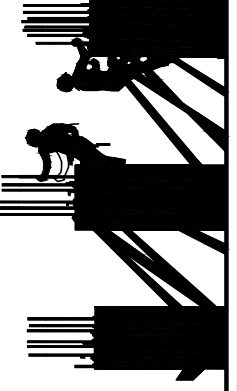


CERTIFICATE OF AUTHORIZATION # 26074
P.E. # 14170
12355 SW 129 CT. SUIT 4
MIAMI, FLORIDA 33186
PHONE: (305) 251-9177
FAX: (305) 251-8372

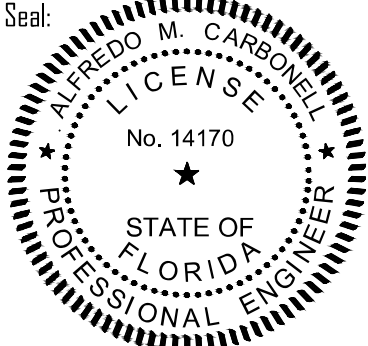

ALFREDO M. CARBONELL, P.E. Inc.

Reviews:	
	JULY 26, 2020

Client: **MOKAI LOUNGE**
Project: **REFURBISHING OF EXISTING LOUNGE**
235 23rd STREET MIAMI BEACH, FL. 33139

