Operations Plan

Temporary Private School

Image by Shulman + Associates

420 Jefferson Avenue

Miami Beach, FL 33139

Table of Contents

CONCEPT

The vision is to bring a world-class private school to the City of Miami Beach. This is a temporary location, while a permanent location is being constructed. The curriculum will combine a variety of schools of thought for project based learning, including traditional, Montessori, STEM, and languages. This will truly be a school for the families of South of Fifth neighborhood. Currently, families with young children must travel north of 5th Street, to Fisher Island, or leave Miami Beach for their child to attend a private school. The proposed location is strategically located between a residential neighborhood, businesses, and offices. The property, and proposed design, will foster a safe environment for growth and development of the child.

The school will be the entire third-floor of the existing office building. A portion of the ground floor parking lot will be repurposed with a custom outdoor play area. The school will effectively utilize the previous office space with a wellness room, quiet space, technology room, arts & crafts work room, and a library.

STUDENT CAPACITY

The temporary school will have a limited enrollment of ten (10) to fifteen (15) students. This is a temporary location for the students, while a larger, long-term site is constructed. The ages of the students will be between four (4) and six (6) years old.

DROP-OFF/ PICK-UP

The hours of operation will be between 7:00 AM and 3:00 PM. Although, classes will not begin until 9:00 AM. This intentionally permits sufficient drop-off and pick-up time. Students will be permitted to arrive between 7:00 AM and 9:00 AM, and pick-up will being at 1:00 PM.

Drop-off and pick-up will occur entirely within the private, gated parking lot. Parents have the option to drop-off and pick-up the students under the existing structure within five (5) designated spaces or park in one of the on-site parking spaces and walk their child to the third-floor. All vehicular traffic will enter from Jefferson Avenue and exit onto 4th Street. Due to the limited number of students, large drop-off and pick-up time frames, and number of available parking spaces, there will be no vehicle queuing onto the abutting roadways. Additionally, as the school is located in close proximity to a variety of residential and business uses, the expectation is that the majority of parents and guardians will bike and walk to drop-off and pick-up the children.

STAFFING

Due to the temporary nature of the school at this location and limited number of students, the staff will be composed as follows:

- Two (2) full-time teachers
- One (1) full-time school administrator
- One to two (1-2) part-time staff members

ACCESS & SECURITY

Access to the third-floor will be restricted during the school hours, and limited to the stairs and lobby entrance area. Drop-off and pick-up will be strictly located within the gated parking lot. Parents and guardians will be provided access to the property through the mechanical gate on Jefferson Avenue. Staff will have secured access between the main common area and lobby area with a keycard or fingerprint, as well as to the play area on the ground floor. The third-floor and ground floor play area will be equipped with video surveillance throughout.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses:

All deliveries and refuse will occur within four (4) designated parking spots within the private parking lot. Deliveries will only be accepted between the hours of 7:00 AM to 5:00 PM. Due to the nature of the use as a modestly sized school, the quantity and frequencies of deliveries will be limited. Refuse will take place during the City's regularly scheduled times for this property.

Kimley»Horn

MEMORANDUM

To: Firat Akcay
City of Miami Beach

Cc: Josiel Ferrer-Diaz, E.I., City of Miami Beach

From: Adrian K. Dabkowski, P.E., PTOE
Cory D. Dorman, P.E.

Date: April 16, 2019

Subject: 224 2nd Street
Interim Pre-School Operations

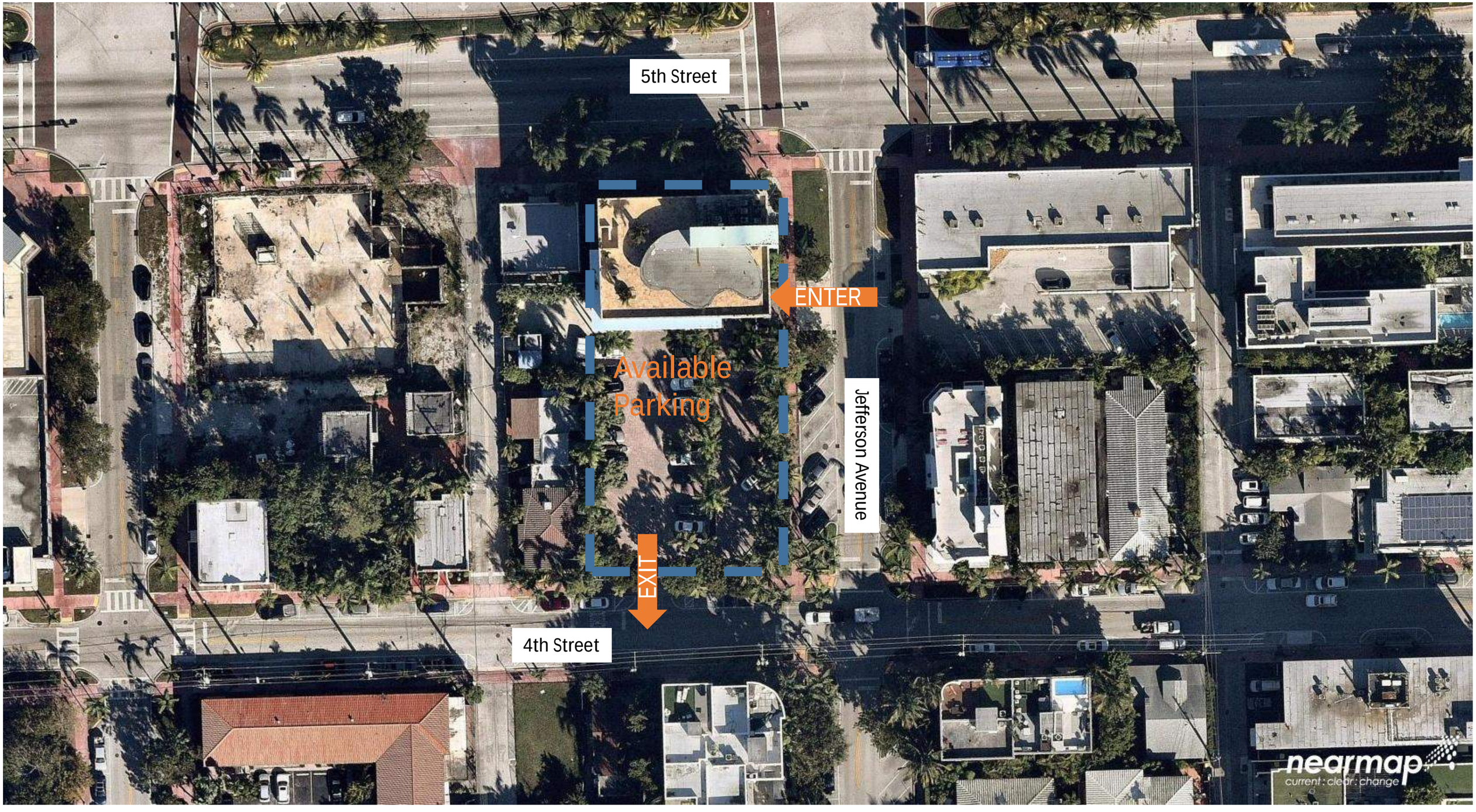
The purpose of this memorandum is to summarize the operations of the interim pre-school location proposed as part of the 224 2nd Street redevelopment in Miami Beach, Florida. The proposed interim pre-school will temporarily be located at 420 Jefferson Avenue in Miami Beach, Florida. A location map, existing site plan, and existing site photos are included in Attachment A. The site is currently occupied by an existing office building with 47 parking spaces. The proposed interim pre-school will be a tenant at the interim location for one (1) year and operate with a maximum enrollment of ten (10) students from four (4) to six (6) years of age.

The proposed interim pre-school is expected to operate from 7:00 A.M. to 3:00 P.M. Note that the pre-school will operate with a student arrival drop-off and dismissal pick-up range rather than a specific arrival and dismissal time. This is expected to allow parents and guardians the flexibility to drop-off and pick-up students based on their schedule. The morning arrival drop-off period is expected to be from 7:00 A.M. to 9:00 A.M. and the afternoon dismissal pick-up period is expected to be between 1:00 P.M. to 3:00 P.M. Please note that other tenants at the existing office building typically arrive after 9:00 A.M. and depart after 3:00 P.M. The on-site parking spaces provided as part of the existing office building will be utilized for student drop-off/pick-up operations and access to the site will be provided by a proximity card and/or key-fob. Vehicle are expected to enter the site from Jefferson Avenue just south of 5th Street and exit the site onto 4th Street just west of Jefferson Avenue.

K:\FTL_TPTO\143038000-224 2nd Street\correspondence\memo\04 16 19 224 2nd Street Interim Pre-School Operations Memo.docx

Attachment A

Interim Pre-School Location Map and Photos


5th Street
ENTER
Available
Parking
Jefferson Avenue
EXIT
4th Street
nearmap
current : clear : change

Site Improvements

420 Jefferson Avenue
Miami Beach, FL 33139

KEYS + SYMBOLS

(dimension string)

(face to face)

(center to center)

DIMENSION STRING

COLUMN OR BEARING WALL CENTERLINE

PARTITION TYPE

DOOR NUMBER

ROOM NAME AND NUMBER

SECTION CUT

CEILING TAG

REVISION KEY

EXTERIOR ELEVATION TAG

INTERIOR ELEVATION TAG

DETAIL BUBBLE

KEYNOTE REFERENCE

PAINT COLOR KEY

FLOOR MATERIAL TRANSITION

ABBREVIATIONS

PROJECT DATA

GENERAL DATA

PROJECT SUMMARY	THIS PROJECT CONSIST OF LOBBY AND SITE IMPROVEMENTS AT EXISTING BUILDING.
DESCRIPTION OF BUILDING	EXISTING 4 STORY WITH PENTHOUSE CONCRETE BLOCK AND STUCCO BUILDING
TOTAL AREA OF WORK	LOBBY NET FLOOR AREA- 460 S.F. NET TOTAL- 460 S.F. NET
PROJECT LOCATION	420 JEFFERSON MIAMI BEACH, FLORIDA
PROPOSED NEW CONSTRUCTION:	ENCLOSURE OF 460 S.F. LOBBY AREA AND EXTENSION OF EXISTING PARKING SURFACE AND SITE WALL.

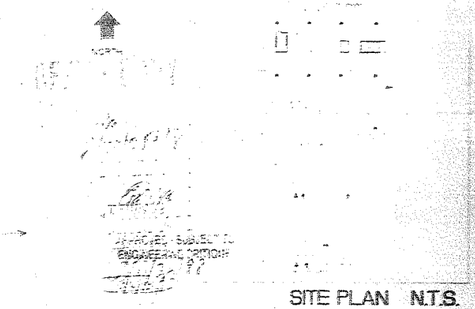
LOT AREA:	21,275 S.F.
LEGAL DESCRIPTION:	LOT 3,4,5 & BLOCK 83
CLASSIFICATION:	CPS 2
USE/OCCUPANCY:	GROUP G BUSINESS

ZONING

	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.:	2.0		
MIN. LOT AREA:	6,000 S.F.	21,275 S.F.	21,275 S.F.
MIN. LOT WIDTH:	50	50	50
MIN. APART. SIZE	NA	NA	NA
AVERAGE APART. SIZE	NA	NA	NA
MAX. BLDG. HEIGHT:	75	66	66
SETBACKS			
FRONT	0	0	0
STREET SIDE	0	5	5
INTERIOR SIDE	0	5	5
REAR	5	5	5
PARKING			
GROSS PARKING-	39 (1 space /400s.f.)	29 spaces	47 spaces
PARKING CREDIT-	NA	NA	NA

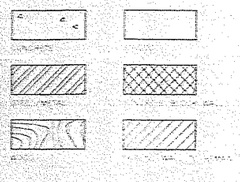
LEGAL DESCRIPTION
THE EAST 95 FEET, LESS THE NORTH 5 FEET OF LOT 3, ALL OF LOT 4 AND THE EAST 100 FEET OF LOTS 5 AND 6, BLOCK 83, OCEAN BEACH FLA. ADDITION NO 3, A SUBDIVISION RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

INDEX



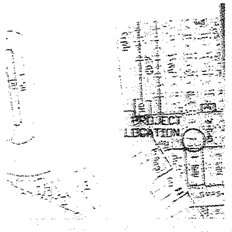
SITE PLAN N.T.S.

MATERIALS

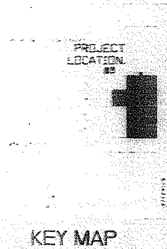


Code Having Jurisdiction:

South Florida Building Code
Local Governing Agency:
City of Miami Beach
N.F.P.A. 101
National Electrical Code



LOCATION MAP



KEY MAP

Architect
STA Architectural Group
3526 North Miami Avenue
Miami, Florida 33127
t: 305.571.1811

Owner
Mau Mau Corporation
420 Jefferson Avenue
Miami Beach, Florida 331
t: 305.534.4330

MEP ENGINEER
Energy Sciences Inc.
6 Palermo Avenue
Suite 201
Coral Gables, Florida 33134
t: 305.448.8826

CONTRACTOR
Camp Development
3616 NE 2nd Avenue
Miami, Florida 33137
t: 305.576.8200

Job No. 9811.2
October 6, 1998
Permit Documents

S T A Architectural Group

JEFFERSON

5TH STREET

4TH STREET

ALLEY

H.C. #1

H.C. #2

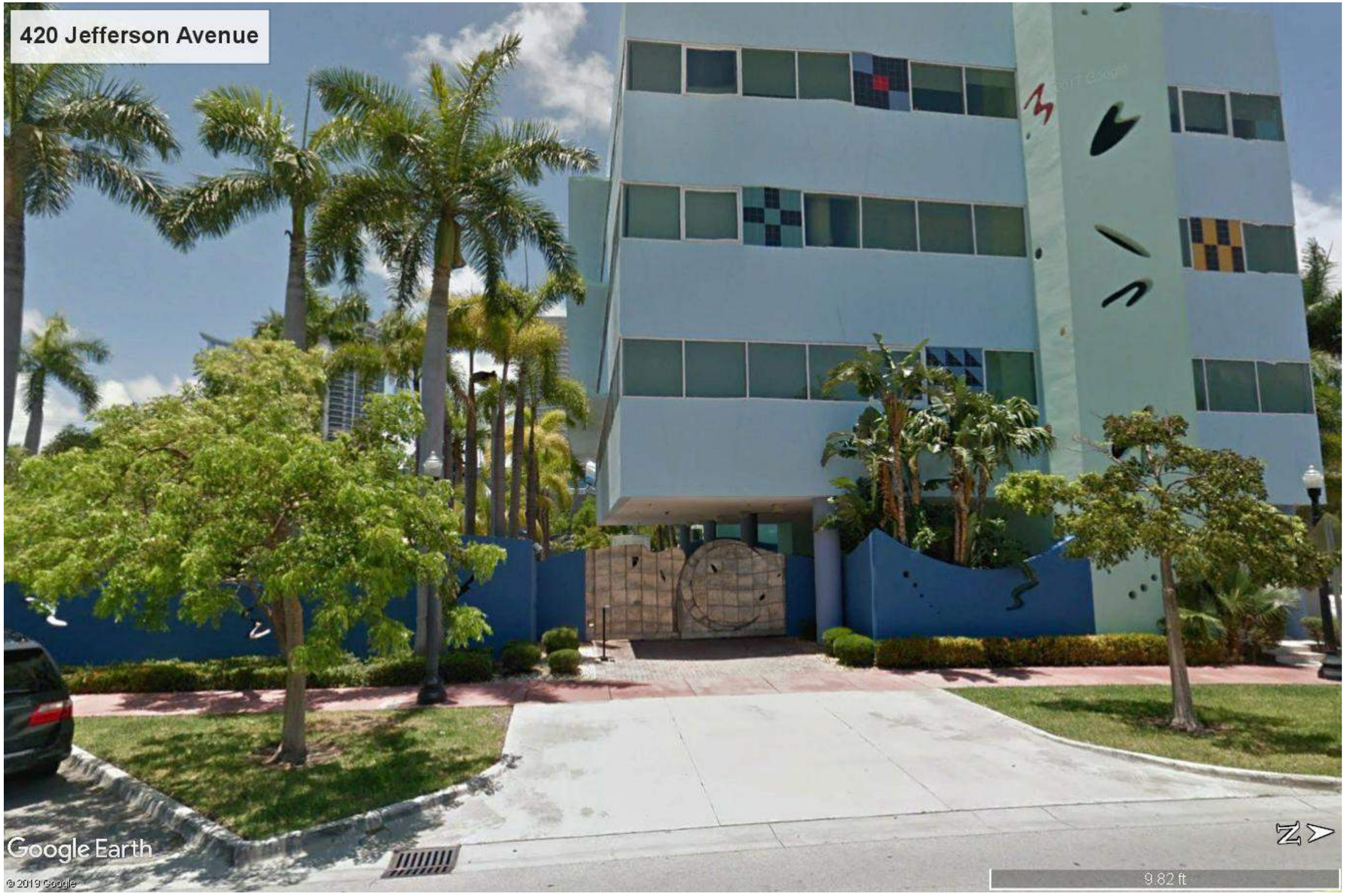
STA

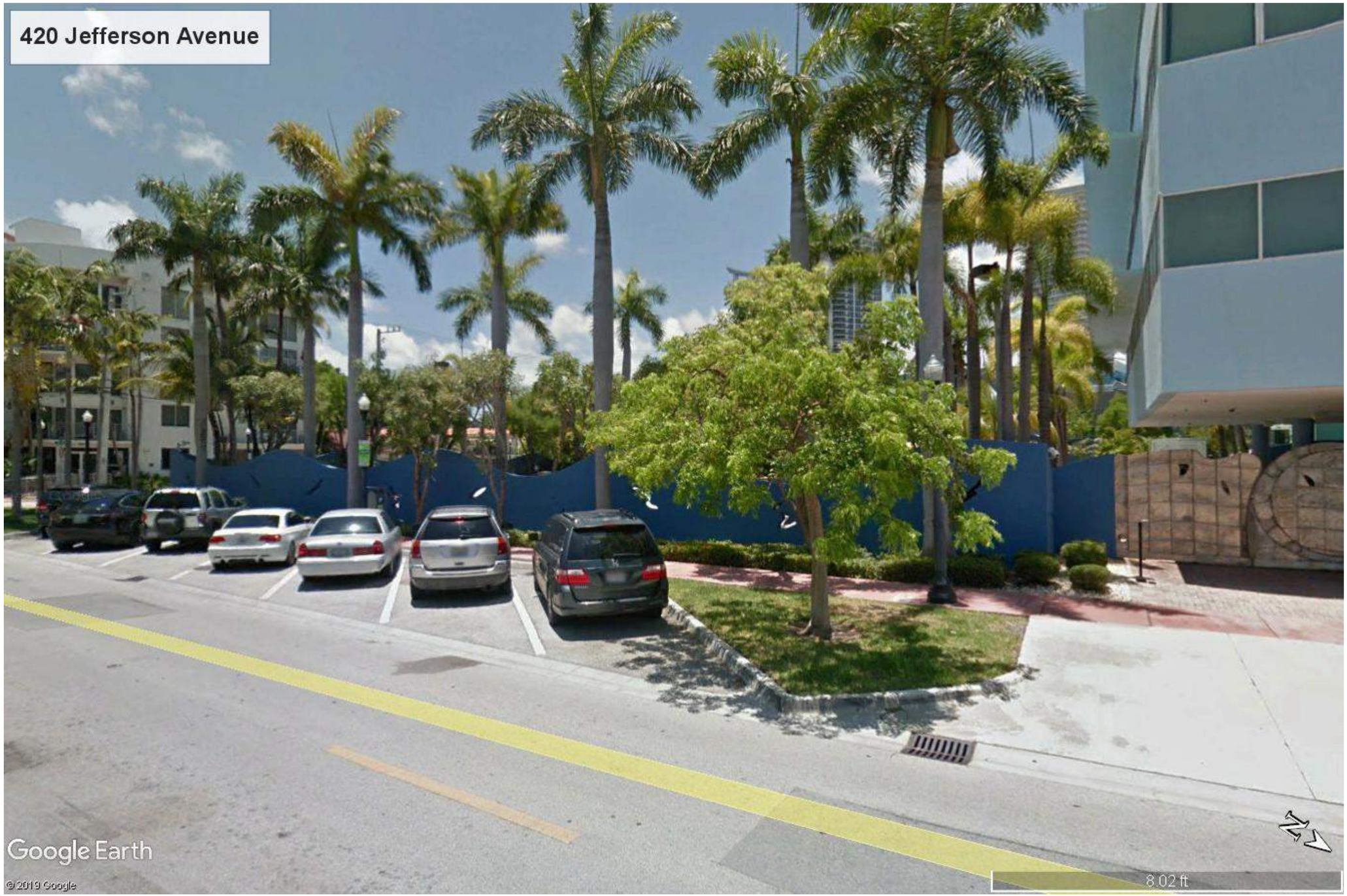
Site Improvements

420 Jefferson Avenue
Miami Beach, Florida

Landscape Plan

420 Jefferson Avenue


420 Jefferson Avenue
Google Earth
© 2019 Google
9.82 ft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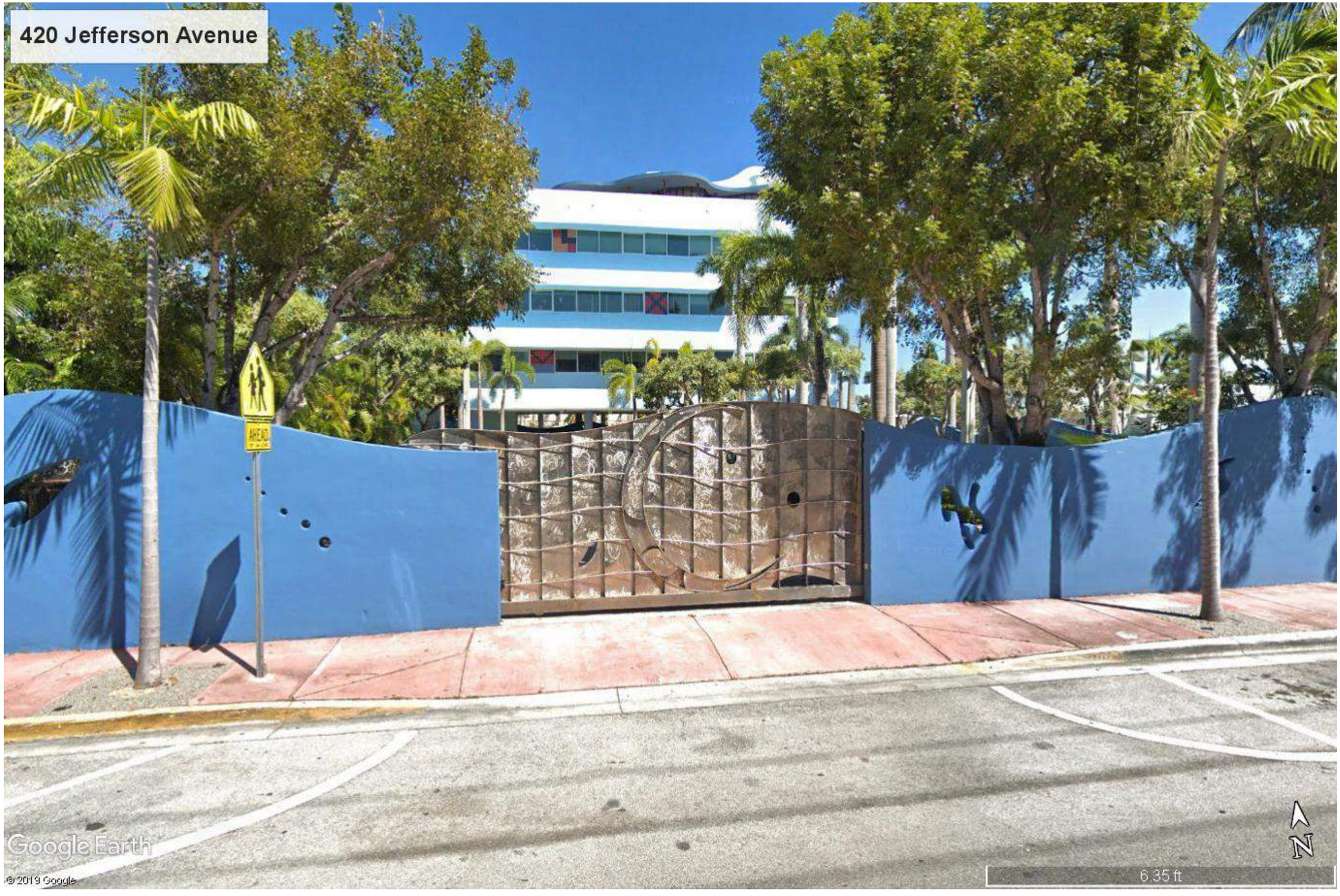
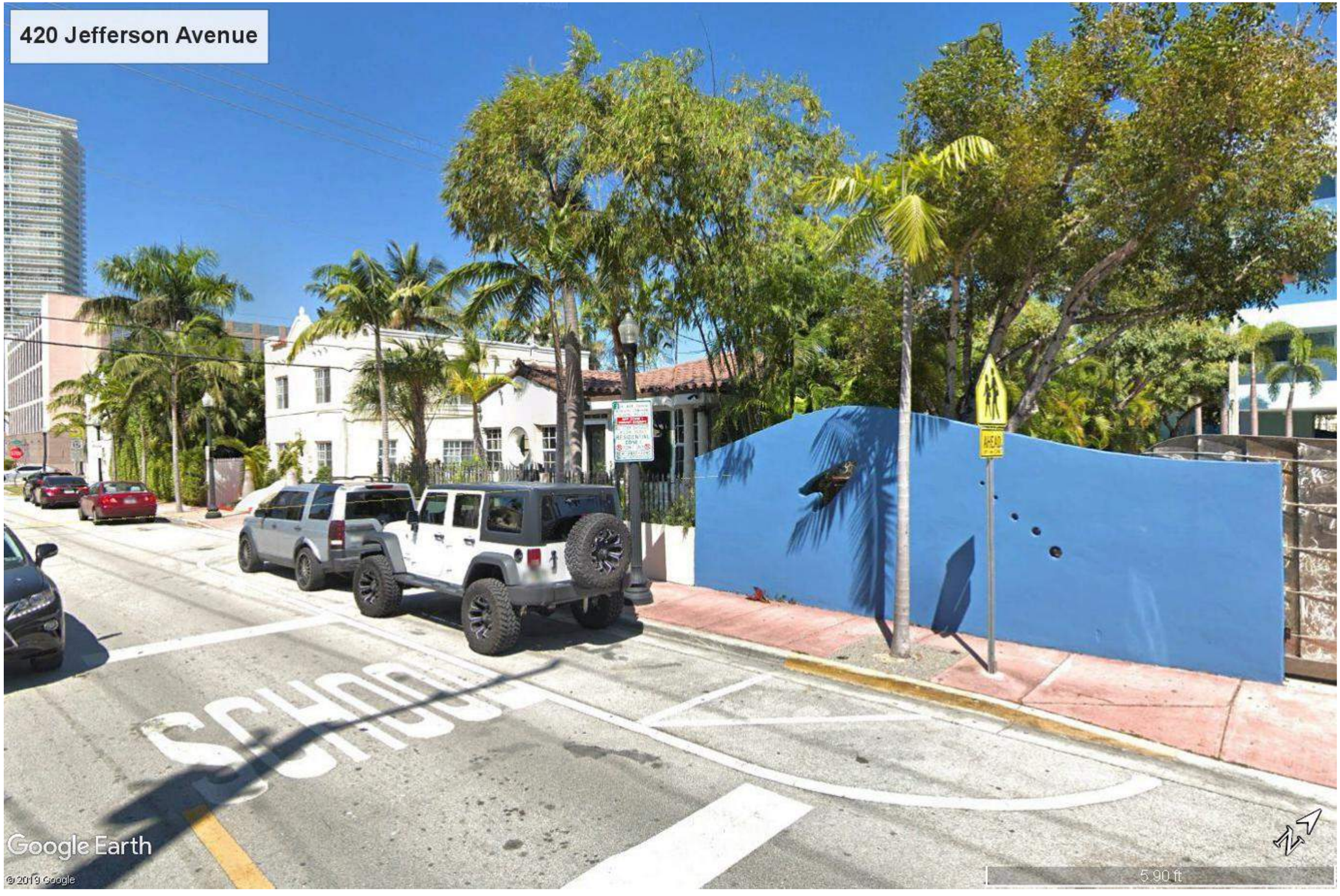
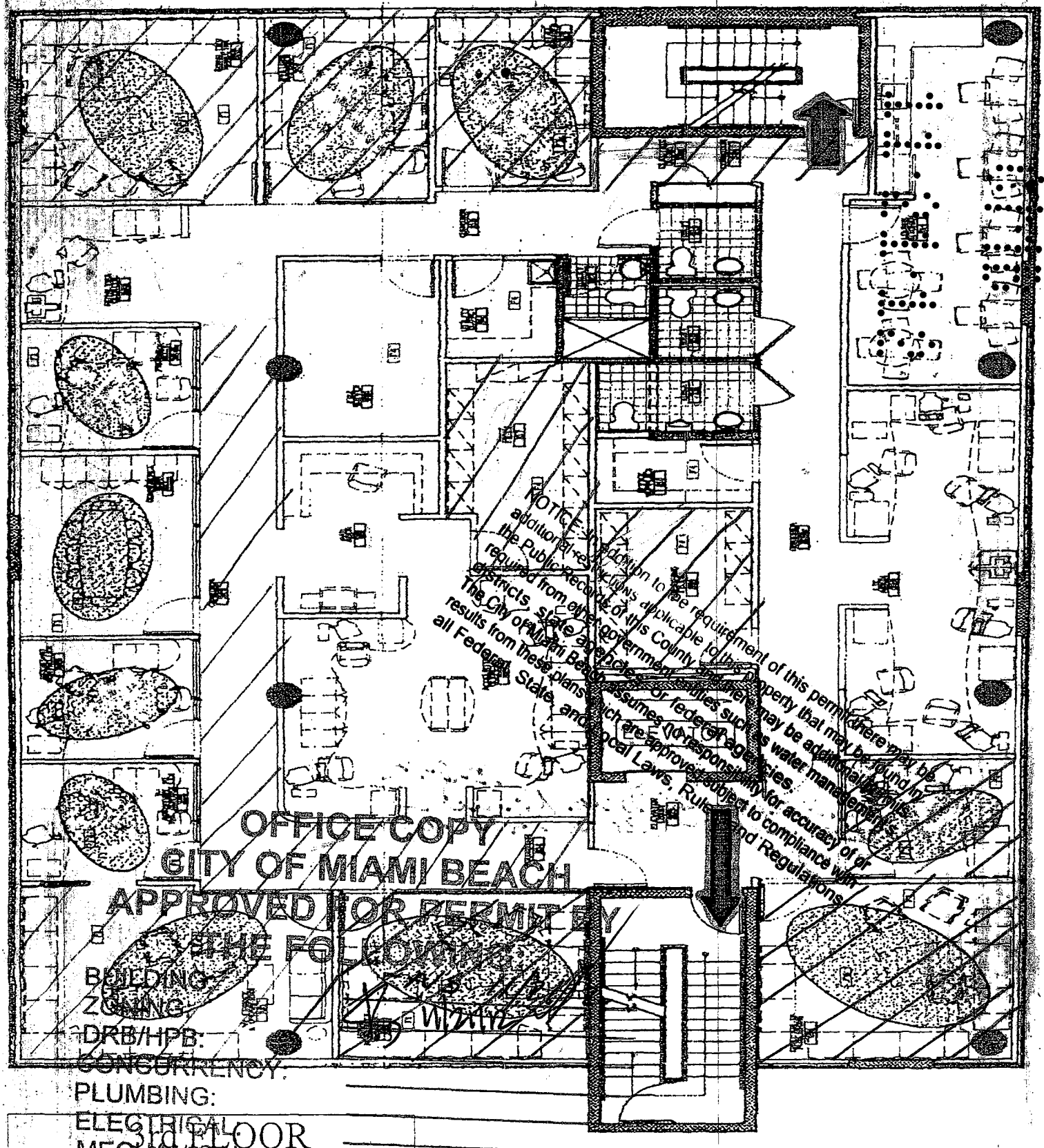
Google Earth
© 2019 Google
8.02 ft


420 Jefferson Avenue
AHEAD
Google Earth
© 2019 Google
6.35 ft
N


420 Jefferson Avenue
SCHOOL
Google Earth
© 2019 Google
5.90 ft

B1300991 420 JEFFERSON AVE 3FLR.

