

REEF APARTMENT-HOTEL
1409-1411 WASHINGTON AVENUE, MIAMI BEACH

This three-story building in classic Art Deco style was built in 1935 in the heart of Miami Beach's developing commercial district. A restaurant occupied the entire ground floor, and furnished apartments and hotel rooms were on the upper floors. The building cost \$36,000 and its architect was Victor H. Nellenbogen, misspelled on the Permit Card (see Biography following). It is now a Contributing structure in both the National Register and local historic districts.

The building permit was issued on November 6, 1935, and the building was ready for occupancy on January 15, 1936. Owner and operator was Jack P. Broome, who ran a "curbside" eatery with live music at 1108 Biscayne Boulevard in Miami that was also called The Reef.¹ The restaurant in this Miami Beach building was called "Chicken Jack's," specializing in chicken, steak, and Florida lobster. To announce its opening on January 24, 1936, airplanes dropped 10,000 advertising balloons over the Miami area.

The building at its opening received an extensive writeup in the *Miami Herald*² that includes a rendering, interior photographs of an apartment and the restaurant, and a photo of Mr. Broome and his *maitre d'*, George Bozarth. In addition, original plans, though of limited legibility, were found on Microfilm #7542 in the Miami Beach Building Department.

This building is now a historic gem, but when it was new the *Herald* hailed it as "the latest type modern architecture." Typical of Art Deco, the front façade is symmetrical and divided into three sections: vertical ribs define the center section, ornamented with bas relief panels, and the side sections have horizontal lines

¹ "Chicken Jack's, New Restaurant in Miami Beach, Opens Service," *Miami Herald*, Jan. 24, 1936.

² "Apartment Hotel Near Completion," Jan. 7, 1936; "Chicken Jack's..." and "New Restaurant Presents Attractive Scene," Jan. 24, 1936.

incised in the stucco and wrapping around the corners. There are also corner windows that were originally steel casements³ but were replaced with aluminum awning-type windows in 1963.⁴ Dentil molding decorates the parapet.

The building's most notable feature is the stainless steel marquee that extends across almost the entire front at the first story. (Nellenbogen designed a similar marquee on the Savoy Plaza Hotel, 425 Ocean Drive, also in 1935.) This was the grand entrance to the restaurant, "illuminated by neon tubing in colors."⁵ Beneath the marquee, the front façade of the restaurant had glass-paneled double doors at the center, with horizontal push-bars. To either side of the door was a round-ended swath of windows described in the newspaper as a novel feature: "disappearing windows for ventilation, giving the impression of a continental sidewalk café." While it is unclear what "disappearing" windows were, the plans show the front windows ---two on each side -- in three horizontal panels. These may be three sashes that could be pushed together, or they may have folded up so as to "disappear."

The newspaper also documents that the first story was faced in "green and walnut colored vitrolite, contrasting against aluminite (sic) metal-covered sash doors and frames," and "two columns of illuminated structural glass adorn each side of the entrance." The plans show a window opening into the restaurant on the north elevation, since the building next door at the time had a large setback.

In addition to signage on the marquee, the rendering and the plans both show a fin sign at the parapet, and the newspaper describes another novel feature: "on the top of the building is a large electrical sign featuring an animated rooster design in multicolors....The animated "rooster" crows periodically." The

³ *Miami Herald*, Jan. 7, 1936.

⁴ Building Permit Card #1259.

⁵ *Miami Herald*, Jan. 7, 1936.

Permit Card notes that the neon lights were “reconnected” in November 1945, at the end of the World War II and its blackouts.

The rooster motif was continued on the interior of Chicken Jack’s, in a large five-color medallion of a rooster in the terrazzo floor at the entrance, the “pattern as selected by owner,” according to the plans.. It still survives, although the \$5 gold piece that was “securely anchored” as the eye⁶ has long ago disappeared.

The restaurant accommodated 164 diners and was described as a “dining patio.” Centered at the rear wall was a U-shaped stainless steel counter “where quick service may be had.” There was seating in upholstered booths to both sides of the counter, and the front section was filled with free-standing tables, as seen in the newspaper photograph. Plain, hanging light fixtures are also seen in the photo. Chicken Jack’s was only here for a year, however. By the end of 1936 it had become “Goldhagen’s Roumanian Restaurant,” according to the Permit Card, and later the Frank Romano Restaurant (1940-42 City Directories) and Roma Restaurant, but the rooster still remained on the floor.

Above the restaurant, the twelve-unit Reef Apartment Hotel was accessed through a door to the right of the restaurant that led to a stairway. A detail of the decorative stair railing is in the plans. The Reef consisted of four efficiency apartments, four one-bedroom units and four hotel rooms, all “fitted in the modern manner. Furniture harmonizes with the modern construction,”⁷ and the apartment kitchens had electric refrigerators.

---Carolyn Klepser, researcher

Dec. 6, 2015

⁶ “Chicken Jack’s...” *Miami Herald*, Jan. 24, 1936, p. 15A.

⁷ “New Hotel Houses Unique Restaurant,” *Miami Herald*, Jan. 24, 1936, p. 15A.

ARCHITECT BIOGRAPHY

Victor H. Nellenbogen (1888-1959), born in Budapest, immigrated to the U.S. at age two, received a diploma from the Cooper Union in New York City in 1908, and in his early career (1911) designed hotels for the Canadian Pacific Railway. In 1914 he was working as a draftsman for Thomas Lamb in New York.⁸ He came to Miami around 1920 to work with Martin L. Hampton and August Geiger, and opened a private practice here in 1928.⁹ He took a sketching trip to Spain with Martin Hampton in 1923 to study the architecture. He is one of Miami's best transitional architects, who designed notable works in both Mediterranean and Art Deco styles. Some of his best-known buildings in Miami Beach are:

Bowman Hotel (Shep Davis Plaza)	220 23rd Street
Alamac Hotel	1300 Collins Ave.
Savoy Plaza	425 Ocean Drive
Rivoli Apts. (Banana Republic)	800 Collins Ave.
Lord Tarleton Hotel (Crown Apts.)	4041 Collins Ave.
Olsen Hotel	7300 Ocean Terrace
Sterling Bldg. remodeling, 1941	927 Lincoln Road

⁸ 1914 Draft Records, ancestry.com

⁹ AIA records, Coral Gables and Washington DC; and obituary, [Miami Herald](#), Nov. 16 1959.

1413-15 AND 1417-19 WASHINGTON AVENUE, MIAMI BEACH

I. CONTEXT

In 1920, when Miami Beach's first public school was built on the west side of Washington Avenue (then called Miami Avenue) at 14th Street, the opposite side of the Avenue was vacant. Within a few years, a row of one-story commercial buildings would fill in this block, and they still survive to illustrate both the Mediterranean and Art Deco building styles that were predominant at that time.

This is Block 26 of the Ocean Beach Addition 2 Subdivision, platted in 1913 as one of the oldest sections of the city. There are eight building lots running along the east side of Washington Avenue between 14th Street and what was 14th Lane (now obliterated), numbered from south to north as Lots 10 through 17. The subject buildings stand on Lots 13 and 14. The first building to appear on this block, in 1921, was a hip-roofed CBS bungalow at the rear of Lot 15. It still survives behind the storefront built in 1931 at 1421 Washington Avenue. (Both the bungalow and the store in front of it were owned and designed by architect Robert A. Taylor, who is known for designing all the Mediterranean-style buildings on nearby Espanola Way in 1925.)

II. 1417-19 WASHINGTON AVENUE

Next to be built in the subject block, in 1925, were two store buildings on Lots 14 and 16, on both sides of the bungalow. The one on Lot 14, at 1417-19 Washington Avenue, is the first of the subject buildings. Both of these one-story Mission-style stores were built by William T. Burbridge (1882-1965), a prominent figure in Miami Beach history. He was from Jacksonville, where his father was mayor and where the imposing Hotel Burbridge opened in 1911.¹ He came to Miami Beach in 1923 as a realtor and became a major developer here in the 1920s. In the summer of 1924 alone he built 22 store buildings in the city, at least two of which were on Lincoln Road.² At the time of the 1926 hurricane his Miami Beach properties were valued at \$1 million; they were heavily damaged by the storm and were uninsured, but Burbridge promptly recovered.³ He served on the Miami Beach city council from 1932 to 1953, except for two years.⁴

1 Jacksonville FL archival postcards online.

2 "Lincoln Road at Miami Beach has become the Fifth Avenue of the South;" *Miami Herald*, Jan. 1, 1925, p. 13-D

3 "Damage Repaired," *Miami Herald*, Oct. 10, 1926.

4 Obituary, *Miami Herald*, April 9, 1965, p. 13-D.

The Building Permit Card for 1417-19 Washington Avenue lists “owner” as the architect of the building, but Burbridge was not an architect; this probably meant that the owner hired his own architect to design it. Records for other Burbridge store buildings rarely identify an architect by name.

Unfortunately, no original plans (#1639) for this building were found on microfilm in the Miami Beach Building Department, but some information can be gained from other sources. The Permit Card documents that this one-story CBS building originally cost \$7500 and had a 50-foot front and 175-foot depth. The 1928 Polk's City Directory lists two storefronts here: The Atlantic & Pacific Tea Company (A & P grocery) occupied 1417 and a Rolls-Royce showroom was at 1419. In the 1932 Directory, the A&P remained at 1417 but 1419 was shared by a shoe repair shop and the office of *The Miami Beach Times* newspaper. Perhaps Rolls-Royce was a casualty of the Depression.

In 1939, architect Victor H. Nellenbogen (see Bio following) remodeled the storefront at 1419. (Nellenbogen had designed the three-story Reef Apartments, on Lot 12, in 1935.) This project split the original 1419 storefront into two smaller stores, each with a balcony in the rear. One page of plans was found on Microfilm #13225, including main floor plan, balcony floor plan, and front elevation. The main floor plan shows a large “print shop” behind the two small stores. Most important, the front elevation sheds some light on the building's original design: the original storefront was apparently framed in a gracefully rounded arch, with a multi-paned transom window. While no early photographs of this specific building have yet been found, this type of arched entrance was very common in Miami Beach commercial buildings in the 1920s, and is seen in photos of other buildings, including two built by Burbridge in 1924 (see footnote 2) and one unidentified building on Washington Avenue from 1926.⁵

Nellenbogen's remodeling put a partition down the center of the original store, and put the two new, multi-paned doorways side-by-side, adjacent to this center wall. Beside each door was a large pane of plate glass, and a knee wall beneath. This same configuration remains today, in the storefronts designated 1419 and 1419B. The upper part of the front elevation cannot be documented by plans or photographs, but is typical of its 1920s origins: two strips of Mission clay tile flank a flat step-up of the parapet wall, and the roof is flat.

In 1941, the southern half of this building, the storefront at 1417, underwent a “remodeling and addition” by the firm of Pfeiffer & Pitt, which at that time consisted only of Gerard Pitt (see Bio

5 “Washington Avenue stores, 1926,” Claude Matlack photo #98-10, HistoryMiami archives.

following). This project, costing \$12,500, was to put Joe's Broadway Delicatessen & Restaurant in the storefront, and a new two-story addition for offices and storage in the rear. Two sheets of plans were found on Microfilm #16218, showing first and second floor plans for the addition, floor plan for the restaurant and kitchen, a longitudinal section, and details.

