

DRAWING NOTES:

- THIS IS AN EXISTING SHELL RETAIL SPACE WITH NEW TENANT OCCUPANCY AND NEW HVAC SYSTEM. THE SCOPE OF WORK IN THIS CONTRACT INVOLVES:
 - NEW HVAC SYSTEM
 - REFER TO HEATLOAD AND ENERGY CALCULATIONS.
 - ANY DISCREPANCIES SHALL BE COORDINATED WITH ENGINEERS BEFORE JOB COMMENCEMENT.
- EXISTING ADJACENT TENANT WITH FUTURE HVAC SYSTEM IS NOT IN SCOPE OF WORK DWG SHOWS. TOILET EXHAUST FAN ONLY IS SHOWN FOR REFERENCE.
- THE CONTRACTOR SHALL GUARANTEE THAT DUCT PENETRATIONS MAINTAIN INTEGRITY OF RATED CONSTRUCTION. FIRE SEAL ALL DUCT PENETRATIONS AT FIRE RATED WALL. PROVIDE REQUIRED FIRE DAMPERS IF IS REQUIRED. INFORM ARCHITECT / ENGINEER OF ANY ADDITIONAL REQUIREMENTS.
- PATCH ANY EXISTING OPENINGS IN FIRE RATED WALLS.
- ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.
- ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS.
- WHERE INTERFERENCE OCCUR AND DEPARTURES FROM INDICATED ARRANGEMENTS ARE REQUIRED, COORDINATION WITH OTHER TRADES INVOLVED WILL BE REQUIRED TO DETERMINE CHANGES ON LOCATIONS, SIZES AND ELEVATIONS OF PIPING, DUCTWORK, ETC. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE ACCOMPANIED BY A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH ANY CHANGE OR DEPARTURES FROM CONTRACT DOCUMENTS.
- FRESH AIR TO AUTOMATIC SHUT THE O.A (MOTORIZED DAMPER) THAT WILL AUTOMATICALLY SHUT WHEN SYSTEM OR SPACE SERVE ARE NOT IN USE FBC-EC 503.2.4.4 & 503.2.5.4.

HVAC- NOTES

- FULL SIZE PLENUM
- NEW O/A DUCTWORK WITH NEW WALL CAP. REFER TO DETAIL.
- PROGRAMMABLE THERMOSTAT
- TI-E-IN TO EXISTING CONDENSATE WATER SUPPLY & RETURN. VERIFY SIZE, AND LOCATION BEFORE JOB COMMENCEMENT.
- FRESH AIR W/ MOTORIZED DAMPER TO BE SET AS PER OUTSIDE AIR CALCULATION.
- CONDENSE DRAIN(CD) AT CLG SPACE.
- TI-E-IN TO 1" C DRAIN STUB-OUT AT CLG. SPACE. CONTRACTOR TO VERIFY EXACT LOCATION BEFORE JOB COMMENCEMENT. NOTIFIED ENGINEER FOR ANY DISCREPANCY.

LEGEND

- SUPPLY GRILL, CEILING MOUNTED REGISTER. REFER TO DETAIL.
- RETURN GRILL, CEILING MOUNTED REGISTER. REFER TO DETAIL.
- CEILING EXHAUST FAN
- ELBOW W/ TURNING VALVES
- X: AIR DEVICE TYPE
CFM
AXB: NECK SIZE
- DIAMETER
- ROOM TEMPERATURE SENSOR/ THERMOSTAT. TYPE PROGRAMMABLE
- VOLUME MANUAL DAMPER
- VD VOLUME MANUAL DAMPER
- UC UNDER CUT
- RA RETURN AIR
- CFM CUBIC FEET PER MINUTE
- EF EXHAUST FAN
- SMOKE ACCESS DOOR LABEL, SIDE SHALL BE BY MANUF. RECOMMENDATION.
- FIRE DAMPER W/ ACCESS PANEL

