

APPRAISAL OF A:

CBS COMMERCIAL BUILDING

LOCATED AT

1515 WASHINGTON AVENUE
MIAMI BEACH, FL 33132

PREPARED FOR

G. DAVID HARRIS INSURANCE

AS OF:

MARCH 28, 2012

PREPARED BY:

NELSON REYES



NOTICE: In addition to the requirements of this Code, and there may be additional restrictions applicable to the property that may be subject to public records of this City, State, and Local Laws, Rules, and Regulations. The City of Miami Beach, or other governmental agencies, or federal agencies, approved subject to public records of this City, State, and Local Laws, Rules, and Regulations. The City of Miami Beach, or other governmental agencies, approved subject to public records of this City, State, and Local Laws, Rules, and Regulations. The City of Miami Beach, or other governmental agencies, approved subject to public records of this City, State, and Local Laws, Rules, and Regulations. The City of Miami Beach, or other governmental agencies, approved subject to public records of this City, State, and Local Laws, Rules, and Regulations. The City of Miami Beach, or other governmental agencies, approved subject to public records of this City, State, and Local Laws, Rules, and Regulations.

**REPLACEMENT COST VALUATION REPORT
FOR INSURANCE PURPOSES**

ADDRESS: 1515 WASHINGTON AVENUE
CITY/STATE/ZIP CODE: MIAMI, FL 33132
YEAR BUILT: 1948
FILE #: C0312004
DATE: 03/28/2012

CLIENT, PURPOSE AND FUNCTION OF THE APPRAISAL

The appraisal was requested by G.DAVID HARRIS INSURANCE. The purpose of the appraisal is to estimate the Replacement Value for the above described property, for insurance replacement purposes as of March 28, 2012.

SPECIAL CONSIDERATION FOR CITIZENS PROPERTY INSURANCE CORPORATION:

This report meets all criteria required by Citizens Property Insurance Corporation.

INTENDED USE:

The intended use of this replacement cost valuation report is limited to determining the proper level of property insurance necessary to adequately replace the specified buildings, structures, and features of the client's property in the event of a loss.

SCOPE OF THE APPRAISAL:

An appraisal is generally defined as an estimate of value based upon the parameters of the assignment as of a specified date. The scope of this replacement cost valuation report is limited to the determination of current replacement cost for the specified buildings, structures, and features of the client's property.

Existing improvements are best valued through the application of the traditional approaches to value, as applicable, i.e., The Cost Approach, the Sales Comparison Approach, and the Income Approach. Only the Cost approach technique was considered in this appraisal for insurance purposes.

INSPECTIONS AND EFFECTIVE DATE OF VALUATION

The subject was inspected on March 26, 2012 as the final inspection date.

FORMAT AND CONTENTS

This appraisal has been prepared conforming to the minimum standards of the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the appraisal foundation and the Supplemental Standards of Professional Practice adopted by the appraisal institute.

METHODS AND TECHNIQUES:

In the preparation of this report, the primary method utilized to determine the estimated replacement costs is the Marshall & Swift/Boeckh Commercial Building Valuation System (BVS), as well as the observations of field inspectors, research performed by staff members, and the preparer's knowledge and experience. If the client is a condominium association, the cost of all personal property within the units or limited common elements, floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components has been excluded, pursuant to Florida Statute 718.111(11)(b)3. If the subject property is a townhouse or homeowner's association, these residential unit items have also been excluded, unless the client has specifically requested that these items be included.

DEFINITION OF REPLACEMENT COST:

The cost to replace an entire building, structure, or improvement of equal quality and utility as of the effective date of the replacement cost valuation. Modern materials and current methods, designs, and layouts are used for replacement. Replacement cost does not take into consideration improvements necessary to conform to change building codes, demolition, debris removal, site preparation, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the loss.

DEFINITION OF INSURANCE EXCLUSIONS:

Certain items of insured property are either not insured or are specifically excluding from coverage, depending on the particular terms of an insurance policy. The exclusions included in this report are below grade foundations, basement excavation, underground piping and architectural fees.

EXCLUDED REPLACEMENT COST:

Is the estimated replacement cost of the building less insurable exclusions

DEFINITION OF INSURABLE VALUE

The following definition is used by the Appraisal Institute and others in the valuation industry.

The portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy.

Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost less deterioration of non-insurable items. Sometimes cash value or market value, but often entirely a cost concept.

ASSUMPTION AND LIMITING CONDITIONS

The value conclusions and the certification within this report are made expressly subject to the following assumptions and limiting conditions in this report, which are incorporated herein by reference.

No responsibility is accepted for matters legal in nature; titles is presumed to be good and assumed to be held in fee simple. All existing liens and encumbrances, if any, have been disregarded (unless otherwise stipulated within the report) and the property is appraised as though free and clear, under competent ownership and management.

The legal description and site drawings furnished (if provided) are assumed to be correct.

The maps and sketches are included to assist the reader (if provided). Unless a survey of the property has been provided, no responsibility, whatsoever, in connection with such matters will be recognized

It is assumed that the project herein set forth is an allowable use under the zoning, and is further considered its highest and bet use.

The land and soil of the area under the appraised appears firm and solid. The analyst was not supplied with an engineering survey and under this condition this appraisal does not warrant this condition.

Existing buildings involved in this appraisal report have been inspected and damage, if any, by termites, dry rot, wet rot, or other infestations have been reported if discovered as a matter of information but no guarantee of the amount or degree of damage is intended.

In this appraisal of existing improvements, the physical condition of the improvements was based on visual inspections. No liability is assumed for the soundness of structural members since no engineering tests were made.

All furnishings and equipment, except those specifically indicated and typically considered as part or real estate, have been disregarded. Only the real estate has been considered.

Information furnished by others including comparable sales data is believed to be reliable, but the appraiser assumes no responsibility for its accuracy.

The fees received for preparation of this report were not contingent upon the final value estimate.

The appraiser is not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless arrangements have been made previously thereto.

Possession of the reports or copies thereof, does not carry with it the right to publications nor may be used for any purpose by any but the applicant, without the written consent of the appraiser and then with the proper qualifications.

The valuations may not be used in conjunction with any other appraisal. The conclusions are based upon the program of utilization described herein and have not been separated into parts.

This appraisal has been made in accordance with the rules of professional ethics of the Appraisal Institute Inc.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firms with which they are connected or any reference to the Appraisal Institute Inc., and /or the M.A.I. or S.R.A. designations.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

The estimate of Replacement Cost applies only to the date specified in the report. Replacement Cost of Real Estate is affected by many related and unrelated economic conditions, local and national, which might necessarily affect the future market of the subject property. We, therefore, assume no liability for an unforeseen precipitous change in the economy, the project, region, or property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, urea formaldehyde foam insulation, toxic waste, other contents of environmental conditions, which may or may not be present on the property has not been considered, they were not called to the attention of the Appraiser, not did the appraiser become aware of such during the Appraiser's inspection. The Appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. An expert in this field should be retained by the property owner if deemed appropriate.

No environmental impact study has been ordered or made. The appraised property is assumed to be in compliance with all applicable regulations unless otherwise noted in the report.

The appraiser is valuing the property for a Replacement Cost Estimate for insurance purposes only. This is to replace the existing improvements in the event of total destruction including removal of existing improvements.

The appraiser has not valued the cost of pilings or quantity/ type of pilings, and therefore they have not been calculated into the replacement cost. It is recommended that an engineer look at the property to determine, if pilings do in fact exist in the foundation, the type, and quantity. At that point a cost could be rendered, if needed.

DESCRIPTION OF THE IMPROVEMENTS

The improvements consist of three one-floor building with one folio number
This is a Joisted Masonry (Class 2) building. The exterior walls are constructed of Concrete Block and Stucco with drywall interior; the foundation is Poured Concrete. The roof is flat made out of pre-engineered wood trusses and covered with tar and gravel. All units appear to be well cared for and well maintained.

PROTECTIONS:

The buildings are equipped with hardwired smoke detectors with a properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity.

HAZARDS:

No unusual hazards were noted.

PRIOR LOSSES:

None reported or discovered

CONDITION AND UTILITY

Overall, the building improvements are in good condition. The utility is designed to accommodate its present usage, and other allowable uses as permitted by zoning.

PREPARER'S CERTIFICATION

WE HEREBY CERTIFY:

The appraisers preparing this report and or his, theirs or its employees prepared the analysis, conclusions and opinions concerning real estate values that are set forth in this Appraisal Report.

Those to the best of our knowledge and belief, the statements of fact contained in this appraisal, upon which the analysis, opinions and conclusion expressed herein are based, are true and correct.

That neither our employment nor our compensation for making this report, are in any way contingent upon values reported herein.

That this report has been made in conformity with and is subject to the requirements of the Code of professional Conduct of the Appraisal Institute Inc. and, in conformity with the Uniform Standards of Professional Appraisal Practice. USPAP

The scope of our assignment was to value the property hereinafter described and delineated.

That we have no direct or indirect, present or contemplated future personal interest in such property or in any way benefit from the sale of the subject.

I CERTIFY THAT I HAVE A MINIMUM OF THREE YEARS EXPERIENCE IN THE FIELD OF COMMERCIAL PROPERTY INSPECTIONS, COMMERCIAL RISK ASSESSMENT, AND COMMERCIAL PROPERTY REPLACEMENT COST EVALUATION.

Based upon our independent appraisal, analysis, and the exercise of our professional judgment, it was concluded that the Estimated Replacement Cost of the subject properties, (Building Only- not including Land Value or Site improvements) as of March 28, 2012 is:

BUILDING 1 _____
SAY: TWO HUNDRED TWENTY TWO THOUSAND DOLLAR (**\$222,000**)
DEPRECIATED COST: ONE HOUNDRED THOUSAND DOLLAR (\$100,000)

BUILDING 2 _____
SAY: TWO HUNDRED FIFTY SIX THOUSAND DOLLAR (**\$256,000**)
DEPRECIATED COST: ONE HOUNDRED FIFTEEN THOUSAND DOLLAR (\$115,000)

BUILDING 3 _____
SAY: SIX HUNDRED FIFTY NINE THOUSAND DOLLAR (**\$659,000**)
DEPRECIATED COST: TWO HOUNDRED NINETY SIX THOUSAND DOLLAR (\$296,000)

----- Inclusive of soft costs -----

Respectfully submitted,

Nelson Reyes



Telephone Number: 786-285-8402

Email Address: necappraisal@yahoo.com

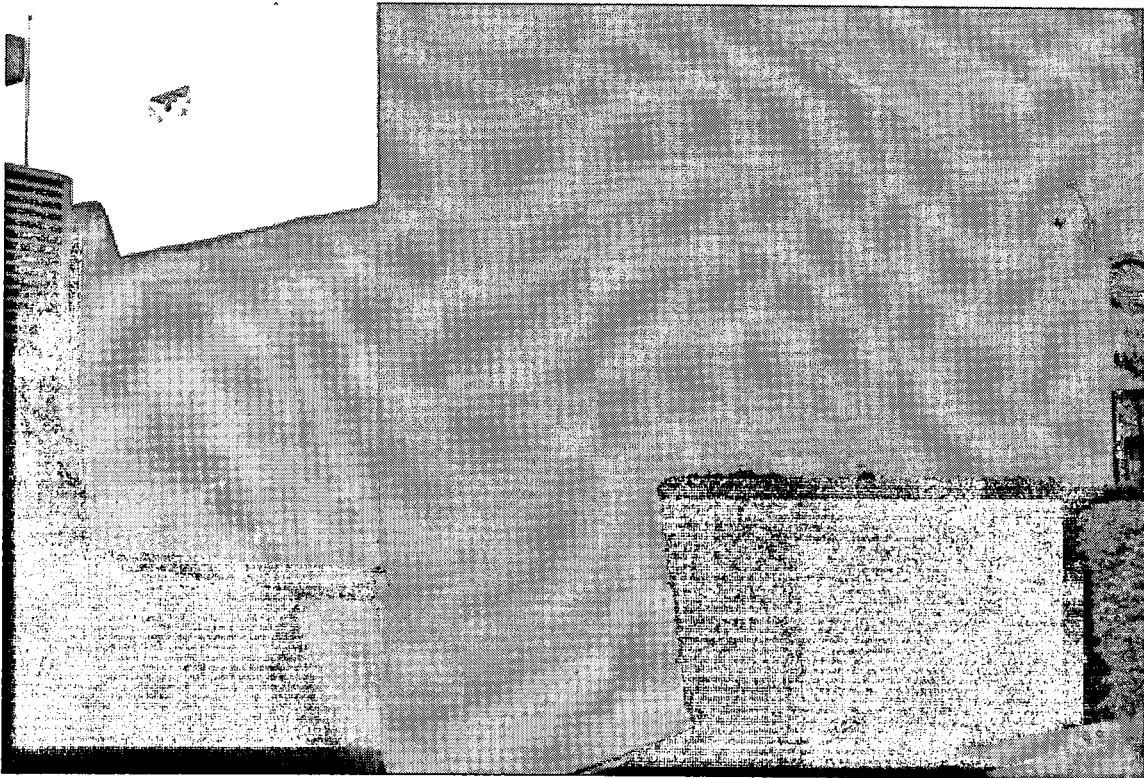
Date of Signature and Report: 03/28/2012

Effective Date of Replacement Cost Valuation: 03/26/2012

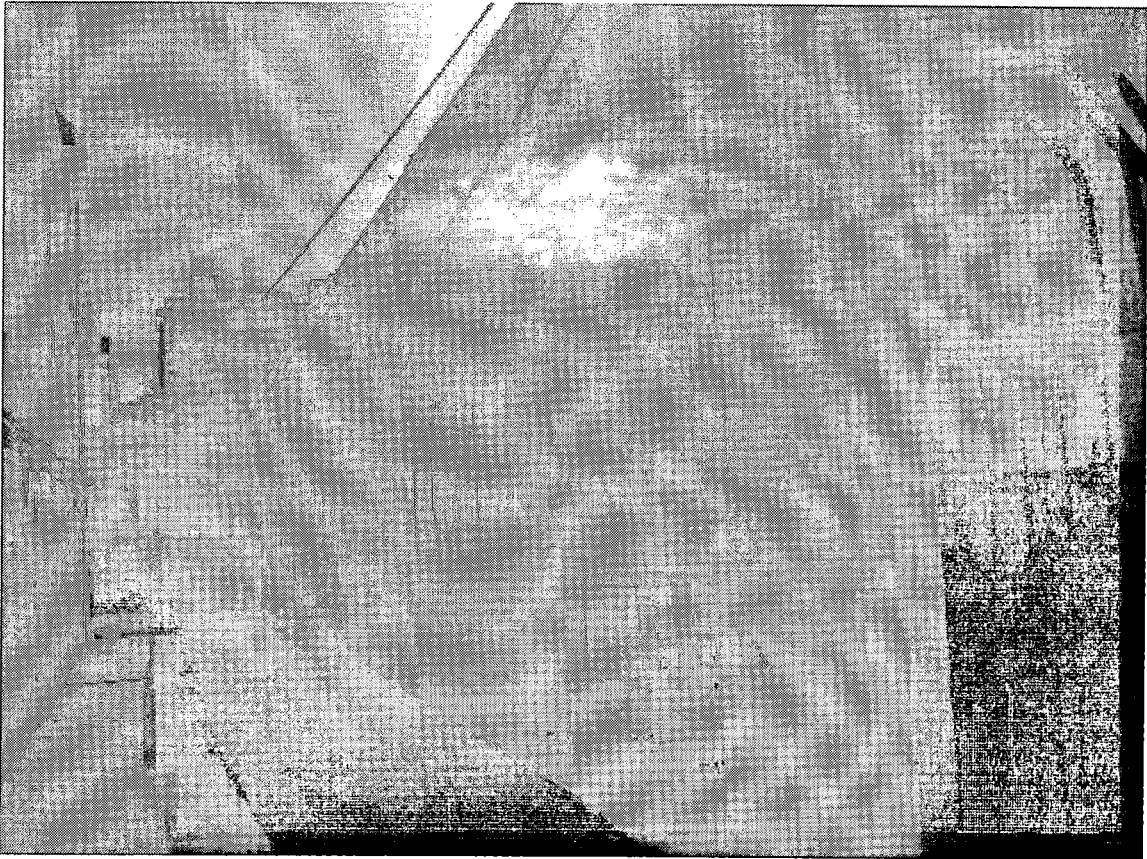
SUBJECT FRONT



SUBJECT REAR



SUBJECT SIDE VIEW



COST APPROACH TO VALUE

For reference, an explanation of the cost approach is as follows;

The Cost Approach is the process where the value of improved property is estimated on the basis of the cost to replace the structures, less applicable depreciation.

The appraiser must first estimate the cost to replace the structure. All components of the structure are taken into account. Then the appraiser must estimate depreciation from all sources, including physical deterioration (curable and incurable), structural obsolescence (curable and incurable) and economic obsolescence. The sum of the depreciated value is the indicated value of the property via the Cost Approach for improvements.

The following summary outlines the above process:

REPLACEMENT COST OF ALL IMPROVEMENTS

LESS DEPRECIATION

**PHYSICAL (CURABLE & INCURABLE)
FUNCTIONAL OBSOLESCENCE (CURABLE
& INCURABLE)
ECONOMIC OBSOLESCENCE**

EQUALS DEPRECIATED VALUE OF IMPROVEMENTS

**PLUS SITE IMPROVEMENTS
PLUS LAND VALUE**

RESULTS IN: INDICATED VALUE BY COST APPROACH

In the case of valuation for INSURANCE PURPOSES, there is NO IMPUTED DEPRECIATION as the Improvements IF DESTROYED must be replaced in whole.

Commercial Building Valuation Report

Policy : C0312004	5/04/2012
INSURED 1515 WASHINGTON AVE, LLC	Effective Date: 3/28/2012
12 NE 3RD STREET	Expiration Date: 3/28/2013
MIAMI, FL 33132	Cost as of: 03/2012

BUILDING 1 1515 WASHINGTON AVENUE
 MIAMI BEACH, fl 33139

Location Adjustments

Climatic Region:	1 - Warm
High Wind Region:	3 - Major Damage
Seismic Zone:	0 - No Damage

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Cafeteria	Story Height:	12 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	1,920 sq. ft.	Irregular Adjustment:	None
Construction Quality:	2 - Average		

Adjustments

Depreciation:	55%	Effective Age:	40 years	Condition:	Average
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent		
	Site Position: Unknown	Soil Condition:	Excellent		

Fees

Architect Fees:	7% is included
Profit and Overhead:	20% is included

SUMMARY OF COSTS

	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		366
Foundations	9,355	7,172
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	103,570	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	19,690	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	80,241	2,893
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

Built-ins		9,387	
SUBSTRUCTURE			
TOTAL RC SECTION 1		\$222,243	\$10,431
TOTAL ACV	Depreciated Cost (45%)	\$100,009	\$4,694
TOTAL RC BUILDING1			
TOTAL ACV		\$100,009	\$4,694

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

TOTAL ACV	Depreciated Cost (45%)	\$115,458	\$8,283
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TOTAL RC BUILDING2		\$256,574	\$18,408
TOTAL ACV		\$115,458	\$8,283

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

BUILDING 3 1519 WASHINGTON AVENUE
 MIAMI, FL 33132

Location Adjustments

Climatic Region: 1 - Warm
 High Wind Region: 3 - Major Damage
 Seismic Zone: 0 - No Damage

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Dormitory	Story Height: 9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories: 1
Gross Floor Area:	5,555 sq. ft.	Irregular Adjustment: None
Construction Quality:	2 - Average	

Adjustments

Depreciation:	55%	Effective Age: 40 years	Condition: Average
Hillside Construction:	Degree of Slope: Level	Site Accessibility: Excellent	
	Site Position: Unknown	Soil Condition: Excellent	

Fees

Architect Fees: 7% is included
 Profit and Overhead: 20% is included

SUMMARY OF COSTS

	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		1,165
Foundations	29,772	34,332
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	215,161	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	159,425	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	209,654	14,496
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	44,696	
SUBSTRUCTURE		
TOTAL RC SECTION 1	\$658,708	\$49,993

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

TOTAL ACV	Depreciated Cost (45%)	\$296,418	\$22,497	
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TOTAL RC BUILDING3		\$658,708	\$49,993	
TOTAL ACV		\$296,418	\$22,497	
<hr/>				
	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
VALUATION GRAND TOTAL	\$1,137,524	9,395	\$121.08	\$511,886

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004	5/04/2012
INSURED	1515 WASHINGTON AVE, LLC
	12 NE 3RD STREET
	MIAMI, FL 33132
	Effective Date: 3/28/2012
	Expiration Date 3/28/2013
	Cost as of: 03/2012

BUILDING1 : SUPERSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
Section 1: 100% Cafeteria	\$222,243	1,920	\$115.75	\$100,009

BUILDING1 : SUBSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
SECTION 1:	\$0	0	\$0.00	\$0

Section Totals	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
SECTION 1: 100% Cafeteria	\$222,243	1,920	\$115.75	\$100,009

BUILDING 1 TOTAL	\$222,243	1,920	\$115.75	\$100,009
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BUILDING1 INSURANCE SUMMARY				
100% Co-insurance Requirement	\$222,243			\$100,009

BUILDING2 : SUPERSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
Section 1: 100% Office, Low-Rise	\$256,574	1,920	\$133.63	\$115,458

BUILDING2 : SUBSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
SECTION 1:	\$0	0	\$0.00	\$0

Section Totals	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
SECTION 1: 100% Office, Low-Rise	\$256,574	1,920	\$133.63	\$115,458

BUILDING 2 TOTAL	\$256,574	1,920	\$133.63	\$115,458
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Commercial Building Valuation Report

Policy : C0312004

5/04/2012

BUILDING2 INSURANCE SUMMARY

100% Co-insurance Requirement \$256,574 \$115,458

BUILDING3 : SUPERSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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Section 1: 100% Dormitory	\$658,708	5,555	\$118.58	\$296,418
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BUILDING3 : SUBSTRUCTURE	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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SECTION 1:	\$0	0	\$0.00	\$0
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Section Totals	Reconstruction	sq. ft.	\$/sq. ft.	Depreciated
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SECTION 1: 100% Dormitory	\$658,708	5,555	\$118.58	\$296,418
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BUILDING 3 TOTAL	\$658,708	5,555	\$118.58	\$296,418
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BUILDING3 INSURANCE SUMMARY

100% Co-insurance Requirement \$658,708 \$296,418

VALUATION GRAND TOTAL	\$1,137,524	9,395	\$121.08	\$511,886
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MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

**Permitting, Environment and Regulatory Affairs
Miami-Dade County
Plan Review Summary**

Process Number: 2012021411381176

FINAL CORE REVIEW DATE: 2/28/2012

OVERALL STATUS: Overall Approval

PROJECT DETAILS:

FOLIO: 02-3234-019-1170

ADDRESS: 1515 WASHINGTON AVE MIAMI BE

PERMIT TYPE DESC.:

CONTACT DETAILS:

NAME: ANA CORPORA

EMAIL:

PHONE #: 3053316107

NO DISAPPROVAL CODES

TASK	REVIEWED BY	STATUS DATE	STATUS
Initial Core Review	Maria Tur	02/28/2012	Specialty Reviews Not Required

Comments: Interior alteration. Bathroom remodeling for ADA compliance at existing tattoo parlor. Previously approved under derm M2011003324 for tattoo parlor at unit 1521.

Note: CU 2011-OL-04609 still disapproved for converting 120 sqft of the existing tattoo parlor in one hair cutting station.

Plans resubmitted showing tattoo parlor only.
Proposed use 1,780 sqft Tattoo only.
No increase. No allocation letter required.

ASBES Review	Ray Gordon	02/16/2012	N/A
Final Core Review	Maria Tur	02/28/2012	Overall Approval

PLAN CONDITIONS:

NO CONDITIONS

PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D062	Commercial & Multifam Min Review	TURM	02/17/2012	1	\$90.00
Total					\$90.00

FOR MORE INFORMATION PLEASE CONTACT:

YOUR DERM CORE REVIEWER: turm@miamidade.gov

DERM PERMITTING AND INSPECTION CENTER, 11805 SW 26 ST, 786-315-2800

DERM OVERTOWN TRANSIT CENTER, 701 NW 1 CT, 305-372-6899



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit (To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1201763

Date: _____

Job Address: 1515 Washington Ave

Folio No.: 32340191170

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost		
Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost): <i>Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light, Not Built-ins Appliances and Furniture.</i>		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	\$250.00	
Building & Structural Elements	\$2000.00	
Roofing	—	
Doors & Windows	\$450.00 ?	
Railing	—	
Interior Finish, Floor Covering, Painting	\$400.00	
Cabinets and Furniture-Built-ins	—	
Appliances-Built-ins	—	
Other Building related items	—	
Electrical including Fixtures	\$600.00	
Elevator	—	
Mechanical-HVAC-equipments	—	
Plumbing including Fixtures	\$800.00	
Overhead and Profit		
Sub Total Construction Cost	\$ 5,500	\$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ 4,500	

Handwritten signature



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools	—	
Fences, Pavers, Sidewalks, Site Improvements	—	
Yard Light	—	
Other and detached: garages, storage and cabanas	—	
Sub Total Cost	\$ —	\$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$ —	\$

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)		
Estimated Construction Cost		
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$ <u>1,500</u>	
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$ —	
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$ <u>1,500</u>	

Part IV: Signature Required

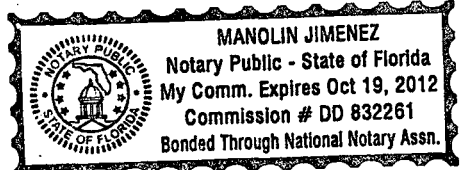
If the improvements cost will increase at any point during the proposed construction, it is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

[Signature]
Signature of Owner

STATE OF FLORIDA
COUNTY OF Dade

Sworn to and Subscribed before me this 17 day of Feb 2012, by:

Personally known Produced Identification - Type of Identification [Signature]
Signature of Notary Public





MIAMI BEACH

BUILDING DEPARTMENT

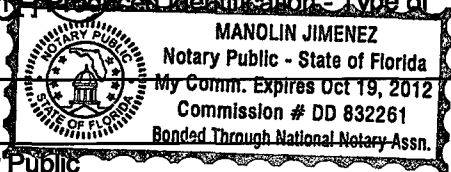
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

[Signature]
Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF Dade

Sworn to and Subscribed before me this 15 day of Feb 2011, by:

Personally known Produced Identification - Type of Identification



[Signature]
Signature of Notary Public

Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$	4,500 [≈]
B	Over Five Year Improvements	\$	6,000 [≈]
C	Total Improvements	\$	10,500 [≈]
D	Building Tax Assessed Value	\$	19,844 [≈]
E	Building Appraised Market Value	\$	100,000 [≈]
F	Improvements Cost Ratio (C/E or C/D)	%	10.5%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:
 New Construction and Substantial Improvement Existing Building and Non Substantial Improvement

[Signature]
Engineering Inspector Name

[Signature] 05/15/12
Engineering Inspector Signature and Date

Note: Over \$1,000,000.00 Improvements Cost requires Chief Governmental Compliance Division Approval, over \$50,000,000.00 Improvements Cost requires Building Director Approval.