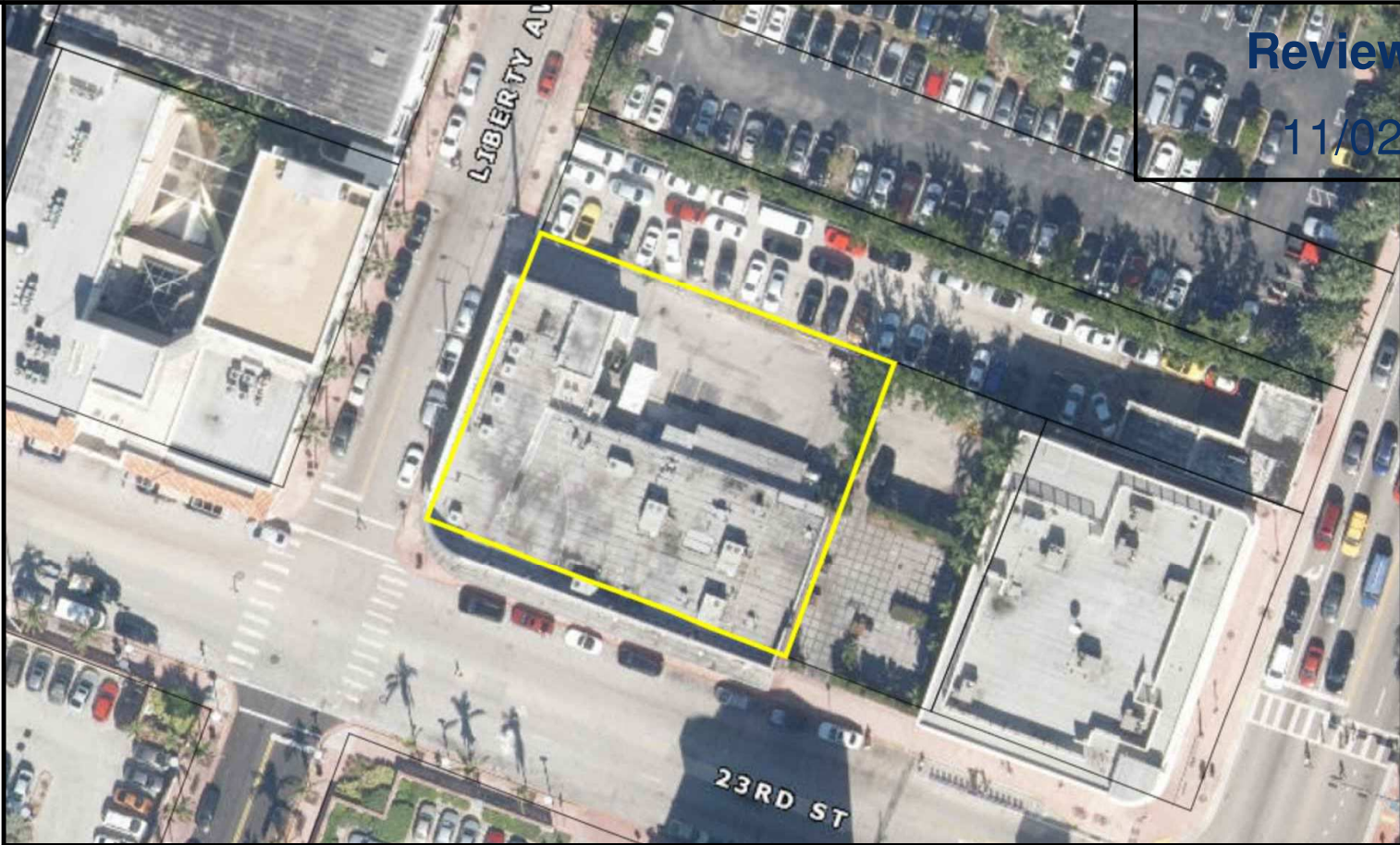
Plan Description:
EXISTING SITE PLAN

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Seal:

No. 14170
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCTOBER 20, 2020
FLA. REG. P.E. # 14170

Designed by:	ALFREDO M. CARBONELL
Drawn by:	ALFREDO M. CARBONELL
Revised & Sealed:	ALFREDO M. CARBONELL
Date:	DECEMBER. 2. 2019
Scale:	AS SHOWN
Job N°:	2019.12-2