While Joe's Broadway Delicatessen did occupy this space, there is some doubt as to whether the storefront here was actually built as drawn in the 1941 plans. They show the front wall curving inward to a recessed front entrance of double-doors slightly offset to the north. In the plans, the front wall consists of curved plate glass above panels of small square tiles, and there is a transom window over the doors. Bold signage occupies the upper half of the front facade, that would have eliminated the Mission tile at the parapet that still exists and probably dates from the 1920s. On the building today, the front entrance comprises double doors at the center, with transom above, recessed back from the sidewalk. The windows at the sides are angled, not curved, plate glass above panels of black, square ceramic tiles. These features most likely date from the 1941 renovation, but the building has undergone many subsequent alterations, including a \$5000 project in 1989. The only archival photograph of this building yet found is in the Planning Department database, dating from 1989.

III. 1413-1415 WASHINGTON AVENUE

In the meantime, in 1936 the other subject building was constructed on Lot 13, at 1413-15 Washington Avenue. It was designed in Art Deco style by architect Edwin L. Robertson (see Bio following) as a "Business Building" for owner Alice P. Warner. It originally cost \$12,500 and had a 50-foot front and 80-foot depth, according to the Permit Card. Five sheets of original plans were found on Microfilm #8143, which include roof and plot plans, foundation plan, floor plan, front and rear elevation and longitudinal plan, and details. The only archival photograph of the building yet found is in the Planning Department database, dating from 1989.

The front elevation is most relevant here, and in its present state still closely resembles the original plans. Its material, natural keystone with delicately carved details, is its most notable feature. The style is a rectilinear type of Art Deco, with classical elements. The lower half of the front facade consists of three defined storefronts of equal size, designated on the Permit Card as 1413, 1413A and 1415 Washington Avenue. The storefronts are separated by concave-fluted pilasters that have green marble facing at their bases, not discernible on the plans but most likely original. Each storefront

consists of a plain door beside a plate-glass window, with knee-walls that are convex-fluted. Above these elements, each storefront has a row of small, rectangular clerestory windows. Above these windows and the pilasters, a slightly projecting horizontal band extends across the full width of the building and defines the upper half of the front facade. This feature is seen on the plans, but the descriptive wording is illegible. On the building today, it appears to be a band of metal. Above it, the front parapet wall has two small setbacks at the top, and the keystone is finely carved in scallops.

In the plans, all three storefronts run along the west property line, but in the building today, the center store is recessed in a small vestibule, with angled side windows and a floor of black-and-white terrazzo. This feature may date from remodeling projects in 1944 or 1946 or other.

These two subject buildings remain as fine examples of Miami Beach's early commercial development in the 1920s and 1930s, one in the Mission style and the other in the new Moderne, or Art Deco, style. Both are Contributing structures in the National Register and the Flamingo Park Historic Districts of the City.

IV. ARCHITECT BIOGRAPHIES

Victor H. Nellenbogen (1888-1959), born in Budapest, came to the U.S. as a child, received a diploma from the Cooper Union in New York City in 1908, and in his early career (1911) designed hotels for the Canadian Pacific Railway. In 1914 he was working as a draftsman for Thomas Lamb in New York.⁶ He came to Miami around 1920 to work with Martin L. Hampton and August Geiger, and opened a private practice here in 1928,⁷ designing notable works in both Mediterranean and Art Deco styles. In the present report, he remodeled the storefront at 1419 Washington Avenue in 1939.

Some of Nellenbogen's best-known buildings in Miami Beach are:

Bowman Hotel (Shep Davis Plaza)	220 23rd Street
Savoy Plaza	425 Ocean Drive
Reef Apts.	1407 Washington Ave.
Alamac Hotel	1300 Collins ave.
Lord Tarleton Hotel (Confidante)	4041 Collins Ave.
Olsen Hotel	7300 Ocean Terrace
Sterling Bldg. remodeling	927 Lincoln Road

⁶ 1914 Draft Records, ancestry.com

⁷ AIA records, Coral Gables and Washington DC; and obituary, Miami Herald, Nov. 16 1959.

Pfeiffer & Pitt:

George L. Pfeiffer, born and educated in Germany, first came to the U.S. to work on the German pavilion at the 1893 Chicago World's Fair. He first settled in Chicago but moved to Miami for his health in 1909. J. N. Lummus took Pfeiffer out of retirement in 1910 to design commercial buildings in Miami,⁸ and he maintained an active practice here until his death in 1938. **Gerard Pitt** (1885-1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career he worked in New York City with Carrere & Hastings, among others, and in Detroit. He moved to Miami in 1930, was in partnership with George L. Pfeiffer and maintained the firm of Pfeiffer & Pitt for a time after Pfeiffer's death. Pitt served as supervising architect for the southeast district of the Florida Hotel Commission from 1935 to 1957.⁹ In Miami Beach, he designed dozens of mostly small-scale apartment buildings in Art Deco and Postwar Modern styles from 1940 to the late 1960s. In the present report, he remodeled the storefront at 1417 Washington Avenue in 1941.

Edwin L. Robertson, from Mobile, Alabama, trained in New York and came to Miami about 1919, where he first worked with August Geiger. In 1923, he formed a partnership with Lawrence R. Patterson.¹⁰ Together, their buildings include the Cromer-Cassel Department Store (remodeled as Metromall), the Dallas Park Apartments, and the Alhambra and Alcazar Hotels in Miami, and the Washington Storage Company (now the Wolfsonian/FIU) in Miami Beach, as well as several residences. E.L. Robertson also designed the Rendale Hotel (Atlantic Princess Condo), at 3120 Collins Avenue, in Art Deco style in 1940. In the present report, he designed the subject building at 1413-15 Washington Avenue in 1936.

--- Carolyn Klepser, researcher

June 8, 2017

⁸ "May We Present George L. Pfeiffer." *Miami Herald*: July 15, 1936.

⁹ Membership application, American Institute of Architects, Coral Gables, Fla.

¹⁰ "Architects Are Busy," *Miami Herald*, May 28, 1926, p. B-10.

PERMIT SUBMITTAL FOR:
NEMNI RETAIL BUILDING

1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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HOLLYWOOD, FL 33020
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AA 0002849
IB 0000894
NCARB CERTIFIED

2/2/06
ARI L SKLAR
LICENSE # ARI4113

REVISIONS

PROJECT TEAM

PHOTO

DRAWING INDEX

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AA 0002849
IB 0000894
NCARB CERTIFIED



M.E.P. ENGINEER



ARCHITECTURAL

T-1 COVER SHEET

- A-1 PROPOSED GROUND FLOOR PLAN
- A-2 GROUND FLOOR REFLECTED CEILING PLAN
- A-3 FRONT ELEVATION & WALL SECTION
- A-4 GENERAL NOTES

BO602619
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING: MAR 15 2006

BUILDING: [initials]
ZONING: [initials]
DRE/HPE: [initials]
CONCRETE: [initials]
PLUMBING: [initials]
ELECTRICAL: [initials]
MECHANICAL: [initials]
FIRE PREVENTION: [initials]
ENGINEERING: [initials]
PUBLIC WORKS: [initials]
STRUCTURAL: [initials]
ACCESSIBILITY: [initials]
ELEVATOR: [initials]

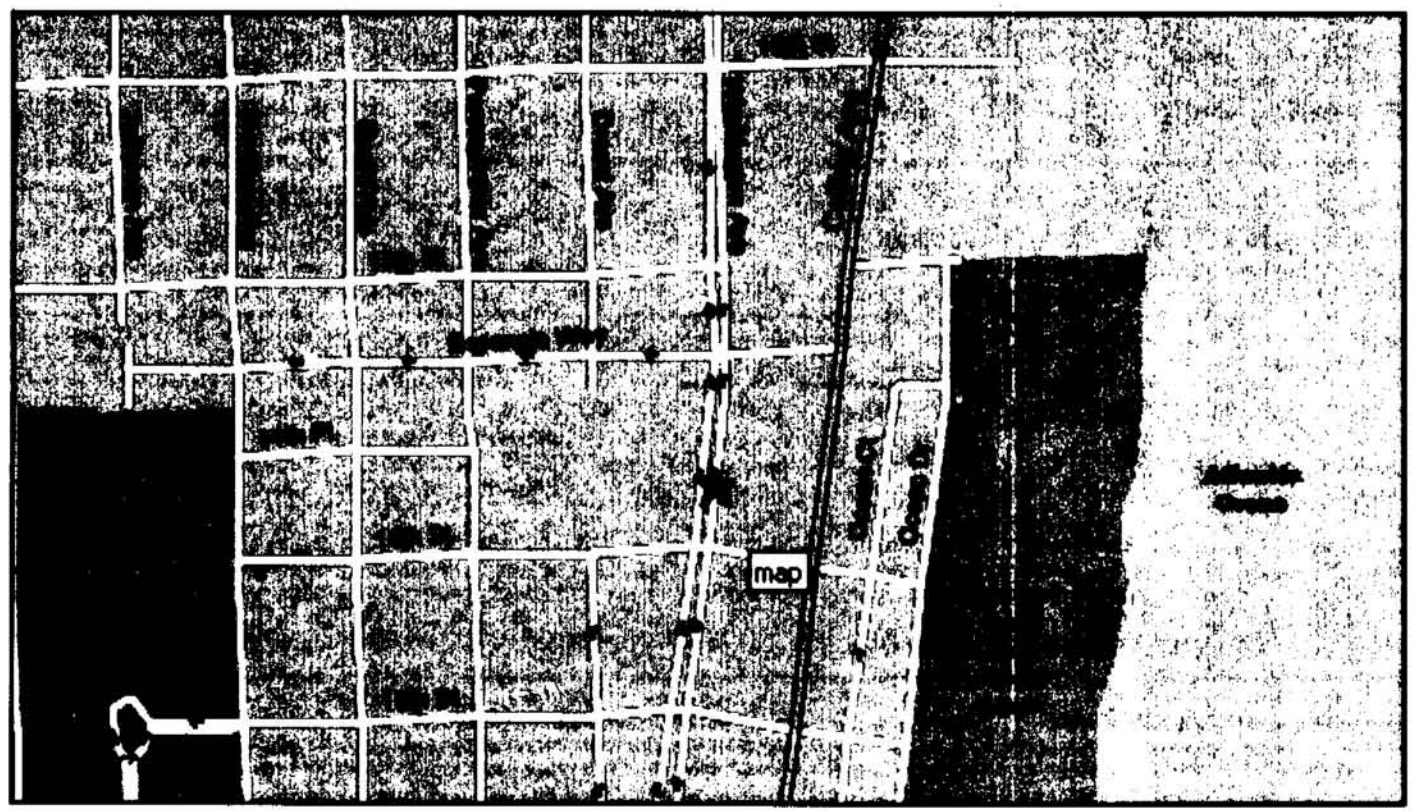
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

LEGAL DESCRIPTION

LOCATION MAP

SCOPE OF WORK

LEGAL DESCRIPTION:
LOT 13, BLOCK 26, "Ocean Beach Addition # 2",
according to the plat thereof, as recorded in Plat
Book 2, at Page 56, of
the Public Records of Miami-Dade County, Florida.
Property address: 1413 WASHINGTON AV.
MIAMI BEACH, FLORIDA 33139



SCALE: N.T.S.

