

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

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PLUMBING

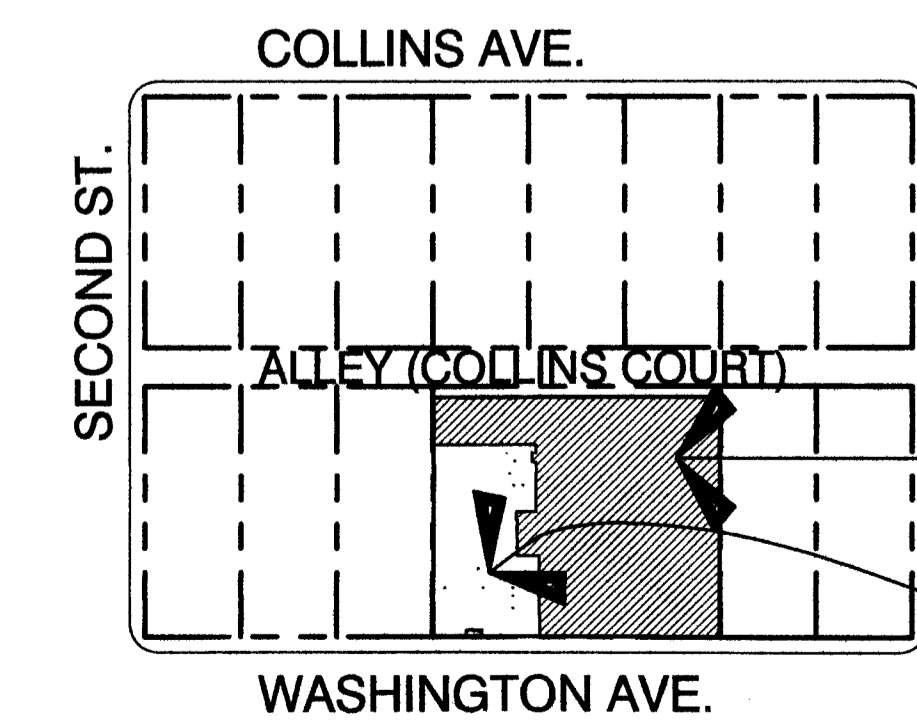
P-101 PLUMBING FLOOR PLAN
P-201 PLUMBING NOTES & DETAILS

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 TENAN
IMPROVEMENT IN EXISTING BUILDING SHELL



LOCATION MAP
1" = 100'

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

EXISTING 6 STORY
ATLANTIC CENTER

TENANT SUITE
AREA OF WORK

[Signature]
12/11/10

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE CALL 1-888-432-4770
CITY OF MIAMI BEACH 305-461-1000

PERMIT REVIEW NOTICE
IN 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.)

EN 1-7-2011

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING: *1/12/11*

ZONING: *2 1/7/11*

DRB/HFB: _____

CONCURRENCY: _____

PLUMBING: *01/07/11*

ELECTRICAL: *01/12/11*

MECHANICAL: *01/07/11*

FIRE PREVENTION: *01/12/11*

ENGINEERING: *01/12/11*

PUBLIC WORKS: *EN 1-7-2011*

STRUCTURAL: *N/A 1/7/11*

ELEVATOR: _____

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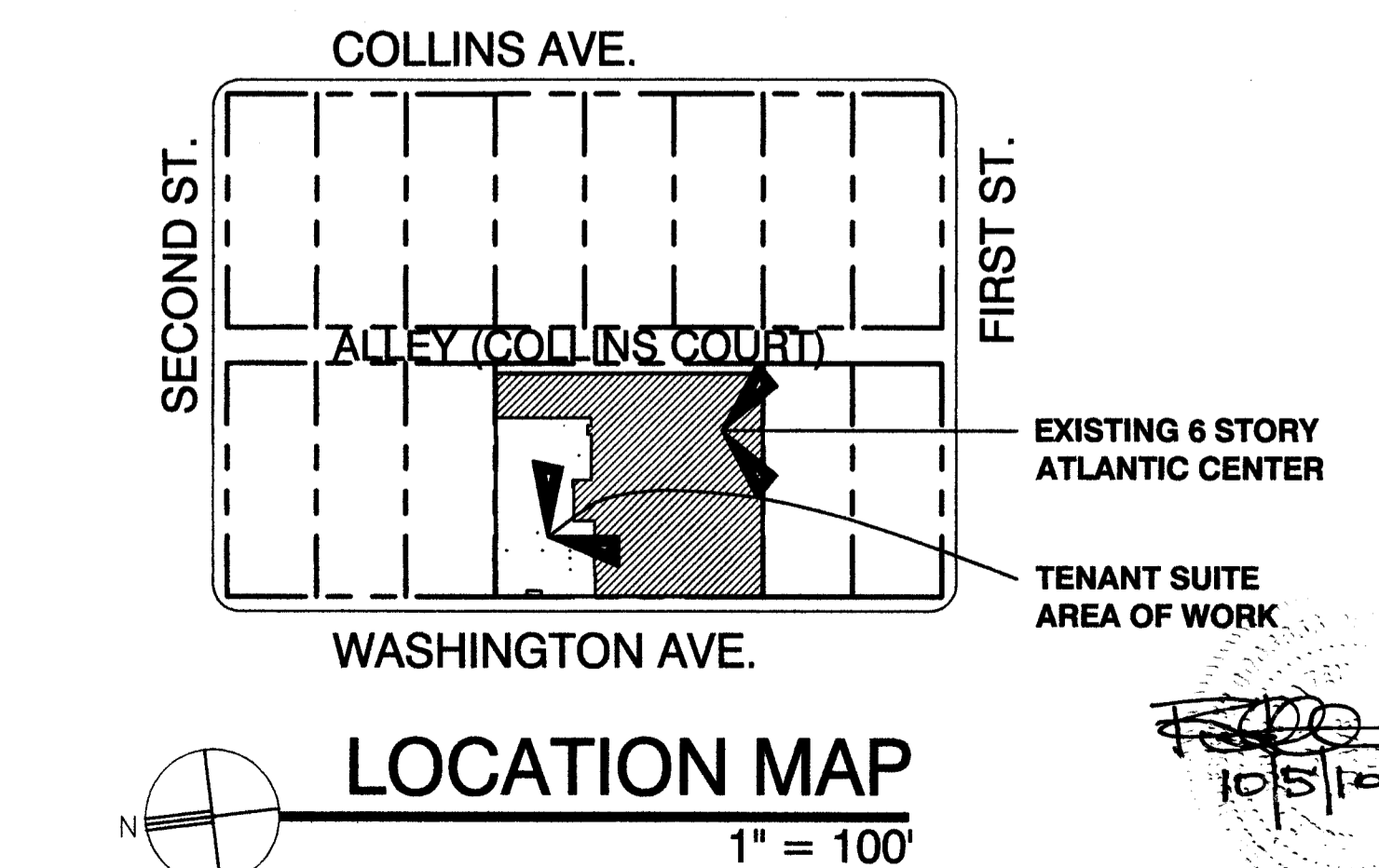
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	FIRE PROTECTION
	FP-101 FIRE PROTECTION FLOOR PLAN



DERM
PLAN REVIEW
FINAL
APPROVAL

DATE RECEIVED: 11/02/2010
SIGNATURE: *Mateu* 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
Developer Name:

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

PHONE WORKS
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(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C./G.O., or the release of bonds.)

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

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

BUILDING: _____
ZONING: _____
DRB/HPB: _____
CONCURRENCE: _____
PLUMBING: *10/13/10*
ELECTRICAL: _____
MECHANICAL: *10/15/10*
FIRE PROTECTION: _____
ENGINEER: _____
PHONE WORKS: *ENC-10-13-2010*
SIGNATURE: _____
EXPIRATION: _____

ARCHITECTURAL ABBREVIATIONS

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

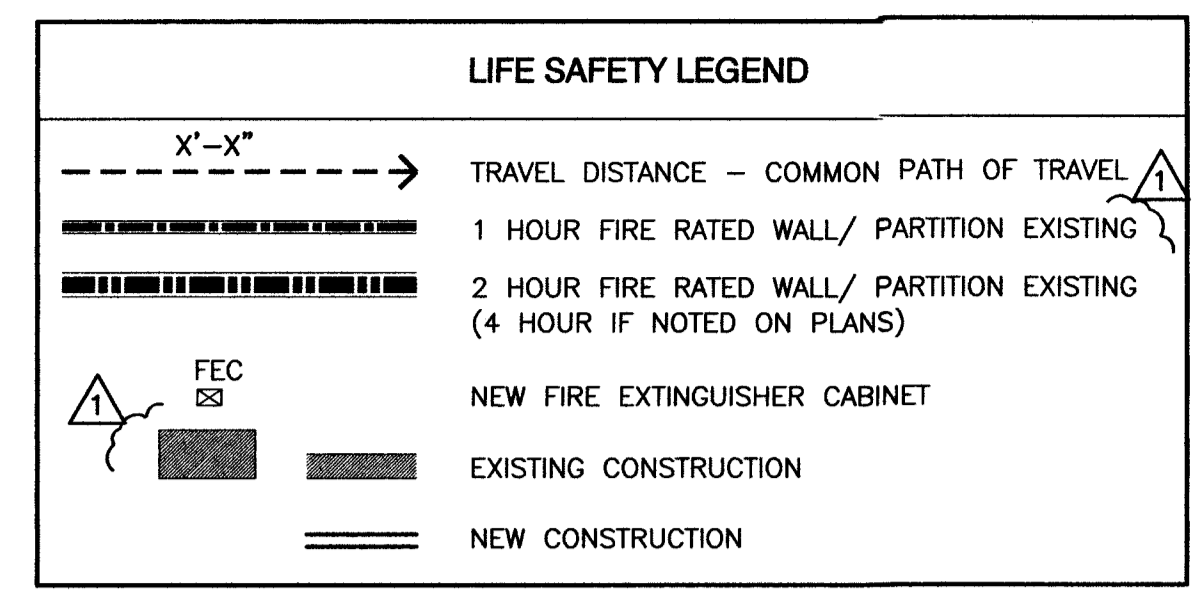
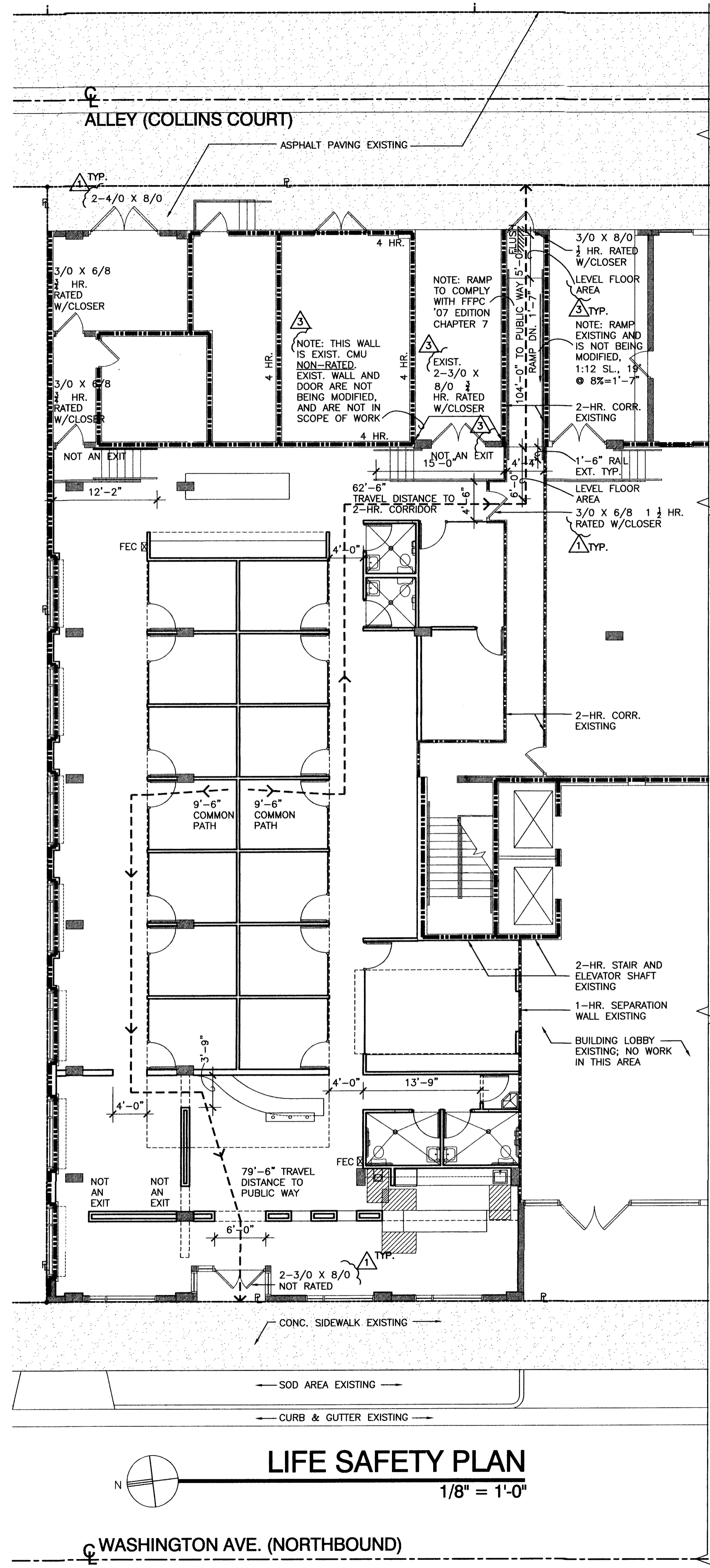
A	ABV ABOVE	ASC ABOVE SUSPENDED CEILING	ARB ABUSE - RESISTANT BOARD	ACC ACCESS	AD ACCESS DOOR	AP ACCESS PANEL	ACP ACOUSTICAL CEILING PANEL	ACT ACOUSTICAL TILE	ADD ADDENDUM	ADH ADHESIVE	ADJ ADJACENT	ADJT ADJUSTABLE	ADMIN ADMINISTRATOR	A/C AIR CONDITIONING	ALT ALTERNATE	ALUM ALUMINUM	ANC ANCHOR (AGE), (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), (BLE)	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	DRAIN DRAIN	DWR DRAWER	DWG DRAWING	DF DRINKING FOUNTAIN	E	E EAST	EA EACH	EW EACHWAY	ELEC ELECTRIC (AL)	EP ELECTRICAL PANELBOARD	EWG ELECTRIC WATER COOLER	EC ELECTRIC CONDUIT	EDS ELECTRONIC DETECTION SYSTEM	EL ELEVATION	ELEV ELEVATOR	EMER EMERGENCY	EOS EMERGENCY OVERFLOW SCUPPER	ENC ENCLOSE (URE)	EFF EPOXY FLOOR FINISH	EFW 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 FLASHING	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	LTEL LINTEL	LL LIVE LOAD	LVR 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	MTRF 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 MOULDING	MT MOUNT (ED), (ING)	MOV MOVABLE	MP MOVABLE PARTITION	MW MOVING WALKWAY	MUL MULLION	N	N NORTH	NALB NALABLE	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-F 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	RECP 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	RD ROOF DRAIN	RM ROOM	RO ROUGH OPENING	RUB RUBBER	RB RUBBER BASE	S	SAN SANITARY SEWER	SCN SCREEN	SCHED SCHEDULE (D)	SEALANT 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	SCRE 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	V 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
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ARCHITECTURAL SYMBOLS LEGEND		
DRAWING SYMBOLS		
	DRAWING NUMBER (TYPE) DETAIL NUMBER	ELEVATION SYMBOL ELEVATION IN FEET AND INCHES RELATIVE TO NGVD
	SHEET LOCATED ON	PROJECT LIMIT/PROPERTY LINE
	DETAIL NOTATION AREA OF DETAIL	HIDDEN FUTURE OR EXISTING CONSTRUCTION TO BE REMOVED
	DRAWING NUMBER OF DETAIL (SEE ABOVE)	BREAK LINE
	INTERIOR ELEVATION NUMBER OF DRAWING (ON SAME SHEET)	CENTERLINE
	POINTS TO ELEVATION	WINDOW TYPE
	WALL SECTION SYMBOL POINTS TO DIRECTION OF CUT	DOOR TYPE
	LINE OF CUT DRAWING NUMBER OF SECTION (SEE ABOVE)	DOOR OPENING DESIGNATION ADDITIONAL DOOR DESIGNATIONS
	WALL SECTION POINTS TO DIRECTION OF CUT	ROOM NAME IDENTIFICATION OF SPACE
	MAGNETIC NORTH ARROW	ROOM NAME IDENTIFICATION OF SPACE
	WHEELCHAIR ACCESSIBLE	ROOM NAME IDENTIFICATION OF SPACE
	WINDOW TYPE	ROOM NAME IDENTIFICATION OF SPACE
	DOOR TYPE	ROOM NAME IDENTIFICATION OF SPACE
	COLUMN REFERENCE GRID	ROOM NAME IDENTIFICATION OF SPACE

#26000522
 MATEU ARCHITECTURE INCORPORATED
 18601 OLD CUTLER ROAD, SUITE 1500 PALMETTO BEACH, FLORIDA 33157
 305.232.3254 F 305.232.3254 M 305.232.3254
 ARCHITECTURE INTERIOR DESIGN PLANNING
 SEAL: [Signature]
 JOSE M. MARTINEZ
 M.E.P.
 8363 SW 124th STREET, SUITE 108
 MIAMI, FL. 33156

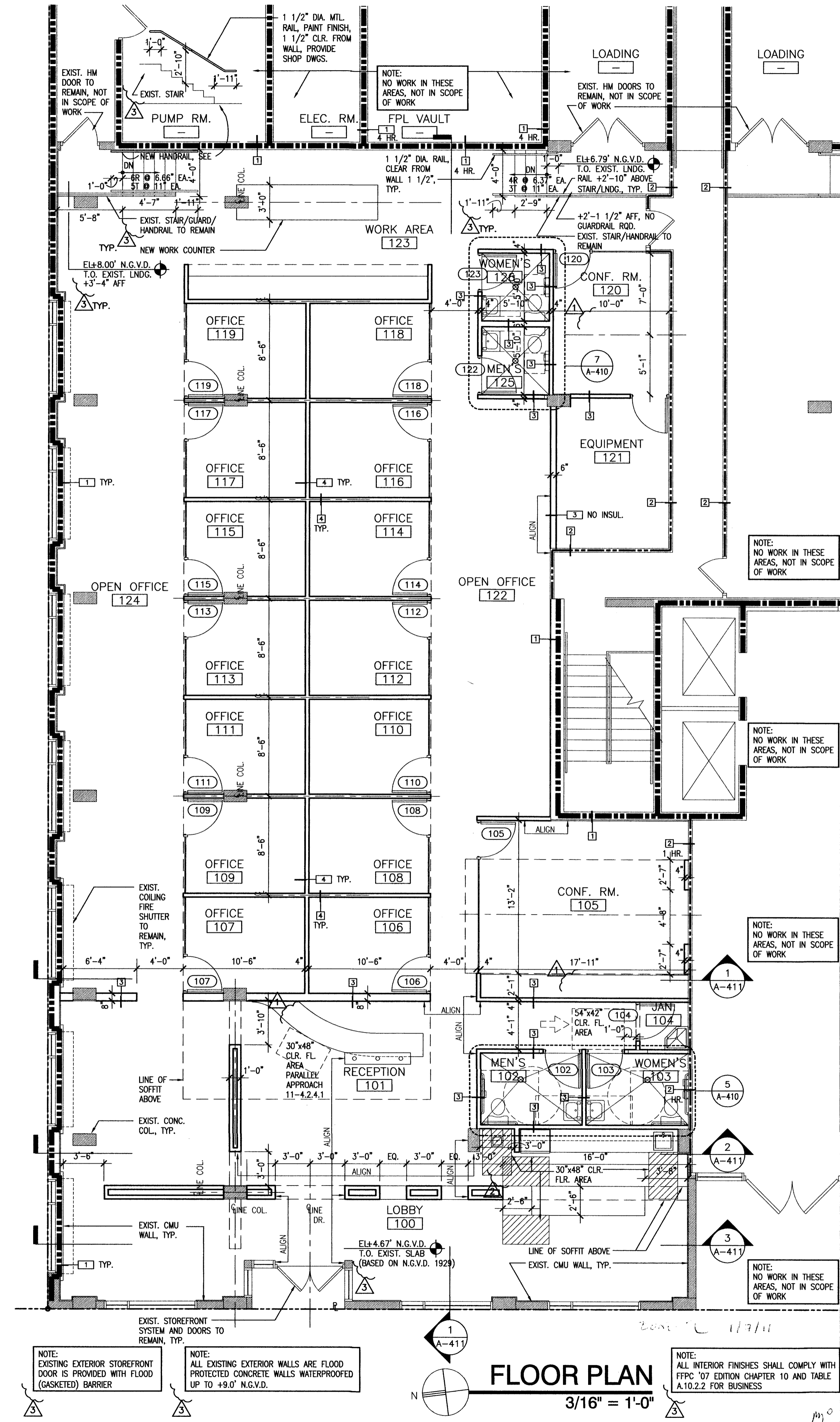
1537 SAN REMO
 CORAL GABLES 33146
**ONE-SOTHEBY'S
 INTERNATIONAL
 REALTY**
 119 Washington Avenue
 Miami Beach, FL 33139

ATLANTIC CENTER
 OFFICE BUILDING,
 MIAMI BEACH, FLORIDA
 MATEU ARCHITECTURE INC.
 THIS DRAWING IS THE PROPERTY OF MATEU
 ARCHITECTURE INC. UNLESS OTHERWISE PROVIDED
 FOR BY CONTRACT. THE CONTENTS OF THIS
 DRAWING ARE CONFIDENTIAL AND SHALL NOT
 BE TRANSMITTED TO ANY PARTY EXCEPT AS
 AUTHORIZED BY THE ARCHITECT/ENGINEERS OF
 RECORD.
 PERMIT DRAWINGS
 FILE NAME:
 M:\1009\CD\SHEET\GNRL\G-001.DWG
 PROJECT NO:
 MA1009
 DRAWN BY:
 RAG
 CHECKED BY:
 RIM
 ISSUE DATE:
 10-01-10
 REVISIONS
 SHEET TITLE
**ABBREVIATIONS
 & SYMBOLS LEGEND**
 SHEET: G-001 OF:



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

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



MATEU ARCHITECTURE INC.
1800 OLD CUTLER ROAD, SUITE 400 PALMETTO BEACH, FLORIDA 33151
813-333-3304 • F 305-532-2522 • INFO@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING
SCALE: 1/8" = 1'-0"

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

1537 SAN REMO
CORAL GABLES 33143

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

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

MATEU ARCHITECTURE INC.
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PHASE _____

PERMIT DRAWINGS

FILE NAME:
M:\1009\DWG\SHEET\ARCHA-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

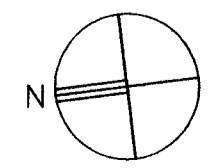
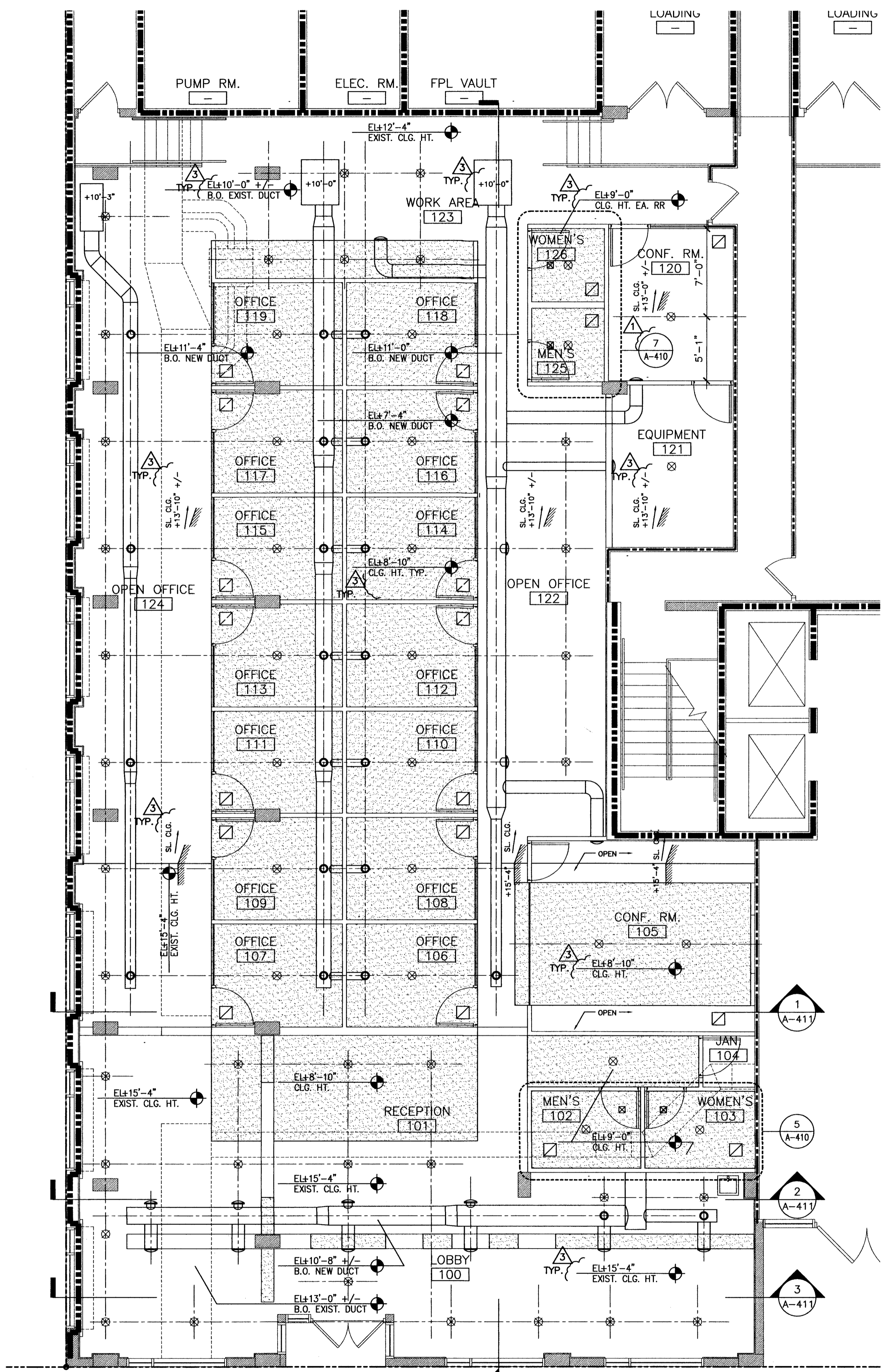
SHEET TITLE
FLOOR PLAN, LEGEND

SHEET: _____ OF: _____
A-101

REFLECTED CEILING SYMBOL LEGEND

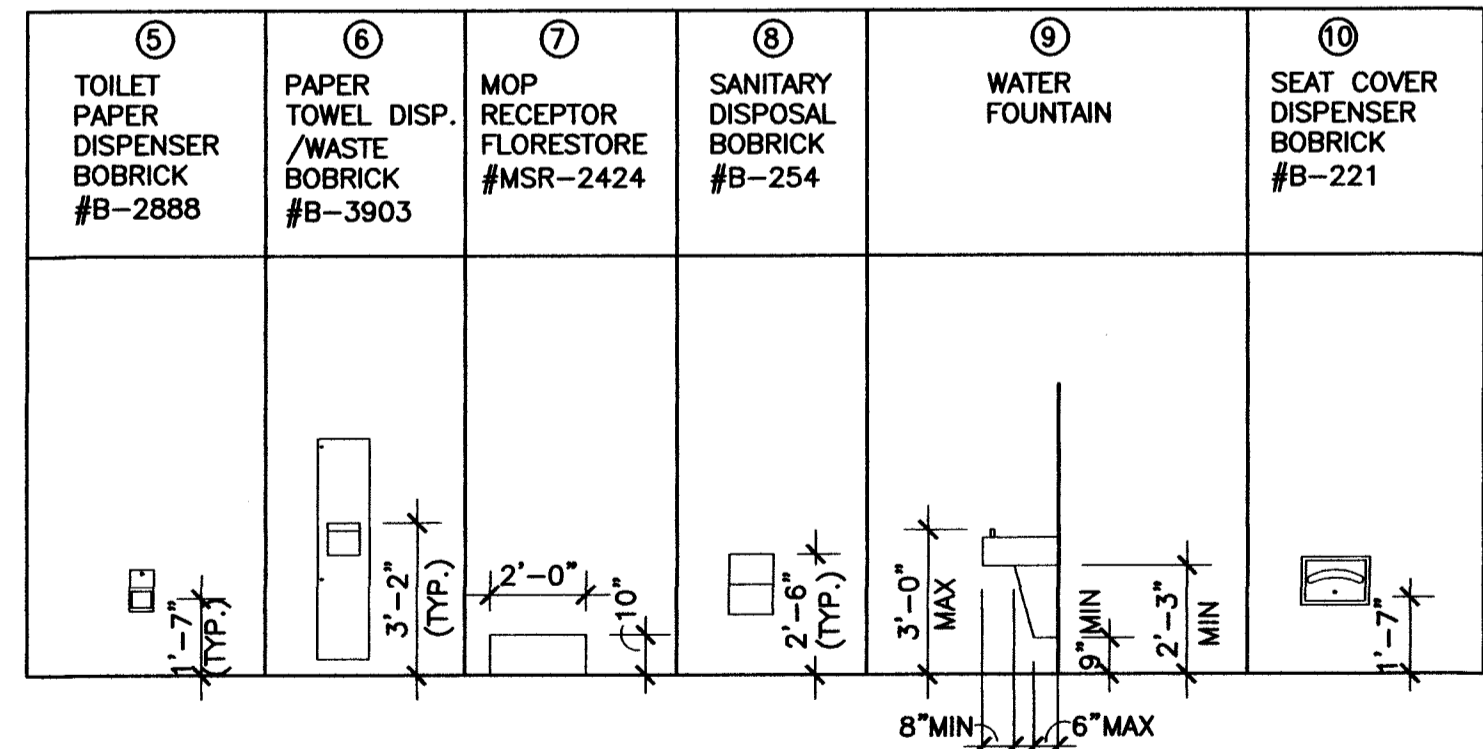
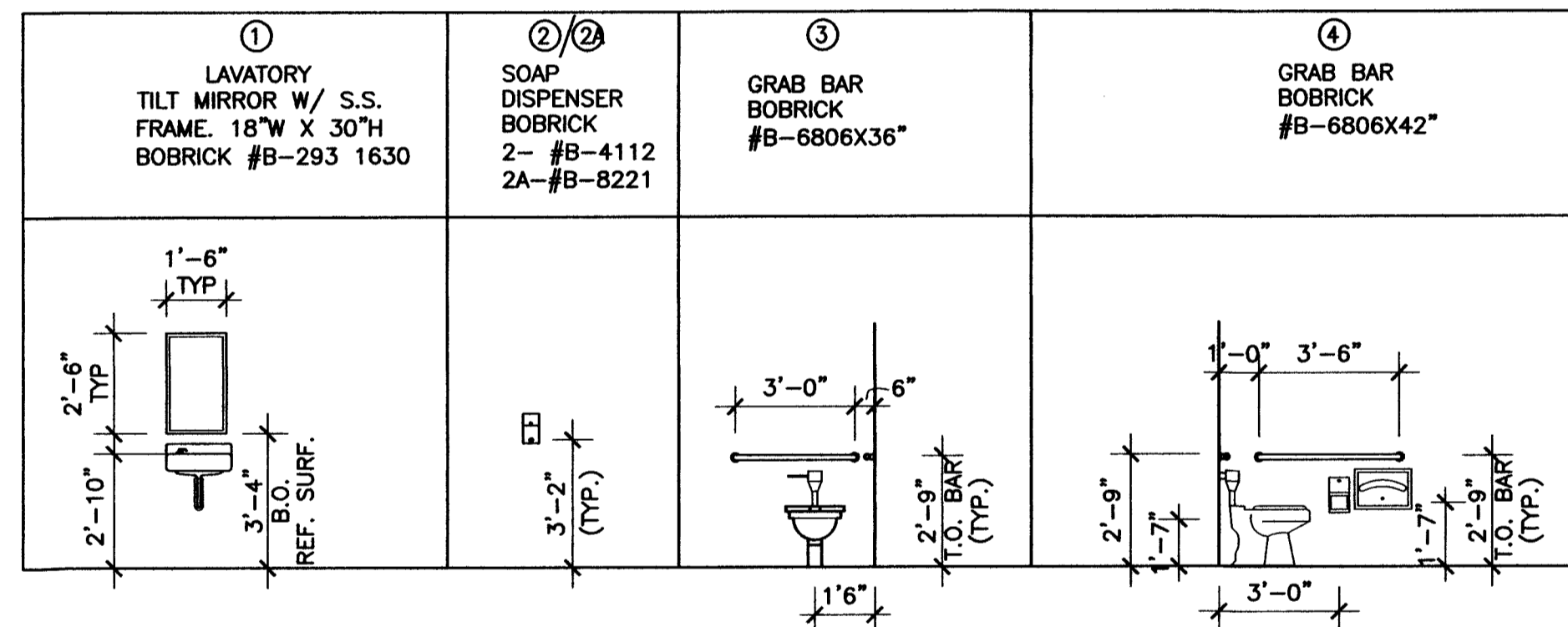
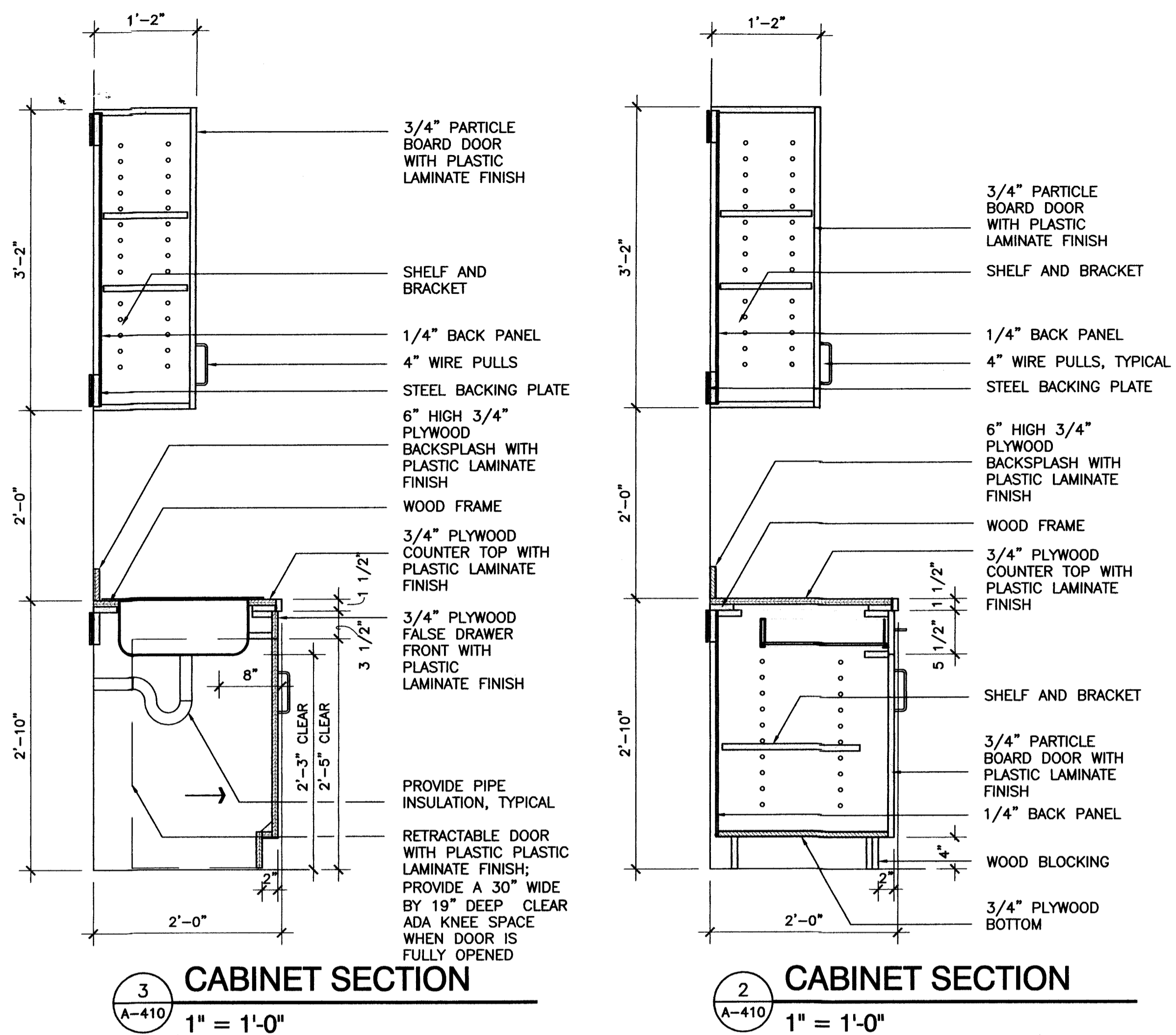
-  GYPSUM BOARD CEILING
-  SURFACE MOUNTED LIGHT FIXTURE
-  SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
-  SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
-  SUPPLY AIR DIFFUSER. SEE MECH. DWGS.
-  RETURN AIR/EXHAUST REGISTER. SEE MECH. DWGS.
-  NEW MECHANICAL DUCTS, SEE MECH. DWGS.
-  EXISTING MECHANICAL DUCTS, SEE MECH.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

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



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

2010.10.17/10

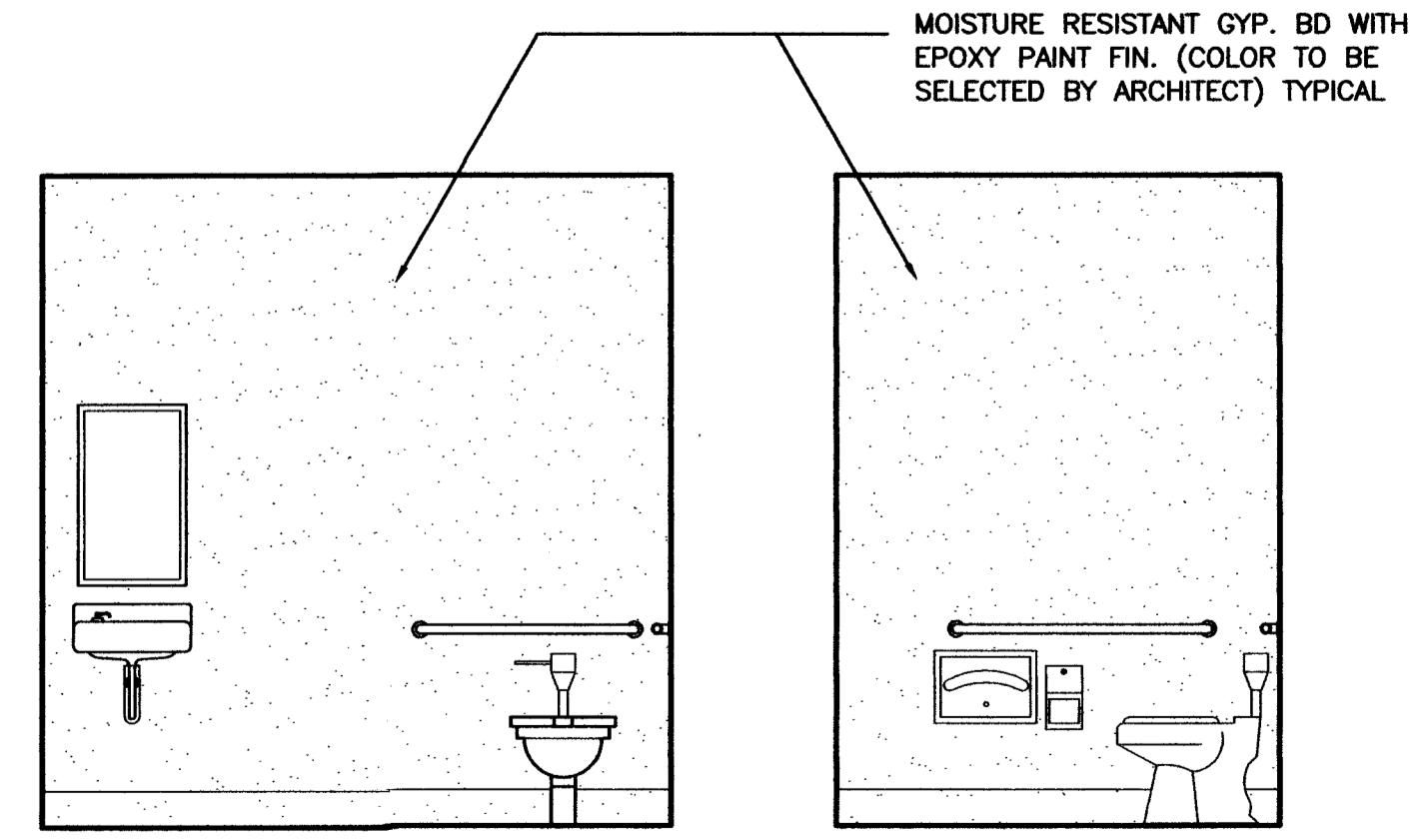
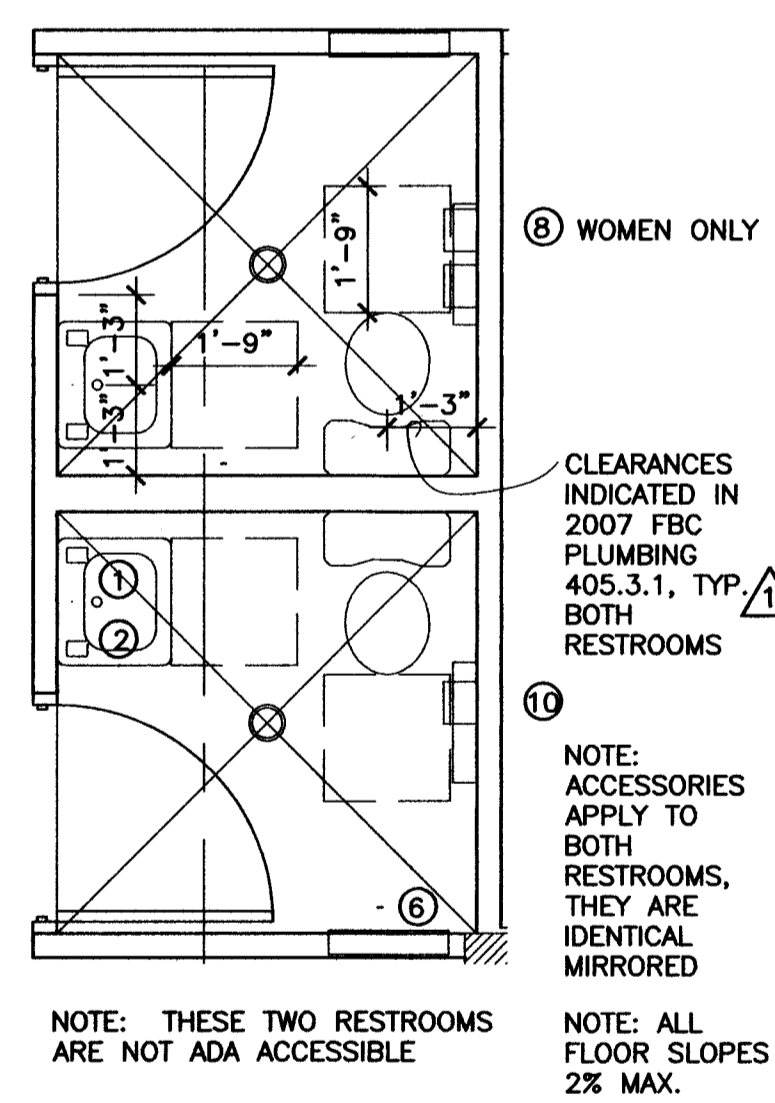
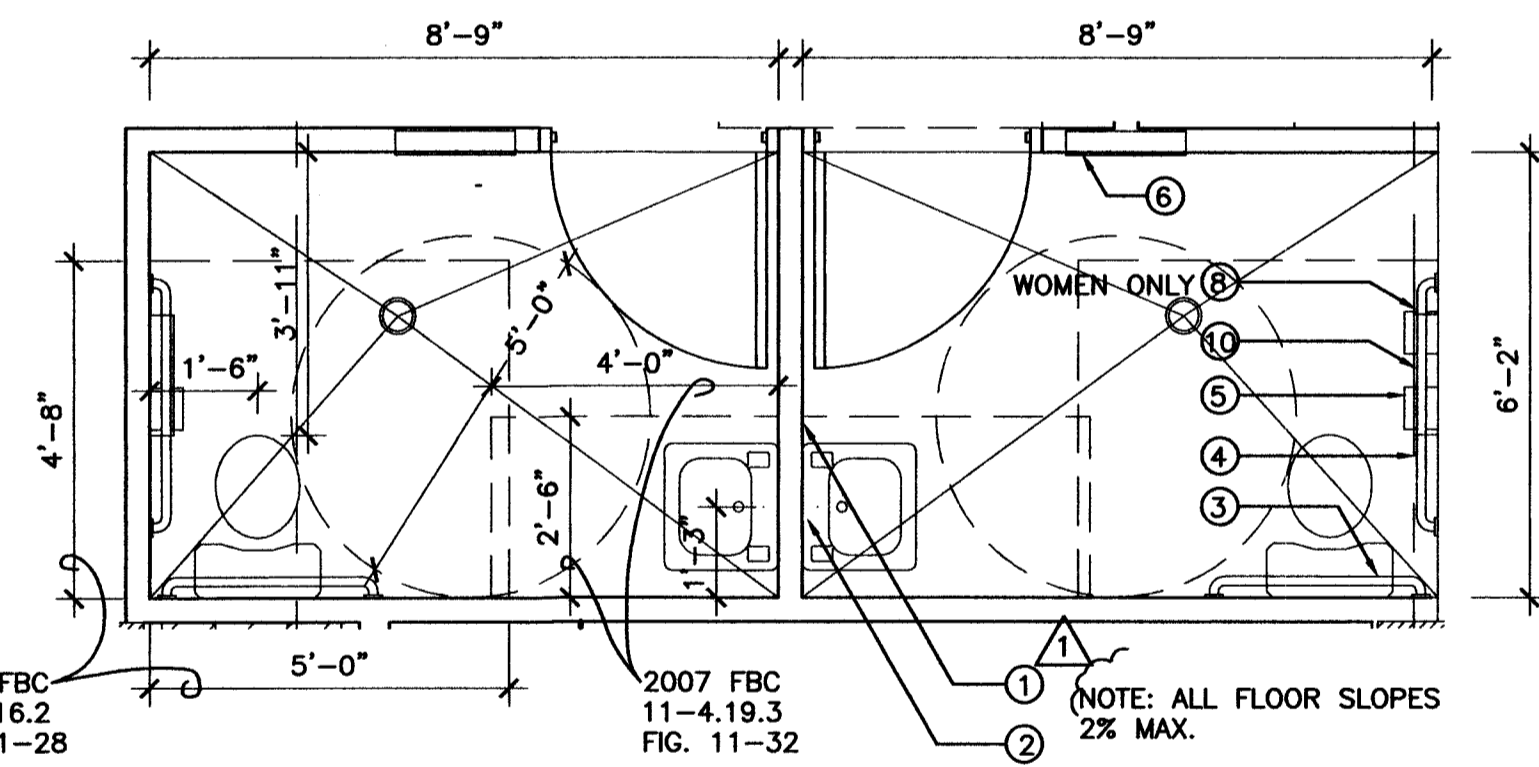
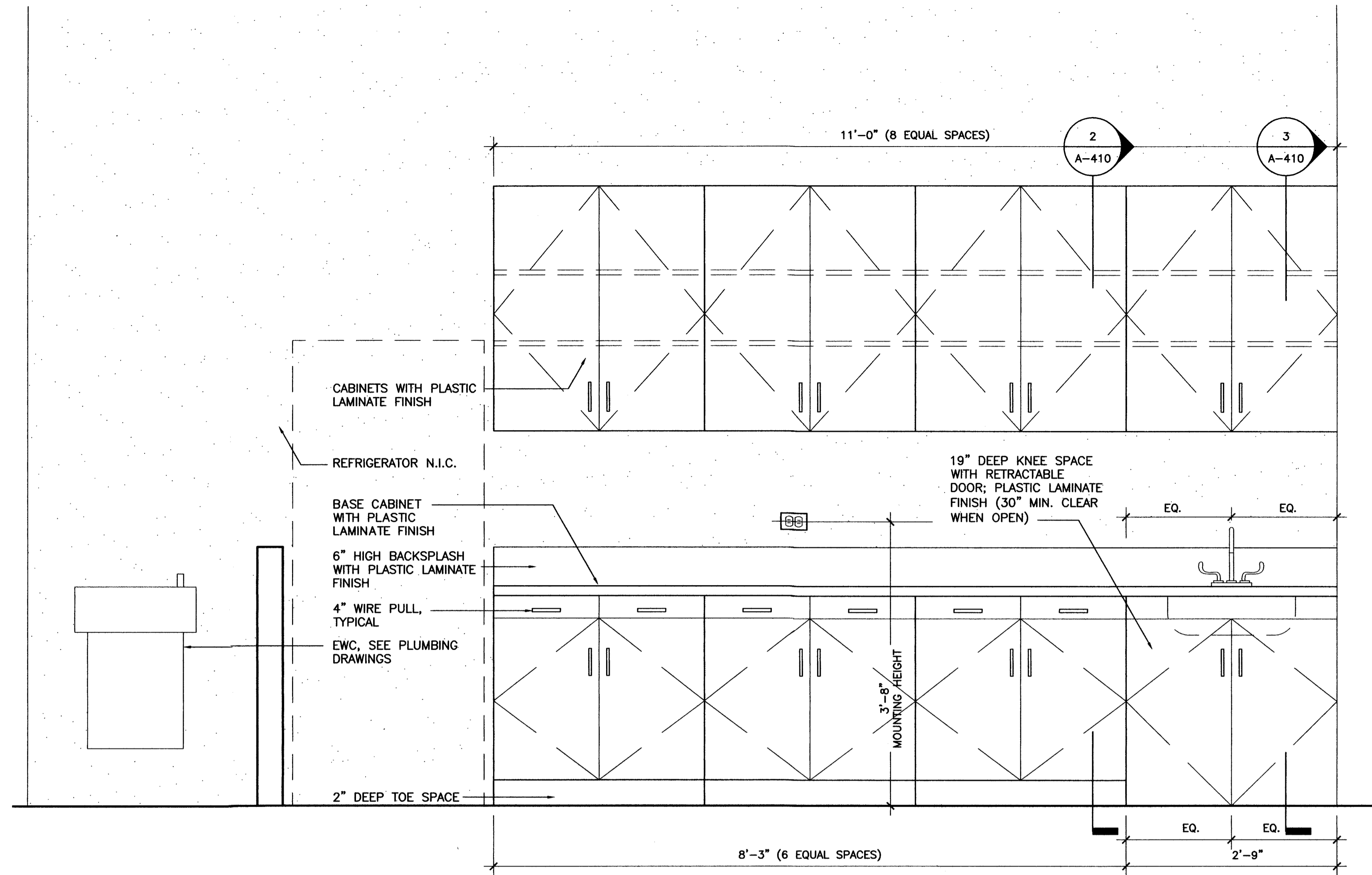


GENERAL NOTES:

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

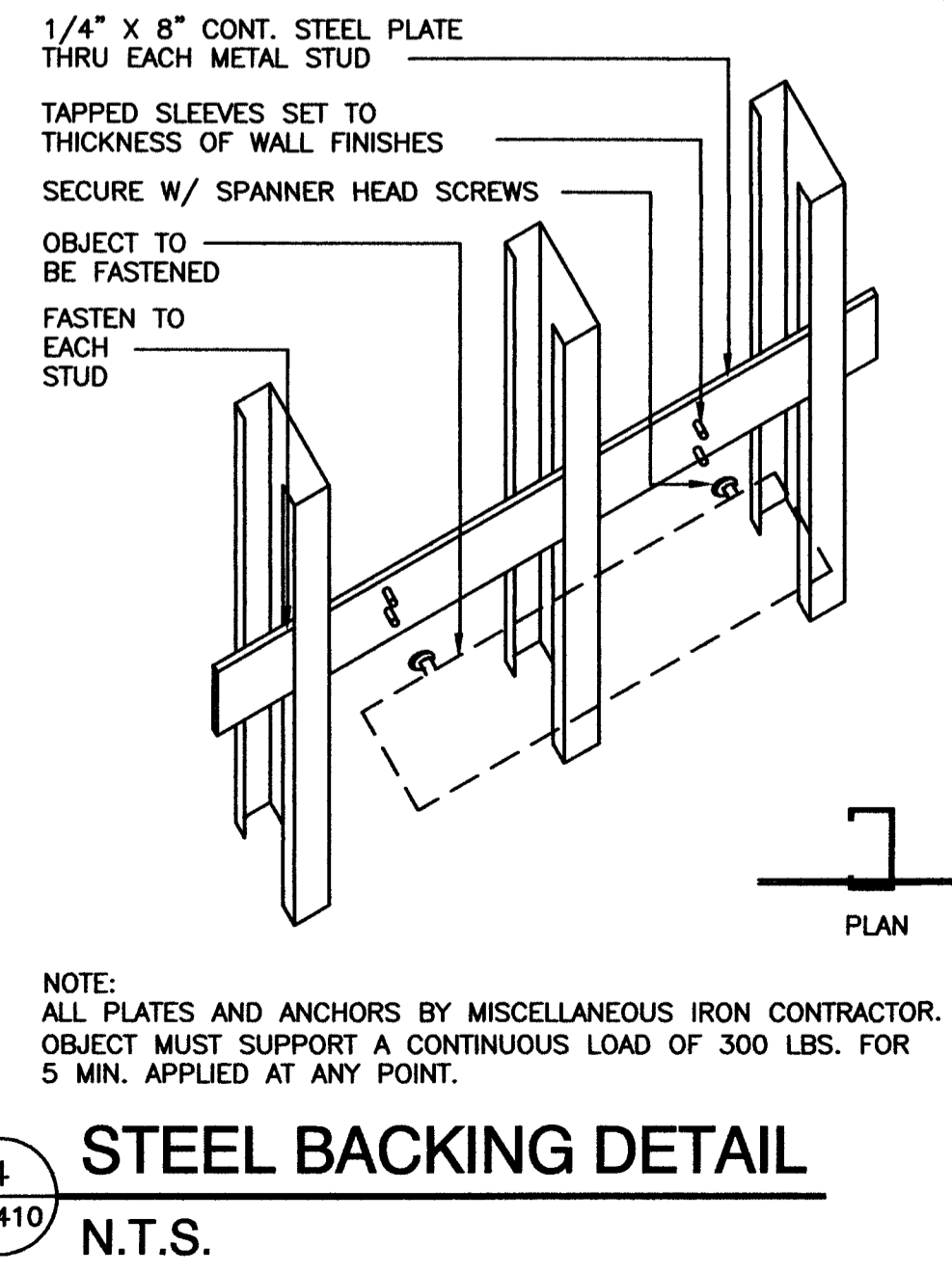
2007 FBC TABLE 1004.1.2 OCCUPANCY BUSINESS	OCCUPANTS EACH FLOOR	CALCULATIONS
	52	5,178 GSF/100

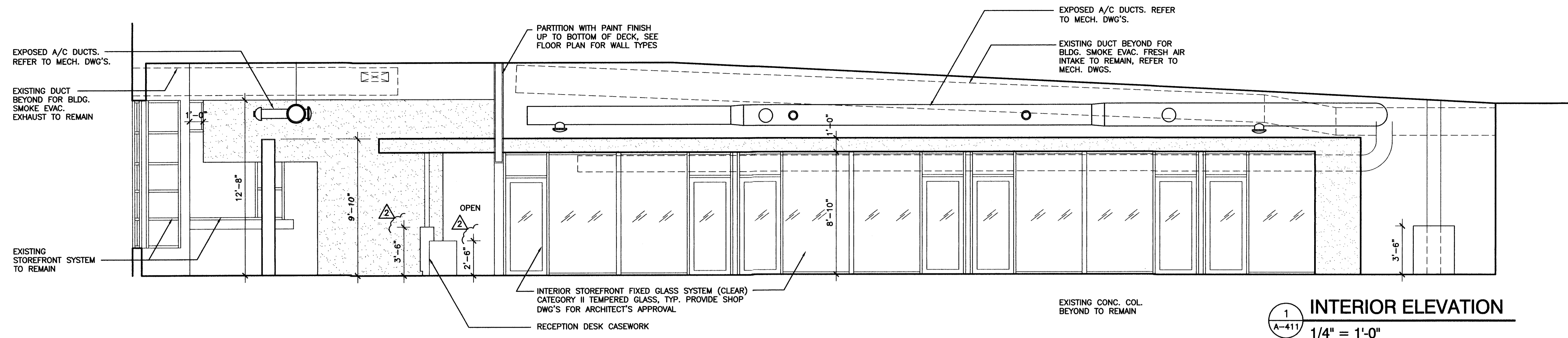
2007 FBC PLUMBING TABLE 403.1 OCCUPANCY BUSINESS - B	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN 1 PER 100	SERVICE SINK
	1 PER 25 FOR FIRST 50	1 PER 40 FOR FIRST 50	MALE	FEMALE		
52 OCCUPANTS	26	26	26	26	52	52
FIXTURES REQUIRED	2	2	1	1	1	-
FIXTURES PROVIDED	2	2	2	2	1	1



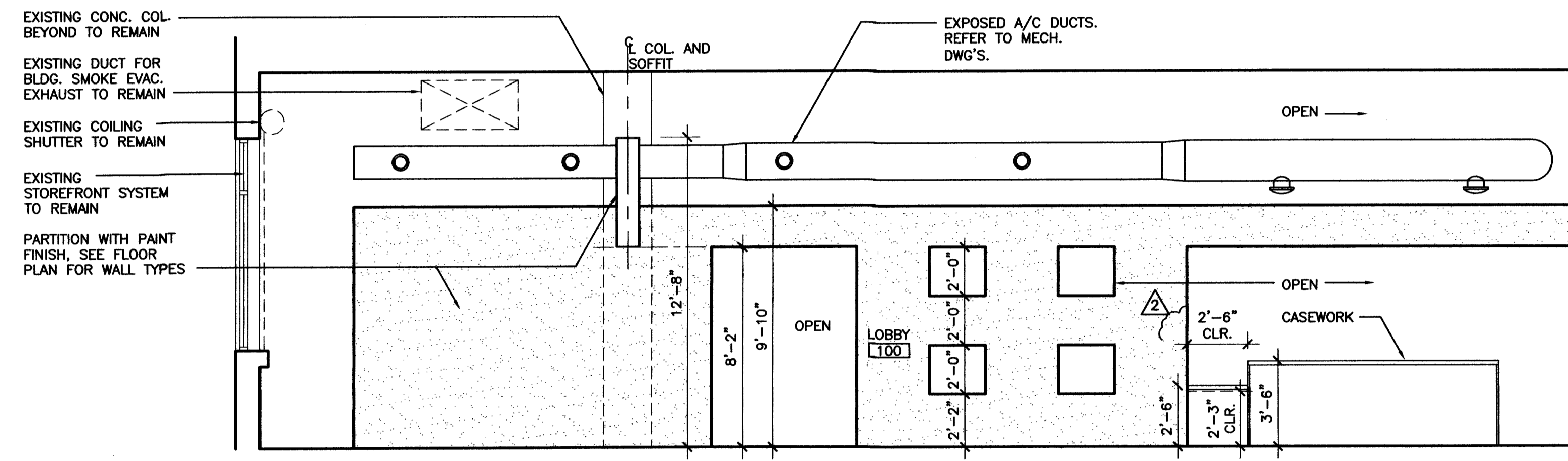
TYP. REINFORCEMENT NOTES

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

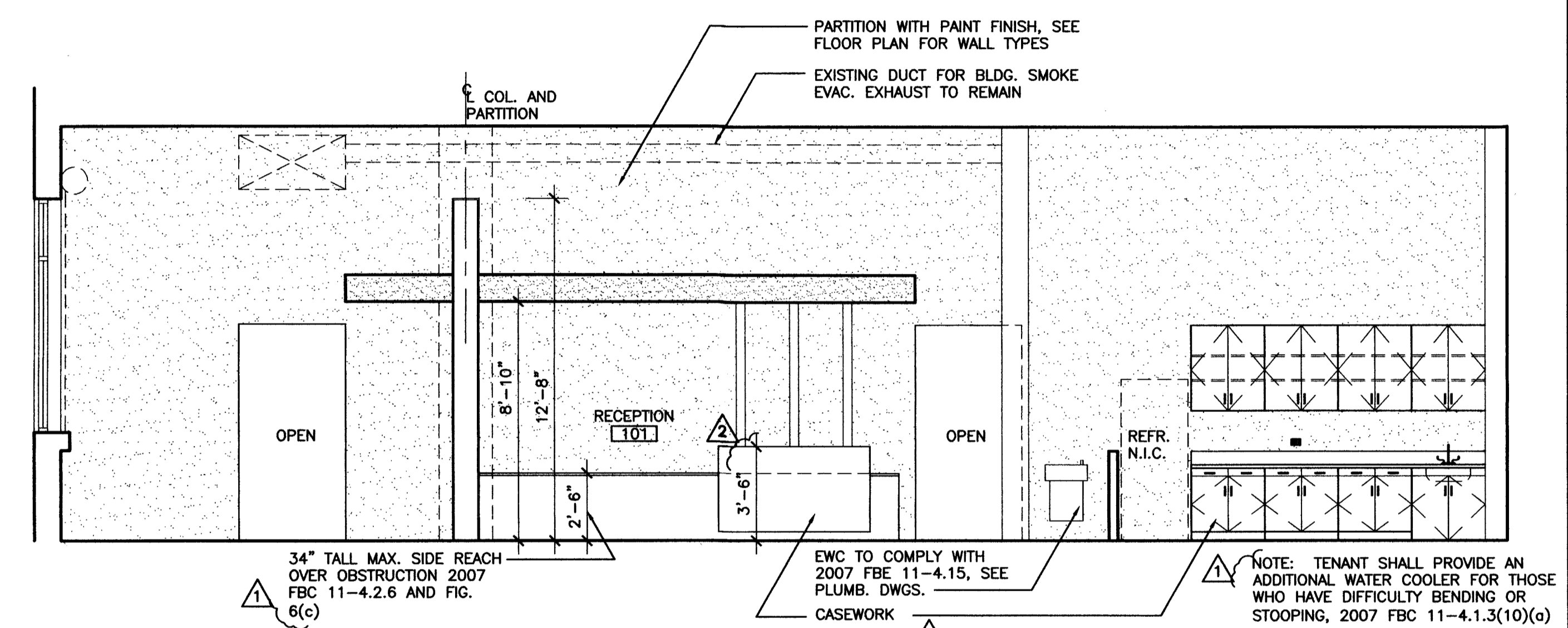




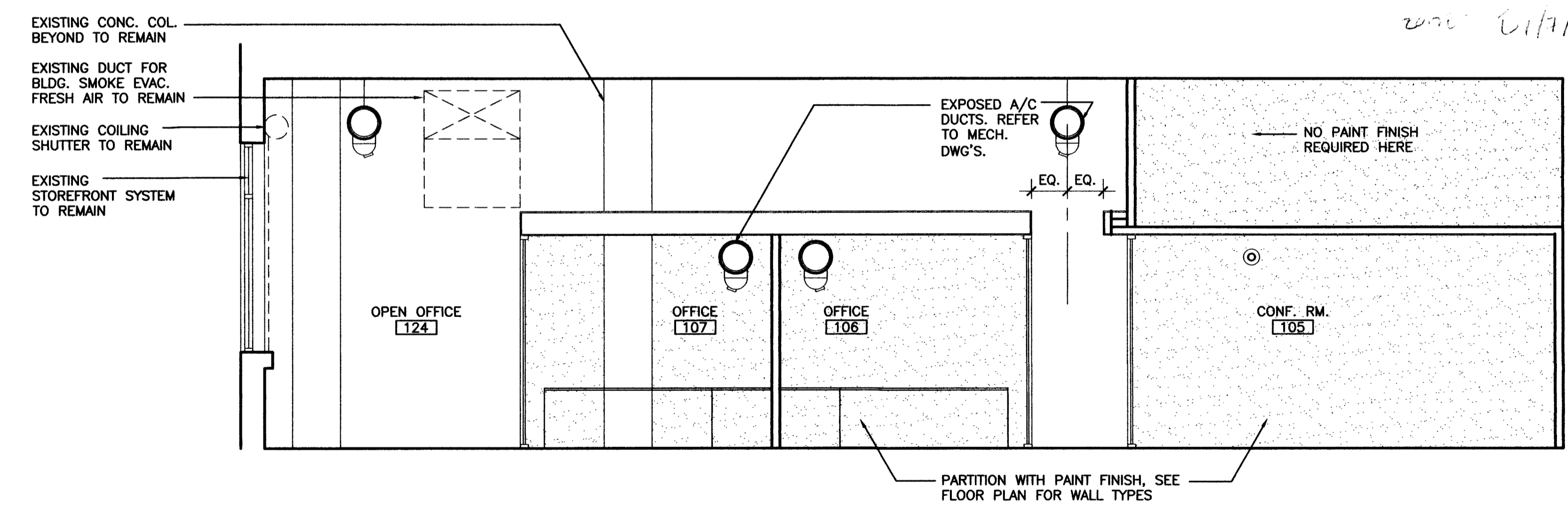
1
A-411
INTERIOR ELEVATION
1/4" = 1'-0"



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



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



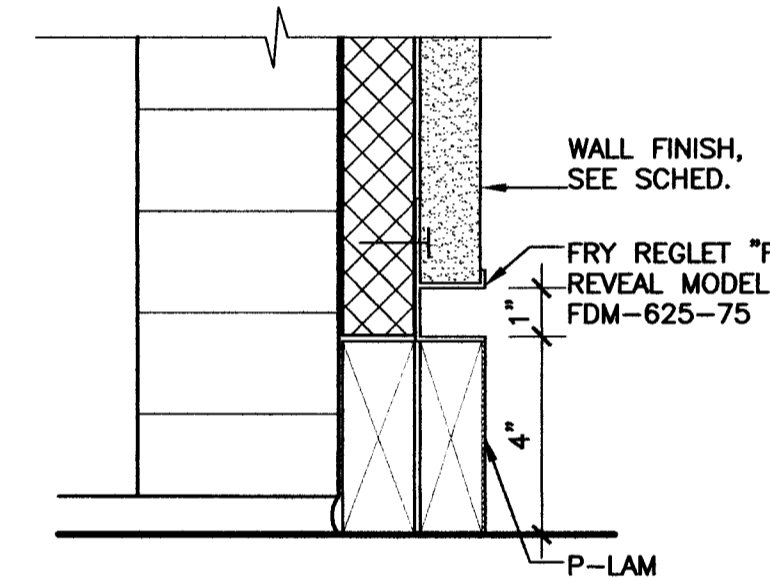
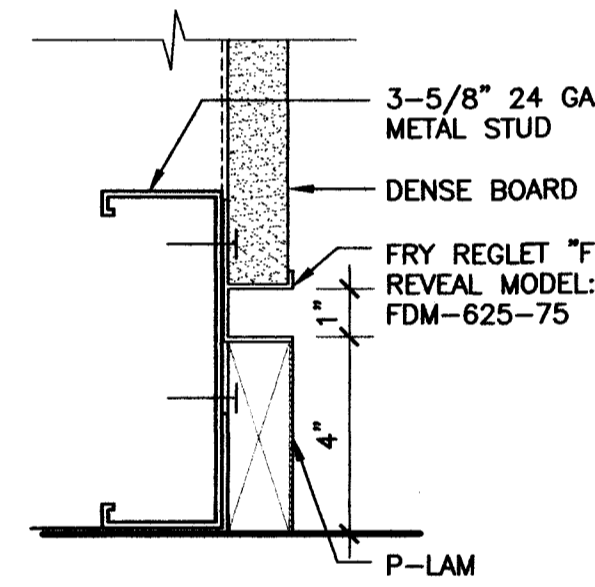
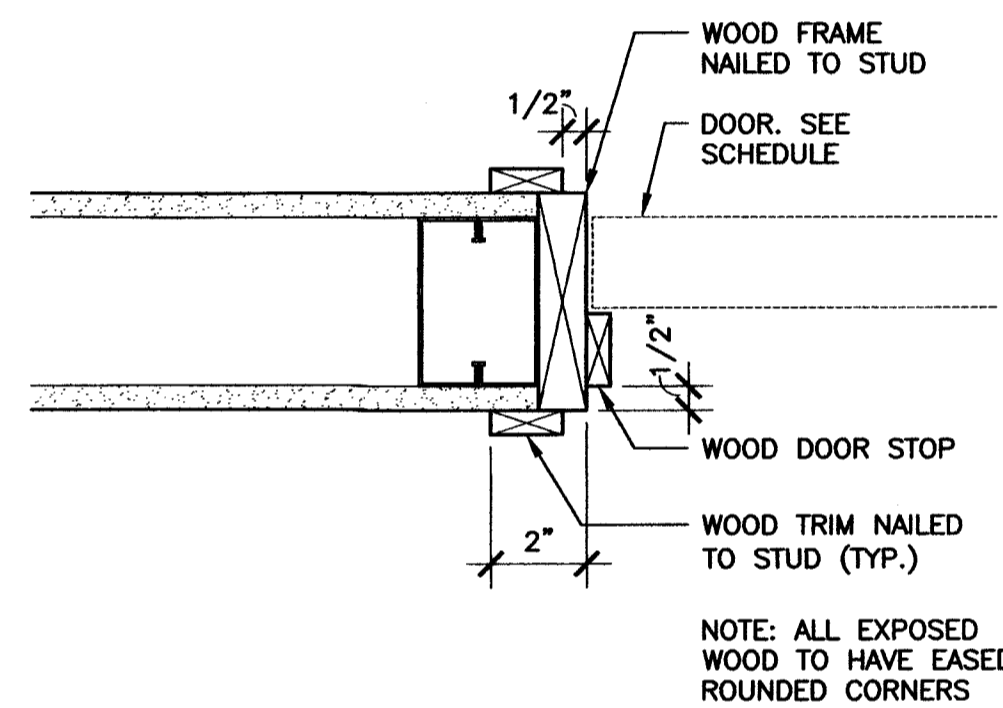
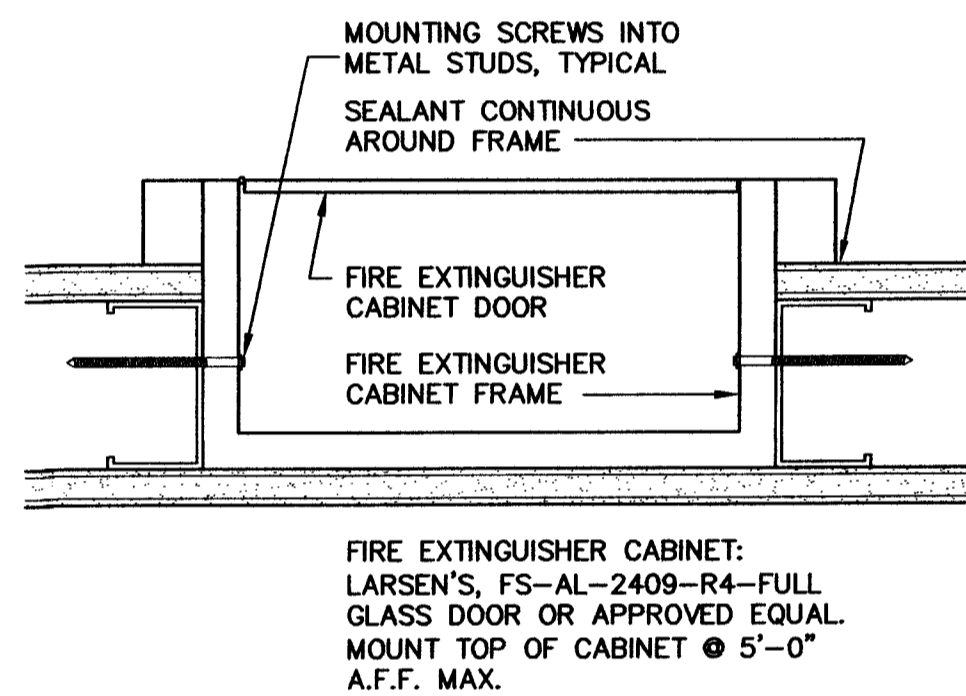
4
A-411
INTERIOR ELEVATION
1/4" = 1'-0"

#20000022
 MATEU ARCHITECTURE INCORPORATED
 18800 SOUTHERN ROAD, SUITE 500 PALMETO BEACH, FLORIDA 33157
 305.333.3334 F 305.333.3326 DESIGN@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING
 SEAL: [Signature]
 RONEY J. MATEU
 AR 000823
 JOSE M. MARTINEZ
 M.E.P.
 8353 SW 124th STREET, SUITE 108
 MIAMI, FL 33156
 1537 SAN REMO
 CORAL GABLES 33146
 ONE-SOTHEBY'S INTERNATIONAL REALTY
 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-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

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

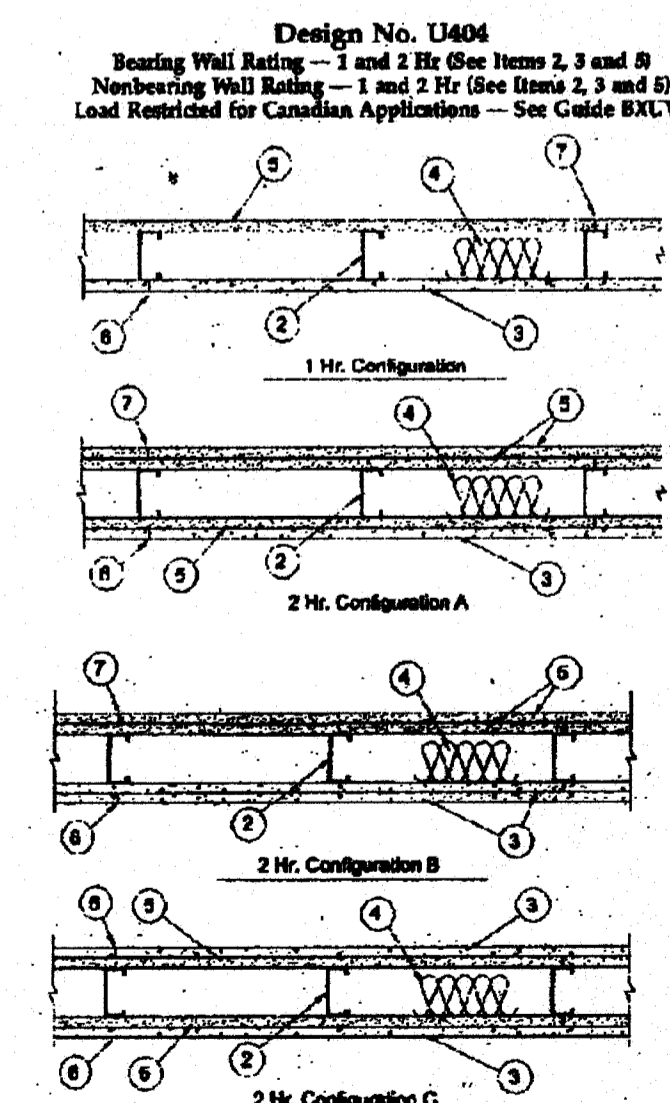


4 SEMI-RECESSED F.E.C. DETAIL
A-601 3" = 1'-0"

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

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

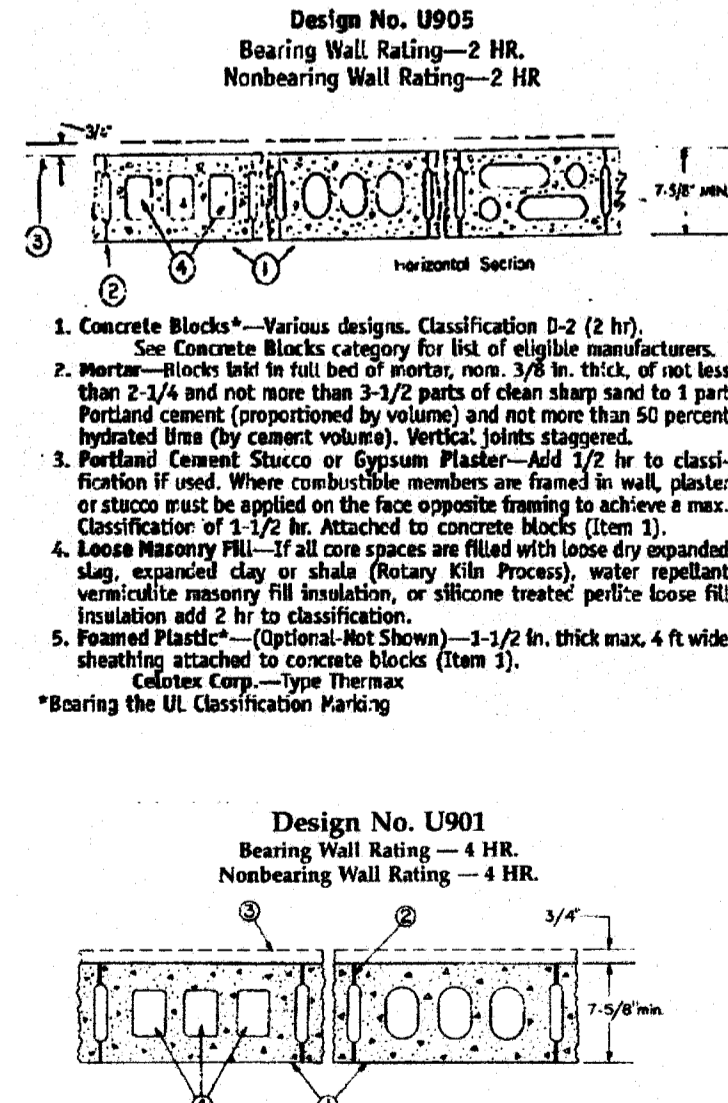
1 BASEBOARD DETAIL
A-601 3" = 1'-0"



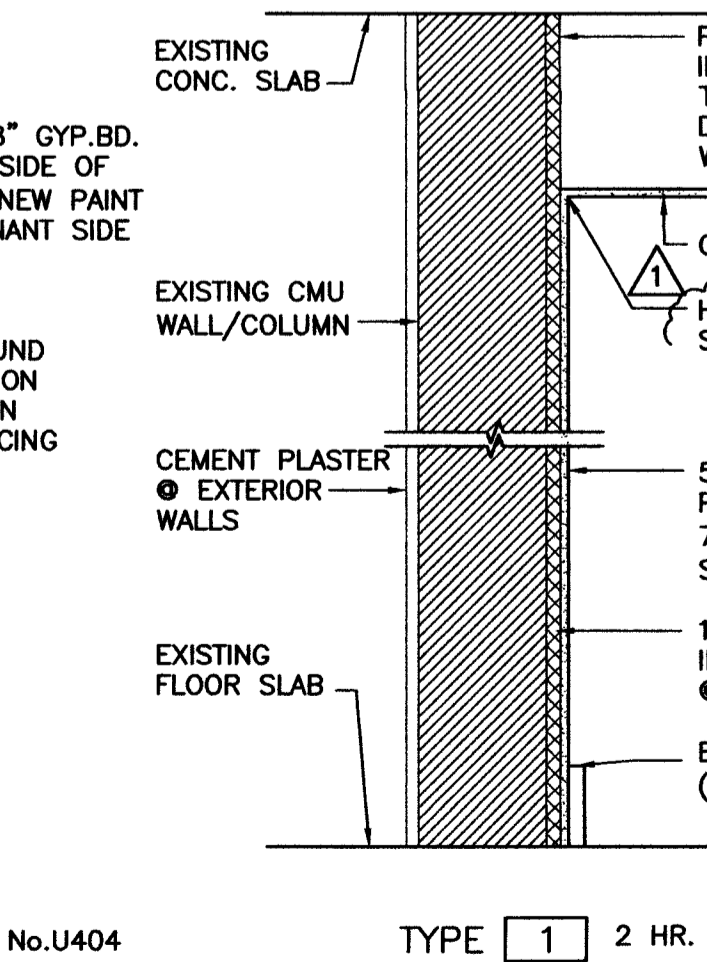
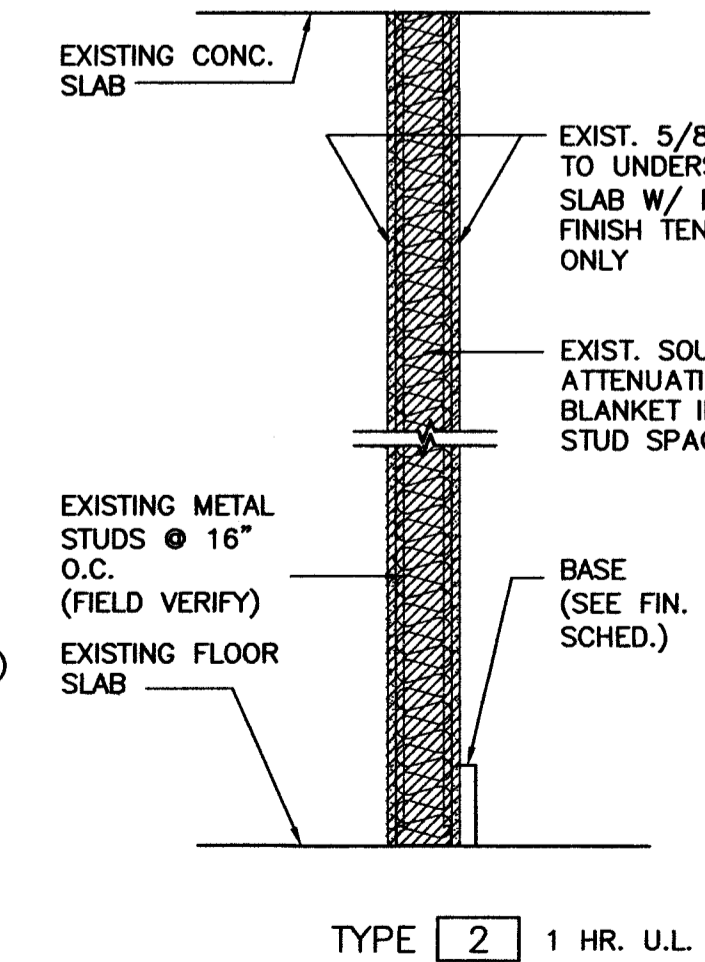
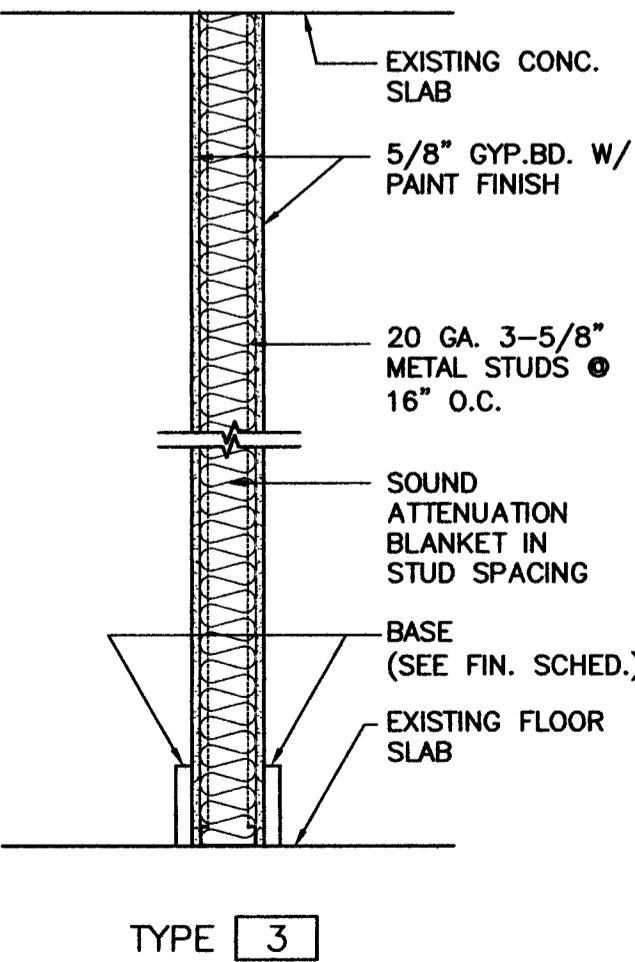
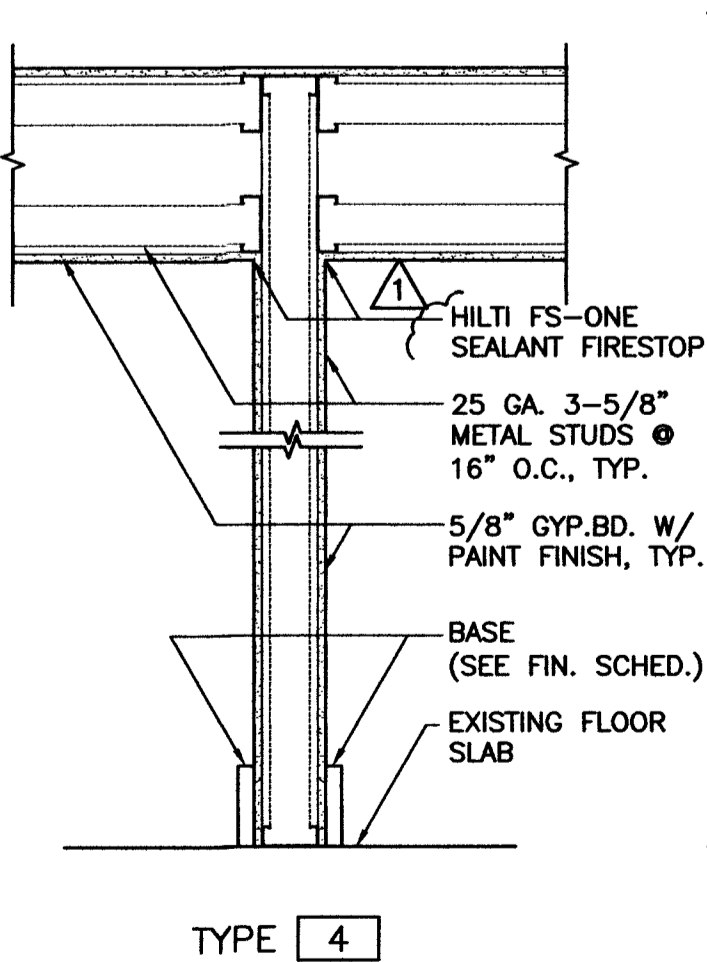
- Steel Floor and Ceiling Runners - (Not Shown) - Channel shaped, 5/16" in. wide by 1-1/4" in. deep, fabricated from min. 20 MNS (0.1029 in. min. base metal thickness) galvanized steel, attached to floor and ceiling with steel fasteners spaced 24 in. O.C. max.
- Steel Studs - 2-1/2" in. wide, fabricated from min. 20 MNS (0.1029 in. min. base metal thickness) galvanized steel, spaced max. 16 in. O.C. For bearing walls, studs shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details including 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 runways 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 runways.