WEST STAIRWELL



B1300991
420 Jefferson Ave

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER (PRINT) MARIA TUR

SIGNATURE [signature] DATE 12-6-12

Floor replacement only. No use to being approved under this permit.

Derm Number: 2012-1129-1603-4345
Contact Name: ISMAEL RAMOS
Contact Phone: (305) 491-8438
Folio: 02-4203-009-6070
Project Name: MAU MAU 3RD FLOOR TILE
Date Received: 11/29/2012

PERMIT #
B9900054

ADDRESS
420 JEFFERSON AVE.

S·T·A Architectural Group

[illegible]ober 21, 199[illegible]

Gladys Salas
Accessibility Officer
Building Department
City of Miami Beach
Miami Beach, Florida 33139

Re: Accessibility at 420 Jefferson

Dear Ms. Salas

As the architects for the tenant improvements to the third and fourth level of 420 Jefferson on Miami Beach we have [illegible] the [illegible] of this space [illegible] whenever feasibly possible to improve conditions for people with disabilities. These improvements include:

accessible path of travel to all functional spaces in the improved space	$5,200
accessible work stations at all built in conditions	$4,300
accessible doors and doors and door hardware at all locations	$4,100
visual fire annunciation equipment	$1,600
accessible signage	$800
accessible lounge area (2)	$7,200
fully accessible toilet rooms (2)	$3,100
new accessible fixtures in existing toilet rooms	$1,350
accessible drinking fountains (2)	$1,100
Total	$28,700

The permit cost for construction of these improvements is $100,000 and we will consider that we have allocated over 20% of the improvement cost toward improving accessibility conditions.

Sincerely,

Todd B. Tragash
STA Architectural Group

Corporate Office

420 Jefferson Avenue
Miami Beach, FL 331

KEYS AND SYMBOLS

- DIMENSION (face to face)
- DIMENSION (face to center)
- DIMENSION (center to center)
- DIMENSION STRING
- COLUMN OR BEARING WALL CENTERLINE
- PARTITION TYPE
- DOOR NUMBER
- ROOM NAME AND NUMBER
- SECTION CUT
- CEILING TAG
- REVISION KEY
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- DETAIL BUBBLE
- KEYNOTE REFERENCE
- PAINT COLOR KEY
- FLOOR MATERIAL TRANSITION

MATERIALS

CONCRETE, STUCCO, STEEL/METAL, CONCRETE BLOCK WALL, WOOD, EXISTING WALL TO REMAIN

PROJECT DATA

GENERAL DATA

PROJECT LOCATION	420 JEFFERSON MIAMI BEACH, FLORIDA
PROJECT SUMMARY	THIS PROJECT CONSIST OF THIRD AND FOURTH LEVEL TENANT IMPROVEMENTS IN AN EXISTING OFFICE SPACE.
DESCRIPTION OF BUILDING	EXISTING 4 STORY WITH PENTHOUSE, CONCRETE BLOCK AND STUCCO BUILDING
OCCUPANCY CLASSIFICATION	GROUP C BUSINESS OCCUPANCY MIAMI BEACH, FLORIDA

AREA OF WORK CALCULATIONS	FLOOR	NET AREA	Occupancy
	LEVEL 3 AREA	4,386.34 n.s.f.	45 persons
	LEVEL 4 AREA	4537.21 n.s.f.	46 persons
	LEVEL 5 AREA	854.35 n.s.f.	9 persons
	TOTAL	8,8[illegible] n.s.f.	[illegible] persons

CODE AND FIR ANALYSIS

ZONING

DOOR HARDWARE (Handicapped)

ABBREVIATIONS

DRAWING INDEX

COVER

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A1.4	Fourth Level Plan
A1.5	Fifth Level Plan
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A2.4	Fourth Floor Reflected Ceiling Plan
A2.5	Fifth Floor Reflected Ceiling Plan
A4.1	Stair Sections and Details
A5.1	Door Schedules, Elevations and Details
A6.1	Enlarged Plans
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A6.3	Interior Elevations
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A6.5	Interior Details
A6.6	Finish Schedule
	MEP
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M2	Fourth Floor Mechanical Plan
M3	Level Five HVAC Plan
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E1	Third Level Power Plan
E2	Fourth Level Power Plan
E3	Fifth Level Power Plan
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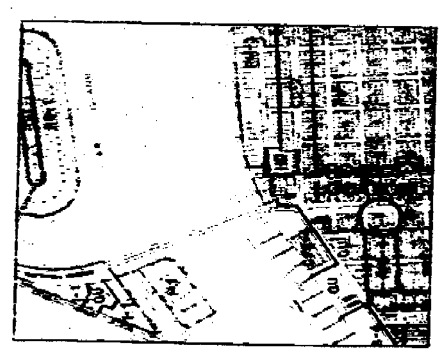
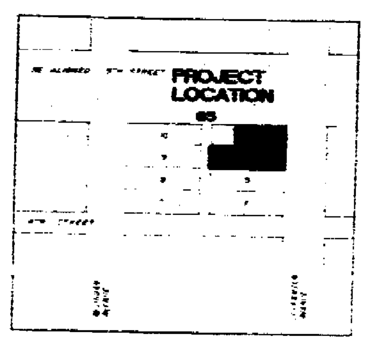
E5	Fourth Level RCP
E6	Fifth Level RCP
E7	Electrical Panel + Notes
E8	Electrical Riser + Fire Diagram
P.1	Third Level Plumbing Floor Plan
P.2	Fourth Level Plumbing Floor Plan
P.3	Water Riser Diagrams Notes + Details
FP.1	Third Level Fire Sprinkler Plan
FP.2	Fourth Level Fire Sprinkler Plan

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
10/27/98
10/8/98
10/22/98

FOR ACCESSIBILITY DETAILS SEE A1.6

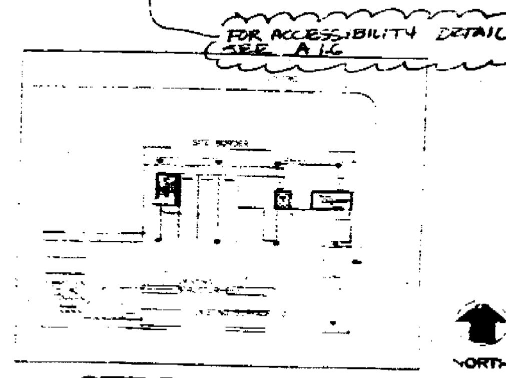


KEY MAP



LOCATION MAP

LEGAL DESCRIPTION



SITE PLAN N.T.S.

Architect
STA Architectural Group
3526 North Miami Avenue
Miami, Florida 33127
t: 305.571.1811

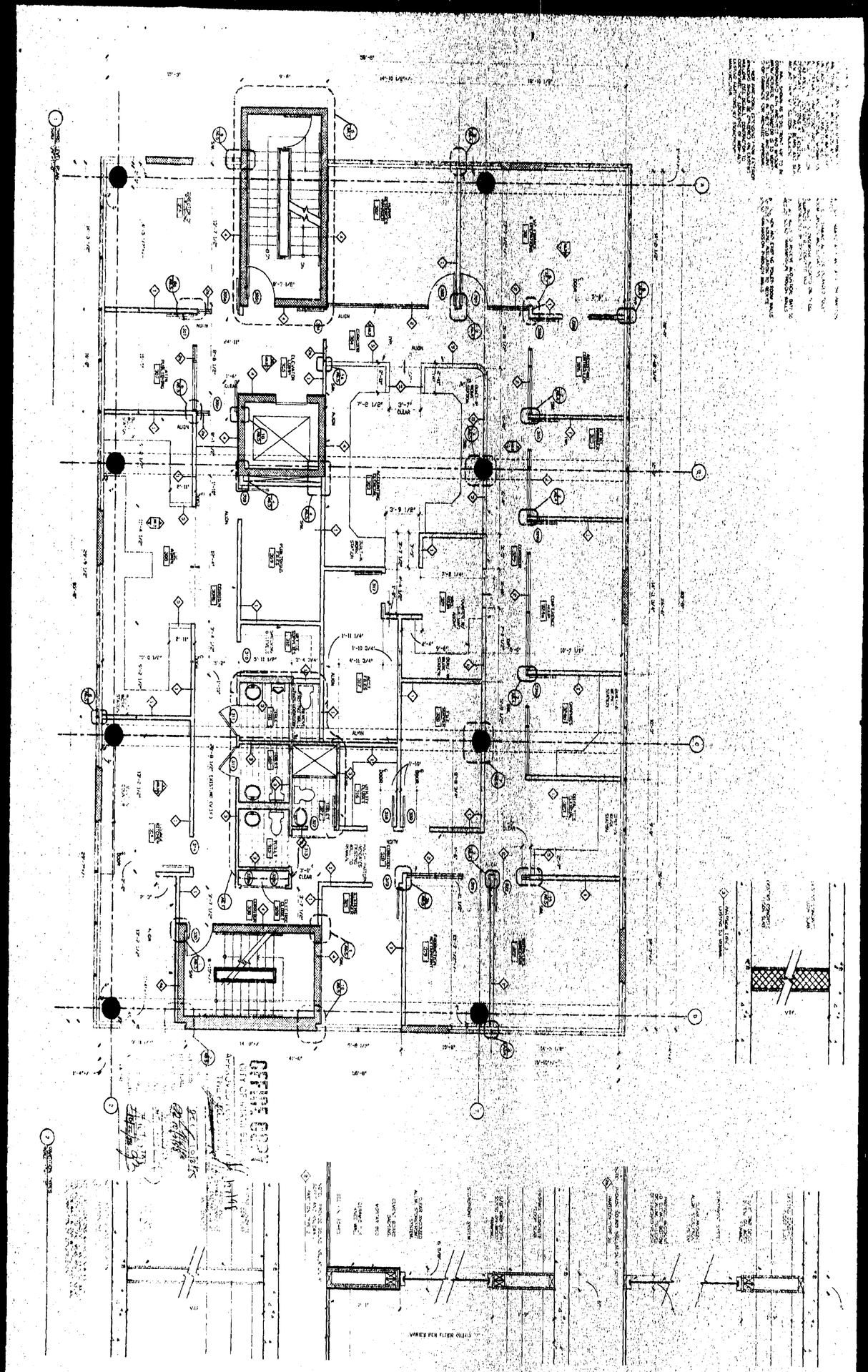
Owner
Mau Mau Corporation
420 Jefferson Avenue
Miami Beach, Florida 33139
t: 305.534.4330

Mechanical Engineer
Energy Sciences Inc.
6 Palermo Avenue Suite 201
Coral Gables, FL 33141
t: 305.448.8826

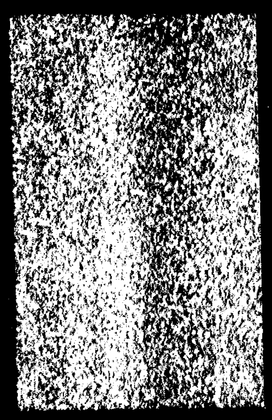
Contractor
Camp Development
3616 NE 2nd Avenue
Miami, Florida 33137
t: 305.576.8200

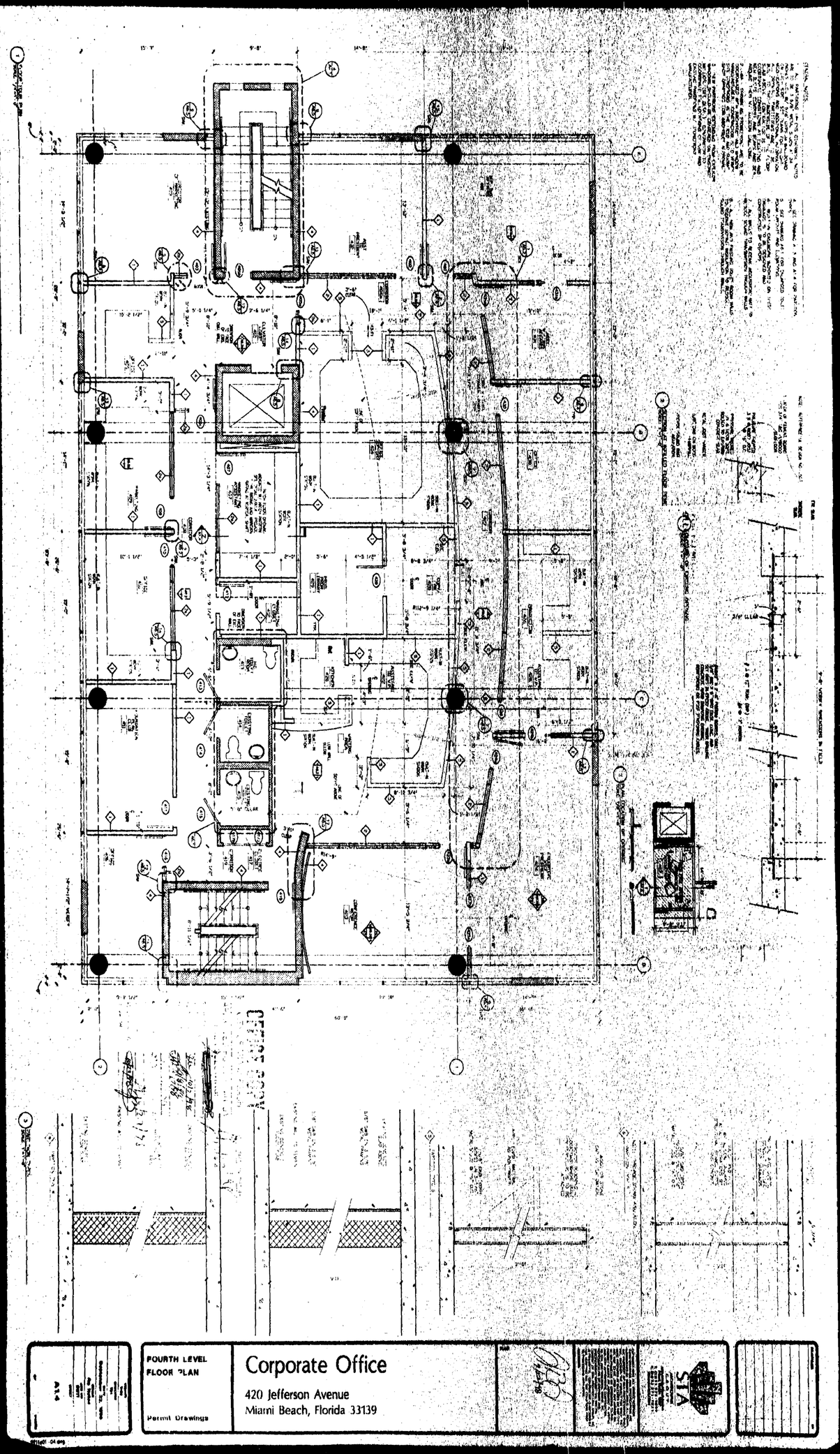
S T A Architectural Group

Job No. 9811
September 22, 1998
Permit Documents



A13	Third Level Plan Permit Drawings	Corporate Office 420 Jefferson Avenue Miami Beach, Florida 33139



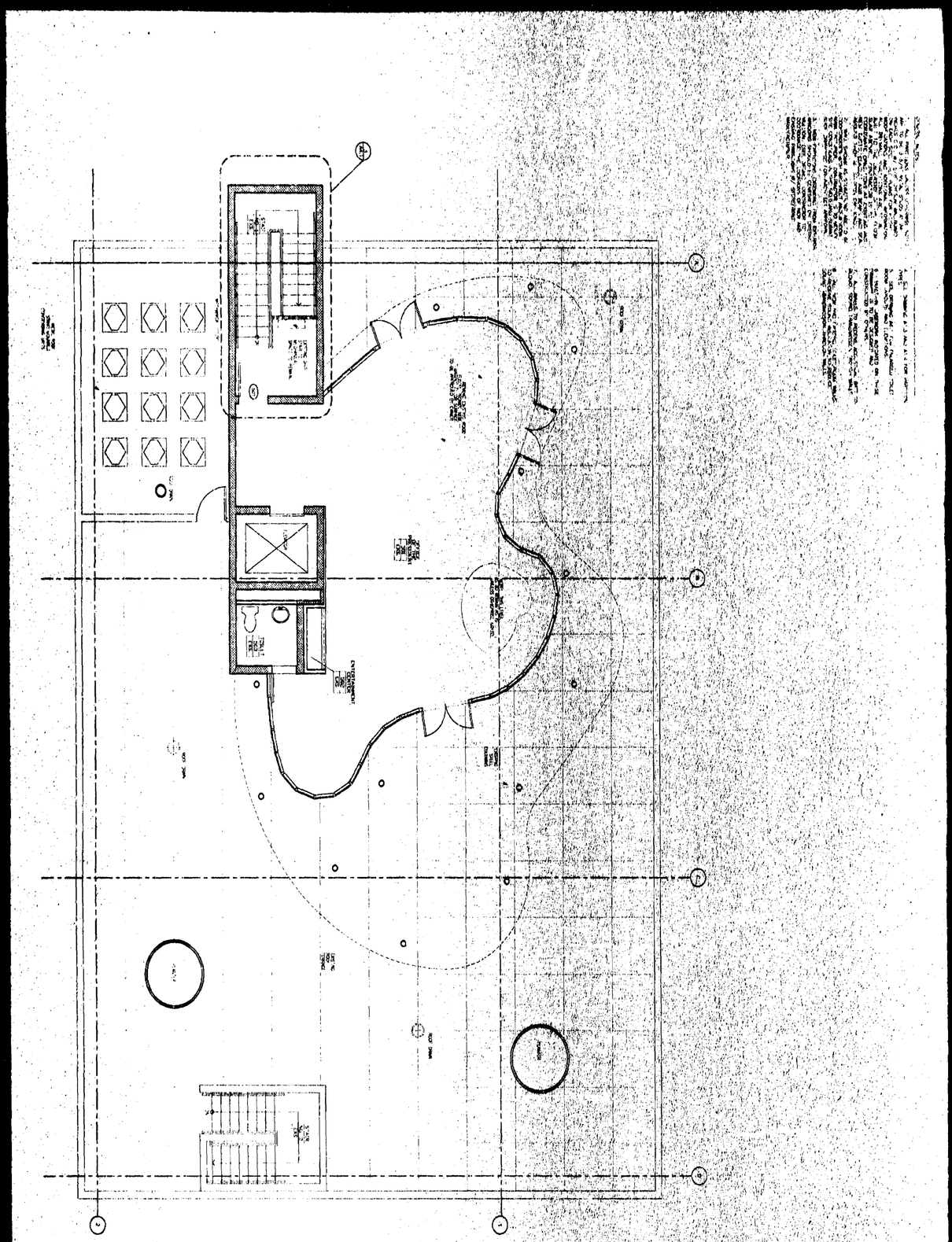


FOURTH LEVEL
FLOOR PLAN

Permit Drawings

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139



FIFTH LEVEL
FLOOR PLAN

Permit Drawings

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

ACCESSIBILITY COMPLIANCE

A1.0

SIGNAGE NOTES:

TOILET ROOM NOTES:

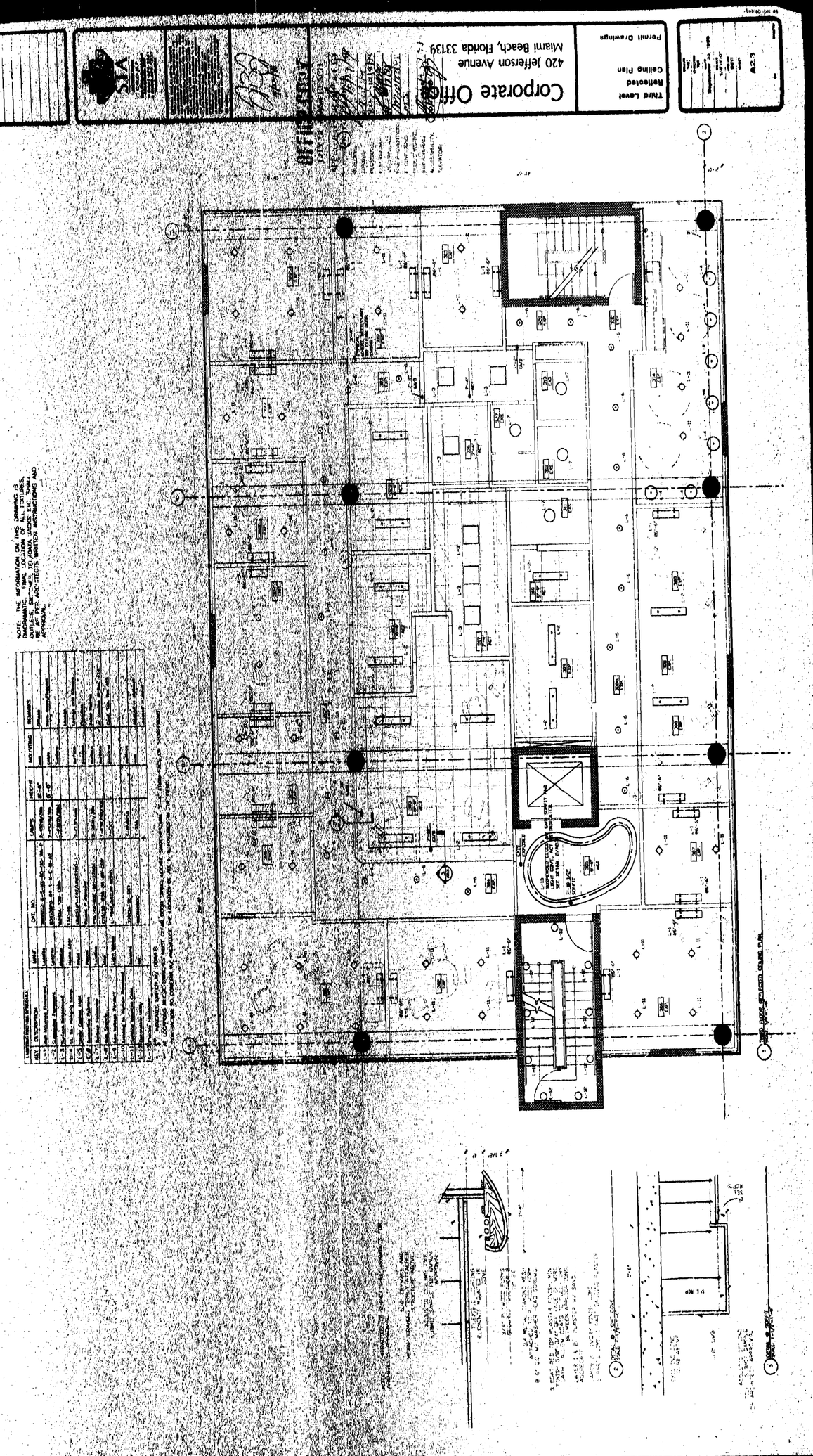
Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Third Level
Reflected
Ceiling Plan

Permit Drawings

A2.3



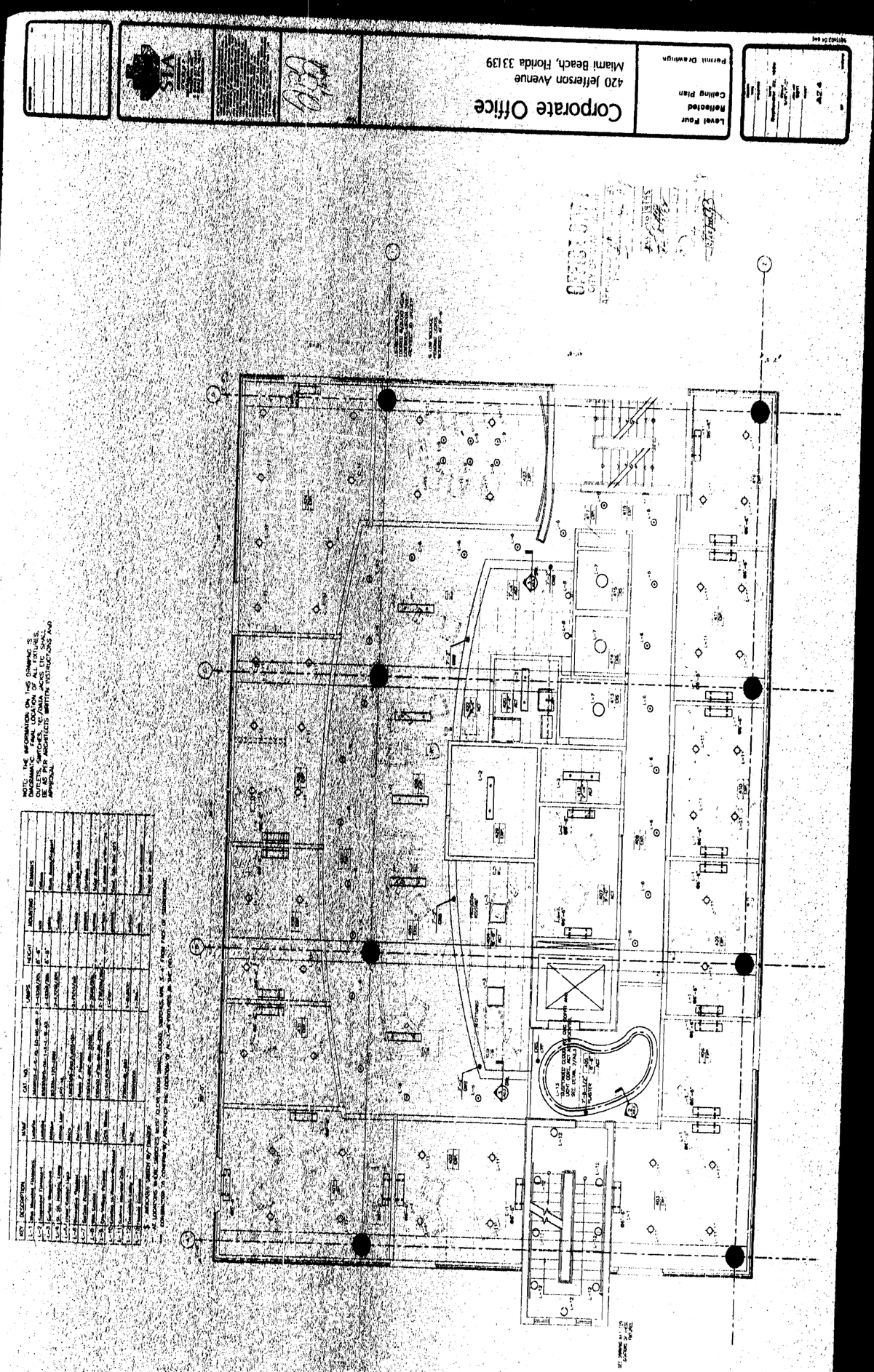
Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Level Four
Reflected
Ceiling Plan

Permit Drawings

A2.4



Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Level Four
Reflected
Ceiling Plan

Permit Drawings

A2.5

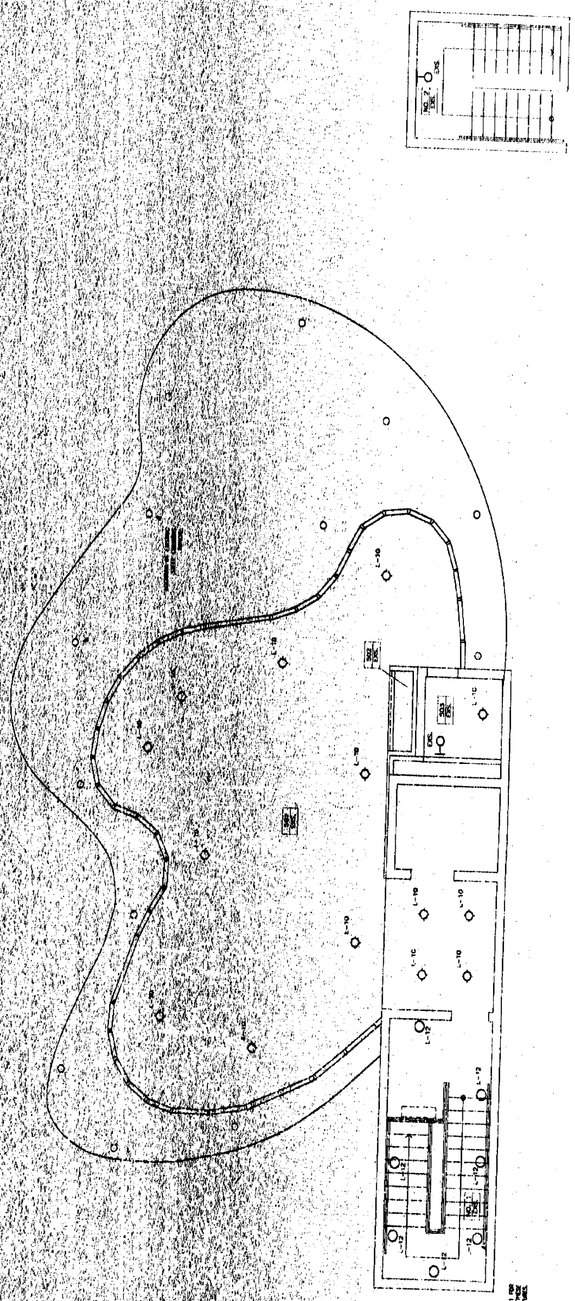
APPROVED
THE PLANS AND SPECIFICATIONS

OFFICE COPY

NOTE: THE INFORMATION ON THIS DRAWING IS DIAGRAMMATIC. FINAL LOCATION OF ALL FIXTURES, DIMENSIONS, ETC. SHALL BE AS PER ARCHITECTS WRITTEN INSTRUCTIONS AND APPROVAL