Name Signature and Date

1515 WASHINGTON AVENUE PROPERTIES LC

CODE COMPLIANCE

1515-1521 WASHINGTON AVENUE

MIAMI BEACH, FL 33139

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

PLUMBING: 02/23/08/12
 ZONING: 3/8/12
 DRB/HPB:
 CONCURRENCY:
 ELECTRICAL: 02/23/08/12
 MECHANICAL: 02/23/08/12
 FIRE PREVENTION: 02/23/08/12
 ENGINEERING: 05/15/12
 CIVIL WORKS: 01/03-8-2012
 STRUCTURAL: 01/31/12
 ELEVATOR:



1 LOCATION MAP
 SCALE: N.T.S.

DERM PLAN REVIEW FINAL APPROVAL

DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
 CORE REVIEWER (PRINT): *MARIA TUC* DATE: 2/28/12
 PROJECT NO: 1201
 DATE RECEIVED: 02/14/2012

1	T-1	TITLE SHEET - LOCATION MAP - PROJECT SUMMARY
2	GN-1	GENERAL ARCHITECTURAL NOTES
3	A-1	EXISTING FLOOR AND REFLECTED CEILING PLAN
4	A-2	PROPOSED FLOOR AND REFLECTED CEILING PLAN
5	A-3	RESTROOM ENLARGED PLAN ELEVATIONS AND DETAILS
7	E-1	PROPOSED POWER AND LIGHTING PLAN
8	E-2	ELECTRICAL RISER AND SCHEDULES
9	P-1	PROPOSED FLOOR PLAN "PLUMBING"

48 HOURS PRIOR TO EXCAVATING CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES SUNSHINE ONE-CALL 1-800-426-4773 CITY OF MIAMI BEACH 305-373-7080

Phone 305-673-7080 Fax 305-673-7028
 THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMIT ONLY.
 All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
 Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and/or posting of sidewalk/readway bonds (Public Works inspection of the right-of-way will be required prior to final sign-off on the C.C., C.O., or the release of bonds.)
 Approved By: *[Signature]* Date: 3-8-2012

PROJECT NAME: 1515 Washington Ave. Properties LC # 1201
 STREET ADDRESS: 1515-1521 Washington Ave.
 CITY, STATE, ZIP: Miami Beach, FL 33139

PROJECT SUMMARY
 BUILDING DESCRIPTION: CODE COMPLIANCE FOR INTERIOR RESTROOM BUILD-OUT
 SCOPE OF WORK: THIS IS A LEGALIZATION OF AN INTERIOR RESTROOM BUILD-OUT IN AN EXISTING BUSINESS SPACE "TATTOO STUDIO" LOCATED AT 1515-1521 WASHINGTON AVE. MIAMI BEACH, FL 33139. WITH CODE ENFORCEMENT CASE NUMBER BY 11000467 PERFORMED ON MARCH 09, 2011. THE EXISTING SPACE BUILT A NEW RESTROOM ON THE NORTH-EAST SIDE OF THIS WITHOUT A BUILDING PERMIT. THE UN-PERMITTED CONSTRUCTION WORK INCLUDED INTERIOR PARTITIONS WITH PLUMBING AND ELECTRICAL WORK.
 NO MECHANICAL AND STRUCTURAL ALTERATIONS WERE PERFORMED.

WORK INVOLVED:
 GENERAL CONSTRUCTION
 PLUMBING
 ELECTRICAL

CODE COMPLIANCE SUMMARY
 STATE CODE: FLORIDA STATE BUILDING CODE "EXISTING BUILDINGS" 2007 EDITION INCLUDING AMENDMENTS & UPDATES.
 FLORIDA STATE BUILDING CODE "BUILDING" 2007 EDITION WITH 2009 AMENDMENTS & UPDATES.
 FIRE SAFETY: FLORIDA FIRE PREVENTION CODE 2010 EDITION
 N.F.P.A. 101 LIFE SAFETY CODE 2009 EDITION
 ACCESSIBILITY: CHAPTER 11 FLORIDA BUILDING CODE 2007 EDITION
 PLUMBING: 2007 FLORIDA PLUMBING CODE
 ELECTRICAL: 2007 NATIONAL ELECTRICAL CODE
 EXISTING BUILDING: YES
 PROJECT TYPE: CODE COMPLIANCE
 N.F.P.A. OCCUPANCY: CHAPTER 39 EXISTING BUSINESS OCCUPANCIES
 STATE CODE OCCUPANCY: BUSINESS GROUP B (TATTOO PARLOR)
 LEVEL OF ALTERATION: ALTERATION-LEVEL 2
 FIRE ALARM SYSTEM: NO
 SPRINKLER SYSTEM: NO

ZONING DATA
 LOCAL CODE: CITY OF MIAMI BEACH, ZONING ORDINANCE
 ZONING: CD-2 'COMMERCIAL, MEDIUM INTENSITY DISTRICT'
 FOLIO NUMBER: 02-3234-018-1170
 PARKING DATA
 YEAR BUILT: 1948
 HISTORIC DISTRICT: HPD-4 PLAMINGO PARK HISTORIC DISTRICT
 OFF STREET PARKING REQUIREMENTS PER SEC. 180-9.1.
 (b) THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR MAIN OR ACCESSORY USES ASSOCIATED WITH BUILDINGS THAT EXISTED PRIOR TO OCTOBER 1, 1989, WHICH ARE (i) LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (ii) A CONTRIBUTING BUILDING WITHIN A LOCAL HISTORIC DISTRICT, OR (iii) INDIVIDUALLY DESIGNATED HISTORIC BUILDING. THIS PROVISION SHALL NOT APPLY TO RENOVATIONS AND NEW ADDITIONS TO EXISTING BUILDINGS WHICH CREATE OR ADD FLOOR AREA TO NEW CONSTRUCTION WHICH HAS A PARKING REQUIREMENT.

PROJECT DATA
 PRIMARY OCCUPANCY: BUSINESS GROUP B
 OTHER USES: NO
 CHANGE OF USE: NO
 CHANGE OF OCCUPANCY: NO
 BUILDING DATA
 CONSTRUCTION TYPE: TYPE III - B (UNPROTECTED ORDINARY)
 AREAS
 EXISTING BUILDING AREA: 1,780 (SQ. FT.)
 PROPOSED BUILDING AREA: 1,780 (SQ. FT.)
 NO NEW AREA TO BE PROPOSED
 AREA OF WORK: 280 (SQ. FT.)
 BUILDING HEIGHT: 16'-0"
 STORIES: ONE
 LIFE SAFETY PLAN: NO
 CLASSIFICATION OF HAZARD: ORDINARY HAZARD CONTENTS
 INTERIOR WALL & CEILING FINISH REQUIREMENTS PER F.B.C. TABLE 803.5

GROUP	NONSPRINKLERED	SPRINKLERED
B	EXIT ENCLOSURES, STAIR ACCESS ROOMS AND ELEVATOR SHAFTS	EXIT ENCLOSURES, STAIR ACCESS ROOMS AND ELEVATOR SHAFTS
A	EXIT CORRIDOR AND OTHER EXITS	EXIT CORRIDOR AND OTHER EXITS
C	ENCLOSED SPACES	ENCLOSED SPACES

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION (FT)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQUIRED	PROVIDED (W/ FIRE REDUCTION)				
Bearing walls Exterior							
North	5' x 5' x 10'	2	2	EO			
South	5' x 5' x 10'	2	2	EO			
Interior Bearing Walls							
		0	0				
Nonbearing walls Exterior							
East	5' x 5' x 10'	2	2	EO			
West	X x 30'	0	0	EO			
Interior Non Bearing Walls							
Structural frame, including columns, girders, trusses		0	0	EO			
Floor construction, including supporting beams		0	0	EO			
Roof construction, including supporting beams and joists		0	0	EO			

LEGEND
 NR: NOT APPLICABLE
 NR: NOT REQUIRED
 EO: EXISTING OCCUPANCY

EXIT REQUIREMENTS "NUMBER AND ARRANGEMENT OF EXITS"

GROSS FLOOR AREA: 1,780 (SQ. FT.)
 AREA OF WORK: 280 (SQ. FT.)
 EXITS REQUIRED: 1 MINIMUM (TO STREET) (TABLE 1015.1 F.B.C. (BUILDING) AND F.F.P.C. 39.2.4.3)
 EXITS PROVIDED: 2 (TO STREET)
 EXIT CAPACITY DOORS: MAIN ENTRANCE/EXIT 1 SET 3'-0" WIDTH DOOR 32'x0.2 = 160 PERSONS
 OCCUPANT LOAD CALCULATION:
 GROSS FLOOR AREA = 1,780 (SQ. FT.)
 OCCUPANT LOAD FACTOR = ONE PERSON PER 100 SQ. FT.
 OCCUPANT LOAD = 18 PERSONS
 COMMON PATH OF TRAVEL: 75 FT (UNSPRINKLERED BUILDING) F.F.P.C. 39.2.5.3.3
 MAX. TRAVEL DISTANCE TO EXIT:
 ALLOWED = 200 FT 2007 F.B.C. TABLE 1016.1
 ALLOWED = 200 FT 2010 F.F.P.C. TABLE A.7.6

EMERGENCY LIGHTING: EMERGENCY LIGHTING IS NOT REQUIRED AS PER F.F.P.C. 39.2.9 AND TABLE 1006 F.B.C. (BUILDING) AS FOLLOWS:
 (1) BUILDING IS ONE STORY
 (2) OCCUPANT LOAD IS SUBJECT TO 49 OR LESS OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
 (3) OCCUPANT LOAD IS LESS THAN 300 PERSONS

FIRE ALARM SYSTEMS: FIRE ALARM SYSTEM IS NOT REQUIRED AS PER F.F.P.C. 39.3.4 AND F.B.C. 907.2.2 AS FOLLOWS:
 (1) BUILDING IS ONE STORY
 (2) OCCUPANT LOAD IS SUBJECT TO 49 OR LESS OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
 (3) OCCUPANT LOAD IS LESS THAN 300 PERSONS

FIRE SPRINKLER SYSTEMS: AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT REQUIRED AS PER F.F.P.C. 39.3.5 AND F.B.C. FIGURE 903.2

ALL INTERIOR WALL & CEILING FINISHES TO COMPLY W/ 2010 F.F.P.C. 39.3.3.2.1 (A, or B) IN EXITS AND EXIT ACCESS CORRIDORS. IN OTHER AREAS INTERIOR WALL & CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C.

NO REQUIREMENTS FOR INTERIOR FLOOR FINISHES AS PER 2010 F.F.P.C. 39.3.3.3

ONE 'UL' LISTED 2A-10BC TYPE FIRE EXTINGUISHER SHALL BE INSTALLED FOR EACH 2,500 SQ. FT. OF FLOOR AREA, 75 FT. OF TRAVEL OR PART THERE-OF. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FLOOR. SEE FLOOR PLAN FOR LOCATION(S). VERIFY EXTINGUISHER TYPE AND LOCATION WITH FIRE MARSHAL PRIOR TO ORDERING.

SUGGESTED MINIMUM = 1, LOCATIONS = INSTALLED AND MOUNTED AS PER NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS 2007 EDITION.

ALL WALLS TO BE FIRE BLOCKED @ 0'-0" ON CENTER VERTICALLY

PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SEALED WITH AN APPROVED FIRE CAULKING. (FLAME STOP, INC.; FLAME STOP V PUTTY CAULK).

PLUMBING FIXTURE REQUIREMENTS "BUSINESS OCCUPANCY GROUP B UP TO 50 PEOPLE"

OCCUPANCY	WATERCLOSETS		URINALS		LAVATORIES		SHOWER/TUBS		DRINKING FOUNTAINS	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	REGULAR	ACCESSIBLE	REGULAR	ACCESSIBLE
GROUP B REQUIRED	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50.		N/A		1 PER 40 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50		N/A		1 PER 100	
GROUP B PROVIDED	1				1				SEE NOTE BELOW	

WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER COOLERS OR BOTTLE WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED DRINKING FOUNTAINS.

REVISIONS

2	DERM COMM. 02-23-2012
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1515 WASHINGTON AVE PROPERTIES LC
 CODE COMPLIANCE
 1515-1521 WASHINGTON AVE.
 MIAMI BEACH, FL 33139

PROJECT No: 1201
 DRAWN BY: V.D.C.
 CHECKED BY: N.P.
 DATE: BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN AND CONSULTING, INC.
 WWW.VIRTUALDESIGNCONSULTING.COM
 NORMAN PAUL LIC. RA 92781
 13119 Salinas Point Way
 Delray Beach, FL 33446
 Phone: 561 4009551 / Fax: 561 4236230

TITLE SHEET
 LOCATION MAP
 PROJECT SUMMARY

T-1
 DRAWING No. 1 OF 9

GENERAL NOTES

DEFINITION

1.0 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contractor's authorized representative.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

2.0 The contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner and shall at once report to the architect errors, inconsistencies or omissions discovered prior to submitting his bid. If the Contractor performs any construction activity involving an error, inconsistency or omission in the Contract Documents without such notice to the Architects, the Contractor shall assume appropriate amount of the attribute costs for correction.

3.0 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the architect at once. The Contractor shall issue full A/E sets of drawings to all trades bidding on the project.

4.0 Contractor shall verify equipment size/voltage location and all hook-up requirements with equipment suppliers and shall make field adjustments as required to comply with equipment supplier and all codes, and shall report such changes at once to the Architect.

5.0 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved through shop drawings, product data, and samples.

6.0 Not Used.

7.0 Contractor shall comply with all requirements of the Landlord and its agents and shall indemnify the Owner in any costs resulting from actions of the Contractor or his agents.

SUPERVISION AND CONSTRUCTION PROCEDURES

8.0 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

9.0 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.

10.0 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

11.0 The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

LABOR AND MATERIALS

12.0 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.

13.0 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

14.0 All materials furnished on the job site shall be new and stored in such a manner as to protect them from the elements. All work must be done in strict accordance with the best practices of the construction trade, and must be performed in a professional and workman-like manner. Any work completed in a non-professional manner shall be rejected and must be redone by the Contractor at no extra cost. These drawings are instruments of construction and remain the property of the Architect. Any reproduction of said drawings without the expressed written consent of the Architect is prohibited. Do not scale these drawings as written dimensions and text specifications on these sheets shall govern.

15.0 The Contractor must provide and install materials as required to construct temporary facilities and code required fire ratings shall be the standard for these temporary facilities and protection.

WARRANTY

16.0 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedial work for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

TAXES

17.0 The Contractor shall pay sales, consumer, use and similar taxes for the work or portions thereof provided by the contractors which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

PERMITS, FEES AND NOTES

18.0 Unless otherwise provided in the Contract Documents the Contractor shall secure and pay for all required building permits and other governing agencies permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received or negotiations concluded. This will be done before commencing work.

19.0 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performances of the Work.

20.0 If the Contractor observes that portions of the Contract Documents are at variance therewith, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modifications.

21.0 If the Contractor performs Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs.

22.0 All work shall conform to the latest requirements of the FLORIDA STATE BUILDING CODE "BUILDING" 2007 EDITION, 2007 NATIONAL ELECTRICAL CODE, FLORIDA FIRE PREVENTION CODE 2010 EDITION, O.S.H.A., and all other codes having control over the project.

23.0 All work performed under this contract shall comply with 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 any additional charge as the contractor has agreed that they have raised any and all questions related to the authorities' requirements.

24.0 Coordinate all new electrical services with existing service and panels and with FLORIDA POWER AND LIGHT COMPANY. Verify location of sanitary and water mains before construction is started. Contractor shall field verify all utility conditions prior to beginning construction and shall notify the Architect immediately if any discrepancies occur.

25.0 Refer all soil bearings to soil engineer/laboratory (95% modified proctor, ASTM D-1557. Compaction to be verified by soil engineer/laboratory in writing.

26.0 Refer to structural engineer for all structural details.

27.0 The contractor shall be responsible for all temporary utilities, connection, and payment of all utility charges incurred during construction.

ALLOWANCES

28.0 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities against which the Contractor has made responsible objection to.

29.0 Unless otherwise provided in the Contract Documents:

A. Material and equipment under an allowance shall be selected promptly by the Owner to avoid delay in the Work.

B. Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts.

C. Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum and not in the allowance.

D. Whenever costs are more than or less than allowances the Contract Sum shall be adjusted accordingly by Change Order.

SUPERINTENDENT

30.0 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed by written request in each case.

CONTRACTORS CONSTRUCTION SCHEDULES

31.0 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

32.0 The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittal which is coordinated with the Contractor's construction schedule and allows the Architect reasonable time to review submittal.

33.0 The Contractor shall confirm the most recent schedules.

DOCUMENTS AND SAMPLES AT THE SITE

34.0 The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

35.0 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, manufacturer, supplier or distributor to illustrate some portions of the Work.

36.0 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

37.0 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

38.0 Shop Drawings, Product Data, Samples and similar submittal are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittal are required the way the Contractor proposes to conform to the formation given and the design concept expressed in the Contract Documents.

39.0 The Contractor shall review, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittal in legible triplicate required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the Activities of the Owner or of separate contractors. Submittals made by the contractor which are not required by the Contract Documents may be returned without action.

40.0 The Contractor shall perform no portions of the Work requiring submittal and review of Shop Drawings, Product Data, Samples or similar submittal until the respective submittal has been approved by the Architect. Such Work shall be in accordance with approval submittal.

41.0 By approving and submitting Shop Drawings, Product Data, Samples and similar submittal, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittal with the requirements of the Work and of the Contract Documents.

42.0 The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of the submittal and the Architect has given written approval to the specified deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittal by the Architect's approval thereof.

43.0 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals.

44.0 Informational submittals upon which the Architect is not expected to take responsive actions may be so identified in the Contract Documents.

45.0 When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

USE OF SITE

46.0 The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

CUTTING AND PATCHING

47.0 The Contractor shall be responsible for cutting, fitting or patching required completing the Work or to make its parts fit together properly.

48.0 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor, such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting to otherwise altering the Work.

CLEANING UP

49.0 The Contractor shall keep the premises and surroundings area free from accumulation of waste materials or rubbish caused by operations daily under the contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.

50.0 The Contractor shall be responsible for all protection of outside work with respect to adjacent properties, such that no trash, dust or other fine particulate matters will encroach on said adjacent properties. Any costs associated with such protection will be borne by the Contractor.

51.0 The Contractor shall present the building owner for acceptance, clean and ready for occupancy. All glass shall be clean and polished. Floors swept broom clean, carpets vacuumed, fixtures washed with all labels removed and exteriors free from trash and debris.

52.0 If the contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

ACCESS TO WORK

53.0 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

ROYALTIES AND PATENTS

54.0 The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a patent; the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

INDEMNIFICATION

55.0 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claim, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such a claim, damage, loss or expense is caused in part by a party indemnified here under. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist.

56.0 In claims against any person or entity indemnified herewith by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor a Subcontractor under workers' or workmen's compensation acts, disability benefits acts or other employee benefit acts.

57.0 The obligations of the Contractor shall not extend to the liability of the Architect, the Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, survey, Change Orders, design or specification, or (2) the giving of or failure to give directions or instructions by the Architect, the Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

58.0 Written dimensions govern; the Contractor shall not scale plans.

59.0 The General Contractor must submit full sets of bid documents to all trades. Therefore all bids must include all shown information on the Contract Documents.

60.0 The Standard Form of Agreement between Owner and Contractor (A.I.A.) Document A-101 of the American Institute of Architects, 1987 Edition, shall apply to all work executed under this agreement, together with the General and Supplementary Conditions of the Contract for Construction (A.I.A.) Doc. A201 and A201/CS of the American Institute of Architects, Latest Edition.

INFORMATION AND SERVICES REQUIRED OF THE OWNER

61.0 The Owner is the person or entity indemnified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Owner" means the Owner or Owner's authorized representative.

62.0 The Owner upon reasonable written request shall furnish to the Contractor in writing information which is necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to property on which the Project is located, usually referred to as the site, and the Owner's interests therein at the time of execution of the Agreement and, within five days after any change, information of such change in title, recorded or unrecorded.

63.0 The Owner shall furnish surveys describing physical characteristics, legal limitation and utility locations for the site of the Project, and a legal description of the site.

64.0 Information or services under the Owner's control shall be furnished by the Owner with reasonable promptness to avoid delay in orderly progress of the Work.

65.0 Unless otherwise provided in the Contract Documents, the Contractor will be furnished, free of charge, up to five copies of Drawings and Project Manuals as are reasonably necessary for execution of the Work.

66.0 The foregoing are in addition to other duties and responsibilities of the Owner enumerated herein and especially those in respect to Special Conditions.

OWNER'S RIGHTS TO STOP THE WORK

67.0 If the Contractor fails to correct Work which is not in accordance with the requirements of the Contract Documents or persistently fails to carry out work and act in accordance with the Contract Documents, the Owner by written order signed personally or by an agent specifically so empowered by the Owner in writing, may order the Contractor to stop the Work, or any portion thereof, until the cause of such order has been eliminated; however, the right of the Owner to stop Work shall not give rise to a duty on the part of the Owner to exercise the right for the benefit of the Contractor or any other person or entity.

OWNER'S RIGHT TO CARRY OUT THE WORK

68.0 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may after such seven day period give the Contractor a second written notice to correct such deficiencies within a second seven day period. If the Contractor within such second seven day period after receipt of such second notice fails to commence and continue to correct any deficiencies, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the Architect's additional services and expenses made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

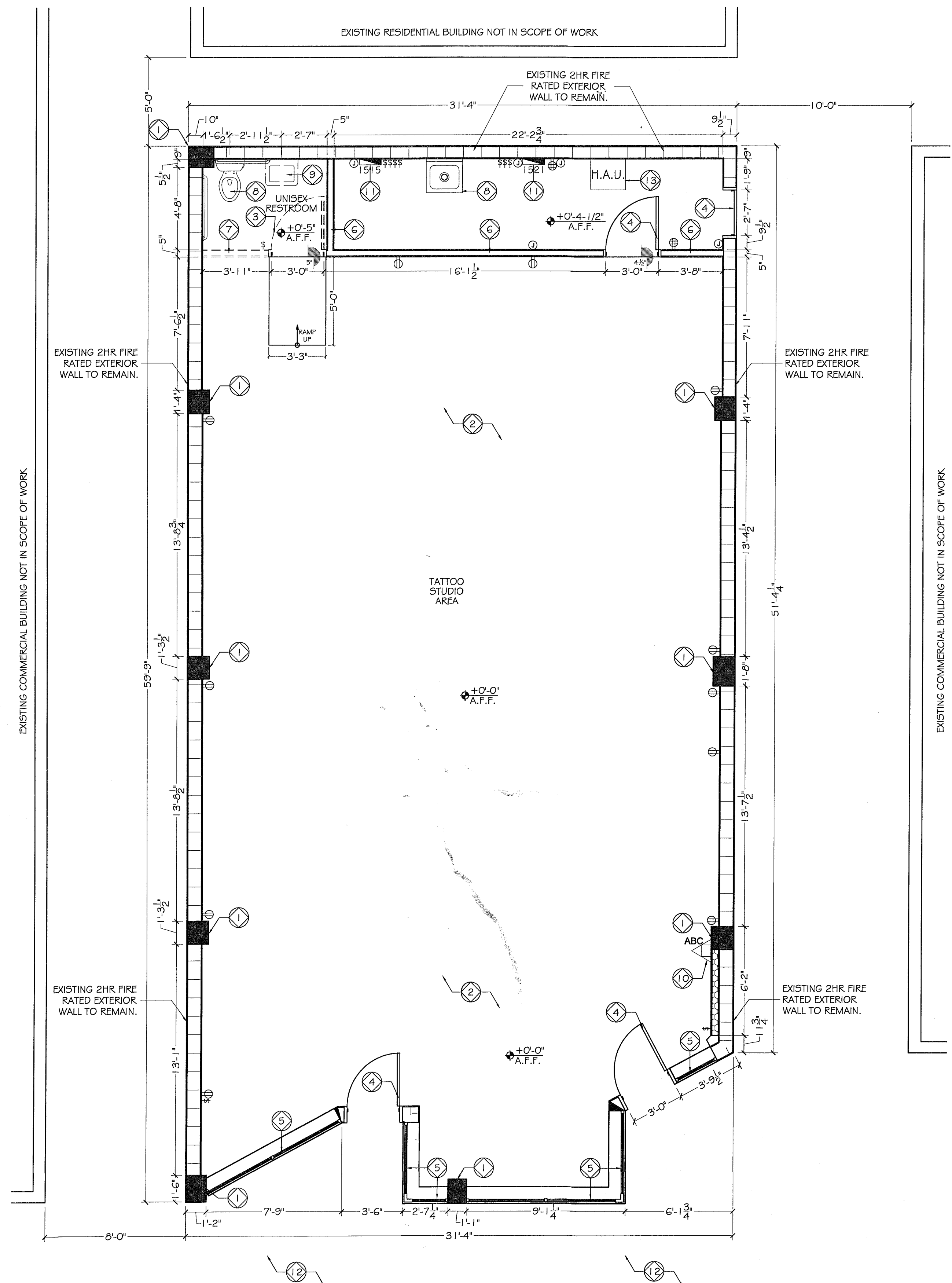
REVISIONS table with 5 empty rows for tracking changes.