- Concrete Block Underlayment - 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runways with corrosion resistant, stainless steel water head screws with a minimum head diameter of .485 in. For nonbearing systems, fasteners to studs and bottom runways with the appropriate screws placed 1/2 in. to 2 in. below the bottom edge of the leg of the top runner. Horizontal joints need not be backed by framing. 3 Hr. Type Run - Screws shall be min. 1-1/4 in. long and spaced a max. of 8 in. O.C. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered.
- 2 Hr. System - For the base layer in Configuration B, the screws shall be min. 1 1/4 in. long and spaced a max. of 12 in. O.C. For the face layer, screws shall be 1-5/8 in. long and spaced a max. of 8 in. O.C. All face layer joints offset min. 1/2 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. - DUNLOK Exterior Cement Board, or DUNLOK Brand Cement Board.
- Telex-Marker Inc. - Type SARR
- 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 to studs and runways with 1 in. long screws spaced max. 8 in. O.C. at vertical edges and spaced max. 12 in. O.C. in the field. For horizontal application, fastened to studs and runways with 1 in. long screws spaced max. 8 in. O.C. Vertical joints staggered one stud cavity from vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered.
- 2 Hr. System - Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max. 16 in. O.C. to studs and runways. Base layer with 1-5/8 in. long screws spaced max. 16 in. O.C. to studs and runways. Face layer fastened with 1-5/8 in. long screws spaced max. 16 in. O.C. Face layer joints offset min. 1/2 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-XL, IP-XC, IPC-AR, SCX, SDX, WRC, or WRC.
- UNITED STATES GYPSUM CO. - Types AR, C, FRX-G, IP-AR, IP-XL, IP-XC, IPC-AR, SCX, SDX, WRC or WRC.
- USG MEXICO A S DE C V - Types AR, C, IP-AR, IP-XL, IP-XC, IPC-AR, SCX, SDX, WRC, WRC.

- Joints - Covered with glass fiber mesh tape and latex modified Portland cement mortar or mastic, or Type 1 organic adhesive.
- 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 a Classified runner baseboard with joints tapered.
- Water Resistant Barrier or Weather Resistant Barrier - (Optional - Not shown) - As required.
- Bearing the UL Classification Mark



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



TYPE 4

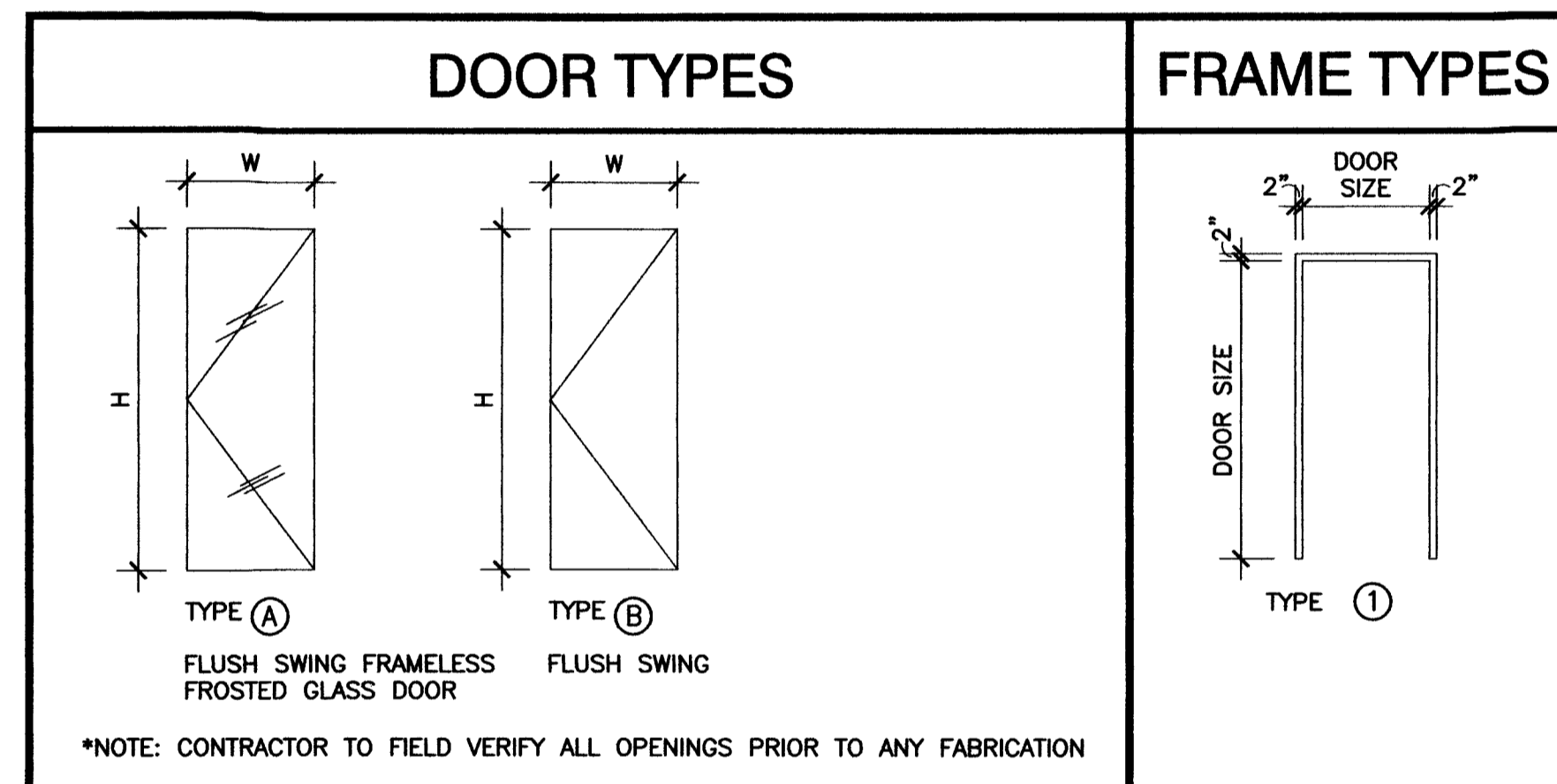
TYPE 3

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

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

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

NOTE: FOR PENETRATION FIRESTOPPING DETAILS, SEE DRAWING E-101



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

MATEU ARCHITECTURE INC. 1500 OLD CUTLER ROAD, SUITE 530 PALMETTO BEACH, FLORIDA 33411
TEL: 335-3313194 FAX: 335-3323222 DUB@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL: [Signature]

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

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHERY'S
INTERNATIONAL
REALTY

119 Washington Avenue
Miami Beach, FL 33139

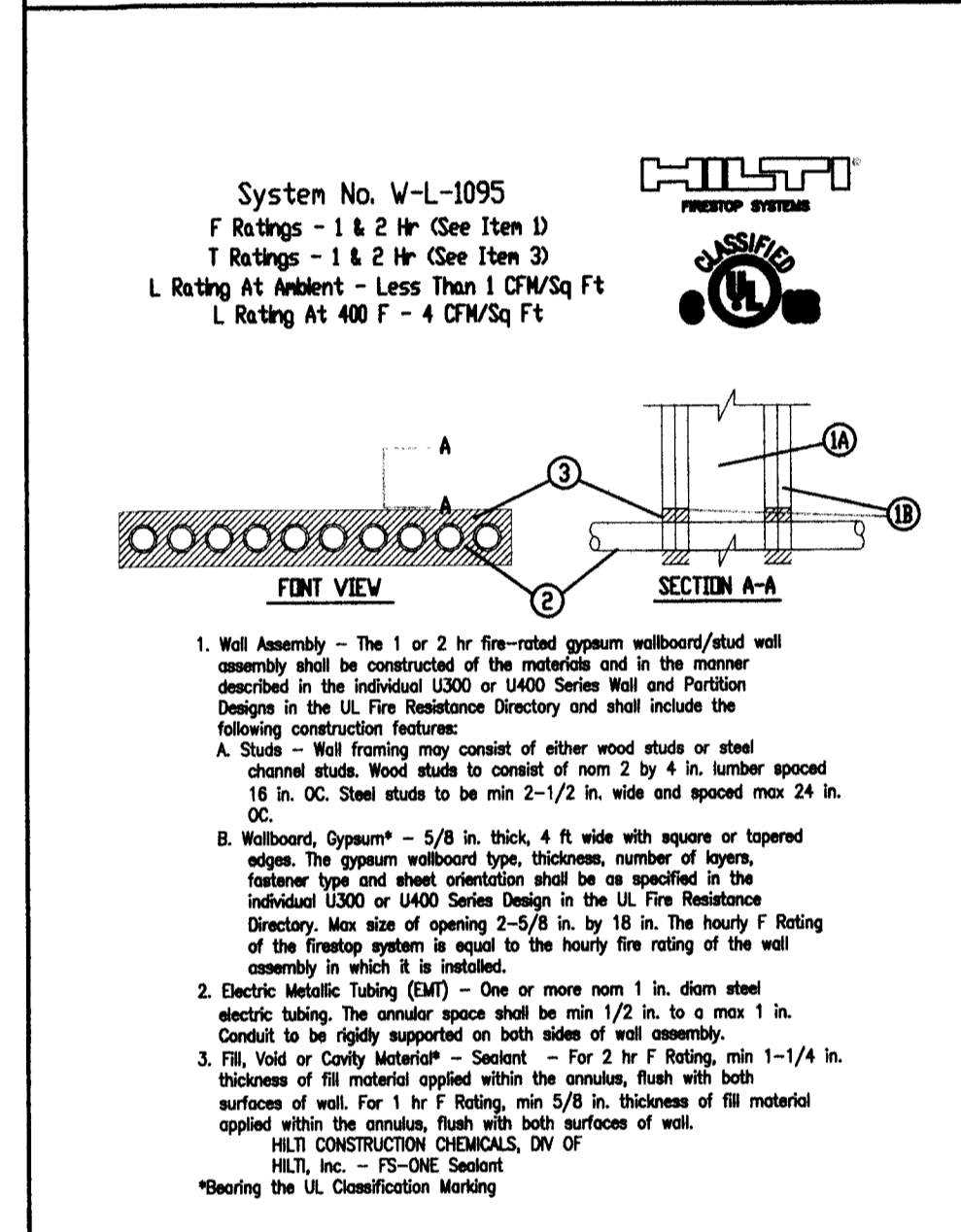
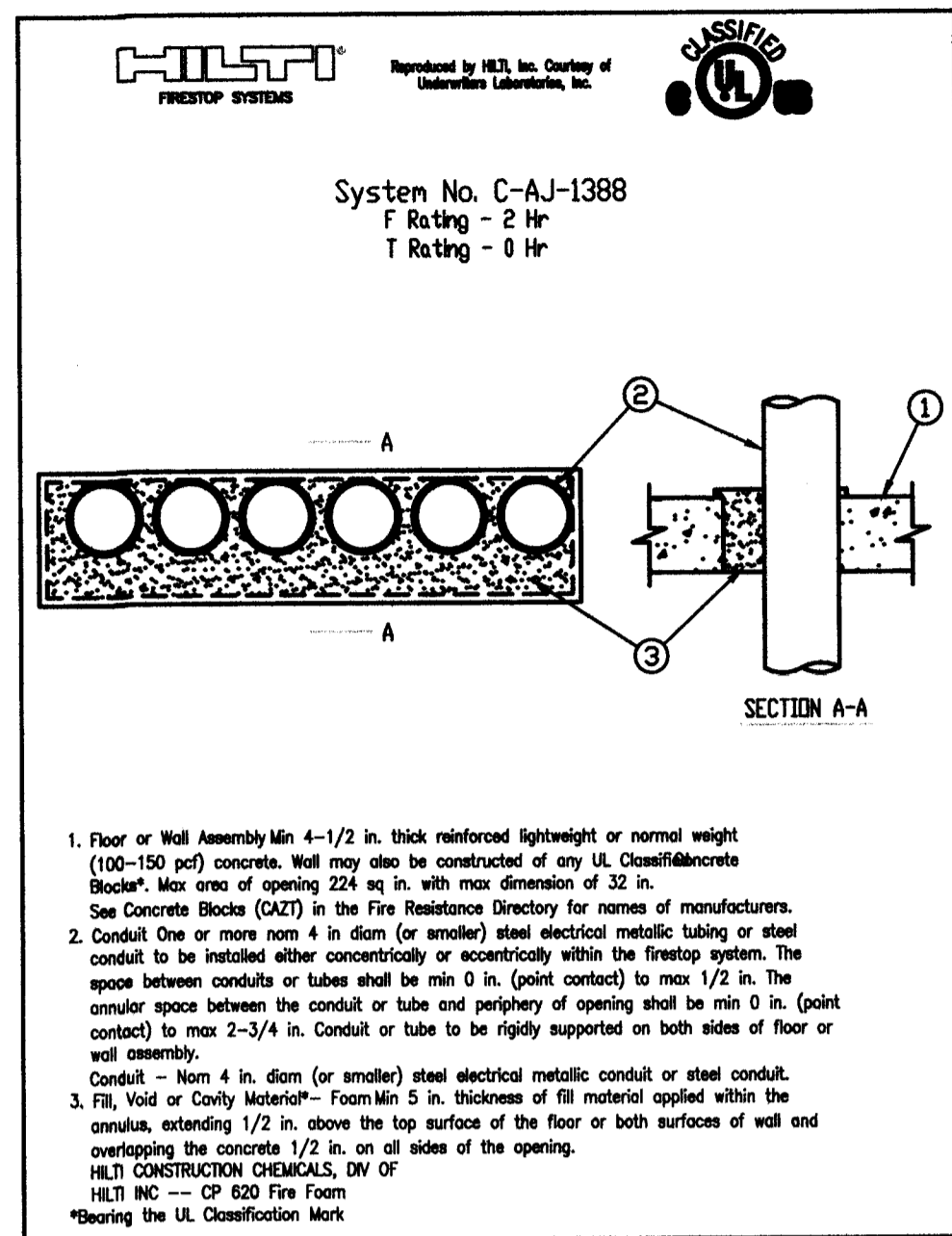
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OFFICE BUILDING,
MIAMI BEACH, FLORIDA

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PERMIT DRAWINGS
FILE NAME: M:\1009\CD\SHEET\ARCHA-601.DWG
PROJECT NO: MA1009
DRAWN BY: RAG
CHECKED BY: RAG
ISSUE DATE: 10-01-10
REVISIONS
1 BLOG. DEPT. COMMENTS 10.28.10

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

SHEET: OF:
A-601



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

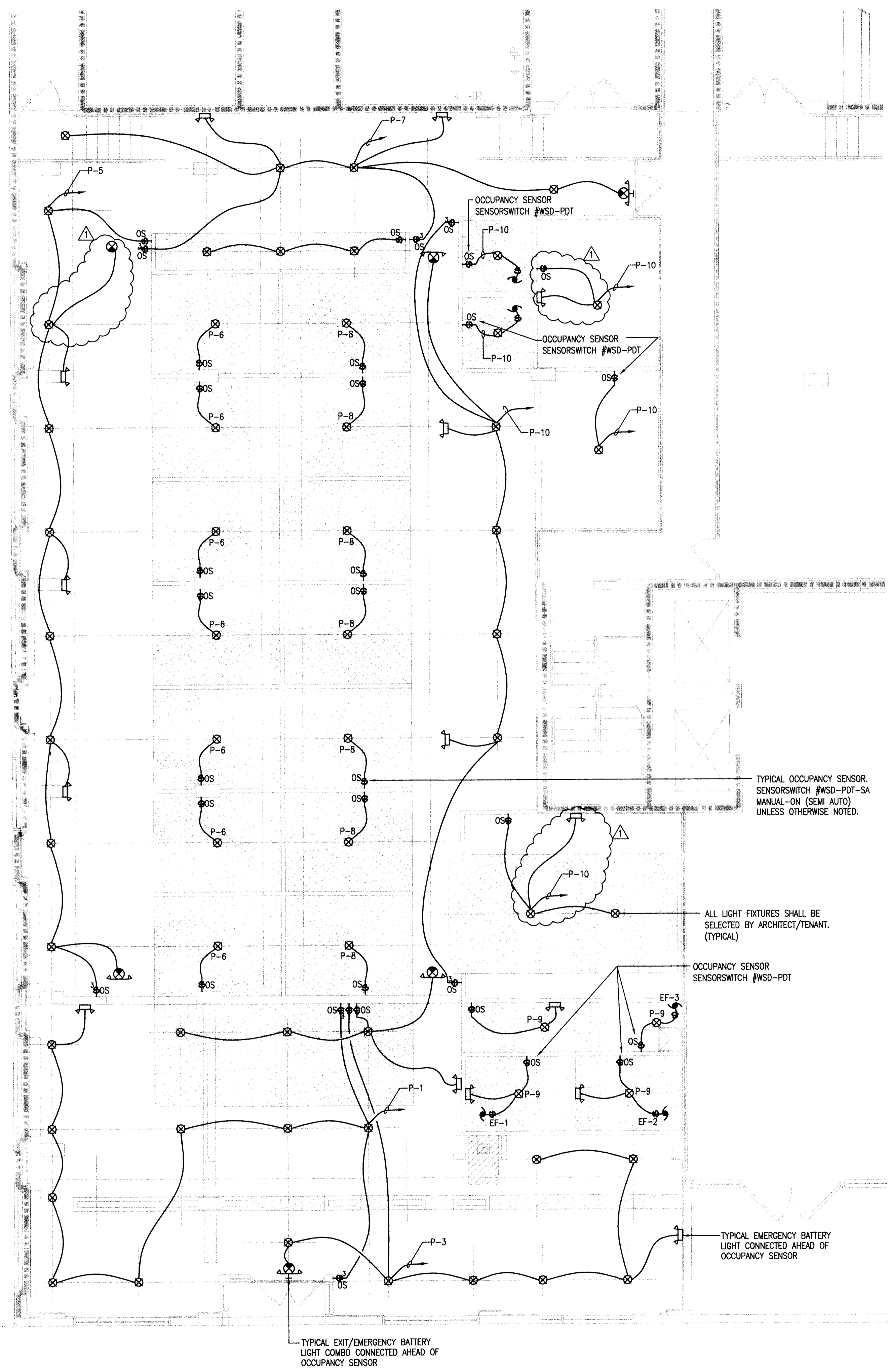
GENERAL ELECTRICAL NOTES

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

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.
- 120/277 V., 20 AMP., THREE WAY SWITCH.
- OCCUPANCY SENSOR.
- ELECTRICAL PANEL.
- FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE.
- MAGNETIC MOTOR STARTER, PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- ELECTRIC MOTOR.
- EQUIPMENT CONNECTION WITH FLEXIBLE CONDUIT.
- 20A., 120 V., QUADPLEX RECEPTACLE, TWO DUPLEX IN TWO BOX. 18" A.F.F.
- 20 A., 120 V., DUPLEX RECEPTACLE, GROUNDING TYPE, U.O.N. MOUNTED 18" A.F.F.
- CEILING OR WALL MOUNTED JUNCTION BOX.
- TELEPHONE/DATA OUTLET



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

MATEU ARCHITECTURE INCORPORATED
 19801 OLD CUTLER ROAD, SUITE 650 PALMETTO BEACH, FLORIDA 33157
 305.250.2324 F. 305.250.2326 DESIGN@MATEUARCHITECTURE.COM

JMM Consulting Engineers LLC
 Certificate of Authorization #9882
 Jose M. Martinez, P.E. #50018 TEL. (305) 256-1621
 8863 ST 124 St. Suite 108 FAX (305) 256-1728
 Miami, Florida 33166

RONY J. MATEU
 AR 0008220

1537 SAN REMO
 CORAL GABLES 33146

ONE-SOTHEBYS INTERNATIONAL REALTY
 119 Washington Avenue
 Miami Beach, FL 33139

ATLANTIC CENTER
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 MIAMI BEACH, FLORIDA

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PERMIT DRAWINGS

FILE NAME: M:\1009\CD\SHEET\ARCHA-102.DWG
 PROJECT NO: MA1009
 DRAWN BY: RAG
 CHECKED BY: RJM
 ISSUE DATE: 10-01-10

REVISIONS

BLDG DEPT. COMMENTS 10/29/10

SHEET TITLE
LIGHTING FLOOR PLAN

SHEET: OF:
 E-101 3

A/C EQUIPMENT SCHEDULE

WATER COOLED PACKAGE HEAT PUMPS					
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.	SEE FL. PL.
TOTAL COOLING AIR	CFM	2400	1000	1600	
OUTSIDE AIR	CFM	SEE O/A CALCS	SEE O/A CALCS	SEE O/A CALCS	
EXTERNAL STATIC PRESS	H ₂ O	0.4	0.4	0.4	
FAN MOTOR	HP/FLA	1 / 3.6	1/4 / 1.6	3/42 / 5.2 FLA	
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 ₂ O	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:
- PROVIDE A/C UNIT WITH SPRING ISOLATORS
 - PROVIDE A/C UNIT WITH SINGLE POWER CONNECTIONS.
 - A/C UNIT SHALL BE FURNISHED W/ STAINLESS STEEL DRAIN FANS & S.S. FLEXIBLE CONNECTIONS.
 - ALL COMPRESSORS SHALL HAVE 5 YEAR WARRANTY.
 - A/C-1 SHALL BE PROVIDED WITH COOLING/HEATING 7 DAYS PROGRAMMABLE THERMOSTAT.

FAN SCHEDULE

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

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

O/A CALCULATIONS (BASED ON FBC TABLE 403)

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

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

AIR DISTRIBUTION SCHEDULE

SYMBOL	NECK SIZE	MFR.	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
(S)	SEE FL. PLAN	TITUS	SBF	R/A GRILLE

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

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

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:

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

THE OPERATION STATUS OF ALL FANS LISTED ABOVE SHALL BE DISPLAYED AT THE FIRE ALARM PANEL BY MEANS OF AN AIR PRESSURE SWITCH AT THE FAN 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 SMOKE DAMPERS 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.
- *SF-1,2 SHALL TURN ON.

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

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

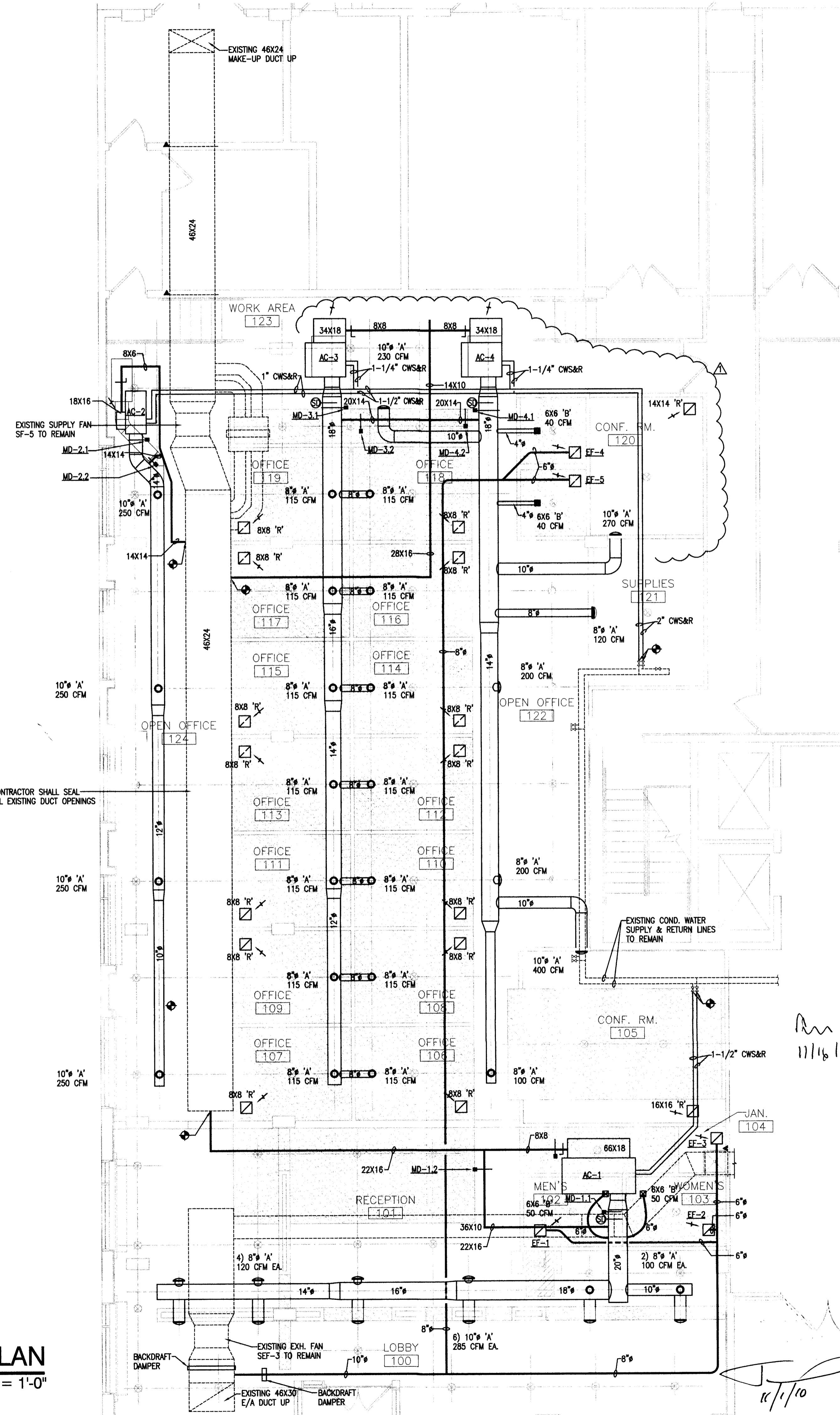
UPON RECEIVING THE "AL CLEAR" SIGNAL FROM THE FIRE DEPARTMENT, THE FIRE ALARM SHALL:

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



MECHANICAL FLOOR PLAN

3/16" = 1'-0"

MATEU ARCHITECTURE
INCORPORATED
1800 BUCKLE ROAD, SUITE 600 PALMETTO, FLORIDA 33157
305.293.3304 / 305.293.3306 MIAMI@MATEUARCHITECTURE.COM #26000522

ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL:

RONNEY J. MATEU
AR 0008220

JMM Consulting Engineers LLC
Certificate of Authorization #9892
Jose M. Martinez, P.E. #50018
Miami, Florida 33156
8333 SF 124 St. Suite 108
MIAMI, FLORIDA 33156
TEL: (305) 255-1021
FAX: (305) 255-1732
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CORAL GABLES 33146

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119 Washington Avenue
Miami Beach, FL 33139

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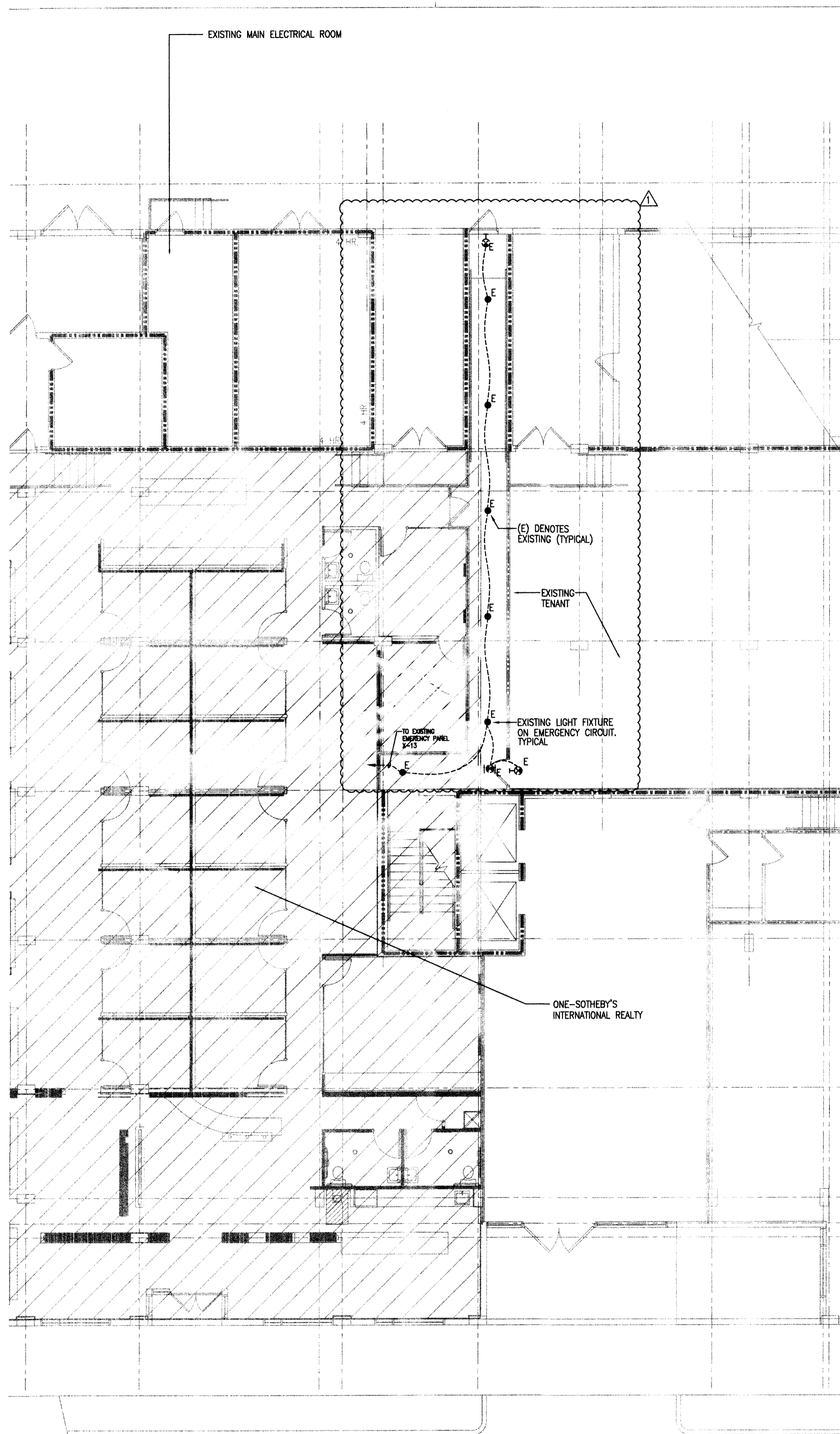
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PERMIT DRAWINGS
FILE NAME:
M:\1009\CD\SHEET\ARCHA-102.DWG
PROJECT NO:
MA1009
DRAWN BY:
RAG
CHECKED BY:
RJM
ISSUE DATE:
10-01-10
REVISIONS:

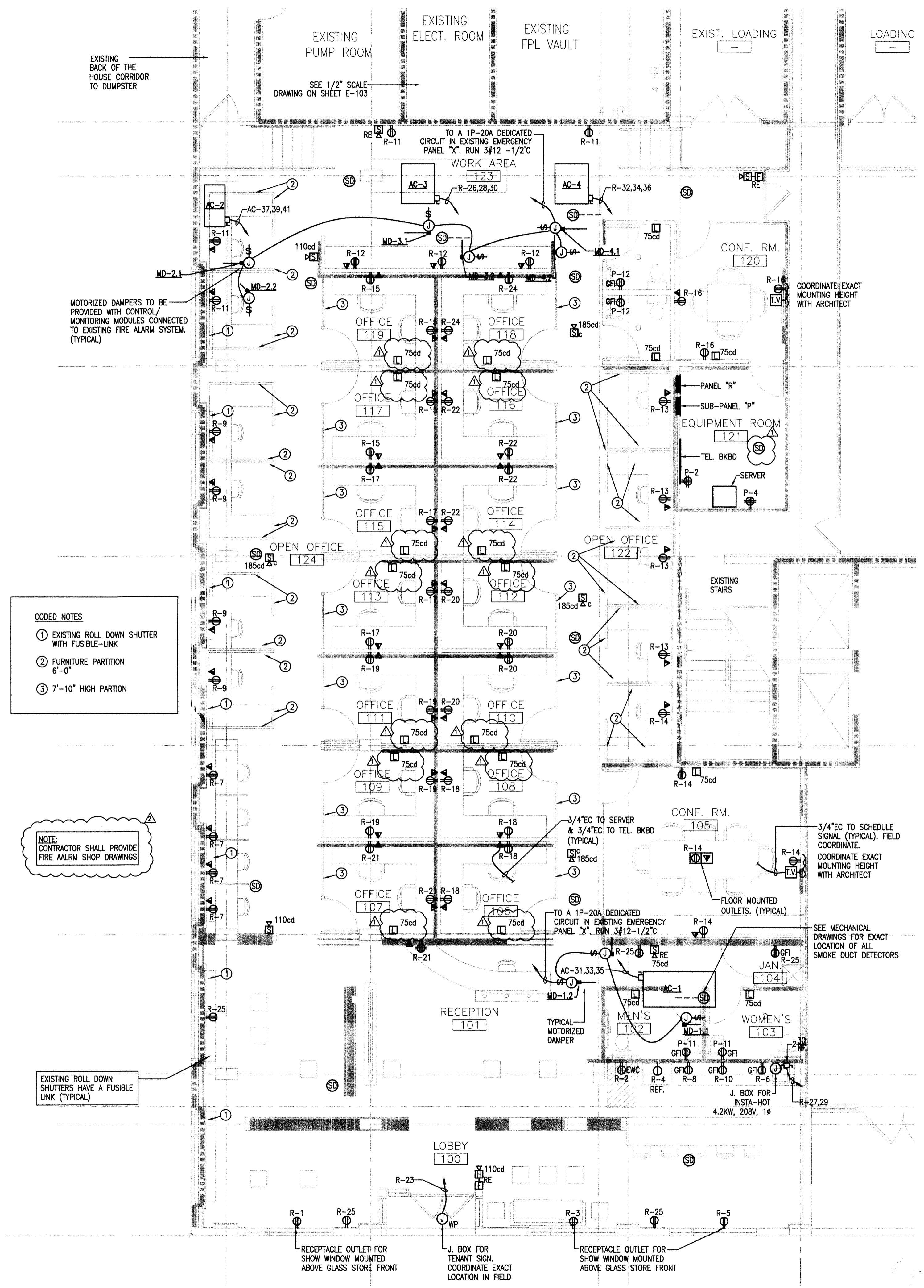
BLDG DEPT. COMMS 10/29/10

SHEET TITLE
MECHANICAL FLOOR PLAN

SHEET: 01
M-101



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



- CODED NOTES**
- ① EXISTING ROLL DOWN SHUTTER WITH FUSIBLE-LINK
 - ② FURNITURE PARTITION 6'-0"
 - ③ 7'-10" HIGH PARTITION

NOTE: CONTRACTOR SHALL PROVIDE FIRE ALARM SHOP DRAWINGS

EXISTING ROLL DOWN SHUTTERS HAVE A FUSIBLE LINK (TYPICAL)

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

12/21/10

MATEU ARCHITECTURE INCORPORATED
 1891 OLD CUTLER ROAD, SUITE 550 PALMETTO BEACH, FLORIDA 33157
 TEL: (305) 232-3394 FAX: (305) 232-3394
 WWW.MATEUARCHITECTURE.COM

JMM Consulting Engineers LLC
 Certificate of Authorization #8882
 Jose M. Martinez, P.E. #69818
 6883 SW 124 St. Suite 108
 Miami Beach, FL 33513
 TEL: (305) 486-1822
 FAX: (305) 486-1752
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PHASE

PERMIT DRAWINGS

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

PROJECT NO: MA1009

DRAWN BY: RAG

CHECKED BY: RJM

ISSUE DATE: 10-01-10

REVISIONS

- BLDG DEPT. COMMENTS 10/28/10
- BLDG DEPT. COMMENTS 12/20/10

SHEET TITLE

POWER FLOOR PLAN

SHEET: OF:

E-102

EXIST. DISTRIBUTION PANEL "T"								
							VOLTAGE: 120/208V, 3Ø, 4W MAINS: 800 A TYPE MAINS: 3P-800A M.C.B.	
CKT No.	EQUIPMENT DESIGNATION	KVA	AMPS	VOLT	P	FRAME	TRIP	FEEDER
1	NEW PANEL "R"	79.2	220.0	120/208	3	400	300	4 #350KCMIL & 1 #3(G) - 3 1/2"²C
2	SPACE							
3								
4								
5								
6								
7								
8								
CONNECTED KVA		79.2		FEEDER: EXISTING 2 RUNS OF (4 #600KCMIL) - 4"²C				
CONNECTED AMPS			220.0	FED FROM: FPL VAULT				

NEW BRANCH BREAKER SHALL MATCH EXISTING AIC.

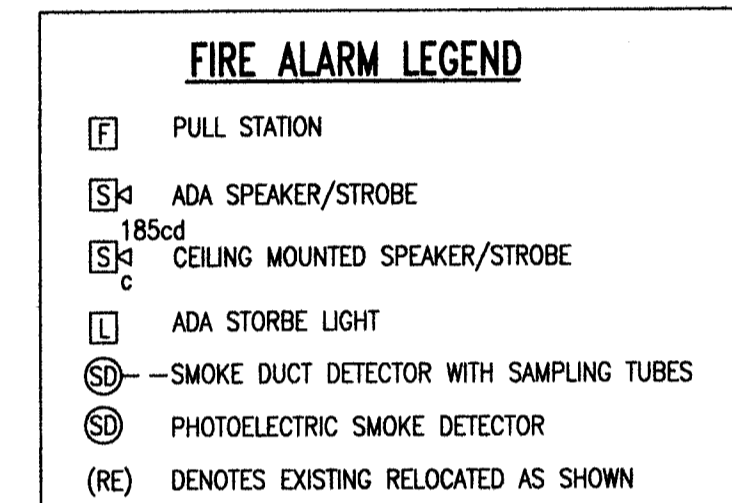
PANEL "R" (22 KAIC)													
TYPE: SQ'D NOOD MTG: FLUSH MOUNTED MAIN: M.L.O.							VOLTS: 120/208V, 3Ø, 4W BUS: 400A LOAD: 79.2KVA/360V = 220.0 A						
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD
1600	1/2"	12	20	1	SHOW WINDOW REC (*)	1	2	EWG (GF)	1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

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

PANEL "P" (22 KAIC)													
TYPE: SQ'D NOOD MTG: FLUSH MOUNTED MAIN: M.L.O.							VOLTS: 120/208V, 3Ø, 4W BUS: 100A LOAD: 8.2KVA/360V = 22.8 A						
LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD
800	1/2"	12	20	1	LIGHTING	1	2	TEL. BKBD	1	20	12	1/2"	720
800						3	4	SERVER					720
800						5	6	LIGHTING					800
800						7	8						800
400						9	10						900
720	1/2"	12			BATHROOM RECS	11	12	BATHROOM RECS					720
					SPARE	13	14	SPACE					
						15	16						
						17	18						
					SPACE	19	20						
						21	22						
						23	24						

ADDRESSABLE FIRE ALARM SYSTEM NOTES

- FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR NEW DEVICES TO BE CONNECTED TO EXISTING ADDRESSABLE FIRE ALARM SYSTEM WITH VOICE AS SPECIFIED HEREIN AND AS SHOWN ON THE ELECTRICAL DRAWINGS. THIS SYSTEM SHALL BE ZONED, ELECTRICALLY SUPERVISED, HAVE CLOSED CIRCUITS, AND SHALL BE CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION.
- FIRE ALARM SYSTEM SHALL BE U.L. LISTED NFPA 72 APPROVED.
- UPON ACTIVATION OF FIRE ALARM SYSTEM BY MANUAL STATION, THE FOLLOWING SHALL TAKE PLACE:
 - ENERGIZE ALARM SIGNALING DEVICES
 - SOUND AUDIBLE ALARMS AND FLASH VISUAL SIGNALS
 - ALERT LOCAL FIRE DEPARTMENT OR PROPRIETARY SYSTEM
 - CAUSE ZONE IN ALARM TO BE DISPLAYED ON THE ANNUNCIATOR
- ALL WIRING AND CONDUIT SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND REQUIREMENTS OF NEC, LOCAL CODES AND NFPA IN NO CASE, SHALL THE WIRING BE SMALLER THAN #16.
- ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 10%. MINIMUM WIRE SIZE SHALL BE AS REQUIRED BY MANUFACTURER IN NO CASE, SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN. 3/4" CONDUIT.
- QUANTITY OF WIRES PER DEVICES SHALL BE AS REQUIRED BY MANUFACTURER.
- SYSTEM TO BE POWER LIMITED.
- VISUAL ALARMS PER ANSI A117.1.4.26, FBC AND ADA.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SIGNED & SEALED FIRE ALARM PERMIT DRAWINGS BY A FLORIDA REGISTERED ENGINEER. JMM CONSULTING ENGINEERS LLC IS NOT RESPONSIBLE FOR F/A PERMIT DWGS.
- ALL NEW MOTORIZED DAMPERS TO BE PROVIDED WITH CONTROL/MONITORING MODULES CONNECTED TO EXISTING FIRE ALARM SYSTEM. (TYPICAL)



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

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

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

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

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

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

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

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

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

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

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

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

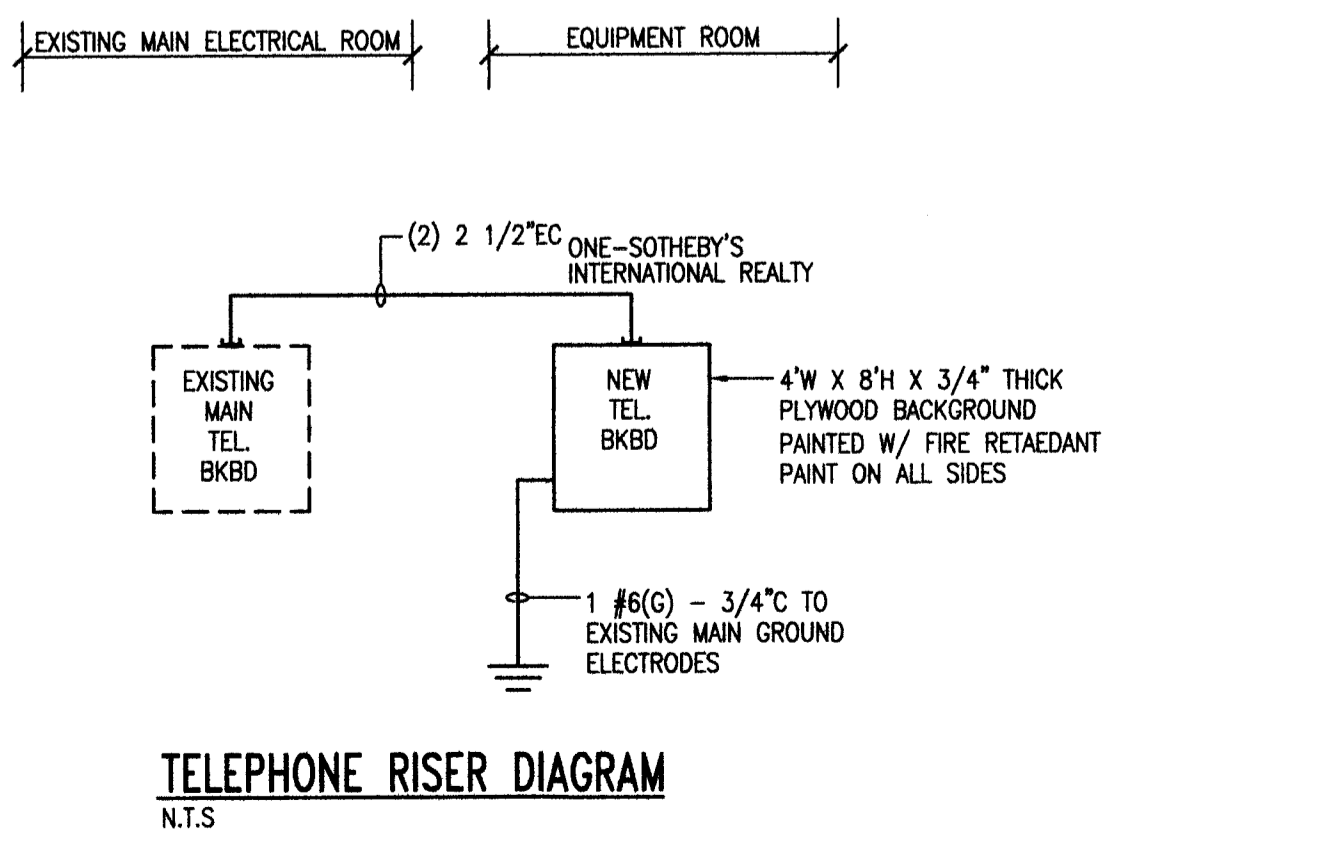
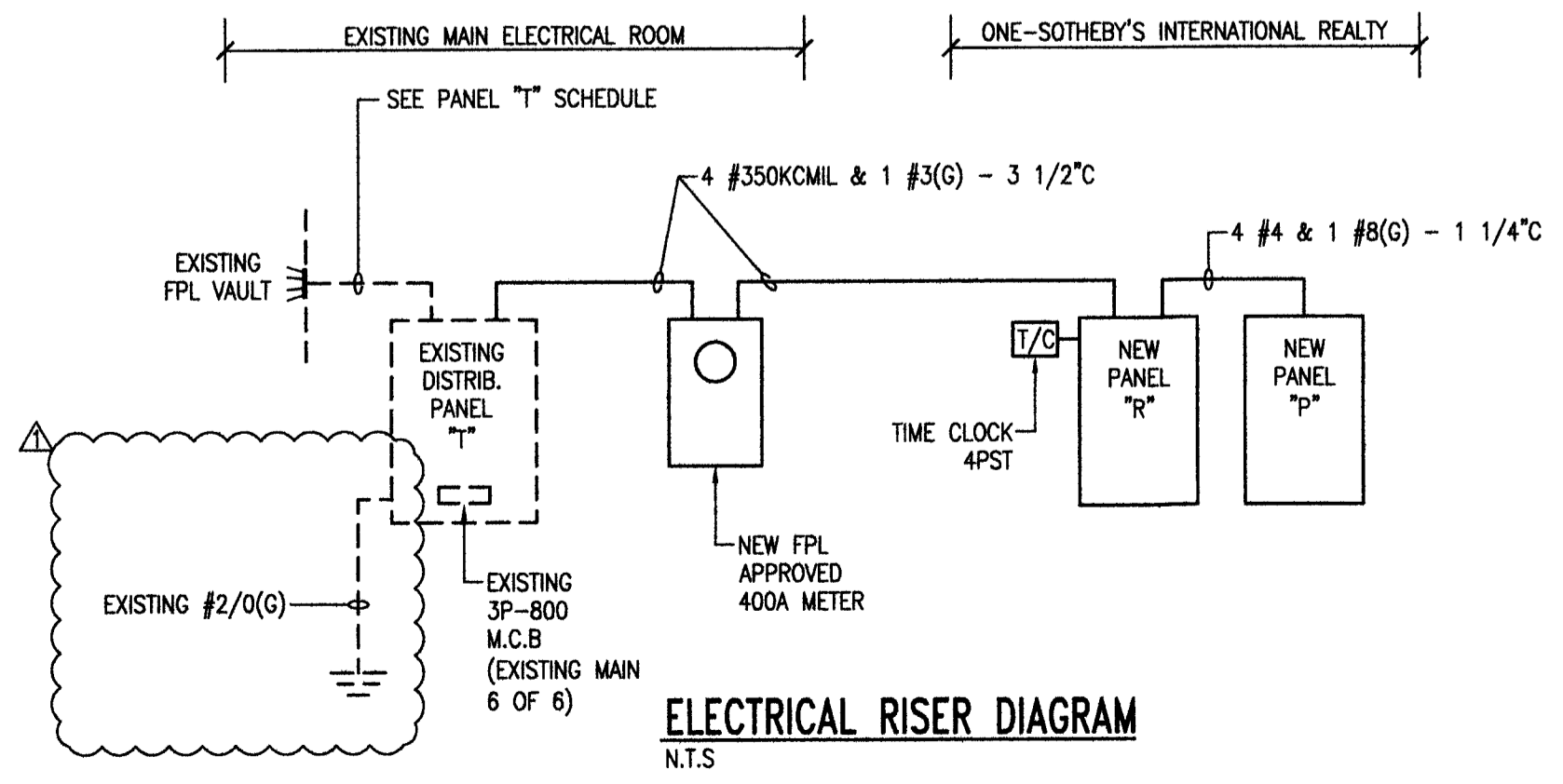
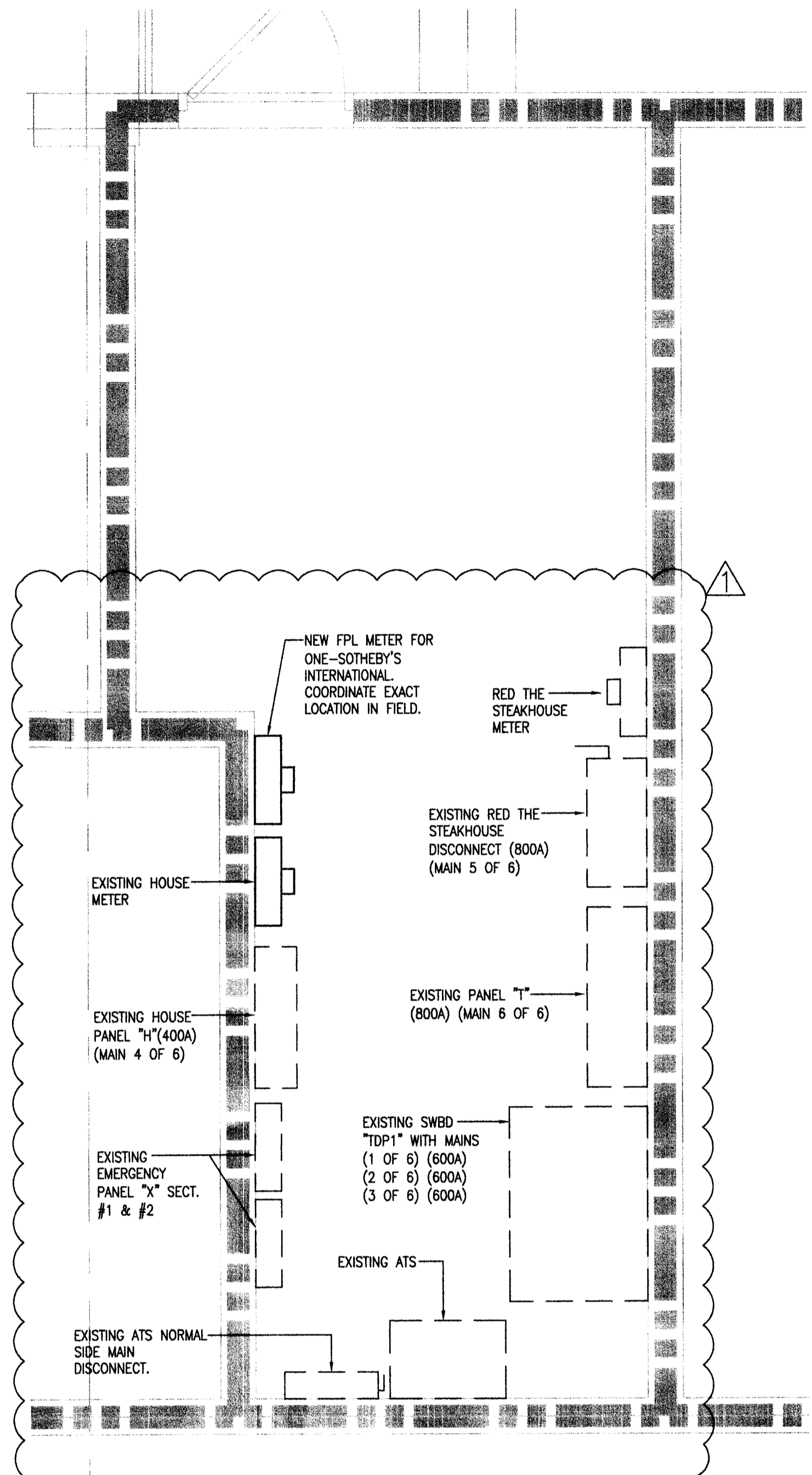
ALL LIFESAFETY DEVICES SHALL HAVE MANUAL OVERRIDES AT THE FIRE ALARM PANEL.

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

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

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

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



12/21/00

MATEU ARCHITECTURE
18891 BUCOUTI LER RD, SUITE 400 PALMETTO BEACH, FLORIDA 33157
ARCHITECTURE INTERIOR DESIGN PLANNING
TEL: (305) 328-2884 FAX: (305) 328-0888
WWW.MATEUARCHITECTURE.COM

JMM Consulting Engineers LLC
11955 SW 124 St. Suite 108
Miami, Florida 33186
TEL: (305) 658-1024
FAX: (305) 658-1024
WWW.JMMCONSULTINGENGINEERS.COM

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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PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

BLDG DEPT. COMMENTS 10/29/10
BLDG DEPT. COMMENTS 12/21/10

SHEET TITLE

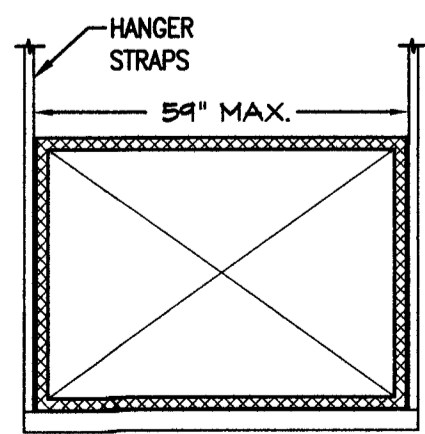
ELECTRICAL NOTES, LEGEND & PANEL SCHEDULES

SHEET: 01

E-103

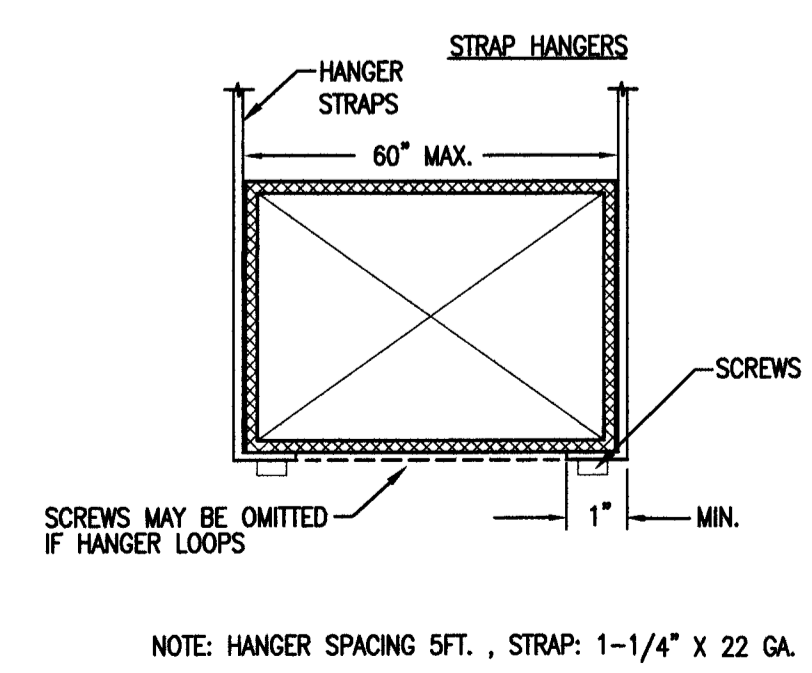
HVAC NOTES

- 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 ALL AT ONCE IN A BINDER WITH AN INDEX AND DIVIDERS AS REQUIRED TO SEPARATE ALL DIFFERENT MATERIALS AND EQUIPMENT.
 - 1.10 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- 2.0 MATERIALS**
- 2.1 DUCTWORK: ALL JOINTS SEALED WITH HIGH PRESSURE MASTIC.
 - 2.1.1 GENERAL: ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
 - 2.1.2 DUCTWORK MATERIALS:
 - A. GENERAL PUBLIC AREAS WITH DROPPED CEILING: FIVE POUNDS DENSITY, 1" 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. (6) SMACNA'S. SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC.
 - C. ROUND INSULATED FLEXIBLE DUCT WIREMOLD WCK PROVIDE AS SHOWN ON PLANS 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 LINER SHALL BE SOLID. FITTINGS SHALL BE DOUBLE WALL (SOLID INNER LINER) RECTANGULAR OR ROUND BY UNITED MCGILL. MINIMUM R-VALUE SHALL BE R-6
 - 2.1.3 DUCT INSULATION: (ALL A/C SUPPLY & RETURN) 1-1/2" THICK, 1-1/2 LB. DENSITY GLASS FIBER BLANKET WITH REINFORCED ALUMINUM FOIL VAPOR BARRIER. SEAL ALL JOINTS WITH APPROVED FIRE RATED MASTIC.
 - 2.1.4 ACOUSTICAL LINING: (ALL A/C SUPPLY & RETURN) LINE FIRST 10 FT FROM UNIT WITH 1" THICK GLASS FIBER MATT FACED, PAINT WITH ANTI-BACTERIAL COATING. ATTACH TO DUCT WITH APPROVED SMACNA PROCEDURE.
 - 2.1.5 DUCTWORK ACCESSORIES:
 - A. PROVIDE DOUBLE THICKNESS TURNING VANES AT ALL SQUARE ELBOWS, WHERE THE ELBOWS ARE RECTANGULAR INSTALL SINGLE THICKNESS INSTEAD.
 - 1 ALTERNATE A: PROVIDE 3-PIECE ELBOWS IN LIEU OF TURNING VANES FOR GLASS FIBER DUCTS ONLY.
 - 2 ALTERNATE A: PROVIDE FULL RADIUS ELBOWS IN LIEU OF TURNING VANES.
 - B. PROVIDE VOLUME EXTRACTORS BEHIND EACH SUPPLY OUTLET AND AT EACH DUCT BRANCH.
 - 2.2 AIR DISTRIBUTION PRODUCTS :
 - 2.2.1 PROVIDE SUPPLY AND RETURN GRILLES AND DIFFUSERS AS INDICATED ON THE DRAWINGS.
 - 2.2.2 PROVIDE EXTRUDED ALL ALUMINUM AIR DISTRIBUTION PRODUCTS.
 - 2.2.3 PROVIDE FINISHES AND TYPES OF MOUNT IN COORDINATION WITH THE CEILING TYPES AS SHOWN ON ARCHITECTURAL DRAWINGS.
 - 2.2.4 PROVIDE OPPOSED BLADE, KEY OPERATED DAMPERS BEHIND ALL AIR SUPPLY OUTLETS.

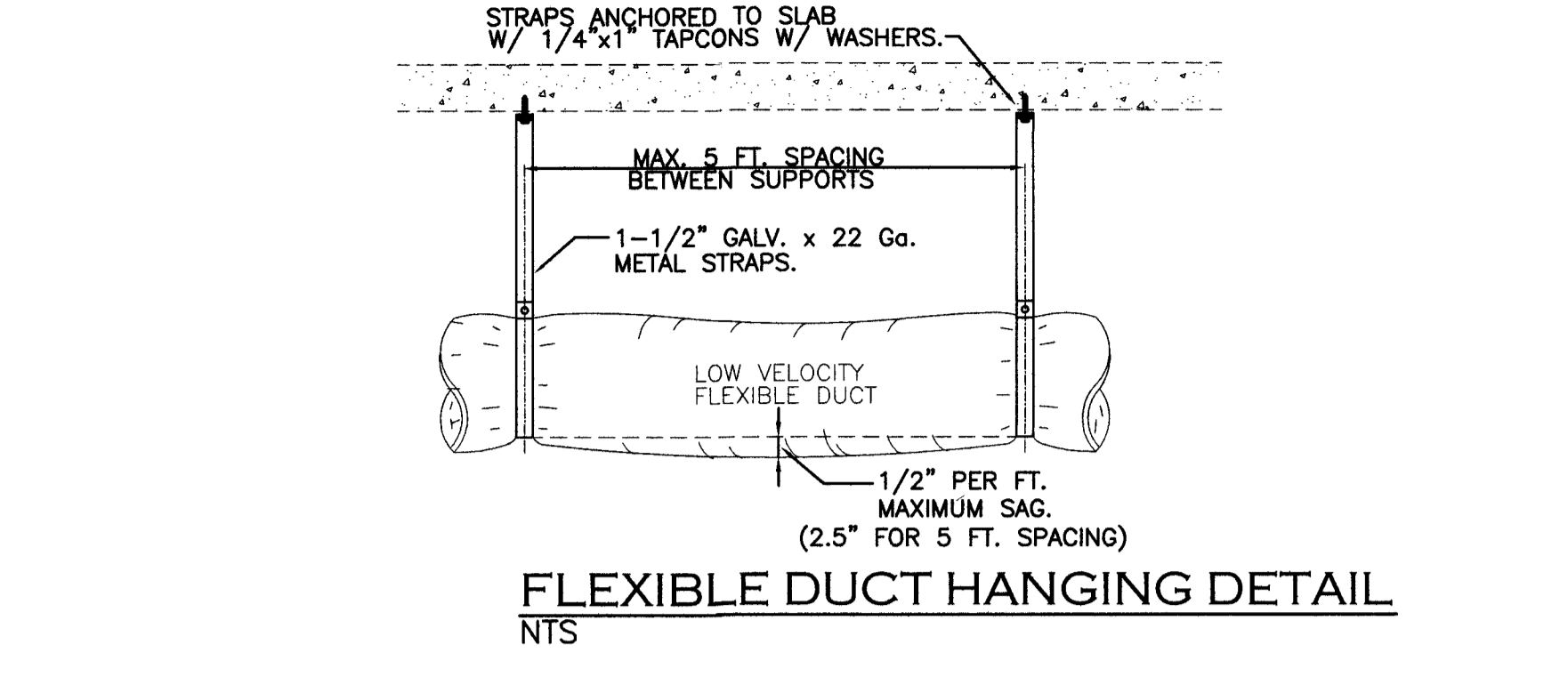


FIBERGLASS DUCT HANGER DETAIL
N.T.S.

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

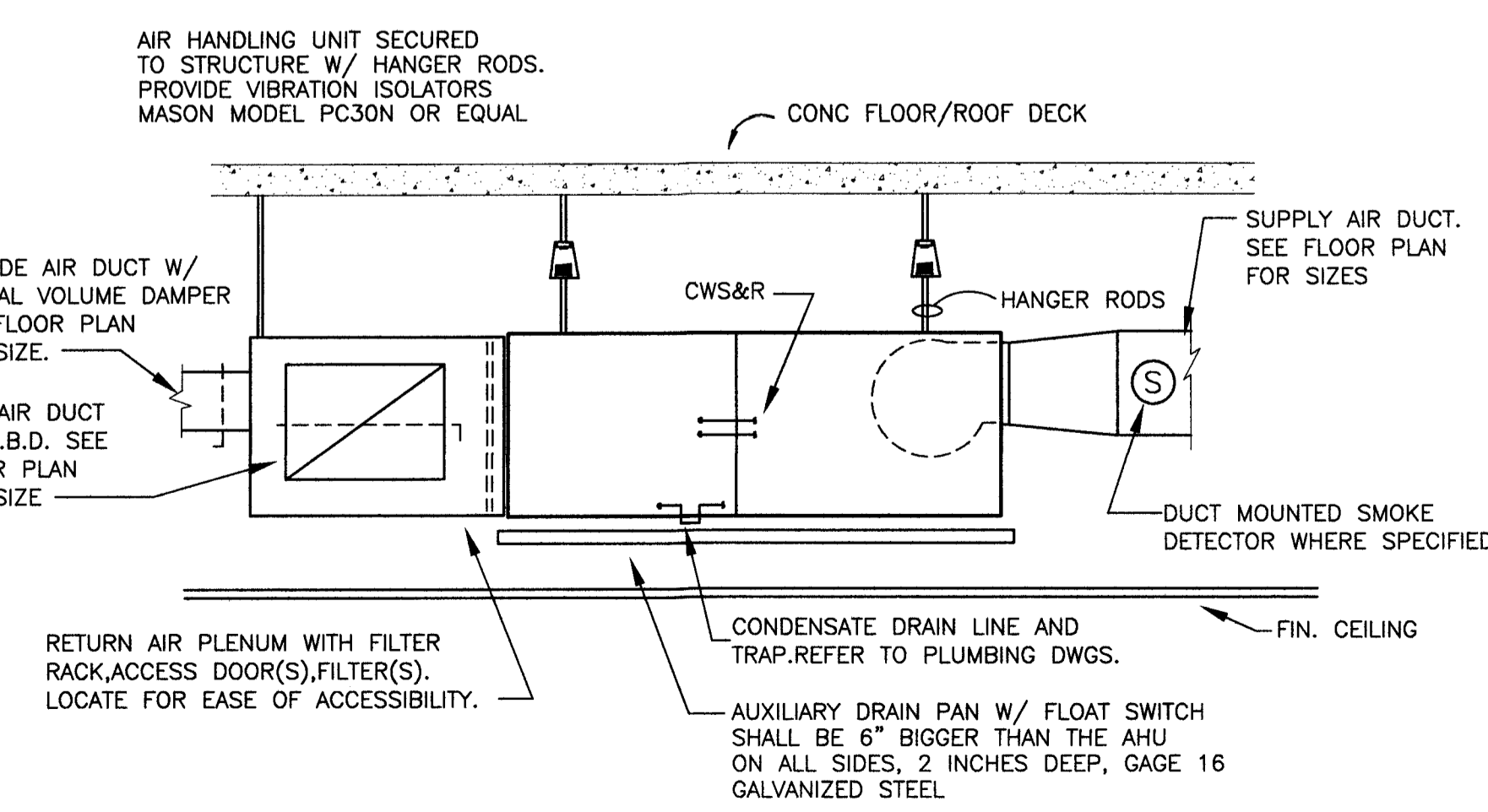


SHEET METAL DUCT HANGER DETAIL
N.T.S.

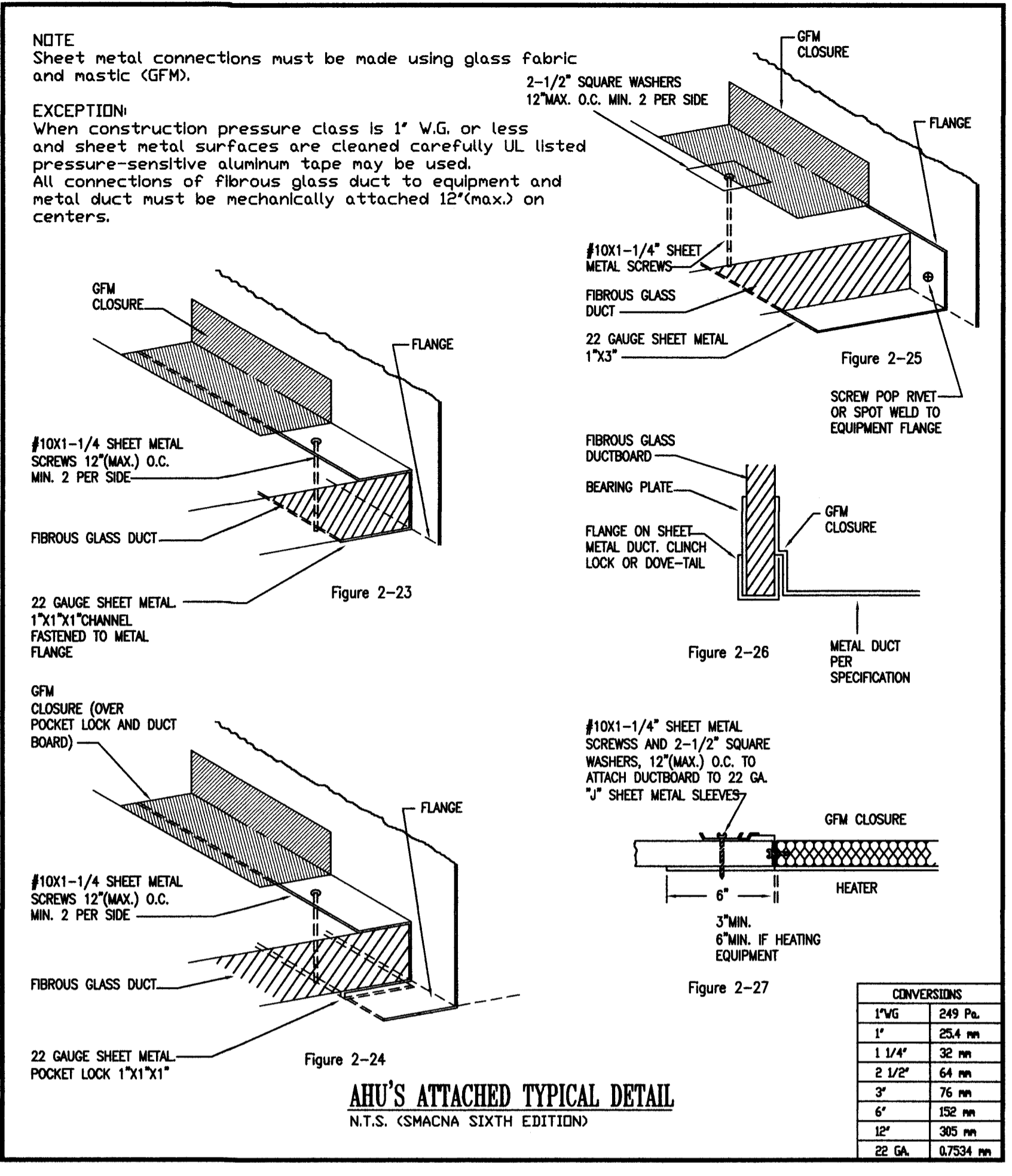


FLEXIBLE DUCT HANGING DETAIL
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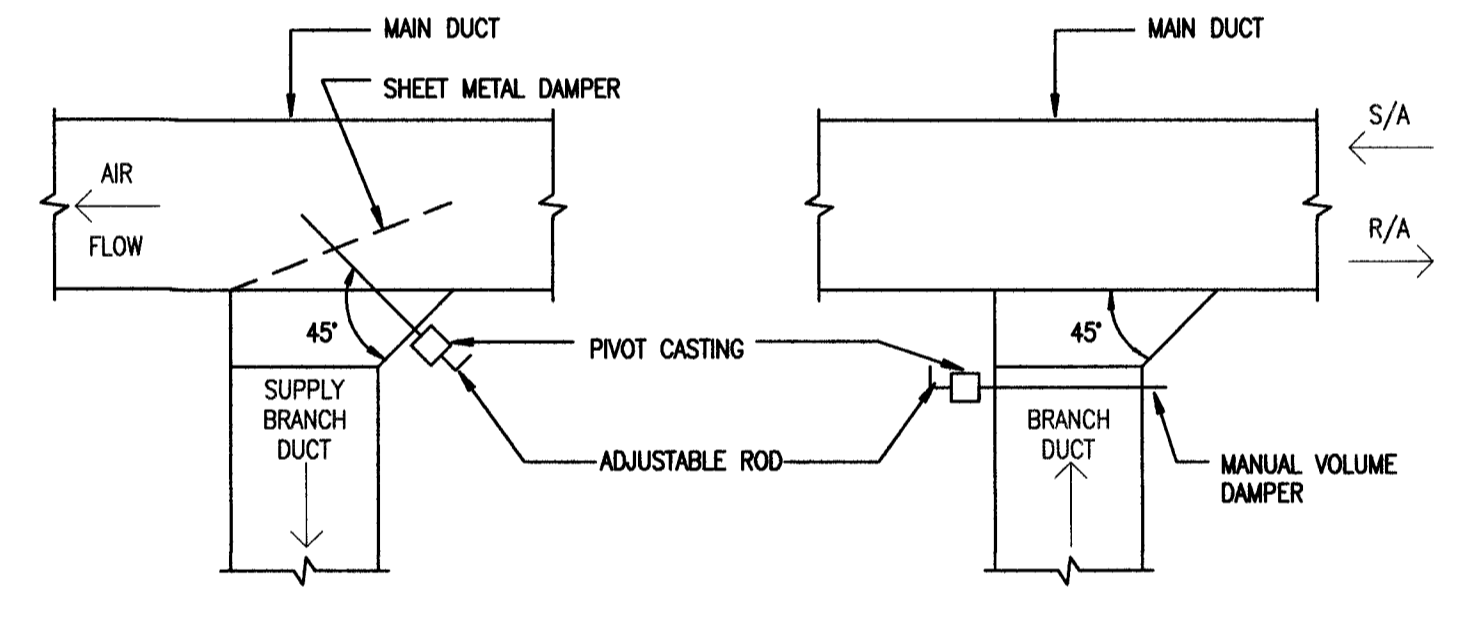
LEGEND		SYMBOLS	
ABBREVIATIONS			
ABV	ABOVE		DUCT RISER UP
AD	AIR DEVICE		DUCT DROPPING DOWN
AFF	ABOVE FINISHED FLOOR		DUCT WITH VOLUME DAMPER
A/C	AIR CONDITIONING UNIT		RECTANGULAR DUCT ELBOW WITH TURNING VANES.
B.D.	BACKDRAFT DAMPER		RIGID DUCTWORK
CFM	CUBIC FEET PER MINUTE		DUCT UNDER POSITIVE PRESSURE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



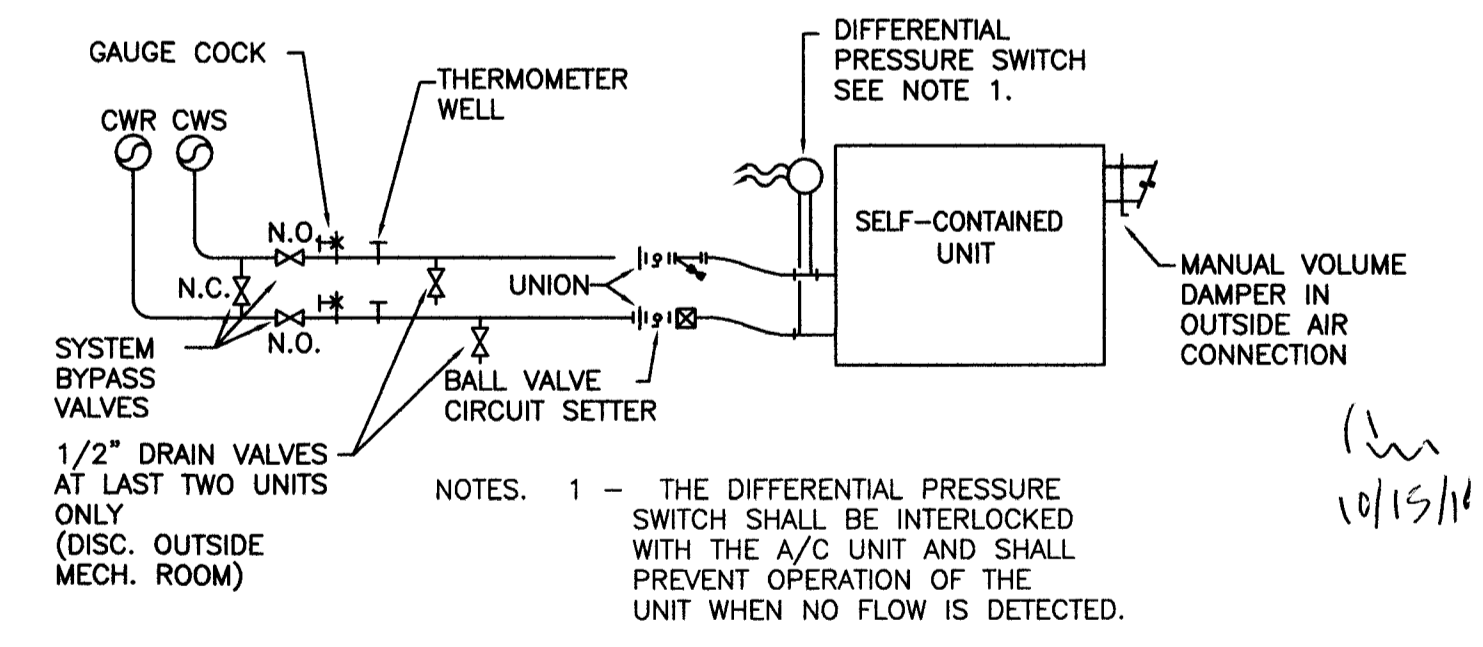
AIR HANDLING UNIT MOUNTING DETAIL
N.T.S.