EXISTING RESTAURANT SPACE TO BE DIVIDED IN 2
SPACES ASSOCIATED ENGINEERING STORE FRONT

THE ROAD TO FIRE SCHOOL
IMPACT FEE NOT REQUIRED
EXIST RESTAURANT
MAR 16 2006
Interior Alteration
MIAMI-DADE COUNTY
APPROVED

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ HISTORIC PRESERV. B
- ☐ DESIGN REVIEW BOARD
- ☒ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET
- DATE: 02/27/06

INTERIOR RENOVATION FOR
NEMNI RETAIL BUILDING

1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

DRAWN BY:
A.T.B.
CHECKED BY:
ARI SKLAR

COVER
SHEET

T-1

PROJECT# 05-115

DATE: 02/27/06

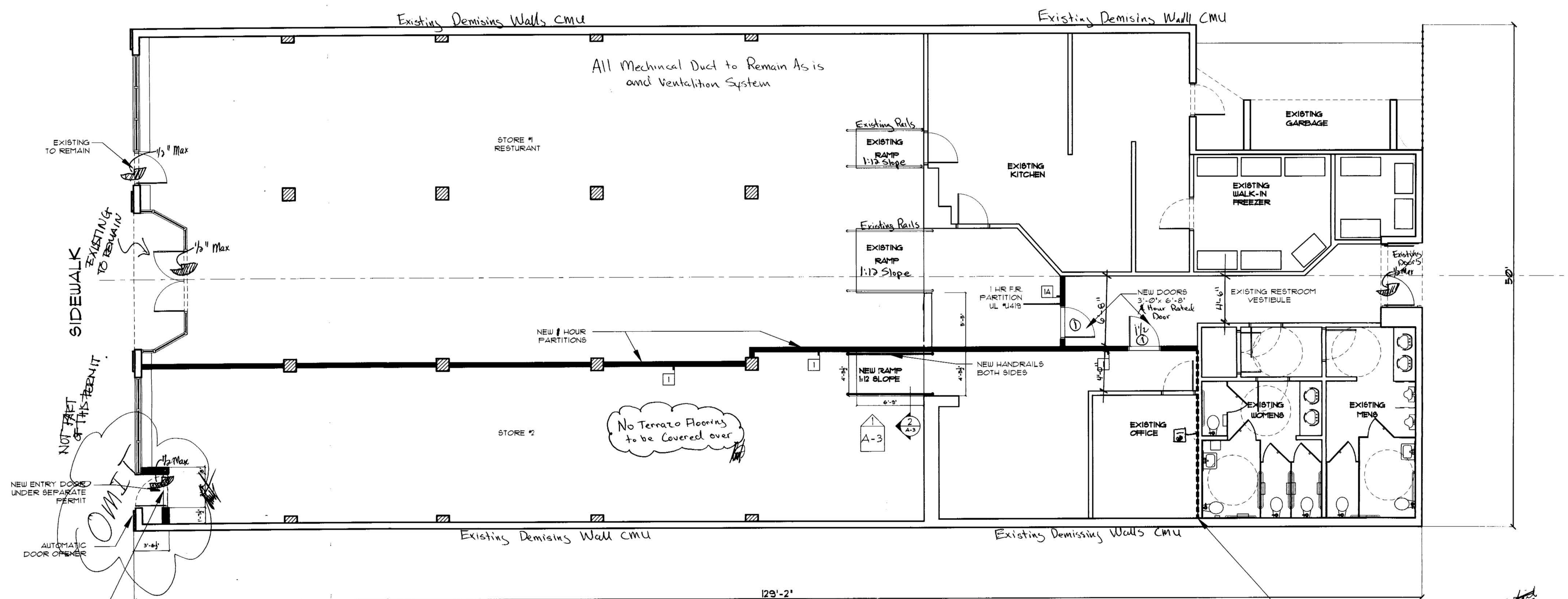
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 www.sklararchitect.com

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 FAX - (954) 925-6252

AA 0002849
 IB 0000834
 NCARB CERTIFIED

[Signature]
 ARI L SKLAR
 LICENSE # AR1413

REVISIONS



CHANGE OF ELEVATION NOT TO EXCEED 1/2" INCH.

① New Fire Rated Door B Label 45 min.

EXISTING PARTITION TO BE RENOVATED 2 HR F.R. MIN FULL HEIGHT UP TO STRUCTURE W/ 2 LAYERS 3/4" GUS W/FIRE RESISTANT SEALANT TOP AND BOTTOM OVER EXISTING DRYWALL

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

BUILDING: *[Signature]* MAR 15 2006
 ZONING: *[Signature]* MAR 15 2006
 ORB/HPB:
 CONCURRENCY: *[Signature]*
 PLUMBING: *[Signature]*
 ELECTRICAL: *[Signature]*
 MECHANICAL: *[Signature]*
 FIRE PREVENTION: *[Signature]*
 ENGINEERING: *[Signature]*
 PUBLIC WORKS: *[Signature]*
 STRUCTURAL: *[Signature]*
 CECESSIBILITY: *[Signature]*
 LEVATOR:

As per Florida Building Code Section 104.5
 REVIEWED FOR CODE COMPLIANCE

☐ REVIEW SET
☐ PRELIMINARY
☐ HISTORIC PRESERV. IS
☐ DESIGN REVIEW BOARD
☒ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET
 DATE: 02/27/06

INTERIOR RENOVATION FOR:
NEMNI RETAIL BUILDING

1415 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

DRAWN BY:
 L.R.
 CHECKED BY:
 ARI SKLAR

PROPOSED
 FLOOR PLAN

A-1

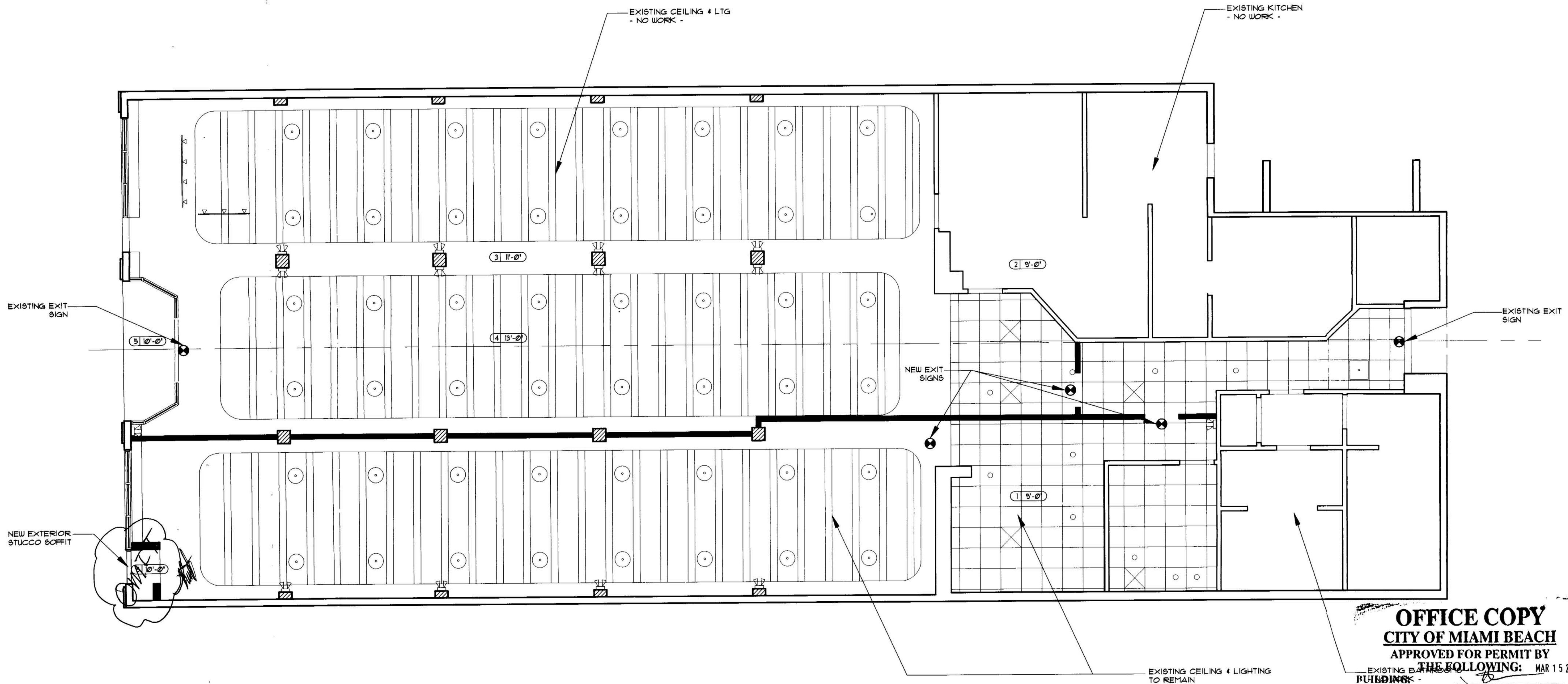
PROJECT# 25-115
 DATE: 02/27/06

PROPOSED GROUND FLOOR PLAN
 SCALE 3/16"=1'-0"

No Fire Alarm or Sprinkler System

ARI L SKLAR
LICENSE # AR4113

REVISIONS



OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING: MAR 15 2006

EXISTING BUILDING: 023-2-004
ZONING: DRB/HPB
CONCURRENCY: 3/13/06
PLUMBING: 3/13/06
ELECTRICAL: 3/13/06
MECHANICAL: 3/13/06
FIRE PREVENTION: 3/13/06
ENGINEERING: 3/13/06
PUBLIC WORKS: 3/13/06
STRUCTURAL: 3/13/06
ACCESSIBILITY: 3/13/06
LEVATOR: 3/13/06

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

- EXISTING CEILING TYPES
- (1) 2'x2' ACOUSTIC TILE
 - (2) 2'x4' ACOUSTIC TILE
 - (3) DRYWALL
 - (4) EXPOSED CONCRETE
 - (5) STUCCO

INDICATES CLG TYPE
INDICATES HEIGHT
SYMBOL LEGEND

EXISTING LIGHTING SCHEDULE	
SYMBOL/MARK	DESCRIPTION
○	PENDANT
□	2'x4' FLOURESCENT
□	2'x2' FLOURESCENT
○	RECESSED DOWNLIGHT
⊞	STROBE LIGHT
—	TRACK LIGHT

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ HISTORIC PRESERV. B
- ☐ DESIGN REVIEW BOARD
- ☒ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET
- DATE: 02/27/06

REFLECTED CEILING PLAN
SCALE 3/16"=1'-0"