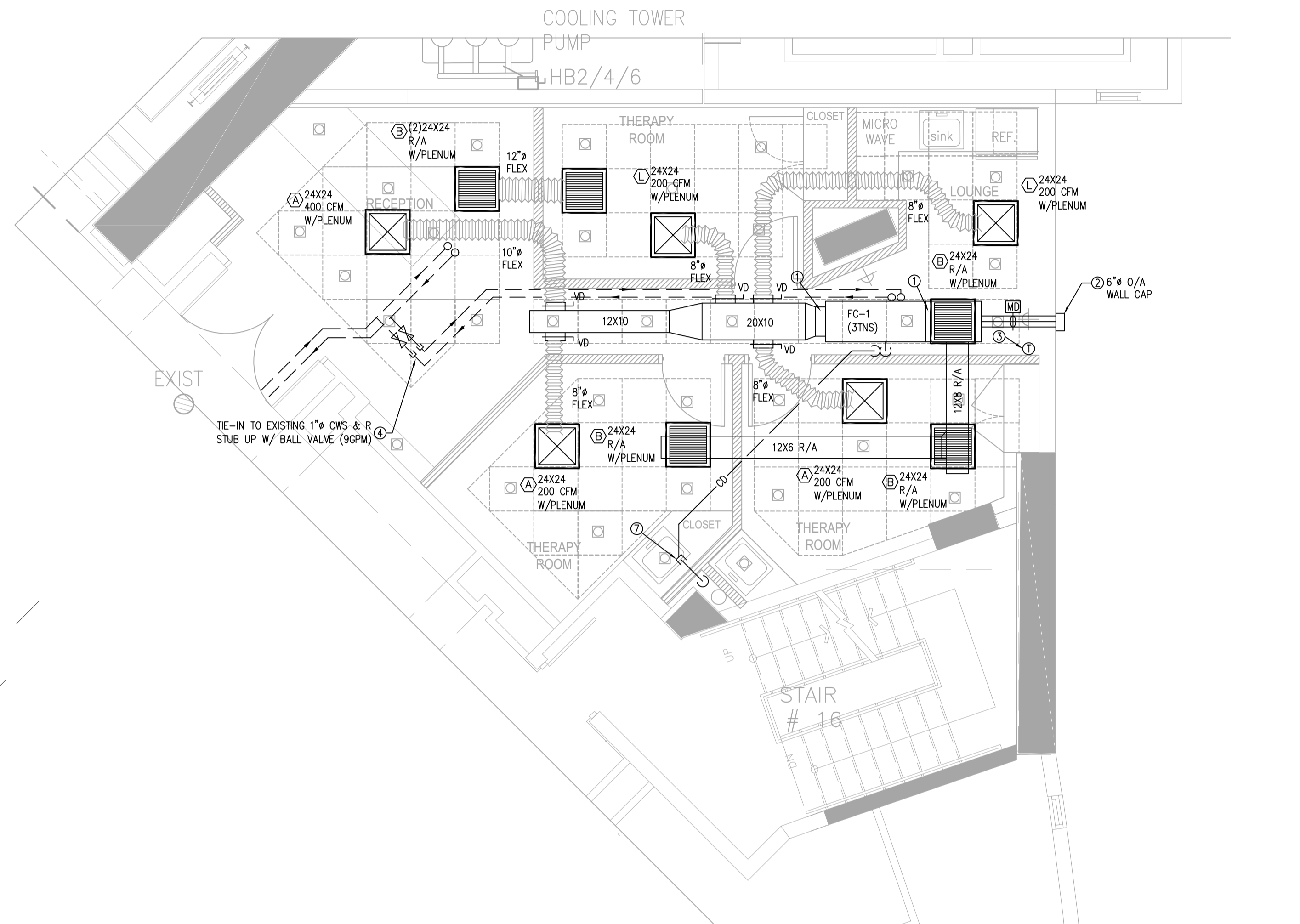
EXISTING AIR DISTRIBUTION SCHEDULE

SYMBOL	TAG	USE	TYPE	ACCESSORIES	MFG. & MODEL NO.	REMARK
	A	SUPPLY AIR	ALUMINUM CEILING DIFFUSER	O.B.D.	METALAIRE SERIE 7900	PERFORATED TYPE
	B	RETURN AIR	ALUMINUM RETURN AIR	---	METALAIRE RP	PERFORATED TYPE

- NOTE: 1. ALL AIR DISTRIBUTION DEVICES SHALL BE ALL ALUMINUM CONSTRUCTION.
 2. FINISHES AND TYPES OF MOUNTS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWING
 3. DESIGN IS BASED ON METALAIRE AND MATCHING TO EXISTING CONDITION.
 4. ALL DIFFUSER SHOWN ON DWG SHALL BE 4 WAY UNLESS OTHERWISE NOTED
 5. 30 MAX NOISE CRITERIA

NOTE TO CONTRACTOR:

- THE CONTRACTOR SHALL THOROUGHLY REVIEW THESE MECHANICAL CONSTRUCTION DOCUMENTS PRIOR TO PREPARING BID FOR THE MECH. WORK SHOWN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES FOUND PRIOR TO BID. BY SUBMITTING A BID FOR THE MECHANICAL WORK THE CONTRACTOR IS AFFIRMING THAT THE REQUIRED FIELD VERIFICATION OF EXISTING CONDITIONS HAVE BEEN COMPLETED AND ASSUMES FULL RESPONSIBILITY FOR CONFLICTS FOUND AFTER THE AWARD OF THE MECHANICAL CONTRACT.



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



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SEAL:

Digitally signed by Jose Ramos
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PROJECT:
QUANTUM ON THE BAY
UNIT 212
TENANT SPACE INTERIOR RENOV.
1900 NORTH BAYSHORE DRIVE, UNIT 212
MIAMI, FL 33132

DATE	07/23/21

DRAWING TITLE:	
MECHANICAL FLOOR PLAN	
DRAWN BY:	CHECKED BY:
ZM	JR
SCALE: AS NOTED	

PROJECT NUMBER
21189

SHEET
M-101