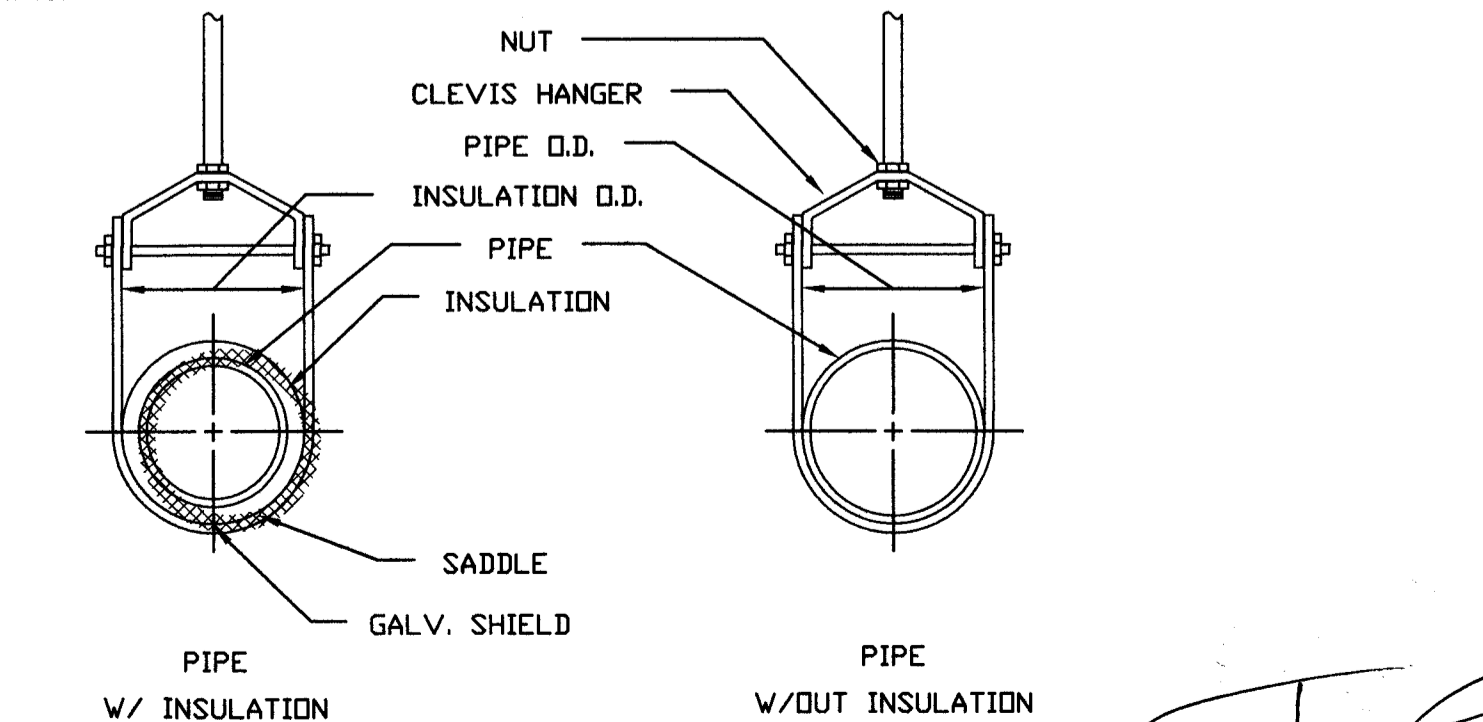
AHU'S ATTACHED TYPICAL DETAIL
N.T.S. (SMACNA SIXTH EDITION)



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



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



PIPE HANGERS
N.T.S.

MATEU ARCHITECTURE
18000 SUGGILLER ROAD, SUITE 600 PALMETTO BAY, FLORIDA 33157
305.232.2264 / F. 305.232.3228 006@MATEUARCHITECTURE.COM

JMM Consulting Engineers LLC
Certificate of Authorization #9882
Jose M. Martinez, P.E. #66018
Miami, Florida 33156
8553 SW 124 St. Suite 108
Tel: (305) 255-1621
Fax: (305) 255-1782

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEY'S INTERNATIONAL REALTY
119 Washington Avenue
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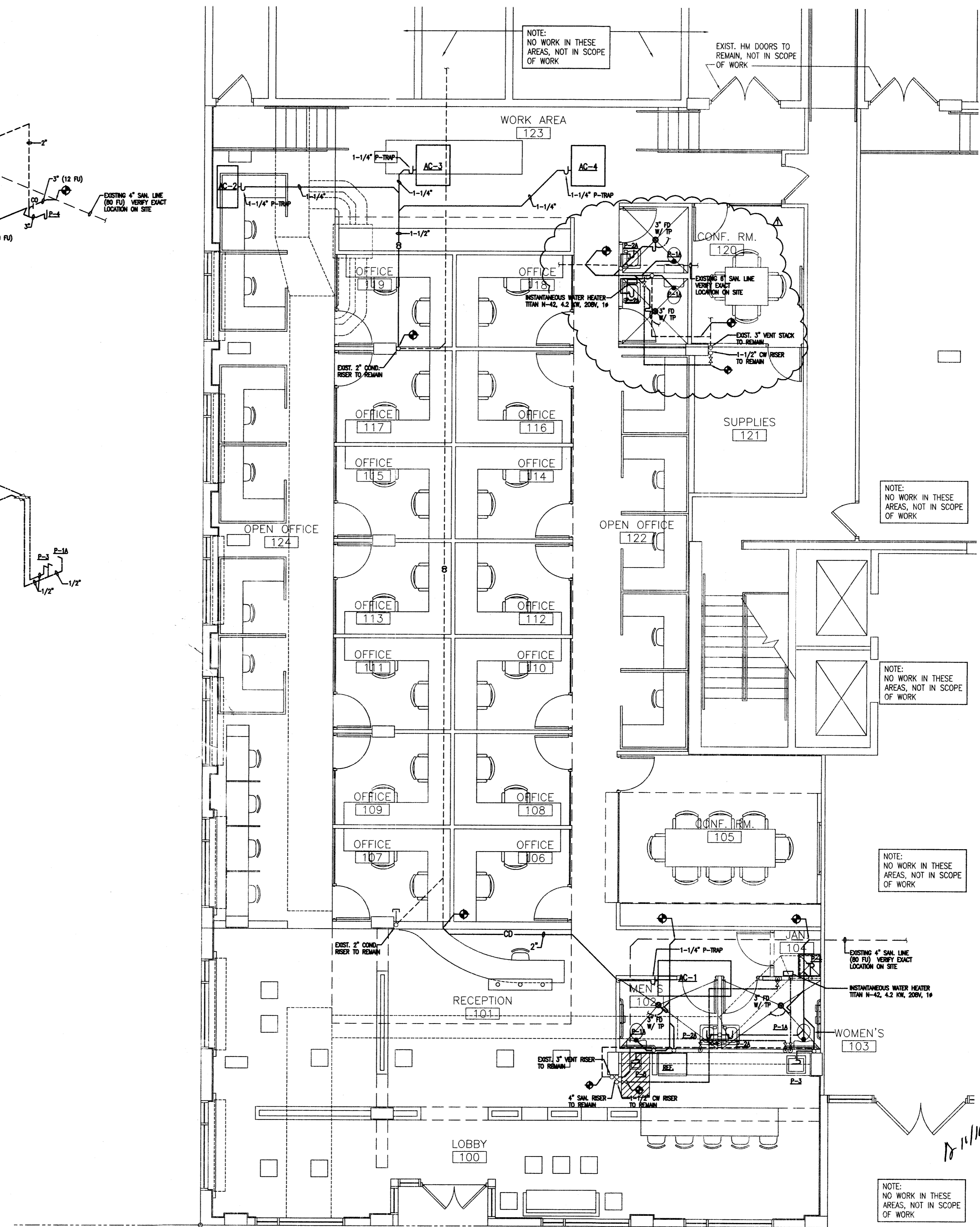
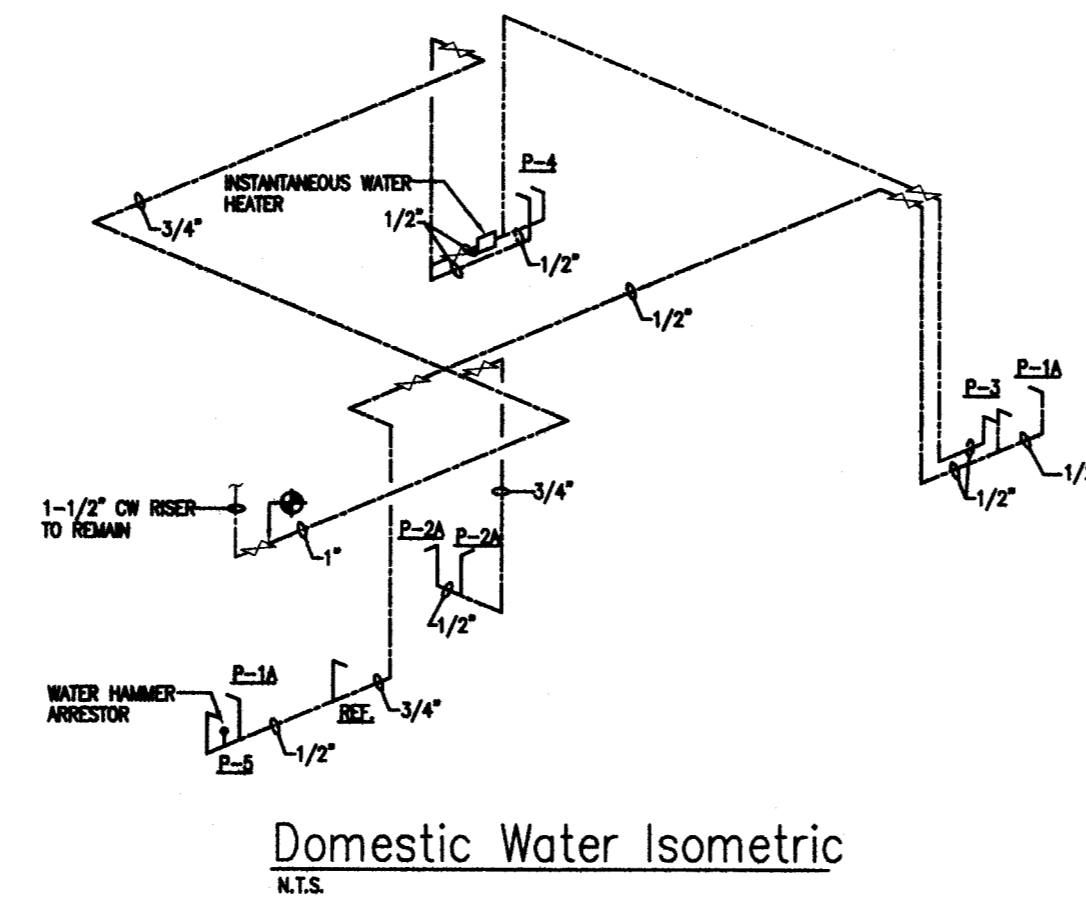
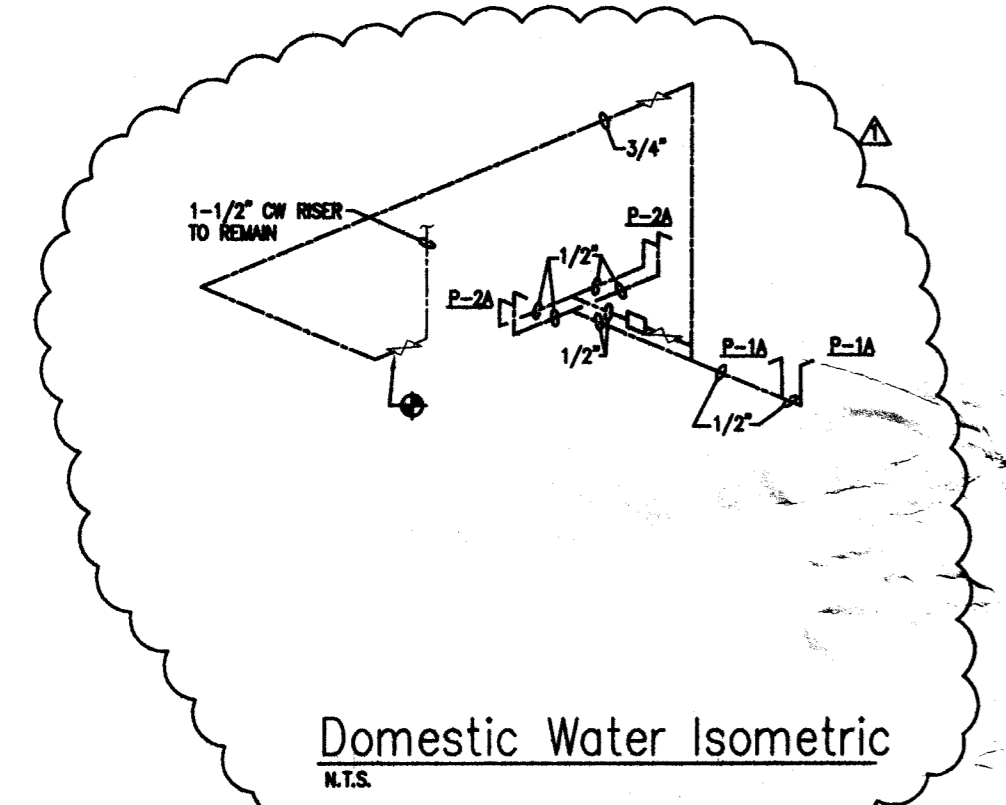
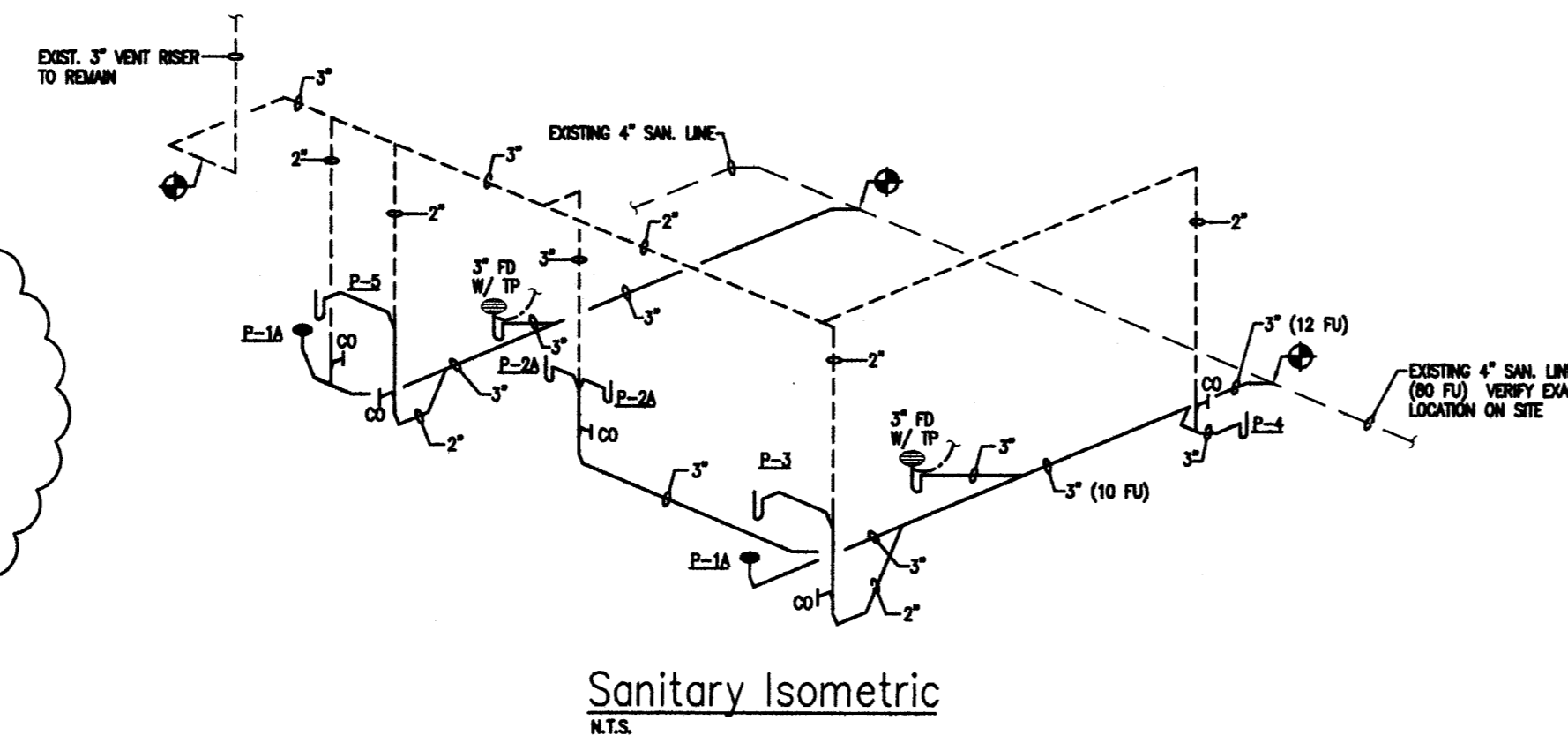
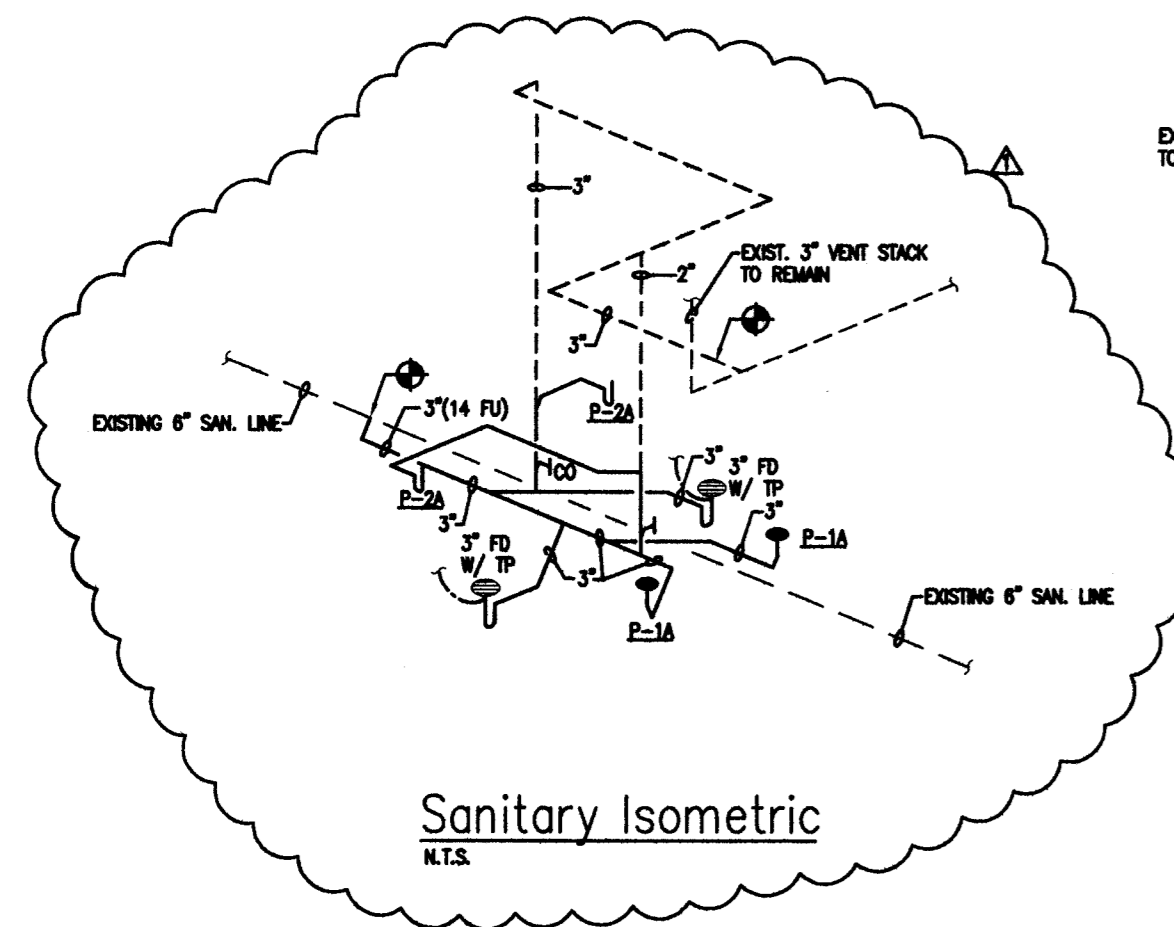
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PERMITS DRAWINGS

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

SHEET TITLE
MECHANICAL NOTES & DETAILS

SHEET: 01
M-201



MATEU ARCHITECTURE INCORPORATED
1800 GULFVIEW ROAD SUITE 100 PALMETTO BAY, FLORIDA 33411
305.223.2884 F. 305.223.2828 INFO@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL:

RONEY J. MATEU
AR 0008220

JMM Consulting Engineers LLC
Certificate of Authorization #9892
Jose M. Martinez, P.E. #5018
6533 SW 124 St. Suite 106
Miami, Florida 33156
TEL: (305) 255-1821
FAX: (305) 255-1782

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBYS INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
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DRAWN BY:
RAG
CHECKED BY:
FLM
ISSUE DATE:
10-01-10
REVISIONS

BLDG DEPT. COMMENTS 10/28/10

SHEET TITLE
PLUMBING FLOOR PLAN

SHEET: OF:
P-101 2

PLUMBING GENERAL NOTES

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

1. SITE INVESTIGATION:

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

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

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

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

5. ALL PIPING SHALL BE INSTALLED RECESSED IN BLOCK WALLS, CEASES 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, FITTINGS AND TRIM. CONTRACTOR SHALL VERIFY MANUFACTURER'S COMPLIANCE.

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

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

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

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

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

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

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

PLUMBING SPECIFICATION

1. GENERAL:

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

2. PIPE AND FITTINGS:

A. DRAINAGE WASTE AND VENT PIPING INCLUDING:
NO HUB CAST IRON CSPI STANDARD 301 ABOVE GROUND AND CAST IRON HUB, FLAIN 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: JOINT WITH 95-5 TIN-ANTIMONY SOLDER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

C. STEEL PIPE:

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

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

4. UNIONS AND FLANGES:

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

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

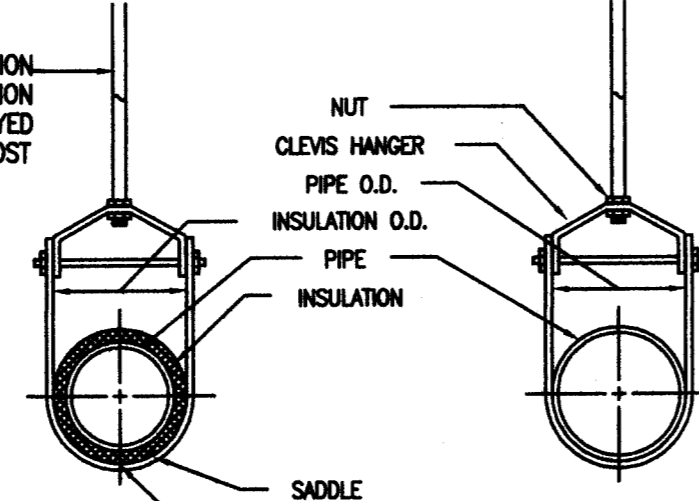
B. TRAP PRIMER SHALL BE SELF PRIMING TYPE ON COLD WATER SUPPLY LINE AS MANUFACTURED BY PRECISION PLUMBING PRODUCTS, INC. "PRIME-RITE" #PR-500. WHEN TWO OR MORE TRAPS REQUIRE PRIMING, PROVIDE WITH DISTRIBUTION UNIT #DU-2, 3 OR 4 AND SUPPLY TUBE #SS-8 ASSEMBLY. PROVIDE ACCESS PANEL AND INSTALL AS PER MANUFACTURER'S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

9. FLOOR DRAINS: AS MANUFACTURED BY JOSAM.

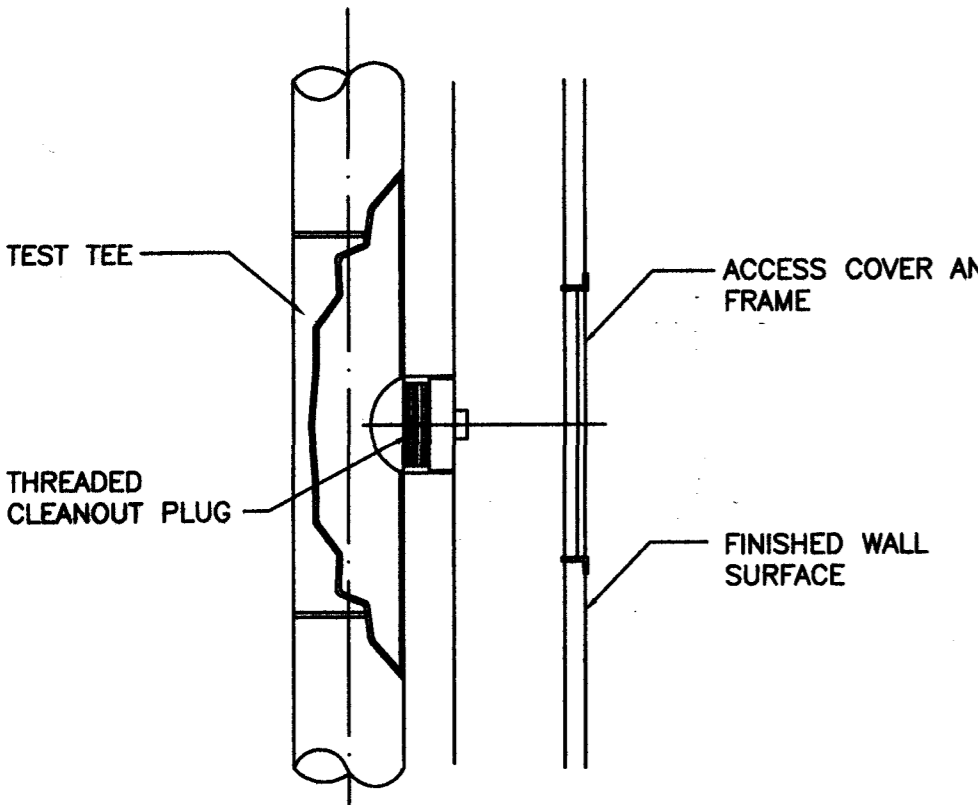
A. FD-1: JOSAM 30000-A SERIES WITH 6"x6" SQUARE NIKALOY TOP AND 1/2" TRAP PRIMER CONNECTION.

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

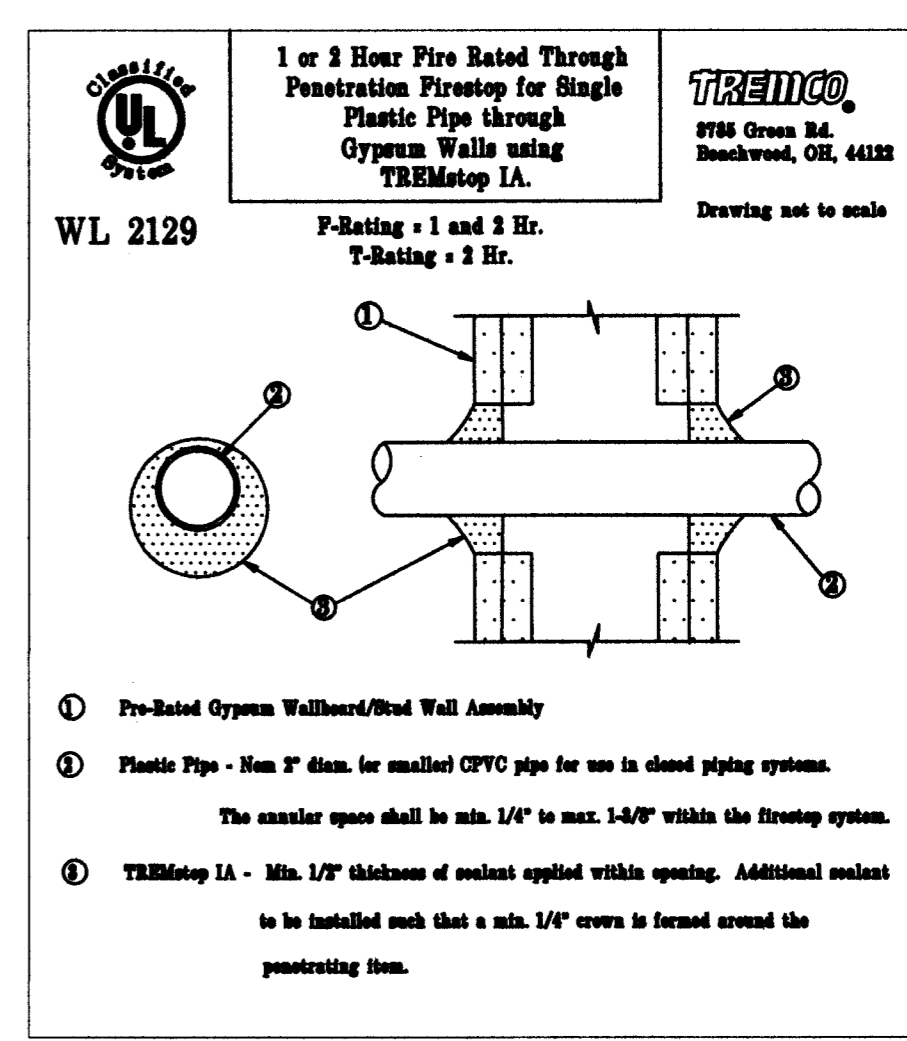
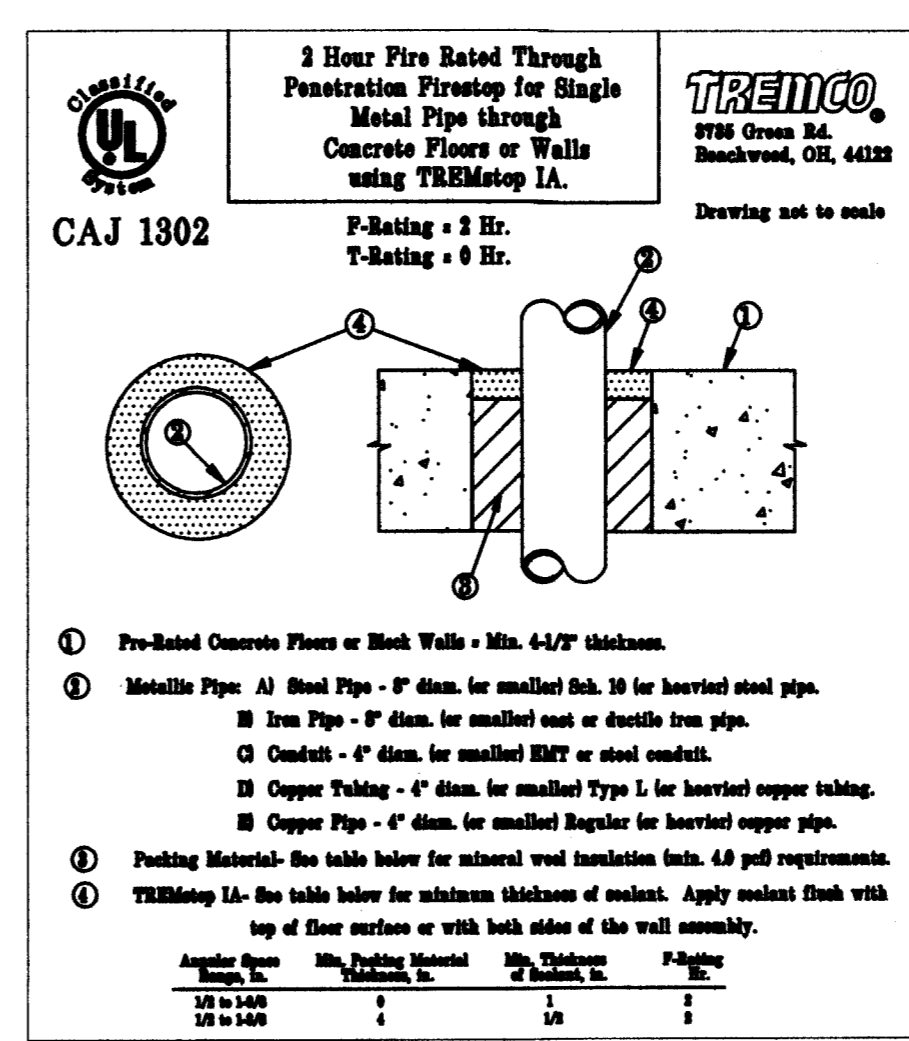
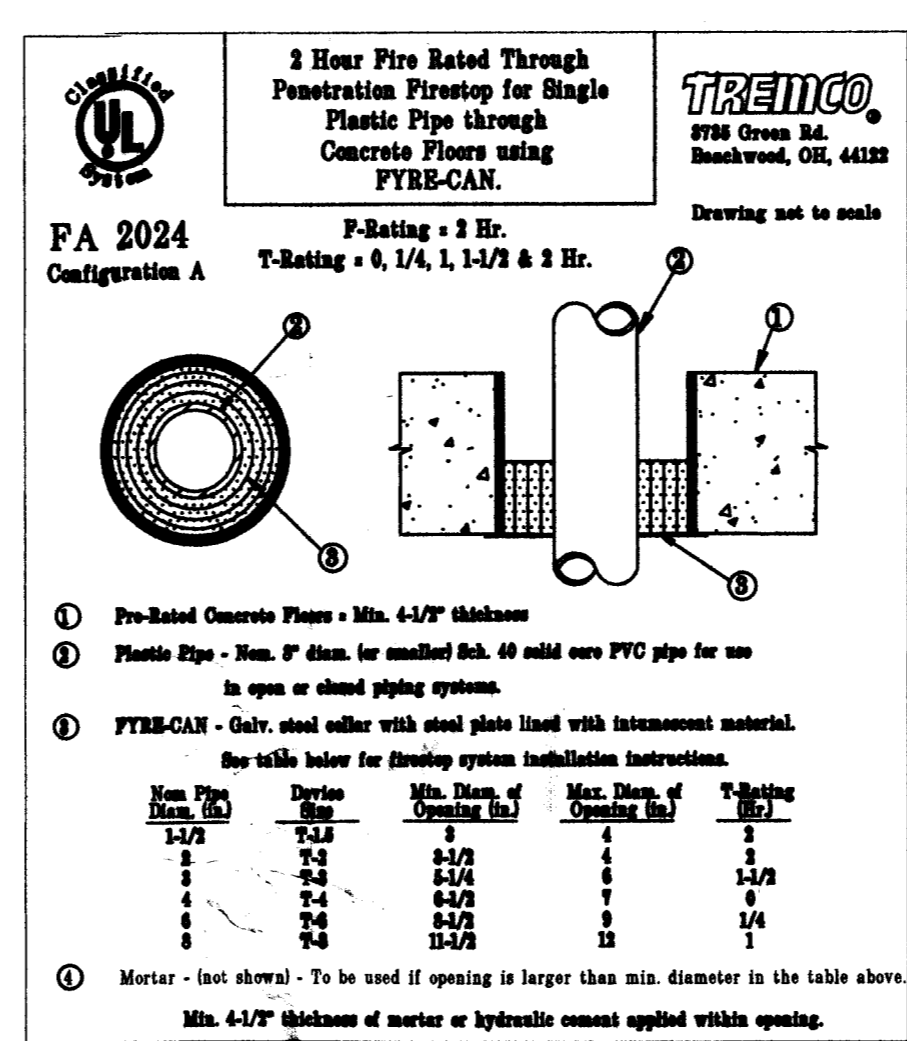
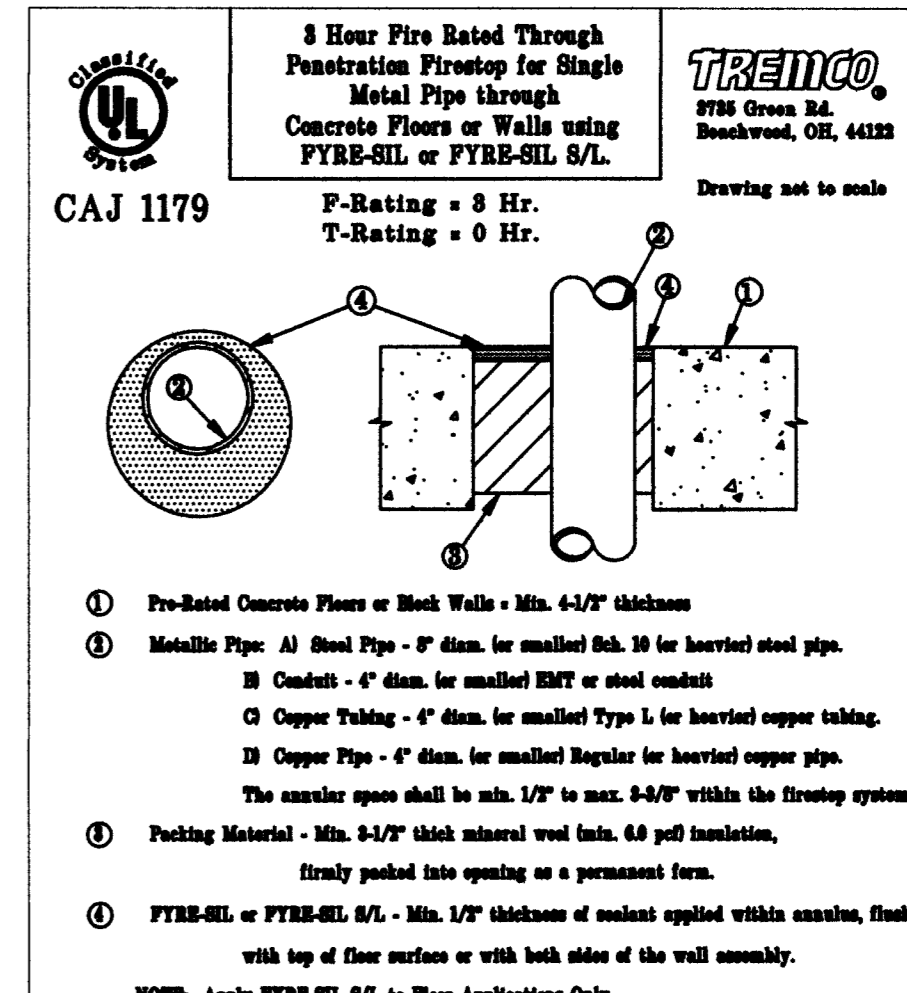
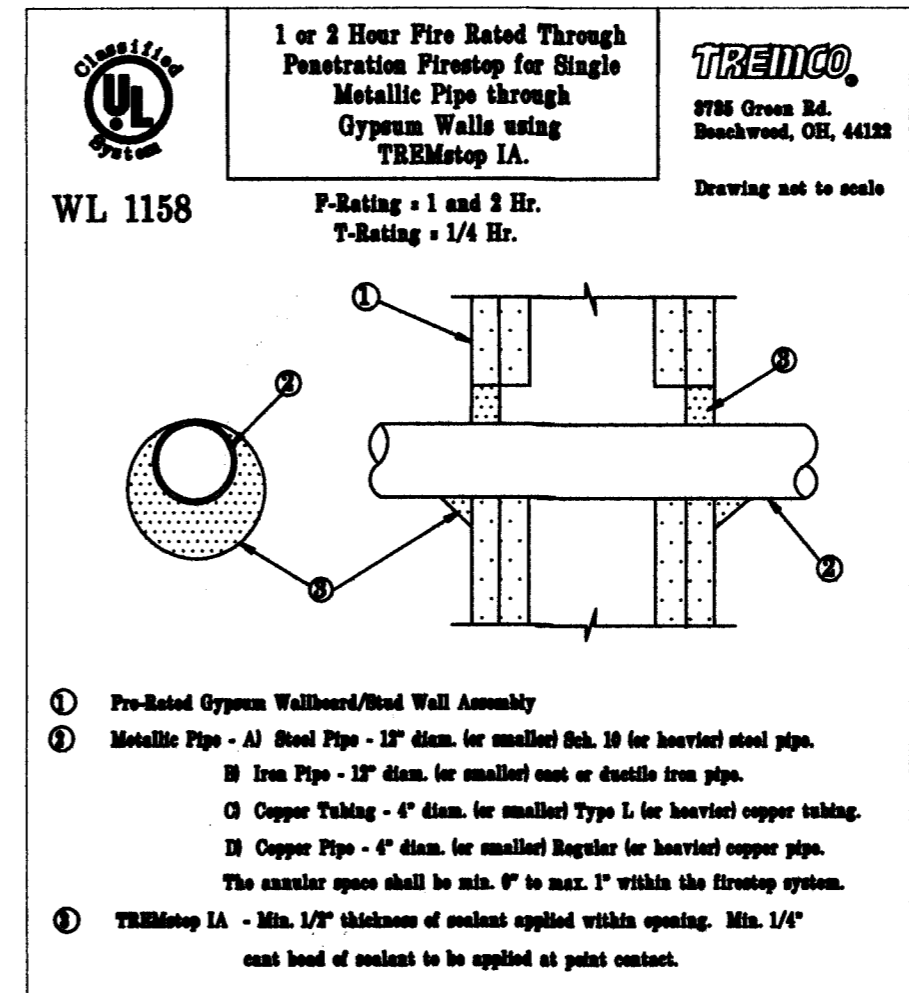
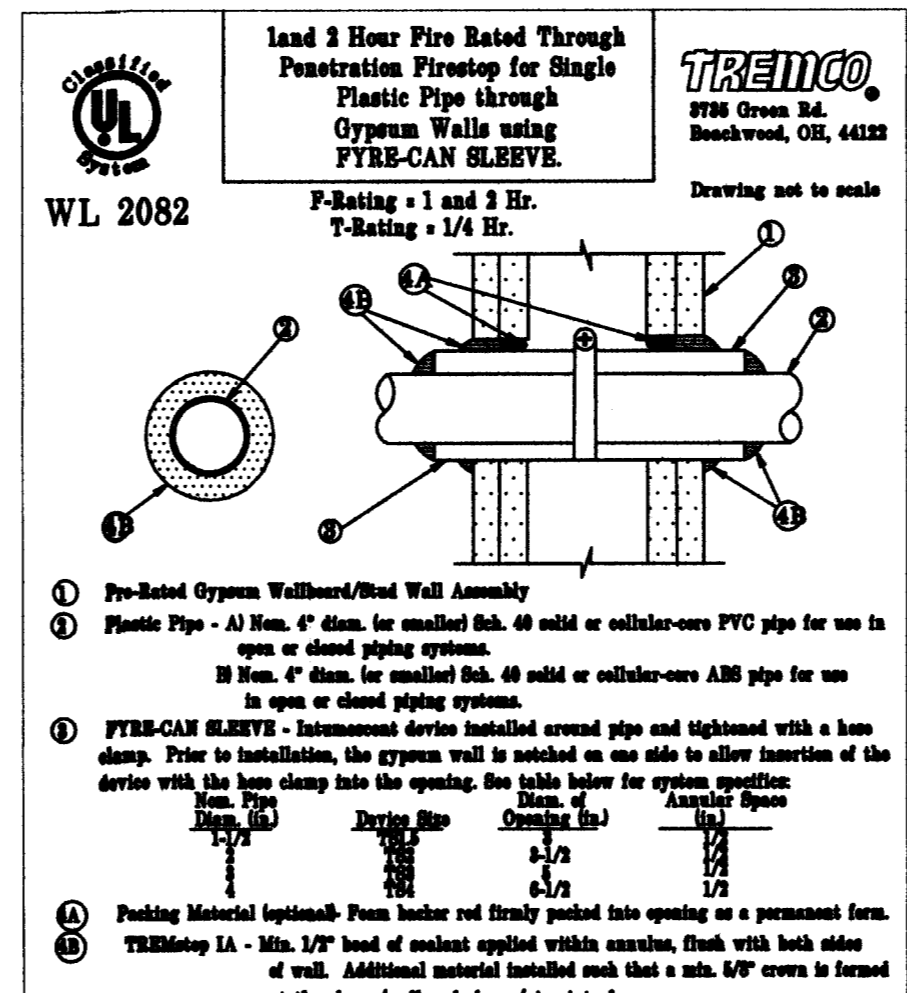
MAX PENETRATION INTO POST-TENSION SLAB 1-1/2". IF GREATER PENETRATION REQUIRED SLAB MUST BE X-RAYED AT CONTRACTOR'S COST



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



WALL CLEANOUT
(NOT TO SCALE)



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 #649319W COLOR WHITE	CAROMA #443300 FAUCET, MCGUIRE #PW125WC OFFSET 1 1/4" P-TRAP AND GRID DRAIN, #H-2165CC STOPS. ALSO PROVIDE FLOOR MTD. CARRIER.
P-3	SINGLE COMP. SINK (1.5 GPM @ 60 PSI)	1 1/2"	1/2"	---	ELKAY #PSR-1722 DOUBLE BASIN-BASIN SELF-RIMMING	MCGUIRE #151 GRID DRAIN (1 REQ'D) #88912 1 1/2" P-TRAP (1 REQ'D) #2165 SUPPLY STOPS (1 REQ'D)
P-4	MOP SINK (1.5 GPM @ 60 PSI)	3"	1/2"	1/2"	STERN WILLIAMS #CRS-2200	AMERICAN STANDARD # 8345.119 FAUCET, ZURN #Z-80000-EVB-SE VACUUM BREAKER.
P-5	WATER COOLER H/LOW	1 1/2"	1/2"	1/2"	HALSEY TAYLOR #VFRBL 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)
---	CONDENSATE DRAIN LINE
---	HOT WATER LINE (HW)
---	SANITARY WASTE LINE (SAN)
---	SANITARY VENT LINE (V)
---	AIR CHAMBER
---	CHECK VALVE
---	FLOOR CLEAN OUT
---	WALL CLEAN OUT
---	GATE VALVE
---	HOSE BIBB
---	VALVE IN BOX
---	GATE VALVE IN VERTICAL
---	"P" TRAP
---	UNION
---	ABOVE
---	BELOW
---	CEILING, CLG.
---	FLOOR
---	FIXTURE UNIT
---	UNDERGROUND
---	VENT THRU ROOF
---	VACUUM BREAKER
---	TRAP PRIMER
---	CONNECTION (NEW TO EXISTING)

#26000522

JMM Consulting Engineers LLC
Certificate of Authorization #9892
18000 BUCKLE ROAD, SUITE 600 PALMETTO BLVD., FLORIDA 33147
INCORPORATED 2002 239.334.1104 F. 239.332.3228 239.332.3228 @JMMENGINEERS.COM

JMM Consulting Engineers LLC
Certificate of Authorization #9892
Joe M. Matheson, P.E. #90018
8863 SW 124 St., Suite 108
Miami, Florida 33156
TEL: (305) 265-1021
FAX: (305) 265-1792

RONEY J. MATEU
AR 0008220

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBYS INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

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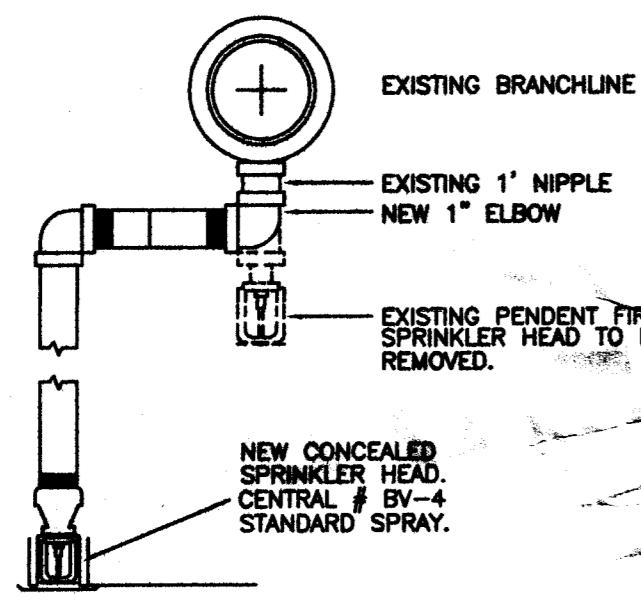
10/13/10
10/16/10

FIRE PROTECTION NOTES

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

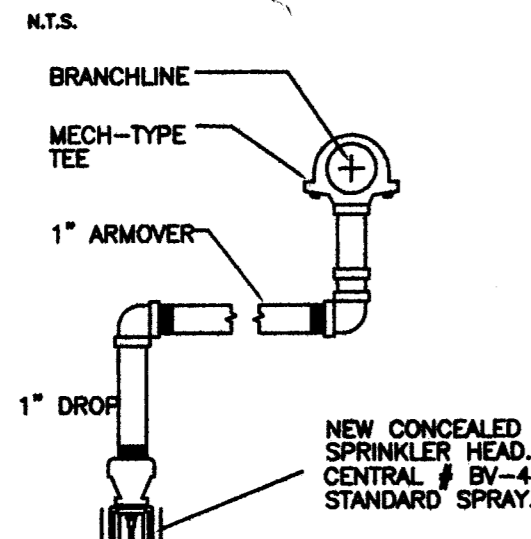
FIRE PROTECTION LEGEND

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



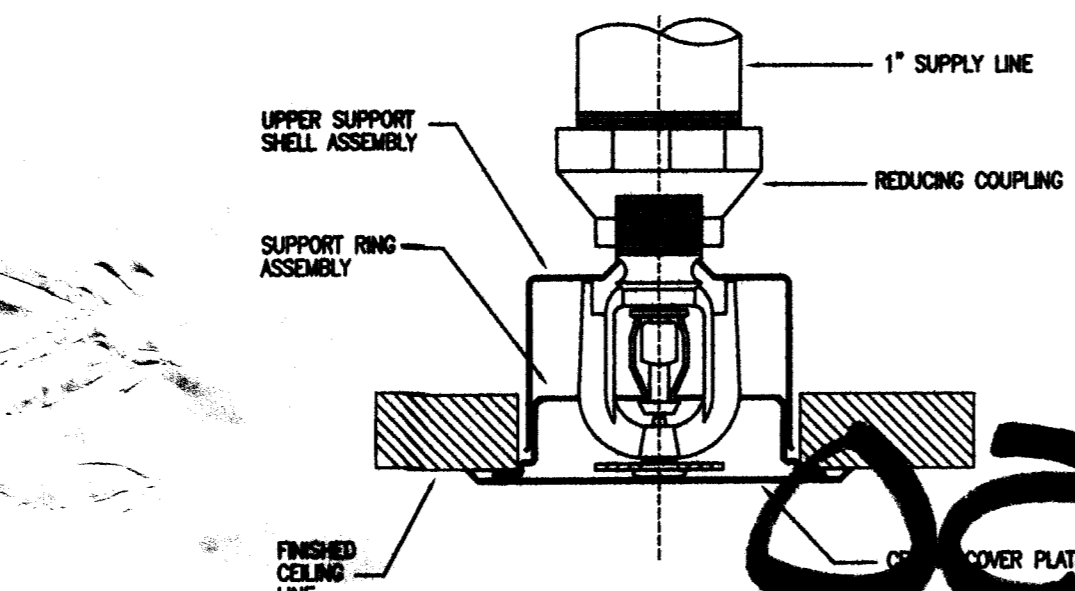
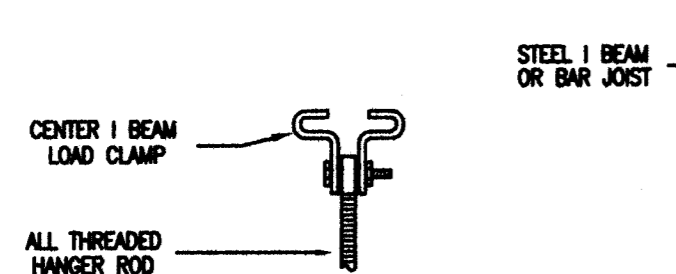
*ARMOVER GREATER THAN 24" IN LENGTH SHALL BE SUPPORTED BY A HANGER.

RELOCATION DETAIL



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

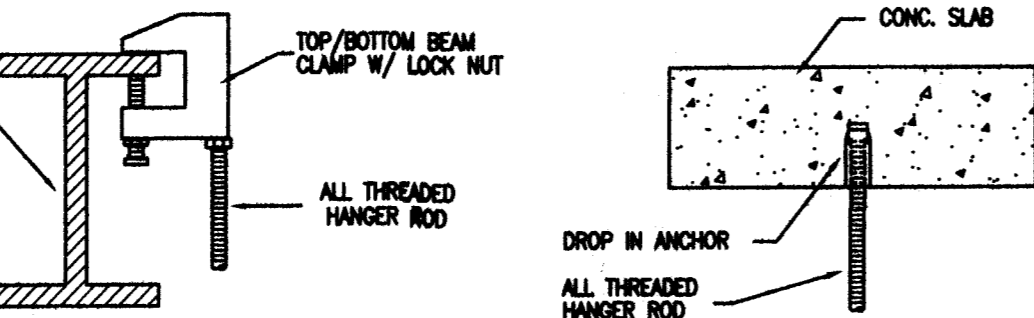
ARMOVER DETAIL



CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

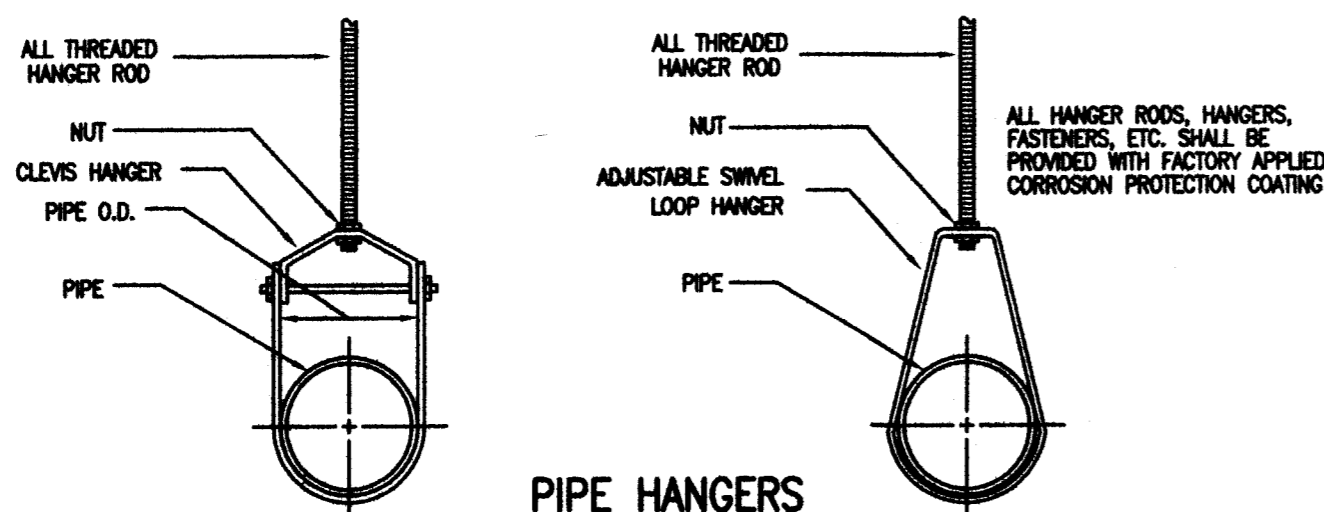
AREA SERVED	MFR. & MODEL NO.	ORIFICE SIZE	CONFIGURATION	TEMP. RATING	REMARKS
AREAS WITH DROPPED CEILING (LIGHT HAZARD)	VIKING HORIZON SPRANGE VIK625	1/2" K-5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE	155°F	WHITE COVER PLATE
AREAS WITH EXPOSED CEILING (LIGHT HAZARD)	VIKING HORIZON SPRANGE VIK625	1/2" K-5.5	CONCEALED QUICK RESPONSE EXTENDED COVERAGE	155°F	

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



FASTENERS

N.T.S.
ALL FASTENERS SHALL BE LISTED FOR THEIR INTENDED SERVICE.

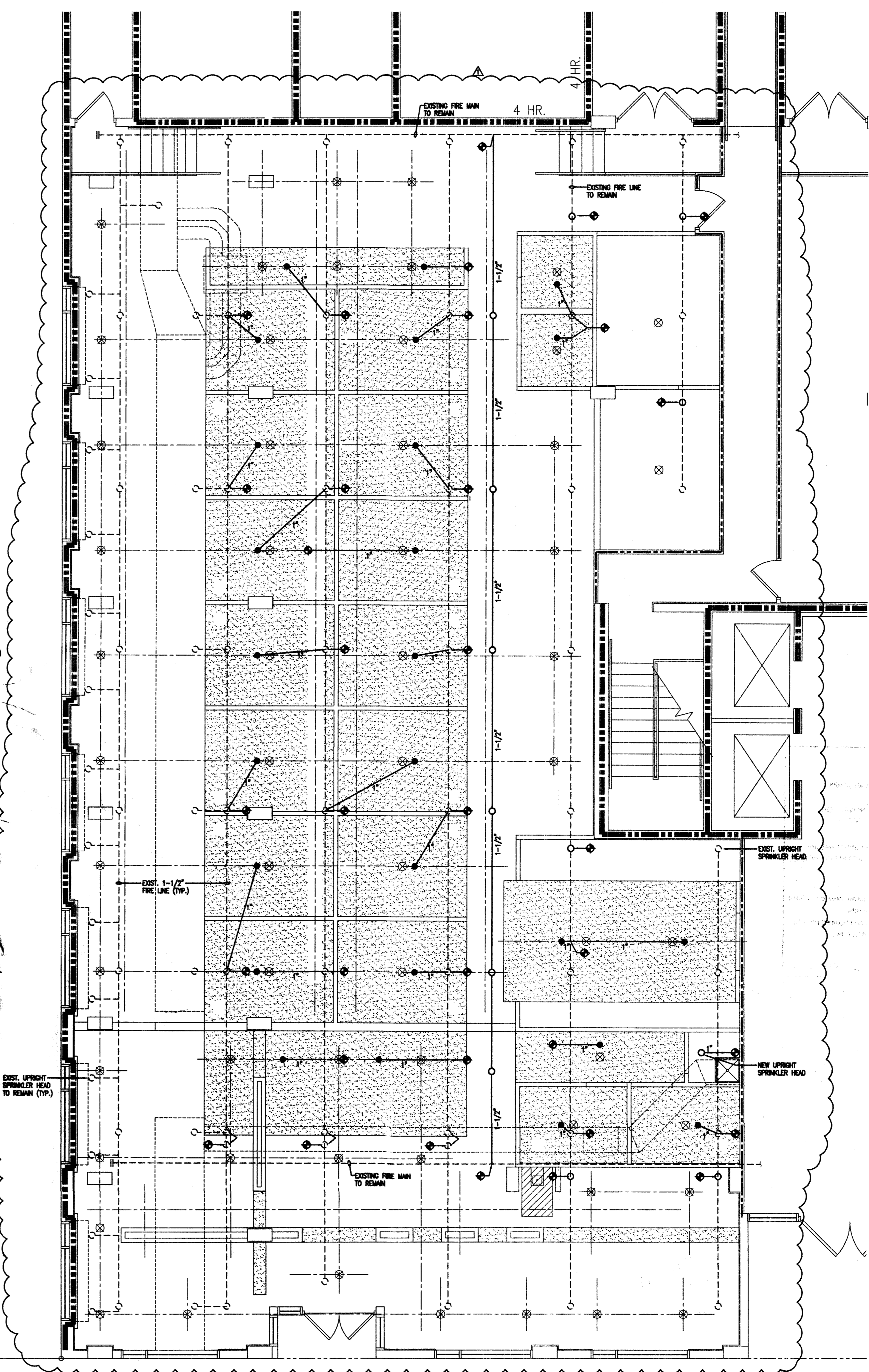


PIPE HANGERS

N.T.S.
ALL HANGERS SHALL BE LISTED FOR THEIR INTENDED SERVICE.

NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW.

Handwritten notes:
SANDSPRINKER P11
PROJ WITFO



FIRE PROTECTION FLOOR PLAN

3/16" = 1'-0"

MATEU ARCHITECTURE
INCORPORATED
1800 OLD CUTLER ROAD, SUITE 550 PALMETTO BEACH, FLORIDA 33157
305.323.3284 F. 305.323.3282 DESIGN@MATEUARCHITECTURE.COM

ARCHITECTURE INTERIOR DESIGN PLANNING
SERIAL:

RONEY J. MATEU
AR 0008220

JMM Consulting Engineers, LLC
Certified Professional Engineer
Jose M. Mateu, P.E. #68010
3835 SW 124 St. Suite 110
Miami, Florida 33157
TEL: (305) 256-1021
FAX: (305) 256-1752

1537 SAN REMO
CORAL GABLES 33146

ONE-SOTHEBY'S INTERNATIONAL REALTY

119 Washington Avenue
Miami Beach, FL 33139

ATLANTIC CENTER
OFFICE BUILDING,
MIAMI BEACH, FLORIDA

MATEU ARCHITECTURE INC.
THIS DRAWING IS THE PROPERTY OF MATEU ARCHITECTURE INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT/ENGINEERS OF RECORD.

PERMIT DRAWINGS

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

PROJECT NO:
MA1009

DRAWN BY:
RAG

CHECKED BY:
RJM

ISSUE DATE:
10-01-10

REVISIONS

BLDG DEPT. COMMENTS 10/29/10
BLDG DEPT. COMMENTS 12/29/10

SHEET TITLE

FIRE PROTECTION FLOOR PLAN

SHEET: 01 OF 1

FP-101

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4776
CITY OF MIAMI BEACH 305-673-7000

**PUBLIC WORKS
PLAN REVIEW NOTICE**
Phone 305-673-7000 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.)

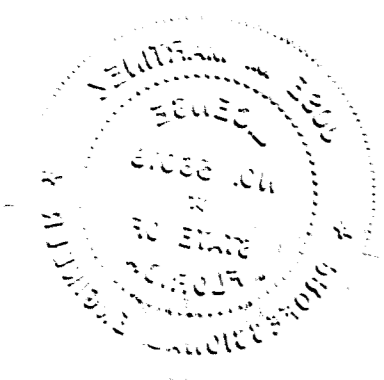
Approved/Reviewed By: [Signature] Date: 11/7/11

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING:	<u>11/2/11</u>
ZONING:	<u>117/11</u>
DRP/HPB:	
CONCURRENCY:	
PLUMBING:	<u>11/07/11</u>
ELECTRICAL:	<u>11/11</u>
MECHANICAL:	<u>11/11/11</u>
FIRE PREVENTION:	<u>11/11/11</u>
ENGINEERING:	<u>11/12/11</u>
PUBLIC WORKS:	<u>11/07/2011</u>
STRUCTURAL:	<u>N/A 11/7/11</u>
ELEVATOR:	

B1100150
119 Washington Ave
Office Copy



OFFICE COPY

B1100888

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY:

THE FOLLOWING

BUILDING: 1m 12/16/10

ZONING:

REARDB:

CURRENCY:

LOADING:

MECHANICAL:

MECHANICAL:

MECHANICAL:

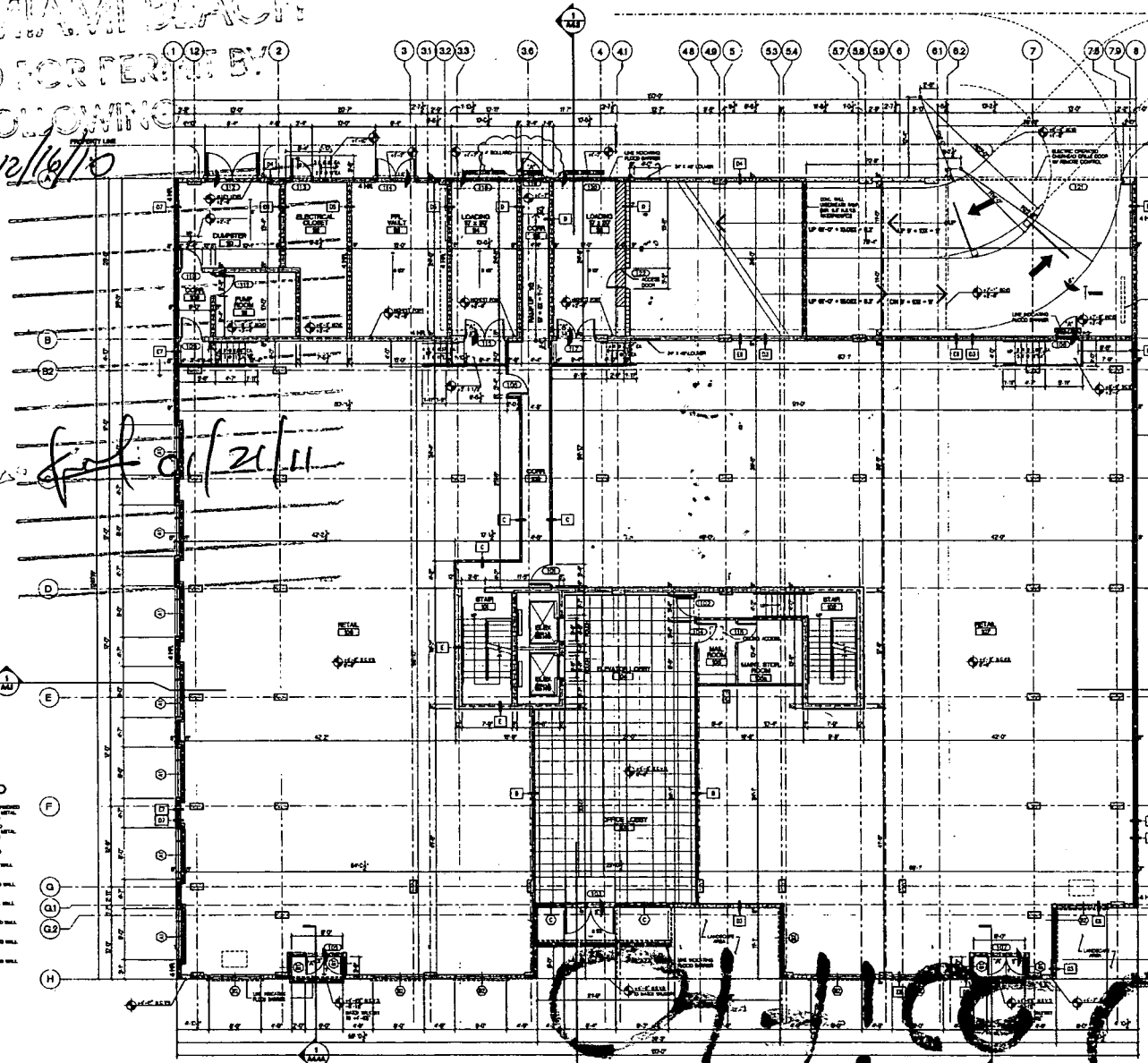
MECHANICAL:

MECHANICAL:

MECHANICAL:

MECHANICAL:

MECHANICAL:



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

SCOPE: REMOVE EXISTING TILE
INSTALL NEW TILES

Feb 01/21/11

PARTITION WALL LEGEND

- 1. PARTITION WALL WITH GLASS CURTAIN WALL
- 2. PARTITION WALL WITH GLASS CURTAIN WALL
- 3. PARTITION WALL WITH GLASS CURTAIN WALL
- 4. PARTITION WALL WITH GLASS CURTAIN WALL
- 5. PARTITION WALL WITH GLASS CURTAIN WALL
- 6. PARTITION WALL WITH GLASS CURTAIN WALL
- 7. PARTITION WALL WITH GLASS CURTAIN WALL
- 8. PARTITION WALL WITH GLASS CURTAIN WALL
- 9. PARTITION WALL WITH GLASS CURTAIN WALL
- 10. PARTITION WALL WITH GLASS CURTAIN WALL
- 11. PARTITION WALL WITH GLASS CURTAIN WALL
- 12. PARTITION WALL WITH GLASS CURTAIN WALL

GROUND FLOOR PLAN- RETAIL
SCALE 1/8"=1'-0"

NOTE ALL EXTERIOR GROUND FLOOR DOORS TO INSTALL FLOOD DAMAGED BARRIERS (TYP)

NOTE ALL EXTERIOR DOORS, STOREFRONT AND WINDOWS ARE NOT PART OF THIS PERMIT

F.A.R. AREA = 15,300 ± 50%
OPEN SPACE = 11'-0" X (38'-3" + 12'-9") = 7,683 SF
566.61 SF



ATLANTIC CENTER
100 WASHINGTON AVE, MIAMI BEACH

SCALE: 1/8"=1'-0"
DATE: 09-15-99
PROJECT NO: 3766
DRAWN BY: M.A.K. MB
APPROVED BY: R.P.
PERMIT SET: 100% CD
REVISION/DATE

ARQUITECTONICA
600 BRICKMAN AVENUE
MIAMI, FL 33139
TEL: (305) 372-1212
FAX: (305) 372-1178

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
1380 CORAL WAY, SUITE 302
MIAMI, FL 33146
(305) 854-1104 FAX 858-2078

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 574-6255

FLORIDA ENGINEERING SERVICES
34 NW 1828 STREET
NORTH MIAMI BEACH, FL 33188
(305) 952-1212 FAX 952-1212

CIVIL ENGINEER
ASBMT CONSULTANTS, INC.
8400 B SW 14TH AVENUE, SUITE 370
MIAMI, FL 33156
(305) 551-1111 FAX 678-0116

LANDSCAPE ARCHITECT
GEO-MANTIC DESIGNS, INC.
6800 SW 81 ST.
MIAMI, FL 33149
(305) 658-8888 FAX 658-4428

GEOTECHNICAL CONSULTANT
INTERCOUNTRY LABORATORIES, INC.
328 NW 178 ST.
NORTH MIAMI BEACH, FL 33188
(305) 851-6482 FAX 651-1480

CONSTRUCTION DOCUMENTS
Office: 1000 Biscayne Blvd, Suite 1000, Miami, FL 33132
Phone: (305) 372-1212 Fax: (305) 372-1178

A-1.1

GROUND FLOOR PLAN

Handwritten notes and signatures at the bottom of the page, including '1100888', '1100888', 'Washington Ave', and a large signature.

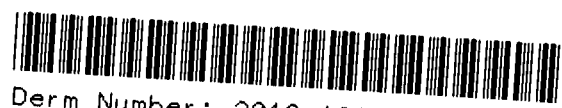
B1100888/1196 Washington Ave
Office Corp

810
01111

DERM
PLAN REVIEW
FINAL
APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER (PRINT): Julia Diaz
SIGNATURE [Signature] DATE 1-12-11



Derm Number: 2010-1217-1458-3116
Contact Name: LUIS TORRES
Contact Phone: (786) 277-3328
Folio: 02-4203-003-1200
Project Name: ALTANIC CENTER
Date Received: 12/17/2010
Reviewer Name:

B1100888



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL, 33139

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

Paul G. [Signature]

Signature of Qualifier/Contractor

STATE OF FLORIDA

COUNTY OF Dade

Sworn to and Subscribed before me this 7th day of June 2013, by:

[] Personally known [] Produced Identification - Type of

Identification FLA ID

[Signature]

Signature of Notary Public



ELIZABETH GUEVARA

MY COMMISSION # DD974292

EXPIRES April 06 2014

(407) 398-0153

FloridaNotaryService.com

Party: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$	<u>60,000.00</u>
B	Over Five Year Improvements	\$	<u>1,505,777.00</u>
C	Total Improvements	\$	<u>1,565,777.00</u>
D	Building Tax Assessed Value	\$	<u>6,179,024.00</u>
E	Building Appraised Market Value	\$	
F	Improvements Cost Ratio (C/E or C/D)	%	<u>26.131</u>

(If improvements cost exceed 40% of the Building Tax Value, 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

C. Guevara

Engineering Inspector Name

[Signature] 6/10/13

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



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools	/	/
Fences, Pavers, Sidewalks, Site Improvements	/	/
Yard Light	/	/
Other and detached: garages, storage and cabanas	/	/
Sub Total Cost	\$ 0	\$ 0
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$ 0	

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	\$ 0
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)	\$ 60,000.00

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]
Signature of Owner

STATE OF FLORIDA
COUNTY OF DADE

Sworn to and Subscribed before me this 11 day of June, 2013, by:
Cinzia Zanella

Personally known Produced Identification - Type of
Identification Florida License 2540-100-76-915-0

[Signature]
Signature of Notary Public



Asrin Saggafi
COMMISSION # FF 003316
EXPIRES: MAR. 28, 2017
WWW.AARONNOTARY.com



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

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

Permit Number: B1304246

Date: 5/23/2013

Job Address: 119 WASHINGTON AVE., SUITE 600

Folio No.: 42030031200

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): <i>Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light, Not Built-ins Appliances and Furniture.</i>		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	—	
Building & Structural Elements	18,500	
Roofing	—	
Doors & Windows	4,500	
Railing	—	
Interior Finish, Floor Covering, Painting	15,000	
Cabinets and Furniture-Built-Ins	—	
Appliances-Built-Ins	—	
Other Building related Items	2,000	
Electrical including Fixtures	10,000	
Elevator	—	
Mechanical-HVAC-equipments	—	
Plumbing including Fixtures	—	
Overhead and Profit	10,000	
Sub Total Construction Cost	\$ 60,000	\$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ 60,000	

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

DOOR OPERATION REQUIREMENTS:

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT - FBC 1009.1.8

DOORS SHALL BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION - FBC 1009.1.2

THE DOOR RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34" NOT MORE THAN 48" ABOVE THE FINISHED FLOOR - FBC 1009.1.2 & 11-413.3

ALL DOORS TO BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES ACCORDING - FBC 1009.1.8) & 11-413.5

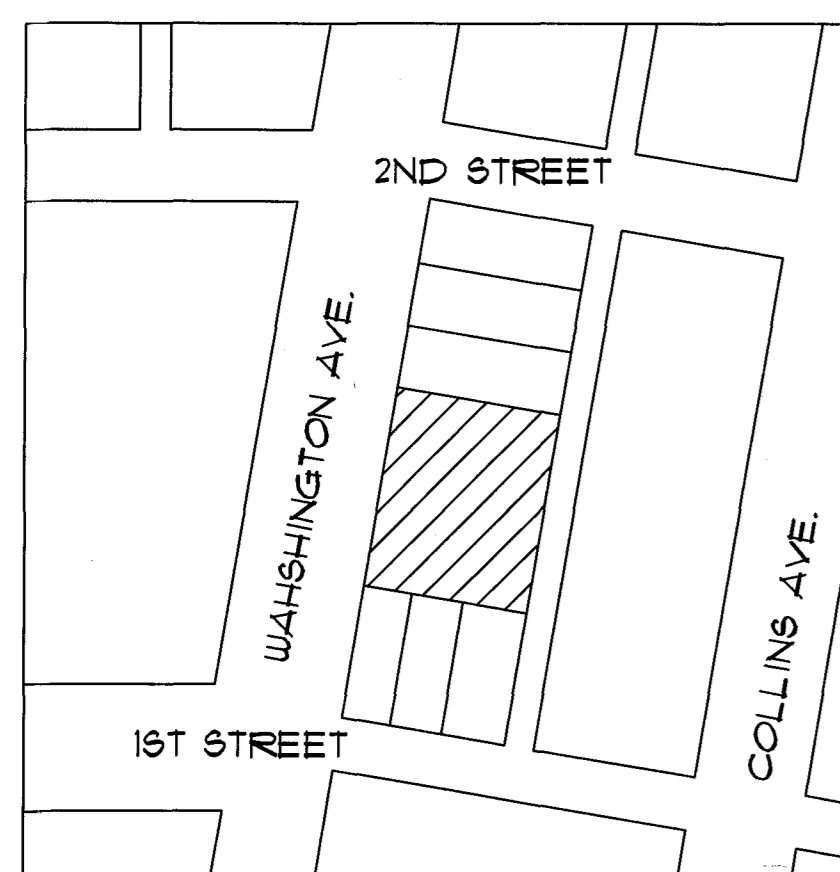
ALL FINISHES SHALL BE A MINIMUM OF CLASS 'C' RATING

NO PLUMBING WORK TO BE DONE.

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

- LEGEND**
- EMERGENCY/EXIT SIGN LIGHT COMBO
 - EXIT SIGN LIGHT
 - EMERGENCY LIGHT
 - EXIST. FIRE EXTINGUISHER

EMERGENCY & EXIT LIGHTS TO BE CONNECTED TO THE LIGHTING CIRCUITS OF THE AREA.



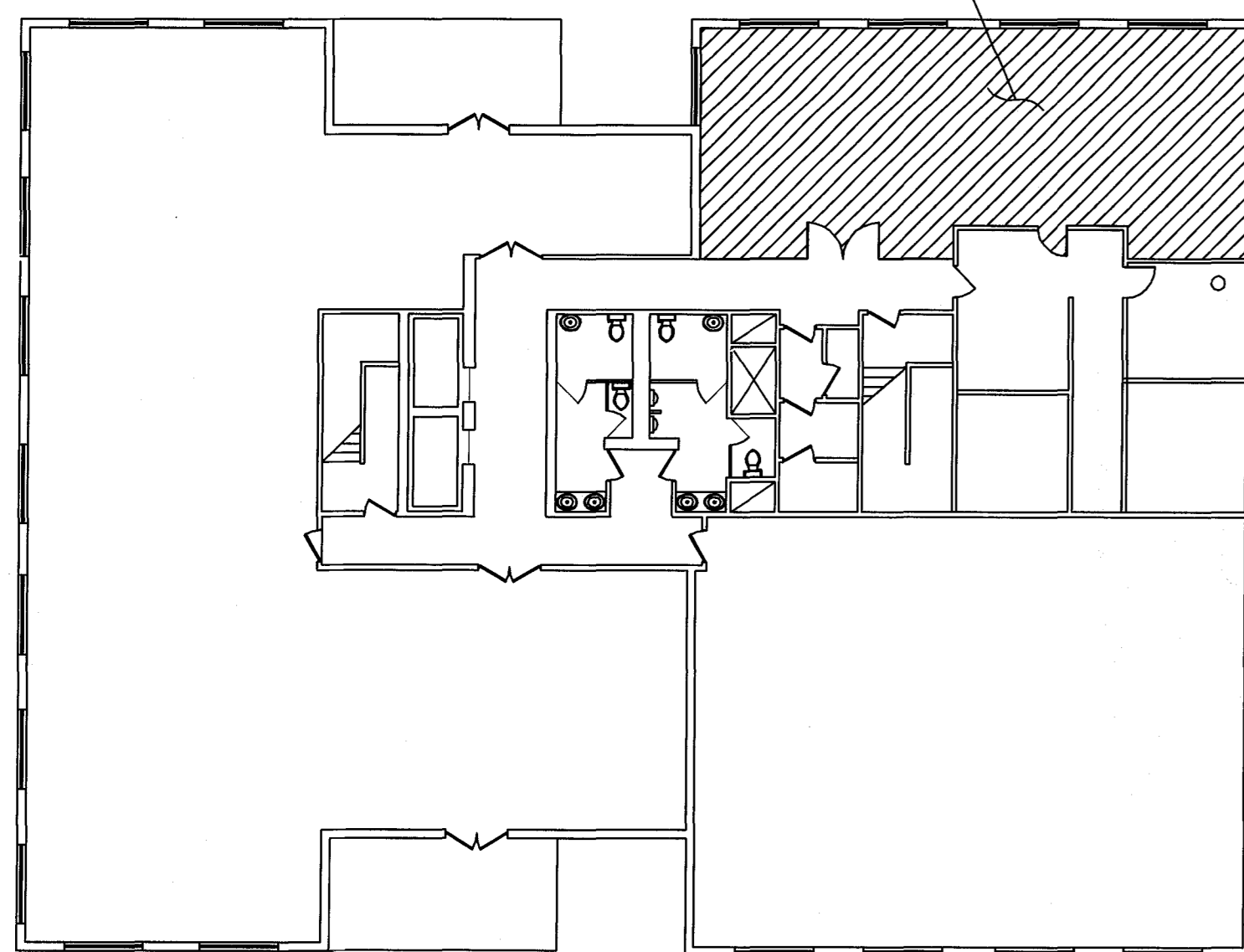
LOCATION MAP

N.T.S.

LEGAL DESCRIPTION:

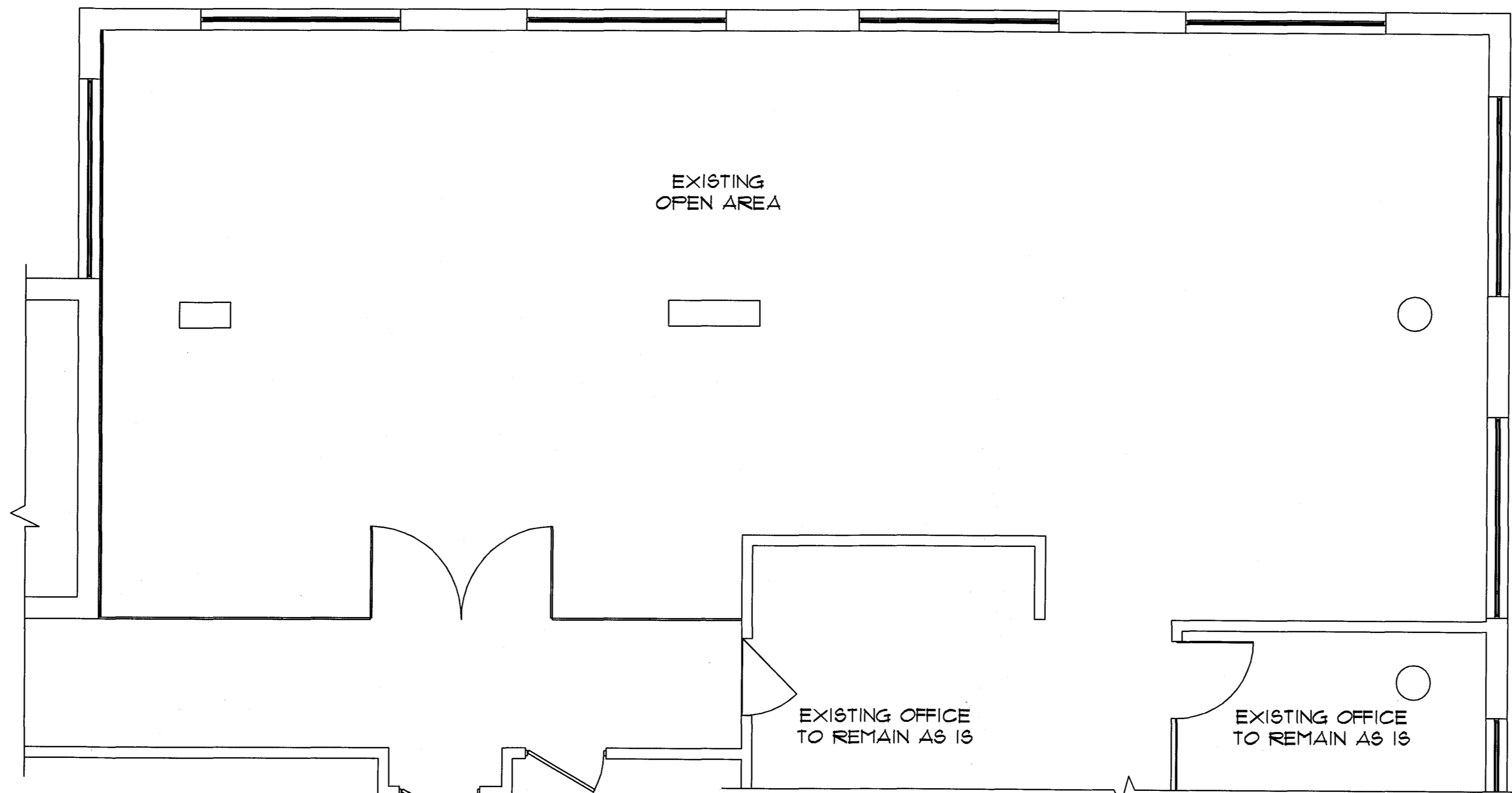
3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOTS II THRU 13.
18254-0667 0898 6.
FOLIO 02-4203-003-1200

SUITE 600
AREA OF WORK



KEY PLAN

N.T.S.



