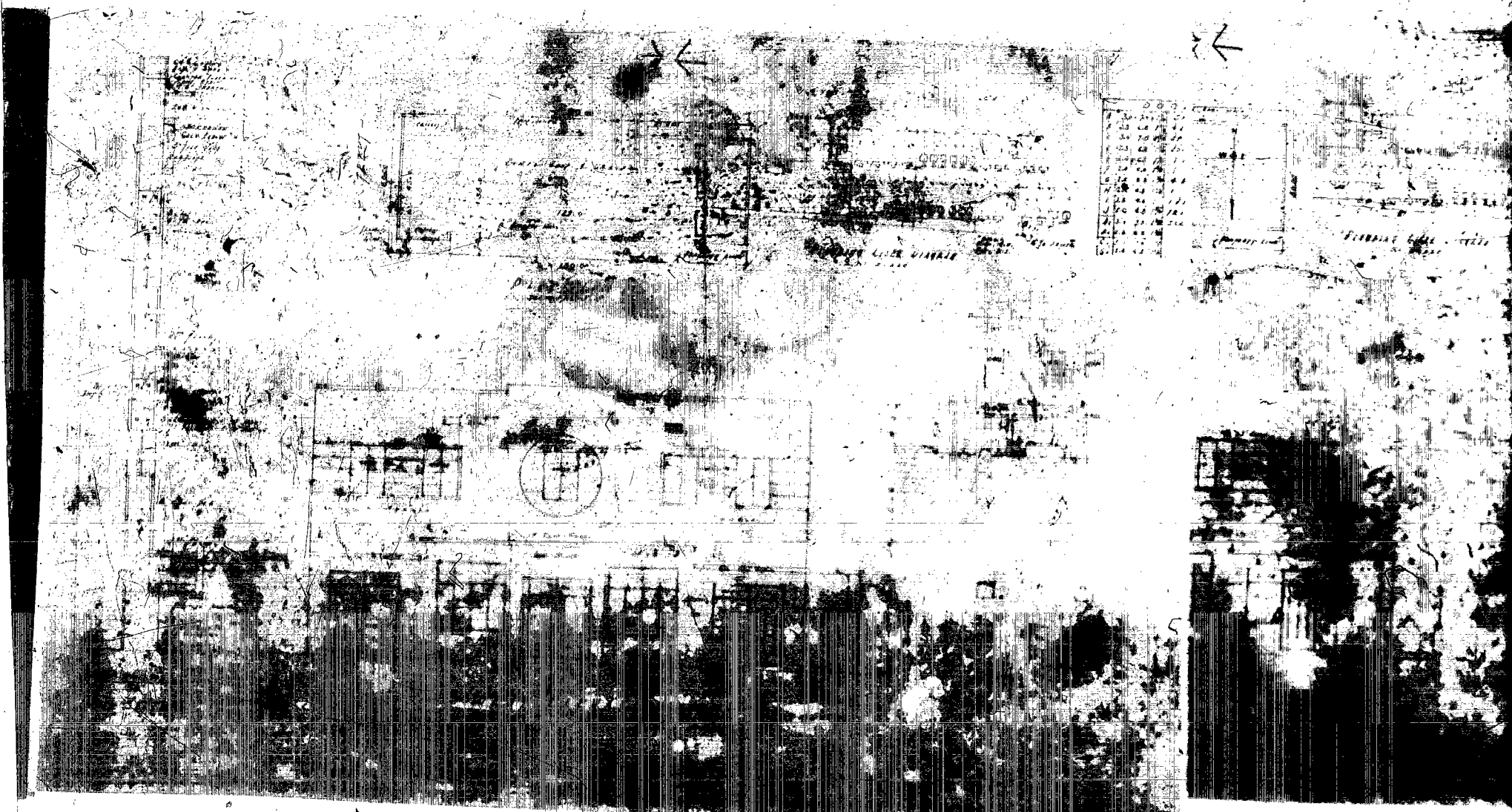
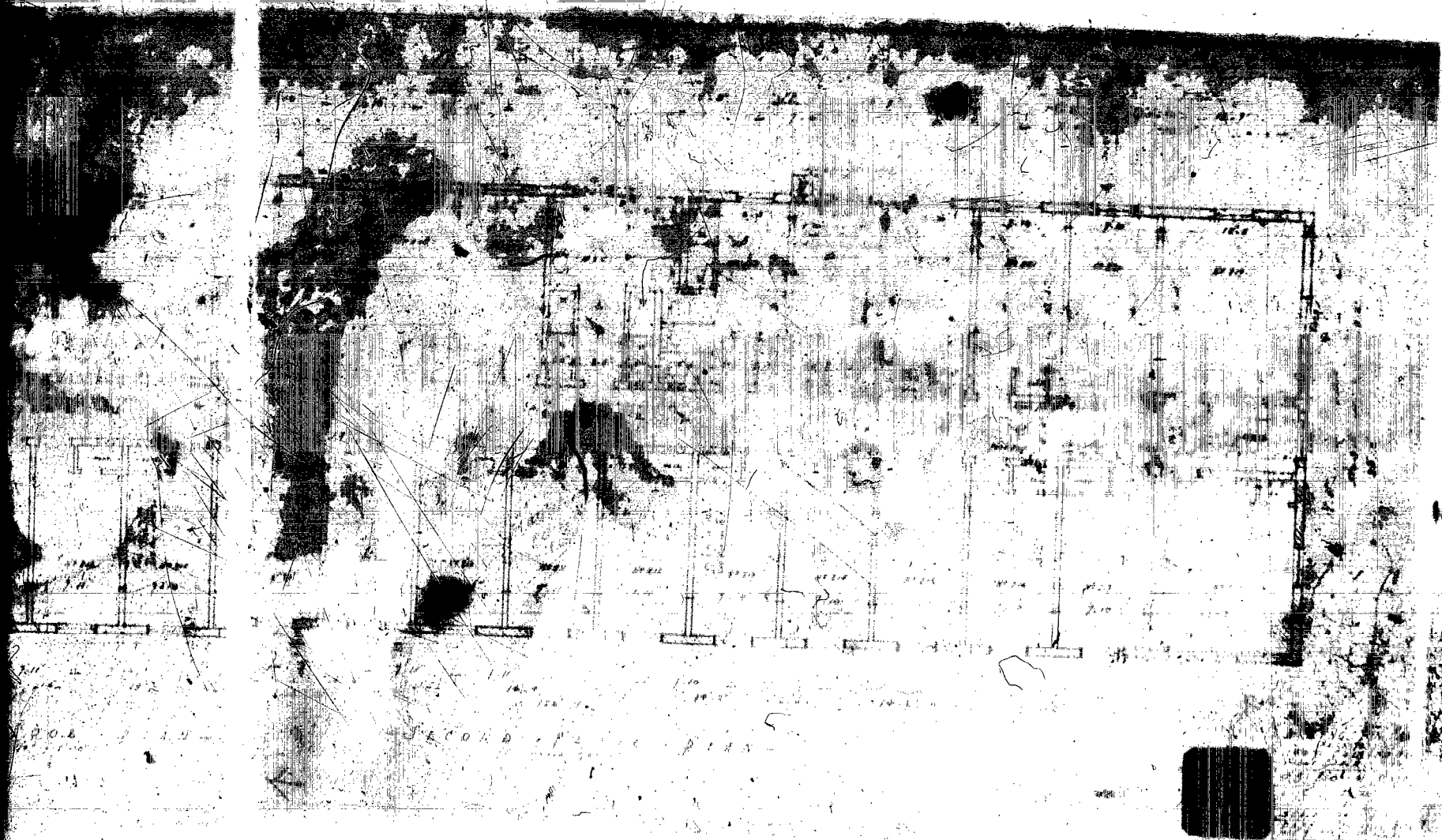


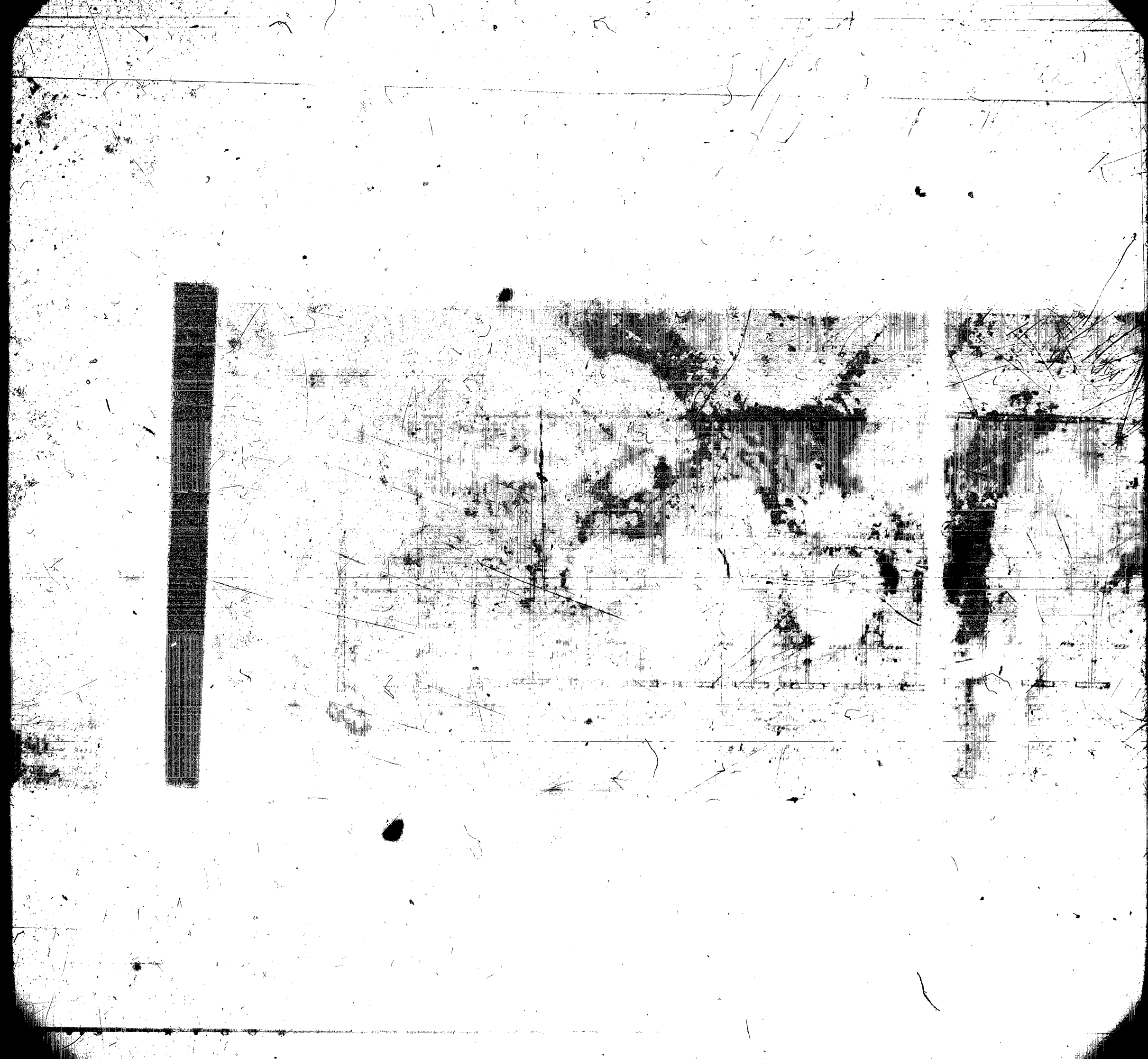


M O D A K S A F E T Y F I L M

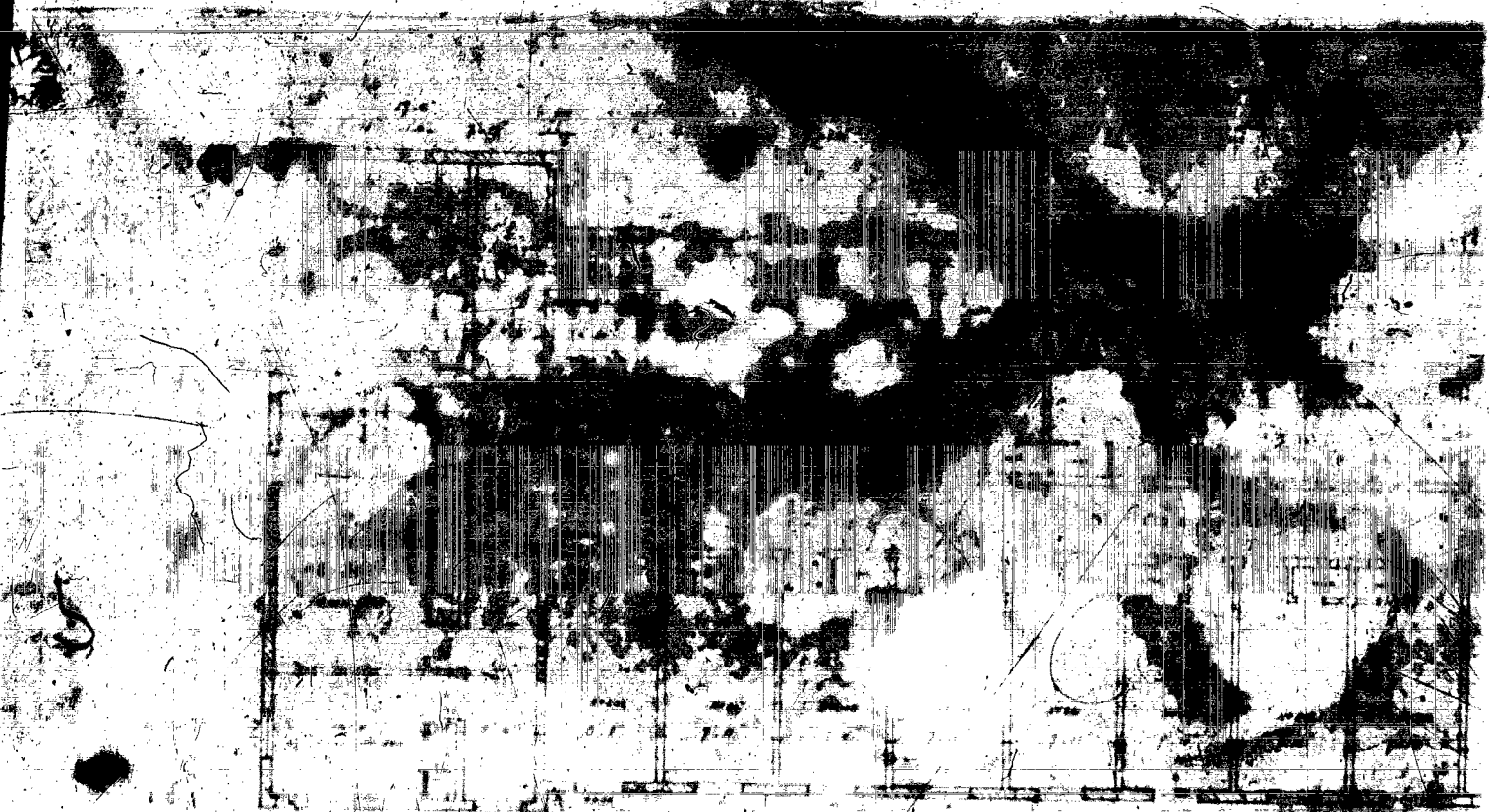


KODAK SAFETY











K O D A K

S A F E T Y



MIAMI BEACH

Plan Routing Sheet

General Information		
Date 12/17/13	Process/Permit Number Re-Submittals Only B1300886	Historic (Y/N)
Job Address 235 WASHINGTON		
Contact Name GARY PERNSCHKE	E-mail GAP911@GMAIL.COM	Telephone 305.992.7443

Re-submittals - New Sheets:

☒

Yes

☐

No

List all new sheets:

A1 / LSI

OFFICE USE ONLY

Required Approvals - As Indicated

☐ Planning & Zoning	☒ Fire	☐ Public Works
☐ Flood Plain Management	☒ Building	☐ Structural
☐ Electrical	☐ Mechanical	☐ Plumbing
☐ Elevator		

Comments:

Reviewer: *[Signature]*

Date: 12/17/13

☒

Walk Thru

☐

Drop Off



NEWDOC

B1300886

N/S



EXISTING FIRST FLOOR
SCALE: 3/16"=1'-0"

SCOPE OF WORK: Relocate bar.
Install ice machine, ice sink, three compartment sink, hand sink.
Electrical outlet for ice machine, refrigerator and small appliances.
Smooth finish and paint.