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No: 1201
DRAWN BY: V.D.C.
CHECKED BY: N.P.
DATE: BUILDING PERMIT 01-30-2012

OVERTRIAL DESIGN
NORMAN PAUL LIC. RA 92781
1319 Salinas Point Way
Delray Beach, FL 33446
Phone: 5614009551 / Fax: 5614236230

GENERAL NOTES
GN-1
DRAWING No. 2 OF 9



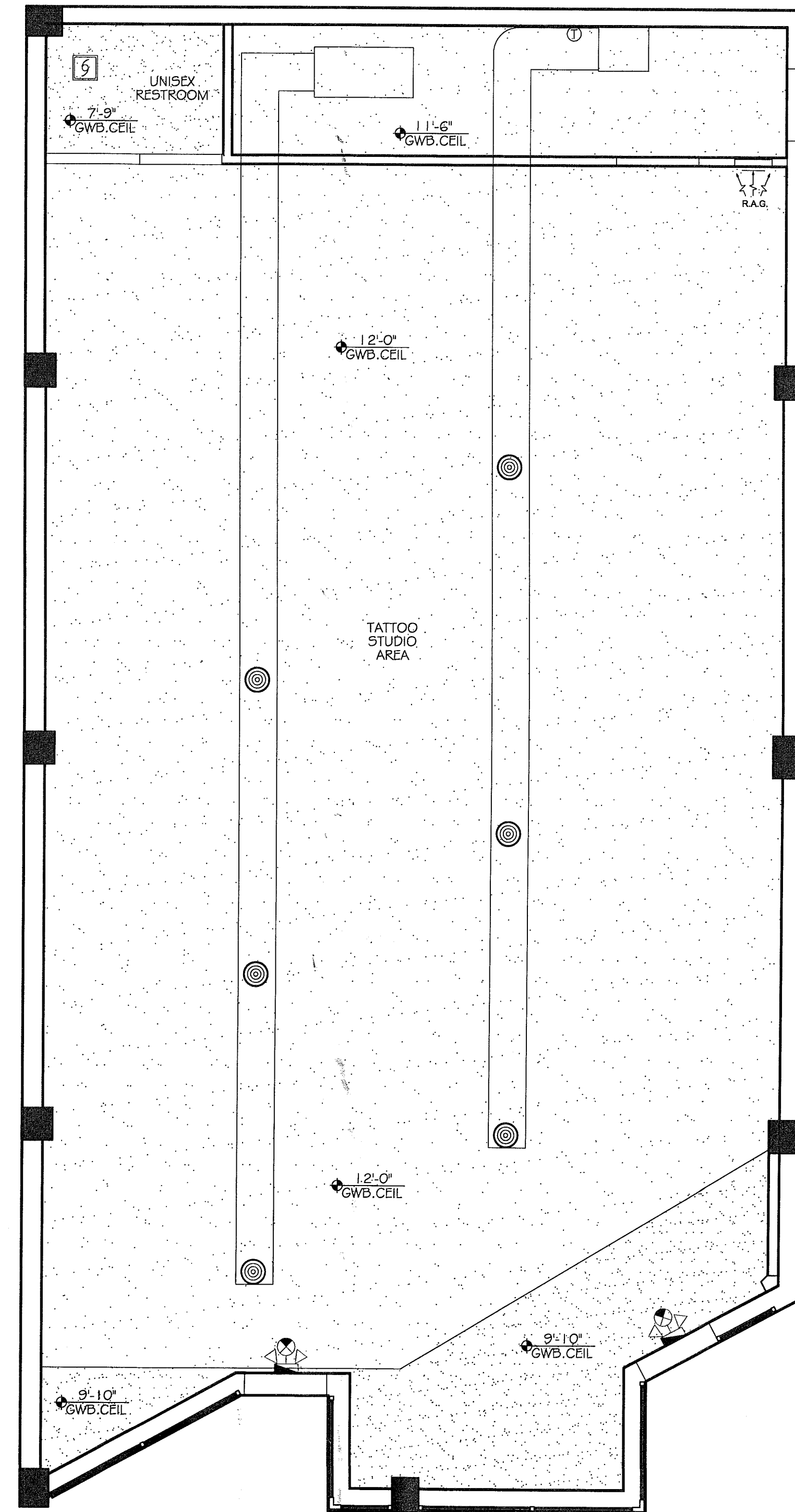
1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	REMARKS
⊕	JUNCTION BOX CEILING MOUNTED	EXISTING TO REMAIN
⊕	DUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
⊕	QUADUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
⊕	SINGLE POLE TOGGLE SWITCH 20A, 120V MOUNTED 48" A.F.F.	EXISTING TO REMAIN
⊕	ELECTRICAL PANEL/METER	EXISTING TO REMAIN
⊕	ABC TYPE PORTABLE FIRE EXTINGUISHER	EXISTING TO REMAIN

EXISTING R.C.P. LEGEND		
SYMBOL	DESCRIPTION	REMARKS
⊕	THERMOSTAT	EXISTING TO REMAIN
⊕	EXHAUST FAN	EXISTING TO REMAIN
⊕	RETURN AIR GRILLE	EXISTING TO REMAIN
⊕	12" CIRCULAR A/C DIFFUSER	EXISTING TO REMAIN

EXISTING WALL LEGEND			
TYPE	PATTERN	DESCRIPTION	RATING
	[Solid Line]	EXISTING EXTERIOR WALL TO REMAIN.	2
	[Dashed Line]	EXISTING INTERIOR WALL TO REMAIN.	0
	[Dotted Line]	EXISTING WALL TO BE REMOVED	0

- GENERAL NOTES FOR EXISTING CONDITIONS:
- 1 EXISTING STRUCTURAL CONCRETE COLUMNS TO REMAIN.
 - 2 EXISTING TILE FLOOR TO REMAIN.
 - 3 EXISTING DOOR/DOOR FRAME TO BE REMOVED.
 - 4 EXISTING DOOR/DOOR FRAME TO REMAIN.
 - 5 EXISTING WINDOW STOREFRONT TO REMAIN.
 - 6 EXISTING INTERIOR PARTITION WALL TO REMAIN.
 - 7 EXISTING INTERIOR PARTITION WALL TO BE REMOVED.
 - 8 EXISTING PLUMBING FIXTURES TO REMAIN.
 - 9 EXISTING PLUMBING FIXTURES TO BE RELOCATED.
 - 10 EXISTING FIRE EXTINGUISHER 'ABC' TYPE TO REMAIN.
 - 11 EXISTING ELECTRICAL PANELS TO REMAIN.
 - 12 EXISTING PUBLIC SIDE WALK TO REMAIN.
 - 13 EXISTING AIR HANDLER UNIT MODEL '4TEC3FG0B1000AA' FROM AMERICAN STANDARD TO REMAIN.



2 EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
△	BLDG. DEP. COMM. 02-20-2012
△	
△	
△	
△	
△	

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No:	1201
DRAWN BY:	V.D.C.
CHECKED BY:	N.P.
DATE:	BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN
ARCHITECTURE AND INTERIOR DESIGN CONSULTING, INC.
WWW.VIRTUALDESIGNCONSULTING.COM

NORMAN PAUL LIC. RA 92781
13119 Salinas Point Way
Delray Beach, FL 33446
Phone: 561-4009551 / Fax: 561-4236230

EXISTING FLOOR AND REFLECTED CEILING PLAN

A-1
DRAWING No. 3 OF 9

GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY.
- ALL MISSING, BROKEN, CRACKED, AND UPLIFTED CONCRETE FLOORS SHALL BE RECONSTRUCTED.
- ALL FLOOR FINISHES TO COMPLY W/ 2010 F.F.P.C. 10.2.7 (C OR B PER 10.2.8.1)
- SEE A-3 FOR RESTROOM ENLARGED PLANS AND INTERIOR ELEVATIONS.
- NO ENCROACHMENTS ABOVE AND UNDER GROUND ARE ALLOWED INTO THE RIGHT-OF-WAY.
- IMPROVEMENTS AND WORK WITHIN THE RIGHT-OF-WAY REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL INTERIOR WALL & CEILING FINISHES TO COMPLY W/ 2010 F.F.P.C. 39.3.3.2.1 (A, or B) IN EXITS AND EXIT ACCESS CORRIDORS. IN OTHER AREAS INTERIOR WALL & CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C.
- NO REQUIREMENTS FOR INTERIOR FLOOR FINISHES AS PER 2010 F.F.P.C. 39.3.3.3

NO	QUANTITY	DOOR #	DOOR SIZES			FRAME	DOOR TYPE	DOOR MATERIAL	THRESHOLD	GLASS	TINT	HARDWARE	RATING LABEL	REMARKS
			WIDTH	HEIGHT	THICKNESS									
			2'-7"	3'-0"	3'-6"									
1	1	01	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS DOOR				PRIVATE LOCK	B	EXTERIOR WOODGLASS DOOR BUSINESS ENTRANCE/EXIT DOOR. (EXISTING TO REMAIN)	
1	1	02	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS DOOR				PRIVATE LOCK	B	EXTERIOR SOLID CORE WOOD CONDENSED DOOR NOT IN USE. (EXISTING TO REMAIN)	
1	1	03	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS DOOR				PRIVATE LOCK	B	INTERIOR WOOD DOOR AT STORAGE ROOM. (EXISTING TO REMAIN)	
1	1	04	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS DOOR				PRIVATE LOCK	B	INTERIOR WOOD DOOR AT RESTROOM. (EXISTING RELOCATED)	

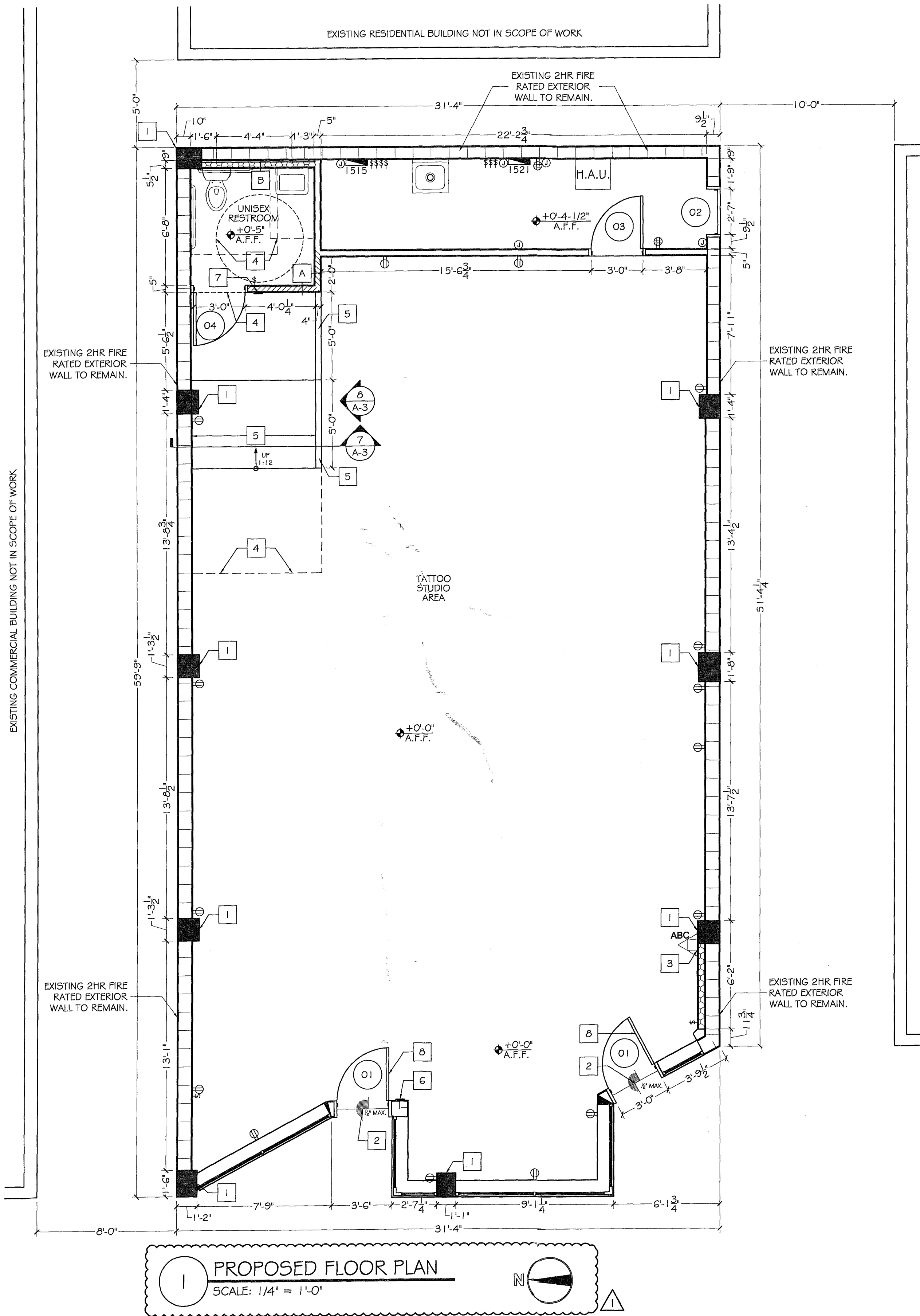
SYMBOL	DESCRIPTION	REMARKS
⊕	JUNCTION BOX CEILING MOUNTED	EXISTING TO REMAIN
⊕	DUPLEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
⊕	QUADRUPEX RECEPTACLE WALL MOUNTED	EXISTING TO REMAIN
⊕	SINGLE POLE TOGGLE SWITCH 20A, 120V MOUNTED 48" A.F.F.	EXISTING TO REMAIN
⊕	ELECTRICAL PANEL/METER	EXISTING TO REMAIN
ABC	ABC TYPE PORTABLE FIRE EXTINGUISHER	EXISTING TO REMAIN

SYMBOL	DESCRIPTION	REMARKS
○	SURFACE MOUNTED LIGHT FIXTURE.	EXISTING TO REMAIN
⬭	4'X48" FLUORESCENT LIGHT.	EXISTING TO REMAIN
○	12" INDUSTRIAL PENDANT LIGHT FIXTURE	EXISTING TO REMAIN
⊕	THERMOSTAT	EXISTING TO REMAIN
⊕	EXHAUST FAN	EXISTING TO REMAIN
⊕	RETURN AIR GRILLE	EXISTING TO REMAIN
⊕	12" CIRCULAR A/C DIFFUSER	EXISTING TO REMAIN
⊕	EMERGENCY EXIT / LIGHTING COMBO W/ BATTERY BACK-UP	EXISTING TO REMAIN

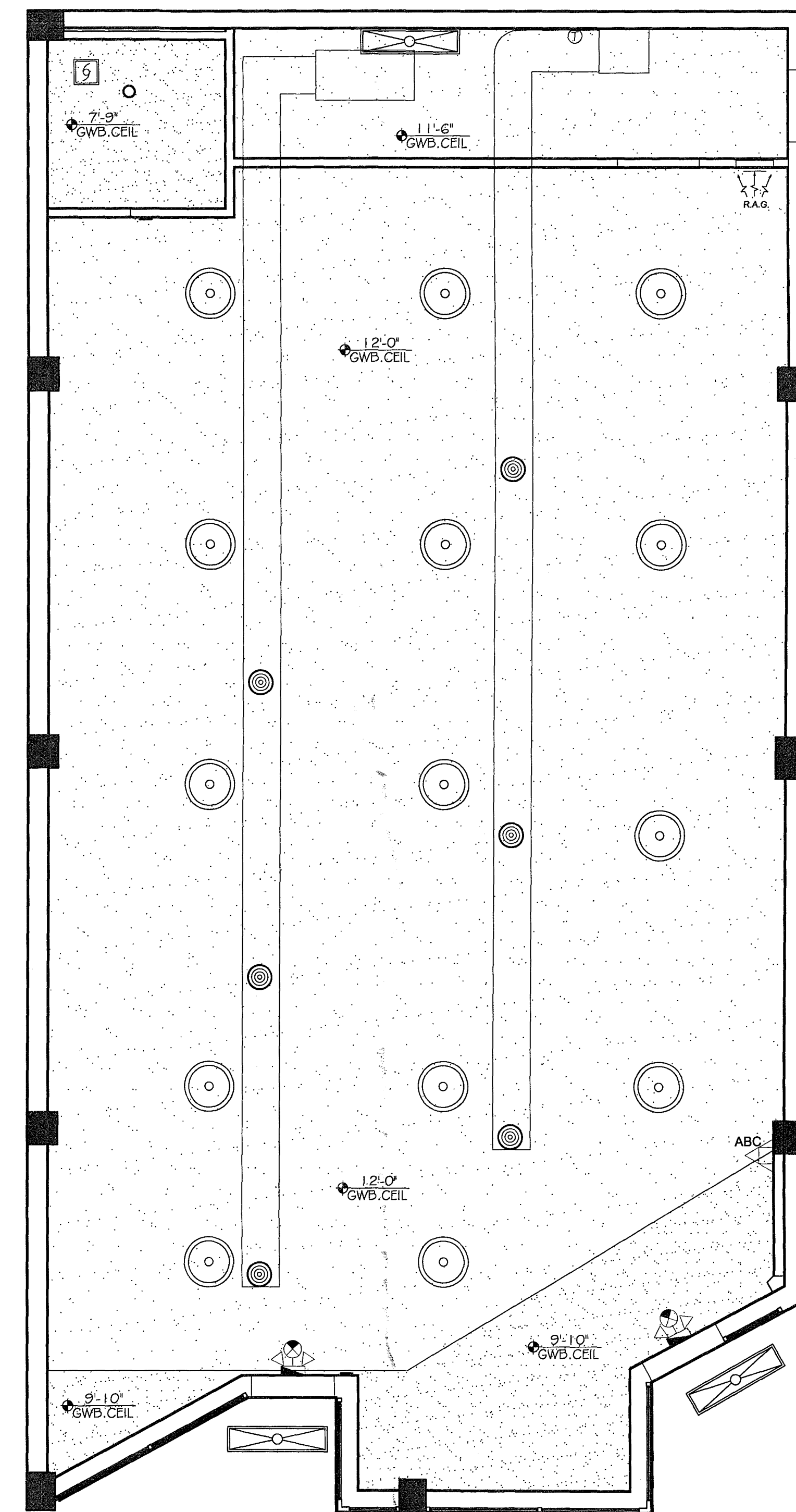
GENERAL NOTES FOR PROPOSED CONDITIONS:

- EXISTING STRUCTURAL CONCRETE COLUMNS TO REMAIN.
- FLOOR LEVEL CHANGES IN EXCESS OF 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 IN 2. (NFPA 101-7.2.1.3.4).
- EXISTING FIRE EXTINGUISHER "ABC" TYPE TO REMAIN.
- DENOTES ACCESSIBLE CLEAR FLOOR SPACE.
- HANDRAILS ON RAMPS ARE NOT REQUIRED AS PER 111-4.8.5 & 1010.8 FLORIDA BUILDING CODE (BUILDING) AND 7.2.5.4.2. FLORIDA FIRE PREVENTION CODE.
- OCCUPANT LOAD SIGN SHOULD BE POSTED CONFORMING TO THE FLORIDA BUILDING CODE 1004.3, WHICH WILL READ: "MAXIMUM OCCUPANCY TO BE 18 PERSONS". SIGN SHOULD BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM. APPROVED SIGN SHALL BE MAINTAINED IN A LEGIBLE MANNER BY THE OWNER.
- SEE DETAIL 5 ON SHEET A-3 FOR A.D.A. SIGNAGE DOOR DETAIL.
- DOORS ARE NOT REQUIRED TO SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA WITH AN OCCUPANT LOAD OF 49 OR LESS PERSONS AS PER 1006.1.2 FLORIDA BUILDING CODE (BUILDING) AND 7.2.1.4.2 FLORIDA FIRE PREVENTION CODE.

TYPE	PATTERN	DESCRIPTION	RATING
	[Pattern]	EXISTING EXTERIOR WALL TO REMAIN.	2
	[Pattern]	EXISTING INTERIOR WALL TO REMAIN.	0
A	[Pattern]	NEW 3 5/8" METAL STUD PARTITION (20 GA.) WITH ONE LAYER OF 5/8" G.W.B. ON EACH SIDE.	0
B	[Pattern]	NEW 3 5/8" METAL STUD PLUMBING WALL (20 GA.) WITH ONE LAYER OF 5/8" G.W.B. ON ONE SIDE.	0



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NO	DATE	DESCRIPTION
1	02-20-2012	BLDG. DEP. COMM.

1515 WASHINGTON AVE PROPERTIES LC
CODE COMPLIANCE
1515-1521 WASHINGTON AVE.
MIAMI BEACH, FL 33139

PROJECT No:	1201
DRAWN BY:	V.D.C.
CHECKED BY:	N.P.
DATE:	BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN AND CONSTRUCTION CONSULTING, INC.
NORMAN PAUL LIC. RA 92781
13119 Salinas Point Way
Delray Beach, FL 33446
Phone: 561 4009551 / Fax: 561 4236230

PROPOSED FLOOR AND REFLECTED CEILING PLAN
A-2
DRAWING No. 4 OF 9

REVISIONS	
▲	BLDG. DEP. COMM. 02-20-2012
▲	
▲	
▲	

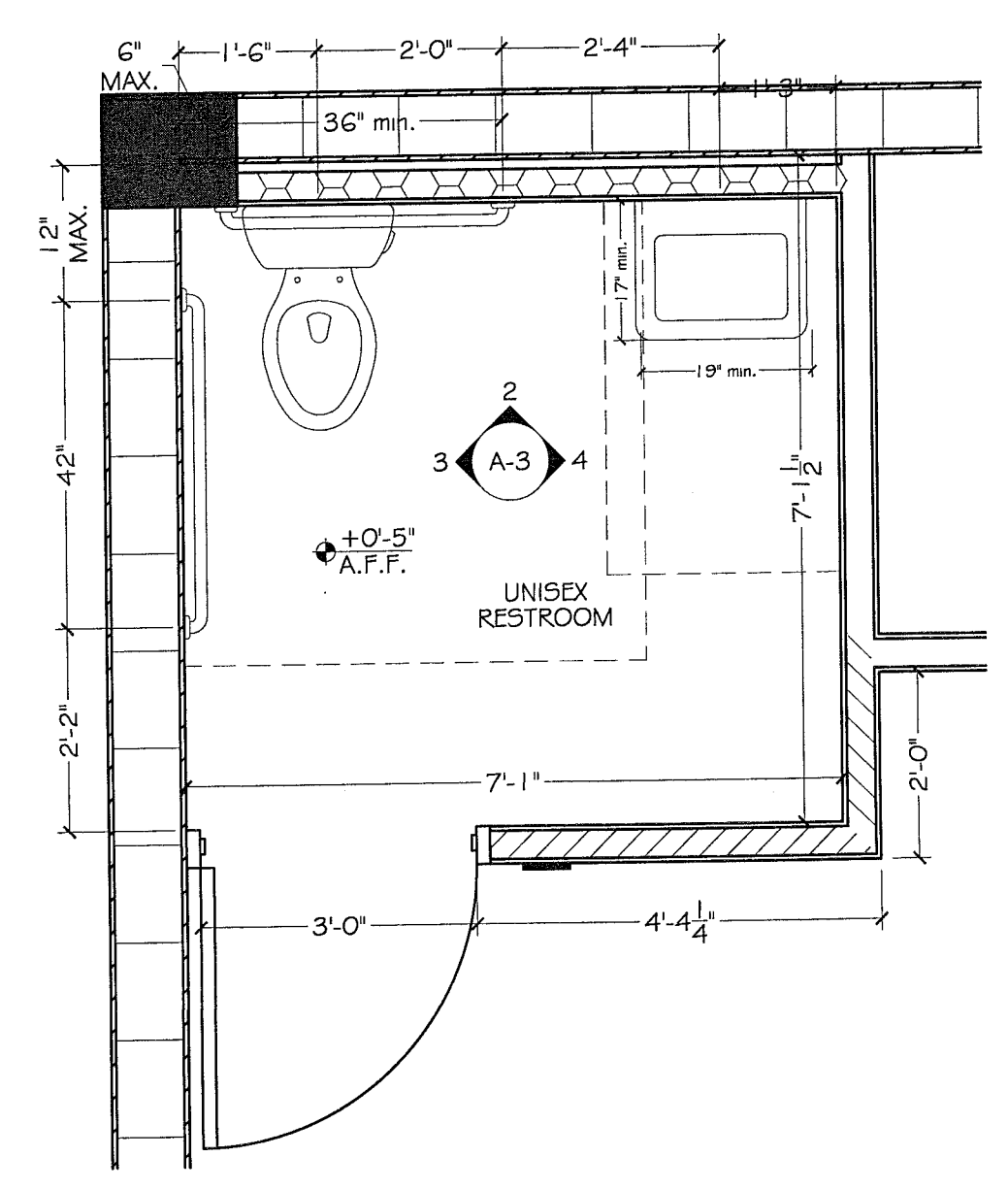
1515 WASHINGTON AVE PROPERTIES LC
 CODE COMPLIANCE
 1515-1521 WASHINGTON AVE.
 MIAMI BEACH, FL 33139

PROJECT No:	1201
DRAWN BY:	V.D.C.
CHECKED BY:	N.P.
DATE:	BUILDING PERMIT 01-30-2012

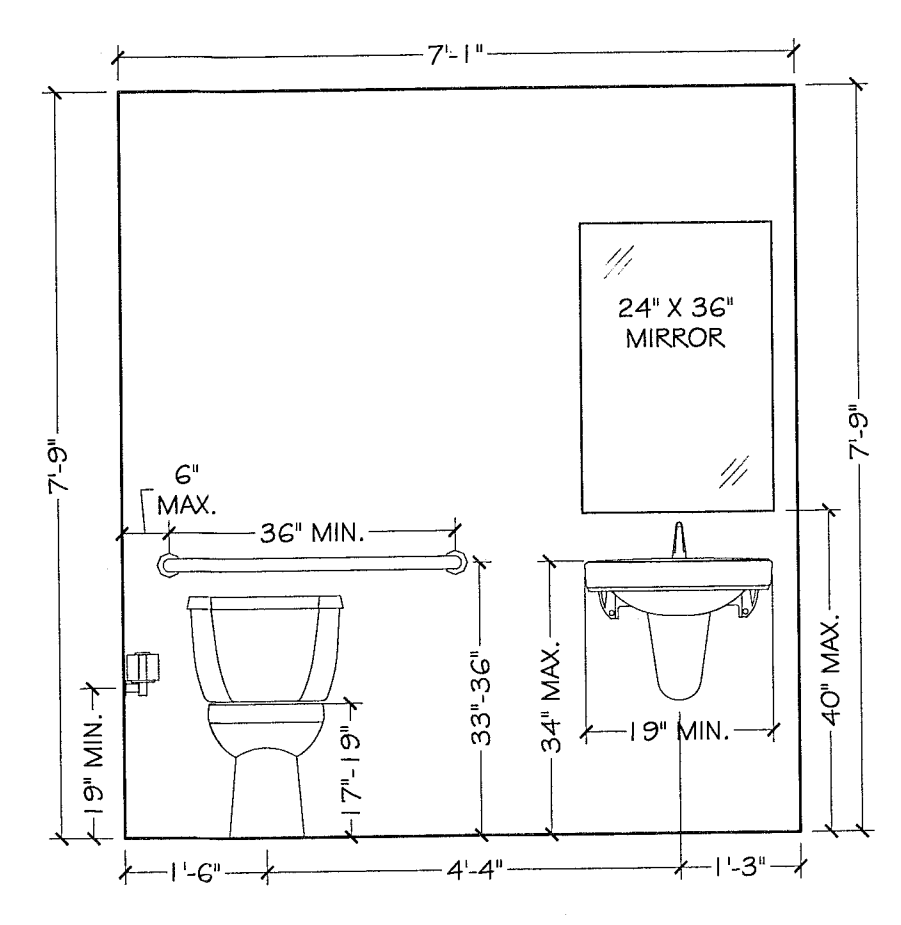
VIRTUAL DESIGN
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 13119 Salinas Point Way
 Delray Beach, FL 33446
 Phone: 561 4009551 / Fax: 561 4236230

