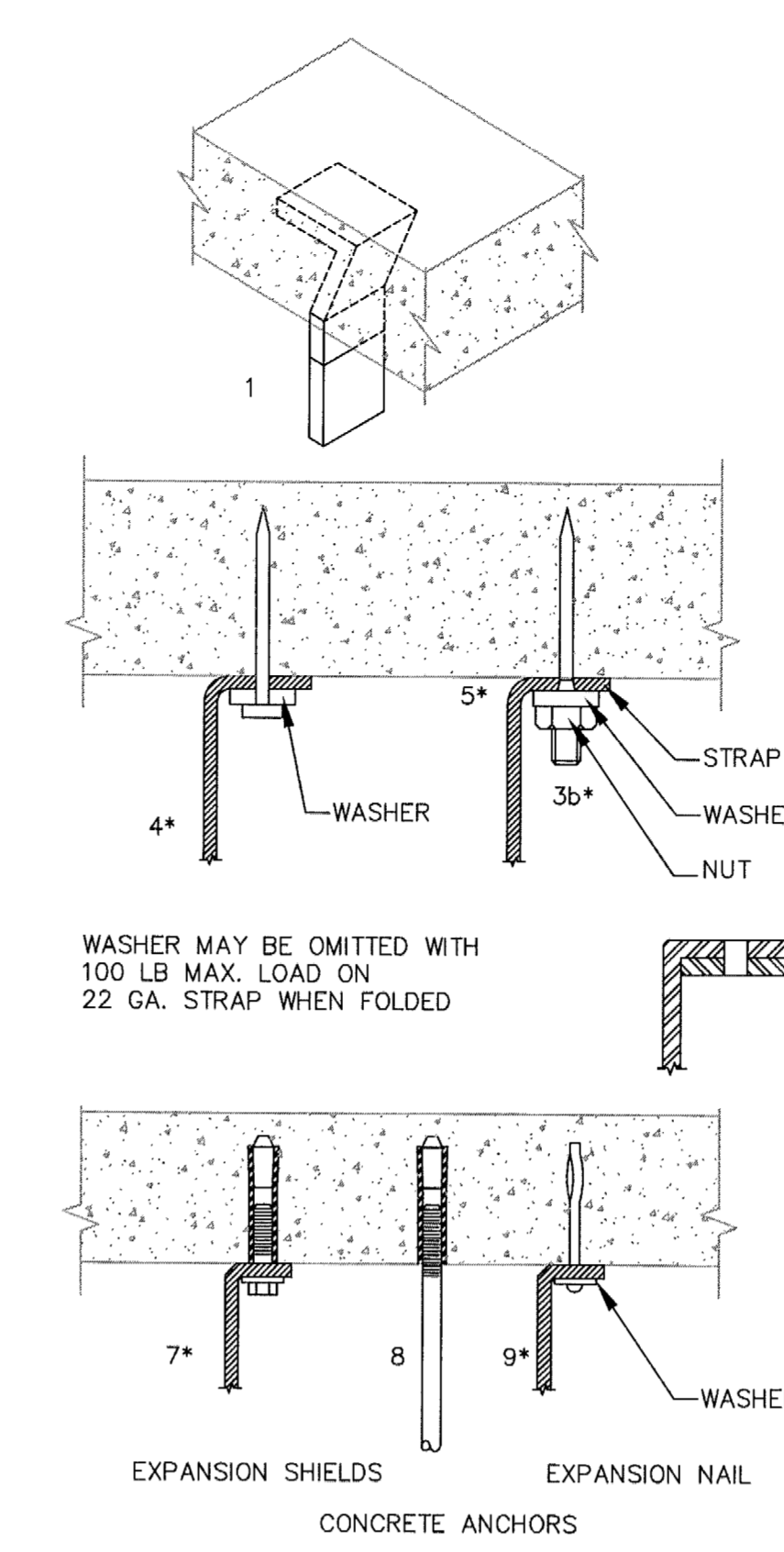
ROOF CAP DETAIL

N.T.S.



CONDENSATE P-TRAP DETAIL

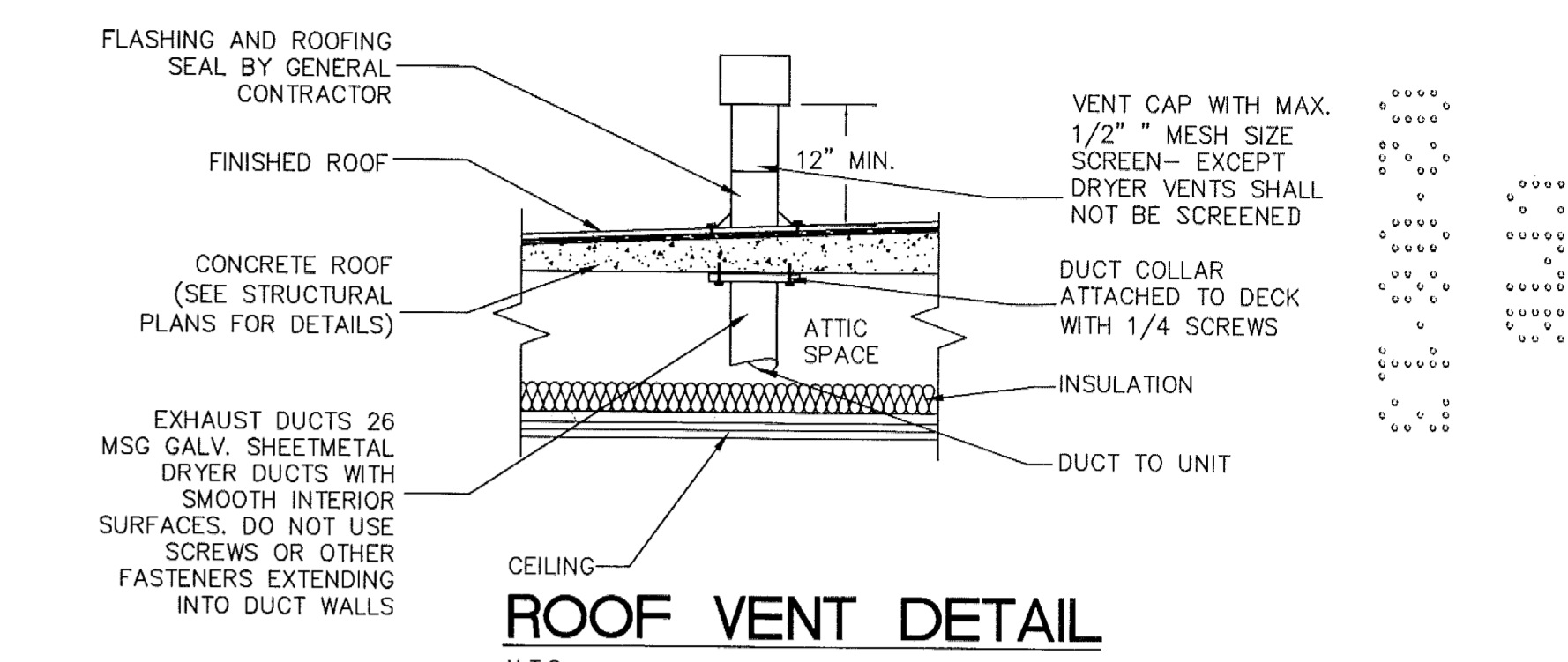
N.T.S.



* IMPORTANT! PREVENT BENDING OF STRAP AT 90° BEND UNDER LOAD. THE NUMBERS ASSOCIATED WITH THE ART ARE ONLY FOR CONVENIENT REFERENCE