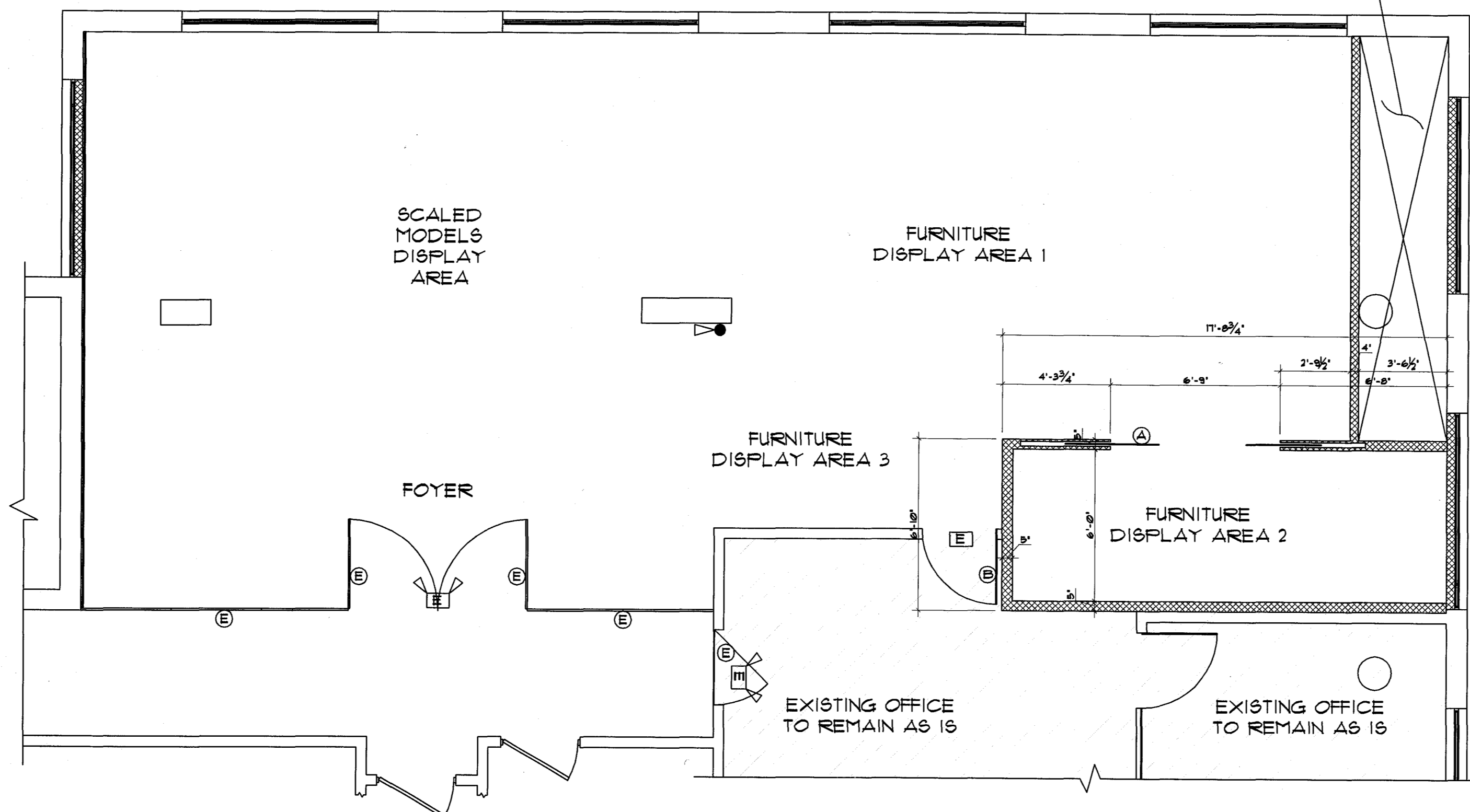
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

ALTERATION LEVEL II
CLASSIFICATION = OFFICE
OFFICE INTERIOR RENOVATION

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

DOOR SCHEDULE

MARK	SIZE	OPENING		TYPE	MATERIAL	FINISH	HINGE	HRDW.	REMARKS
		NEW	EXISTING						
(A)	44" x 96" x 1-3/8"			POCKET DOORS	TEMP. GLASS	CLEAR GLASS	-	TBS	SAFETY GLASS, CAT II
(B)	36" x 96" x 1-3/8"			SOLID/HINGED	WOOD	TBD	L		



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

SCOPE OF WORK:

TENANT IMPROVEMENT / EXISTING OFFICE SPACE TO BE REMODELED INTO A NEW SALES OFFICE:

1. FLOORING.
2. INTERIOR PARTITIONS FOR FURNITURE DISPLAY AREA.
3. DRYWALL CEILING.
4. NEW LIGHTING FIXTURES.
5. INTERIOR PAINTING.
6. NO PLUMBING WORK.
7. NEW AIR GRILLS AND AIR RETURNS TO BE RELOCATED AND INSTALLED INTO EXISTING DUCTS. NO NEW MECHANICAL EQUIPMENT TO BE INSTALLED.

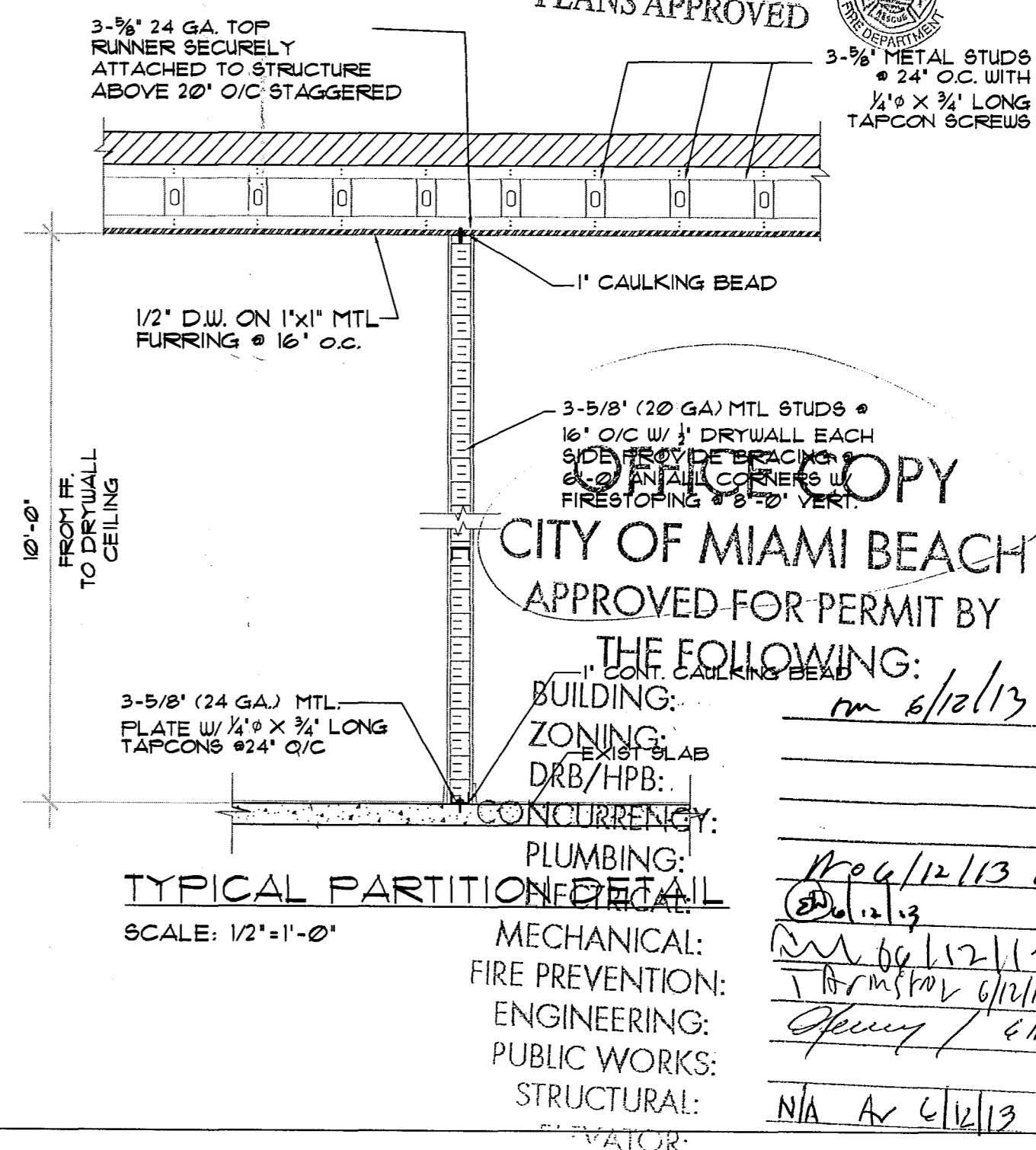
GENERAL NOTES AND SPECS.

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

INSPECTION NOTES

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

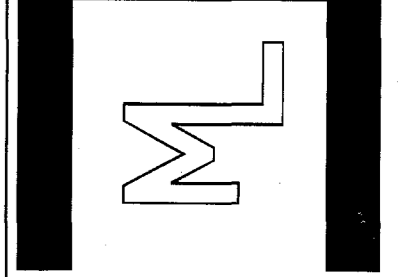
NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSION AT SITE OF WORK. IF ANY DISCREPANCIES ARE FOUND, STOP WORKING IMMEDIATELY AND NOTIFY OWNER OR ENGINEER.



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

B1304244

LOPEZ PROFESSIONAL ENGINEERING, LLC.
CERTIFICATE OF AUTHORIZATION # 28462
MARIA LOPEZ, P.E. # 60157
MIAMI, FL 33144
TEL: (786) 390-0754



DRAFTING BY:
Saintclair
design concepts
DESIGN-BUILD-RENOVATE
8800 CHAPMAN FIELD DRIVE
MIAMI, FL 33186
TEL: (305) 793-8323
www.Saintclair.net

NO.	DATE	REVISION
1	06/12/13	ISSUED FOR PERMIT
2	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
3	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
4	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
5	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
6	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
7	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
8	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
9	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS
10	06/12/13	REVISED PER CITY OF MIAMI BEACH COMMENTS

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

PROJECT: **A-1**

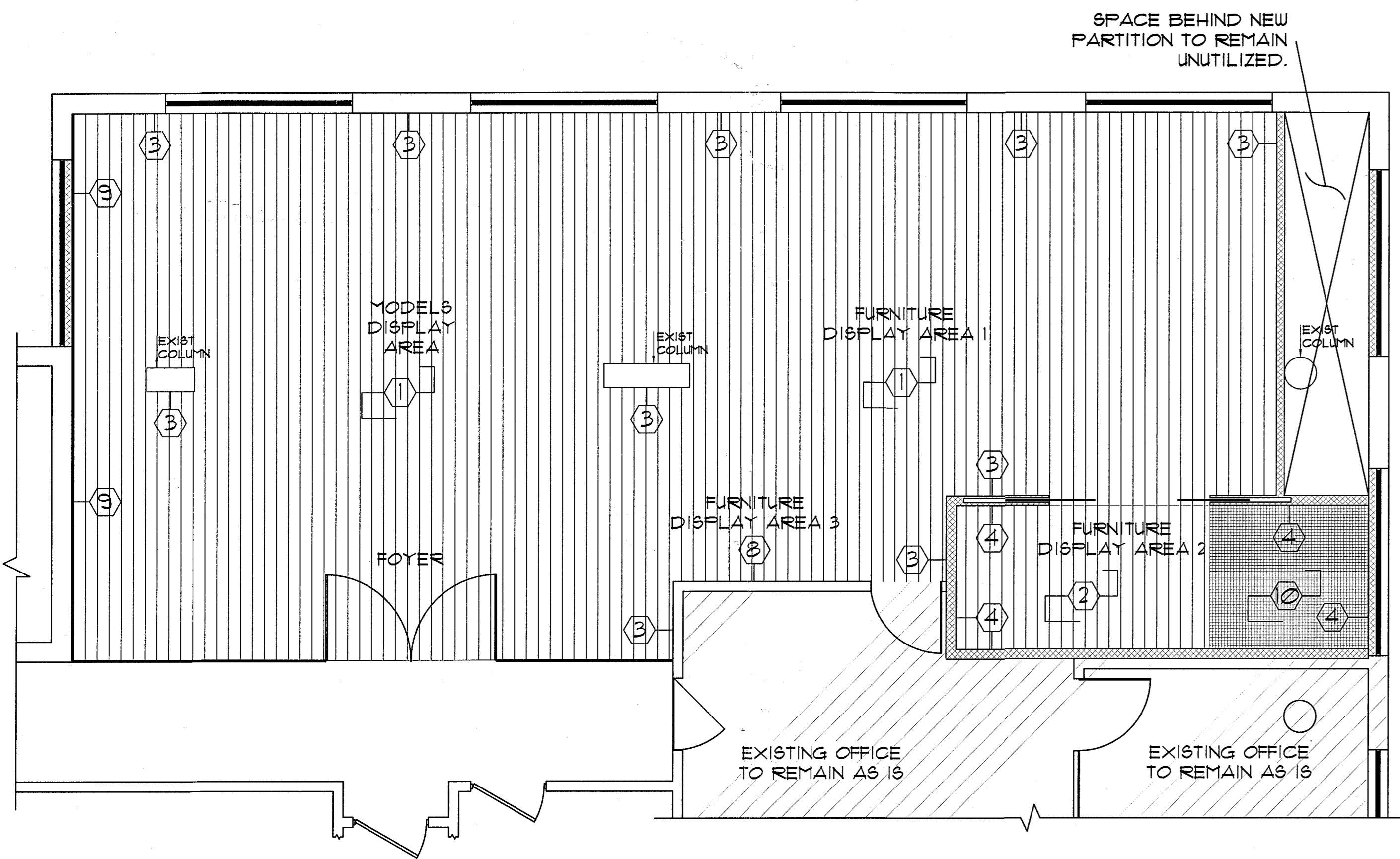
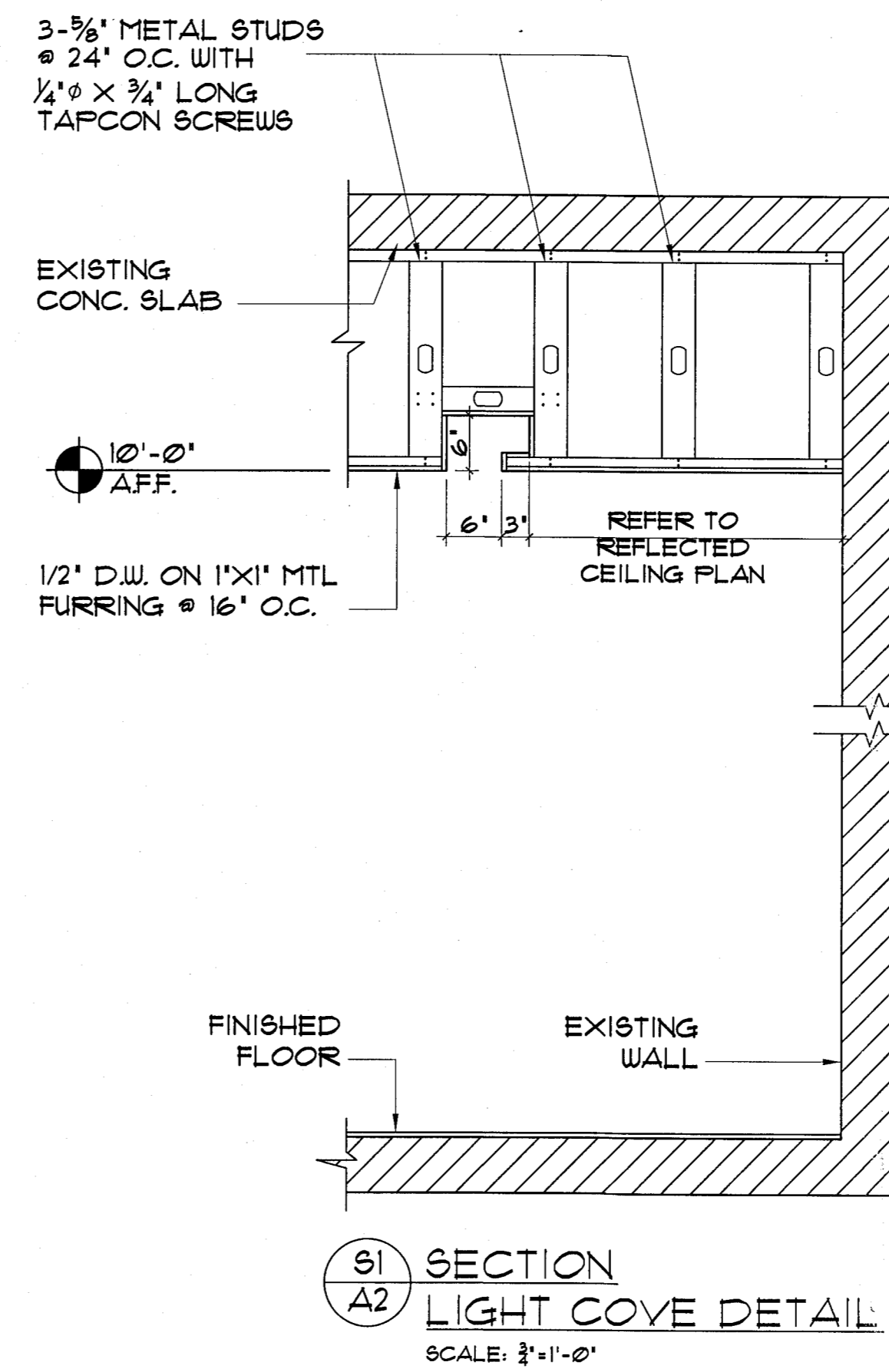
LEGEND

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

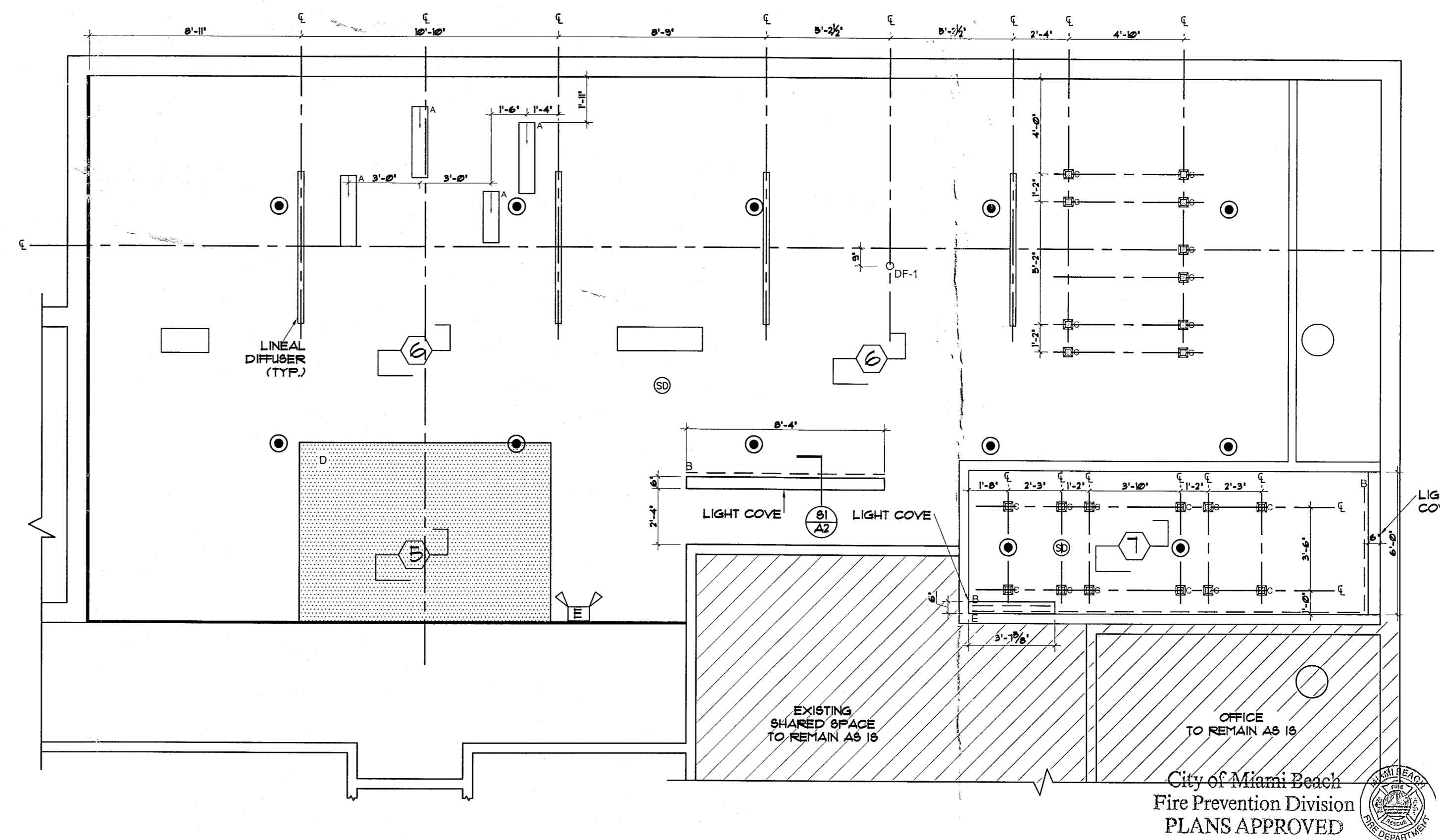
FINISH SCHEDULE

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

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



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



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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

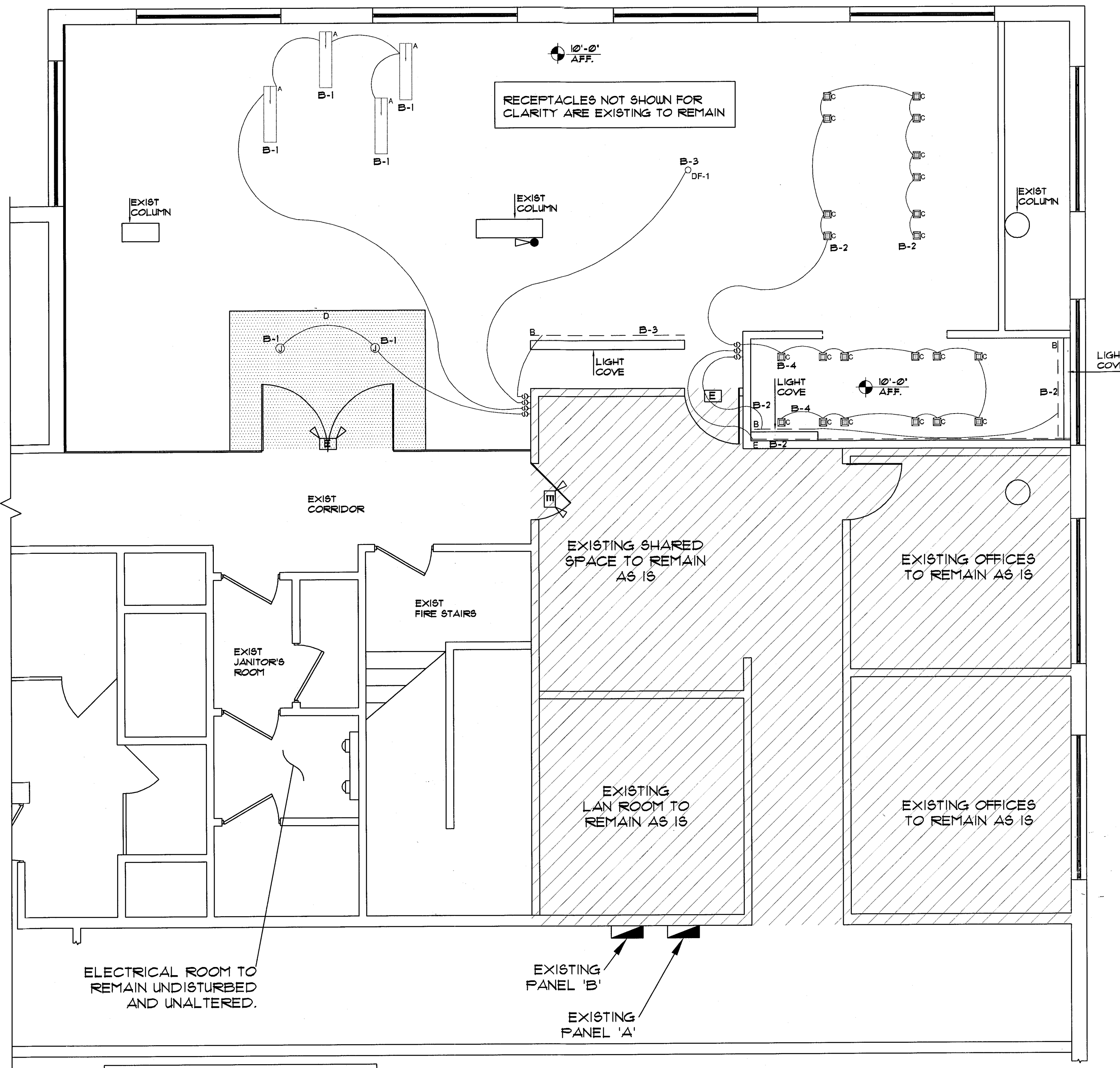
LOPEZ PROFESSIONAL ENGINEERING, LLC.
CERTIFICATE OF AUTHORIZATION # 28462
MARIA LOPEZ, P.E. # 8018
3025 S.W. 63RD AVENUE
MIAMI, FL 33143
TEL: (786) 380-0734

beincis design concepts
DESIGN-BUILD-RENOVATE
8810 CHAMPAIN FIELD DRIVE
MIAMI, FL 33196
TEL: (305) 753-1553
www.beincis.com

DATE	REVISION
May 1, 2015	ME 1 G.L.F.
	AS SHOWN
	REVISION
	REVISION
	REVISION

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

PROJECT:

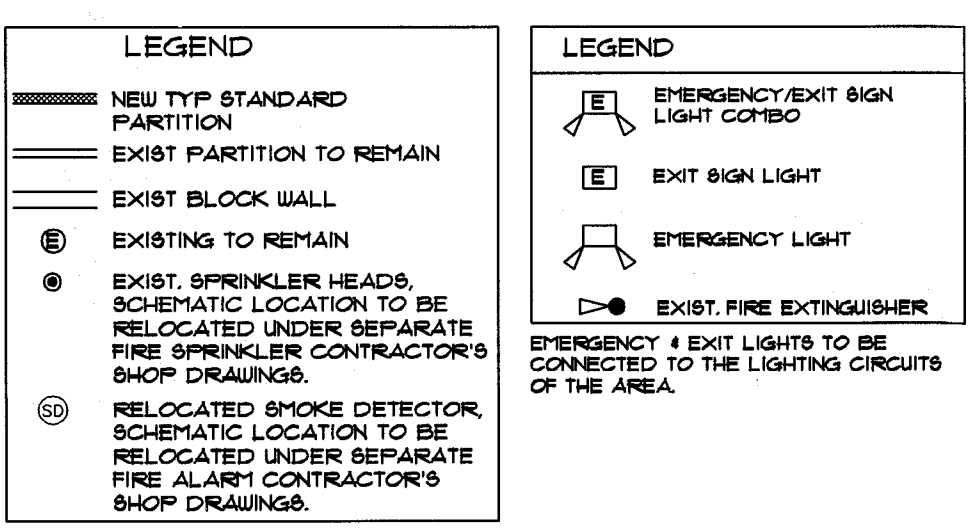
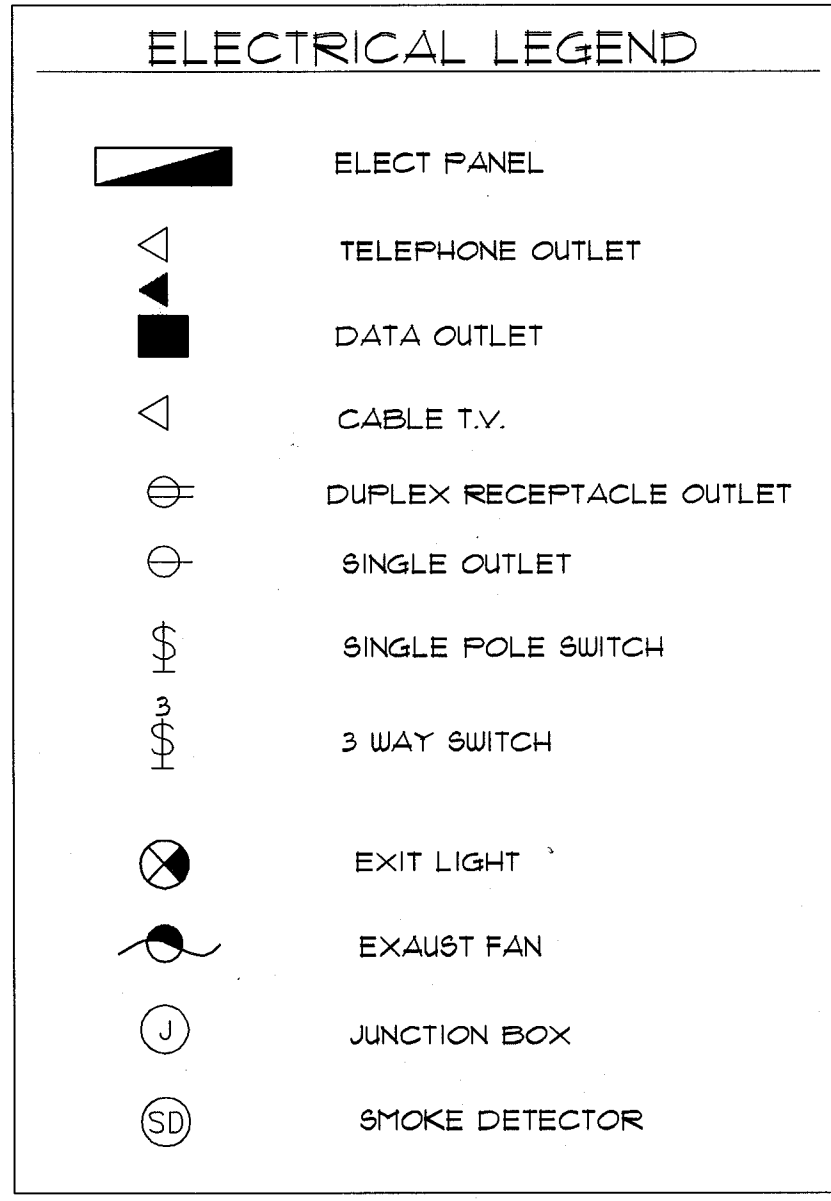


NOTE:
NO PENETRATIONS TO THE STRUCTURAL POST-TENSED SLAB ARE TO BE DONE UNDER THIS PERMIT.

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

MANUFACTURER: SQUARE-D NOOD MOUNTING: RECESSED LOCATION: LAN ROOM 619				PANEL "B"				MAIN: MILG BUS RATING: 250 AMP VOLTAGE: 120/208 3-PH 4W				AIC: 225		
CIR NO.	POLE TRIP	KVA	DESCRIPTION	WIRE & CONDUIT	CIR NO.	POLE TRIP	KVA	DESCRIPTION	WIRE & CONDUIT					
1	1/20	0.15	LIGHTING	3/2-3/4"	2	1/20	0.15	LIGHTING	3/2-3/4"					
3	1/20	0.50	LIGHTING	3/2-3/4"	4	1/20		LIGHTING	3/2-3/4"					
5	1/20	0.15	LIGHTING	3/2-3/4"	6	1/20		LIGHTING	3/2-3/4"					
7	1/20	1.00	LIGHTING	3/2-3/4"	8	1/20		LIGHTING	3/2-3/4"					
9	1/20	0.15	LIGHTING	3/2-3/4"	10	1/20		LIGHTING	3/2-3/4"					
11	1/20	1.00	LIGHTING	3/2-3/4"	12	1/20		LIGHTING	3/2-3/4"					
13	1/20	-	SPARE	-	14	1/20	-	SPARE	-					
15	1/20	-	SPARE	-	16	1/20	-	SPARE	-					
17	1/20	-	SPARE	-	18	1/20	-	SPARE	-					
19					20									
21	3/35	7.50	AC-1	3/8 & #10 G IN 3/4"	22	3/35	0.10	AC-2	3/8 & #10 G IN 3/4"					
23					24									
25					26									
27	3/35	0.10	AC-3	3/8 & #10 G IN 3/4"	28	3/25	6.00	AC-4	3/8 & #10 G IN 3/4"					
29					30									
31					32	1/20	-	SPARE	-					
33	3/15	5.25	AC-5	3/2 & #12 G IN 3/4"	34	1/20	-	SPARE	-					
35					36	1/20	-	SPARE	-					
37	1/20	-	SPARE	-	38	1/20	-	SPARE	-					
39	1/20	-	SPARE	-	40	1/20	-	SPARE	-					
41	1/20	-	SPARE	-	42	1/20	-	SPARE	-					
TOTAL 210					TOTAL 200									
TOTAL CONNECTED LOAD - 47.0 KVA - 1300 AMP														

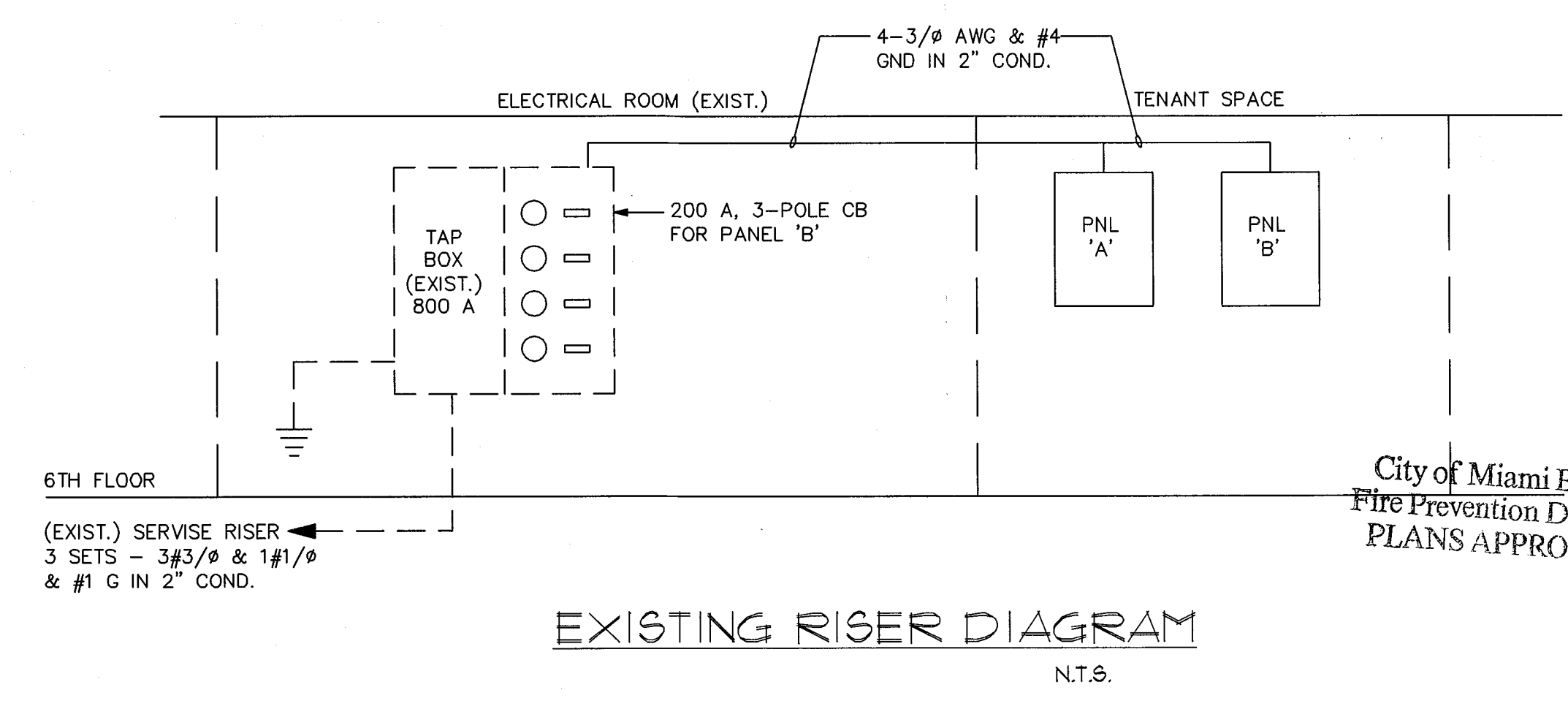
EXISTING LIGHT CIRCUITS TO BE RELOCATED



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

LIGHTING SCHEDULE

SYMBOL TYPE	DESCRIPTION	WATTAGE	LOAD TYPE
A	6" WIDE LED EXTRUSION TYPE AL-2	7.6 WATT/LF	120V LED-ELEC. LV DIMMER
B	120 V. LED STRIPLIGHT	12.5 WATT/LF	120V LED-ELEC. LV DIMMER
C	RECESSED TRIMLESS LIGHT	42 WATT	MAGNETIC TRANSFORMER
D	DECORATIVE HANGING LIGHT ABOVE LATEX	1000 W-ALLOW	TBD
E	DAMP LOCATION 120 V. LED STRIPLIGHT	4.4 WATT/LF	24V LED, 0-10 DIMMING
DF-1	DECORATIVE PENDANT CHANDELIER	1000 W-ALLOW	TBD



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

LOPEZ PROFESSIONAL ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION # 28462
MARIJA LOPEZ, P.E.
525 S.W. 63rd Ave., Suite 3319
Miami, FL 33149
TEL: (305) 361-1111

DRAFTING BY:
saintclair design concepts
DESIGN-BUILD-RENOVATE
8040 CHAPMAN FIELD DRIVE
MIAMI, FL 33156
TEL: (305) 253-4323
www.saintclair.com

DATE:	APRIL 3, 2013	REVISION:	REVISION:
DRAWN BY:	ME & GLF	REVISION:	REVISION:
SCALE:	AS SHOWN	REVISION:	REVISION:

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

PROJECT: E-1

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

SUPPLY / RETURN AIR DIFFUSER SCHEDULE										
DIFFUSER #	LENGHT	NECK SIZE AS SHOWN	DIFFUSER SIZE	PATTERN	MANUFACTURER	# OF SLOT	SLOT WIDTH	CFM PER FOOT	CATALOG #	COMMENTS
(A)	6'	-	-	-	TITUS	1	3/4"	83.3 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
(B)	5'	-	-	-		1	3/4"	70 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE
(C)	5'	-	-	-		2	3/4"	80 CFM/FT	ML-38	LINEAR DIFFUSER WITH OPPOSED BLADE

GENERAL NOTES

A- BEFORE SUBMITTING HIS FINAL PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK AS HE WILL BE RESPONSIBLE FOR ANY ASSUMPTIONS MADE BY HIM IN REGARDS THERETO.

B- ANY APPARATUS, APPLIANCE, MATERIAL, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECESSARY TO MAKE THE WORK COMPLETE AND PERFECT IN ALL RESPECTS AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

C- DUCTWORK

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

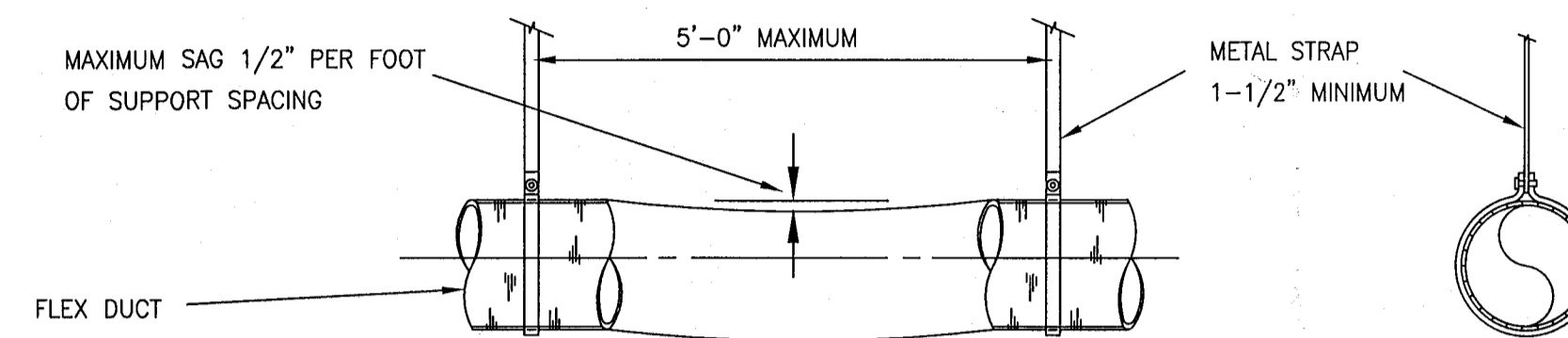
2) GLASS FIBER DUCTWORK SHALL BE "OWENS CORNING" RECTANGULAR DUCT SYSTEM TYPE HD- FR OR EQUAL, 1.5 IN. INSULATION R-6.5, CONFORMING TO APPLICATION MANUAL PUB. # 5-GL-2024 & DESIGN GUIDE, PB. # 5-IN-2617 FOR ALL ATTIC CONDITION SPACES. NON-ATTIC CONDITIONS 1.0 IN. INSULATION(R-4.2) CONFORMING TO MANUASL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

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

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

E- VIBRATION ISOLATION

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



NOTES:

- 1). DUCT SHOULD EXTEND STRAIGHT FOR SEVERAL INCHES FROM A CONNECTION BEFORE BENDING.
- 2). SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT-OF-ROUND SHAPE.
- 3). SUPPORTS SHALL BE PROVIDED WITHIN 6" OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS.

FLEX DUCT SUPPORT DETAIL

N.T.S.

SCOPE WORK AND NOTES:

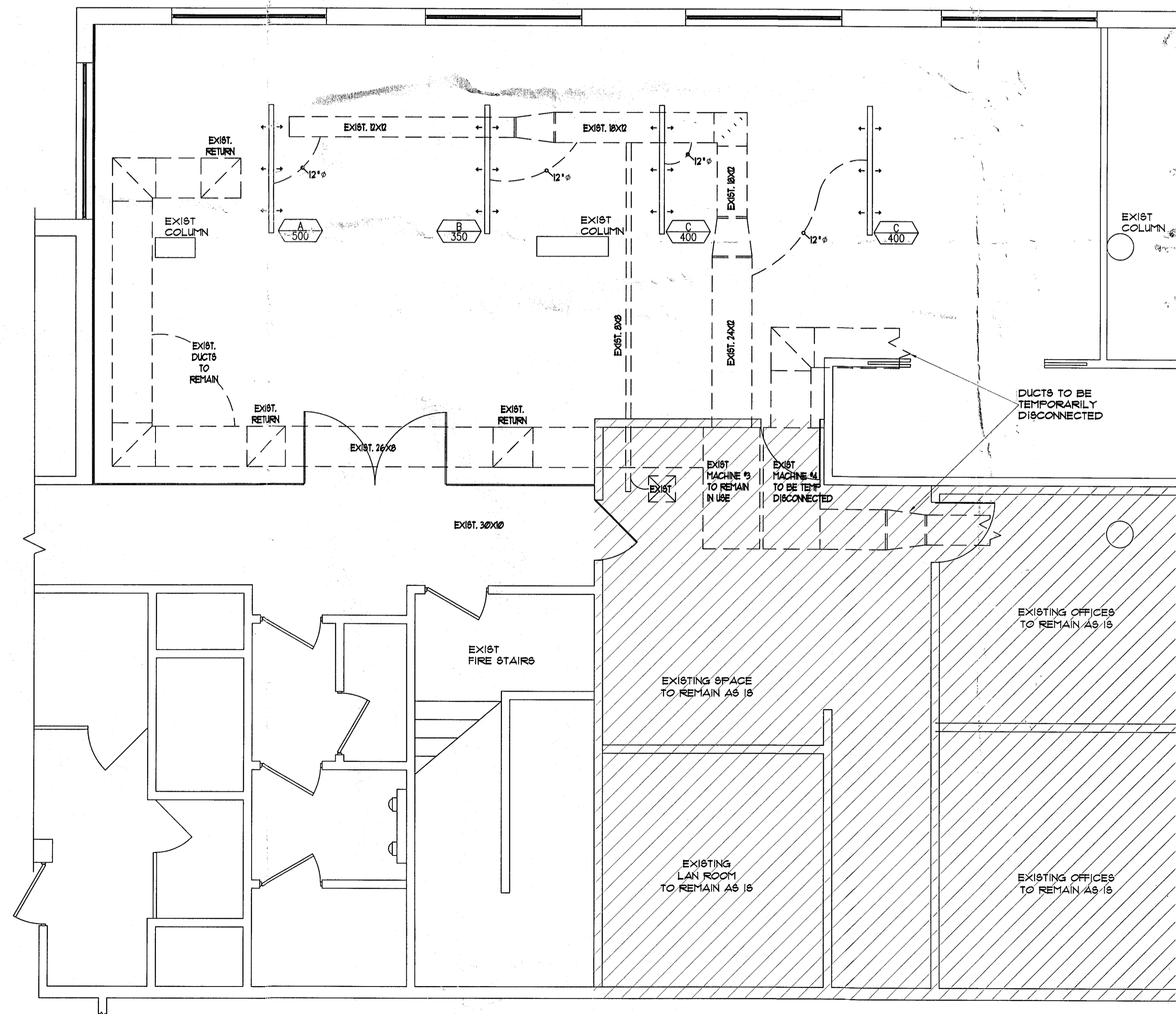
- 1-REPLACING OF EXISTING GRILLES TO LINEAR DIFFUSERS ACCORDING TO PLAN.
- 2-ALL DUCTWORK IS EXISTING TO REMAIN.
- 3-EXISTING RETURN AIR PLENUM ABOVE CEILING SPACE TO REMAIN. (SEE BOUNDARY WALL LINE ON PLAN). ALL PENETRATIONS THROUGH THE RETURN PLENUM MUST BE SEALED 100% AND ALL MATERIAL USED MUST MEET ASTM E-84 TESTING AT 25/50 FLAME SPREAD/SMOKE DEVELOPED AS PER FBCM 602.
- 4-NO NEW A/C EQUIPMENT WILL BE ADD TO THE PLACE.

NOTES:

1. THE EXISTING A/C EQUIPMENT # 3 SERVING FOR 21 OCCUPANTS TO REMAIN.
2. THE EXISTING A/C EQUIPMENT # 4 SERVING FOR 4 OCCUPANTS TO BE TEMPORARILY DISCONNECTED FROM SERVICE AND REMAIN AT PLACE FOR FUTURE RECONNECTION.
3. EXISTING RETURN & SUPPLY DUCTS TO REMAIN ABOVE CEILING FOR FUTURE.
4. MECHANICAL CONTRACTOR TO PULL PROPER PERMIT FOR CAPPING OFF EXISTING CONDUING LINES AS WELL AS DISCONNECTION OF EXISTING A/C EQUIPMENT.
5. ELECTRIC CONTRACTOR TO PULL REQUIRED PERMIT FOR THE DISCONNECTION OF A/C EQUIPMENT FROM ELECTRIC PANEL.

NOTE:

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



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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

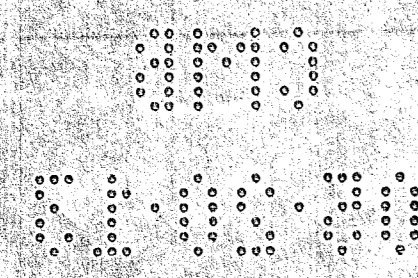
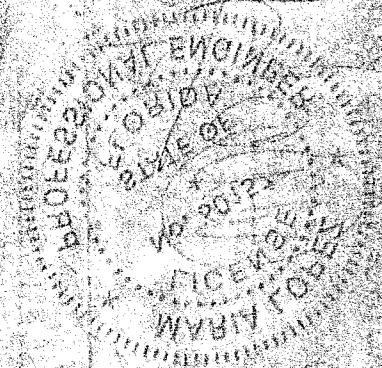


LOPEZ PROFESSIONAL ENGINEERING, LLC.
CERTIFICATE OF AUTHORIZATION # 28462
MARIA LOPEZ, P.E. # 80157
525 S.W. 63RD AVENUE
MIAMI, FL 33149
TEL: (786) 380-0734

DRAFTING BY:
SAINTCLAIRE
design concepts
DESIGN-BUILD-RENOVATE
6810 CHAPMAN FIELD DRIVE
MIAMI, FL 33146
TEL: (305) 753-1323
www.saintclaire.net

DATE	DESIGN BY	SCALE	REVISION	REVISION	REVISION
May 1, 2015	ME: V.G.L.F.	AS SHOWN			

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



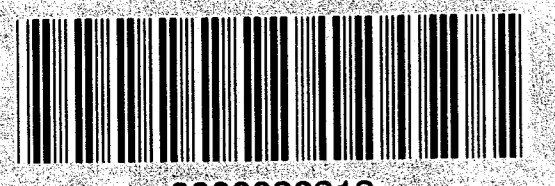
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	<u>MS 5/20/13 m 6/12/13</u>
ZONING:	
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	<u>Per 2/21/13 to 12/13/13</u>
ELECTRICAL:	<u>Per 2/21/13 to 12/13/13</u>
MECHANICAL:	<u>Per 2/21/13 to 12/13/13</u>
FIRE PREVENTION:	<u>Per 2/21/13 to 12/13/13</u>
ENGINEERING:	<u>Per 2/21/13 to 12/13/13</u>
PUBLIC WORKS:	
STRUCTURAL:	<u>NA AVS 2/21/13 to 6/12/13</u>

NO.	DATE	DESCRIPTION	BY
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SCOPE WORK AND NOTES

SECTION OF EXISTING...
 PLAN...
 SECTION OF EXISTING...
 PLAN...
 SECTION OF EXISTING...
 PLAN...



FP 150 404



Document ID: G1010778614-2934R
Issued: 10/24/2014
Expires: 11/25/2015



Intertek

Fire Alarm System Description Certificate

Issuance of this Document indicates that the Alarm Service Company (and additional service centers, when applicable) is under Independent Third Party Surveillance by Intertek in accordance with OSHA (29 CFR 1910.399(1)), and have been found to be in compliance with the applicable Nationally Recognized Standards as shown in Intertek's Listing Directory. They are eligible to reference the Intertek - ETL Certificate of Compliance in accordance with other NRTL listed Certified Alarm Systems. This Document is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Certification. Only the Client is authorized to copy or distribute this Document. Any use of the Intertek name or one of its marks for the sale or advertisement of the service must first be approved, in writing, by Intertek. The observations listed in this Document are relevant only to the facility referenced.

Protected Property:

YUKON
119 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Alarm Service Company:

Alarm and Electronics Systems, LLC
13973 SW 140 Street
Miami, FL 33186
Service Center No.:

Alarm System Description:

System Type: Central Station
Area Covered: 1-BUILDING 7-FLOORS
NFPA Standard: NFPA 72 (2007)
Sprinkler System Type: Wet

Coverage: Partial

Authority Having Jurisdiction Name:
Responding Fire Department:
Maintenance Contract Date:

Miami Beach Fire & Rescue
MIAMI BEACH FIRE DEPARTMENT
11/25/14 - 11/25/15

Alarm System Items:

Audible or Visual Signals	75
Visual Signals	33
Duct Detectors	12
Heat Detectors	3
Manual Fire Alarm Boxes	24
Smoke Detectors	121
Sprinkler Valve Supervisory Switches	17
Waterflow Switches	6
Control and Transmitter Units	1

SPEAKER/STROBE/Wheelock/ STROBES/Wheelock/
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FACP & AES RADIO/GAMEWELL FCI & AES INTELLINET

Monitoring:

Central Alarm Control, INC / 13973 SW 140 STREET, Miami, Florida 33186
Listed By: Intertek/ETL, UL, FM

Alarm Transmission:

Primary: Radio Network/Transport System
Secondary: Radio Network/Transport System
Additional:

Alarm Retransmission to Fire Department - Priority:

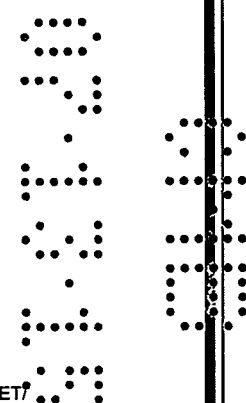
Primary: Direct Telephone Line
Secondary: Direct Telephone Line

Comments:

System Deviations:

NOTE: NFPA 72, section 8.3.4.3 states that "this document shall be physically posted within 3 ft. of the fire alarm control unit."

Intertek Testing Services NA, Inc.
Attn: Certification Manager
3933 US Route 11 Industrial Park Cortland, NY 13045
(T): 607-753-6711 (F): 607-756-9891
www.intertek.com





by Honeywell

E3 Series® Control Panel

Description

The E3 Series® Expandable Emergency Evacuation System by Gamewell-FCI is in the forefront of the latest generation of fire alarm control panels. Employing the new high-speed Velociti® sensors, the E3 Series provides previously unattainable polling speed and response together with the flexibility demanded by today's emergency evacuation systems. In addition to their high-speed polling rate, the Velociti Series of sensors feature bi-polar LEDs that flash green for normal polling, and light red steadily to indicate an alarm.

The E3 Series is equipped with an 80-character LCD-E3 alphanumeric LCD display that allows 40 characters to be user-defined for custom installations. Up to six keyboard LCD displays may also be remotely located. In addition, you can install five of the familiar LCD-7100/RAN-7100 remote displays. The displays show instant system status information and can be connected in any desired area of an installation.

A high-speed 32-bit processor easily tackles a wide array of applications from small office buildings to multi-complex, high-rise installations.

The 64 node networking is made possible by 625K baud/ARCNET communications using twisted-pair copper cable, fiber-optic cable, or a combination of both. In addition, the Addressable Node Expander (ANX) board expands the network to 122 nodes.

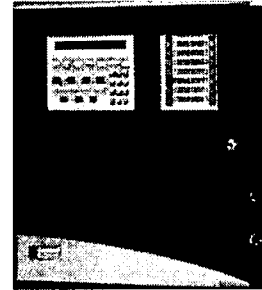
The basic E3 Series is equipped with an ILI-MB-E3/ILI95-MB-E3 Intelligent Loop Interface-Main Board, ILI-S-E3/ILI95-S-E3 Intelligent Loop Interface Expansion Board, ANX, and ASM-16 Addressable Switch Module that features 16 software programmable switches, each accompanied by red, green and yellow LEDs that can be programmed to indicate operation of the switches. Additional ASM-16 modules may be added to expand the operation to a plateau previously unimagined.

The Intelligent Loop Interface - Expansion Board (ILI-S-E3/ILI95-S-E3) provides the E3 Series control panel with two additional signaling line circuits. The layout is similar to the ILI-MB-E3/ILI95-MB-E3 with the exception that a number of components are omitted. It occupies one node on the Broadband network.

E3 Series® and Velociti® are registered trademarks of Honeywell International Inc.

UL® is a registered trademark of Underwriters Laboratories Inc.

Expandable Emergency Evacuation System



E3 Series

Features

- IBC Seismic Certified.
- Listed under UL® Standard 864, 9th Edition.
- UL Listed for smoke control (dedicated and non-dedicated) when properly configured.
- FM/UL Listed for Pre-action/Deluge use.
- Styles 4, 6, or 7* signaling line circuits.
- Two to 244 SLCs each supporting 159 sensors and 159 modules.
- 625K baud ARCNET communications using wire, fiber, or mixed configurations for installation flexibility.
- High-speed 32 bit processor and 4100 event history log.
- Advanced Boolean logic-based programming such as AND, OR, NOT, time delay and calendar functions configurable via computer programming.
- Supports up to (16), ASM-16 addressable switch or ANU-48 LED driver modules per ILI-MB-E3/ILI95-MB-E3.
- Two Class A, Style Z or Class B, Style Y, notification appliance circuits rated at 2.0 amps. per circuit.
- Integral city connection.
- Flexible 115,200 baud high speed RS-232 interface.
- 40 character user-defined text per device.
- Supports up to five LCD-7100/RAN-7100 displays and six LCD-E3 keyboard displays per ILI-MB-E3/ILI95-MB-E3.

*Style 7 wiring requires the use of System Sensor M500X Isolator Modules.

SIGNALING



GAMEWELL-FCI

12 Clintonville Road, Northford, CT 06472-1610 USA • Tel: (203) 484-7161 • Fax: (203) 484-7118

Specifications are for information only, are not intended for installation purposes, and are subject to change without notice. No responsibility is assumed by Gamewell-FCI for their use.

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www.gamewell-fci.com

9020-0637 Rev. O page 1 of 2

Description (Continued)

Each ILI-MB-E3/ILI95-MB-E3 can support as many as sixteen ANU-48 LED Driver modules supporting hundreds of LEDs on a 3rd party graphic annunciator for remote annunciation. The ANU-48 modules may be installed in any Listed remote annunciator. It can be remotely located via an RS-485 serial interface.

An array of cabinets allows for neat, compact, attractive installations.

Installation

The E3 Series expandable emergency evacuation system offers four cabinet size options. A typical cabinet includes a backbox, an inner door, and an outer door. The E3 Series cabinet assembly is a compact 19 3/8" (49 cm) wide wall-mounted enclosure.

Cabinet A includes the following four options:

- Cabinet A1 inner door mounted to the backbox. The backbox houses one NGA module.
- Cabinet A2 inner door mounted to the backbox. The backbox houses one LCD-E3 module.
- Two or three-bay inner door mounted to the backbox. The backbox typically houses one LCD-E3, or one NGA, and one or two ASM-16 modules.

Cabinet B contains a space for the ILI-MB-E3/ILI95-MB-E3, PM-9/PM-9G modules and batteries set inside the backbox. Additional module options mounted on the backbox include the DACT-E3, and RPT-E3 or ILI-S-E3/ILI95-S-E3/ANX. The 2-bay inner door houses one LCD-E3 module and one ASM-16 module.

Both Cabinets C and D include the following:

- Pre-assembled outer door that gives visibility to the fire fighter's phone handset and a microphone voice messaging system.
- Two inner door panel selections that may contain optional modules to meet the facility operation requirements.

In the Cabinet B, C and D backboxes, the ANX appears in the same place as the ILI-MB-E3/ILI95-MB-E3 and PM-9/PM-9G. For information on the installation instructions for any of the E3 Series cabinets, refer to the E3 Series® Expandable Emergency Evacuation Installation/Operating Manual Part Number: 9000-0574.

Specifications

Operating Voltage:	24 VDC
Operating Temperature:	Not to exceed the range of 32° to 120° F (0 to 49° C)
Relative Humidity:	Not to exceed 93% non-condensing at 90° F (32° C)

Features (Continued)

Velociti® Intelligent Sensor Features:

- Poll 318 devices in less than two seconds.
- Activate up to 159 outputs in less than five seconds.
- LED's blink associated device address during Walk Test.
- Fully digital, hi-precision protocol.
- Up to 9 levels of sensitivity adjustment.
- Pre-Alarm adjustable between 15 levels for both Alert and Action.
- Day/night automatic sensing adjustment.
- Sensitivity windows:
 - Ion .05 to 2% obscuration.
 - Photo 1 to 3% obscuration.
 - Laser .02 to 2% obscuration.
 - MCS Acclimate2F .5 to 4%, also self-adjustable options 1 to 2%, 2 to 3%, and 3 to 4%.
 - HARSH 1 to 3% obscuration.
- Drift compensation.
- Each Loop Card has its own integral processor providing maximum survivability on loss of any other component. SLC provides full response on loss of any other system processor.
- Optional programmable switches can be configured to enable, disable or group any combination of output devices.
- Integrated point or Grouped Cross Zoning allows for numerous devices installed at any location to cooperate and determine alarm condition.
- Automatic detector sensitivity testing.
- DIRTY and VERY DIRTY detector maintenance alerts.

Ordering Information

Part Number	Description
ILI-MB-E3	Intelligent Loop Interface-Main Board
ILI95-MB-E3	Intelligent Loop Interface-Main Board
ILI-S-E3	Intelligent Loop Interface-Expansion Board
ILI95-S-E3	Intelligent Loop Interface-Expansion Board
ANX-SR	Addressable Node Expander-Single Ring
ANX-MR-FO	Addressable Node Expander-Multi-Ring Fiber Optic
ANX-MR-UTP	Addressable Node Expander-Multi-Ring Twisted-pair
LCD-E3	LCD-E3, LCD Keypad Display
RPT-E3-FO	Network Repeater (fiber and twisted-pair)
RPT-E3-UTP	Network Repeater (twisted-pair only)
DACT-E3	Digital Alarm Communicator Transmitter
ANU-48	ANU-48 LED Driver Module
ASM-16	Addressable Switch Module
NGA	LCD Network Graphic Annunciator
PM-9	Power Supply Module
PM-9G	Power Supply Module
LCD-7100	Remote LCD Display
RAN-7100	Remote LCD Display

For additional information on the cabinets, refer to the E3 Series Cabinets data sheet (Part Number: 9020-0649).

Seismic Battery Bracket Kits

For information on the types of Seismic Battery Bracket Kits that are available, the Seismic Battery Bracket Kit Part Numbers and the installation instructions, refer to the following documents:

- Seismic Battery Bracket Installation Guide, P/N: 53839
- E3 Series Cabinets Data Sheet, P/N: 9020-0649

GAMEWELL-FCI



by Honeywell

Velociti® Series ASD-PL2F, ASD-PTL2F and ASD-PL2FR

Description

The Gamewell-FCI Velociti® Series, analog addressable plug-in smoke sensors with integral communication provide features that surpass conventional sensors. Sensitivity can be programmed in the control panel software, and is continuously monitored and reported to the panel. Point ID capability allows each sensor's address to be set, providing exact locations for selective maintenance when the chamber contamination reaches an unacceptable level. The ASD-PL2F photoelectric sensor's unique optical sensing chamber is engineered to sense smoke produced by a wide range of combustion sources. Dual electronic thermistors add 135°F (57°C) fixed-temperature thermal sensing on the ASD-PTL2F model.

The Velociti® Series use a communication protocol that substantially increases the speed of communication between the sensors and certain Gamewell-FCI analog addressable fire alarm controls. These devices operate in a grouped fashion. If one of the devices in the group has a status change, the panel's microprocessor stops the group poll and concentrates on the single device. The net effect is a response speed up to five times greater than earlier designs.

Ordering Information

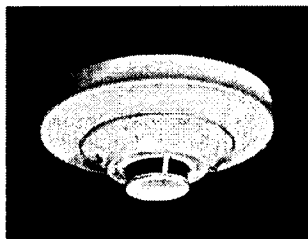
Part Number Description

ASD-PL2F	Analog, addressable photoelectronic smoke sensor
ASD-PTL2F	Analog, addressable photoelectronic smoke sensor with thermal sensing
ASD-PL2FR	Analog, addressable photoelectronic smoke sensor used with the DNR duct base when the remote test is required.

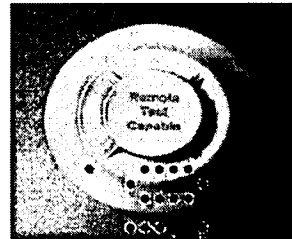
Velociti® is a registered trademark of Honeywell International Inc.

UL® is a registered trademark of Underwriters Laboratories Inc.

Analog, Addressable Photoelectronic Smoke Sensor



ASD-PL2F/ASD-PTL2F



ASD-PL2FR •

Features

- Sleek, low-profile design.
- Visual rotary, decimal switch addressing (01-159).
- Built-in functional test switch activated by an external magnet.
- Bicolor LEDs flash green whenever the sensor is addressed, and light steady red on alarm.*
- Optional relay, isolator, or sounder bases.
- Low standby current.
- Analog addressable communication.
- Stable communication technique with noise immunity.
- Optional remote, single-gang LED Indicator (RA100Z).
- Compatible with Gamewell-FCI analog addressable panels.

Note: *Only the red LED is operative in panels that do not operate in Velociti® mode.

SIGNALING



LISTED
S1913



APPROVED
3023594

MEA
Approved
FDNY



COA #:219-02-E 7272-1703:0121
Vol.VI



GAMEWELL-FCI

12 Clintonville Road, Northford, CT 06472-1653 USA • Tel: (203) 484-7161 • Fax: (203) 484-7118

Specifications are for information only, are not intended for installation purposes, and are subject to change without notice. No responsibility is assumed by Gamewell-FCI for their use.

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www.gamewell-fci.com

9020-0617 Rev. J page 1 of 2

Installation

ASD-PL2F plug-in sensors use a separate base to simplify installation, service, and maintenance. A special tool allows maintenance personnel to plug-in and remove sensors without using a ladder.

Mount the base on a box which is at least 1.5" (3.8 cm) deep. Suitable mounting base boxes include:

- 4.0" (10.2 cm) square box.
- 3.5" (8.9 cm) or 4.0" (10.2 cm) octagonal box.
- Single-gang box (except relay or isolator bases).
- With B200S or B200SR base, mounted on a 4.0" (10.2 cm) octagonal or square box.
- With B224RB or B224BI base, mounted on a 3.5" (8.9 cm) octagonal box, or a 4.0" (10.2 cm) octagonal or square box.

NOTE: Because of the inherent supervision provided by the SLC, end-of-line resistors are not required. Wiring "T-taps" or branches are permitted for Style 4 (Class "B") wiring.

Sensor Spacing

Gamewell-FCI recommends that the spacing sensors be used in compliance with NFPA 72.

Specifications

ASD-PL2F, ASD-PTL2F, ASD-PL2FR:

Dimensions: 2.1" (5.1 cm) height
Diameter: 4.1" (10.4 cm) installed in the B501 base
6.1" (15.5 cm) installed in the B210LP base

Shipping Weight: 5.2 oz. (147 g)

Operating Temperature: ASD-PL2F:
32° F to 120° F (0° C to 49° C)

ASD-PTL2F:
32° F to 100° F (0° C to 38° C)

UL®-Listed Velocity Range: 0-4000 ft./min. (1,219.2 m/min.), suitable for installation in ducts.

Relative Humidity: 10-93% (non-condensing)

Thermal Ratings: Fixed-temperature setpoint
135° F (57° C)

Electrical Specifications

Voltage Range: 15 – 32 volts DC peak
Standby Current: (max. avg.): .0003 A @ 24 VDC
(One communication every 5 seconds with LED blink enabled).

Maximum Alarm-Current: .0065 A @ 24 VDC (LED) fit.

Bases and Options

B501 Plug-in sensor base without flange
Dimensions: 4.1" (10.4 cm) diameter

B210LP Flanged mounting base
Dimensions: 6.1" (15.5 cm) diameter

B210LPBP Flanged mounting base bulk pack
Dimensions: 6.1" (15.5 cm) diameter

B224RB Relay Base Plug-in sensor base with auxiliary relay, SPDT, rated 2 amps @ 30 VDC (resistive).

Screw terminals:

Up to 14 AWG (2.0 mm²)

2 coil latching relay 1 Form C contact
UL/CSA Rating:

0.9 A @ 125 VAC, inductive

0.9 A @ 110 VDC, inductive

3 A @ 30 VDC, resistive

Dimensions: 6.1" (15.5 cm) diameter

Maximum: 25 devices between isolator bases.

B200S Intelligent sensor sounder base
Dimensions: 6.875" (17.5 cm) diameter

B200SR Standard sounder base, UL 8649th Edition compliant, ULC Listed

Dimensions: 6.875" (17.5 cm) diameter

RA100Z Remote LED Annunciator

BCK-200 Black detector covers (box of 10)

DNR Duct smoke housing

GAMEWELL-FCI



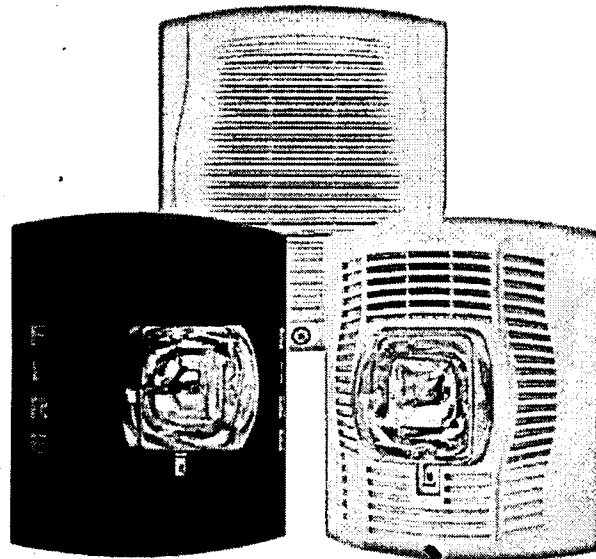
Indoor Selectable-Output Speaker Strobes and Dual Voltage Evacuation Speakers for Wall Applications

The SpectrAlert® Advance selectable output speaker strobes and dual-voltage evacuation speakers can reduce ground faults and enable faster installation.

Features

- Plug-in design and protective cover reduce ground faults
- Universal mounting plate with an onboard shorting spring tests wiring continuity before installation
- No extension ring required
- Field selectable candela settings:
Standard: 15, 15/75, 30, 75, 95, 110, 115
High: 135, 150, 177, 185
- Automatic selection of 12- or 24-volt operation at 15 and 15/75 candela
- Rotary switch simplifies field selection of speaker voltage (25 and 70.7 Vrms) and power settings (1/4, 1/2, 1 and 2 watts)
- SP speakers offer high fidelity sound output
- SPV speakers offer high volume sound output
- Compatible with System Sensor synchronization protocol
- Electrical compatibility with existing SpectrAlert products
- Tamper-resistant construction
- Listed for ceiling or wall mounting

Agency Listings



SPECTRAlert
ADVANCE
from System Sensor

The SpectrAlert Advance Series of speakers and speaker strobes reduce costly ground faults using a plug-in design and universal mounting plate that allow the installer to pre-wire mounting plates, dress the wires, and confirm wiring continuity before plugging in the speakers. In addition, a protective plastic cover prevents nicked wires by covering exposed speaker components.

These devices also enable faster installations by providing instant feedback to ensure that wiring is properly connected, rotary switches to select voltage and power settings, and 11 field-selectable candela settings for both wall and ceiling speaker strobes.

The low total harmonic distortion of the SP speaker offers high fidelity sound output while the SPV speaker offers high volume sound output for use in high ambient noise applications.

SpectrAlert Advance makes installation easy

- Attach a universal mounting plate to a 4 x 4 x 2 1/8 inch back box. Flush-mount applications do not require an extension ring.
- Connect the notification appliance circuit or speaker wiring to the terminals on the mounting plate.
- Attach the speaker or speaker strobe to the mounting plate by inserting the product tabs into the mounting plate grooves. Hinge the device into position to lock the product pins into the mounting plate terminals. The device will temporarily hold in place with a catch until it is secured with a captured mounting screw.

SpectrAlert Advance Speaker and Speaker Strobe Specifications

Architectural/Engineering Specifications

General

SpectrAlert Advance speaker and speaker strobes shall mount to a 4 x 4 x 2 1/8-inch back box. A universal mounting plate shall be used for mounting ceiling and wall products. The notification appliance circuit and amplifier wiring shall terminate at the universal mounting plate. Also, SpectrAlert Advance speaker strobes, when used with the Sync•Circuit™ Module accessory, shall be powered from a non-coded notification appliance circuit output and shall operate on a nominal 12 or 24 volts. When used with the Sync•Circuit Module, 12-volt rated notification appliance circuit outputs shall operate between 8.5 and 17.5 volts; 24-volt rated notification appliance circuit outputs shall operate between 16.5 and 33 volts. Indoor SpectrAlert Advance products shall operate between 32°F and 120°F from a regulated DC, or full-wave rectified, unfiltered power supply. Speaker strobes shall have field-selectable candela settings including 15, 15/75, 30, 75, 95, 110, 115, 135, 150, 177, 185.

Speaker

The speaker shall be a System Sensor SpectrAlert Advance model _____ dual-voltage transformer speaker capable of operating at 25.0 or 70.7 nominal Vrms. It should be listed to UL 1480 and shall be approved for fire protective service. The speaker shall have a frequency range of 400 to 4,000 Hz and shall have an operating temperature between 32°F and 120°F. The speaker shall have power taps and voltage that are selected by rotary switches.

Speaker Strobe combination

The speaker strobe shall be a System Sensor SpectrAlert Advance model _____ listed to UL1480 and UL 1971 and be approved for fire protective signaling systems. The speaker shall be capable of operating at 25.0 or 70.7 nominal Vrms selected via rotary switch, and shall have a frequency range of 400 to 4,000 Hz. The speaker shall have power taps that are selected by rotary switch. The strobe shall comply with the NFPA 72 requirements for visible signaling appliances, flashing at 1 Hz over the strobe's entire operating voltage range. The strobe light shall consist of a xenon flash tube and associated lens/reflector system.

Synchronization Module

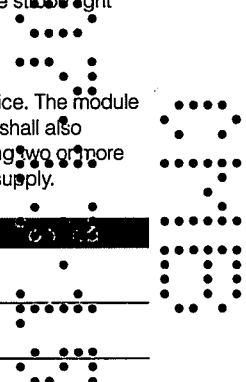
The module shall be a System Sensor Sync•Circuit model MDL3 listed to UL 464 and shall be approved for fire protective service. The module shall synchronize SpectrAlert strobes at 1 Hz. The module shall mount to a 4 1/16 x 4 1/16 x 2 1/8-inch back box. The module shall also control two Style Y (class B) circuits or one Style Z (class A) circuit. The module shall synchronize multiple zones. Daisy chaining two or more synchronization modules together will synchronize all the zones they control. The module shall not operate on a coded power supply.

Physical Specifications

Operating Temperature	32°F to 120°F (0°C to 49°C)		
Humidity Range	10 to 93% non-condensing		
Dimensions, Wall-Mount	Length	Width	Depth
SP Speaker	6 in, 152 mm	5 in, 127 mm	2.8 in, 71 mm
SPV Speaker	6 in, 152 mm	5 in, 127 mm	2.9 in, 74 mm
With Surface Mount Back Box	6 in, 152 mm	5.1 in, 130 mm	3.4 in, 86 mm
SPS Speaker/Strobe (Including lens and speaker)	6 in, 152 mm	5.1 in, 127 mm	4.7 in, 119 mm
With Surface Mount Back Box	6 in, 152 mm	5.1 in, 130 mm	5.325 in, 135 mm

Electrical/Operating Specifications

Nominal Voltage (speakers)	25 Volts or 70.7 Volts (nominal)
Maximum Supervisory Voltage (speakers)	50 VDC
Strobe Flash Rate	1 flash per second
Nominal Voltage (strobes)	Regulated 12 VDC/FWR or regulated 24 DC/FWR
Operating Voltage Range (Includes fire alarm panels with built in sync)	8 to 17.5 V (12 V nominal) or 16 to 33V (24 V nominal)
Operating Voltage with MDL3 Sync Module	8.5 to 17.5 V (12 V nominal) or 16.5 to 33V (24 V nominal)
Frequency Range	400 to 4000 Hz
Power	¼, ½, 1, 2 watts

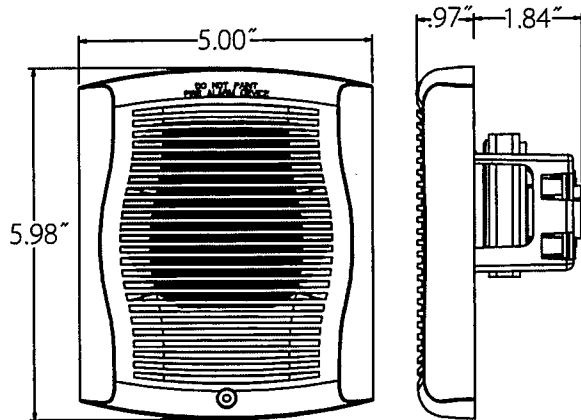


UL Current Draw Data

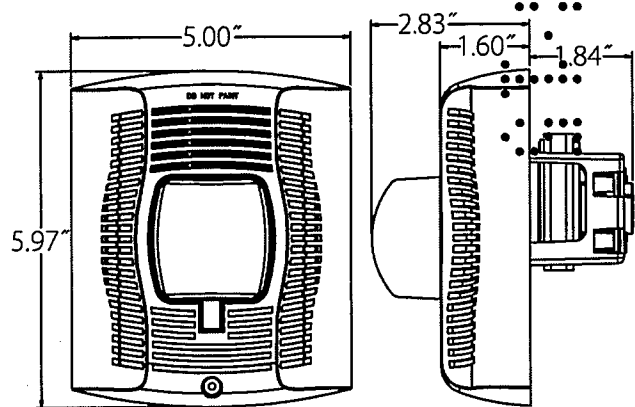
UL Max. Strobe Current Draw (mA RMS)					
	Candela	8 to 175 Volts		16 to 33 Volts	
		DC	FWR	DC	FWR
Standard Candela Range	15	123	128	66	71
	15/75	142	148	77	81
	30	NA	NA	94	96
	75	NA	NA	158	153
	95	NA	NA	181	176
	110	NA	NA	202	195
	115	NA	NA	210	205
High Candela Range	135	NA	NA	228	207
	150	NA	NA	246	220
	177	NA	NA	281	251
	185	NA	NA	286	258

Sound Output				
UL Reverberant (dBA @ 10 ft.)	2W	1W	½ W	¼ W
Wall-Mount SP Series	86	83	80	77
Wall-Mount SPV Series	90	87	84	81
Wall-Mount SPS Series	85	82	79	76
Wall-Mount SPSV Series	89	86	83	80

Dimensions

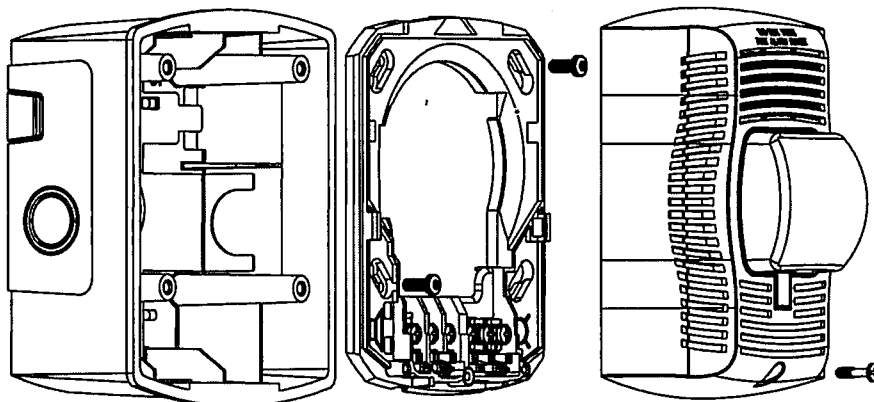


Wall-Mount SP Speaker

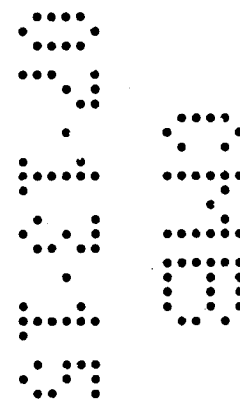


Wall-Mount SPS Speaker Strobe

Surface Mounting



Wall-Mount Speaker Strobe with SBBSPR Surface Mount Back



Ordering Information for SpectrAlert® Advance Speakers and Speaker Strobes

Wall Mount		
White	Red	Description
SPW	SPR	Speaker only
SPWV	SPRV	Speaker only, High dB
SPSW	SPSR	Speaker Strobe, Standard cd
SPSW-P	SPSR-P	Plain Speaker Strobe, Standard cd
SPSW-ALERT	—	Speaker Strobe, Standard cd, Amber Lens
SPSW-CLR-ALERT	—	Speaker Strobe, Standard cd, Clear Lens
SPSWH	SPSRH	Speaker Strobe, High cd
SPSWH-P	—	Plain Speaker Strobe, High cd
SPSWV	SPSRV	Speaker Strobe, Standard cd, High dB
SPSWV-P	SPSRV-P	Plain Speaker Strobe, Standard cd, High dB
Accessories		
White	Red	Description
RFPW	RFP	7 in x 9.5 in Retrofit Plate
SBBSPW	SBBSPR	Surface Mount Back Box for Speakers and Speaker Strobes
TRW	TR	Wall Mount Trim Ring

Notes:

All -P models have a plain housing (no "FIRE" marking on the cover)
 "Standard cd" refers to strobes that include 15, 15/75, 30, 75, 95, 110, and 115 candela settings.
 "High cd" refers to strobes that include 135, 150, 177, and 185 candela settings.

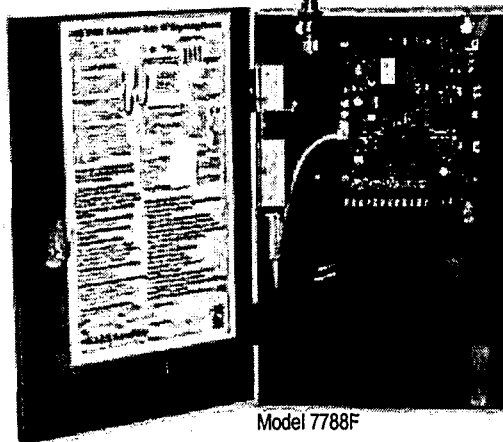


3825 Ohio Avenue • St. Charles, IL 60174
 Phone: 800-SENSOR2 • Fax: 630-377-6495
www.systemsensor.com

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 for current product information, including the latest version of this data sheet.
 AVDS11602 • 2/15

7788F/7744F Series

Wireless Fire Alarm Communicators for IntelliNet



Advanced Wireless Alarm Monitoring

As expensive dedicated landlines, required for UL864 compliance disappear, and the future of GSM for alarm transmission becomes increasingly uncertain, the AES IntelliNet mesh radio network continues to offer unmatched reliability and speed in delivering wireless alarm signals to a central station without any third-party fees or reliance on networks operated by companies outside the alarm industry. The 7788F/7744F Series Subscribers provide the wireless communications link between the fire alarm panel and the central station receiver. Ideal for most commercial fire alarm applications, each 7788F/7744F Series Subscriber is housed in a full-sized, red, locked steel cabinet and supports a range of alarm panel inputs, including EOL fire, EOL supervised, and direct voltage from the panel (non-fire applications).

