

APPRAISAL OF A:

CBS COMMERCIAL BUILDING

LOCATED AT

1515 WASHINGTON AVENUE
MIAMI BEACH, FL 33132

PREPARED FOR

G. DAVID HARRIS INSURANCE

AS OF:

MARCH 28, 2012

PREPARED BY:

NELSON REYES



REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

ADDRESS: 1515 WASHINGTON AVENUE
CITY/STATE/ZIP CODE: MIAMI, FL 33132
YEAR BUILT: 1948
FILE #: C0312004
DATE: 03/28/2012

CLIENT, PURPOSE AND FUNCTION OF THE APPRAISAL

The appraisal was requested by G.DAVID HARRIS INSURANCE. The purpose of the appraisal is to estimate the Replacement Value for the above described property, for insurance replacement purposes as of March 28, 2012.

SPECIAL CONSIDERATION FOR CITIZENS PROPERTY INSURANCE CORPORATION:

This report meets all criteria required by Citizens Property Insurance Corporation.

INTENDED USE:

The intended use of this replacement cost valuation report is limited to determining the proper level of property insurance necessary to adequately replace the specified buildings, structures, and features of the client's property in the event of a loss.

SCOPE OF THE APPRAISAL:

An appraisal is generally defined as an estimate of value based upon the parameters of the assignment as of a specified date. The scope of this replacement cost valuation report is limited to the determination of current replacement cost for the specified buildings, structures, and features of the client's property.

Existing improvements are best valued through the application of the traditional approaches to value, as applicable, i.e., The Cost Approach, the Sales Comparison Approach, and the Income Approach. Only the Cost approach technique was considered in this appraisal for insurance purposes.

INSPECTIONS AND EFFECTIVE DATE OF VALUATION

The subject was inspected on March 26, 2012 as the final inspection date.

FORMAT AND CONTENTS

This appraisal has been prepared conforming to the minimum standards of the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the appraisal foundation and the Supplemental Standards of Professional Practice adopted by the appraisal institute.

METHODS AND TECHNIQUES:

In the preparation of this report, the primary method utilized to determine the estimated replacement costs is the Marshall & Swift/Boeckh Commercial Building Valuation System (BVS), as well as the observations of field inspectors, research performed by staff members, and the preparer's knowledge and experience. If the client is a condominium association, the cost of all personal property within the units or limited common elements, floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components has been excluded, pursuant to Florida Statute 718.111(11)(b)3. If the subject property is a townhouse or homeowner's association, these residential unit items have also been excluded, unless the client has specifically requested that these items be included.

DEFINITION OF REPLACEMENT COST:

The cost to replace an entire building, structure, or improvement of equal quality and utility as of the effective date of the replacement cost valuation. Modern materials and current methods, designs, and layouts are used for replacement. Replacement cost does not take into consideration improvements necessary to conform to change building codes, demolition, debris removal, site preparation, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the loss.

DEFINITION OF INSURANCE EXCLUSIONS:

Certain items of insured property are either not insured or are specifically excluding from coverage, depending on the particular terms of an insurance policy. The exclusions included in this report are below grade foundations, basement excavation, underground piping and architectural fees.

EXCLUDED REPLACEMENT COST:

Is the estimated replacement cost of the building less insurable exclusions

DEFINITION OF INSURABLE VALUE

The following definition is used by the Appraisal Institute and others in the valuation industry.

The portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy.

Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost less deterioration of non-insurable items. Sometimes cash value or market value, but often entirely a cost concept.

ASSUMPTION AND LIMITING CONDITIONS

The value conclusions and the certification within this report are made expressly subject to the following assumptions and limiting conditions in this report, which are incorporated herein by reference.

No responsibility is accepted for matters legal in nature; titles is presumed to be good and assumed to be held in fee simple. All existing liens and encumbrances, if any, have been disregarded (unless otherwise stipulated within the report) and the property is appraised as though free and clear, under competent ownership and management.

The legal description and site drawings furnished (if provided) are assumed to be correct.

The maps and sketches are included to assist the reader (if provided). Unless a survey of the property has been provided, no responsibility, whatsoever, in connection with such matters will be recognized

It is assumed that the project herein set forth is an allowable use under the zoning, and is further considered its highest and best use.

The land and soil of the area under the appraised appears firm and solid. The analyst was not supplied with an engineering survey and under this condition this appraisal does not warrant this condition.

Existing buildings involved in this appraisal report have been inspected and damage, if any, by termites, dry rot, wet rot, or other infestations have been reported if discovered as a matter of information but no guarantee of the amount or degree of damage is intended.

In this appraisal of existing improvements, the physical condition of the improvements was based on visual inspections. No liability is assumed for the soundness of structural members since no engineering tests were made.

All furnishings and equipment, except those specifically indicated and typically considered as part of real estate, have been disregarded. Only the real estate has been considered.

Information furnished by others including comparable sales data is believed to be reliable, but the appraiser assumes no responsibility for its accuracy.

The fees received for preparation of this report were not contingent upon the final value estimate.

The appraiser is not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless arrangements have been made previously thereto.

Possession of the reports or copies thereof, does not carry with it the right to publications nor may be used for any purpose by any but the applicant, without the written consent of the appraiser and then with the proper qualifications.

The valuations may not be used in conjunction with any other appraisal. The conclusions are based upon the program of utilization described herein and have not been separated into parts.

This appraisal has been made in accordance with the rules of professional ethics of the Appraisal Institute Inc.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firms with which they are connected or any reference to the Appraisal Institute Inc., and /or the M.A.I. or S.R.A. designations.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

The estimate of Replacement Cost applies only to the date specified in the report. Replacement Cost of Real Estate is affected by many related and unrelated economic conditions, local and national, which might necessarily affect the future market of the subject property. We, therefore, assume no liability for an unforeseen precipitous change in the economy, the project, region, or property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, urea formaldehyde foam insulation, toxic waste, other contents of environmental conditions, which may or may not be present on the property has not been considered, they were not called to the attention of the Appraiser, not did the appraiser become aware of such during the Appraiser's inspection. The Appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. An expert in this field should be retained by the property owner if deemed appropriate.

No environmental impact study has been ordered or made. The appraised property is assumed to be in compliance with all applicable regulations unless otherwise noted in the report.

The appraiser is valuing the property for a Replacement Cost Estimate for insurance purposes only. This is to replace the existing improvements in the event of total destruction including removal of existing improvements.

The appraiser has not valued the cost of pilings or quantity/ type of pilings, and therefore they have not been calculated into the replacement cost. It is recommended that an engineer look at the property to determine, if pilings do in fact exist in the foundation, the type, and quantity. At that point a cost could be rendered, if needed.

DESCRIPTION OF THE IMPROVEMENTS

The improvements consist of three one-floor building with one folio number
This is a Joisted Masonry (Class 2) building. The exterior walls are constructed of Concrete Block and Stucco with drywall interior; the foundation is Poured Concrete. The roof is flat made out of pre-engineered wood trusses and covered with tar and gravel. All units appear to be well cared for and well maintained.

PROTECTIONS:

The buildings are equipped with hardwired smoke detectors with a properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity.

HAZARDS:

No unusual hazards were noted.

PRIOR LOSSES:

None reported or discovered

CONDITION AND UTILITY

Overall, the building improvements are in good condition. The utility is designed to accommodate its present usage, and other allowable uses as permitted by zoning.

PREPARER'S CERTIFICATION

WE HEREBY CERTIFY:

The appraisers preparing this report and or his, theirs or its employees prepared the analysis, conclusions and opinions concerning real estate values that are set forth in this Appraisal Report.

Those to the best of our knowledge and belief, the statements of fact contained in this appraisal, upon which the analysis, opinions and conclusion expressed herein are based, are true and correct.

That neither our employment nor our compensation for making this report, are in any way contingent upon values reported herein.

That this report has been made in conformity with and is subject to the requirements of the Code of professional Conduct of the Appraisal Institute Inc. and, in conformity with the Uniform Standards of Professional Appraisal Practice. USPAP

The scope of our assignment was to value the property hereinafter described and delineated.

That we have no direct or indirect, present or contemplated future personal interest in such property or in any way benefit from the sale of the subject.

I CERTIFY THAT I HAVE A MINIMUM OF THREE YEARS EXPERIENCE IN THE FIELD OF COMMERCIAL PROPERTY INSPECTIONS, COMMERCIAL RISK ASSESSMENT, AND COMMERCIAL PROPERTY REPLACEMENT COST EVALUATION.

Based upon our independent appraisal, analysis, and the exercise of our professional judgment, it was concluded that the Estimated Replacement Cost of the subject properties, (Building Only- not including Land Value or Site improvements) as of March 28, 2012 is:

BUILDING 1 _____
SAY: TWO HUNDRED TWENTY TWO THOUSAND DOLLAR (\$222,000)
DEPRECIATED COST: ONE HUNDRED THOUSAND DOLLAR (\$100,000)

BUILDING 2 _____
SAY: TWO HUNDRED FIFTY SIX THOUSAND DOLLAR (\$256,000)
DEPRECIATED COST: ONE HUNDRED FIFTEEN THOUSAND DOLLAR
(\$115,000)

BUILDING 3 _____
SAY: SIX HUNDRED FIFTY NINE THOUSAND DOLLAR (\$659,000)
DEPRECIATED COST: TWO HUNDRED NINETY SIX THOUSAND DOLLAR
(\$296,000)
_____ Inclusive of soft costs _____

Respectfully submitted,

Nelson Reyes



Telephone Number: 786-285-8402

Email Address: necappraisal@yahoo.com

Date of Signature and Report: 03/28/2012

Effective Date of Replacement Cost Valuation: 03/26/2012

SUBJECT FRONT



SUBJECT REAR



SUBJECT SIDE VIEW



COST APPROACH TO VALUE

For reference, an explanation of the cost approach is as follows;

The Cost Approach is the process where the value of improved property is estimated on the basis of the cost to replace the structures, less applicable depreciation.

The appraiser must first estimate the cost to replace the structure. All components of the structure are taken into account. Then the appraiser must estimate depreciation from all sources, including physical deterioration (curable and incurable), structural obsolescence (curable and incurable) and economic obsolescence. The sum of the depreciated value is the indicated value of the property via the Cost Approach for improvements.

The following summary outlines the above process:

REPLACEMENT COST OF ALL IMPROVEMENTS

LESS DEPRECIATION

PHYSICAL (CURABLE & INCURABLE)
FUNCTIONAL OBSOLESCENCE (CURABLE
& INCURABLE)
ECONOMIC OBSOLESCENCE

EQUALS DEPRECIATED VALUE OF IMPROVEMENTS

PLUS SITE IMPROVEMENTS
PLUS LAND VALUE

RESULTS IN: INDICATED VALUE BY COST APPROACH

In the case of valuation for INSURANCE PURPOSES, there is NO IMPUTED DEPRECIATION as the Improvements IF DESTROYED must be replaced in whole.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

INSURED	1515 WASHINGTON AVE, LLC	Effective Date:	3/28/2012
	12 NE 3RD STREET	Expiration Date:	3/28/2013
	MIAMI, FL 33132	Cost as of:	03/2012

BUILDING 1 1515 WASHINGTON AVENUE
MIAMI BEACH, fl 33139

Location Adjustments

Climatic Region:	1 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	0 - No Damage

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Cafeteria
Construction Type:	100% Joisted Masonry (ISO 2)
Gross Floor Area:	1,920 sq. ft.
Construction Quality:	2 - Average

Story Height: 12 ft.

Number of Stories: 1

Irregular Adjustment: None

Adjustments

Depreciation:	55%	Effective Age:	40 years	Condition:	Average
Hillside Construction:	Degree of Slope:	Level	Site Accessibility:	Excellent	
	Site Position:	Unknown	Soil Condition:	Excellent	

Fees

Architect Fees:	7% is included
Profit and Overhead:	20% is included

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		366
Foundations	9,355	7,172
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	103,570	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	19,690	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	80,241	2,893
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

Built-ins	9,387
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SUBSTRUCTURE

TOTAL RC SECTION 1	\$222,243	\$10,431
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TOTAL ACV	Depreciated Cost (45%)	\$100,009	\$4,694
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TOTAL RC BUILDING1	\$222,243	\$10,431
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TOTAL ACV	\$100,009	\$4,694
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

BUILDING 2 **1521 WASHINGTON AVENUE**
MIAMI, FL 33132

Location Adjustments

Climatic Region: 1 - Warm
High Wind Region: 3 - Major Damage
Seismic Zone: 0 - No Damage

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Office, Low-Rise	Story Height:	12 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,920 sq. ft.	Irregular Adjustment:	None
Construction Quality:	2 - Average		

Adjustments

Depreciation:	55%	Effective Age: 40 years	Condition:	Average
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Excellent
	Site Position: Unknown		Soil Condition:	Excellent

Fees

Architect Fees: 7% is included
Profit and Overhead: 20% is included

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		403
Foundations	10,290	15,697
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	104,616	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	38,447	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	84,322	2,308
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	18,899	

SUBSTRUCTURE

TOTAL RC SECTION 1	\$256,574	\$18,408
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

TOTAL ACV	Depreciated Cost (45%)	\$115,458	\$8,283
TOTAL RC BUILDING2		\$256,574	\$18,408
TOTAL ACV		\$115,458	\$8,283

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

BUILDING 3 1519 WASHINGTON AVENUE
 MIAMI, FL 33132

Location Adjustments

Climatic Region: 1 - Warm
High Wind Region: 3 - Major Damage
Seismic Zone: 0 - No Damage

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Dormitory	Story Height:	9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	5,555 sq. ft.	Irregular Adjustment:	None
Construction Quality:	2 - Average		

Adjustments

Depreciation:	55%	Effective Age:	40 years	Condition:	Average
Hillside Construction:	Degree of Slope:	Level		Site Accessibility:	Excellent
	Site Position:	Unknown		Soil Condition:	Excellent

Fees

Architect Fees: 7% is included
Profit and Overhead: 20% is included

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,165
Foundations	29,772	34,332
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	215,161	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	159,425	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	209,654	14,496
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	44,696	

SUBSTRUCTURE

TOTAL RC SECTION 1

\$658,708

\$49,993

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

TOTAL ACV	Depreciated Cost (45%)	\$296,418	\$22,497
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TOTAL RC BUILDING3	\$658,708	\$49,993
TOTAL ACV	\$296,418	\$22,497

	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
VALUATION GRAND TOTAL	\$1,137,524	9,395	\$121.08	\$511,886

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

INSURED 1515 WASHINGTON AVE, LLC
12 NE 3RD STREET
MIAMI, FL 33132

Effective Date: 3/28/2012
Expiration Date 3/28/2013
Cost as of: 03/2012

BUILDING1 : SUPERSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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Section 1: 100% Cafeteria	\$222,243	1,920	\$115.75	\$100,009
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BUILDING1 : SUBSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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SECTION 1:	\$0	0	\$0.00	\$0
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Section Totals	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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SECTION 1: 100% Cafeteria	\$222,243	1,920	\$115.75	\$100,009
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BUILDING 1 TOTAL	\$222,243	1,920	\$115.75	\$100,009
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BUILDING1 INSURANCE SUMMARY

100% Co-insurance Requirement	\$222,243			\$100,009
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BUILDING2 : SUPERSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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Section 1: 100% Office, Low-Rise	\$256,574	1,920	\$133.63	\$115,458
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BUILDING2 : SUBSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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SECTION 1:	\$0	0	\$0.00	\$0
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Section Totals	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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SECTION 1: 100% Office, Low-Rise	\$256,574	1,920	\$133.63	\$115,458
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BUILDING 2 TOTAL	\$256,574	1,920	\$133.63	\$115,458
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

BUILDING2 INSURANCE SUMMARY

100% Co-insurance Requirement	\$256,574	\$115,458
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BUILDING3 : SUPERSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
Section 1: 100% Dormitory	\$658,708	5,555	\$118.58	\$296,418

BUILDING3 : SUBSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
SECTION 1:	\$0	0	\$0.00	\$0

Section Totals	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
SECTION 1: 100% Dormitory	\$658,708	5,555	\$118.58	\$296,418

BUILDING 3 TOTAL	\$658,708	5,555	\$118.58	\$296,418
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BUILDING3 INSURANCE SUMMARY

100% Co-insurance Requirement	\$658,708	\$296,418
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VALUATION GRAND TOTAL	\$1,137,524	9,395	\$121.08	\$511,886
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

**Permitting, Environment and Regulatory Affairs
Miami-Dade County
Plan Review Summary**

Process Number: 2012021411381176

FINAL CORE REVIEW DATE: 2/28/2012

OVERALL STATUS: Overall Approval

PROJECT DETAILS:

FOLIO: 02-3234-019-1170

ADDRESS: 1515 WASHINGTON AVE MIAMI BE

PERMIT TYPE DESC.:

CONTACT DETAILS:

NAME: ANA CORPORA

EMAIL:

PHONE #: 3053316107

NO DISAPPROVAL CODES

TASK	REVIEWED BY	STATUS DATE	STATUS
Initial Core Review	Maria Tur	02/28/2012	Specialty Reviews Not Required

Comments: Interior alteration. Bathroom remodeling for ADA compliance at existing tattoo parlor.
Previously approved under derm M2011003324 for tatoo parlor at unit 1521.

Note: CU 2011-OL-04609 still disapproved for converting 120 sqft of the existing tattoo parlor in one hair cutting station.

Plans resubmitted showing tattoo parlor only.
Proposed use 1,780 sqft Tattoo only.
No increase. No allocation letter required.

ASBES Review	Ray Gordon	02/16/2012	N/A
Final Core Review	Maria Tur	02/28/2012	Overall Approval

PLAN CONDITIONS:

NO CONDITIONS

PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D062	Commercial & Multifam Min Review	TURM	02/17/2012	1	\$90.00
Total					\$90.00

FOR MORE INFORMATION PLEASE CONTACT:

YOUR DERM CORE REVIEWER: turm@miamidade.gov

DERM PERMITTING AND INPECTION CENTER, 11805 SW 26 ST, 786-315-2800

DERM OVERTOWN TRANSIT CENTER, 701 NW 1 CT, 305-372-6899



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: B1201763

Date: _____

Job Address: 1515 Washington Ave

Folio No.: 32340191170

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost

Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost):

Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light, Not Built-ins Appliances and Furniture.

Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	\$250.00	
Building & Structural Elements	\$2000.00	
Roofing	—	
Doors & Windows	\$450.00 ?	
Railing	—	
Interior Finish, Floor Covering, Painting	\$400.00	
Cabinets and Furniture-Built-Ins	—	
Appliances-Built-Ins	—	
Other Building related Items	—	
Electrical including Fixtures	\$600.00	
Elevator	—	
Mechanical-HVAC-equipments	—	
Plumbing including Fixtures	\$800.00	
Overhead and Profit		
Sub Total Construction Cost	\$ \$5,500.00	\$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ \$5,500.00	



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	\$ —	\$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$ —	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)

Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$ 15,500
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$ —
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$ 15,500

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.

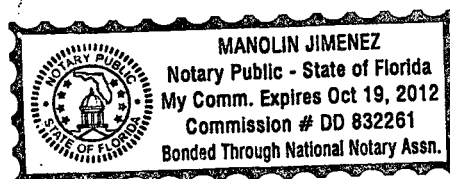
[Signature]
Signature of Owner

STATE OF FLORIDA
COUNTY OF Dade

Sworn to and Subscribed before me this 17 day of Feb 2012, by:

☒ Personally known ☐ Produced Identification - Type of Identification

[Signature]
Signature of Notary Public





MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

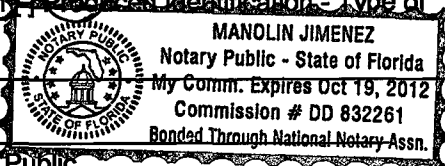
Phone: (305) 673-7610 Fax: (305) 673-7857

[Signature]
Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF Dade

Sworn to and Subscribed before me this 15 day of Feb 20 11, by:

☒ Personally known ☐ Produced Identification - Type of
Identification MANOLIN JIMENEZ



[Signature]
Signature of Notary Public

Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$	4,500 ³
B	Over Five Year Improvements	\$	6,000 ²
C	Total Improvements	\$	10,500 ²
D	Building Tax Assessed Value	\$	19,844 ²
E	Building Appraised Market Value	\$	100,000 ²
F	Improvements Cost Ratio (C/E or C/D)	%	10.5%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:

☐ New Construction and Substantial Improvement ☒ Existing Building and Non Substantial Improvement

[Signature]
Engineering Inspector Name

05/15/12
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

1515 WASHINGTON AVE PROPERTIES LC CODE COMPLIANCE 1515-1521 WASHINGTON AVE. MIAMI BEACH, FL 33139

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-426-4770
CITY OF MIAMI BEACH 305-373-7080

Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMIT ONLY.

All construction and/or use of equipment in the right-of-way and/or
exemptions, 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 adequate 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 By: CAE-3-8-2012 Date: 03/08/12

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 03/08/12
ZONING: 03/08/12
DRS/HPB:
CONCURRENCY:
PLUMBING: 03/08/12
ELECTRICAL: 03/08/12
MECHANICAL: 03/08/12
FIRE PREVENTION: 03/08/12
ENGINEERING: 03/08/12
UTILITY WORKS: 03/08/12
STRUCTURAL: 03/08/12
ELEVATOR:

DERM
PLAN REVIEW
FINAL
APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER (PRINT): ANNA TUC

DATE: 03/08/12

STAMP: 1780 ST TATTOO PARLOT ONLY



Derm Number: 2012-0214-1138-1176
Contact Name: ANA CORPORA
Contact Phone: (305) 331-6107
Folio: 02-3234-019-1178
Project Name: TATTOO SHOP
Date Received: 02/14/2012



LOCATION MAP
SCALE: N.T.S.



INDEX OF DRAWINGS		
1	T-1	TITLE SHEET - LOCATION MAP - PROJECT SUMMARY
2	GN-1	GENERAL ARCHITECTURAL NOTES
3	A-1	EXISTING FLOOR AND REFLECTED CEILING PLAN
4	A-2	PROPOSED FLOOR AND REFLECTED CEILING PLAN
5	A-3	RESTROOM ENLARGED PLAN ELEVATIONS AND DETAILS
7	E-1	PROPOSED POWER AND LIGHTING PLAN
8	E-2	ELECTRICAL RISER AND SCHEDULES
9	P-1	PROPOSED FLOOR PLAN "PLUMBING"

PROJECT NAME: 1515 Washington Ave. Properties LC
STREET ADDRESS: 1515-1521 Washington Ave.
CITY, STATE, ZIP: Miami Beach, FL 33139

PROJECT SUMMARY

BUILDING DESCRIPTION: CODE COMPLIANCE FOR INTERIOR RESTROOM BUILD-OUT

SCOPE OF WORK

THIS IS A LEGALIZATION OF AN INTERIOR RESTROOM BUILD-OUT IN AN EXISTING
BUSINESS SPACE "TATTOO STUDIO" LOCATED AT 1515-1521 WASHINGTON AVE. MIAMI
BEACH, FL 33139. WITH CODE ENFORCEMENT CASE NUMBER BY 110004672 PERFORMED
ON MARCH 09, 2011.
THE EXISTING SPACE BUILT A NEW RESTROOM ON THE NORTH-EAST SIDE OF THIS
WITHOUT A BUILDING PERMIT. THE UN-PERMITTED CONSTRUCTION WORK INCLUDED
INTERIOR PARTITIONS WITH PLUMBING AND ELECTRICAL WORK.

NO MECHANICAL AND STRUCTURAL ALTERATIONS WERE PERFORMED.

WORK INVOLVED:

GENERAL CONSTRUCTION
PLUMBING
ELECTRICAL

CODE COMPLIANCE SUMMARY

STATE CODE: FLORIDA STATE BUILDING CODE "EXISTING BUILDINGS" 2007 EDITION
INCLUDING AMENDMENTS & UPDATES.

FLORIDA STATE BUILDING CODE "BUILDING" 2007 EDITION
WITH 2009 AMENDMENTS & UPDATES.

FIRE SAFETY: FLORIDA FIRE PREVENTION CODE 2010 EDITION
N.F.P.A. 101 LIFE SAFETY CODE 2009 EDITION

ACCESSIBILITY: CHAPTER 11 FLORIDA BUILDING CODE 2007 EDITION

PLUMBING: 2007 FLORIDA PLUMBING CODE

ELECTRICAL: 2007 NATIONAL ELECTRICAL CODE

EXISTING BUILDING: YES

PROJECT TYPE: CODE COMPLIANCE

NFPA OCCUPANCY: CHAPTER 39 EXISTING
BUSINESS OCCUPANCIES

STATE CODE OCCUPANCY: BUSINESS GROUP B
(TATTOO PARLOT)

LEVEL OF ALTERATION: ALTERATION-LEVEL 2

FIRE ALARM SYSTEM: NO

SPRINKLER SYSTEM: NO

ZONING DATA

LOCAL CODE: CITY OF MIAMI BEACH, ZONING ORDINANCE

ZONING: CD-2 "COMMERCIAL, MEDIUM INTENSITY DISTRICT"

FOLIO NUMBER: 02-3234-019-1170

PARKING DATA

YEAR BUILT: 1948

HISTORIC DISTRICT: HPD-4 FLAMINGO PARK HISTORIC DISTRICT

OFF STREET PARKING REQUIREMENTS PER SEC. 180-3.1.

IF THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR MAIN OR ACCESSORY USES ASSOCIATED WITH
BUILDINGS THAT EXISTED PRIOR TO OCTOBER 1, 1989, WHICH ARE (i) LOCATED WITHIN THE ARCHITECTURAL
DISTRICT, (ii) A CONTRIBUTING BUILDING WITHIN A LOCAL HISTORIC DISTRICT, OR (iii) INDIVIDUALLY DESIGNATED
HISTORIC BUILDING. THIS PROVISION SHALL NOT APPLY TO RENOVATIONS AND NEW ADDITIONS TO EXISTING
BUILDINGS WHICH CREATE OR ADD FLOOR AREA TO NEW CONSTRUCTION WHICH HAS A PARKING REQUIREMENT.

PROJECT DATA

PRIMARY OCCUPANCY: BUSINESS GROUP B

OTHER USES: NO

CHANGE OF USE: NO

CHANGE OF OCCUPANCY: NO

BUILDING DATA

CONSTRUCTION TYPE: TYPE III - B (UNPROTECTED ORDINARY)

AREAS

EXISTING BUILDING AREA: 1,780 (SQ. FT.)

PROPOSED BUILDING AREA: 1,780 (SQ. FT.)

NO NEW AREA TO BE PROPOSED

AREA OF WORK: 280 (SQ. FT.)