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY
All construction and/or use of equipment in the right-of-way and/or
easements, requires a separate Public Works Department permit prior
to start of construction.
Permit Requirements: Proof of existing sidewalk/swale area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C. / C.O., or the release of bonds.)
Approved/Reviewed By: [Signature] Date: 12/13/13



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

THIS SHEET HAS BEEN
REVISED/REPLACED
ORIGINAL SIGNATURE STAMP
REMAINS VALID

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the City of Miami Beach Ordinance 23-10 and there may be additional restrictions or requirements of other entities such as water, sewer, fire, or other agencies. The City of Miami Beach assumes no responsibility for the results of these plans which are approved subject to the City of Miami Beach's approval of the plans and the City of Miami Beach's compliance with all applicable Federal, State and Local Laws, Rules, and Regulations.

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

- BUILDING: [Signature]
- ZONING: [Signature]
- DRB/HPB: [Signature]
- CONCURRENCY: [Signature]
- PLUMBING: [Signature]
- ELECTRICAL: [Signature]
- MECHANICAL: [Signature]
- FIRE PREVENTION: [Signature]
- ENGINEERING: [Signature]
- PUBLIC WORKS: [Signature]
- STRUCTURAL: [Signature]
- ELEVATOR: [Signature]

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305) 510-7322
FAX: (305) 510-7323
MECHANICAL, ELECTRICAL, PLUMBING
E-MAIL: carl_rap@rdandanglin.com
ELECTRICAL & FIRE PROTECTION

CARLOS M. RODRIGUEZ
P.E. # 55488

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADDRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

DRAWING TITLE
FIRST & SECOND
FLOOR
ARCHITECTURAL PLAN

SCALE: 3/16"=1'-0"
REVISIONS:

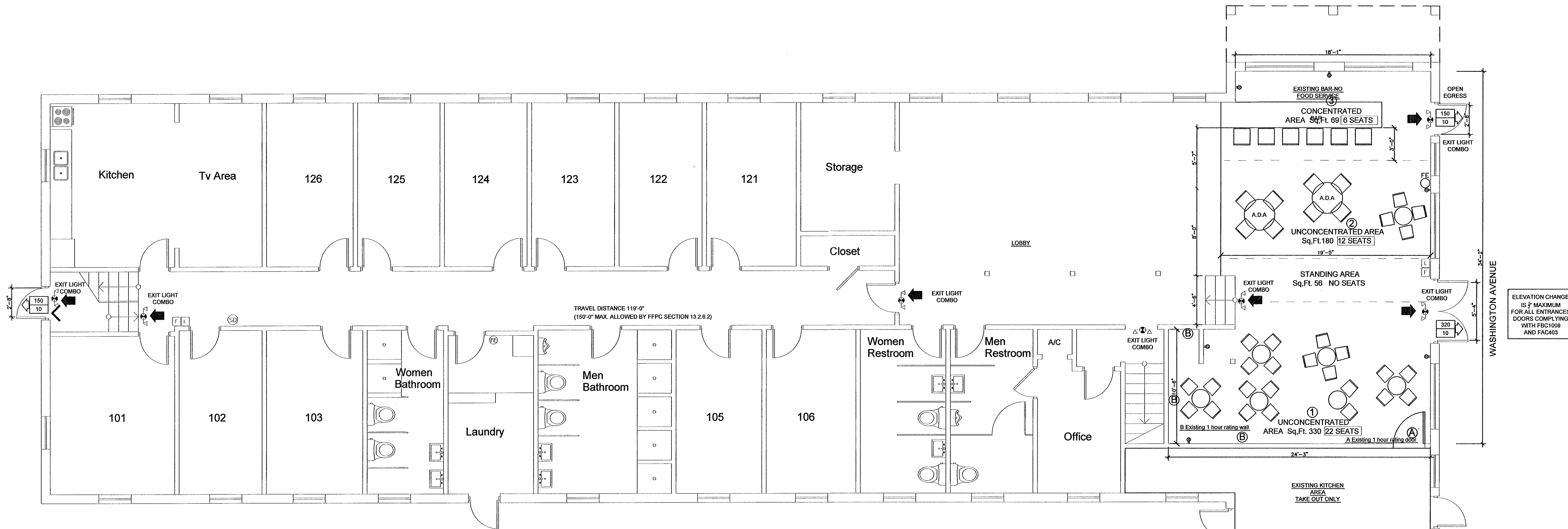
DRAWN BY: J.J.

FRONT
DRAWING NO: 1

B1300886
235 Washington
Ave.

ONLY
REFERENCE
ONLY IF MAIL REACH



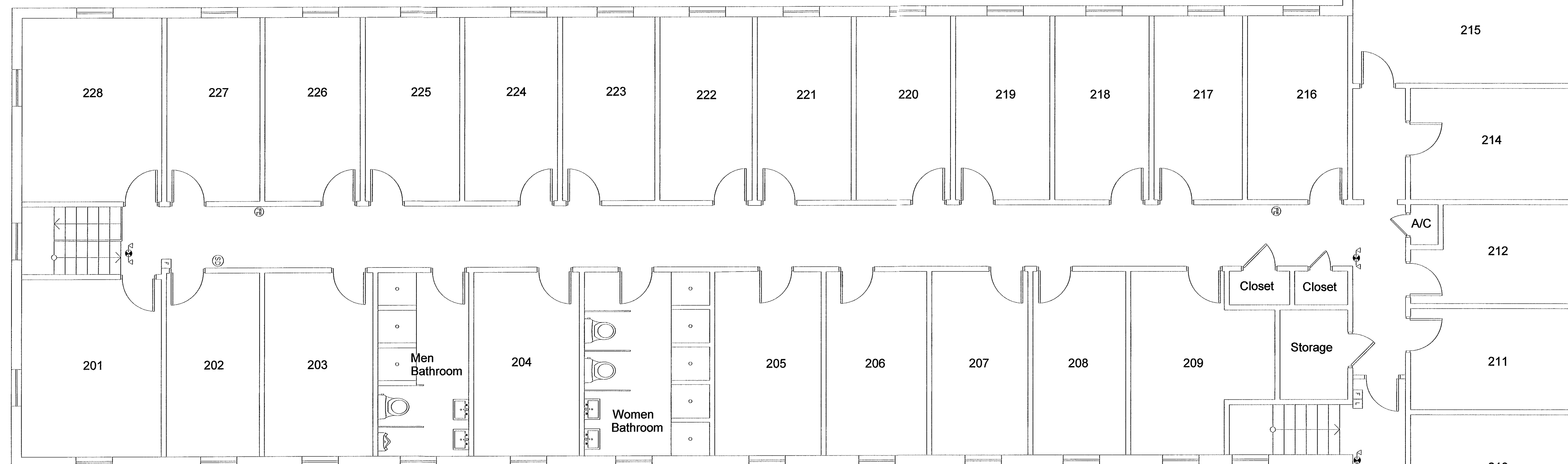


BAR AT FIRST FLOOR LIFE SAFETY PLAN SCALE 3/16"=1'-0"



SCOPE OF WORK
NO WORK TO BE DONE
NO SPRINKLERS SYSTEM

OCCUPANT LOAD CALCS.	
FFPC TABLE 1004.1.2 ASSEMBLY WITHOUT FIXED SEATS	
① UNCONCENTRATED	
AREA: 240 SQ. FT.	
OCCUPANCY LOAD FACTOR:	
PERSON PER 15 SQ. FT.	
330 SQ. FT. ÷ 15 = 22 PERSONS	
STANDING SPACE AREA	
AREA: 80 SQ. FT.	
OCCUPANCY LOAD FACTOR:	
1 PERSON PER 7 SQ. FT.	
56 SQ. FT. ÷ 7 = 8 PERSONS	
② UNCONCENTRATED AREA	
AREA: 180 SQ. FT.	
OCCUPANCY LOAD FACTOR:	
1 PERSON PER 15 SQ. FT.	
154 SQ. FT. ÷ 15 = 12 PERSONS	
③ CONCENTRATED AREA	
AREA: 69 SQ. FT.	
OCCUPANCY LOAD FACTOR:	
1 PERSON PER 7 SQ. FT.	
69 SQ. FT. ÷ 7 = 10 PERSONS	
TOTAL: SEATS 40 & 48 PEOPLE	
MIN. REQUIRED WIDTH (IN)	PROVIDED WIDTH (IN)
DOOR	DOOR
10 (50 PEOPLE)	124 (620 PEOPLE)



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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADDRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA, 33139

DRAWING TITLE
FIRST & SECOND
FLOOR
ARCHITECTURAL PLAN

SCALE: 3/16"=1'-0"

REVISIONS:

DRAWN BY: J.J.

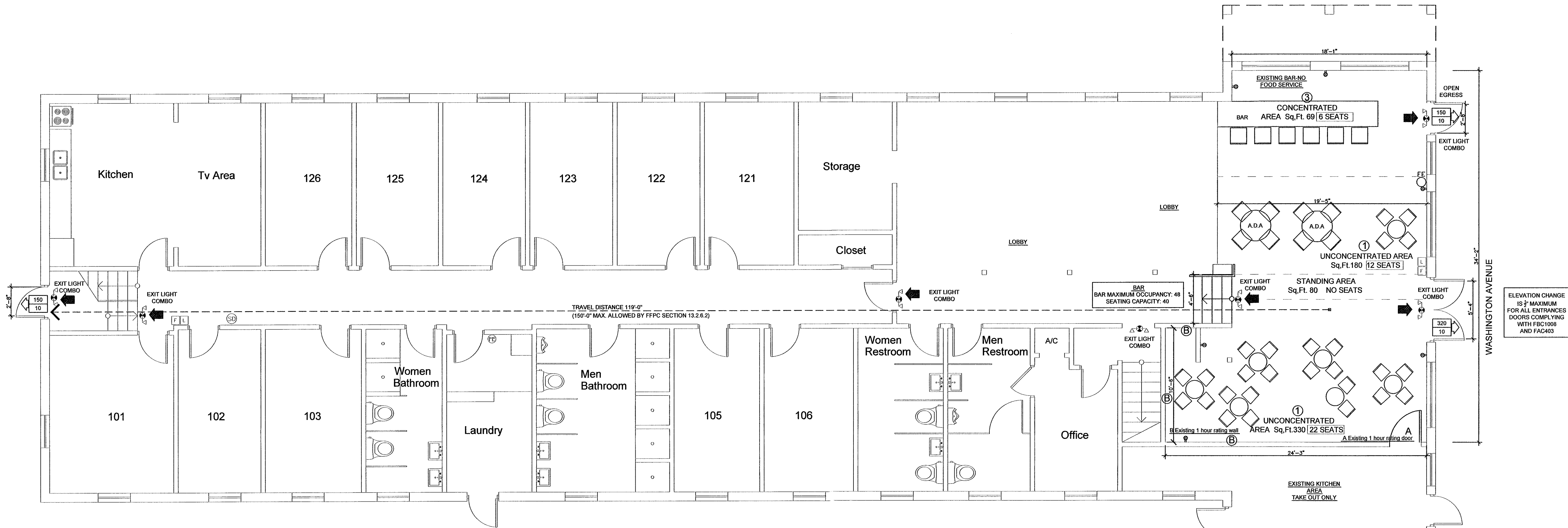
A-1

DRAWING NO:

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305) 510-7322
12735 SW 42nd TERRACE
MECHANICAL, PLUMBING,
ELECTRICAL, ROOFING, INTERIOR
FINISHES, AND FIRE PROTECTION

12/6/13

CARLOS M. RODRIGUEZ
P.E. # 55488



BAR AT FIRST FLOOR LIFE SAFETY PLAN SCALE 3/16"=1'-0"



EGRESS CALCULATIONS										
OCCUPANCY CLASSIFICATION	MAXIMUM TRAVEL DISTANCE TO EXIT (ft)		MAXIMUM COMMON PATH OF TRAVEL (ft)		MAXIMUM DEAD END CORRIDOR LENGTH (ft)		EGRESS WIDTH PER OCCUPANT SERVED (ft)		MINIMUM CLEAR AISLE WIDTH (ft)	MINIMUM CLEAR DOOR WIDTH (ft)
	UNSPRK.	SPRK.	UNSPRK.	SPRK.	UNSPRK.	SPRK.	LEVEL	STAIRS		
GROUP A-2 (LC)	150	250	75	75	20	20	0.2	0.3	44	32

NOTES:
1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
4- BUILDING IS GOING FROM R2 TO A-2
5- INFORMATION TAKEN FROM FPFC, EDITION 2007 AND NFPA 101, EDITION 2006, SECTION 13, EXISTING NON SPRINKLERED BUILDING
6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A.10.2.2 2009 EDITION

OCCUPANT LOAD CALCS.	
IN COMPLIANCE WITH FBC 1004 FPFC TABLE 1004.1.1 ASSEMBLY WITHOUT FIXED SEATS	
1- UNCONCENTRATED AREA: 5105 SQ. FT. OCCUPANCY LOAD FACTOR: 1 PERSON PER 15 SQ. FT. 5105 SQ. FT. / 15 = 34 PEOPLE	
2- STANDING SPACE AREA AREA: 1815 SQ. FT. OCCUPANCY LOAD FACTOR: 1 PERSON PER 7.5 SQ. FT. 1815 SQ. FT. / 7.5 = 242 PEOPLE	
3- CONCENTRATED AREA AREA: 69 SQ. FT. OCCUPANCY LOAD FACTOR: 1 PERSON PER 7 SQ. FT. 69 SQ. FT. / 7 = 10 PEOPLE	
TOTAL: (1) 23 + (2) 18 + (3) 9 = 48 PERSONS	
MIN. REQUIRED WIDTH (ft)	PROVIDED WIDTH (ft)
DOOR	DOOR
50 (50 PERSONS)	124 (124 PERSONS)

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305) 510-7322
12735 SW 42ND TERRACE
MECHANICAL, PLUMBING,
ELECTRICAL, CIVIL, ARCHITECTURAL
E-MAIL: cmi@racdesign.com

CARLOS M. RODRIGUEZ
P.E. # 55488

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADDRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA, 33139

DRAWING TITLE
FIRST FLOOR BAR LIFE
SAFETY AND SEATING
PLAN

SCALE: 3/16"=1'-0"

REVISIONS:

DRAWN BY: J.J.

LS-1

DRAWING NO:

10/11/12.

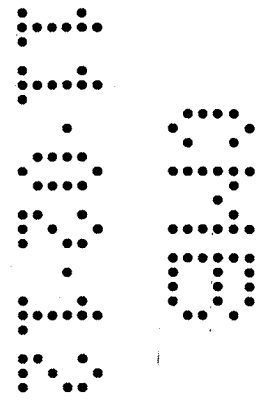
MUMI DE. HOSR

POOPS (EXT.) & WINDOWS
WIND ASCE 7-10

#	AREA	LONG	GCP	PROSS
A	22.	4	+1.9 -1.0	+80 -87
B	38.	4	+1.85 -.95	+76 -83
C	16	4	+1.9 -1.0	+80 -87
D	23	5	+1.9 -1.3	+80 -96

x .6 → +46
-52
+48
-52
+48
-58

P = 74. (1.8 + 1.9 → 80-
1.0 → 87
1.85 → 76 x .6 →
-.95 → 83-
1.3 → 96



[Handwritten signature]



DEPARTMENT OF PERMITTING, ENVIRONMENT, AND REGULATORY
AFFAIRS (PERA)

BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI-DADE COUNTY, FLORIDA
PRODUCT CONTROL SECTION

11805 SW 26 Street, Room 208

Miami, Florida 33175-2474

T (786) 315-2590 F (786) 315-2599

www.miamidade.gov/pera/

Trulite Glass & Aluminum Solution, LLC
800 Fairway Drive, Suite # 200
Deerfield Beach, FL 33441

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County PERA-Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. PERA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code. This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "Resistor Series 350 Medium Stile Impact" Outswing Aluminum Storefront/Curtain Wall System Door - L.M.I.