NOTE: CONFIRM ON THIS LEVEL 405 EXISTING TO REMAIN UNLESS OTHERWISE NOTED

NO	DESCRIPTION	MANF.	CAT. NO.	LAMPS	HEIGHT	MOUNTING	REMARKS
F1	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F2	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F3	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F4	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F5	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F6	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F7	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F8	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F9	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F10	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F11	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F12	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F13	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F14	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F15	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F16	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F17	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F18	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F19	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F20	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F21	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F22	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F23	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F24	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F25	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F26	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F27	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F28	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F29	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F30	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F31	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F32	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F33	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F34	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F35	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F36	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F37	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F38	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F39	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F40	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F41	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F42	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F43	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F44	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F45	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F46	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F47	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F48	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F49	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F50	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F51	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F52	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F53	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F54	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F55	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F56	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F57	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F58	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F59	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F60	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F61	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F62	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F63	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F64	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F65	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F66	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F67	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F68	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F69	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F70	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F71	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F72	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F73	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F74	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F75	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F76	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F77	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F78	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F79	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F80	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F81	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F82	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F83	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F84	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F85	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F86	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F87	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F88	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F89	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F90	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F91	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F92	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F93	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F94	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F95	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F96	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F97	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F98	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F99	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle
F100	Recessed Downlight	Lightolier	2RS6W13-C-E-120-SC-WH-P	1-13W GU24	8'-0"	Recessed	Provide with white baffle



Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Stair Sections
Elevations and
Details

Permit Drawings

A4.1

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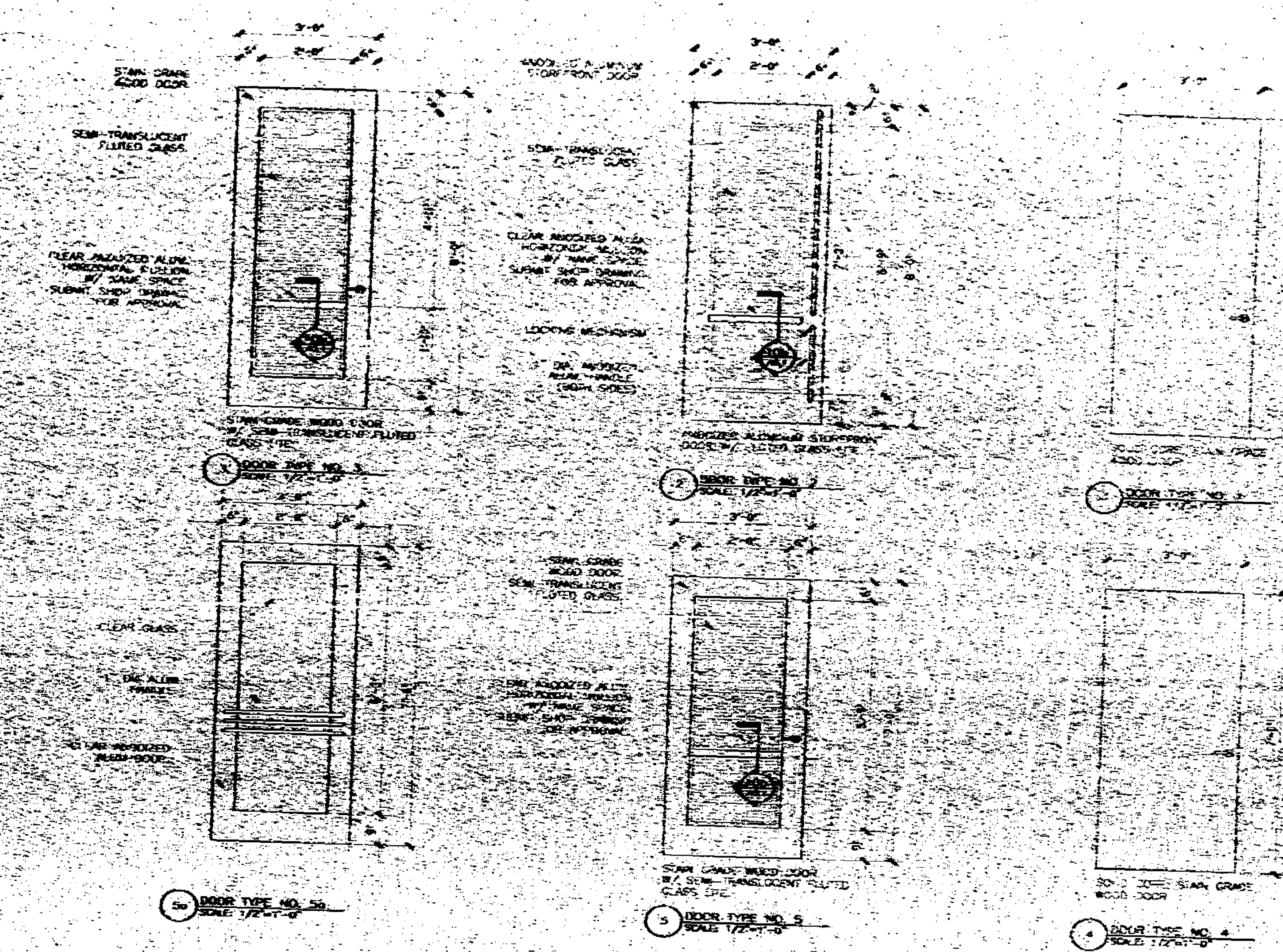
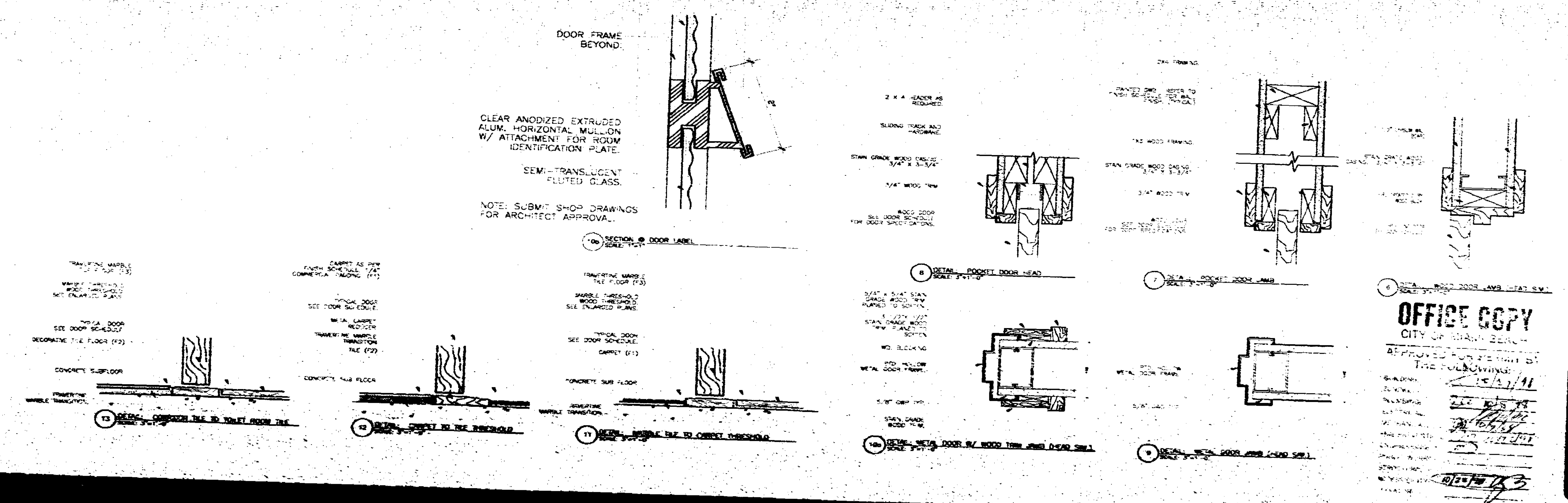
CITY OF MIAMI BEACH
APPROVED FOR PERMIT ON
THE FOLLOWING CONDITIONS:

No.	Location	Door Size	Door Material	Door Finish	Door Elev.	Frame Material	Frame Finish	Head	Jamb	Threshold	Fire Rating	Hardware	Remarks
301	V.P. FINANCE & OP.	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
302	HUMAN RES. MGR.	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
304	ELEVATOR LOBBY	3'-0" x 7'-6"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
305a	EXIT STAIR	EXS.	EXS.	EXS.		EXS.	EXS.				[illegible]		
305b	[illegible]	[illegible]	WOOD W/ LITE	STAIN		WOOD	STAIN				EXS.	EXS.	
305c	ELEVATOR LOBBY	[illegible]	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
307	OFFICE	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
308	PUBLISHING FILES	3'-0" x 8'-0"	SOLID CORE WOOD	STAIN		WOOD	STAIN				0		
310	OFFICE SUPPLIES	[illegible]	SOLID CORE WOOD	STAIN		WOOD	STAIN				0		
311	TOILET	[illegible]	SOLID CORE WOOD	STAIN		EXS. METAL	STAIN/PTD.				0		
312	TOILET	[illegible]	SOLID CORE WOOD	STAIN		EXS. METAL	STAIN/PTD.				0		
313	TOILET	[illegible]	SOLID CORE WOOD	STAIN		EXS. METAL	STAIN/PTD.				0		
314	LOUNGE/KITCHEN	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
315	SYSTEMS MANAGER	3'-0" x 7'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
316	UTILITY CLOSET	3'-0" x 7'-0"	SOLID CORE WOOD	STAIN		WOOD	STAIN				0		
317	ADMIN. FILES	3'-0" x 7'-0"	SOLID CORE WOOD	STAIN		WOOD	STAIN				0		
319	PRODUCTION ACCT.	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		WOOD	STAIN				0		
320	FILE SERVER	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		STOREFRONT	CLR. ANODIZED				0		
322	ROYALTIES DIRECTOR	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		WOOD	STAIN				0		
323a	CONFERENCE ROOM	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
324	GRAPHICS	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
325	OFFICE MANAGER	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
326a	ASSIST. CONTROLLER	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
326b	ASSIST. CONTROLLER	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
327	[illegible]	3'-0" x 7'-0"	SOLID CORE WOOD	STAIN		WOOD	STAIN				0		POCKET DOOR
328a	[illegible] CLOSET	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
328b	ELECTRIC CLOSET	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
330	EXIT STAIR	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
	Fourth Floor												
401	V.P. BUS. AFFAIRS	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
402	ASST. TO PRES.	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
403	DIR. OF MARKETING	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
405a	ELEVATOR LOBBY	3'-0" x 7'-6"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
406	EXIT STAIR	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
407	MARKETING ASSISTANT	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
408	ELEVATOR LOBBY	[illegible]	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
409	MARKETING	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
410	OFFICE	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
411	FOUNDATION CLUB	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
412	MARKETING CLOSET	3'-0" x 7'-0"	SOLID CORE WOOD	STAIN		WOOD	STAIN				0		
413	TOILET ROOM	EXS.	EXS.	EXS.		EXS.	EXS.				0		
414	TOILET ROOM	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
415	TOILET ROOM	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
416	GRAPHICS	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				EXS.	EXS.	
417a	ELECTRIC CLOSET	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
417b	ELECTRIC CLOSET	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
418	EXIT STAIR	EXS.	EXS.	EXS.		EXS.	EXS.				EXS.	EXS.	
421	CONFERENCE ROOM	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
422	CONFERENCE ROOM	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
423	CONFERENCE ROOM	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		
424a	EXECUTIVE V.P.	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		POCKET DOOR
424b	EXECUTIVE V.P.	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		POCKET DOOR
426	PRODUCTION	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
429	PROD. PROMO. LIBRARY	3'-0" x 8'-0"	SOLID CORE WOOD	STAIN		EXS. METAL	STAIN/PTD.				0		POCKET DOOR
430	OFFICE	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
431a	ASST. V.P. BUS. AFFR.	3'-0" x 8'-0"	STOREFRONT	CLR. ANODIZED		STOREFRONT	CLR. ANODIZED				0		
431b	ASST. V.P. BUS. AFFR.	3'-0" x 8'-0"	WOOD W/ LITE	STAIN		WOOD	STAIN				0		POCKET DOOR

ALL DOOR HARDWARE TO COMPLY WITH FLORIDA STATE ACCESSIBILITY GUIDELINES AND ADA.

DOOR SCHEDULE





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CITY OF MIAMI BEACH

Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139

Schedule, Notes and Door Elevations

Permit Drawings

A5.1

Corporate Office

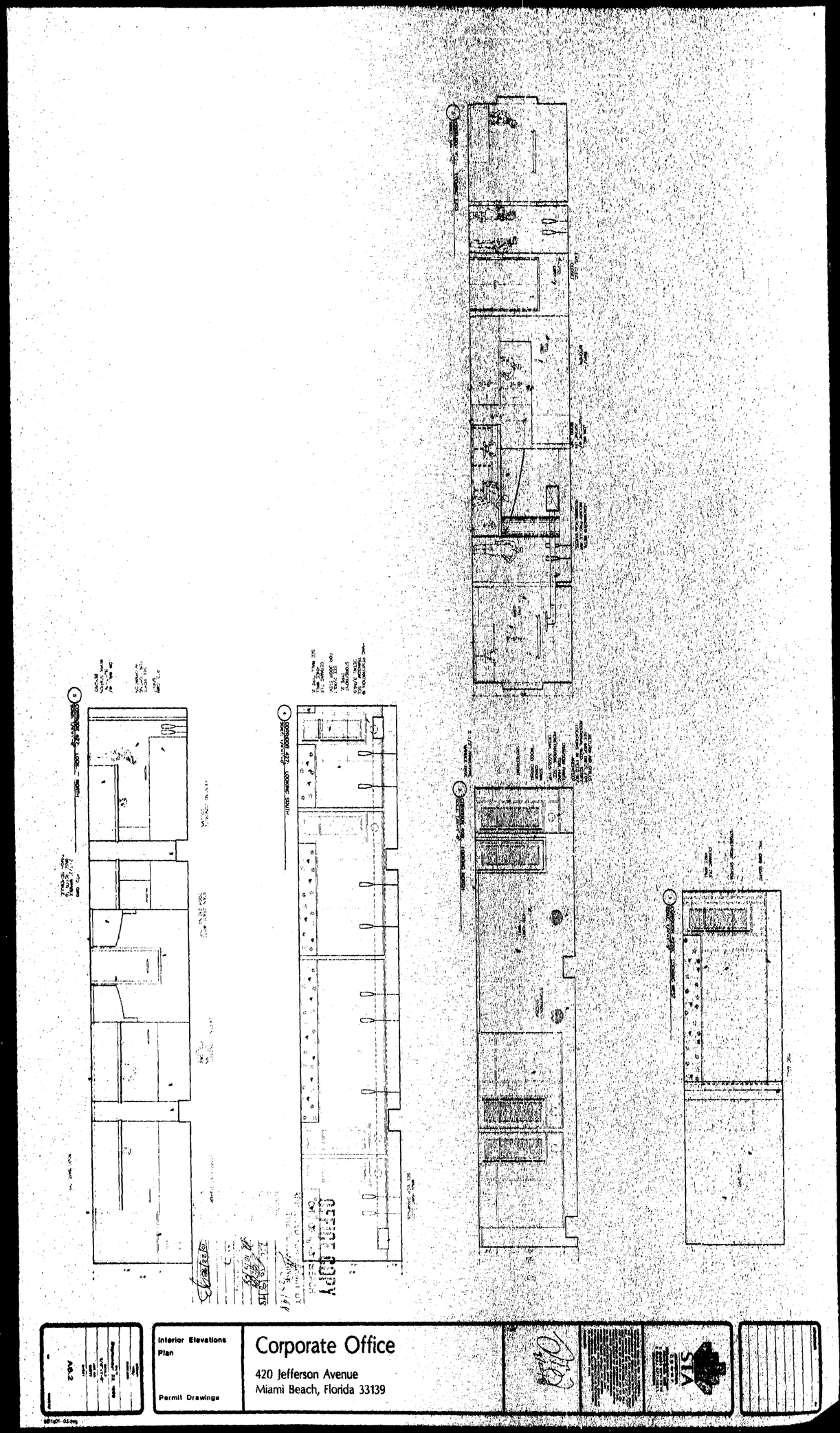
420 Jefferson Avenue
Miami Beach, Florida 33139

Permit Drawings

Elevations and Details

Stair Sections

A5.1



Interior Elevations
Plan

Permit Drawings

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

A-2

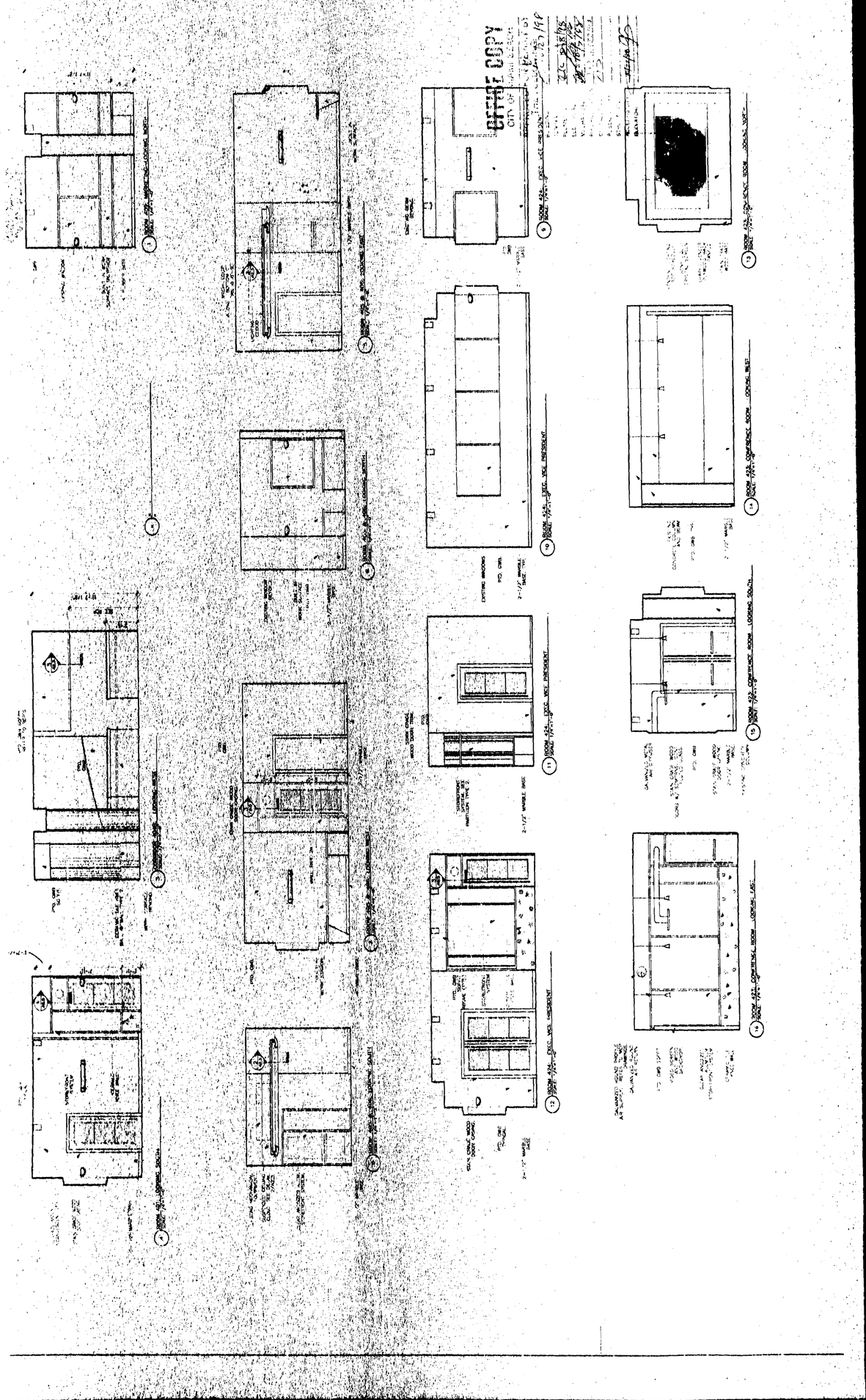
Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Interior Elevations
Plan

Permit Drawings

A6.2b



Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Interior Elevations

Permit Drawings

A6.3

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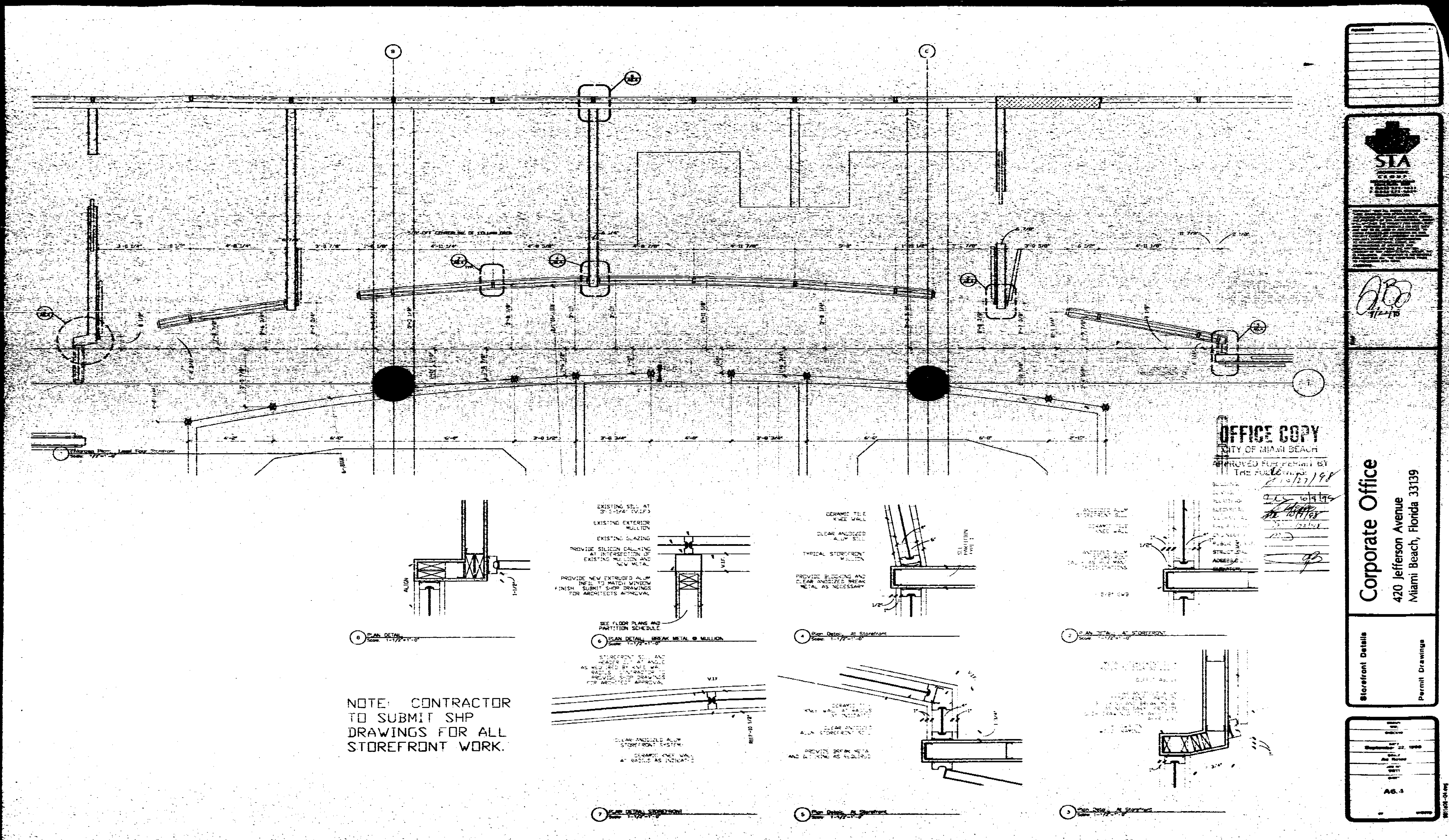

NOTE: CONTRACTOR TO SUBMIT SHP DRAWINGS FOR ALL STOREFRONT WORK.
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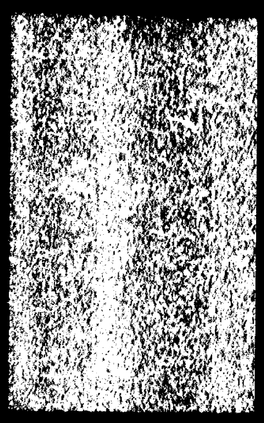
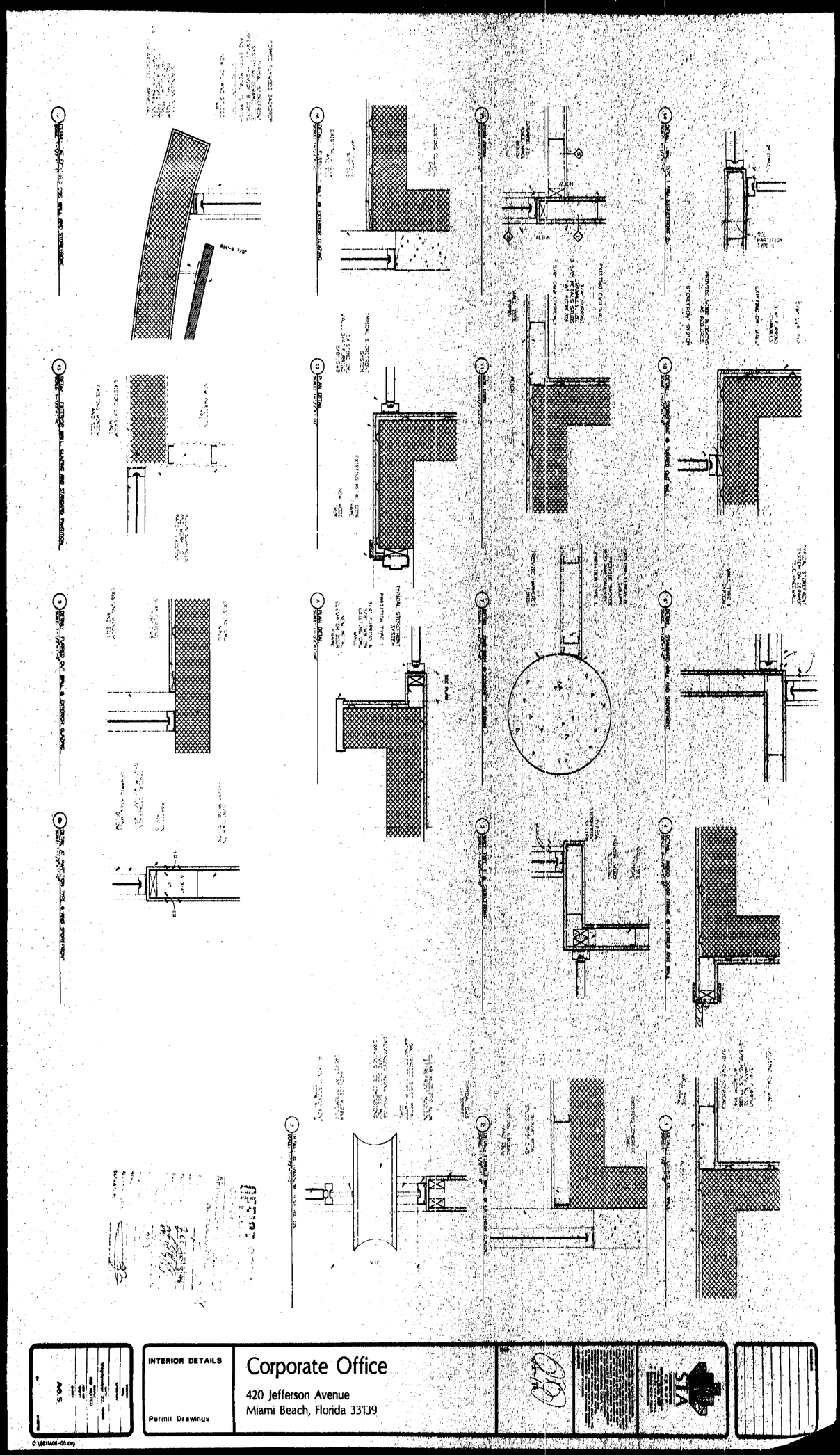
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
PLAN DETAIL
PLAN DETAIL: BREAK METAL @ MULLION
Plan Detail: At Storefront
PLAN DETAIL: STOREFRONT
STA
Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139
Storefront Details
Permit Drawings
A6.1