BUILDING HEIGHT: 16'-0"

STORIES: ONE

LIFE SAFETY PLAN: NO

CLASSIFICATION OF HAZARD: ORDINARY HAZARD CONTENTS

INTERIOR WALL & CEILING FINISH REQUIREMENTS PER F.B.C. TABLE 803.5

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FT.)	RATING		DETAIL # AND SHEET #	DESIGN # FOR	DESIGN # FOR	DESIGN # FOR
		REQUIRED	PROVIDED		RATED ASSEMBLY	RATED PENETRATION	RATED JOINTS
					(W/ FIRE REDUCTION)		
Bearing walls Exterior							
North	5' x 5' x 10'	2	2	EO			
South	5' x 5' x 10'	2	2	EO			
Interior Bearing Walls							
Nonbearing walls Exterior							
East	5' x 5' x 10'	2	2	EO			
West	X ≥ 30	0	0	EO			
Interior Non Bearing Walls							
Structural frame, including columns, girders, trusses							
Floor construction, including supporting beams							
Roof construction, including supporting beams and joists							

LEGEND
NA: NOT APPLICABLE
NR: NOT REQUIRED
EO: EXISTING OCCUPANCY

EXIT REQUIREMENTS "NUMBER AND ARRANGEMENT OF EXITS"

GROSS FLOOR AREA: 1,780 (SQ. FT.)

AREA OF WORK: 280 (SQ. FT.)

EXITS REQUIRED: 1 MINIMUM (TO STREET)
(TABLE 1015.1.1 F.B.C. (BUILDING) AND F.F.P.C. 39.2.4.3)

EXITS PROVIDED: 2 (TO STREET)

EXIT CAPACITY DOORS: MAIN ENTRANCE/EXIT 1 SET 3'-0" WIDTH DOOR
3270.2 = 160 PERSONS

OCCUPANT LOAD CALCULATION:
GROSS FLOOR AREA = 1,780 (SQ. FT.)
OCCUPANT LOAD FACTOR = ONE PERSON PER 100 SQ. FT.
OCCUPANT LOAD = 18 PERSONS

COMMON PATH OF TRAVEL: 75 FT (UNSPRINKLERED BUILDING) F.F.P.C. 39.2.5.3.3

MAX. TRAVEL DISTANCE TO EXIT:
ALLOWED = 200 FT
2007 F.B.C. TABLE 1016.1
2010 F.F.P.C. TABLE A.7.6

EMERGENCY LIGHTING:

EMERGENCY LIGHTING IS NOT REQUIRED AS PER F.F.P.C. 39.2.9 AND TABLE 1006 F.B.C. (BUILDING) AS FOLLOWS:

- (1) BUILDING IS ONE STORY
- (2) OCCUPANT LOAD IS SUBJECT TO 49 OR LESS OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
- (3) OCCUPANT LOAD IS LESS THAN 300 PERSONS

FIRE ALARM SYSTEMS

FIRE ALARM SYSTEM IS NOT REQUIRED AS PER F.F.P.C. 39.3.4 AND F.B.C. 907.2.2 AS FOLLOWS:

- (1) BUILDING IS ONE STORY
- (2) OCCUPANT LOAD IS SUBJECT TO 49 OR LESS OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
- (3) OCCUPANT LOAD IS LESS THAN 300 PERSONS

FIRE SPRINKLER SYSTEMS

AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT REQUIRED AS PER F.F.P.C. 39.3.5 AND F.B.C. FIGURE 903.2

ALL INTERIOR WALL & CEILING FINISHES TO COMPLY W/ 2010 F.F.P.C. 39.3.3.2.1 (A, or B) IN EXITS AND EXIT ACCESS CORRIDORS. IN OTHER AREAS INTERIOR WALL & CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C.

NO REQUIREMENTS FOR INTERIOR FLOOR FINISHES AS PER 2010 F.F.P.C. 39.3.3.3

ONE "UL" LISTED 2A-10BC TYPE FIRE EXTINGUISHER SHALL BE INSTALLED FOR EACH 2,500 SQ. FT. OF FLOOR AREA, 75 FT. OF TRAVEL OR PART THERE-OF. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FLOOR. SEE FLOOR PLAN FOR LOCATION(S). VERIFY EXTINGUISHER TYPE AND LOCATION WITH FIRE MARSHAL PRIOR TO ORDERING.

SUGGESTED MINIMUM = 1, LOCATIONS = INSTALLED AND MOUNTED AS PER NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS 2007 EDITION.

ALL WALLS TO BE FIRE BLOCKED @ 8'-0" ON CENTER VERTICALLY

PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SEALED WITH AN APPROVED FIRE CAULKING. (FLAME STOP, INC.; FLAME STOP V PUTTY CAULK).

PLUMBING FIXTURE REQUIREMENTS "BUSINESS OCCUPANCY GROUP B UP TO 50 PEOPLE"

OCCUPANCY	WATER COOLERS	URINALS	LAVATORIES		SHOWER/TUBS	DRINKING FOUNTAINS	
			MALE	FEMALE		REGULAR	ACCESSIBLE
GROUP B REQUIRED	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50.	N/A	1 PER 40 FOR THE FIRST 20 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 20		N/A	1 PER 100	
GROUP B PROVIDED	1		1			SEE NOTE BELOW	

WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER COOLERS OR BOTTLE WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED DRINKING FOUNTAINS.

REVISIONS	
3	DERM COMM. 02-23-2012
2	
1	
0	

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No: 1201
DRAWN BY: V.D.C.
CHECKED BY: N.P.
DATE: BUILDING PERMIT 01-30-2012

NORMAN PAUL LIC. RA 92781
1515-1521 WASHINGTON AVE
MIAMI BEACH, FL 33139
Phone: 561 4009551 / Fax: 561 4236230

TITLE SHEET
LOCATION MAP
PROJECT SUMMARY

T-1
DRAWING No. 1 OF 9

GENERAL NOTES

DEFINITION

1.0 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contractor's authorized representative.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

2.0 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner and shall at once report to the architect errors, inconsistencies or omissions discovered prior to submitting his bid. If the Contractor performs any construction activity involving an error, inconsistency or omission in the Contract Documents without such notice to the Architects, the Contractor shall assume appropriate amount of the attribute costs for correction.

3.0 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the architect at once. The Contractor shall issue full A/E sets of drawings to all trades bidding on the project.

4.0 Contractor shall verify equipment size/voltage location and all hook-up requirements with equipment suppliers and shall make field adjustments as required to comply with equipment supplier and all codes, and shall report such changes at once to the Architect.

5.0 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved through shop drawings, product data, and samples.

6.0 Not Used.

7.0 Contractor shall comply with all requirements of the Landlord and its agents and shall indemnify the Owner in any costs resulting from actions of the Contractor or his agents.

SUPERVISION AND CONSTRUCTION PROCEDURES

8.0 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

9.0 The Contractor shall be responsible to the Owner for acts and omission of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.

10.0 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

11.0 The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

LABOR AND MATERIALS

12.0 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.

13.0 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

14.0 All materials furnished on the job site shall be new and stored in such a manner as to protect them from the elements. All work must be done in strict accordance with the best practices of the construction trade, and must be performed in a professional and workman-like manner. Any work completed in a non-professional manner shall be rejected and must be redone by the Contractor at no extra cost. These drawings are instruments of construction and remain the property of the Architect. Any reproduction of said drawings without the expressed written consent of the Architect is prohibited. Do not scale these drawings as written dimensions and text specifications on these sheets shall govern.

15.0 The Contractor must provide and install materials as required to construct temporary facilities and code required fire ratings shall be the standard for these temporary facilities and protection.

WARRANTY

16.0 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedial work for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

TAXES

17.0 The Contractor shall pay sales, consumer, use and similar taxes for the work or portions thereof provided by the contractors which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

PERMITS, FEES AND NOTES

18.0 Unless otherwise provided in the Contract Documents the Contractor shall secure and pay for all required building permits and other governing agencies permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received or negotiations concluded. This will be done before commencing work.

19.0 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performances of the Work.

20.0 If the Contractor observes that portions of the Contract Documents are at variance therewith, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modifications.

21.0 If the Contractor performs Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs.

22.0 All work shall conform to the latest requirements of the FLORIDA STATE BUILDING CODE "BUILDING" 2007 EDITION, 2007 NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE 2010 EDITION, O.S.H.A., and all other codes having control over the project.

23.0 All work performed under this contract shall comply with National, State, and Local codes having jurisdiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by this contractor without any additional charge as the contractor has agreed that they have raised any and all questions related to the authorities' requirements.

24.0 Coordinate all new electrical services with existing service and panels and with FLORIDA POWER AND LIGHT COMPANY. Verify location of sanitary and water mains before construction is started. Contractor shall field verify all utility conditions prior to beginning construction and shall notify the Architect immediately if any discrepancies occur.

25.0 Refer all soil borings to soil engineer/laboratory (95% modified proctor, ASTM D-1557. Compaction to be verified by soil engineer/laboratory in writing.

26.0 Refer to structural engineer for all structural details.

27.0 The contractor shall be responsible for all temporary utilities, connection, and payment of all utility charges incurred during construction.

ALLOWANCES

28.0 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities against which the Contractor has made responsible objection to.

29.0 Unless otherwise provided in the Contract Documents:

A. Material and equipment under an allowance shall be selected promptly by the Owner to avoid delay in the Work.

B. Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts.

C. Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum and not in the allowance.

D. Whenever costs are more than or less than allowances the Contract Sum shall be adjusted accordingly by Change Order.

SUPERINTENDENT

30.0 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed by written request in each case.

CONTRACTOR'S CONSTRUCTION SCHEDULES

31.0 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

32.0 The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittal which is coordinated with the Contractor's construction schedule and allows the Architect reasonable time to review submittal.

33.0 The Contractor shall confirm the most recent schedules.

DOCUMENTS AND SAMPLES AT THE SITE

34.0 The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

35.0 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, manufacturer, supplier or distributor to illustrate some portions of the Work.

36.0 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

37.0 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

38.0 Shop Drawings, Product Data, Samples and similar submittal are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittal are required the way the Contractor proposes to conform to the formation given and the design concept expresses in the Contract Documents.

39.0 The Contractor shall review, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittal in legible triplicate required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the Activities of the Owner or of separate contractors. Submittals made by the contractor which are not required by the Contract Documents may be returned without action.

40.0 The Contractor shall perform no portions of the Work requiring submittal and review of Shop Drawings, Product Data, Samples or similar submittal until the respective submittal has been approved by the Architect. Such Work shall be in accordance with approval submittal.

41.0 By approving and submitting Shop Drawings, Product Data, Sampler and similar submittal, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittal with the requirements of the Work and of the Contract Documents.

42.0 The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of the submittals and the Architect has given written approval to the specified deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittal by the Architect's approval thereof.

43.0 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals.

44.0 Informational submittals upon which the Architect is not expected to take responsive actions may be so identified in the Contract Documents.

45.0 When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

USE OF SITE

46.0 The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

CUTTING AND PATCHING

47.0 The Contractor shall be responsible for cutting, fitting or patching required completing the Work or to make its parts fit together properly.

48.0 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor, such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting to otherwise altering the Work.

CLEANING UP

49.0 The Contractor shall keep the premises and surroundings area free from accumulation of waste materials or rubbish caused by operations daily under the contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.

50.0 The Contractor shall be responsible for all protection of outside work with respect to adjacent properties, such that no trash, dust or other fine particulate matters will encroach on said adjacent properties. Any costs associated with such protection will be borne by the Contractor.

51.0 The Contractor shall present the building owner for acceptance, clean and ready for occupancy. All glass shall be clean and polished. Floors swept broom clean, carpets vacuumed, fixtures washed with all labels removed and exteriors free from trash and debris.

52.0 If the contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

ACCESS TO WORK

53.0 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

ROYALTIES AND PATENTS

54.0 The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a patent; the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

INDEMNIFICATION

55.0 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claim, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting there from, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such a claim, damage, loss or expense is caused in part by a party indemnified here under. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist.

56.0 In claims against any person or entity indemnified herewith by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor a Subcontractor under workers' or workmen's compensation acts, disability benefits acts or other employee benefit acts.

57.0 The obligations of the Contractor shall not extend to the liability of the Architect, the Architect's consultants, and agents and employees of any of them arising out of (1) the preparation of approval of maps, drawings, opinions, reports, survey, Change Orders, design or specification, or (2) the giving of or failure to give directions or instructions by the Architect, the Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

58.0 Written dimensions govern; the Contractor shall not scale plans.

59.0 The General Contractor must submit full sets of bid documents to all trades. Therefore all bids must include all shown information on the Contract Documents.

60.0 The Standard Form of Agreement between Owner and Contractor (A.I.A.) Document A-101 of the American Institute of Architects, 1987 Edition, shall apply to all work executed under this agreement, together with the General and Supplementary Conditions of the Contract for Construction (A.I.A.) Doc. A201 and A201/SC of the American Institute of Architects, Latest Edition.

INFORMATION AND SERVICES REQUIRED OF THE OWNER

61.0 The Owner is the person or entity indemnified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Owner" means the Owner or Owner's authorized representative.

62.0 The Owner upon reasonable written request shall furnish to the Contractor in writing information which is necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to property on which the Project is located, usually referred to as the site, and the Owner's interests therein at the time of execution of the Agreement and, within five days after any change, information of such change in title, recorded or unrecorded.

63.0 The Owner shall furnish surveys describing physical characteristics, legal limitation and utility locations for the site of the Project, and a legal description of the site.

64.0 Information or services under the Owner's control shall be furnished by the Owner with reasonable promptness to avoid delay in orderly progress of the Work.

65.0 Unless otherwise provided in the Contract Documents, the Contractor will be furnished, free of charge, up to five copies of Drawings and Project Manuals as are reasonably necessary for execution of the Work.

66.0 The foregoing are in addition to other duties and responsibilities of the Owner enumerated herein and especially those in respect to Special Conditions.

OWNER'S RIGHTS TO STOP THE WORK

67.0 If the Contractor fails to correct Work which is not in accordance with the requirements of the Contract Documents or persistently fails to carry out work and act in accordance with the Contract Documents, the Owner by written order signed personally or by an agent specifically so empowered by the Owner in writing, may order the Contractor to stop the Work, or any portion thereof, until the cause of such order has been eliminated; however, the right of the Owner to stop Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity.

OWNER'S RIGHT TO CARRY OUT THE WORK

68.0 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may after such seven day period give the Contractor a second written notice to correct such deficiencies within a second seven day period. If the Contractor within such second seven day period after receipt of such second notice fails to commence and continue to correct any deficiencies, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the Architect's additional services and expenses made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

REVISIONS



1515 WASHINGTON AVE PROPERTIES LC

CODE COMPLIANCE

1515-1521 WASHINGTON AVE.

MIAMI BEACH, FL 33139

PROJECT No:

1201

DRAWN BY:

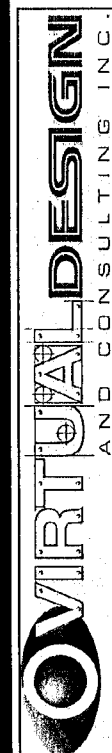
V.D.C.

CHECKED BY:

N.P.

DATE:

BUILDING PERMIT
01-30-2012



NORMAN PAUL LIC. RA 92781

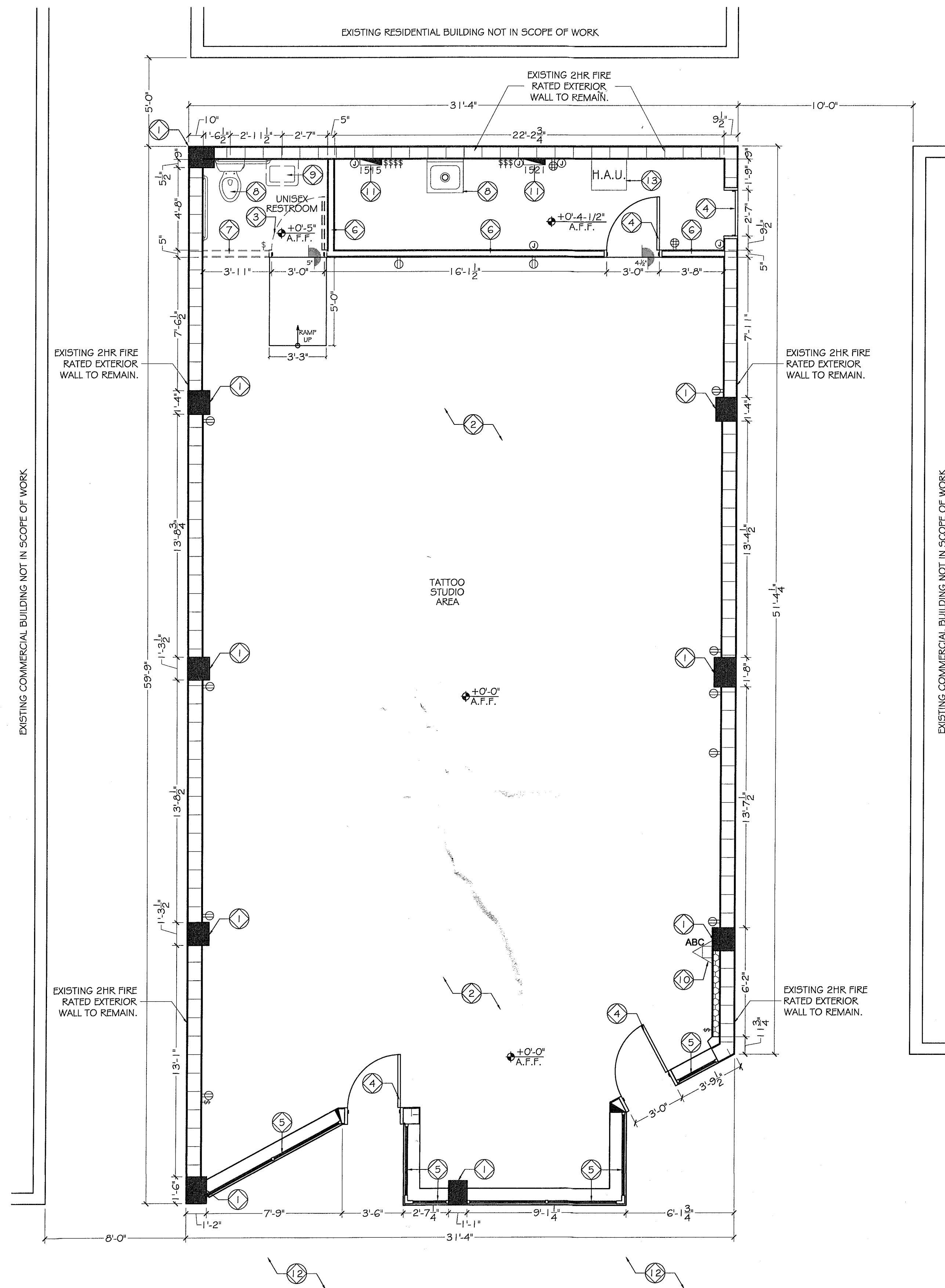
1319 Salinas Point Way

Delray Beach, FL 33446

Phone: 5614009551 / Fax: 5614236230

GENERAL
NOTES

GN-1



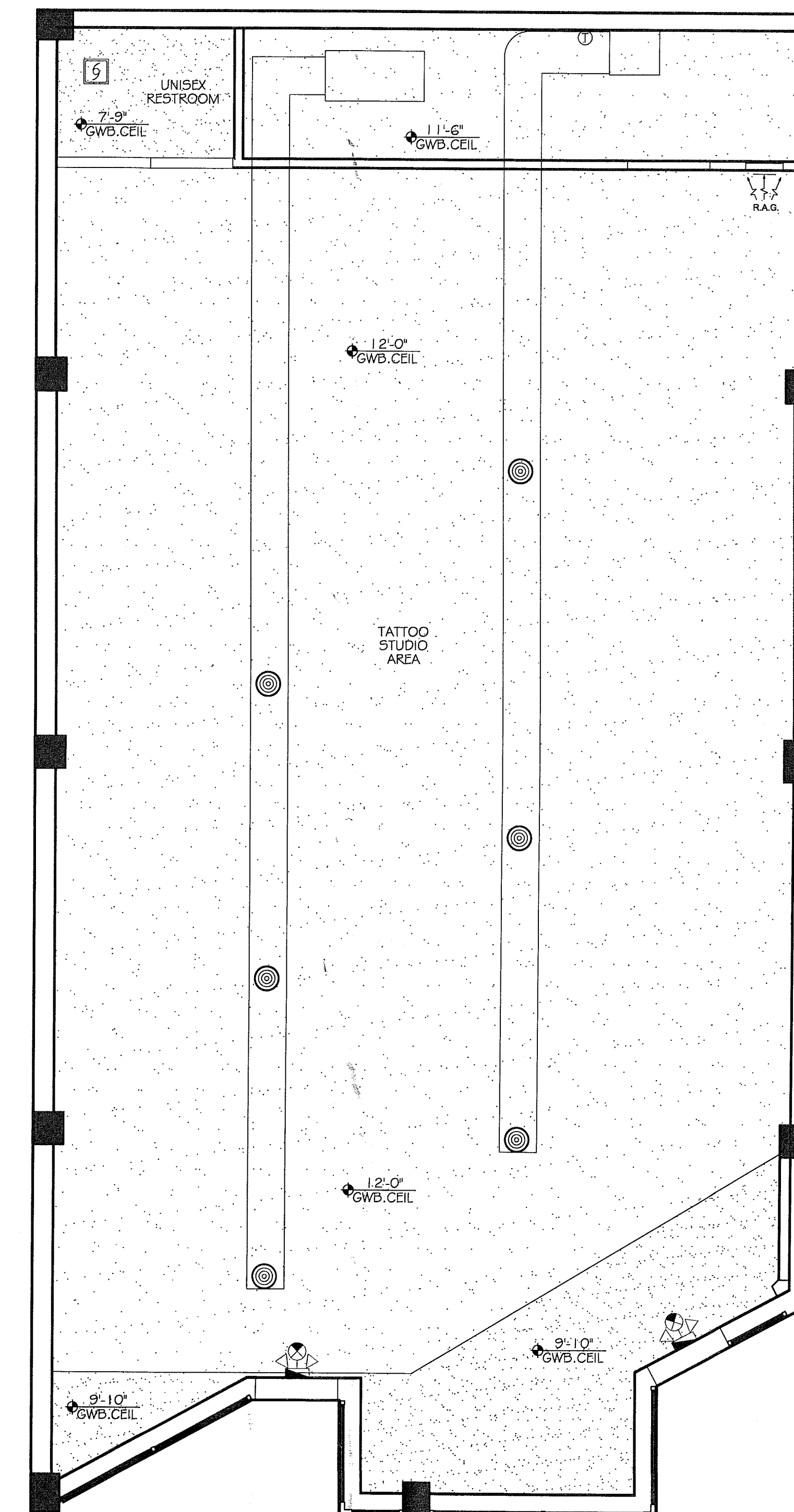
1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	REMARKS
ⓐ	JUNCTION BOX CEILING MOUNTED	EXISTING TO REMAIN
ⓑ	DUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
ⓓ	QUADUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
ⓕ	SINGLE POLE TOGGLE SWITCH 20A, 120V MOUNTED 48" A.F.F.	EXISTING TO REMAIN
ⓖ	ELECTRICAL PANEL/METER	EXISTING TO REMAIN
ⓗ	ABC TYPE PORTABLE FIRE EXTINGUISHER	EXISTING TO REMAIN

EXISTING R.C.P. LEGEND		
SYMBOL	DESCRIPTION	REMARKS
ⓐ	THERMOSTAT	EXISTING TO REMAIN
ⓑ	EXHAUST FAN	EXISTING TO REMAIN
ⓓ	RETURN AIR GRILLE	EXISTING TO REMAIN
ⓕ	12" CIRCULAR A/C DIFFUSER	EXISTING TO REMAIN

EXISTING WALL LEGEND			
TYPE	PATTERN	DESCRIPTION	RATING
1	[Pattern]	EXISTING EXTERIOR WALL TO REMAIN.	2
2	[Pattern]	EXISTING INTERIOR WALL TO REMAIN.	0
3	[Pattern]	EXISTING WALL TO BE REMOVED	0

- GENERAL NOTES FOR EXISTING CONDITIONS:
- EXISTING STRUCTURAL CONCRETE COLUMNS TO REMAIN.
 - EXISTING TILE FLOOR TO REMAIN.
 - EXISTING DOOR/DOOR FRAME TO BE REMOVED.
 - EXISTING DOOR/DOOR FRAME TO REMAIN.
 - EXISTING WINDOW STOREFRONT TO REMAIN.
 - EXISTING INTERIOR PARTITION WALL TO REMAIN.
 - EXISTING INTERIOR PARTITION WALL TO BE REMOVED.
 - EXISTING PLUMBING FIXTURES TO REMAIN.
 - EXISTING PLUMBING FIXTURES TO BE RELOCATED.
 - EXISTING FIRE EXTINGUISHER "ABC" TYPE TO REMAIN.
 - EXISTING ELECTRICAL PANELS TO REMAIN.
 - EXISTING PUBLIC SIDE WALK TO REMAIN.
 - EXISTING AIR HANDLER UNIT MODEL "4TEC3F60B1000AA" FROM AMERICAN STANDARD TO REMAIN.