INTERIOR RENOVATION FOR
NEMNI RETAIL BUILDING
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

DRAWN BY:
L.R.
CHECKED BY:
ARI SKLAR

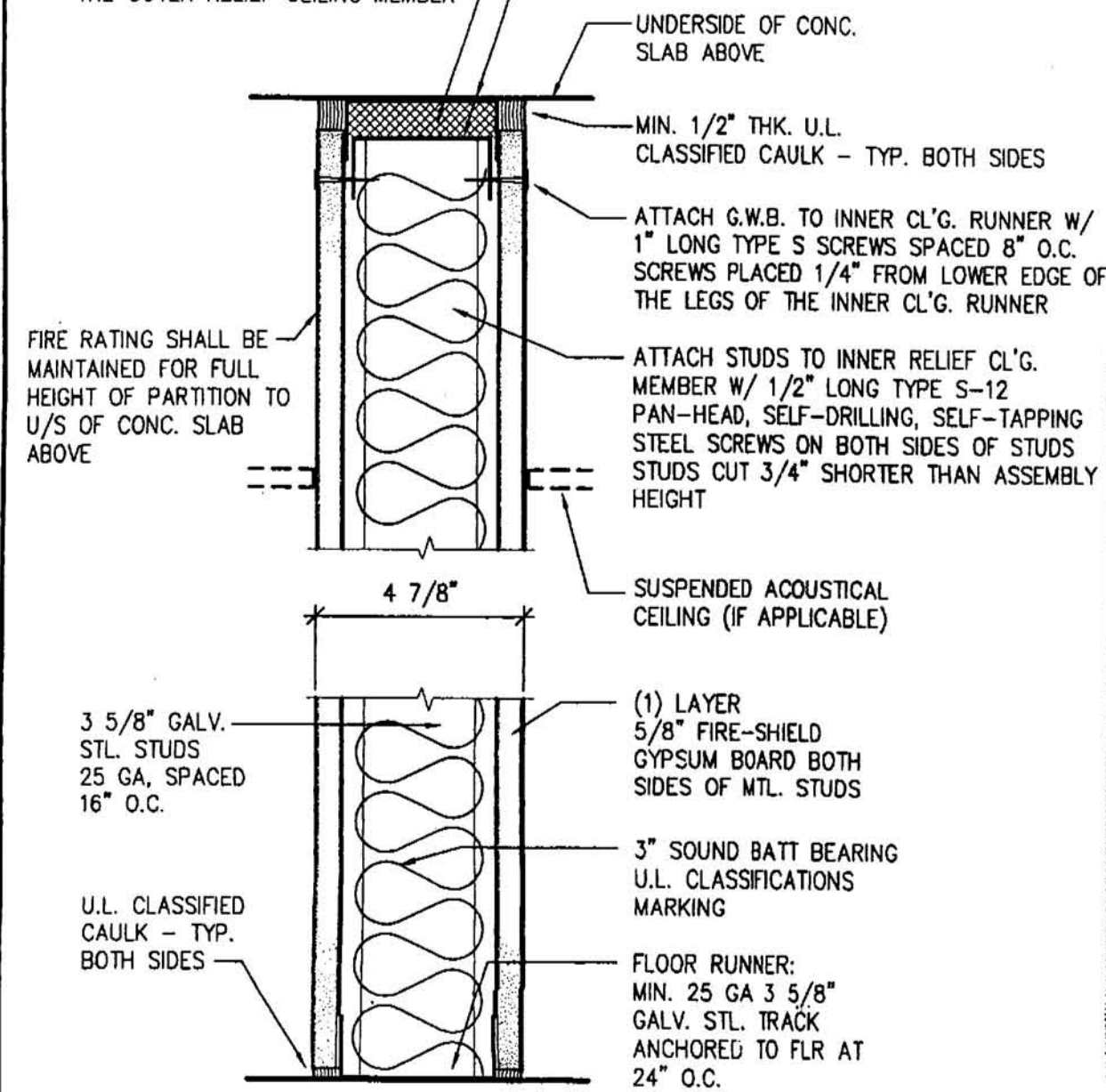
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CEILING PLAN

A-2

PROJECT# 05-115
DATE: 02/27/06

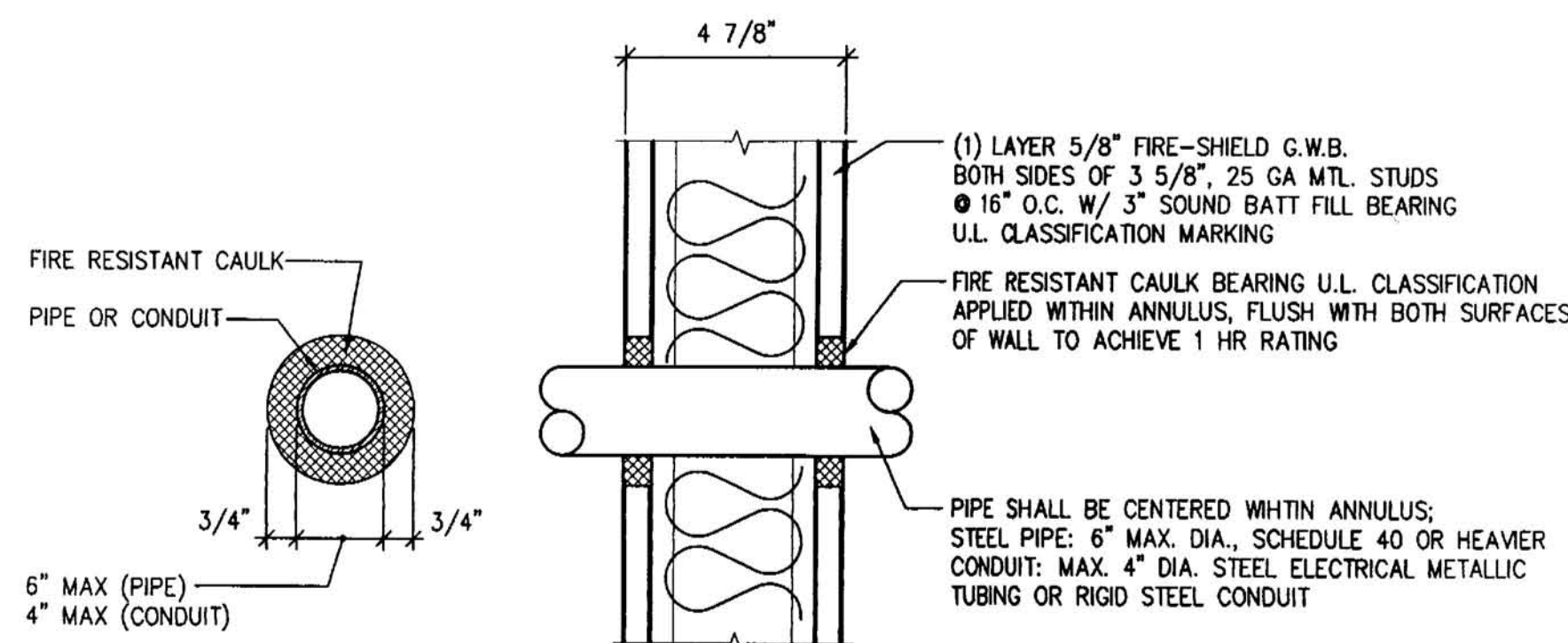
U.L. JOINT SYSTEM NO.: HW-S-0009
 CEILING RELIEF RUNNERS: OUTER MEMBER 1 1/4" DEEP, 1/8" WIDER THAN INNER MEMBER. OUTER MEMBER 20 MSG GALV. STL., ATTACHED TO CLG. W/ FASTENERS 24" O.C.
 INNER MEMBER 3 5/8" WIDE x 1 1/4" DEEP, 25 MSG GALV. STL., INSERTED IN OUTER MEMBER.

1" THICK, 4 PCF MINERAL WOOL INSUL. CUT TO A NOM. WIDTH TO MATCH THE INSIDE WIDTH OF THE OUTER RELIEF CEILING MEMBER.



NOTE: INSTALLATION OF PARTITION MATERIALS SHALL COMPLY WITH U.L. DESIGN # U465

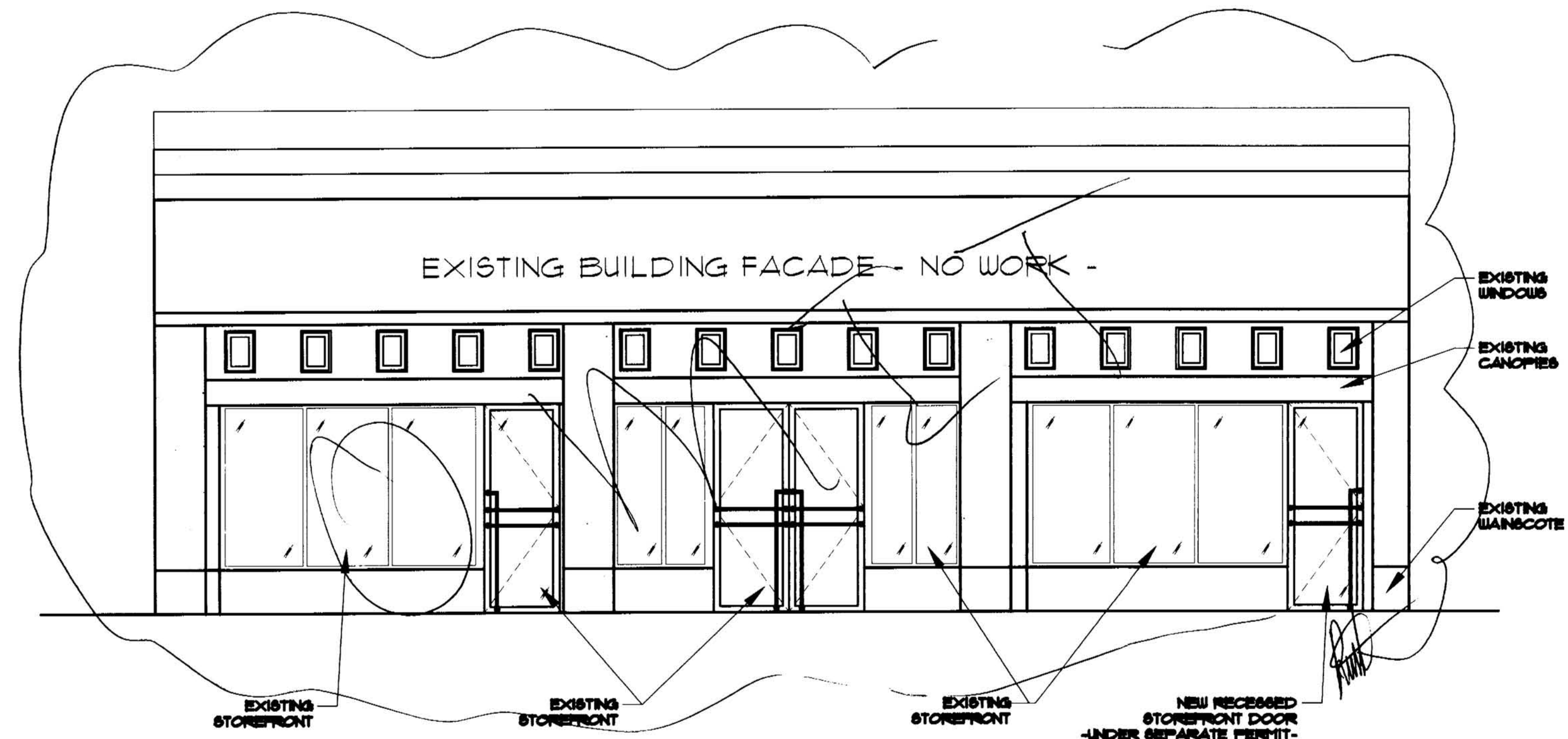
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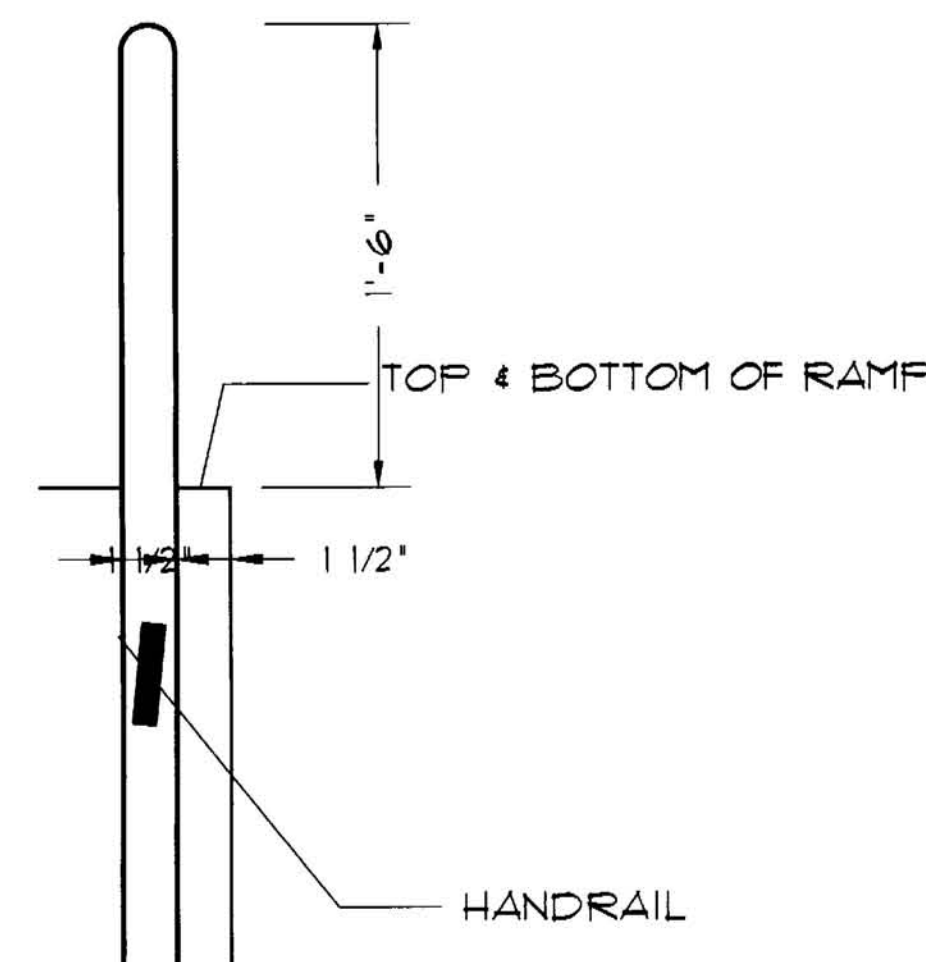
ELEVATION