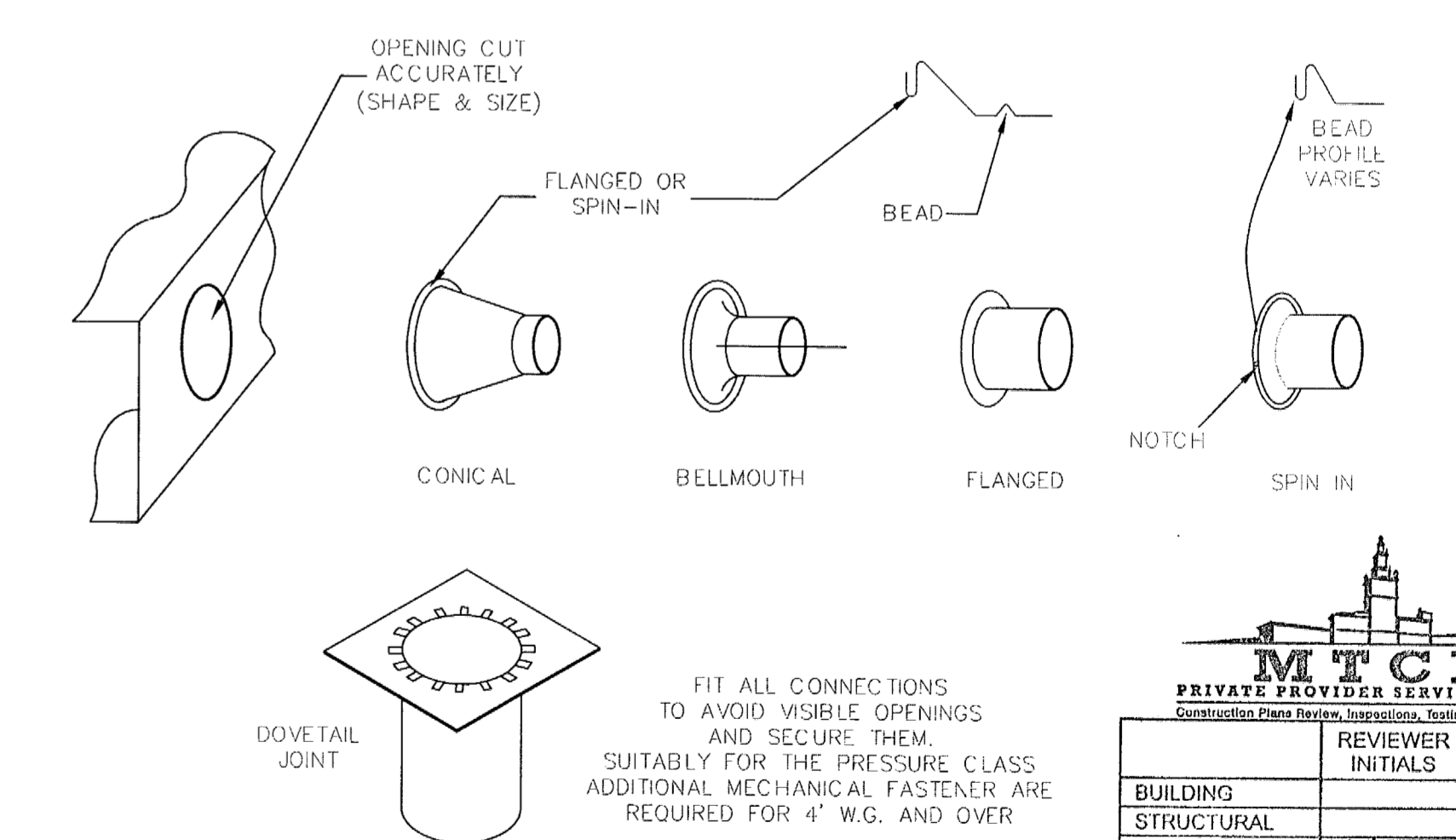
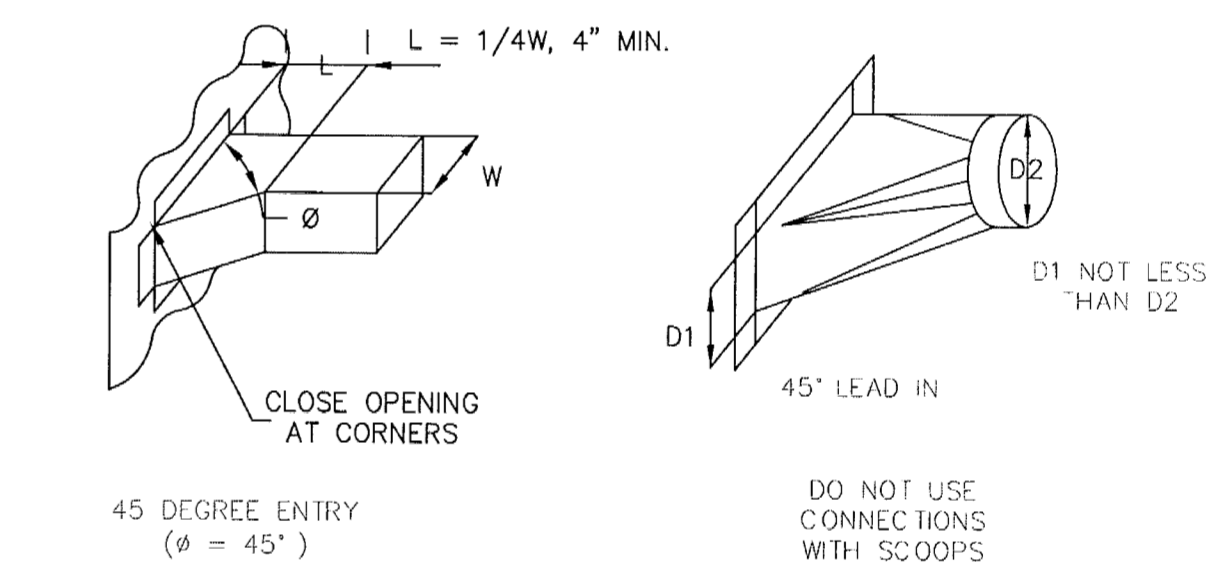
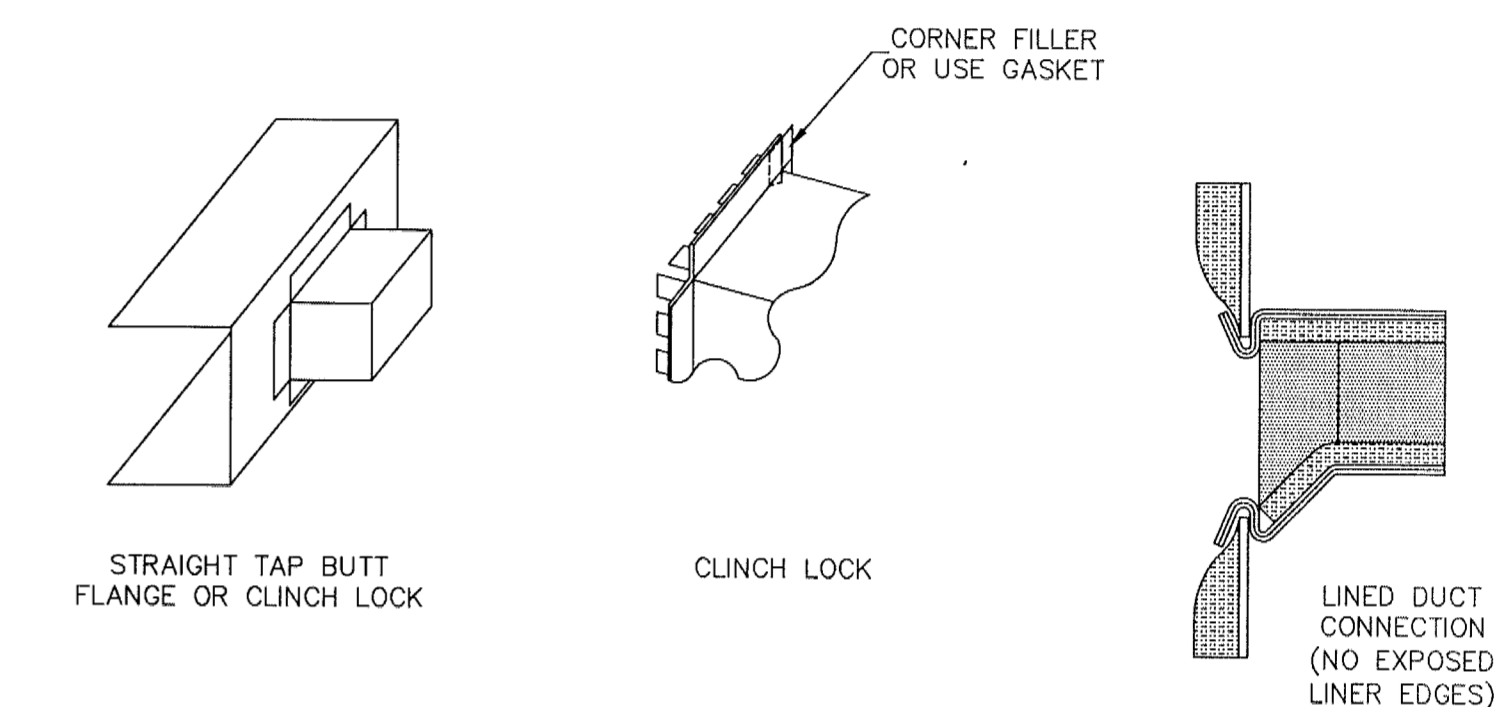
UPPER ATTACHMENT DEVICES - TYPICAL

N.T.S.



ROOF VENT DETAIL

N.T.S.

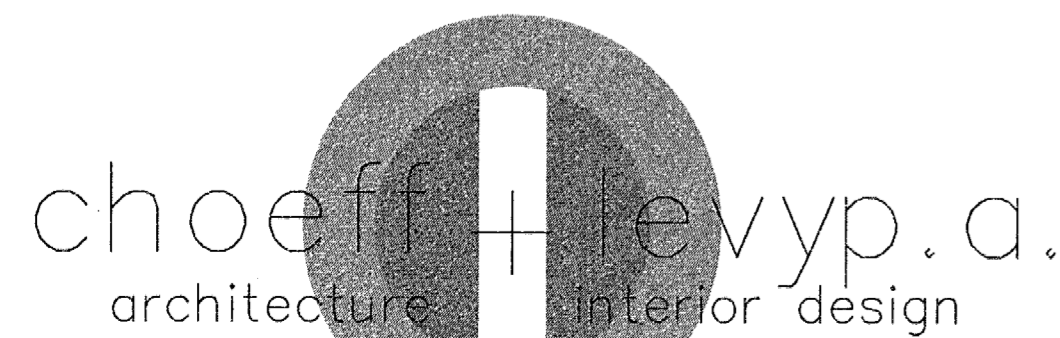


BRANCH CONNECTION

N.T.S.