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

REVISIONS	
△	BLDG. DEP. COMM. 02-20-2012
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1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No: 1201
DRAWN BY: V.D.C.
CHECKED BY: N.P.
DATE: BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN
NORMAN PAUL LIC. RA 92781
13119 Salinas Point Way
Delray Beach, FL 33446
Phone: 5614009551 / Fax: 5614236230

EXISTING FLOOR AND REFLECTED CEILING PLAN

A-1

DRAWING No. 3 OF 9

GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY.
- ALL MISSING, BROKEN, CRACKED, AND UPLIFTED CONCRETE FLOORS SHALL BE RECONSTRUCTED.
- ALL FLOOR FINISHES TO COMPLY W/ 2010 F.F.P.C. 10.2.7 (C OR B PER 10.2.8.1)
- SEE A-3 FOR RESTROOM ENLARGED PLANS AND INTERIOR ELEVATIONS.
- NO ENCROACHMENTS ABOVE AND UNDER GROUND ARE ALLOWED INTO THE RIGHT-OF-WAY.
- IMPROVEMENTS AND WORK WITHIN THE RIGHT-OF-WAY REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL INTERIOR WALL & CEILING FINISHES TO COMPLY W/ 2010 F.F.P.C. 39.3.3.2.1 (A, or B) IN EXITS AND EXIT ACCESS CORRIDORS. IN OTHER AREAS INTERIOR WALL & CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C.
- NO REQUIREMENTS FOR INTERIOR FLOOR FINISHES AS PER 2010 F.F.P.C. 39.3.3.3

DOOR SCHEDULE																
QUANTITY	DOOR #	DOOR SIZES			FRAME	DOOR TYPE	DOOR MATERIAL		THRESHOLD	GLASS	TINT	HARDWARE	RATING LABEL	REMARKS		
		WIDTH	HEIGHT	THICKNESS												
2	(01)	2'-7"			ALUMINUM		WOOD	WOOD: TK 4 GLASS						RATING NOTES: 1. ALL UN LABELED DOORS & FRAMES SHALL HAVE A 3 HR (180 MIN) FIRE RATING. 2. ALL UN LABELED DOORS & FRAMES SHALL HAVE A 1 1/2 HR (90 MIN) FIRE RATING. 3. ALL UN LABELED DOORS & FRAMES SHALL HAVE A 3/4 HR (45 MIN) FIRE RATING.		
1	(02)	3'-0"	5'-0"		HOLLOW METAL	HOLLOW	WOOD	WOOD: TK 4 GLASS								
1	(03)		5'-0"		2" B STEEL PIPE	SOLID CORE	WOOD	WOOD: TK 4 GLASS								
1	(04)		4'-0"		FRAMES	METAL INSULATED	WOOD	WOOD: TK 4 GLASS								
1	(05)		6'-0"		PAINTED	STOREFRONT	WOOD	WOOD: TK 4 GLASS								
			7'-0"			BLACK DOOR	WOOD	WOOD: TK 4 GLASS								
			8'-0"			GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
			3'-0"			GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
			3'-4"			GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
			1 1/2"			GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
			1 3/4"			GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
					ALUMINUM		WOOD	WOOD: TK 4 GLASS								
					HOLLOW METAL	HOLLOW	WOOD	WOOD: TK 4 GLASS								
					2" B STEEL PIPE	SOLID CORE	WOOD	WOOD: TK 4 GLASS								
					FRAMES	METAL INSULATED	WOOD	WOOD: TK 4 GLASS								
					PAINTED	STOREFRONT	WOOD	WOOD: TK 4 GLASS								
						BLACK DOOR	WOOD	WOOD: TK 4 GLASS								
						GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
						GLASS DOOR	WOOD	WOOD: TK 4 GLASS								
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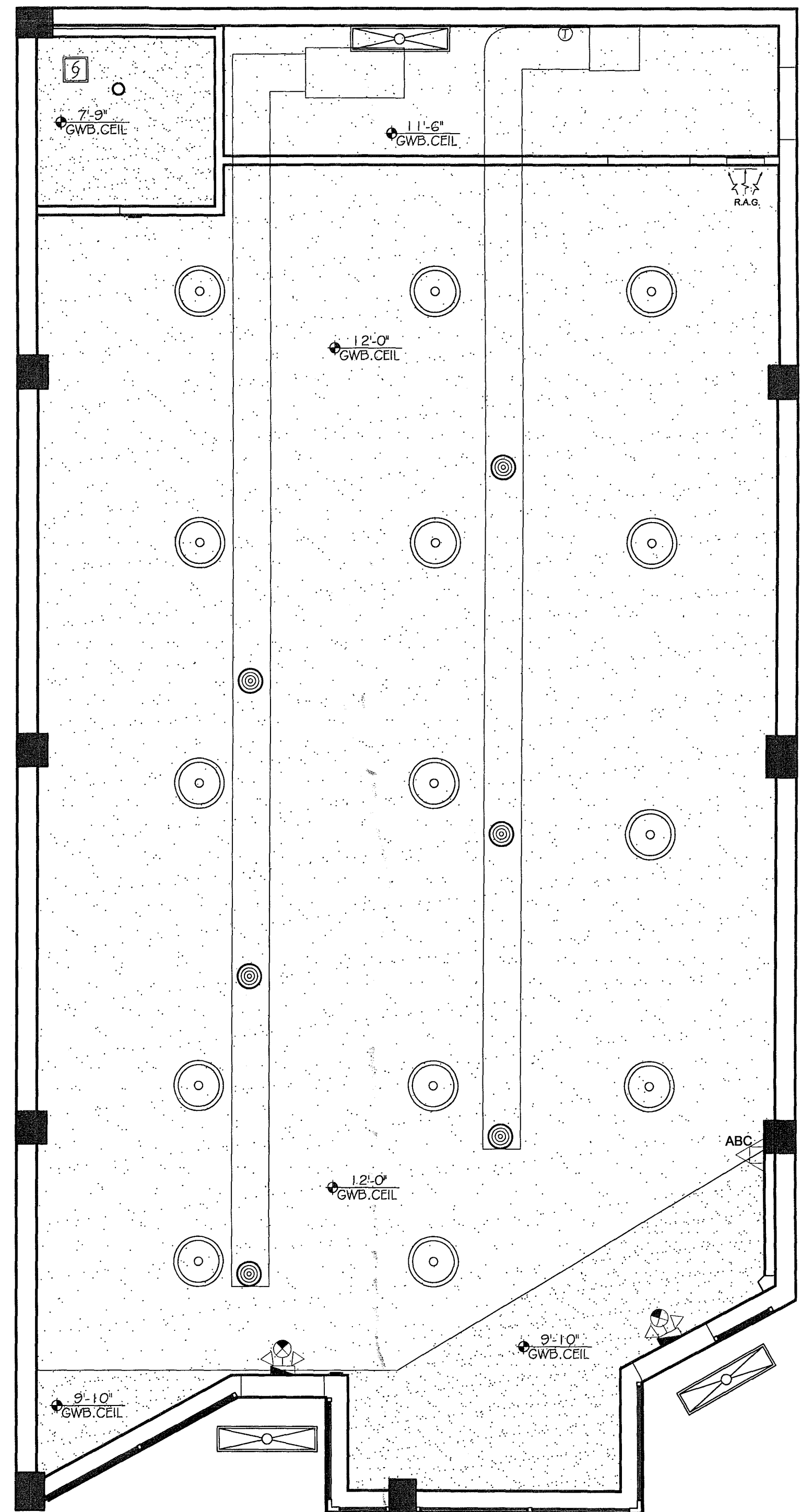
ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	REMARKS
⊕	JUNCTION BOX CEILING MOUNTED	EXISTING TO REMAIN
⊕	DUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
⊕	QUADUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
⊕	SINGLE POLE TOGGLE SWITCH 20A, 120V MOUNTED 48" A.F.F.	EXISTING TO REMAIN
⊕	ELECTRICAL PANEL/METER	EXISTING TO REMAIN
ABC	ABC TYPE PORTABLE FIRE EXTINGUISHER	EXISTING TO REMAIN

PROPOSED R.C.P. LEGEND		
SYMBOL	DESCRIPTION	REMARKS
○	SURFACE MOUNTED LIGHT FIXTURE	EXISTING TO REMAIN
⬢	4'X48" FLUORESCENT LIGHT	EXISTING TO REMAIN
○	12" INDUSTRIAL PENDANT LIGHT FIXTURE	EXISTING TO REMAIN
⊕	THERMOSTAT	EXISTING TO REMAIN
⊕	EXHAUST FAN	EXISTING TO REMAIN
⊕	RETURN AIR GRILLE	EXISTING TO REMAIN
⊕	12" CIRCULAR A/C DIFFUSER	EXISTING TO REMAIN
⊕	EMERGENCY EXIT / LIGHTING COMBO W/ BATTERY BACK-UP	EXISTING TO REMAIN

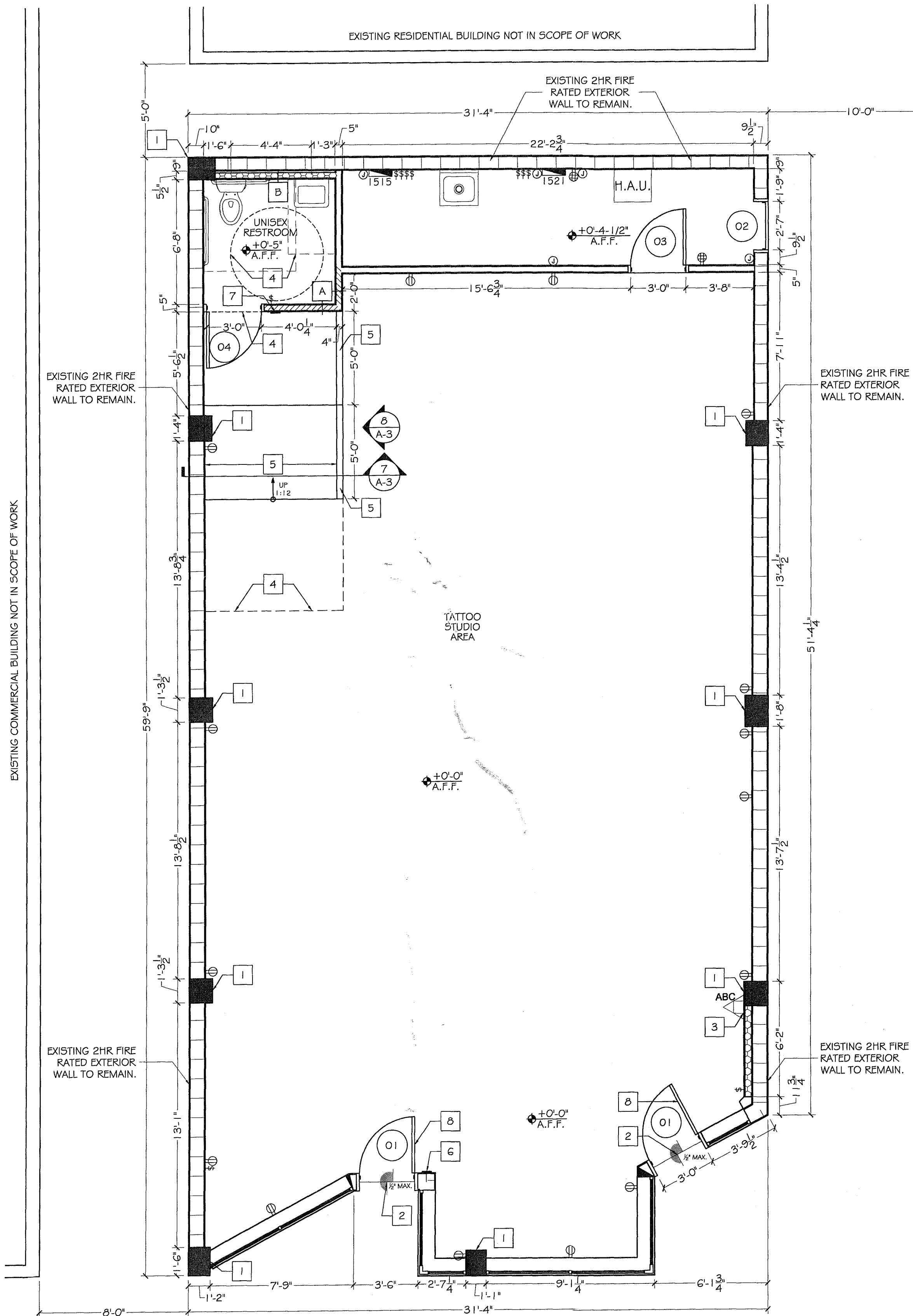
GENERAL NOTES FOR PROPOSED CONDITIONS:

- EXISTING STRUCTURAL CONCRETE COLUMNS TO REMAIN.
- FLOOR LEVEL CHANGES IN EXCESS OF 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 IN 2. (NFPA 101-7.2.1.3.4).
- EXISTING FIRE EXTINGUISHER "ABC" TYPE TO REMAIN.
- DENOTES ACCESSIBLE CLEAR FLOOR SPACE.
- HANDRAILS ON RAMPS ARE NOT REQUIRED AS PER 111.4.8.5 & 1010.8 FLORIDA BUILDING CODE (BUILDING) AND 7.2.5.4.2. FLORIDA FIRE PREVENTION CODE.
- OCCUPANT LOAD SIGN SHOULD BE POSTED CONFORMING TO THE FLORIDA BUILDING CODE 1004.3, WHICH WILL READ: "MAXIMUM OCCUPANCY TO BE 18 PERSONS". SIGN SHOULD BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM. APPROVED SIGN SHALL BE MAINTAINED IN A LEGIBLE MANNER BY THE OWNER.
- SEE DETAIL 5 ON SHEET A-3 FOR A.D.A. SIGNAGE DOOR DETAIL.
- DOORS ARE NOT REQUIRED TO SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA WITH AN OCCUPANT LOAD OF 49 OR LESS PERSONS AS PER 1008.1.2 FLORIDA BUILDING CODE (BUILDING) AND 7.2.1.4.2 FLORIDA FIRE PREVENTION CODE.

WALL LEGEND (SEE A-3 FOR WALL TYPES)			
TYPE	PATTERN	DESCRIPTION	RATING
		EXISTING EXTERIOR WALL TO REMAIN.	2
		EXISTING INTERIOR WALL TO REMAIN.	0
A		NEW 3 5/8" METAL STUD PARTITION (20 GA.) WITH ONE LAYER OF 5/8" G.W.B. ON EACH SIDE.	0
B		NEW 3 5/8" METAL STUD PLUMBING WALL (20 GA.) WITH ONE LAYER OF 5/8" G.W.B. ON ONE SIDE.	0