SECTION

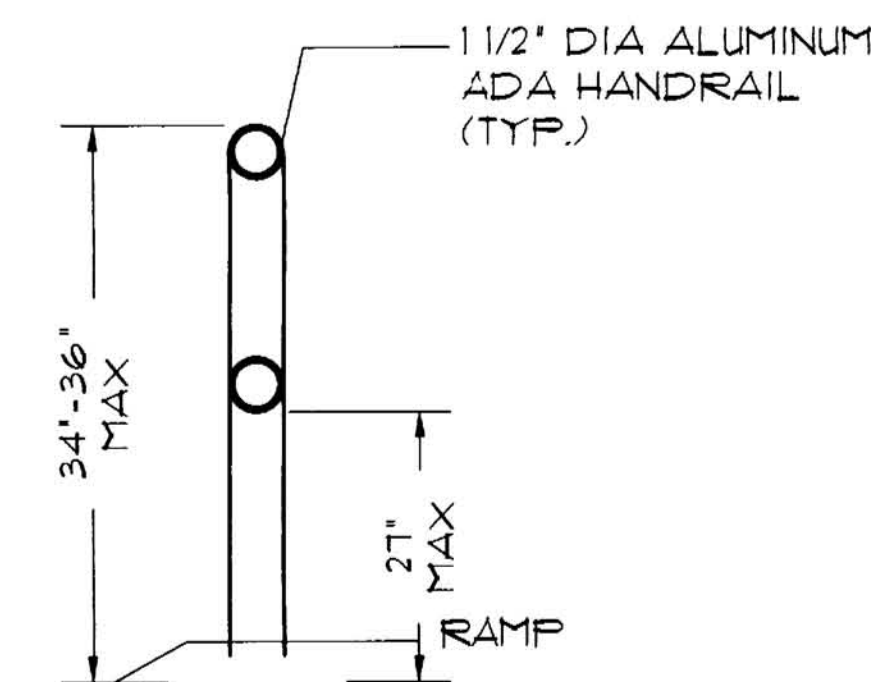
PIPE / CONDUIT PENETRATION THRU 1 HOUR RATED PARTITION SCALE: 3" = 1'-0" (U.L. SYSTEM NO.: W-L-1018)



FRONT ELEVATION SCALE 1/4" = 1'-0"



HANDRAIL DETAIL PLAN NTS



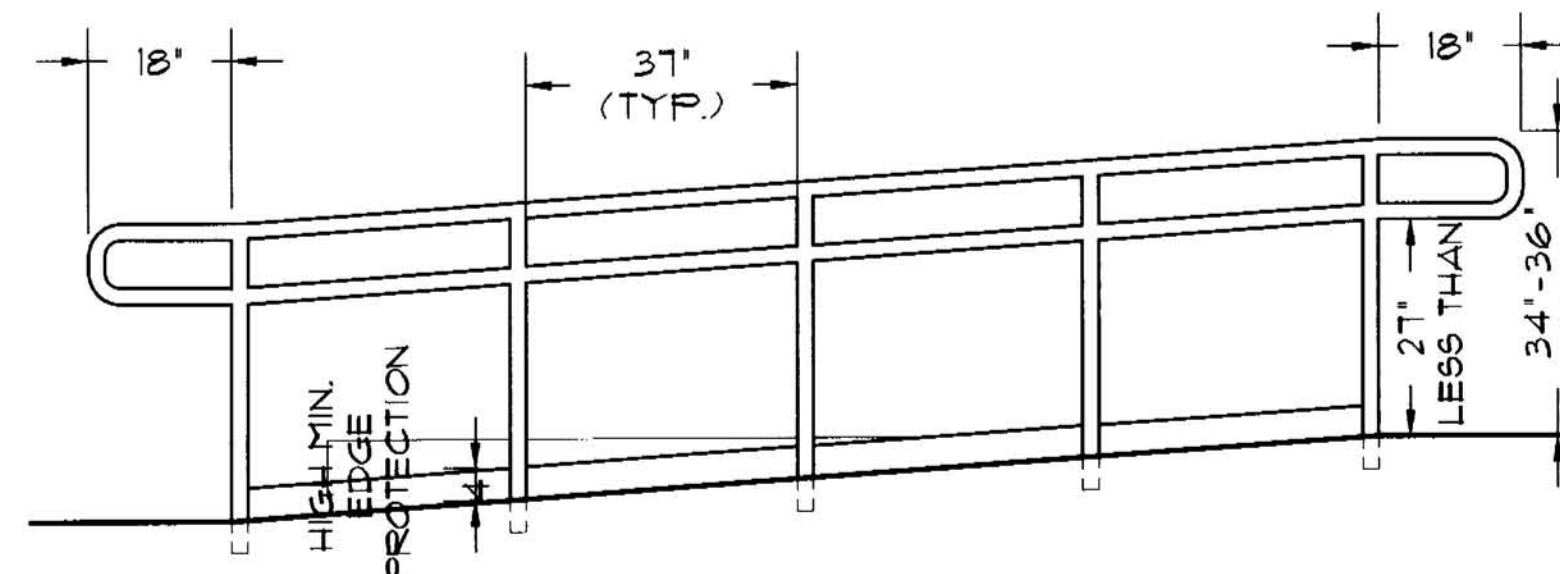
HANDRAIL DETAIL SECTION NTS

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CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING: MAR 15 2006

BUILDING: DRB
 ZONING: DRB/HPB
 CONCURRENCY: PLUMBING
 PLUMBING: 3/13/06
 ELECTRICAL: 3/13/06
 MECHANICAL: 3/13/06
 FIRE PREVENTION: 3/13/06
 ENGINEERING: 3/13/06
 PUBLIC WORKS: 3/13/06
 STRUCTURAL: 3/13/06
 CECESSIBILITY: 3/13/06
 LEVATOR: 3/13/06

As per Florida Building Code Section 104.5.3
 REVIEWED FOR CODE COMPLIANCE

☐ REVIEW SET
☐ PRELIMINARY
☐ HISTORIC PRESERV. B
☐ DESIGN REVIEW BOARD
☒ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET
 DATE: 02/21/06



RAMP SECTION SCALE 1/2" = 1'-0"

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 LICENSE # AR4413

REVISIONS

INTERIOR RENOVATION FOR
NEMNI RETAIL BUILDING
 1415 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

DRAWN BY:
 LR
 CHECKED BY:
 ARI SKLAR

FRONT
 ELEVATION

A-3

PROJECT# 05-115
 DATE: 02/21/06

GENERAL NOTES- 1415 WASHINGTON AVE.

SECTION 1 - GENERAL REQUIREMENTS

Work performed shall comply with these "General Notes", unless otherwise noted on plans.

It is a general requirement that all systems, materials and workmanship shall meet and be performed in accordance with the requirements of the Florida Building Code (Latest Adopted Edition), Life Safety Code (NFPA 101) (Latest Adopted Edition) the applicable Standard Specifications of the American Society of Testing Materials and any other applicable code and/or agency having jurisdiction over the project. All products to be used shall be approved by the Building and Zoning Department Product Control Section. All requirements of local, state and national codes, regulations and ordinances pertaining to building, preservation of health and safety, shall be observed by the contractor. This project shall comply entirely with Occupational Safety and Health Act, (OSHA).

On site verification of all dimensions and conditions at job site before construction begins shall be the responsibility of the Contractor. Written dimensions shown on plans are final dimensions and shall have precedence over scale dimensions. Any discrepancies or omissions shall be reported to the Architect at once, in writing, before proceeding with the work.

The Architectural and Structural drawings shall govern locations of the installations of the mechanical and electrical system. Contractor must inform the Architect before forming concrete beams if interfering with A/C ducts or Plumbing fixtures exact location. Any deviation from the Mechanical/Electrical plans to accommodate the above conditions shall be made without additional cost to the owner.

Structural drawings shall be worked together with Architectural, A/C, Electrical and Mechanical drawings, to locate openings, drains, sleeves, depressed slabs, bolts, curbs, etc.

Contractor and Subcontractor shall completely familiarize themselves with existing site conditions. Contractor should coordinate all trades of work and evaluate field conditions prior to commencing work to avoid conflicts that may affect work progress or quality, and notify Architect of any conflicts immediately.

The Contractor is solely responsible for means and methods of construction, and for the sequences and procedures to be used. Contractor must comply with all OSHA requirements for job safety during the project.

Contractor shall supply all materials and labor necessary to provide electrical, telephone, water and sewer services during construction.

The Contractor must furnish all labor, tools, materials and equipment necessary to execute the construction of this job and protect adjacent properties w/ fencing or as needed. Any damaged area during construction shall be responsibility of contractor to repair.

Contractor to supply samples of finish materials to the Architect for approval. The Architect shall be the sole interpreter of the design intent regarding color, texture, profile and juxtaposition of masses. Any deviation from original drawings shall be consulted with the Architect prior to changes, or compliance with plans shall be enforced at Contractor's expense.