APPROVAL DOCUMENT: Drawing No. 110-190 titled "Resistor Series 350 Medium Stile Impact Door" sheets 1 through 13 of 13, dated 10/10/11, prepared by Eng Co., Inc., signed and sealed by Pedro M. De Figueiredo, P. E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises NOA No. 09-1110.04 and consists of this page 1 and evidence pages E-1, and E-2, as well as approval document mentioned above.

The submitted documentation was reviewed by Jaime D. Gascon, P. E.



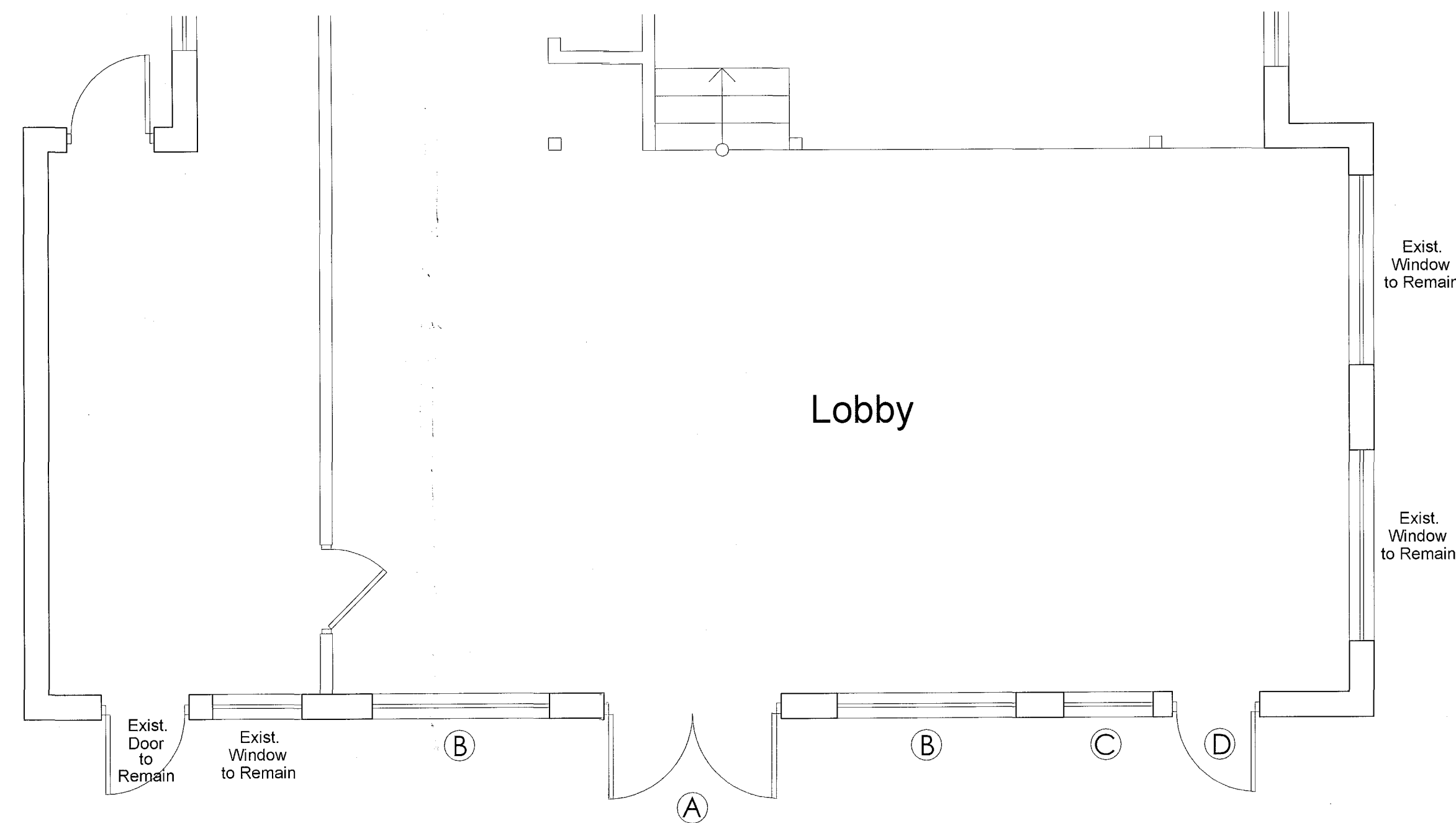
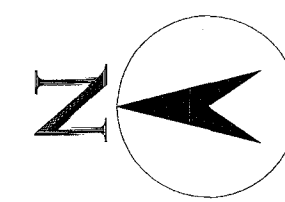
J Gascon
3/1/12

NOA No. 12-0117.05

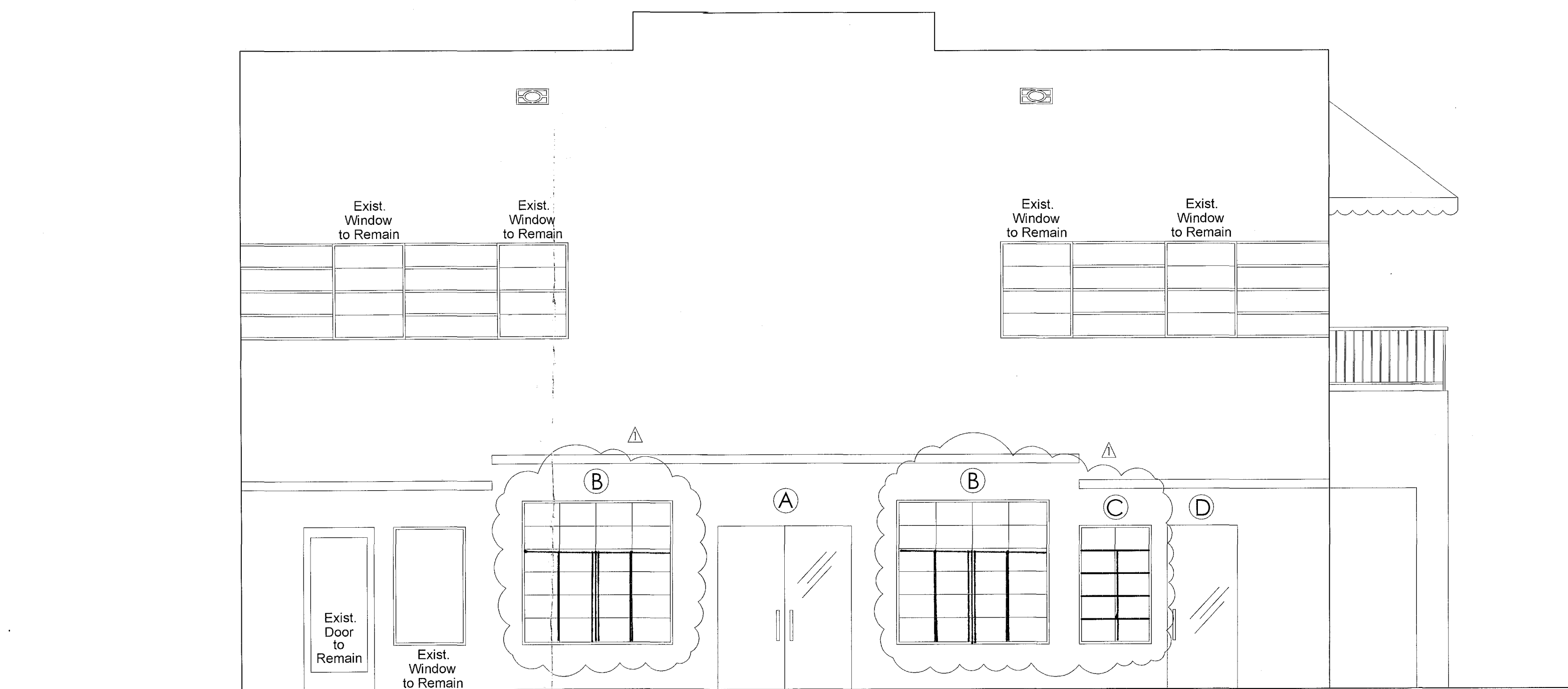
Expiration Date: March 17, 2015

Approval Date: March 08, 2012

Page 1



FIRST FLOOR



WEST ELEVATION

SCOPE OF WORK

Alteration Level II

Replace windows and doors at front elevation only.

All work to be in accordance with FBC 2010.

Alteration type II.

No slab penetration.

DOOR & WINDOW SCHEDULE

MARK	QUAN.	DIMENSIONS		GLASS THICKNESS	MANUF.	TYPE	MATERIAL	ZONE	P.S.F.	N.O.A.
		WIDTH	HEIGHT							
A	1	75"	86"	X ANN-ANN	Tramson	ENTRANCE DOOR	ALUM/GLASS	4	+ 48 - 52	12-0117.05
B	2	74"	74"	X ANN-ANN	Green World	FIXED WINDOW	ALUM/GLASS	4	+ 46 - 50	12-0206.09
C	1	37"	63"	X ANN-ANN	Green World	FIXED WINDOW	ALUM/GLASS	4	+ 48 - 52	12-0206.09
D	1	39"	86"	X ANN-ANN	Tramson	ENTRANCE DOOR	ALUM/GLASS	5	+ 48 - 58	12-0117.05

WIND ASCE 7-10

kZT=1.0

Kd=.85

Kh--1.12

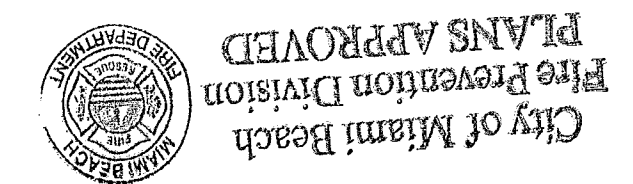
V=175m/h

IMP FACTOR +/- .18

HEIGHT (25')

q=62 PSF

RED. FACTOR - .6



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: _____
ZONING: _____
DRB/TPB: _____
CONCURRENCY: _____
FLUWING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ELEVATOR: _____

REVISION:

11/6/12

MANUEL E. SIQUES
CIVIL STRUCTURAL PE-NO. 20233
8331 SW 12 TERRACE
MIAMI, FL. 33144
(305) 586 4776

The South Beach Hostel
235 Washington Avenue,
Miami Beach, FL. 33139

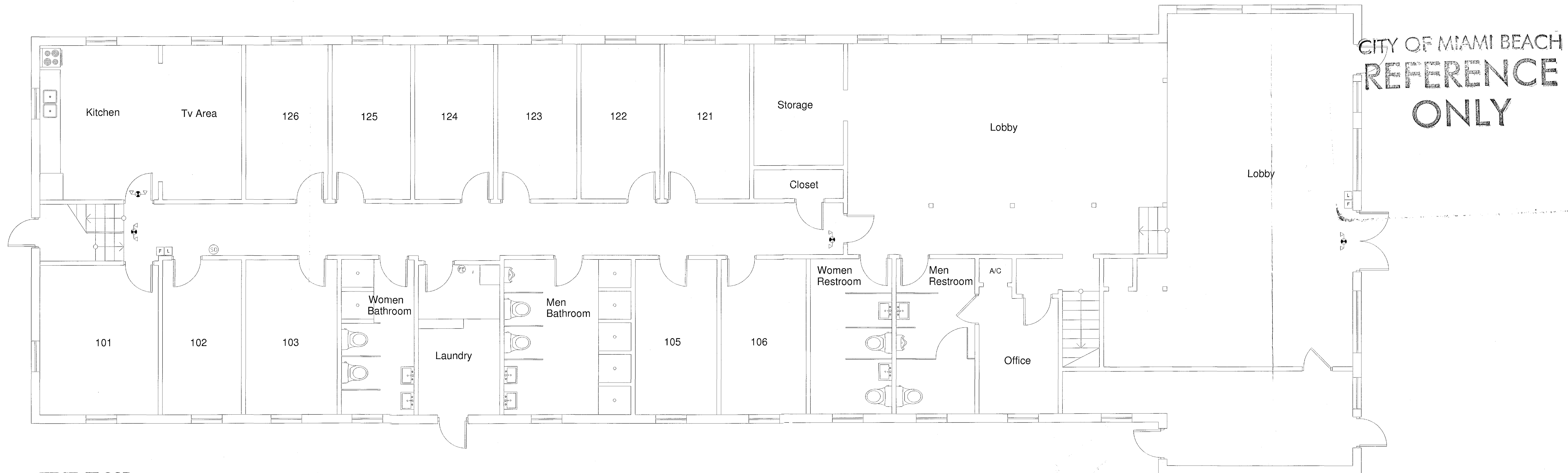
OWNER- ADDRESS

SCALE : 1'-1/4"

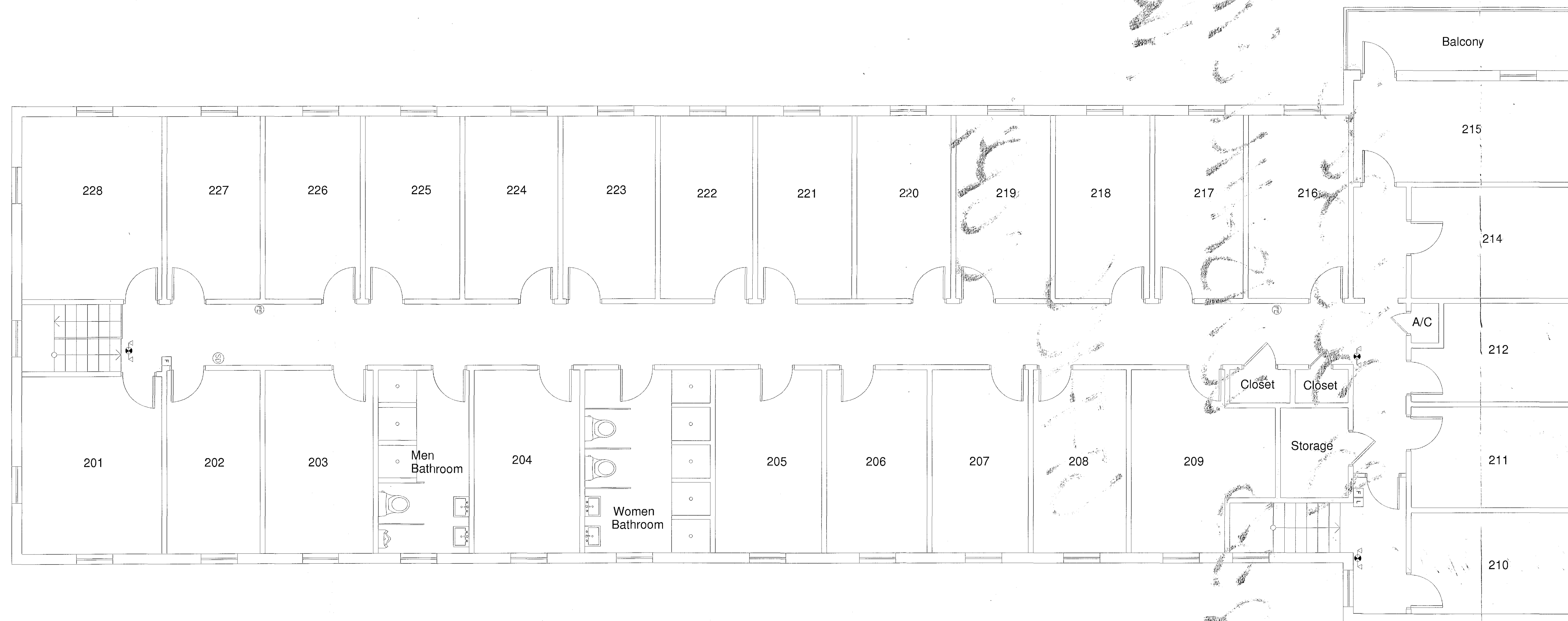
SHEET

A - 1

OF 1



FIRST FLOOR



SECOND FLOOR

CITY OF MIAMI BEACH
REFERENCE
ONLY

PROJECT:

PROPOSED ALTERATION FOR:
SOUTH BEACH HOSTEL LLC
235 WASHINGTON AVE
MIAMI BEACH, FL 33139

REVISIONS:

MANUEL E. SIQUES
CIVIL STRUCTURAL - PE No. 20233
8331 SW 12 TERRACE
MIAMI, FL 33144
(305) 586-4116

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



DRAWN BY:
RAR
CHECKED BY:
M.S.
DATE:
10/12/12
SCALE:
AS SHOWN
JOB NO.