INTERIOR DETAILS

Permit Drawings

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Room No.	Space Name	Floor	Base	Walls North	Walls East	Walls South	Walls West	Ceiling Material	Ceiling Height	Remarks
	THIRD LEVEL									
301	V.P. FINANCE & OPERATIONS	[illegible]	B2	W1	W1	W1	W3	C2	EXP	
302	HUMAN RESOURCE MGR	F1	B2	W1	W1	W1	W3	C2	EXP	
303	ACCOUNTING CLERICAL	F1	B1	W1	NA	NA	W1	A/C	8'-6"	SEE RCP'S FOR LOCATIONS
304	CORRIDOR	F3	B2	W3	W3	W3	NA	C2	EXP	
305	ELEVATOR LOBBY	F3	B2	W3	W3	W3	W3	C2	EXP	SEE RCP AND DETAIL 2/A2.5
306	DIRECTOR OF PUBLISHING	F1	B2	W1	W1	W1	W1	C2	EXP	NOTE C3 CONDITION @ WEST WALL
307	LATIN PUBLISHING	F1	B2	W1	W1	W3	W1	C2	EXP	
308	LIC. ADMIN.	F1	B1	W1	W1	W1	W1	C2	EXP	
308b	CORRIDOR	F3	B2	W1	W3	W1	W3	C2	EXP	
309	PUBLISHING FILES	F1	B1	W1	W1	W1	W1	X	X	
310	OFFICE SUPPLIES	F1	B1	W1	W1	W1	W1	C1	8'-0"	
311	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
312	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
313	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
314	KITCHEN/LOUNGE	F2	B3	W1	W1	W1	W1	C2	EXP	
315	SYSTEMS MANAGER	F1	B2	W1	W1	W1	W1	C2	EXP	
316	UTILITY CLOSET	EXS	EXS	EXS	EXS	EXS	EXS	EXS	EXS	EXISTING TO REMAIN AS IS
317	SERVER ADMIN.	F1	B2	W1	W1	W1	W1	C2	EXP	
318	CORRIDOR	F3	B2	W1	W1	NA	W3	C1	7'-4"	SEE RCP
319	PRODUCTION ACC.	F1	B2	W1	W3	W1	W1	C2	EXP	
320	FILE SERVER	F1	B1	W1	W1	W1	W1	X	8'-0"	
321	MAIL ROOM	F1	B1	W1	W1	W1	W1	C1	8'-0"	
322	ROYALTIES DIRECTOR	F1	B2	W1	W1	W1	W1	C2	EXP	NOTE C4 CONDITION @ EAST WALL
323	ROYALTIES CLERICAL	F1	B2	NA	W1	W1	W1	C2	EXP	
324a	CONFERENCE ROOM	F1	B2	W3	W1	W1	W1	C2	EXP	
324b	GRAPHICS	F1	B2	W3	W1	W1	W1	C2	EXP	
325	OFFICE	F1	B2	W3	W1	W1	W1	C2	EXP	
326	OFFICE MANAGER	F1	B2	W3	W1	W1	W1	C2	EXP	
327	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
328	ELEC./TEL. CLOSET	EXS	EXS	EXS	EXS	EXS	EXS	EXS	EXS	EXISTING TO REMAIN AS IS
329	CORRIDOR	F3	B2	W1	W3	W3	W3	C2	EXP	
330	CORRIDOR	F3	B2	[illegible]	[illegible]	[illegible]	[illegible]	C1	[illegible]	SEE RCP
	FOURTH LEVEL									
401	V.P. BUSINESS AFFAIRS	F1	B2	W1	W1	W1	W3	C2	EXP	
402	ASST. TO PRESIDENT	F1	B2	W1	W1	W1	W3	C2	EXP	
403	DIRECTOR OF MARKETING	F1	B2	W1	W1	W1	W3	C2	EXP	
404	OFFICE SUPPORT	F1	B1	W1	NA	NA	W1	C1	8'-0"	
405	ELEVATOR LOBBY	F3	B2	NA	W3	W3	W3	C1	7'-4"	SEE RCP FOR CEILING CLOUD
406	OFFICE	F1	B2	W1	W1	NA	W1	C2	EXP	
407	MARKETING ASST.	F1	B2	W3	W1	W1	W1	C2	EXP	
408	CORRIDOR	F3	B2	W1	W3	W3	W1	C2	EXP	
409	MARKETING	F1	B2	W1	W3	W3	W1	C2	EXP	
410	OFFICE	F1	B2	W1	W1	W3	W1	C2	EXP	
411	FOUNDATION PLAN CLUB	F1	B2	W1	W1	W1	W1	C2	EXP	
412	MARKETING CLOSET	F1	B1	W1	W1	W1	W1	C1	8'-0"	
413	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
414	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
415	TOILET	F2	B3	W2	W2	W2	W2	C1	EXS	
416	GRAPHICS	F1	B2	W1	W1	W3	W1	C2	EXP	
417	ELECTRICAL CLOSET	EXS	EXS	EXS	EXS	EXS	EXS	EXS	EXS	EXISTING TO REMAIN AS IS
418	WAITING AREA	F3	B2	W1	W1	NA	W3	C1	7'-4"	REFER TO RCP
419	CORRIDOR	F3	B2	W1	W1	W3	W1	C1	7'-4"	REFER TO RCP
420	KITCHEN	F2	B3	W1	W1	W1	W1	C1	7'-4"	
422	ASSISTANT TO V.P.	F1	B2	W1	W1	NA	NA	C1	7'-4"	REFER TO RCP
423	CONFERENCE ROOM	F1	B2	W1	W3	W1	W1	C2	EXP	
424	EXECUTIVE VICE PRESIDENT	F1	B2	W3	W1	W1	W1	C2	EXP	
426	PRODUCTION	F1	B1	W3	W1	W1	W1	C2	EXP	
427	CORRIDOR	F3	B2	NA	W3	W3	W3	C2	EXP	SEE INTERIOR ELEVATIONS
428	COPY/FAX	F1	B1	W1	W1	W1	W1	C2	EXP	
429	PROD. PROMO. LIBR.	F1	B1	W1	W1	W1	W1	C2	EXP	
430	OFFICE	F1	B1	W3	W1	W1	W1	C2	EXP	
431	ASST. V.P. OF BUS. AFFAIRS	F1	B1	W3	W1	W1	W1	C2	EXP	

NOTE: SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING STOREFRONT.

FINISH SCHEDULE

FLOOR FINISH:

F1: CARPET
BENTLY RHYTHM AND BLUES SERIES CARPET. PATTERN TO BE SELECTED BY ARCHITECT. TO BE INSTALLED AS PER MANUFACTURERS SPECS. OVER COMMERCIAL PADDING. LOCATION: OFFICES

F2: 12 X 12 CERAMIC TILE. TO BE SELECTED BY ARCHITECT. LOCATION: TOILET ROOMS, KITCHENS, LOUNGE

F3: 24 X 24 LIMESTONE MARBLE

BASE FINISH:

B1: RUBBER
ARMSTRONG 4" RUBBER BASE

B2: 3/4" X 2-1/2" LIMESTONE MARBLE BASE

B3: 4" TILE BASE TO MATCH FLOOR TILE

WALL FINISH:

W1: PAINT COLOR NO. 1. COLOR BY ARCHITECT
"BENJAMIN MOORE" MOOR-O-MATIC COLOR SYSTEM

REQUIRED APPLICATION:
A. BASE COATS TO BE TWO COATS MOORECRAFT FLAT LATEX PRIMER 2043
B. FINISH COATS TO BE TWO COATS MOORECRAFT FLAT LATEX WALL FINISH – SEE COLOR SPECIFIED (TO BE SUBMITTED BY SUB ARCH.)

ACTUAL FIELD SAMPLE WILL BE REQUIRED FOR OWNER'S APPROVAL.

W2: 8 X 8 TILE (TYPICAL AT TOILET ROOMS)

W3: STOREFRONT SYSTEM. SEE PLANS AND DETAILS.

CEILING FINISH:

C1: ACOUSTIC CEILING TILE W/ RECESSED FRAMING SYSTEM

C2: EXPOSED

HARDWARE SPECIFICATIONS

(HW-1) KEYCARD ACTIVATED LOCKING MECHANISM IN FULL COMPLIANCE W/ HC GUIDELINES.

(HW-2) LEVER LOCKING MECHANISM W/ 1" DIA DOOR PULL IN FULL COMPLIANCE W/ APPLICABLE HC REGULATIONS AND GUIDELINES.

(HW-3) ADA COMPLIANT LEVER TYPE DOOR LATCH. (TYPICAL AT TOILET ROOMS)

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STA

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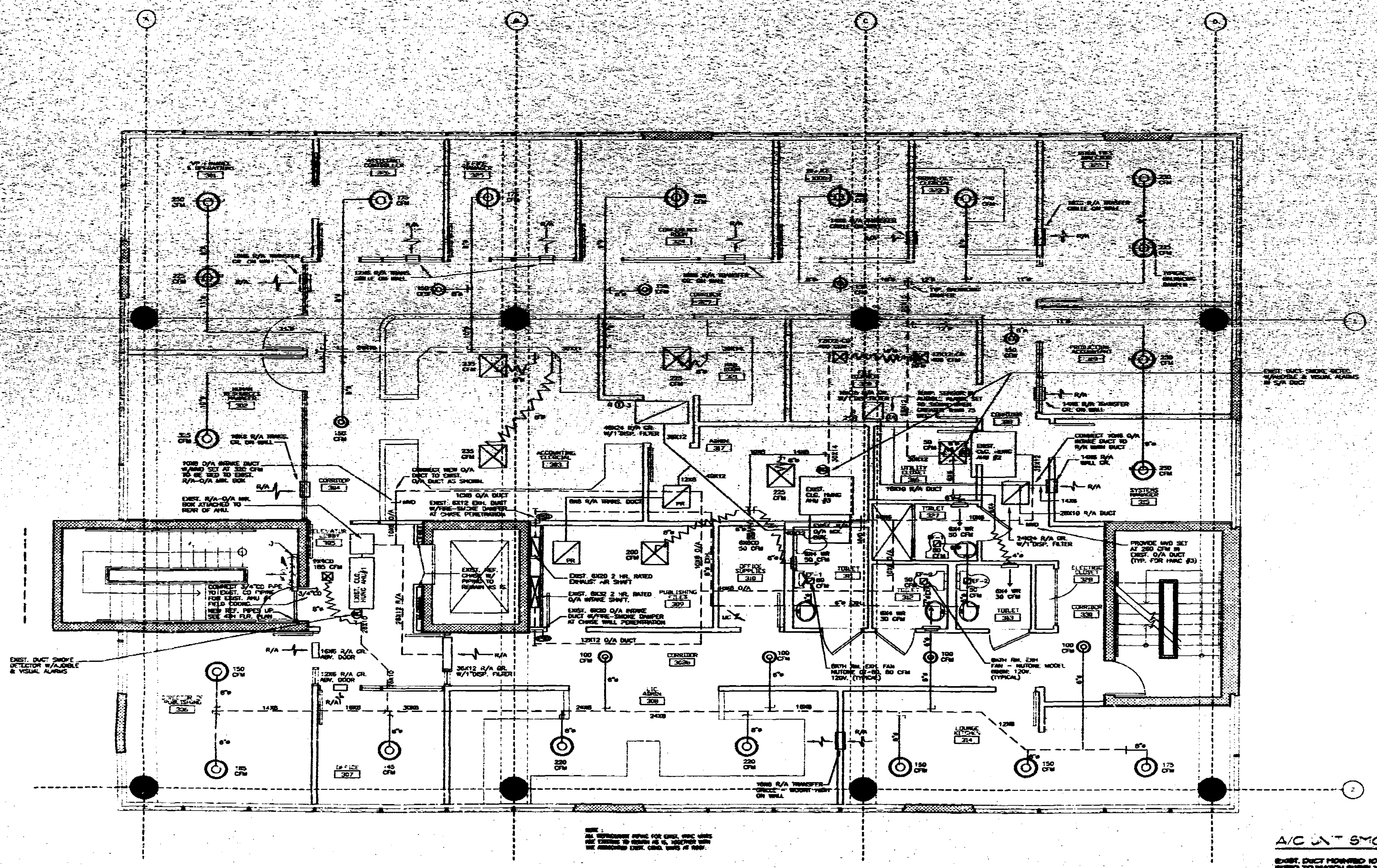
Miami Beach, Florida 33139

Finish Schedule, Details and Notes

Permit Drawings

September 22, 1998

A6.6



THIRD FLOOR HVAC PLAN 1/4"

H.V.A.C. LEGEND :

- WALL MOUNTED EXH. FAN AND GRILLE
- FLEXIBLE DUCT
- EXIST. GALV. METAL DUCT W/INTERNALLY LINED INSULATION
- NEW GALV. METAL DUCT W/INTERNALLY LINED INSULATION
- EXIST. EXHAUST D[illegible]

NOTE :
ALL EXPOSED, ROUND BRANCH DUCTS S/A DIFFUSERS, SHALL BE INTERNALLY INSULATED GALVANIZED METAL DUCTS.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

A/C UNIT SMOKE DETECTOR NOTES:

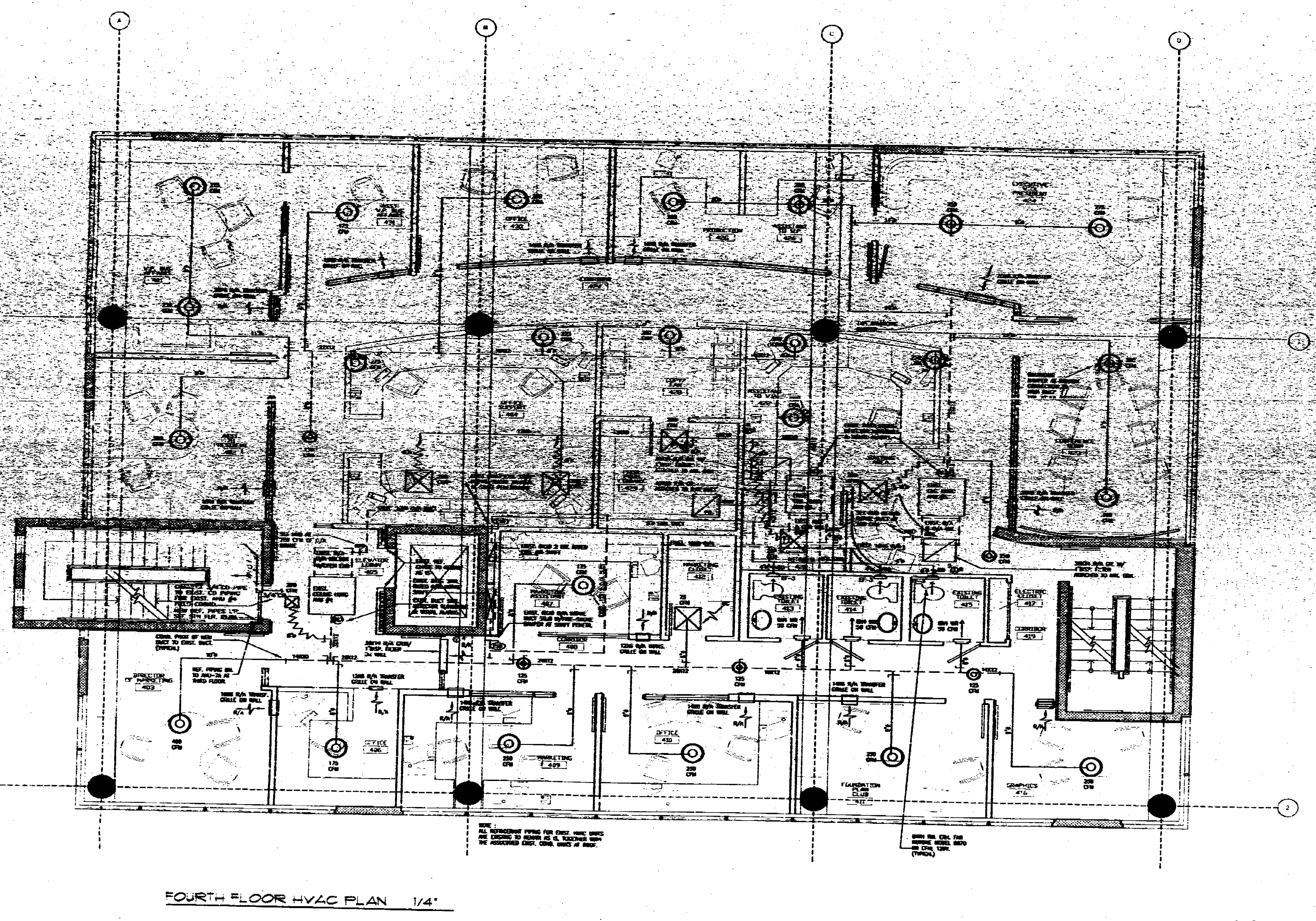
SJA

Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139

Third Floor
HVAC Plan

Permit Documents

M1



FOURTH FLOOR HVAC PLAN 1/4"

H.V.A.C. LEGEND

FLEXIBLE DUCT

NOTE:
ALL EXPOSED, ROUND BRANCH DUCTS TO S/A DIFFUSERS, SHALL BE INTERNALLY INSULATED GALVANIZED METAL DUCTS.

A/C UNIT SMOKE DETECTOR NOTES:

Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139

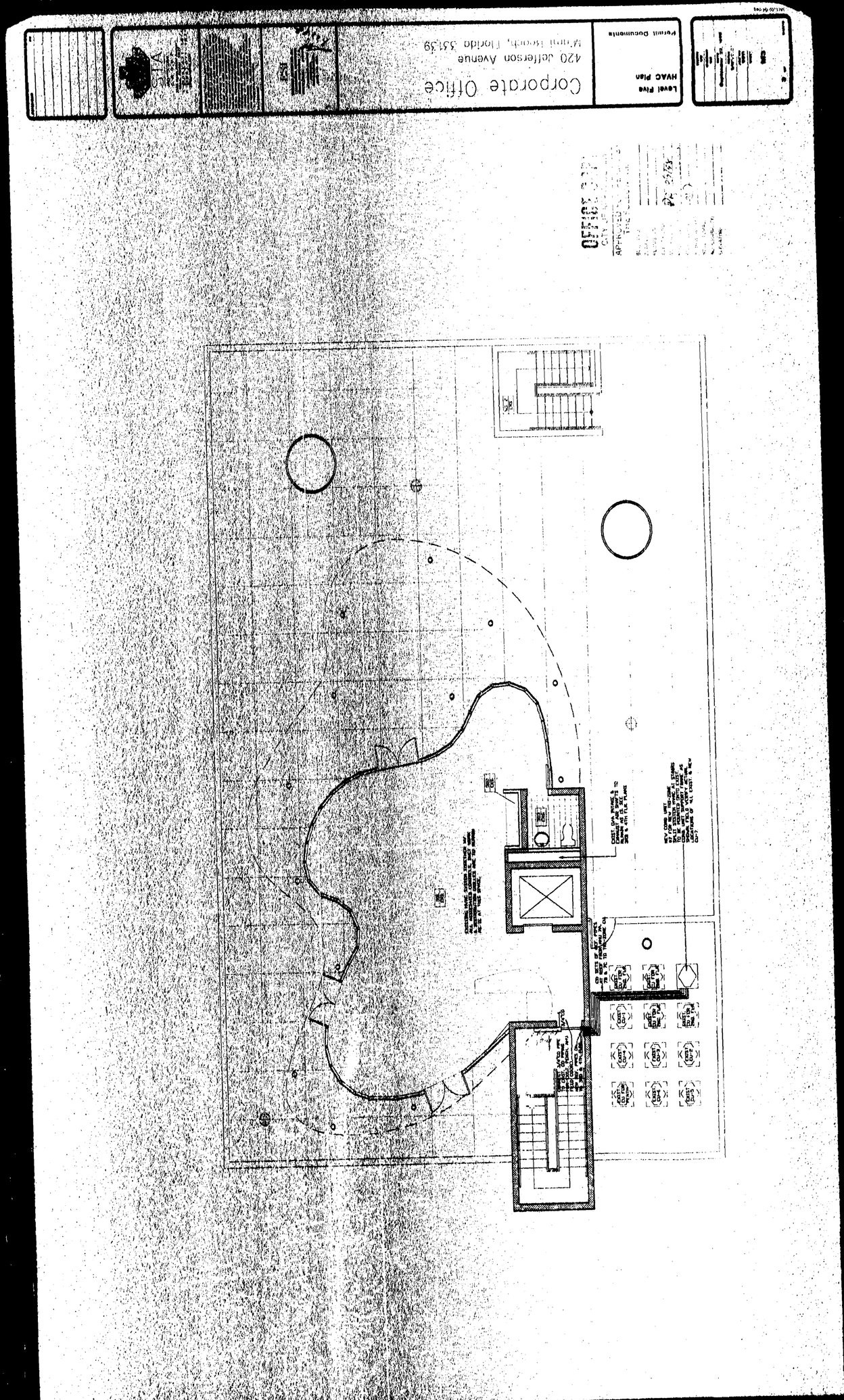
FOURTH LEVEL
HVAC PLAN

M2

Corporate Office
420 Jefferson Avenue
Mount Sinai, Florida 33139

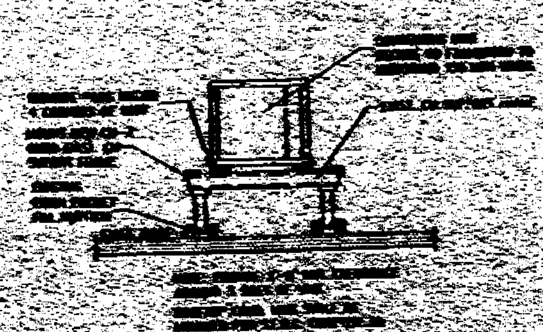
Permit Documents

Level Five
HVAC Plan

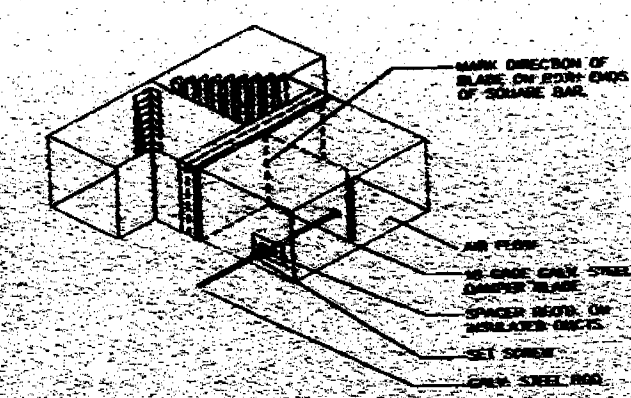


AIR CONDITIONING UNIT SCHEDULE

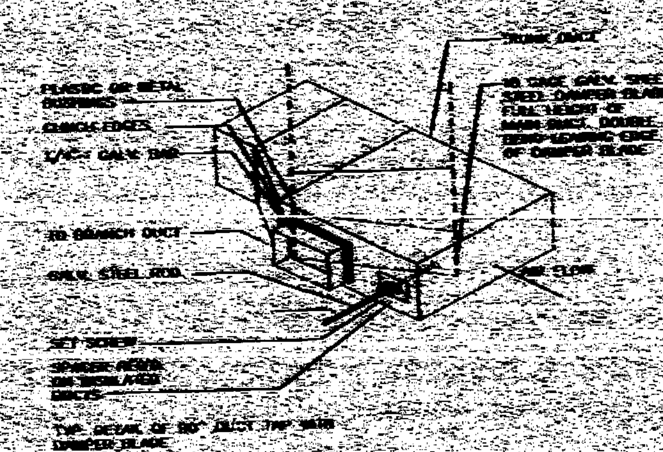
[illegible]

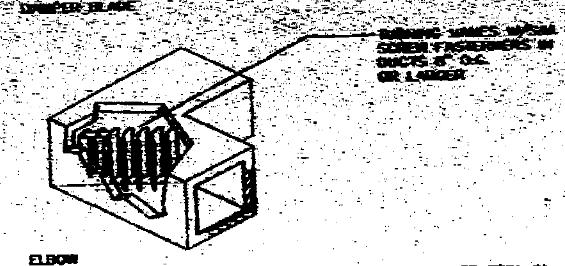


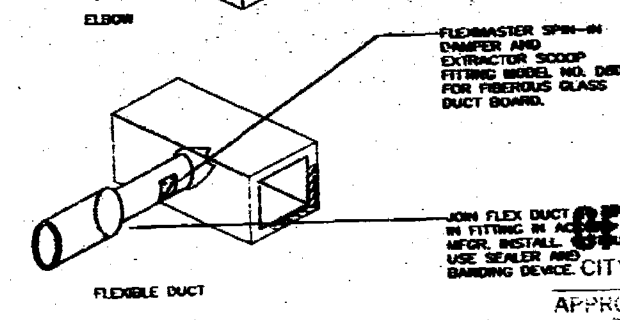
Cond. Unit Mounting Detail nts



SPLITTER DAMPER







DUCT CONNECTION DETAILS

HVAC NOTES

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. COORDINATE LOCATIONS, SIZES & OPENINGS W/OTHER TRADES ON THE JOB. A/C CONTRACTOR SHALL PROVIDE THE COMPLETE DUCT SYSTEM W/TURNING VANES AT ALL ELBOWS, SPLITTERS AND DAMPERS AS REQUIRED. A/C CONTRACTOR SHALL USE THE BEST PRACTICES OF THE TRADE IN THE FABRICATION AND INSTALLATION OF THE SYSTEM.

6. ALL HVAC UNITS EXCEPT FOR HVAC SYSTEM #7, ARE EXISTING TO REMAIN AS INDICATED ON HVAC SCHEDULE. PROVIDE ALL NECESSARY SERVICE AND REPAIRS TO THE EXISTING HVAC SYSTEMS IN ORDER TO ACHIEVE OPTIMUM OPERATING CONDITIONS. HVAC SYSTEM #7 SHALL BE A NEW TRI-ZONE TYPE DUCTLESS SPLIT SYSTEM WITH THREE INDOOR DUCTLESS AIR HANDLING UNITS TIED TO A SINGLE ROOFTOP CONDENSING UNIT AS SHOWN. SEE HVAC SCHEDULE FOR ADDITIONAL INFORMATION.

DESIGN CONDITIONS:

	OUTDOOR	INDOOR
WINTER/HEATING	40 DEGREES F.	70 DEGREES F.
SUMMER/COOLING	91 DEGREES F. DRY BULB 79 DEGREES F. WET BULB	75 DEGREES F. MAX. 50% RH

7. ALL TEMP. CONTROLS SHALL BE VIA EXISTING / RELOCATED CENTRAL T'STATS. MOUNT ALL RELOCATED T'STATS AT 5'-0" A.F.F. WHERE SHOWN ON PLANS.

8. ALL CEILING DIFFUSERS & R/A GRILLES SHALL BE NEW AS SPECIFIED IN HVAC LEGEND. ALL DIFFUSERS SHALL BE EQUIPPED W/ HIDDEN OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL DIFFUSERS. VERIFY FINISHES AND EXACT MOUNTING LOCATIONS OF ALL DIFFUSERS W/ARCH.

9. PROVIDE MANUAL VOLUME DAMPERS SET FOR CFM QUANTITIES INDICATED ON HVAC PLANS. ALL O/A INTAKE DUCTS & ASSOCIATED FIRE/SMOKE DAMPERS AT CHASE PENETR. ARE EXISTING.

10. LIMIT FLEXIBLE DUCT LENGTHS AT DIFFUSER BRANCHES IN SOFFITS TO 5'-0" MAX.

FRESH AIR INTAKE REQUIREMENTS (PER ASHRAE)

OCCUPANCY OF SPACE SERVED BY HVAC #1 : 16 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED
20 CFM / PERSON X 16 PEOPLE = 320 CFM

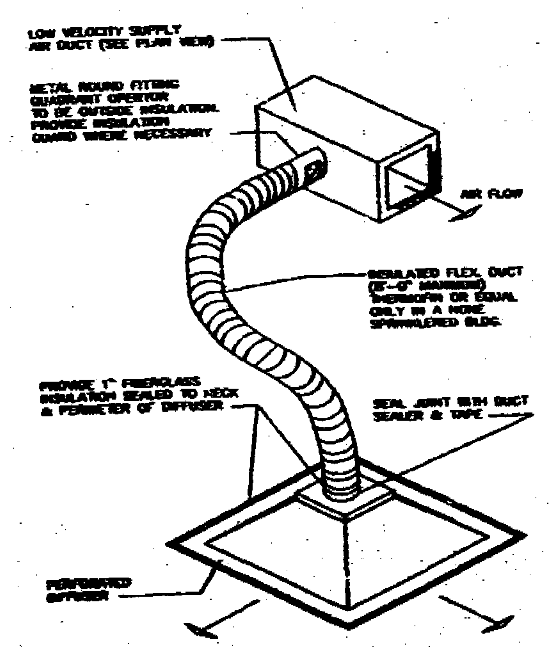
OCCUPANCY OF SPACE SERVED BY HVAC #2 : 13 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED
20 CFM / PERSON X 13 PEOPLE = 260 CFM

OCCUPANCY OF SPACE SERVED BY HVAC #3 : 13 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED
20 CFM / PERSON X 13 PEOPLE = 260 CFM

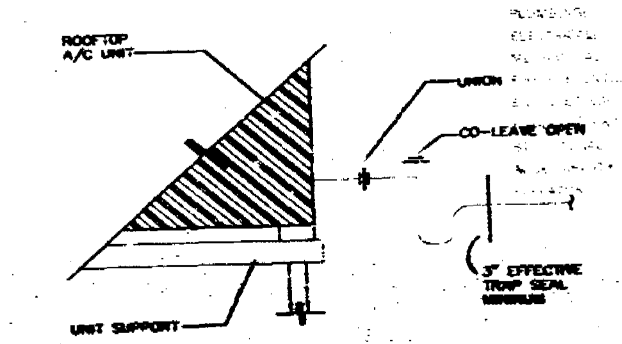
OCCUPANCY OF SPACE SERVED BY HVAC #4 : 13 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED
20 CFM / PERSON X 13 PEOPLE = 260 CFM

OCCUPANCY OF SPACE SERVED BY HVAC #5 : 13 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED
20 CFM / PERSON X 13 PEOPLE = 260 CFM

OCCUPANCY OF SPACE SERVED BY HVAC #6 : 13 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED
20 CFM / PERSON X 13 PEOPLE = 260 CFM



Flex. Duct / Diffuser Conn. Dtl.