MTCT
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Consulting Firm for Architecture, Engineering, Surveying, and Construction

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	EAS	2-6-13
ELECTRICAL		
PLUMBING		
SITE CIVIL		



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1211

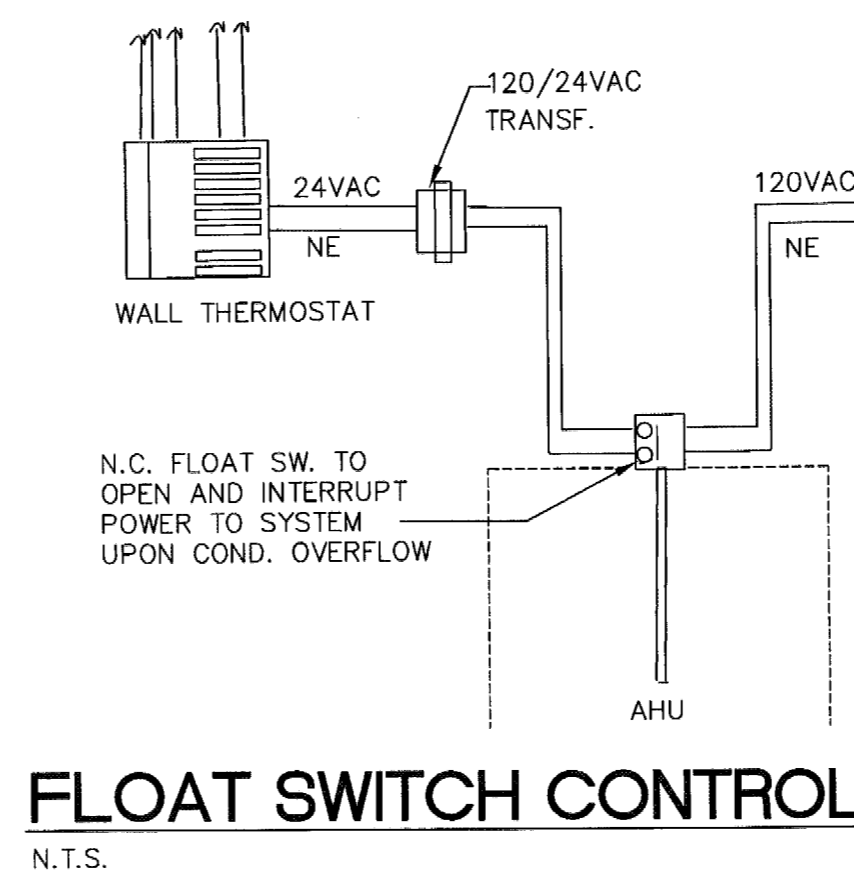
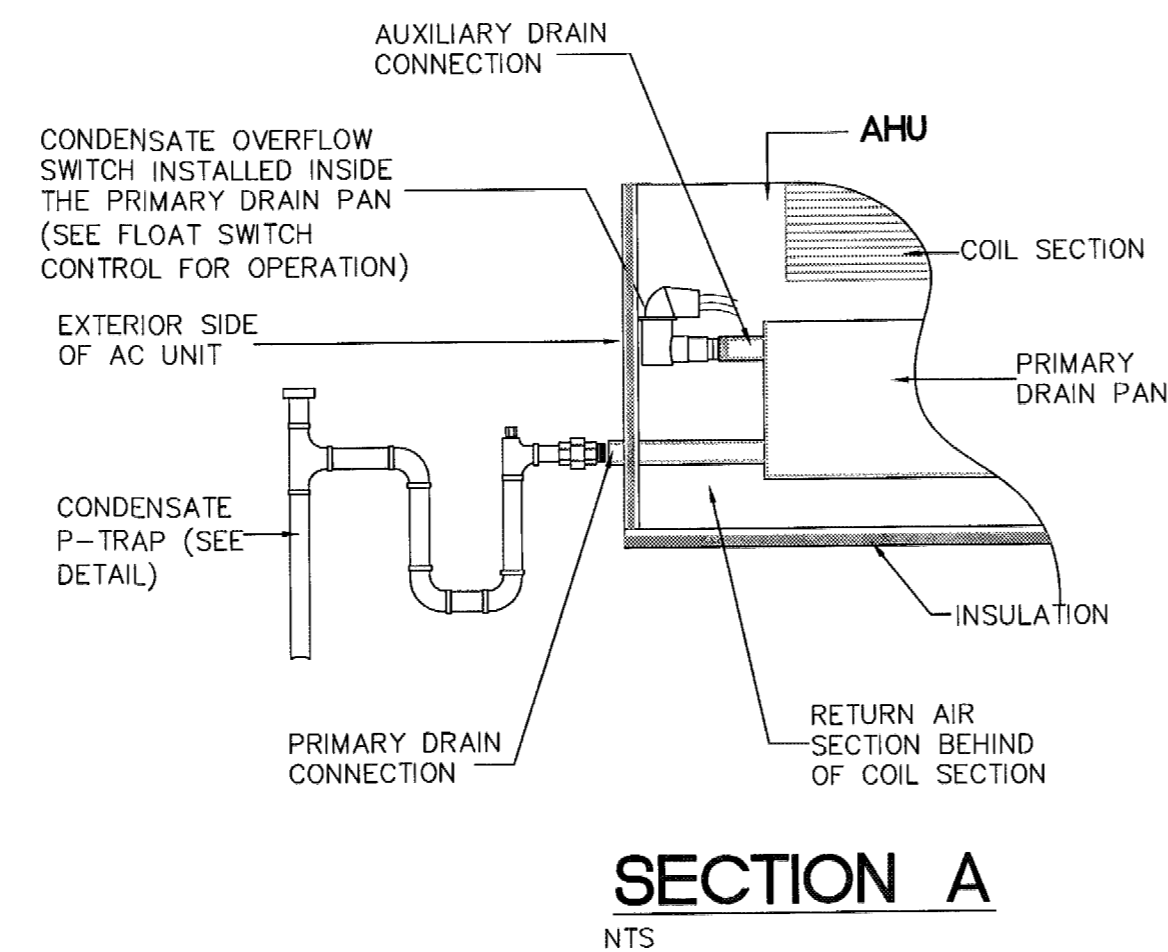
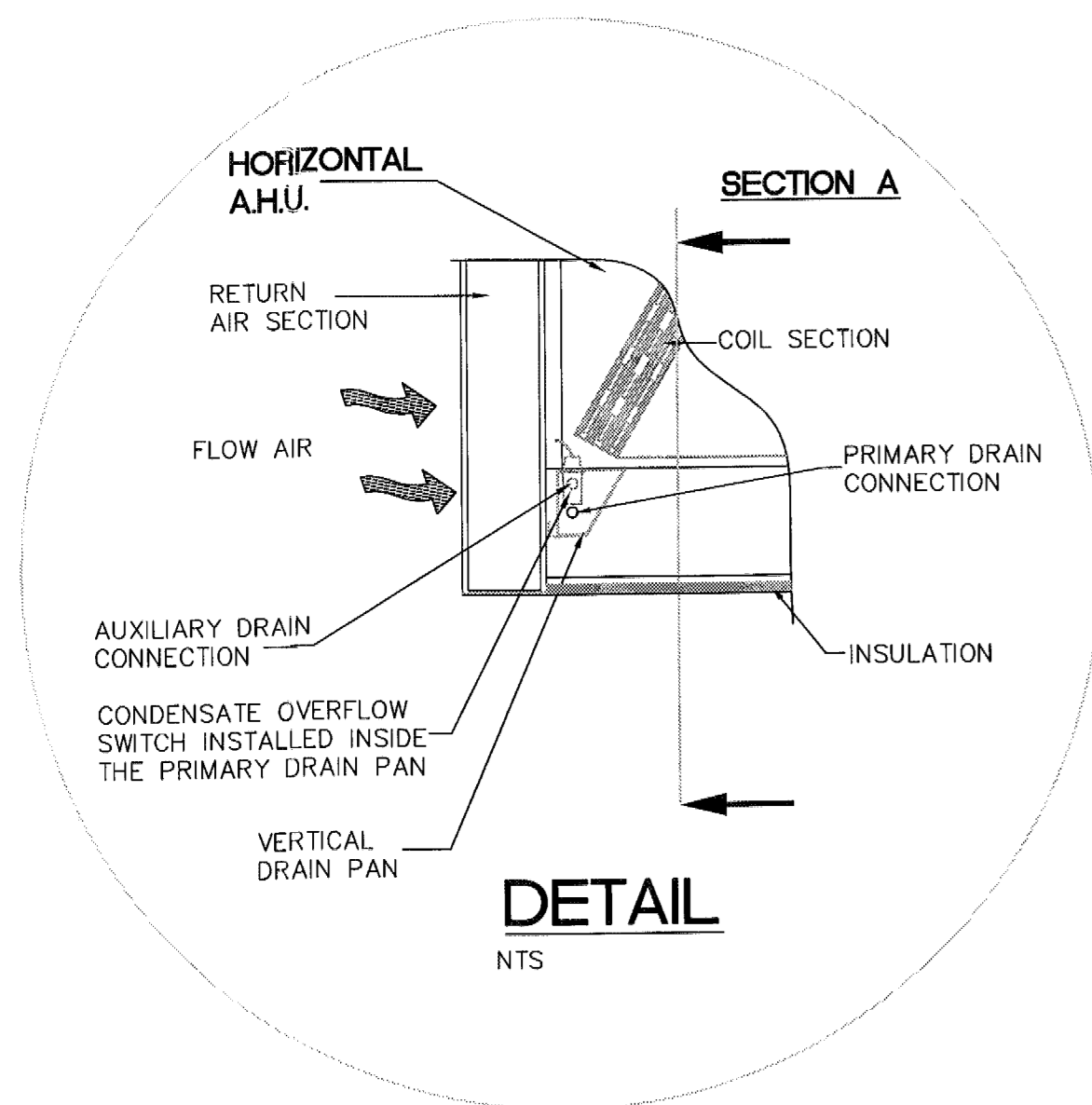
date:
12-21-2012