RESTROOM ENLARGED PLAN ELEVATIONS & DETAILS

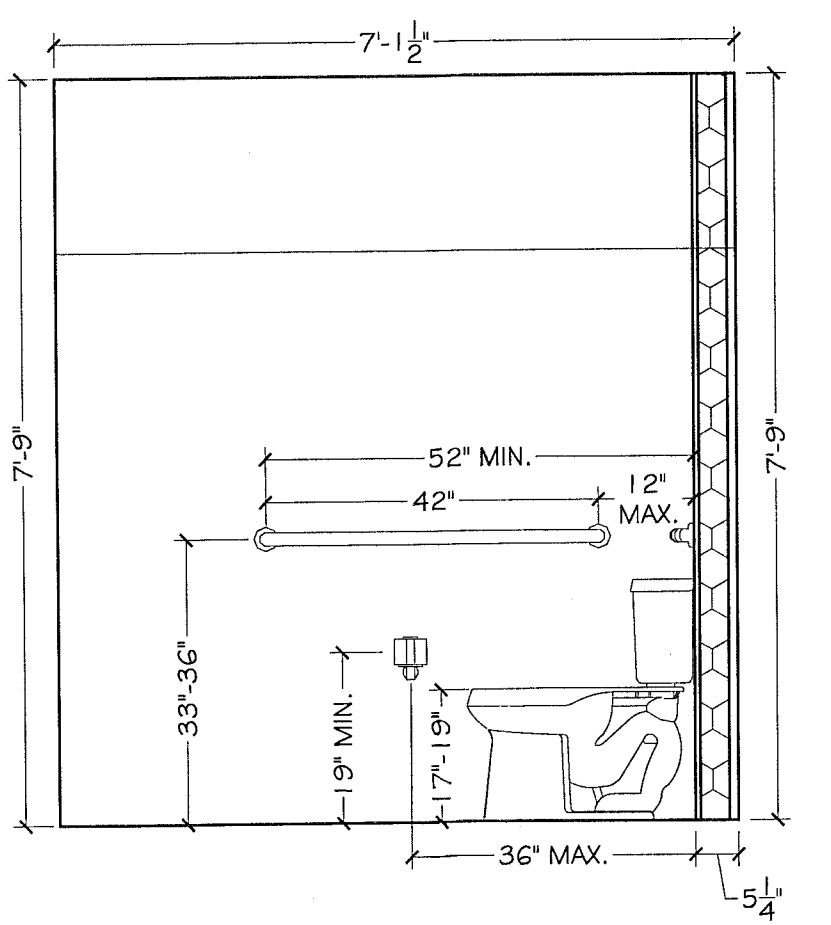
A-3
 DRAWING No. 5 OF 9



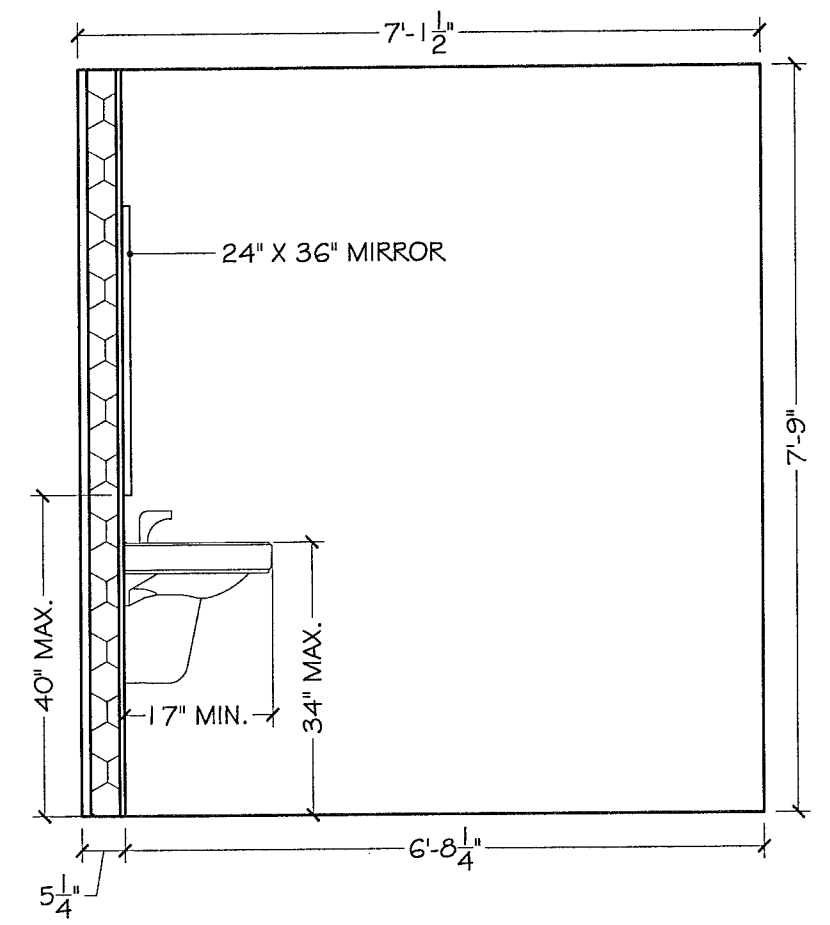
2 RESTROOM EAST ELEVATION
 SCALE: 1/2" = 1'-0"



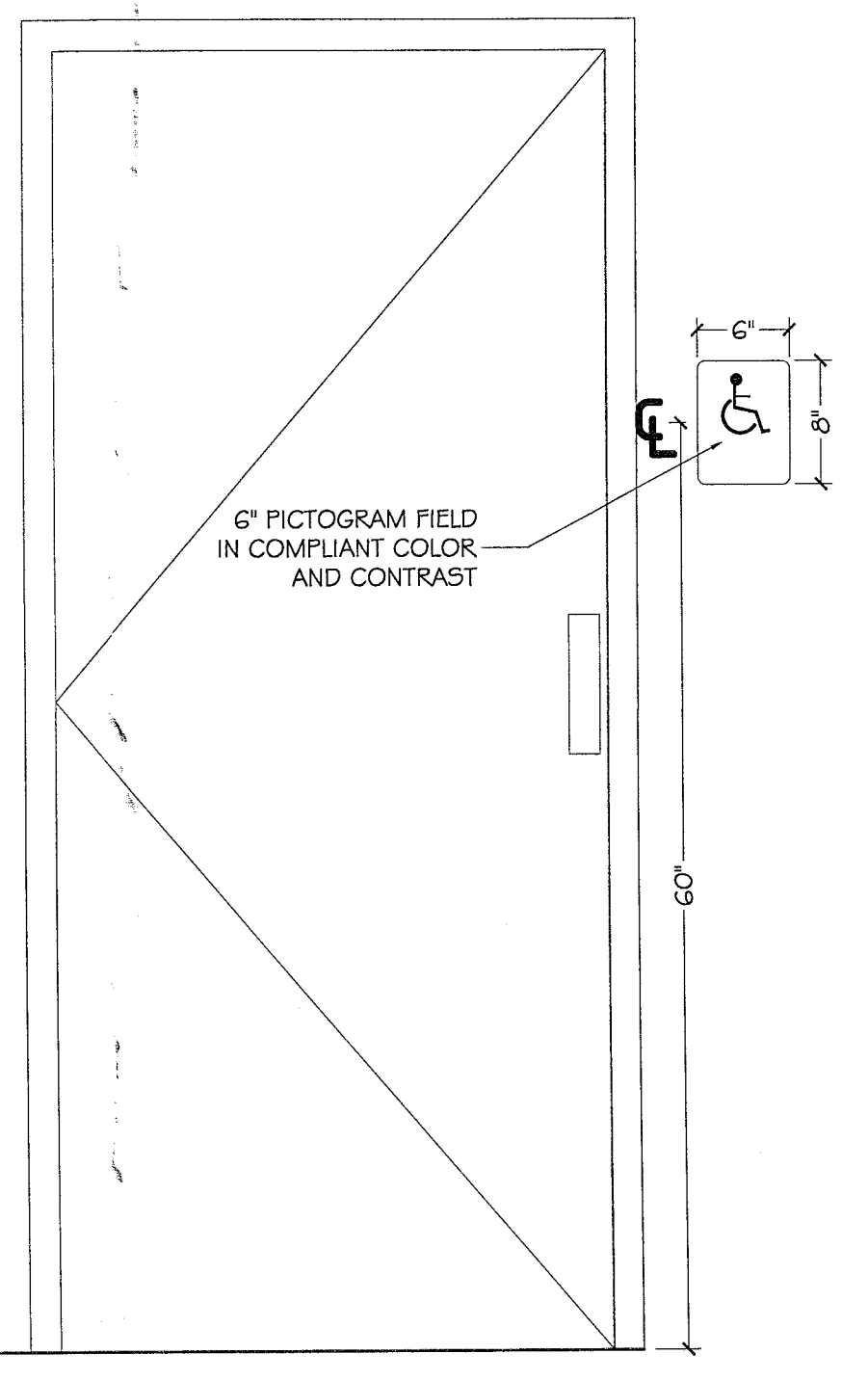
3 RESTROOM NORTH ELEVATION
 SCALE: 1/2" = 1'-0"



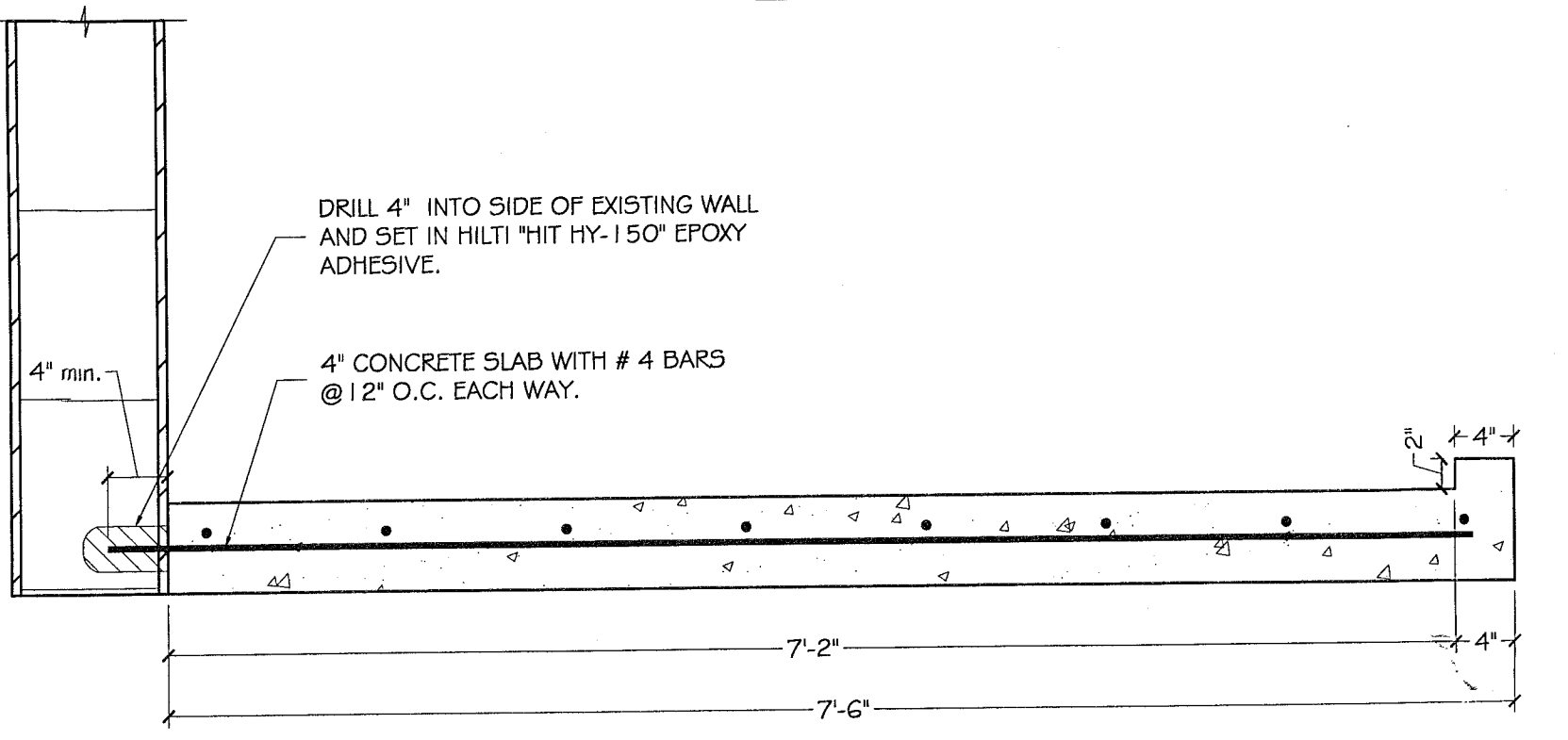
4 RESTROOM SOUTH ELEVATION
 SCALE: 1/2" = 1'-0"



5 ADA SIGNAGE DETAIL
 SCALE: 1" = 1'-0"

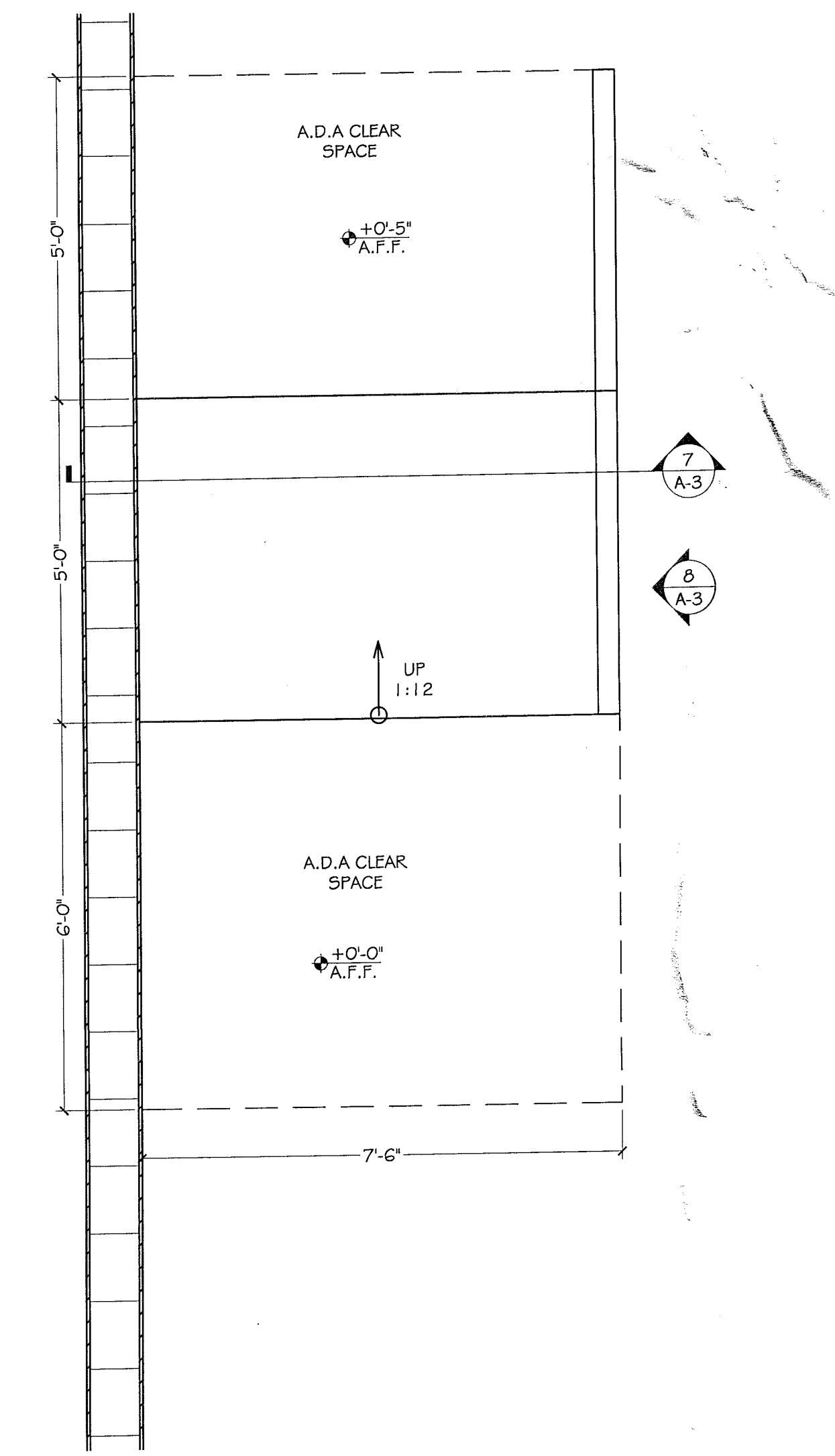
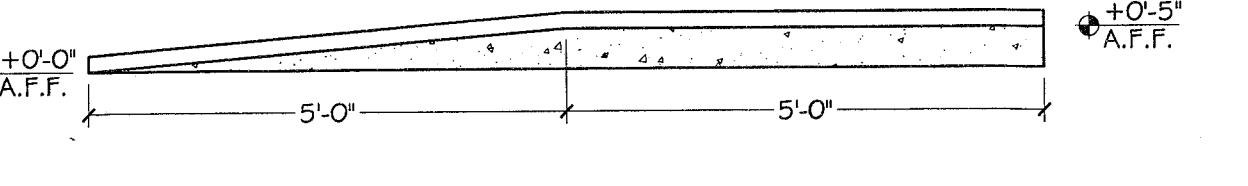


1 RESTROOM ENLARGED PLAN
 SCALE: 1/2" = 1'-0"

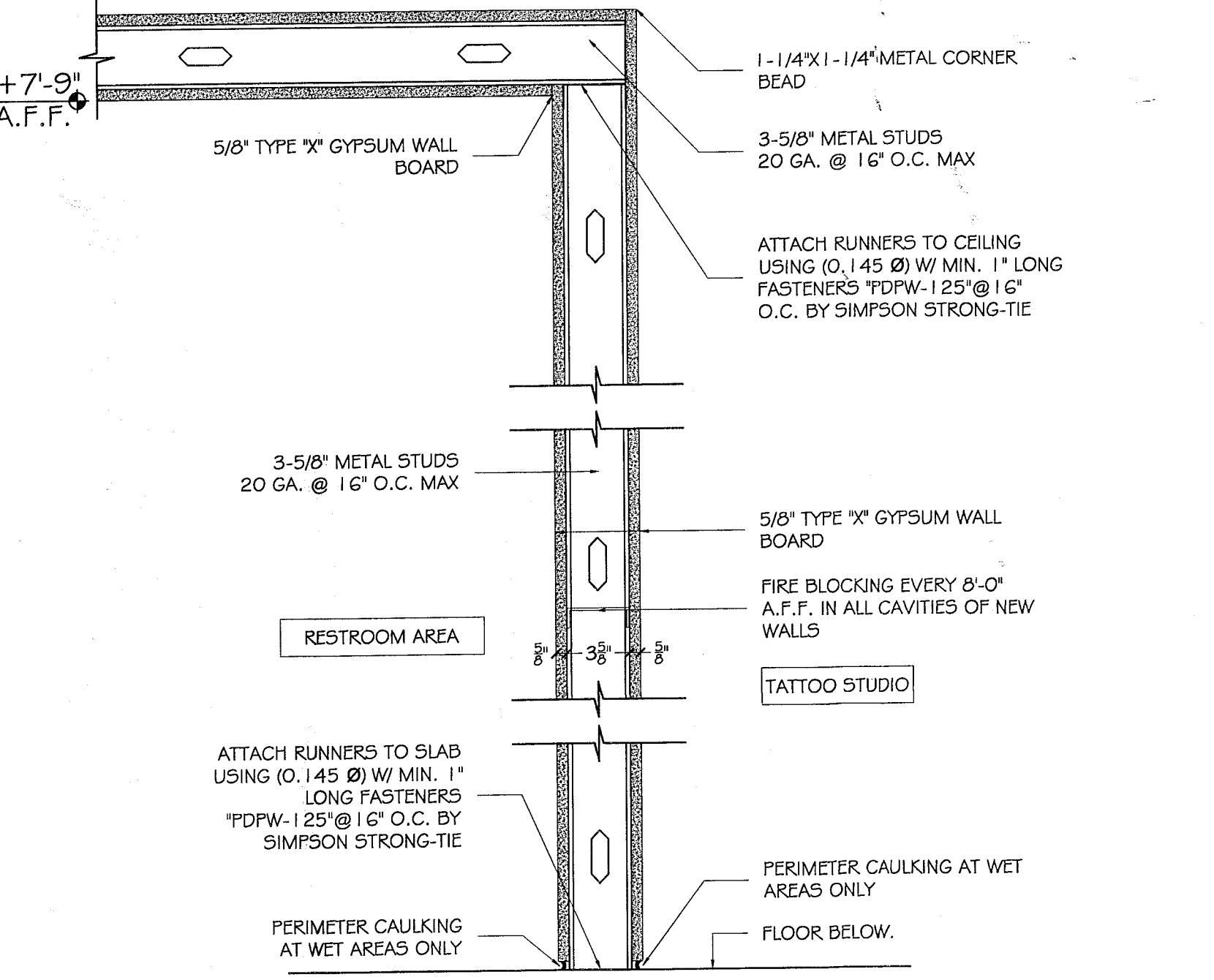


7 RAMP ENLARGED SECTION
 SCALE: 1" = 1'-0"

8 RAMP ENLARGED ELEVATION
 SCALE: 1/2" = 1'-0"

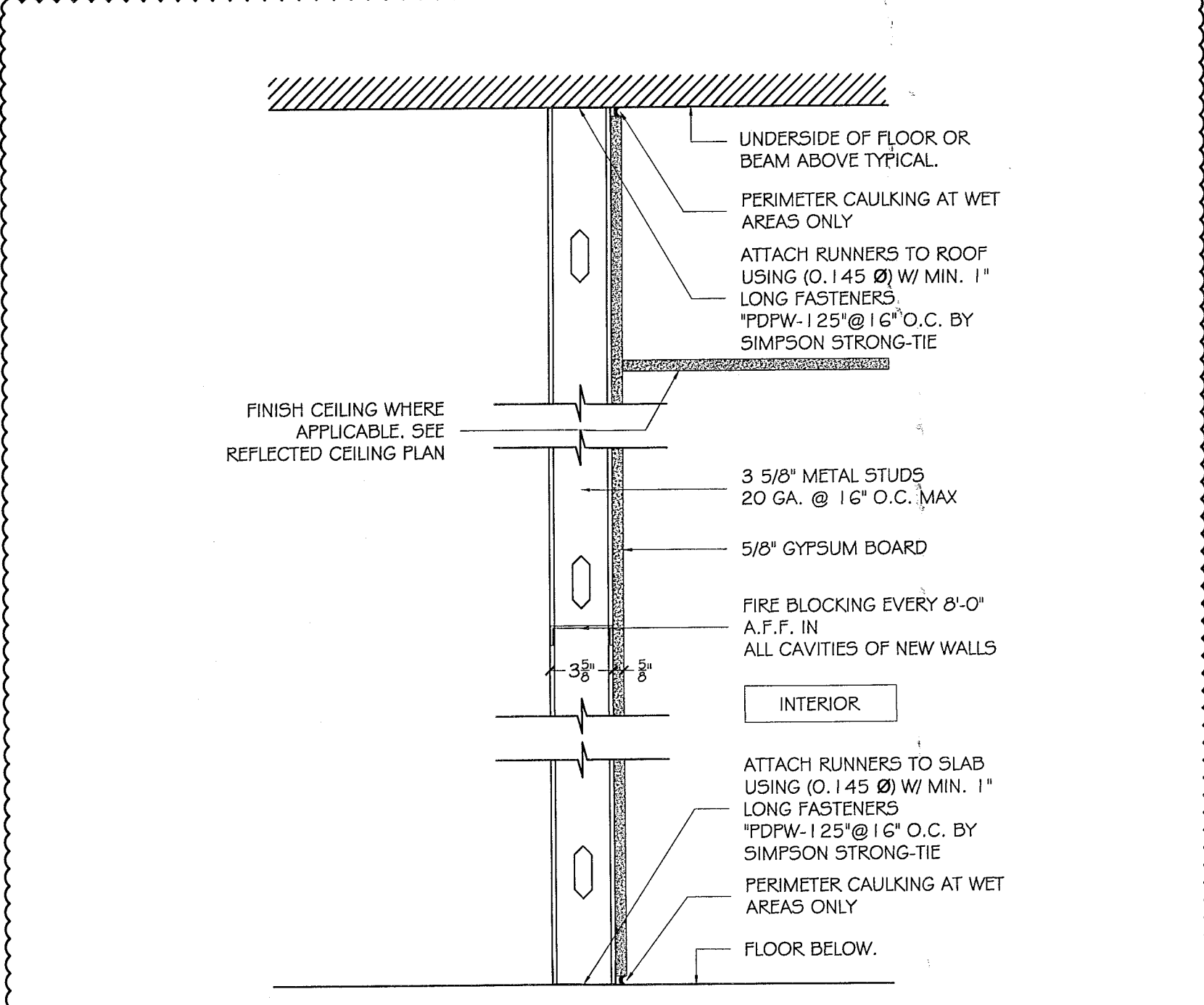


6 RAMP ENLARGED PLAN
 SCALE: 1/2" = 1'-0"



A NEW 3 5/8" METAL STUD PARTITION (20 GA.) WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE.
 SCALE: 1 1/2" = 1'-0"

- GENERAL NOTES FOR ALL PARTITIONS
- WHERE TILE BACKER BOARD IS USED, STUDS SHALL BE 16" O.C.
 - PROVIDE DENSUGUARD TILE BACKER OR SIMILAR FOR AREAS TO RECEIVE CERAMIC AND/OR MARBLE TILE.
 - PROVIDE 2" X 6" BACKING FOR GRAB BARS LOCATED IN TOILET ROOMS.