PAGE #

A-2

mm
mm

Master B1300265
235 Washington
Gene

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

BUILDING: mm 10/15/12 mm 10/19/12
ZONING: mm 11/9/12
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: JRM 10/15/12
ENGINEERING: [Signature] 10/15/12
PUBLIC WORKS: [Signature] 10/15/12
STRUCTURAL: AV 11/5/12 AV 11/9/12
ELEVATOR:

mm 11/5/12 mm 11/13/12

mm 10/15/12 mm 10/19/12

mm 11/9/12

JRM 10/15/12

[Signature] 10/15/12

[Signature] 10/15/12

AV 11/5/12 AV 11/9/12

B1300265

235 WASHINGTON

AK

OFFICE

COPY

B 1400141.



MIAMI BEACH

Plan Routing Sheet

General Information		
Date 10/14/2013	Process/Permit Number Re-Submittals Only B. 1400141	Historic (Y/N)
Job Address 235 Washington Avenue		
Contact Name S. Gallo	E-mail permitdoctor@aol.com	Telephone 3-447-0123

Re-submittals - New Sheets: ☐ Yes ☐ No

List all new sheets:

OFFICE USE ONLY

Required Approvals - As Indicated		
☒ Planning & Zoning	☒ Fire	☒ Public Works
☐ Flood Plain Management	☒ Building	☒ Structural
☐ Electrical	☐ Mechanical	☐ Plumbing
☐ Elevator		

Comments:

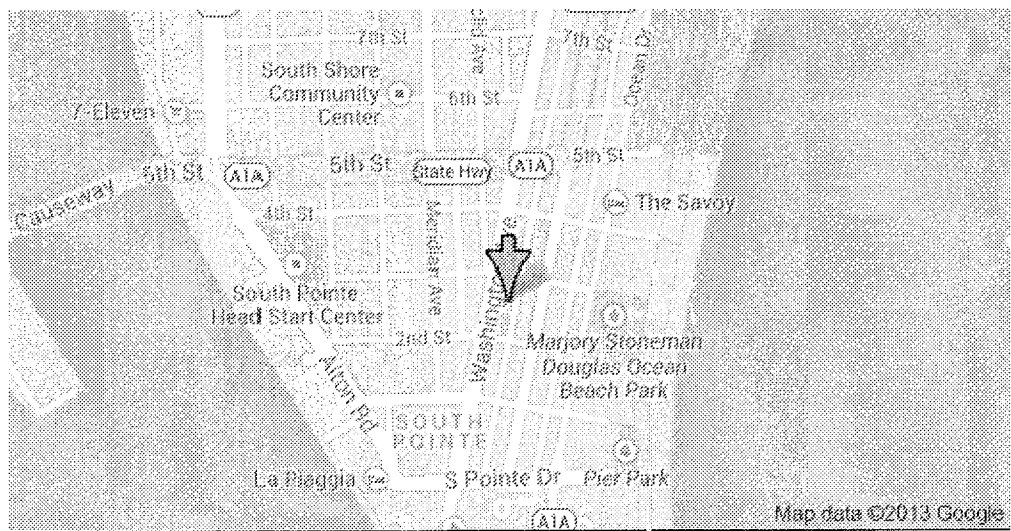
Reviewer: AS

Date: 10/14/13

☒ Walk Thru

☐ Drop Off

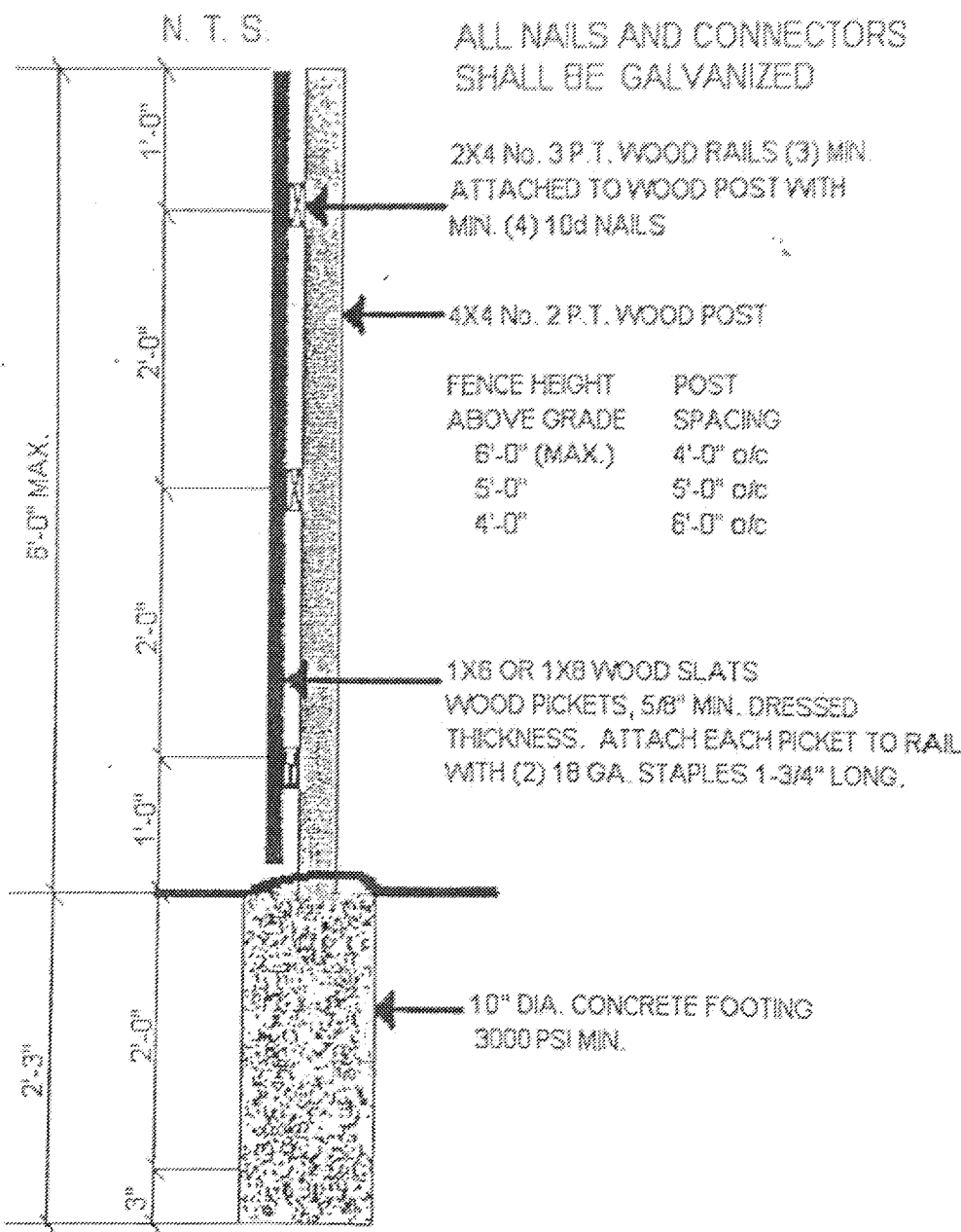
PROJECT LOCATION:
235 WASHINGTON AVENUE
MIAMI BEACH, FL



SCOPE OF WORK
ALTERATION LEVEL II
OCCUPANCY USE: RESIDENTIAL R-1
- PROVIDE NEW WOOD FENCE (12 L.F.) AS INDICATED IN PLAN.
APPLICABLE CODES & REGULATIONS
JURISDICTION: MIAMI BEACH, FL.
- 2010 EXISTING FLORIDA BUILDING CODE (FBCe).
NOTES
- NO MECHANICAL, ELECTRICAL OR PLUMBING WORK TO BE PERFORMED WITHIN THIS PERMIT.

NO USE of key
from egress side,
lockbox to be provided

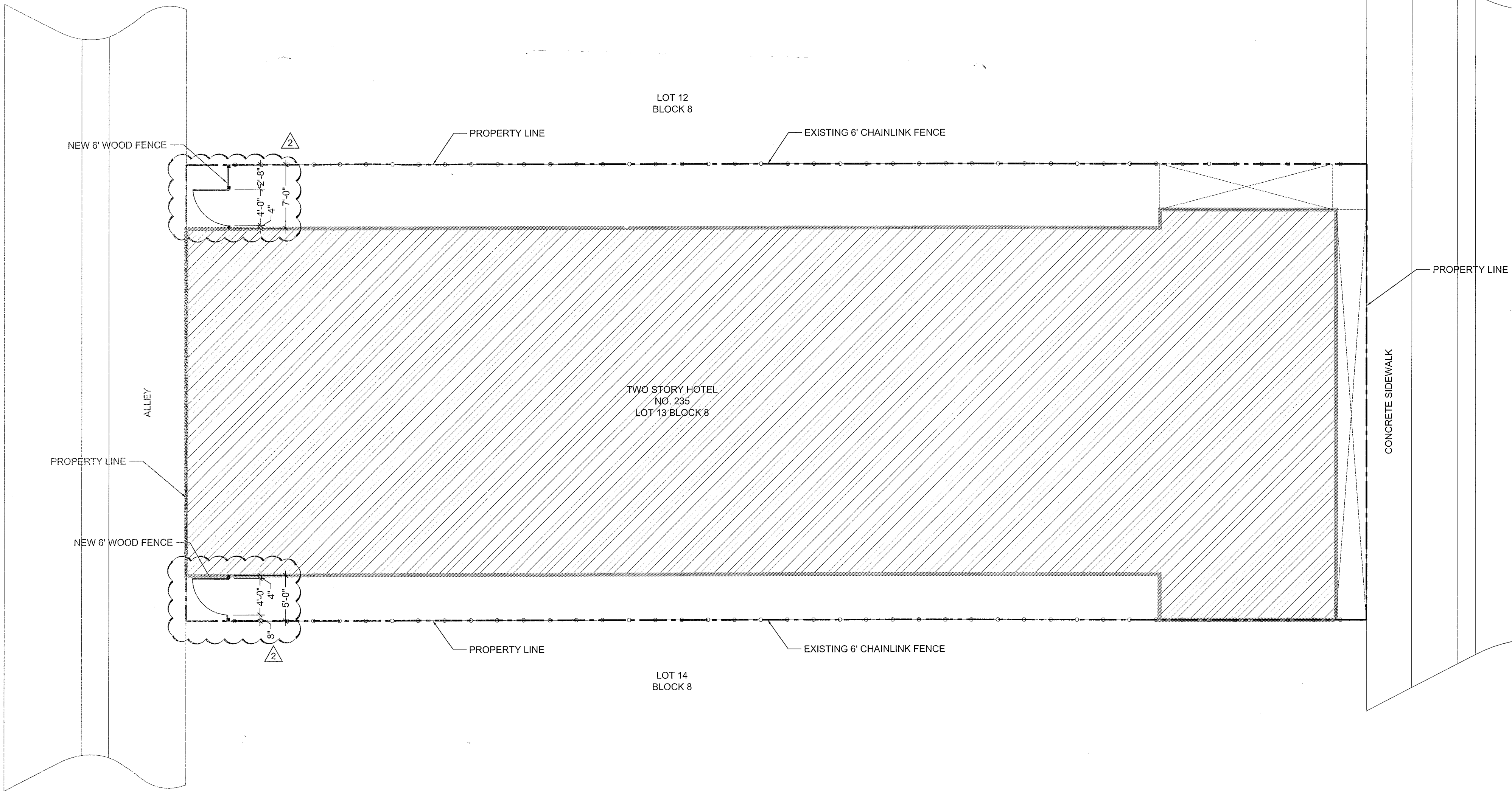
Wood Fence Design Detail



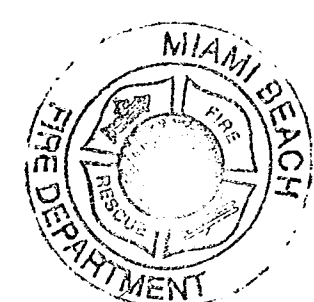
B1400141

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7060 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
Permit Requirements: Proof of existing sidewalk/curb area conditions (pictures) and/or posting of sidewalk roadway bonds (Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C., C.O., or the release of bonds.)
Approved: ENL Date: 10/14/2013

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
800-ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7060



to the requirement of the
City of Miami Beach, Florida
Public Works Department
The City of Miami Beach
Public Works Department
has reviewed this plan and
finds it to be in compliance
with the Florida Building Code
and the City of Miami Beach
Ordinance No. 21-01, as amended.
This approval is for informational purposes only
and does not constitute a guarantee or warranty
of any kind. The City of Miami Beach
Public Works Department is not responsible for
any damages or injuries resulting from the use
of this plan.



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

BUILDING: AL 10/14/13
ZONING: 10/14/13
PLUMBING: 10/14/13
ELECTRICAL: 10/14/13
MECHANICAL: 10/14/13
FIRE PREVENTION: 10/14/13
FLOOD: 10/14/13
PUBLIC WORKS: 10/14/13
STRUCTURAL: 10/14/13
ELEVATOR: 10/14/13

PROJECT NAME
235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY: ENL STAFF
SCALE: AS SHOWN

REVISIONS
10.10.13-B.D COMMENTS
10.14.13-B.D COMMENTS

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

SHEET NAME
Existing Floor Plan

SHEET NUMBER
A-1



MIAMI BEACH

Plan Routing Sheet

General Information		
Date	Process/Permit Number Re-Submittals Only <i>P21401387</i>	Historic (Y/N)
Job Address <i>235 Washington</i>		
Contact Name	E-mail	Telephone

Re-submittals - New Sheets: ☐ Yes ☐ No

List all new sheets:

A-1, E-1.