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



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

REVISIONS	
△	BLDG. DEP. COMM. 02-20-2012
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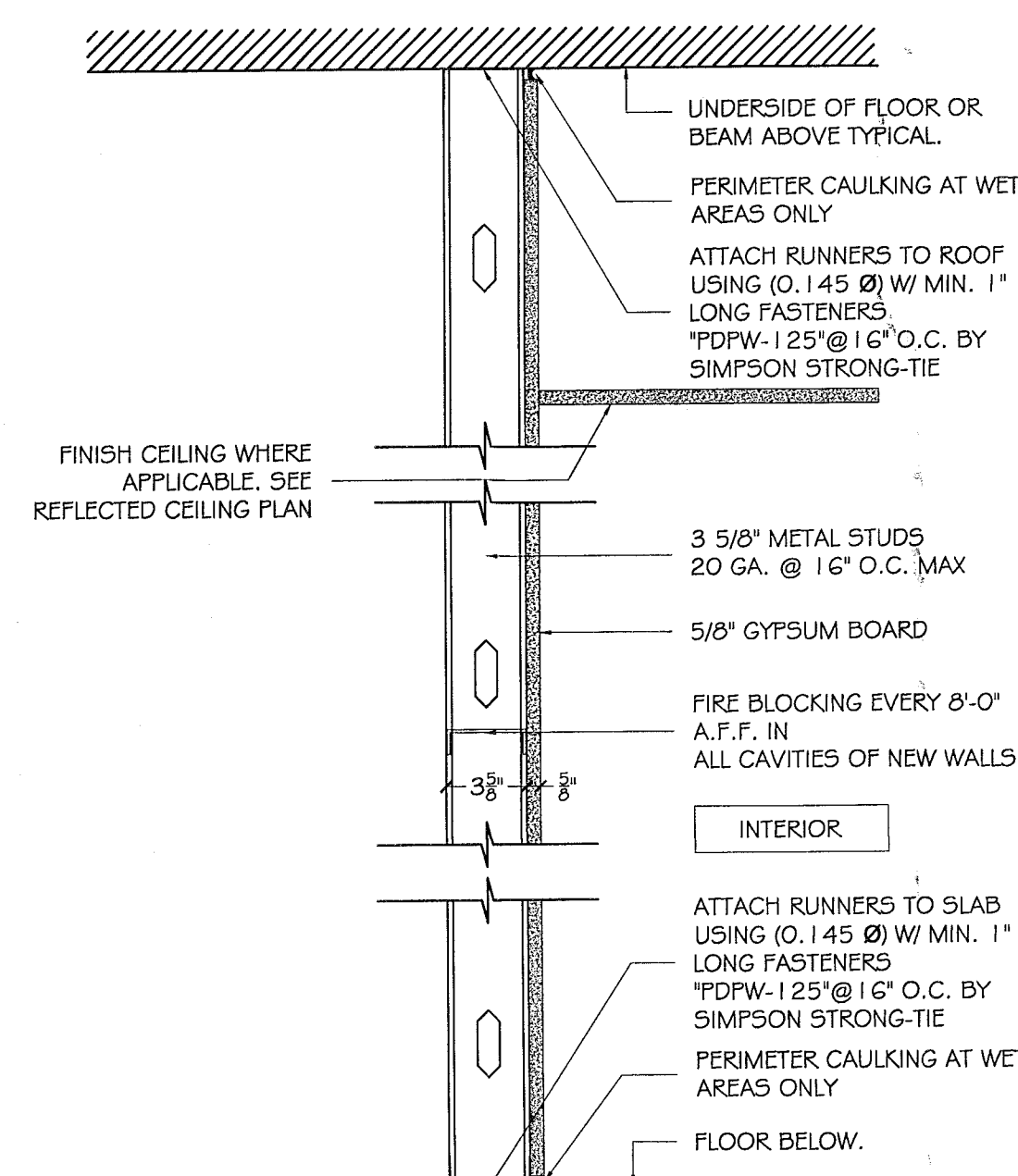
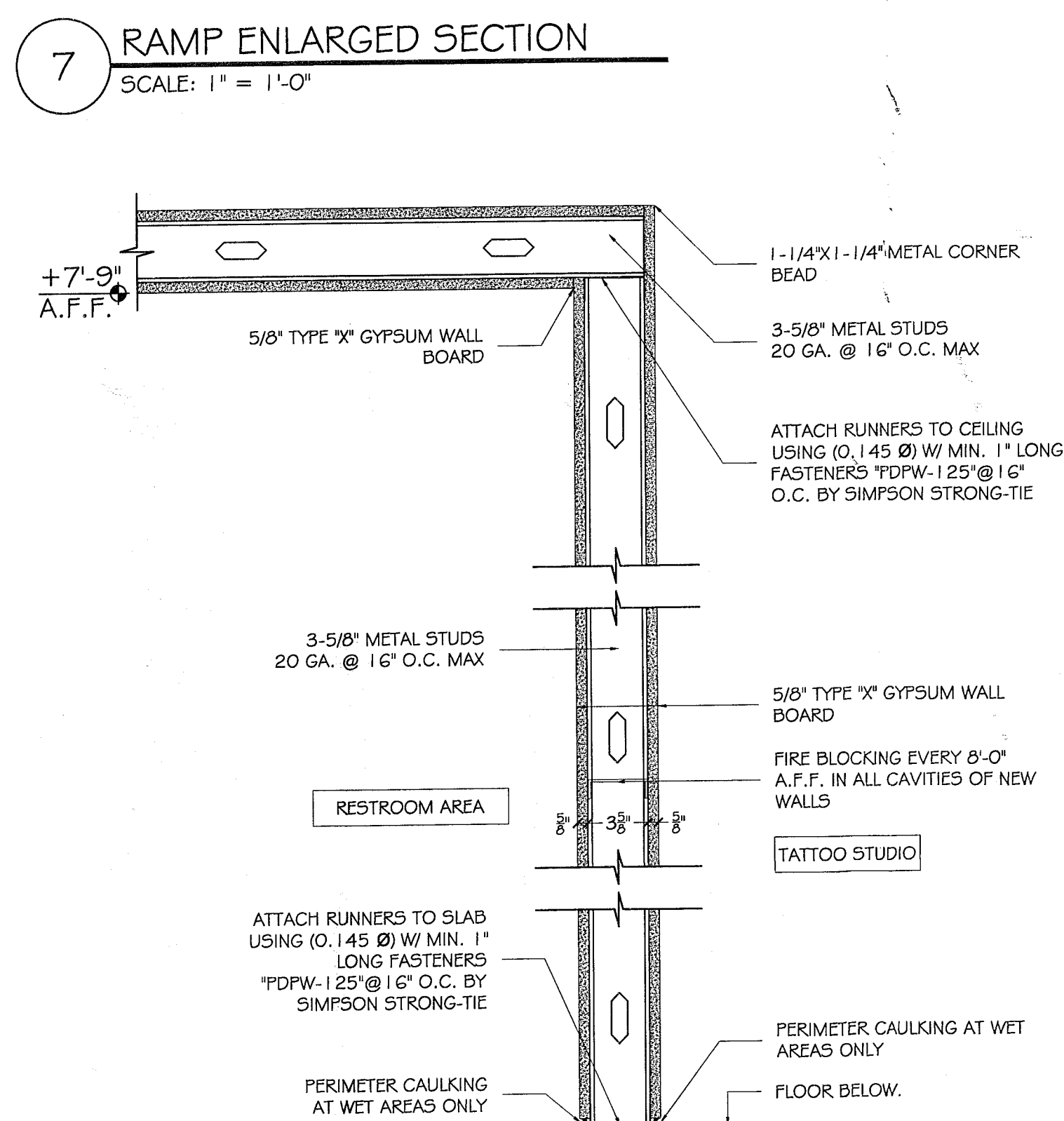
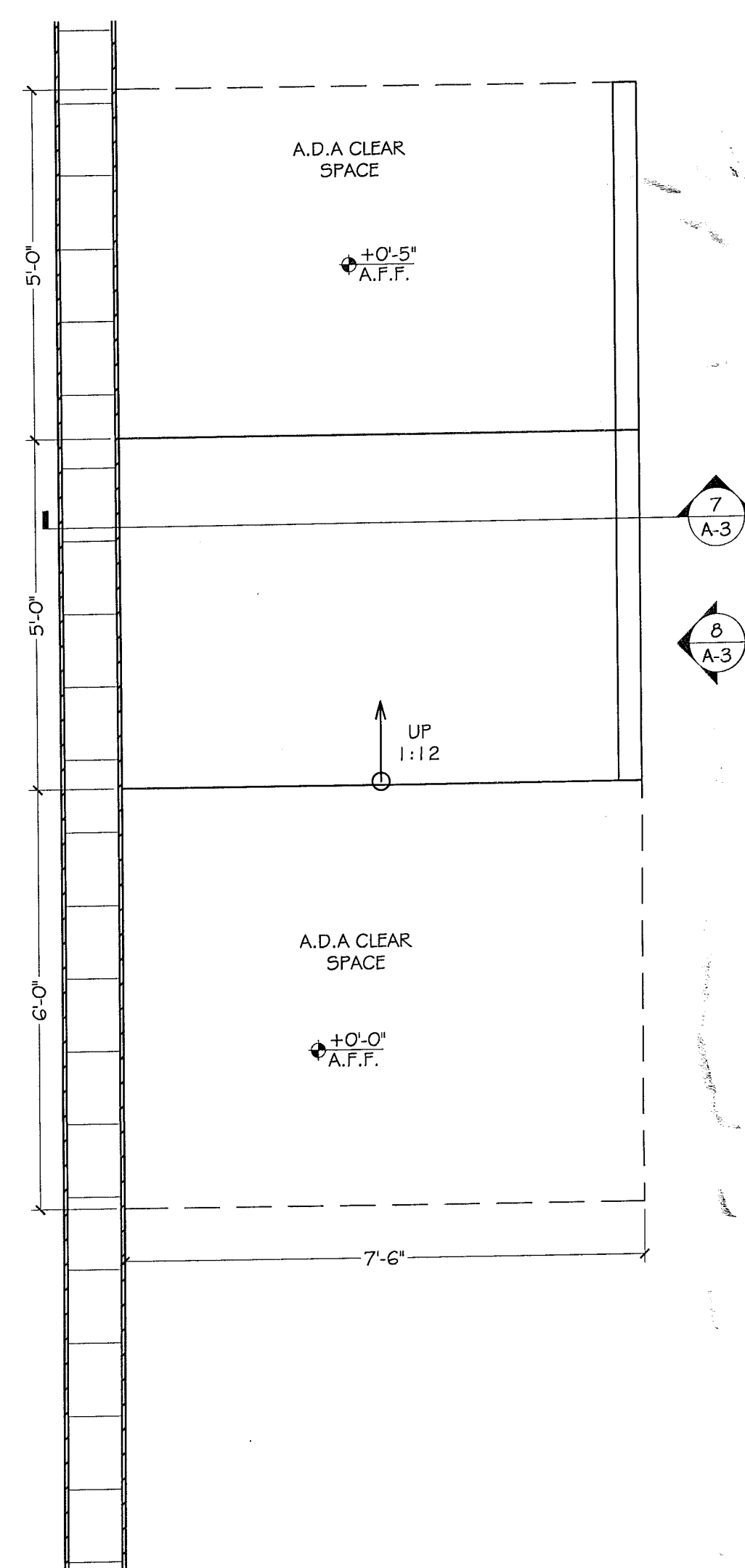
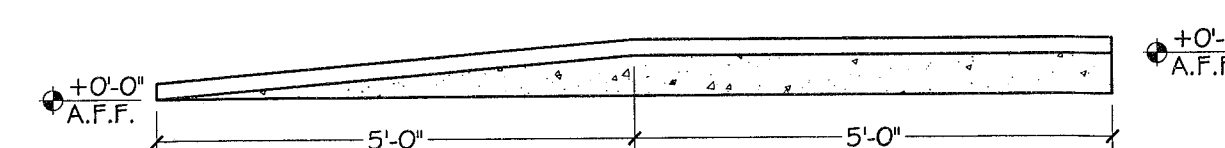
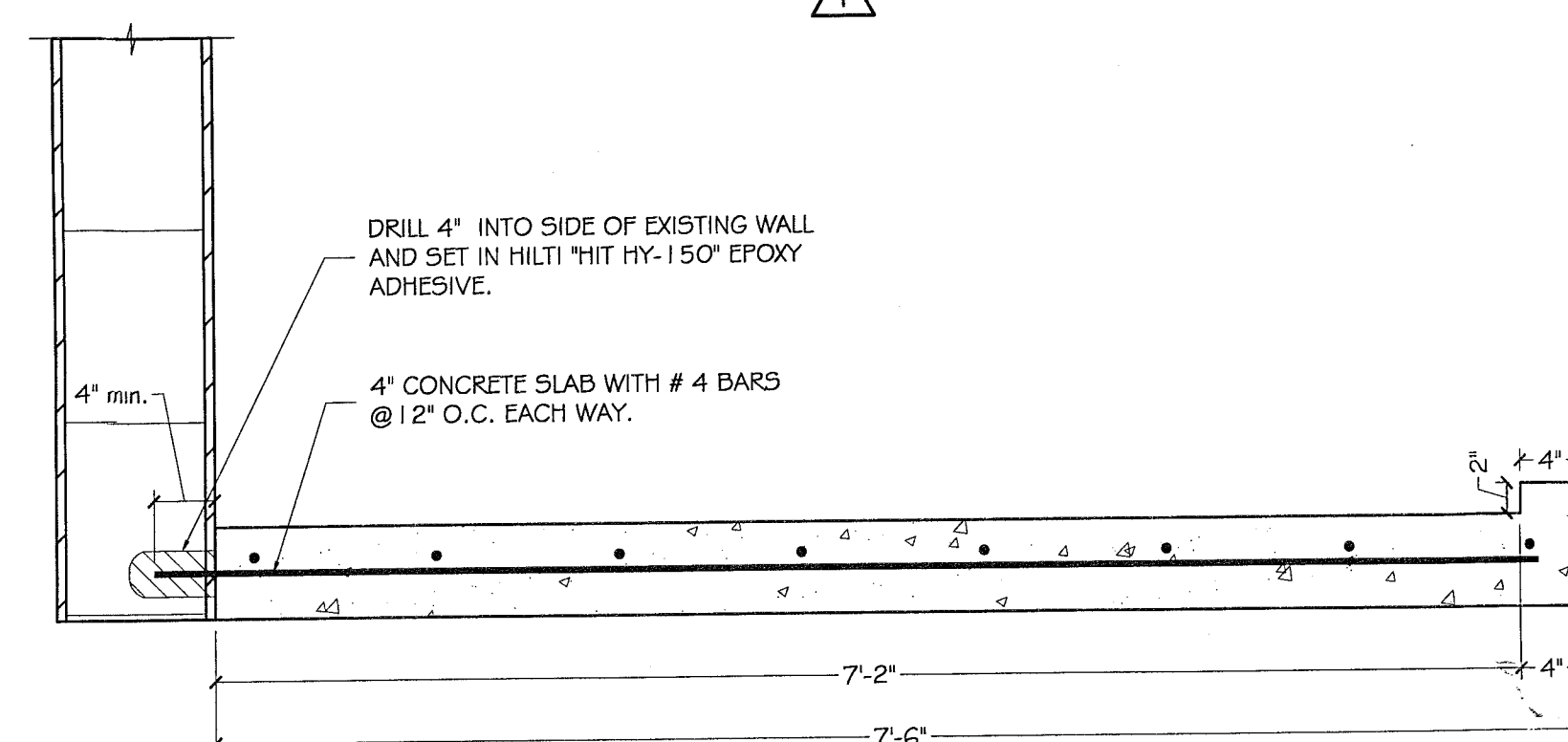
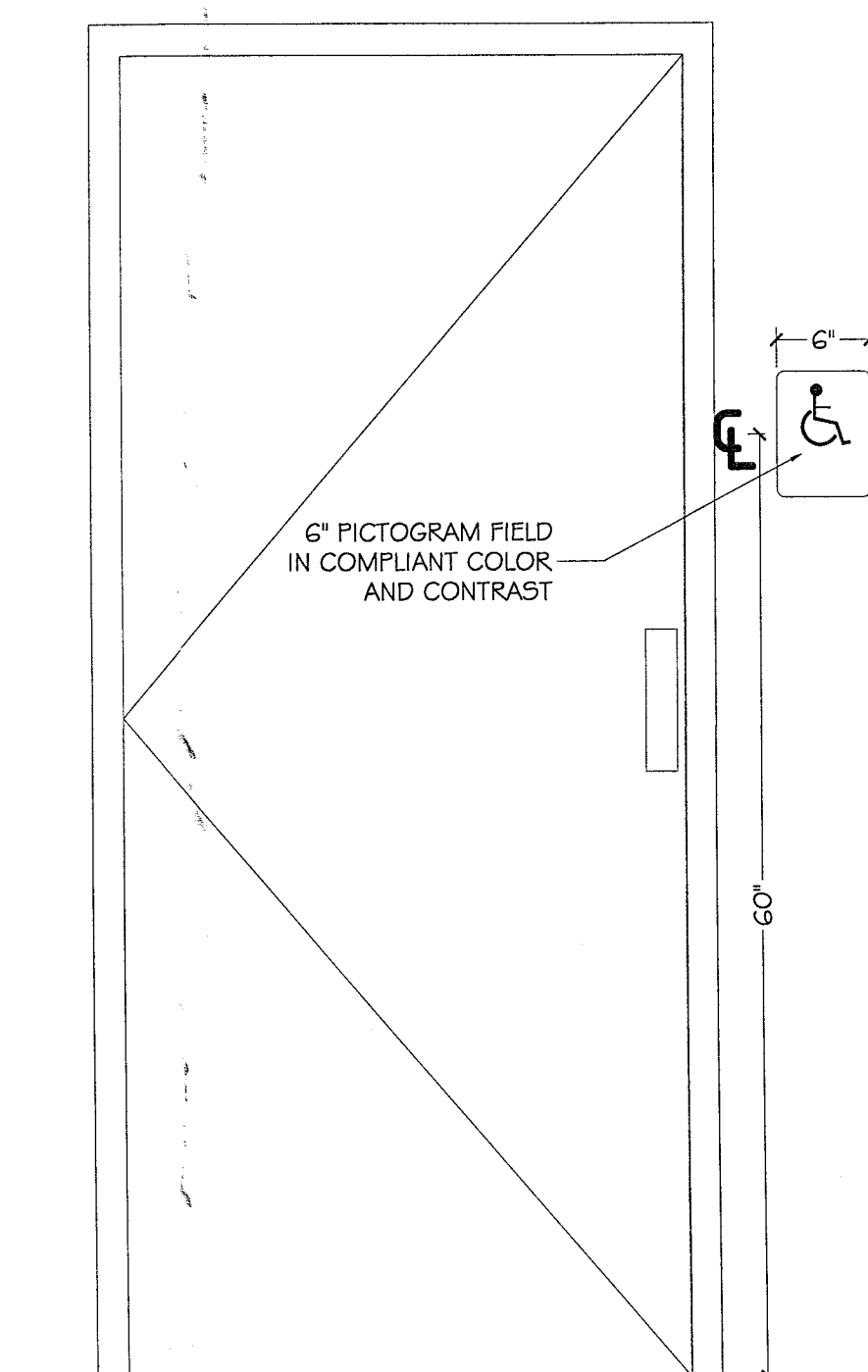
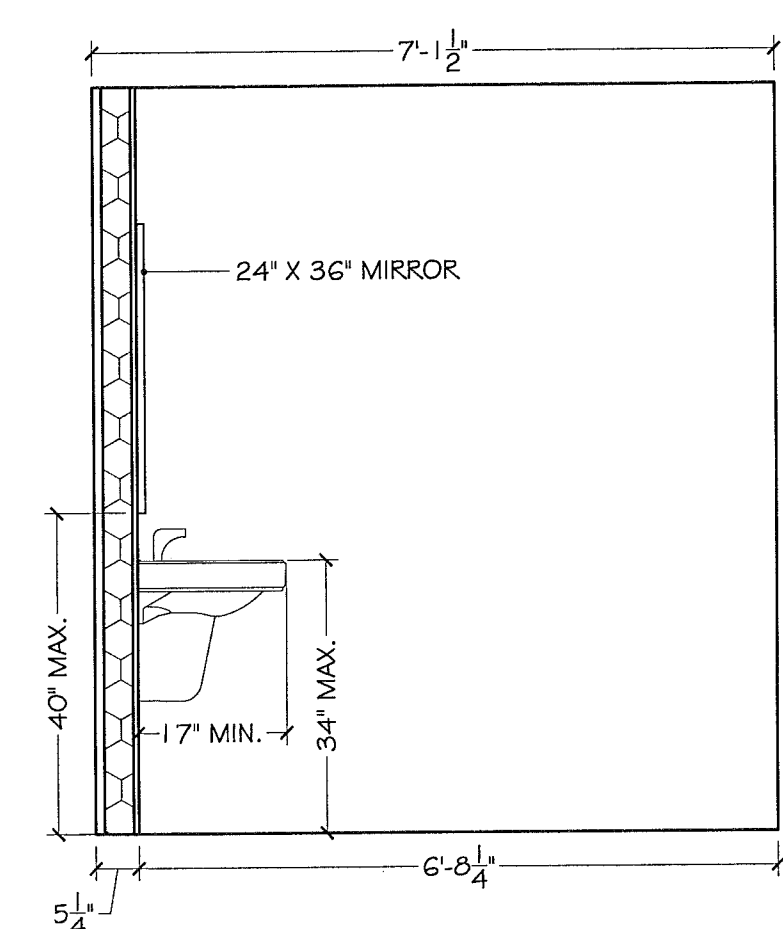
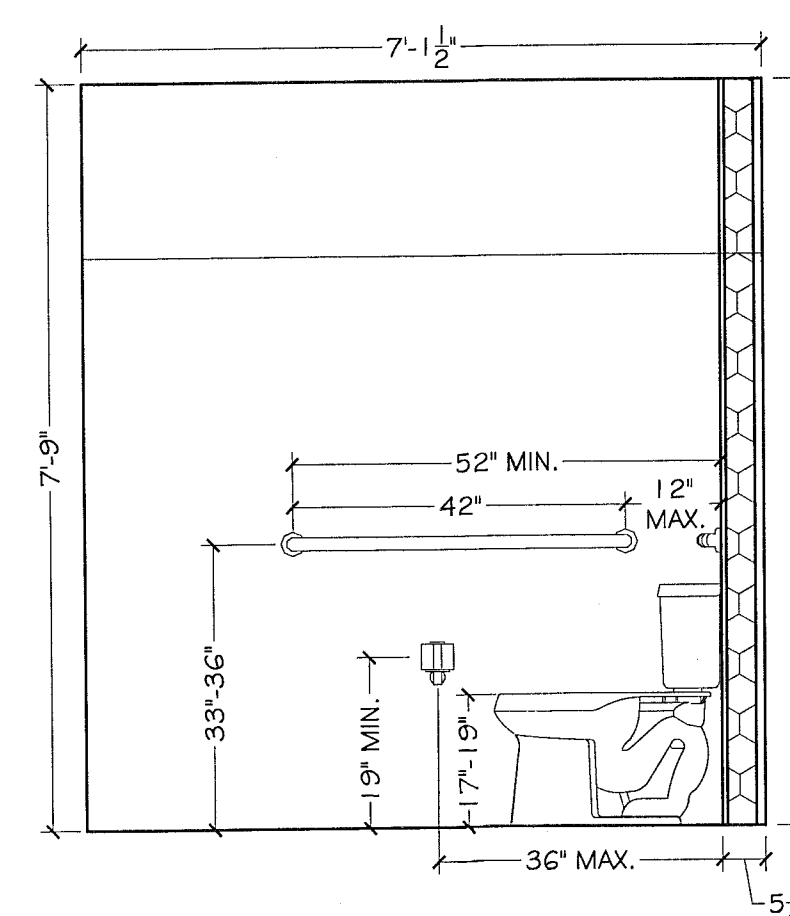
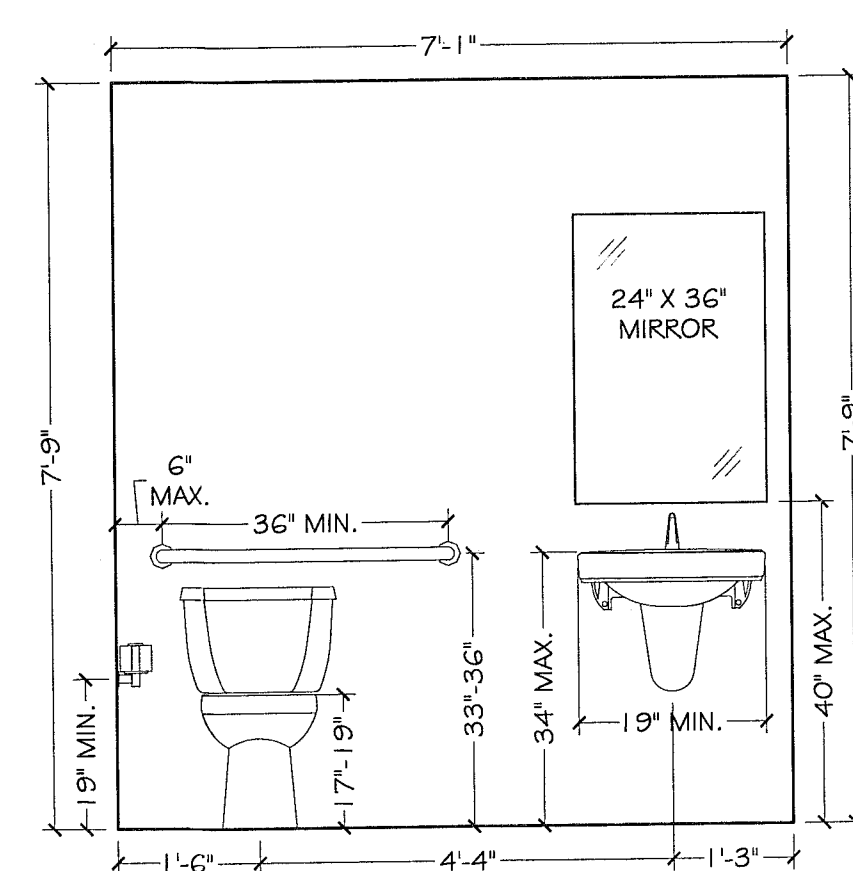
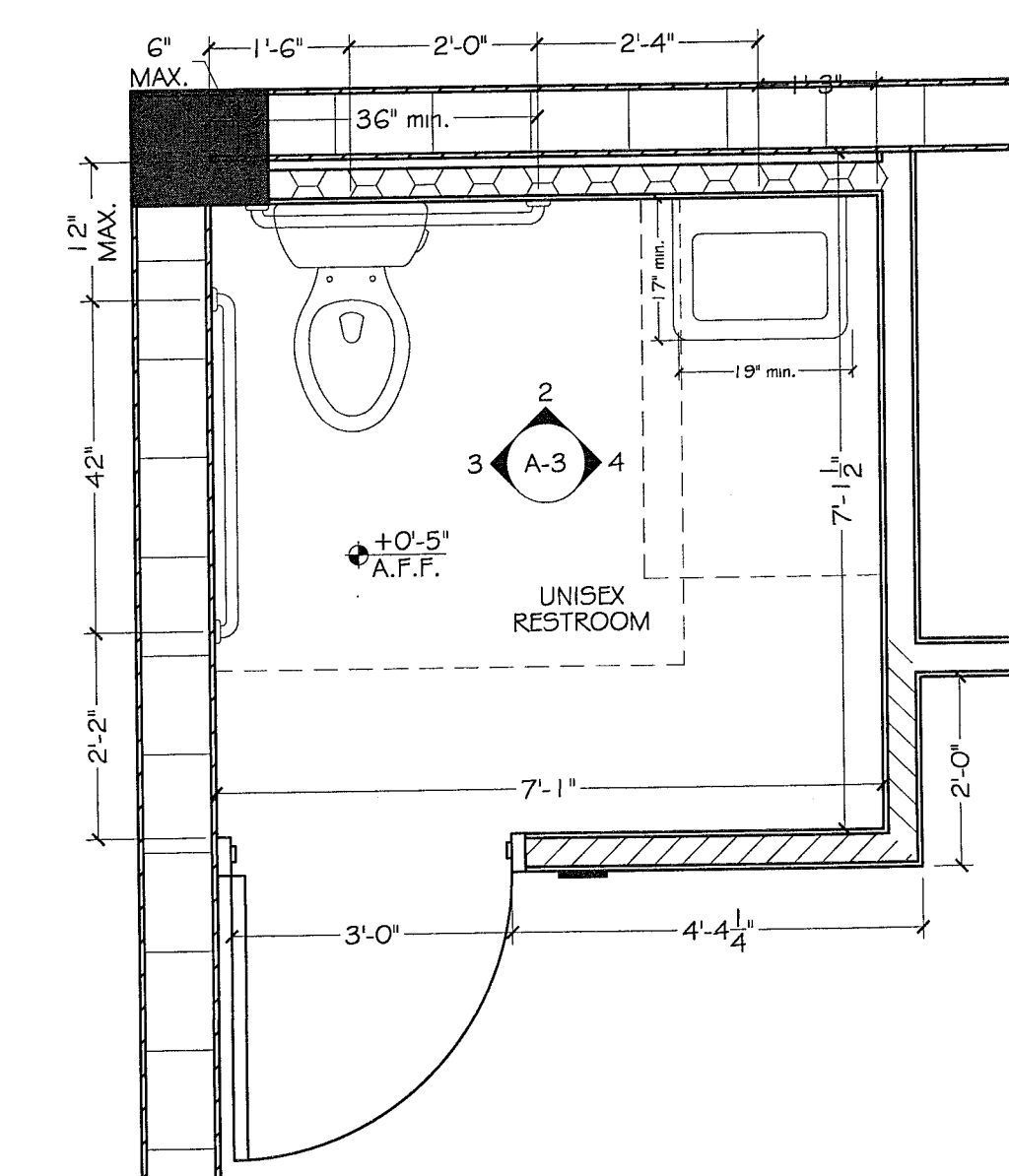
1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No: 1201
DRAWN BY: V.D.C.
CHECKED BY: N.P.
DATE: BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN AND CONSULTING
NORMAN PAUL LIC. RA 92781
13119 Salinas Point Way
Delray Beach, FL 33446
Phone: 561 4009551 / Fax: 561 4236230

PROPOSED FLOOR AND REFLECTED CEILING PLAN

A-2
DRAWING No. 4 OF 9



- GENERAL NOTES FOR ALL PARTITIONS

1. WHERE TILE BACKER BOARD IS USED, STUDS SHALL BE 1 6" O.C.
2. PROVIDE DENSIGUARD TILE BACKER OR SIMILAR FOR AREAS TO RECEIVE CERAMIC AND/OR MARBLE TILE.
3. PROVIDE 2" X 6" BACKING FOR GRAB BARS LOCATED IN TOILET ROOMS.

- GENERAL NOTES FOR ALL PARTITIONS

1. WHERE TILE BACKER BOARD IS USED, STUDS SHALL BE 16" O.C.
2. PROVIDE DENGUARD TILE BACKER OR SIMILAR FOR AREAS TO RECEIVE CERAMIC AND/OR MARBLE TILE.
3. PROVIDE 2" X 6" BACKING FOR GRAB BARS LOCATED IN TOILET ROOMS.

REVISIONS	
	BLDG. DEF. COMM. 02-20-2012
	
	
	
	

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No:	1201
DRAWN BY:	V.D.C.
CHECKED BY:	N.P.
DATE:	BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN
AND CONSULTING, INC.
WWW.VIRTUALDESIGNCONSULTING.COM

NORMAN PAUL LIC. RA 9278 I

Day 13
1319 Salinas Point Way
Delray Beach, FL 33446

Phone: 561.400.9551 / Fax: 561.423.6230

RESTROOM ENLARGED PLAN ELEVATIONS & DETAILS

A-3

DRAWING No. 5 OF 9

TYPE: EXISTING

SERVICE: 1Ø, 3w

VOLTAGE: 120/208

MOUNTING: SURFACE

LOCATION: SHOWN ON PLAN

PANEL 1515

BUS RATING: 200A

MAINS: 150A MB

POLES: 30

FEEDER: SEE RISER

NEUTRAL: SEE RISER

CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA	PH A C	CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA
1	EXIST. CU-1	(1)	40/2	8	3/4	5,990	2	EXIST. AHU-1	60/2	6	3/4	8,778
3	EXIST. RECEPT.	20/1	12	1/2	180	4	EXIST. RECEPT.	20/1	12	1/2	180	
7	LIGHTS	20/1	12	1/2	60	8	RECEPT.	20/1	12	1/2	180	
9	LIGHTS	20/1	12	1/2	1,000	10	LIGHTS	20/1	12	1/2	1,000	
11	SPARE	20/1				12	EXIST. RECEPT.	20/1	12	1/2	180	
12	LIGHTS	20/1	12	1/2	145	14	EXIST. RECEPT.	20/1	12	1/2	180	
15	SHOW WINDOW REC.	20/1	12	1/2	1,600	16	EXIST. RECEPT.	20/1	12	1/2	180	
17	SHOW WINDOW REC.	20/1	12	1/2	1,200	18						
19						20						
21						22						
23						24						
25						26						
27						28						
29						30						

(1) NON-COINCIDENT LOAD

LOAD CALCULATION

CONNECTED LOAD = 14,863 VA

25% LIGHT LOAD = 551 VA

25% LARGEST MOTOR = 1,382 VA

TOTAL LOAD = 16,796 VA

81 Amps

ALL BREAKERS TO HAVE 10,000 AIC

TYPE: EXISTING SERVICE: 1Ø, 3w VOLTAGE: 120/208 MOUNTING: SURFACE LOCATION: SHOWN ON PLAN						PANEL 1521						BUS RATING: 200A MAINS: 150A MB POLES: 30 FEEDER: SEE RISER NEUTRAL: SEE RISER						
CKT	SERVES				TRIP POLE	WIRE	CON DUIT	VA	PH A C	CKT	SERVES				TRIP POLE	WIRE	CON DUIT	VA
1	EXIST. CU-2 (1)				40/2	8	3/4	5,990	•	2	EXIST. AHU-2				60/2	6	3/4	8,771
3	EXIST. RECEPT.				20/1	12	1/2	180	•	4	EXIST. RECEPT.				20/1	12	1/2	180
7	LIGHTS				20/1	12	1/2	800	•	8	EXIST. RECEPT.				20/1	12	1/2	360
9	LIGHTS				20/1	12	1/2	60	•	10	LIGHTS				20/1	12	1/2	60
12	EXIST. RECEPT.				20/1	12	1/2	360	•	12	EXIST. RECEPT.				20/1	12	1/2	360
13	SHOW WINDOW REC.				20/1	12	1/2	1,600	•	14								
15	SHOW WINDOW REC.				20/1	12	1/2	1,400	•	16								
17									•	18								
19									•	20								
21									•	22								
23									•	24								
25									•	26								
27									•	28								
29									•	30								

(1) NON-COINCIDENT LOAD

LOAD CALCULATION

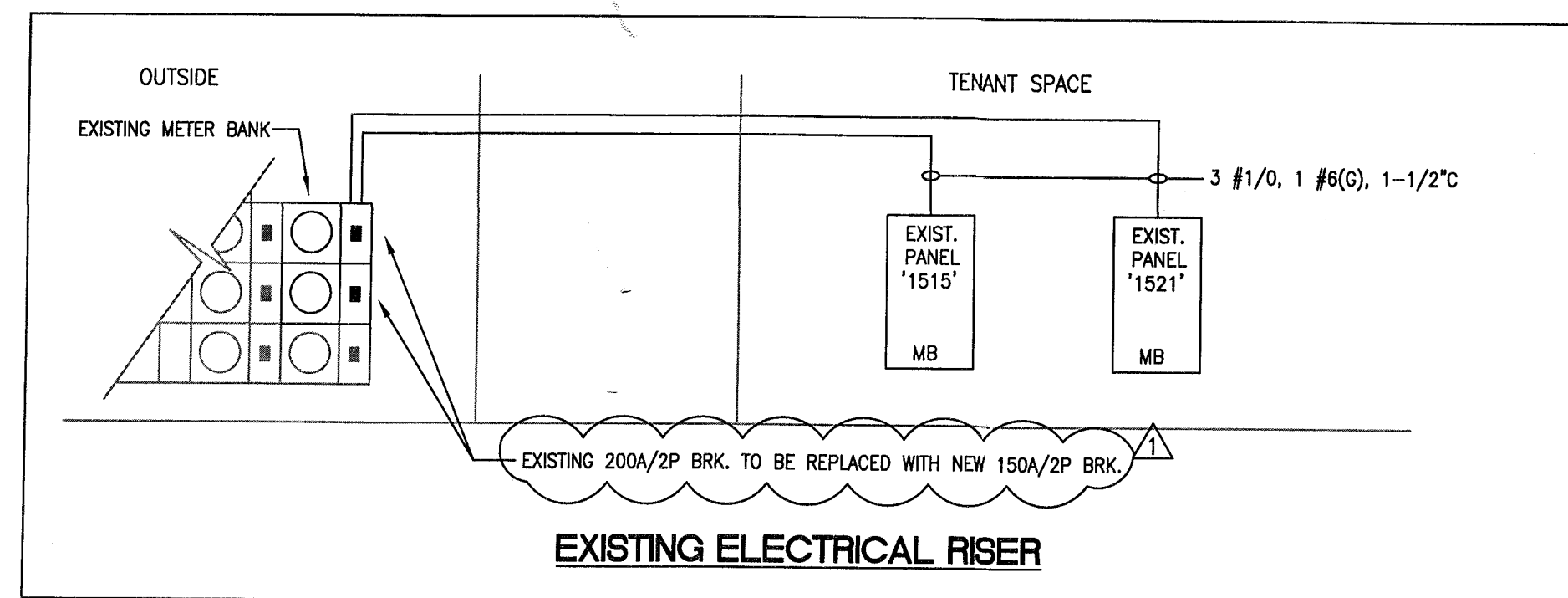
CONNECTED LOAD D = 14,318 VA

25% LIGHT LOAD = 230 VA

25% LARGEST MOTOR = 1,382 VA

TOTAL LOAD = 15,930 VA 77 Amps

ALL BREAKERS TO HAVE 10,000 AIC



ELECTRICAL NOTES:

- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE(NEC), AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ANY ADDITIONAL CONDUIT, BOXES AND WIRING NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS, AND SHALL THOROUGHLY REVIEW ALL DRAWINGS, SPECIFICATIONS AND POSSIBLE ADDENDA PRIOR TO BIDDING ON HIS WORK. NO EXTRAS TO HIS CONTRACT WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DWGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR SO THAT INTERFERENCE WITH OTHER TRADES BE AVOIDED.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND NECESSARY SUPERVISION TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH THE WORK OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DWGS. ARE RETURNED TO HIM.
- CONTRACTOR SHALL COORDINATE SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE ORDERING OR INSTALLING ANY LIGHT FIXTURES.
- ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE THHN/THWN, EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR ANY CODE. MINIMUM WIRE SIZE SHALL BE 12 AWG, EXCLUDING CONTROL WIRING.
- ALL CONDUCTORS SHALL BE IN CONDUITS. CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRC) EXCEPT THAT: (A) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE GRC; (B) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS; (C) LIQUIDTIGHT FLEXIBLE CONDUIT WHERE REQUIRED; (D) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
- APPLY TWO COATS OF BITUMASTIC (KOPPERS 80) TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND. EMT IS NOT PERMITTED IN SLABS. ALUMINUM CONDUITS ARE NOT PERMITTED ANYWHERE.
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES, WHERE PERMITTED BY CODE.
- FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360 DEGREES, OR 180 DEGREES FOR TELEPHONE. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE AND WITH IRON COVERS. WARNING TAPES WHICH "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDER PAVED AREAS, THEY SHALL BE GRC. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC. ELBOWS AND RISERS SHALL BE GRC.
- ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS NOTED OTHERWISE.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- A PULL WIRE OR CORD SHALL BE INSTALLED IN ALL EMPTY CONDUITS.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES. SWITCHES SHALL BE HP RATED FOR MAXIMUM HORSEPOWER.
- CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
- ALL FUSES SHALL BE CURRENT LIMITING, PER U.L. RATED 600V OR 250V AS REQUIRED, WITH:
 - NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
 - DUAL ELEMENT TIME DELAY FUSES FOR MOTORS AND HVAC EQUIPMENT.
- MOTORS STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEMS AS PER MANUFACTURERS NAMEPLATE RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL CIRCUIT BREAKERS SHALL BE OF THE INVERSE TIME TYPE (THERMAL-MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. TIE HANDLES ARE NOT PERMITTED.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAINLIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N.
- PROVIDE ALL FIXTURES WITH LAMPS, VERIFY TYPE WITH MANUFACTURER.
- ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PROTECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. THIS APPLIES TO ALL FIRE RATED CEILINGS.
- ELECTRICAL CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF PROPER TRIMS AND SUPPORT ARRANGEMENTS FOR LIGHTING FIXTURES.
- ALL LIGHTING SWITCHES AND/OR DIMMERS SHALL BE GANGED TOGETHER WHERE SHOWN TOGETHER.
- ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH UL APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC ARTICLE 250.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS ONLY.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
- LIGHTING FIXTURES DESCRIBED HEREIN ARE INTENDED TO INDICATE THE GENERAL FIXTURE TYPE, WHICH SHALL BE SUBSTANTIALLY AS SPECIFIED. IT IS NOT THE INTENT OF THIS SPECIFICATION TO REQUIRE THE PRODUCT OF ANY PARTICULAR MANUFACTURER WHOSE PRODUCT IS SPECIFIED.
- CONNECT ALL EMERGENCY AND EXIT LIGHTS TO INDICATED CIRCUITS AHEAD OF ANY SWITCH.
- PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED, ANY AND ALL IMPROPERLY INSTALLED PLASTER RING OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.
- APPROVAL SHALL BE OBTAINED FROM AN STRUCT. ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
- INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR A/C SYSTEMS AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS/INSTRUCTIONS. SEE AIR CONDITIONING DRAWING.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BKR, AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE IF DIFFERENT FROM THAT SPECIFIED ON DWGS, 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 AS SHOWN ON THE A/C DRAWINGS AND/OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURERS WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
- ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FUNCTIONING SYSTEM.
- ALL CABLES SHALL BE RUN WITHOUT SPLICES, U.O.N.
- ALL PULL AND J-BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- EXACT POINT/METHODS OF CONNECTION SHALL BE DETERMINED IN THE FIELD.
- 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 (see note below)
GROUND GREEN
277/480 V SYSTEM:
PHASE 'A' BROWN
PHASE 'B' PURPLE
PHASE 'C' YELLOW
NEUTRAL GRAY
GROUND GREEN
Note: When mixing different voltage systems in the same raceway or enclosure use white insulation wire with a readily distinguishable color stripe running along its entire length.