Supervised Operation

AES Subscribers offer fully-supervised operation that includes monitoring of operating power (both primary AC and battery back-up) and the connection to the mesh radio network. Each subscriber "checks-in" with the AES central station receiver at least once every 24 hours. The supervision check-in time can be set to as often as needed for the application, as appropriate for the network. Because the central station operates the wireless network, there is no additional cost for air time to transmit supervisory signals.

Full Data Reporting from Alarm Panel Digital Dialer

Models 7788F-UPL and 7744F-UPL come equipped with an IntelliPro-Fire Full Data Module (AES-7794) which enables reporting of full alarm data captured from the alarm panel's digital communicator. IntelliPro-Fire supports most alarm communication formats including Contact ID, Pulse, as well as Bosch Modem IIe and Modem IIIa2 (when converted to Contact ID format).



Features – All models

- UL Listed commercial fire alarm applications.
- Meets NFPA 72 requirements
- Direct reporting to AES receiver across IntelliNet mesh radio network
- Each Subscriber acts as transmitter/receiver/repeater
- Simple and fast activation on network
- On board status LEDs for easy set up
- 8 programmable zone inputs – 7788F
- 4 programmable zone inputs and 4 reverse polarity inputs – 7744F
- Easy programming via AES handheld programmer or PC
- Rugged metal housing ideal for any commercial fire alarm application
- Narrowband compliant

Models 7788F/7744F-UPL with IntelliPro Fire also includes

- IntelliPro Fire transmits full alarm data from virtually any fire alarm panel digital communicator
- Alarm format support for Contact ID, Pulse, as well as Bosch Modem IIe and Modem IIIa
- Easy installation in AES subscriber
- Operates in applications with or without a phone line



Wireless mesh networking is an innovative technology adopted by many industries with applications that need to communicate data over a large geographic area with a high level of reliability at a low total cost of ownership.

The advanced design and 2-way communications capability provides easy installation, expansion, and management when compared to alternative communication methods, both wired and wireless.

7744F/7788F Series



Technical Specifications

7788F/7744F Series Subscriber

Dimensions

- 13.25"H x 8.5"W x 4.3"D
(34cm H x 21.5cm W x 11cm D)

Weight

- Approx. 7 pounds (3.2 kilograms), excludes battery.

Radio Frequency

- Standard Frequency Range: 450-470MHz (others available in 400-512MHz range)
- Output Power – 2 Watts

Antenna

- Included 2.5 db tamper resistant antenna mounts on enclosure
- Multiple remote antenna options available

Power Input

- 16.5VAC, 40VA transformer (not included) (AES 1640, ELK TRG1640, MG Electronics MGT1640 – UL Listed for use)

Backup Battery

- Will charge 12V battery up to 7.5 AH. Requires 12VDC 7.5 AH battery for UL 864.

Alarm Signal Inputs (subscriber)

- 7788F – 8 individually programmable zones
- 7744F – 4 individually programmable zones and 4 reverse polarity inputs

UL Standards

- UL 864 Edition 9 – Standard for Control Units and Accessories for Fire Alarm Systems
- UL 365 – Standard for Police Station Connected Burglar Alarm Units and Systems
- UL 1681 – Standard for Central Station Burglar Alarm Units

Antenna Cut / Communication

Trouble Output

- Form C relay; fail secure; rated for 24 VDC 1A resistive

Reset Button

- Located on main circuit board.

Operating Temperature

- 0° to 50° C (32° to 122°F)

Storage Temperature

- -10° to 60° C (14° to 140°F)

Relative Humidity

- 0 to 85% RHC, Non Condensing

AES-7794 IntelliPro Fire

Packaged with 7744F-ULP and 7788F-ULP

Input / Output Connections

- RJ11 connection to AES subscriber for module data and power
- RJ11 connector for Handheld Programmer/PC programming
- RJ31X Telco connections - T and R both in and out via terminal strip and RJ45
- Alarm Panel digital communicator T and R both in and out via terminal strip and RJ45
- Trouble output: Form C relay detects if Subscriber is off the network

Alarm Formats

- Support for Contact ID and Pulse formats as well as Modem IIe and Modem IIIa2 converted to CID

Size

- 2.8 x 5.0 inches (7.1cm x 12.7cm)

Power Requirements

- 12 VDC nominal - primary and backup power provided by the AES 7788F/7744F or other Subscriber

How to Order

Model Description

7744F 4 Zone Fire Alarm Subscriber with 4 reverse polarity inputs

7744F-ULP 7744F Fire Alarm Subscriber with IntelliPro Fire full data module

7788F 8 Zone Fire Alarm Subscriber

7788F-ULP 7788F Fire Alarm Subscriber with IntelliPro Fire full data module

Optional Accessories

7041E Subscriber Handheld Programmer

7794 IntelliPro Fire Full Data Module

1640 Plug-in Transformer: 16.5VAC, 40VA



AES-IntelliNet™ is the industry leader in delivering high-quality mesh radio networks to the fire and security industry in commercial, corporate, government, and educational applications with its broad line of products and advanced network management tools. Users of AES-IntelliNet networks have gained significant revenue, communications, and cost advantages while meeting the high standards of reliability required for the fire and security industry. AES-IntelliNet alarm monitoring systems are deployed at hundreds of thousands of locations in over 130 countries.

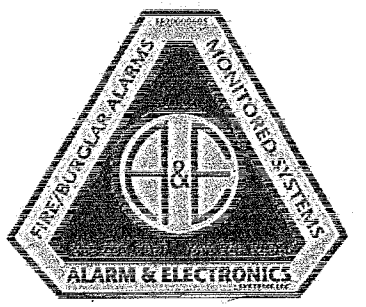


For more information
Call 800-AES-NETS (800-237-6387)

AES Corporation | 285 Newbury Street | Peabody, MA 01960 USA
Tel. +1 978-535-7310 | Fax +1 978-535-7313
Email info@aes-intellinet.com | Web www.aes-intellinet.com

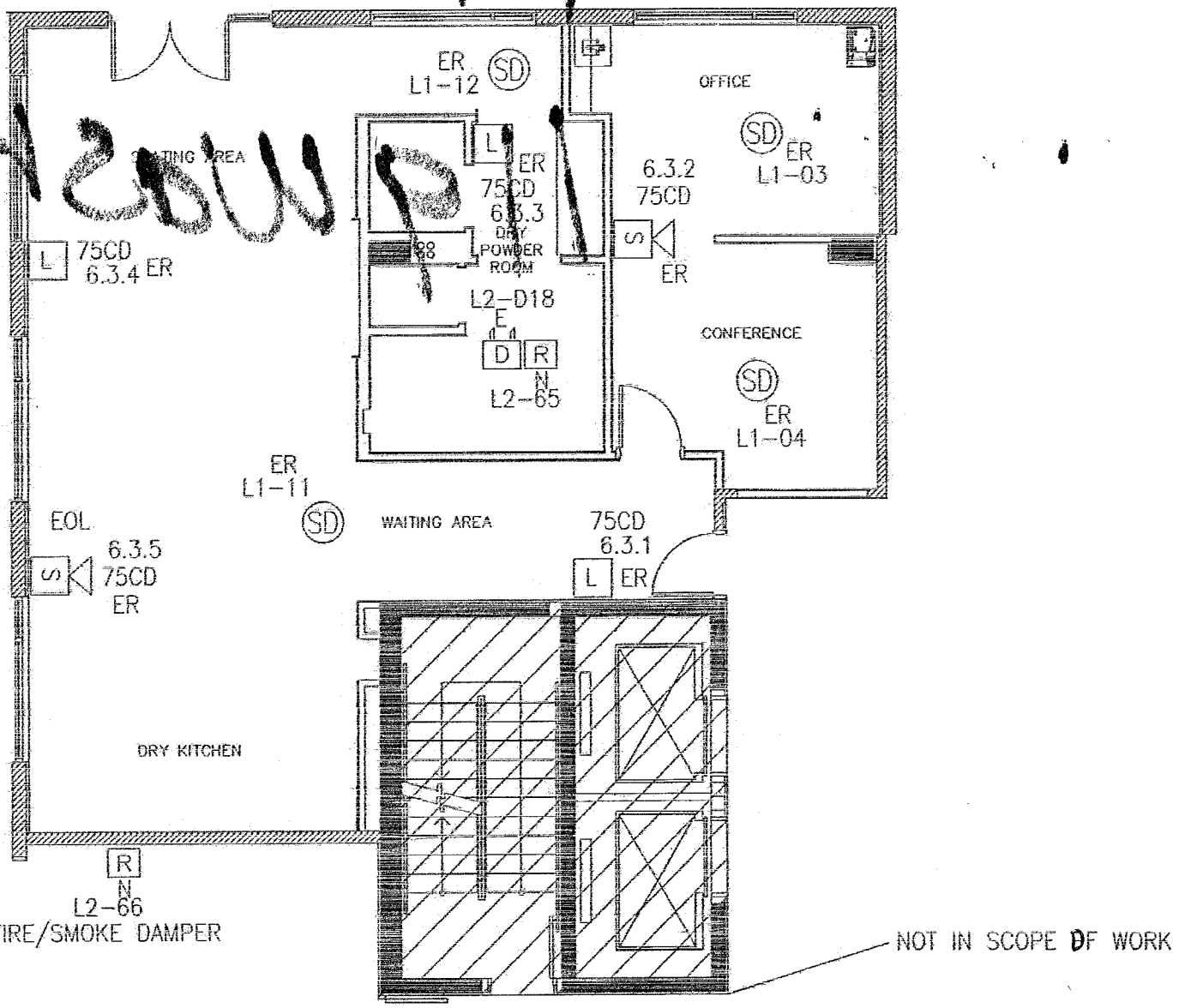
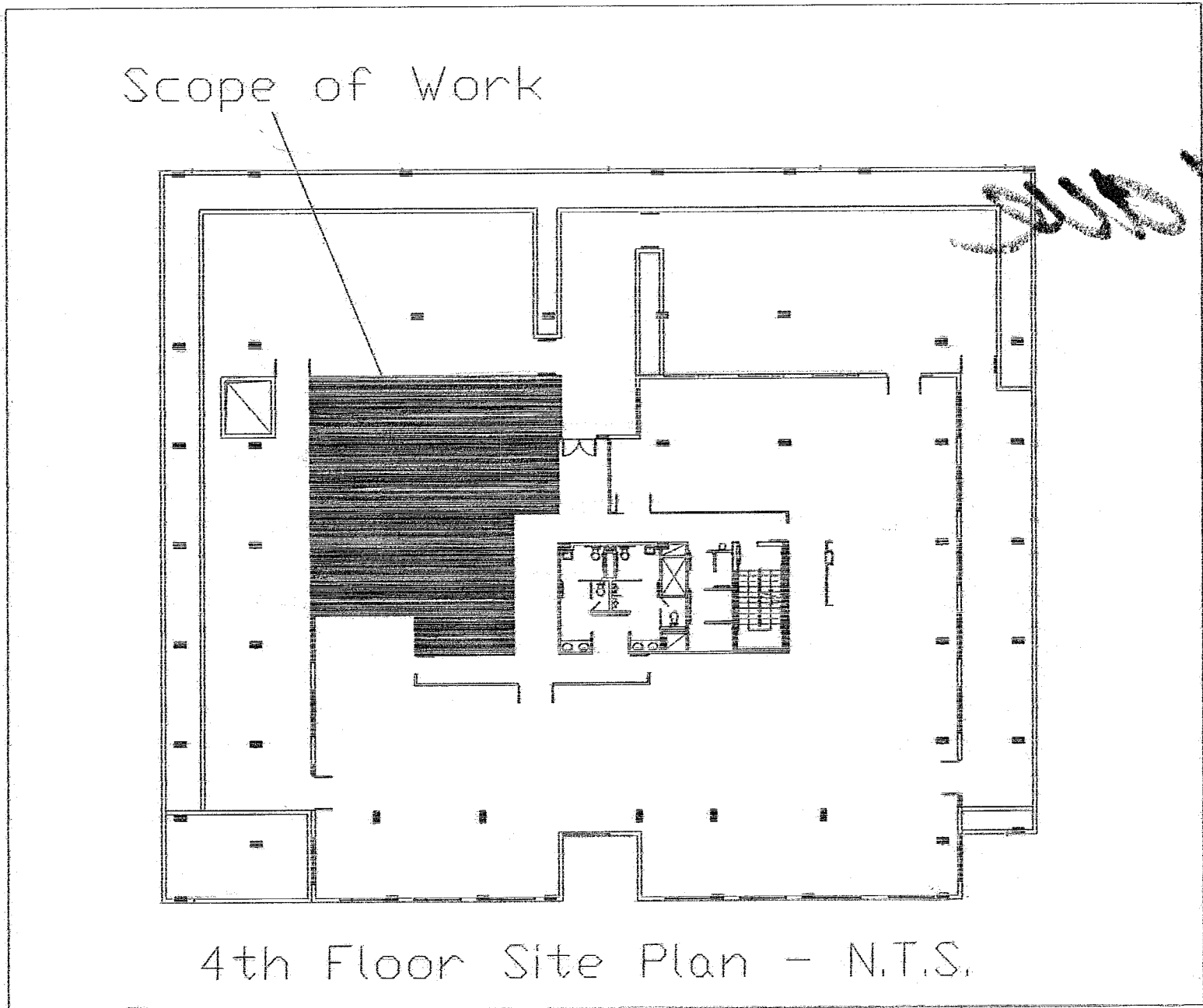
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7788-7744F/112/R4



Security & Fire Systems
State Certified EF20000605
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(305) 233-4567 Fax: (305) 233-6650

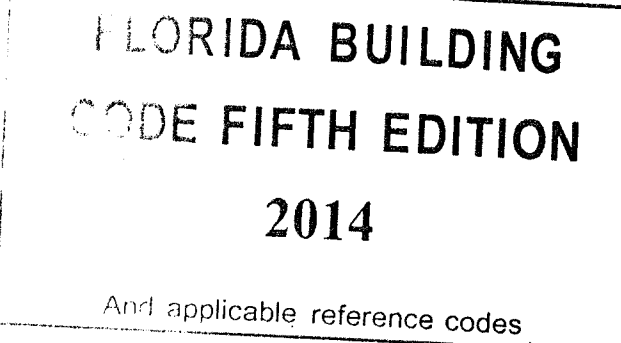
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FIRE ALARM LEGEND

SYMBOL	DESCRIPTION	MANUFACTURE	MODEL
FACP	FIRE ALARM CONTROL PANEL	GAMEWELL/FCI	E-3
RPS	REMOTE POWER SUPPLY	POTTER	PSN Series
RAD	RADIO COMMUNICATOR	AES	7788-F
SD	ADDRESSABLE SMOKE DETECTOR	GAMEWELL/FCI	ASD-PL2F
HD	ADDRESSABLE HEAT DETECTOR	GAMEWELL/FCI	ATD-L2F
DD	ADDRESSABLE DUCT DETECTOR	GAMEWELL/FCI	DNR
P	ADDRESSABLE PULL STATION	GAMEWELL/FCI	MS-7
R	CONTROL RELAY	GAMEWELL/FCI	AQM-2RF
S	SPEAKER/STROBE (75cd)	WHEELOCK	ET70-24MCW-FR
L	STROBE LIGHT (75cd)	WHEELOCK	RSS-24MCW-FR
L _{CM}	CEILING MOUNTED STROBE LIGHT (75cd)	WHEELOCK	RSS-24MCC-FR
TS	MONITOR MODULE FOR TAMPER SWITCH	GAMEWELL/FCI	AMM-2F
FS	MONITOR MODULE FOR WATER FLOW SWITCH	GAMEWELL/FCI	AMM-2F
PW	MONITOR MODULE FOR PV	GAMEWELL/FCI	AMM-2F

Fire Alarm Plan



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

BUILDING: _____
 ZONING: CR-7-13-25
 PLUMBING: _____
 ELECTRICAL: 7-13-15
 MECHANICAL: _____
 FIRE PREVENTION: TRAVERSLEY 7/13/15

WIRE LEGEND

SYMBOL	WIRE TYPE AND DESCRIPTION
A	18-2 FPLP OR 2-18 TFN FOR SIGNALING LINE CIRCUIT
B	16-2 FPLP OR 2-14 THHN FOR NOTIFICATION APPLIANCE CIRC.
C	18-2 FPLP WIRE FOR ANNUNCIATOR POWER/RADIO COMMUNICATION
D	18-4 FPLP WIRE FOR ANNUNCIATOR COMMUNICATIONS
F	12 AWG THHN WIRE FOR RPS & FACP POWER
G	12 AWG THHN WIRE FOR RPS & FACP GROUND

E: DENOTE EXISTING DEVICE
 ER: DENOTE EXISTING RELOCATED DEVICE
 N: NEW DEVICE
 CM: CEILING MOUNTED DEVICE

NOTES

THE JOB NAME IS: Yukon Building
 SYSTEM DESIGN IS BY MICHAEL P. DONNELLY STATE LICENSED EF 20000605
 THIS SYSTEM IS REQUIRED BY NFPA 101 2009 CHAPTER # 38 AND INSTALLED UNDER NFPA 70 2009 & NFPA 72 2002, 2-10-14
 THE OCCUPANCY TYPE IS AN EXISTING BUSINESS OCCUPANCY
 THE SCOPE OF WORK WILL BE TO INSTALL AN ADDITION TO AN EXISTING FIRE ALARM SYSTEM
 GROUND SHALL BE #12 PER NEC TABLE 250-95
 THE WIRE WILL BE INSTALLED UNDER NEC 620-21 SPEC.
 FIRE ALARM CONNECTED TO ELECT. PANEL, PANEL "A" CIRCUIT #12, THHN, #12 TO A MAX. 20 AMPS BREAKER/FUSE.
 THE FIRE ALARM SYSTEM IS A "POWER LIMITED" FIRE ALARM SYSTEM.
 THE INITIATION TYPE WILL BE ADDRESSABLE STYLE 4
 THE NOTIFICATION TYPE CLASS "B" STYLE "Y" SPEAKER STROBE
 THIS FIRE ALARM IS AN EXISTING REMOTE STATION SERVICE SYSTEM
 ALL OF THE DEVICES ARE LISTED "UL" COMPATIBLE ON SPEC. SHEETS FOR USE WITH FIRE ALARM SYSTEMS
 THE PLANS ARE DRAWN 1/8" SCALE OR COVERAGE IS SHOWN AND ALL CEILINGS ARE LESS THAN 10' FLAT UNLESS NOTED
 WIRE USED WILL BE 18GA. MIN. FPL, FPLP, OR FPLP AS THE JOB CONDITIONS REQUIRE
 PER NEC ARTICLE 760 POWER LIMITED WIRE NEEDS NO CONDUIT AS LONG AS WIRE IS PROTECTED FROM DAMAGE, AND AS STATED IN NEC ARTICLE 760-28 (b)(1) AND HOIST WAYS ARTICLE 620-21 EXCEPTION 1
 WHEN CONDUIT IS USED IT WILL BE A MINIMUM OF 3/4" AND HAVE A MAXIMUM FILL OF 40% PER NFPA 70 TABLES FOR FIRE POWER LIMIT WIRE.
 THE END OF LINE RESISTORS WILL BE AT THE LAST DEVICE ON THE CIRCUIT OR LOOP
 A SMOKE DETECTOR WILL BE LOCATED ABOVE ALL FIRE ALARM PANEL
 A CONTROL RELAY IS LOCATED WITHIN 5' OF THE OBJECT TO BE CONTROLLED AND IS WIRED FAIL SAFE
 PULL STATIONS ARE UNDER 200 FT. TRAVEL DISTANCE AND ARE AT ALL FIRE EXITS MOUNTED @ 48" AFF TO TOP OF PULL PER "ADA" NO LOWER THAN 42" PER NFPA 72
 CORRIDOR SPACING FOR HORN/STROBES SHALL BE NO MORE THAN 15' FROM END OF HALL AND NO FURTHER THAN 100' APART UNLESS FULL COVERAGE IS ACQUIRED, MOUNTED @ 80" AFF
 THIS BUILDING DOES HAVE A SPRINKLER SYSTEM.

FLOW BELL SHALL ACTIVATE UPON WATER FLOW ONLY
 FLOW BELL SHALL CONTINUE TO SOUND AS LONG AS WATER IS FLOWING
 FLOW BELL SHALL NOT BE SILENCIBLE FROM FACP

SEQUENCE OF OPERATION

UPON ACTIVATION OF AN INITIATION DEVICE (SMOKE OR PULL) NOTIFICATION DEVICES WILL BE ACTIVATED (STROBES AND HORN/STROBES) AND A SIGNAL WILL BE TRANSMITTED TO THE UL LISTED CENTRAL STATION FOR ACTION

ANY TROUBLE OR SUPERVISORY SIGNAL WILL BE SOUNDED AND VISUALLY NOTED AT THE PANEL AND BE TRANSMITTED TO THE UL LISTED CENTRAL STATION FOR ACTION
 ELEVATOR RECALL

ELEVATOR RECALL IS REQUIRED:

HEAT/SMOKE DETECTORS IN THE ELEVATOR LOBBIES, SHAFTS, AND/OR MACHINE ROOMS SHALL:

- INITIATE AN ALARM CONDITION IN THE BUILDING FOR EVACUATION PURPOSES. (NFPA 101)
- INITIATE THE RECALL OF THE ELEVATOR CARS AS FOLLOWS IN ACCORDANCE WITH NFPA 72

PRIMARY ELEVATOR RECALL: ANY ELEVATOR LOBBY SMOKE DETECTOR LOCATED ON FLOORS 2 AND ABOVE AND/OR ANY SMOKE DETECTOR IN THE ELEVATOR MACHINE ROOM OR ELEVATOR SHAFT SHALL INITIATE PRIMARY RECALL WHICH WILL BRING THE ELEVATOR CAR TO THE FIRST FLOOR AND LOCK THE DOORS IN THE OPEN POSITION.

SECONDARY ELEVATOR RECALL: ANY ELEVATOR LOBBY SMOKE DETECTOR LOCATED ON THE FIRST FLOOR SHALL INITIATE RECALL WHICH WILL BRING THE ELEVATOR CAR TO THE SECOND FLOOR AND LOCK THE DOORS IN THE OPEN POSITION.

ELEVATOR WARNING LIGHTS: ACTUATION OF ANY ELEVATOR MACHINE ROOM SMOKE DETECTOR OR ELEVATOR HOISTWAY DETECTOR SHALL ALSO INITIATE THE ELEVATOR WARNING LIGHTS TO ALERT EMERGENCY PERSONNEL THAT THE ELEVATORS ARE NOT SAFE FOR USE AS REQUIRED IN NFPA 72

NOTE: THE WARNING LIGHT OPERATION IS PROGRAMMED/ACTIVATED BY THE ELEVATOR CONTRACTOR; THIS ACTION IS ONLY TRIGGERED BY THE FIRE ALARM CONTROL PANEL.

VOLTAGE DROP WORK SHEET

JOB: Yukon

LOOP FT.	R/K CM'	MA. DRAW	CIR. MILL	V. DROP	WIRE GA.					
LENGTH	COPPER	AMPS	AREA	4.4V MAX	LOCATION	MIN.	CIRCUIT	CLASS	STYLE	
175	12.9	0.948	2580	1.659	PS-6	16	3	B	Y	

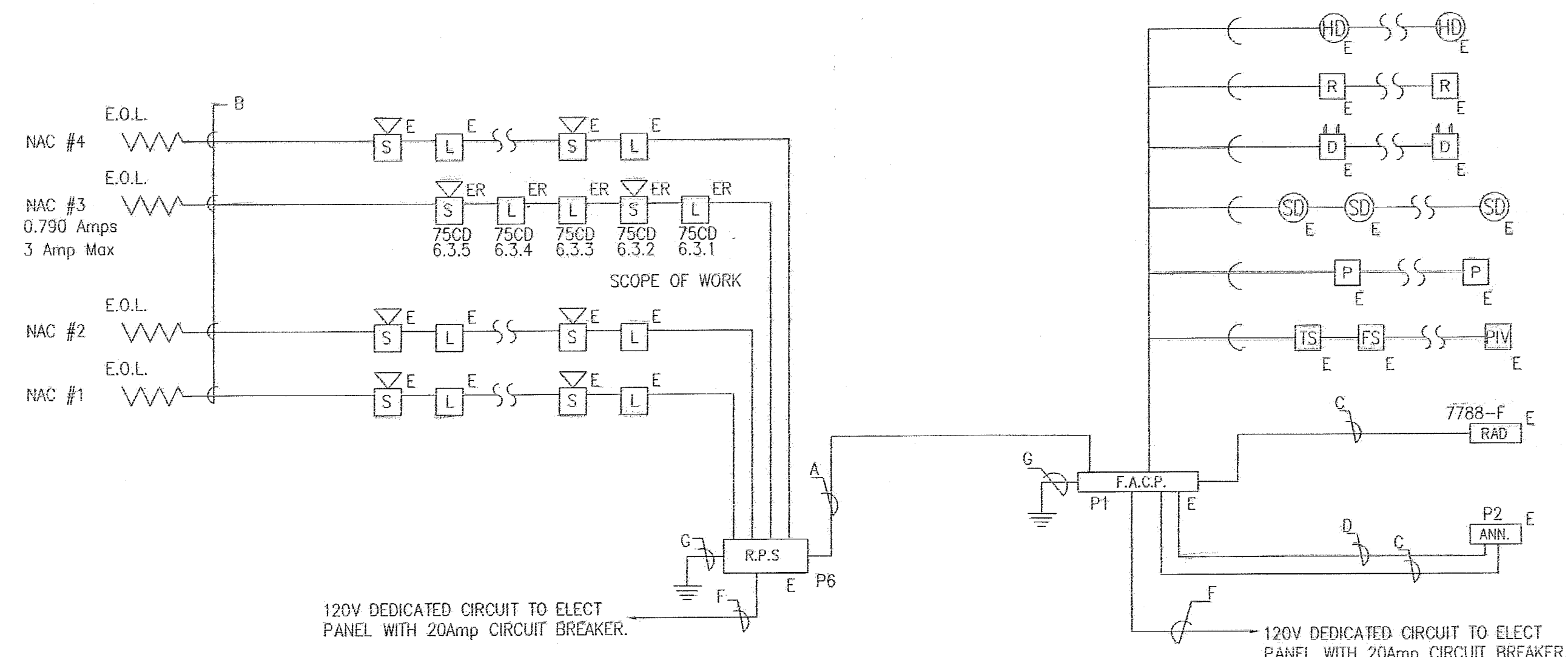
NEC TABLE #8
 AREA CIR. MILLS 1620 = 18GA.
 AREA CIR. MILLS 2580 = 16GA.
 AREA CIR. MILLS 4110 = 14GA.
 AREA CIR. MILLS 6530 = 12GA.

FPL-2 CONDUCTOR GAUGE LISTED ABOVE
 NAC SUPPLY 20.4 VOLTS SEC.
 DEVICES OPERATING VOLT RANGE 16 TO 33
 MAX VOLT DROP = 4.4 VOLTS

BATTERY CALCULATION - FACP

BATTERY CALCULATION - Power Supply 6

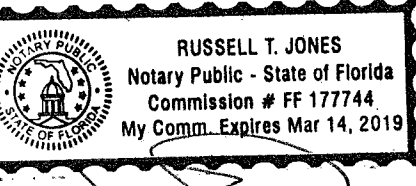
	STANDBY	ALARM	QTY.	TOTAL STANDBY	TOTAL ALARM
Power Supply					
PSN Series	75	0	1	75	0
Notification Devices					
Strobe 75cd		158	4	0	632
Horn/Strobe 75cd		176	17	0	2992
Strobe 110cd		202	2	0	404
Horn/Strobe 110cd		212	4	848	848
				STANDBY	ALARM
				75	4876
	MA. TO AMPS			0.001	0.001
	SUB TOTAL A.			0.075	4.876
	TIME HR/MIN			24	0.0833
				1.8	0.4061708
	AMP HR			2.2061708	
	Batt Used			7 A/H	



N.T.S. **FIRE ALARM SYSTEM RISER**

All devices existing unless noted

JHPSB COLLINS VENTURES, LLC
 SALES CENTER
 119 Washington Ave - Suite 400
 Miami Beach, Florida 33139



F / A
1 OF 1

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED: _____
 MICHAEL P. DONNELLY-EF20000605
 DESIGNED BY: _____

B1502493

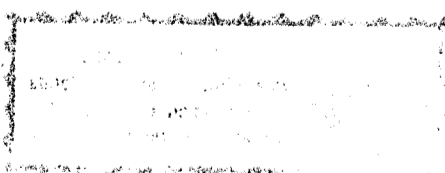
PP150659

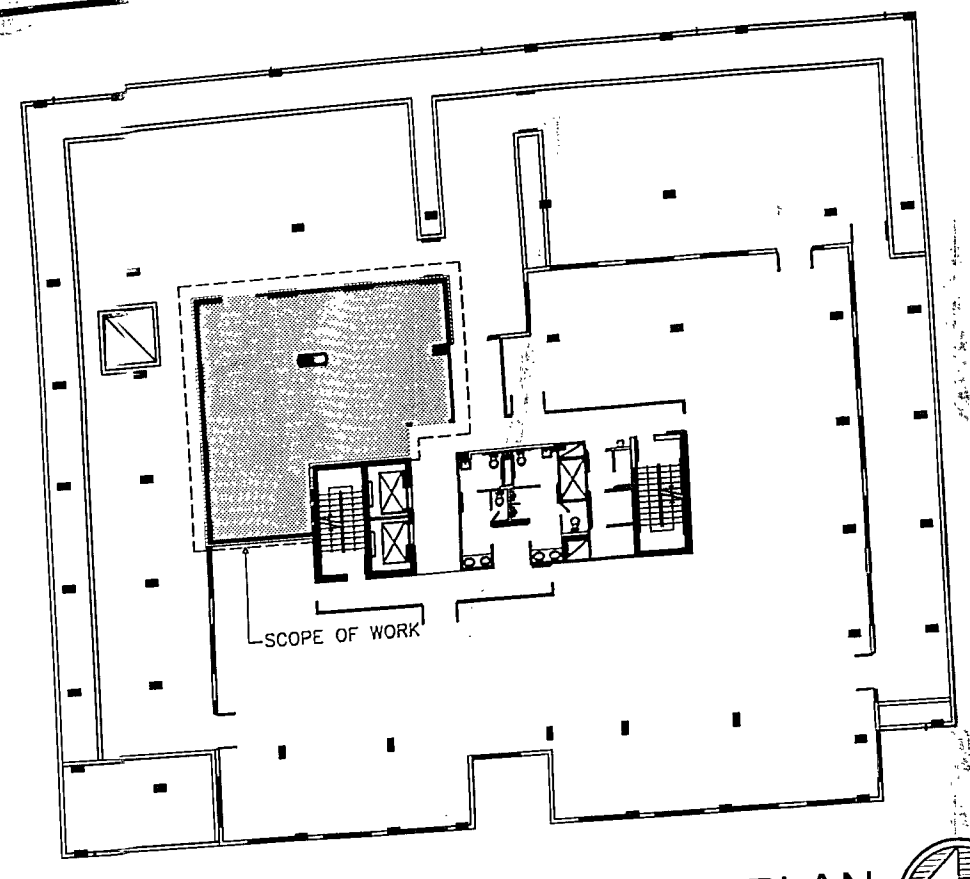
119 Washington Ave

POSTNET
UNIT
150659

YB 150659

401





KEY PLAN
SCALE: 1/32" = 1'-0"

PROJECT INFORMATION

SCOPE OF WORK PER F.B.C.:
THIS IS A NEW SALE CENTER OFFICE ON AN EXISTING OFFICE SPACE
LEVEL 2 OF ALTERATION

AREA OF CONSTRUCTION : 1,392 SF

CONSTRUCTION TYPE FBC SECC, 802 : CONSTRUCTION TYPE I-B

OCCUPANCY CLASSIFICATION : BUSINESS B

CODE REVIEW INFORMATION:

APPLICABLE CODES:
ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE BUILDING CODES:

2010	FLORIDA BUILDING CODE
2010	FLORIDA PLUMBING CODE
2010	FLORIDA FIRE PREVENTION CODE
2010	FLORIDA MECHANICAL CODE
2010	FLORIDA ELECTRICAL CODE
2010	FLORIDA ADA COMPLIANCE CODE
2010	FLORIDA ENERGY CODE

BUILDING DATA

ZONING DISTRICT INFORMATION:
CPS-1 COMMERCIAL PERFORMANCE STANDARD, LIMITED MIXED USE

SPRINKLER SYSTEM:
EXISTING FULLY SPRINKLERED BUILDING

FIRE ALARM SYSTEM:
EXISTING BUILDING EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM

SHOP DRAWINGS/SUBMITTALS

- GENERAL CONTRACTOR SHALL SUBMIT 6 COPIES OF FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION.
- THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC.
- BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS, AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS.

SHOP DRAWINGS & CALCULATIONS FOR ITEMS BELOW UNDER SEPARATE PERMIT

- BATHROOM CABINETS
- STOREFRONT
- METAL CLADDING

Occupant Load based on Table 7.3.1.2 OF FLORIDA FIRE PREVENTION CODE 2010 NFPA 101 2010 EDITION

BUSINESS	
OFFICE SPACE	1,392 SF / 100 14 PERSONS

TABLE A.7.8 NFPA
COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH

TYPE OF OCCUPANCY	COMMON PATH LIMIT (H)	MAX. TRAVEL DIST. TO EXIT (H)	MAXIMUM DEAD END CORRIDOR LENGTH (H)
Group B	75	200	20

TABLE 1006.1 FBC
EGRESS WIDTH PER OCCUPANT WITH SPRK.

LEVEL	STAIRS	REQ.	PROVIDED
0.2 in	0.3 in	1	1

TABLE 1021.2 FBC
MIN. NUMBER OF EXITS
OCC. LOAD MAX. 49 PERSONS
TRAVEL DISTANCE: MAX. 75 FEET

LEVEL	STAIRS	REQ.	PROVIDED
0.2 in	0.3 in	1	1

DOORS

ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

FIRE EXTINGUISHER

PROVIDE ABC TYPE "2A" RATED FIRE EXTINGUISHER AS SHOWN ON PLAN. EXTINGUISHER SHALL BE MOUNTED AT 48" A.F.F. TO TOP OF HANDLE, NOT TO EXCEED 75' TRAVEL DISTANCE, AND THEY WILL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.

FIRE RESISTANCE RATING
BASED ON TABLE 601 & 602 F.B.C. 2007

STRUCTURAL ELEMENT	TYPE I (B)
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES)	2
BEARING WALLS	3
NONBEARING WALLS & PARTITION	3
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS)	2
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS)	1

GENERAL NOTES

ALL FLOOR FINISHES TO BE SLIP RESISTANT TO 0.6 STATIC COEFFICIENT OF FRICTION ON ACCESSIBLE ROUTES AND 0.8 ON RAMPS.

MAXIMUM CHANGE OF ELEVATION AT ALL BUILDING INGRESS/EGRESS DOORS (INCLUDING THRESHOLDS) SHALL NOT EXCEED 1/2".

FIRE CODES IN EFFECT:
FLORIDA FIRE PREVENTION CODE (FFPC) 2010 EDITION, WHICH INCLUDES NFPA 101, 2010 EDITION, NFPA 1, 2010 EDITION

MINIMUM INTERIOR FINISH CLASSIFICATION (FLORIDA FIRE PREVENTION CODE)

OCCUPANCY	EXITS	LOBBIES/CORRIDORS	OTHER SPACES
BUSINESS	A OR B	A OR B	A, B OR C

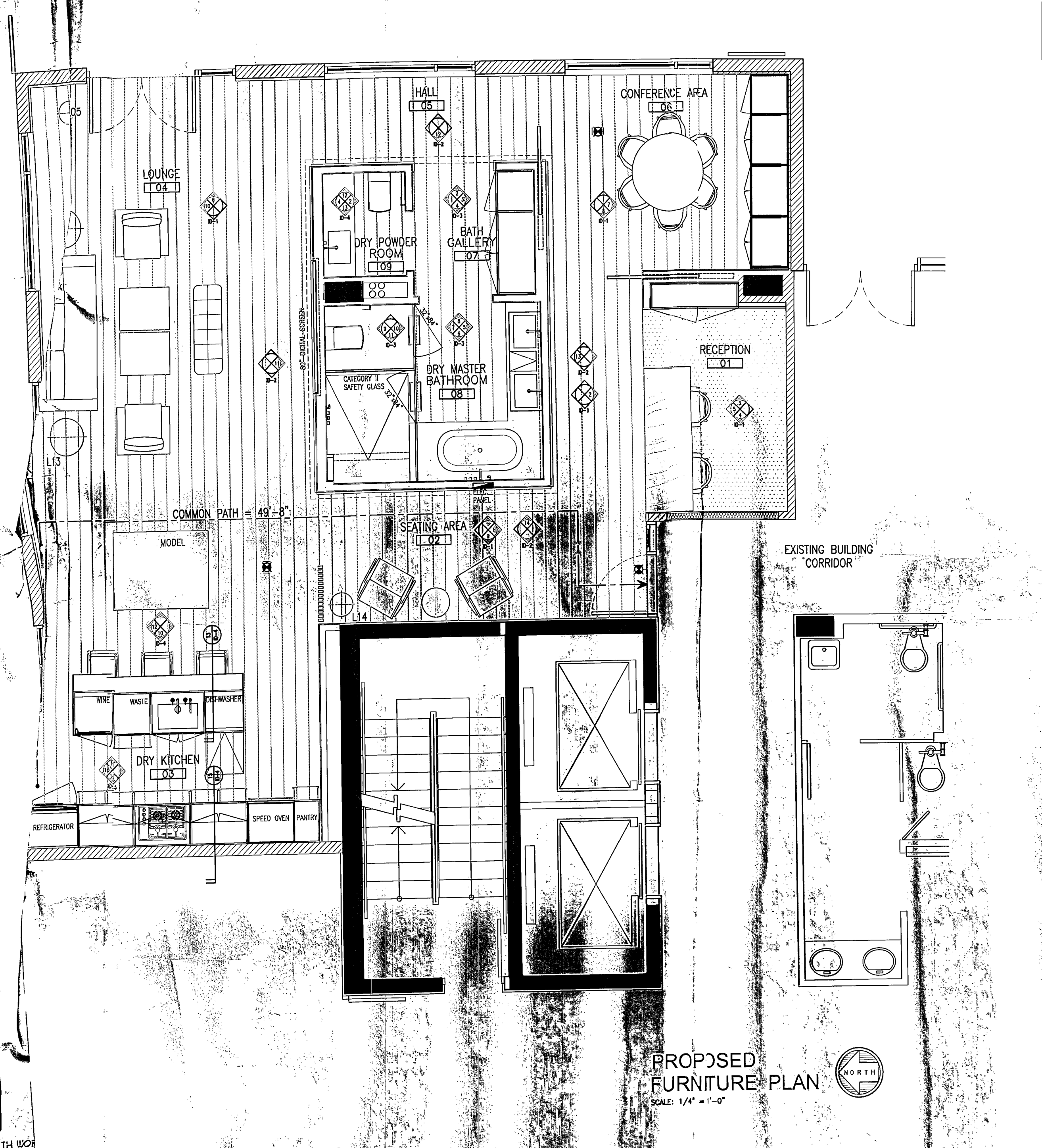
(a) CLASS A INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 0-25; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 OR LESS ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE. ANY ELEMENT THEREOF, WHEN SO TESTED, SHALL NOT CONTINUE TO PROPAGATE FIRE.

(b) CLASS B INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 26-75; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 BUT NOT MORE THAN 75 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

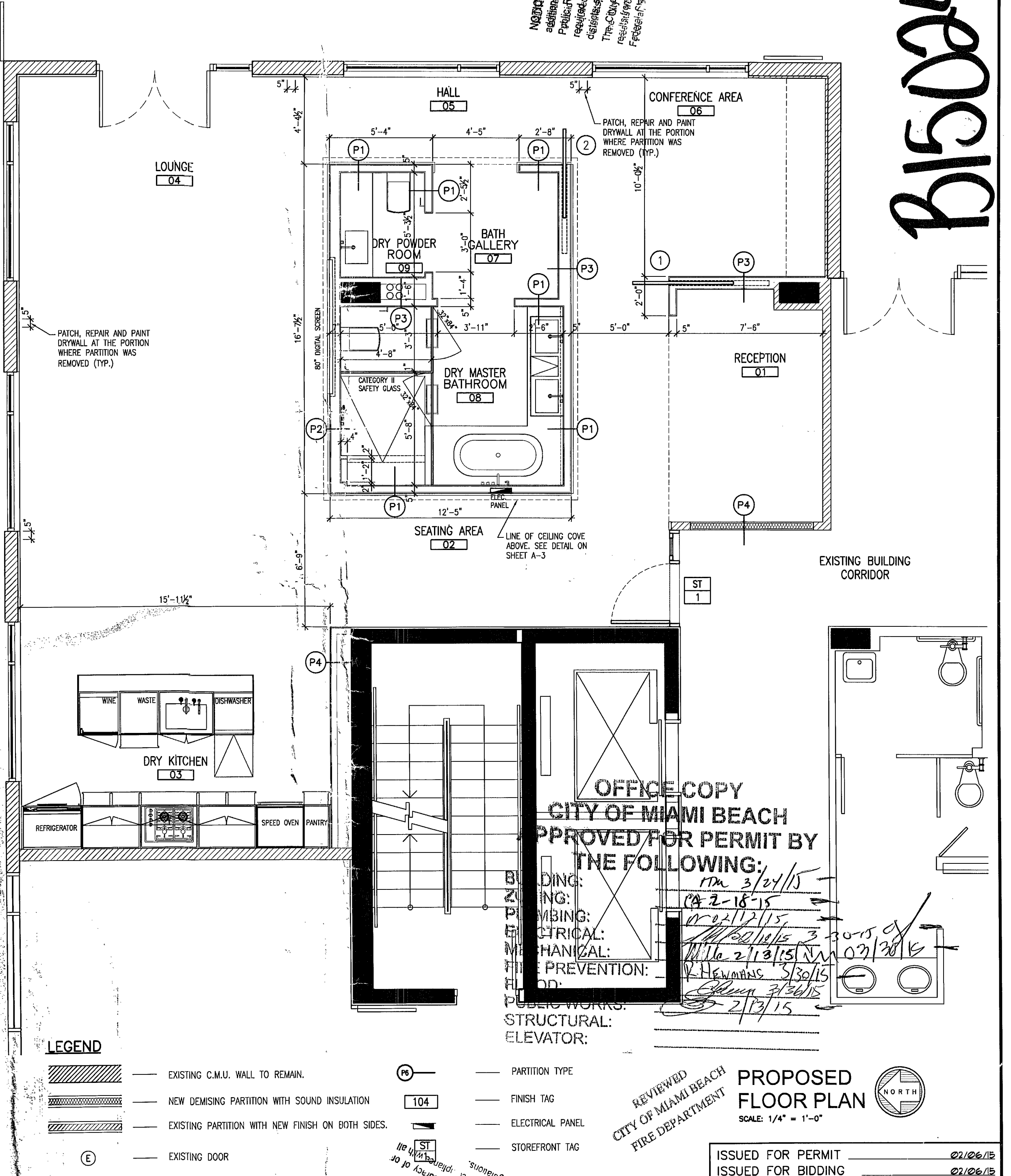
(c) CLASS C INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 76-200; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 BUT NOT MORE THAN 200 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

NOTE:
ALL INTERIOR FINISHES SHALL COMPLY WITH FBC 803.9 AND NFPA 101.

- GENERAL NOTES**
- CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS DETAILED HEREIN. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.
 - STORAGE: THE CONTRACTOR SHALL PROVIDE ON-SITE WEATHER PROTECTED STORAGE. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
 - APPROVALS: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS.
 - QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
 - COORDINATION: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE THEIR CONTRACT FROM THE CONTRACTOR OR OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
 - MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS, AND SHALL COMPLETE THE WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
 - EXAMINATION: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS, TITLES AFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS, TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
 - SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
 - GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME.
 - TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE TRASH REMOVAL. AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA. CONSTRUCTION AREA SHOULD BE SWEEPED CLEAN. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR.
 - RELOCATE AND ACCOMMODATE ANY AND ALL UTILITY LINES IN ORDER TO ACHIEVE DESIGN.
 - VERIFY ALL DIMENSIONS AND SITE CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR SHALL BEAR FULL RESPONSIBILITY.
 - COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, A/C DUCTS, ETC.
 - GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA 201 2007 EDITION, EXCEPT AS HEREIN AMENDED.
 - ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
 - THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
 - ALL WORK IS NEW UNLESS OTHERWISE NOTED.
 - IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ALL FASTENING OR FRAMING TECHNIQUES AND/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.
 - ROOF INSULATION SHALL BE R-30.
 - SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.
 - UNLESS OTHERWISE NOTED, ALL FRAMING AND FINISH LUMBER ARE SIZED IN NOMINAL DIMENSIONS.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND REROUTE AS REQUIRED.
 - GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.
 - ALL PIPING, CONDUIT, BOX CABLE AND SIMILAR CONSTRUCTION WILL BE LOCATED INSIDE A WALL.
 - ALL EXPOSED RAW WOOD WILL BE SEALED ON ALL SIDES PRIOR TO INSTALLATION.
 - ALL ANGULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/2".
 - PROVIDE PLYWOOD AND BLOCKING ON WALLS FOR ALL TOILET ROOM FIXTURES, CABINET HEATERS, KITCHEN WALLS AND MISCELLANEOUS.
 - PROVIDE WOOD TRIM AS REQUIRED TO CASE OPENINGS.
 - PROVIDE KENNESAW ORANGE JUICE (DISTRIBUTED BY "ALLAN THE JUICE MAN" 305-4589677) FOR ARCHITECT + HIS SUBCONTRACTORS DURING EACH SITE VISIT.
 - GRAPHIC REPRESENTATION OF CABINET AS SHOWN DO NOT NECESSARILY REFLECT THE FINAL DESIGN.
 - BACKSPLASH, COUNTER TOP FACING AND SIDING OF CABINETS TO BE FINISHED AS PER ID PLANS.
 - THE GENERAL CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE.
 - THE GENERAL CONTRACTOR & HIS SUBCONTRACTORS MUST ASSURE COMPLIANCE WITH BUILDING AND ZONING CODES.
 - PROVIDE SHOP DRAWINGS ON ALL STEEL, DOORS, WINDOWS, PLUMBING FIXTURES, ETC. FOR APPROVAL OR CONTRACTOR WILL BEAR FULL RESPONSIBILITY.
 - ALL ABANDONED PIPING MUST BE REMOVED & DISPOSED BEFORE COMMENCEMENT OF WORK.
 - SUBMIT SAMPLES OF ALL TRIM AND FINISH MATERIAL FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.



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



- LEGEND**
- EXISTING C.M.U. WALL TO REMAIN
 - NEW DEMISING PARTITION WITH SOUND INSULATION
 - EXISTING PARTITION WITH NEW FINISH ON BOTH SIDES
 - EXISTING DOOR
 - NEW DOOR NUMBER
 - PARTITION TYPE
 - FINISH TAG
 - ELECTRICAL PANEL
 - STOREFRONT TAG

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

BUILDING: [Signature]
ZONING: [Signature]
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]

REVIEWED BY: [Signature]
CITY OF MIAMI BEACH
FIRE DEPARTMENT

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

SALES CENTER F:
JHP SB CLINS VENTURES, LLC
119 WASHINGTON A. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

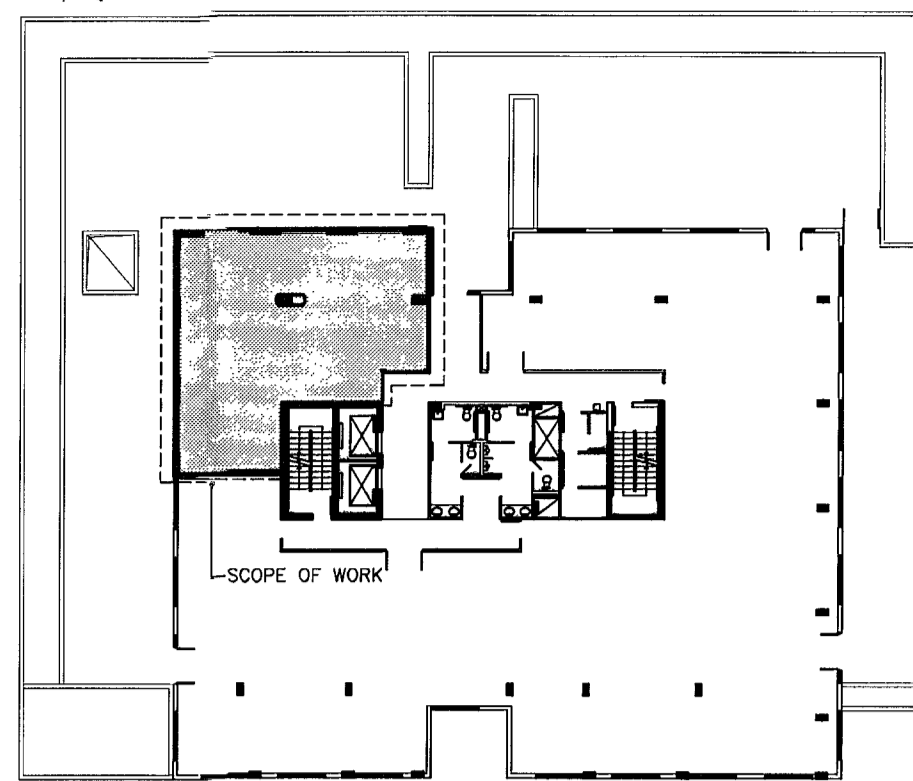
DRAWN BY: CHARLES BENSON
SCALE: AS SHOWN
DATE: 02-06-15

ISSUED FOR PERMIT: 02/06/15
ISSUED FOR BIDDING: 02/06/15
ISSUED FOR CONSTRUCTION: 02/06/15

A-1
OF
3

STATE OF FLORIDA
REGISTERED ARCHITECT
CHARLES H. BENSON
FEB 06 2015
AR0014022

B1502493



KEY PLAN
SCALE: 1/32" = 1'-0"

PROJECT INFORMATION

SCOPE OF WORK PER F.B.C.:
THIS IS A NEW SALES CENTER OFFICE ON AN EXISTING OFFICE SPACE LEVEL 2 OF ALTERATION

AREA OF CONSTRUCTION : 1,392 SF

CONSTRUCTION TYPE FBC SECC. 602 : CONSTRUCTION TYPE I-B

OCCUPANCY CLASSIFICATION : BUSINESS B

CODE REVIEW INFORMATION:

APPLICABLE CODES:
ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE BUILDING CODES:

BUILDING & STRUCTURAL	2010 - FLORIDA BUILDING CODE
PLUMBING	2010 - FLORIDA PLUMBING CODE
LIFE SAFETY	2012 - FLORIDA FIRE PREVENTION CODE (5th ed.)
MECHANICAL/ELECTRICAL	2010 - FLORIDA MECHANICAL/ELECTRICAL CODE
ACCESSIBILITY	2010 - FLORIDA ADA COMPLIANCE CODE
ENERGY	2010 - FLORIDA ENERGY CODE

BUILDING DATA

ZONING DISTRICT INFORMATION:
CPS-1 COMMERCIAL PERFORMANCE STANDARD, LIMITED MIXED USE

SPRINKLER SYSTEM:
EXISTING FULLY SPRINKLERED BUILDING

FIRE ALARM SYSTEM:
EXISTING BUILDING EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM

SHOP DRAWINGS/SUBMITTALS

- GENERAL CONTRACTOR SHALL SUBMIT 6 COPIES OF FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION.
 - GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC.
 - BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL OTHER RELATED WORK IN THE CONSTRUCTION DOCUMENTS.
- SHOP DRAWINGS & CALCULATIONS FOR ITEMS BELOW UNDER SEPARATE PERMIT
- BATHROOM CABINETS
 - STOREFRONT
 - METAL CLADDING

Occupant Load based on Table 7.3.1.2 OF FLORIDA FIRE PREVENTION CODE 2010 NFPA 101 2010 EDITION

BUSINESS OFFICE SPACE	1,392 SF / 100 14 PERSONS
-----------------------	---------------------------

TABLE A7.8 NFPA COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH

TYPE OF OCCUPANCY	COMMON PATH LIMIT (ft)	MAX. TRAVEL DIST. TO EXIT (ft)	MAXIMUM DEAD END CORRIDOR LENGTH (ft)
Group B	75	200	20

TABLE 1006.1 FBC EGRESS WIDTH PER OCCUPANT WITH SPRK.

LEVEL	STAIRS	REQ.	PROVIDED
0.2 in	0.3 in	1	1

TABLE 1021.2 FBC MIN. NUMBER OF EXITS OCC. LOAD MAX. 49 PERSONS TRAVEL DISTANCE: MAX. 75 FEET

LEVEL	STAIRS	REQ.	PROVIDED
0.2 in	0.3 in	1	1

DOORS: ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

FIRE EXTINGUISHER: PROVIDE ABC TYPE "2A" RATED FIRE EXTINGUISHER AS SHOWN ON PLAN. EXTINGUISHER SHALL BE MOUNTED AT 48" A.F.F. TO TOP OF HANDLE, NOT TO EXCEED 75' TRAVEL DISTANCE, AND THEY WILL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.

FIRE RESISTANCE RATING BASED ON TABLE 601 & 602 F.B.C. 2007

STRUCTURAL ELEMENT	TYPE I (B)
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES)	2
BEARING WALLS EXTERIOR (INCLUDING COLUMNS, GIRDERS, TRUSSES)	3
INTERIOR NONBEARING WALLS & PARTITION EXTERIOR (55x10)	3
INTERIOR FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	2
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	1

GENERAL NOTES:
ALL FLOOR FINISHES TO BE SLIP RESISTANT TO 0.6 STATIC COEFFICIENT OF FRICTION ON ACCESSIBLE ROUTES AND 0.8 ON RAMPS.
MAXIMUM CHANGE OF ELEVATION AT ALL BUILDING INGRESS/EGRESS DOORS (INCLUDING THRESHOLDS) SHALL NOT EXCEED 1/2".
FIRE CODES IN EFFECT:
FLORIDA FIRE PREVENTION CODE (FFPC) 2010 EDITION, WHICH INCLUDES NFPA 101, 2010 EDITION, NFPA 1, 2010 EDITION

MINIMUM INTERIOR FINISH CLASSIFICATION (FLORIDA FIRE PREVENTION CODE)

OCCUPANCY	EXITS	LOBBIES/CORRIDORS	OTHER SPACES
BUSINESS	A OR B	A OR B	A, B OR C

(g) CLASS A INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 0-25; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT 25 OR LESS ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE. ANY ELEMENT THEREOF, WHEN SO TESTED, SHALL NOT CONTINUE TO PROPAGATE FIRE.

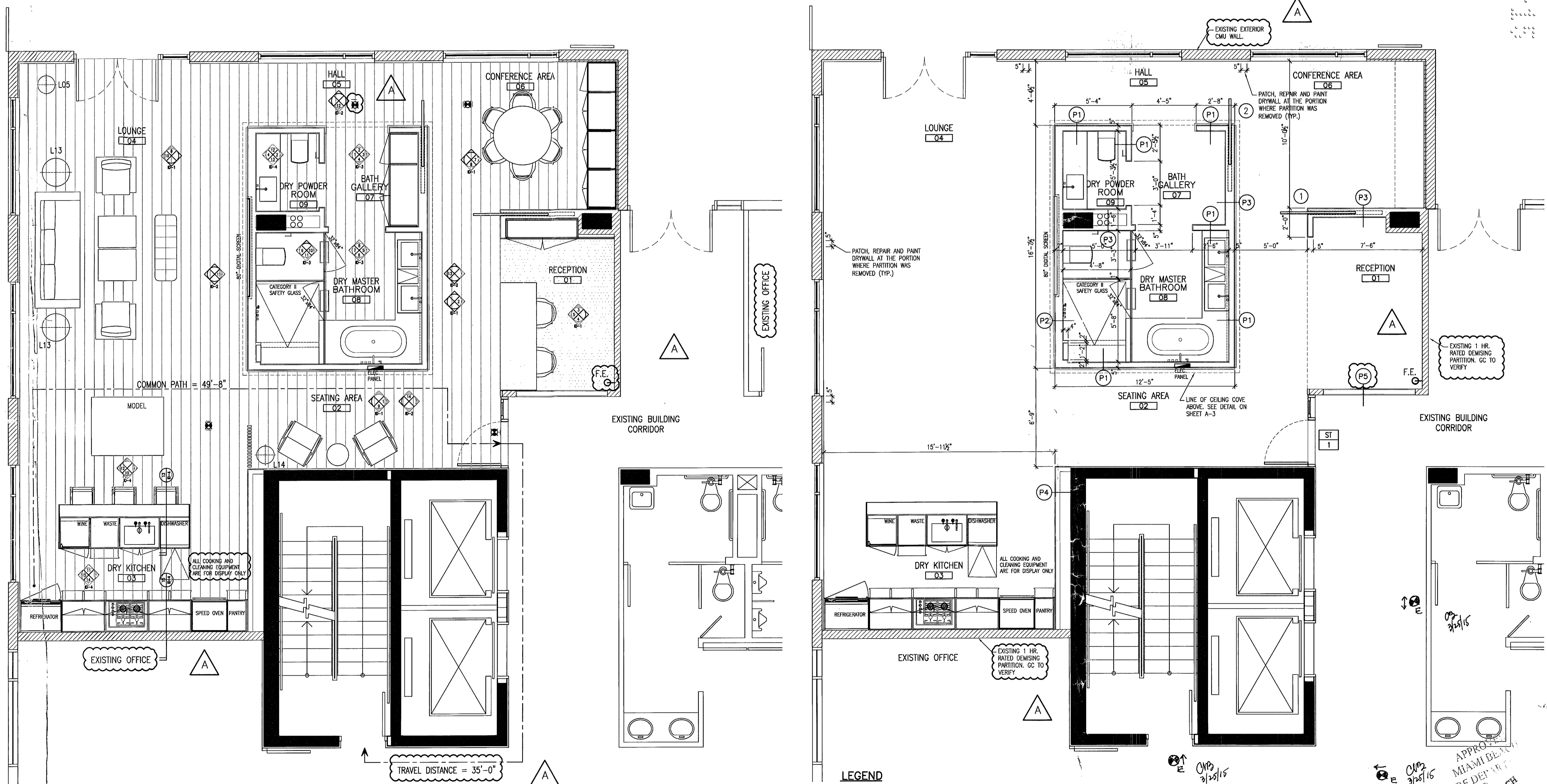
(b) CLASS B INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 26-75; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT MORE THAN 25 BUT NOT MORE THAN 75 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

(c) CLASS C INTERIOR WALL AND CEILING FINISH. FLAME SPREAD 76-200; SMOKE DEVELOPMENT 0-450. INCLUDES ANY MATERIAL CLASSIFIED AT MORE THAN 75 BUT NOT MORE THAN 200 ON THE FLAME SPREAD TEST SCALE AND 450 OR LESS ON THE SMOKE TEST SCALE.

NOTE: ALL INTERIOR FINISH SHALL COMPLY WITH FBC 803.9 AND NFPA 101 SECTION 10.2.2

GENERAL NOTES

- CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS DETAILED HEREIN. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.
- STORAGE: THE CONTRACTOR SHALL PROVIDE ON-SITE, WEATHER PROTECTED STORAGE.
- CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS.
- QUALITY: WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE THEIR CONTRACT FROM THE CONTRACTOR OR OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
- MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS, AND SHALL COMPLETE THE WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
- EXAMINATION OF SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH AFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS, TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
- SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
- WARRANTY: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME.
- TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE TRASH REMOVAL. AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA. CONSTRUCTION AREA SHOULD BE SWEEPED CLEAN. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR.
- THE CONTRACTOR SHALL RELOCATE AND ACCOMMODATE ANY AND ALL UTILITY LINES IN ORDER TO ACHIEVE DESIGN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR SHALL BEAR FULL RESPONSIBILITY.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, A/C DUCTS, ETC.
- GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA 201 2007 EDITION, EXCEPT AS HEREIN AMENDED.
- ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ALL FASTENING OR FRAMING TECHNIQUES AND/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.
- ROOF INSULATION SHALL BE R-30.
- SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.
- UNLESS OTHERWISE NOTED, ALL FRAMING AND FINISH LUMBER ARE SIZED IN NOMINAL DIMENSIONS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND REROUTE AS REQUIRED.
- GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.
- ALL PIPING, CONDUIT, BOX CABLE AND SIMILAR CONSTRUCTION WILL BE LOCATED INSIDE A WALL.
- ALL EXPOSED RAW WOOD WILL BE SEALED ON ALL SIDES PRIOR TO INSTALLATION.
- ALL ANGULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/2".
- PROVIDE PLYWOOD AND BLOCKING ON WALLS FOR ALL TOILET ROOM FIXTURES, CABINET HEATERS, KITCHEN WALLS AND MISCELLANEOUS.
- PROVIDE WOOD TRIM AS REQUIRED TO CASE OPENINGS.
- PROVIDE KENNESAW ORANGE JUICE (DISTRIBUTED BY "ALLAN THE JUICE MAN" 305-4589677) FOR ARCHITECT + HIS SUBCONTRACTORS DURING EACH SITE VISIT.
- GRAPHIC REPRESENTATION OF CABINET AS SHOWN DO NOT NECESSARILY REFLECT THE FINAL DESIGN.
- BACKSPLASH, COUNTER TOP FACING AND SIDING OF CABINETS TO BE FINISHED AS PER ID PLANS.
- THE GENERAL CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE.
- THE GENERAL CONTRACTOR + HIS SUBCONTRACTORS MUST ASSURE COMPLIANCE WITH BUILDING AND ZONING CODES.
- PROVIDE SHOP DRAWINGS ON ALL STEEL, DOORS, WINDOWS, PLUMBING FIXTURES, ETC. FOR APPROVAL OR CONTRACTOR WILL BEAR FULL RESPONSIBILITY.
- ALL ABANDONED PIPING MUST BE REMOVED & DISPOSED BEFORE COMMENCEMENT OF WORK.
- SUBMIT SAMPLES OF ALL TRIM AND FINISH MATERIAL FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.



PROPOSED LIFE SAFETY FURNITURE PLAN
SCALE: 1/4" = 1'-0"

LEGEND

(Hatched)	EXISTING C.M.U. WALL TO REMAIN.	(P)	PARTITION TYPE
(Dotted)	NEW DEMISING PARTITION WITH SOUND INSULATION	(104)	FINISH TAG
(Horizontal Lines)	EXISTING PARTITION WITH NEW FINISH ON BOTH SIDES.	(E)	ELECTRICAL PANEL
(Circle with E)	EXISTING DOOR	(ST 1)	STOREFRONT TAG
(Circle with 1)	NEW DOOR NUMBER	(A)	2-20-15 GENERAL REVISIONS

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOWN ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

SALES CENTER FOR:
JHPSB COLLINS VENTURES, LLC
119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

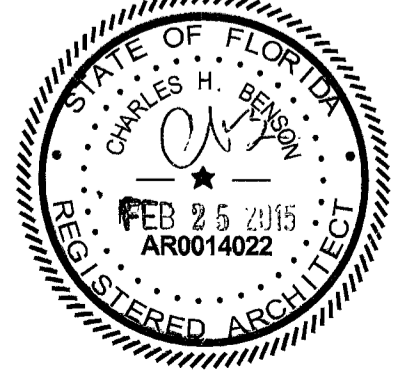
DRAWN BY
CHARLES BENSON

SCALE AS SHOWN

DATE 02-06-15

PROJECT NUMBER
21428

A-1
OF
3

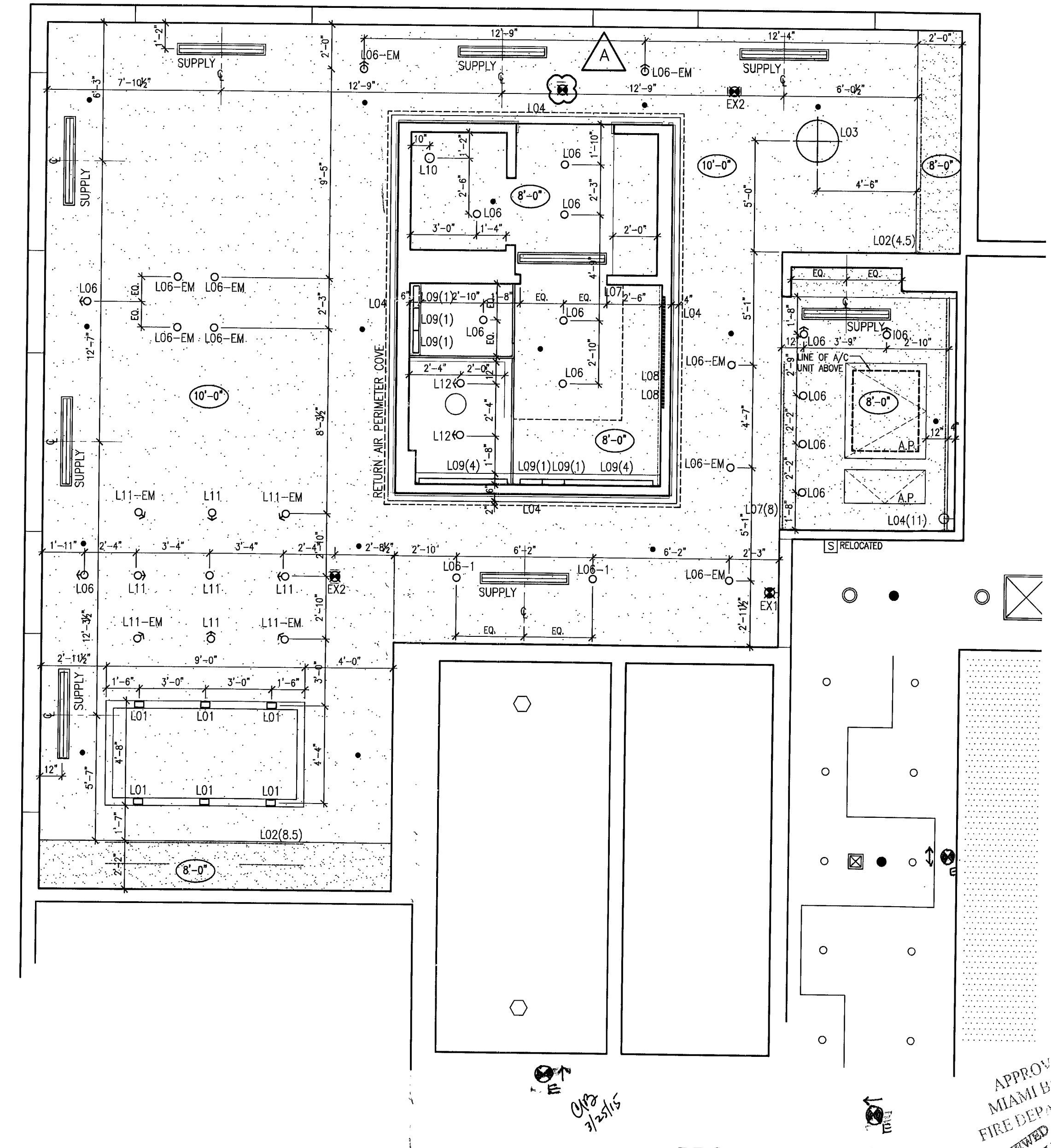


SYMBOL LEGEND

- EXIT SIGN (WALL MOUNTED)
- EXIT SIGN (CEILING MOUNTED)
- SPRINKLER HEAD
- JUNCTION BOX
- AC GRILLE
- CEILING HEIGHT
- GYPSUM BOARD CEILING

LIGHTING SCHEDULE							
TYPE	MANUFACTURER	FIXTURE CATALOG #	LAMP		TYPE OF MOUNTING	LOCATION	DESCRIPTION
			TYPE	QTY.			
L01	KREON	PROLOGUE KU965211	20 W	2	RECESSED/CLG	KITCHEN	3"x6" LED WR16
L02	AION LED	4024 27 LE	3 W	1 PER FT	TRACK LIGHT	KITCHEN/CONFERENCE	LINEAR LED FIXTURE
L03	TBD	TBD	100 W	1	PENDANT	CONFERENCE TABLE	DECORATIVE PENDANT
L04	XAL LIGHTING	N582 11 741 7H40 0 70	8 W	8 PER FT	COVE WALL LED	RECEPTION	COVE WITH LED
L05	POUENAT	LP1580F12	300 W	12	FLOOR	BATHROOM	FLOOR LAMP
L06	EUREKA	1153A LED	11 W	1	RECESSED	THROUGHOUT	3.5" ROUND LED DOWNLIGHT
L07	AION LED	3024 27 LE AT401F D--024	2 W	1 PER FT	IN MILLWORK	TOE KICK BATH/RECEP	LINEAR LED
L08	BACKLIGHT SRL	481-24DCR 48W	4 W	1 PER FT	BACKLIT MIRROR	MASTER BATH	LED BACKLIT PANELS IN MIRROR
L09	ECOSENSE	WWES 12 27 120 10	11 W	1 PER FT	COVE	COVE AT BATH	COVE LINEAR LED FIXTURE
L10	TBD	TBD	40 W	1	PENDANT	POWDER ROOM	DECORATIVE PENDANT
L11	SPECIALTY LIGHTING INDUSTRIES	1000M 3MR16 PH ZT EX FLBLK 91A	30 W	3	SURFACE	MODEL	2" ROUND RECESSED LED WR16
L12	EUREKA	1153A LED	11 W	1	RECESSED	SHOWER	3" LED DOWNLIGHT
L13	TBD	TBD	60 W	1	PENDANT	SEATING AREA	DECORATIVE PENDANT
L14	TBD	TBD	60 W	1	FLOOR	WAITING AREA	FLOOR LAMP
EX	ENCORE LIGHTING	XR RC 1 C-GW	2 W	10	CEILING/WALL	THROUGHOUT	LED EXIT LIGHT

NOTE:
ALL LIGHT FIXTURES WITH THE DENOMINATION -EM
WILL BE POWERED BY A REMOTE 90' BATTERY PACK



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

2-20-15
GENERAL REVISIONS

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION

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These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

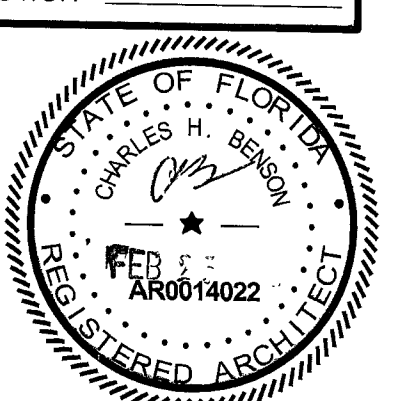
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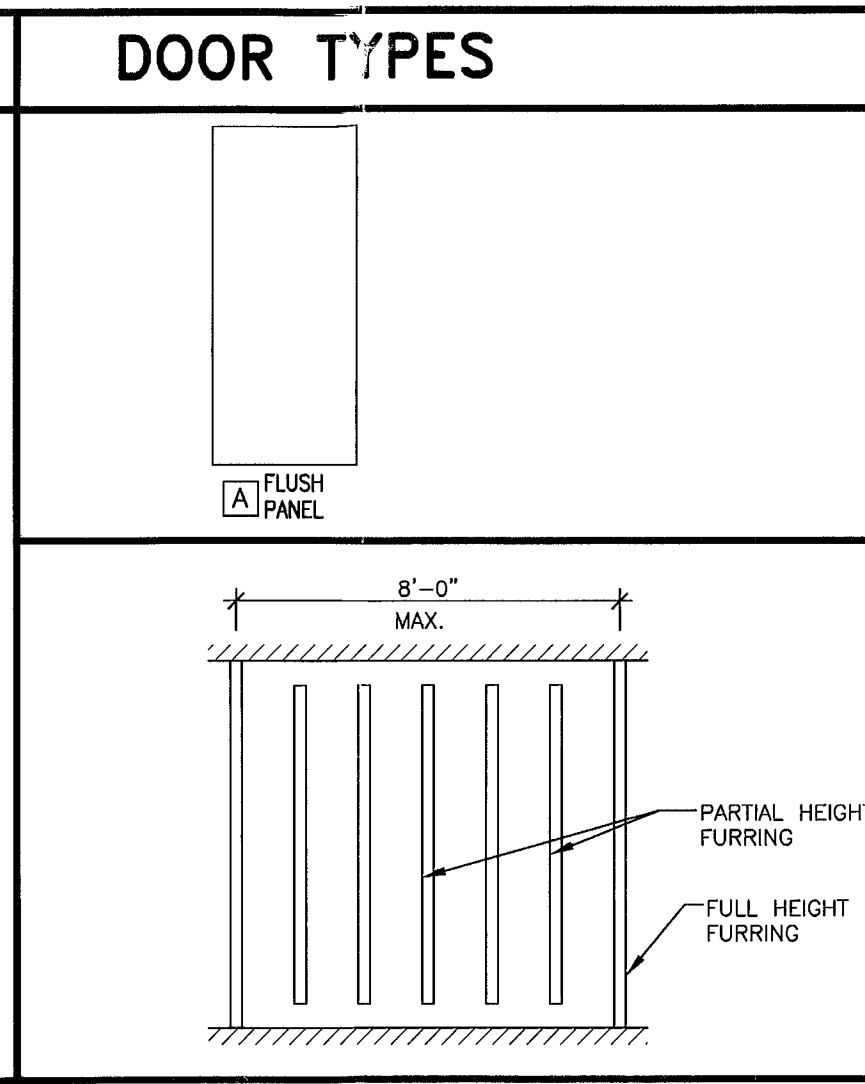
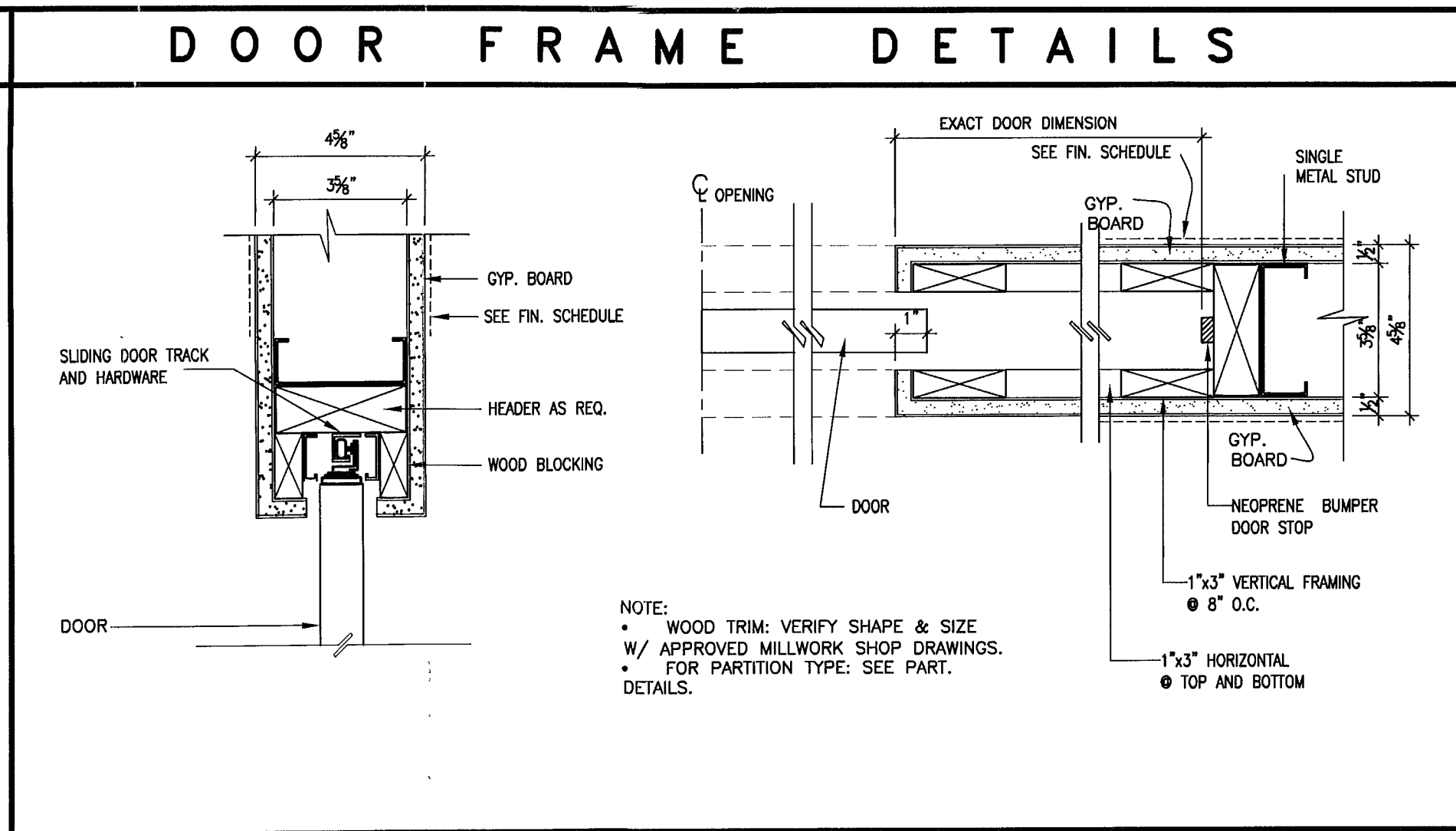
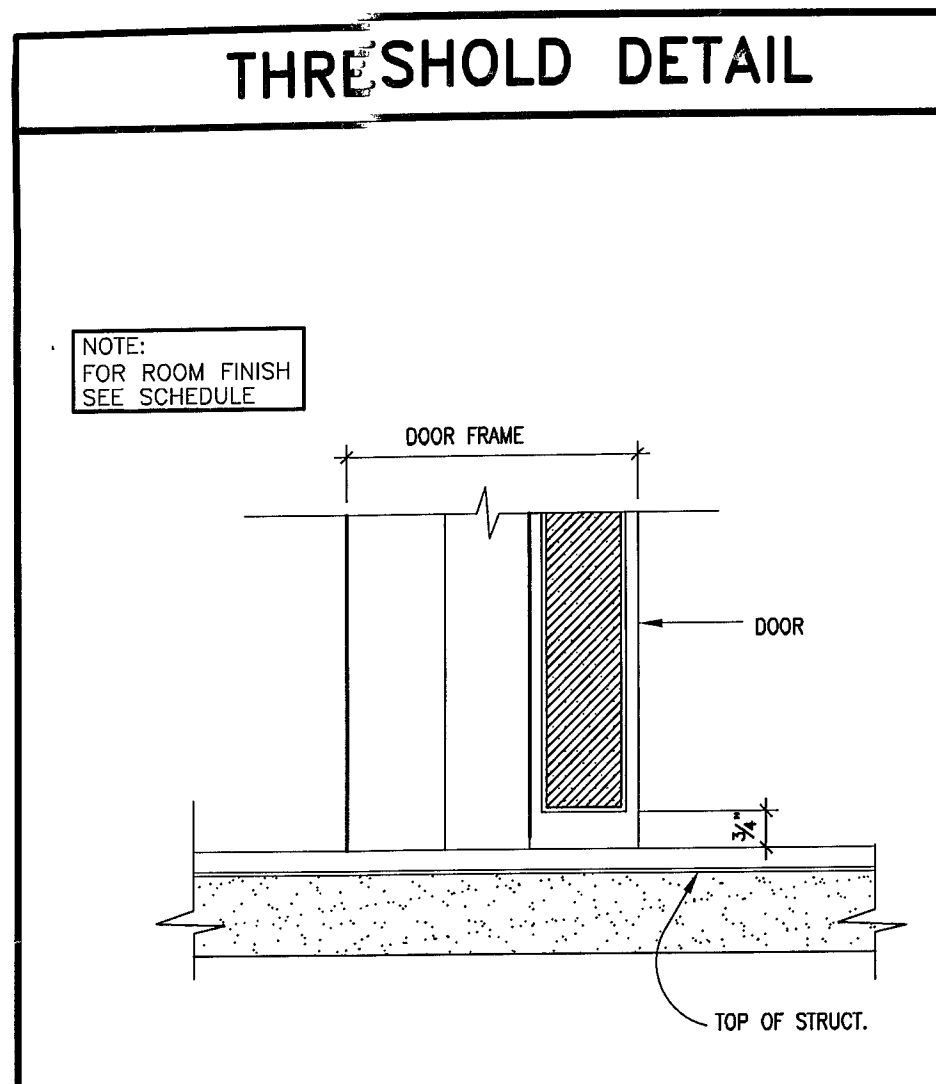
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DRAWN BY
CHARLES BENSON
SCALE AS SHOWN
DATE 02-06-15

PROJECT NUMBER
21428

A-2
OF
3





DOOR SCHEDULE																	
NO.	DOOR			TYPE	CORE MATERIAL		FIRE RATING	FRAME			THRESHOLD		CLOSER	HARDWARE TYPE	FINISH CODE	LOCATION	REMARKS
	PAIR	W	H		TH	S		H	DOOR	WALL	TYPE	MATL.					
E																EXISTING TO REMAIN	
1		5'-0"	10'-0"	1 3/4"	POCKET "A"	WOOD	8"	F-1	WOOD	TH-1					PAIN	CONFERENCE ROOM	
2		4'-4 1/2"	10'-0"	1 3/4"	POCKET "A"	WOOD	8"	F-1	WOOD	TH-1					PAIN	HALL	