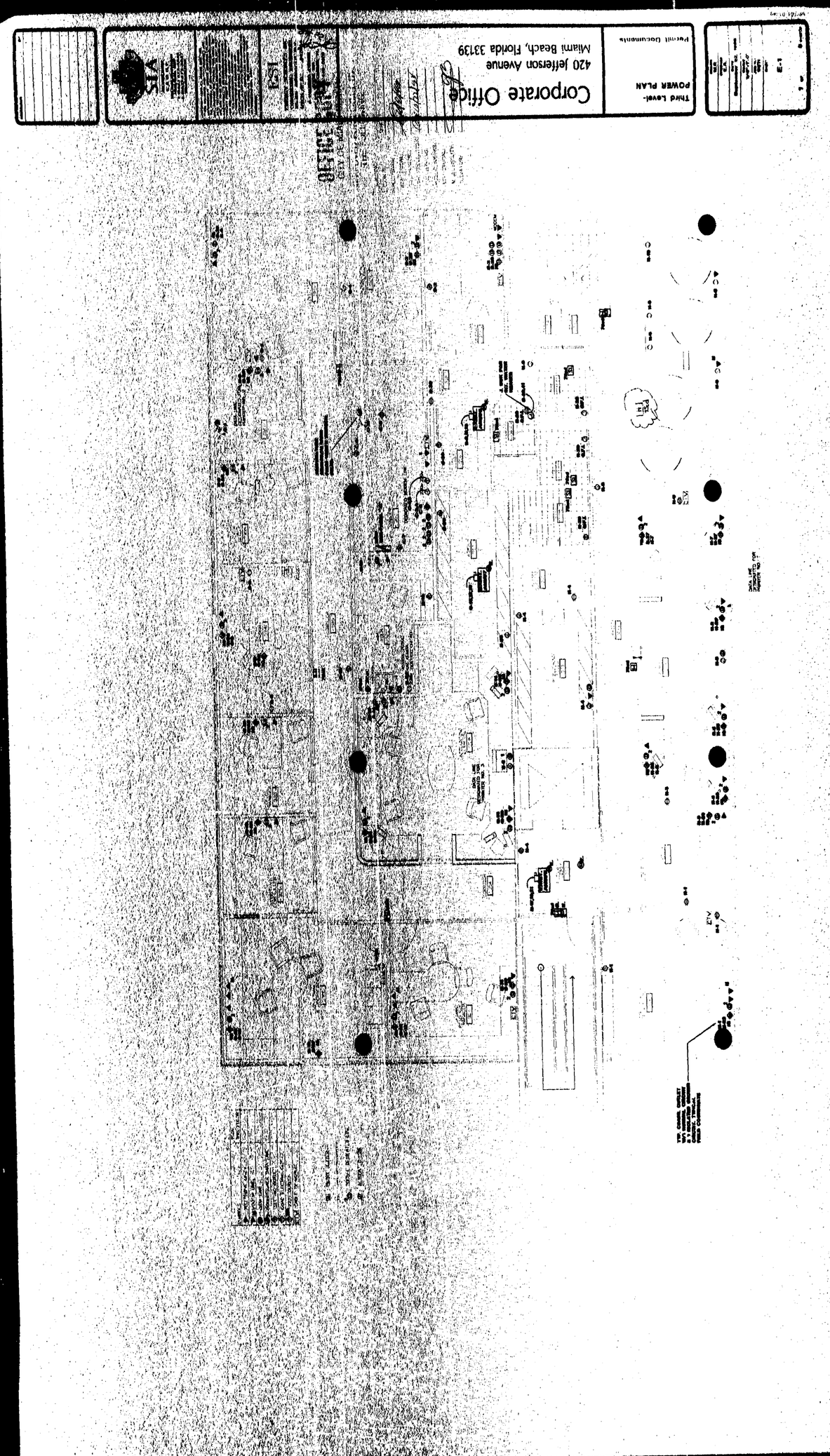


A/C CONDENSATE CONN. DETAIL

Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139

HVAC Details & Specifications

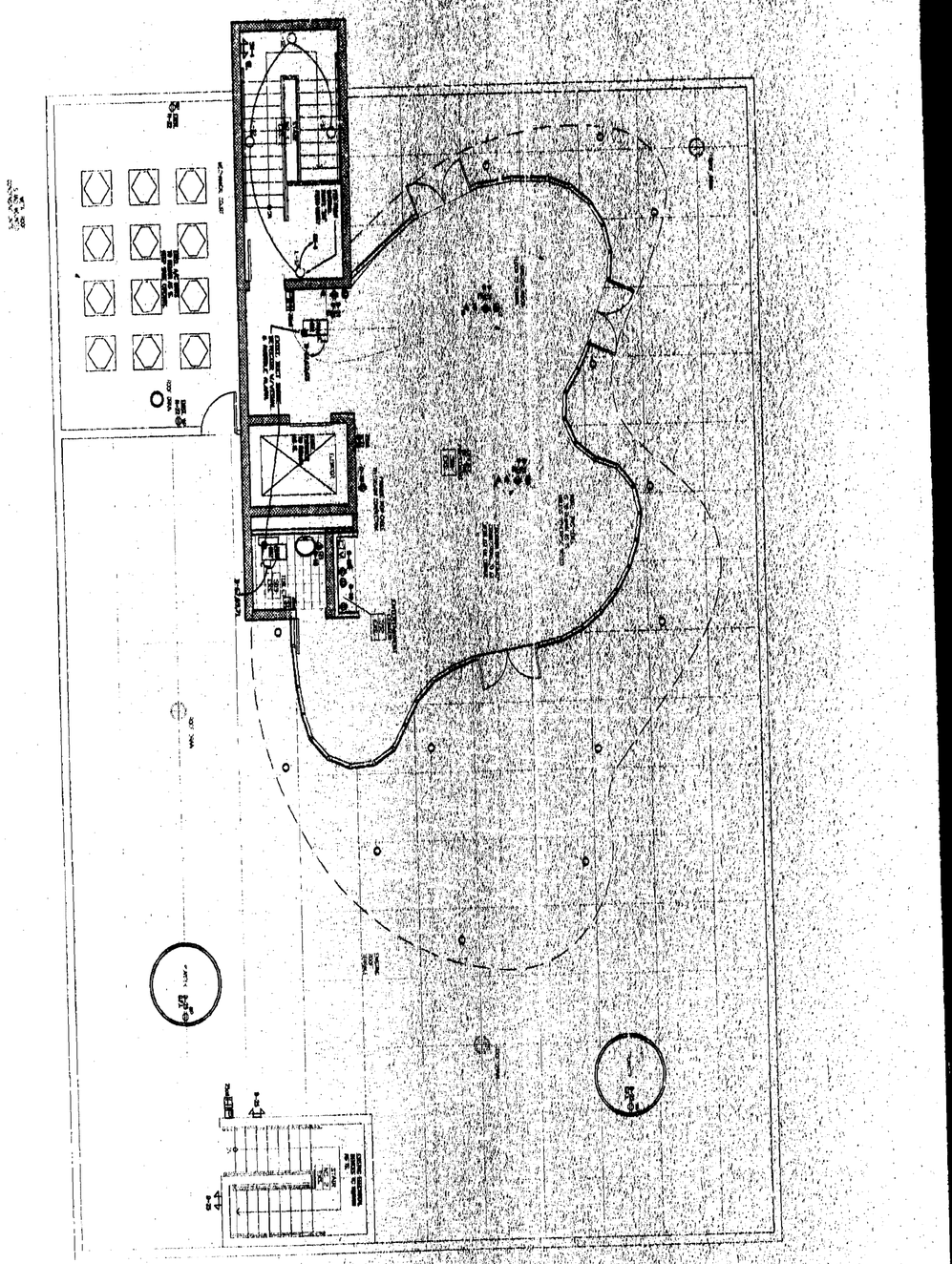
Permit Documents


Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139
Third Level-
POWER PLAN
Permit Documents

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

FOURTH LEVEL
POWER PLAN

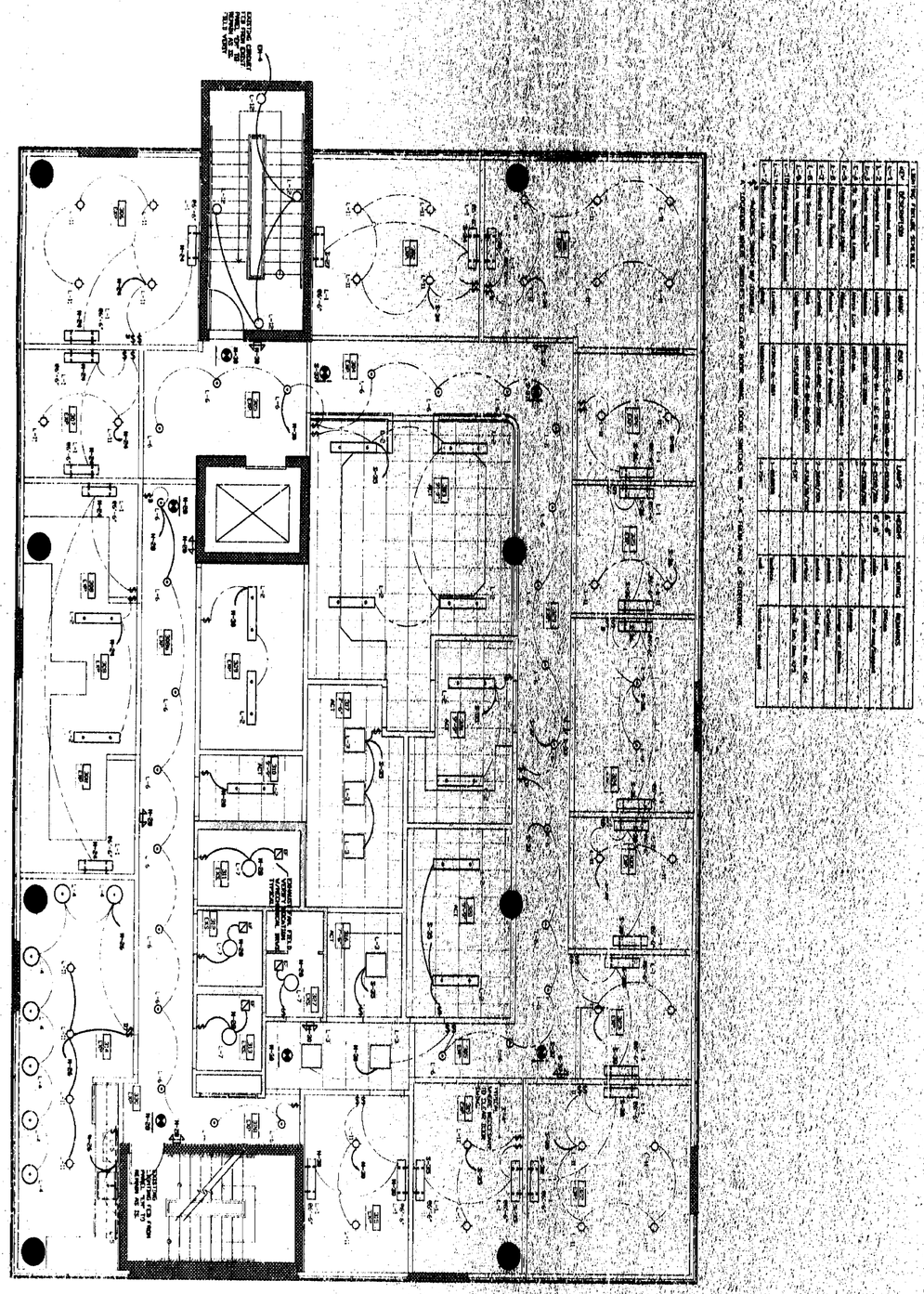


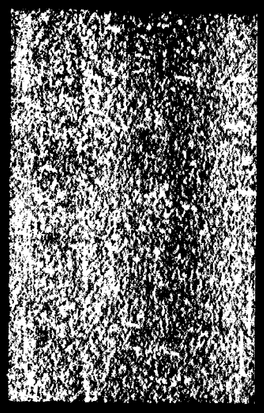
Fifth Level
Power Plan

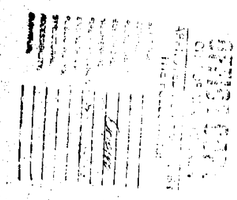
Permit Documents

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139



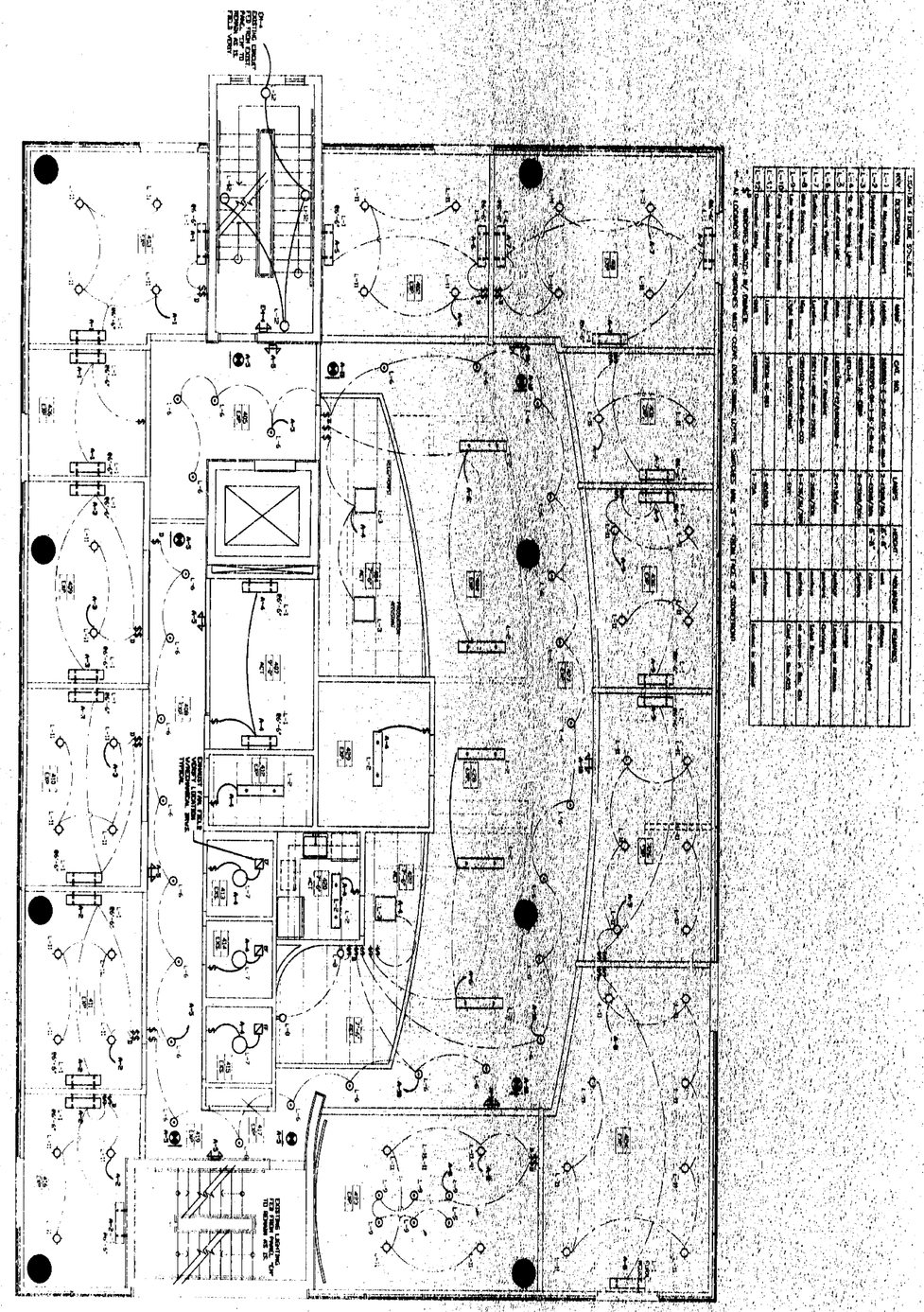




Third Level
Reflected
Ceiling Plan

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139



Level Four
Reflected
Ceiling Plan

Permit Documents

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

EST

STA

Corporate Office

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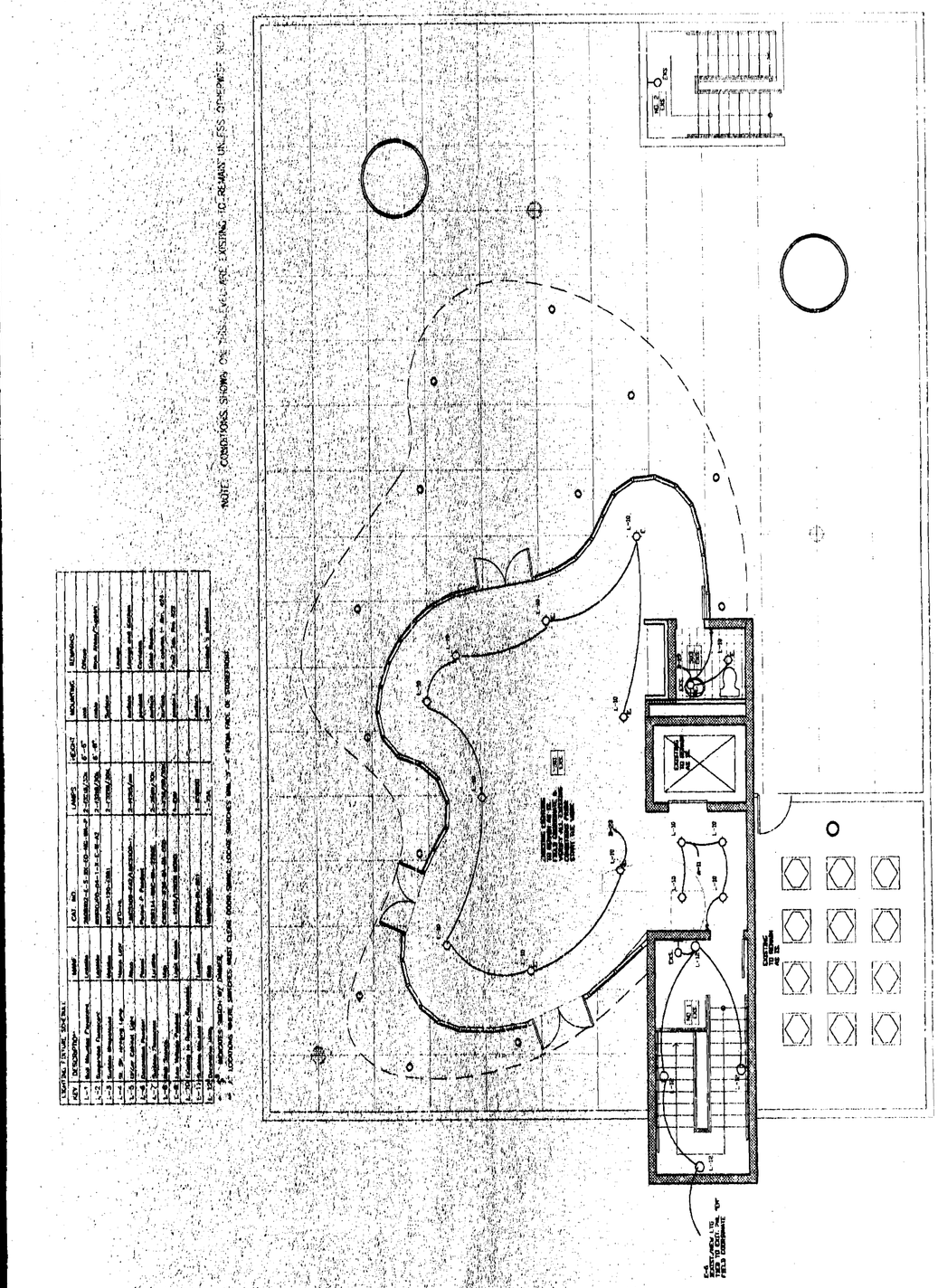
Level Five
Reflected
Ceiling Plan

Permit Documents

E-1



PANEL "N"

TYPE G.E.
SERVICE 3ø, 4W
VOLTAGE 120/208

MAIN BUS 200 A
MAINS M.L.O.
A.I.C. : 10,000

K/VOLT AMP	POLE	TRIP	CONDUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CONDUIT	TRIP	POLE	K/VOLT AMP
0.72	1	20	1/2"	#12	GEN. RECEPTACLE	1	2	[illegible]	#12	1/2"	20	1	0.50
0.54						3	4	[illegible]					0.80
0.54						5	6	[illegible]					1.20
0.54						7	8	[illegible]					1.50
0.72						9	10	[illegible]					1.20
23.90	3	80	1 1/4"	#4	[illegible] "N"	11, 13, 15	12, 14, 16	[illegible] "G"	#8	1"	40	3	8.00
10.08	3	40	1"	#8	EXIST. A/C [illegible]	17, 19, 21	18, 20, 22	EXIST. A/C C.U. [illegible]	#8	1"	40	3	7.00
0.54	1	20	1/2"	#12	[illegible]	23	24	[illegible]	#12	1/2"	20	1	1.40
0.54						25	26						1.20
0.54						27	28						1.50
0.72						29	30						1.00
38.38	TOTAL											TOTAL	19.28

TOTAL LOAD : 38,660 VA --- 163 AMPS.
FEEDER: EXIST. 4#4/0 CU,THW IN 2 1/2" C. FIELD VERIFY

PANEL "G"

TYPE G.E.
SERVICE 3ø, 4W
VOLTAGE 120/208

MAIN BUS 100 A
MAINS M.L.O.
A.I.C. : 10,000

K/VOLT AMP	POLE	TRIP	CONDUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CONDUIT	TRIP	POLE	K/VOLT AMP
2.00	2	20	1/2"	#12	[illegible]	1, 3	2, 4	[illegible]	#12	1/2"	20	2	2.00
0.72	1	20	1/2"	#12	[illegible]	5	6	[illegible]	#12	1/2"	20	1	0.72
0.72	1	20	1/2"	#12	[illegible]	7	8	[illegible]	#12	1/2"	20	1	0.72
1.00					SPARE	9	10	[illegible]	#12	1/2"	20	1	0.50
						11	12	SPARE					0.50
						13	14						
						15	16						
						17	18						
						19	20						
						21	22						
						23	24						
4.44	TOTAL											TOTAL	4.44

TOTAL LOAD : 8,880 VA --- 25 AMPS.
FEEDER: NEW 4 # 8 CU,THW IN 1" CONDUIT

PANEL "A"

NEW

TYPE G.E.
SERVICE 3ø, 4W
VOLTAGE 120/208

MAIN BUS 100 A.
MAINS M.L.O.
A.I.C. : 10,000

K/VOLT AMP	POLE	TRIP	CONDUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CONDUIT	TRIP	POLE	K/VOLT AMP
1.00	1	20	1/2"	#12	[illegible] LIGHTING	1	2	[illegible] LIGHTING	#12	1/2"	20	1	1.00
1.00						3	4						1.00
1.00						5	6						1.10
1.00						7	8						0.72
1.00						9	10						0.50
1.00						11	12, 14	[illegible] WATER HEATER	#6	1"	60	2	11.80
1.50					SPARE	13	16	SPARE					
						15	18						
						17	20						
						19	22						
						21	24						
						23							
7.50	TOTAL											TOTAL	16.40

TOTAL LOAD : 23,980 VA --- 67 AMPS
FEEDER: NEW 4 # 4 CU,THW IN 1 1/4" CONDUIT

PANEL "S"

TYPE G.E.
SERVICE 3ø, 4W
VOLTAGE 120/208

MAIN BUS 200 A
MAINS M.L.O.
A.I.C. : 10,000

K/VOLT AMP	POLE	TRIP	CONDUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CONDUIT	TRIP	POLE	K/VOLT AMP
0.50	1	20	1/2"	#12	[illegible]	1	2	[illegible]	#12	1/2"	20	1	0.54
0.50	1	20	1/2"	#12	[illegible]	3	4						0.54
2.30	1	20	1/2"	#12	[illegible]	5, 7	6						0.72
							8						0.90
11.88	3	45	1"	#8	EXIST. A/C [illegible]	9, 11, 13	10						0.90
							12						0.90
							14						0.72
11.88	3	45	1"	#8	EXIST. A/C [illegible]	15, 17, 19	16						0.72
							18						0.54
							20						0.72
9.54	3	40	1"	#8	EXIST. A/C [illegible]	21, 23, 25	22, 24, 26	EXIST. A/C [illegible]	#8	1"	40	3	10.68
0.54	1	20	1/2"	#12	[illegible]	27	28	[illegible]	#12	1/2"	20	1	0.54
0.54						29	30						0.54
0.54						31	32						0.54
1.50					[illegible]	33	34	[illegible]					1.20
1.40					[illegible]	35	36						1.20
1.50					[illegible]	37	38						1.40
11.89	2	60	1"	#6	[illegible] WATER HEATER	39, 41	40	SPACE					
							42	SPACE					
44.88	TOTAL											TOTAL	12.62

TOTAL LOAD : [illegible] VA --- [illegible] AMPS
FEEDER: EXIST. 4#4/0 CU,THW IN 2 1/2" C. FIELD VERIFY

PANEL "D"

TYPE G.E.
SERVICE 3ø, 4W
VOLTAGE 120/208

MAIN BUS 250 A.
MAINS M.L.O.
A.I.C. : 10,000

K/VOLT AMP	POLE	TRIP	CONDUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CONDUIT	TRIP	POLE	K/VOLT AMP
0.50	1	20	1/2"	#12	[illegible]	1	2	GEN. RECEPTACLE	#12	1/2"	20	1	0.72
1.20					[illegible]	3	4						0.72
1.50					[illegible]	5	6						0.72
1.50					[illegible]	7	8						0.72
0.72					GEN. RECEPTACLE	9	10	ISOLATED GROUND					0.72
0.72						11	12	GEN. RECEPTACLE					0.72
0.72						13	14	ISOLATED GROUND					0.90
0.54						15	16	ISOLATED GROUND					0.72
0.72						17	18	GEN. RECEPTACLE					0.72
0.72						19	20	GEN. RECEPTACLE					0.72
0.72						21	22	PRINTER					0.90
1.00					EXIST. GEN. LIGHTING	23	24	PRINTER					0.72
0.72					GEN. RECEPTACLE	25	26	EXIST. [illegible]					0.54
0.72					GEN. RECEPTACLE	27	28	ISOLATED GROUND					0.54
0.50					FAX	29	30						0.72
2.00	2	20	1/2"	#12	COPY MACHINE	31, 33	32						0.54
							34						0.72
0.54	1	20	1/2"	#12	ISOLATED GROUND	35	36						0.72
					SPACE	37	38	SPACE					
					SPACE	39	40	SPACE					
					SPACE	41	42	SPACE					

PANEL "D"

EXISTING

K/VOLT AMP	POLE	TRIP	CONDUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CONDUIT	TRIP	POLE	K/VOLT AMP
11.88	3	45	1"	#8	EXIST. A/C [illegible]	1, 3, 5	2, 4, 6	EXIST. A/C C.U. [illegible]	#8	1"	40	3	10.08
11.88	3	45	1"	#8	EXIST. A/C [illegible]	7, 9, 11	8, 10, 12	EXIST. A/C C.U. [illegible]	#8	1"	40	3	10.08
11.88	3	45	1"	#8	EXIST. A/C [illegible]	13, 15, 17	14, 16, 18	EXIST. A/C C.U. [illegible]	#8	1"	45	3	10.08
11.88	3	45	1"	#8	EXIST. A/C [illegible]	19, 21, 23	20, 22, 24	EXIST. A/C C.U. [illegible]	#8	1"	40	3	10.08
5.40	3	25	3/4"	#12	EXIST. A/C [illegible]	25, 27, 29	26, 28, 30	EXIST. A/C [illegible]	#12	3/4"	20	3	4.20
67.96	TOTAL											TOTAL	12.78

TOTAL LOAD : 80,740 VA --- 225 AMPS.

TOTAL LOAD : 75,430 VA --- [illegible] AMPS
FEEDER: EXIST. 4#250 MCM CU,THW IN 3" C. FIELD VERIFY

ELECTRICAL NOTES

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 costs necessary for a complete and operational installation and shall visit the job site prior to a bid date.
3. Contractor needs to establish a field liason with project supervisor, prior to commencing work.
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 expected 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 elevations for exact location 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 visit the job site and verify all 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 equipment and intended use, of the following:
   a. American National Standards Institute (ANSI)
   b. Illuminating Engineer's Society (IES)
   c. American Society for Testing and Materials (ASTM)
   d. National Electrical Manufacturer's Association (NEMA)
   Note: These standards are subordinate to codes, and standards set by UL.
10. All electrical equipment, devices, wire, ect. shall be listed, for the intended use, with Underwriter laboratories, Inc. (UL), where standards have been established by UL.
11. As-built drawings shall be furnished to the owner upon completion of work.
12. Wiring devices to be spec grade.
13. Where more than one devices is indicated at any location, these shall be ganged under one common cover plate.
14. Contractor shall coordinate with electric and telephone utility for service entrance location and any other requirements.
15. All connections to ground rods shall be made with UL approved welded connections, unless noted otherwise.
16. Provide a fuse holder and fuse in the primary side of each ungrounded conductor for all ballasts.
17. Unless noted as existing, all equipment, wiring, devices, etc. shall be new.
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 contractor.
22. Electrical contractor shall verify requirements, exact location and type or outlet for all electrical fixtures, appliances and equipment.
23. Shop drawings: Coordinate with owner or architect.
24. All wiring to have 600 volt insulation, type TW, THW, THWN, for branch circuits and type THW, THN for main feeders or as specified.
25. Design is based on copper conductor. Wire size #10 and smaller type "TW", wire size #8 and larger type "THW" or as specified.
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 used in concrete slabs at underground provided elbows and riser are RGS; (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 conduit where required in dry locations. All conduit hazardous areas (per NEC) shall meet the requirements of NEC Chapter.
29. Apply bitumastic coating to all metallic conduits in slabs or underground.
30. Electrical contractor shall verify circuit protective device rating for equipment prior to construction.
31. Provide fuse recommended by equipment manufacturer.
32. Furnish and install disconnect switches and wiring for air conditioning systems as per manufacturer recommendations. Controls are to be supplied by air conditioning contractor.
33. Install power and control wiring and required control components for air condition systems as shown/noted on these drawings and per other applicable drawings/instructions see 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 (no Romex, BX, etc. is permitted unless specific permission is obtained from owner, engineering or local inspector).