NOT FOR CONSTRUCTION

REVISIONS

BDC 02/08/12

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No:

1201

DRAWN BY:

V.D.C.

CHECKED BY:

N.P.

DATE:

BUILDING PERMIT
01-27-2012

CONVERTING DESIGN
WWW.VIRTUALDESIGNCONSULTING.COM

NORMAN PAUL LIC. RA 92781
13119 Salinas Point Way
Delray Beach, FL 33446
Phone: 5614009551 / Fax: 5614236230

ELECTRICAL
RISER
AND SCHED.

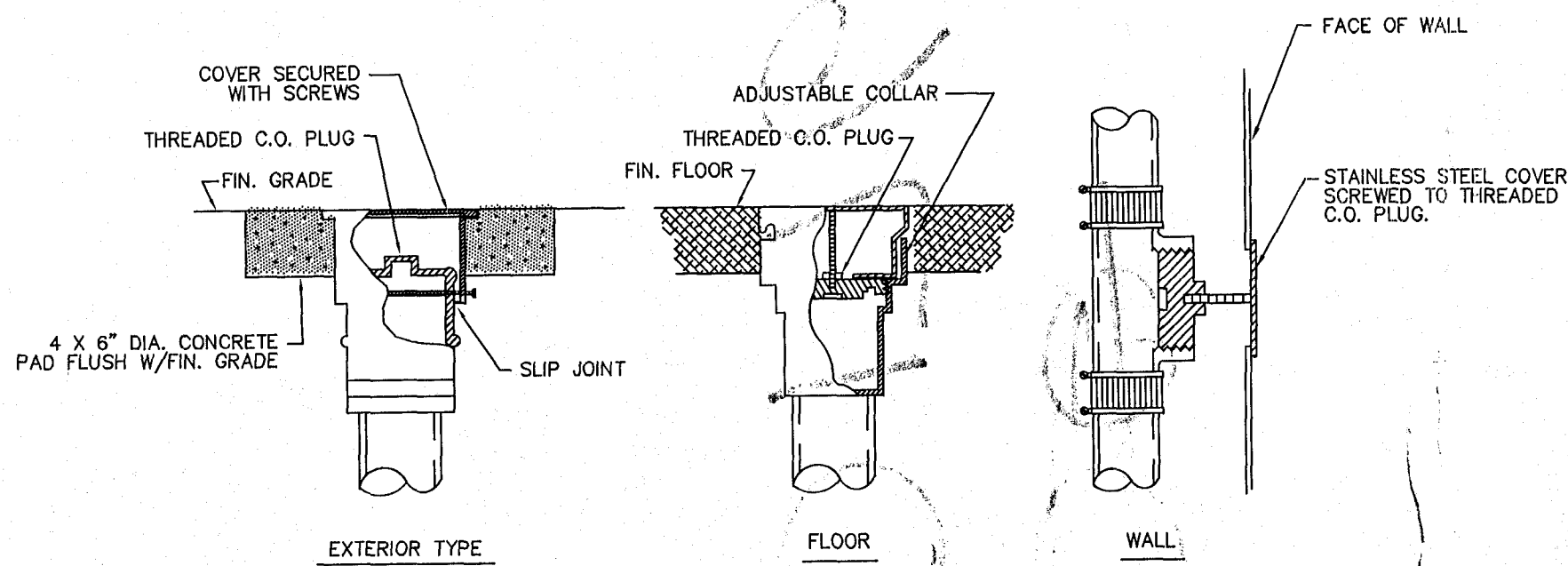
E-2

DRAWING No. ? OF 1

GENERAL PLUMBING NOTES:

1. A. ALL WORK SHALL BE DONE in accordance with the Florida Building Code and with all applicable regulations.
- B. DRAWINGS: Refer to all drawings for coordination of the plumbing work.
- C. ARRANGE AND PAY for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
- D. GUARANTEE: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for a minimum of one year for material and labor.
- E. ALL HORIZONTAL SANITARY PIPING shall slope at 1/8 inch per foot minimum for 3" and larger and at 1/4" slope for 2 1/2" pipes and smaller.
- F. ALL materials shall be new, free of defects and correctly labeled with their appropriate listing agency.
2. SHOP DRAWINGS: Contractor shall submit for approval, within 30 days of signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: water heaters, and plumbing fixtures. No work shall proceed without the approval of these submittals.
3. PLUMBING FIXTURES: Fixtures shall be as selected by owner and shall be furnished and installed by this contractor. Fixtures shall be complete with drains, traps, supplies and any other accessory required. Fixtures and faucets shall comply with the FBC Water saving standards.
4. MATERIALS:
- A. PIPING:
- a. Soil, waste and vent, and storm: Sanitary pipe, PVC, DWV, Schedule 40 under ground, and above ground. All no HUB connections shall be with cast iron coupling. All piping in return plenums shall be cast iron.
- b. Domestic water: CPVC pipe and fittings.
- c. Domestic water supply assembly: Chrome finish tubing with angle shut off valves in exposed areas.
- d. P & T Relief lines: CPVC pipe and fittings
- e. Drain Pan lines: DWV PVC pipe and fittings.
- f. Insulated all hot water and condensate drain piping.
5. PIPING TEST AND DISINFECTIONS:
- A. Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is concealed or connected to equipment and plumbing fixtures.
- B. Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypochlorite of 50 parts per million of chloride and as per AWWA Standards.
6. VALVES: Domestic water valves shall be of bronze body, sweat ends.
7. CONTRACTOR SHALL COORDINATE exact location of all plumbing system piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
8. CONTRACTOR SHALL provide all necessary labor and materials for a complete "turn-key" plumbing system.
9. CONTRACTOR SHALL keep accurate as-built dwgs on the field and provide them to owner once job is complete.
10. CONTRACTOR SHALL familiarize himself with job site and with all construction documents including architectural, electrical, HVAC, and structural dwgs, prior to bidding. Adjustments in the plumbing system to accommodate other disciplines should be expected, and shall not represent additional costs to owner. Notify Architect/Engineer of any discrepancies prior to commencement of work.
11. Provide wall cleanouts at the base of every stack.
12. CONTRACTOR SHALL obtain insurance protect against public liability and property damage for the duration of work.
16. CONTRACTOR SHALL use dimensions in architectural drawings to rough-in plumbing work.

TYPICAL CLEANOUT DETAIL



PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	FIXTURE UNITS	HOT WATER	COLD WATER	REMARKS
P-1	WATER CLOSET	3	---	1/2"	
P-2	LAVATORY	1	1/2"	1/2"	

1) FIXTURES TO COMPLY W/FBC 2007 Plumbing Sections 709.1, 803.1, 804.3, & Sections 406 Through 421

2) ANTI-SCALD VALVE: ALL SHOWERS & BATH/SOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 110° F.

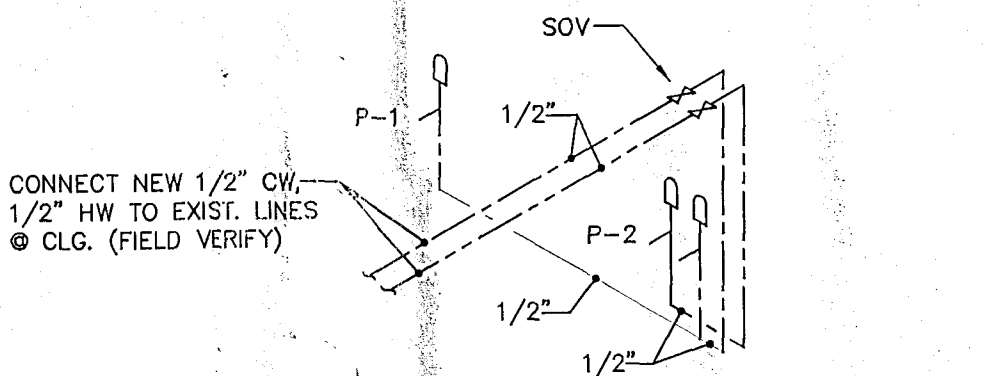
MAXIMUM FLOW RATES AND CONSUMPTION
TABLE 604.4

PLUMBING FIXTURE OR FIXTURE FITTING	FLOW RATE (gpm)	FLOW PRESSURE (psi)
LAVATORY, PRIVATE	1.0	60
WATER CLOSET	1.28 gallons per flushing cycle	---

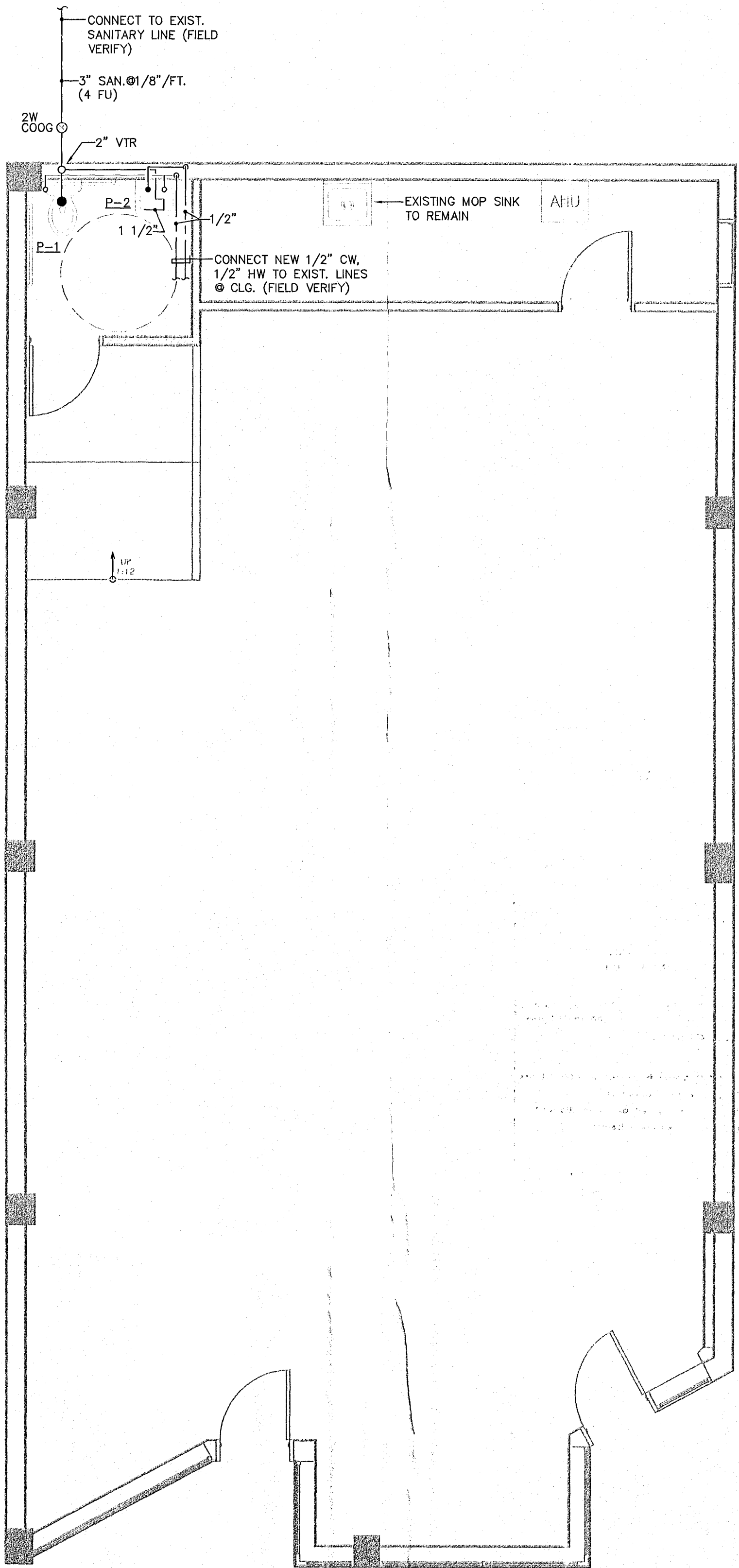
PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
---	SANITARY LINE
---	VENT LINE
SD	STORM DRAIN LINE
---	SAFEGWASTE LINE
CD	CONDENSATE LINE
---	GATE VALVE
---	COLD WATER LINE
---	HOT WATER LINE
P-	PLUMBING FIXTURE DESIGNATION
AAV	AIR ADMITTANCE VALVE
FCO	FLOOR CLEAN OUT
---	FLOOR PENETRATION
---	MECHANICAL SHOCK ARRESTOR
WCO	WALL CLEANOUT
VTR	VENT THRU ROOF

SANITARY RISER DIAGRAM - NTS



WATER RISER DIAGRAM - NTS



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

REVISIONS

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE

PROJECT No:

1201

DRAWN BY:

V.D.C.

CHECKED BY:

N.P.

DATE:

BUILDING PERMIT

01-30-2012

VIRTUAL DESIGN
AND CONSULTING, INC.
WWW.VIRTUALDESIGNCONSULTING.COM
NORMAN PAUL LIC. RA92781
13119 Salinas Point Way
Delray Beach, FL 33446
Phone: 561 400 9551 / Fax: 561 423 6230

PROPOSED
FLOOR
PLAN
PLUMBING

P-1

DRAWING No. 9 OF 9

TRASH ENCLOSURE

1491-1513 WASHINGTON AVE. MIAMI BEACH, FL 33139

CLIENT
ROCKWOOD CAPITAL LLC

NOTICE: In addition to the requirements 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 districts, 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.

Stantec Architecture Interiors Planning

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www.addinc.com

Jonathan Cardello
Lic.#AA26001507
Boston Miami

Contact: Jonathan Cardello PH: 305.482.8700

GENERAL CONTRACTOR
ORTEGA JUNEAU
Miami, FL

Contact: Michael Ortega PH: 305.438.7666

STRUCTURE
ONM&J
321 LA Kirksey Street, Suite 200
West Palm Beach, FL 33401

Contact: Dwayne Jackson PH: 561.835.9994

219420078

LEGAL DESCRIPTION

LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57 "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" AS RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH:

COMMENCING(POC) AT THE NORTHWEST CORNER OF LOT 5 BLOCK 76 OF THE AFOREMENTIONED SUBDIVISION, THENCE RUN 70.00 FEET NORTH ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVE TO THE POINT OF THE BEGINNING (POB) THENCE RUN EAST 100.00 FEET ALONG THE SOUTH LINE OF LOT 20, THENCE RUN SOUTH 70.00 FEET AND 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE, THENCE RUN WEST 100.00 FEET ALONG THE NORTH LINE OF LOT 5 TO THE POINT OF BEGINNING (POB)

SCOPE OF WORK

THE SCOPE OF WORK UNDER THIS PERMIT IS TO BUILD A WALL SEPARATION BETWEEN THE TWO PROPERTIES TO KEEP TRASH CONTAINERS IN PLACE

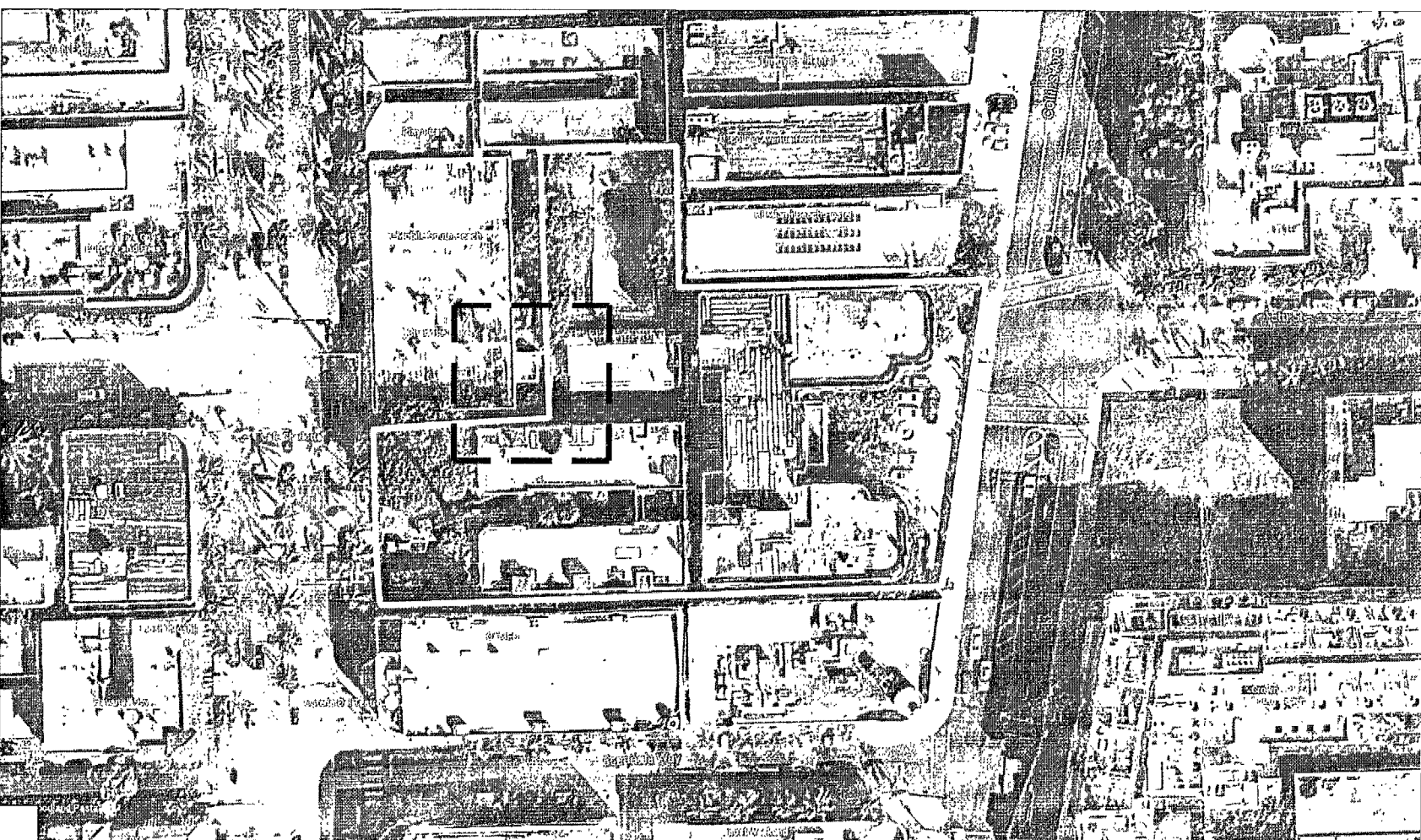
MINIMUM CONSTRUCTION TYPE IIB

- AS PER FBC, 2010

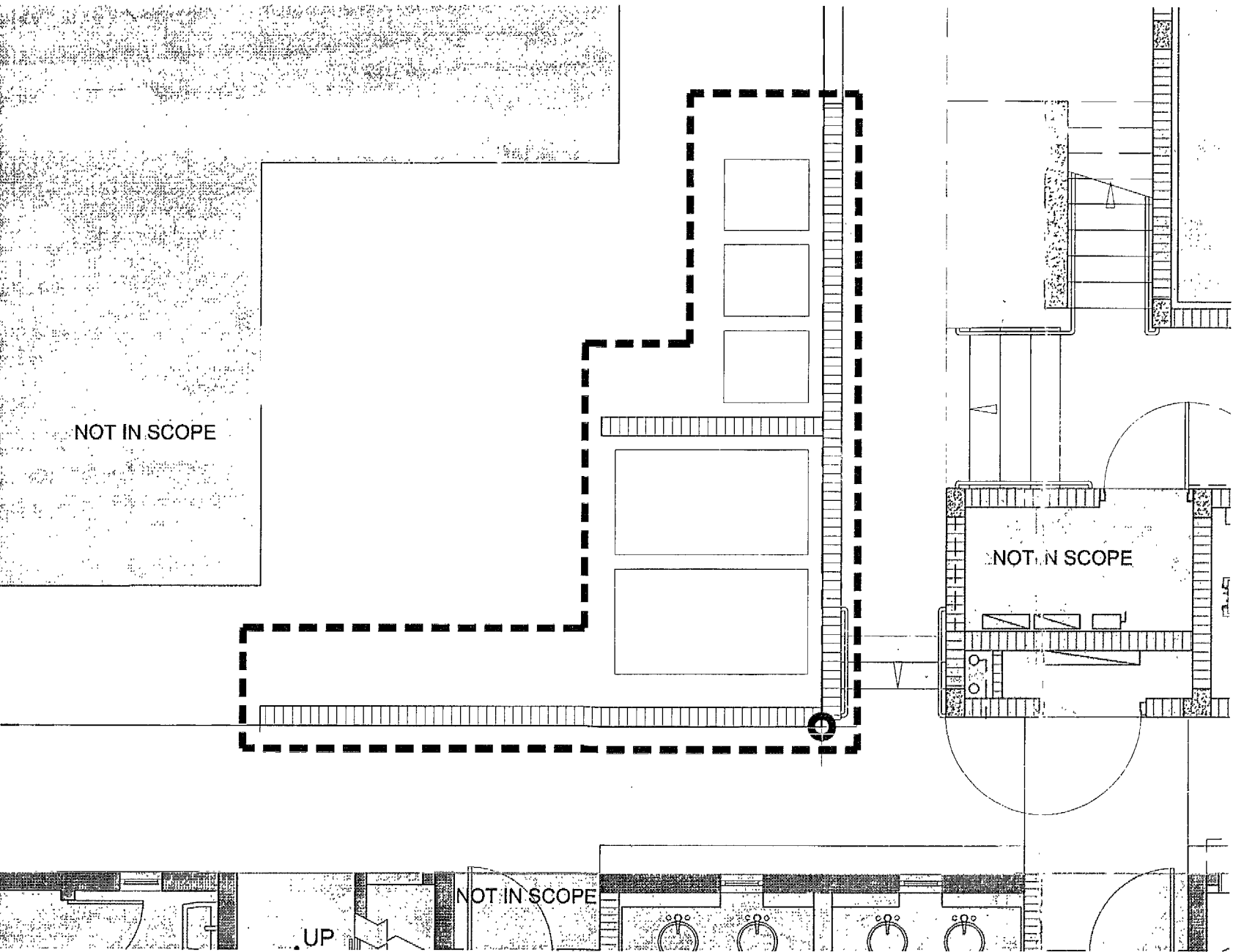
APPLICABLE BUILDING CODES: FLORIDA ACCESSIBILITY CODE, 2010 ED.

ZONING: CODE OF THE CITY OF MIAMI BEACH
RESTORATION: FLORIDA BUILDING CODE, EXISTING BUILDINGS, 2010 EDITION
NEW CONSTRUCTION: FLORIDA BUILDING CODE, 2010 EDITION
PLUMBING: FLORIDA BUILDING CODE, PLUMBING, 2010 EDITION
MECHANICAL: FLORIDA BUILDING CODE, MECHANICAL, 2010 EDITION
ELECTRICAL: NFPA 70-NATIONAL ELECTRICAL CODE
FIRE: FLORIDA FIRE PREVENTION CODE, 2010 EDITION
NFPA 1-UNIFORM FIRE CODE
NFPA 101-LIFE SAFETY CODE
NFPA 10-STANDARD FOR PORTABLE FIRE EXTINGUISHERS
NFPA 13-STANDARD FOR THE INSTALLATION OF SPRINKLERS
NFPA 14-STANDARD FOR THE INSTALLATION OF STANDPIPE, HYDRANT AND HOSE SYST.
NFPA 72-NATIONAL FIRE ALARM CODE
NFPA 80-FIRE DOORS AND OPENING PROTECTIVES
NFPA 90A-STANDARD FOR INSTALLATION OF AIR CONDITIONING/VENTILATION UNITS
NFPA 96-STANDARD FOR VENTILATION CONTROL OF FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS

DRAWING LOG					
ARCHITECTURAL		ISSUED FOR PERMIT 04-23-2015			
DWG. NO.	TITLE				
	COVER SHEET				
A101	TRASH ENCLOSURE PLAN AND ELEVATIONS				
S101A					



LOCATION MAP



EXTENT OF WORK

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 districts, 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.