Sheet:
A1
2 of 7 Sheets

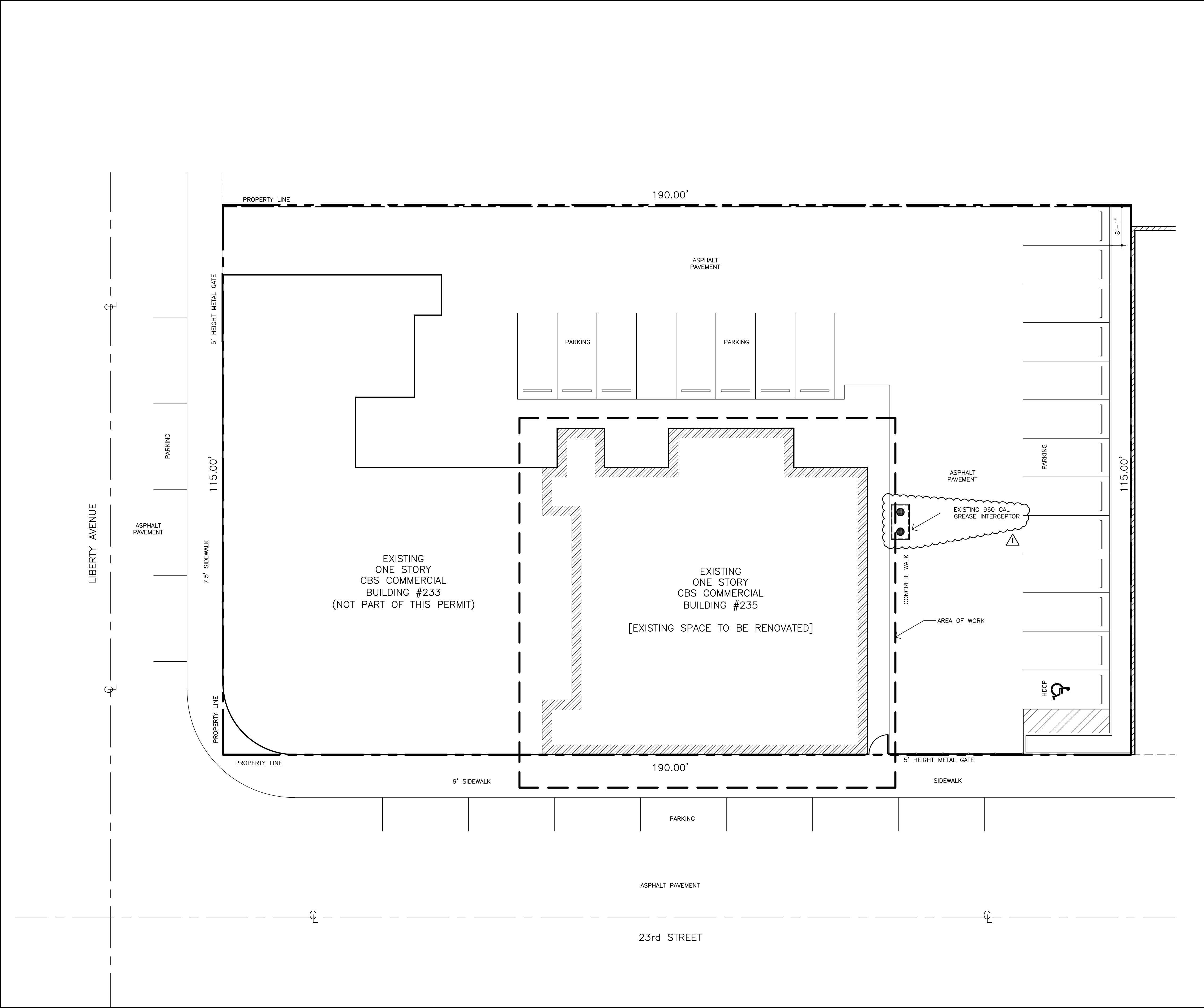


LOCATION PLAN
SCALE: N.T.S.

EXISTING PROPERTY INFORMATION	
FOLIO No.	02-3226-001-0520
PRIMARY ZONE:	6600 COMMERCIAL - LIBERAL
CLUC:	1111 STORE : RETAIL OUTLET
BEDS/BATHS:	0/0/0
FLOORS:	1
LIVING UNITS:	0
EXISTING BUILDING SQ.FT.:	9,552 S.F.
LOT SIZE:	15,525 S.F.
LEGAL DESCRIPTION:	
MIAMI BEACH IMPROVEMENT CO PB 5-7 LOTS 4-5-6 BLK 3 LOT SIZE 135,000 X 115 OR 17403-1207-16 0796 4(2)	

FEMA FLOOD MAP	
FIRM MAP NUMBER	12066C0336L
COMMUNITY NUMBER	120651
PANEL	0336 SUFFIX L
ZONE	AE
(EL 8 FEET)	

Digitally signed by
Alfredo M. Carbonell
DN: c=US, st=Florida,
l=Miami, o=ALFREDO M.
CARBONELL, P.E., INC.,
cn=Alfredo M. Carbonell,
email=alfredo@acarbonell.com
Date: 2020.10.20 17:32:09
-04'00'



EXISTING SITE PLAN
SCALE: 3/32" = 1'-0".



NOTE:

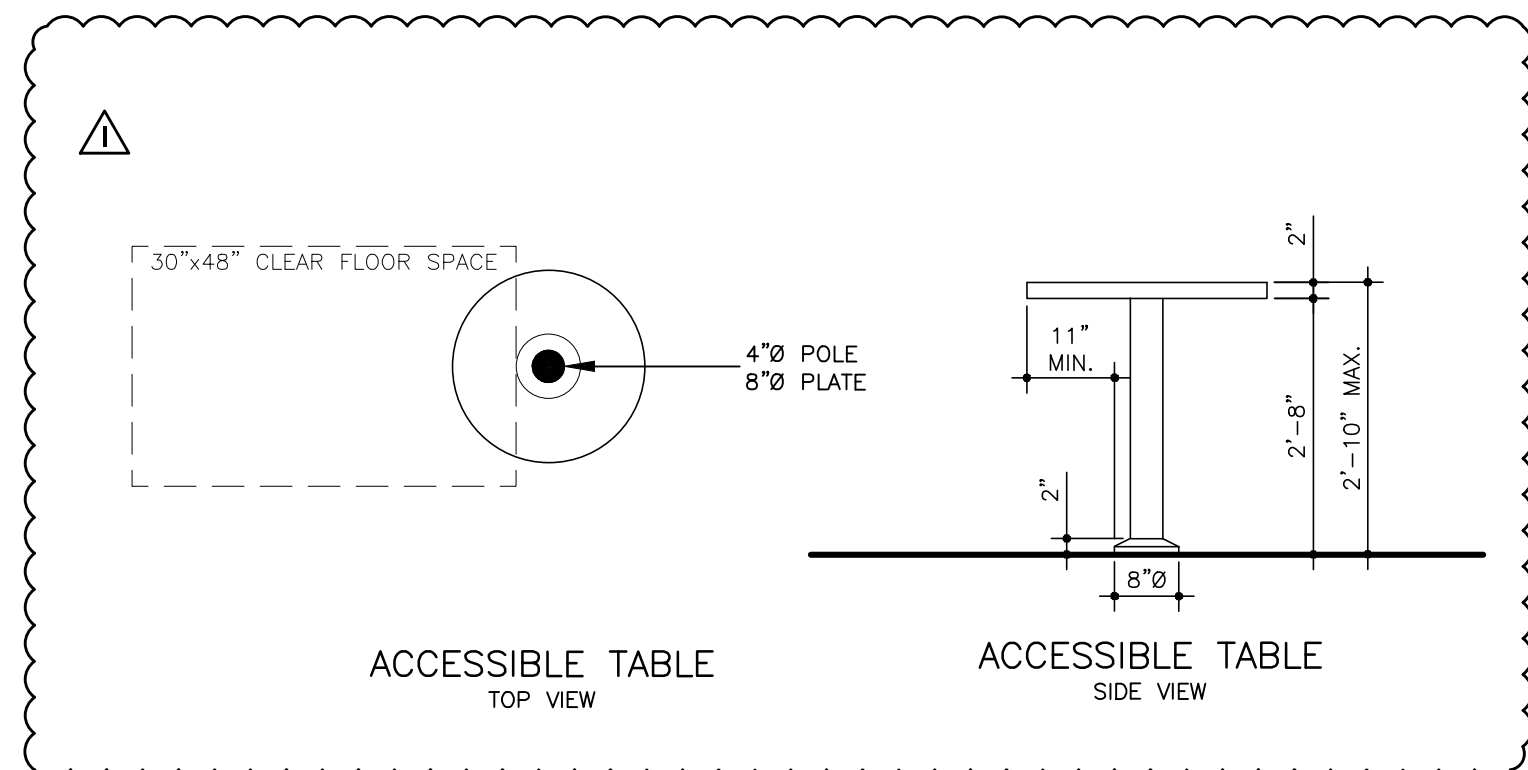
SOME ITEMS OF THIS LEGEND MAY NOT BEING USED IN THIS DRAWING.

NOTE:

1. NO EXISTING COOKING EQUIPMENT. FACILITY DOES NOT COOK AND ONLY CURRENTLY HAS EQUIPMENT TO SERVE DRINKS.
2. CONTRACTOR TO COORDINATE FURNITURE AND EQUIPMENT WITH CLIENT PRIOR TO PROCEEDING WITH PURCHASING OR INSTALLING.

Alfredo
M.
Carbonell

Digitally signed by
Alfredo M. Carbonell
DN: c=US, st=Florida,
l=Miami, o=ALFREDO M.
CARBONELL, P.E., INC.,
cn=Alfredo M. Carbonell,
email=alfredo@acarbonel
l.com
Date: 2020.10.20 17:32:57
-04'00'



THORIZATION #: 26074
 P.E. #: 14170
 3355 SW 129 CT. SUIT 4
 MIAMI, FLORIDA 33186
 PHONE: (305) 251-9177
 FAX: (305) 251-8372

WELL, P.E. Inc.

CERTIFICATE OF AUTHORIZATION
P.E. # _____
12355 SW 129 CT. # _____
MIAMI, FLORIDA _____
PHONE: (305) 25 _____
FAX: (305) 25 _____

ALFREDO M. CARBONELL, P.E. Inc.