OFFICE USE ONLY

Required Approvals - As Indicated

☐ Planning & Zoning	☐ Fire	☐ Public Works
☐ Flood Plain Management	☐ Building	☐ Structural
☐ Electrical	☐ Mechanical	☐ Plumbing
☐ Elevator		

Comments:

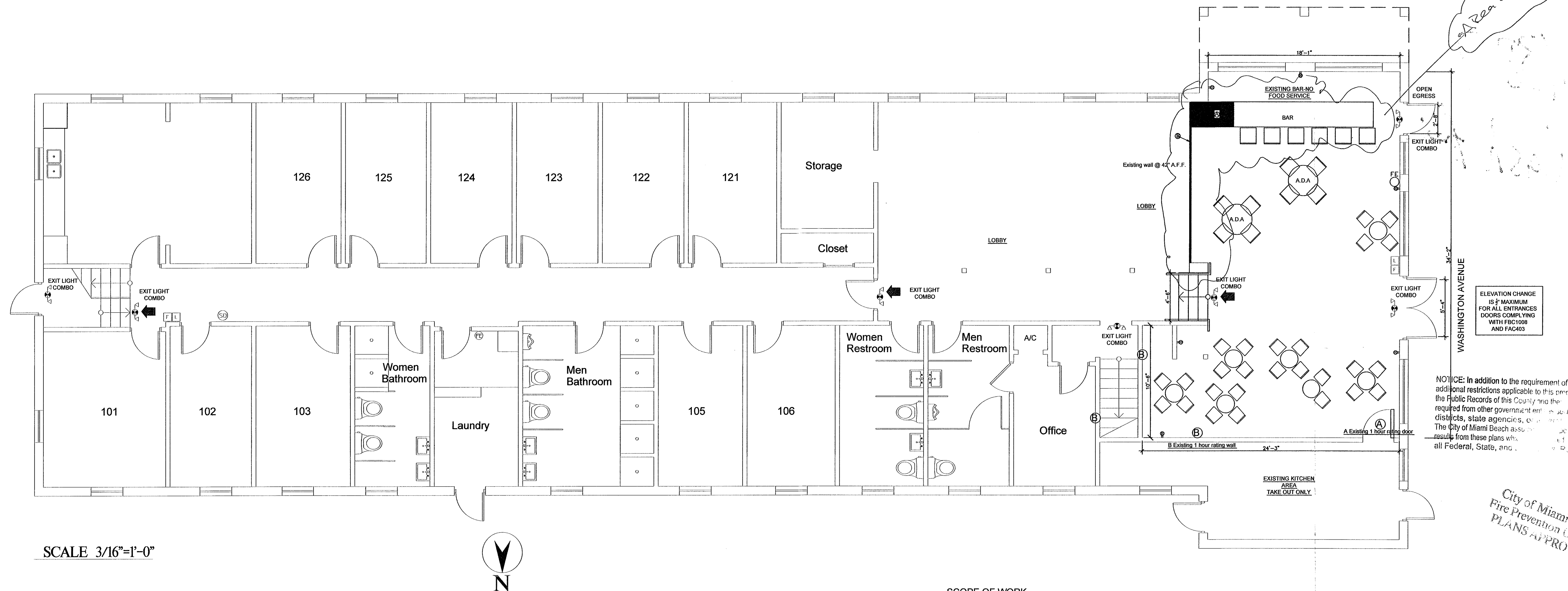
Reviewer:

Date:

☐ Walk Thru

☐ Drop Off

B1401387



SCALE 3/16"=1'-0"



- NOTE
- 1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
 - 2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
 - 3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
 - 4- BUILDING IS GOING FROM R2 TO A-2
 - 5- INFORMATION TAKEN FROM FBC, EDITION 2007 AND NFPA 101, EDITION 2006, SECTION 13: EXISTING NON-SPRINKLERED BUILDING
 - 6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

SCOPE OF WORK

- A- Add 4 lineal ft of wood countertop to existing bar
B- Remove PVC railing from top of existing wall @42 "

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7060 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or
easements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works inspection of the right-of-way will be required prior to
final sign-off on the C.C. / C.O., or the release of bonds.)

Approved/Reviewed By: *[Signature]* Date: 12/18/13

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

BUILDING: *[Signature]* 12/13/13
ZONING: *[Signature]* 12/13/13
PLUMBING: *[Signature]* 12/13/13
ELECTRICAL: *[Signature]* 12/13/13
MECHANICAL: *[Signature]* 12/13/13
FIRE PREVENTION: *[Signature]* 12/13/13
FLOOD: *[Signature]* 12/13/13
PUBLIC WORKS: *[Signature]* 12/13/13
STRUCTURAL: *[Signature]* 12/13/13
ELEVATION: *[Signature]* 12/13/13

THIS SHEET HAS BEEN
REVISED/REPLACED
ORIGINAL SIGNATURE STAMP
REMAINS VALID

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
MIAMI, FL 33175 TEL: (305) 510-7322
12735 SW 42 TERRACE
MECHANICAL, PLUMBING,
ELECTRICAL, FIRE PROTECTION
E-MAIL: CARLOS@R&A-DESIGN.COM

CARLOS M. RODRIGUEZ
P.E. # 55488

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADDRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

DRAWING TITLE
FIRST FLOOR BAR LIFE
SAFETY AND SEATING
PLAN

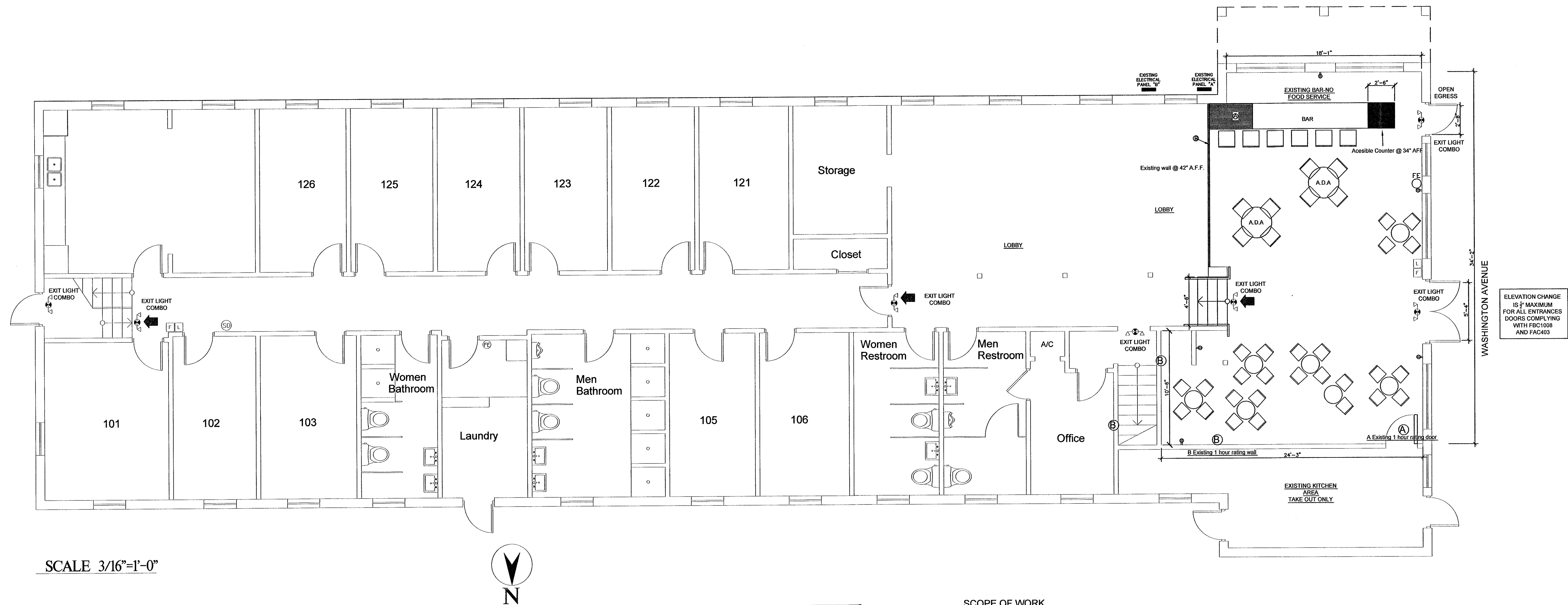
SCALE: 3/16"=1'-0"

REVISIONS:

DRAWN BY: J.J.

DRAWING NO:

FRONT



SCALE 3/16"=1'-0"



NOTE
1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
4- BUILDING IS GOING FROM R2 TO A-2
5- INFORMATION TAKEN FROM FBC, EDITION 2007 AND NFPA 101, EDITION 2006, SECTION 13, EXISTING NON SPRINKLERED BUILDING
6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

SCOPE OF WORK

- A- Install new GFCI on wood countertop addition
B- Install new 240 30A.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



MESA BROTHERS
ELECTRICAL CONTRACTOR
5215 SW 103 Ave.
Miami, Florida

RAUL MESA
E.C 13001870

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADDRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA, 33139

DRAWING TITLE
FIRST FLOOR BAR LIFE
SAFETY AND SEATING
PLAN

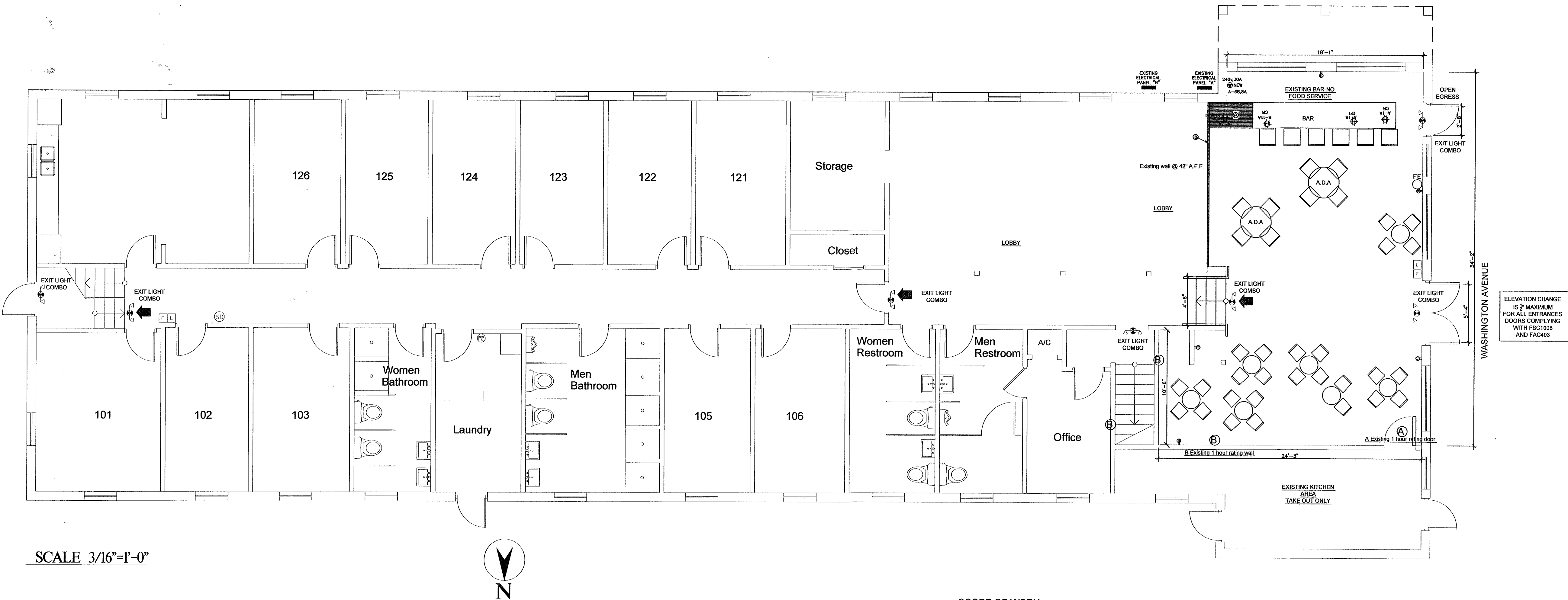
SCALE: 3/16"=1'-0"

REVISIONS:
12/19/2013

DRAWN BY:

A1

DRAWING NO:



SCALE 3/16"=1'-0"



NOTE
1- OCCUPANCY GROUP IN COMPLIANCE WITH FBC CHAPTER 3
2- TYPE OF CONSTRUCTION IN COMPLIANCE WITH FBC CHAPTER 6.3
3- PLANS IN COMPLIANCE WITH FBC 107.2.1: 2010 FLORIDA BUILDING CODE EXISTING BUILDING
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6- ALL INTERIOR FINISHING MEET NFPA 101 TABLE A 10.2.2 2009 EDITION

SCOPE OF WORK

A- Install new GFCI on wood countertop addition
B- Install new 240 30A.

ELEVATION CHANGE
IS 2" MAXIMUM
FOR ALL ENTRANCES
DOORS COMPLYING
WITH FBC1008
AND FAC403

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



DRAWN BY:

E1

DRAWING NO:

PROJECT TITLE
SOUTH BEACH HOSTEL

PROJECT ADDRESS
235 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

DRAWING TITLE
FIRST FLOOR BAR LIFE
SAFETY AND SEATING
PLAN

SCALE: 3/16"=1'-0"

REVISIONS:

12/18/2013

MESA BROTHERS
ELECTRICAL CONTRACTOR
5215 SW 103 Ave.
Miami, Florida

RAUL MESA
E.C. 13001670

12/19/13

B401387

235 WASHINGTON

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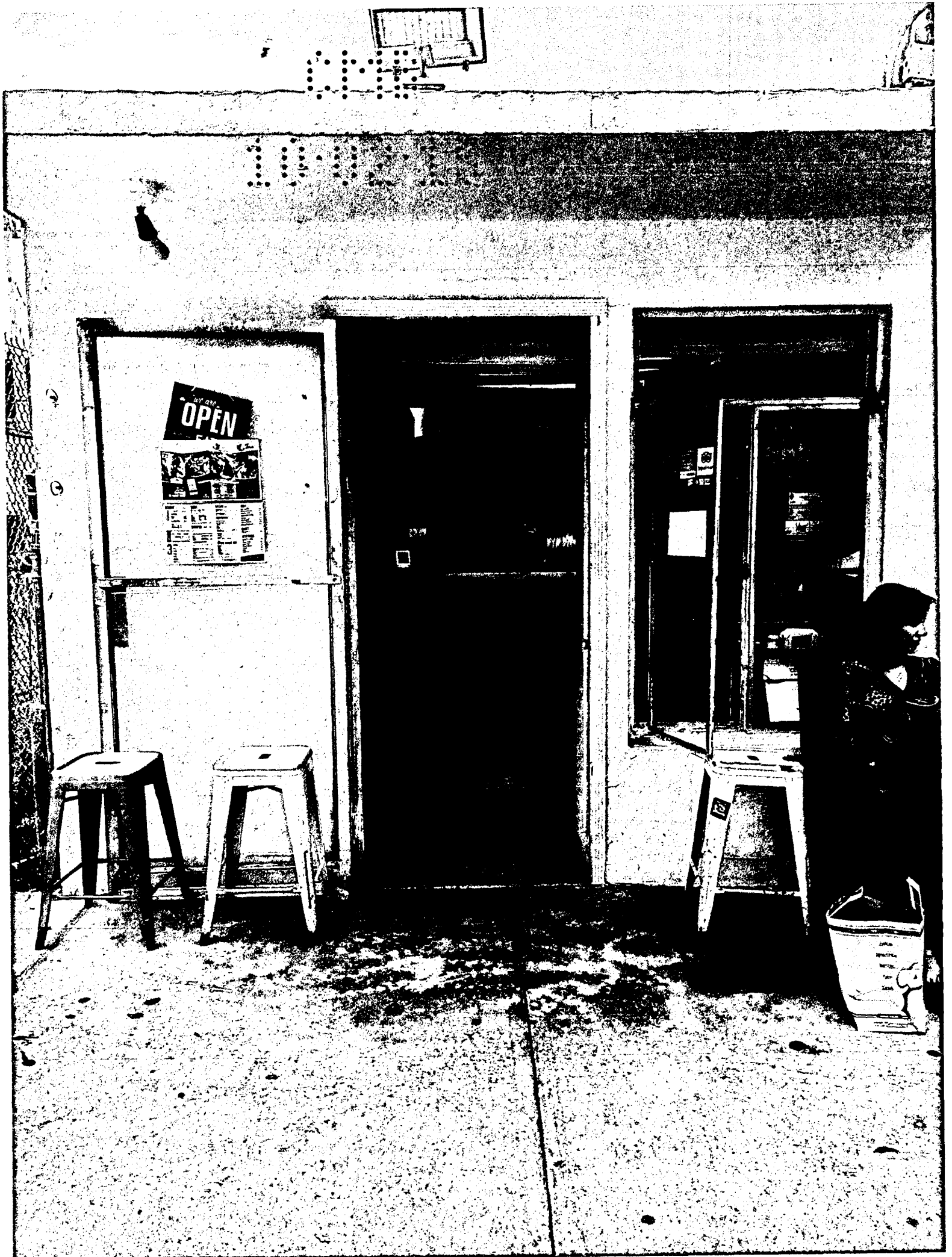
Go fish Go fresh

My CEVICHE™



249 Washington Ave
Miami Beach, Florida
Street View - Mar 2015

Hide imagery



B1603248

HOSTEL FEMALE BATHROOM RENOVATION
235 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

NOTICE: It is the responsibility of the permit holder to ensure that all work is done in accordance with the City of Miami Beach rules and regulations. The City of Miami Beach assumes no responsibility for damage to or destruction of property or injury to persons or animals caused by the work.