B NEW 3 5/8" METAL STUD PLUMBING WALL (20 GA.) WITH ONE LAYER OF 5/8" G.W.B. ON ONE SIDE.
 SCALE: 1 1/2" = 1'-0"

- GENERAL NOTES FOR ALL PARTITIONS
- WHERE TILE BACKER BOARD IS USED, STUDS SHALL BE 16" O.C.
 - PROVIDE DENSUGUARD TILE BACKER OR SIMILAR FOR AREAS TO RECEIVE CERAMIC AND/OR MARBLE TILE.
 - PROVIDE 2" X 6" BACKING FOR GRAB BARS LOCATED IN TOILET ROOMS.

REVISIONS	
△	BDC 02/08/12
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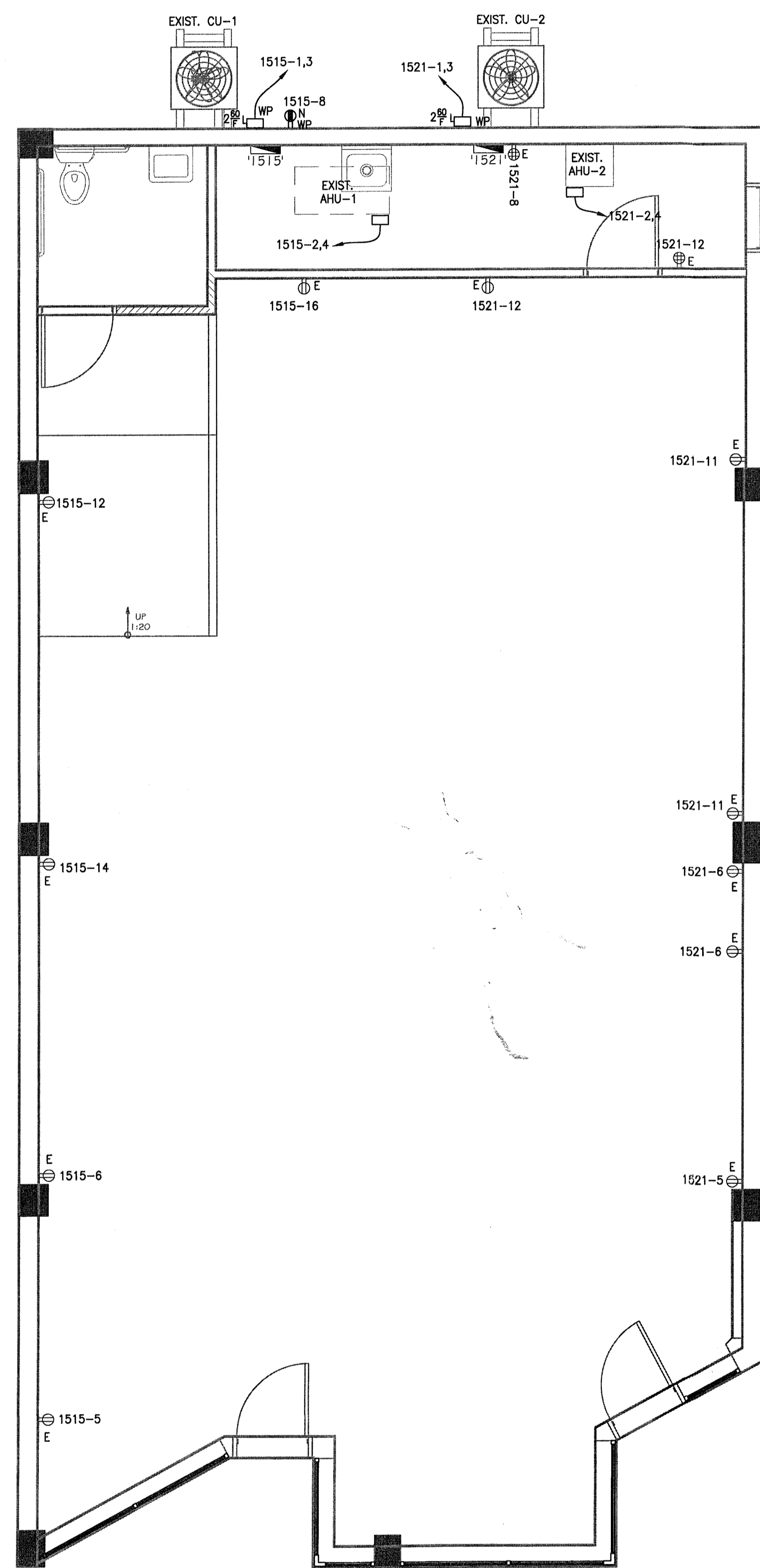
1515 WASHINGTON AVE PROPERTIES LC
 CODE COMPLIANCE
 1521 WASHINGTON AVE.
 MIAMI BEACH, FL 33139

PROJECT No:	1201
DRAWN BY:	V.D.C.
CHECKED BY:	N.P.
DATE:	BUILDING PERMIT 01-27-2012

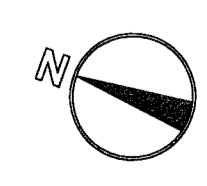
VIRTUAL DESIGN AND CONSULTING
 WWW.VIRTUALDESIGNCONSULTING.COM
 NORMAN PAUL LIC. RA 92781
 13119 Salinas Point Way
 Delray Beach, FL 33446
 Phone: 561 4009551 / Fax: 561 4236230

PROPOSED ELECTRICAL PLAN

E-1
 DRAWING No. 1 OF 1



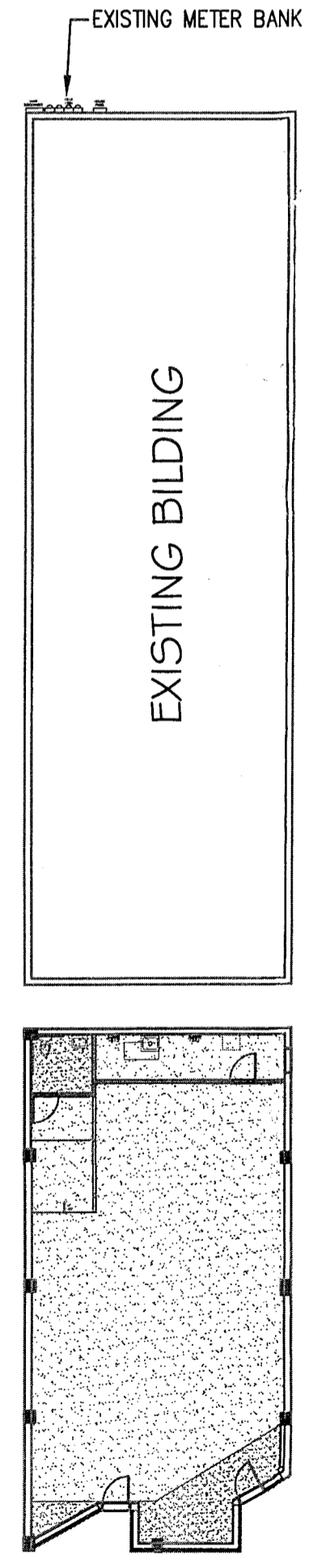
1 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



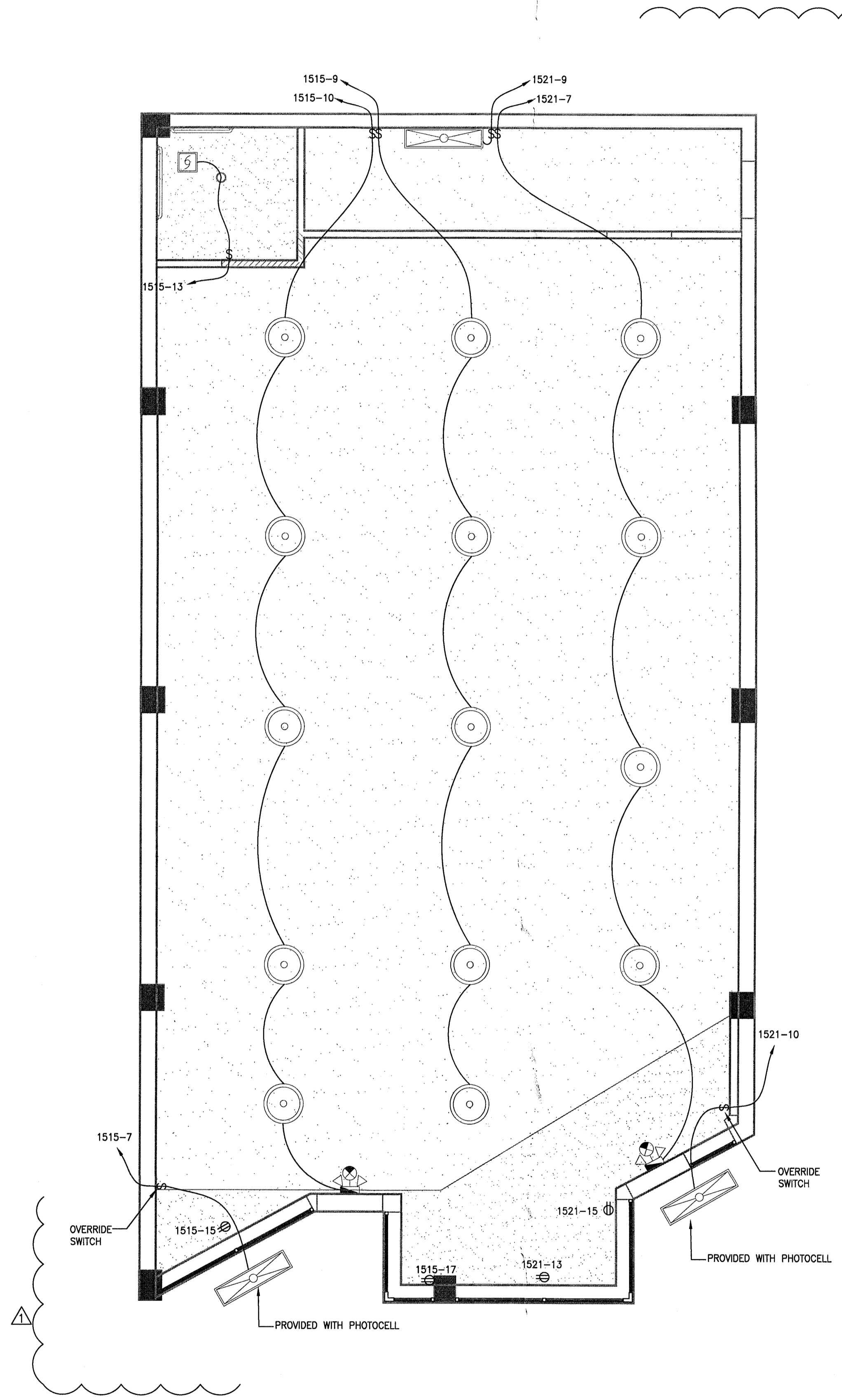
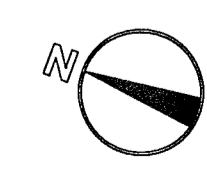
ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	REMARKS
⊙	JUNCTION BOX CEILING MOUNTED	
⊕	DUPLEX RECEPTACLE WALL MOUNTED	
⊕	QUADUPLEX RECEPTACLE WALL MOUNTED	
⊕	GFI DUPLEX RECEPTACLE	
\$	SINGLE POLE TOGGLE SWITCH 20A, 120V MOUNTED 48" A.F.F.	
⊕	ELECTRICAL PANEL/METER	

R.C.P. LEGEND		
SYMBOL	DESCRIPTION	REMARKS
○	SURFACE MOUNTED LIGHT FIXTURE. (1 LAMP 100W)	
⊕	4'X4' FLUORESCENT LIGHT. (2 LAMP 32W)	
⊕	12" INDUSTRIAL PENDANT LIGHT FIXTURE. (1 LAMP 200W)	
⊕	EMERGENCY EXIT / LIGHTING COMBO W/ BATTERY BACK-UP	
⊕	EXHAUST FAN	

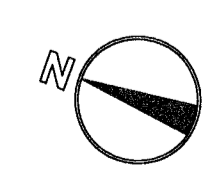
ELECTRICAL SCOPE OF WORK:
 1. ALL ELECTRICAL WORK HAS BEEN REPLACED INCLUDING LIGHTING, POWER, CONDUITS, AND ELECTRICAL PANELS.



2 KEY PLAN
 SCALE: N.T.S.



3 PROPOSED REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

TYPE: EXISTING										BUS RATING: 200A									
SERVICE: 1Ø, 3Ø										MAINS: 150A MB									
VOLTAGE: 120/208										POLES: 3Ø									
MOUNTING: SURFACE										FEEDER: SEE RISER									
LOCATION: SHOWN ON PLAN										NEUTRAL: SEE RISER									
PANEL 1515																			
CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA	PH A	PH C	CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA	PH A	PH C				
1	EXIST. CU-1	(1)	4Ø/2	8	3/4	5,990		2	EXIST. AHU-1	6Ø/2	6	3/4	8,778						
3								4											
4	EXIST. RECEPT.		2Ø/1	12	1/2	180		6	EXIST. RECEPT.	2Ø/1	12	1/2	180						
7	LIGHTS		2Ø/1	12	1/2	60		8	RECEPT.	2Ø/1	12	1/2	1,000						
9	LIGHTS		2Ø/1	12	1/2	1,000		10	LIGHTS	2Ø/1	12	1/2	180						
11	SPARE		2Ø/1					12	EXIST. RECEPT.	2Ø/1	12	1/2	1,000						
12	LIGHTS		2Ø/1	12	1/2	145		14	EXIST. RECEPT.	2Ø/1	12	1/2	180						
15	SHOW WINDOW REC.		2Ø/1	12	1/2	1,600		16	EXIST. RECEPT.	2Ø/1	12	1/2	180						
17	SHOW WINDOW REC.		2Ø/1	12	1/2	1,200		18											
19								20											
21								22											
23								24											
25								26											
27								28											
29								30											

(1) NON-COINCIDENT LOAD

LOAD CALCULATION
 CONNECTED LOAD = 14,863 VA
 25% LIGHT LOAD = 551 VA
 25% LARGEST MOTOR = 1,382 VA
TOTAL LOAD = 16,796 VA 81 Amps

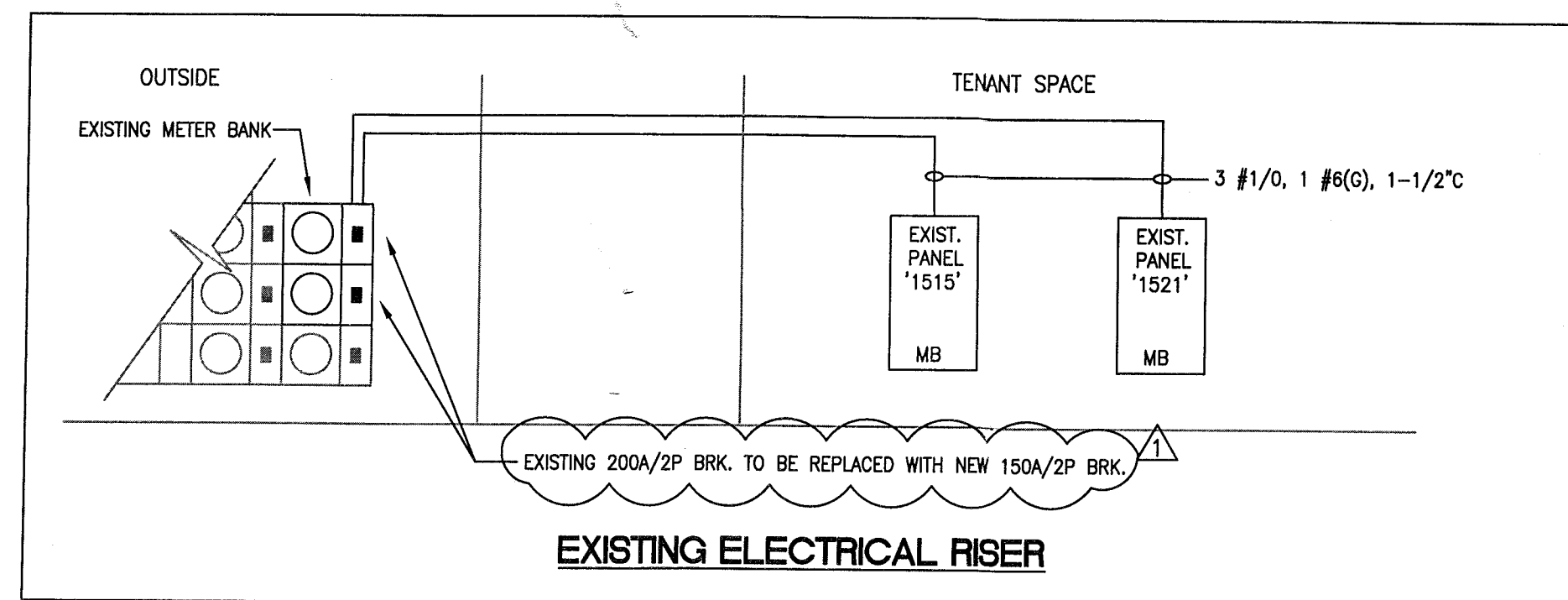
ALL BREAKERS TO HAVE 10,000 AIC

TYPE: EXISTING										BUS RATING: 200A									
SERVICE: 1Ø, 3Ø										MAINS: 150A MB									
VOLTAGE: 120/208										POLES: 3Ø									
MOUNTING: SURFACE										FEEDER: SEE RISER									
LOCATION: SHOWN ON PLAN										NEUTRAL: SEE RISER									
PANEL 1521																			
CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA	PH A	PH C	CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA	PH A	PH C				
1	EXIST. CU-2	(1)	4Ø/2	8	3/4	5,990		2	EXIST. AHU-2	6Ø/2	6	3/4	8,778						
3								4											
4	EXIST. RECEPT.		2Ø/1	12	1/2	180		6	EXIST. RECEPT.	2Ø/1	12	1/2	180						
7	LIGHTS		2Ø/1	12	1/2	800		8	EXIST. RECEPT.	2Ø/1	12	1/2	360						
9	LIGHTS		2Ø/1	12	1/2	60		10	LIGHTS	2Ø/1	12	1/2	60						
12	EXIST. RECEPT.		2Ø/1	12	1/2	360		12	EXIST. RECEPT.	2Ø/1	12	1/2	540						
13	SHOW WINDOW REC.		2Ø/1	12	1/2	1,600		14											
15	SHOW WINDOW REC.		2Ø/1	12	1/2	1,400		16											
17								18											
19								20											
21								22											
23								24											
25								26											
27								28											
29								30											

(1) NON-COINCIDENT LOAD

LOAD CALCULATION
 CONNECTED LOAD = 14,318 VA
 25% LIGHT LOAD = 230 VA
 25% LARGEST MOTOR = 1,382 VA
TOTAL LOAD = 15,930 VA 77 Amps

ALL BREAKERS TO HAVE 10,000 AIC



ELECTRICAL NOTES:

- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE(NEC), AND THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ANY ADDITIONAL CONDUIT, BOXES AND WIRING NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL DRAWINGS, SPECIFICATIONS AND POSSIBLE ADDENDA PRIOR TO BIDDING ON HIS WORK. NO EXTRAS TO HIS CONTRACT WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DWGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR SO THAT INTERFERENCE WITH OTHER TRADES BE AVOIDED.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND NECESSARY SUPERVISION TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH THE WORK OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DWGS. ARE RETURNED TO HIM.
- CONTRACTOR SHALL COORDINATE SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING CONSTRUCTION BEFORE ORDERING OR INSTALLING ANY LIGHT FIXTURES.
- ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE THHN/THWN, EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR ANY CODE. MINIMUM WIRE SIZE SHALL BE 12 AWG, EXCLUDING CONTROL WIRING.
- ALL CONDUCTORS SHALL BE IN CONDUITS. CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRC) EXCEPT THAT: (A) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE GRC; (B) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS; (C) LIQUIDTIGHT FLEXIBLE CONDUIT WHERE REQUIRED; (D) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
- APPLY TWO COATS OF BITUMASTIC (KOPPERS 60) TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND. EMT IS NOT PERMITTED IN SLABS. ALUMINUM CONDUITS ARE NOT PERMITTED ANYWHERE.
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES, WHERE PERMITTED BY CODE.
- FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 90 DEGREES, OR 180 DEGREES FOR TELEPHONE. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE AND WITH IRON COVERS. WARNING TAPES WHICH "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ELECTRIC CONDUITS. WHERE CONDUITS PASS UNDER PAVED AREAS, THEY SHALL BE GRC. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC. ELBOWS AND RISERS SHALL BE GRC.
- ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS NOTED OTHERWISE.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- A PULL WIRE OR CORD SHALL BE INSTALLED IN ALL EMPTY CONDUITS.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES. SWITCHES SHALL BE HP RATED FOR MAXIMUM HORSEPOWER.
- CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
- ALL FUSES SHALL BE CURRENT LIMITING, PER U.L. RATED 600V OR 250V AS REQUIRED, WITH:
 - NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
 - DUAL ELEMENT TIME DELAY FUSES FOR MOTORS AND HVAC EQUIPMENT.
- MOTORS STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEMS AS PER MANUFACTURERS NAMEPLATE RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL CIRCUIT BREAKERS SHALL BE OF THE INVERSE TIME TYPE (THERMAL-MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. TIE HANDLES ARE NOT PERMITTED.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAINIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N.
- PROVIDE ALL FIXTURES WITH LAMPS, VERIFY TYPE WITH MANUFACTURER.
- ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PROTECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. THIS APPLIES TO ALL FIRE RATED CEILINGS.
- ELECTRICAL CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF PROPER TRIMS AND SUPPORT ARRANGEMENTS FOR LIGHTING FIXTURES.
- ALL LIGHTING SWITCHES AND/OR DIMMERS SHALL BE GANGED TOGETHER WHERE SHOWN TOGETHER.
- ALL CONNECTIONS TO GROUND ROOFS SHALL BE MADE WITH UL APPROVED WELDED CONNECTIONS, UNLESS A NEW OTHERWIS THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC ARTICLE 250.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS ONLY.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
- LIGHTING FIXTURES DESCRIBED HEREIN ARE INTENDED TO INDICATE THE GENERAL FIXTURE TYPE, WHICH SHALL BE SUBSTANTIALLY AS SPECIFIED. IT IS NOT THE INTENT OF THIS SPECIFICATIONS TO REQUIRE THE PRODUCT OF ANY PARTICULAR MANUFACTURER WHOSE PRODUCT IS SPECIFIED.
- CONNECT ALL EMERGENCY AND EXIT LIGHTS TO INDICATED CIRCUITS AHEAD OF ANY SWITCH.
- PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RING OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.
- APPROVAL SHALL BE OBTAINED FROM AN STRUCT. ENGINEER PRIOR TO CUTTING OR DRILLING ANY STRUCTURAL SUPPORT MEMBER.
- INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR A/C SYSTEMS AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS/INSTRUCTIONS. SEE AIR CONDITIONING DRAWING.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BKR, AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE IF DIFFERENT FROM THAT SPECIFIED ON DWGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST.
- CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN OTHER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS AS SHOWN ON THE A/C DRAWINGS AND/OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURERS WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.
- ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
- THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FUNCTIONING SYSTEM.
- ALL CABLES SHALL BE RUN WITHOUT SPLICES, U.O.N.
- ALL PULL AND J-BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
- EXACT POINT/METHODS OF CONNECTION SHALL BE DETERMINED IN THE FIELD.
- ALL RACEWAY ROUTED INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS.

120/208 V SYSTEM:
 PHASE 'A' BLACK
 PHASE 'B' RED
 PHASE 'C' BLUE
 NEUTRAL WHITE (see note below)
 GROUND GREEN

277/480 V SYSTEM
 PHASE 'A' BROWN
 PHASE 'B' PURPLE
 PHASE 'C' YELLOW
 NEUTRAL GRAY
 GROUND GREEN

Note: When mixing different voltage systems in the same raceway or enclosure use white insulation wire with a readily distinguishable color stripe running along its entire length.

REVISIONS	
△ BDC	02/08/12
△	
△	
△	
△	

1515 WASHINGTON AVE PROPERTIES LC
 CODE COMPLIANCE
 1521 WASHINGTON AVE.
 MIAMI BEACH, FL 33139

PROJECT No:	1201
DRAWN BY:	V.D.C.
CHECKED BY:	N.P.
DATE:	BUILDING PERMIT 01-27-2012

OVERTRAIL DESIGN
 WWW.OVERTRAILDESIGNCONSULTING.COM

NORMAN PAUL LIC. RA 92781
 13119 Salinas Point Way
 Delray Beach, FL 33446
 Phone: 561 4009551 / Fax: 561 4236230

NOT FOR CONSTRUCTION

ELECTRICAL
 RISER
 AND SCHED.