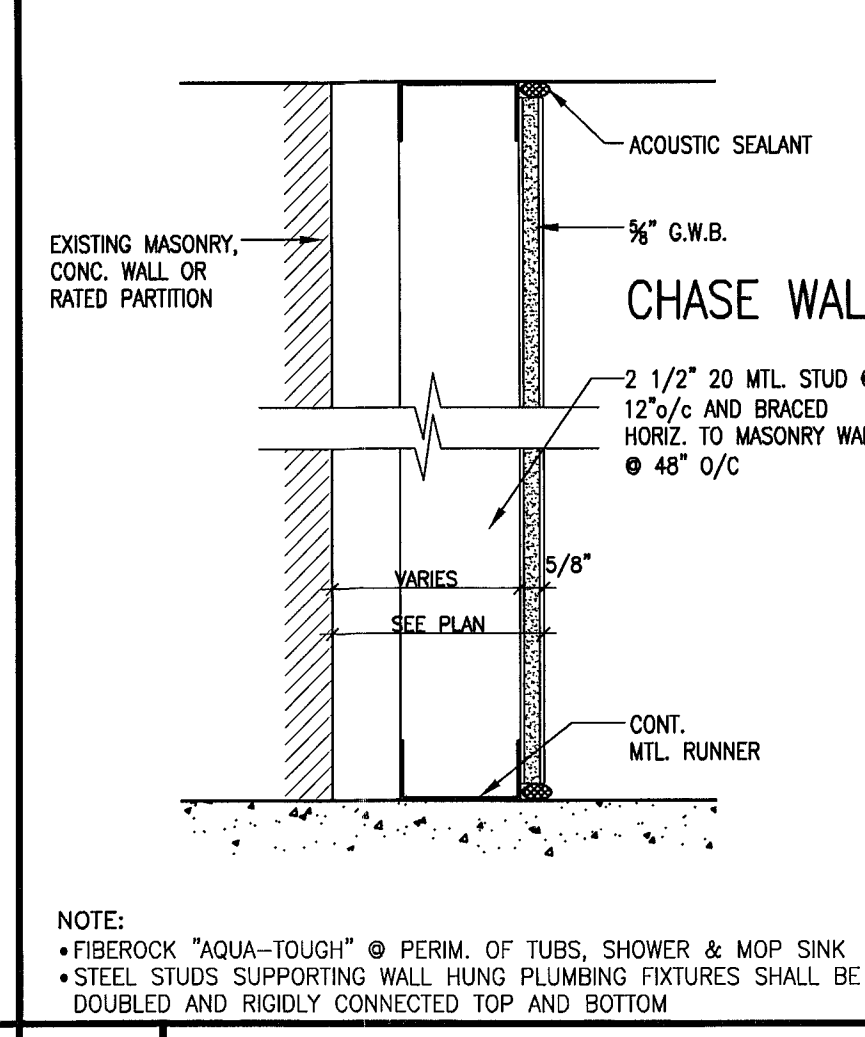
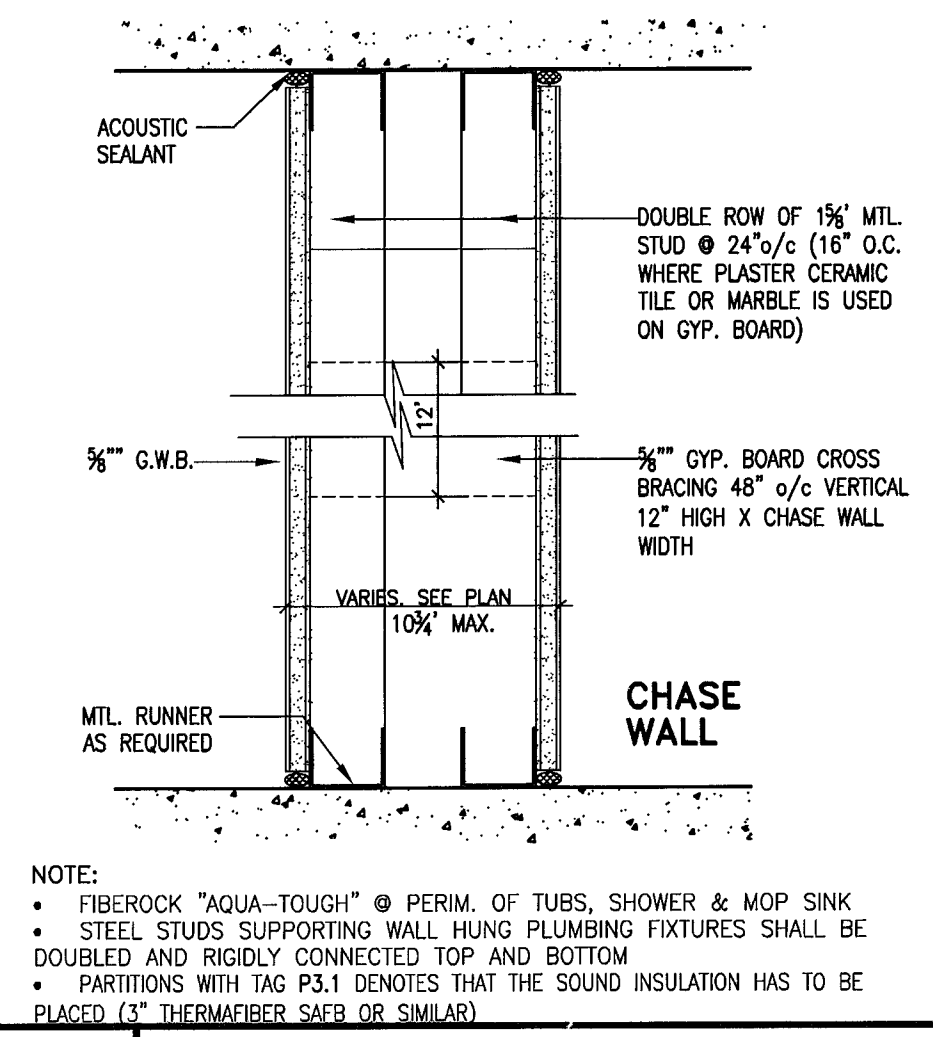
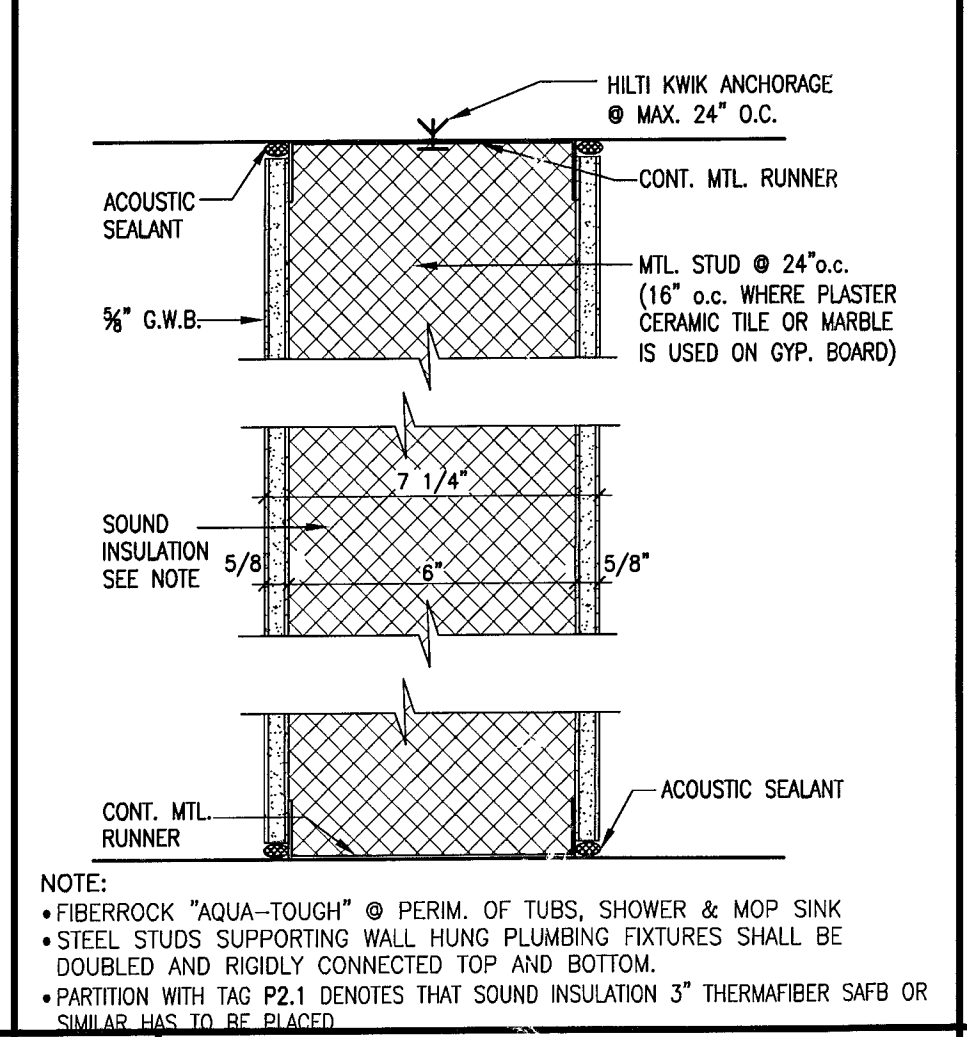
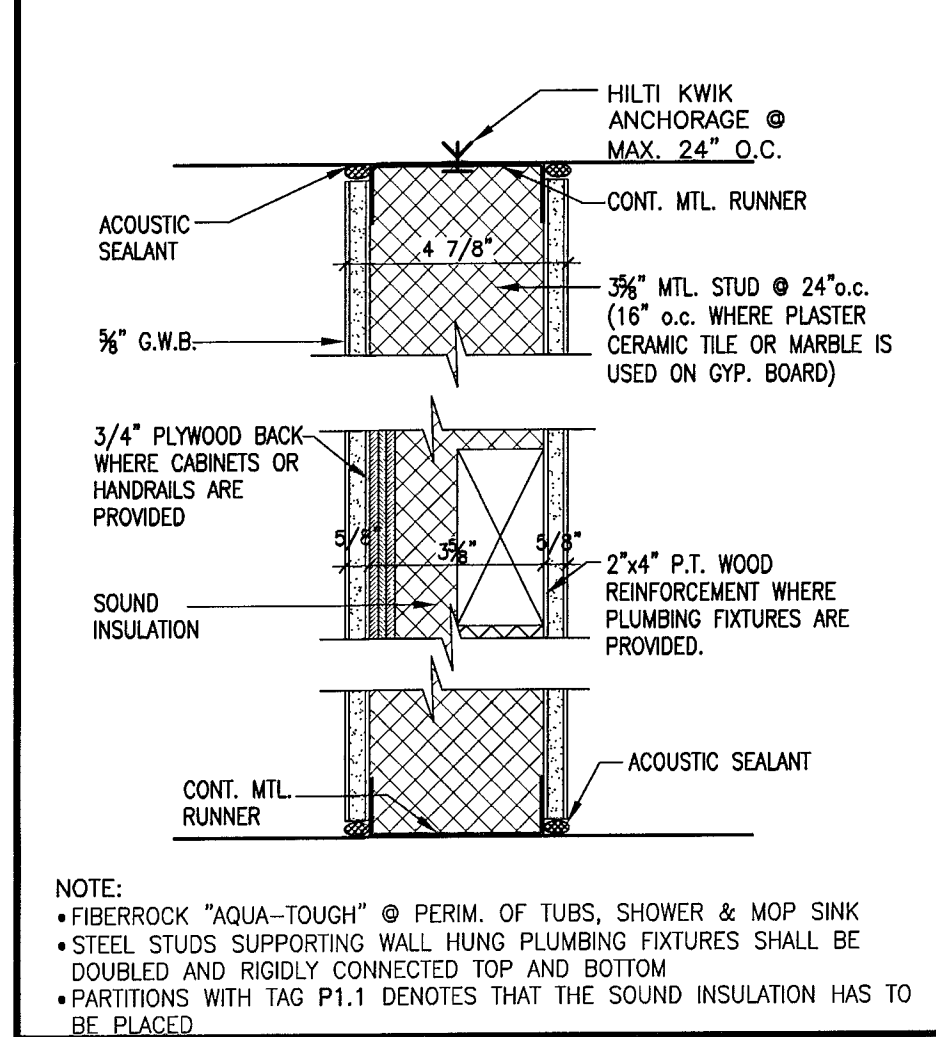
TH-1 INTERIOR DOORS

F-1 NON RATED PARTITION POCKET DOOR

FIRESTOP FOR FURRED SPACES

FINISH SCHEDULE											
RM. NO.	AREA	FLOOR		BASE		WALL		CEILING		HGT.	REMARKS
		MATERIAL	C	MATERIAL	C	MATERIAL	C	MATERIAL	C		
01	RECEPTION	CONCRETE	F-1	WOOD	B-1	DRYWALL	W-1	DRYWALL	C-1		
02	SEATING AREA	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
03	KITCHEN	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1	DRYWALL	C-1		
04	LOUNGE	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
05	HALL	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
06	CONFERENCE	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1/2	DRYWALL	C-1		
07	BATH GALLERY	CONCRETE	F-2	WOOD	B-1	DRYWALL	W-1	DRYWALL	C-1		
08	MASTER BATH	CONCRETE	F-2/3			DRYWALL	W-3	DRYWALL	C-1		
09	POWDER ROOM	CONCRETE	F-2			DRYWALL	W-3	DRYWALL	C-1		

PARTITION DETAILS



P-1 NON RATED PARTITION

P-2 NON RATED PARTITION

P-3 NON RATED PARTITION

P-4 NON RATED PARTITION

FINISH SCHEDULE CODES

FLOORING:
 F-1 TERRAZZO - COLOR: T.B.S.
 F-2 WOOD T.B.S.
 F-3 STONE T.B.S.
 BASE:
 B-1 6" HIGH WOOD BASE
 WALL:
 W-1 SMOOTH FINISH ON DRYWALL AT FULL HEIGHT SPACES AND PAINTED. FOR WALL PAPER FINISH SEE INTERIOR ELEVATIONS.
 W-2 MIRROR GLASS AND METAL SCREE ON SMOOTH FINISH DRYWALL PARTITION. SEE INTERIOR ELEVATIONS.
 W-3 STONE TO MATCH FLOOR
 CEILING:
 C-1 SMOOTH DRYWALL FINISH AND PAINTED

NOTE: FOR DROPPED CEILING AREAS, AND CEILING HEIGHTS SEE REFLECTED CEILING PLAN

BATHROOM ACCESSORIES

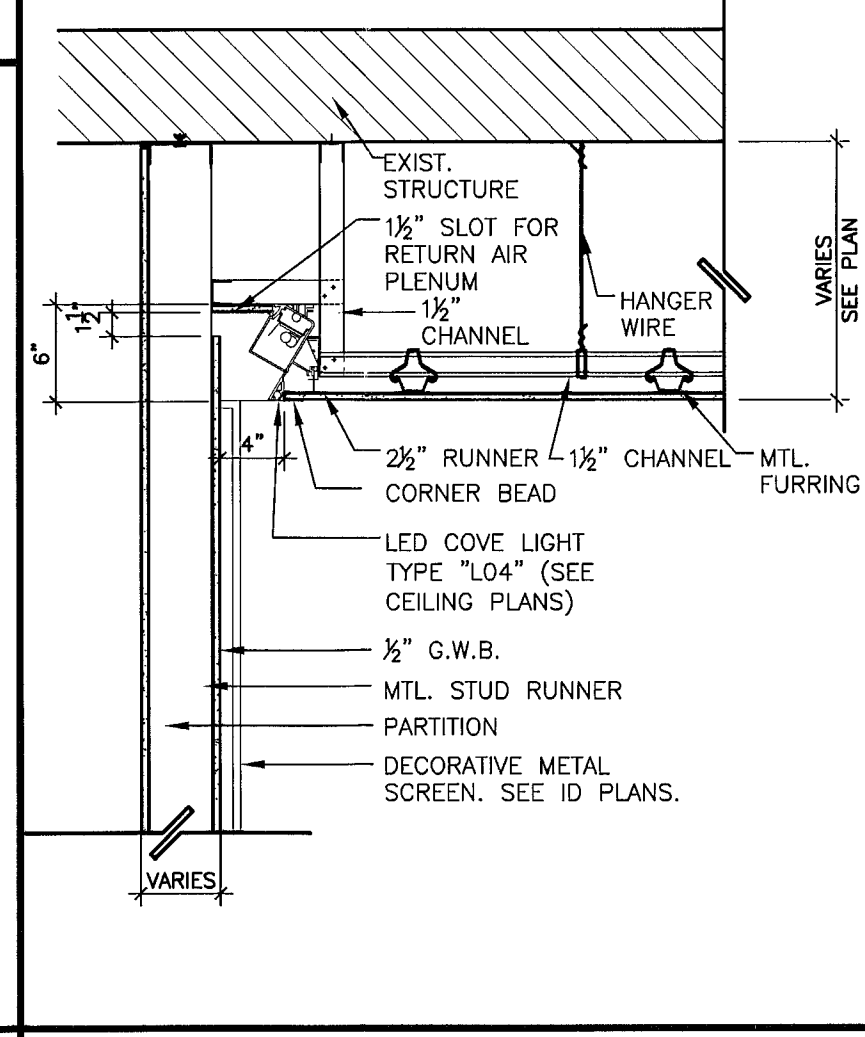
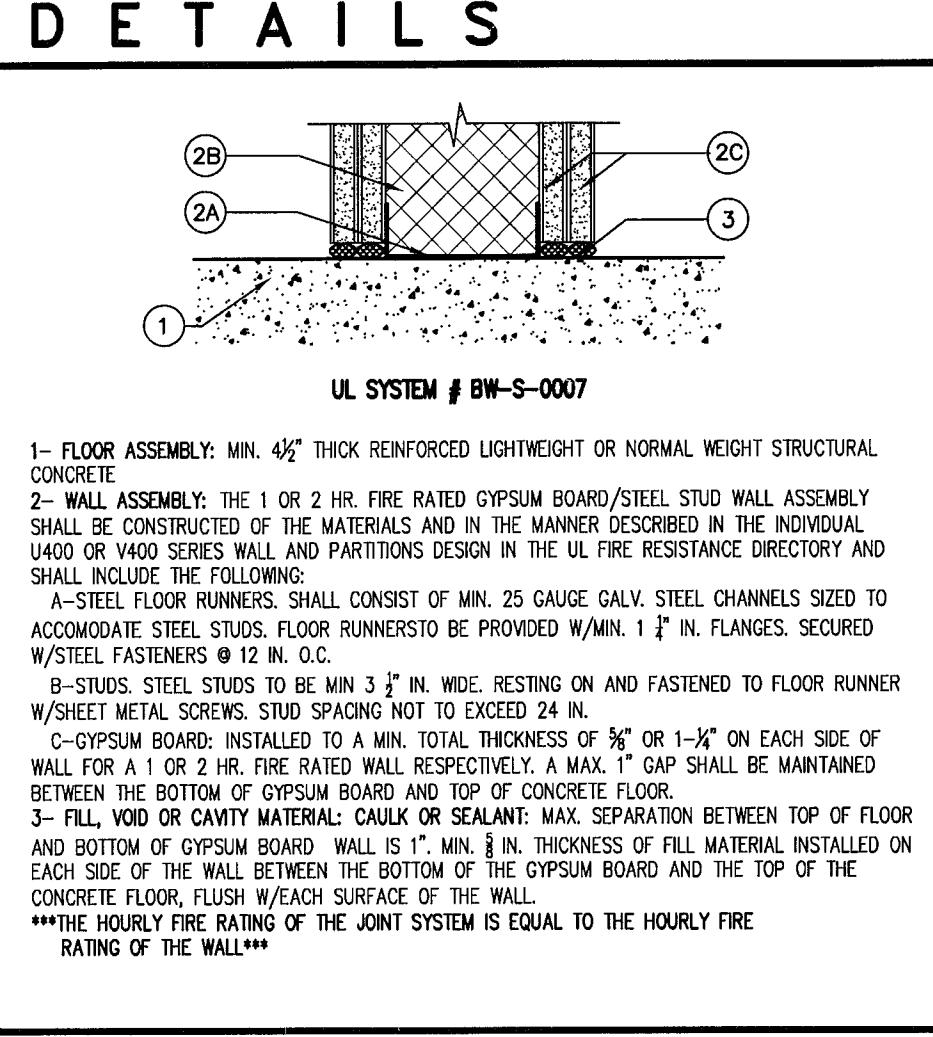
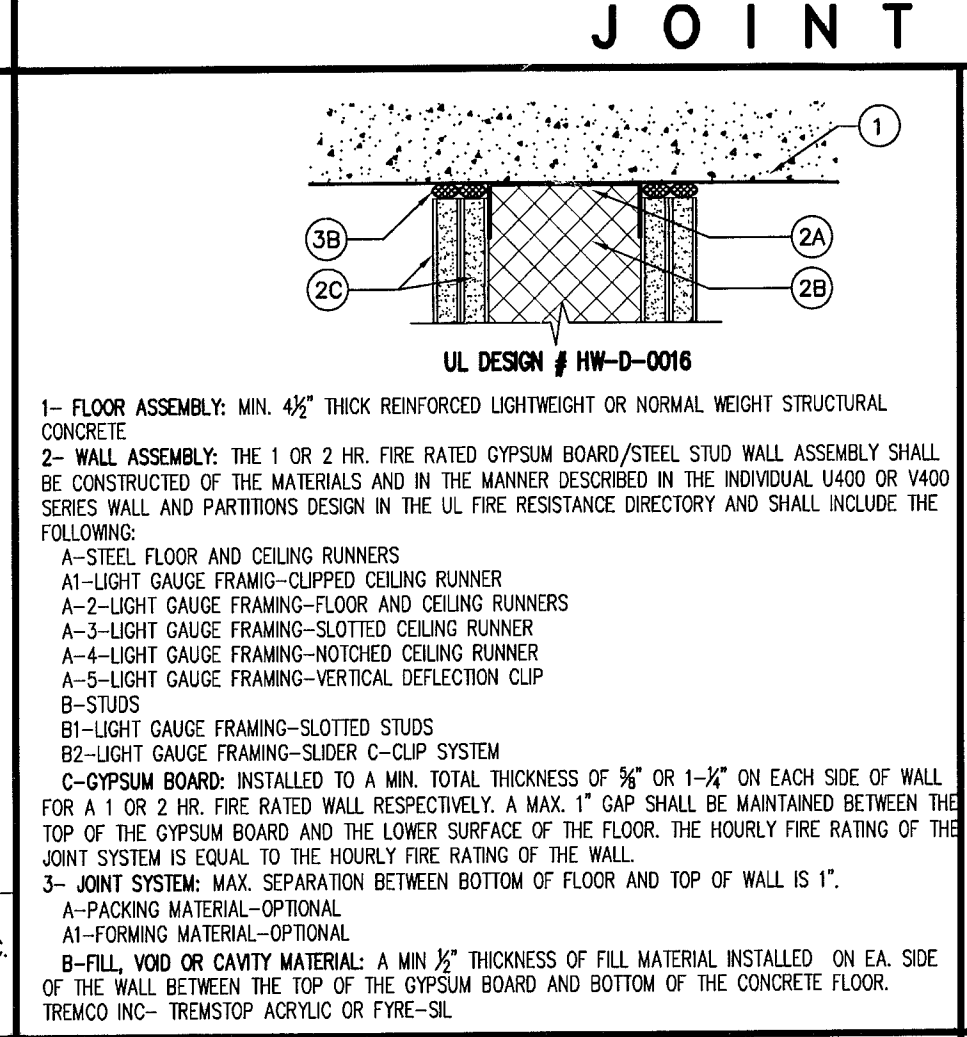
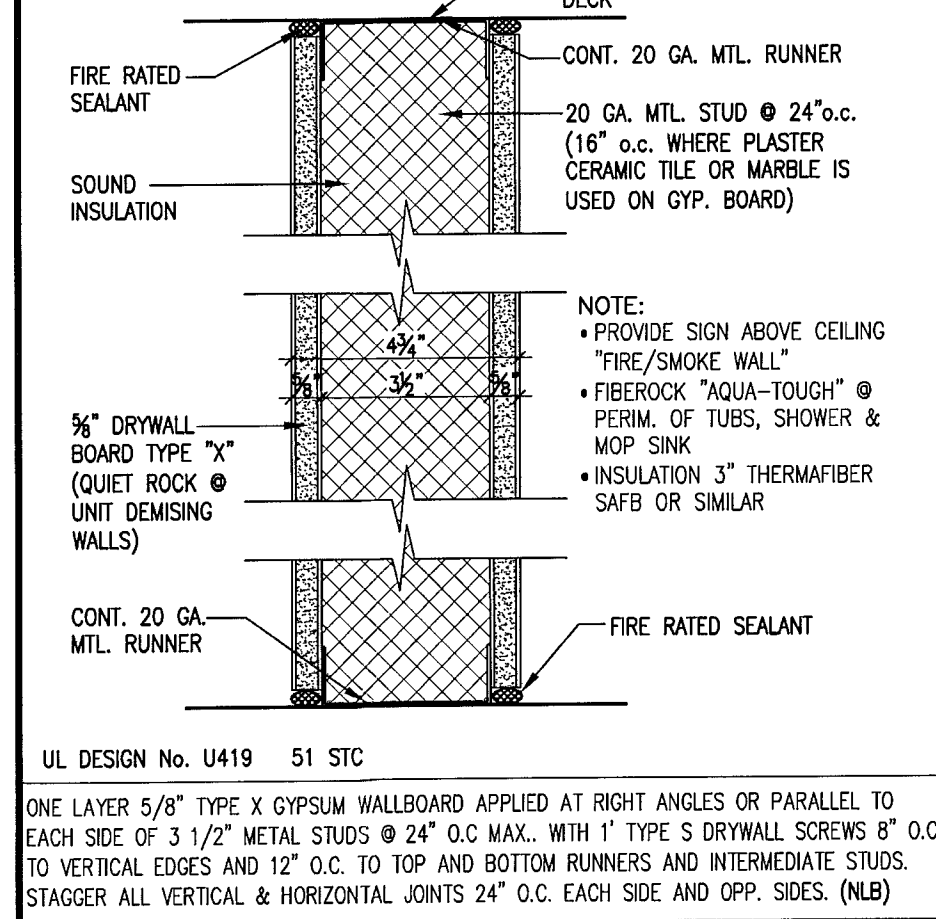
(A) VANITY: TOP OF VANITY 2'-10" (34") FROM FINISH FLOOR
 (B) TOWEL BARS & TOWEL RINGS: MOUNTING HEIGHT AT BATHROOM AREA 3'-6" (42") ABOVE FIN.FL.
 (C) TOILET PAPER HOLDER: MOUNTING HEIGHT 1'-8" (20") TO 2'-0" (24") ABOVE FIN.FL. TO CENTER LINE OF PAPER HOLDER.
 (D) SHOWER HEAD: MOUNTING HEIGHT 6'-6" (78") FROM FIN.FL. AT TUB & SHOWER.
 NOTE: PLUMBING FIXTURES ON BATHROOM SHALL BE INSTALLED AS PER FIGURE R307.1

FINISH SCHEDULE NOTES

(A) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERROR OR OMISSIONS.
 (B) ALL EXTERIOR CONCRETE BLOCK WALLS SHALL BE R-5.0 MINIMUM FOIL-BACKED INSULATION. DRYWALL CONTRACTOR SHALL NOT APPLY DRYWALL UNTIL INSULATION IS INSTALLED AND INSPECTED.
 (C) PRIME & PAINT ALL INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW.
 (D) STONE TILE: TO BE INSTALLED ON A THICK BED OF EPOXY MORTAR, NOMINALLY 1" ON FLOORS, FACILITATE ACCURATE SLOPES TO DRAINS OR A LEVEL SURFACE.
 (E) INTERIOR FLOOR TO HAVE SURFACES WHICH ARE EVEN AND SUBSTANTIALLY LEVEL.
 (F) CONTRACTOR TO VERIFY IN FIELD DIMENSIONS OF ALL OPENINGS & ACCOMMODATE FINISH WHERE REQUIRED.
 (G) O.C. TO VERIFY ALL DOOR JAMB CLEAR WIDTH INCLUDING CASING REQUIREMENTS BEFORE INSTALLATION OF ANY STUDS.
 (H) ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, 10.2.2.

CHAPTER 36, F.B.C.

PARTITION DETAILS

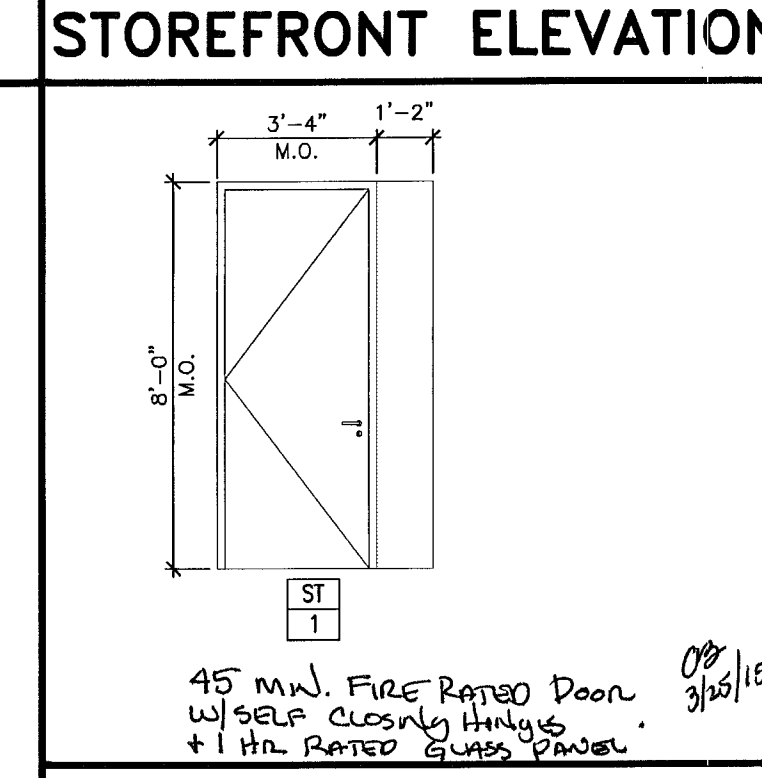


P-5 1 HR. RATED PARTITION

1&2 HR. JOINT SYSTEM/TOP

1&2 HR. JOINT SYSTEM/BOTTOM

CEILING COVE AND RETURN DETAIL



STOREFRONT ELEVATION

F.B.C.R. 2010 SECTION R308 GLAZING

R308.1 IDENTIFICATION. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION.

R308.3 HUMAN IMPACT LOADS. INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SUCH AS THOSE INDICATED AS DEFINED IN SECTION R308.4, SHALL PASS THE TEST REQUIREMENTS OF SECTION R308.3.1.

R308.3.1 IMPACT TEST. WHERE REQUIRED BY OTHER SECTIONS OF THE CODE, GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201.

R308.4 HAZARDOUS LOCATIONS.

5. GLAZING IN ENCLOSURES FOR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

R4410.2.6 INTERIOR LOCATIONS

R4410.2.6.1 SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" (9.5 MM) IN THICKNESS.

R4410.2.6.2 SAFEGUARDS. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE CATEGORY II SAFETY GLAZING PRODUCTS.

R4410.2.6.3 GLASS OR MIRROR IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR THE SHOWER.

STOREFRONT NOTES

1. STOREFRONT ELEVATIONS ARE FOR GENERAL CONFIGURATION ONLY. MANUFACTURER TO DESIGN STOREFRONT TO MEET ALL APPLICABLE APPROVAL AND STRUCTURAL CALCULATIONS AND SHALL SUBMIT SHOP DRAWINGS, PRODUCT APPROVAL AND STRUCTURAL CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER FOR REVIEW.

2. ALL GLAZING SHALL BE IMPACT RESISTANT. COLOR TO MATCH EXISTING.

3. ALL ALUMINUM TO BE ANODIZED, SUBMIT COLOR SAMPLES TO DESIGNER PRIOR TO FABRICATION.

4. FIELD VERIFY ALL MASONRY OPENINGS PRIOR TO FABRICATION AND NOTE ON SHOP DRAWINGS SUBMITTAL.

5. SUBMIT PRODUCT APPROVAL.

6. CAULK ALL JOINTS EXPOSED TO VIEW AND DOUBLE BEAK OF CAULKING WHERE BUCKETS MASONRY.

7. GLASS PANELS ARE CATEGORY II SAFETY GLAZING.

SAFETY GLASS AT SHOWER/TUB

TABLE R308.1(1) GLAZING IN DOORS AND ENCLOSURES IN BATHROOM SHALL BE CATEGORY II SAFETY

R308.4 HAZARDOUS LOCATIONS.

5. GLAZING IN ENCLOSURES FOR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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R4410.2.6.2 SAFEGUARDS. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE CATEGORY II SAFETY GLAZING PRODUCTS.

R4410.2.6.3 GLASS OR MIRROR IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR THE SHOWER.

SECURITY & FORCED ENTRY PREVENTION REQUIREMENTS.

CHAPTER 36, F.B.C.

1. ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY-OPERATED FROM THE EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.

2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODES.

3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWINGING DOORS SHALL HAVE THE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWINGING DOORS. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE A MULTIPLE POINT LOCK WITH 5/8" MIN. TROW BOLTS WITH INSERTS.

4. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBETED OR OF A SIMILAR FABRICATION MAINTAIN THE INTEGRITY OF LOCKS AND LATCHES.

6. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 48" OF THE INSIDE LOCK ACTIVATING DEVICE, SHALL COMPLY WITH ANSI Z97.1.

7. EXTERIOR SWINGING DOORS, IF WOOD, SHALL BE OF 1-3/4" THICK SOLID CORE CONSTRUCTION.

8. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR PIN, NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR MEETING MULLIONS. THESE DOORS SHALL BE CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN A LOCKED POSITION.

KITCHEN & BATHROOM NOTES

(1) ALL KITCHEN LAUNDRY, BATHROOMS & DRESSING AREA CABINETS TO BE DESIGNED BY A CABINET CONSULTANT. FINAL DESIGN OF CABINETS & FINISHED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.

(2) GRAPHIC REPRESENTATION OF CABINETS BY ARCHITECT DO NOT NECESSARILY REFLECT THE FINAL DESIGN. THE DRAWINGS, REFLECT THE REQUIRED HEIGHTS AND DIMENSIONS OF CABINET. CABINET CONSULTANT MUST SUBMIT SHOP DRWGS. TO ARCHITECT FOR APPROVAL, BEFORE STARTING PRODUCTION.

(3) CABINETS FACING, SIDING & FRAME TO BE MADE OF WOOD.

(4) COUNTER TOP, BACKSPLASH & END PANEL TO BE GRANITE, COLOR TO BE SELECTED BY ARCHITECT.

(5) CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.

FBC 2318.1.15 WALL HUNG FIXTURES

(6) STUDS IN BEARING WALLS & EXTERIOR WALLS AND NON-BEARING PARTITIONS, SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2x4", WHERE SPACED NOT MORE THAN 16" (406 mm) o.c. OR, NOT LESS THAN 2x6", WHERE SPACED NOT MORE THAN 24" (610 mm) o.c.

FBC 2318.1.15.1

(7) A MINIMUM 2x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO EACH WALL HUNG PLUMBING FIXTURE AND STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

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 119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 Fax: 305-532-6151
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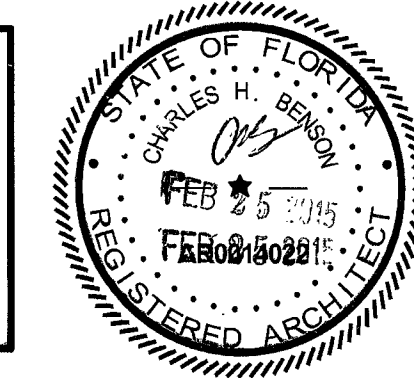
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 CHARLES BENSON

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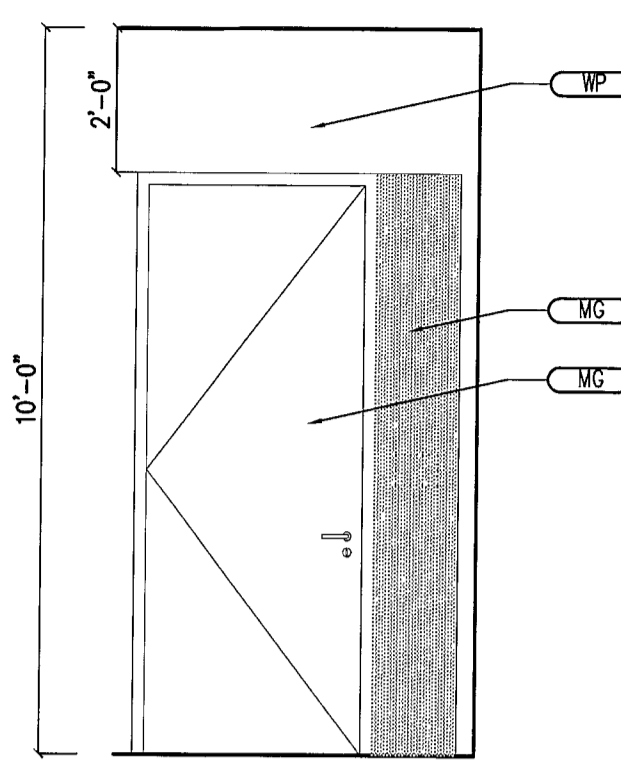
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21428

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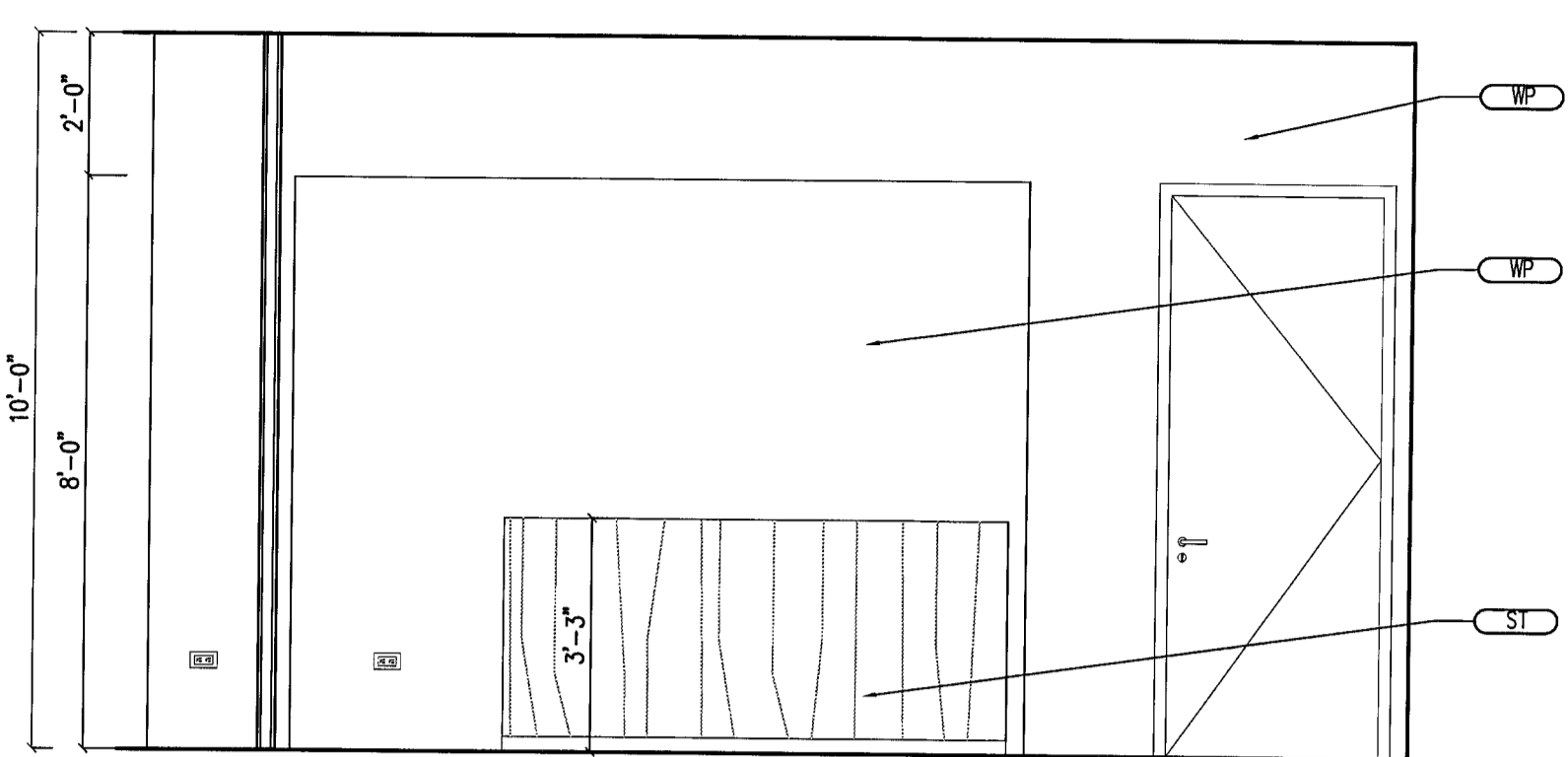
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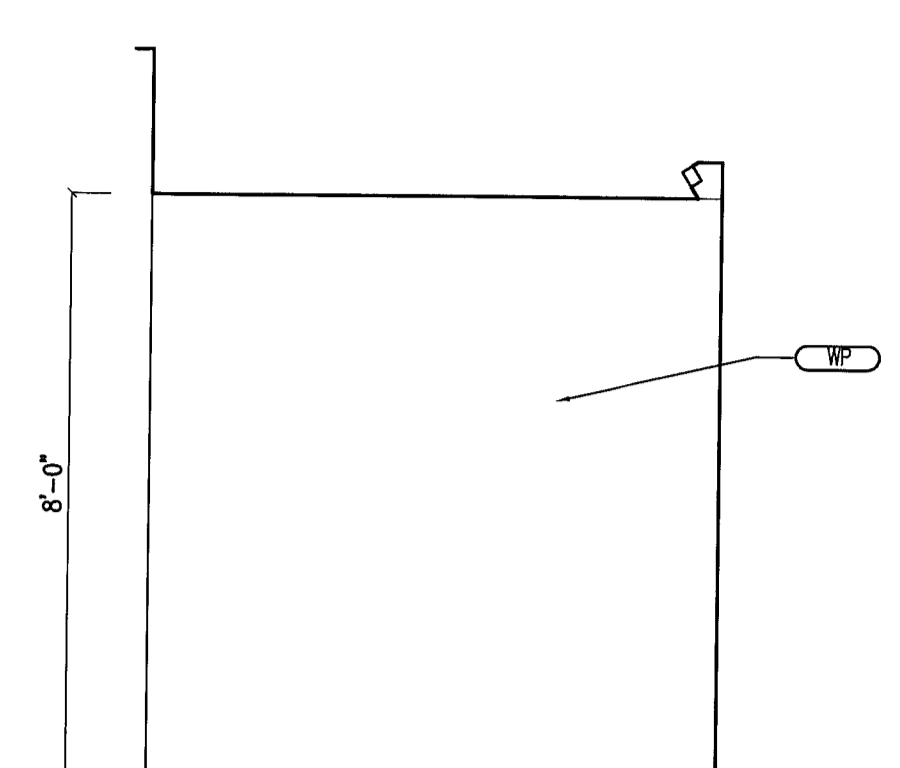
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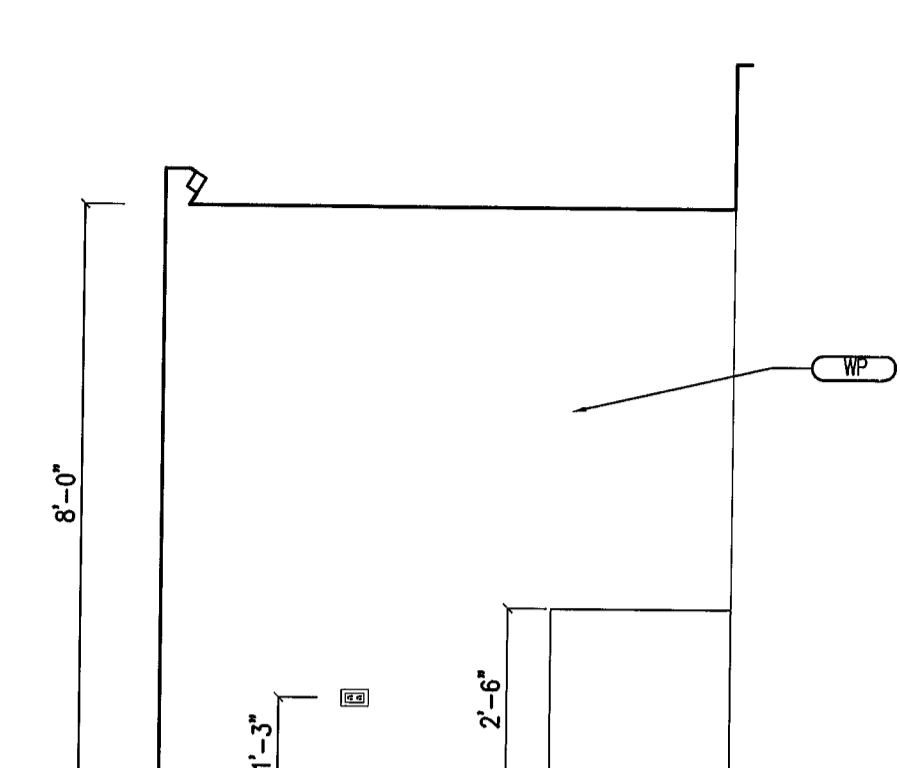
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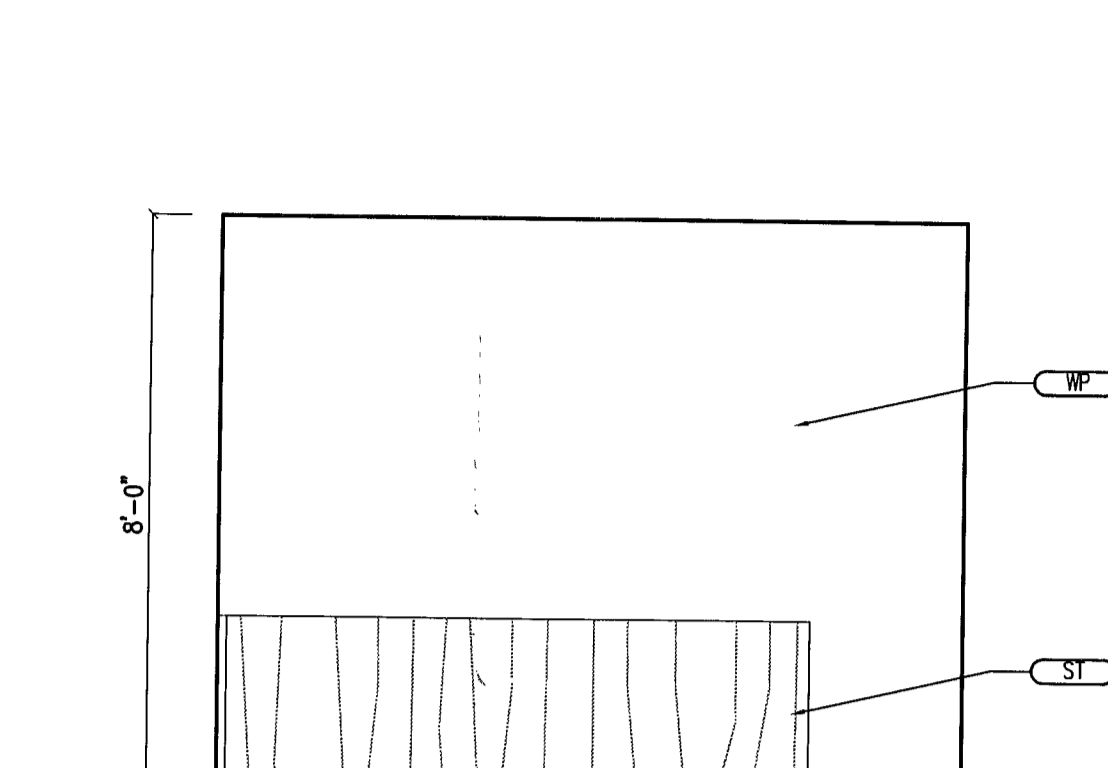
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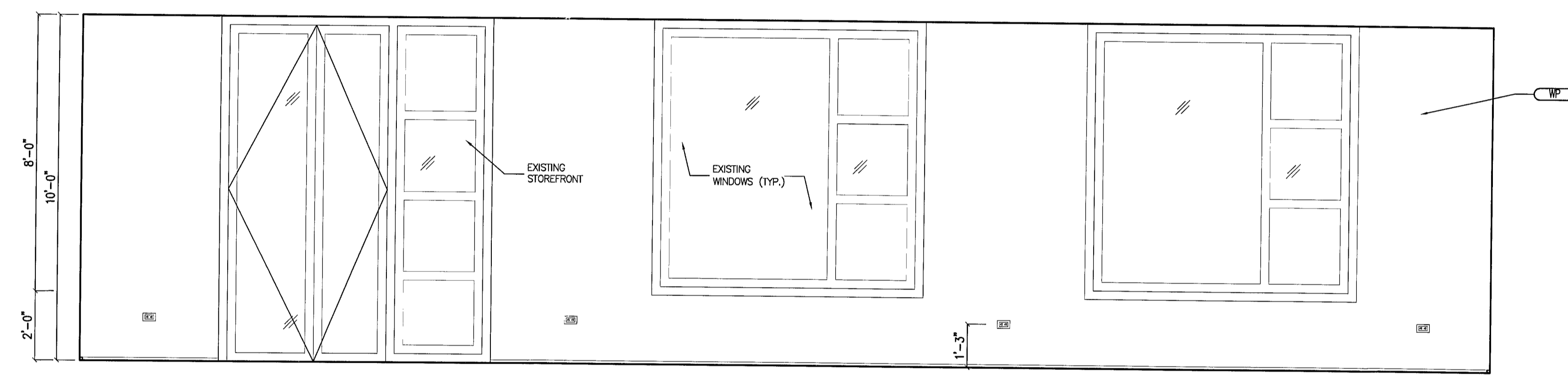
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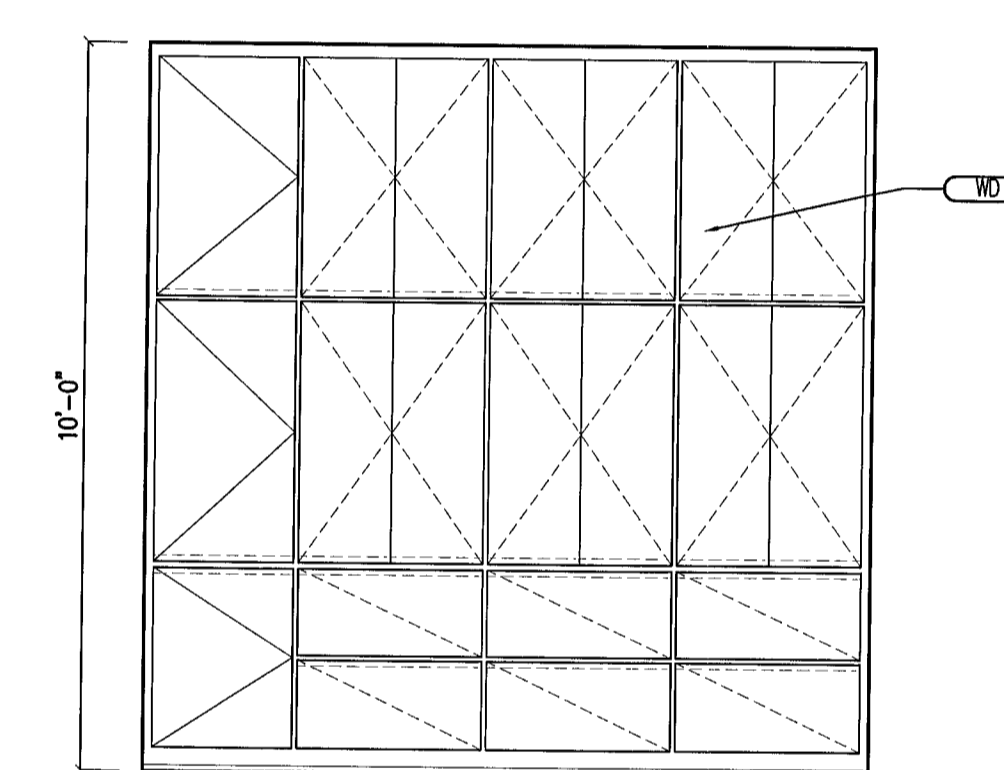
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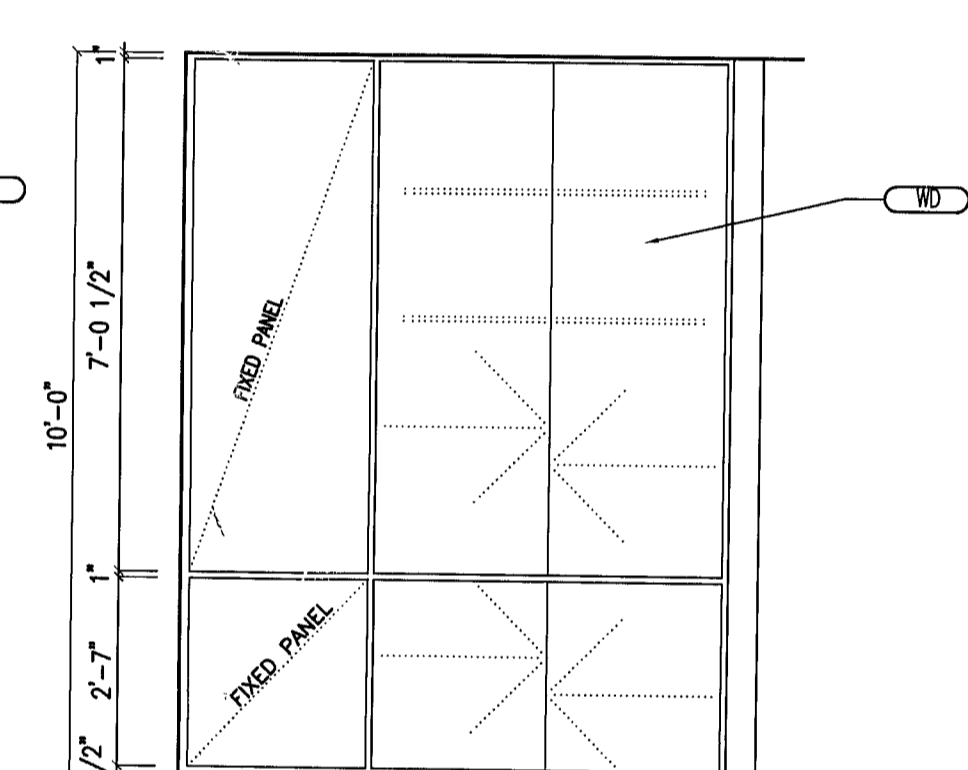
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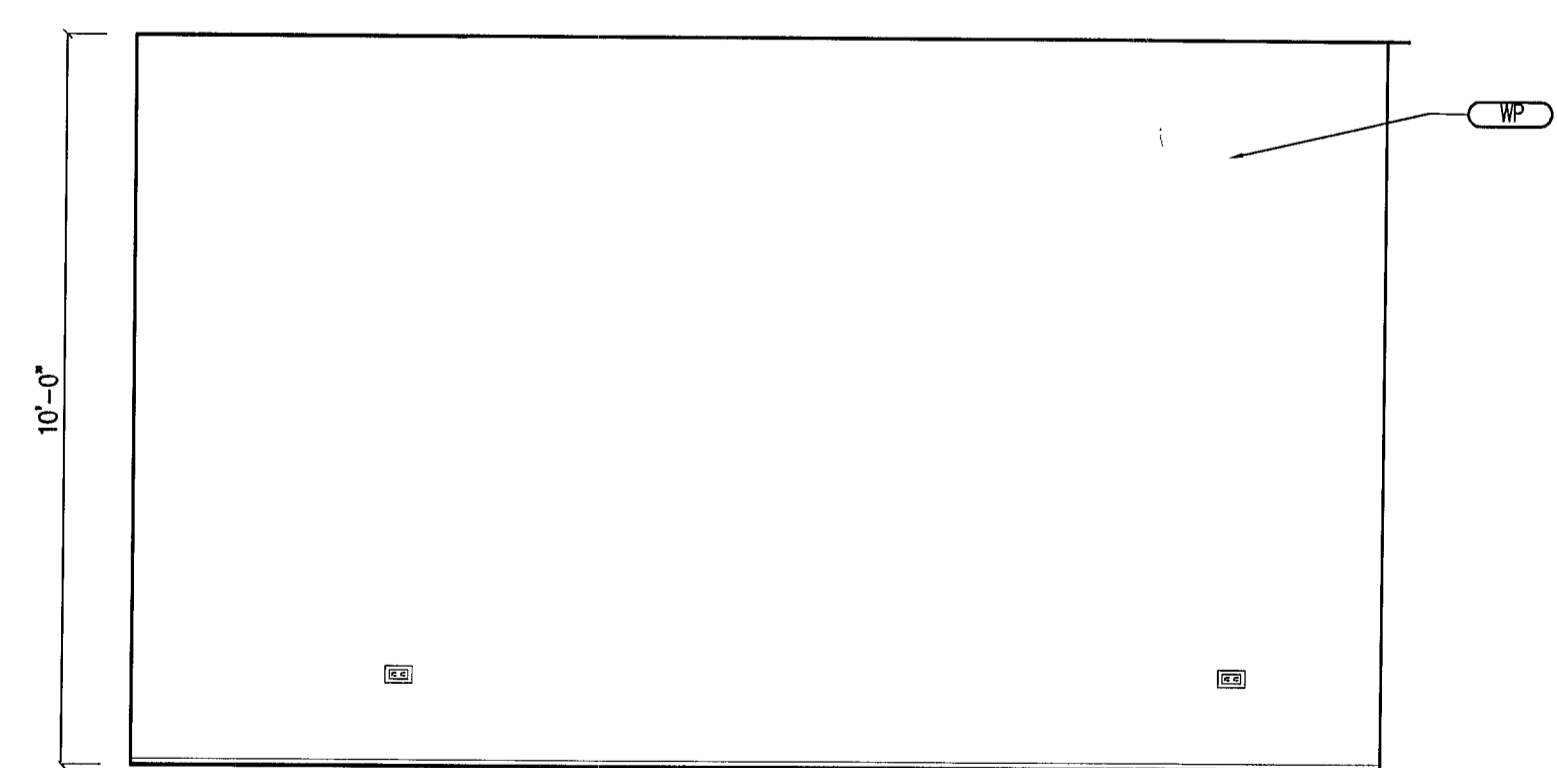
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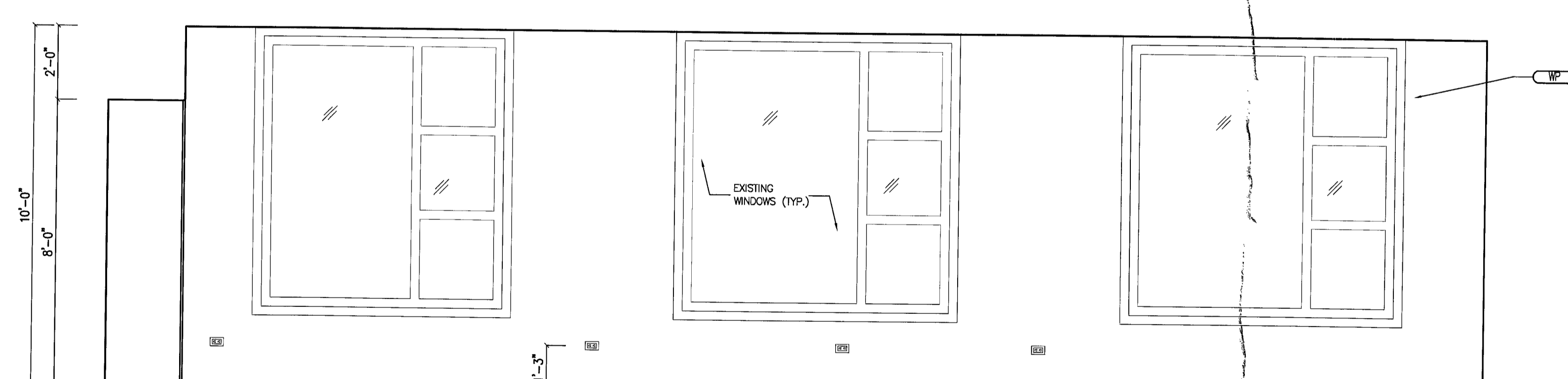
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8 CONFERENCE
SCALE: 3/8" = 1'-0"



9 SEATING AREA
SCALE: 3/8" = 1'-0"



10 MAIN GALLERY
SCALE: 3/8" = 1'-0"

Finish Legend	
GYP	PAINTED GYPSUM BOARD
MG	MIRRORED GLASS
MT	METAL
MTG	MOLDED TEMPERED GLASS
SS	SOLID SURFACE
ST	STONE
TR	TERRAZZO
WD	WOOD
WP	WALLPAPER

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REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION 02/06/15

APPROVED
CHARLES H. BENSON
REGISTERED ARCHITECT

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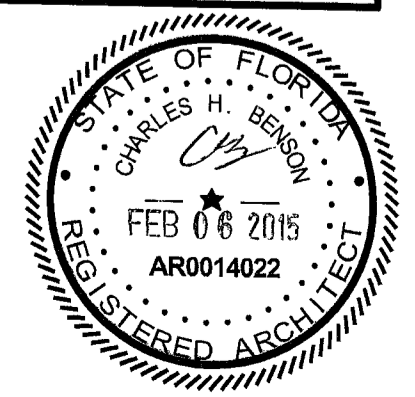
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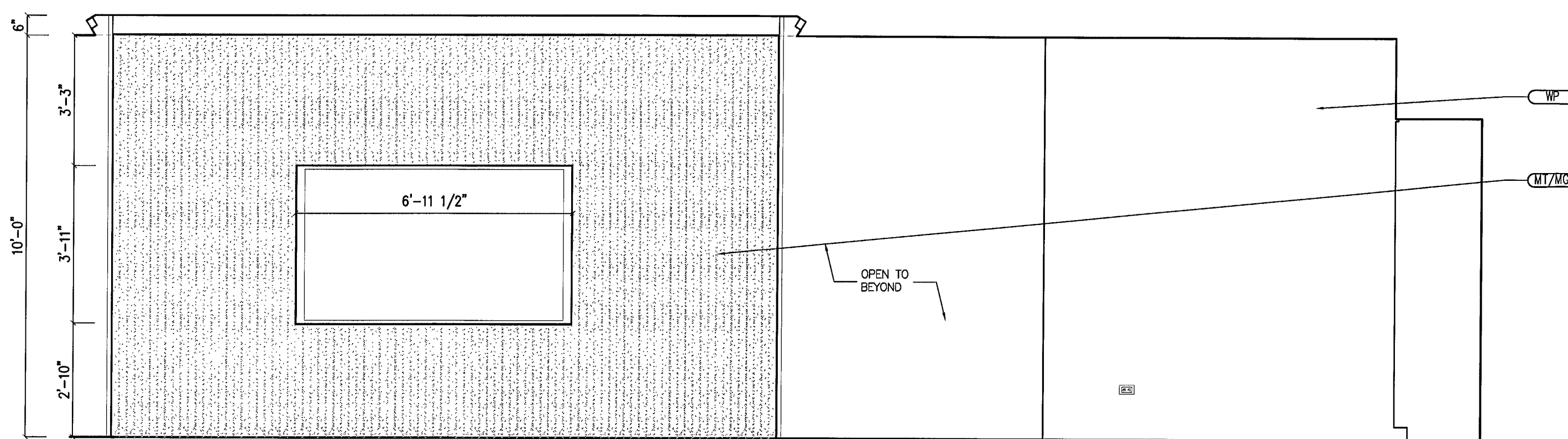
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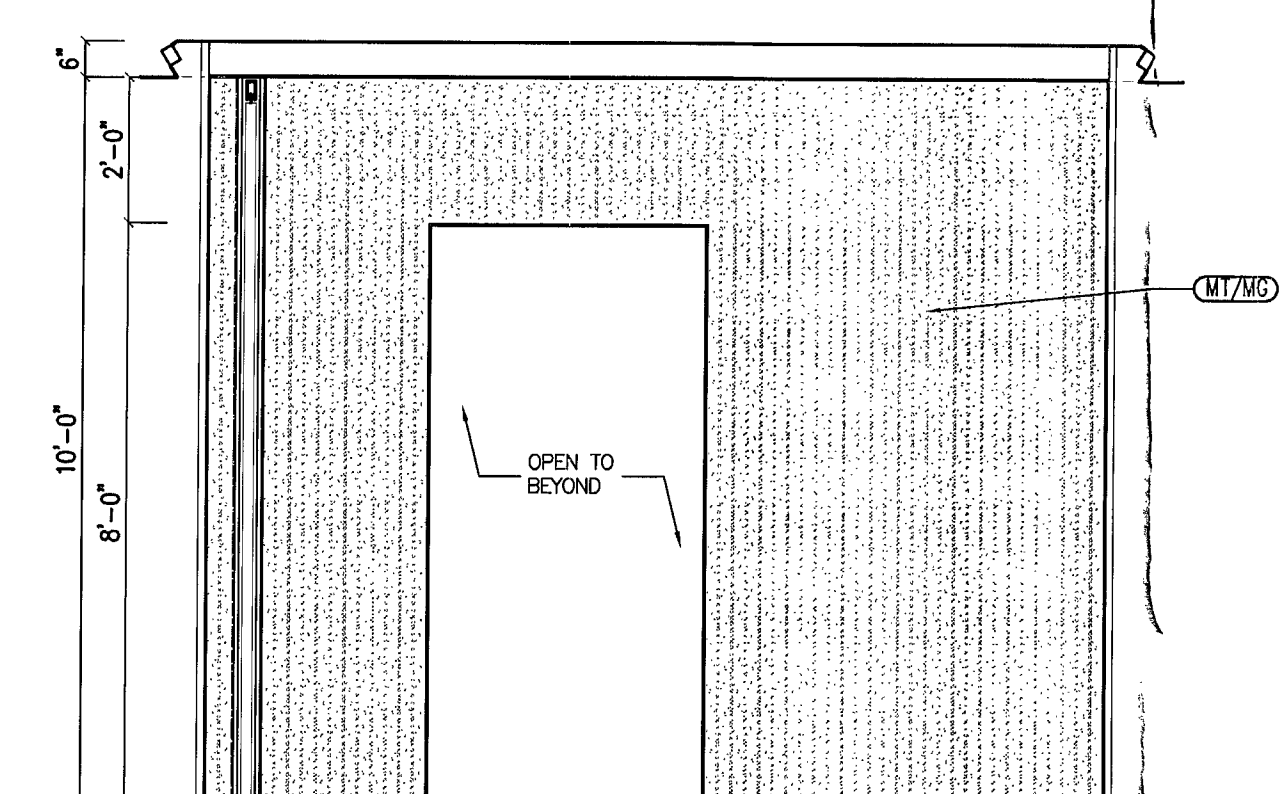
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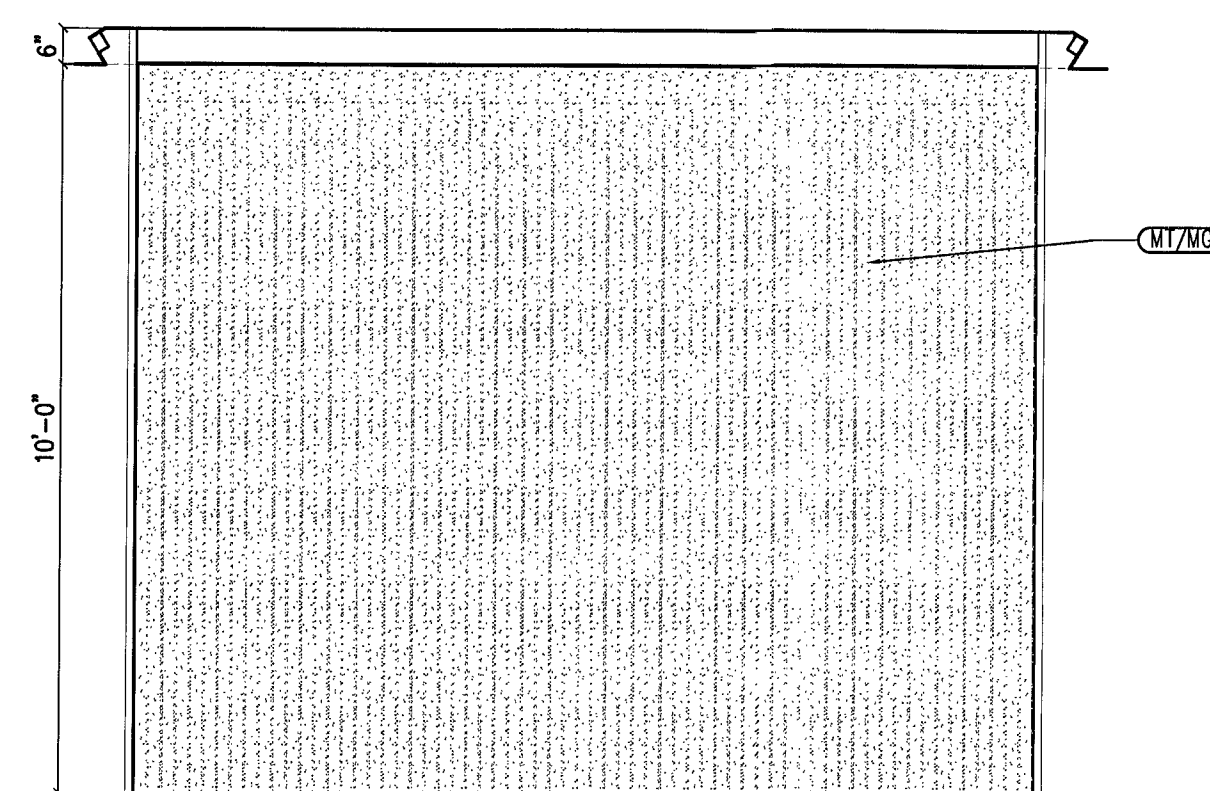
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SCALE: 3/8" = 1'-0"



12 CENTRAL POD
SCALE: 3/8" = 1'-0"



13 CENTRAL POD
SCALE: 3/8" = 1'-0"



14 CENTRAL POD
SCALE: 3/8" = 1'-0"

Finish Legend	
GYP	PAINTED GYPSUM BOARD
MG	MIRRORED GLASS
MT	METAL
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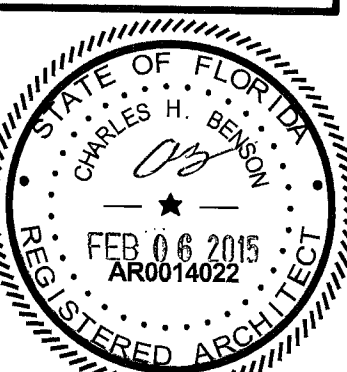
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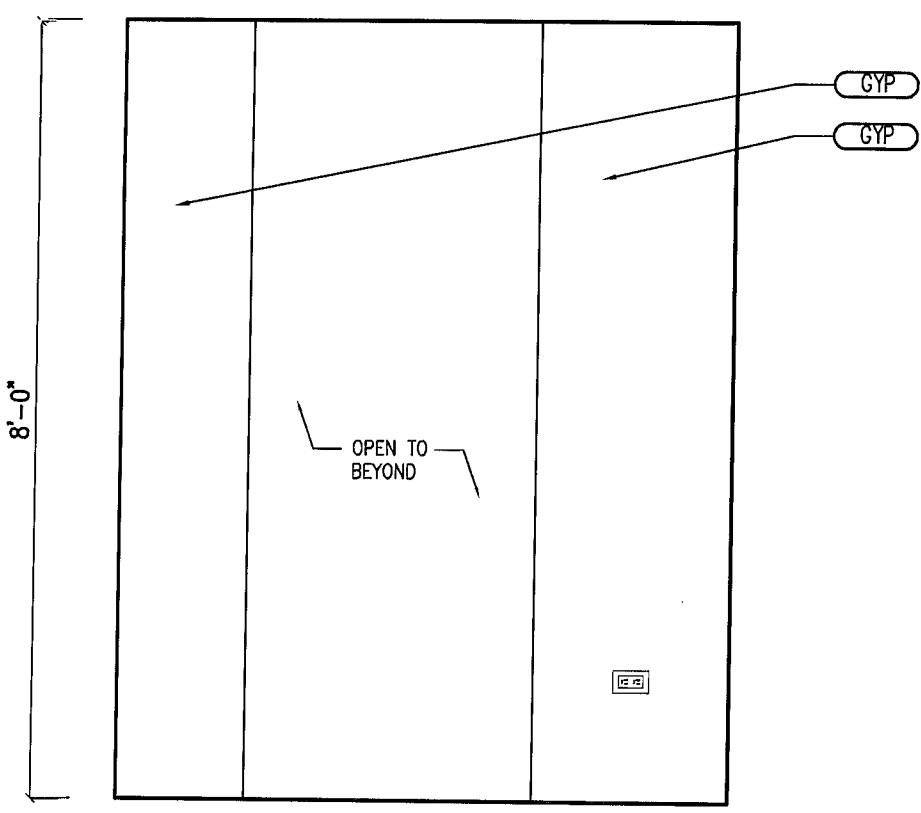
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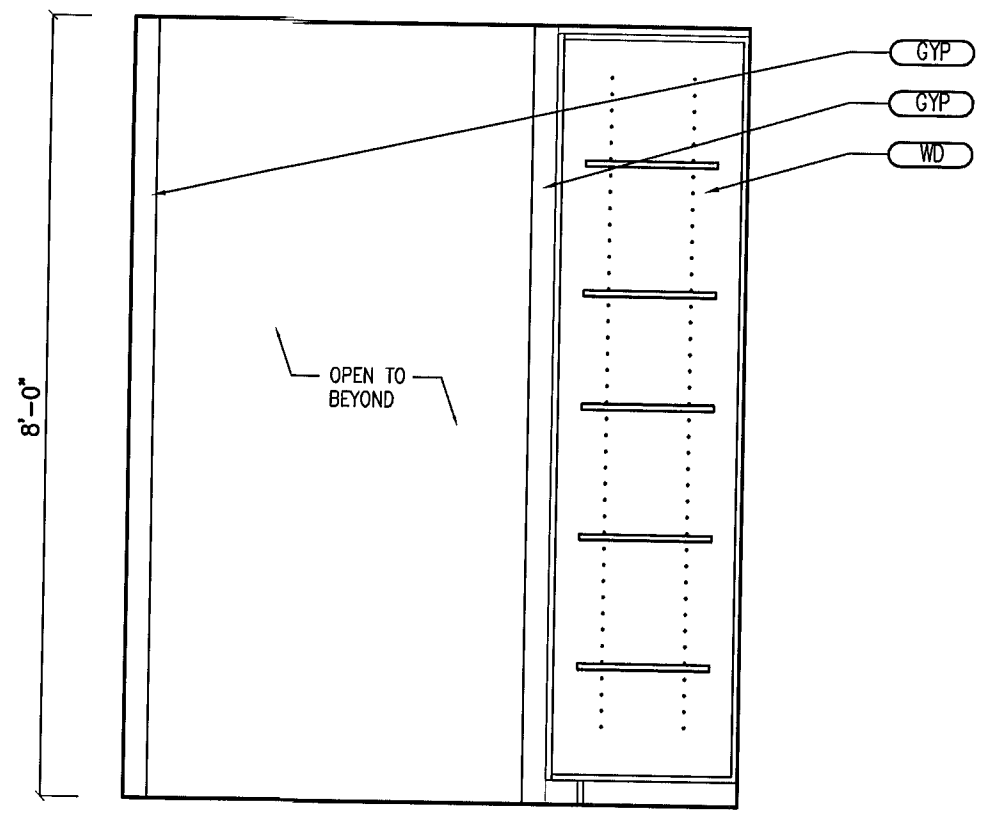
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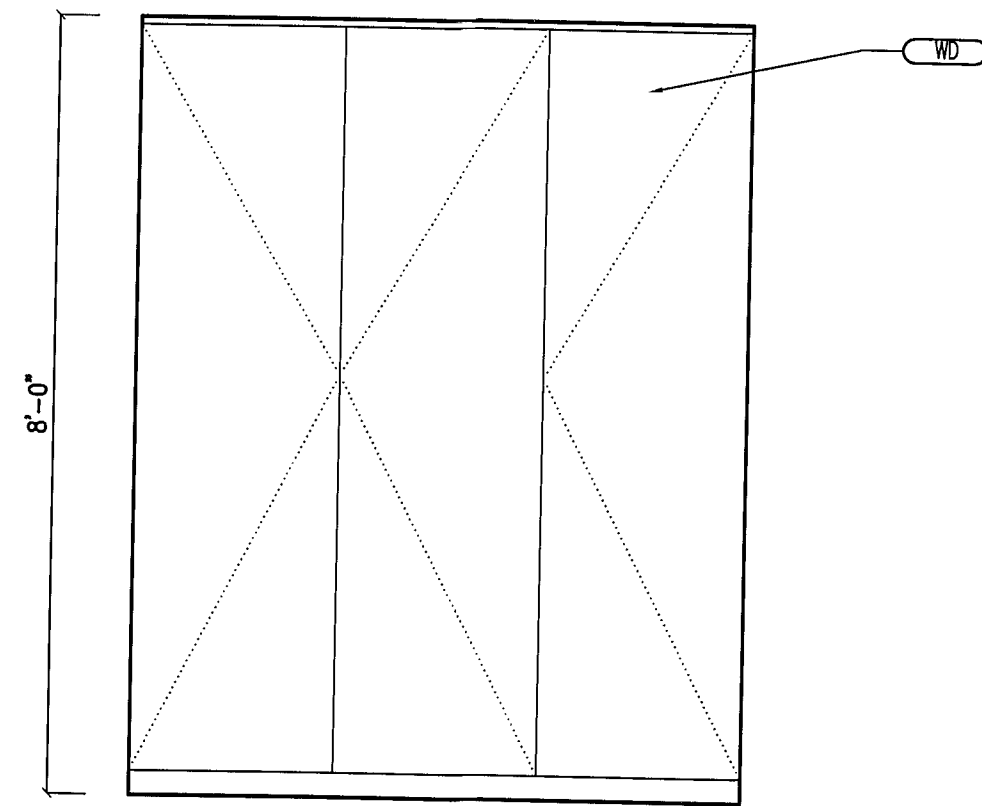