The Contractor shall not proceed with any additional services or work without prior notification to the owner followed by a change order.

The Contractor is fully responsible for any items purchased by the owner and given to the Contractor for installation. All labor shall be warranted for a minimum of 1 year from completion and owner occupation of building.

The Contractor is fully responsible for any items purchased by the Contractor and installed by the Contractor. All labor and materials shall be warranted for a minimum of 1 year from completion and owner occupation of building.

Contractor & all manufacturers of finish work/products design items that require clarification shall submit shop drawings to Architect for approval prior to fabrication.

The Architect/ Interior Designer/ Owner has the right to refuse any material and workmanship that does not meet the high quality standards of the various trades involved.

The Contractor shall maintain an accurate record of change orders and variations throughout the progress of the work. Use one set of documents exclusively for this job. Submit a completed as built set of drawings to the Architect upon job completion.

Upon acceptance as substantially complete, the Architect shall issue the Contractor a "punch list" indicating the observed deficiencies in the work. The Contractor shall make such corrections and achieve final completion within 15 calendar working days.

Cleaning and debris removal. The owner shall receive the property free from dust, all glass surfaces shall be clean and debris shall be removed from the site. The Contractor shall make every effort to maintain the floor clean during construction progress. Leftovers from meals consumed on the premises shall be deposited in sealed containers.

The note "approved equal" means approved by architect.

Any substitution request must be accompanied with a change order request that benefits the owner in a savings of time or money.

Do not scale drawings. Use figured dimensions only. Contractor shall verify all dimensions and conditions. In event of conflict, notify architect before proceeding. Contractor shall coordinate with owner and various trades so that proper openings, chases, and all equipment requirements are provided.

General Contractor shall provide a 4' x 8' project sign in the bid including owner, contractor & architect name/logo of each co.

General contractor shall provide an allowance in the bid for field inspections. Assume TEN architectural inspections @ \$150 ea. TEN structural inspections @ \$175 ea. TWENTY civil inspections @ \$150 ea. In addition General Contractor shall allow for \$150 fee per set change order or substitution review submitted to the Architect.

Per OSHA requirements all material and labor shall stay a minimum of ten feet away from overhead power lines.

Submit 5 sets for shop drawings approval. Nothing can be installed before architect approval.

Contractor is responsible for coordinating and completing all required inspections upto and thru all final, certificate of occupancy and occupational license and health inspection. Contractor shall, in their schedule of work, allow 2 weeks to complete all final inspections prior to the date of the owner anticipated occupancy at the building.

SECTION 2 - SITE WORK

Soil must be compacted to 95% density. Submit test reports to the Governing Agency on completion before starting construction work.

Site shall be cleared of all debris, fallen trees and shrubs and resulting trash, stumps and vegetation as required for construction prior to commencement of work. Termites Protection: All soil and fill under floors and/or within or under buildings shall have pre-construction soil treatment for protection against termites. The standards of the National Pest Control Association shall be deemed as approved in respect to pre-construction soil treatment for protection against termites. Certificate of compliance shall be issued to the Building Department by a licensed pest control company.

48 hours prior to excavation contractor shall call for location of underground utilities. Hotline One-call 1-800-432-4710 City of Plantation Public Works/Utilities 1-254-751-2285

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. Maintain site in a safe condition as to not affect local vehicular and pedestrian traffic, air pollution, pollution to nearby bodies of water and any special requirements of owner or shopping center.

Notify all parties of any loss of utilities 72 hours before scheduling work.

SECTION 3 - STRUCTURAL NOTES

Dimensions and conditions shall be verified and confirmed at job site. Notify the Architect, in writing, of any discrepancies before proceeding with work. Note: Plan dimensions are final finish dimensions.

A) CONCRETE

1. All concrete work to be in accordance with "Specifications for Structural Concrete for Buildings ACI 308-83 (U. O. N.)" Submit certification of concrete quality to Architect for approval.

A) Compressive Strength in 28 days for UON.			
Foundation	3000	Non-reinforced	2500
CIP Beams	3000	All Other	3000
CIP Columns	4000	All Pre stressed	6000

B) Concrete Protection for Reinforcing			
Footings	3"	Floor Slab	
Columns	1-1/2"	Beams	

C) Slump and Cylinder Test
Testing and test reports for all poured concrete as required by local departments

D) Concrete Slab on Grade
Interior concrete slab on grade shall be 4" min. w/ 6x6x12 WJ mesh reinforcing and have a 10-mil. polyethylene vapor barrier with #1 or fiber permeance less than 0.30 perms (ASTM E-56). All floor slabs and walkways shall have a smooth machine steel trowel finish or broom finish as called for on plans.

E) Shoring and re-shoring plans shall be submitted after the issuance of the building permit but before the approval of shop drawings and inspections.

B) FOUNDATIONS

- Foundations have been designed per Building Industry Standards. This design may not be modified without revised design by architect/engineer.
- Should other conditions be encountered, Contractor to notify the Architect in writing before proceeding with any work.
- Excavation for footing pads and other foundations shall be clean and free of water when concrete is placed and for a 24-hour period after placing.
- All vegetation and organic matter shall be removed prior to placing fill. Foundation shall bear on clean fill compacted in layers of not more than 12" in depth and 95% density as per ASTM proctor test or modified proctor test.

C) DECORATIVE CONCRETE

- A. Medallions-Precast medallion features shall be manuf. by
1. Pineapple Grove Designs 1-800-TTI-4285
2. Deco Natural Stone 308-471-0075
3. Approved equal.
- B. Flooring-Stained concrete flooring shall be installed by L. Dr. Marble 308-388-6263 (Vincent or Marc)
2. ACE Concrete 954-562-3317 (Mike)
3. Approved equal
- C. Concrete pavers shall be by Paver Systems 861-844-5202 (Gary or Lody)

SECTION 4 - MASONRY

- Mortar for all masonry work shall be a 3:1 mix by volume of sand, Portland cement and masonry cement. All mortar shall have a minimum compressive strength of 2000 P.S.I. in 28 days.
- All hollow concrete blocks shall be grade N, Type I, conforming to ASTM C-90, latest edition with revisions (concrete blocks shall be normal weight).
- Masonry bearing walls shall conform to ASTM C-90 and C-210.
- Split or ground face concrete block shall be by Tarmac phone # 861-722-8656 or Approved equal.

SECTION 5 - METALS & ANCHORING

- Reinforcing Steel:
A) All reinforcing steel with deformations shall be grade 60 and shall conform to ASTM A618 latest edition with revisions.
B) Fabrication and placement of all reinforcing steel shall comply with ACI318 (latest edition with rev.)
C) Contractor shall submit shop drawings of all cut and bent reinforcing steel provided by fabricator to the Architect for approval.
Structural Steel Members:
2. A) All structural steel shall be ASTM A-36 (min) or ASTM A-572 latest edition with revisions U. O. N. on plans or shop drawings.
3. Welding: Welding in the shop or field to be done by certified welder only and shall conform to the A. W. S. specifications latest edition with revisions.
4. Protection of Metal: Structural steel members shall have one shop coat of primer paint, if exposed, shall receive a second field paint coat as per S. F. B. C. 2807.
5. All metals used for connecting wood members shall be galvanized or stainless steel.
6. All roof joists, trusses, outriggers, beams and girders shall be secured with approved metal ties, clips clips and anchors to tie beams or bearing partitions.
B) Decorative finish metal:
All decorative metal to be brushed aluminum with clear sealer.
Provide shop drawings of all items prior to fabrication.

SECTION 6 - WOOD/PLASTICS /CARPENTRY/ MOULDINGS

- All lumber used structurally shall be identified by the grade mark of an approved under grading agency. Stress grade lumber shall be Douglas Fir #2 or better, and conform to the National Design Specifications for Stress Grade Lumber and its "Fastenings", latest edition, with 2000 P. S. I. min. fiber stress in bending and 12% or less moisture content per FBC unless otherwise noted.
- Trimming shall be done in a workmanlike manner by skilled labor.
A) All nailing shall conform to the Building Code Nailing Schedule.
B) Provide (1) 2" x 4" wood stud and 1 metal stud each side of door openings
C) Cutting of wood structural members shall be in accordance to the Building Code approval by architect or Engineer prior to cutting
- Exterior sheathing shall be 5/8" x 1/2" min. plywood. Gen. sheathing shall be 1/2" plywood.
4. Pressure treat all lumber, as per S. F. B. C. 28132 (A) in contact with masonry or concrete as per "American Wood Preserves Bureau".
5. Install all woodwork accurately with tight joints and true surfaces well sanded & free from defects.
- Provide Blocking:
A) behind all kitchen & bathroom cabinetry @ 36" AFF & 66" AFF or as required by equipment to be mounted.
1. Provide wood fire stops at wood partitions at midpoint of vertical height
2. Provide aligned and sealed true shop drawings and calculations for architect's approval.
3. All base cabinets at kitchen shall be 36" High and knee spaces shall be 30" High
4. All exterior wood used for trim, railings, or moulding shall be composite plastic material is lieu of wood as manuf. by
1. U.S. Plastic
1) Certainted 1-800-333-0569
1) HBG 1-800-264-4424
- All exterior decorative moulding shall be manuf. by Fypon, HBG, or Approved equal.

SECTION 7 - THERMAL & MOISTURE PROTECTION

INSULATION ROOF/WALLS

Caulking & Sealants

- Caulk around perimeter of all openings in exterior walls, including door frames, window frames, lowered openings around pipes, conduits, ducts and all fastenings penetrating exterior wall surfaces.
- Caulk around and provide a solid bed under all applied thresholds at exterior doors.
- Caulk around all lavatories, water closets and other plumbing fixtures.
- Caulking:
A) Caulk miscellaneous items of work incorporated into the buildings and which are indicated to be caulked, or which normally require caulking to prevent infiltration of water or air, as detailed, indicated or directed.
B) Caulking compounds shall be of composite appropriate for installation. By G.E. sealant or approved equal.
5. Provide fire stop caulking at all openings of the rated walls, between fire rated walls and structural deck above, around piping through these walls, electrical wiring penetrations and penetrations into roof trusses.
Recommended caulking Manufacturers: 1. G.E. 2. Hilti 3. Tremco 4. 3M or Approved Eq.

Roofing

- Roofing System shall be installed by licensed Roofing Contractor, Contractor shall provide a 10 years Warranty Acceptable on Installation
- Acceptable Roofing Manufacturers are as follows:
1. Johns Manville or approved equal.
* Manuf. to provide minimum 10 years Warranty
- Contractors shall submit Dade County Product Approval paperwork to Architect for review & approval prior to Remitting Installation.