revised:
01/29/13 BLDG. DPT. COMM. & OWNER REVISION

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M-105

Handwritten signature and date: 2/18/13



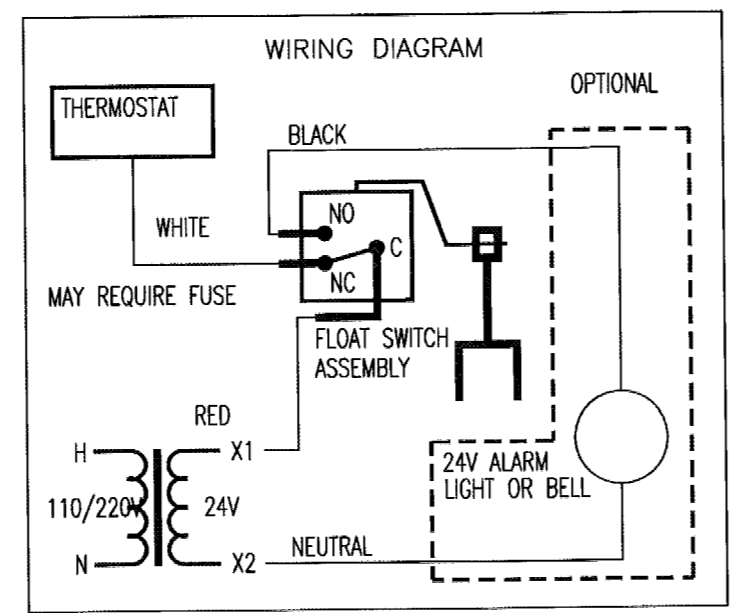
LEGEND			
	RECTANGULAR OR TRIANGULAR DUCTWORK	AHU-	AIR HANDLING UNIT
	AIR VOLUME EXTRACTOR	BS-	BRANCH SELECTOR UNIT (FOR REFRIGERANT LINES)
	FLEXIBLE DUCTWORK	CD	CEILING DIFFUSER
	LINEAR DIFFUSER W/ CONTINUOUS SLOT PLENUM (CEILING APPLICATION)-ARROW INDICATES DIRECTION OF AIR FLOW	CFM	CUBIC FEET PER MINUTE
	LINEAR DIFFUSER W/ CONTINUOUS SLOT PLENUM (SIDE WALL APPLICATION)-ARROW INDICATES DIRECTION OF AIR FLOW	CU	CONDENSING UNIT
	OUTDOOR AIR LOUVER - ARROW INDICATES DIRECTION OF AIR FLOW	DG	DOOR GRILLE
	INTELLIGENT TOUCH CONTROLLER FOR ALL AHU'S	EA	EACH
	CONDENSATE DRAIN LINE	EG	EXHAUST GRILLE
	ONE SET OF REFRIGERANT LINES	EF-	EXHAUST FAN
	BRANCH/HEADER/Common PIPE - REFRIGERANT LINES	EG	EXHAUST GRILLE W/ OB DAMPER.
	INDOOR UNIT CEILING CASSETTE TYPE	FBC	FLORIDA BUILDING CODE
	FLEXIBLE CONNECTION	MVD	MANUAL VOLUME OPPOSED BLADE DAMPER
		O/A	OUTDOOR AIR
		OAL	OUTDOOR AIR LOUVER
		OB/D	OPPOSED BLADE DAMPER
		R/A	RETURN AIR
		S/A	SUPPLY AIR
		UC	1" UNDERCUT DOOR
		VRVS	VARIABLE REFRIGERANT VOLUME SYSTEMS

NOTE:
 WATER-LEVEL MONITORING DEVICES.
 ON DOWN-FLOW UNITS AND ALL OTHER COILS THAT DO NOT HAVE A SECONDARY DRAIN AND DO NOT HAVE A MEANS TO INSTALL AN AUXILIARY DRAIN PAN, A WATER-LEVEL MONITORING DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN. THIS DEVICE SHALL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN BECOMES RESTRICTED. EXTERNALLY INSTALLED DEVICES AND DEVICES INSTALLED IN THE DRAIN LINE SHALL NOT BE PERMITTED.

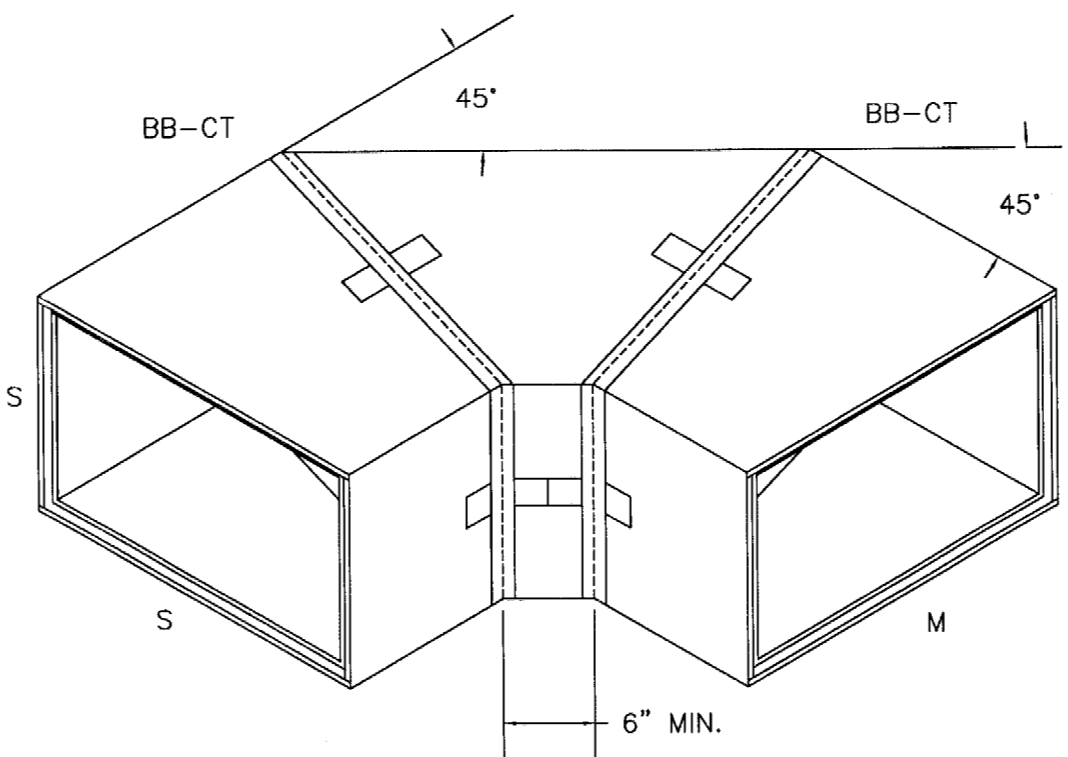
RETURN AIR FILTERS, NORMALLY PROVIDED, ARE REMOVED IN THIS DETAIL.