Reviews:	
1	JULY 26 . 2020
-	-
-	-
-	-
-	-

MOKAI LOUNGE
REFURBISHING OF
EXISTING LOUNGE

Plan Description:

PROPOSED FLOOR PLAN

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ALFREDO M. CARBONELL
LICENSE
No. 14170
STATE OF FLORIDA
PROFESSIONAL ENGINEER

OCTOBER 20, 2020
FLA. REG. P.E. # 14170

Designed by: _____

Drawn by:

Revised & Sealed: _____

Date: February 2, 201

AS SHOWN

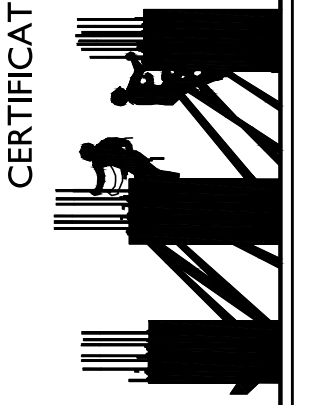
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19

AJ

4 of 7 sheets.

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P.E. # 14170
12355 SW 129 CT. SUIT 4
MIAMI, FLORIDA 33186
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ALFREDO M. CARBONELL, P.E. Inc.

Reviews:
JULY 26, 2020

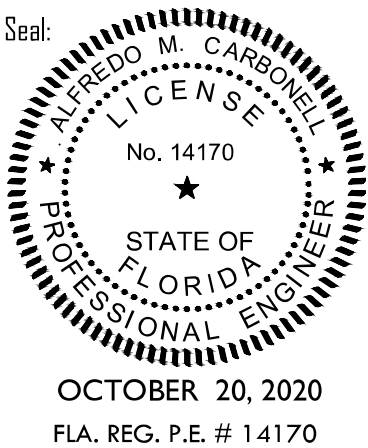
MOKAI LOUNGE
REFURBISHING OF
EXISTING LOUNGE

Client:
Project:

Plan Description:

LIFE SAFETY
PLAN

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ALFREDO M. CARBONELL
Drawn by:
ALFREDO M. CARBONELL
Revised & Sealed:
ALFREDO M. CARBONELL
Date:
DECEMBER. 2. 2019
Scale:
AS SHOWN
Job No.:
2019.12-2

Sheet:
LSI
1 of 1 Sheets

NOTES:

1. THIS IS A NON-SPRINKLERED BUILDING.
2. EXIT DOORS ARE PROVIDED WITH PUSH-BAR PANIC HARDWARE TO THE EXTERIOR.
3. THERE IS NO FIRE ALARM SYSTEM IN THE BUILDING.
4. OPERATING MANAGER MUST MAINTAIN 44" CLEAR PATH FOR EGRESS AT ALL TIMES.

OCCUPANT LOAD CALCULATION ACCORDING TO TABLE 7.3.1.2 - NFPA 101 2015	
LOCAL DESCRIPTION:	PERSONS
BUSINESS OFFICE: 73 SF / 100 SF	1
BENCH SEATING (SEE BELOW)	112
PLATFORM STANDING AREA: (+258 S.F.)/15	16
BOH / PREPARATION: 565 SF / 100	6
BAR TENDER AREA: 95 SF / 100	1
COUNTER BAR: 8 SEATS	8
STANDING AREA: +724 SF / 15	48
TOTAL OCCUPANT LOAD:	192 PEOPLE

AS PER FBC 1028.7 MAXIMUM TRAVEL DISTANCE FOR A NON-SPRINKLERED BUILDING IS 200 FT.
LONGEST EXIT ACCESS DISTANCE = 80' PER LIFESAFETY PLAN

BENCH SEATING (1 PERSON PER 18" OF SEATING NFPA 101 2015)
BANQUET (ROUND) - 12' - 8 PPL PER BANQUET (x7)
BANQUET (CENTER) - 12' - 8 PPL PER BANQUET (x4)
L SHAPE BENCH - 14' - 9 PPL L SHAPE (x2) (BENCH AT DJ BOOTH)
STRAIGHT BENCH - 6' - 4 PPL
DJ BOOTH - 2 PPL

NOTE:
PROVIDE TWO FIRE EXTINGUISHERS AND KEEP
EXISTING TYPE K FE IN KITCHEN AREA.