SECTION 8 - DOORS, WINDOWS AND GLASS

- Contractor shall coordinate rough opening dimensions with window and door manufacturers prior to starting construction and submit shop drawings for Architect approval.
- Doors & Windows:
See Doors & Windows schedules for complete Notes and Details.
A) All exterior doors shall be HPI steel doors with HPI steel frames. Storefront doors shall be aluminum.
B) Contractor to furnish all necessary hardware items.
C) All hinges of doors opening to exterior shall have non-removable pins.
D) Hinges on exterior out-swinging doors shall have non-exposed screws.
3. Provide Door Stops on All Doors.
4. Provide Door Hooks on all bathroom stall doors.
5. Provide three (3) hinges per door (typ) - Stanley CB920 or equal or per hardware schedule.
6. All main entry and rear entry doors require keyed Dead bolt.
7. All doors and windows to have corrosion resistant hardware.
8. All operable windows to have insect screens.
9. All hardware to be stainless steel unless otherwise noted per hardware schedule.
10. Shutter all non impact resistant openings.
11. The entry door shall be considered an egress door as per FBC 1012 and impact test shall be provided.
12. All hardware by Ingersoll Rand or approved equal. See hardware schedule.
13. All glass below 36" AFF shall be tempered glass. Approved window & storefront manufacturers include but are not limited to:
1. PGT
2. Treco
3. Coconut Grove glass & mirror 305-634-3420 (William)
4. AC Glass 305-756-5878 (Rick)
14. All exit doors shall have panic hardware per hardware schedule.

SECTION 9 - FINISHES

- All exterior stucco work materials, application, moisture barrier, metal reinforcement, etc. to be applied as per manufacturers' specifications and Building Codes.
A) All stucco trim as shown around windows and doors to be done with "J" beads as per "United States Gypsum" or approved equal.
B) All stucco scratch coats shall be allowed 24 hours drying period.
- Interior Walls
A) Interior walls and ceilings shall be Gypsum drywall board, as called for in plans. Walls shall have a smooth finish UON. Allow for special finishes (i.e. knock down on walls, as called for in drawings. All interior ceilings shall have a smooth finish.
B) Standard steel studs shall be 2-1/2", 3-5/8" and 6" wide studs spaced between 16" and maximum of 24" on center specified herein and as recommended by manufacturer in accordance with thickness of drywall and fire rating requirements. Partitions systems shall be installed in strict accordance with manufacturers specifications.
3. Partitions systems are as follows:
A) Single-layer wallboard partitions shall be one-hour fire rated, consisting of 5/8" type "X" Gypsum wallboard. Screws attached to each side of studs.
B) Ceilings shall have one layer of 5/8" Gypsum wallboard screw attached to 3 1/2" metal framing strips spaced at 16" o/c where called for.
C) Moisture resistant drywall (mold resistant type) green board shall be used in all damp areas rooms and bathrooms.
D) Provide 24" high duck sheathing at base of walls/partitions.
E) Chase walls shall be fire rated as required by governing codes and shall be of width to accommodate roughing in by mechanical, plumbing, electrical, etc. work required in chases. Construct using metal furring channels or metal studs spaced to provide adequate strength. Braces furring channels across chase using 5/8" Gypsum board cross braces spaced so as to provide adequate strength and stiffness to partition.

Cabinetry

- All finished cabinet material as well as interior of all cabinets shall be 5/8" cabinet grade plywood. Plastic laminate (if req'd) shall be as manufactured by "FORMICA" or approved equal. Colors to be selected by owner / Architect.
B) Provide European type cabinet doors and accurate drawer hardware.
C) All countertops shall be 2-3/4" exterior plywood with 1/8" thick min. plastic lam. on all visible surfaces.
D) All doors shall be 5/8" thick min. plywood with 1/32" thick min. plastic lam. on all visible surfaces and edges.
E) All vertical surfaces shall be plywood with 1/32" thick min. plastic lam. on all visible surfaces.
F) All 3/4" plywood shelving shall receive 1/8" min. plastic lam. on top. Bottom & edges will receive 1/32" thick min. plastic lam.
G) Drawers: 5/8" thick, front panel shall have 1/32" thick min. plastic lam. on all visible surfaces. Interior to receive plastic back sheathing.
H) Cabinet back panel shall be 1/4" plywood fastened to cabinet framing, and shall receive plastic back sheathing.
I) Full height back splash shall be 5/8" thick min. particle board w/ 1/32" thick min. plastic lam. on all visible surfaces.
J) All counter tops to have rounded edges.
K) All wood to comply as set for chapter 29 etc.
L) All exterior wood (exposed) and/or in contact with masonry shall be pressure treated as per FBC 28132 (A) treated.
M) All structural wood shall be grade no. 2 or better (2000 psi minimum fiber stress) UON.

5. Paint Schedule: Paints and surfaces on which paints are applied are specified herein. Refer to room finish schedule and plans for interior finished surfaces.

A) Exterior Surfaces

- Stucco/ Concrete:
2 Coats - Flat Latex
- Ferrous Metal:
Touch up Shop Primed Surface:
1 Coat - Oil Alkyd Primer
2 Coats - Eggshell Alkyd Enamel
Galvanized Metal:
1 Coat - Oil Alkyd Primer for Galvanized Metal
2 Coats - Gloss Alkyd Enamel
- Wood Surfaces:
1 Coat - Oil Primer
2 Coats - Acrylic Latex Flat

B) Interior Surfaces

- Gypsum Wallboard:
1 Coat - Latex Primer Sealer
2 Coats - Flat Latex
- Block and Concrete:
1 Coat - Latex Block Filler (for concrete block areas only)
2 Coats - Flat Latex
- Ferrous Metals:
Touchup Shop Primed Surface:
1 Coat - Oil Alkyd Primer
2 Coats - Eggshell Alkyd Enamel
- Wood Trim and Doors (Paint Finish):
1 Coat - Enamel Under coat
2 Coats - Flat Alkyd Enamel or Eggshell Enamel, as selected.

6. Bathroom Finishes if not specified on drawings shall be selected by owner/ or see finish schedule.

- General Flooring if not specified on drawings shall be selected by owner/ or see finish schedule.
- Ceilings:
A) Drywall Ceilings shall be smooth finish and painted. - See details for proper construction.
- Interior finish of walls and ceiling shall be class a/b, or c (NFPA 101-21-3.21) Provide category B finish were required by final finish to be installed.
- All bath room floors and base shall be impervious materials as per FBC 1402.2b

SECTION 10 - SPECIALTIES: TOILET PARTITIONS/TOILET ACCESSORIES & RESTROOM SIGNAGE

- All toilet partitions and urinal screens to be solid phenolic core with A) Formica or trepa laminate sheets as selected by architect
B) Floor std.
C) Provide shop drawings including fabrication & installation of assemblies and screen attachments include layout plan, elevations, construction sections, panel details, and required attachment to adj. construction.
D) Submit samples of panel material and thickness for each color & finish indicated.
E) Provide manufacturing standard maintenance kit, including special tools for adjustment hardware.
F) Provide product data for toilet compartments and screens indicated. Include material descriptions, color charts, hardware information, construction & anchoring details component of fabrication and installation requirements
G) For toilets compartments contact Prospec 301-666-1076
- BABY CHANGING STATIONS-SURFACE MOUNTED-VERTICAL OR HORIZONTAL UNITS AS MANUF. BY
Approved manufacturers: A) Koala 1800 1-800-385-6252
B) Broca 1800 1-800-92-5771
C) to be installed in ADA stalls and installed per ADA req. and located as to not interfere with stall door.
- Mirrors to have polished edges uon
- Restroom signage provide 5"x8" ADA approved. Signs & Urinal sign with braille lettering mounted at 5'-0" AFF or per ADA
- Soap dispensers-Technical Concepts 408330 "ONE SHOT DISPENSER". Contact 954-931-0320 or 800-278-6206

SECTION 15 - MECHANICAL

A) PLUMBING

- Bathroom fixtures to be as selected by owner unless specified on plans.
- All fixtures and accessories to be manuf. by Toto, American Standard, Kohler, or Approved Eq. as specified on plans.
- See Engineering Drawings for Specifications Required not listed on architectural plans.
- All Plumbing Fixtures shall comply with the F.B.C. table 46R2 (2000)
- Water fountains shall be mounted at accessible heights.

B) A/C

- All round or decorative A/C grille and diffusers shall be manuf. by Betho contact local distributor Core-Air 954-486-4300 or Approved Eq.
- For restaurants all thermostats in seating areas shall have remote sensors and housew back to managers office
- Water heater shall be immediate start up. Water heaters shall have min 5 years manuf. warranty and 1 year installation warranty. See plumbing drgs. for specification/installation.
- A/C units shall be manuf. by Rheem, Trane, Lennox or approved equal
- Hoods shall be manuf. by captive air or Approved Equal Contact Prospec at 954-936-5544

C) FIRE PROTECTION

- Provide two 2A10BC fire extinguishers in restaurant
- Provide one type K fire extinguisher in kitchen
- Fire extinguishers - provide 1 each 2500 sq. ft.

SECTION 16 - ELECTRICAL

- See Engineering Drawings for Specifications Required not listed on architectural plans.
- For all light fixtures not specified, provide an allowance of \$1000.00 per fixture, not including installation. See bid form fixture breakdown.
- All light fixtures not specified on plans by engineer to be selected by owner w/Architect/Engineer
- Exit signs shall be green LED. (typ)
- P.O.B. systems shall house run into office
- See drawings for interior neon signage.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: 10
ZONING: DM-2-1-004
MAR 15 2006

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE:
PRELIMINARY
☐ HISTORIC PRESERV. B.
☐ DESIGN REVIEW BOARD
☒ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET
DATE: 02/21/06