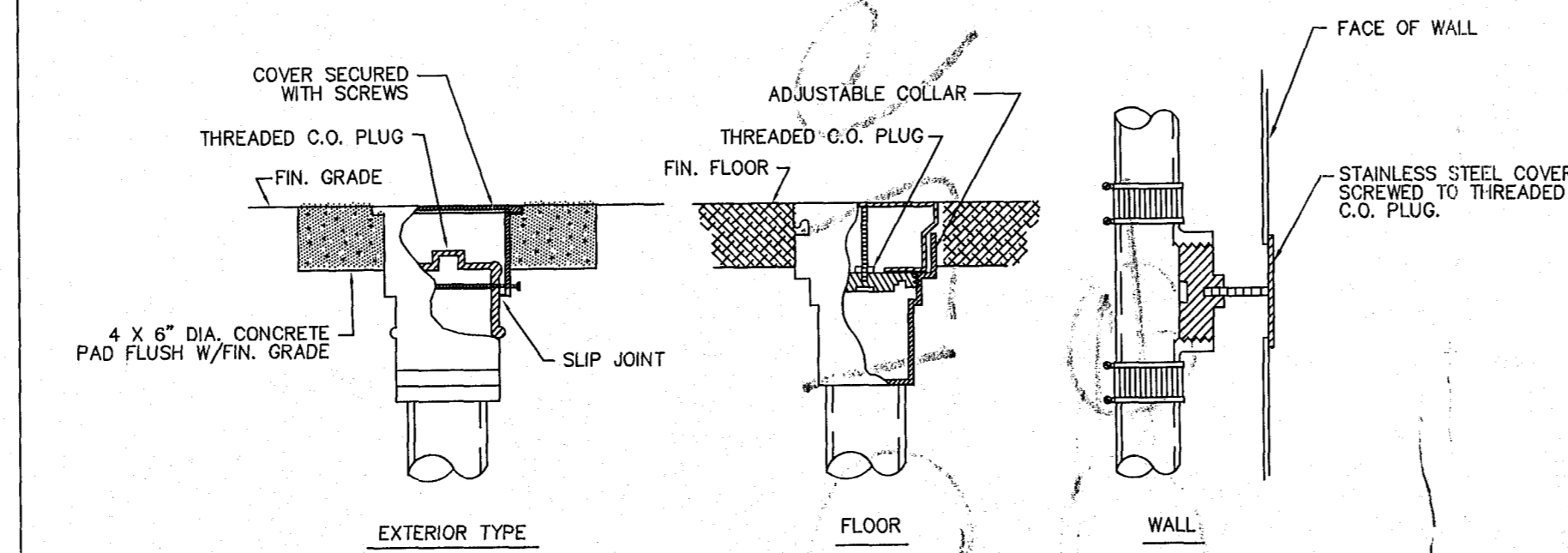
E-2

DRAWING No. ? OF 1

GENERAL PLUMBING NOTES:

1. A. ALL WORK SHALL BE DONE in accordance with the Florida Building Code and with all applicable regulations.
 - B. DRAWINGS: Refer to all drawings for coordination of the plumbing 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 a minimum of one year for material and labor.
 - E. ALL HORIZONTAL SANITARY PIPING shall slope at 1/8 inch per foot minimum for 3" and larger and at 1/4" slope for 2 1/2" pipes and smaller.
 - F. ALL materials shall be new, free of defects and correctly labeled with their appropriate listing agency.
2. SHOP DRAWINGS: Contractor shall submit for approval, within 30 days of signing contract, a minimum of five copies of fully descriptive literature, including but not limited to: water heaters, and plumbing fixtures. No work shall proceed without the approval of these submittals.
3. PLUMBING FIXTURES: Fixtures shall be as selected by owner and shall be furnished and installed by this contractor. Fixtures shall be complete with drains, traps, supplies and any other accessory required. Fixtures and faucets shall comply with the FBC Water saving standards.
4. MATERIALS:
 - A. PIPING:
 - a. Soil, waste and vent, and storm: Sanitary pipe, PVC, DWV, Schedule 40 under ground, and above ground. All no HUB connections shall be with cast iron coupling. All piping in return plenums shall be cast iron.
 - b. Domestic water: CPVC pipe and fittings.
 - c. Domestic water supply assembly: Chrome finish tubing with angle shut off valves in exposed areas.
 - d. P & T Relief lines: CPVC pipe and fittings
 - e. Drain Pan lines: DWV PVC pipe and fittings.
 - f. Insulated all hot water and condensate drain piping.
 5. PIPING TEST AND DISINFECTIONS:
 - A. Test: All sanitary and domestic water supply piping shall be tested for leaks before piping is concealed or connected to equipment and plumbing fixtures.
 - B. Disinfection: All domestic water piping shall be disinfected by introducing a solution of calcium hypochlorite of 50 parts per million of chloride and as per AWWA Standards.
 6. VALVES: Domestic water valves shall be of bronze body, sweat ends.
 7. CONTRACTOR SHALL COORDINATE exact location of all plumbing system piping before starting any work. Notify Architect/Engineer of any deviations from design drawings.
 8. CONTRACTOR SHALL provide all necessary labor and materials for a complete "turn-key" plumbing system.
 9. CONTRACTOR SHALL keep accurate as-built dwgs on the field and provide them to owner once job is complete.
 10. CONTRACTOR SHALL familiarize himself with job site and with all construction documents including architectural, electrical, HVAC, and structural dwgs, prior to bidding. Adjustments in the plumbing system to accommodate other disciplines should be expected, and shall not represent additional costs to owner. Notify Architect/Engineer of any discrepancies prior to commencement of work.
 11. Provide wall cleanouts at the base of every stack.
 12. CONTRACTOR SHALL obtain insurance protect against public liability and property damage for the duration of work.
 16. CONTRACTOR SHALL use dimensions in architectural drawings to rough-in plumbing work.

TYPICAL CLEANOUT DETAIL



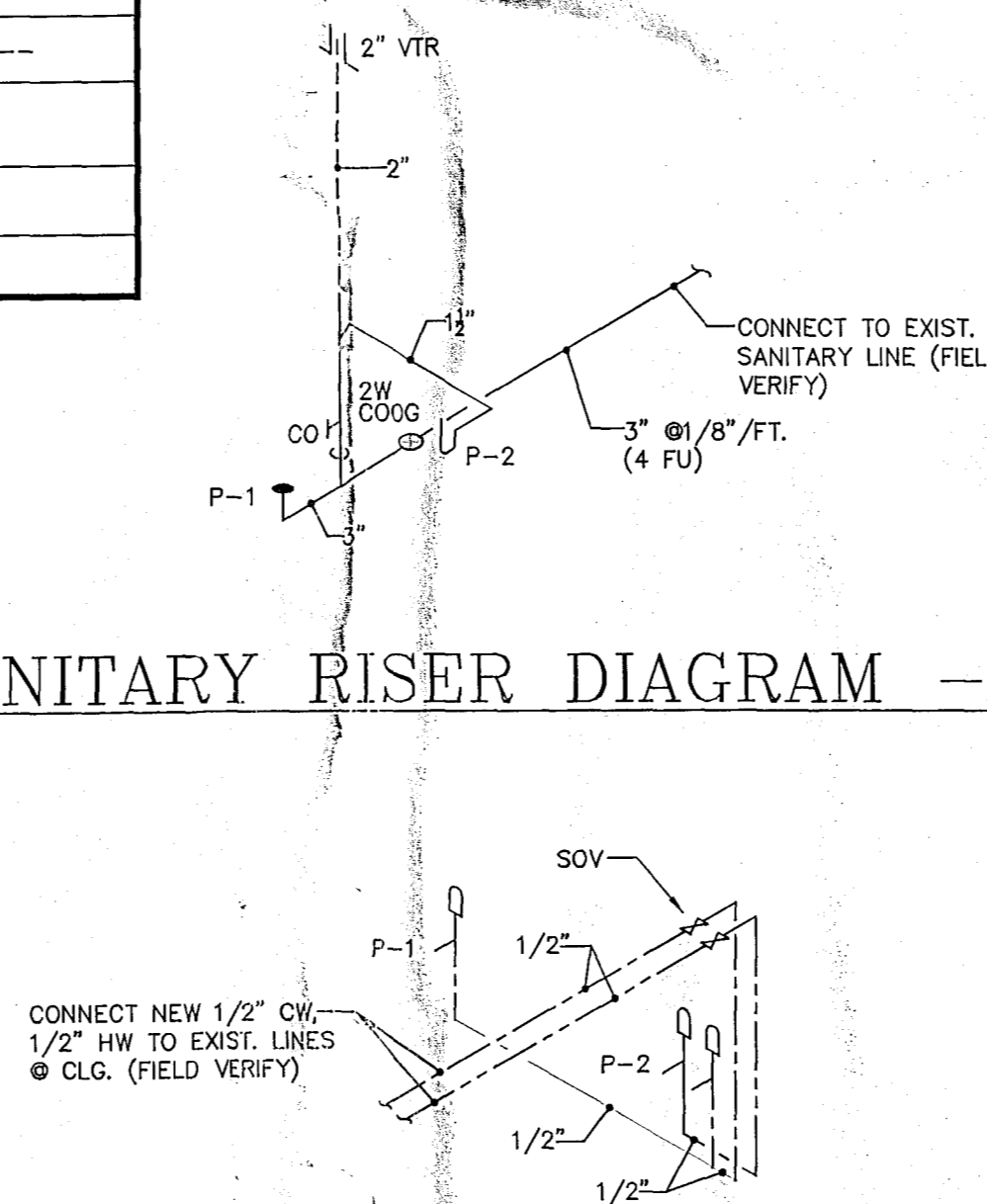
PLUMBING FIXTURE SCHEDULE					
MARK	DESCRIPTION	FIXTURE UNITS	HOT WATER	COLD WATER	REMARKS
P-1	WATER CLOSET	3	---	1/2"	
P-2	LAVATORY	1	1/2"	1/2"	

1) FIXTURES TO COMPLY W/FBC 2007 Plumbing Sections 709.1, 803.1, 804.3, & Sections 406 Through 421
 2) ANTI-SCALD VALVE:
 ALL SHOWERS & BATH/SOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 110° F.

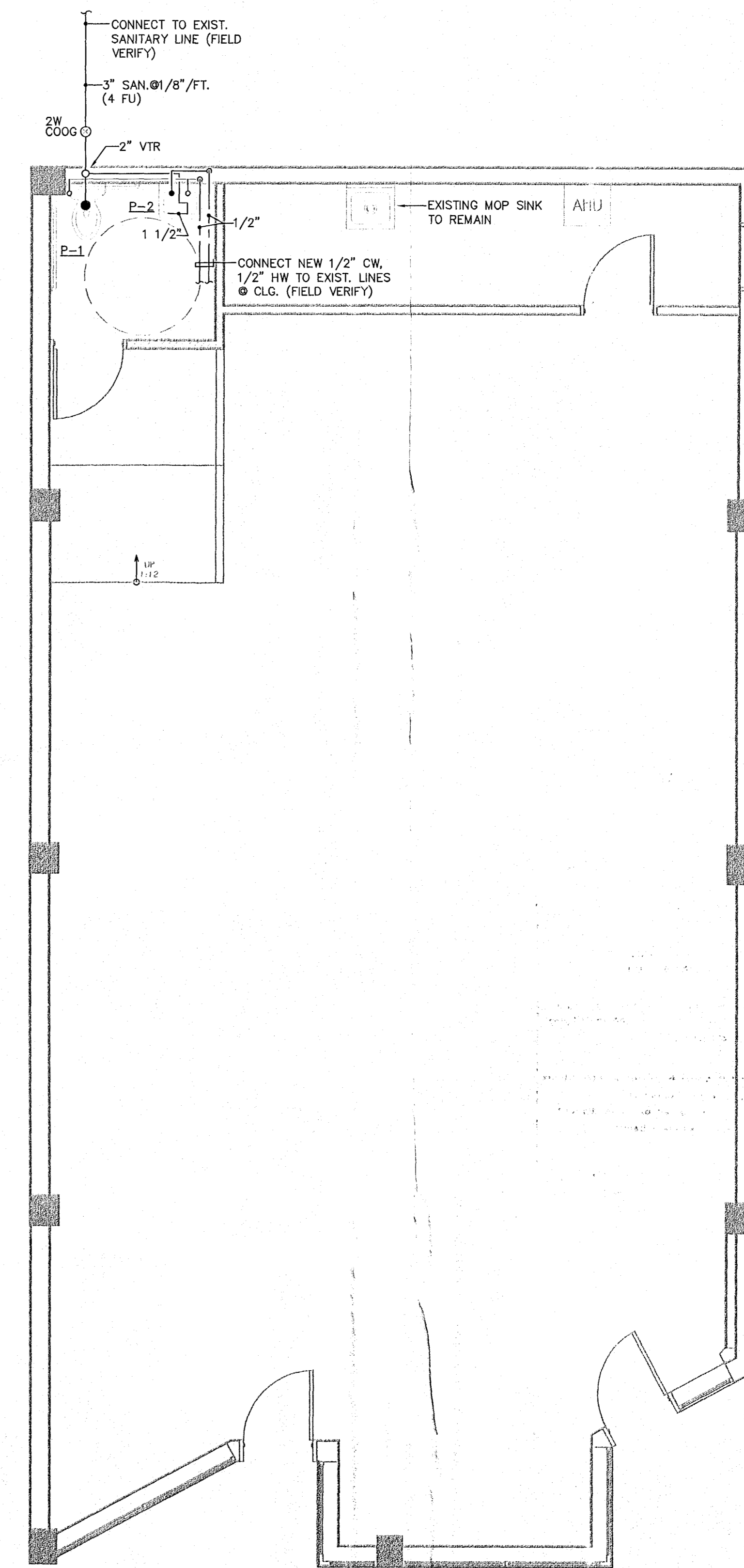
MAXIMUM FLOW RATES AND CONSUMPTION TABLE 604.4		
PLUMBING FIXTURE OR FIXTURE FITTING	FLOW RATE (gpm)	FLOW PRESSURE (psi)
LAVATORY, PRIVATE	1.0	60
WATER CLOSET	1.28 gallons per flushing cycle	---

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
—	SANITARY LINE
---	VENT LINE
SD	STORM DRAIN LINE
—	SAFEWASTE LINE
CD	CONDENSATE LINE
—	GATE VALVE
—	COLD WATER LINE
—	HOT WATER LINE
P-	PLUMBING FIXTURE DESIGNATION
AAV	AIR ADMITTANCE VALVE
FCO	FLOOR CLEAN OUT
⊕	FLOOR PENETRATION
—	MECHANICAL SHOCK ARRESTOR
WCO	WALL CLEANOUT
VTR	VENT THRU ROOF

SANITARY RISER DIAGRAM - NTS



WATER RISER DIAGRAM - NTS



1 PROPOSED FLOOR PLAN - PLUMBING
 SCALE: 1/4" = 1'-0"

REVISIONS

1515 WASHINGTON AVE PROPERTIES LC
 CODE COMPLIANCE
 1515-1521 WASHINGTON AVE.
 MIAMI BEACH, FL 33139

PROJECT No: 1201
 DRAWN BY: V.D.C.
 CHECKED BY: N.P.
 DATE: BUILDING PERMIT 01-30-2012

VIRTUAL DESIGN AND CONSTRUCTION
 WWW.VIRTUALDESIGNCONSULTING.COM
 NORMAN PAUL LIC. RA9278
 13119 Salinas Point Way
 Delray Beach, FL 33446
 Phone: 561 400 9551 / Fax: 561 423 6230

PROPOSED FLOOR PLAN PLUMBING

P-1
 DRAWING No. 9 OF 9

TRASH ENCLOSURE

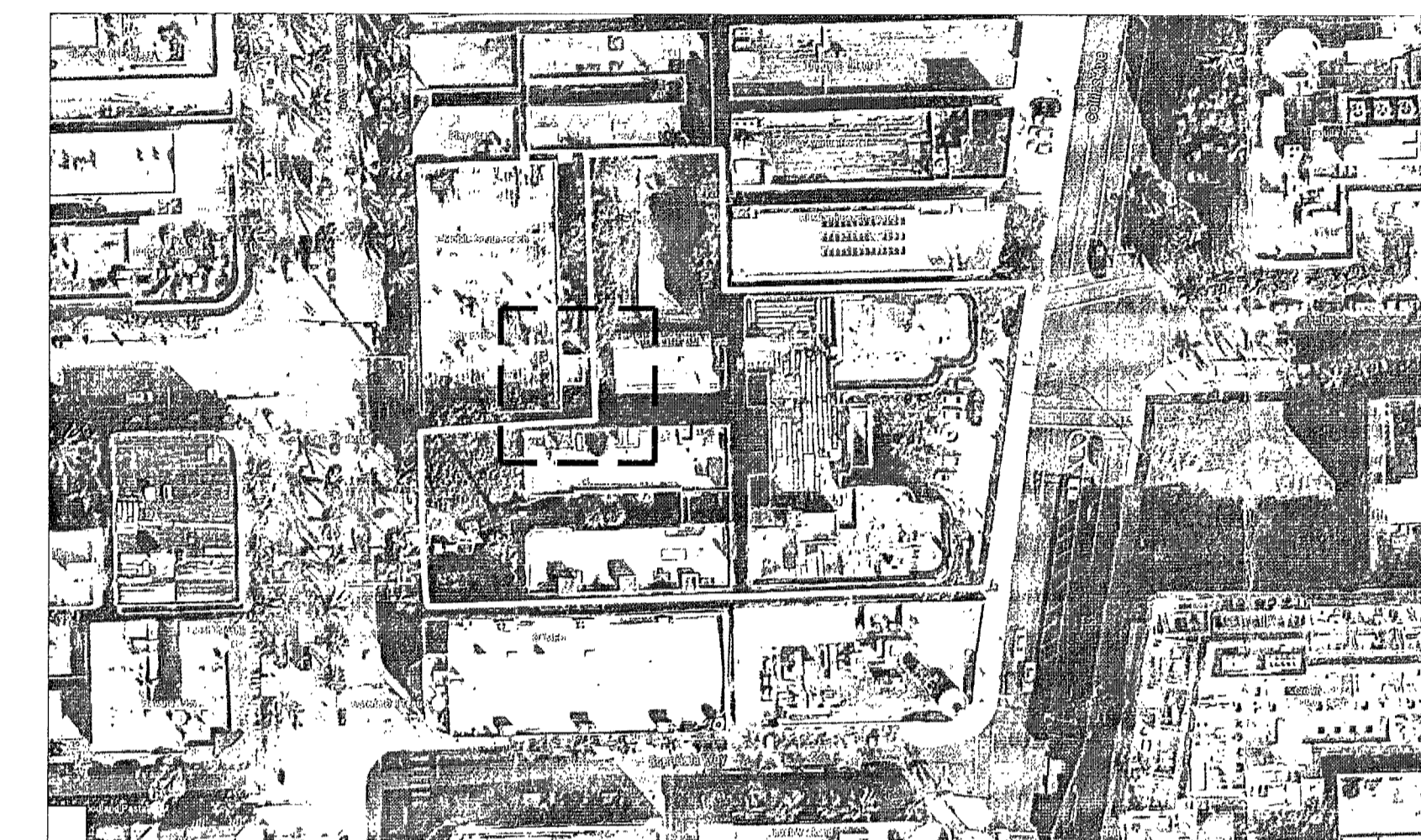
1491-1513 WASHINGTON AVE.

MIAMI BEACH, FL 33139

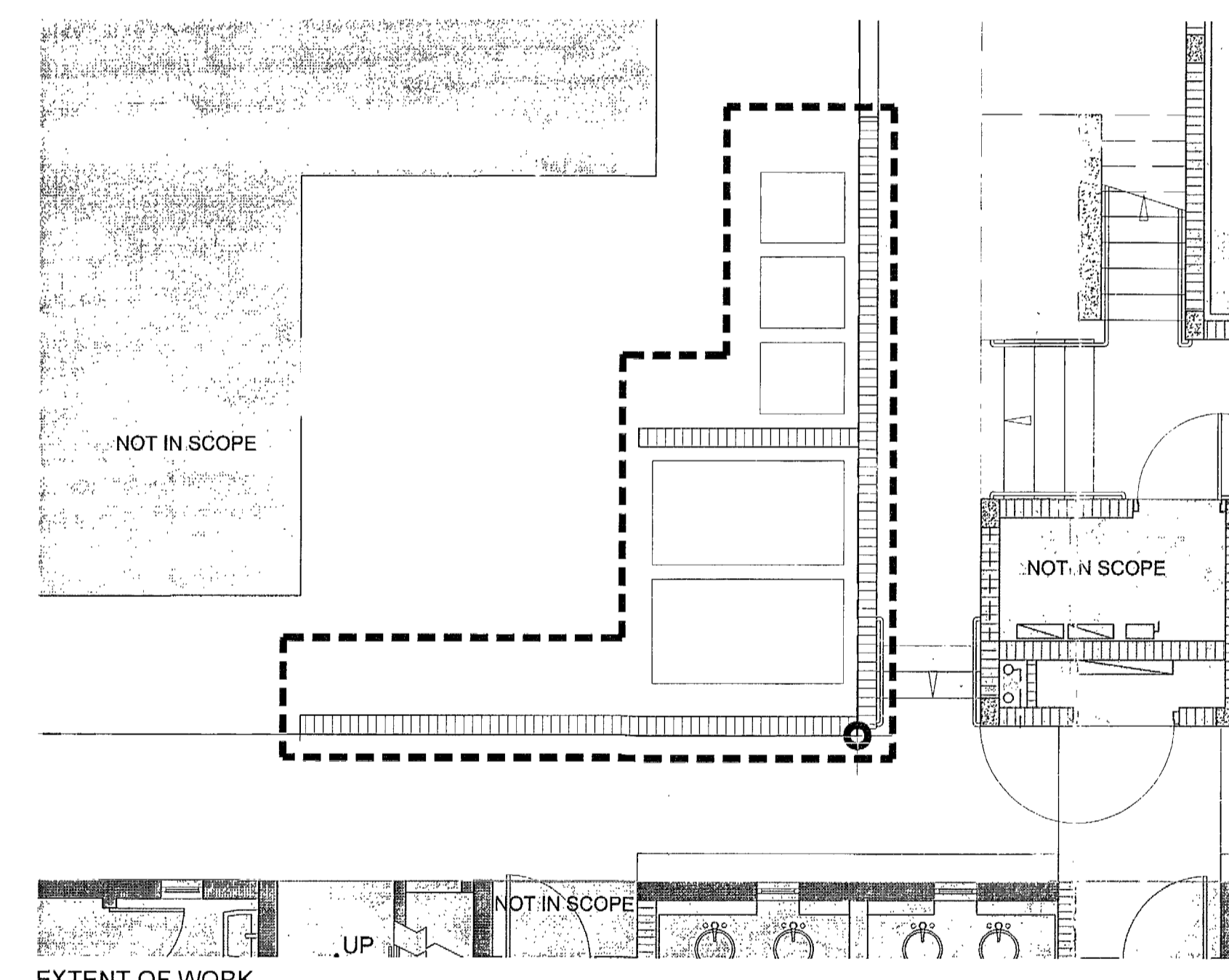
B1504334

LEGAL DESCRIPTION	
LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57 "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" AS RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
TOGETHER WITH: COMMENCING(POC) AT THE NORTHWEST CORNER OF LOT 5 BLOCK 76 OF THE AFOREMENTIONED SUBDIVISION, THENCE RUN 70.00 FEET NORTH ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVE TO THE POINT OF THE BEGINNING (POB) THENCE RUN EAST 100.00 FEET ALONG THE SOUTH LINE OF LOT 20, THENCE RUN SOUTH 70.00 FEET AND 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE, THENCE RUN WEST 100.00 FEET ALONG THE NORTH LINE OF LOT 5 TO THE POINT OF BEGINNING (POB)	
SCOPE OF WORK	
THE SCOPE OF WORK UNDER THIS PERMIT IS TO BUILD A WALL SEPARATION BETWEEN THE TWO PROPERTIES TO KEEP TRASH CONTAINERS IN PLACE	
MINIMUM CONSTRUCTION TYPE IIB	
- AS PER FBC, 2010	
APPLICABLE BUILDING CODES: FLORIDA ACCESSIBILITY CODE, 2010 ED.	
ZONING:	CODE OF THE CITY OF MIAMI BEACH
RESTORATION:	FLORIDA BUILDING CODE, EXISTING BUILDINGS, 2010 EDITION
NEW CONSTRUCTION:	FLORIDA BUILDING CODE, 2010 EDITION
PLUMBING:	FLORIDA BUILDING CODE, PLUMBING, 2010 EDITION
MECHANICAL:	FLORIDA BUILDING CODE, MECHANICAL, 2010 EDITION
ELECTRICAL:	NFPA 70-NATIONAL ELECTRICAL CODE
FIRE:	FLORIDA FIRE PREVENTION CODE, 2010 EDITION
	NFPA 1-UNIFORM FIRE CODE
	NFPA 101-LIFE SAFETY CODE
	NFPA 10-STANDARD FOR PORTABLE FIRE EXTINGUISHERS
	NFPA 13-STANDARD FOR THE INSTALLATION OF SPRINKLERS
	NFPA 14-STANDARD FOR THE INSTALLATION OF STANDPIPE, HYDRANT AND HOSE SYST.
	NFPA 72-NATIONAL FIRE ALARM CODE
	NFPA 80-FIRE DOORS AND OPENING PROTECTIVES
	NFPA 90A-STANDARD FOR INSTALLATION OF AIR CONDITIONING/VENTILATION UNITS
	NFPA 96-STANDARD FOR VENTILATION CONTROL OF FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS

DRAWING LOG		
ARCHITECTURAL		ISSUED FOR PERMIT 04-23-2015
DWG NO	TITLE	
A101	COVER SHEET	
S101A	TRASH ENCLOSURE PLAN AND ELEVATIONS	



LOCATION MAP



EXTENT OF WORK

CLIENT
ROCKWOOD CAPITAL LLC

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

Stantec Architecture Interiors Planning

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Biscayne Boulevard
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F. 305.482.8770
www.addinc.com

Jonathan Cardello
Lic.#AA26001507
Boston Miami

Contact: Jonathan Cardello PH: 305.482.8700

GENERAL CONTRACTOR
ORTEGA JUNEAU
Miami, FL

Contact: Michael Ortega PH: 305.438.7666

STRUCTURE
ONM&J
321 LA Kirksey Street, Suite 200
West Palm Beach, FL 33401

Contact: Dwayne Jackson PH: 561.835.9994

219420078

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

OFFICE COPY CITY OF MIAMI BEACH APPROVED FOR PERMIT BY THE FOLLOWING:	
BUILDING:	<i>AW 5/11/15</i>
PLUMBING:	<i>AW 5/11/15</i>
ELECTRICAL:	<i>AW 5-21-15</i>
MECHANICAL:	<i>AW 05/21/15</i>
FIRE PREVENTION:	<i>AW 05/21/15</i>
FLOOD:	
PUBLIC WORKS:	
STRUCTURAL:	<i>AW 6/23/15</i>
ELEVATOR:	
ROOFING:	

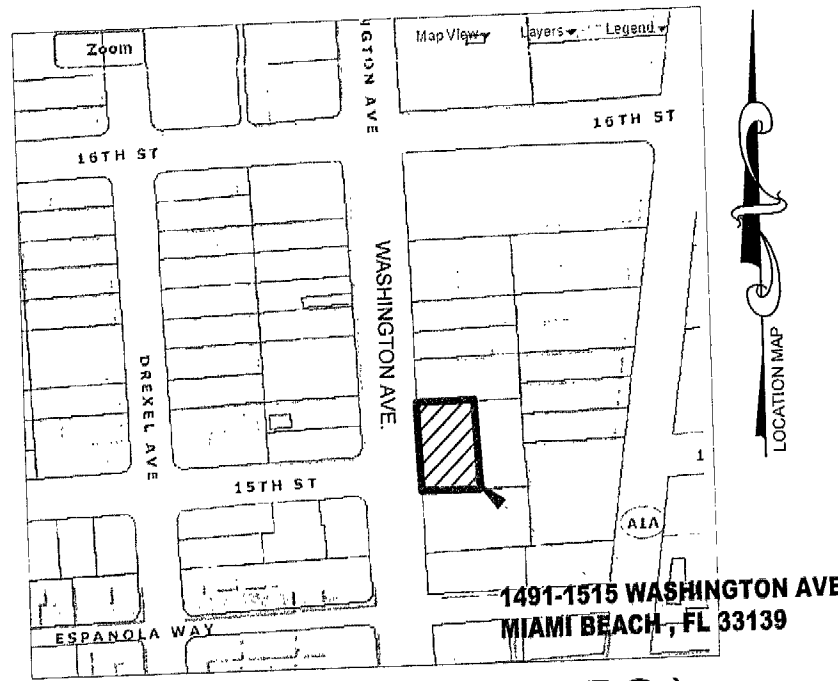
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

**100% PERMIT SET
APRIL 24, 2015**

BOUNDARY SURVEY

SYMBOL LEGEND:

- LIGHT POLE
- TYPICAL STATION
- UTILITY POLE
- MAIL BOX
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- ELEVATIONS**
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- DIAMETER.
- ABBREVIATIONS:**
- AC AIR CONDITIONER
- AD AIR DUCT
- AE AIR EXHAUST
- AG AIR GRAB
- AL AIR LINE
- AM AIR METER
- AN AIR NIPPLE
- AO AIR OUTLET
- AP AIR PIPING
- AR AIR REGISTER
- AS AIR STOP
- AT AIR TERMINAL
- AV AIR VALVE
- AW AIR WAY
- AX AIR EXHAUST
- AY AIR YARD
- AZ AIR ZONE
- BA BATH
- BB BATH
- BC BATH
- BD BATH
- BE BATH
- BF BATH
- BG BATH
- BH BATH
- BI BATH
- BJ BATH
- BK BATH
- BL BATH
- BM BATH
- BN BATH
- BO BATH
- BP BATH
- BQ BATH
- BR BATH
- BS BATH
- BT BATH
- BU BATH
- BV BATH
- BW BATH
- BX BATH
- BY BATH
- BZ BATH
- CA CLOSET
- CB CLOSET
- CC CLOSET
- CD CLOSET
- CE CLOSET
- CF CLOSET
- CG CLOSET
- CH CLOSET
- CI CLOSET
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- DE DRAINAGE
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- DI DRAINAGE
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- DU DRAINAGE
- DV DRAINAGE
- DW DRAINAGE
- DX DRAINAGE
- DY DRAINAGE
- DZ DRAINAGE
- EA ELECTRICAL
- EB ELECTRICAL
- EC ELECTRICAL
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- FW FLOOR
- FX FLOOR
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- FZ FLOOR
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LOCATION MAP (N.T.S.)