CONDENSATE OVERFLOW PROTECTION DETAIL

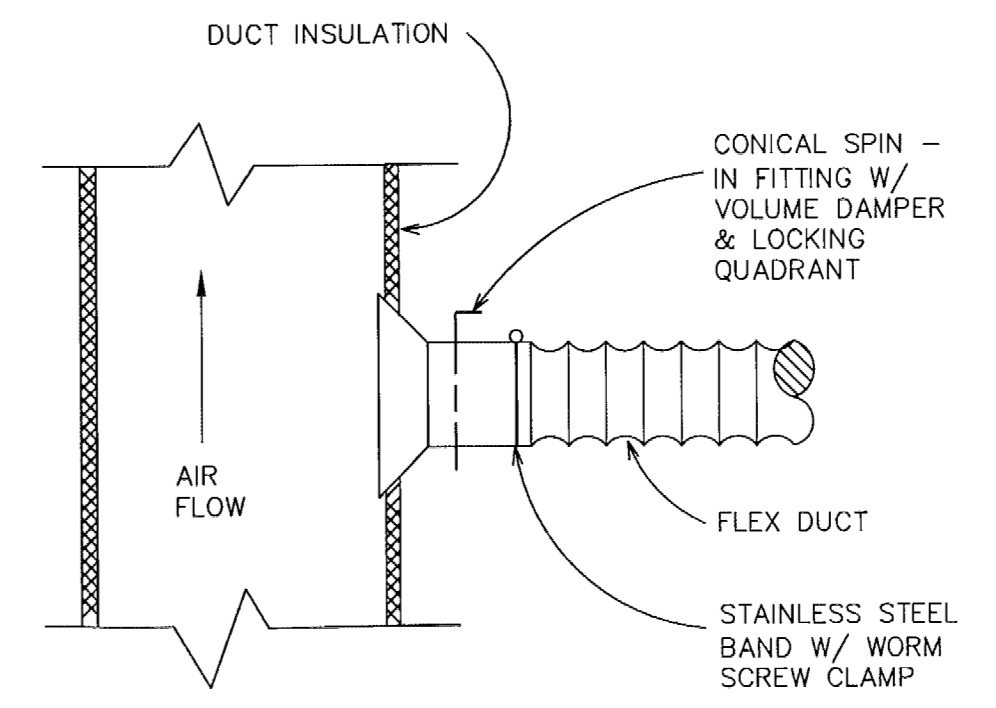
FLOW SWITCH SPECIFICATION
 THREADED CLOSE-COUPLED CONDENSATE OVERFLOW SWITCH
 MODEL: EZT-226
 MANUFACTURER: EZ-TRAP INC.
 NOTE:
 1.- THIS DEVICE MUST BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO ENSURE PROPER OPERATION & ACCORDANCE WITH ALL APPLICABLE LOCAL PLUMBING, DRAINAGE &/OR ELECTRICAL CODES.
 2.- NOTE THAT DUE TO ITS PROXIMITY TO WATER, THIS SYSTEM IS SUITABLE FOR USE WITH 24 VOLT AC CURRENT ONLY. **DO NOT USE 110 VOLT AC IN THIS SYSTEM!!!**