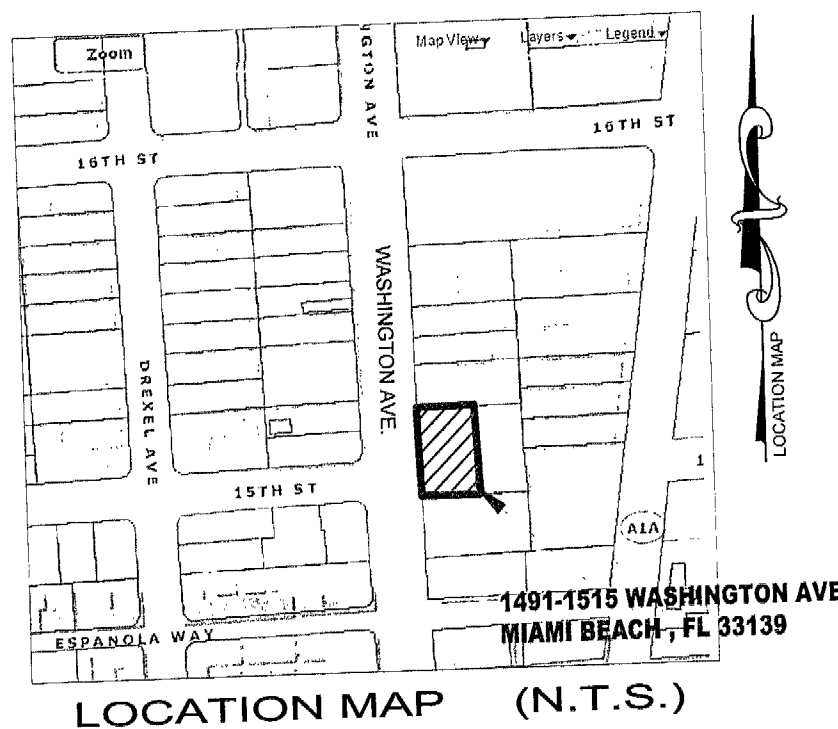
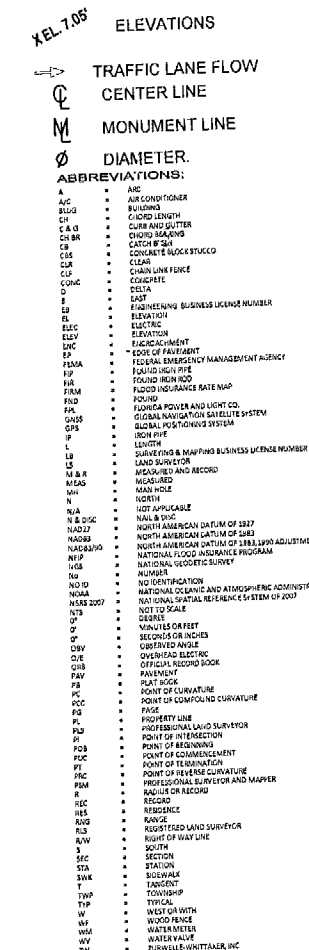
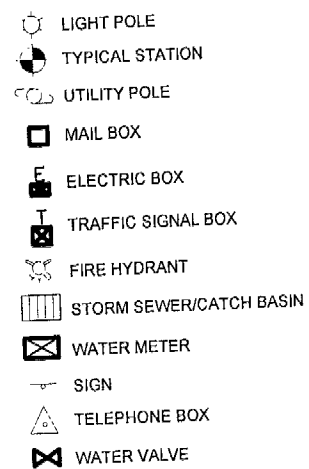
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: [Signature] 5/11/15 ✓
PLUMBING: [Signature] 5/11/15 ✓
ELECTRICAL: [Signature] 5/11/15 ✓
MECHANICAL: [Signature] 5/11/15 ✓
FIRE PREVENTION: [Signature] 5/11/15 ✓
FLOOD: [Signature] 5/11/15 ✓
PUBLIC WORKS: [Signature] 5/11/15 ✓
STRUCTURAL: [Signature] 5/11/15 ✓
ELEVATOR: [Signature] 5/11/15 ✓
ROOFING: [Signature] 5/11/15 ✓

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

100% PERMIT SET
APRIL 24, 2015

SYMBOL LEGEND:



LEGAL DESCRIPTION:

LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57 OF "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" AS RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH:
COMMENCING(POC) AT THE NORTHWEST CORNER OF LOT 5 BLOCK 76 OF THE AFFORMENTIONED SUBDIVISION, THENCE RUN 70.00 FEET NORTH ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE TO THE POINT OF BEGINNING(POB) THENCE RUN EAST 100.00 FEET ALONG THE SOUTH LINE OF LOT 20, THENCE RUN SOUTH 70.00 FEET AND 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE, THENCE RUN WEST 100.00 FEET ALONG THE NORTH LINE OF LOT 5 TO THE POINT OF BEGINNING(POB)

FLOOD INFORMATION:

COMMUNITY NUMBER : 120851
PANEL NUMBER : 12086C0317L
SUFFIX : L
DATE OF FIRM : 09-11-2009
FIRM ZONE : AE
BASE FLOOD ELEVATION : 8.00'
DATE FIELD WORK : 04-08-2015
DATE DRAFTING : 04-12-2015
DATE SIGNED AND SEALED : 04-13-2015
REVISED FIELD SURVEY : N/A

SURVEYOR'S NOTES:

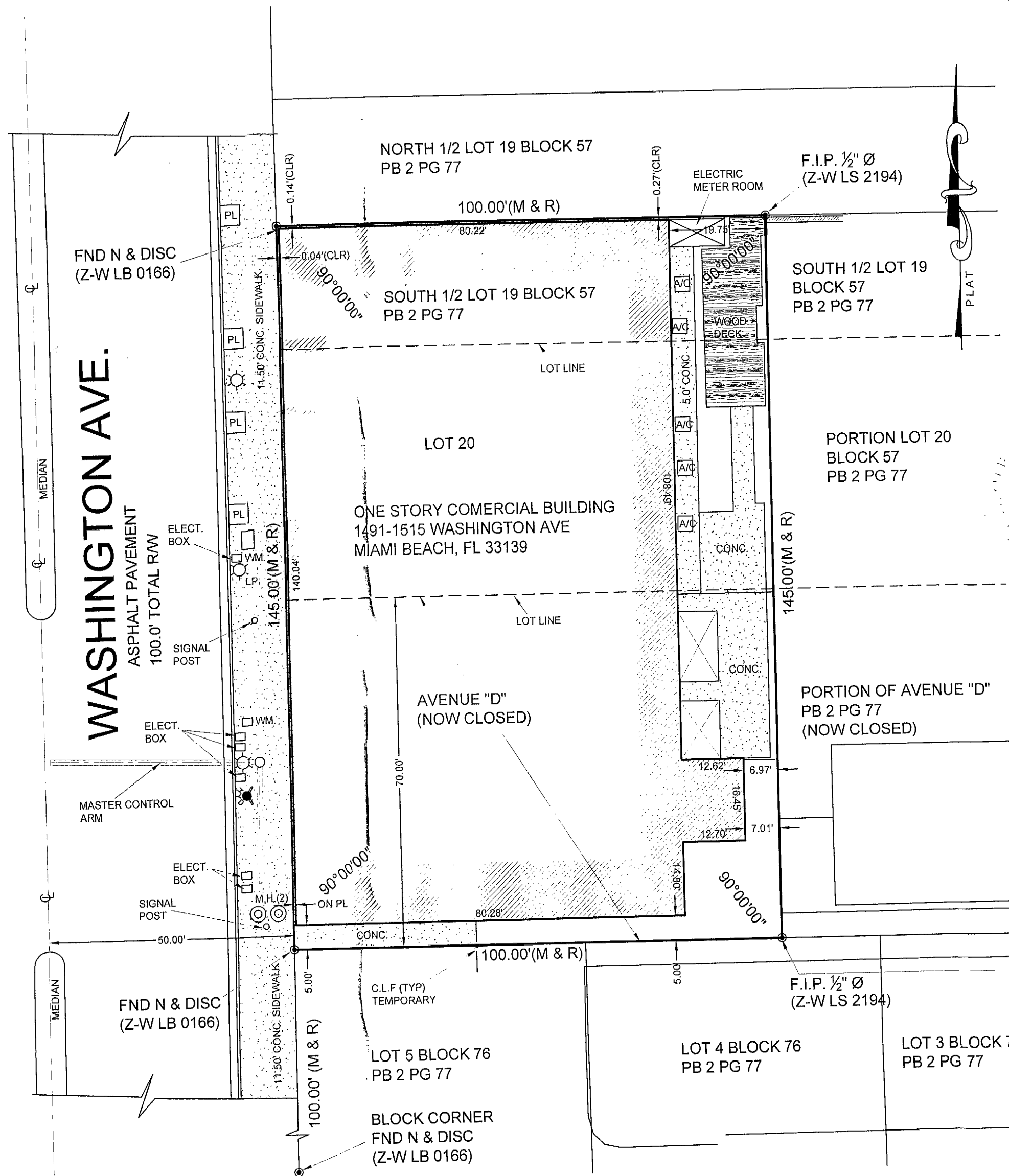
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES. "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED AS VIOLATIONS OR ENCROACHMENTS.
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
13. BENCHMARK USED: NO ELEVATION REQUESTED.
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NSRS ADJUSTMENT.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (51-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:
X COMMERCIAL/HIGH RISK
SUBURBAN
RURAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

BOUNDARY SURVEY



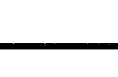
ZURWELLE-WHITTAKER, INC. ESTAB. 1928
CONSULTING ENGINEERS AND SURVEYORS
PH: (305) 534-4668 FAX: (305) 531-4589
WWW.ZURWELLE-WHITTAKER.COM
1140 WEST 50TH ST., SUITE 307, HIALEAH, 33012
CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0028651
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

1491-1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

PROJECT:

JOB No. N/A
FIELD BOOK: J.C. CAREAGA
SCALE: 1"=20'
DRAWN: JMR
REVISED: EAM
REVISIONS 07-15-2002
SHEET No. 1 OF 1

FILE: 1491-1515 WASHINGTON AVE.dwg
C:\Users\JMR\PROJECTS\1491-1515 WASHINGTON AVE.dwg
DATE: 04-13-2015
TIME: 11:27 AM

PERMIT SET	
NORTH	SE
	
	Jonathan Cardelino Lic # AR0338

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
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SHEET TITLE



A101

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7 NOTING THE ARCHITECT HAS AN UNREVIEWED FIELD COMPLETION OR ANY DISCREPANCY BEFORE
8 POSITIVE. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH
9 ARCHITECT AND SUBCONTRACTORS.

10 PROVIDE TEMPORARY ACCESS ACROSS TO STREET THROUGHOUT CONSTRUCTION (LIGHT &
11 POWER).

12 PROVIDE CLEAR COATING OF JOB CLEARING AND PREVENT
13 DUST AND EXCESS NOISE DURING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN
14 PROPERLY CLEAN COURTS OF JOB TRAILING AND DEBRIS DURING
15 CONSTRUCTION.

16 CAP AND SHUT OFF ALL UTILITIES UNDER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.

17 PROVIDE TEMPORARY FENCE / BATTERY SERVICES THROUGHOUT CONSTRUCTION. SECURELY SECURED AS
18 NECESSARY. ALL BUILDING SERVICES, HYDRO-CUT.

19 ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.

20 THIS PROJECT INVOLVES CONSTRUCTION UNDER AN EXISTING
21 CONSTRUCTION BY CONTRACTORS. ALL CONTRACTORS TO BE COMPLETELY AWARE OF THE
22 EXISTING CONDITIONS OF THE BUILDING. THIS WILL INFLUENCE THE WORK DESCRIBED.
23 CONTRACTORS ARE TO BE AWARE OF THE EXISTING CONDITIONS OF THE BUILDING AND
24 THE CONTRACTOR SHALL BE RESPONSIBLY INFORMED FROM A CLOSER EXAMINATION OF THE EXISTING
25 CONDITIONS.

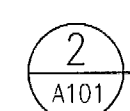
- 9 THE CONTRACTOR SHALL WORK THE EXISTING FIELD CONDITIONS AT THE SITE FROM THE START OF ANY WORK TO DETERMINE WHAT EXISTING THE EXISTING
10 SHALL BE. WHEN ON OR NEAR THE EXISTING FIELD CONDITIONS, THE CONTRACTOR SHALL BE BROUGHT
11 TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- 12 SUSPENSION OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE
13 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THE CONTRACTOR
14 SHALL GUARANTEE RESULTS, WHEN THEY AFFECT THE OPERATION OF THE BUILDING
15 SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THE ACTUAL
16 SUSPENSION OF EXISTING SYSTEMS SHALL BE AS SHORT AS POSSIBLE AND AT A TIME
17 WHICH WILL MINIMIZE THE EFFECTS OF THE EXISTING SYSTEMS.
- 18 ELECTRICAL SYSTEMS SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED
19 PROFESSIONAL.
- 20 ALL WORK SHALL BE COMPLETED WITH APPLICABLE CITY, STATE, AND FEDERAL CODES AND
21 REGULATIONS.
- 22 CONTRACTOR TO REVIEW WALL LOADS PRIOR TO CONSTRUCTION.
- 23 EXISTING DATA SHALL BE EXPOSED IN CUTTING, DRILLING, MACHINING, ETC. TO THE EXISTING
24 STRUCTURE. IF ANY DISCREPANCY OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING
25 CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

	EXISTING PARTITION TO REMAIN		DOOR CEILING/ENTRY		F.S. FLOOR SLAB
	NEW PARTITION		EXISTING DOOR TO REMAIN		F.O. FLOOR DRAIN
	NEW OAK PARTITION		DOOR (MARKED)		W-WASTE OUTLET
	N.C. SPARGING		ELEVATION REFERENCE		T OR TRENCH
	EXISTING STRUCTURE		METAL REFERENCE		LEVEL CHANGE
	EXISTING STRUCTURE		HOLE ID		

	EXISTING PARTITION TO REMAIN		NEW CEILING/SKYLIT		F.S. FLOOR SW
	NEW PARTITION		EXISTING DOOR TO REMAIN		FD - FLOOR DRAIN
	NEW CMU PARTITION		DOOR NUMBER		N-WASTE OUTLET
	N.L.C. SHOWER		ELEVATION REFERENCE		TD - FRENCH D
	N.L.C. SHOWER		DETAIL REFERENCE		TD - FRENCH D
	EXISTING STRUCTURE		HOSE BIB		LEVEL CHANGE



4 NORTH ELEVATION
SCALE: $1/2" = 1'-0"$



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



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

REV.	DESCRIPTION	DATE
1	BUILD DEPT COMMENTS	5/29/15

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STANTEC

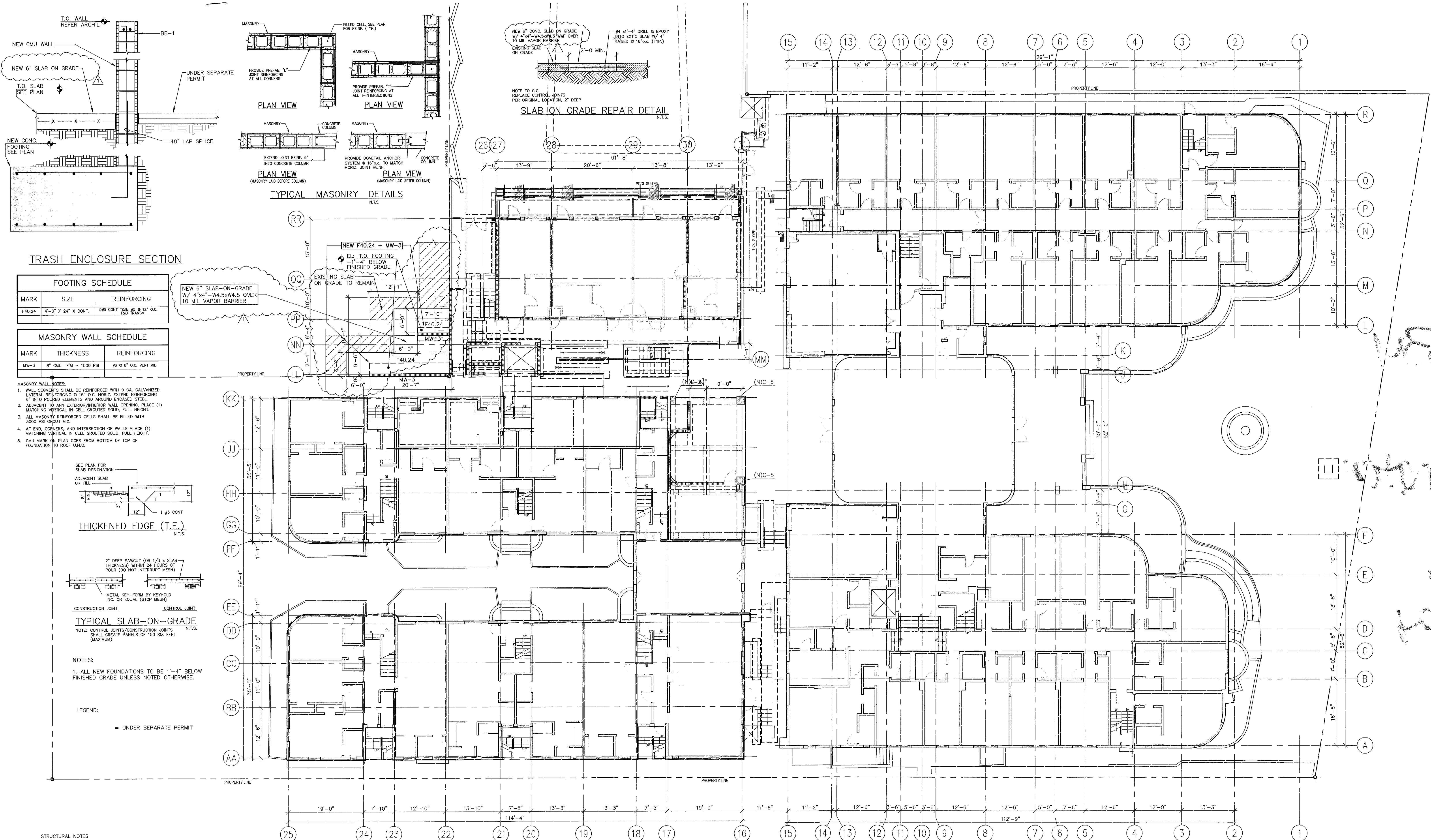
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Sheet: 1491-1513
Title: S101A
Scale: 1/8" = 1'-0"

DATE: 5/29/15
TIME: 10:00 AM
BY: [Signature]
FOR: [Signature]

TRASH ENCLOSURE

THESE ARE PRELIMINARY DRAWINGS. THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGN. AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

ONIM
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 655-9994 FAX (561) 655-9255
LIC. #0004386
JOB # 665.073.04

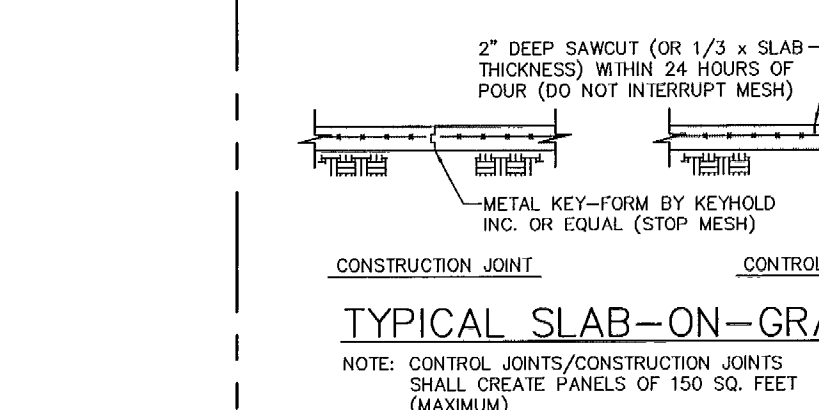
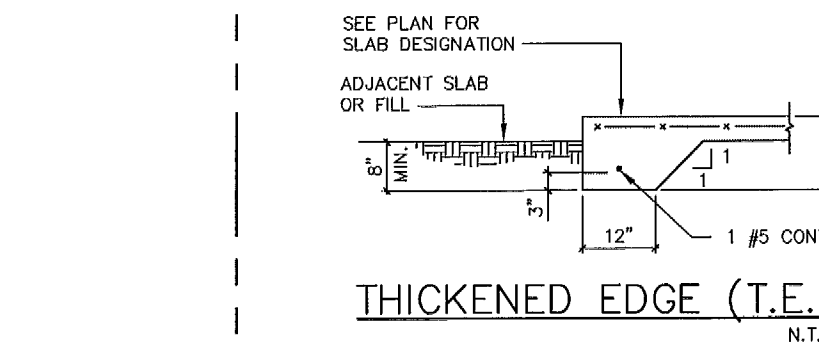


TRASH ENCLOSURE SECTION

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F40.24	4'-0" X 24" X 24" CONCRETE	5# 6" O.C. VERT. MD

MASONRY WALL SCHEDULE		
MARK	THICKNESS	REINFORCING
MW-3	8" CMU F.M. = 1500 PSI	#5 @ 8" O.C. VERT. MD

- MASONRY WALL NOTES:
1. WALL SECTIONS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTENDING 12" INTO ADJACENT WALLS AND ANCHORED 12" INTO FOUNDATION.
 2. ADJACENT TO ANY EXTERIOR/INTERIOR WALL OPENING, PLACE (1) MATCHING VERTICAL IN CELL GROUDED SOLID, FULL HEIGHT.
 3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI SHOT GROUT.
 4. AT END, CORNERS, AND INTERSECTION OF WALLS PLACE (1) MATCHING VERTICAL IN CELL GROUDED SOLID, FULL HEIGHT.
 5. CMU MASONRY IN PLAN DOES FROM BOTTOM OF TOP OF FOUNDATION TO ROOF UNO.



- NOTES:
1. ALL NEW FOUNDATIONS TO BE 1'-4\"/>

LEGEND:

= UNDER SEPARATE PERMIT

STRUCTURAL NOTES

- CONTRACTOR NOTE:
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. O'DONNELL, NACCARATO, MIGNOGNA & JACKSON, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.
- CODES AND STANDARDS
1. WIND LOADS AS PER:
 - A. SECTION 1609 OF THE FLORIDA BUILDING CODE 2010 EDITION WITH AN ULTIMATE WIND SPEED VULT = 165 MPH (NOMINAL WIND SPEED VASD = 128 MPH), FOR RISK CATEGORY 2, EXPOSURE D AND INTERNAL PRESSURE COEFFICIENT +/- 0.18.
 - B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.
 - C. ASCE 7-10 / EDITION, WITH AN ULTIMATE WIND SPEED VULT = 165 MPH (NOMINAL WIND SPEED VASD = 128 MPH), FOR RISK CATEGORY 2, EXPOSURE D AND INTERNAL PRESSURE COEFFICIENT +/- 0.18.
 2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH:
 - A. FLORIDA BUILDING CODE 2010 EDITION.
 - B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 / LATEST EDITION).
 - C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315 / LATEST EDITION).
 - D. MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCED STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION AWS, D1.4 / LATEST EDITION.
 - E. SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301 / LATEST EDITION.
 - F. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530, 530.1 / ASCE 5, 6 / TMS 402, 602 / LATEST EDITIONS).
 - G. ASCE 7-10.
 3. ARCHITECTURAL AND MECHANICAL DRAWINGS:
 - A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
 - B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, GRANS, REGLET, ETC.
 - C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH ANY WORK.
 - E. ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED UNLESS ANY COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK

- IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED, THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
- SECTIONS AND DETAILS
1. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.
 2. THRESHOLD INSPECTIONS SHALL BE PERFORMED DURING CONSTRUCTION OF THIS BUILDING AS REQUIRED BY SECTION 110.3.7 OF FBC.
 3. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
 - A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS, AND APPROVED TESTING AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER. EACH SPECIFIED LOADING, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HANDRAIL PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.
 - B. ANS/AIA/NWMA 101.1/S. 2-97 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202)
 - C. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E530 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HAND SHALL COMPLY WITH TAS 202.
 - D. CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.
 - E. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTITUTES NOT SPECIFIED BY THE PENETRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.
 - F. ALL FASTENERS DESIGNATED, AS STAINLESS STEEL, SHALL CONFORM TO AISI 316 STAINLESS STEEL.
 4. ADDITIONS/RENOVATIONS:
 - A. ALL EXISTING CONDITIONS, DIMENSIONS, LOCATIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD AND COORDINATED WITH THE NEW CONSTRUCTION PRIOR TO PREPARATION OF WORKING OR SHOP DRAWINGS OR FABRICATION AND COMMENCEMENT OF ANY WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN EXISTING CONDITIONS AND CONTRACT WORK, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO PERFORMANCE OF ANY WORK.
 - B. PRIOR TO SHOP DRAWING PREPARATION, THE GENERAL CONTRACTOR IS TO INVESTIGATE AND VERIFY ACTUAL FIELD CONDITIONS, EXISTING OR CONCEALED, AND TAKE INTO ACCOUNT ANY POSSIBLE CONFLICTING INTERFERENCES AND RELOCATIONS OF, BUT NOT LIMITED TO, STRUCTURES, EQUIPMENT, UTILITIES, CABLES, DUCT UNITS, PIPING, DRAIN LINES, ETC.
 - C. ANY PORTION OF EXISTING STRUCTURE ADJACENT TO THE CONSTRUCTION WHICH MAY BE AFFECTED BY THE CONSTRUCTION SHALL BE PROTECTED AND RESTORED BY THE CONTRACTOR TO A CONDITION AS GOOD AS BEFORE THE COMMENCEMENT OF THE WORK AT NO ADDITIONAL COSTS TO THE OWNER.
 - D. EXISTING STRUCTURE SHALL BE PROTECTED, MAINTAINED AND SUPPORTED DURING

- THE CONSTRUCTION WORK.
- FOUNDATION
1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
 - A. REPORT ON SOILS AND FOUNDATION INVESTIGATION PREPARED BY ARDMAN AND ASSOCIATES.
 2. THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
 3. BOTTOM OF FOOTINGS TO BEAR ON:
 - A. CONTROLLED COMPACTED FILL, CAPABLE OF SAFELY SUPPORTING 4000 PSF.
 4. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
 5. TOP OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 1'-4" BELOW EXTERIOR FINISH GRADE.
 6. EXCAVATION & BACKFILL:
 - A. ALL EXCAVATION SHALL BE KEPT DRY. DE-WATERING WILL BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR. THE DE-WATERING SHALL BE PROVIDED 30 ALL EXCAVATIONS ARE DRY AND THE TESTING AGENCY CAN TAKE THE APPROPRIATE TESTS AND ALL OTHER REQUIREMENTS OF THE GEOTECHNICAL REPORT AND PROJECT CONSTRUCTION DOCUMENTS ARE MET. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
 - B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING AND NEW FOUNDATION STRUCTURES.
 7. CENTERLINE OF FOOTINGS: SHALL CONFORM WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
 8. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
 9. DO NOT BACKFILL ANY BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE OR THE WALLS ADEQUATELY BRACED.