LEGAL DESCRIPTION:

LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57 OF "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" AS RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH: COMMENCING(POC) AT THE NORTHWEST CORNER OF LOT 5 BLOCK 76 OF THE AFFORMENTED SUBDIVISION, THENCE RUN 70.00 FEET NORTH ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE TO THE POINT OF BEGINNING(POB) THENCE RUN EAST 100.00 FEET ALONG THE SOUTH LINE OF LOT 20, THENCE RUN SOUTH 70.00 FEET AND 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE, THENCE RUN WEST 100.00 FEET ALONG THE NORTH LINE OF LOT 5 TO THE POINT OF BEGINNING(POB)

FLOOD INFORMATION:

COMMUNITY NUMBER	: 120851
PANEL NUMBER	: 12086C0317L
SUFFIX	: L
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 8.00'
DATE FIELD WORK	: 04-08-2015
DATE DRAFTING	: 04-12-2015
DATE SIGNED AND SEALED	: 04-13-2015
REVISED FIELD SURVEY	: N/A

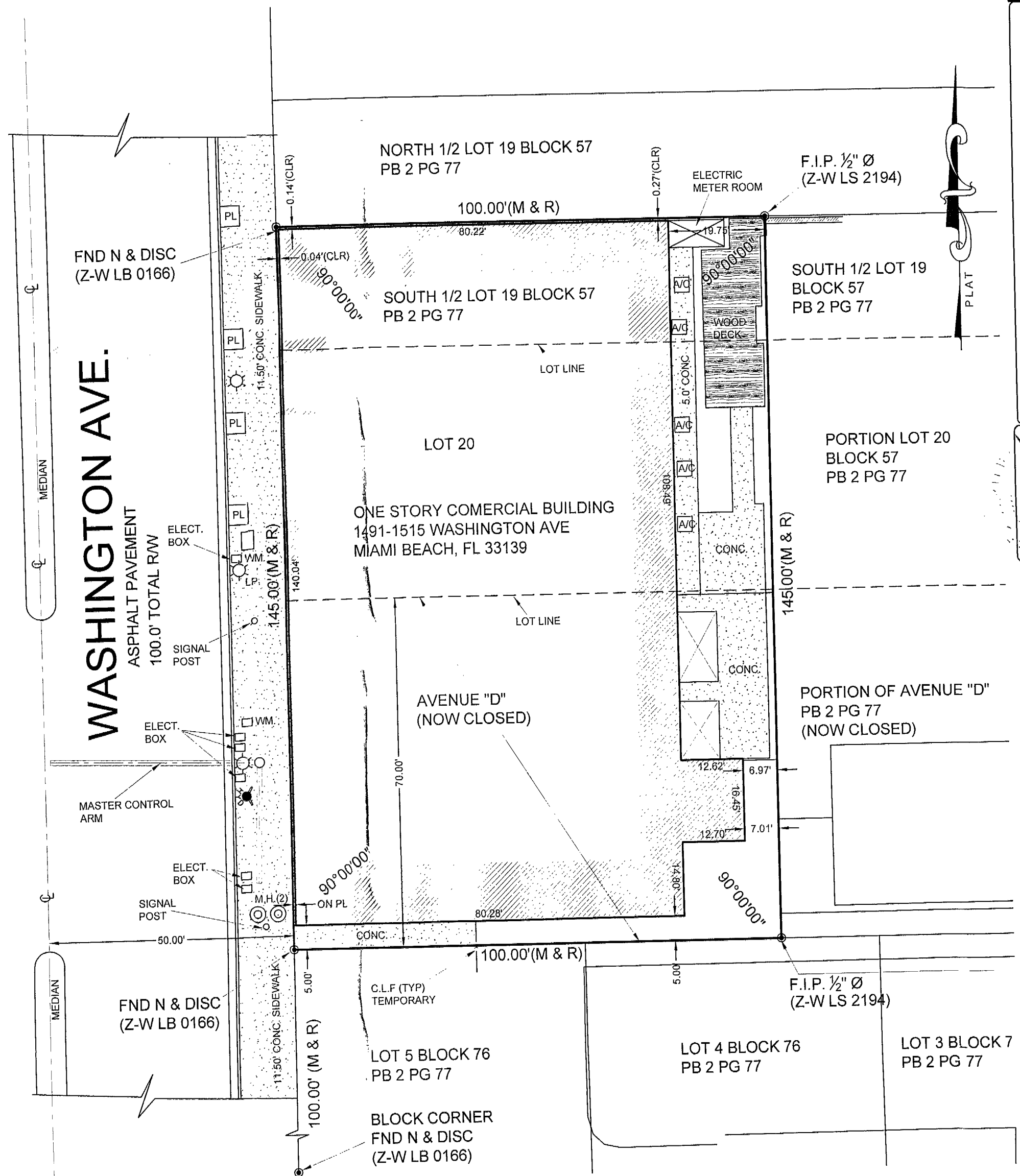
- SURVEYOR'S NOTES:**
- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
 - LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
 - NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND/OR OMISSIONS.
 - THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
 - DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
 - ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED AS VIOLATIONS OR EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
 - R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
 - THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
 - THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
 - BENCHMARK USED: NO ELEVATION REQUESTED.
 - COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NSRS ADJUSTMENT.
 - COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.
 - UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 - ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (S-1-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:

COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
RURAL	LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.



ZURWELLE-WHITTAKER, INC. ESTAB. 1926
CONSULTING ENGINEERS AND SURVEYORS
 PH: (305) 534-4668 FAX (305) 531-4689
 WWW.ZURWELLE-WHITTAKER.COM
 CERTIFICATE OF AUTHORIZATION NO. LB0000186 EB 0028651
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND MAPPER - NO. LS8765
 STATE OF FLORIDA

PROJECT:
1491-1515 WASHINGTON AVE
MIAMI BEACH, FL 33139

JOB No.	N/A
FIELD BOOK:	J.C.CAREAGA
SCALE:	1"=20'
DRAWN:	JMR
REVISED:	EAM
REVISIONS	07-15-2002
SHEET No.	1 OF 1

1491-1513
WASHINGTON AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

GENERAL NOTES

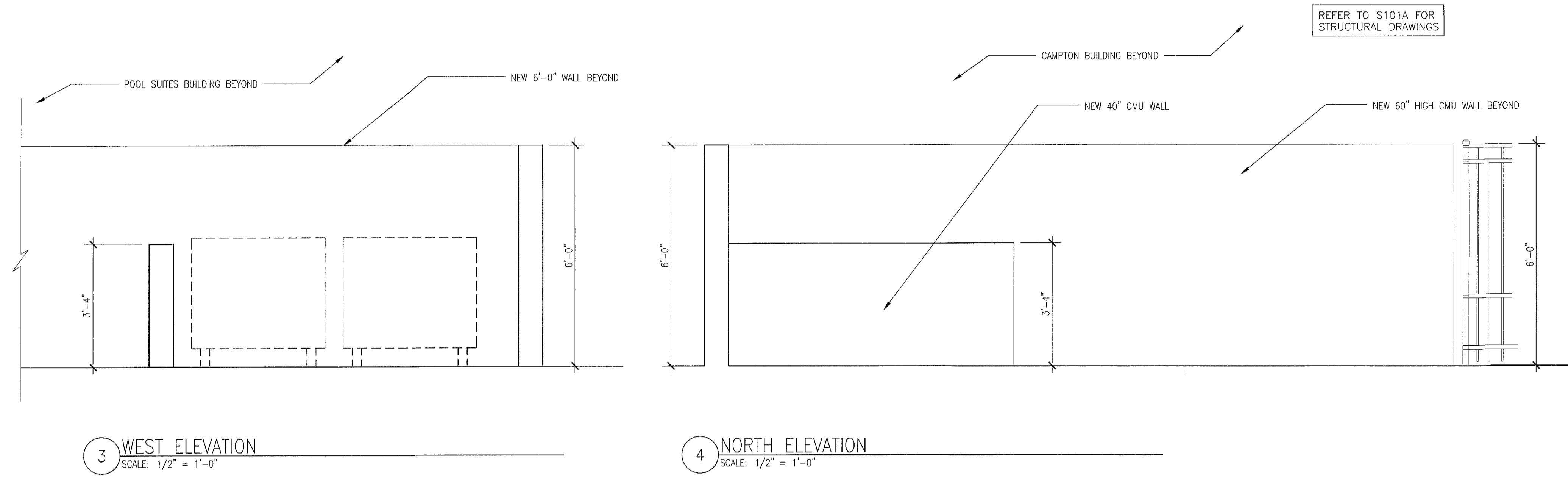
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY STAKE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT AS SHOWN.
3. PROVIDE STREET CONTROL OF AIR CLEANING AND PROTECT EXISTING AND ADJACENT FROM CONSTRUCTION. GENERAL CONTRACTOR SHALL MAINTAIN THE PROJECTS CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. GAP AND SHUT OFF ALL UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL EXISTING BUILDING SERVICES. PROTECT ALL UTILITIES.
7. ALL REQUIREMENTS FOR FIRE SERVICES TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTOR IS SUBMITTING A PLAN AND BEING TO COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING. ALL IMPACTS TO THE WORK IS DISCUSSED. NECESSARY AND CHANGE FOR EXISTING CONSTRUCTION WILL BE CONSIDERED FOR EXISTING CONDITIONS WHERE BY REASONABLY RESPONSIBLE FROM A CAREFUL EXAMINATION OF THE EXISTING PLAN.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BEARING SERVICE. THE CONTRACTOR SHALL MAINTAIN RECORDS, WHICH THEY WILL SET THE LOCATION OF THE BUILDING UTILITIES. A LEAD OR RED LINE NUMBER OF ANY LOCATION. THE ACTUAL LOCATION SHALL BE AS SHORT AS POSSIBLE AND AT THE MUTUALLY AGREED TO BY THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, MECHANICAL, ETC. TO THE EXISTING STRUCTURE. IF ANY ALTERATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURE, ENGINEERING, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL BEAM THROUGHS, BRACES, FRUSTERS BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
17. ANY NECESSARY FIRE, SAFETY, AND SECURITY DEVICES ARE TO BE LOCATED IN APPROVED LOCATIONS WITH DOORS, COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING FACED CMU BLOCK / CONCRETE AREAS SHALL AND FLOORED TO BE PROPERLY FILLED AND SEAL GAPPED WITH NEW AUTO-CREASING SUBSTRATE AND SEALED.

SHEET NOTES

15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURE, ENGINEERING, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
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LEGEND

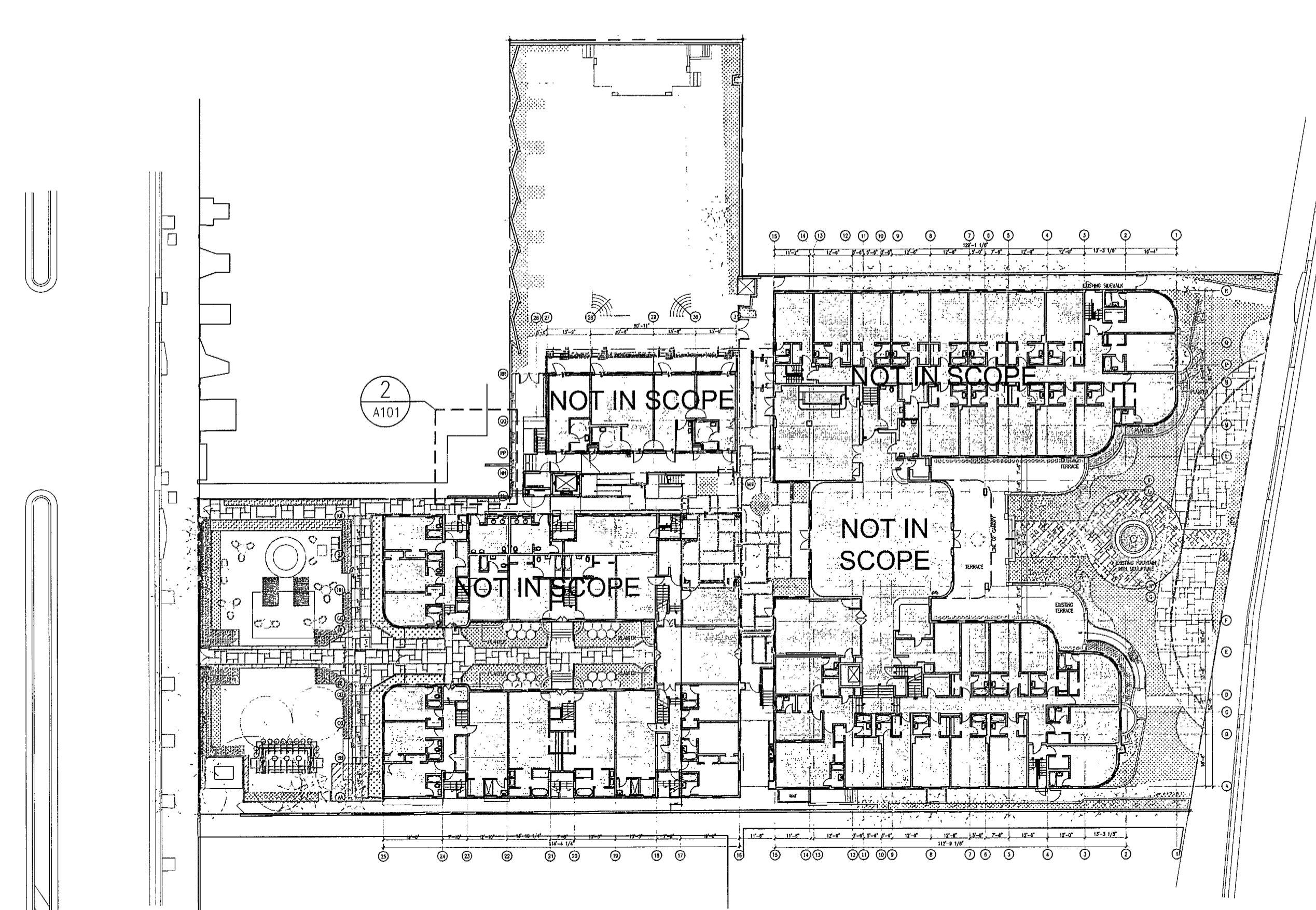
	EXISTING PARTITION TO REMAIN		F.S. FLOOR SINK
	NEW PARTITION		F.D. FLOOR DRAIN
	NEW CMU PARTITION		W-WASTE OUTLET
	N.C. SPACING		T.D. TRENCH DRAIN
	EXISTING STRUCTURE		LEVEL SYMBOL
	DWG CEILING/PLUMB TO REMAIN		
	EXISTING DOOR TO REMAIN		
	DOOR NUMBER FOR DOOR		
	ELEVATION REFERENCE		
	DETAIL REFERENCE		
	ELEV. BIB		



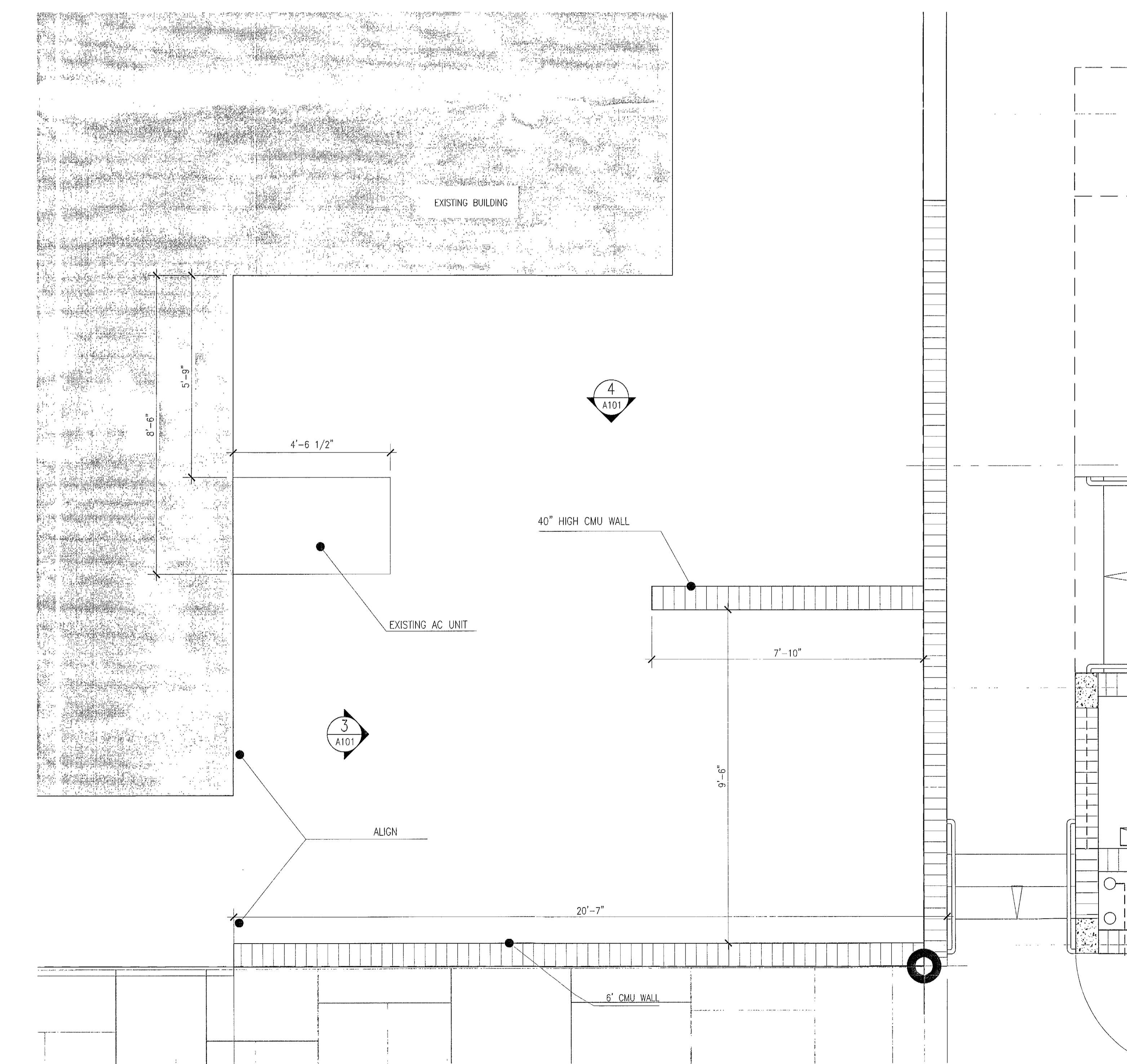
3 WEST ELEVATION
SCALE: 1/2" = 1'-0"

4 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

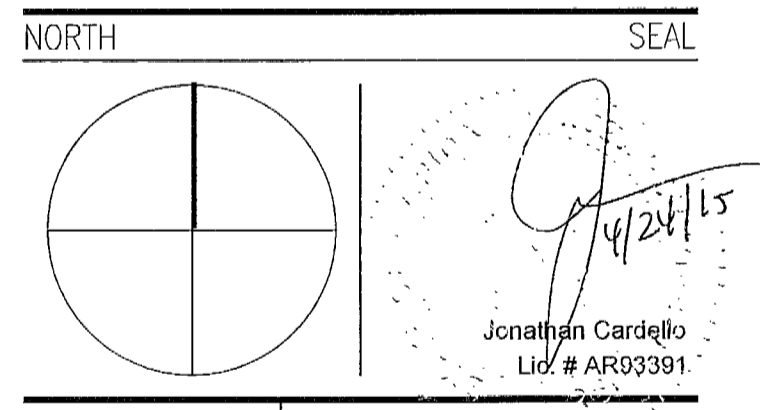


2 OVERALL PLAN
SCALE: 1/32" = 1'-0"



2 ENLARGED PLAN
SCALE: 1/2" = 1'-0"

PERMIT SET



STANTEC Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.stantec.com
Lic. # AA2601507

JOB NUMBER: 219420078
CHECKED BY:
ISSUE DATE: April 24, 2015
SCALE: VARIES

SHEET TITLE

TRASH ENCLOSURE
PLAN & ELEVATIONS
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

SHEET NUMBER

A101

COPYRIGHT ADD INC 2011

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	5/29/15
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PERMIT SET

STANTEC

STANTEC
 1491-1513 WASHINGTON AVE
 MIAMI BEACH, FL 33139
 TEL: 305.442.9100
 WWW.STANTEC.COM
 1491-1513-0001

DATE: 5/29/15
 DRAWN BY: J. JACKSON
 CHECKED BY: J. JACKSON
 SCALE: AS SHOWN

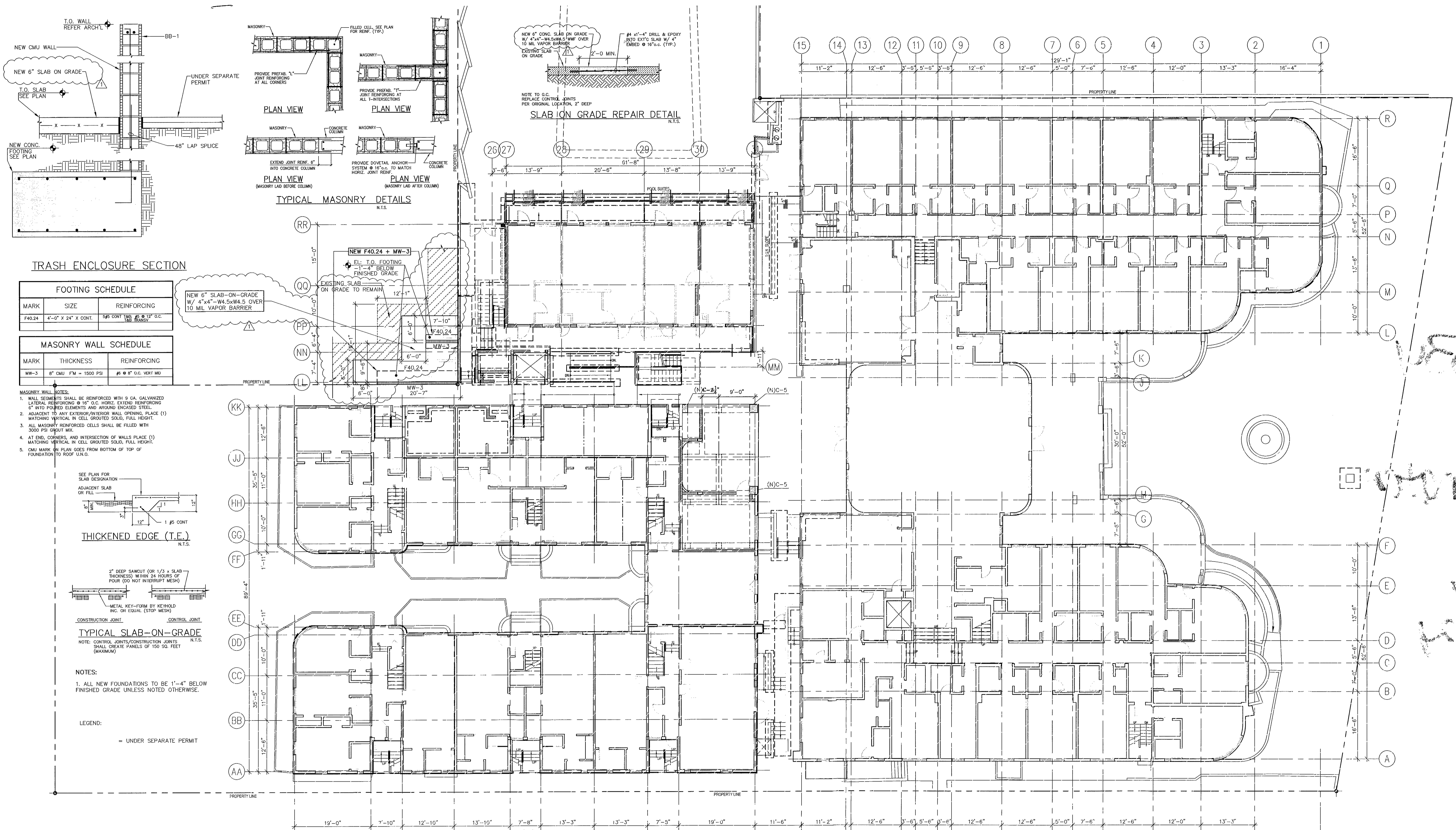
TRASH ENCLOSURE

THESE ARE PROGRESS DRAWINGS. THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNERS AND AS SUCH ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