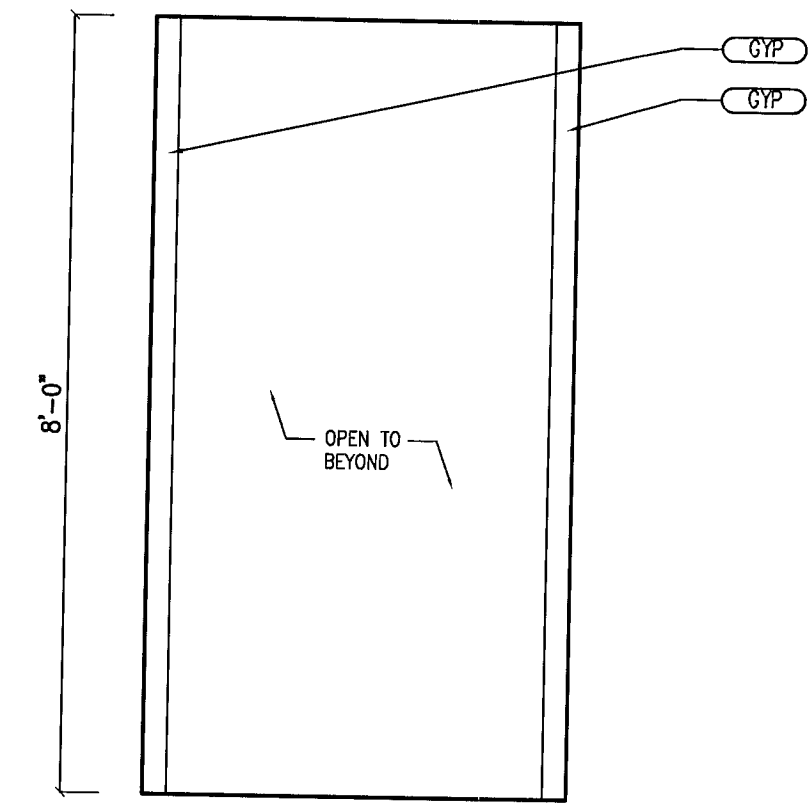
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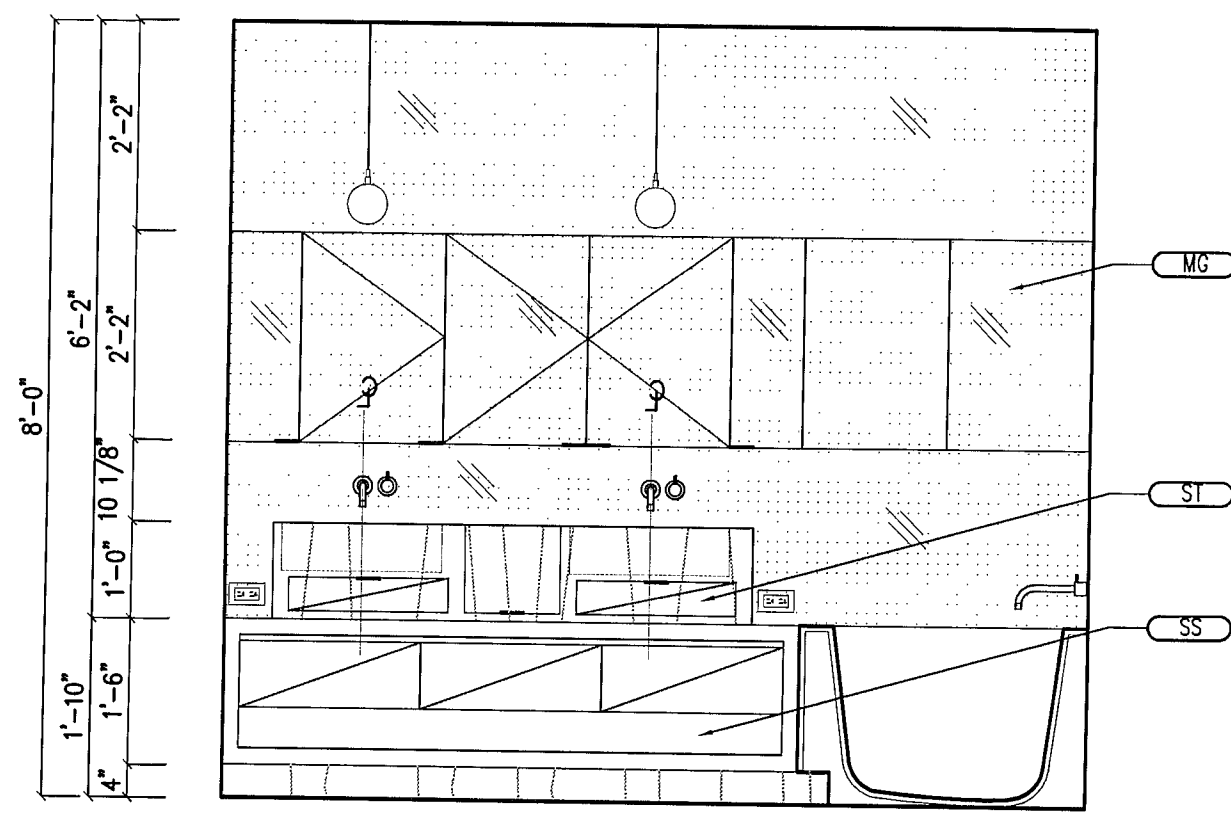
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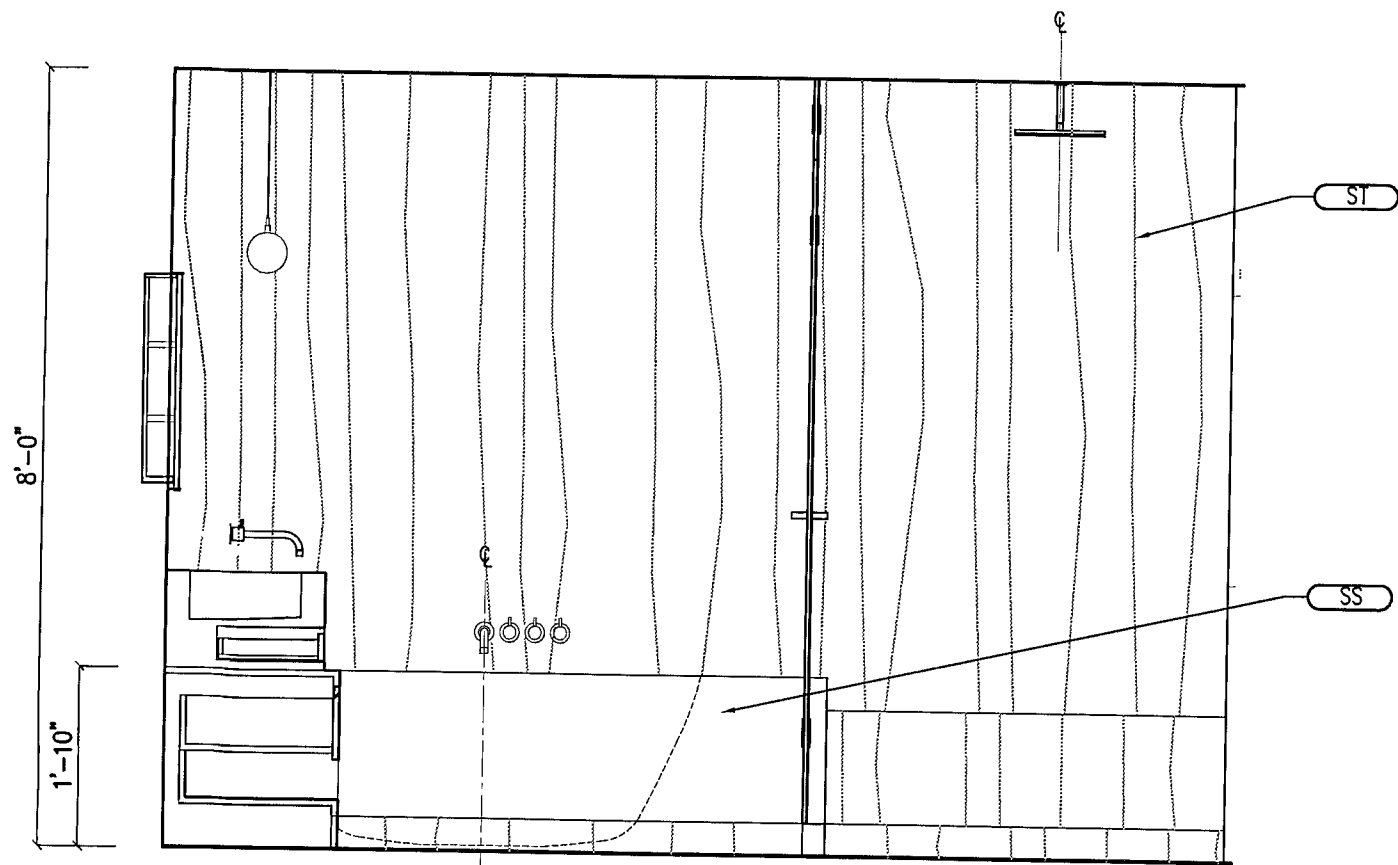
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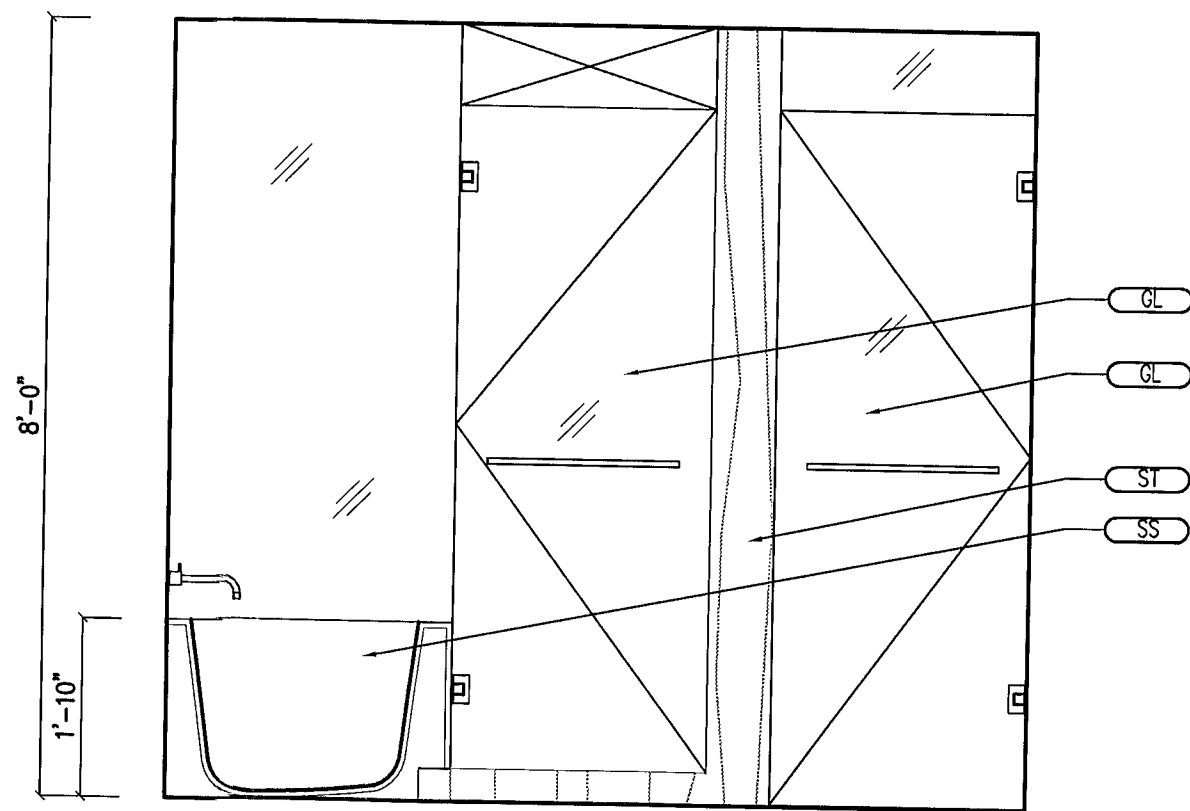
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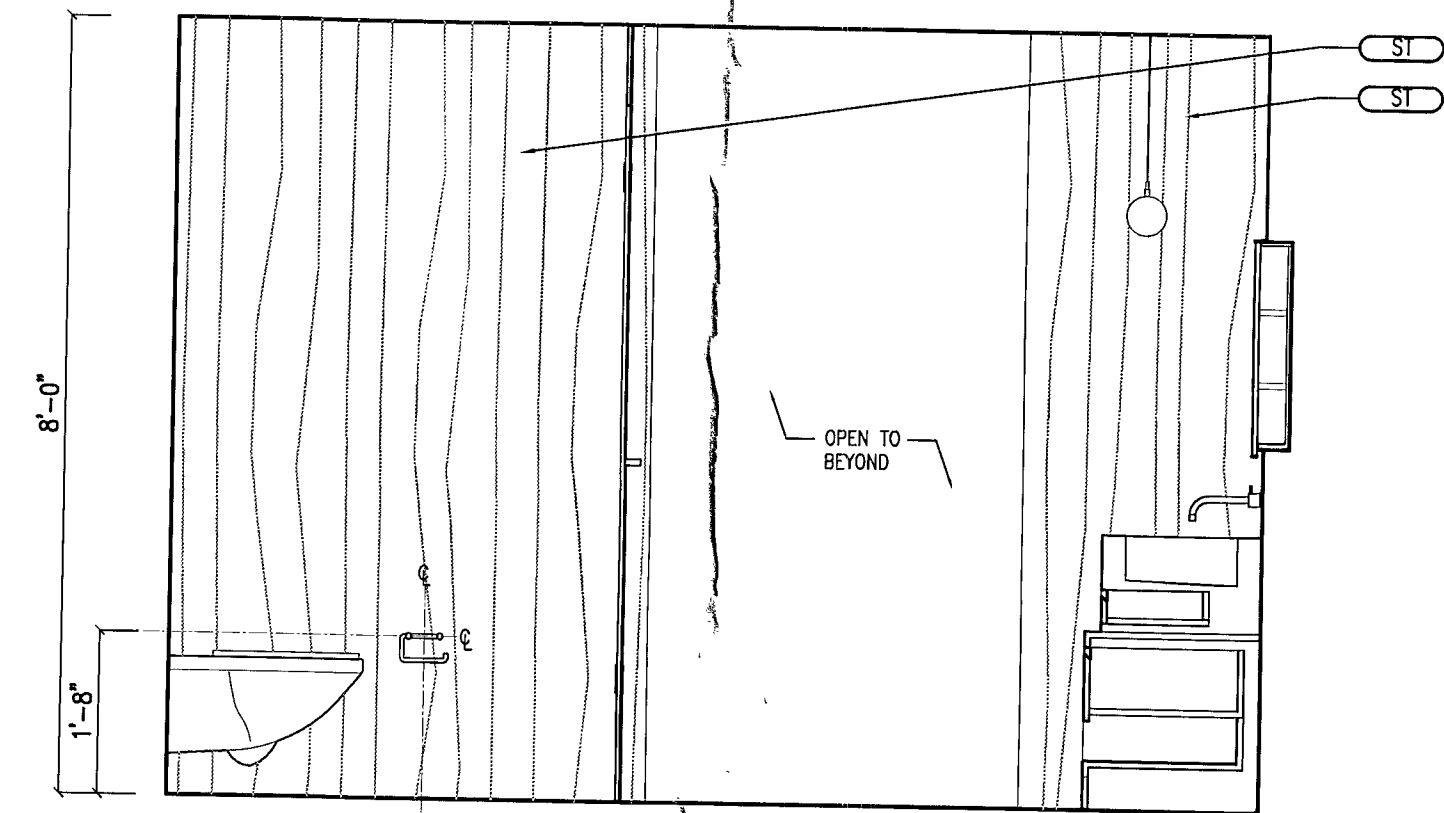
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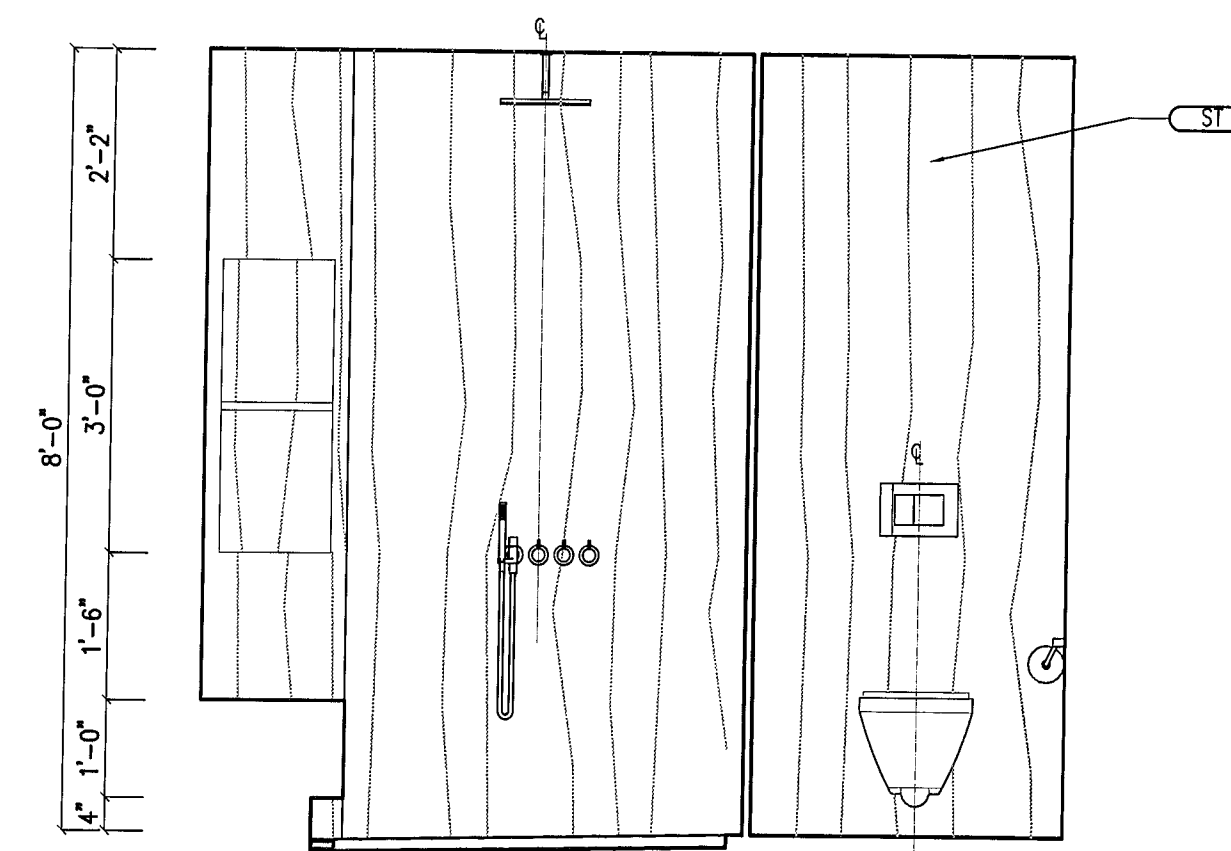
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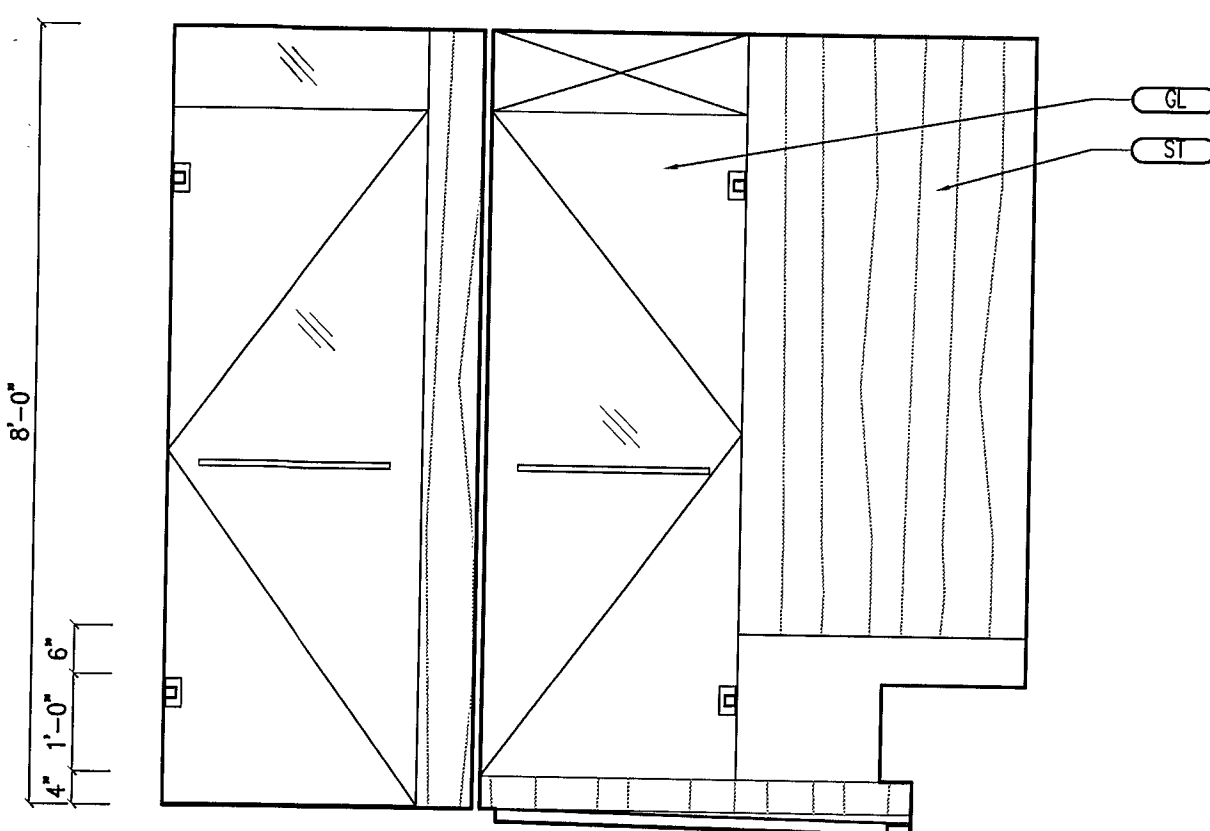
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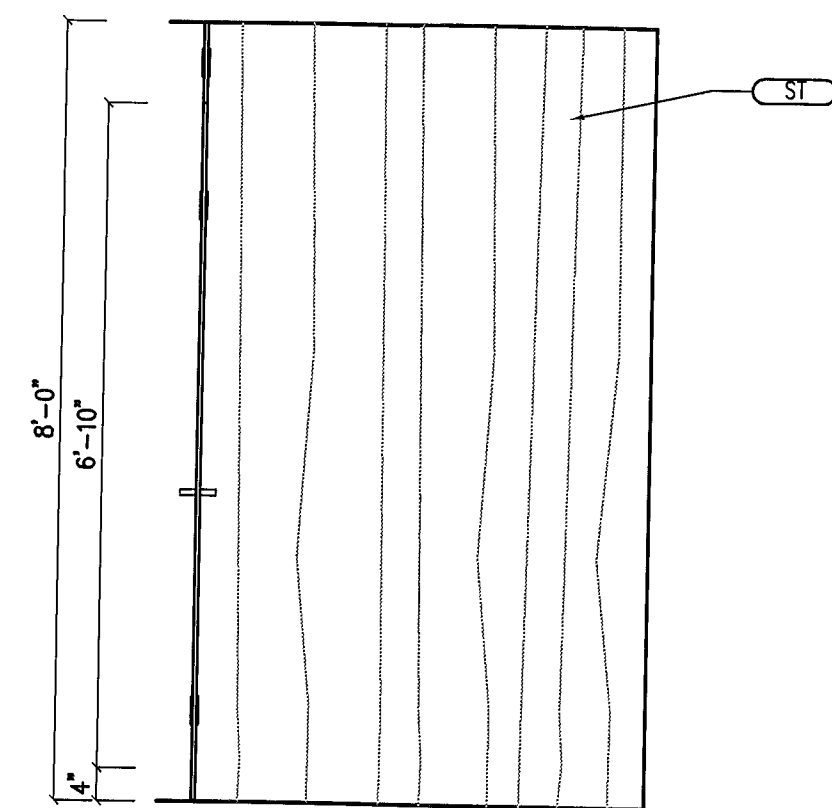
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9 BATHROOM
SCALE: 1/2" = 1'-0"



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



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

Finish Legend	
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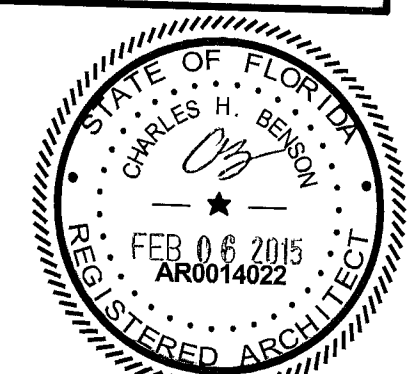
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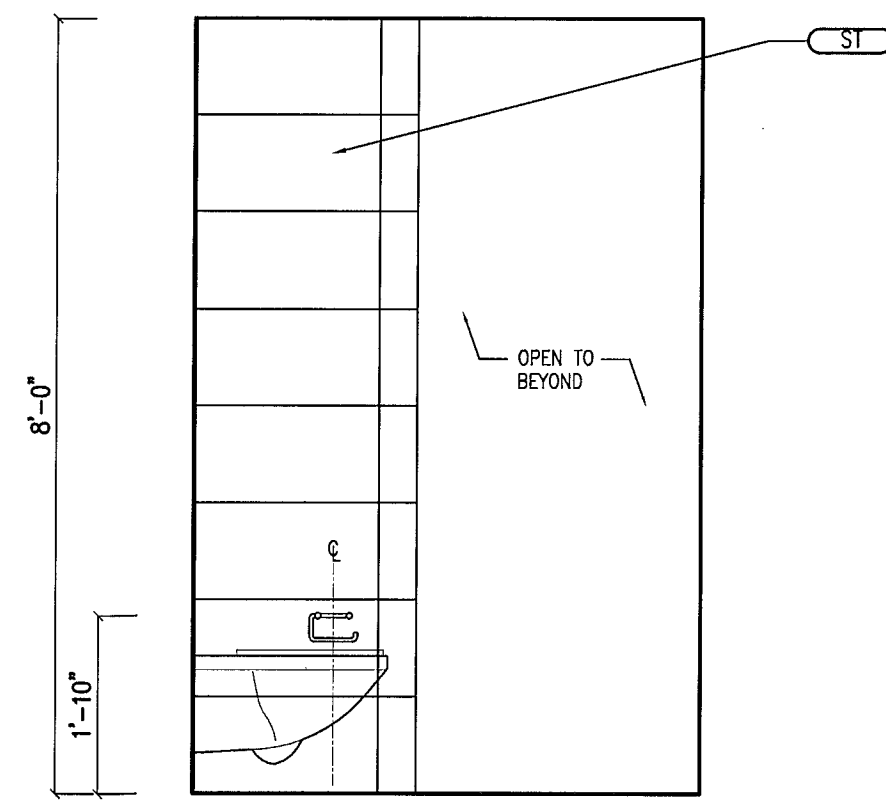
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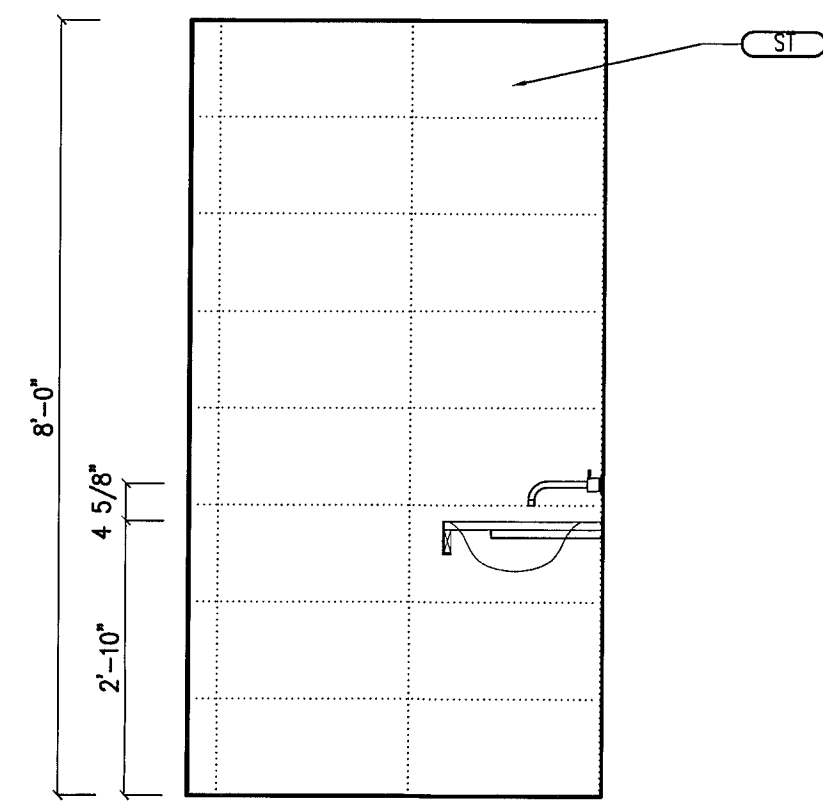
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ISSUED FOR CONSTRUCTION

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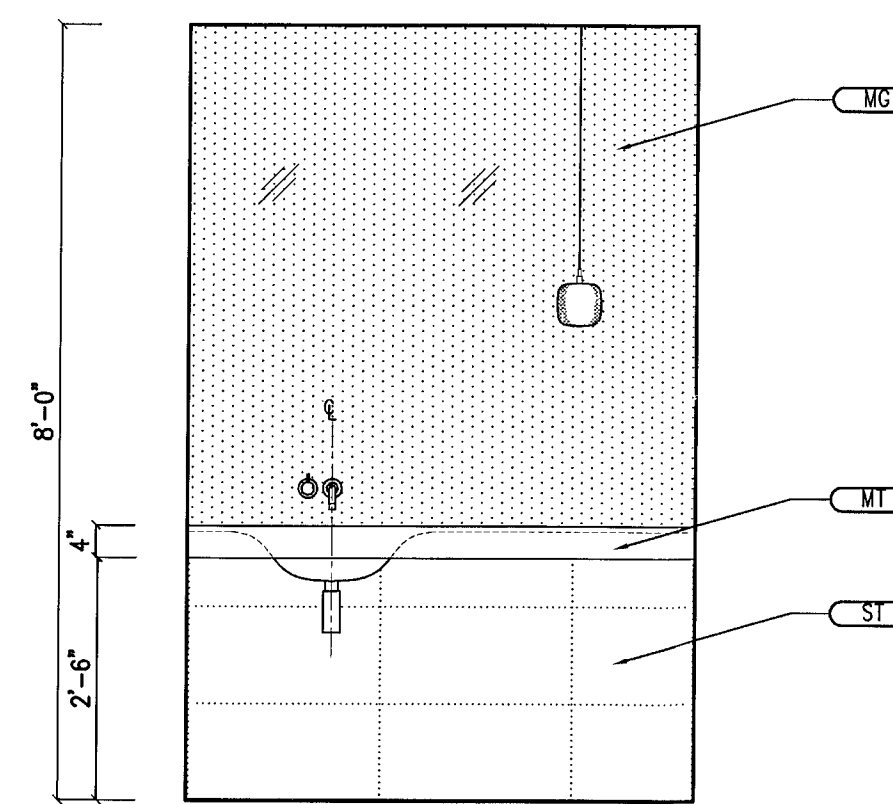




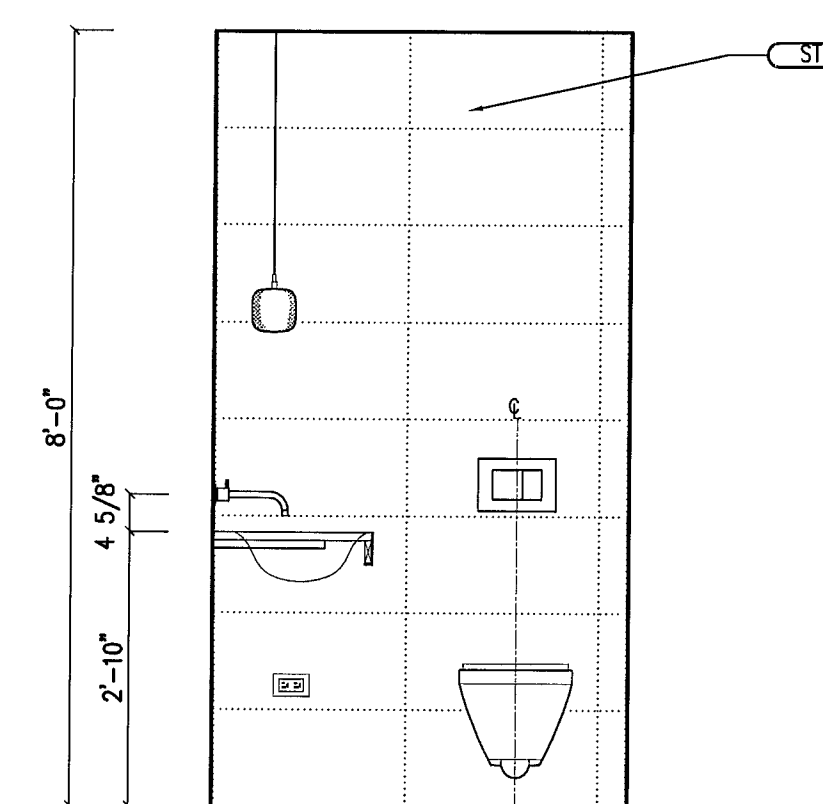
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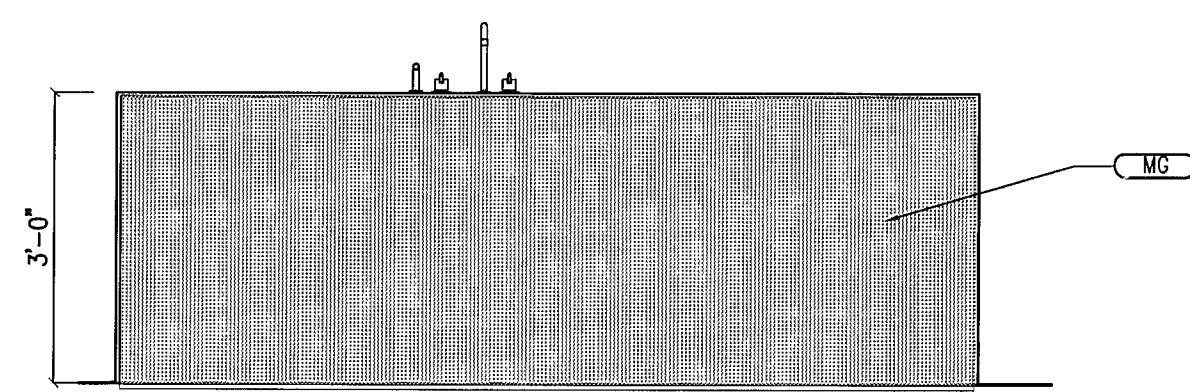
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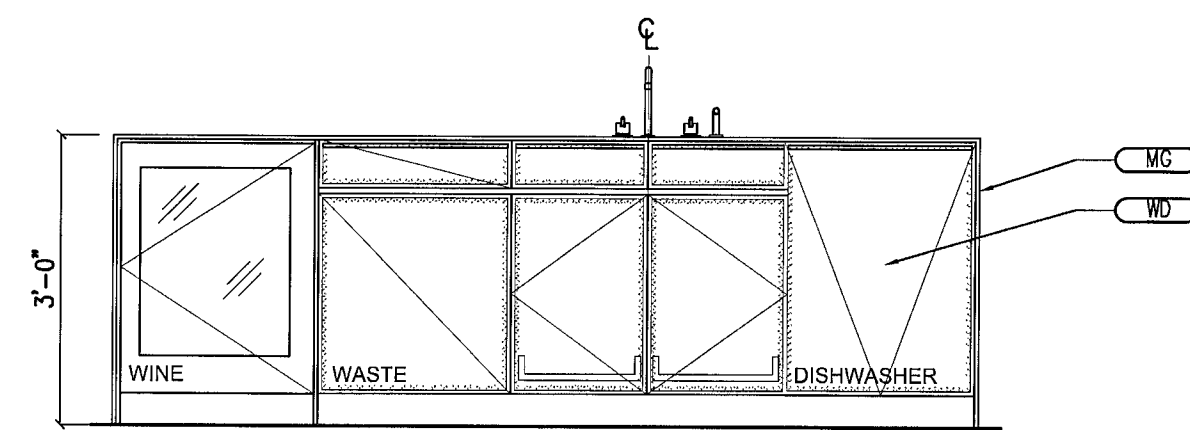
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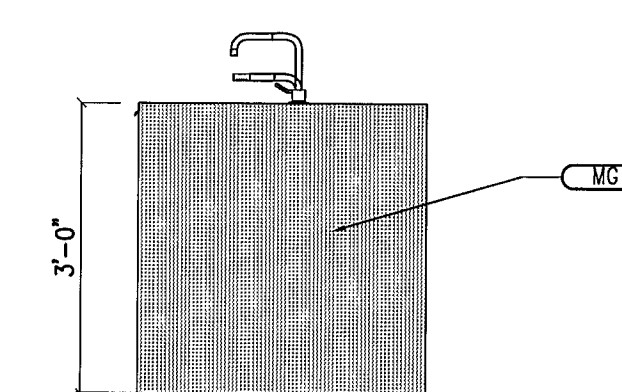
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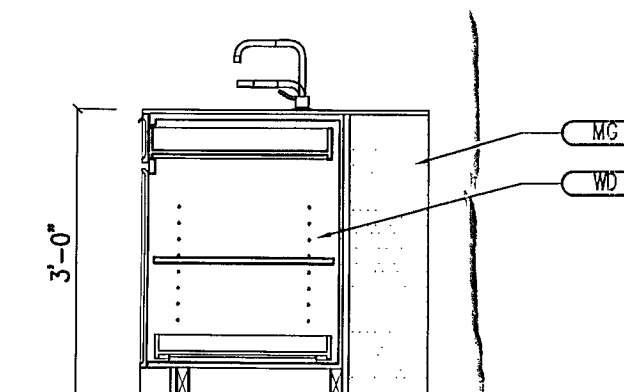
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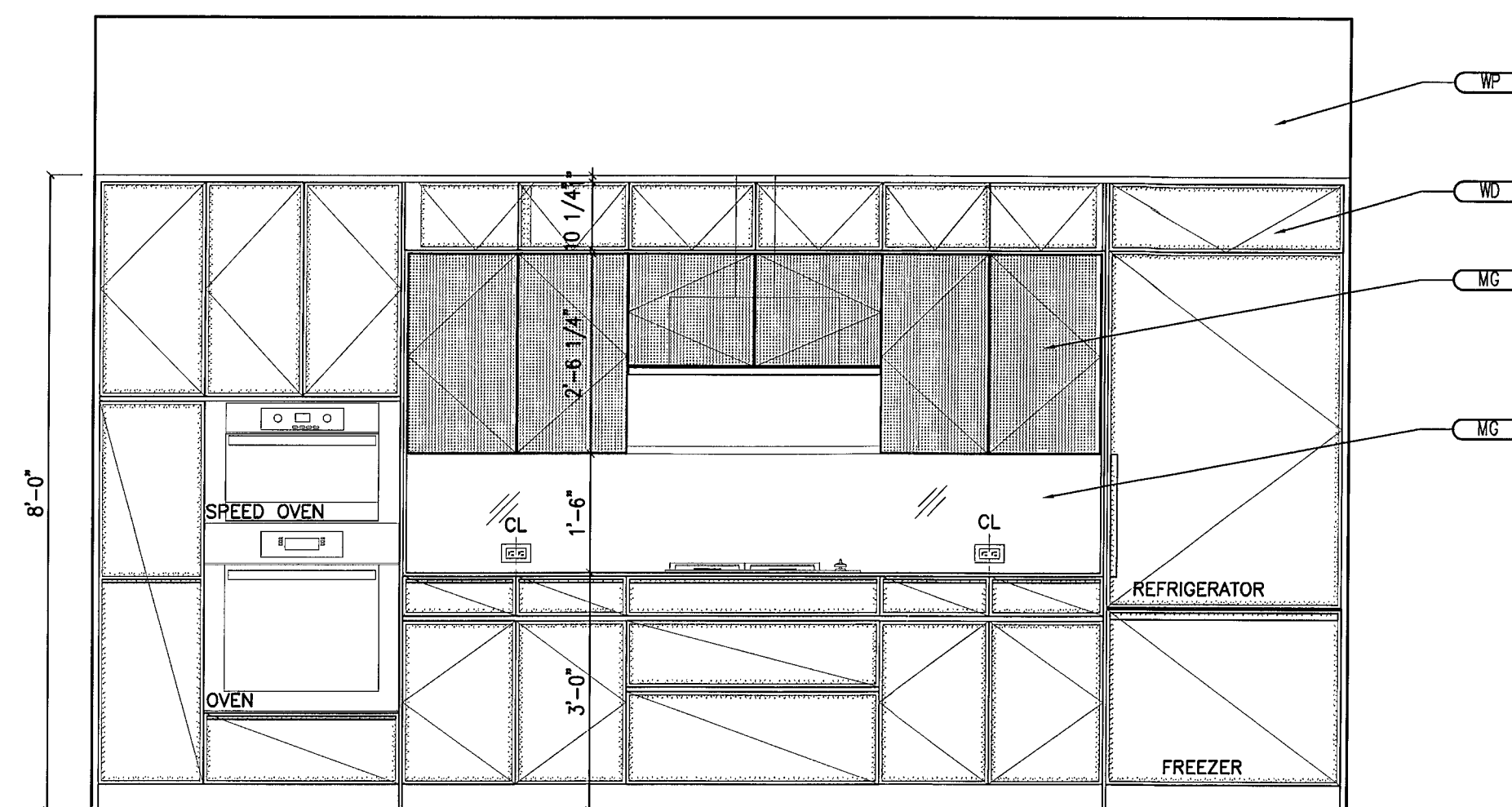
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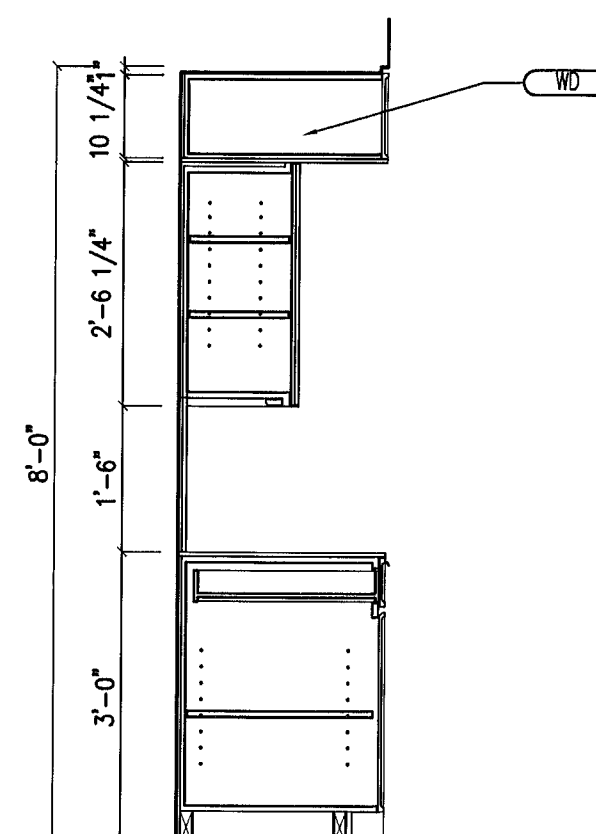
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SCALE: 1/2" = 1'-0"



13 ISLAND BENCH
SCALE: 1/2" = 1'-0"



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



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

Finish Legend	
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FIRE DEPARTMENT

APPROVED
MIAMI BEACH
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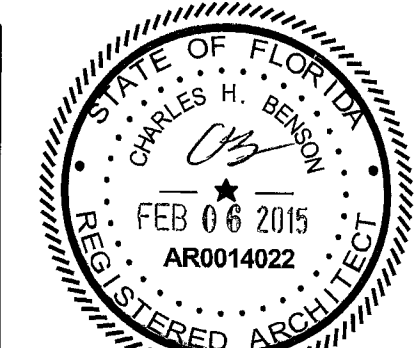
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GENERAL AIR CONDITIONING NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND FLORIDA BUILDING CODE 2010, FLORIDA BUILDING CODE - MECHANICAL 2010 GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEADROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL AIR CONDITIONING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS, WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL AIR CONDITIONING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- THE WORD "AIR CONDITIONING" MEANS HEATING, VENTILATION, AIR CONDITIONING, DUCTWORK, PIPING, REFRIGERANT LINES, CONTROLS, SMOKE AND FIRE DAMPERS ETC.
- PROVIDE MEANS "FURNISH AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE DRAWINGS SHOWING THE EXACT AND COMPLETE INSTALLATION.
- ALL AIR SYSTEMS SHALL BE TESTED AND BALANCED BY AN INDEPENDENT TEST AND BALANCE COMPANY. PROVIDE T & B REPORTS PROVIDE T & B REPORTS IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. ALL AIR AND WATER SYSTEMS SHALL BE BALANCED TO WITHIN 10% OF THE QUANTITIES SHOWN ON THE PLANS. THE HVAC CONTRACTOR SHALL INCLUDE THE COST OF PULLEY AND BELT CHANGES, AND PROVIDE THE TEST AND BALANCE FIRM WITH SHOP DRAWINGS ON ALL EQUIPMENT, PIPING AND DUCTWORK. DURING CONSTRUCTION, THE HVAC CONTRACTOR, THE HVAC CONTRACTOR AND CONFIRM ADEQUATE SERVICE AND ACCESS CLEARANCES FOR ALL DAMPERS, MOTORS, ETC. TEST AND BALANCE OF THE RESIDENTIAL SYSTEMS MAY BE DONE BY THE MECHANICAL CONTRACTOR AND SHALL INCLUDE COMFORT BALANCE VISITS TO THE RESIDENCES IF REQUIRED.
- ALL DUCT SIZES ARE IN INCHES AN REPRESENT CLEAR INSIDE DIMENSIONS.
- THE HVAC CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER. THE COMPRESSOR (S) SHALL HAVE A FIVE YEAR WARRANTY.
- ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
- PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT.
- PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. PROVIDE 5 SETS OF SUBMITTALS ON ALL HVAC EQUIPMENT. SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED INFORMATION.
- CONTRACTOR IS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS BASED ON THE APPROVED SET OF DRAWINGS, ANY DEVIATION FROM THE ORIGINAL DESIGN MUST BE BROUGHT UP TO THE ATTENTION OF THE ENGINEER OF RECORD FOR REVIEW AND COMMENTS.

MATERIALS

- AIR CONDITIONING RIGID DUCTWORK SHALL BE CONSTRUCTED OF 1" THICK R=4.2 STANDARD DUTY FIBERGLASS BOARD FLAMEPROOF REINFORCED ALUMINUM FACED COVER IN ACCORDANCE WITH S.M.A.C.N.A. AS MANUFACTURED BY Owens-Corning. DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING WITH MANUFACTURER'S INSTRUCTIONS.
- FLEXIBLE DUCTWORK SHALL BE CLASS 1 AIR DUCT, U.L. 181 LISTED AS MANUFACTURED BY ATCO FLEXARE OR APPROVED EQUAL AND OF R=4.2. INSTALL PER LATEST S.M.A.C.N.A. STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. FLEX DUCT SHALL BE USED TO CONNECT SMALL CEILING GRILLES TO MAIN DUCTS ONLY. FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT THE CONSTRUCTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - DUCTS SHALL BE INSTALLED FULLY EXTENDED. DUCT SHALL NOT EXCEED 8'-0" IN LENGTH THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
 - BENDS SHALL MAINTAIN A CENTERLINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
 - TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
 - HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAC BETWEEN SUPPORTS SHALL NOT EXCEED 1/2" INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN INTERMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCT OR EQUIPMENT MAY BE CONSIDERED TO BE SUPPORTS.
 - VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 5 FEET.
 - HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1-1/2" INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.

HVAC DESIGN REQUIREMENTS

	YES	NO
DUCT SMOKE DETECTOR	X (EXISTING)	
FIRE DAMPERS	X	
SMOKE DAMPERS	X	
FIRE RATED ENCLOSURE		X
FIRE RATED FLOOR/CEILING ASSEMBLY		X
FIRE STOPPING	X	
SMOKE CONTROL	X	

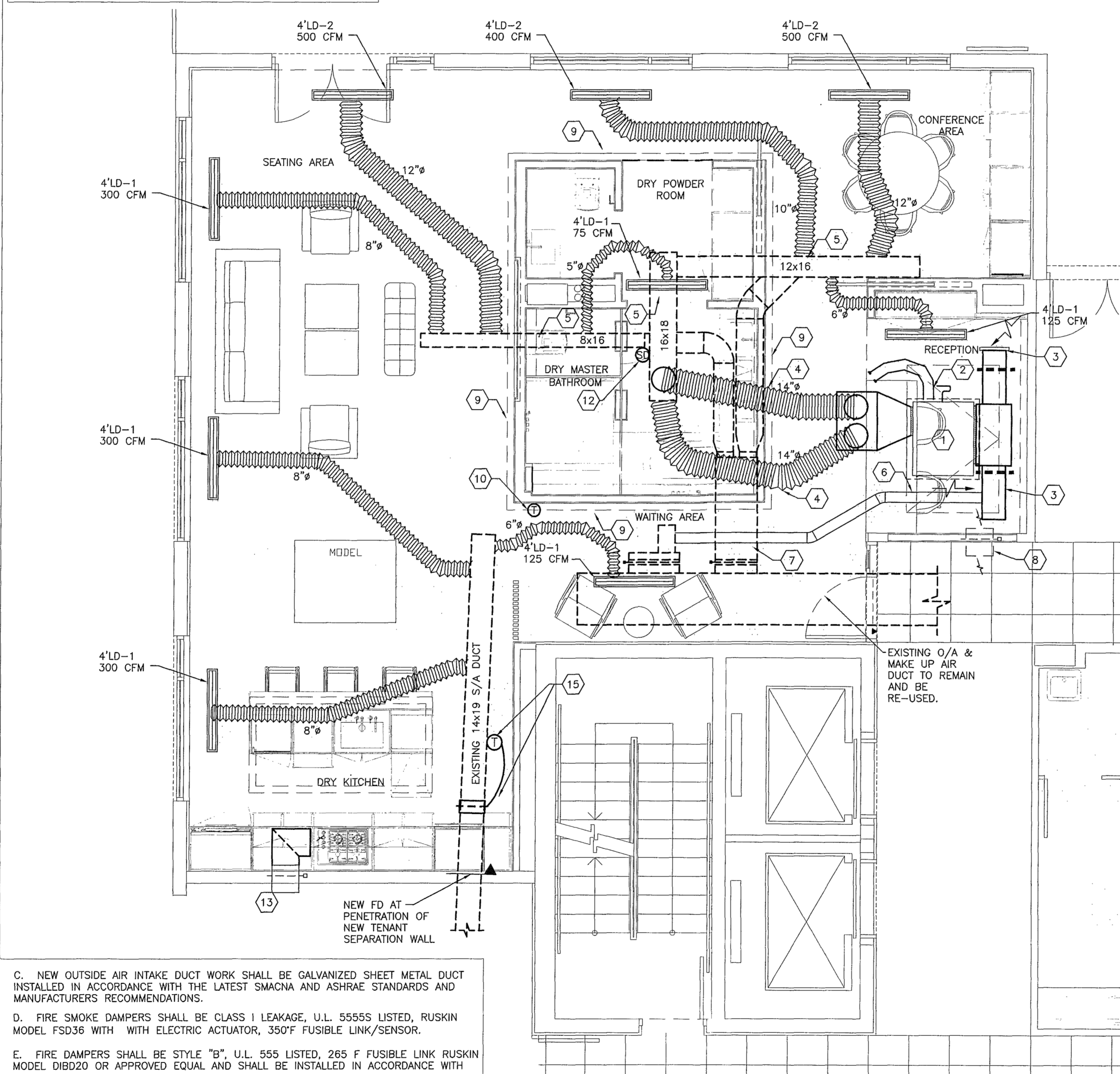
AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
LD-1	LINEAR DIFFUSER	AIR GUIDE	ASD TYPE I	ALUMINUM	(3)-1" SLOTS
LD-12	LINEAR DIFFUSER	AIR GUIDE	ASD TYPE I	ALUMINUM	(4)-1" SLOTS

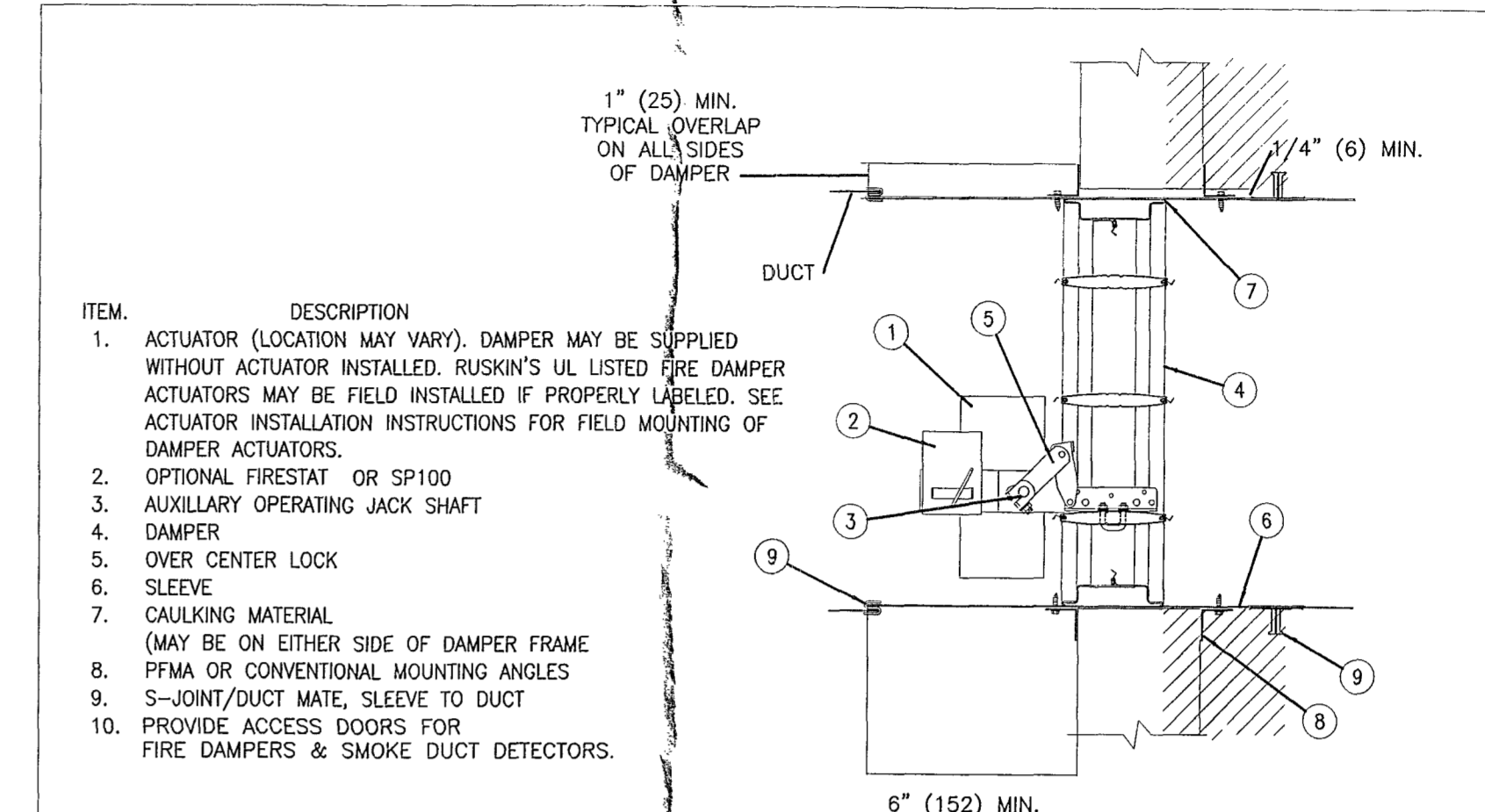
- REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DROPPED CEILING.
- COORDINATE FINAL LOCATION OF ALL AIR DIFFUSERS WITH ELECTRICAL CONTRACTOR IN ORDER TO MAINTAIN A MINIMUM OF 3'-0" FROM ANY SMOKE DETECTOR.
- MECHANICAL CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL AIR DIF. WITH SPRINKLER CONTRACTOR AS TO MAINTAIN A MIN. DISTANCE OF 1'-0" FROM ANY SPRINKLER HEAD.
- CONTRACTOR SHALL VISIT THE JOBSITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

DRAWING NOTES

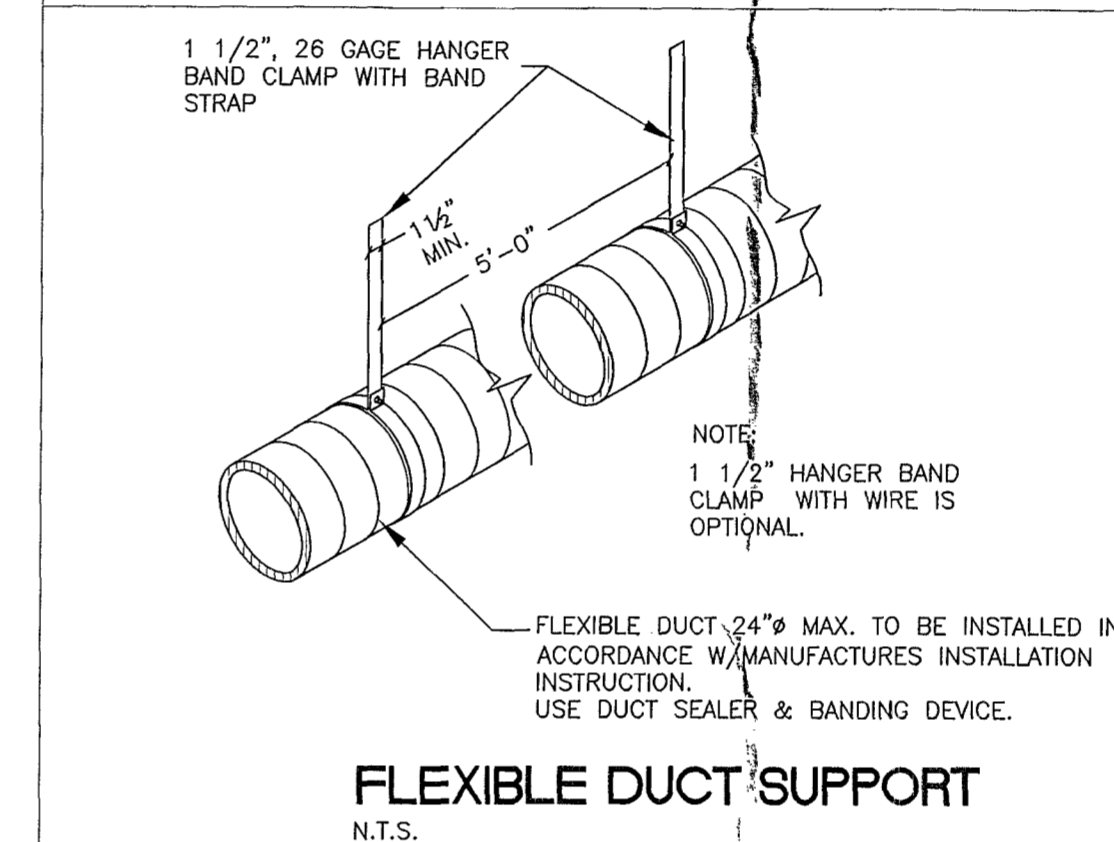
- EXISTING 5-TON HORIZONTAL WATER SOURCE HEAT PUMP AND DRAIN PAN SHOWN IN RELOCATED POSITION.
- 3/4" PLENUM RATED COND. WATER SUPPLY AND RETURN HOSES. EXTEND TO LOCATION OF EXISTING CONDENSER WATER SUPPLY/RETURN SHUT OFF VALVES.
- (2)- 18X14 R/A OPENINGS WITH BACK DRAFT DAMPERS.
- (2)- 14" FLEX DUCTS FROM NEW S/A PLENUM TO EXIST 16X18 S/A DUCT.
- EXISTING S/A DUCTS TO REMAIN. ALL EXISTING A/D DEVICES AND FLEX DUCTS SHALL BE REMOVED. FIBERGLASS DUCT TO BE REPAIRED, SEALED AND BE LEFT READY FOR USE.
- NEW 6" INSULATED CORRUGATED ALUMINUM O/A INTAKE DUCT.
- EXISTING MAKE UP AIR DUCT FOR SMOKE CONTROL TO REMAIN.
- EXISTING SMOKE CONTROL (EVAC) DAMPERED OPNG TO REMAIN.
- 1" R/A SLOT ALL AROUND PERIMETER COVE.
- EXISTING RELOCATED T'STAT.
- NEW LINEAR DIFFUSER. SEE A/D SCHEDULE
- EXISTING DUCT SMOKE DETECTOR TO REMAIN.
- NEW 16X12 RETURN AIR OPENING WITH DUCT ELBOW AND COMBINATION FIRE/SMOKE DAMPER. THE SMOKE DAMPER SHALL BE OPEN DURING NORMAL HVAC OPERATION, OPEN DURING A FIRE EVENT ON THIS FLOOR, AND CLOSED DURING A FIRE EVENT IN ANY OTHER FLOOR.
- EXTEND 3/4" CONDENSATE TRAP AND PIPING TO LOCATION OF EXISTING CONDENSATE DRAIN CONNECTION.
- NEW VOLUME CONTROL MODULATING DAMPER EWC MODEL NO OR EQUAL DAMPER TO BE STAND-ALONE, ACTUATOR VOLTAGE 120-1-60. PROVIDE WITH EWT-3611 NON PROGRAMMABLE T'STAT.



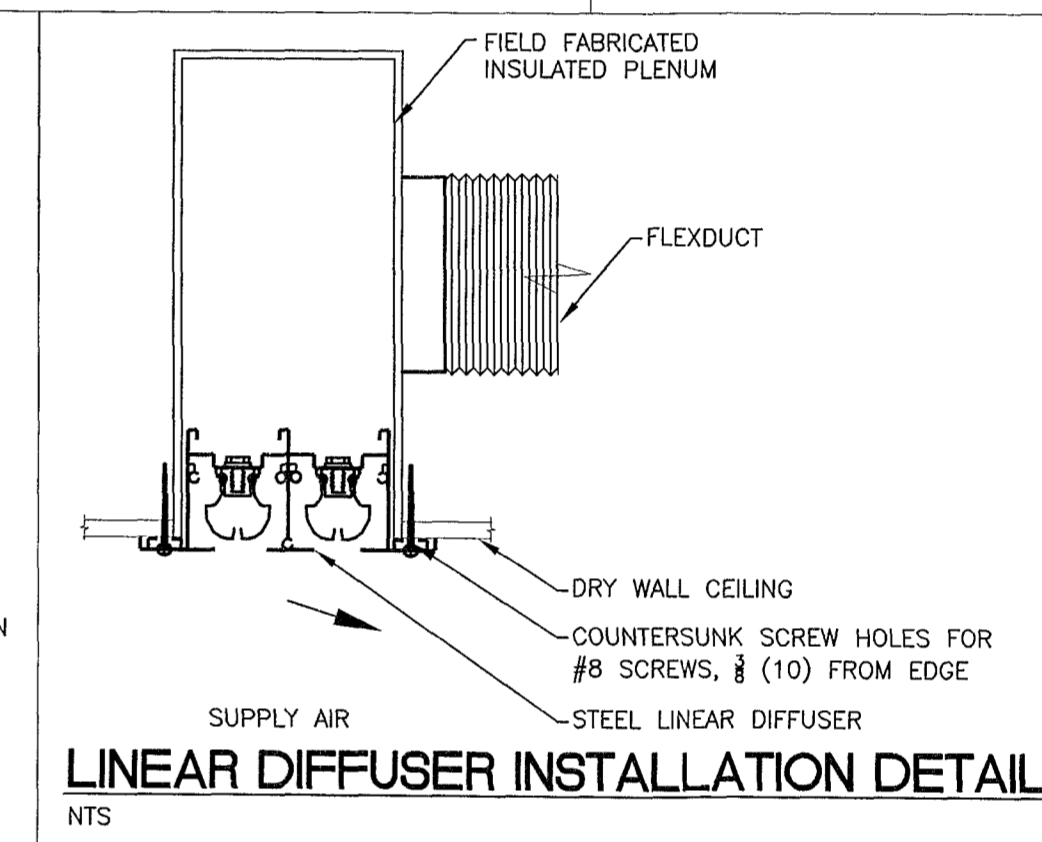
HVAC PLAN
SCALE: 1/4" = 1'-0"



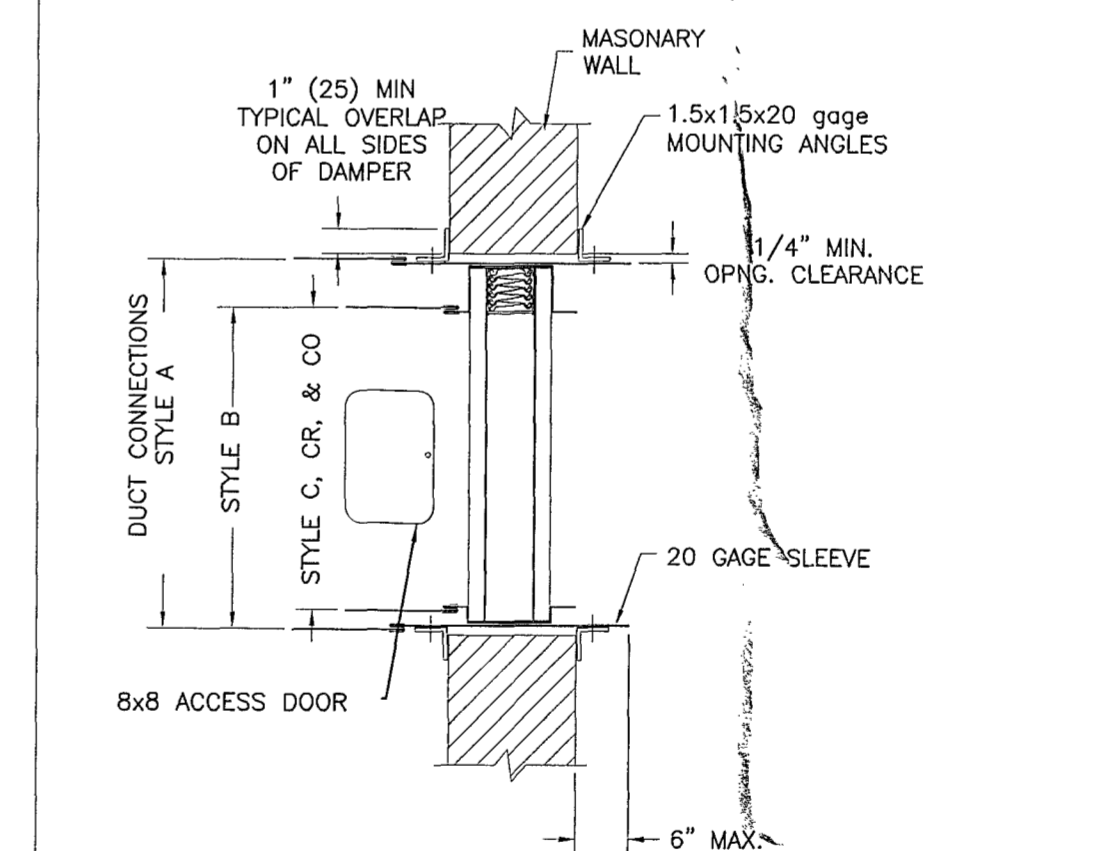
COMBINATION FIRE SMOKE DAMPER INSTALLATION DETAIL
TYPICAL AIRFLOW INSTALLATION - RUSKIN MODEL FSD-36 VERTICAL INSTALLATION N.T.S.



FLEXIBLE DUCT SUPPORT
N.T.S.



LINEAR DIFFUSER INSTALLATION DETAIL
N.T.S.

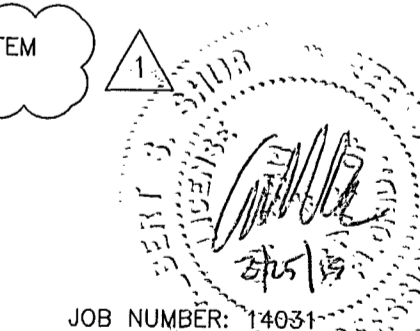


FIRE DAMPER INSTALLATION DETAIL
SEE RUSKIN INSTALLATION INSTRUCTIONS FOR MORE INSTALLATION INFORMATION

SCOPE OF WORK:

- RELOCATE EXISTING AC UNIT.
- EXTEND SERVICE PIPING AND O/A DUCTWORK TO NEW LOCATION.
- INSTALL NEW FLEXIBLE AIR DUCTS.
- INSTALL NEW LINEAR DIFFUSERS.
- INSTALL NEW VOLUME CONTROL DAMPER.
- INSTALL NEW FIRE DAMPER AND FIRE/SMOKE DAMPER

NO CHANGE OF OCCUPANCY, NO A/C CAPACITY ADDED.
NO CHANGE TO SMOKE CONTROL SYSTEM OR SEQUENCE OF OPERATIONS



JOB NUMBER: 14031-
ALBERT SHULG
PE# 0043414 W.E.
E80003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL
ENGINEERS



09/30/15

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED FOR:
JHPSB COLLINS VENTURES, LLC
119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 • Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
CHARLES BENSON
SCALE
AS SHOWN
DATE
02-06-15

PROJECT NUMBER
21428

AC-1
OF
1

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION 02/06/15

APPROVED
MAY 11 2015
ENGINEER
CITY OF MIAMI BEACH
HALL DEPARTMENT

PROPOSED FOR:
JHPSB COLLINS VENTURES, LLC
 119 WASHINGTON AVE. SUITE 400
 MIAMI BEACH, FL 33139

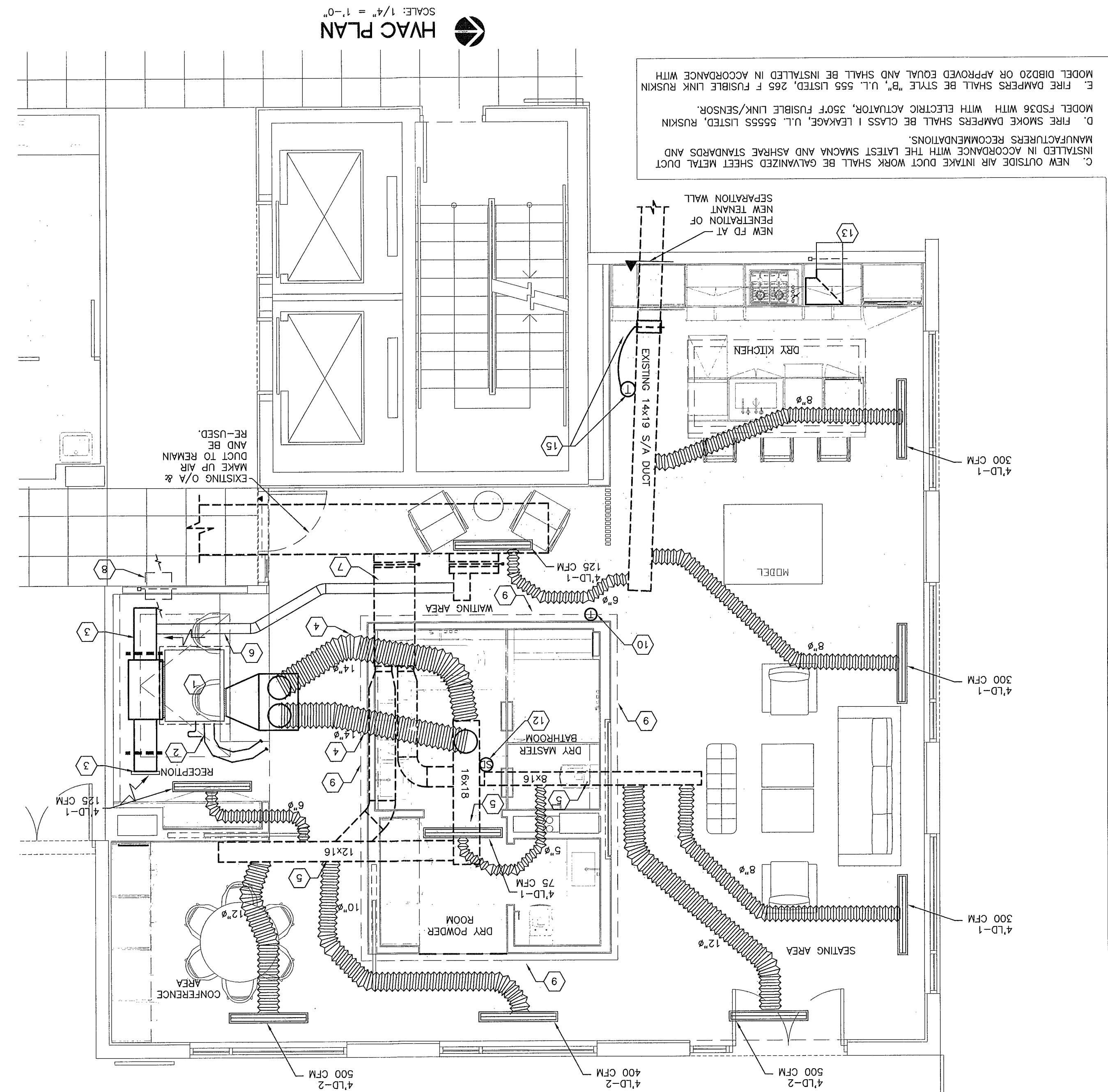
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 SCALE AS SHOWN
 DATE 02-06-15

CHARLES BENSON
 DRAWN BY
 PROJECT NUMBER
21428

AC-1
 OF
1
 CITY OF MIAMI BEACH
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- GENERAL AIR CONDITIONING NOTES**
1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND FLORIDA BUILDING CODE 2010, FLORIDA BUILDING CODE - MECHANICAL, 2010. WORK AS INDICATED OR SPECIFIED IS CONSIDERED TO BE IN ACCORDANCE WITH LOCAL ORDINANCES. BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
 2. THE DRAWINGS ARE TO BE CONSIDERED DIAGNOSTIC, NOT NECESSARILY SHOWING IN DETAIL ALL OF THE MINOR ITEMS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DIMENSIONS OF ALL TRADES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS WHERE HEADROOM AND SPACE CONDITIONS ARE INDICATED. AT ALL POINTS WHERE HEADROOM AND SPACE CONDITIONS ARE INDICATED.
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 4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS, WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND CONNECTIONS TO REMAINING WORK.
 5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF THE EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
 6. THE CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS, LICENSES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. CONTRACTOR SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE L.A.S. RULES OR ORDINANCES.
 7. THE WORD "AIR CONDITIONING" MEANS HEATING, VENTILATION, AIR CONDITIONING, DUCTWORK, PIPING, REFRIGERANT LINES, CONTROLS, SMOKE AND FIRE DAMPERS ETC.
 8. PROVIDE MEANS FURNISH AND INSTALL.
 9. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
 10. SHOP DRAWINGS: THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
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- MATERIALS**
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 4. HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET.
 5. VERTICAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 6 FEET.
 6. HANGES, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1-1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.
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 20. HANGES, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE NOT LESS THAN 1-1/2 INCHES WIDE AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER.



HVAC DESIGN REQUIREMENTS

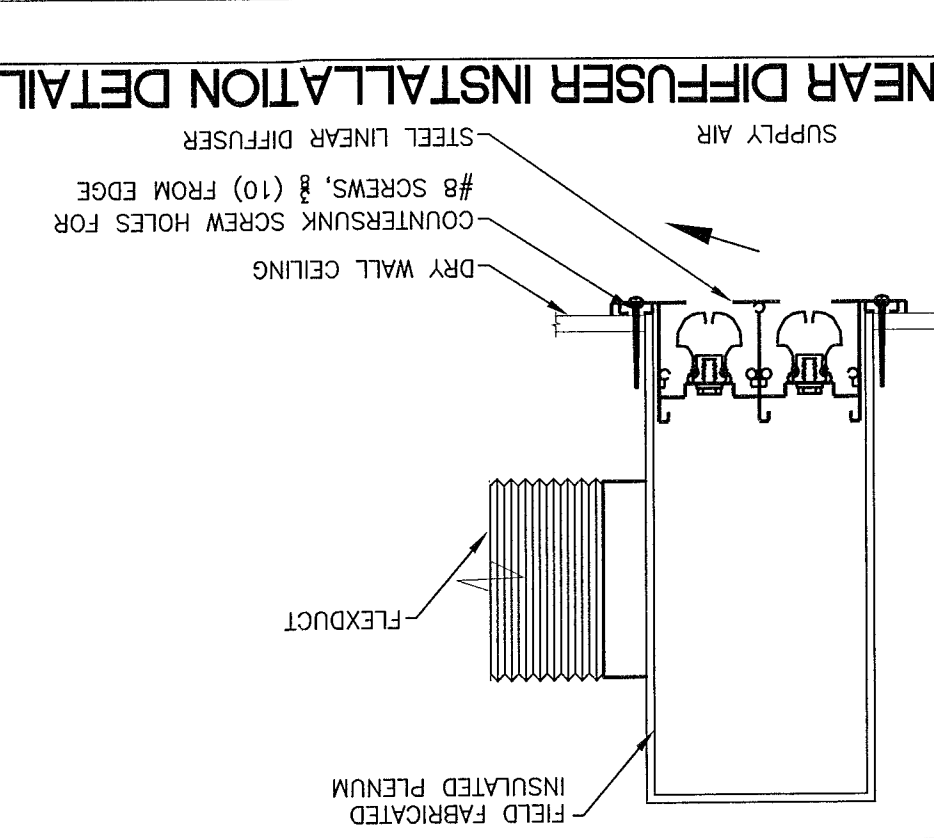
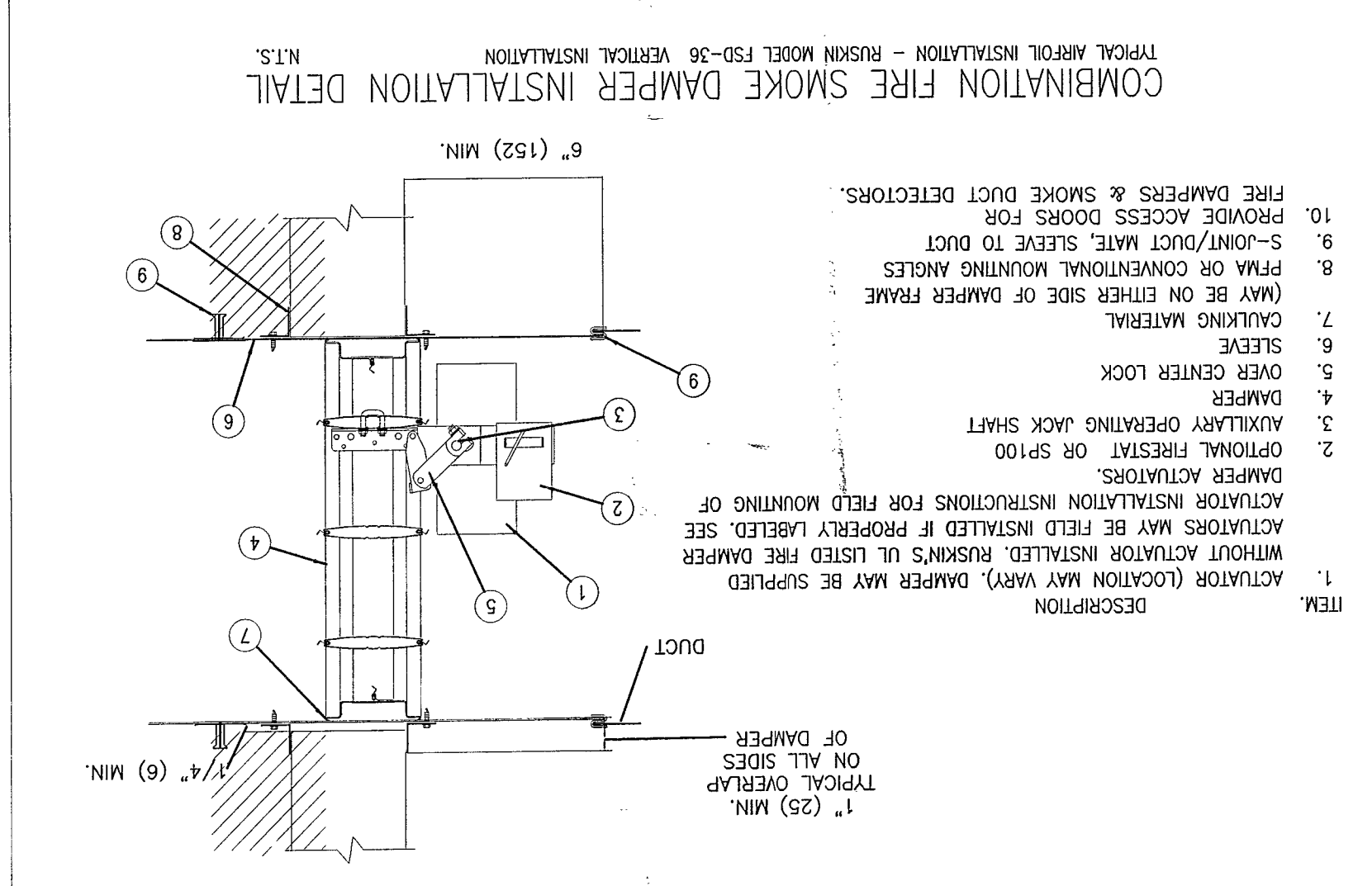
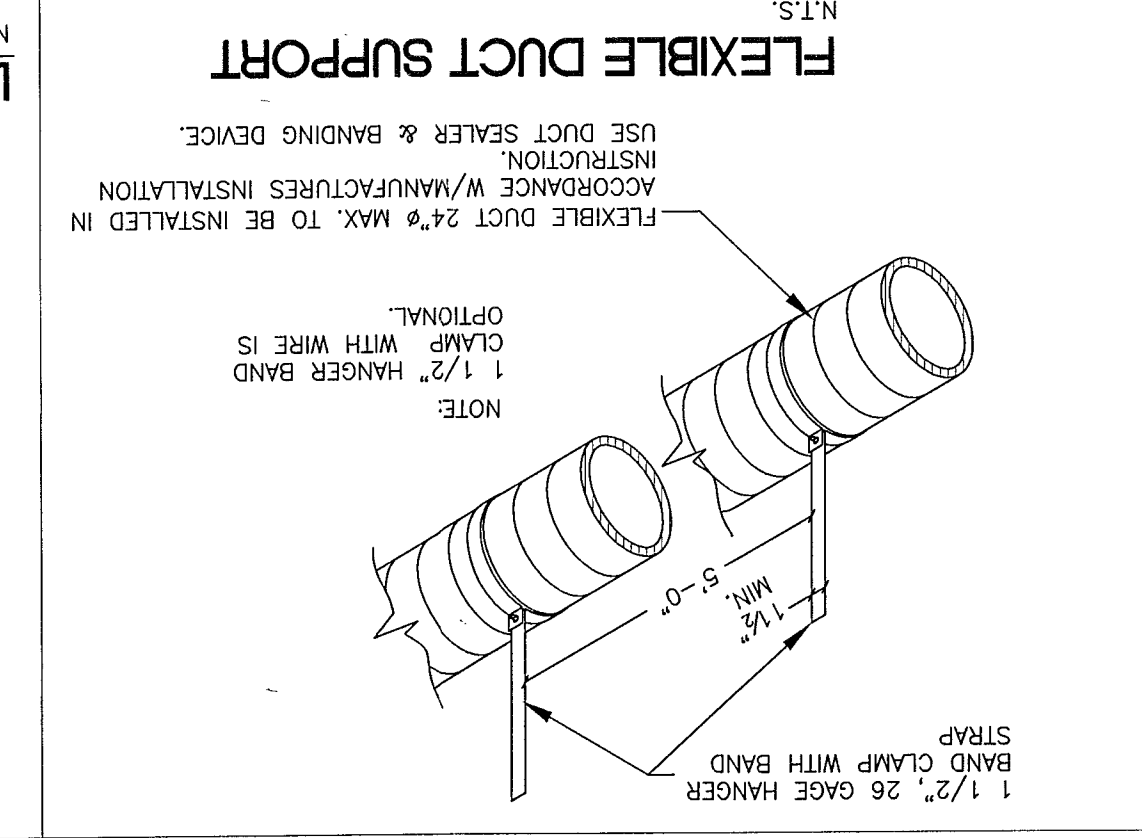
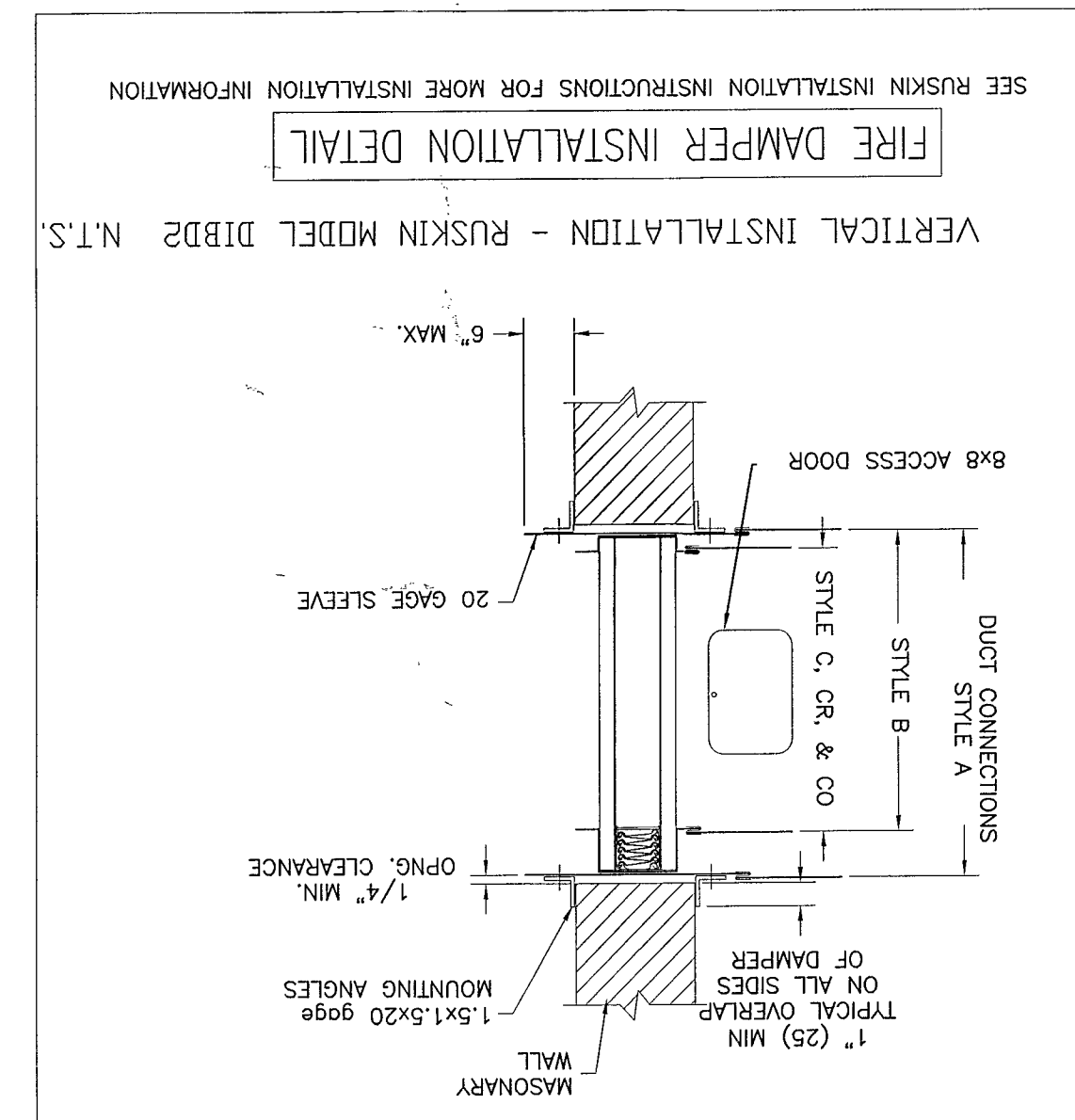
NO	DESCRIPTION	YES
1	DUCT SMOKE DETECTOR	YES
2	DUCT SMOKE DETECTOR (EXISTING)	X
3	SMOKE DAMPERS	X
4	SMOKE DAMPERS	X
5	FIRE RATED ENCLOSURE	X
6	FIRE RATED FLOOR/CEILING ASSEMBLY	X
7	SMOKE CONTROL	X

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER MODEL NUMBER	MATERIAL	REMARKS
LD-1	LINEAR DIFFUSER		ALUMINUM	(3)-1" SLOTS
LD-12	LINEAR DIFFUSER		ALUMINUM	(4)-1" SLOTS

DRAWING NOTES

1. EXISTING 5"-NON HORIZONTAL WATER SOURCE HEAT PUMP AND DRAIN PAN SHOWN IN RELATED POSITION.
2. 3/4" PLENUM RATED COND. WATER SUPPLY AND RETURN HOSES. EXTEND TO LOCATION OF EXISTING CONDENSER WATER SUPPLY/RETURN SHUT OFF VALVES.
3. (2)-1"x1/4" R/A OPENINGS WITH BACK DRAFT DAMPERS.
4. DUCT.
5. (2)-1"x1/4" FLEX DUCTS FROM NEW S/A PLENUM TO EXIST 16x18 S/A DUCT.
6. EXISTING S/A DUCTS TO REMAIN. ALL EXISTING A/O DEVICES AND FLEX DUCTS SHALL BE REMOVED. FIBERGLASS DUCT TO BE REPAIRED. SEAL AND BE LEFT READY FOR USE.
7. EXISTING MAKE UP AIR DUCT FOR SMOKE CONTROL TO REMAIN. EXISTING SMOKE CONTROL (TVO) DAMPERDONG TO REMAIN.
8. EXISTING RELATERED T'ST.
9. EXISTING SMOKE CONTROL (TVO) DAMPERDONG TO REMAIN.
10. EXISTING RELATERED T'ST.
11. NEW LINEAR DIFFUSER. SEE A/D SCHEDULE.
12. NEW LINEAR DIFFUSER. SEE A/D SCHEDULE.
13. NEW T6x12 RETURN AIR OPENING WITH DUCT ELBOW AND COMBINATION FIRE/SMOKE DAMPER. THE SMOKE DAMPER SHALL BE OPEN DURING NORMAL HVAC OPERATION. OPEN DURING A FIRE EVENT ON THIS FLOOR, AND CLOSED DURING A FIRE EVENT IN ANY OTHER FLOOR.
14. EXTEND 3/4" CONDENSATE TRAP AND PIPING TO LOCATION OF EXISTING CONDENSATE DRAIN CONNECTION.
15. PROVIDE WITH ENT-3611 NON PROGRAMMABLE T'ST.