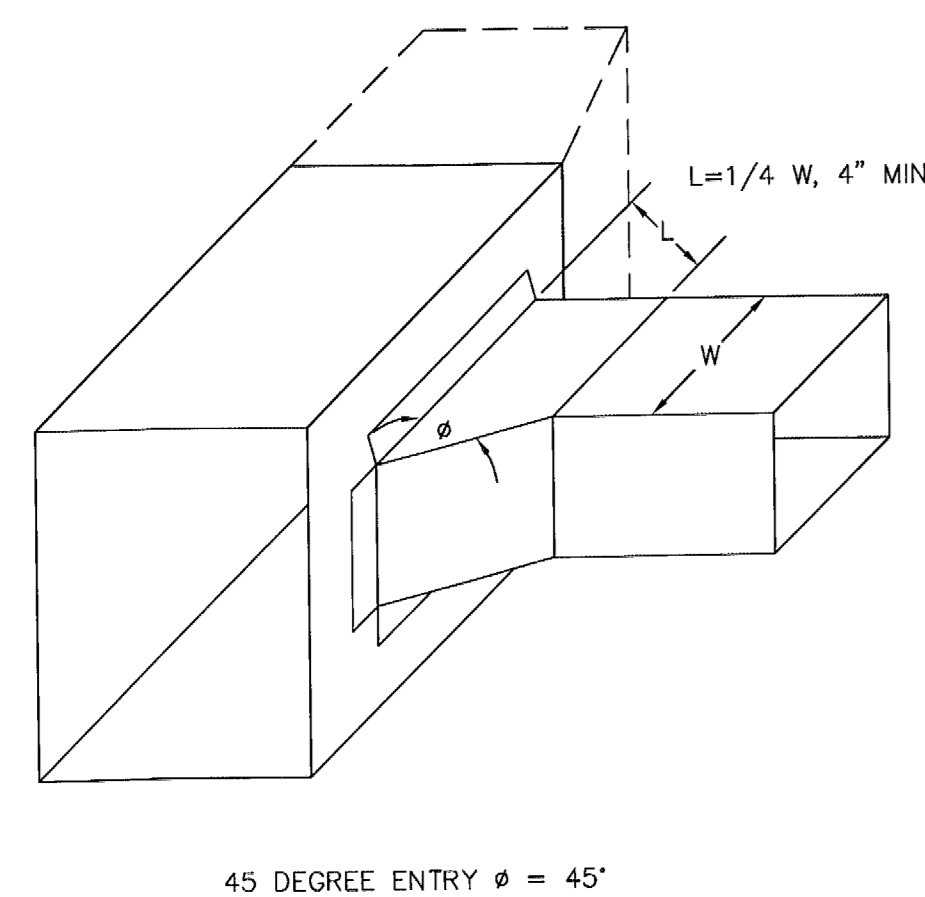
FLOW SWITCH ELECTRICAL DIAGRAM



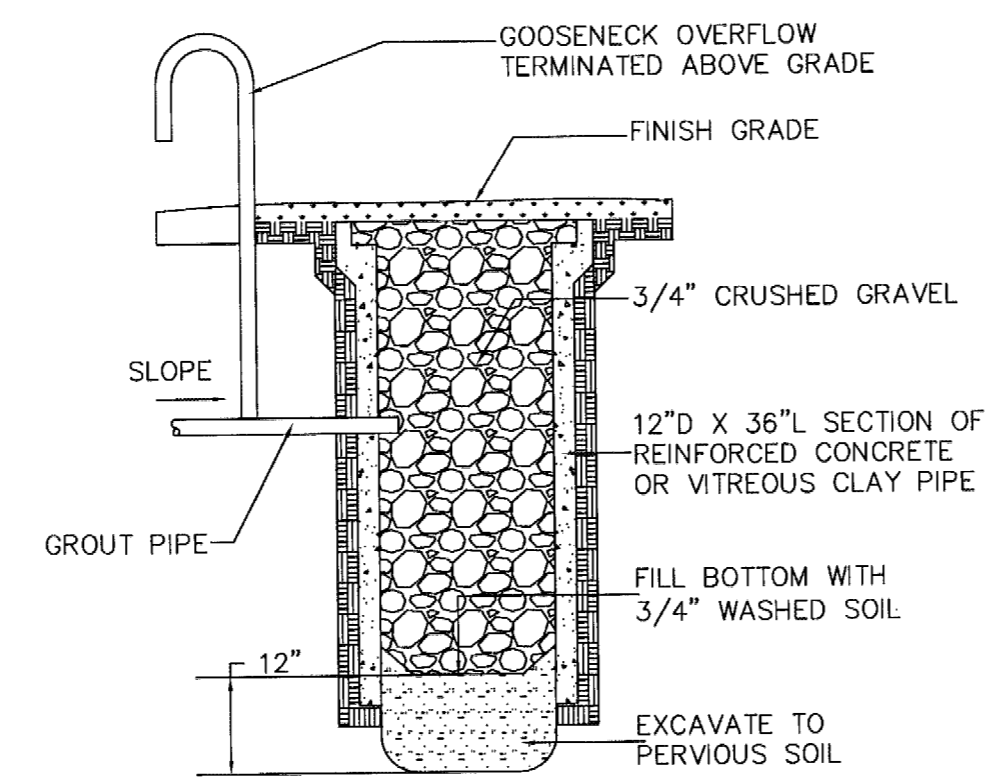
THREE PIECE 90° ELBOW



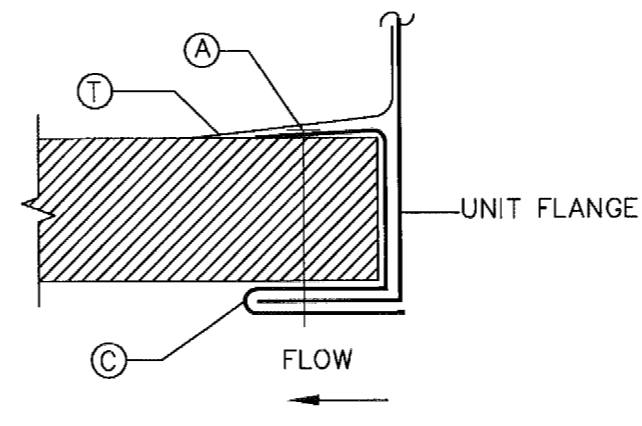
FLEX DUCT TAKE-OFF DETAIL



BRANCH CONNECTION DETAIL

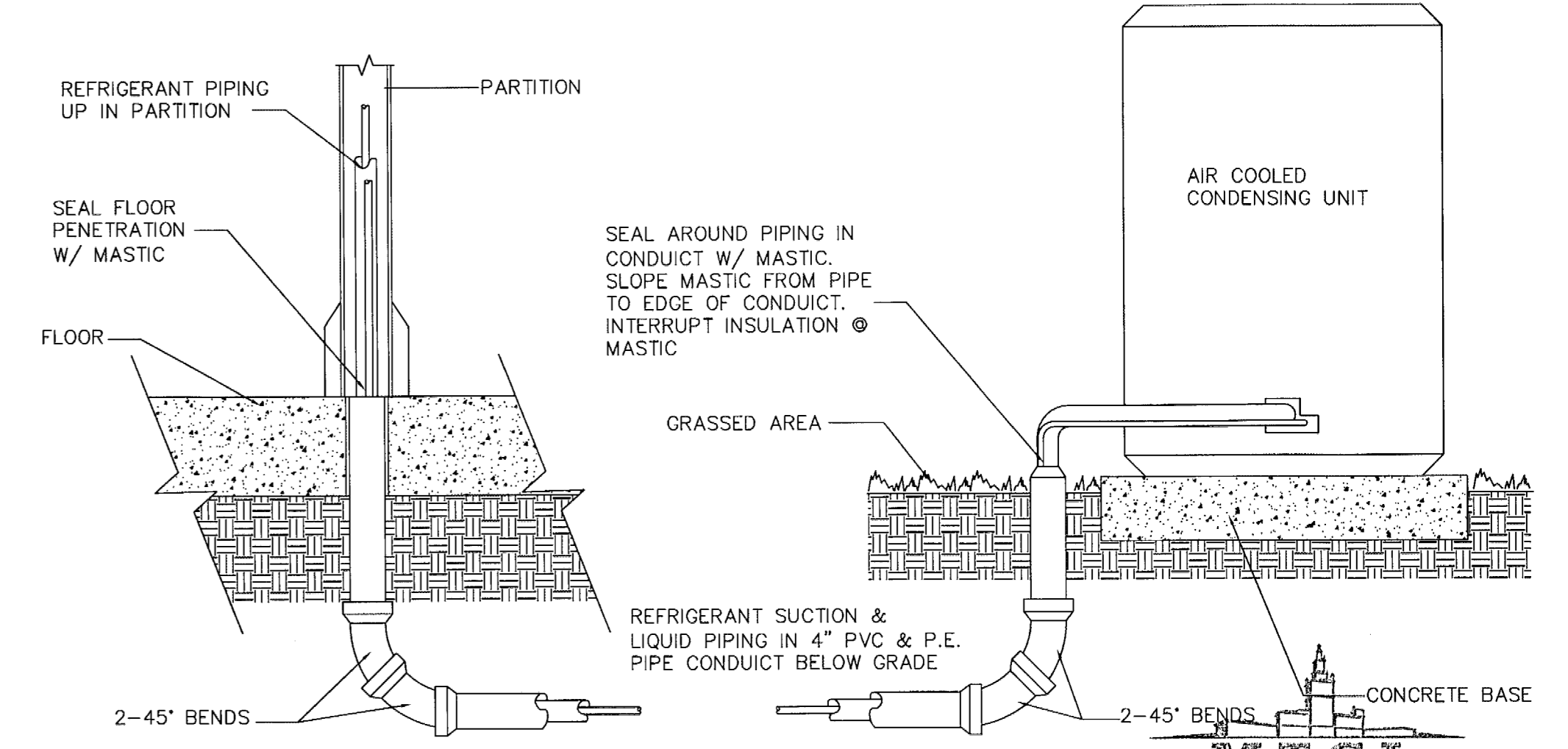


CONDENSATE DRYWELL DETAIL



LEGEND
 (A) PLATED SHEET METAL SCREW
 (C) FORMED POCKET CLIP W/ BUTTON PUNCH SNAP LOCK - MINIMUM 22 GAGE
 (T) TAPE

EQUIPMENT CONNECTION DETAIL



REFRIGERANT PIPING BELOW GRADE

MTCU PRIVATE PROVIDER SERVICES, LLC		
REV.	REVIEWER	DATE REVIEWED
1	ALS	2/2/13
2	ALS	2/2/13

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 Project: 120901
 Drawing: 120901M-106
 Date: 12-21-12

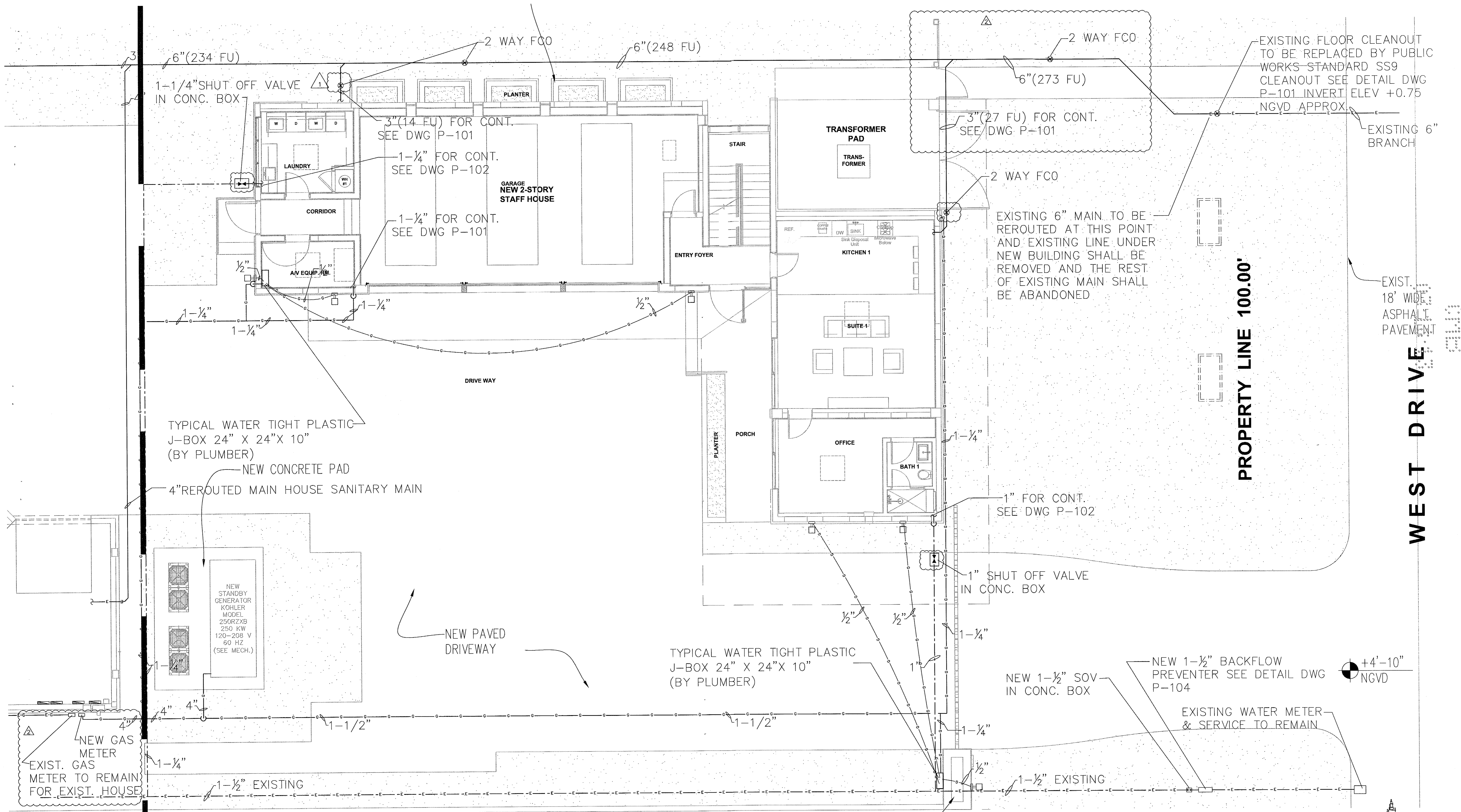
comm no.
1211

date:
 12-21-2012

revised:

sheet no.

M-106



PLUMBING SITE PLAN
SCALE: 3/16"=1'-0"

03/26/13

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	EAS	4-5-13
SITE CIVIL		

choeff + levyp.a.
architecture interior design

8425 biscayne blvd, suite 201
miami, florida 33138
www.choefflevy.com
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(Phase 1 - Staff House)
Miller Residence
6 STAR ISLAND MIAMI BEACH, FL 33139