- CONCRETE
- CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
- A. FOUNDATIONS 5000 PSI
 - B. SLAB-ON-GRADE 5000 PSI
 - C. MASONRY GROUT 3000 PSI
- ALL OTHER CONCRETE TO BE 5000 PSI UNLESS NOTED OTHERWISE.
- ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
- A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
 - B. A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI @ 28 DAYS.
 - C. SLUMPS SHALL BE 3 INCH MINIMUM AND 5 INCH MAXIMUM.
 - D. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.40.
- JOBSITE WATER SHALL NOT BE ADDED.
- F. CONCRETE SHALL CONFORM WITH ASTM C150 TYPE 1, SLAG, ASTM C989 SHALL BE LIMITED TO 50% (BY WEIGHT) OF CEMENTITIOUS MATERIAL AND FLY ASH, ASTM C618, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT) OF CEMENTITIOUS MATERIAL.
3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318 / LATEST EDITION), THE ACI DETAILING MANUAL (ACI 315 / 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301 / LATEST EDITION).
4. SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
5. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS AND AS FOLLOWS:
 - AT ALL CONCRETE SLABS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 1.5"
 - AT ALL CONCRETE WALLS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 2.0"
 - AT ALL CONCRETE BEAMS/COLUMNS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 2.5"
6. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.
7. REQUIREMENTS:
 - A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
 - B. WWF SHALL COMPLY WITH ASTM A 185.
 - C. REINFORCING STEEL SHALL BE EPOXY COATED CONFORMING TO ASTM A 776 B1, INCREASE SPICE AND DEVELOPMENT LENGTHS OF EPOXY COATED BARS BY 40%.
 - D. REINFORCING STEEL SHALL BE GALVANIZED CONFORMING TO ASTM A 776.
 - E. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH MICRO-COMPOSITE (MPC) STEEL REBAR, GRADE 100, CORROSION RESISTANT AND UNCOATED STEEL REINFORCEMENT FOR CONCRETE CONSTRUCTION.
 - F. PROVIDE 10 MIL VAPOR BARRIER COMPLIANT WITH ASTM E1745 BELOW ALL SLAB ON GRADE.
8. LAP ALL BARS WITH CLASS B TENSION LAP SPICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL W/F A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
9. REINFORCING BARS:
 - A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE 1-#5 OR MATCHING HORIZONTAL BARS X 5'-0" BENT BAR FOR EACH HORIZONTAL BARS SCHEDULED AT EACH FACE.
 - B. WHERE COLUMNS ARE AN INTERNAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
 - C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
 - D. FOR BALCONIES, SLABS AND WALKWAYS EXPOSED TO WEATHER ALL REINFORCING STEEL (TOP AND BOTTOM) AS WELL AS SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING AND FASTENING REINFORCING STEEL SHALL BE GALVANIZED CONFORMING TO ASTM A 776. BOLSTERS AND CHAIRS TO BE PLASTIC. CONCRETE PLACED IN THESE AREAS TO HAVE 40 W/C RATIO MAXIMUM AND CONTAIN 2.5 GALLONS OF CALCIUM NITRATE PER CUBIC YARD. REBAR COVER TO BE 1.5" MINIMUM.

- MASONRY
1. MASONRY UNITS SHALL BE:
 - A. LOAD BEARING ASTM C90
 - B. TYPE II NON-MOISTURE CONTROLLED
 - C. NORMAL WEIGHT
2. THE COMPRESSIVE STRENGTH OF MASONRY (FM) SHALL BE 1,500 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314.
3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.
4. FROM FIELD OBTAINED TEST CUBES, (MIN. OF TWO)
5. GROUT SHALL BE A HIGH SLUMP MIX:
 - A. IN ACCORDANCE WITH ASTM SPECIFICATION C476
 - B. HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI
 - C. FROM FIELD OBTAINED TEST CUBES, (MIN. OF TWO)
6. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE:
 - A. CONSTRUCTED
 - B. INSPECTED BY A CERTIFIED INSPECTION COMPANY AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES (ACI 530/ASCE 5/TSM 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 5/TSM 402) / LATEST EDITIONS.
7. PROVIDE 8" X 8" MASONRY BEAM WITH 2 #5 CONT. AT EVERY WINDOW SILL, EXTEND BEAM 8" BEYOND EDGE OF OPENING.
8. PROVIDE DOUBLE SIZED WOOD-ADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C.
9. PROVIDE 1 1/2" WIDE 16 GAGE CORRUGATED MASONRY ANCHOR WITH 1/4" DIAMETER TAPCON, WITH 1/2" EMBED, AT 24" O.C. HORIZONTAL AND 16" O.C. VERTICAL.
10. FOR JOINT REINFORCEMENT, WALL TIES, ANCHORS AND INSERTS, APPLY A MINIMUM COAT OF 1.5 OUNCES PER SQUARE FOOT (PSF) (458 G/M2) COMPLY WITH THE REQUIREMENTS OF ASTM A153, CLASS B.

PERMIT SET
4/22/15

THESE ARE PRELIMINARY DRAWINGS. THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGN. AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

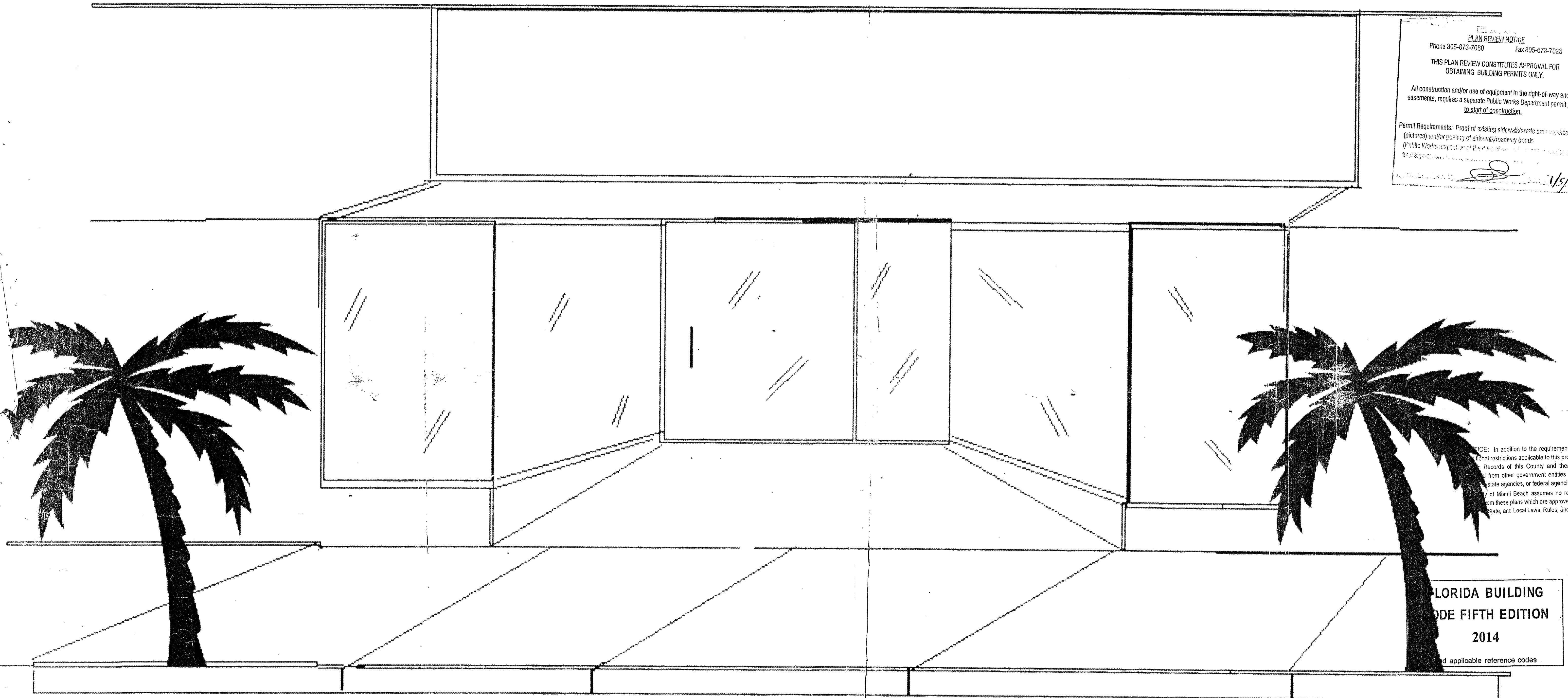
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B1505669



PLAN REVIEW NOTICE
Phone 305-673-7060 Fax 305-673-7023
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/walkway conditions
(pictures) and/or posting of sidewalk/walkway boards
(Public Works inspection of the construction site is required).
Final sign-off by the City Engineer. 1/5/16

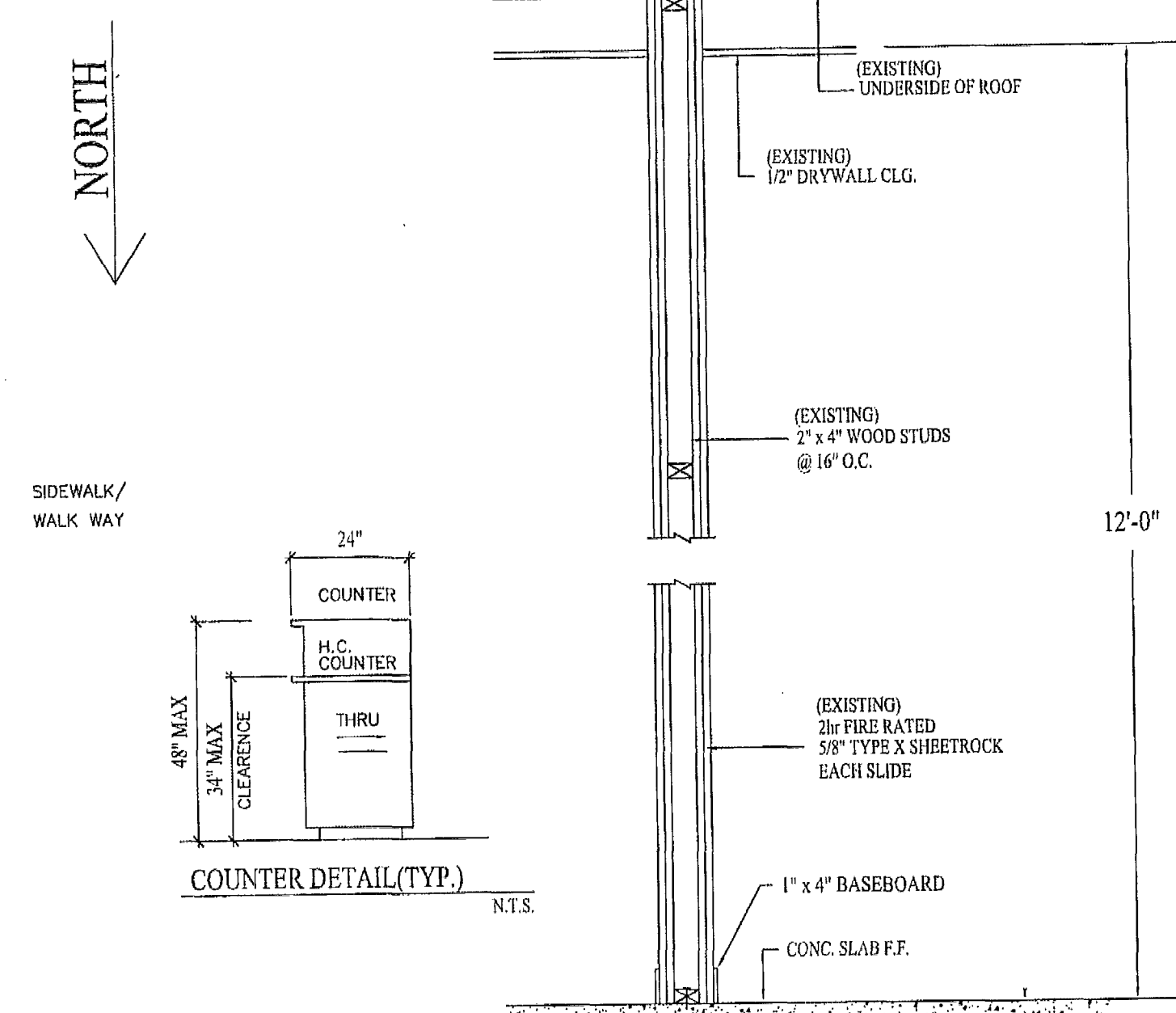
NOTE: In addition to the requirement of this permit, there may be
additional restrictions applicable to this property that may be found in the
Records of this County and there may be additional permits
from other government entities such as water management's
state agencies, or federal agencies.
The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

FLORIDA BUILDING
CODE FIFTH EDITION
2014
and applicable reference codes

1509 WASHINTON AVE SUITE 1511 MIAMI BEACH FL. 33139

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [Signature] 12/30/15
ZONING: [Signature] 12/22/15
PLUMBING: [Signature] 12/14/15
ELECTRICAL: [Signature] 12/30/15
MECHANICAL: [Signature] 12/30/15
FIRE PREVENTION: [Signature] 12/16/15
PUBLIC WORKS: [Signature] 12/15/15
ELEVATOR: [Signature] 12/15/15
ROOFING: [Signature] 12/15/15

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



REVISIONS		
#	DATE	DESCRIPTION
1	01/07/16	FIRE

**Call 48 hours
before you dig**
It's the Law!

1-800-432-4770

Sunshine State One Call Of Florida, Inc.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON SHEET BEFORE CONTRACTOR TO FOLLOW THE PLANS. FAILURE BY CONTRACTOR TO FOLLOW THE PLANS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ARCHITECT/ENGINEER OF RECORD.

FLORIDA BOARD
OF ENGINEERS
CERTIFICATE OF
AUTHORIZATION # 9101

MARCON ENGINEERING GROUP, INC.
1175 N.E. 125 TH STREET, SUITE 215
NORTH MIAMI, FL. 33161
PHONE: (305) 899-9465 FAX: (305) 899-9580

100-44116

RECEIVED
OCT 1 1968
FBI - MIAMI
ST. 209 MIAMI, FL
(304) 326-6771

PHILIPSON JOHN P.
F. LIC. NO. 51464
100-44116-100
ST. 209 MIAMI, FL
(304) 326-6771

PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFETERIA

ADDRESS
1509 WASHINGTON AVE.
MIAMI BEACH, FL. 33139

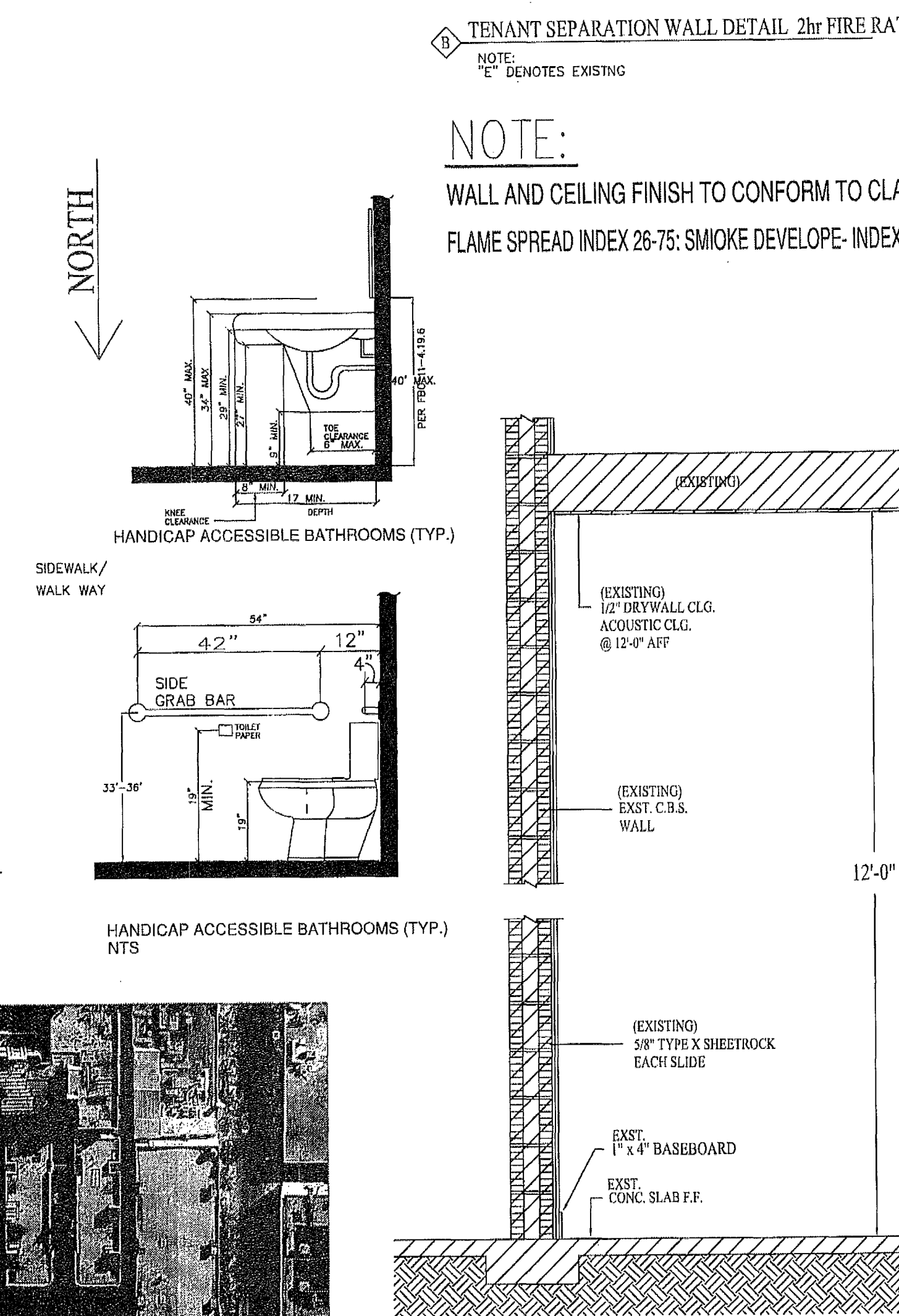
SCALE: $1/4" = 1'-0"$

DRAWN BY: L.E.
PROJECT MANAGER/ DESIGNER: N.R.
APPROVED BY: ARCON ENGINEERING
PROJECT NO.: 2015-01

DATE: 01/07/2016

SHEET NO.

A-1



④ TENANT SEPARATION WALL DETAIL 2hr FIRE RATED (TYP.)
 NOTE:
 "E" DENOTES EXISTING
 NOTE:
 WALL AND CEILING FINISH TO CONFORM TO CLASS B
 FLAME SPREAD INDEX 26-75; SMOKE DEVELOP. INDEX 0-450

4. TENANT SEPARATION WALL DETAIL 2hr FIRE RATED (TYP.)
 NOTE: 1. REMOTES EXISTING

NOTE:
 WALL AND CEILING FINISH TO CONFORM TO CLASS B
 FLAME SPREAD INDEX 28-75; SMOKE DEVELOPE: INDEX 0-450

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

BUILDING TYPE			
OCCUPANCY GROUP: B (BUSINESS)			
CONSTRUCTION TYPE: III (UNSPRINKLED, NO FIRE ALARM)			
FLAME SPREAD CHART FOR INTERIOR WALLS			
CLASS / MATERIAL	FLAME SPREAD (RATING)	SMOKE DEVELOPED	FLAME SPREAD CLASS
GYPSUM WALLBOARD	0 - 15		I

EXISTING ELECTRICAL/MECHANICAL PLAN

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

NOTE:
A MAXIMUM CAPACITY SIGN OF 72 SHALL BE PROVIDED AND A MAXIMUM SEATING 139 SIGN SHALL BE POSTED IN ACCORDANCE WITH NFPA-101:12.7.9.3.1 ONE OPERABLE FIRE EXTINGUISHER WITH A MIN. RATING OF 2A 10BC SHALL BE PROVIDED AND MOUNTED 48" ABOVE FINISH FLOOR TO TOP OF HANDLE NOT TO EXCEED 75' TRAVEL DISTANCE NEAR EXITS AND SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.

SCOPE OF WORK:
THE CHANGE OF USE TO CAFETERIA
PREVIOUS USE: CONVENIENCE STORE

EXST. FLOOR PLAN/ PROPOSED INTERIOR RENOVATION

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

LEGEND

- | | | | |
|---|---|---|--|
|  | (NEW) 2" X 4" WOOD PARTITION WALL
W/ 1/2" SHEETROCK BOTH SIDES |  | EXISTING LIGHT FIXTURE |
|  | (EXST.) STRUCTURE |  | EXISTING ELECTRICAL OUTLET |
|  | EXISTING BUILDING (STRUCTURES) |  | EXISTING LIGHT SWITCH |
|  | EXISTING FIRE EXTINGUISHER TYPE ABC |  | EXISTING A/C DUCT |
|  | EXIT LIGHT W/ BATTERY BACK UP
(90 MIN. BAT. BACK UP) |  | EXISTING EXIT LIGHT
W/ 90 MIN BATTERY BACK UP |
|  | EXISTING A/C VENT | | |

DOOR SCHEDULE					
SYMBOL	THICK	DOOR	FRAME	SIZE	REMARKS
①	1-3/8"	SOLID	MTL	3'-0" x 6'-8"	(EXIST) SELF CLOSING STORE FRONT / GLASS
②	1-3/8"	SOLID	MTL	3'-0" x 6'-8"	(EXIST) SELF CLOSING / PUSH BAR
③	1-3/8"	SOLID	MTL	3'-6" x 6'-8"	

NOTE:

INTERIOR FINISH WILL COMPLY WITH FFPC 101 5TH EDITION 10.2.2

FLOORING WILL BE SLIP RESISTANCE AND LEVEL

ALL EXIT SIGNS AND EMERGENCY LIGHTS ARE BATTERY BACKUP FOR 90 MINUTES

EXIT DOOR HARDWARE TO HAVE SINGLE MOTION RELEASE IN DIRECTION OF EGRESS WITHOUT THE USE OF SPECIAL KNOWLEDGE, KEY OR TOOL

TABLE 508.4

REQUIRED SEPARATION OF OCCUPANCIES (hours)

OCCUPANCY	A,D,E		I-1,I-3		I-2		R		F-2,F-3,S-2,U		B,F-1,M,S-1		H-1		H-2		H-3,H-4,H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
B,F-1,M,S-1	-	-	-	-	-	-	-	-	-	-	N	N	NP	NP	2	3	1	2 ^a

S = BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

N = NO SEPARATION REQUIRED.

NP = NOT PERMITTED.

a. For Group H-5 occupancies, see section 903.2.5.2.

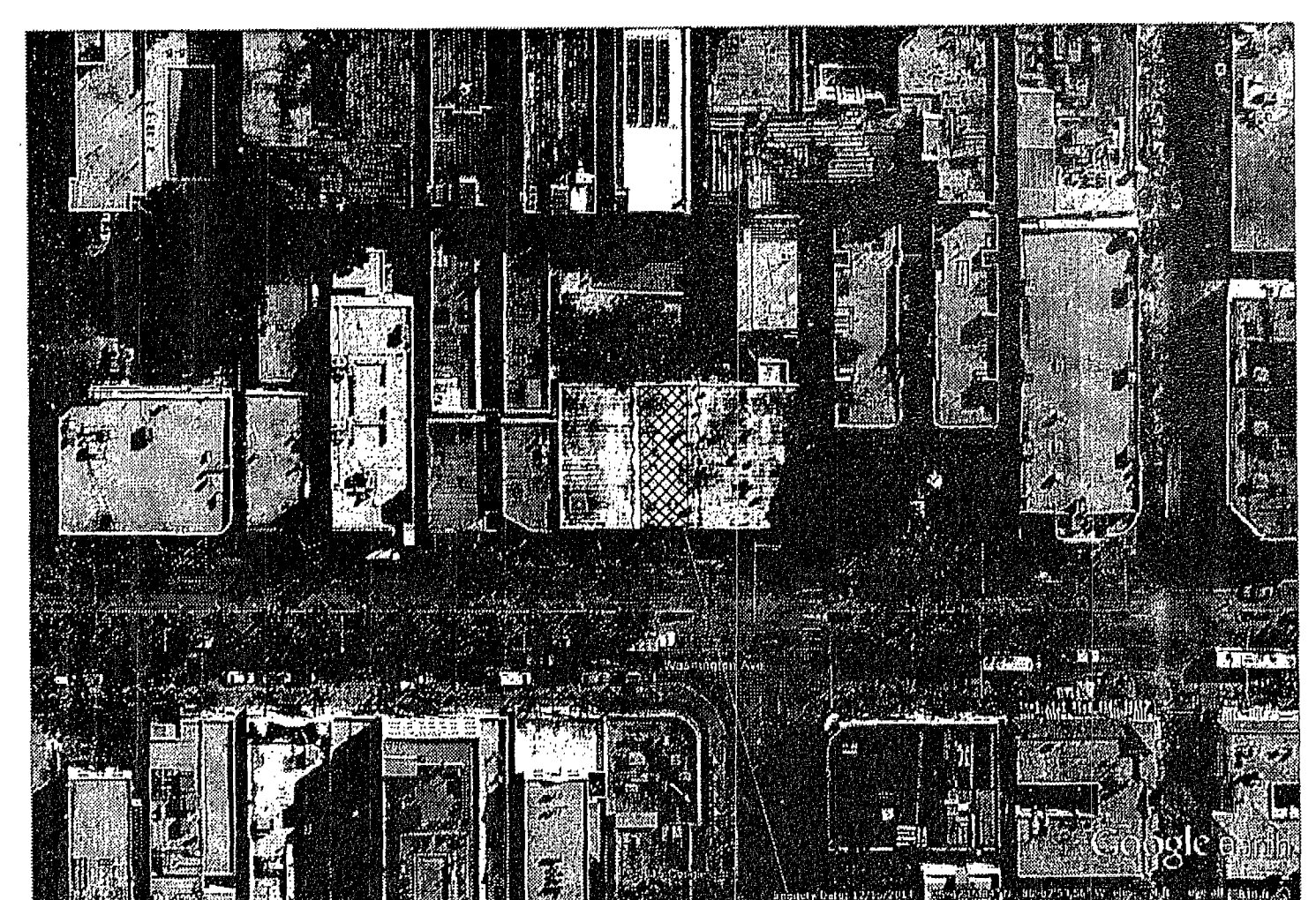
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.

c. See section 406.1.4.

d. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

e. Separation is not required between occupancies of the same classification.