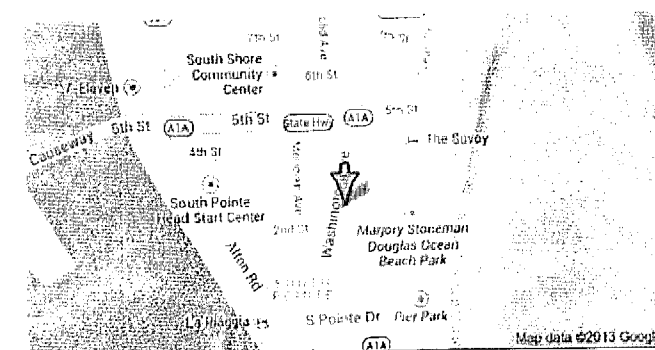
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	4/15/16
ZONING:	4/15/16
PLUMBING:	4/15/16
ELECTRICAL:	4/15/16
MECHANICAL:	4/15/16
FIRE PREVENTION:	4/15/16
FLOODWORKS:	4/15/16
STRUCTURAL:	N/A
ELEVATOR:	4/15/16
ROOFING:	4/15/16

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

235 WASHINGTON AVENUE
MIAMI BEACH, FL



ALTERATION LEVEL II
CONSTRUCTION TYPE II A

OCCUPANCY USE: RESIDENTIAL R-1

APPLICABLE CODES & REGULATIONS

JURISDICTION: MIAMI BEACH, FL.
 - 2014 EXISTING FLORIDA BUILDING CODE.
 - 2014 RESIDENTIAL FLORIDA BUILDING CODE.
 - 2014 FLORIDA BUILDING CODE PLUMBING.
 - 2014 FLORIDA ACCESSIBILITY CODE.
 - FLORIDA FIRE PREVENTION CODE 5TH EDITION.

NOT

- NO MECHANICAL OR ELECTRICAL WORK TO BE PERFORMED WITHIN THIS PERMIT.

- EXIST. FIRE ALARM SYSTEM / NO SPRINKLER SYSTEM BUILDING
- CEMENT BOARD BEHIND WALL TILES IN WET AREAS IN COMPLIANCE WITH FBC Sec. 109.1 AND FBC Sec. 702.4.2.
- ALL NEW FINISHES IN BATHROOM WET AREAS TO BE 6 FT MIN. ABOVE FLOOR IN COMPLIANCE WITH FBC Sec. 307.7 FBC Sec. 1210.3.
- PLUMBING FIXTURES TO COMPLY WITH 2014 FBCp Sec. 406 THROUGH 421.
- BATHROOMS FIXTURES TO COMPLY WITH 2014 FBCp Sec. 402.3.4.
- ALL FINISH MATERIALS SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION REQUIRED BY FBC CHAPTER 8.
- ALL NEW FINISHES (WALL/CeILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 804 AND FBC 804.
- ALL INTERIOR FINISH SHALL COMPLY WITH FFPC 101 5TH ED. 10.02.

LEGEND

 EXIST. CMU WALL
 EXIST. 1HR FIRE RATED PARTITION
 EXIST. INTERIOR PARTITION
 TO BE REMOVED & REPLACED
 IN SAME LOCATION
 NEW INTERIOR PARTITION
 EXIST. WALL MOUNTED EMERGENCY
 LAMPS W/ BATTERY PACK
 EXIST. HORN/STROBE

NOTE

- BUILDING WILL REMAIN OCCUPIED DURING THE BATHROOM REMODELING. WORK AREA WILL BE ENCLOSED AND ALL DOORS WILL BE CLOSED AND LOCKED WHILE THE WORK IS BEING PERFORMED. ALL LIFE & SAFETY DEVICES WILL REMAIN FULLY OPERATIONAL AT ALL TIMES.

NON RATED PARTITION (N.T.S)

• **UNDERSIDE OF STRUCTURAL SLAB ABOVE**
 • **SEALANT-ACCOUSTICAL CONT. TOP & BOTTOM.**
 • **3½" SOUND ATTENUATION FIRE BLANKET (SAB) TO UNDERSIDE OF STRUCTURE, AND OR R 13 ½" BATT INSULATION AT BATHROOM.**
 • **3¾" OR 6" GALV. STEEL STUDS @ 16" O.C. w/ ½" GYPSUM WALL BOARD EA. SIDE APPLIED VERTICALLY (3" DUREC CEMENT. BOARD AT WEAT AREAS), ATTACHED TO EA. STUD w/ 1" TYPE 'S' SCREW 12" O.C. MAX. TAPE AND SPACKLE JOINTS**
 • **3¾" OR 6" GALV. STL. RUNNER CR. TOP AND BOTTOM CONT.**
 • **CONCRETE SLAB OR PLANK / FINISHED FLOOR**

NOTE

- ADA RESTROOM TO COMPLY WITH 2014 FAC, CHAPTER 6.
- TOILET, GRAB BARS, SHOWER AND LAVATORY TO COMPLY WITH 2014 FAC 202, 604, 608, 609.
- KITCHEN TO COMPLY WITH 2014 FAC 804.
- ALL DOORS TO COMPLY WITH 2014 FAC 404.2.3.

DISPENSER TO
COMPLY WITH
FAC 607.4

ADA @ TOILET
SCALE: 1/2"=1'-0"

HAND - HELD SHOWER HOSE 1
IN LENGTH MIN. FBC 11-4.19.6

MIRROR —

ELASTIC

ADA SHOWER DETAIL
SCALE: 1/2"=1'-0"

SECTION @ BATHROOM SINK
SCALE 1/2"=1'-0"

PROPOSED FLOOR PLAN
SCALE: AS NOTED

ADJACENT TENANT

WASHINGTON AVENUE

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

TO BE REMOVED &
REPLACED. SAME
LOCATION

TO BE REMOVED &
—REPLACED. SAME
LOCATION

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

EXISTING FLOOR PLAN
SCALE: AS NOTED

EXISTING & PROPOSED FLOOR PLANS	1/2" = 1'-0"
---------------------------------	--------------

PROJECT NAME

235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY: MB

SCALE: AS SHOWN

REVISIONS

1 04.18.16-B.D COMMENTS
2 04.20.16-B.D COMMENTS
3 04.21.16-B.D COMMENTS

CARLOS M. RODRIGUEZ
PE: 55488

RODRIGUEZ & ANGLIN
PROFESSIONAL DESIGN
2735 SW 42 TERRACE MIAMI
MECHANICAL, PLUMBING,
ELECTRICAL & FIRE PROTECTION
TEL. (305) 510-7322
FAX. (305) 222-9855
enr_rapd@yahoo.com

SHEET NAME

Existing & Proposed Floor Plans

SHEET NUMBER

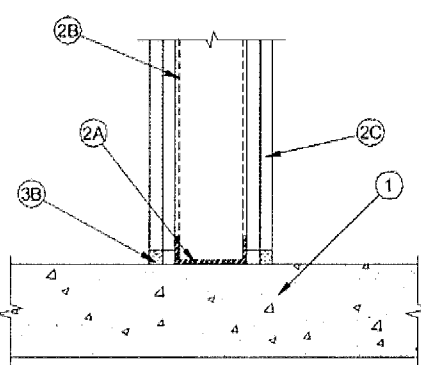
A-1

TREMCO

System No. BW-S-0006

August 2008

Assembly Ratings - 1 and 2 Hr (See Item 2)
Joint Width - 1 in. (25 mm) Max
(UL/CUL)



- Floor Assembly** - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf (1600-2400 kg/m³)) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*. See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers.
- Wall Assembly** - The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual UL® or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
 - Steel Floor Runner** - Floor runners of wall assembly shall consist of min No. 25 gage galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.
 - Studs** - Steel studs to be min 2-1/2 in. (64 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.
 - Gypsum Board*** - Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 h rated wall, respectively. Wall to be constructed as specified in the individual UL® or V400 Series Design in the UL Fire Resistance Directory except that a max 1 in. (25 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.

- The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
- Joint System** - Max separation between top of floor and bottom of gypsum board is 1 in. (25 mm). The joint system consists of a packing material and a fill material, as follows:
 - Packing Material** - (Optional, Not Shown) - Foam backer rod firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.
 - Fill, Void or Cavity Material*** - Sealant - Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor with each surface of the wall.

TREMCO INC. - TREMstop Acrylic, TREMstop Intumescent Acrylic (IA), TREMstop Silicone (FyreSil), TREMstop IA*, or FyreCaulk
*Bearing the UL Classification Mark



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Tremco Commercial Sealants & Waterproofing
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220 Wadsworth Avenue, Toronto, ON M6M 1G7 // Phone: 416.412.1260 // 800.363.3113
1451 Jacobsen Avenue, Ashland OH 44805 // Phone: 419.289.2050 // 800.321.6357

APRM Company

www.tremcosealants.com

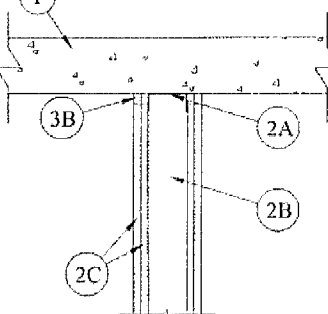
TOP & BOTTOM WALL ASSEMBLIES

TREMCO

System No. HW-D-0016

July 22, 2005

Assembly Ratings - 1 and 2 Hr (See Item 2)
Nominal Joint Width - 1 in.
Class II and III Movement Capabilities - 25% Compression (See Item 2)
(UL/CUL)



- Floor Assembly** - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf (1600-2400 kg/m³)) structural concrete.
- Wall Assembly** - The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual UL® or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
 - Steel Floor and Ceiling Runners** - Floor runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2B). Ceiling runners to be provided with 2 in. (51 mm) flanges. Ceiling runner secured to lower surface of floor with steel fasteners spaced max 7 in. (178 mm) OC.

- Light Gauge Framing*** - Clipped Ceiling Runner - As an alternate to the ceiling runner in Item 2A, clipped runner to consist of galv steel channel with clips preformed in track flanges which positively engage the inside flange of the steel studs (Item 2B). Track sized to accommodate steel studs (Item 2B). Track flanges to be min 2-1/2 in. (64 mm). Clipped ceiling runner installed to concrete floor (Item 1) with steel fasteners spaced max 24 in. (610 mm) OC.
- TOTAL STEEL SOLUTIONS L.L.C. - Snap Trak**
- Light Gauge Framing* - Floor and Ceiling Runners** - As an alternate to the ceiling and floor runners in Item 2A and 2A1, floor and ceiling runners to consist of galv steel channel sized to accommodate the Light Gauge Framing* Slotted Stud (Item 2B1) or Light Gauge Framing* Slider C-Clip System (Item 2B2). Floor and ceiling runners to be provided with min 1-1/4 in. (32 mm) and 3 in. (76 mm) flanges, respectively. Ceiling runner secured to lower surface of floor with steel fasteners spaced max 12 in. (305 mm) OC.
- STEELER INC. - Floor and Ceiling Runners**
- Light Gauge Framing* - Slotted Ceiling Runner** - As an alternate to the ceiling runner in Items 2A, 2A1 and 2A2, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2B). Ceiling runner secured to concrete floor with steel fasteners spaced max 24 in. (610 mm) OC.
- SUPTRACK SYSTEMS L.L.C. - SLR-TRK**
- Light Gauge Framing* - Notched Ceiling Runner** - As an alternate to the ceiling runners in Items 2A through 2A3, notched ceiling runner to consist of C-shaped galv steel channel with notched rear flanges sized to accommodate steel studs (Item 2B). Notched ceiling runner secured to concrete floor slab with steel ratchet anchors spaced max 24 in. (610 mm) OC. When notched ceiling runner is used, deflection channel (Item 3A) shall not be used.
- DENMAR STEEL INC. - Type SGR**
- Light Gauge Framing* - Vertical Deflection Clip** - (Optional) Steel clips can be used in conjunction with steel stud (Item 2B) or ceiling runner (Item 2A). Clips installed over the top of studs and inserted within the ceiling runner. Clip shall be secured to the ceiling runner with No. 8 self-drilling, self-tapping steel fasteners through holes provided within the clip. Clip may be secured to the stud with No. 6 pan head steel screw through holes provided within the clip. As an alternate, the top of the clip may be installed over the top of the stud without attachment in accordance with manufacturer's installation instructions.



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APRM Company

www.tremcosealants.com

FOR FIRE RATED WALLS / WET AREAS

10/23/13

BXUV/V452 - Fire Resistance Ratings - ANSI/UL 263



ONLINE CERTIFICATIONS DIRECTORY

Design No. V452
BXUV/V452
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the General Guide Information for each product category and each group of assemblies. The Guide Information includes specific concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

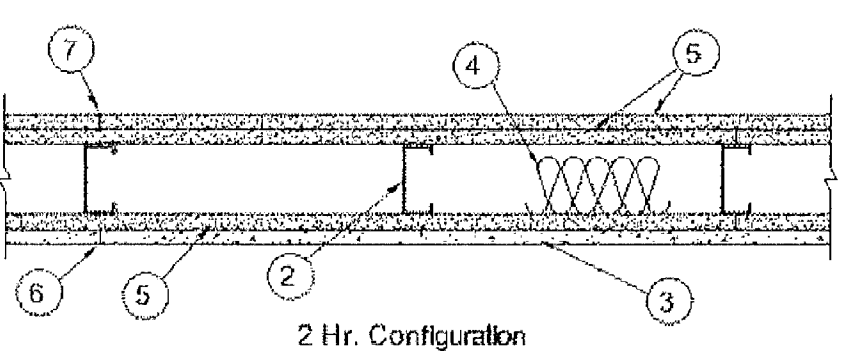
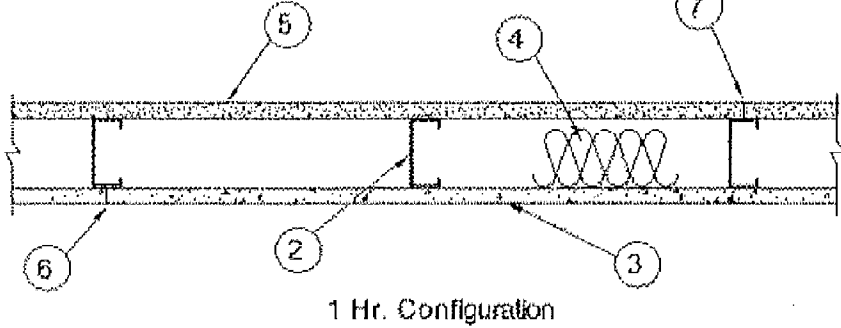
Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

Design No. V452

June 06, 2013

Nonbearing Wall Rating - 1 and 2 Hr (See Items 3, 5 and 5A)



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10/23/13

BXUV/V452 - Fire Resistance Ratings - ANSI/UL 263



ONLINE CERTIFICATIONS DIRECTORY

Design No. V452
BXUV/V452
Fire Resistance Ratings - ANSI/UL 263

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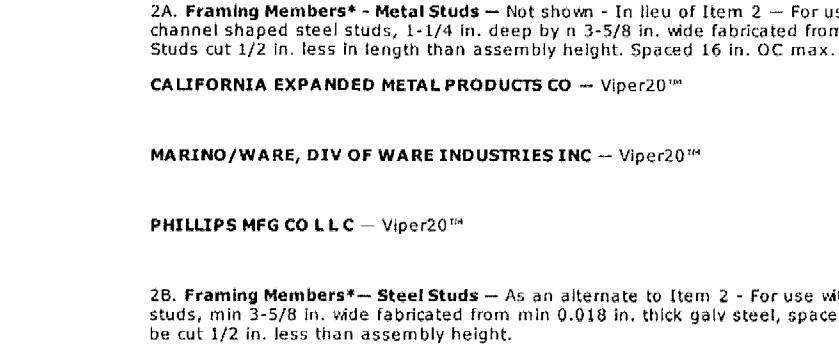
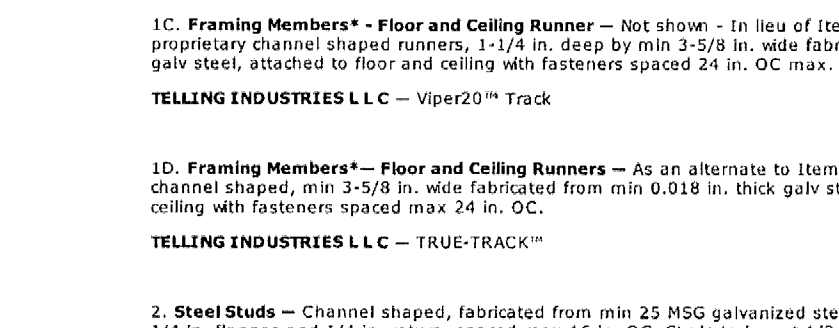
Fire-resistance Ratings - ANSI/UL 263