LIFE SAFETY LEGEND

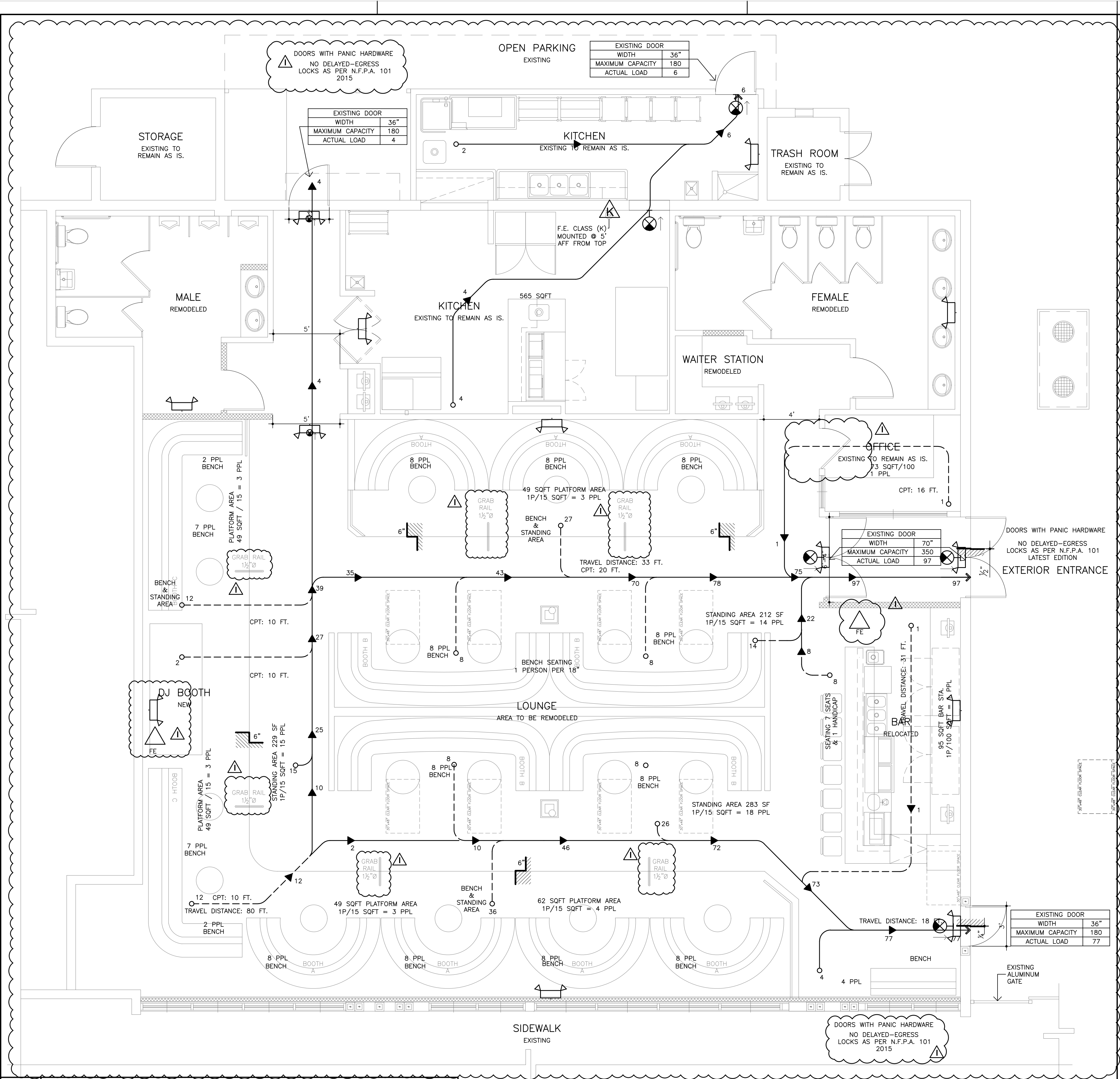
- BATTERY POWERED EMERGENCY LIGHT
- COMBINED BATTERY POWERED EMERGENCY LIGHT AND ILLUMINATED EXIT SIGN
- EXIT LIGHT & OUTLET BOX, DIRECTIONAL LIGHTS AS INDICATED, SHADED AREAS DENOTE FACES.
- ABC TYPE FIRE EXTINGUISHER
- K TYPE FIRE EXTINGUISHER

