

JMM CONSULTING ENGINEERS, LLC

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March 22nd, 2017

To: Jacob Sinclair
Infinity Real State, LLC

Reference: Matanzas Building
1434 Washington Ave
Miami Beach, FL

Dear Mr. Sinclair;

It is our professional opinion that the only way to properly achieve a dehumidified lobby and corridor is by having an enclosed lobby.

The Florida Energy Code does not allow a space to be air conditioned and kept open to the outside since there will be wasted energy by the A/C unit which will have to run continuously. The Energy Code refers to the Thermal Envelope of a building/space which has to be properly insulated.

In addition, if the lobby is kept open and it is not required to comply with the Florida Building Code, the cooling capacity of the A/C equipment cooling the lobby area would double in capacity in order to try to keep the space cool and dehumidified. Even, with the higher cooling capacity, humidity will travel into the air conditioned space. There will always be the possibility of condensation occurring inside the air conditioned space depending on the exterior humidity level.

If you have any questions, please do not hesitate to call.

Sincerely;

Jose M. Martinez P.E.