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STA

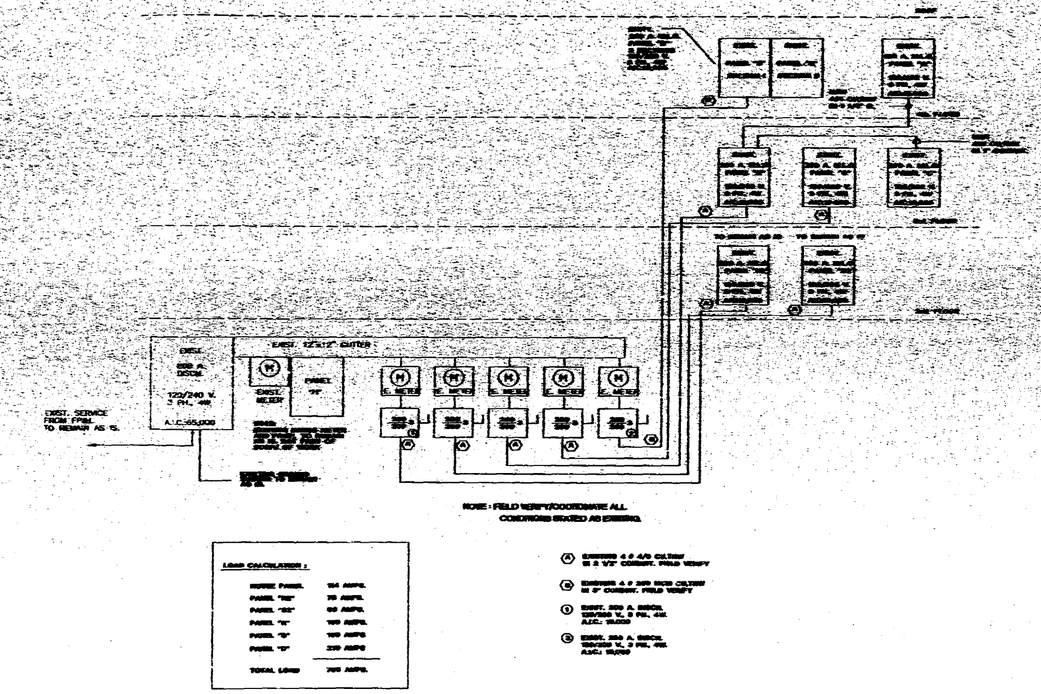
ESI
ENERGY SCIENCES INC.
CONSULTING ENGINEERS

ELECTRICAL PANELS AND NOTES
Permit Documents

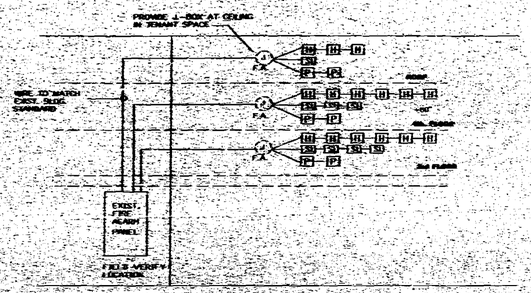
Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139

September 22, 199[illegible]

E-7



ELECTRICAL RISER DIAGRAM



FIRE ALARM RISER DIAG.

FIRE ALARM SYMBOL LEGEND:

- (ST) STROBE LIGHT TO MATCH BUILDING STD.
- (P) PULL STATION TO MATCH BLDG. STD.
- (H) HORN/STROBE TO MATCH BUILDING STD.

ALL NEW COMPONENTS SHALL BE U.L. APPROVED
ALL CONDUCTORS SHALL BE THWN COPPER NO. 14 AWG IN 1/2" COND. (MIN.)
EXISTING ALARM SYSTEM IS NON-POWER LIMITED.
FIELD VERIFY PREVIOUS SSTART THE WORK.

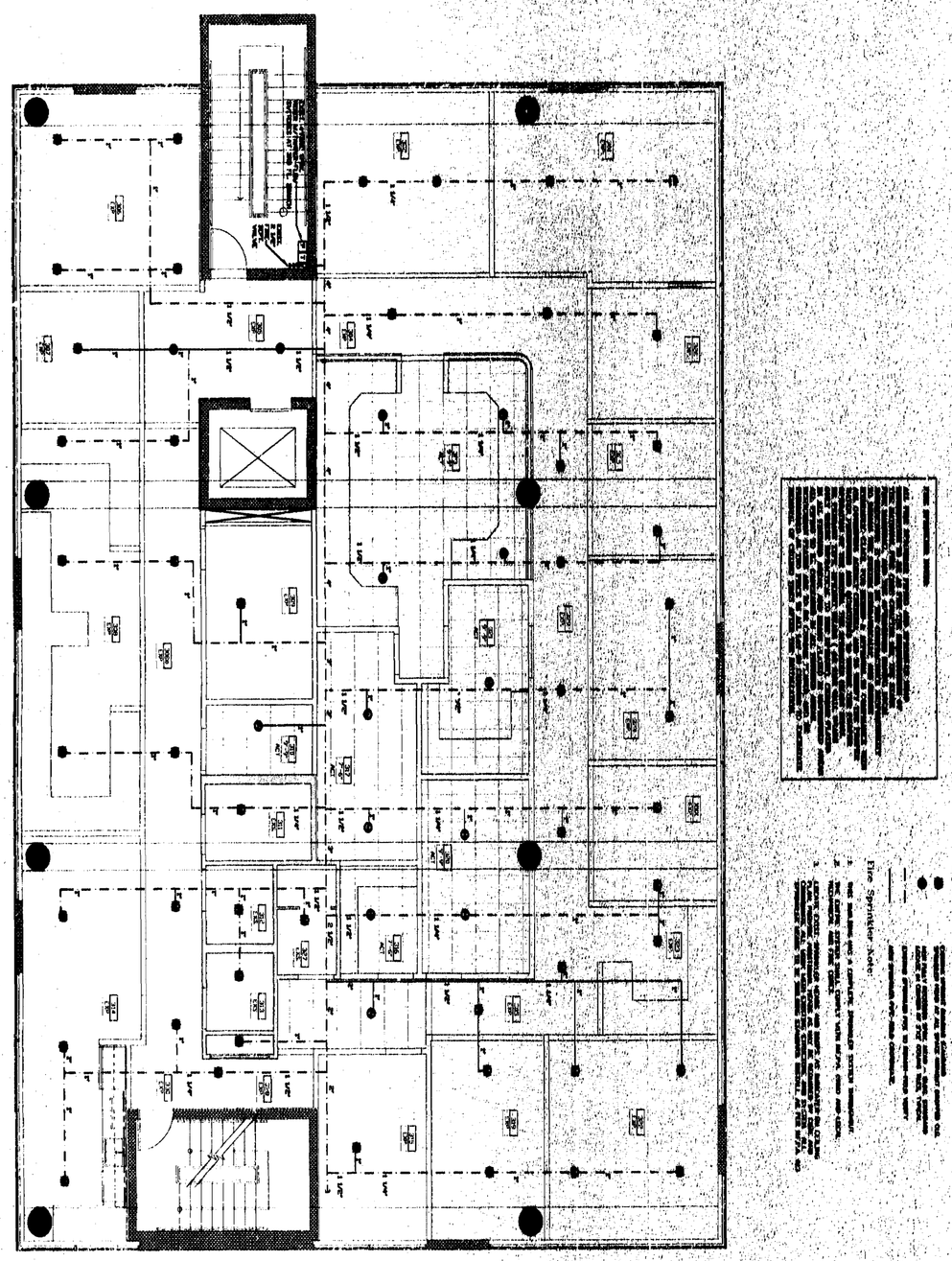
STA

ESI

ELECTRICAL RISER AND FIRE RISER

Permit Documents

Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139



Third Level
Fire Sprinkler
System Plan

Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

Level Four
Fire Sprinkler
System Plan

Permit Documents

Corporate Office

420 Jefferson Avenue
[illegible], Florida 33139

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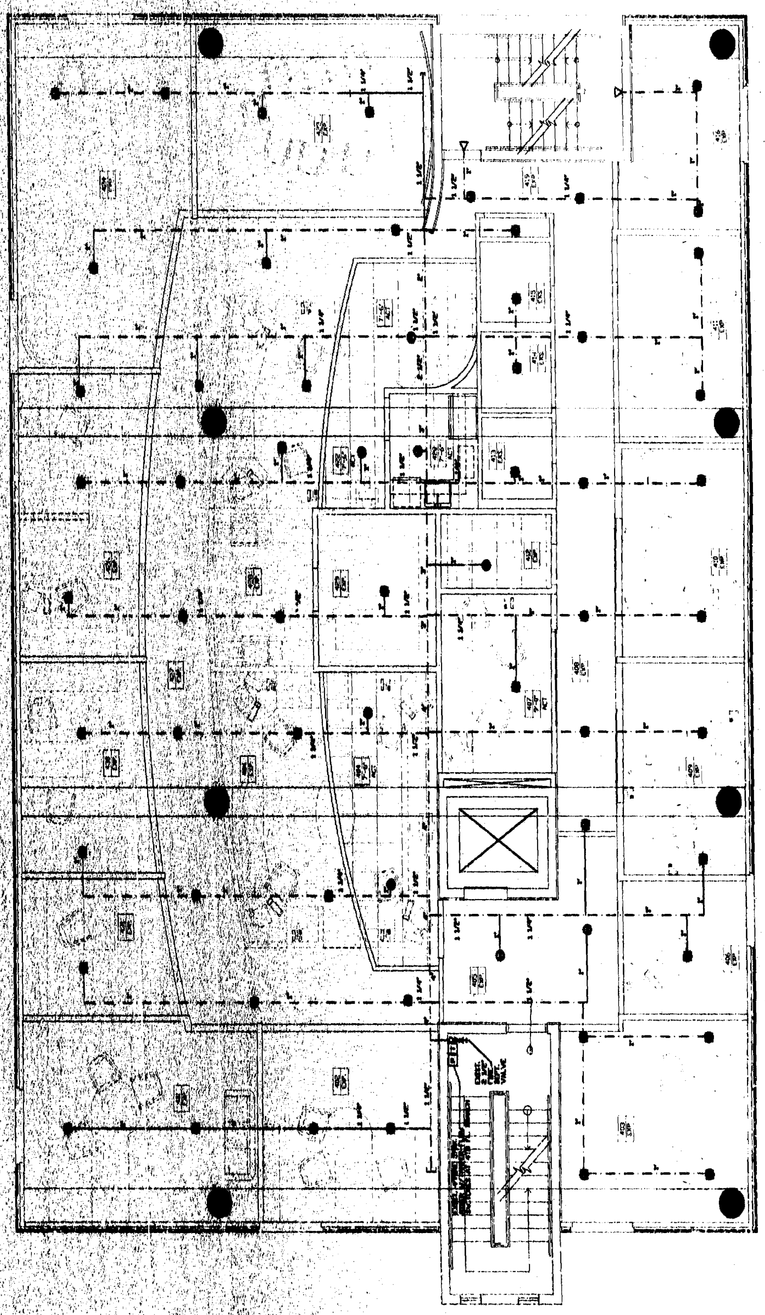
CITY OF MIAMI BEACH
APPROVED FOR PERMIT

Legend

Fire Sprinkler Note:



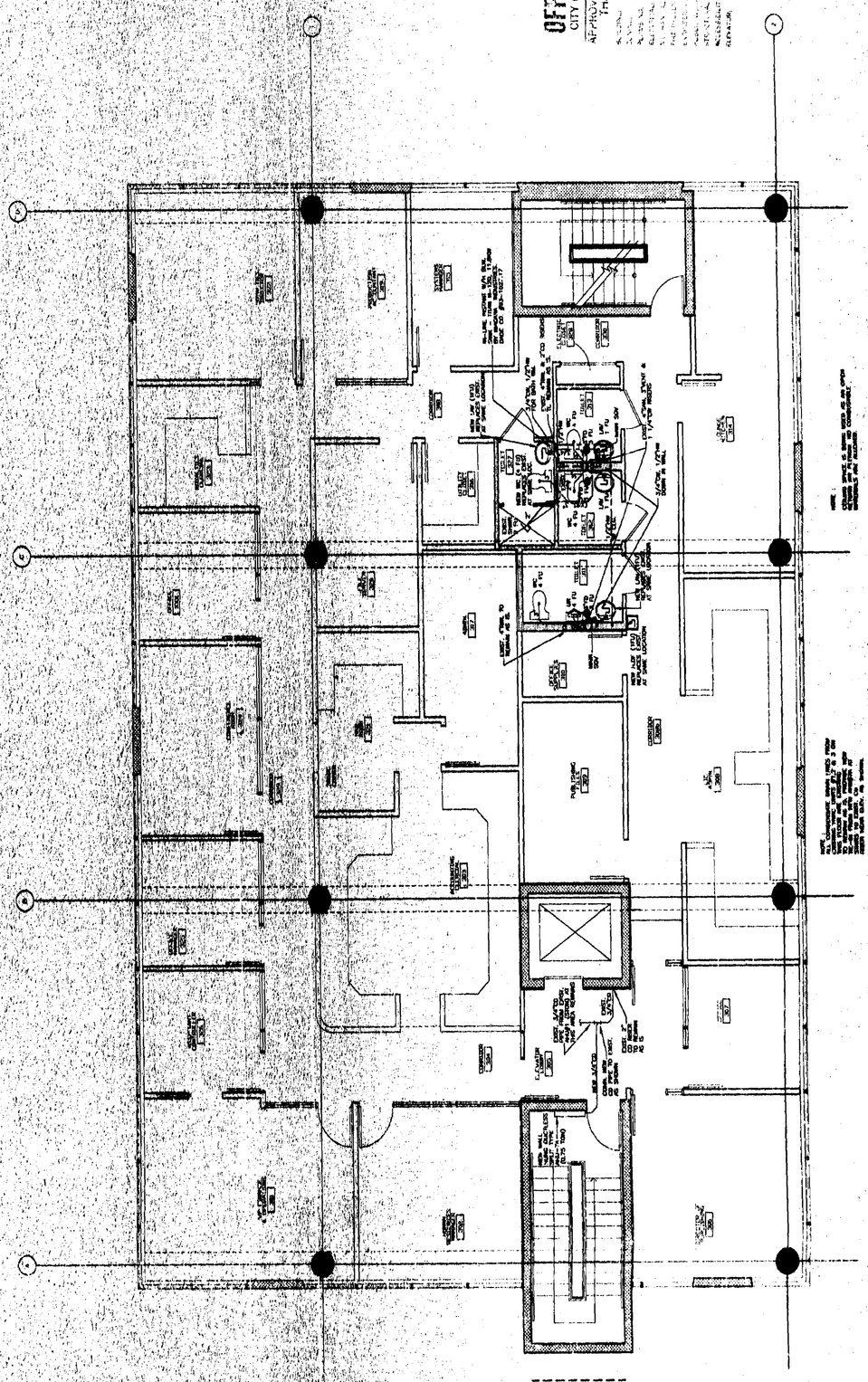
Corporate Office
420 Jefferson Avenue
West Palm Beach, Florida 33139

Third Level
Plumbing
Floor Plan

Permit Documents

P-1

OFFICE COPY
CITY OF PALM BEACH
APPROVED FOR PERMIT IS
THE FOLLOWING:



Corporate Office

420 Jefferson Avenue

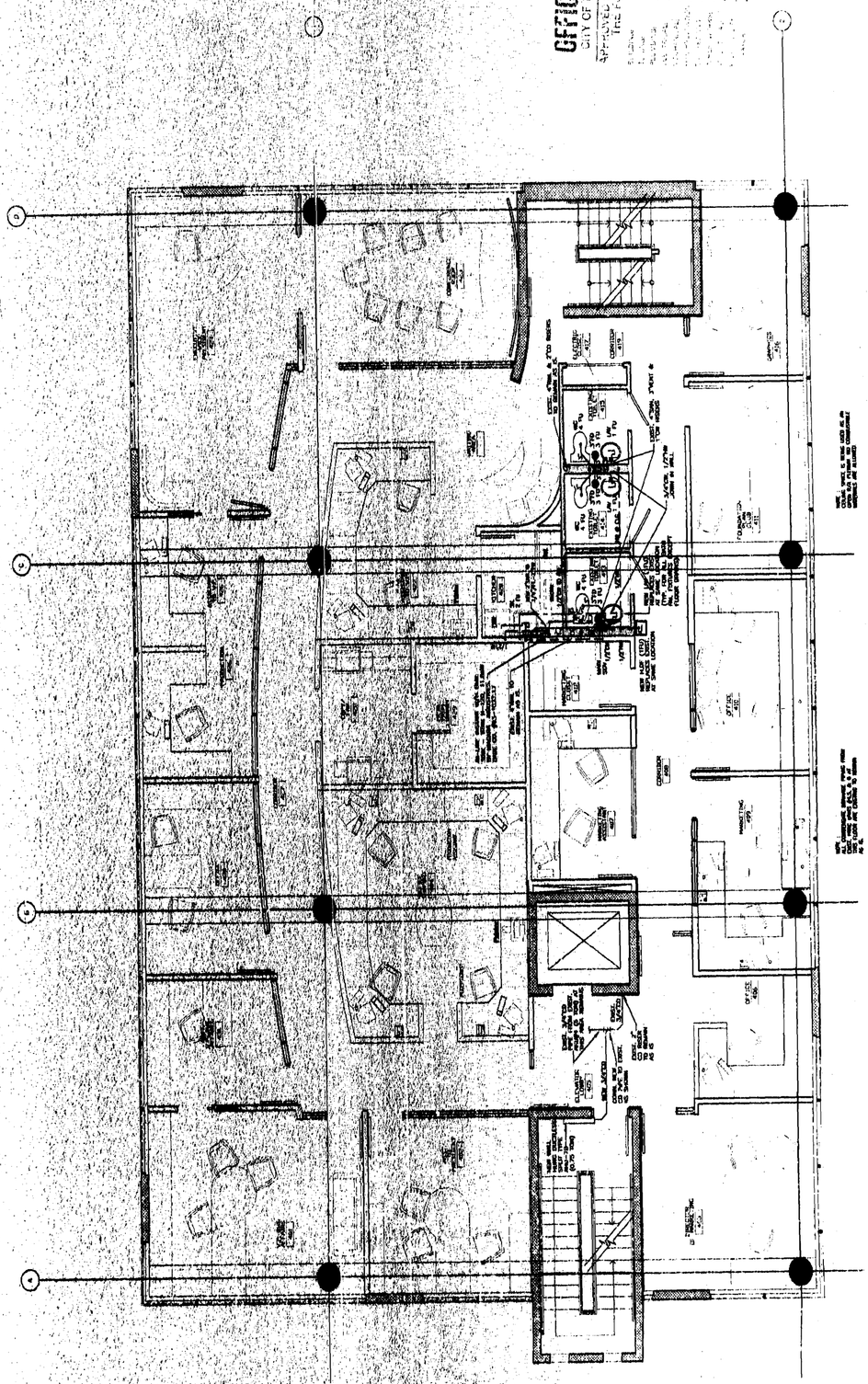
West Palm Beach, Florida 33139

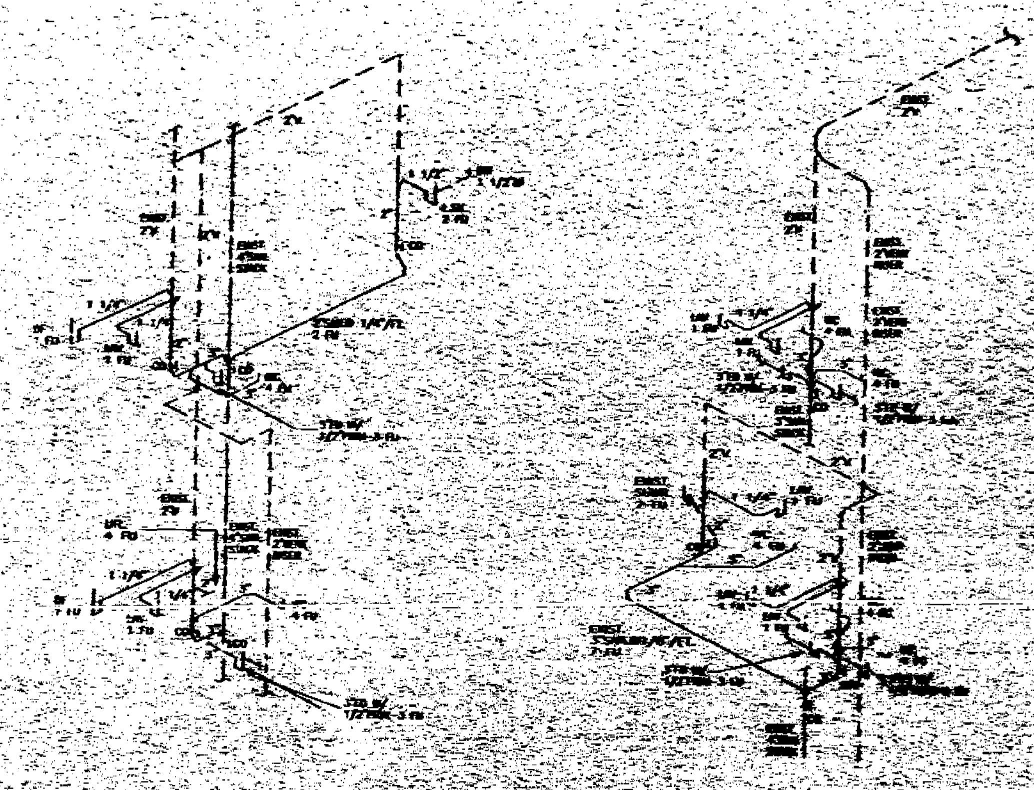
FLOOR PLAN

PLUMBING

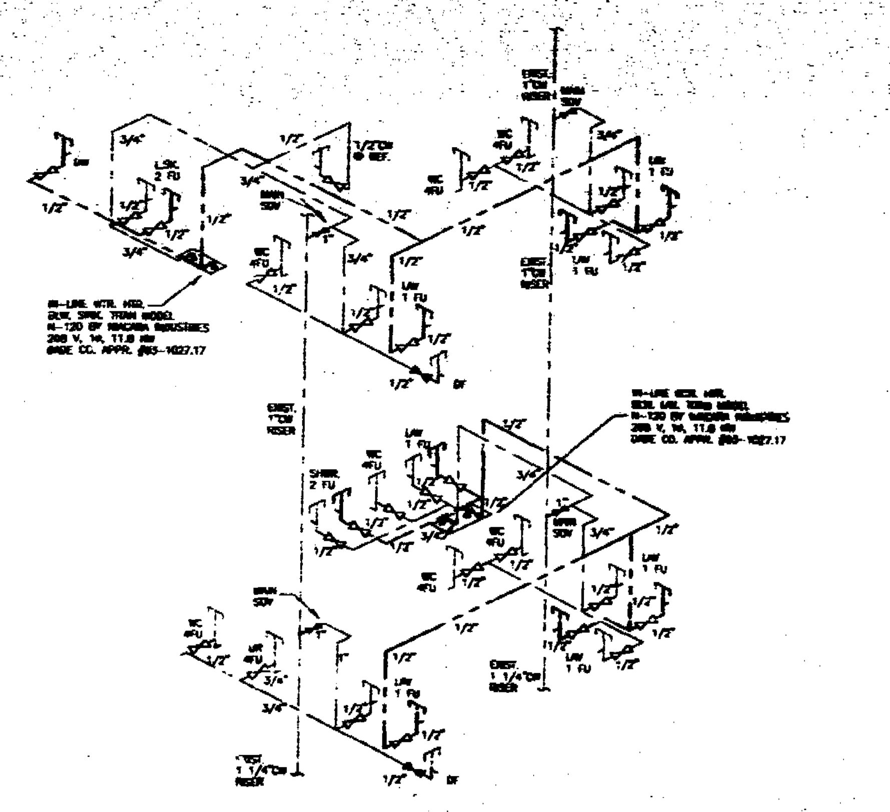
FLOOR PLAN

P-2

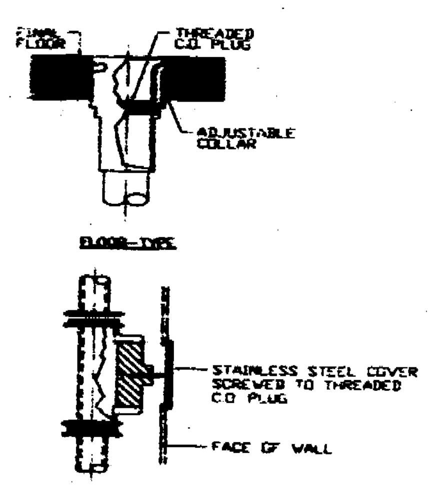




SANITARY RISER DIAGRAM
N.T.S.



DOMESTIC RISER DIAGRAM
N.T.S.



TYPICAL CLEANOUT DETAILS
N.T.S.

DOMESTIC WATER PIPING

1. UNDERGROUND GALVANIZED STEEL PIPE, SCHEDULE 40 SCREWED (ASTM A120-78) WITH MALLEABLE IRON FITTING GALVANIZED TO MATCH PIPE. ANSI B16.3-71, ASTM A197-47 OR CAST IRON FLANGED FITTINGS (ANSI B16.1). PIPE SHALL BE PROTECTED WITH COAT OF BITUMINOUS COMPOUND. COPPER TUBING TYPE K ASTM B88-75, ACCEPTED ALTERNATE. ALL COPPER PIPING BLW. GROUND SHALL BE SLEEVED.

2. ABOVE GROUND GALVANIZED STEEL PIPE, SCHEDULE 40 SCREWED. (ASTM A120-78) WITH MALLEABLE IRON FITTINGS GALVANIZED TO MATCH PIPE. ANSI B16.3-71, ASTM A197-47 OR CAST IRON FLANGED FITTINGS (ANSI B16.1). COPPER WATER TUBING, TYPE L, ASTM B88-75 WITH WROUGHT COPPER FITTINGS, ANSI B16.22-73.

3. PIPE HANGERS AND SUPPORTS: PROVIDE ADJUSTABLE HANGERS, INSERTS BRACKETS, ROLLS, CLAMPS AND SUPPLEMENTARY STEEL AS REQUIRED FOR PROPER SUPPORT OF PIPE LINES. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF PIPE LINES AND COVERING TO RUN CONTINUOUSLY THROUGH HANGERS.

4. SPACING AND SIZES.

A. HORIZONTAL CARBON STEEL PIPE

PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
UP TO 1-1/4"	3/8"	8'
1-1/2" & 2"	3/8"	10'

B. HORIZONTAL COPPER PIPING

PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
UP TO 1"	3/8"	6'
1-1/4" & 1-1/2"	3/8"	6'
2"	3/8"	8'

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "SOUTH FLORIDA BUILDING CODE", CHAPTER 46, LOCAL ORDINANCE AND IN COMPLIANCE WITH "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.

2. CONTRACTOR TO VERIFY AT SITE LOCATION THE ELEVATION AND SIZE OF EXISTING WATER AND SEWER MAINS FOR CONNECTION OF NEW SERVICES BEFORE INSTALLATION OF ANY PIPING.

3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH COAT OF BITUMINOUS COMPOUND ("BITUMASTIC" OR EQUAL) BEFORE COVERING. ALL UNDERGROUND COPPER PIPING SHALL BE FULLY SLEEVED.

4. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS WITH HOSE-END CONNECTION.

5. ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR SHOCK ABSORBERS.

6. PLUMBING FIXTURES SHALL BE "AMERICAN STANDARD" OR APPROVED EQUAL. ALL FIXTURE TRIM SHALL BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, E.T.C.

7. WASTE LINES SHALL SLOPE 1/8" PER FOOT. UNLESS OTHERWISE NOTED.

8. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION AND AT BOTTOM OF STACKS. CLEAN OUT LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.

9. VENT LINES SHALL EXTEND 6" MIN. ABOVE ROOF AND FLASHED WITH LEAD OR CONNECTED TO EXISTING VENT LINES.

10. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL OF THE TRAP.

11. PROVIDE CONTROL VALVES TO ALL MAINS ENTERING THE BUILDING, RISERS, BRANCHES, GROUPS OF FIXTURES, AND TO EACH PIECE OF EQUIPMENT.

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

PIPING MATERIALS

1. SANITARY WASTE, VENT AND STORM DRAIN:
BELOW GROUND: "CAST IRON", SERVICE WEIGHT, PIPE, & FITTINGS ACCORDING TO ASTM A-74 HUB & SPIGOT OR,
ABOVE GROUND: "CAST IRON", SOIL PIPE, "HUBLESS", ACCORDING TO CISPI-301-78, ASTM A-74, WITH STAINLESS STEEL SHIELD AND CLAMPS OVER NEOPRENE SEALING SLEEVE.
ALTERNATE: THE PLUMBING CONTRACTOR MAY ELECT, IF APPROVED BY OWNER, TO USE THE FOLLOWING MATERIAL SPECIFICATION FOR WASTE, VENT AND STORM DRAIN SYSTEM: POLYVINYL CHLORIDE (PVC) PIPE & FITTINGS (SCHEDULE 40). MATERIAL SHALL COMPLY WITH D-1784 TYPE 1, GRADE 1 COMPOUND. PIPE SHALL COMPLY WITH ASTM D-1785.

FITTIINGS SHALL COMPLY WITH ASTM D-2467 SOCKET TYPE. SOLVENT CEMENT SHALL COMPLY WITH D-2564

2. CONDENSATE DRAINS FROM AIR CONDITIONING UNITS: "PVC" SCHEDULE 40 PIPE & FITTINGS.

3. DOMESTIC WATER ABOVE GROUND: TYPE L COPPER PIPE WITH WROUGHT COPPER SOLDERED JOINT FITTINGS. TYPE K COPPER BELOW GROUND, FULLY SLEEVED, PIPE ACCORDING TO ASTM B-42. TUBE ACCORDING TO ASTM B 88. ALTERNATE FOR UNDERGROUND PIPE: CAST IRON WATER PIPE ACCORDING TO ANSI A 21.6. STEEL PIPE (SCHEDULE 40, GALVANIZED) ACCORDING TO ASTM A120-68.

4. ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS OR B-80 BRONZE GATE VALVES.

5 PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS

Corporate Office
420 Jefferson Avenue
Miami Beach, Florida 33139

Sanitary /
Dom. Wtr. Risers
Notes / Details
Permit Documents

September 22, 1998

P.3

PERMIT #

B 9900336

BMS 79346

ADDRESS

420 Jefferson Av

** CONDITIONS OF PERMIT/APPROVAL **

DATE: 12/17/98
PAGE: 1

Permit No:: B9900336 TYPE: BUILD
Location: 420 JEFFERSON AV

ENGINEERING CRITIQUE

EC01 - ENGINEERING PLANS REVIEW

( ) APPROVED
( ) NOT APPROVED
( ) HOLD/PENDING FIELD CHECK

EC03 - LEGAL ADDRESS:
420 JEFFERSON AV

EC04 - PLAN DESCRIPTION:
ENCLOSE FIRST FLOOR SPACE AND ADD 18 PARKING SPACES

ECS0 - SANITARY SEWER:

ECS1 - To use existing facilities.