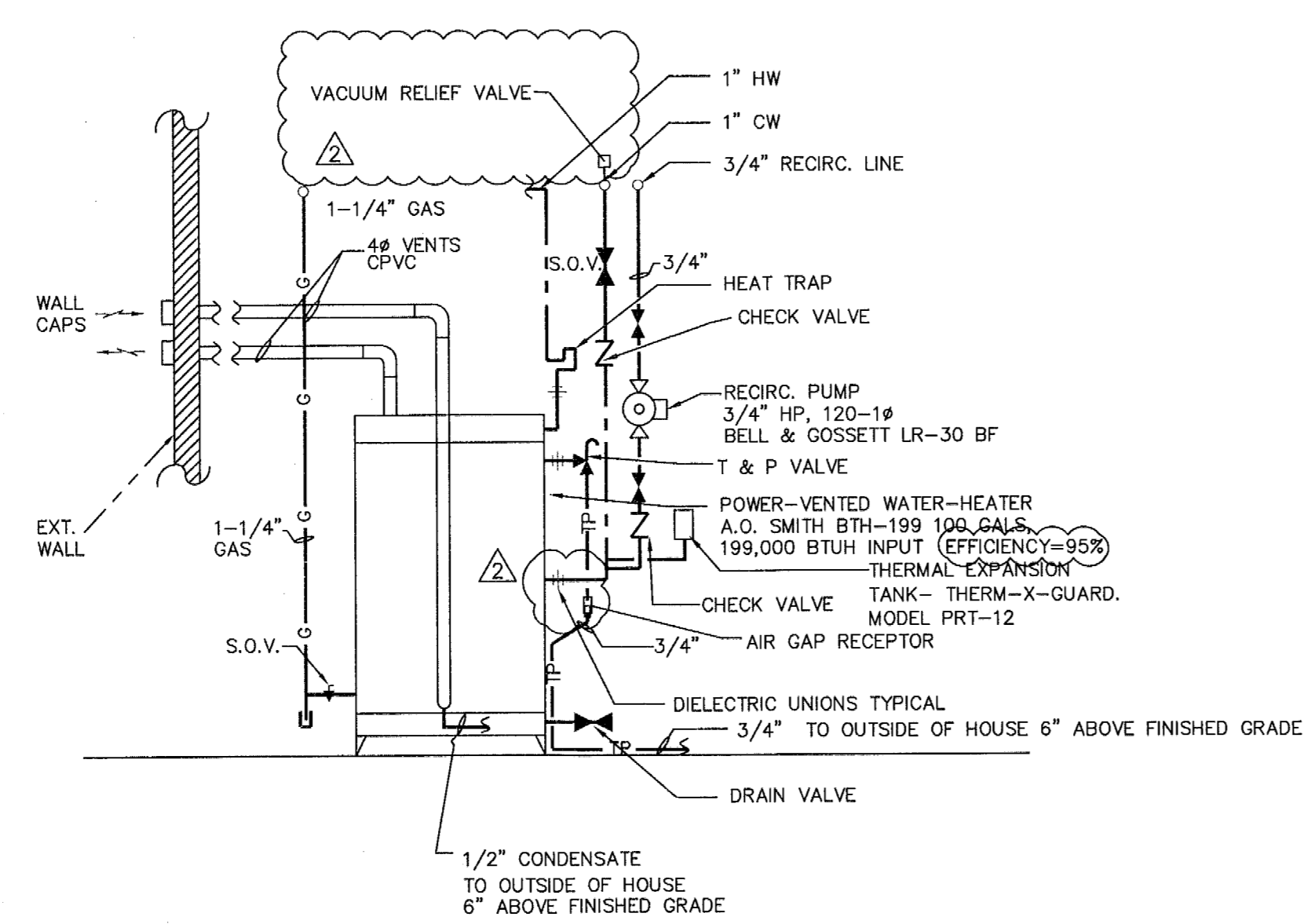
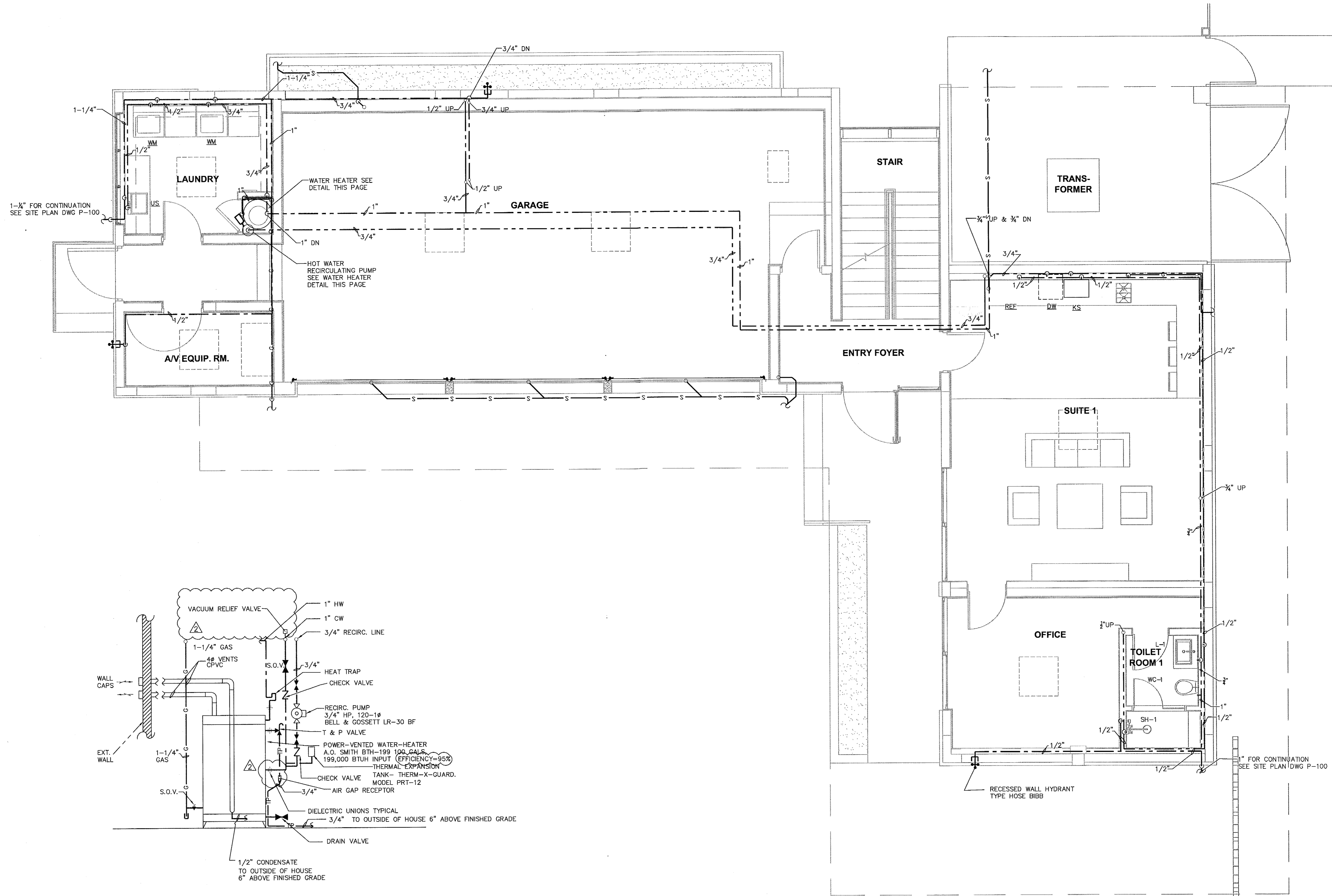
LAUREDO ENGINEERING COMPANY
PLUMBING ENGINEER
STATE OF FLORIDA
1244 NE 15th AVE
MIAMI, FLORIDA 33145
E-MAIL: ml@leco.com
PROJECT 120901
DRAWING 120901P-100
DATE 12-21-12

comm no.
1211

date:
12-21-2012

revised:
01/29/13 BLDG COMM.
& OWNER REVISION
03/05/13 BLDG COMM.

sheet no.
P-100



PLUMBING FIRST FLOOR WATER LINES
SCALE: 1/4"=1'-0"

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	ES	4-5-13
SITE CIVIL		

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LAUREDO
ENGINEERING
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MECHANICAL & ELECTRICAL ENGINEER
STATE OF FLORIDA # 202264
1501 W. 15TH AVENUE
MIAMI, FLORIDA 33140
(305) 885-7122
E-MAIL: mla@laredo.com
PROJECT: 120901
DRAWING: 120901P-102
DATE: 12-21-12