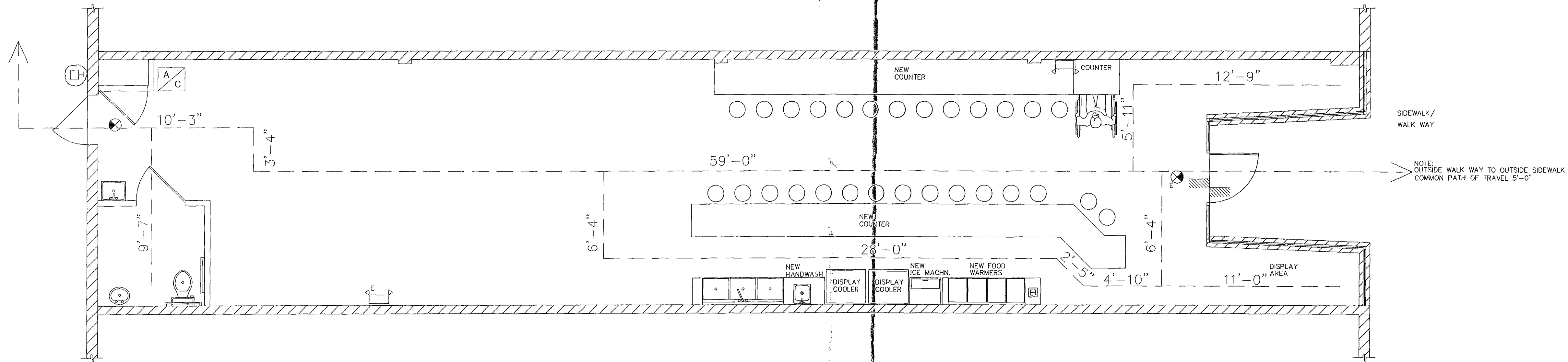
f. For H-5 occupancies see section 415.8.2.2.



LOCATION SKETCH

N.T.S.

NOTE:
PATH OF TRAVEL TO OUTSIDE ALLEY &
WASHINGTON AVE

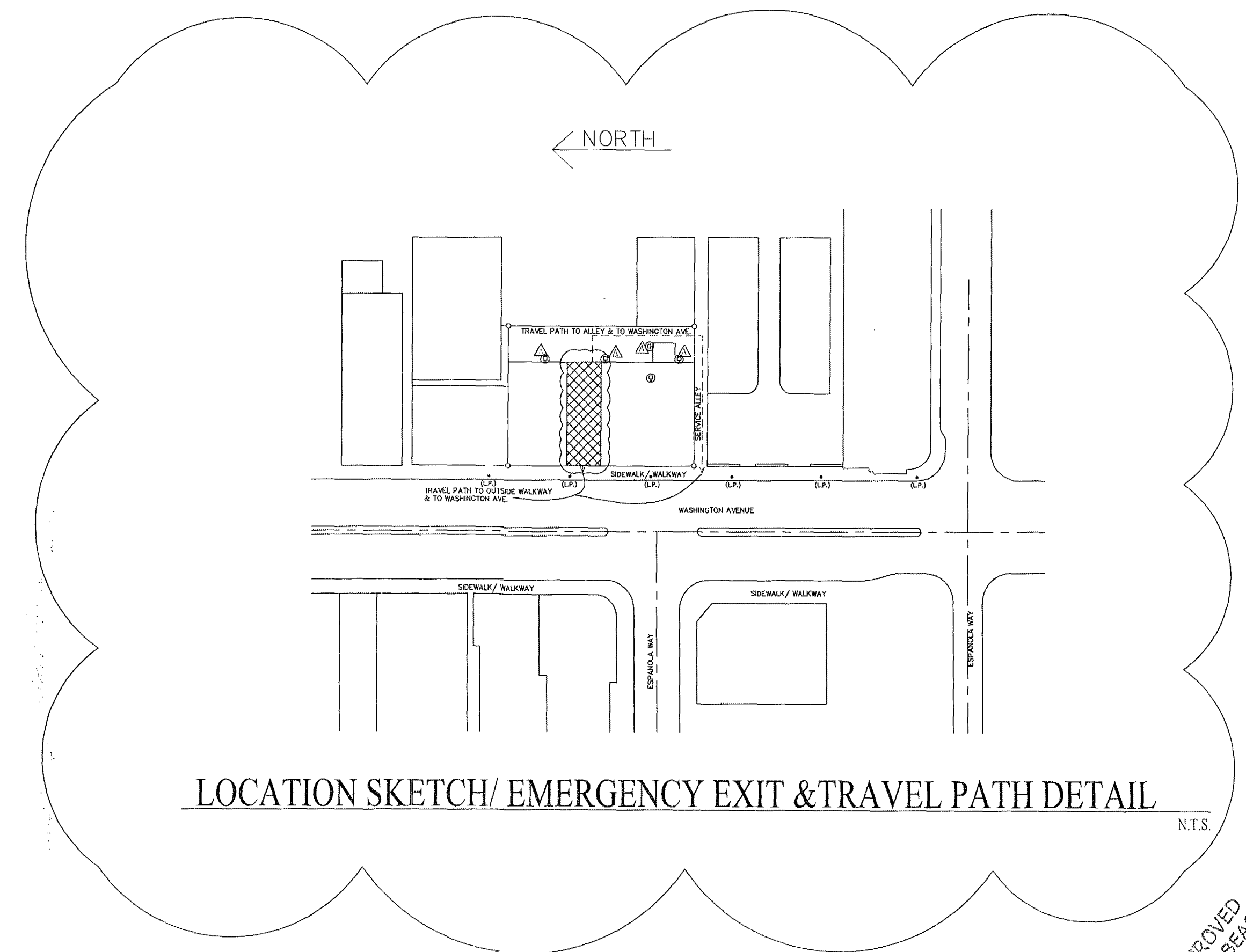


KEY LIFE SAFETY / EMERGENCY EXIT PLAN

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

LEGEND

- PATH OF TRAVEL
- (EXST.) STRUCTURE
- ▨ EXISTING BUILDING (STRUCTURES)
- ⊙ FE EXISTING FIRE EXTINGUISHER TYPE ABC
- ⌂ EXIT LIGHT W/ BATTERY BACK UP
- (L.P.) EXIT LIGHT POLES/ STREET LIGHTS
- EXISTING COMMON AREA LIGHTING FOR PATH OF TRAVEL



LOCATION SKETCH/ EMERGENCY EXIT & TRAVEL PATH DETAIL

N.T.S.

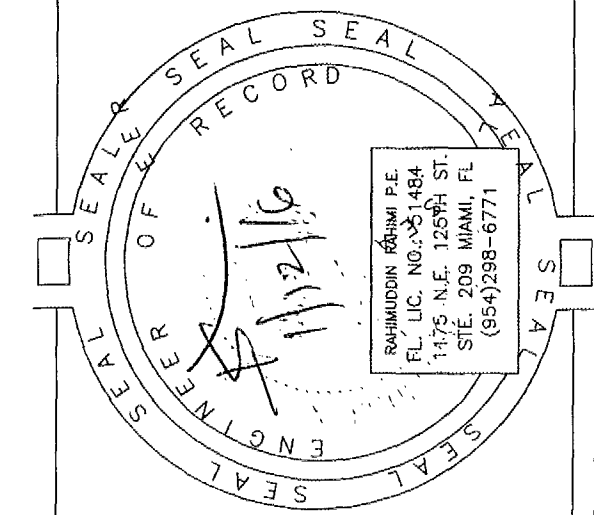
REVISIONS		
#	DATE	DESCRIPTION
1	01/07/16	FIRE
2		
3		
4		

Call 48 hours before you dig
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1-800-432-4770

These drawings are part of the contract documents for the project. They are to be used by the contractor to construct the project. The contractor is responsible for obtaining all necessary permits and for ensuring that the project is constructed in accordance with the drawings and specifications. The contractor shall not be held responsible for any errors or omissions in the drawings or specifications. The contractor shall not be held responsible for any damage to the project or to the surrounding area. The contractor shall not be held responsible for any delay in the project or for any cost overruns. The contractor shall not be held responsible for any other matters. The contractor shall not be held responsible for any other matters.

ARCON ENGINEERING GROUP, INC.
1175 N.E. 125 TH STREET, SUITE 215
NORTH MIAMI, FL 33161
PHONE: (305) 899-9465 FAX: (305) 899-9560



PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFETERIA

ADDRESS
1509 WASHINGTON AVE.
MIAMI BEACH, FL 33139

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

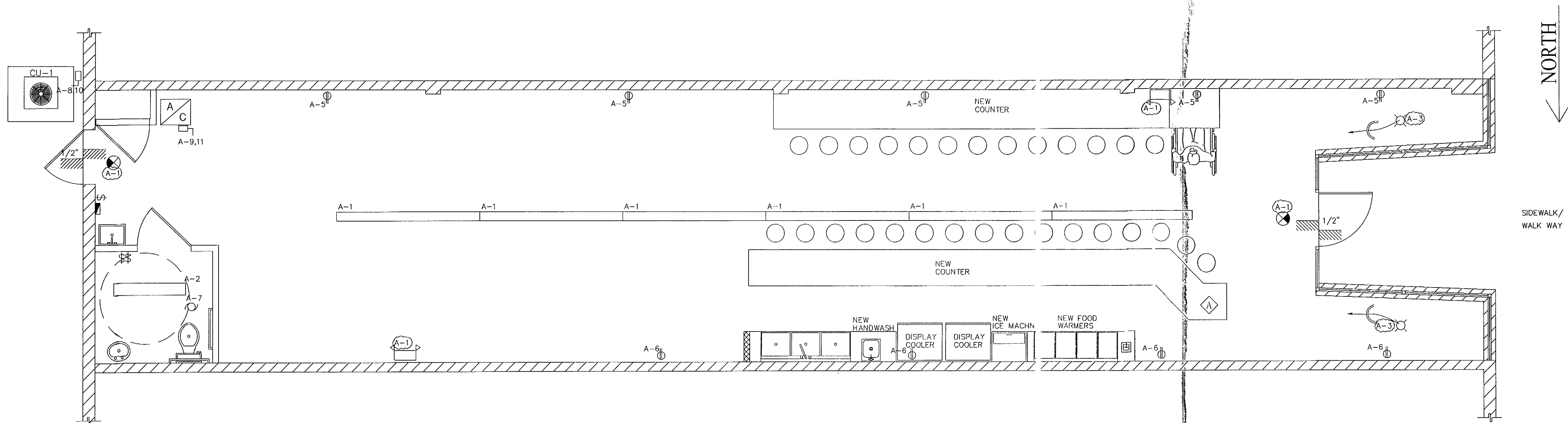
DRAWN BY: L.E.

PROJECT MANAGER/
DESIGNER: N.R.

APPROVED BY:
ARCON ENGINEERING

PROJECT NO.:
2015-01

DATE: 01/07/2016



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

PANEL "A"				
CKT. No.	DESCRIPTION	CH TRIP	LOAD	WIRE-CONDUIT
1-2	LIGHTING	1P-20	3,000	#12-1/2" C.
3	DISPLAY LIGHTING	1P-20	400	#12-1/2" C.
4	SIGN	1P-20	1,500	#12-1/2" C.
5-6	RECEPTACLES	1P-20	3,000	#12-1/2" C.
7	BATH-LIG EXH. FAN	1P-20	400	#12-1/2" C.
11-12	CU-1	2P-50	9,600	#6-1" C.
11-12	AHU-1	2P-30	3,500	#10-3/4" C.
TOTAL:			21,400 W	

21,400 W / 208-103 A
EXST. 200 A PANEL O.K.

ELECTRICAL NOTES

- ELECTRICAL OUTLETS (RECP.TACLES AND LIGHTING) BELOW BASE ELEVATION SHALL BE INSTALLED AT

- NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.

- CONTRACTOR SHALL FURNISHED ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THESE DRAWINGS

- COMPLY WITH THE N.E.C. 2008 AND THE FLORIDA BUILDING CODE.

- OBTAIN ALL PERMITS OF WORK UNDER THIS CONTRACT

- COORDINATE ALL OUTLETS LOCATIONS WITH BUILDING ARCHITECTURAL FEATURES.

- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS

- ALL MUONTING HARDWARE SHALL BE BY CONTRACTOR

- ALL WIRES SHALL BE COPPER THWN.

- A/C EQUIPMENT SHALL BE FUSED AS PER MANUFACTURER SPECIFICATIONS

- PANELS, CIRCUITS BRAKERS AND WIRING SHALL BE RATED AT 75 C.

SMOKE DETECTOR NOTES

ELECTRICAL LEGENDS

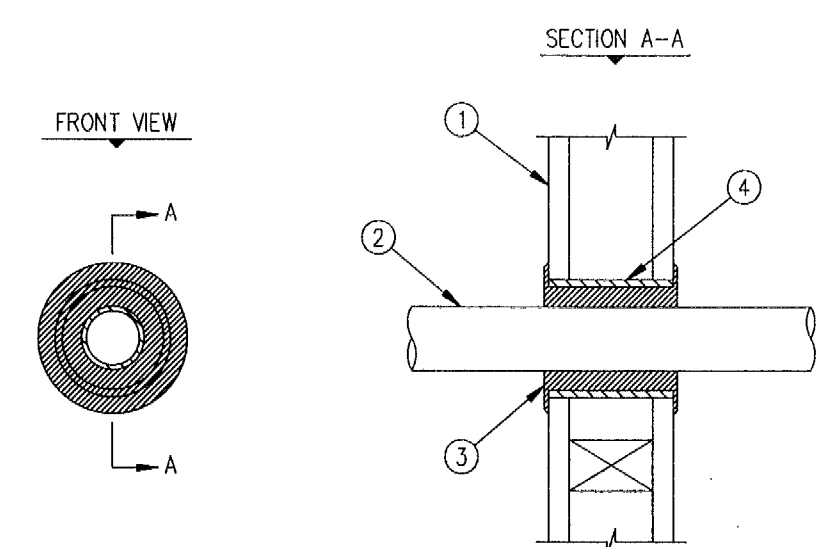
○ SINGLE RECEPTACLE FLOOR ○ DUPLEX RECEPTACLE ○ ARC FAULT P.D.T. ALL BEDROOMS ○ SWITCHED RECEPTACLE ○ QUADRAPLEX RECEPTACLE ○ SINGLE ROOF RECEPTACLE ○ SPECIAL PLUG CFI GROUND FAULT INTERRUPTER WP WEATHERPROOF GROUND CFI FAULT INTERRUPTER EP ELECTRIC PANEL VP VAPOR PROOF 2444B FLOOR FIXTURE 6"48" FLOOR FIXTURE EXHAUST FAN w/AUGHT EXHAUST FAN CEILING FAN CEILING FAN w/AUGHT ELECTRIC CO. METER SMOKE DETECTOR SINGLE POLE SWITCH DOUBLE POLE SWITCH SURVEILLANCE CAMERA	EMERGENCY LIGHT EXIT LIGHT SINGLE FLOOD - SOFFIT MOUNTED DOUBLE FLOOD - SOFFIT MOUNTED INCANDESCENT FIXTURE - CEILING MOUNTED INCANDESCENT FIXTURE - WALL MOUNTED RECESSED HIGH BAY RECESS INCAND. (EYE BALL) FIXTURE 2 FT UNDER CABINET FLOOR FIXTURE 3 FT UNDER CABINET FLOOR FIXTURE 4 FT UNDER CABINET FLOOR FIXTURE STRIP LIGHT SINGLE POLE SWITCH 3 WAY SWITCH 4 WAY SWITCH DIMMER SWITCH PUSHBUTTON DISCONNECT SWITCH JUNCTION BOX TV JACK COMPUTER OUTLET (W/ GENERAL USE DUPLEX RECEPTACLE) PHONE JACK - PREMIUM ONLY ELECTRICAL EQUIP. PANEL THREE WAY SWITCH SWITCHING ARRANGEMENTS RUN TO PANEL
--	--

LEGEND

(NEW) 2" X 4" WOOD PARTITION WALL W/ 1/2" SHEETROCK BOTH SIDES	EXISTING LIGHT FIXTURE
(EXST.) STRUCTURE	EXISTING ELECTRICAL OUTLET
EXISTING BUILDING (STRUCTURES)	EXISTING LIGHT SWITCH
EXISTING FIRE EXTINGUISHER TYPE ABC	
EXIT LIGHT W/ BATTERY BACK UP	

NOTE:
NO WORK IS TO BE DONE

U.L. SYSTEM NO. WL2051/WL2052
PLASTIC PIPE THROUGH A SLEEVE IN 1-HR. GYPSUM WALL
F RATING = 1-HR.
T RATING = 3/4-HR.



- 1-HR. FIRE-RATED GYPSUM WALL ASSEMBLY.
- 1-1/2" DIA. (OR SMALLER) SCHEDULE 40 PVC OR CPVC PIPE OR 1" DIA. (OR SMALLER) PB PIPE (CLOSED PIPING SYSTEM).
- MINIMUM 4-3/4" DEPTH HILTI FS 611A FIRESTOP SEALANT.
- SCHEDULE 40 STEEL SLEEVE (SEE NOTE).

OF THE SLEEVE IS 3", AND ANNULAR SPACE = 1/2".
2. FOR 1" (OR SMALLER) PB (POLYBUTYLENE) PIPE THE MAX. DIA. OF SLEEVE IS 4", AND ANNULAR SPACE = MIN. 1" TO MAX. 1-1/2".

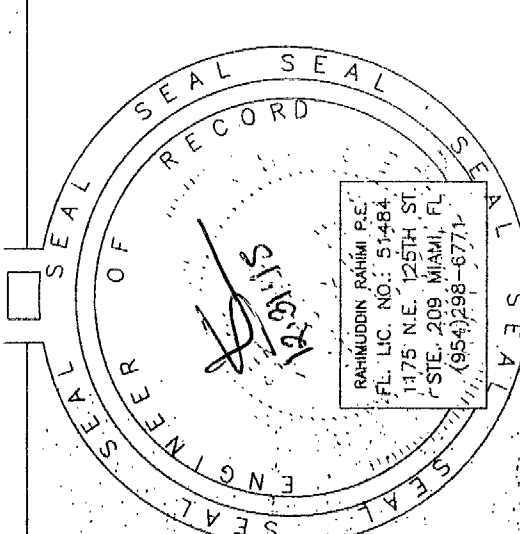
SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1-800-879-8000

REVISIONS		
#	DATE	DESCRIPTION
1	12/30/15	ELECTRICAL
2		
3		
4		

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Sunshine State One Call of Florida, Inc.
THESE DRAWINGS ARE THE PROPERTY OF ARCON ENGINEERING GROUP, INC. ALL THE DETAILS WRITTEN ON EACH SHEET SHALL BE USED FOR THE ENTIRE PROJECT. NO PARTS OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCON ENGINEERING GROUP, INC.

FLORIDA BOARD OF ENGINEERS
CERTIFICATE OF AUTHORIZATION #9101

ARCON ENGINEERING GROUP, INC.
1175 N.E. 125 TH STREET, SUITE 215
NORTH MIAMI, FL 33161
PHONE (305) 899-9465 FAX: (305) 899-9560



PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFETERIA
ADDRESS
1509 WASHINGTON AVE.
MIAMI BEACH, FL 33139

SCALE: 1/4" = 1'-0"
DRAWN BY: L.E.
PROJECT MANAGER/ DESIGNER: N.R.
APPROVED BY: ARCON ENGINEERING
PROJECT NO: 2015-01
DATE: 12/30/2015

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

SHEET NO.
E-1
12-31-15

#	DATE	DESCRIPTION
1	12/30/15	PLUMBING

Sunshine State One Call Of Florida, Inc.
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PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFETERIA

1509 WASHINGTON AVE.
MIAMI BEACH, FL. 33139



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



SCALE 400-1000

A cross-sectional diagram of a roof vent assembly. A vertical pipe labeled "VENT STACK" passes through a roof. The roof is composed of "ROOF CONSTRUCTION" and "ROOFING". A "SLEEVE ROOF CONSTRUCTION AS REQ'D." is shown around the vent stack. A "LEAD" pipe or channel is shown running horizontally, with a "TURN LEAD DOWN INTO STACK" indicated. A "SHEET LEAD FLASHING MOP IN WITH ROOFING MATERIAL" is shown being applied to the lead. A dimension of "12\" is shown for the height of the lead flashing above the roof surface. Another dimension of "12\" is shown for the width of the lead channel.

VENT THRU. ROOF DETAIL
N.T.S.

MISC. SANITARY NOTES:

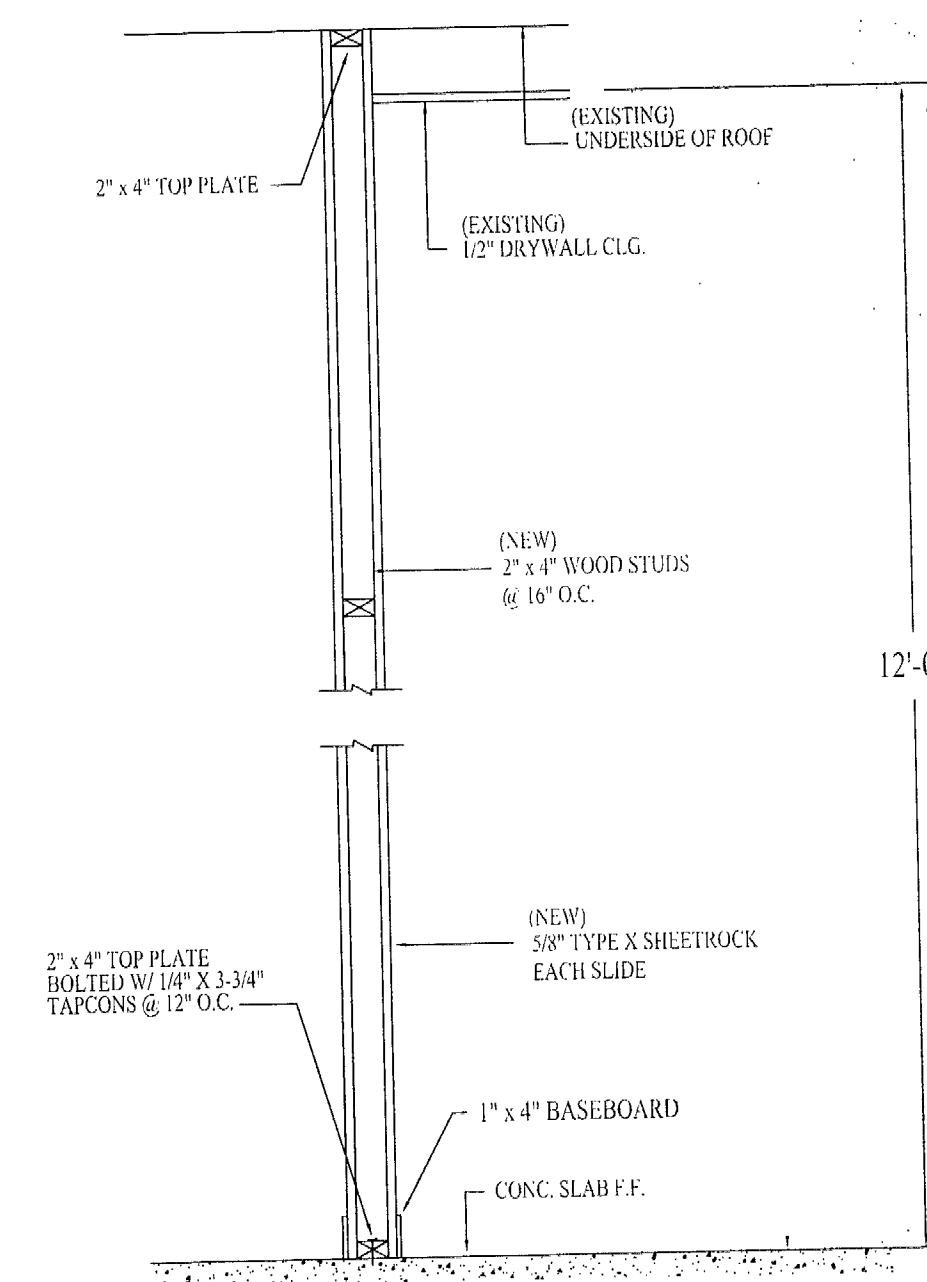
3" & ABOVE SLOPE @ 1/8"/FT.
 2" & BELOW SLOPE @ 1/4"/FT.



- GREASE TRAP CALCULATIONS(3 COMP. SINK)

- GREASE TRAP CALCULATIONS(HAND WASH)

- | | |
|--------------------------------|-----------------------------------|
| 4.7 GPM FLOW RATE | PROVIDE 50 GPM GREASE TRAP |
| 27.8 GPM FLOW RATE | ZURN INDUSTRIES |
| 4.4 GPM FLOW RATE | MODEL #: GT2700-50-4NH (OR EQUAL |
| TOTAL GPM FLOW RATE = 36.9 GPM | |



INTERIOR WALL DETAIL (TYP.)

MINIMUM NUMBER OR REQUIRED PLUMBING FIXTURES (FBC TABLE 403.1)									
CLASSIFICATION	OCCUPANCY	DISCRPTION	WATER CLOSET		LAVATORIES		BATHTUBS / SHOWER	DRINKING FOUNTAIN	OTHER
			MALE	FEMALE	MALE	FEMALE			
BUSINESS	X N	CAFE / MERCHANDISE	1 PER 25 FOR THE FIRST 80 AND 1 PER 80 EXCEEDING 80		1 PER 40 FOR THE FIRST 80 AND 1 PER 50 EXCEEDING 50		-----	1 PER 100	1 SERVICE SINK
			OCCUPANT LOAD = 72 REQ. = 3 PROVIDED = 3		OCCUPANT LOAD = 73 REQ. = 2 PROVIDED = 2		R.C. 14111		

SANITARY RISER DIA

NT 9

AS TYPE W (B) Occupancy.

ET NO.

-1

1509 Washington
ave

B1505669

office copy

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07
07
07