ECW0 - WATER:

ECW1 - To use existing facilities.

ED00 - DRAINAGE:

ED04 - All drainage to be contained within property.
AS SHOWN ON SHEET MP-1
DRAINAGE CALCULATIONS ON SHEET MP-2

ENC7 - Certificate of completion required.

ENT2 -

SIGNATURE ______________ COMPANY Comb Dev Corp.

PHONE: (305) 977-7209 DATE: 12/17/98

Site Improvements

420 Jefferson Avenue
Miami Beach, FL 33139

KEYS + SYMBOLS

(dimension string)

(face to face)

(center to center)

DIMENSION STRING

COLUMN OR BEARING WALL CENTERLINE

PARTITION TYPE

DOOR NUMBER

ROOM NAME AND NUMBER

SECTION CUT

CEILING TAG

REVISION KEY

EXTERIOR ELEVATION TAG

INTERIOR ELEVATION TAG

DETAIL BUBBLE

KEYNOTE REFERENCE

PAINT COLOR KEY

FLOOR MATERIAL TRANSITION

ABBREVIATIONS

PROJECT DATA

GENERAL DATA

PROJECT SUMMARY	THIS PROJECT CONSIST OF LOBBY AND SITE IMPROVEMENTS AT EXISTING BUILDING.
DESCRIPTION OF BUILDING	EXISTING 4 STORY WITH PENTHOUSE CONCRETE BLOCK AND STUCCO BUILDING
TOTAL AREA OF WORK	LOBBY NET FLOOR AREA- 460 S.F. NET TOTAL- 460 S.F. NET
PROJECT LOCATION	420 JEFFERSON MIAMI BEACH, FLORIDA
PROPOSED NEW CONSTRUCTION:	ENCLOSURE OF 460 S.F. LOBBY AREA AND EXTENSION OF EXISTING PARKING SURFACE AND SITE WALL.

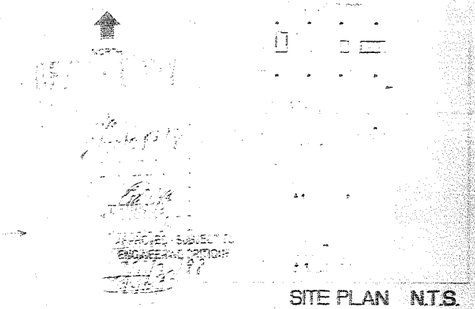
LOT AREA:	21,275 S.F.
LEGAL DESCRIPTION:	LOT 3,4,5 & BLOCK 83
CLASSIFICATION:	CPS 2
USE/OCCUPANCY:	GROUP G BUSINESS

ZONING

	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.:	2.0		
MIN. LOT AREA:	6,000 S.F.	21,275 S.F.	21,275 S.F.
MIN. LOT WIDTH:	50	50	50
MIN. APART. SIZE	NA	NA	NA
AVERAGE APART. SIZE	NA	NA	NA
MAX. BLDG. HEIGHT:	75	66	66
SETBACKS			
FRONT	0	0	0
STREET SIDE	0	5	5
INTERIOR SIDE	0	5	5
REAR	5	5	5
PARKING			
GROSS PARKING-	39 (1 space /400s.f.)	29 spaces	47 spaces
PARKING CREDIT-	NA	NA	NA

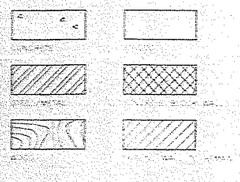
LEGAL DESCRIPTION
THE EAST 95 FEET, LESS THE NORTH 5 FEET OF LOT 3, ALL OF LOT 4 AND THE EAST 100 FEET OF LOTS 5 AND 6, BLOCK 83, OCEAN BEACH FLA. ADDITION NO 3, A SUBDIVISION RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

INDEX



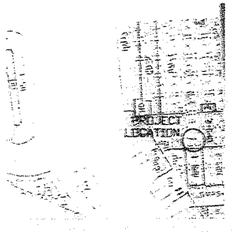
SITE PLAN N.T.S.

MATERIALS

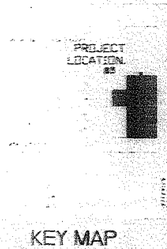


Code Having Jurisdiction:

South Florida Building Code
Local Governing Agency:
City of Miami Beach
N.F.P.A. 101
National Electrical Code



LOCATION MAP



KEY MAP

Architect
STA Architectural Group
3526 North Miami Avenue
Miami, Florida 33127
t: 305.571.1811

Owner
Mau Mau Corporation
420 Jefferson Avenue
Miami Beach, Florida 331
t: 305.534.4330

MEP ENGINEER
Energy Sciences Inc.
6 Palermo Avenue
Suite 201
Coral Gables, Florida 33134
t: 305.448.8826

CONTRACTOR
Camp Development
3616 NE 2nd Avenue
Miami, Florida 33137
t: 305.576.8200

Job No. 9811.2
October 6, 1998
Permit Documents

S T A Architectural Group

JEFFERSON

H.C. #1

H.C. #2

NOTE: BUILDING IN THIS AREA TO BE FLOODPROOFED TO AN ELEVATION OF 8.00 FEET N.G.V.D. HEIGHT OF FLOODPROOFING OR BUILDING MORE HIGHEST ADJACENT GRADE IS 3.42' ELEVATION 0-0' ON THIS DRAWING = 4.08' N.G.V.D.

ALLEY

STA

Site Improvements

420 Jefferson Avenue
Miami Beach, Florida

Site/Parking Plan

Permit Documents

October 3, 1996

STA ARCHITECTURAL GROUP

FACSIMILE TRANSMITTAL SHEET

TO GLADYS SALAS	FROM WALTER JACOB
COMPANY CMB	DATE DECEMBER 2, 1998
FAX NUMBER	TOTAL NO. OF PAGES INCLUDING COVER
PHONE NUMBER	SENDER'S REFERENCE NUMBER
RE ESTEFAN ENTERPRISES SITE	PROJECT NUMBER

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

NOTES/COMMENTS

I am sending this information to you for review before we submit revisions based on you comments.

You requested that I show handicapped parking signs on the plans and elevations. I have shown locations and heights of handicapped parking signs on the plan and an elevation of this sign in accordance with the Florida Accessibility guidelines.

You requested that we provide a detail for the curb ramp. I have shown an enlarged plan detail of this ramp with information in accordance with Florida Accessibility Guidelines.

You requested that we show the second exit as accessible. I have revised the drawings to show a total of two entrances which are clearly accessible.

You requested that we show that the opening force on accessible doors meets Accessibility requirements. I have indicated that all exterior doors are set to require 8.5 lbs. of force. There are no interior doors for this improvement.

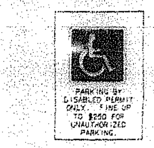
I feel that these clarifications will bring this improvement to full compliance with accessibility requirements. Please call me to discuss.

3526 NORTH MIAMI AVENUE MIAMI, FLORIDA 33127
305-571-1511 FAX 305-571-1821

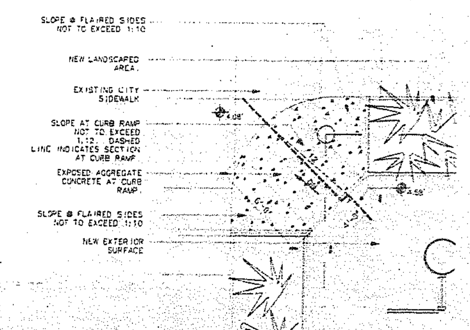
GENERAL NOTES:

1. AS PER FLORIDA ACCESIBILITY CODE FOR BUILDING CONSTRUCTION, OCTOBER 1997 EDITION, EACH ACCESIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WITH DISABILITIES AND MUST BE POSTED WITH A PERMANENT ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESIBILITY MEETING THE REQUIREMENTS OF COLOR AND DESIGN APPROVED BY THE DEPARTMENT OF TRANSPORTATION, 4.30.7 AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" INDICATING THE PENALTY FOR ILLEGAL USE OF THIS SPACE. SEE 2/S1b.

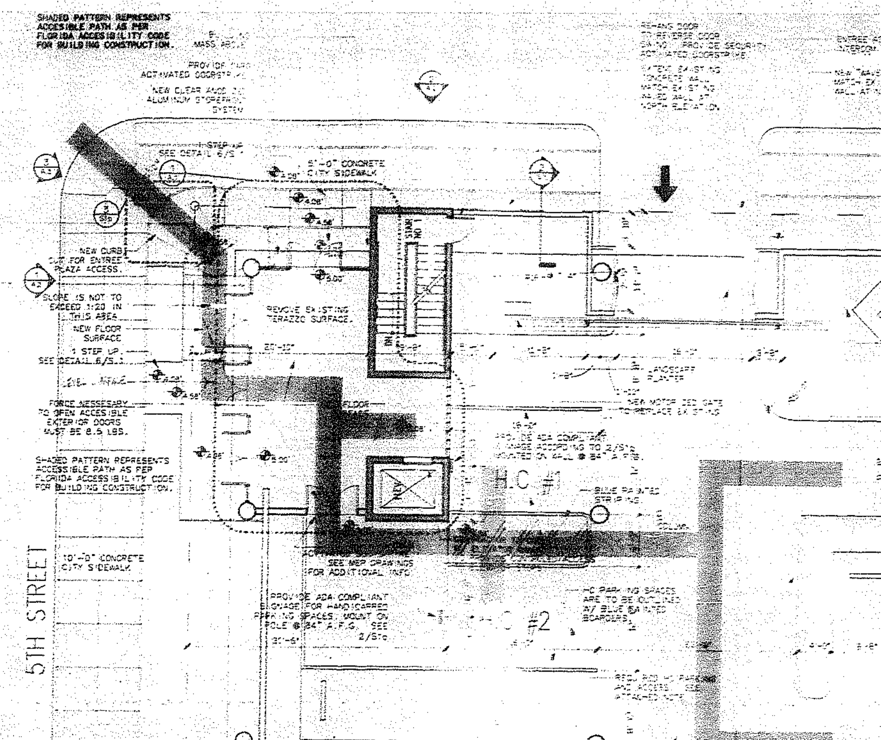
2. THE FORCE NECCESARY TO OPEN DOORS MUST BE 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS.



2 SIGNAGE @ ACCESSIBLE PARKING SPACES
NTS



3 CURB RAMP AT STREET
1/4"=1'-0"



1 ACCESSIBILITY PLAN @ GROUND LEVEL
1/8"=1'-0"

SIGNAGE NOTES:

SIGN TYPE "A" DIRECTIONAL SIGNAGE THAT IS COMPLIANT WITH FLORIDA ACCESSIBILITY CODE SECTION 4.30 INDICATING TRAVEL DIRECTION TOWARD ACCESSIBLE ENTRANCE. THIS SIGN SHALL BE MOUNTED AT A HEIGHT OF 84" ABOVE GRADE.

4 SIGNAGE TOWARD ACCESSIBLE ENTRANCE
NTS

OFFICE COPY

APPROVED SUBJECT TO ENGINEERING

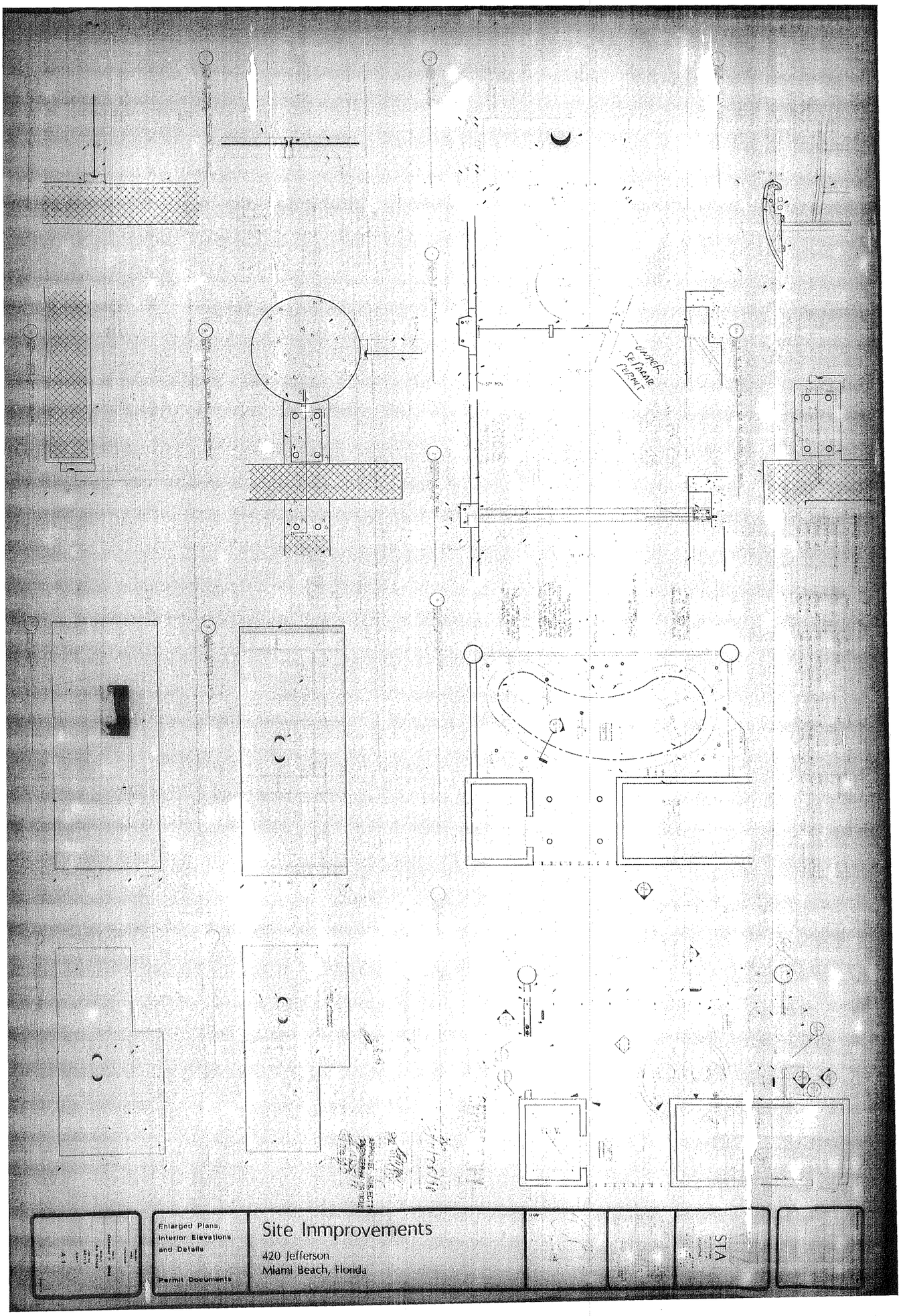
STA GROUP

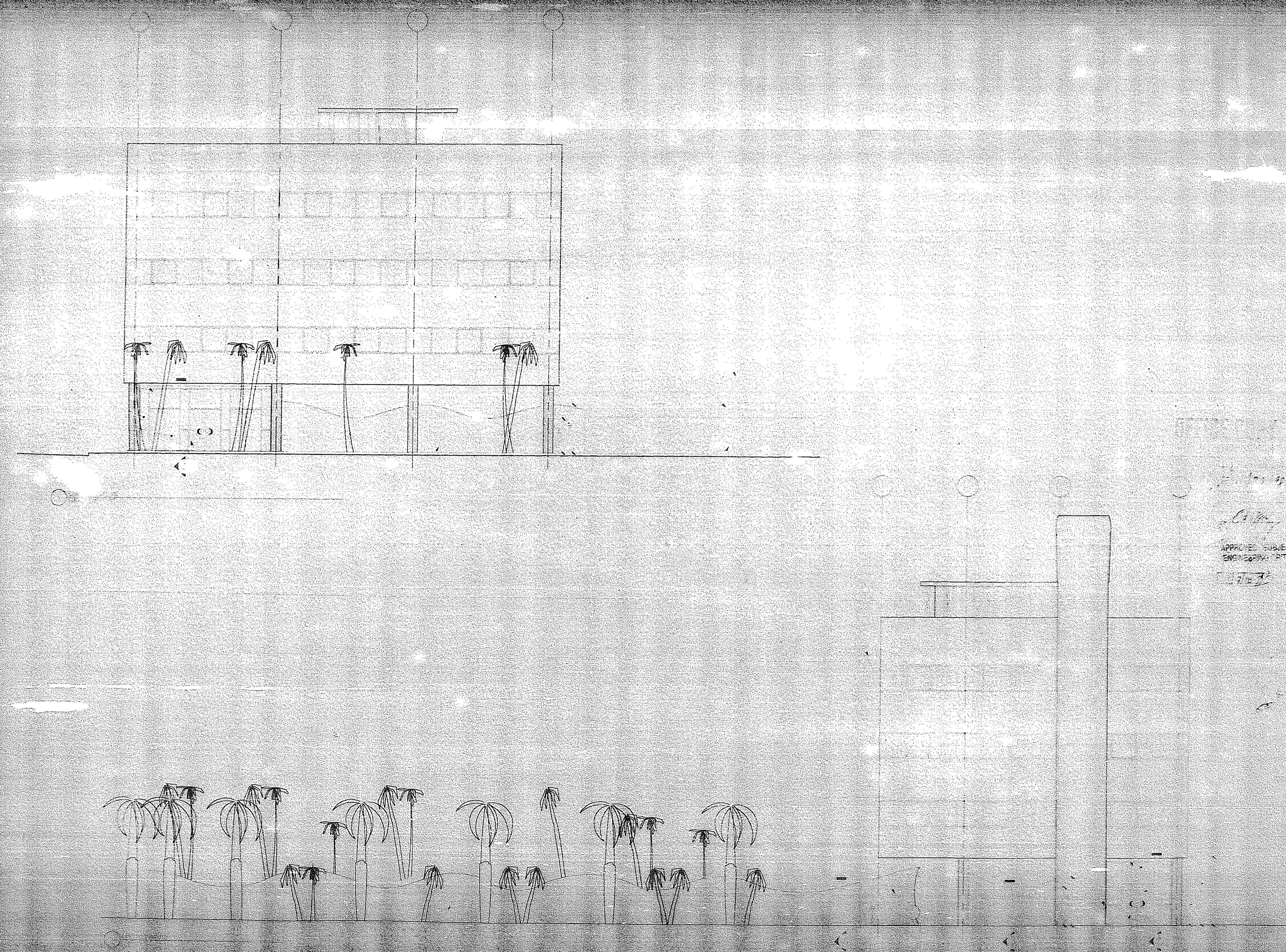
Site Improvements
420 Jefferson Avenue
Miami Beach, Florida

Accessibility Plan

Permit Documents

S.1b


COPPER SEPARATE SUPPORT
Enlarged Plans, Interior Elevations and Details
Permit Documents
Site Immprovements
420 Jefferson
Miami Beach, Florida
STA



Site Improvements

420 Jefferson
Miami Beach, Florida

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Site Improvements

420 Jefferson
Miami beach, Florida

STA
ARCHITECTURAL
GROUP
ARCHITECTURE

Site Improvements

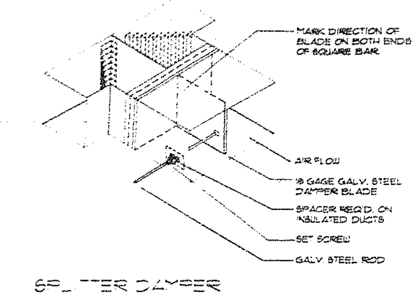
420 Jefferson
Miami beach, Florida

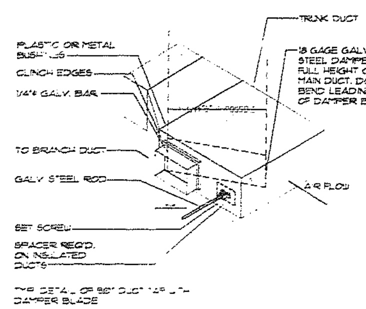
STA

ES1

Site Improvements

420 Jefferson Avenue
Miami Beach, Florida





H.V.A.C. NOTES

1. ALL WORK SHALL BE AS PER S.F.B.C. AND NFPA

2. ALL FIBERGLASS DUCTWORK SHALL BE 1" THICK, WITH VAPOR BARRIER

3. DUCT WORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & ACCORDING TO ASHRAE & SMACNA STANDARDS

4. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSIONS WIDTH x [illegible]HT. DUCT SYSTEM SHALL COMPLY WITH NFPA STD. NO. 90A AND/OR 90B. DUCTWORK AND MATERIALS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TESTS

5. COORDINATE LOCATIONS, SIZES & OPENINGS W/OTHER TRADES ON THE JOB. A/C CONTRACTOR SHALL PROVIDE THE COMPLETE DUCT SYSTEM W/TURNING VANES AT ALL ELBOWS, SPLITTERS AND DAMPERS AS REQUIRED. A/C CONTRACTOR SHALL USE THE BEST PRACTICES OF THE TRADE IN THE FABRICATION AND INSTALLATION OF THE SYSTEM

6. ALL SUPPLY AIR AND RETURN AIR GRILLES/DIFFUSERS SHALL BE NEW, AND SHALL BE LOCATED AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED CFM TO THE ENTIRE ROOM EVENLY & DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

INSIDE	OUTSIDE	RELATIVE HUMIDITY
COOLING - 76 DB	90 DB - 79 WB	50% TO 60%

7. ALL TEM. CONTROLS TO BE VIA CENTRALIZED T'STATS. MOUNT T'STATS AT 5'-0" A.F.F. WHERE SHOWN ON PLAN.

8. ALL NEW GRILLES AND DIFFISURES TO BE ALUMINUM CONSTRUCTION. DIFFUSERS SHALL HAVE HIDDEN OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL GRILLES & DIFFUSERS.

9. VERIFY / COORD. ALL S/A & R/A GRILLE TYPES / FINISHES WITH INTERIOR DESIGNER.

10. PROVIDE OUTSIDE AIR INTAKE VIA WALL GRILLE ON EXTERIOR WALL AS SHOWN ON PLANS

11. FIRE DAMPERS : PROVIDE UL LABELED FUSIBLE LINK FIRE DAMPERS WHEREVER SUPPLY OR RETURN DUCTS PENETRATE FLOORS, FIRE WALLS, FIRE PARTITIONS OR WHEREVER REQUIRED BY GOVERNING CODES. MEET ALL FIRE DAMPER REQUIREMENTS. PROVIDE SUITABLE ACCESS TO FIRE DAMPERS. DAMPERS SHALL BE AIR BALANCE MODEL 119BL OR 319BLV

12. ALL SYSTEMS, DEVICES, AND EQUIPMENT IDENTIFIED AS EXISTING ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK; ANY DEVIATION FROM THE CONDITIONS STATED AS EXIST. SHALL BE REPORTED TO THE PRJECT ARCH./ENGINEER FOR FURTHER EVALUATION

STORM DRAINAGE CALCULATIONS:

(A) TOTAL AREA TO BE DRAINED : 11,100 SQ.FT. (0.255 ACRES)
(C) COEFFICIENT OF RUNOFF : 0.90
RAINFALL INTENSITY : 0.062 GAL/MIN/SQFT

Q = A X C X I

Q = 11,100 SQFT. X 0.90 X 0.062 GAL/MIN/SQFT

Q = 619.4 GAL/MIN.

FOR 1 1/2 MINUTE RETENTION = 619.4 X 1.5 = 929 GAL.

USE A 950 GAL. CONCRETE TANK.

USE A 12"⌀ WELL
SLOPE OF DRAINAGE LINES SHALL BE 1/8" PER FT

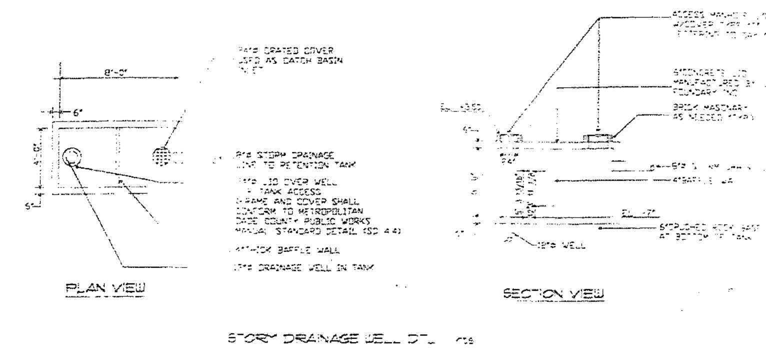
RETENTION TANK

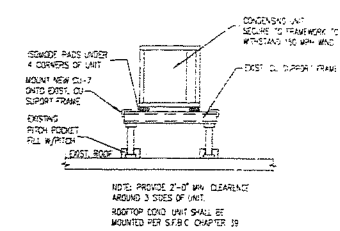
VOLUME = L X W X H

CONCRETE TANK

GAL (CU. FT./7.48 GAL.) ---- 950 / 7.48 = 127 CU.FT.
TANK RETENTION VOLUME, V= 8.0 X 4.0 X 4.0 = 128 CU.FT.

TANK DIMENSIONS : LENGTH = 8'-0"
WIDTH = 4'-0"
RETENTION HEIGHT = 4'-0"
COMPLETE TANK DEPTH = 6'-0"





Cond. Unit Mounting Detail nts

FIRE SPRINKLER NOTES:

ALL FIRE SPRINKLER PIPING AND SPRINKLER HEAD DISTRIBUTION TO BE AS PER THE REQUIREMENTS OF THE NATIONAL FIRE CODE CHAPTER 13R, THE STATE FIRE MARSHALL AND THE AUTHORITIES HAVING LOCAL JURISDICTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN THE SYSTEM HYDRAULICALLY, AND SUBMIT HYDRAULIC CLACS. FOR REVIEW & APPROVAL IN COMPLIANCE WITH ALL GOVERNING AGENCY CRITERIA, AND TO VERIFY THE PROPER WATER PRESSURES AND QUANTITIES TO INSURE THE PROPER OPERATION OF THE SYSTEM. THE SPRINKLER HEADS SHALL BE PENDANT TYPE, UPRIGHT HEADS (OR SIDE WALL HEADS ONLY WHERE IMPRACTICAL TO USE UPRIGHT), CHROME PLATED IN ALL FINISHED AREAS, AND BRASS PLATED IN UNFINISHED AREAS. ALL PIPING TO BE CONCEALED IN ALL FINISHED AREAS. ECUTCHEON PLATES ARE TO BE CHROME PLATED, AND BE FURNISHED AS TWO PIECE IN ALL LAY-IN CEILINGS TO FACILITATE REMOVAL OF CEILING TILES AFTER THE INSTALLATION

1. THIS BUILDING HAS A COMPLETE SPRINKLER SYSTEM THROUGHOUT

2. THE ENTIRE SYSTEM SHALL COMPLY WITH NFPA (13A) AND LOCAL MECHANICAL AND FIRE CODES

3. LOCATE EXIST. SPRINKLER HEADS AND DROPS AS INDICATED ON CEILING PLAN. PROVIDE ADDITIONAL HEADS AS MAY BE REQUIRED BY CODE AND COORDINATE ALL WITH EXISTING STRUCTURE AND SYSTEM. ALL SPRINKLER HEADS TO BE BUILDING STANDARD. INSTALL AS PER N.F.P.A.