THERE IS NO FIRE SPRINKLERS
OR FIRE ALARM SYSTEM IN THIS
BUILDING

ABBREVIATIONS:
EAD: EXIT ACCESS DISTANCE.
CPT: COMMON PATH OF TRAVEL.

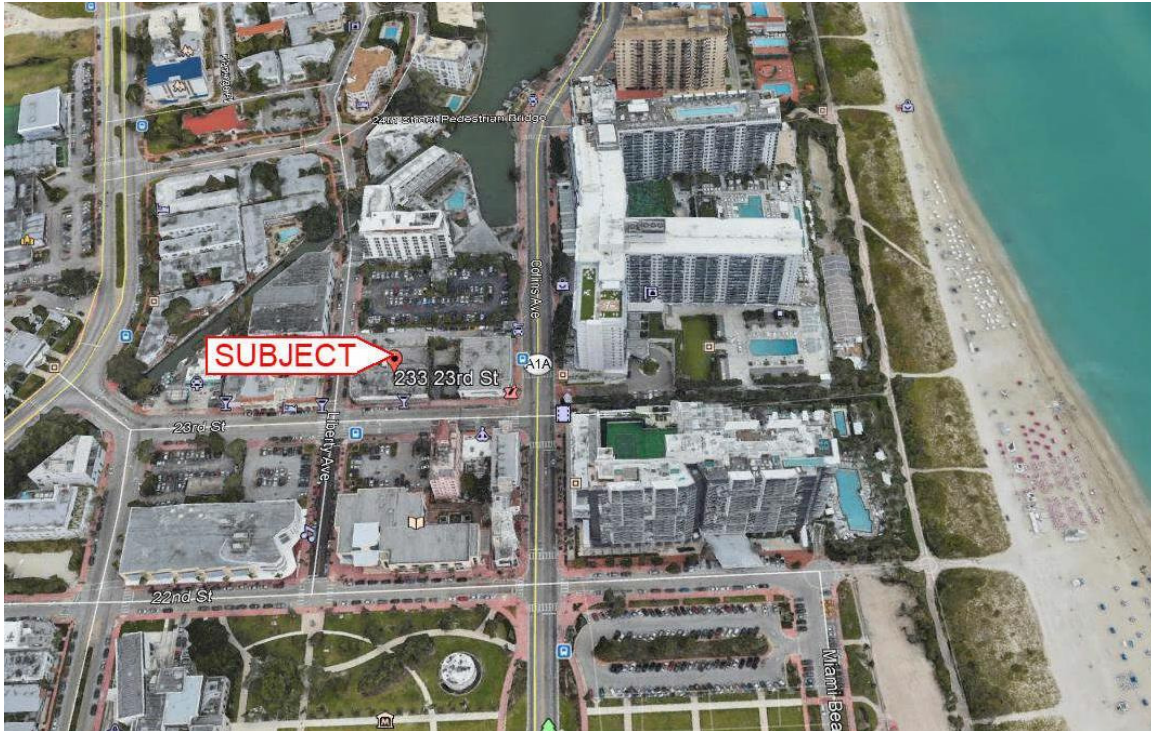
Alfredo
M.
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-04'00'



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

Aerial photograph



Photographs

FRONT



STREET



REAR



SW CORNER