comm no.
1211

date:
12-21-2012

12/20/13

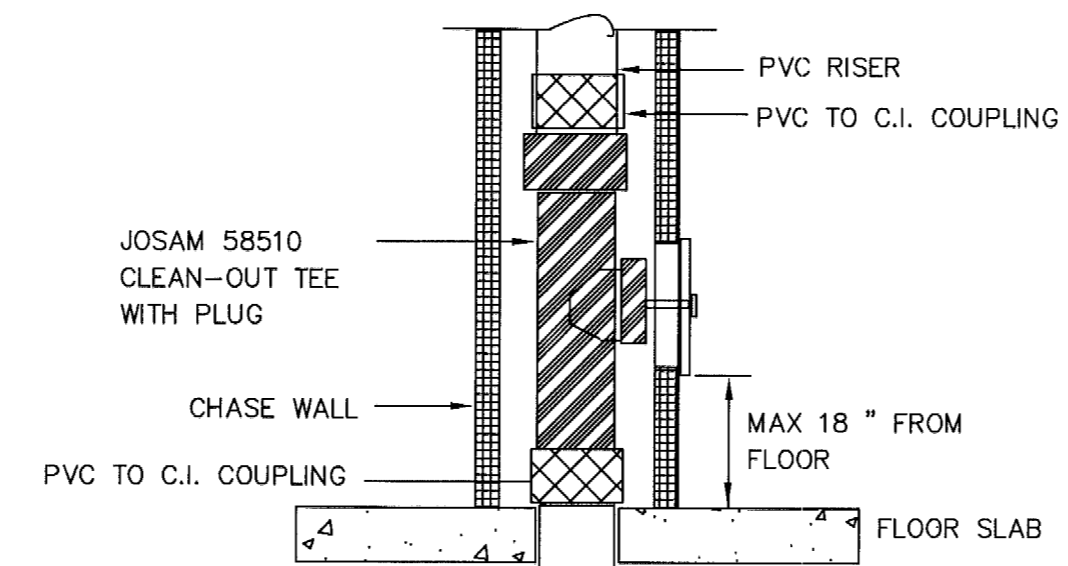
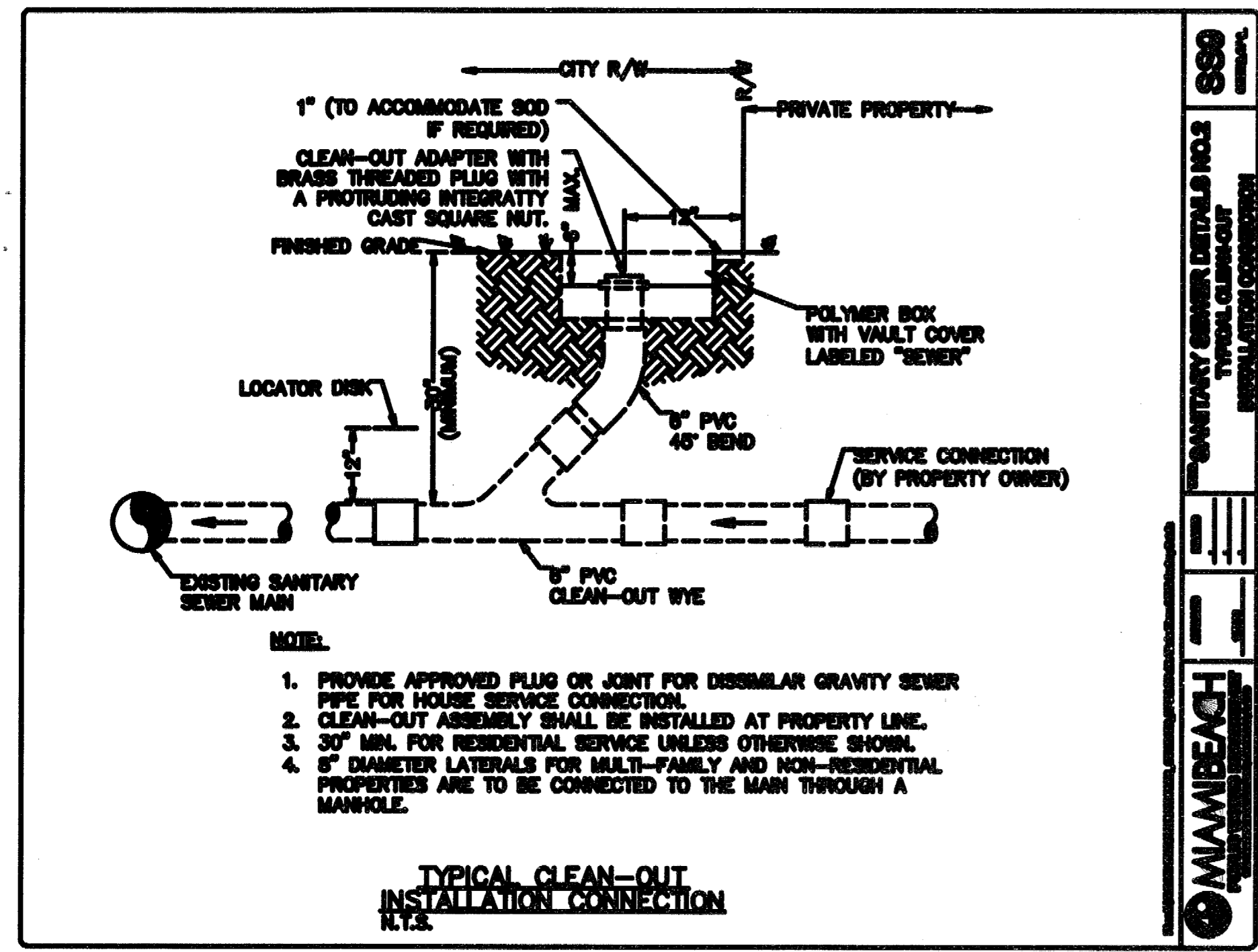
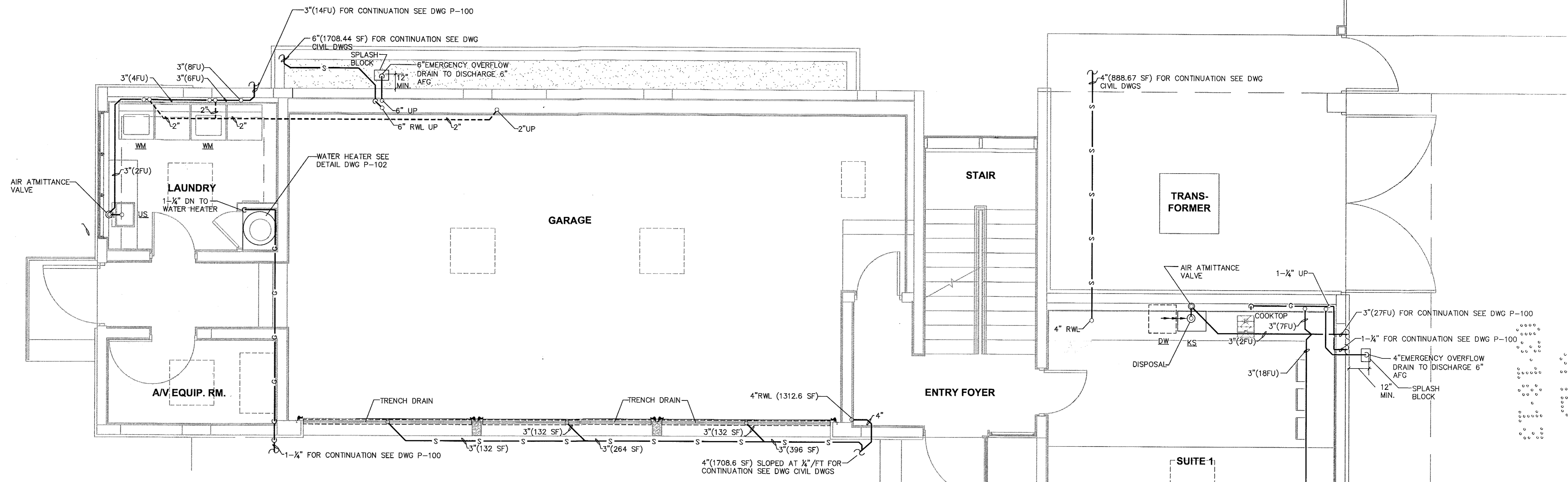
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01/29/13 BLDG COMM.
03/05/13 BLDG COMM.

sheet no.

P-102

LEGEND

- G — NATURAL GAS LINE
- NEW SANITARY LINE
- - - EXISTING SANITARY LINE
- - - VENT LINE
- S — STORM DRAIN LINE
- E-S — EMERGENCY STORM DRAIN LINE
- NEW COLD WATER
- - - EXISTING COLD WATER
- - - HOT WATER
- - - HOT WATER RECIRCULATING LINE
- GATE VALVE
- HOSE BIBB
- AD AREA DRAIN
- AFG ABOVE FINISHED GRADE
- CD CLEANOUT
- DW DISHWASHER
- FCO FLOOR CLEANOUT
- FU FIXTURE UNIT
- KS KITCHEN SINK
- L LAVATORY
- NTS NOT TO SCALE
- PD PLANTER DRAIN
- RD ROOF DRAIN
- REF REFRIGERATOR WATER & ICE
- RWL RAIN WATER LEADER
- SF SQUARE FEET
- SG STEAM GENERATOR
- SH SHOWER STALL
- VTR VENT THRU ROOF
- WC WATER CLOSET- FLOOR MOUNTED
- WC-1 WATER CLOSET- WALL MOUNTED
- WCD WALL CLEANOUT

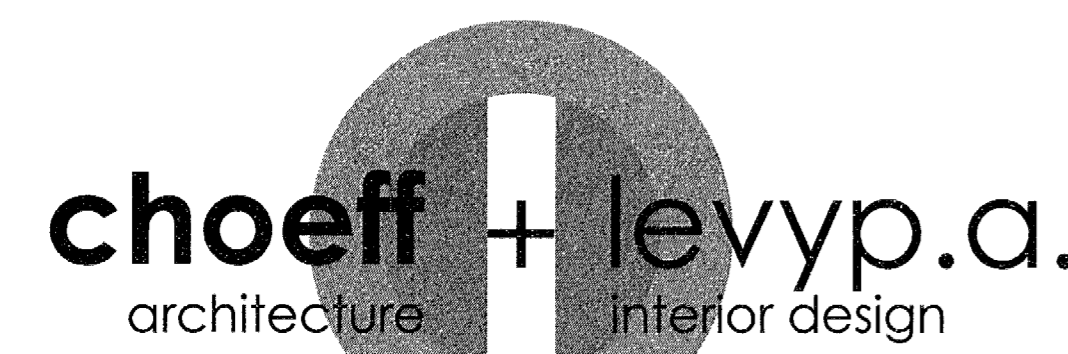


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	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	EAS	4/5/12
SITE CIVIL		

2/03/2013

PLUMBING FIRST FLOOR PLAN SANITARY & STORM & GAS LINES
SCALE: 1/4" = 1'-0"



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P-101