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ARL SKLAR
LICENSE # 91475

REVISIONS

INTERIOR RENOVATION FOR:
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MIAMI BEACH, FLORIDA 33139

DRAWN BY:
C.F.
CHECKED BY:
ARI SKLAR

GENERAL
NOTES

A-4

PROJECT# 05-115

DATE: 02/21/06

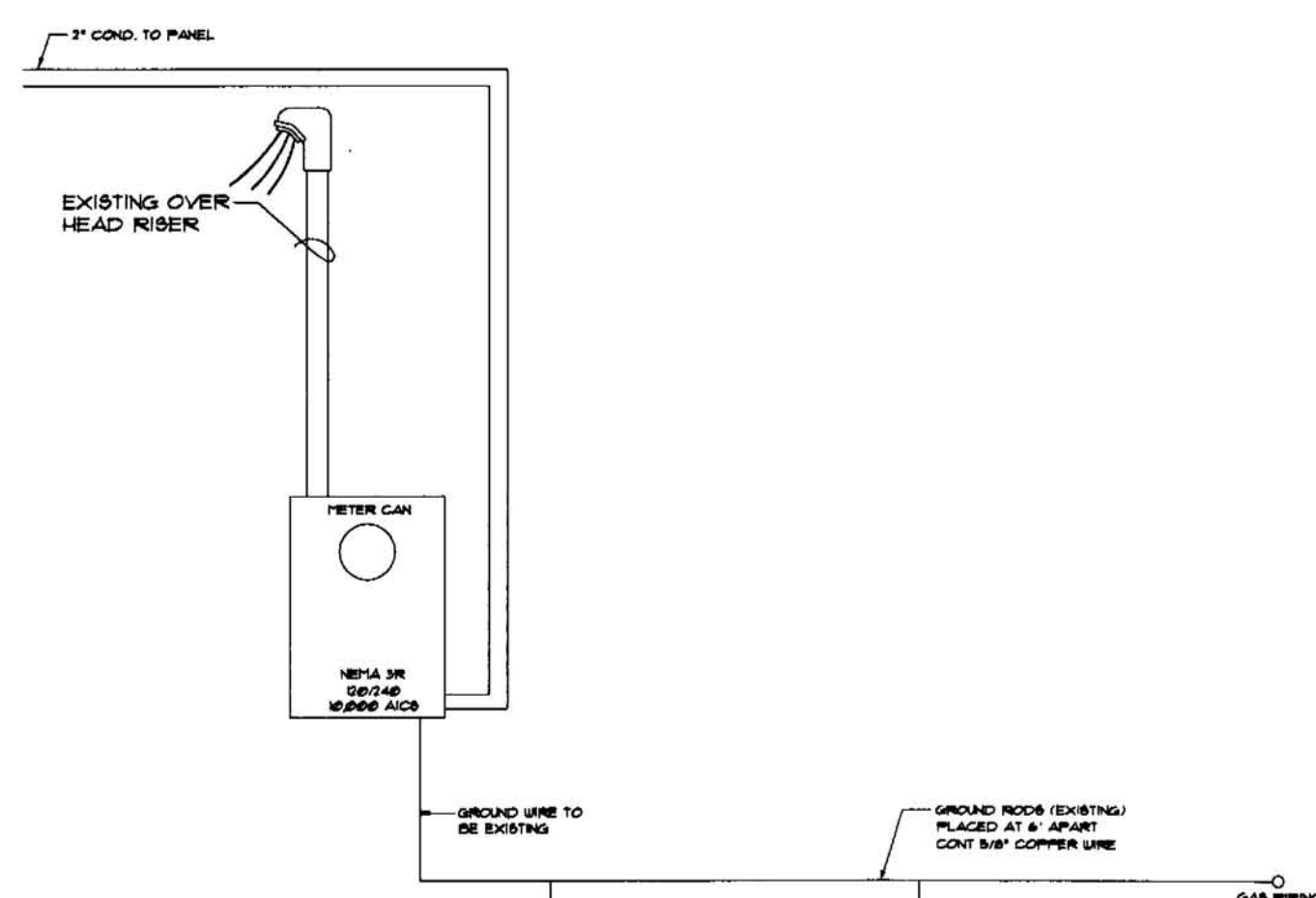
1. General
 - A. All work performed under this contract shall comply with all national, state and local codes having jurisdiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by this contractor without additional charge.
 - B. Drawings: Refer to all drawings for coordination of the electrical 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 minimum of one year for material and labor.
2. Contractor is directed to review the building plans and specifications for limitations of constructions, identifications of materials and products, definition of workmanship. This contractor shall include his bid proposal all cost necessary for a complete and operational installation and shall exist the job site prior to a bid date.

4. All required insurance shall be provided for protection against public liability and property damage for duration of the work.
5. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The electrical contractor shall be responsible to furnish and install all items for a complete electrical system and provide all requirements necessary for equipment to be placed in proper working order.
6. Electrical contractor shall not scale drawings. Contractor shall refer to architectural plans and specifications for exact locations of all equipment unless otherwise noted.
7. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, unless otherwise noted.
8. Electrical contractor shall verify all equipment, materials, conditions, locations, dimensions and counts as shown and/or noted on the drawings. This shall include any and all fabrications prior to installations.
9. As a minimum, all equipment shall meet applicable standards, for the type of electrical work intended use of the following:
 - a. American National Standards Institute (ASTM).
 - b. Illuminating Engineers Society (IES).
 - c. American Society for Testing and Materials (ASTM).
 - d. National Electrical Manufacturers Association (NEMA).
10. Note: These standards are subordinate to codes, and standards set by UL.
11. All electrical equipment, devices, wires, ect. shall be listed for the intended use, with Underwriter laboratories, Inc. (UL), where standards have been established by UL.



























3. Where more than one device is indicated at any location, these shall be ganged under one common cover plate.
4. Contractor shall coordinate with electric and telephone utility for service entrance location and any other requirements.
5. All connections to ground rods shall be made with UL approved method connections, unless noted otherwise.
6. Provide a fuse holder and fuse in the primary side of each ungrounded conductor for all ballasts.

18. Contractor shall guarantee all materials and workmanship free from defects for a period of not less than (1) year from date of acceptance, unless indicated of specified otherwise.
19. Correction of any defects shall be completed without additional charge and shall include replacement or repair of any other phase of the installation which may have been damaged thereby.
20. Electrical contractor shall provide temporary service for use of all trades as required for construction.
21. Temporary wiring to be removed by electrical contractor.
22. Electrical contractor shall verify requirements, exact location and type or outlet for all electrical fixtures, appliances and equipment.
23. Show drawings: Coordinate with owner or architect.
24. All wiring to be installed in accordance with the TH4U, TH4H, TH4N, and TH4L, TH4H, TH4N for branch circuits and type TH4U, TH4H for main feeders or as specified.
25. Design is based on TH4N wire.
26. Wire ways shall be sized as required, per NEC, unless otherwise noted.
27. All feeder, subfeeder and branch circuits shall be properly phase balanced.
28. All conductors shall be in conduits. All conduits shall be intermediate (IMC) or rigid galvanized steel (RGS) except that:
 - (a) poly vinyl chloride (PVC) conduits may be used in concrete slabs at underground providing elbows and riser are (b) electrical metallic tubing (EMT) may be used in or on walls or ceilings where not subject to mechanical damage, damp conditions or corrosive conditions; (c) liquid tight, flexible conduits where required; (d) flexible metallic conduits where required in dry locations. All conduit hazardous areas (per NEC) shall meet the requirements of NEC Chapter 50.

30. Electrical contractor shall verify circuit protective device rating for equipment prior to construction.
31. Provide fuses recommended by equipment manufacturer.
32. Remove and install disconnect switches and wiring for air conditioning equipment in accordance with manufacturer's instructions. Controls are to be supplied by air conditioning contractors.
33. Install power and control wiring and required control components for all air conditioning systems as shown on these drawings and per other applicable drawings/instructions as per A/C drawings.
34. Electrical contractor to run control wires for HVAC system as per HVAC drawings.
35. No conduits to be run in ductwork.
36. All electrical wiring must be in conduit (Romex, etc.) as permitted under the applicable permission is obtained from owner or local inspector.



RISER DIAGRAM

ELECTRICAL LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION
	INCANDESCENT CEILING LIGHT		THERMOSTAT
	WALL SCONCE		SINGLE POLE SWITCH
	INCANDESCENT WALL LIGHT (EXT.)		DOUBLE POLE SWITCH
	LIGHTS INBED IN FOOT RAIL		ISOLATED COMPUTER CIRCUIT WITH ISOLATED GROUND
	220 V RECEPT		ISOLATED APPLIANCE RECEPT.
	TRACK LIGHT		DUPLEX WEATHERPROOF OUTLET
	CEILING FAN		DUPLEX OUTLET
	RECESSED EXTRACTOR FAN		GFI OUTLET
	4" PIN RECESSED LIGHTS		DISTRIBUTION PANEL
	TELEPHONE JACK		TELEVISION JACK
	EXIT SIGN W/ BATTERY BACKUP		NETWORK CONNECTION
	SMOKE DETECTOR W/ BATTERY BACKUP TO INTERCONNECT		TELE. CABLE, NETWORK, INTERCOM
	FLUORESCENT LIGHT FIXTURE		JUNCTION BOX

TYPE ITE
SERVICE
VOLTAGE
MOUNTING

1P
120/240
WALL

(EXISTING)
PANEL
LOCATION WALL

MAIN BUS
MAIN TRANS
FED BY: 1200 AMP
A.I.C. 100000

BATH	DESCRIPTION	LINE	BRK	CN	BRK	DESCRIPTION	BATH
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
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11	11	11	11	11	11	11	11
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43	43	43	43	43	43	43	43
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46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49
50							

SUB-TOTAL

SUB-TOTAL

3000 CORN LOAD BASED ON HVAC IN HTG MODE 10000

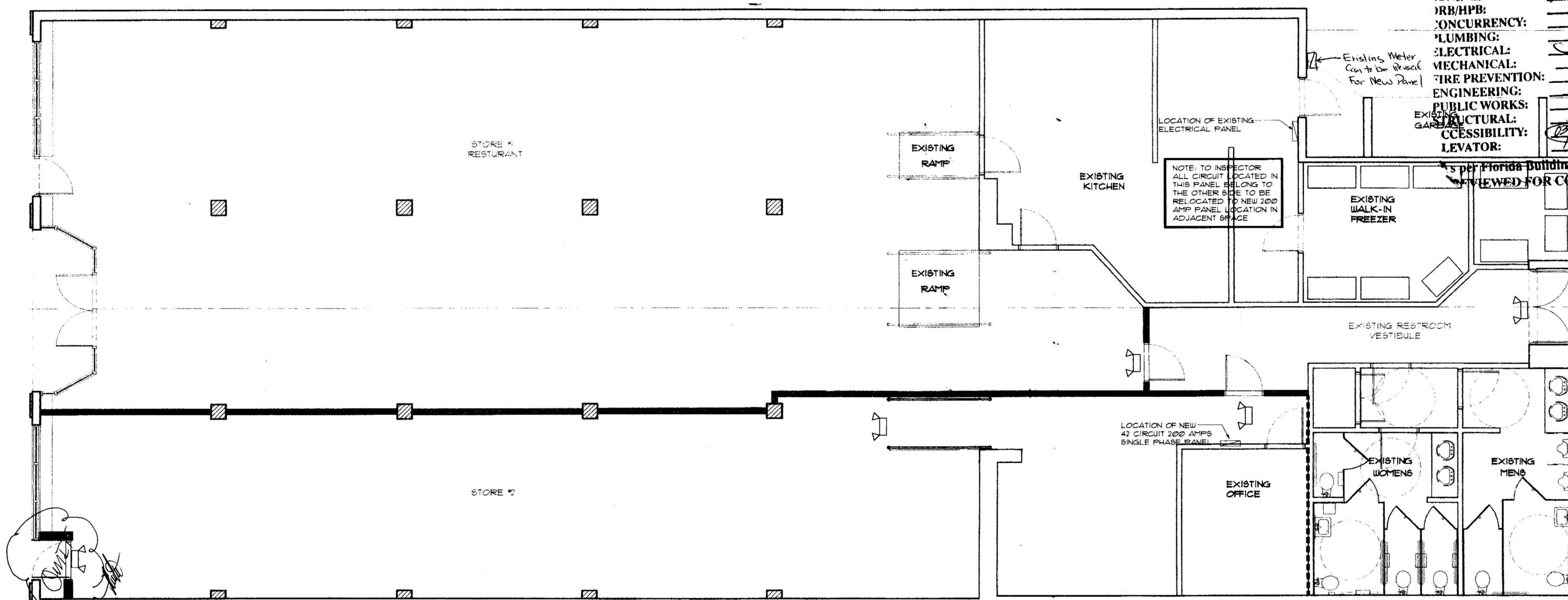
LOAD CALC: HVAC = 1000 / 5500
RES: 10000 / 10000
BEST CASE 10000

DEMAND LOAD W/ 230V 240 VOLTS 1 600 AMP
FEEDER 3 300 THRU 17 COND

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

UILDING:
ONING:
RB/HPB:
ONCURRENCY:
LUMBING:
ELECTRICAL:
MECHANICAL:
TIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
CESSIBILITY:
LEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE



ELECTRICAL FLOOR PLAN

1

P.E. #038398

Edward A.
LANDERS, P.E.

1

ELECTRICAL IMPROVEMENTS
413-15 WASHINGTON AVE
1200 WEST AVE UNIT# 326
MIAMI BEACH FLORIDA 33139

NAME	RUSTY
DATE	3/9/00
TIME	SIMONE

E-1