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10/23/13

BXUV/V452 - Fire Resistance Ratings - ANSI/UL 263



ONLINE CERTIFICATIONS DIRECTORY

Design No. V452
BXUV/V452
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

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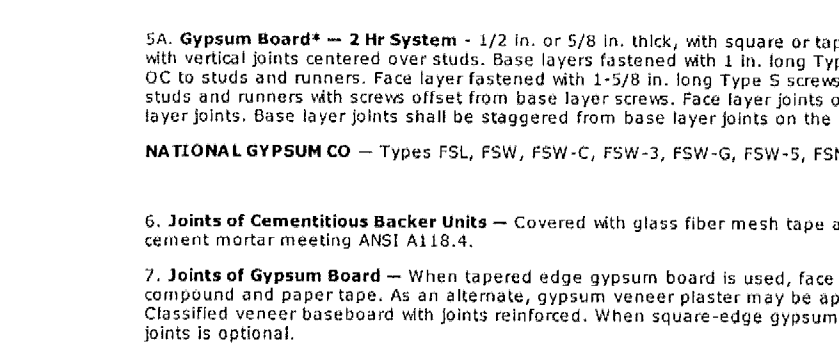
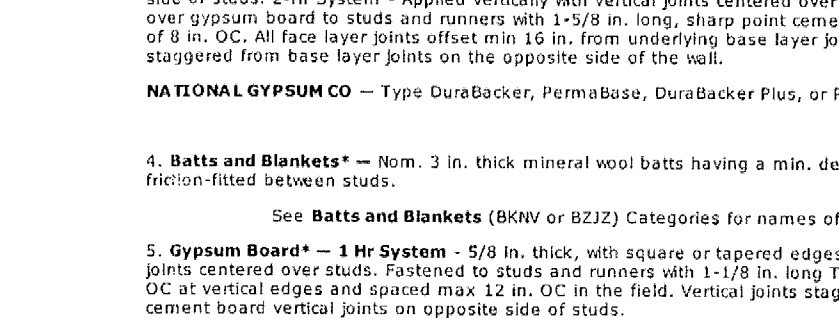
Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

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10/23/13

BXUV/V452 - Fire Resistance Ratings - ANSI/UL 263



ONLINE CERTIFICATIONS DIRECTORY

Design No. V452
BXUV/V452
Fire Resistance Ratings - ANSI/UL 263

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Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire-resistance Ratings - ANSI/UL 263

Design No. V452

June 06, 2013

Nonbearing Wall Rating - 1 and 2 Hr (See Items 3, 5 and 5A)



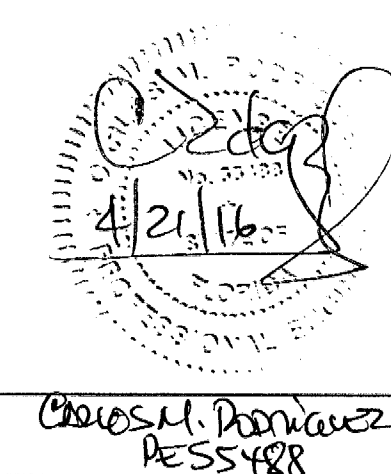
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PROJECT NAME
235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY: MB

SCALE: AS SHOWN

REVISIONS



SHEET NAME

UL
Notes &
Details

SHEET NUMBER

A-2

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

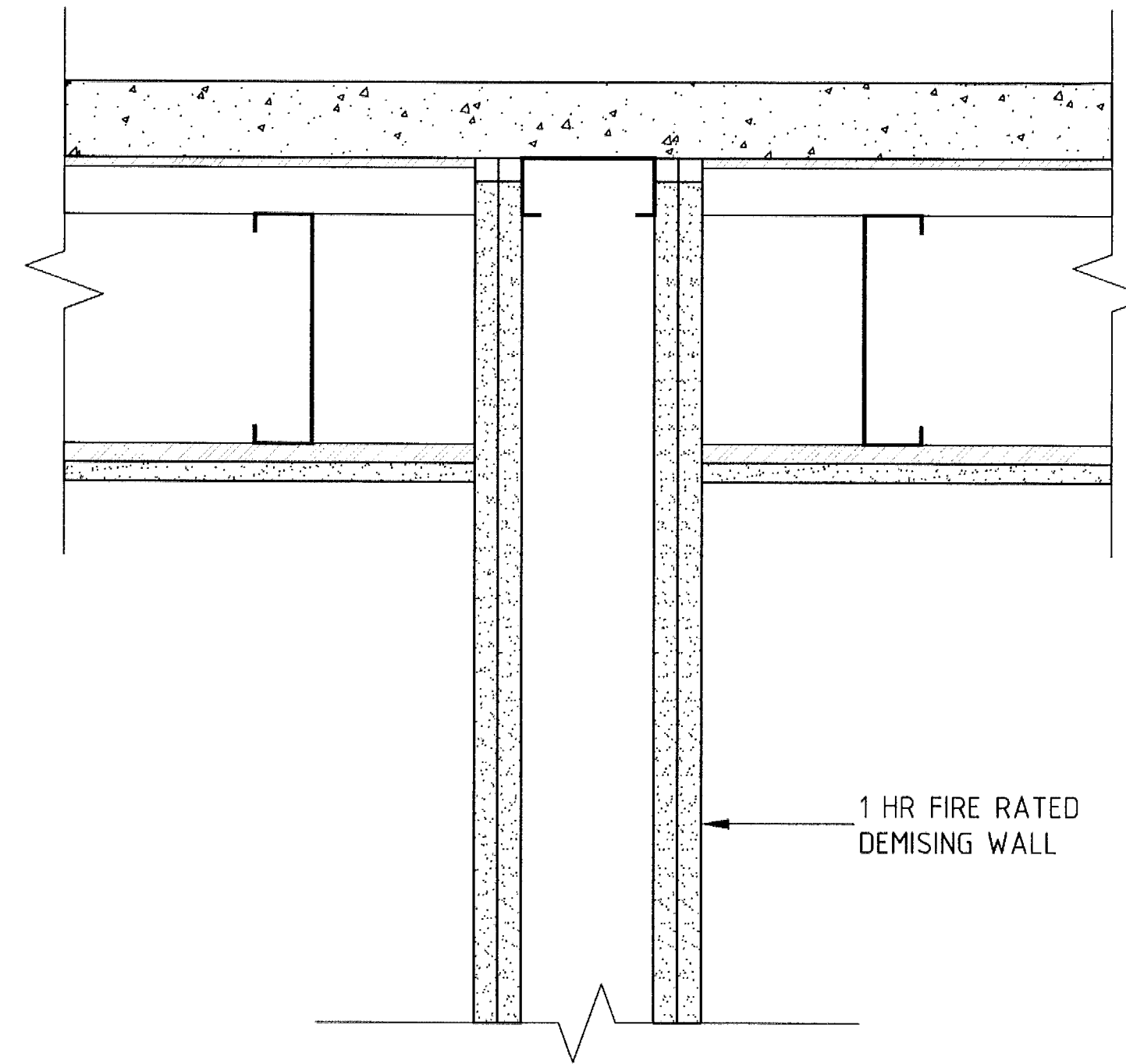
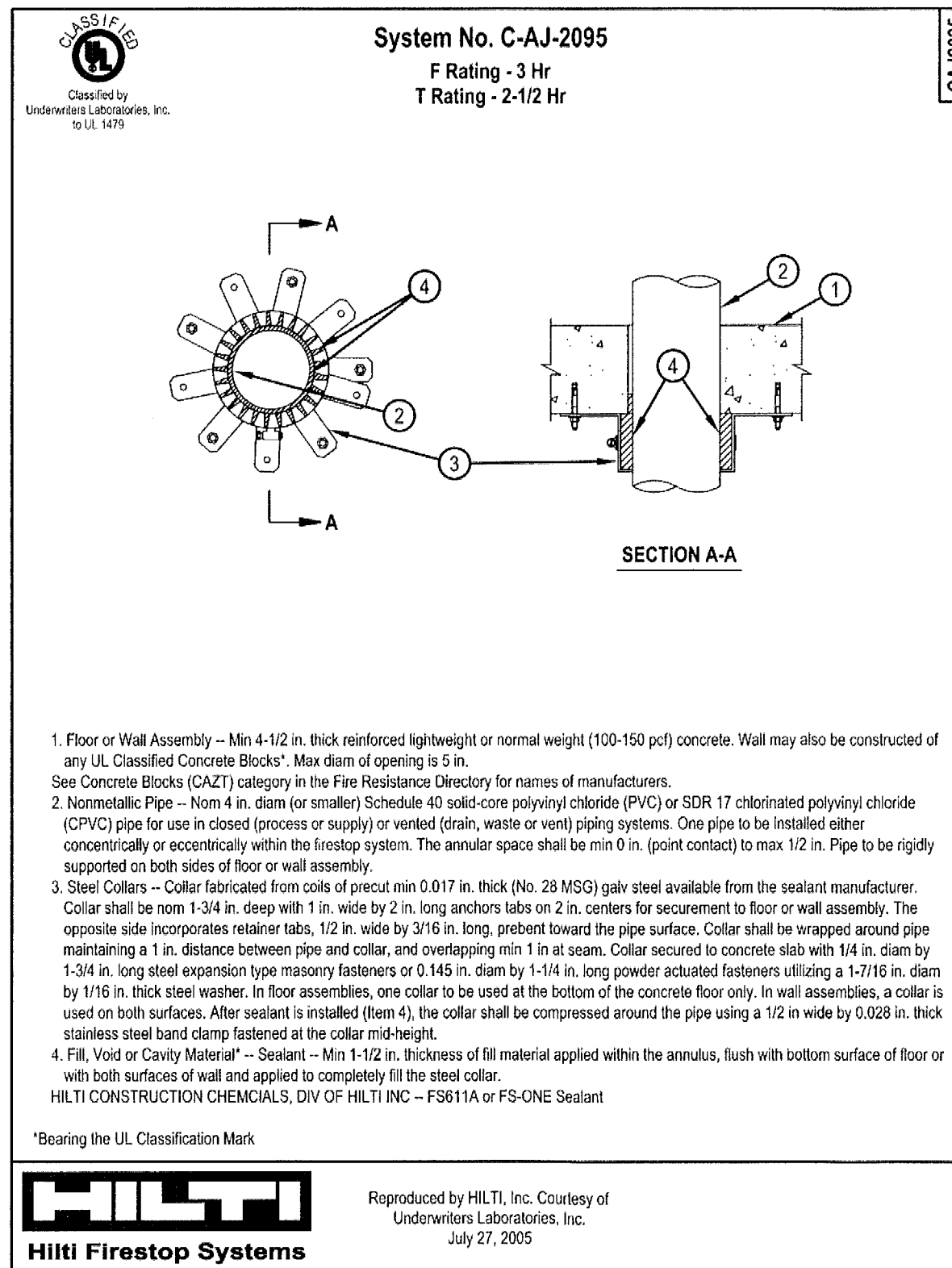
UL NOTES & DETAILS

N.T.S.

1

FOR VERTICAL PENETRATIONS

FOR CEILING ASSEMBLIES



GA-FC-1145

Steel C-Joist

Fire Rating

1 hou

System Thickness

10-1/

Assembly Description

- 2" concrete on steel deck
- 6" 18 gauge structural steel joists 24" o.c.
- resilient channel or equivalent
- 1/2" **Sheetrock® Brand Firecode® C Core Gypsum Panels** or **Sheetrock® Brand Firecode® C Core Gypsum Panels Mold Tough**
- joints finished

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

PROJECT NAME

235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY:

MB

SCALE:

AS SHOWN

REVISIONS



CARLOS M. RODRIGUEZ
PES5488

SHEET NAME

UL

Notes & Details

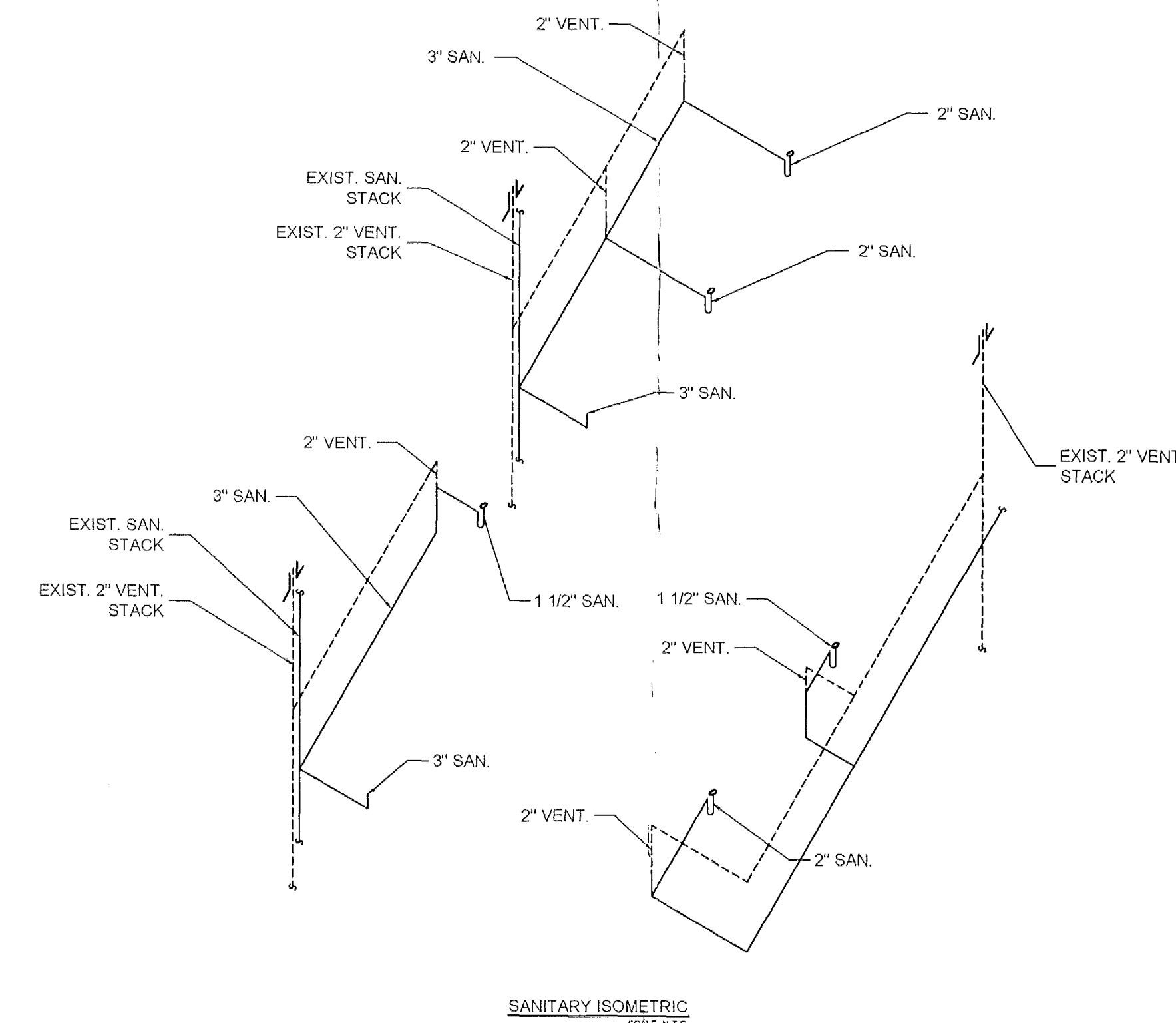
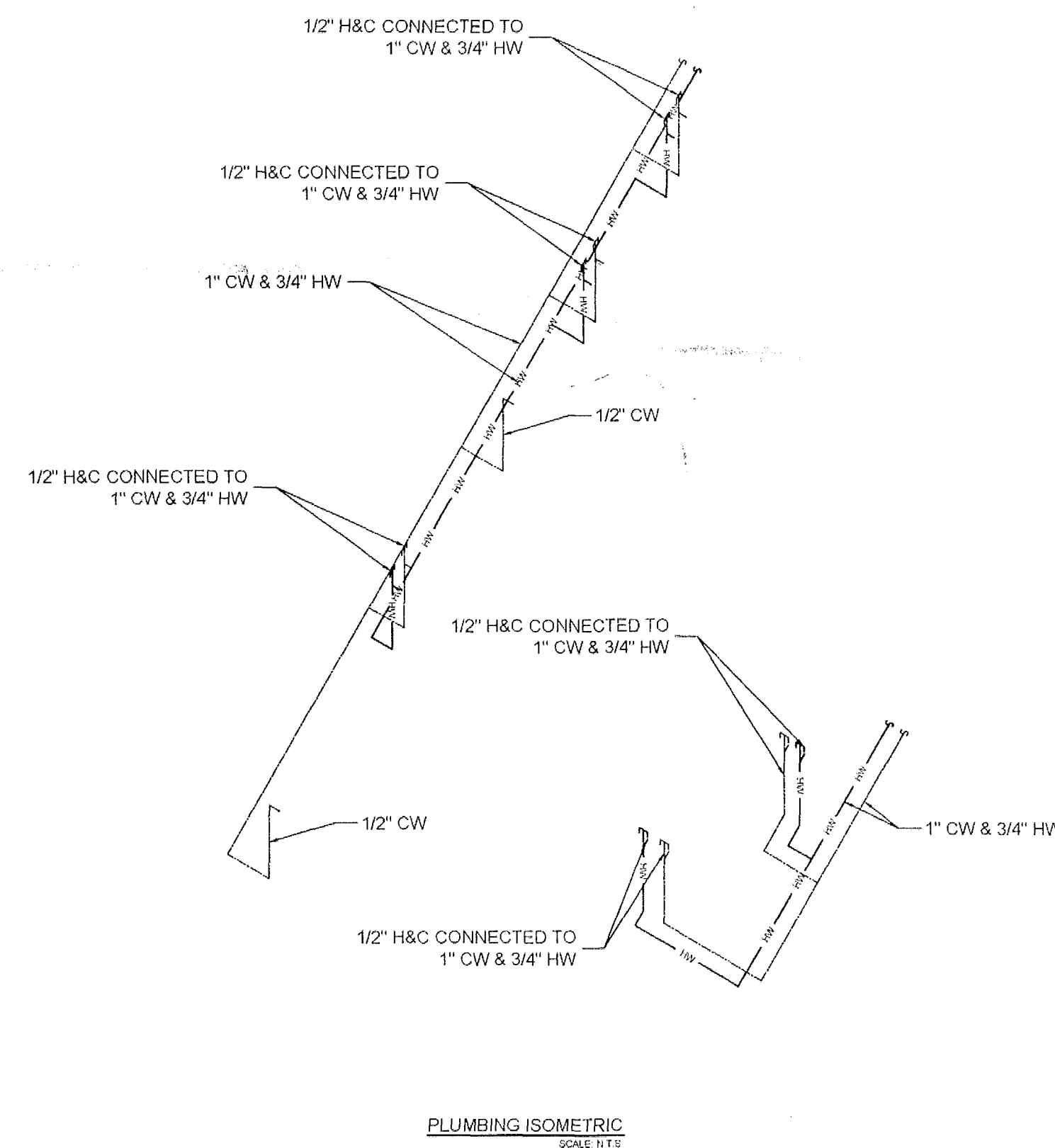
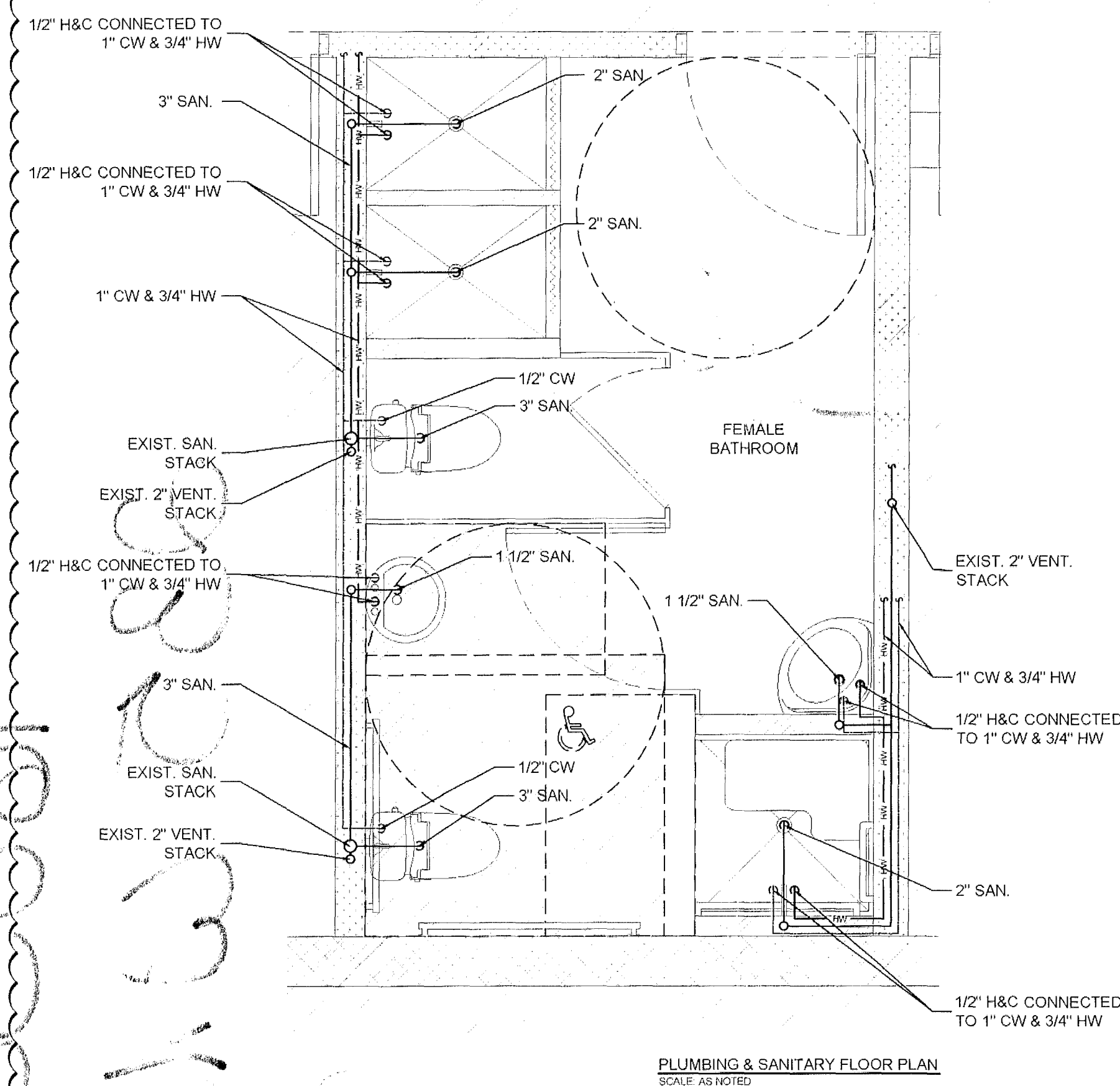
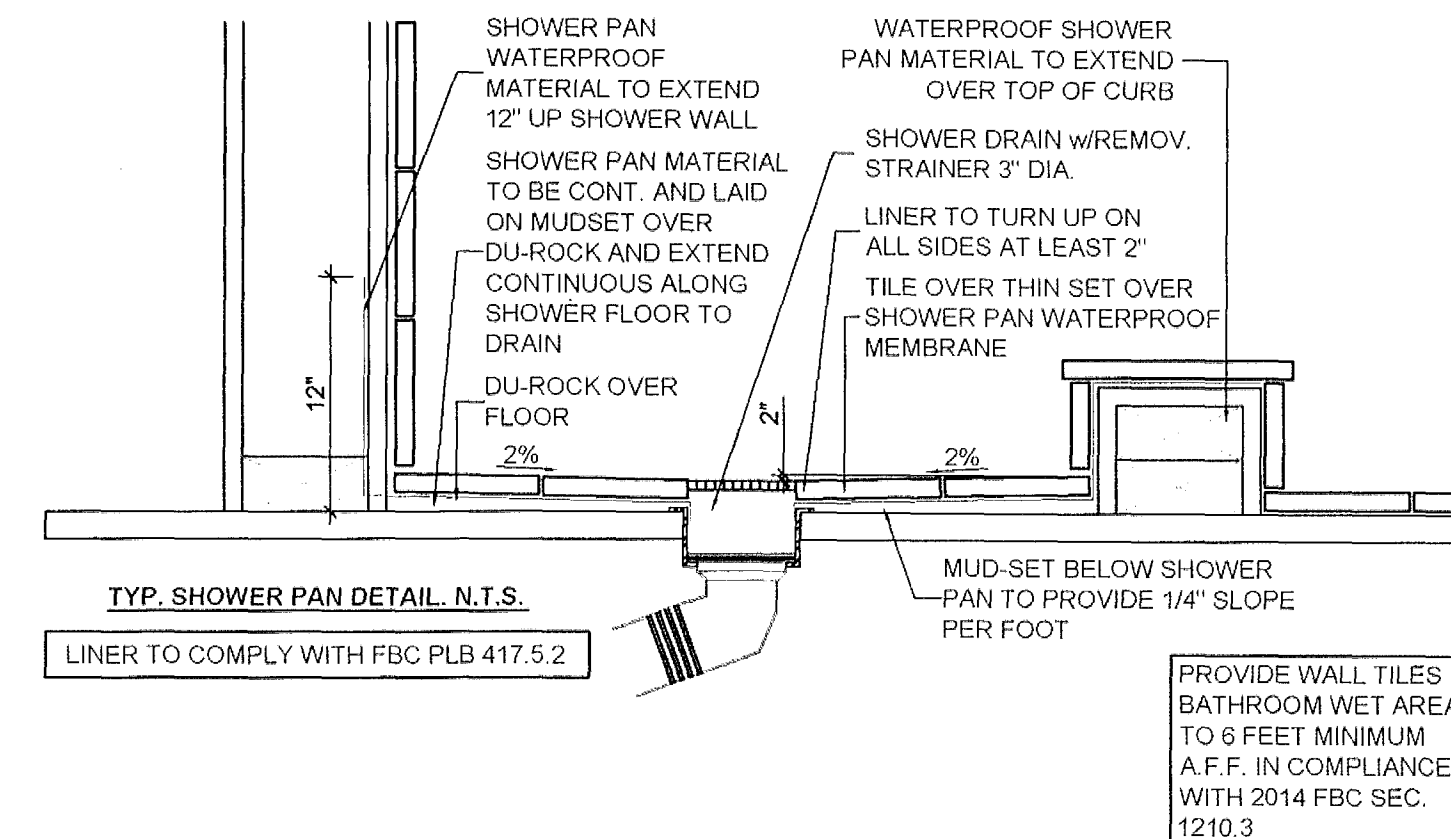
SHEET NUMBER

A-3

NOTE: THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES SHALL BE IN ACCORDANCE WITH TABLE 604.4 EFFECTIVE JANUARY 1, 2014.

PLUMBING NOTES

- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FBC, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BLDG. CONSTRUCTION.
- CONTRACTOR TO VERIFY AT SITE LOCATION, ELEVATION AND SIZE OF ALL EXISTING MAIN, WATER AND SEWER FOR VARIATION OF SERVICE, BEFORE INSTALLATION OF NEW PIPING OR SEPTIC TANK.
- UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING WITH BITUMASTIC OR EQUAL.
- PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS W/ HOSE-END CONNECTION.
- ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER W/ AIR CHAMBER OR SHOCK ABSORBERS AS INDICATED ON PLAN.
- VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH W/ LEAD OR CONNECT TO EXISTING VENT SYSTEM.
- PROVIDE CONTROL VALVE TO ALL MAIN ENTERING THE BUILDING RISER, BRANCHES, GROUP OF FIXTURE, AND TO EACH PIECE OF EQUIPMENT.
- PLUMBING FIXTURE SHALL BE (AMERICAN STANDARD) OR APPROVE EQUAL, ALL FIXTURE TRIM SHALL BE CHROME PLATED, FIXTURE SHALL BE PROVIDED W/ SUPPORT HANDGERS, ETC.
- WASTE LINES TO SLOPE MIN. 1/4" PER FT. UNLESS OTHERWISE NOTED.
- PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING, AT EVERY CHANGE OF DIRECTIONS, AND AT BOTH ENDS OF STACKS, CLEAN OUTS LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODES.
- ALL CUPPER ABOVE GROUND AND TYPE "1" COPPER ABOVE GROUND AND TYPE "1" COPPER BELOW GROUND.
- ALL SANITARY WASTE TO BE PVC SCHEDULE 40.
- CLEANOUTS SHALL BE PROVIDED AT THE BASE OF ALL STACKS AND ALL BLDG. DRAIN OUTSIDE THE BUILDING WALL.
- NO SOLDERING JOINTS BELOW THE SLAB.
- ANTI SCALD PREVENTATIVE VALVES REQUIRED FOR ALL SHOWERS AS PER FBC.
- WATER HEATER AS PER FBC.
- 2" MIN. DRAIN UNDER SLAB AT MIN. 1/4" DROP.
- ALL FLOOR DRAIN SHALL HAVE TRAP PRIMER TO PROTECT THE SEAL OF THE TRAP.
- PROVIDE 1" RESILIE LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.
- ALL PLUMBING PENETRATIONS IN FIRE RESISTANT RETED WALLS, PARTITIONS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED W/ APPROVED FIRE STOP FOAM.
- PLUMBING FIXTURES TO COMPLY WITH 2014 FBCp SEC. 406 THROUGH 421.
- BATHROOM FIXTURES TO COMPLY WITH 2014 FBCp SEC. 403.5.1

[illegible]

235 WASHINGTON AVENUE
MIAMI BEACH, FL. 33139

BY:	MB
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SCALE:	AS SHOWN
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REVISIONS

- 1 04.18.16-B.D COMMENTS
2 04.20.16-B.D COMMENTS
3 04.21.16-B.D COMMENTS



CARLOS M. RODRIGUEZ
PE: 55488

RODRIGUEZ & ANGLIN

PROFESSIONAL DESIGN
12735 SW 42 TERRACE MIAMI, FL 33175
MECHANICAL, PLUMBING,
ELECTRICAL & FIRE PROTECTION.
TEL. (305) 510-7322
FAX. (305) 222-8955
cmr_rspa@yahoo.com



SHEET NAME

Plumbing Floor Plan

SHEET NUMBER

P-1

PLUMBING FLOOR PLAN	1/2" = 1'-0"	1
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MIAMI BEACH

Building Department
1700 Convention Center Drive,
2nd Fir Miami Beach, FL 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: DOMINION BUILDERS LLC to perform special inspector services under the Florida Building Code at the 235 WASHINGTON AVE project on the below listed structures as of 02/04/20. I am a Professional Engineer licensed in the State of Florida.

Process Number BC 2012896 Master Permit Number (IF APPLICABLE) _____

- ☐ Special Inspector for Pilings, FBC 1822.1.20
- ☐ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- ☐ Special Inspector for Soil Compaction, FBC 1820.3.1
- ☐ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A.)
- ☒ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E. or R.A.)
- ☐ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A.)
- ☐ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R.A.)
- ☐ Special Inspector for _____

NOTE: Only the marked boxes apply.

The following individuals employed by this firm or me are authorized representatives to perform inspections.

1. Only myself
2. _____
3. _____
4. _____

"Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department Inspectors. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment these portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Architect/Engineer Signature: _____
Name Printed: Charles E. Culpepper, Jr.
Address: 825 Brickell Bay Drive, Suite 346; Miami, Florida 33131
Phone number: 786 402 7617
Owner Agent Signature: _____
License Number _____ Owner Agent Name Printed: _____
Building Department
Date: 2-7-20
Accepted By: _____

