

PROJECT DIRECTORY

OWNER: 534 WASHINGTON LLC

ADDRESS: 534 WASHINGTON AVE  
MIAMI BEACH, FL 33139

ENGINEER: JOSE ANTONIO MENDEZ  
P.E. No. 53288  
MENDEZ PROFESSIONAL ENGINEERING CORP.  
1385 CORAL WAY # 203, MIAMI, FL 33145  
Phone: 305-854-9824

CODE SUMMARY

PROPERTY INFORMATION:

- POLIO: 02-1223-000-1220
- PROPERTY ADDRESS: 534 WASHINGTON AVE  
Miami Beach,  
FL 33139-0004
- PRIMARY ZONE: 0200 COMMERCIAL
- PRIMARY LAND USE: 0201 HOTEL OR MOTEL ;  
HOTEL RESIDENTIAL
- LIVING UNITS: 50 UNITS
- ADJUSTED AREA: 14,500 Sq.Ft
- LOT SIZE: 11,500 Sq.Ft
- YEAR BUILT: 1999

LEGAL DESCRIPTION:

3-4 54 42 34 63 42  
OCEAN BEACH ADD NO 3 PB 2-31  
LOT 4 BLK 42  
OR 19913-2223 0001 1

PLANNING AND ZONING INFORMATION:

Community Development District: NONE  
Community Redevelopment Area: NONE  
Empowerment Zone: NONE  
Enterprise Zone: MIAMI BEACH  
Urban Development: INSIDE URBAN DEVELOPMENT  
BOUNDARY  
Zoning Code: CPC-2 -  
Existing Land Use: 200 - TRANSIENT-RESIDENTIAL  
(HOTEL-MOTEL)

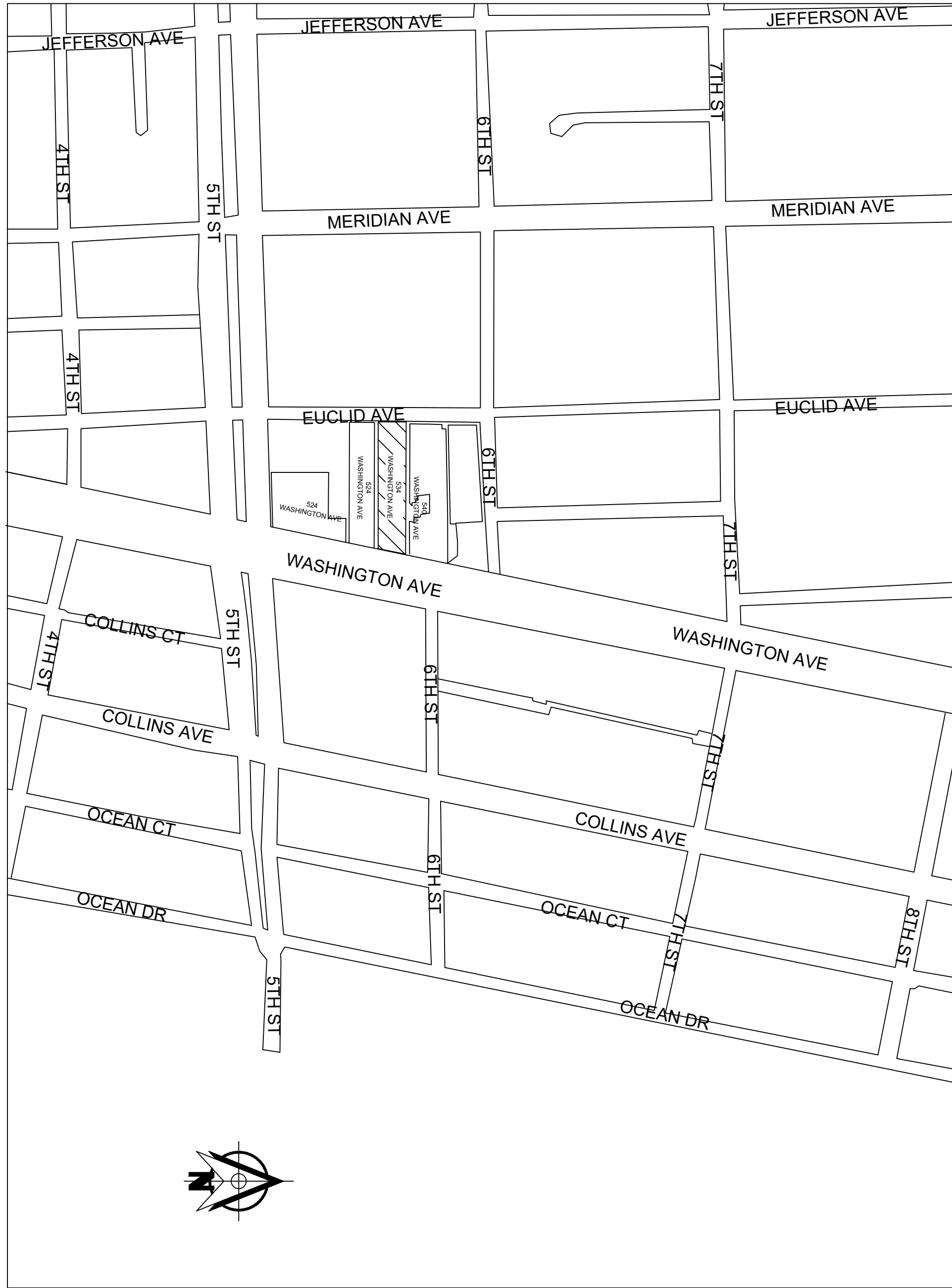
CODES:

- 2014 FLORIDA BUILDING CODE
- 2014 FLORIDA BUILDING CODE-RESIDENTIAL
- 2014 FLORIDA PLUMBING CODE
- 2014 FLORIDA MECHANICAL CODE
- 2014 FLORIDA ELECTRICAL CODE
- 2014 FLORIDA ENERGY CODE

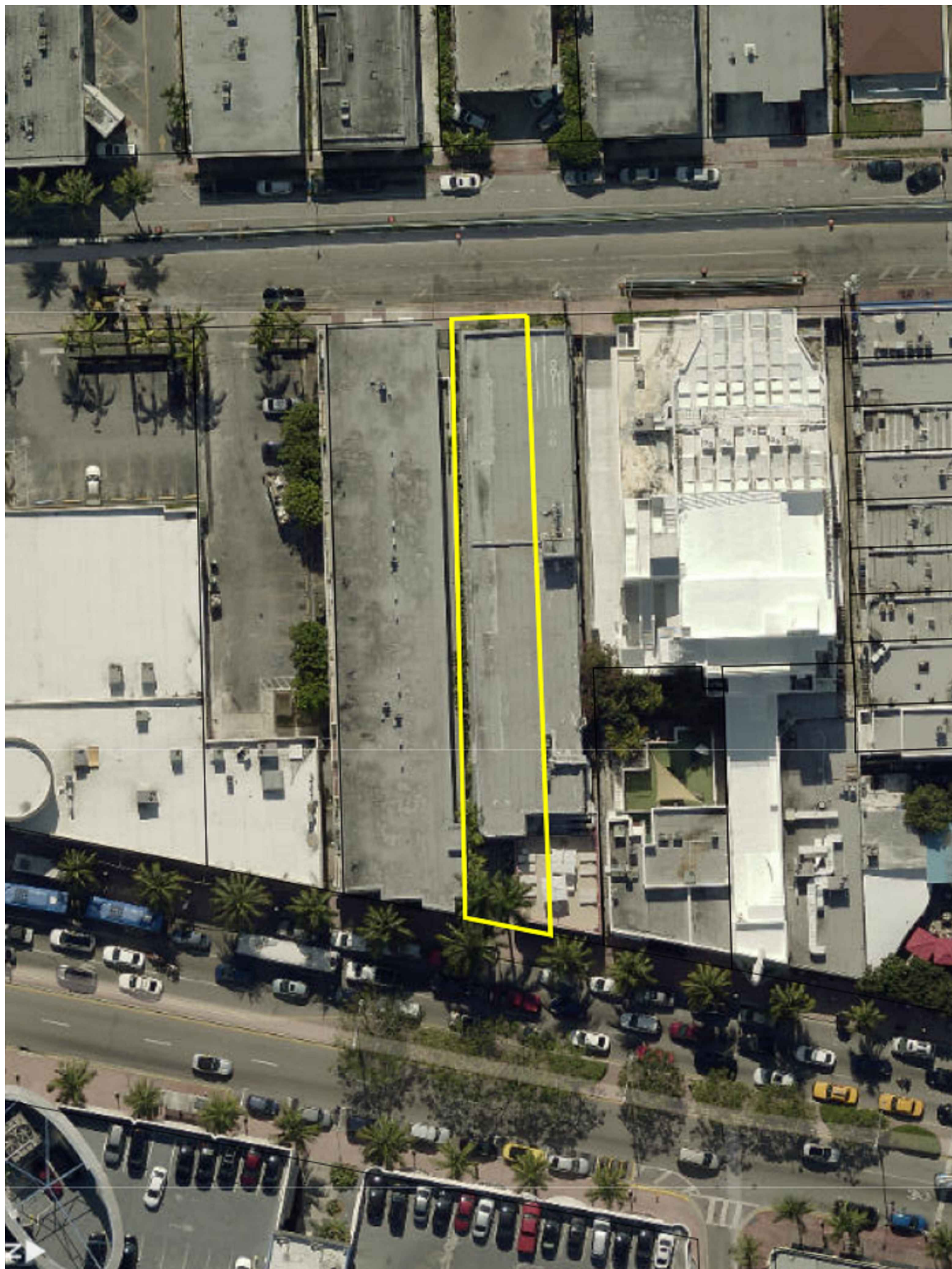
SCOPE OF WORK:

THE HOTEL IS SERVED BY A 600 AMPS 120/240/1PH  
ELECTRICAL SERVICE (SEE RISER).  
REPLACING OF EXISTING 48 (FORTY EIGHT) AS WALL  
UNIT SERVING GUEST ROOMS (ROOM SHADDED AREA)  
WITH HIGH EFFICIENCY HIRISPLY SYSTEMS. THE  
COMPRESSOR OUTDOORS WILL FED FROM THE SAME  
CIRCUITS HUBBERS SERVING THE REMOVED UNITS.  
THE AHU-1 IS FED THRU THE COMPRESSOR WITH  
LOAD VOLTAGE TYPE CONTROLS.  
NEW ELECTRICAL LOAD CALCULATIONS ARE  
SUBMITTED TO DEMONSTRATE THE ADEQUACY OF  
THE EXISTING DIST. RISER TO THE NEW  
CONDITIONS.

PROJECT LOCATION PLAN



VINICITY MAP



CONTACT INFORMATION

PROJECT UTILITIES  
& DEPARTMENTS

**POWER COMPANY:**  
FLORIDA POWER & LIGHT COMPANY  
P.O. Box 025576  
Miami, FL 33102  
P: 305.552.3637

**GAS COMPANY:**  
TECO PEOPLE'S GAS  
P: 305.940.0139

**D.E.R.M. ENVIRONMENTAL MATTERS:**  
MIAMI-DADE DEPT. OF HEALTH  
1725 NW 167 St  
Miami, FL 33056  
P: 305.623.3570  
P: 305.623.3500 Water

MIAMI-DADE WATER AND SEWER DEPT.  
3575 South LeJeune Road  
Miami, FL 33233  
P: 305.665.7471

**IMPACT FEES:**  
MIAMI-DADE PERMITTING AND INSPECTION  
CENTER IMPACT FEE SECTION  
11805 SW 26th St. (Coral Way)  
P: 786.315.2670

**PUBLIC WORKS MATTERS:**  
MIAMI BEACH PUBLIC WORKS DEPARTMENT  
451 Dade Blvd,  
Miami Beach, FL 33140  
P: (305) 673-7620

**BUILDING CONSTRUCTION MATTERS:**  
CITY OF MIAMI BEACH  
1700 Convention Center Dr,  
Miami Beach, FL 33139  
P: (305) 673-7610

**FIRE CODE MATTERS:**  
MIAMI BEACH FIRE RESCUE DEPT  
1701 Meridian Ave #201,  
Miami Beach, FL 33139  
P: (305) 673-7123  
**TELEPHONE COMPANY:**  
Bell South  
New Business  
7760 N.W. 50th Street  
Miami, FL 33166  
P: 305.780.2800

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE—EDITION 2014 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

SHEET INDEX

A-100 BUILDING DATA LOCATION PLAN

A-101 SITE PLAN

A-102 ELEVATIONS PLAN

A-103 ELEVATIONS PLAN

M-1 MECHANICAL SECOND FLOOR PLAN

M-2 MECHANICAL DETAILS PLAN

E-1 ELECTRICAL SECOND FLOOR PLAN

E-2 ELECTRICAL NOTES AND PANELS PLAN

E-3 ELECTRICAL RISER AND PANELS PLAN

BUILDING DATA LOCATION PLAN

FASHION BOUTIQUE HOTEL  
Miami, FL 33139

REVISIONS	BY
CMB 10/25/17	

FASHION BOUTIQUE HOTEL  
534 WASHINGTON AVE  
MIAMI BEACH, FL 33139

Mendez Professional Engineering Corp.  
1385 CORAL WAY SUITE 203  
MIAMI, FL 33145  
Phone: (305) 854 9824



P.E. No 53288  
Jose Antonio Mendez,  
Professional Engineer  
1385 Coral Way Suite #203  
Miami, FL 33145  
PH: (305) 854-9824  
FAX: (305) 856-1797  
josea118@aol.com

Date
Scale AS NOTED
Drawn
Proj.
Drawing

A-100