AIR CONDITIONING UNIT SCHEDULE

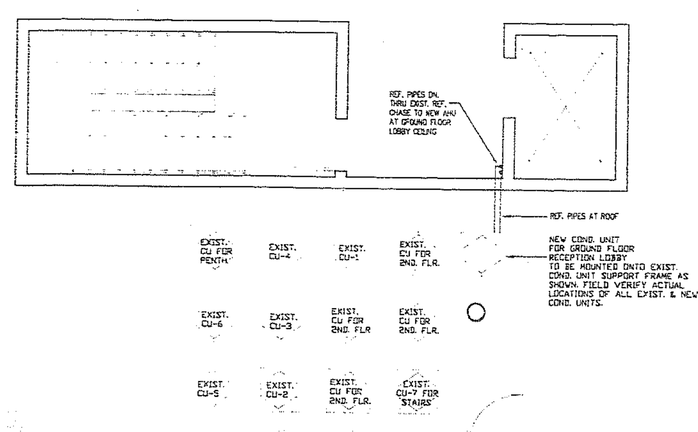
UNIT NO.	MANUF. MOD. (POSITION OF MOUNTING)	UNIT NO. CU MODEL (V-ph)	TOTAL CAP BTU/HR	SENSIBLE CAP BTU/HR	EVAPORATOR AIR FLOW CFM	EVAPORATOR AIR FLOW S.P. IN	COM. FLA a	OUT DOOR FAN FLA	BLOW COIL FLA HP	HEAT KW V ph a	COND UNIT V ph a
A.H.U. SEER=10	CARRIER FB4A024 (HORIZONTAL)	C.U. 38TKB024-30,31 (208-1⌀)	22,200	15,300	800	0.3	11.2	0.5	2 / 1/4	5.0 208 1 30	208 1 20

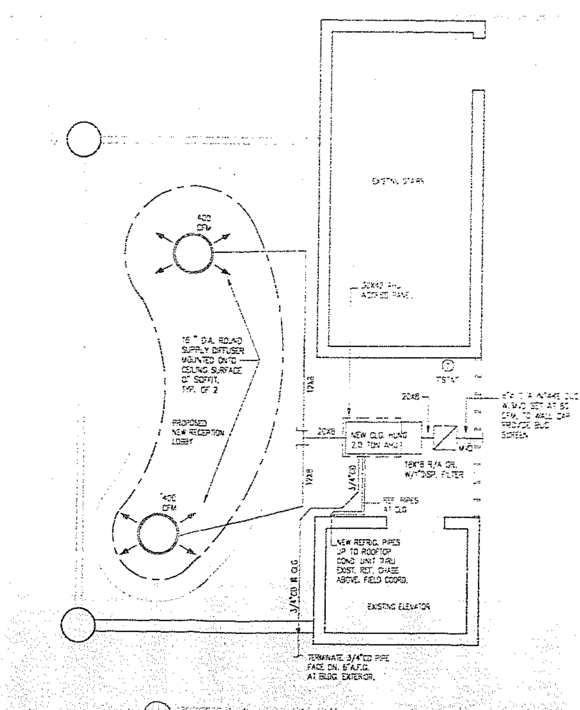
OUTDOOR CONDITIONS: 91°F DB, 79°FWB
INDOOR CONDITIONS: 74°F DB, RELATIVE HUMIDITY = 50%

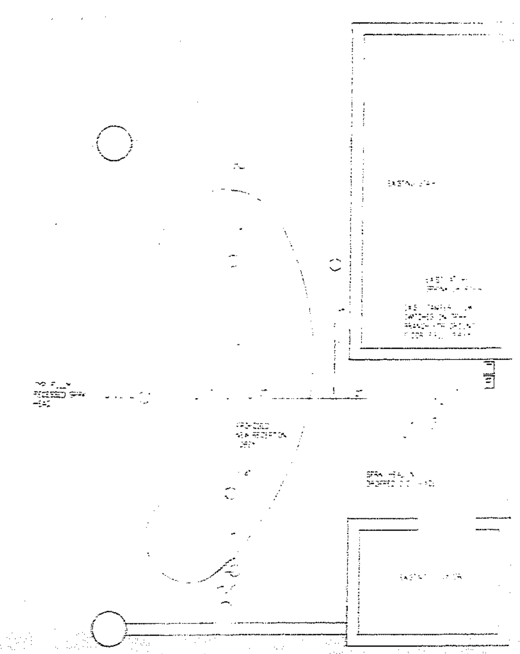
V - VOLTS
ph - NUMBER OF PHASES
a - FUSE AMPS

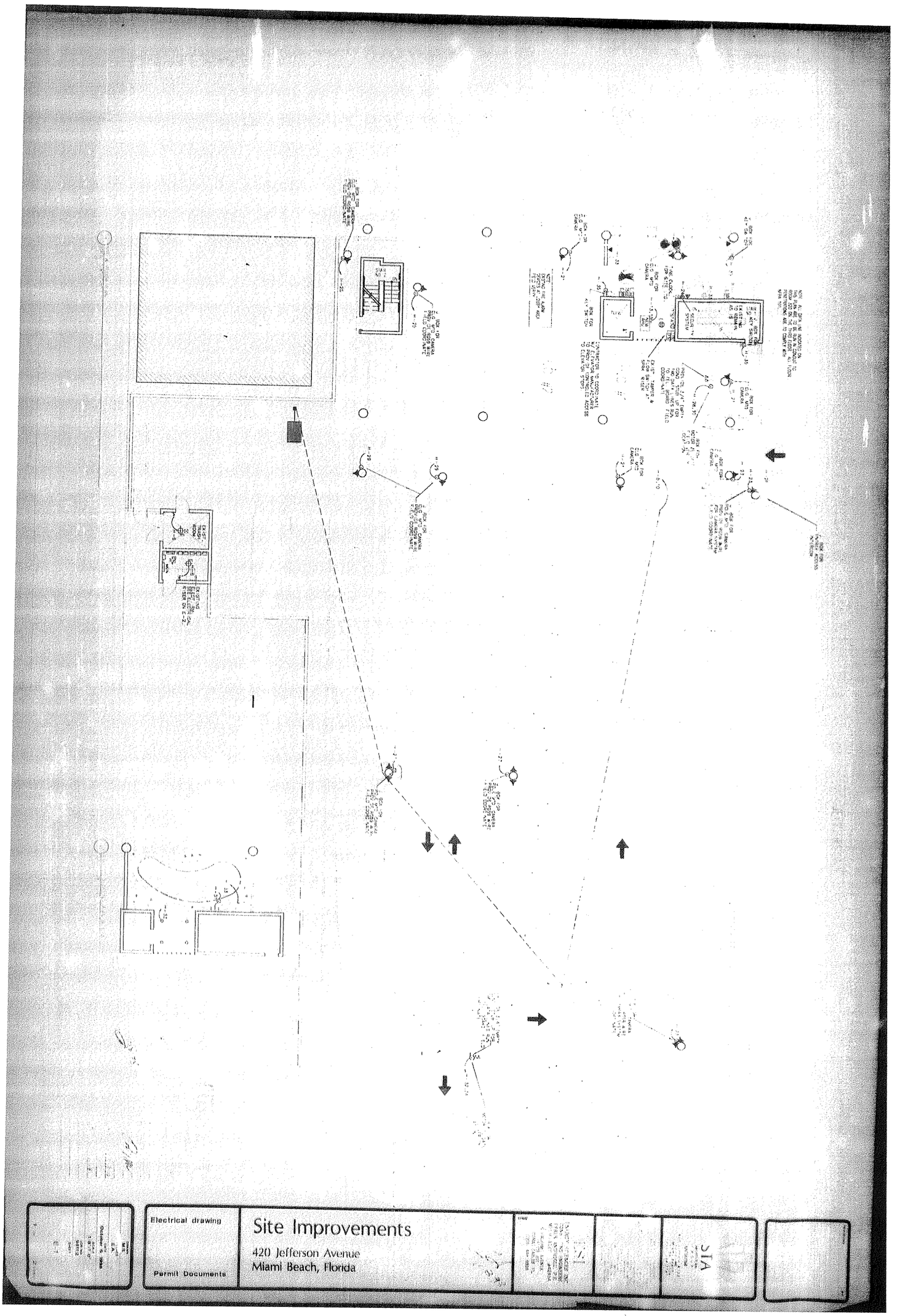
OUTSIDE AIR INTAKE CALCS. PER ASHRAE.

OCCUPANCY OF PROPOSED NEW LOBBY : 4 PEOPLE
20 CFM / PERSON OF O/A INTAKE REQUIRED - 20 CFM/PERSON x 4 PEOPLE = 80 CFM
PROVIDED 80 CFM OF O/A INTAKE VIA O/A DUCT W/AWD THRU EXTERIOR WALL AS SHOWN.







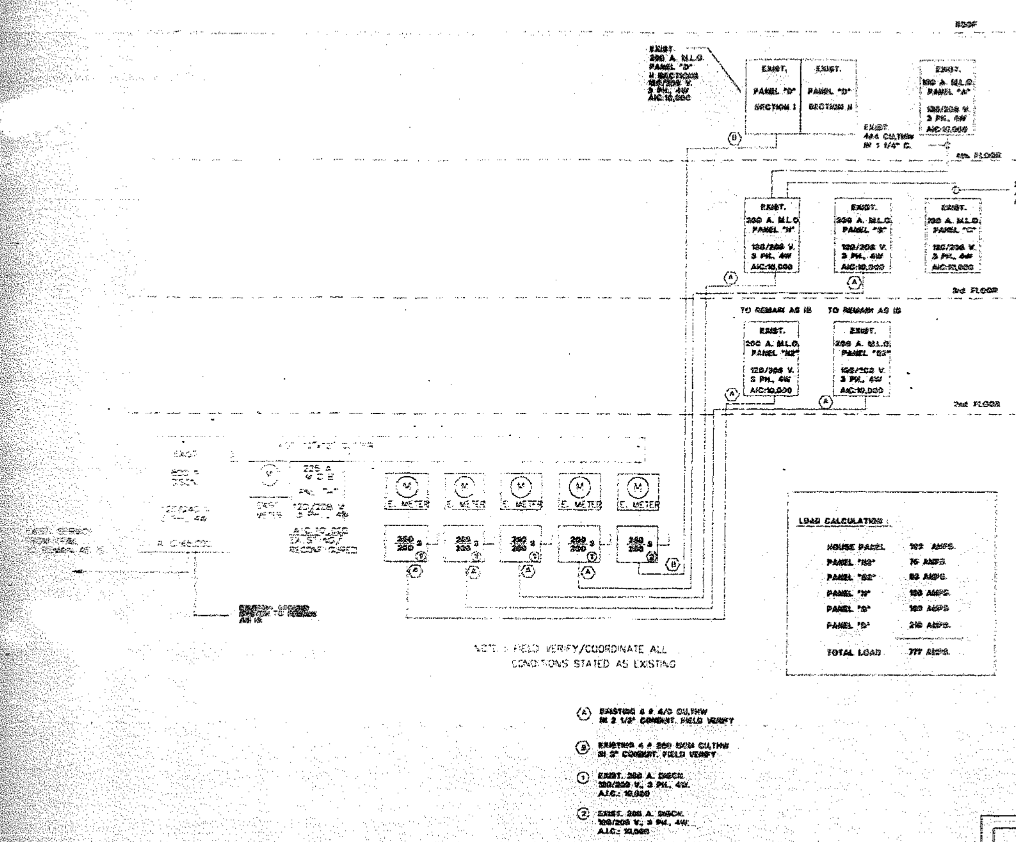


Electrical drawing

Permit Documents

Site Improvements

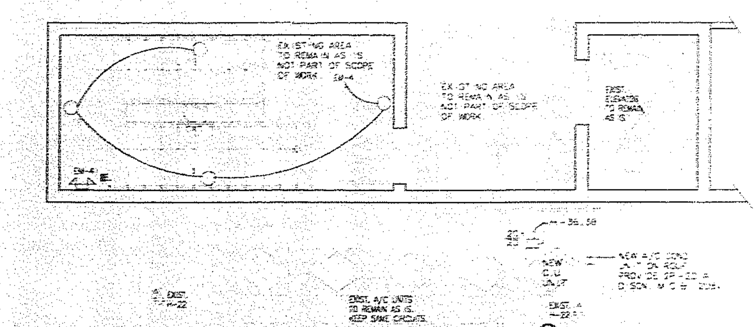
420 Jefferson Avenue
Miami Beach, Florida



LOAD CALCULATION:

HOUSE PANEL	102 AMPS.
PANEL "H2"	76 AMPS.
PANEL "S2"	83 AMPS.
PANEL "H"	108 AMPS.
PANEL "B"	180 AMPS.
PANEL "D"	210 AMPS.
TOTAL LOAD	777 AMPS.

[illegible]



DETAIL – ROOF AC C.U. LOCATION

ELECTRICAL NOTES

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 company 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 complete installation shall be fully guaranteed against defective materials and/or workmanship for minimum of one year [illegible]
2 Contractor is directed to review the building plans and specifications for [illegible] of constructions, specifications of materials and products, definition of workmanship. This contractor shall include in his proposal all costs necessary for a complete and operational installation and shall visit the job site prior to a bid date.
3 Contractor needs to establish a field liaison with project supervision prior to commencing work.
4 All required insurance shall be provided for protection against bodily [illegible] 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 expected 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 elevations 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 visit the job site and verify all conditions, locations, dimensions and counts as shown and/or noted on the drawings. This shall include any and all [illegible] prior to installations.
9 As a minimum, all equipment shall meet applicable standards for the type of equipment and intended use, of the following:
  a. American National Standards Institute (ANSI)
  b. Illuminating Engineers Society (IES)
  c. American Society for Testing and Materials (ASTM)
  d. National Electrical Manufacturer's Association (NEMA)
Note: These standards are subordinate to codes and standards set by [illegible]
10 All electrical equipment, devices, wire, etc. shall be listed, for the intended use, with Underwriters Laboratories, Inc. (U.L.), where standards have been established by U.L.
11 As built drawings shall be furnished to the owner upon completion of work.
12 Wiring devices to be spec. grade.
13 Where more than one devices is indicated at any [illegible], these shall be ganged under one common cover plate.
14 Contractor shall coordinate with electric and telephone utility for service entrance location and any other requirements.

[illegible]

STA
EESI
ENERGY SCIENCES INC
CONSULTING ENGINEERS
ESBER ANDIRODLU, P.E.
MECH / ELEC. - #42454
6 PALERMO AVENUE
CORAL GABLES, FL.
(305) 446-6926

Site Improvements

420 Jefferson Avenue
Miami Beach, Florida

ELECTRICAL RISER & PANEL

Permit Documents

DRAWN: M.R.
CHECKED: E.A.
DATE: October 6 1998
SCALE: NTS
JOB NO. 98112
SHEET: E-2

JEFFERSON

5TH STREET

4TH STREET

ALLEY

H.C. #1

H.C. #2

STA

Site Improvements

420 Jefferson Avenue
Miami Beach, Florida

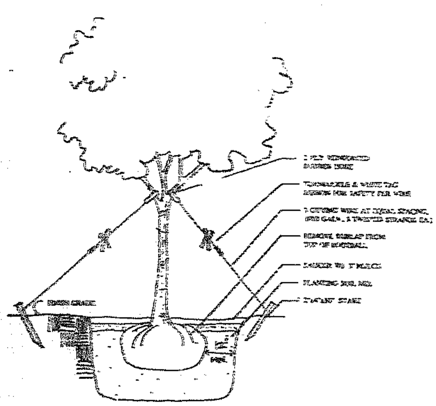
Landscape Plan

ESTEPAN ENTERPRISES
PLANT LIST
11/3/98

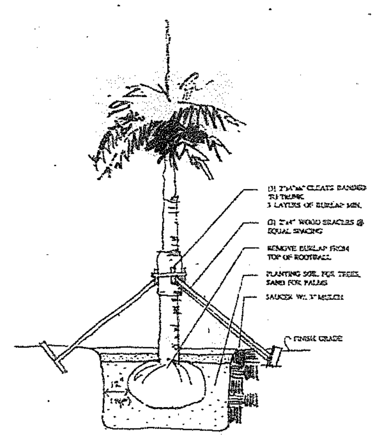
Qty.	Botanical & Common Name	Specification	
	TREES & PALMS		
13	*Roystonia regia*	FG, 8' wood	
	Royal Palm "Specimen"	23' ht., Heavy Cal.	
4	Swietenia mahoganii	FG, 10' ht.	
	Mahogany		
18	Tabebuia caraiba	25 gal., 8-10' ht	
	Yellow Tabebuia		
2	Wodyetia bifurcata "Triple"	FG, 18' ht.	
	Triple Foxtail Palm		
1	Wodyetia bifurcata	FG, 20' ht.	
	Foxtail Palm		
4	Wodyetia bifurcata	FG, 18' ht.	
5	Wodyetia bifurcata	FG, 16' ht.	
8	Wodyetia bifurcata	FG, 14' ht.	
	SHRUBS & GROUNDCOVERS		
3	Anthurium hookerii	3 gal.	
	Bird's Nest Anthurium		
35	Crinum asiaticum	7 gal., 3' o.a.	
	Crinum Lily	3 ppp	
200	Ophiopogon japonicum "Nana"	1 gal., 6" o.c.	
	Dwarf Mondo Grass		
4	Philodendron "Red Hybrid"	15 gal.	
	Specimen Philodendron		
20	Polypodium scolopendria	1 gal., 12" o.c.	
	Wart Fern		
762	Raphiolepis indica	3 gal., 2' o.c.	
	Dwarf Raphiolepis		
35	Seasonal Flowers	4" pots	
	Seasonal Flowers		
5	Strelitzia reginae	15 gal., 4' o.a.	
	Orange Bird-of-Paradise	"Specimens"	
65	Tripsacum floridana	3 gal., 2' o.c.	
	Dwarf Fakahatchee Grass	"Specimens"	
	MISCELLANEOUS		
	Planting Soil	50/50 Mix	Qty. By Contractor
	Bags River Jax Stone	2"	Qty. By Contractor
	s.f. St. Augustine Sod		Qty. By Contractor
	Cypress Mulch	Grade "A", 2" deep	Qty. By Contractor

GENERAL LANDSCAPE NOTES :

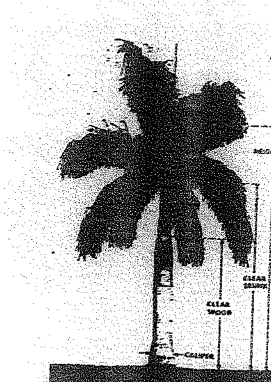
1. All Plant material to be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II 1973, 1975 respectively.
2. Landscape Plans to be installed in compliance and accordance with all local codes.
3. Planting Plan will take precedence over plant lists in case of any discrepancies. L. Contractor is responsible to verify all quantities and shall notify the Landscape Architect for direction.
4. Contractor to locate and verify all underground and above ground utilities prior to digging and installation.
5. No changes to the plans are to be made without the prior consent of the Landscape Architect.
6. All plant material is subject to availability at the time of installation. Substitutions may be made after consultation with the Landscape Architect.
7. All landscape areas to receive 100% coverage-50% overlap with an automated irrigation system, refer to irrigation plan. The system is to provide a stain/rust free system and a rain sensor.
8. Entire site to receive a 2" blanket of Planting Soil. All planting beds to receive 50/50 planting soil mix (50% Everglades Peat/50% clean sand) minimum 6" deep. All tree holes to be backfilled around and under the rootball with planting soil mix (refer to planting details).
9. All planting beds and tree saucers to receive Cypress Mulch grade "A" - 2" deep. Finish grade of mulch to be 1" below pavement edges (Typ.) refer to landscape details.
10. All trees and palms to be guyed and staked in a good workmanlike manner. No nail staking permitted (refer to planting details)
11. Sod to be St Augustine Flora-Tam solid sod unless otherwise noted, and laid with alternating and abutting joints. Sod to be installed over 2" min. of planting soil.
12. All shrubs and groundcovers to be guaranteed for a period of 6 months, trees and palms to be guaranteed for a period of 1 year.
13. All planting beds are to be weed and grass free until final acceptance.
14. All plant material to fertilized at time of installation following manufacturer's recommendations, submit sample for approval.
15. All trees and palms in sod areas are to receive a mulched ring of 2' diameter.
16. Trees of at least 10' to have a min. caliper of 2" at D.B.H.
17. All 1 gal. Material to have a min. spread of 12", 3 gal. 20-24" spread.
18. Landscape Contractor to visit and familiarize himself with the scope of the work prior to submitting a bid.
19. Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor and Electrical Contractor.



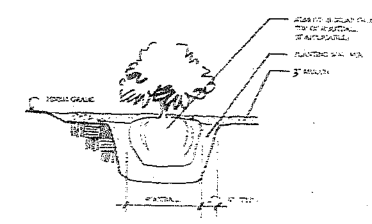
TYPICAL TREE PLANTING DETAIL



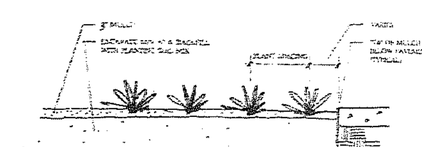
LARGE PALM / TREE PLANTING DETAIL



SIZE SPECIFICATION DIAGRAM



PLANTING DETAIL FOR SHRUBS



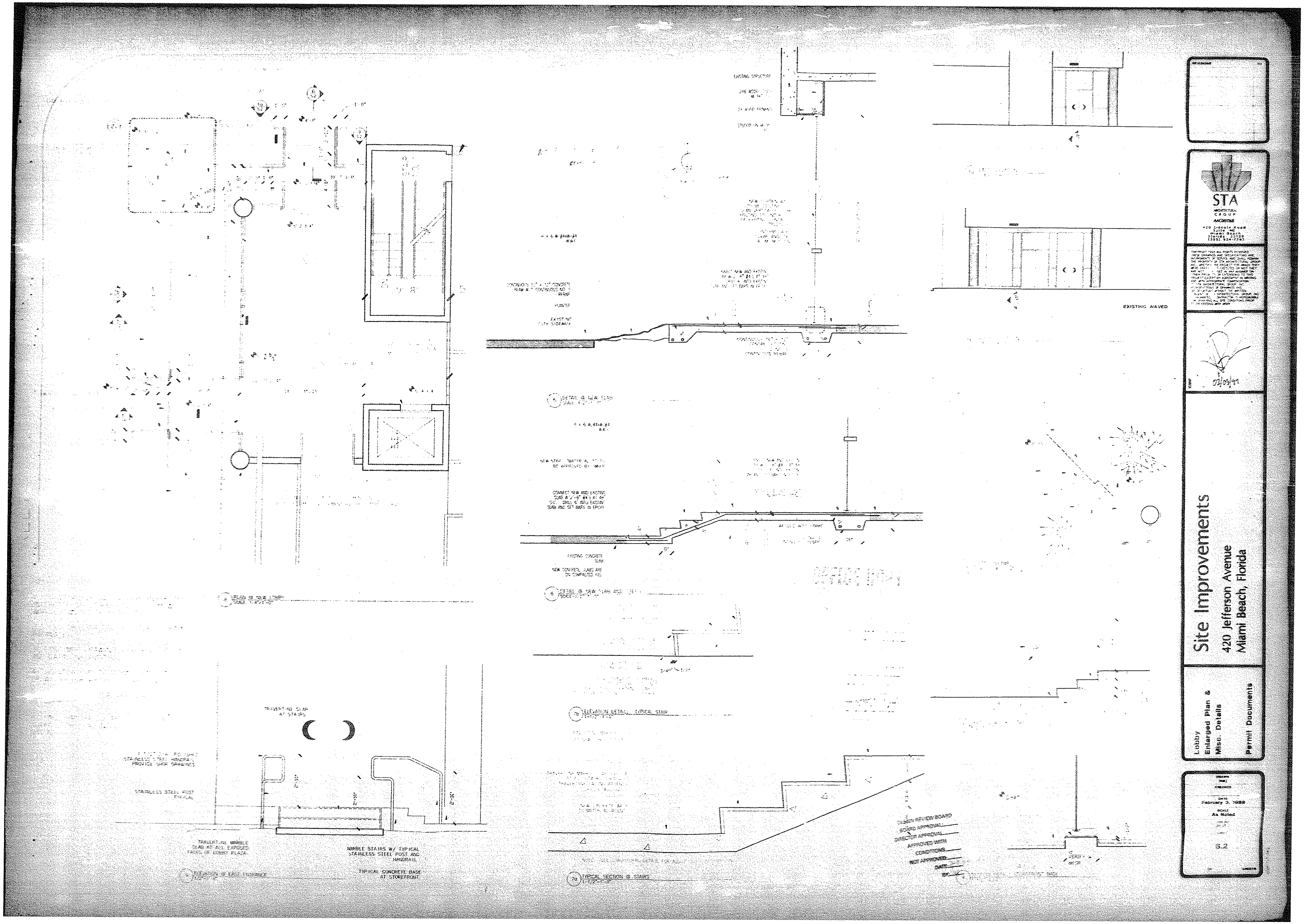
PLANTING DETAIL FOR GROUNDCOVERS

STA

[redacted]

Site Improvements
420 Jefferson Avenue
Miami Beach, Florida

BMS 99346
B9900336


TRAVERTINE SLAB AT STAIRS
STAINLESS STEEL POST TYPICAL
TRAVERTINE MARBLE SLAB AT ALL EXPOSED FACES OF LOBBY PLAZA
MARBLE STAIRS W/ TYPICAL STAINLESS STEEL POST AND HANDRAIL
TYPICAL CONCRETE BASE AT STOREFRONT
EXISTING STRUCTURE
EXISTING CONCRETE SLAB
CONNECT NEW AND EXISTING SLAB W/ #5 BARS AT 48" O.C. DRILL & FILL EXISTING SLAB AND SET BARS IN EPOXY
ELEVATION DETAIL: TYPICAL STAIR
TYPICAL SECTION @ STAIRS
EXISTING WAVED
DESIGN REVIEW BOARD
BOARD APPROVAL
DIRECTOR APPROVAL
APPROVED WITH
CONDITIONS
NOT APPROVED
DATE
BY
STA
ARCHITECTURAL GROUP
Site Improvements
420 Jefferson Avenue
Miami Beach, Florida
Lobby
Enlarged Plan &
Misc. Details
Permit Documents
DATE
February 3, 1999
SCALE
As Noted
S.2

STA
ARCHITECTURAL
GROUP

01/24/99

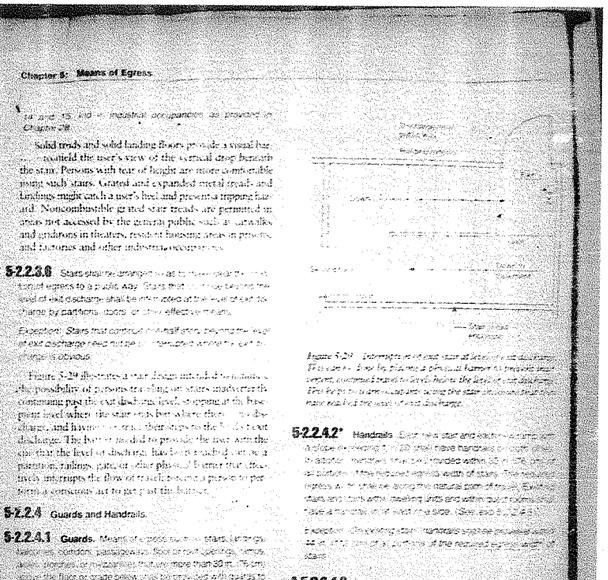
Corporate Office

420 Jefferson Avenue
Miami Beach, Florida 33139

FIFTH LEVEL
FLOOR PLAN
DEPRESSION INFILL

DRAWN
CHECKED
DATE
December 9, 1998
SCALE
AS NOTED
JOB NO
9811
SHEET
A1.5b

DESIGN REVIEW BOARD
BOARD APPROVAL
DIRECTOR APPROVAL
APPROVED WITH
CONDITIONS
NOT APPROVED
DATE
BY



(PERMIT) Page 1 OF 1
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Version:BMISC 9601

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
(305) 673-7648
Hours of Operation 8:30 to 5:00

420 JEFFERSON AV
Permit Number : BMS99346
Status : APPROVED

This type : B.D. MISCELLANEOUS RECEIPT'S
(Valid only when Status: APPROVED)
Parcel number : 4203-009-6090
Group-occup/use: COMM

Project Number: A9901050
Validated by : AA
Inspector area: 3
Date Applied : 02/01/99
Date Approved : 02/05/99
Date Completed:
Date To Expire:

Owner : MAU MAU CORPORATION
Applicant : CAMP DEVELOPMENT CORP
Applicant Addr : 3616 NE 2ND AVE
MIAMI, FL 33137
Phone number : 305-576-8200
Class code : REVIS
Valuation : 0
Construction : OTH
Permit to do : REVISION TO PERMIT #B9900336/BLDG. ONLY
Job Address : 420 JEFFERSON AV

All of the INSPECTIONS that may be necessary for this PERMIT are printed on this document. Please refer to the INSPECTION Name and Number when requesting an INSPECTION.

*** Activity Fees *** Fee description	Units	Fee/Unit	Ext fee	Data
ENTER REVISED PLANS FEE (MAX $200)*	200.00		200.00	
TOTAL MISCELLANEOUS BUILDING FEES			200.00	

TOTAL ALL MISCELLANEOUS FEES 200.00

*** Fees Required ***		*** Fees Collected & Credits ***			
	Method	Check #	Receipt No.	Date	Payment
	CHECK	247		02/01/99	200.00
Fees:	200.00			Total Credits:	.00
Adjustments:	.00			Total Payments:	200.00
Total Fees:	200.00			Balance Due:	.00

([illegible] 9604, PFBLDG02,1a)

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14 and 15, and in industrial occupancies as provided in Chapter 28.

Solid treads and solid landing floors provide a visual barrier to shield the user's view of the vertical drop beneath the stair. Persons with fear of height are more comfortable using such stairs. Grated and expanded metal treads and landings might catch a user's heel and present a tripping hazard. Noncombustible grated stair treads are permitted in areas not accessed by the general public such as catwalks and gridirons in theaters, resident housing areas in prisons, and factories and other industrial occupancies.

5-2.2.3.8 Stairs shall be arranged so as to make clear the direction of egress to a public way. Stairs that continue beyond the level of exit discharge shall be interrupted at the level of exit discharge by partitions, doors, or other effective means.

Exception: Stairs that continue one-half story beyond the level of exit discharge need not be so interrupted where the exit discharge is obvious.

Figure 5-29 illustrates a stair design intended to minimize the possibility of persons traveling on stairs inadvertently continuing past the exit discharge level, stopping at the base point level where the stair ends but where there is no discharge, and having to retrace their steps to the level of exit discharge. The barrier needed to provide the user with the cue that the level of discharge has been reached can be a partition, railings, gate, or other physical barrier that effectively interrupts the flow of travel, forcing a person to perform a conscious act to get past the barrier.

5-2.2.4 Guards and Handrails.

* **5-2.2.4.1 Guards.** Means of egress such as stairs, landings, balconies, corridors, passageways, floor or roof openings, ramps, aisles, porches, or mezzanines that are more than 30 in. (76 cm) above the floor or grade below shall be provided with guards to prevent falls over the open side.

Exception: Existing handrails meeting the requirements of [illegible] shall be permitted to serve as guards.

Paragraph 5-2.2.4.1 requires stairs which historically have required only handrails to be provided with guards on any open sides of the stair. The minimum 42-in. (107-cm) high guard, in place of the minimum 34-in. (86-cm) handrail, is needed to prevent the 95 percentile male from falling over the rail upon striking the side of a stair. Although there is no firm data, there are sufficient anecdotal incidents to show the need for this requirement. The exception exempts existing stairs in recognition that the guard was not previously required and would be an unjustified burden to provide retroactively.

Figure 5-29 Interruption of exit stair at level of exit discharge. [illegible] by placing a physical barrier to prevent [illegible] continued travel to levels below the level of exit discharge. [illegible] the stair [illegible] reached the level of exit discharge.

5-2.2.4.2* **Handrails.** Each new stair and each new ramp with a slope exceeding 1 in 20 shall have handrails on both sides. In addition, handrails shall be provided within 30 in. (76 cm) of all portions of the required egress width of stairs. The required egress width shall be along the natural path of travel. Existing stairs and stairs within dwelling units and within guest rooms shall have a handrail on at least one side. (See also 5-2.2.4.5.)

Exception: On existing stairs, handrails shall be provided within 44 in. [illegible] of all portions of the required egress width of stairs.

A-5-2.2.4.2 The intent of this provision is to place handrails for the required egress width of stairs only, regardless of the actual width of the stairs. The required egress width is along the natural path of travel to and from the building. Examples of this requirement are shown in Figure A-5-2.2.4.2. The reduced intermediate handrail spacing of 60 in. (152 cm) along with a handrail height within the permissible height limits permits everyone to reach and grasp one handrail. Except as noted in 5-2.2.4.3 and 5-2.2.4.5, handrails are not required on stair landings.

Handrails are required on each side of new stairs and ramps, but they are not required on landings except as noted in 5-2.2.4.3 and 5-2.2.4.5. Handrails are also required on at least one side of existing stairs. They provide support for people using stairs and can serve as a guide if smoke enters the stairway in a quantity sufficient to obscure one's vision

* LESS THAN 30" NO GUARD REQ'D.
HANDRAIL ONLY I.E. NO PICKETS