SCOPE OF WORK:

1. RELOCATE EXISTING AC UNIT.
2. EXTEND SERVICE PIPING AND O/A DUCTWORK TO NEW LOCATION.
3. INSTALL NEW FLEXIBLE AIR DUCTS.
4. INSTALL NEW LINEAR DIFFUSERS.
5. INSTALL NEW VOLUME CONTROL DAMPER.
6. INSTALL NEW FIRE DAMPER AND FIRE/SMOKE DAMPER.

NO CHANGE OF OCCUPANCY, NO A/C CAPACITY ADDED.

OR SEQUENCE OF OPERATIONS

NO CHANGE TO SMOKE CONTROL SYSTEM

ALBERT SHUB
 PE# 00043414 M.E.
 14031
 FLORIDA ENGINEERING SERVICES
 MECHANICAL AND ELECTRICAL ENGINEERS
 24 N.W. 18TH STREET
 NORTH MIAMI BEACH, FL 33169
 TELEPHONE: (305) 653-0212
 FAX: (305) 653-0232
 e-mail: Alberts@fesinc.biz

ISSUED FOR PERMIT 020615
 ISSUED FOR BIDDING 020615
 ISSUED FOR CONSTRUCTION 020615

REVENUED
 MARIANNE O'LEARY
 2014 FEB 11 AM 11:33
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ELECTRICAL LEGEND

- EM NEW EMERG. HI-HAT LIGHT FIXTURE TO BE CONNECTED TO NEW DUAL-LITE LG2R, 250W COMPACT CENTRAL LIGHTING INV.
- NEW HI-HAT LIGHT FIXTURE
- EXISTING TO BE RELOCATED WALL MOUNTED EXIT SIGN WITH EMERGENCY BATTERY PACK
- EXISTING TO BE RELOCATED CEILING MOUNTED DIRECTIONAL EXIT SIGN WITH EMERGENCY BATTERY PACK
- INDICATES TYPE OF LIGHTING - SEE LIGHT FIXTURE SCHEDULE
- NEW 120V DIMMER SWITCH
- NEW LOW VOLTAGE PANEL ENCLOSURE
- EXISTING TO BE RELOCATED ELECTRIC PANEL
- EXISTING TO BE RELOCATED DISCONNECT SWITCH
- NEW 120V QUADRAPLEX RECEPTACLE
- NEW 120V DUPLEX RECEPTACLE
- NEW FLOOR MTD. 120V DUPLEX RECEPTACLE
- NEW JUNCTION BOX
- NEW COMBINATION DATA/TELEPHONE OUTLET
- EXISTING TO BE RELOCATED COMBINATION SPEAKER/STROBE LIGHT - FIRE ALARM
- EXISTING TO BE RELOCATED SMOKE DETECTOR - FIRE ALARM
- EXISTING TO BE RELOCATED MOTORIZED FIRE DAMPER - FIRE ALARM
- NEW VOLUME CONTROL MOTORIZED DAMPER INTERCONNECTED WITH EXISTING SMOKE EVAC DAMPER S.E. FOR SIMULTANEOUS OPERATION - FIRE ALARM
- NEW MOTORIZED DAMPER FIRE DAMPER - FIRE ALARM TIE INTO EXISTING DAMPER ELECTRICAL CIRCUIT XR7
- NEW TELEVISION OUTLET W/RG-6 CABLE FOR SMART TV TO BE CONTROLLED BY IPAD
- NEW FLOOR DATA OUTLET W/CAT6 CABLE
- NEW DATA OUTLET W/CAT6 CABLE
- SOUND SPEAKERS
- N.A. NON-ACTIVE

LIGHTING FIXTURE SCHEDULE					
FIXTURE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	WATTAGE	HEIGHT	LOCATION
1. 3' X 4' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	30W	12"	RECEPTION
2. 4' X 4' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	30W	12"	RECEPTION
3. 2' X 2' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	15W	12"	RECEPTION

LIGHTING FIXTURE SCHEDULE					
FIXTURE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	WATTAGE	HEIGHT	LOCATION
4. 1' X 4' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	15W	12"	RECEPTION
5. 1' X 4' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	15W	12"	RECEPTION

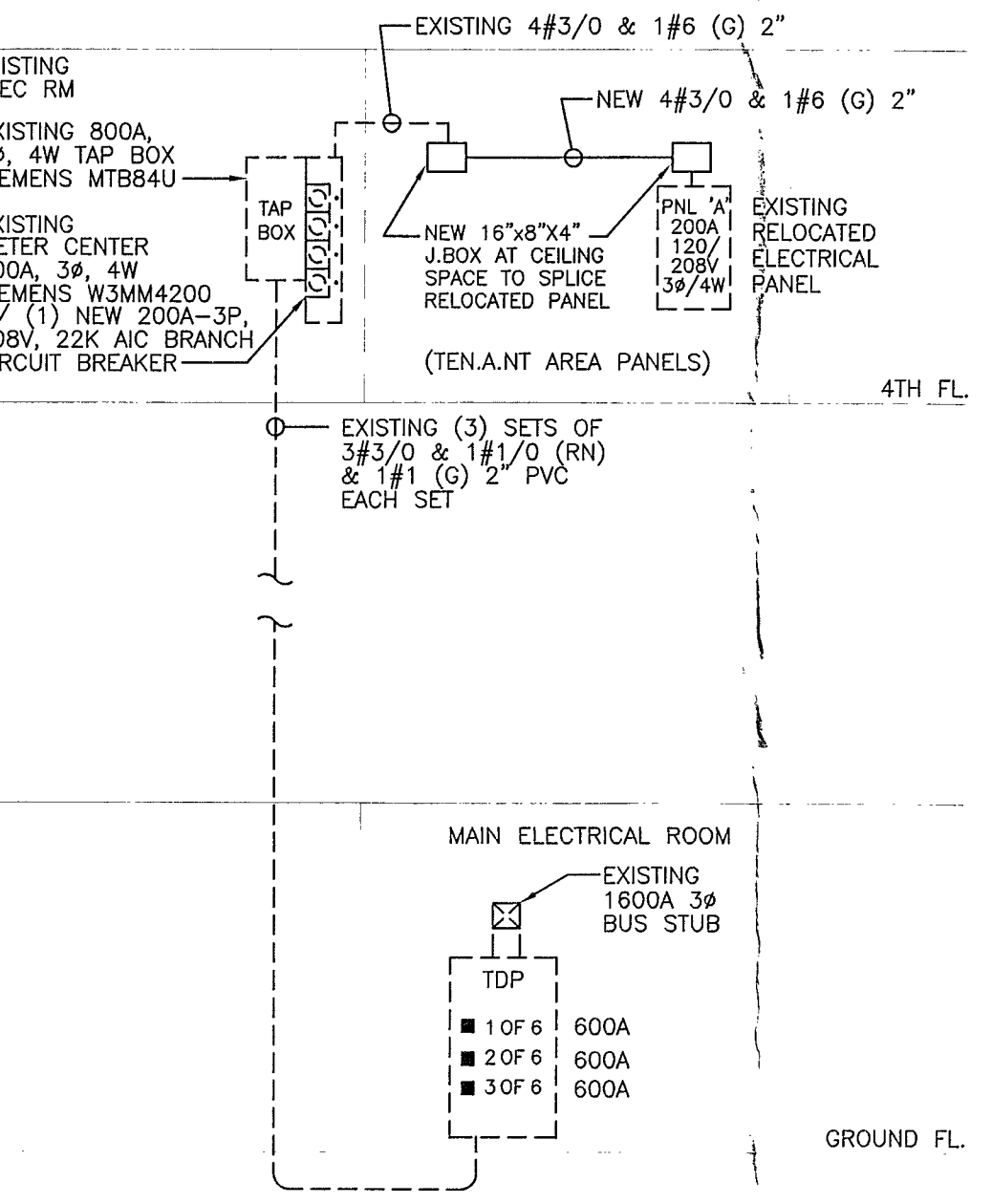
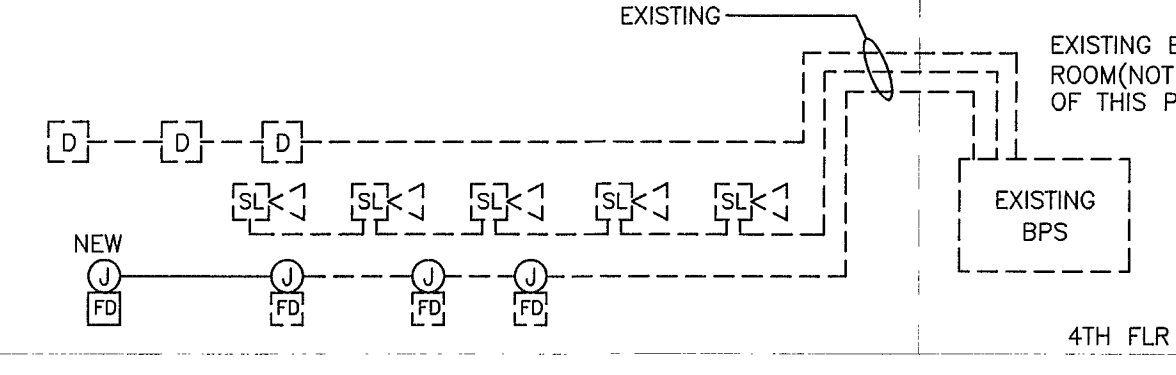
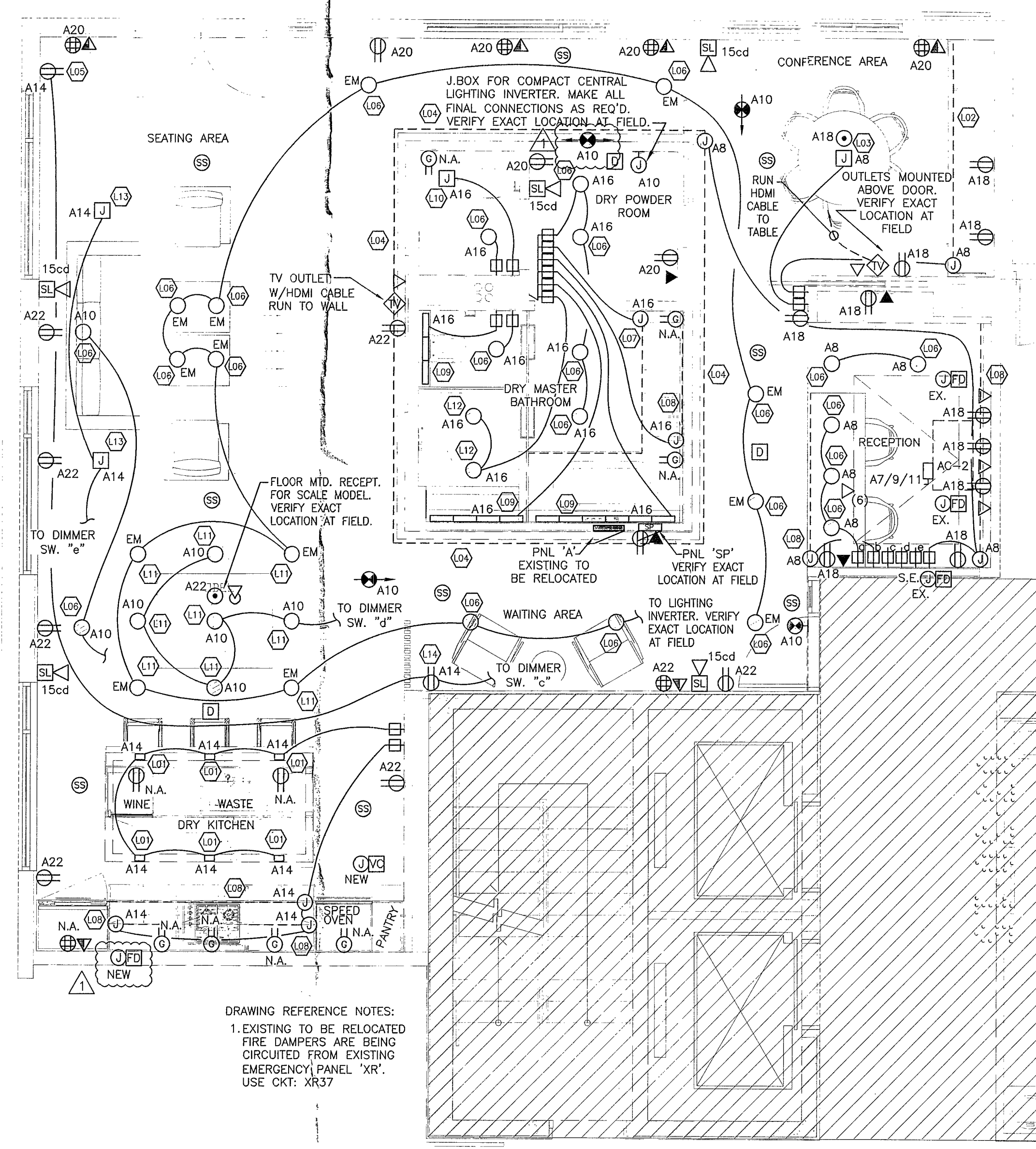
LIGHTING FIXTURE SCHEDULE					
FIXTURE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	WATTAGE	HEIGHT	LOCATION
6. 1' X 4' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	15W	12"	RECEPTION
7. 1' X 4' RECESSED LED DOWNLIGHT	OSRAM 3000K 120V 7000A	1	15W	12"	RECEPTION

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL CONFORM WITH LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING INSTALLATION OF THE ELECTRICAL SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES & REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS REGARDING HOW TO PROCEED.
2. THESE DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL PLANS, ARCHITECTURAL PLANS & SITE CONDITIONS SHALL GOVERN EXACT DEVICE LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED & MAINTAIN MAXIMUM HEADROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEADROOM, OR SPACE CONDITIONS APPEAR IN ADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUTS AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF WORK.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING OR SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO ALLOW REVISIONS BEFORE BIDS ARE SUBMITTED.
4. VERIFY SERVICE CHARACTERISTICS, LOCATION & CONNECTION WITH TELEPHONE & ELECTRIC UTILITY COMPANIES. PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT & FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL & REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT & WORKMANLIKE APPEARANCE. REMOVAL & REPLACEMENT SHALL BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT SOLE EXPENSE OF CONTRACTOR.
6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE & REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, & TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
8. ALL WIRE COPPER, IN RACEWAY, OR AS OTHERWISE SHOWN ON PLANS. MC CABLE IS ALLOWED.
9. WIRE UP COMPLETE ALL HVAC EQUIPMENT & CONTROLS AS DIRECTED BY THE HVAC CONTRACTOR. CONTROL WIRING SHALL BE IN SEPARATE RACEWAY FROM POWER WIRING.
10. PROVIDE MEANS "FURNISH AND INSTALL".
11. COORDINATE WORK WITH OTHER TRADES TO AVOID PREVENTABLE CONFLICTS.
12. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
13. PROVIDE TEMPORARY WIRING SYSTEM FOR USE OF ALL TRADES, ADEQUATE ENTIRE NEEDS OF THIS PROJECT.

EXISTING PANEL TO BE RELOCATED					
PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE PHASE	LOCATION
A	200	120/208	30	4 3	LUSS ONLY

MOUNTING LOCATION					
CKT. NO.	COND. WIRE INCH	CKT. BKR. POLE/AMPS	SERVING	WATTS	CATALOG NUMBER
1	12	1/2 2	20	1729	EXIST. LGS.-CORRIDOR
2	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
3	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
4	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
5	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
6	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
7	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
8	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
9	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
10	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
11	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
12	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
13	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
14	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
15	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
16	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
17	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
18	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
19	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
20	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
21	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
22	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
23	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
24	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
25	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
26	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
27	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
28	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
29	12	1/2 1	20	1729	EXIST. LGS.-CORRIDOR
TOTAL				25557	TOTAL
TOTAL WATTS LINE		TOTAL AMPS LINE		TOTAL WATTS NEUTRAL	
55441		154		11289 (+16080) = 27369	
FEEDER THIN CU: 4#3/0 & 1#6 (G) 2"		SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED, CATALOG NUMBER SHOWN: SIEMENS			



FLOOR PLAN

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

DRAWING REFERENCE NOTES:
1. EXISTING TO BE RELOCATED FIRE DAMPERS ARE BEING CIRCUITED FROM EXISTING EMERGENCY PANEL "XR". USE CKT. XR7

EXISTING 800A 3P, 4W TAP BOX SIEMENS MTB84

EXISTING METER CENTER 200A 3P 4W SIEMENS W3MM4200 W/ (1) NEW 200A-3P, 208V, 22K A/C BRANCH CIRCUIT BREAKER

NEW 4#3/0 & 1#6 (G) 2"

NEW 16" x 8" x 4" J-BOX AT CEILING SPACE TO SPICE RELOCATED PANEL

PANEL "A" EXISTING TO BE RELOCATED

PANEL "SP" VERIFY EXACT LOCATION AT FIELD

EXISTING (3) SETS OF 3#3/0 & 1#1/0 (RN) & 1#1 (G) 2" PVC EACH SET

MAIN ELECTRICAL ROOM EXISTING 600A 3P BUS STUB

(TENANT AREA PANELS)

4TH FLR

GROUND FLR

JOB NUMBER: 1403
ERNESTO R. TORRES
PE# 0049956 E.E.
E80003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL ENGINEERS

FES

34 N.W. 188TH STREET
NORTH MIAMI BEACH, FL 33189
TELEPHONE: (305) 653-0212
FAX: (305) 653-0232
e-mail: Ernesto@fesinc.biz

ISSUED FOR PERMIT 02/06/15
ISSUED FOR BIDDING 02/06/15
ISSUED FOR CONSTRUCTION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

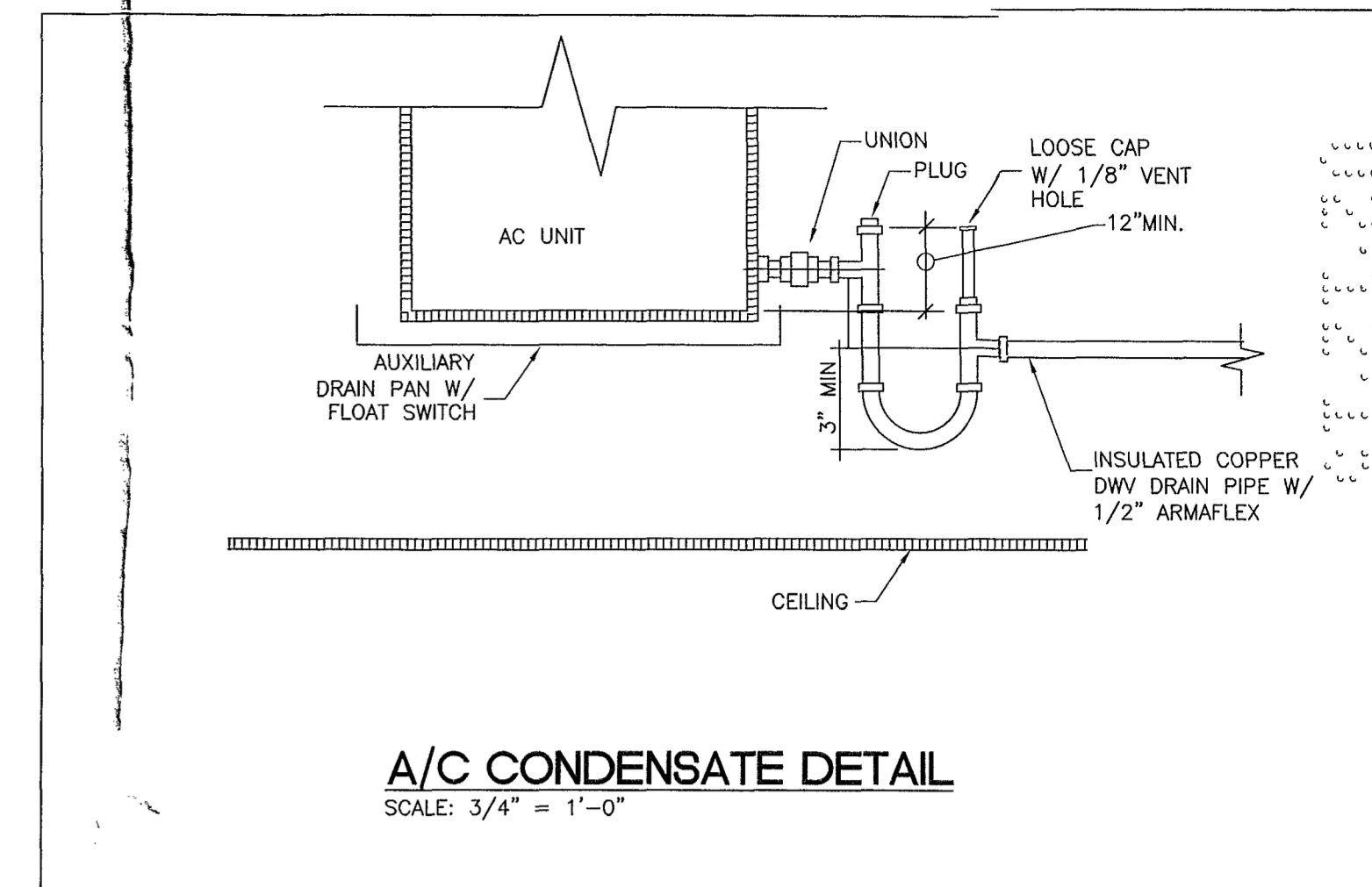
PROPOSED FOR:
JHPSB COLLINS VENTURES, LLC
119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
Ph: 305-532-6161 • Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY CHARLES BENSON		PROJECT NUMBER 21428	
SCALE AS SHOWN	DATE 02-06-15	E-1 OF 1	APPROVED MIAMI BEACH FIRE DEPT 48-0011
AS SHOWN	02-06-15		

3-30-15

- GENERAL PLUMBING NOTES**
- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
 - THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
 - EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
 - INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS OF WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF THE CONTRACTOR.
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 - THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
 - PROVIDE MEANS "FURNISHED AND INSTALL".
 - DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
 - SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
 - AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION.
 - PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
 - THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
 - PLUMBING FIXTURES SHALL BE PROVIDED BY THE OWNER AND SHALL BE HANDLED/INSTALLED BY THE PLUMBING CONTRACTOR. PLUMBING FIXTURE RELATED SUPPLIES (P-TRAPS, ETC.) ARE NOT PART OF THE FIXTURE PLUMBING PACKAGE.
 - WHEREVER DISSIMILAR METALS ARE TO JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
 - PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP, SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
 - MATERIALS
 - A. CONDENSATE DRAIN PIPING SHALL BE INSULATED DWV COPPER.

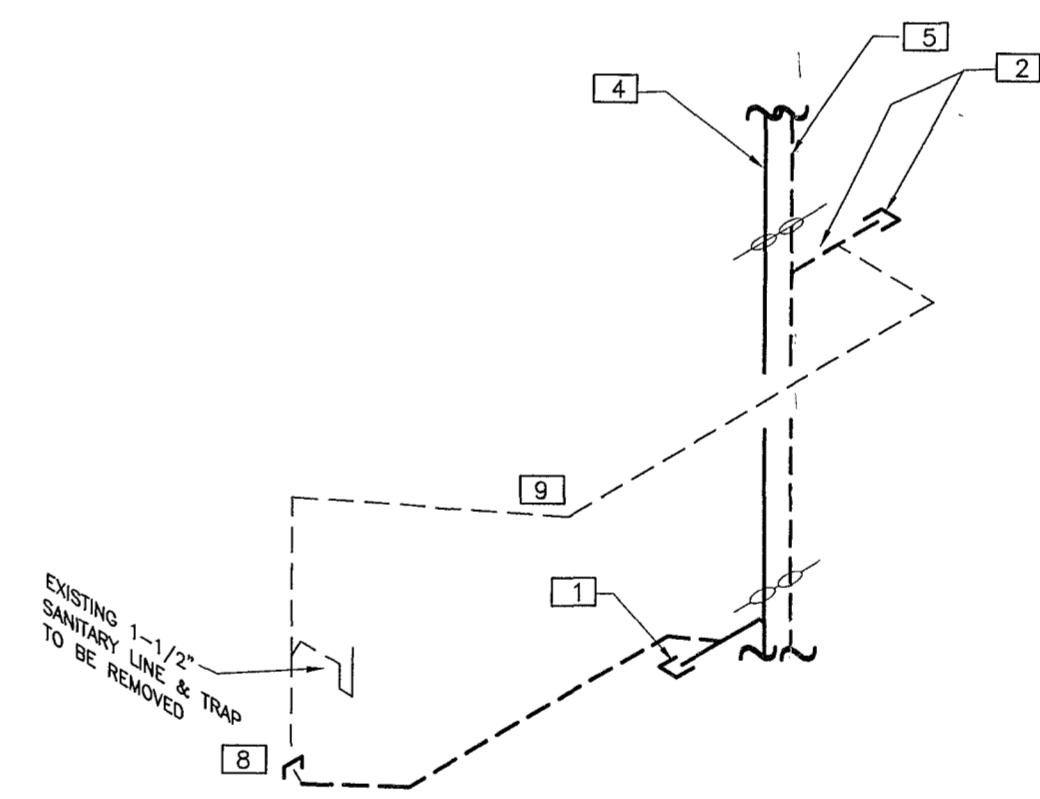
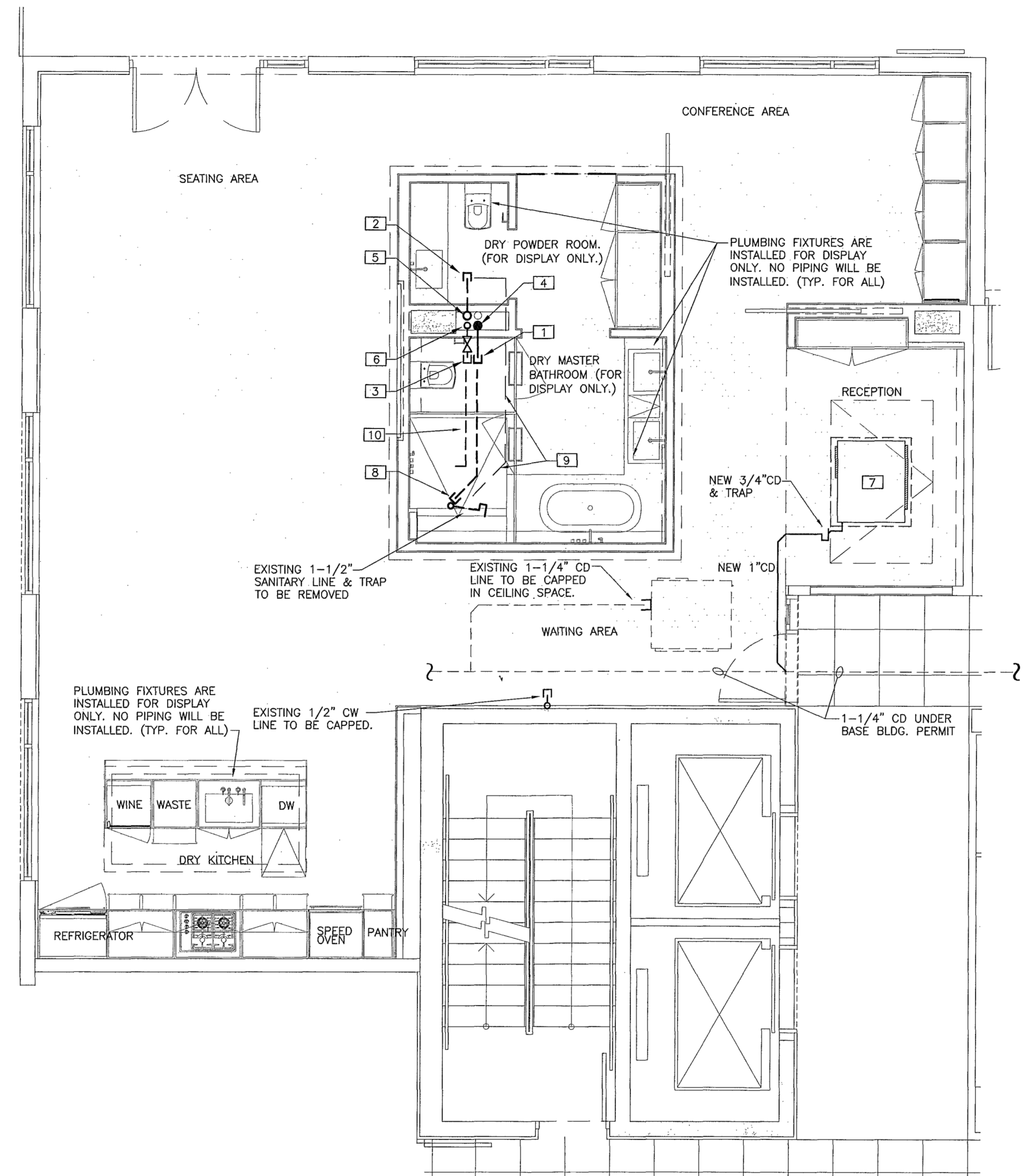


PLUMBING PIPING LEGEND

---	EXISTING CW LINE
---	EXISTING CD LINE
---	EXISTING SAN-VENT LINE
---	EXISTING SANITARY LINE
---	NEW CONDENSATE DRAIN LINE.

DRAWING NOTES LEGEND

- 4" SANITARY LINE W/CAP-OFF UNDER BASE BLDG. PERMIT
- 3" VENT LINE W/CAP-OFF UNDER BASE BLDG. PERMIT
- 1" CW SHUT-OFF VALVE W/ CAP-OFF UNDER BASE BLDG. PERMIT
- 4" S.S. RISER UNDER BASE BLDG. PERMIT
- 3" V.S. RISER UNDER BASE BLDG. PERMIT
- 2" CW RISER UNDER BASE BLDG. PERMIT
- EXISTING, RELOCATED A/C
- EXISTING 2" SANITARY LINE TO BE CAPPED FLUSH TO FLOOR
- EXISTING 2" SAN-VENT LINE TO BE REMOVED. CAP PIPE AS NECESSARY
- EXISTING 1/2" DOMESTIC CW LINE TO BE REMOVED



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P 02/12/15

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT



JOB NUMBER: 14031
ALBERT SHUB
PE# 0043414 M.E.
E00003662
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL
ENGINEERS
FES
34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL. 33169
TELEPHONE: (305) 653-0212
FAX: (305) 653-0232
e-mail: AlbertS@fesinc.biz

ISSUED FOR PERMIT _____ 02/06/15
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PROPOSED FOR:
JHPSB COLLINS VENTURES, LLC
119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
CHARLES BENSON

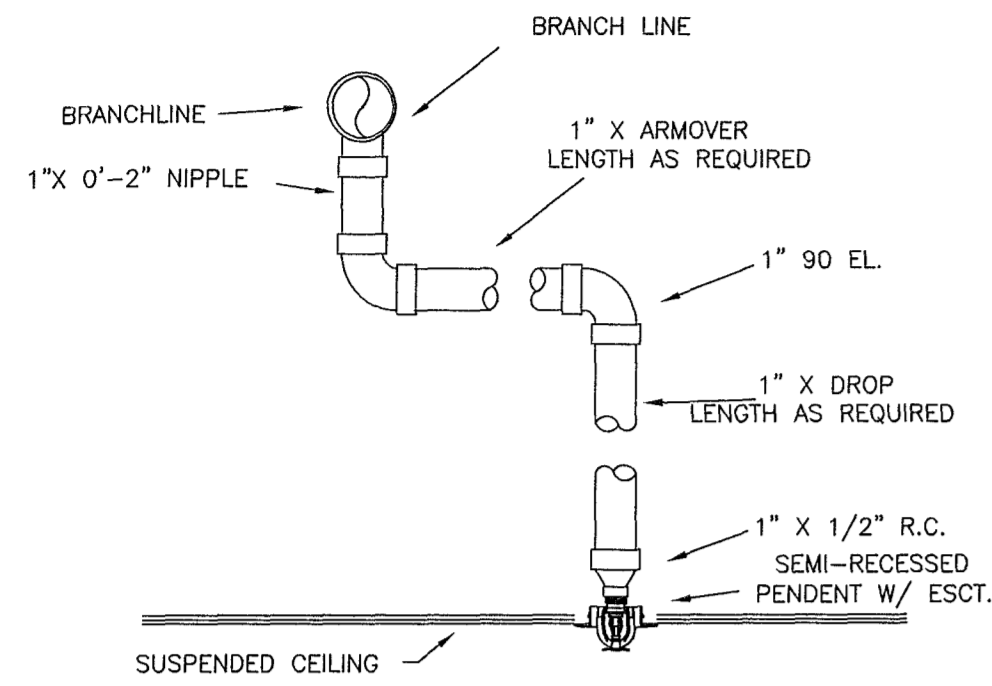
SCALE
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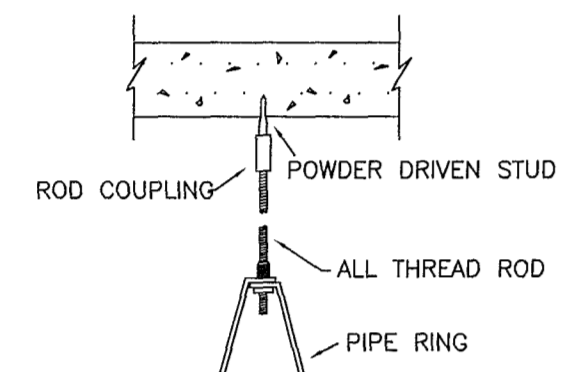
PROJECT NUMBER
21428

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1

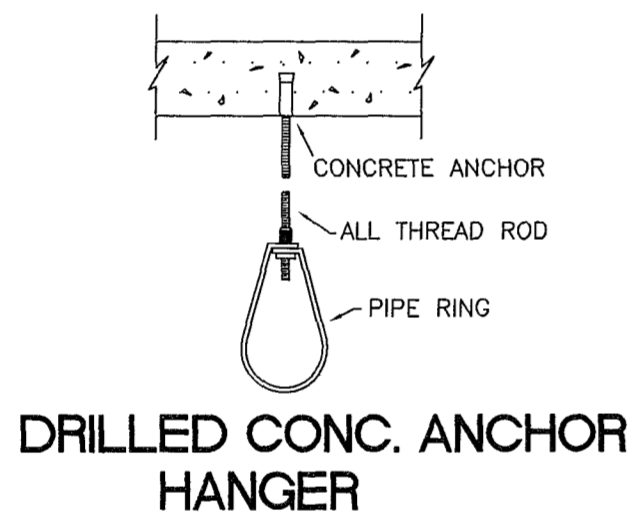
REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT



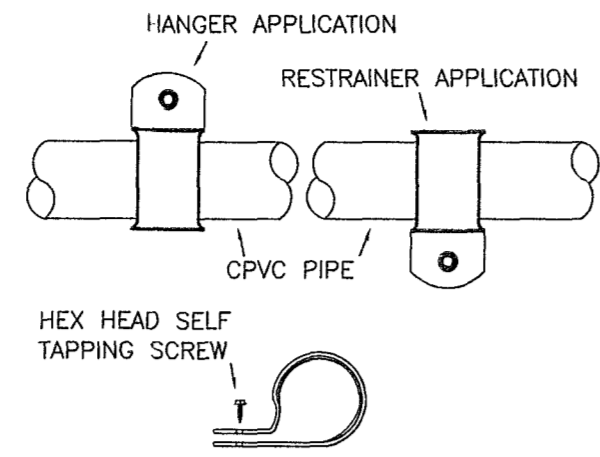
TYP. SWING AND DROP ASSEMBLY



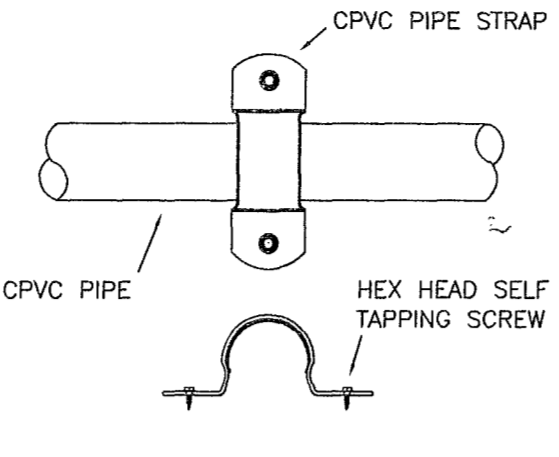
POWDER DRIVEN STUD HANGER



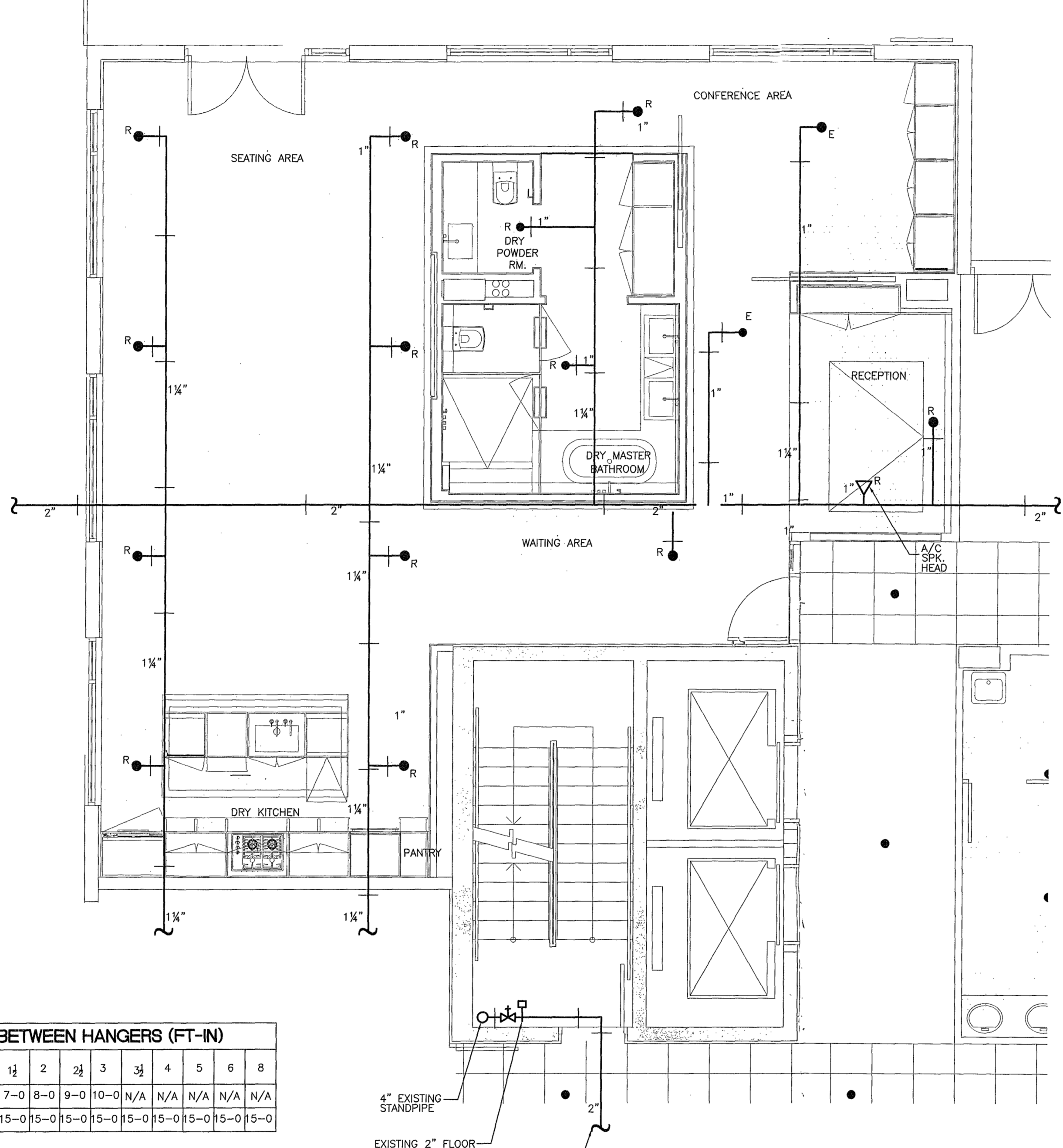
DRILLED CONC. ANCHOR HANGER



SINGLE FASTENER CPVC PIPE STRAP



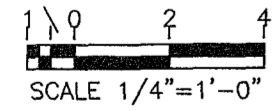
DOUBLE FASTENER CPVC PIPE STRAP



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

MAXIMUM DISTANCE BETWEEN HANGERS (FT-IN)											
NOMINAL SIZE (IN)	3/4	1	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8
CPVC	5-6	6	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A	N/A
STEEL SCH.40	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0

NOTE
 THE EXACT LOCATION OF ALL PIPE HANGERS MAY VARY. IN NO CASE SHALL PIPE HANGERS BE SPACED AT DISTANCES LARGER THAN INDICATED IN THE SCHEDULE ABOVE.
 PROVIDE PIPE HANGERS IMMEDIATELY AFTER ALL ELBOWS OR TEES. EXACT LOCATION OF ALL PIPE HANGERS TO BE SHOWN ON AS BUILT DRAWINGS.

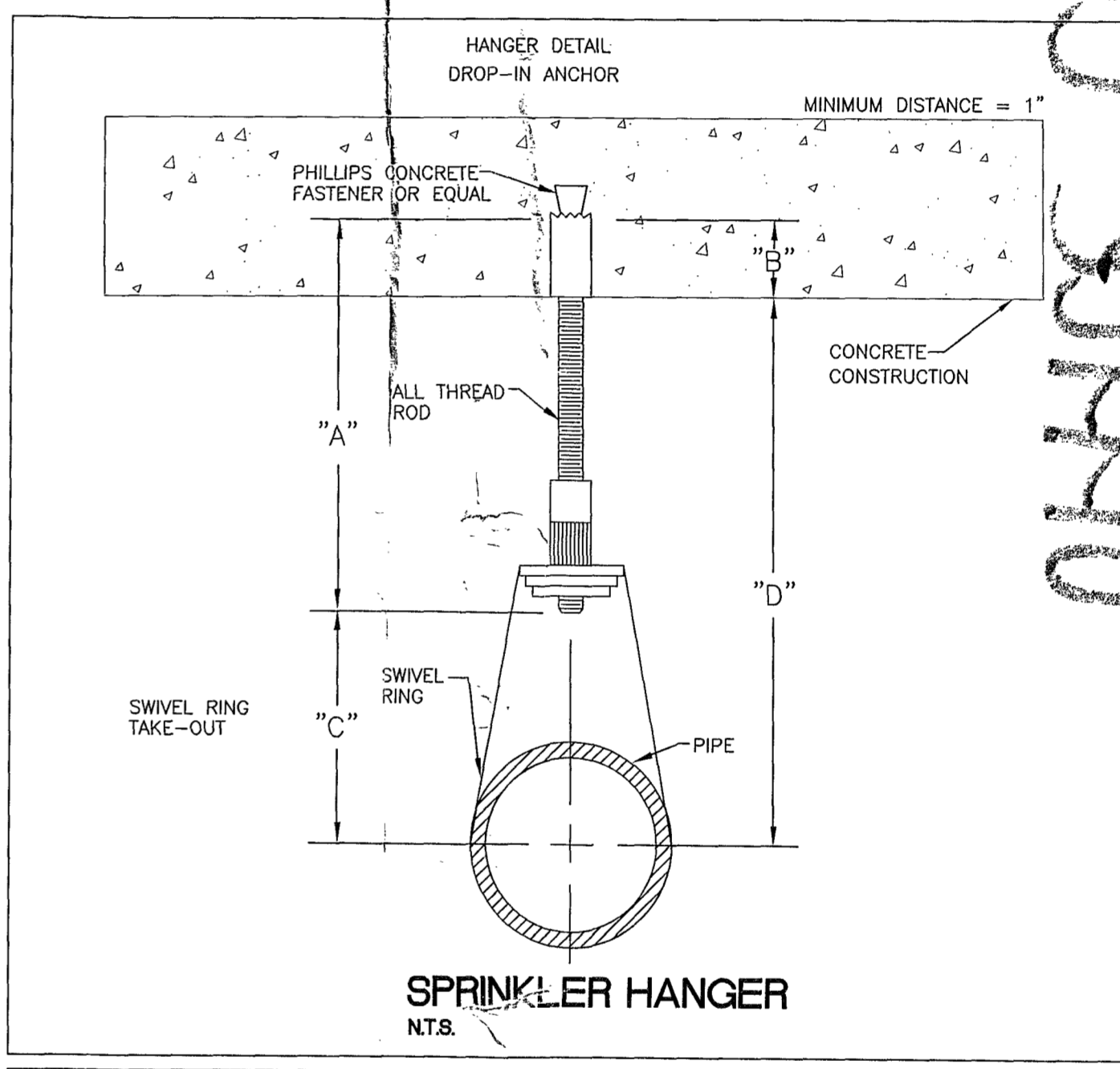


CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

FIRE SPRINKLER NOTES:

- ALL FIRE SPRINKLER WORK SHALL BE DONE ACCORDING TO LATEST N.F.P.A. 13, STATE AND LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
- SPRINKLER CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- COORDINATE WORK WITH OTHER TRADES.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS, LAYOUTS AND CALCULATIONS, PRIOR TO INSTALLATION.
- SPRINKLER CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- ALL AUTOMATIC FIRE SPRINKLER PIPING, SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR AS PER FLORIDA ADMINISTRATIVE CODE
- SPRINKLER LEGEND:
 - PENDANT SPRINKLER HEAD
 - SIDEWALL SPRINKLER HEAD
 - SPK. SPRINKLER
- FIRE LINES (INCLUDING FIRE SPRINKLER LINES)
 - ABOVE GROUND SCHEDULE 10 ALLIED XL IN CONCEALED SPACE OR CPVC BLAZEMASTER. USE SCH. 10 IN ATTIC SPACE
- SPRINKLER HEADS

SYMBOL	SERVICE	K FACTOR	TEMP. RATING	ORIFICE	MODEL	MFG.
●	COMMON AREA	5.6	155°F	1/2"	BV-OR RECESS PENDANT	CENTRAL
◁	ATTIC SPACE	5.6	200°F	1/2"	BV-OR SIDEWALL	CENTRAL
- TESTS: WATER PIPING: TEST 200 PSI



SPRINKLER HANGER NTS.

PIPE SIZE	ROD SIZE	TYPE OF FASTENER	MIN. 'C' DIM.	MAX. 'C' DIM.
3/4"	3/8"	1-3/8" X 1-17/32" DROP-IN ANCHOR	1/2"	1-5/8"
1"			5/8"	1-3/4"
1-1/4"			13/16"	1-7/8"
1-1/2"			15/16"	2"
2"	1/2"	1-1/2" X 2-1/32" DROP-IN ANCHOR	1-3/16"	2-3/8"
2-1/2"			1-7/16"	2-3/4"
3"			1-3/4"	3-1/4"
3-1/2"			2"	3-5/8"

SPRINKLER LEGEND	QTY
EXISTING PIPING TO REMAIN	
NEW PIPING	
EXISTING CONNECTION TO REMAIN SEE BASE BUILDING FOR CONTINUATION	
EXISTING HEAD TO BE RELOCATED	23
NEW PENDANT HEAD	9
NEW S.W. HEAD FOR A/C UNIT	2

OFFICE COPY
 2001 COLLINS AVE
 APPROVED



ALBERT SHUB
 P.E. 0043414 M.E.
 EB0003862
 FLORIDA ENGINEERING SERVICES
 MECHANICAL AND ELECTRICAL ENGINEERS



34 N.W. 168TH STREET
 NORTH MIAMI BEACH, FL 33169
 TELEPHONE: (305) 853-0212
 FAX: (305) 853-0232
 e-mail: AlbertS@aesinc.biz

REVIEWED BY: _____
 CITY OF MIAMI BEACH FIRE DEPARTMENT
 ISSUED FOR PERMIT: _____ 02/06/15
 ISSUED FOR BIDDING: _____ 02/06/15
 ISSUED FOR CONSTRUCTION: _____

PROPOSED FOR:
JHPSB COLLINS VENTURES, LLC
 119 WASHINGTON AVE. SUITE 400 MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 Fax: 305-532-6151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
CHARLES BENSON
 SCALE: AS SHOWN DATE: 02-06-15

PROJECT NUMBER
21428

SP-1
 OF 1

APPROVED BY: _____
 CITY OF MIAMI BEACH FIRE DEPARTMENT

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OFFICE

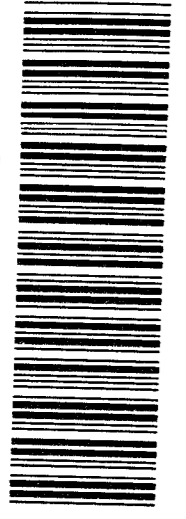


DERM
PLAN REVIEW
FINAL
APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RISK MANAGEMENT
CORE REVIEW (PRD) / *Hisler* *De* *Amis*
DATE: 5-17-2015

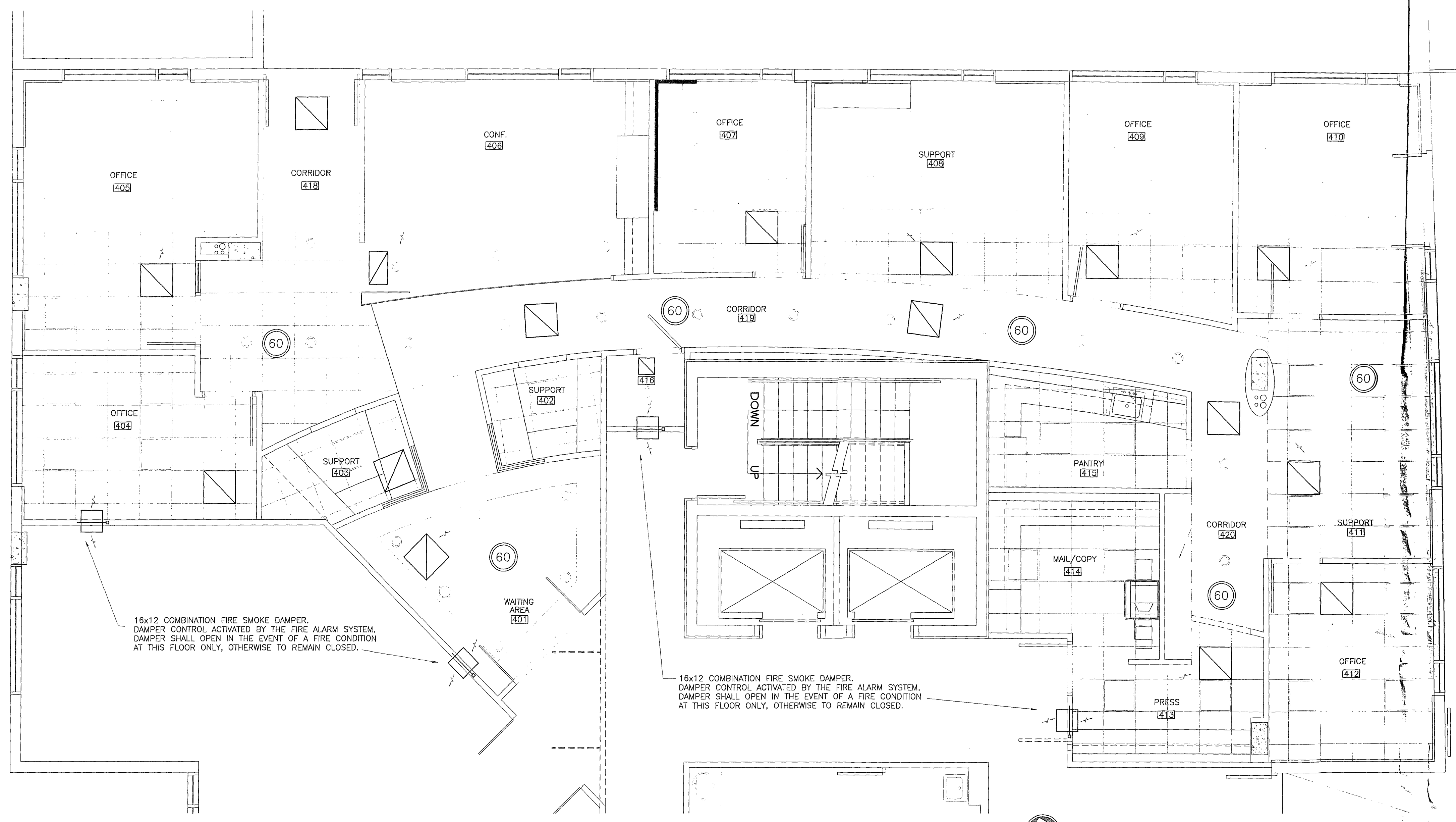
ROAD FINE SCHOOL
IMPACT FEE NOT REQUIRED
SALES *OK*
MAN *OK*
MAY *OK*
DATE *05/13/15*
APPROVED

M 2015 00 52 68



000028870

REVISIONS



16x12 COMBINATION FIRE SMOKE DAMPER. DAMPER CONTROL ACTIVATED BY THE FIRE ALARM SYSTEM. DAMPER SHALL OPEN IN THE EVENT OF A FIRE CONDITION AT THIS FLOOR ONLY, OTHERWISE TO REMAIN CLOSED.

16x12 COMBINATION FIRE SMOKE DAMPER. DAMPER CONTROL ACTIVATED BY THE FIRE ALARM SYSTEM. DAMPER SHALL OPEN IN THE EVENT OF A FIRE CONDITION AT THIS FLOOR ONLY, OTHERWISE TO REMAIN CLOSED.

N SMOKE BOMB PLAN
SCALE: 1/4" = 1'-0"

SMOKE TEST CHRONOLOGY	
TIME (Minutes)	EVENT
0:00	Ignition of smoke generator devices. (Bombs)
0:30 Monitor	Activate smoke control system. smoke zone boundaries for any smoke migration prior to activation.
3:00	Verify movement of smoke in the fire zone. Monitor smoke zone boundaries for migration.
13:00	Determine whether an exit sign in the test zone is visible from a height of 5 feet at a distance of 20 feet.

OFFICES AREAS
OFFICES FLOOR AREA = 2590 SQ. FT.
CEILING HEIGHT (APROX) = 9'-0" H.
OFFICES VOLUME = 23310 CUBIC FEET

SMOKE VOLUME: 23310 x 2= 46620 CF

BOMBS REQUIRED:
(6) 60 SECONDS BOMBS = 48000 CF

SMOKE BOMB LEGEND
 (60) 1 MINUTE BOMB - 8000 CF SMOKE
 (30) 30 SECOND BOMB - 4000 CF SMOKE

CITY OF MIAMI BEACH
REFERENCE ONLY

Work for
WILLIAM MORRIS AGENCY
119 Washington Avenue,
Miami Beach, Florida

insight design
ARCHITECTURE & INTERIORS
1210 Washington Avenue Suite 225
Miami Beach, Florida 305 535 9909
AR0014302 6 100003964

ALBERT SHUB
PE# 0043414 M.E.
EB0003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL ENGINEERS
FES
34 N.W. 168TH STREET
NORTH MIAMI BEACH, FL 33189
TELEPHONE: (305) 653-0212
FAX: (305) 653-0232

PROJECT NO:	02108
DRAWN BY:	MC
DATE:	07/08/03
SCALE:	AS NOTED
SHEET NO:	SMK-1

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 HOISTWAY 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 HOISTWAY 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 SMOKE DAMPERS IN R/A TRANSFER OPENINGS 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 HOISTWAY FANS.
- * START THE STAIR PRESSURIZATION FANS.
- * OPEN ALL OUTSIDE AIR DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
- * CLOSE ALL RETURN AIR CONTROL DAMPERS IN THE A/C UNITS SERVING THE RETAIL FLOOR
- * TURN ON ALL FAN SECTIONS OF THE A/C UNITS SERVING THE RETAIL FLOOR
- * OPEN ANY FIRE SMOKE DAMPERS IN R/A TRANSFER OPENINGS THE RETAIL FLOOR
- * O/A BY-PASS CONTROL DAMPER SHALL CLOSE
- * SF-5 SHALL TURN ON.
- * THE CONTROL DAMPER ON THE INTAKE OF SEF-3,4,5 SHALL OPEN
- * 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 HOISTWAY FANS.
- * TURN OFF THE STAIR PRESSURIZATION FANS.
- * TURN OFF THE SMOKE EXHAUST FANS.
- * CLOSE ALL THE LOBBY LEVEL DOORS MONITORED BY THE FIRE ALARM SYSTEM.
- * OPEN THE RETURN AIR CONTROL DAMPERS
- * CLOSE THE OUTSIDE AIR CONTROL DAMPER

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

ALL COMBINATION FIRE/SMOKE DAMPERS SHALL FAIL TO THE CLOSED POSITION. RETURN AIR DAMPERS SHALL FAIL TO THE CLOSED POSITION. OUTSIDE AIR INTAKE DAMERS 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 STAIR AND ZOFO PRESSURE DIF. SHALL BE 0.05 IN WG. MIN.

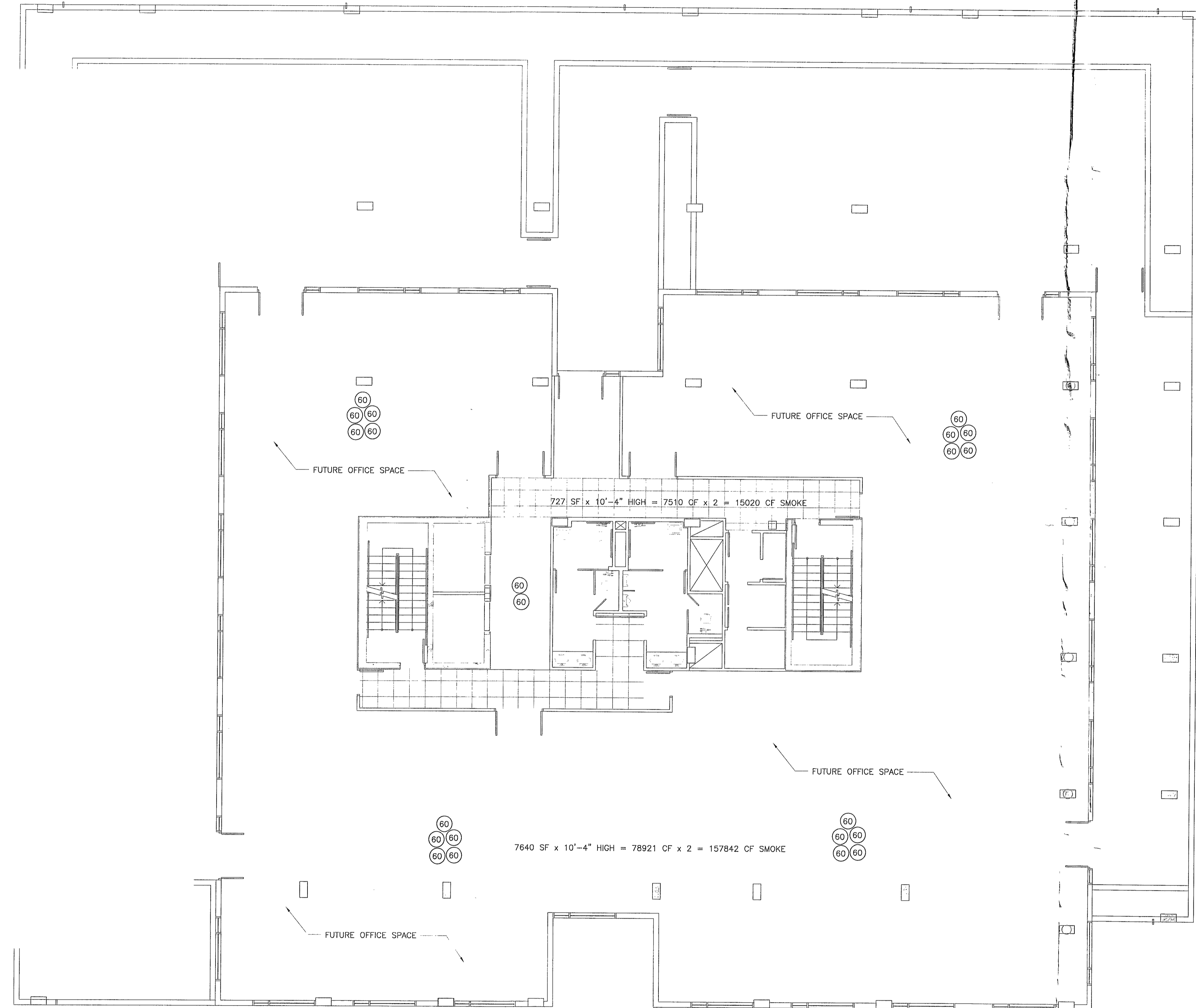
IN COMPLIANCE WITH S.F.B.C. 3905.4(d), THE ELEVATOR HOISTWAY SHALL BE MONITORED FOR SMOKE MIGRATION DURING ALL SMOKE TESTS. IF LITTLE OR NO SMOKE MIGRATION IS OBSERVED, THE SYSTEM SHALL BE CONSIDERED ACCEPTABLE.

SMOKE TEST CHRONOLOGY

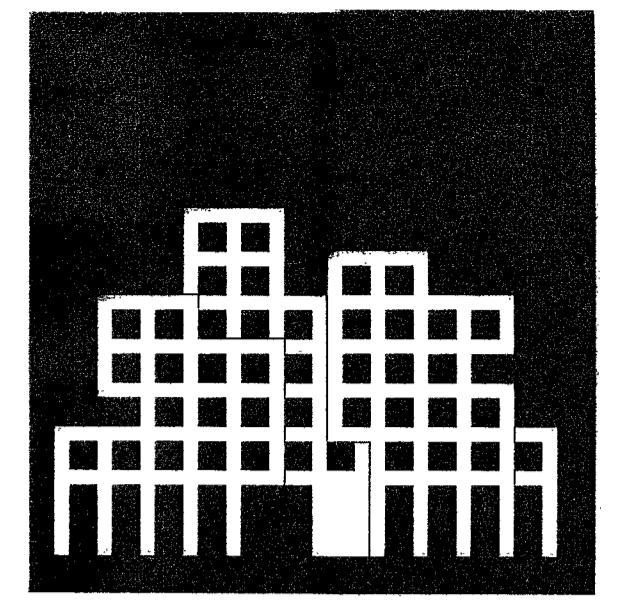
Time (min)	Event
0:00	Ignition of smoke generators (bombs)
0:30	Activate smoke control system.
Monitor	smoke zone boundaries for any smoke migration prior to activation.
3:00	Verify movement of smoke in the fire zone. Monitor smoke zone boundaries for migration.
13:00	Determine whether an exit sign in the test zone is visible from a height of 5 feet at a distance of 20 feet.

SMOKE BOMB LEGEND

- (180) 3 MIN. BOMB - 40000 CF SMOKE
- (60) 1 MIN. BOMB - 8000 CF SMOKE
- (30) 30 SECOND BOMB - 4000 CF SMOKE



4TH FLOOR SMOKE BOMB LAYOUT PLAN
SCALE 1/8" = 1' - 0"



ATLANTIC CENTER
119 WASHINGTON AVENUE, MIAMI BEACH

SEAL/SIGNATURE

Signature:
AR # 0010558
ARCHITECT

ARQUITECTONICA
550 Brickell Avenue, Suite 33131
Miami, FL 33137
TEL (305) 372-1812
FAX (305) 372-1175

STRUCTURAL ENGINEER
G. V. PIREZ ASSOCIATES, INC.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33145
(305) 854-4104 FAX 856-2076

MEP
IMDC
4141 NE 2ND AVENUE SUITE 107
MIAMI, FL 33137
(305) 573-8255

FLORIDA ENGINEERING SERVICES
34 NW 168th STREET
NORTH MIAMI BEACH, FL 33169
(305) 653-0212 FAX (305) 653-0232

CIVIL ENGINEER
AB2MT CONSULTANTS, INC.
9400 S. DADELAND BLVD., SUITE 370
MIAMI, FL 33156
(305) 670-1011 FAX 670-1016

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC
6800 SW 81 ST.
MIAMI, FL 33143
(305) 665-9088 FAX 668-8426

GEOTECHNICAL CONSULTANT
INTERCOUNTY LABORATORIES, INC.
308 NW 170 ST.
NORTH MIAMI BEACH, FL 33169
(305) 651-8483 FAX 651-4460

CONSTRUCTION DOCUMENTS

Office Registration #AA C000465
Issue Date: 07-15-99 Project No: 9766
Drawn by: J. J. J. Approved by: J. J. J.

Revision/Date
FOR REFERENCE ONLY
OF MIAMI BEACH

Sheet No.

SMK-2

E80003862
FLORIDA ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL ENGINEERS
FES
34 NW 168TH STREET
NORTH MIAMI BEACH, FL 33169
TELEPHONE: (305) 653-0212
FAX: (305) 653-0232

SHARED PARKING REQUIREMENTS - 119 WASHINGTON AVENUE

	Proposed Required	Weekdays				Weekends					
		Daytime (6:00 a.m. - 6:00 p.m.)		Evening (6:00 p.m. - 6:00 a.m.)		Daytime (6:00 a.m. - 6:00 p.m.)		Evening (6:00 p.m. - midnight)		Nighttime (midnight - 6:00 a.m.)	
		Percent	Required	Percent	Required	Percent	Required	Percent	Required	Percent	Required
Office or banks	75	100%	75	5%	4	10%	8	5%	4	5%	4
Retail	18	60%	11	20%	4	80%	15	60%	11	5%	1
Hotels	0	50%	-	60%	-	60%	-	100%	-	75%	-
Restaurant	51	50%	26	75%	39	75%	39	90%	46	10%	6
Theatre	0	10%	-	70%	-	20%	-	90%	-	10%	-
Nightclubs	0	5%	-	50%	-	5%	-	100%	-	90%	-
Other uses	0	100%	-	100%	-	100%	-	100%	-	100%	-
Residential	0	100%	-	100%	-	100%	-	100%	-	100%	-
TOTALS	144		112		47		62		61		11

TOTAL REQUIRED PARKING UNDER SHARED PARKING: 112 SPACES

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

BUILDING: _____

ZONING: LC-4/20/16 #

PLUMBING: _____

ELECTRICAL: _____

MECHANICAL: _____

FIRE PREVENTION: _____

FLOOD: _____

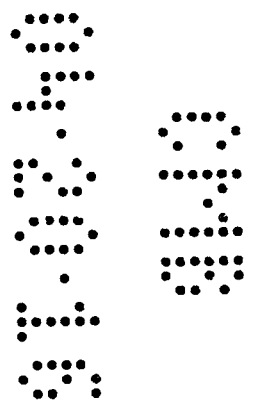
PUBLIC WORKS: _____

STRUCTURAL: _____

ELEVATOR: _____

ROOFING: _____

NOTICE
 112 REQ. PROVIDED
 6 PAID PARKING IN
 LIKE ONE TIME
 FEE INVOICE #
 PIF 379 and 76 in LOG.





LOCATION SITE PLAN
SCALE: 1/8" = 1'-0"

LOCATION MAP

LOT'S PLAN AND LEGAL
SCALE: 1/8" = 1'-0"

ZONING DATA TABULATION

ITEM	QUANTITY	UNIT	TOTAL
1. CONSTRUCTION	1	LOT	1
2. CITY PARKING	1	LOT	1
3. CITY PARKING	1	LOT	1
4. CITY PARKING	1	LOT	1
5. CITY PARKING	1	LOT	1
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99. CITY PARKING	1	LOT	1
100. CITY PARKING	1	LOT	1

CONSTRUCTION DOCUMENTS

A-01

SITE AND LOCATION PLAN

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

BUILDING: _____

ZONING: _____

PLUMBING: _____

ELECTRICAL: _____

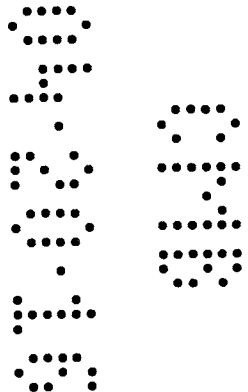
MECHANICAL: _____

FIRE PREVENTION: _____

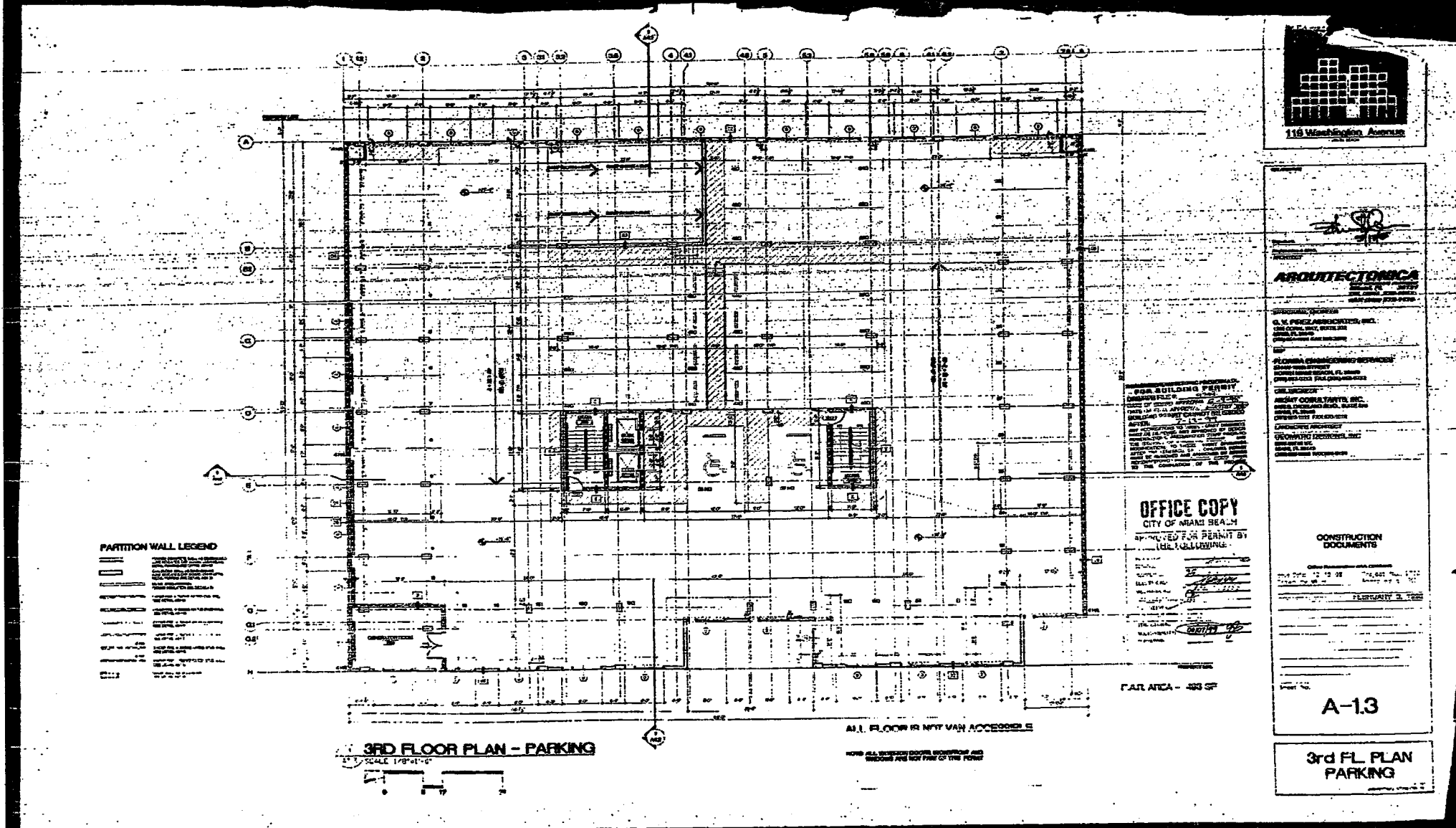
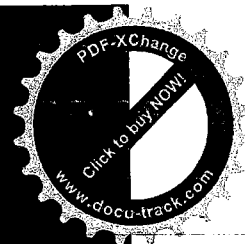
FLOOD: _____

PUBLIC WORKS: _____

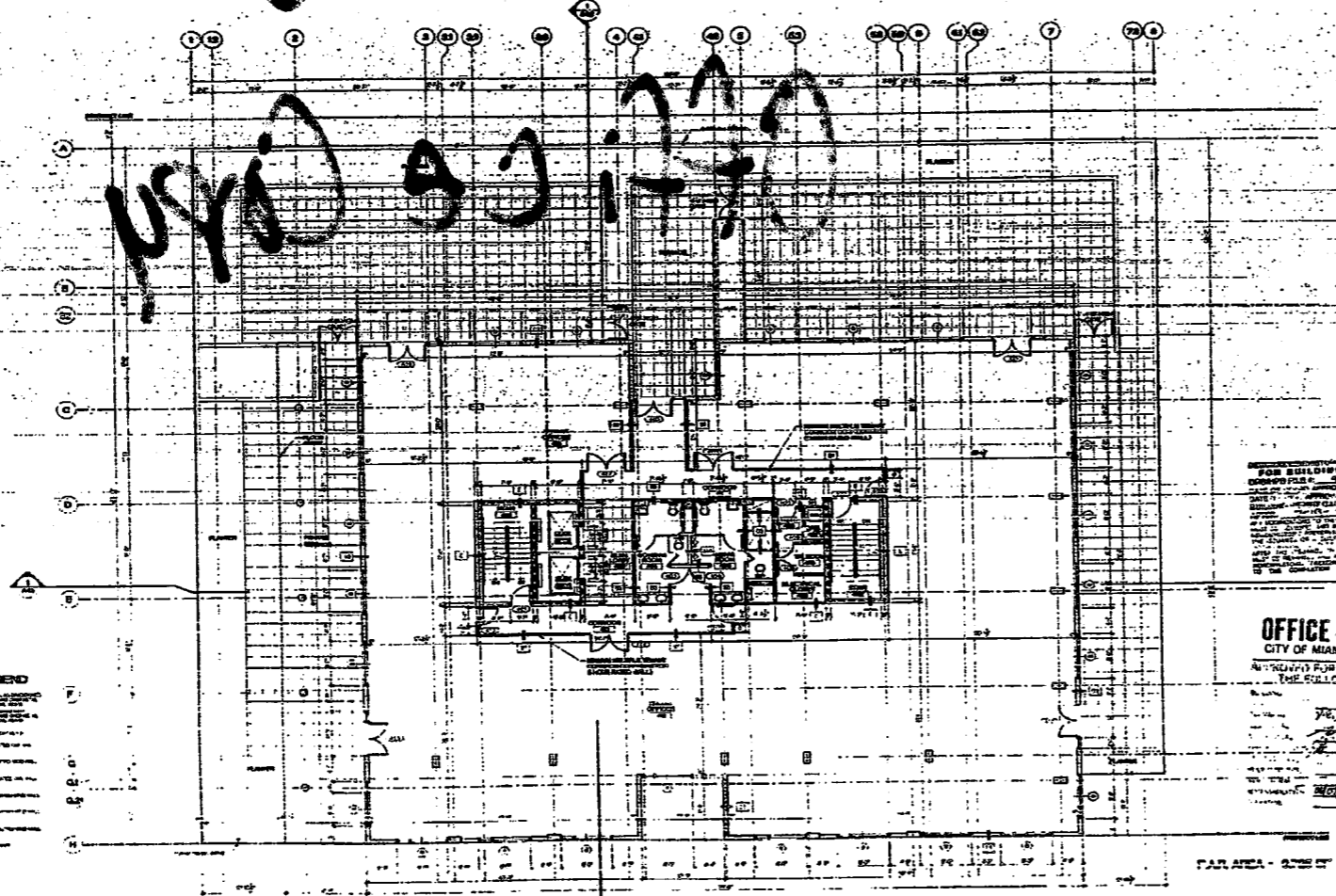
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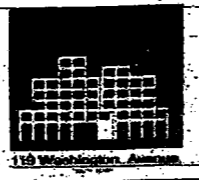


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4TH FLOOR PLAN - OFFICE

PART AREA - SITE OF



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 ARCHITECTS
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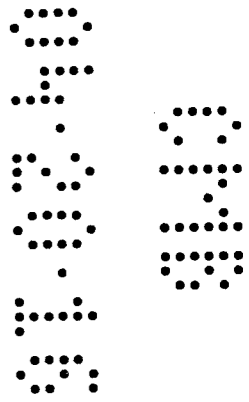
CONSTRUCTION DOCUMENTS

Office Address: 118 Washington Avenue
 Miami, FL 33139
 Phone: (305) 571-1188
 Fax: (305) 571-1189
 E-mail: info@arquitectonica.com

A-14

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