PERMIT SET
4/22/15

ONM & JACKSON
 O'Donnell, Naccarato, Mignogna & Jackson
 STRUCTURAL ENGINEERS
 321 15TH STREET, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 835-9994 FAX (561) 835-9325
 LIC #0004386
 JOB # 665.073.04

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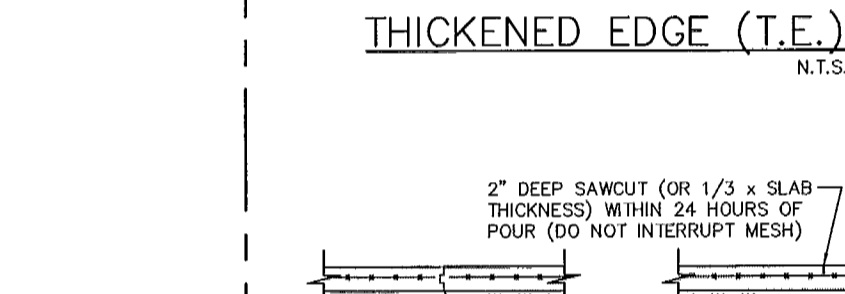
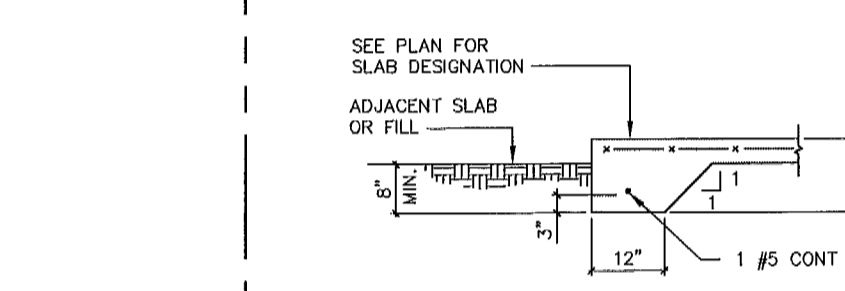


TRASH ENCLOSURE SECTION

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F40.24	4'-0\"/>	

MASONRY WALL SCHEDULE		
MARK	THICKNESS	REINFORCING
MW-3	8\"/>	

- MASONRY WALL NOTES:
- WALL SECTIONS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16\"/>



- IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED, THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADS GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
4. SECTIONS AND DETAILS:
 ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
5. THRESHOLD INSPECTIONS SHALL BE PERFORMED DURING CONSTRUCTION OF THIS BUILDING AS REQUIRED BY SECTION 110.3.7 OF FBC.
6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
 A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED FRAME OR PANEL MEMBER. TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:
 ANS/AAMA/NWMA 101/A.S. 2-97 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202)
 B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E530 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN STRUCTURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.
 C. CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.
 D. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTITUTES NOT SPECIFIED BY THE PERFORMANCE MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.
 E. ALL FASTENERS DESIGNATED, AS STAINLESS STEEL SHALL CONFORM TO A316 STAINLESS STEEL.
- ADDITIONS/REVISIONS
 1. ALL EXISTING CONDITIONS, DIMENSIONS, LOCATIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD AND COORDINATED WITH THE NEW CONSTRUCTION PRIOR TO PREPARATION OF WORKING OR SHOP DRAWINGS OR FABRICATION AND COMMENCEMENT OF ANY WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN EXISTING CONDITIONS AND CONTRACT WORK, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO PERFORMANCE OF ANY WORK.
 2. PRIOR TO SHOP DRAWING PREPARATION, THE GENERAL CONTRACTOR IS TO INVESTIGATE AND VERIFY ACTUAL FIELD CONDITIONS, EXPOSURE AND FACE INTO ACCOUNT ANY POSSIBLE CONSTRUCTION INTERFERENCES AND RELOCATIONS OF, BUT NOT LIMITED TO STRUCTURES, EQUIPMENT, UTILITIES, CABLES, DUCT LINES, PIPING, DRAIN LINES, ETC.
 3. ANY PORTION OF EXISTING STRUCTURE ADJACENT TO THE CONSTRUCTION WHICH MAY BE DAMAGED OR DESTROYED BY THE CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION AS GOOD AS BEFORE THE COMMENCEMENT OF THE WORK AT NO ADDITIONAL COSTS TO THE OWNER.
 4. EXISTING STRUCTURE SHALL BE PROTECTED, MAINTAINED AND SUPPORTED DURING

- FOUNDATION
- ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
 A. REPORT ON SOILS AND FOUNDATION INVESTIGATION PREPARED BY ARDMAN AND ASSOCIATES.
 B. THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
 - BOTTOM OF FOOTINGS TO BEAR ON:
 A. CONTROLLED COMPACTED FILL CAPABLE OF SAFELY SUPPORTING 4000 PSF.
 B. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
 - TOP OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 1\"/>
 - EXCAVATION & BACKFILL:
 A. ALL EXCAVATION SHALL BE KEPT DRY. DE-WATERING WILL BE PROVIDED BY THE CONTRACTOR. THE DE-WATERING SHALL BE PROVIDED 30 ALL EXCAVATIONS ARE DRY AND THE TESTING AGENCY CAN TAKE THE APPROPRIATE GENSITY TESTS AND ALL OTHER REQUIREMENTS OF THE GEOTECHNICAL REPORT AND PROJECT CONSTRUCTION DOCUMENTS AS MET. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
 B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING AND NEW FOUNDATION OR STRUCTURES.
 - CENTRALIZE OF FOOTINGS: SHALL CONFORM WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
 6. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
 9. DO NOT BACKFILL ANY BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE OR THE WALLS ADEQUATELY BRACED.
- CONCRETE
- CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
 A. FOUNDATIONS 5000 PSI
 B. SLAB ON-GRADE 5000 PSI
 C. MASONRY TIE 3000 PSI
 ALL OTHER CONCRETE TO BE 5000 PSI UNLESS NOTED OTHERWISE.
 - ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
 A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
 B. A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI @ 28 DAYS.
 C. SLUMPS SHALL BE 3 INCH MINIMUM AND 5 INCH MAXIMUM.
 D. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.40.

- REINFORCING BARS:
 A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE 1-#6 OR MATCHING HORIZONTAL BARS X 5'-0\"/>
- WHERE COLUMNS ARE AN INTERNAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
 ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE AS RECOMMENDED UNLESS OTHERWISE NOTED.
 FOR BALCONIES, SLABS AND WALKWAYS EXPOSED TO WEATHER ALL REINFORCING STEEL (TOP AND BOTTOM) AS WELL AS SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING AND FASTENING REINFORCING SHALL BE GALVANIZED CONFORMING TO ASTM A767. BOLSTERS AND CHAIRS TO BE PLASTIC. CONCRETE PLACED IN THESE AREAS TO HAVE 40 W/C RATIO MAXIMUM AND CONTAIN 2.5 GALLONS OF CALCIUM NITRATE PER CUBIC YARD. REAR COVER TO BE 1.5\"/>

- JOBSITE WATER SHALL NOT BE ADDED.
 CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1, SLAG, ASTM C99 SHALL BE LIMITED TO 50% (BY WEIGHT) OF CEMENTITIOUS MATERIAL AND FLY ASH, ASTM C918, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT) OF CEMENTITIOUS MATERIAL.
 ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318 / LATEST EDITION), THE ACI DETAILING MANUAL (ACI 315 / 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301 / LATEST EDITION).
 SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
 CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS AND AS FOLLOWS:
 - AT ALL CONCRETE SLABS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 1.5\"/>
- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2\"/>
- REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
 W/W SHALL COMPLY WITH ASTM A 185.
 REINFORCING STEEL SHALL BE EPOXY COATED CONFORMING TO ASTM A775 B1. INCREASE SPICE AND DEVELOPMENT LENGTHS OF EPOXY COATED BARS BY 40%.
 REINFORCING STEEL SHALL BE GALVANIZED CONFORMING TO ASTM A776.
 REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH MICRO-COMPOSITE (MMP) STEEL REBAR, GRADE 100, CORROSION RESISTANT AND UNCOATED STEEL REINFORCEMENT FOR CONCRETE CONSTRUCTION.
 PROVIDE 10 MIL VAPOR BARRIER COMPLIANT WITH ASTM E1745 BELOW ALL SLAB ON GRADE.
 ALL BAR BARS WITH CLASS B TENSION LAP SPICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL W/W A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
 REINFORCING BARS:
 A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE 1-#6 OR MATCHING HORIZONTAL BARS X 5'-0\"/>

- CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST OF 0.1 TONS OF ADDITIONAL REINFORCING STEEL, INCLUDING DETAILING, FABRICATION, BENDING, FINISHING, AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT. THE ARCHITECT'S AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.
 CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE AT MID-SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT LOCATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONSTRUCTION JOINTS IN PIER-TENSION SLABS SHALL BE LOCATED AND DESIGNED BY SPECIALTY ENGINEER.
 ALL MECHANICAL COUPLERS SHALL DEVELOP 1.25 FTY OF REBAR IN TENSION OR COMPRESSION AND COMPLY WITH ACI 318.
 MASONRY UNITS SHALL BE:
 A. LOAD BEARING ASTM C90
 B. TYPE II NON-MOISTURE CONTROLLED
 C. NORMAL WEIGHT
 2. THE COMpressive STRENGTH OF MASONRY (FM) SHALL BE 1,500 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314.
 3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.
 4. GROUT SHALL BE A HIGH SLUMP MIX
 A. IN ACCORDANCE WITH ASTM SPECIFICATION C476
 B. HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI
 C. FROM FELD OBTAINED TEST CUBES. (MIN. OF TWO)
 ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE:
 A. CONSTRUCTED
 B. INSPECTED BY A CERTIFIED INSPECTION COMPANY AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES (ACI 530/ASSE 5/FSM 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ASSE 5/FSM 602) / LATEST EDITIONS.
 PROVIDE 8\"/>

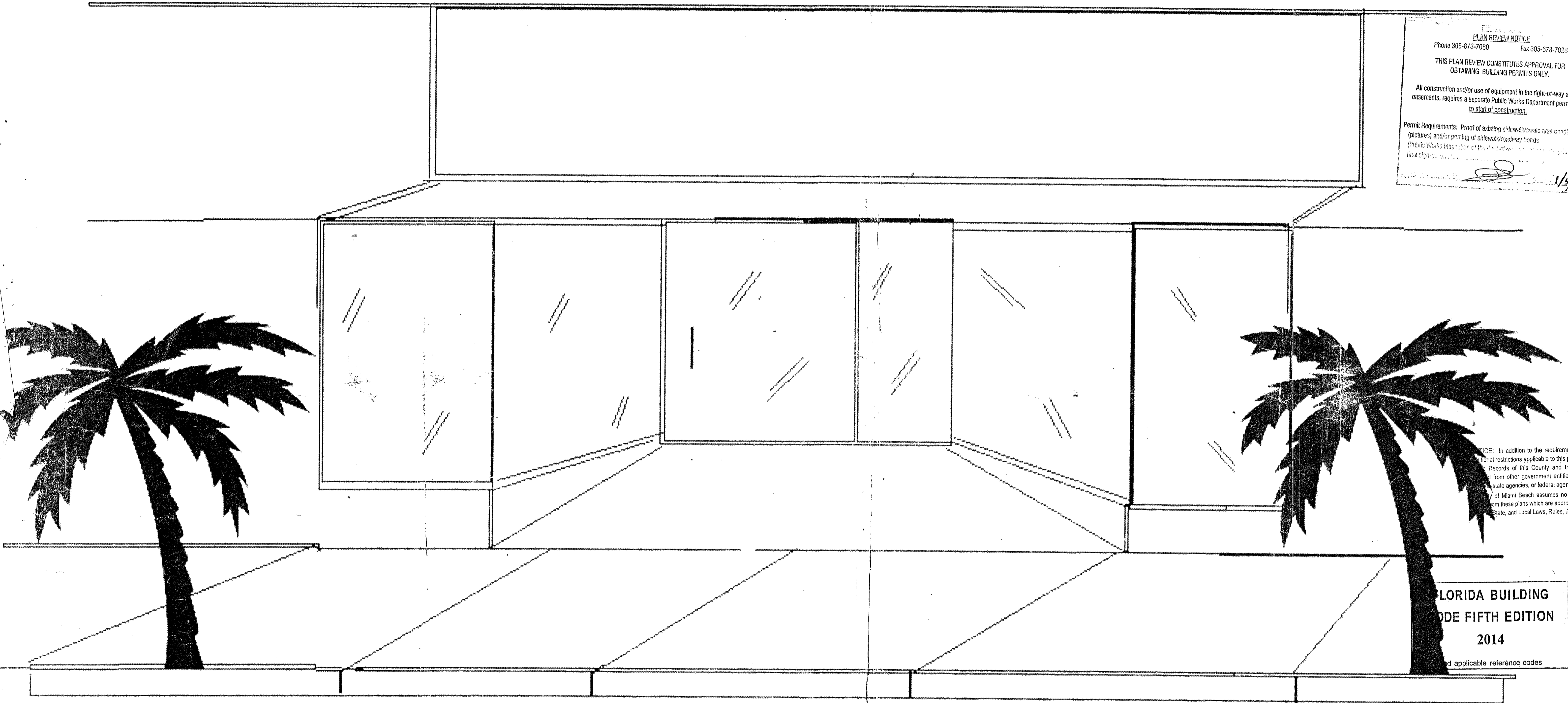
PERMIT SET
 4/22/15

ONM & JACKSON
 O'Donnell, Naccarato, Mignogna & Jackson
 STRUCTURAL ENGINEERS
 321 15TH STREET, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 835-9994 FAX (561) 835-9325
 LIC #0004386
 JOB # 665.073.04

01/10/00
01/10/00

B1504334
1509
Washington
Ave
Office
Copy

B 1505669



PHONE 305-673-7060 FAX 305-673-7023
PLAN REVIEW NOTICE
 THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
 All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
 Permit Requirements: Proof of existing sidewalk/water area conditions (pictures) and/or posting of sidewalk/water bonds (Public Works Inspection of the Department of Public Works)

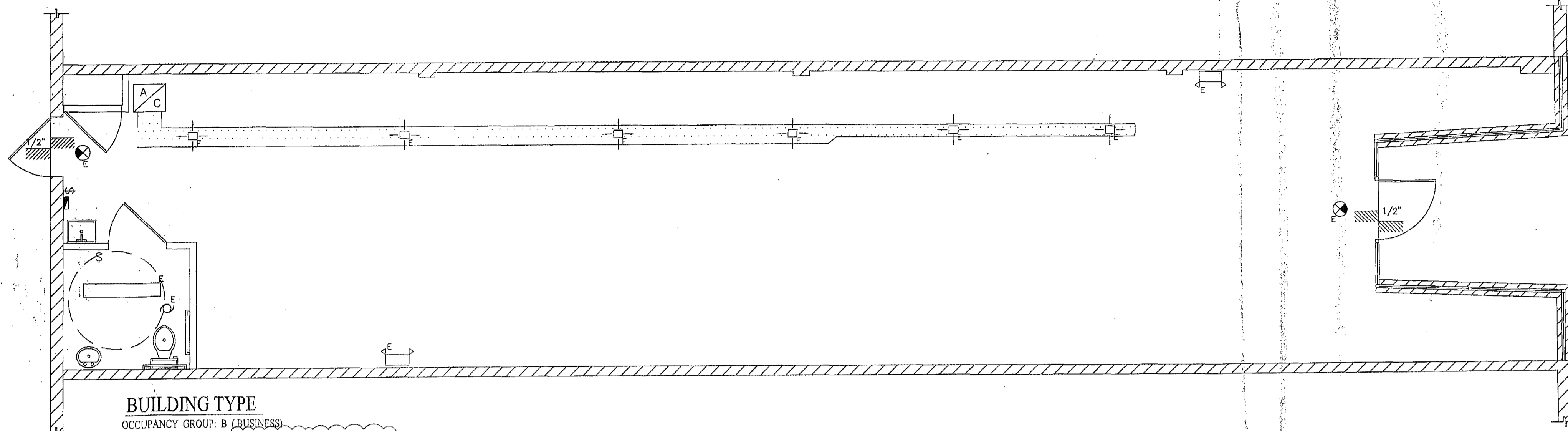
NOTICE: In addition to the requirement of this permit, there may be other restrictions applicable to this property that may be found in the Records of this County and there may be additional permits from other government entities such as water management's state agencies, or federal agencies.
 The City of Miami Beach assumes no responsibility for accuracy of or from these plans which are approved subject to compliance with all State, and Local Laws, Rules, and Regulations.

FLORIDA BUILDING CODE FIFTH EDITION 2014
 and applicable reference codes

1509 WASHINTON AVE SUITE 1511 MIAMI BEACH FL. 33139

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:
 BUILDING: [Signature] 12/30/15
 ZONING: [Signature] 12/30/15
 PLUMBING: [Signature] 12/30/15
 ELECTRICAL: [Signature] 12/30/15
 MECHANICAL: [Signature] 12/30/15
 FIRE PREVENTION: [Signature] 12/30/15
 PUBLIC WORKS: [Signature] 12/30/15
 STRUCTURAL: [Signature] 12/30/15
 ELEVATOR: [Signature] 12/30/15
 ROOFING: [Signature] 12/30/15

REVIEWED
 APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



BUILDING TYPE
 OCCUPANCY GROUP: B (BUSINESS)
 CONSTRUCTION TYPE: III (UNSPRINKLERED, NO FIRE ALARM)

FLAME SPREAD CHART FOR INTERIOR WALLS

CLASS / MATERIAL	FLAME SPREAD RATING	SMOKE DEVELOPED	FLAME SPREAD CLASS
GYPSUM WALLBO.	10-15		I

MIN. INTERIOR FINISH CLASSIFICATION FBC TABLE 803.3

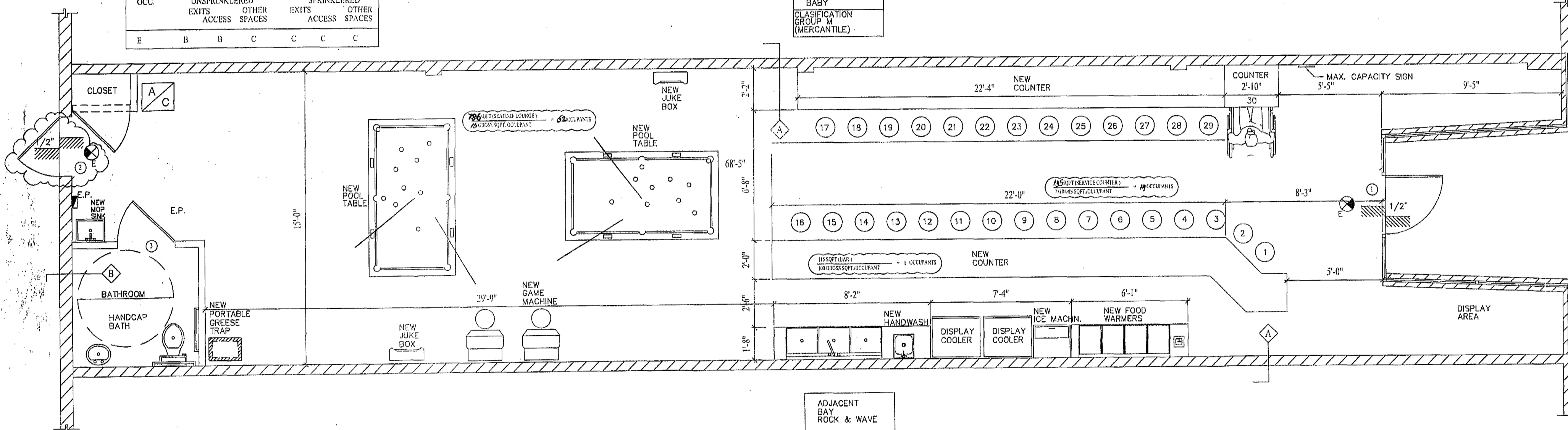
CCC	UNSPRINKLERED EXITS	SPRINKLERED OTHER ACCESS SPACES	UNSPRINKLERED EXITS	SPRINKLERED OTHER ACCESS SPACES
E	B	B	C	C

EXISTING ELECTRICAL/MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

NOTE:

A MAXIMUM CAPACITY SIGN OF 72 SHALL BE PROVIDED AND A MAXIMUM SEATING 139 SIGN SHALL BE POSTED IN ACCORDANCE WITH NFPA-101:12.7.9.3.1 ONE OPERABLE FIRE EXTINGUISHER WITH A MIN. RATING OF 2A 10BC SHALL BE PROVIDED AND MOUNTED 48" ABOVE FINISH FLOOR TO TOP OF HANDLE NOT TO EXCEED 75' TRAVEL DISTANCE NEAR EXITS AND SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.



SCOPE OF WORK:
 THE CHANGE OF USE TO CAFETERIA
 PREVIOUS USE: CONVENIENCE STORE

EXST. FLOOR PLAN/ PROPOSED INTERIOR RENOVATION

SCALE: 1/4" = 1'-0"

LEGEND

- (NEW) 2" X 4" WOOD PARTITION WALL W/ 1/2" SHEETROCK BOTH SIDES
- (EXST.) STRUCTURE
- EXISTING BUILDING (STRUCTURES)
- EXISTING FIRE EXTINGUISHER TYPE ABC
- EXIT LIGHT W/ BATTERY BACK UP (90 MIN. BAT. BACK UP)
- EXISTING A/C VENT
- EXISTING LIGHT FIXTURE
- EXISTING ELECTRICAL OUTLET
- EXISTING LIGHT SWITCH
- EXISTING A/C DUCT
- EXISTING EXIT LIGHT W/ 90 MIN BATTERY BACK UP

DOOR SCHEDULE

SYMBOL	THICK	DOOR	FRAME	SIZE	REMARKS
○	1-3/8"	SOLID	MTL	3'-0" x 6'-8"	EXIST. SELF CLOSING STORE FRONT GLASS
○	1-3/8"	SOLID	MTL	3'-0" x 6'-8"	EXIST. SELF CLOSING/PUSH BAR
○	1-3/8"	SOLID	MTL	3'-6" x 6'-8"	

NOTE:

INTERIOR FINISH WILL COMPLY WITH FFPQ 101 5TH EDITION 10.2.2 FLOORING WILL BE SLIP RESISTANCE AND LEVEL
 ALL EXIT SIGNS AND EMERGENCY LIGHTS ARE BATTERY BACKUP FOR 90 MINUTES
 EXIT DOOR HARDWARE TO HAVE SINGLE MOTION RELEASE IN DIRECTION OF EGRESS WITHOUT THE USE OF SPECIAL KNOWLEDGE, KEY OR TOOL

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (hours)

OCCUPANCY	A,D,E	I-1,I-3	I-2	R	F-2,F-3,S-2,U	B,F-1,M,S-1	H-1	H-2	H-3,H-4,H-5
B,F-1,M,S-1	-	-	-	-	-	N	N	NP	2

S = BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.
 NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.
 N = NO SEPARATION REQUIRED.
 NP = NOT PERMITTED.
 a. For Group H-5 occupancies, see section 903.2.5.2.
 b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.
 c. See section 406.1.4.
 d. Commercial kitchens need not be separated from the restaurant seating areas that they serve.
 e. Separation is not required between occupancies of the same classification.
 f. For H-5 occupancies see section 415.8.2.2.

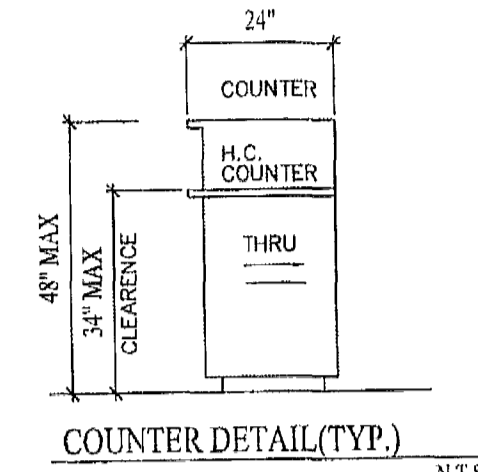


LOCATION SKETCH

N.T.S.

NORTH

SIDEWALK/WALK WAY



TENANT SEPARATION WALL DETAIL 2hr FIRE RATED (TYP.)

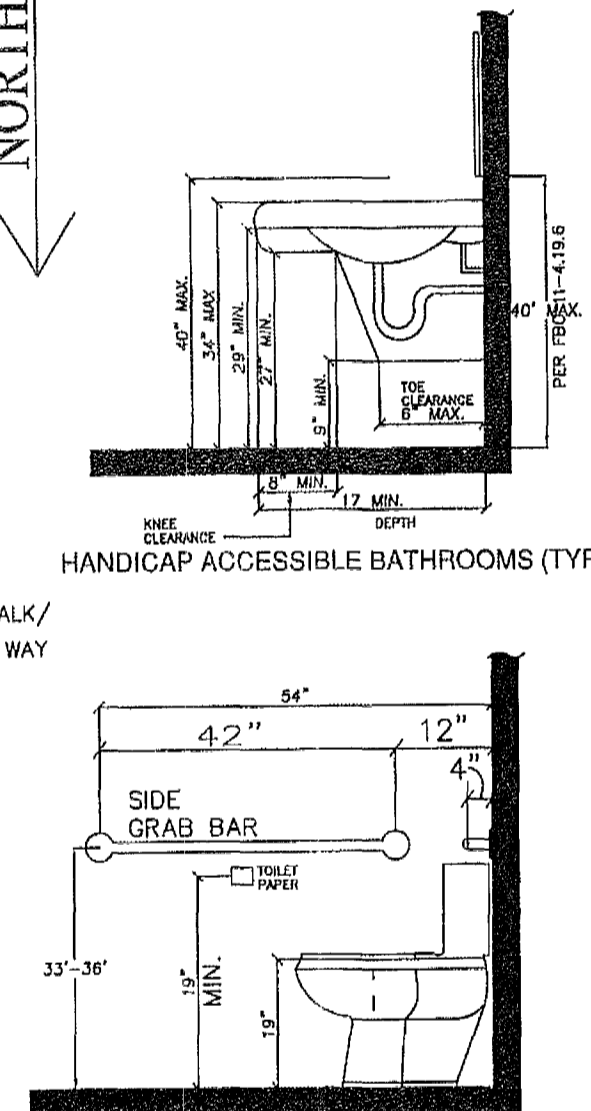
NOTE: "E" DENOTES EXISTING

NOTE:

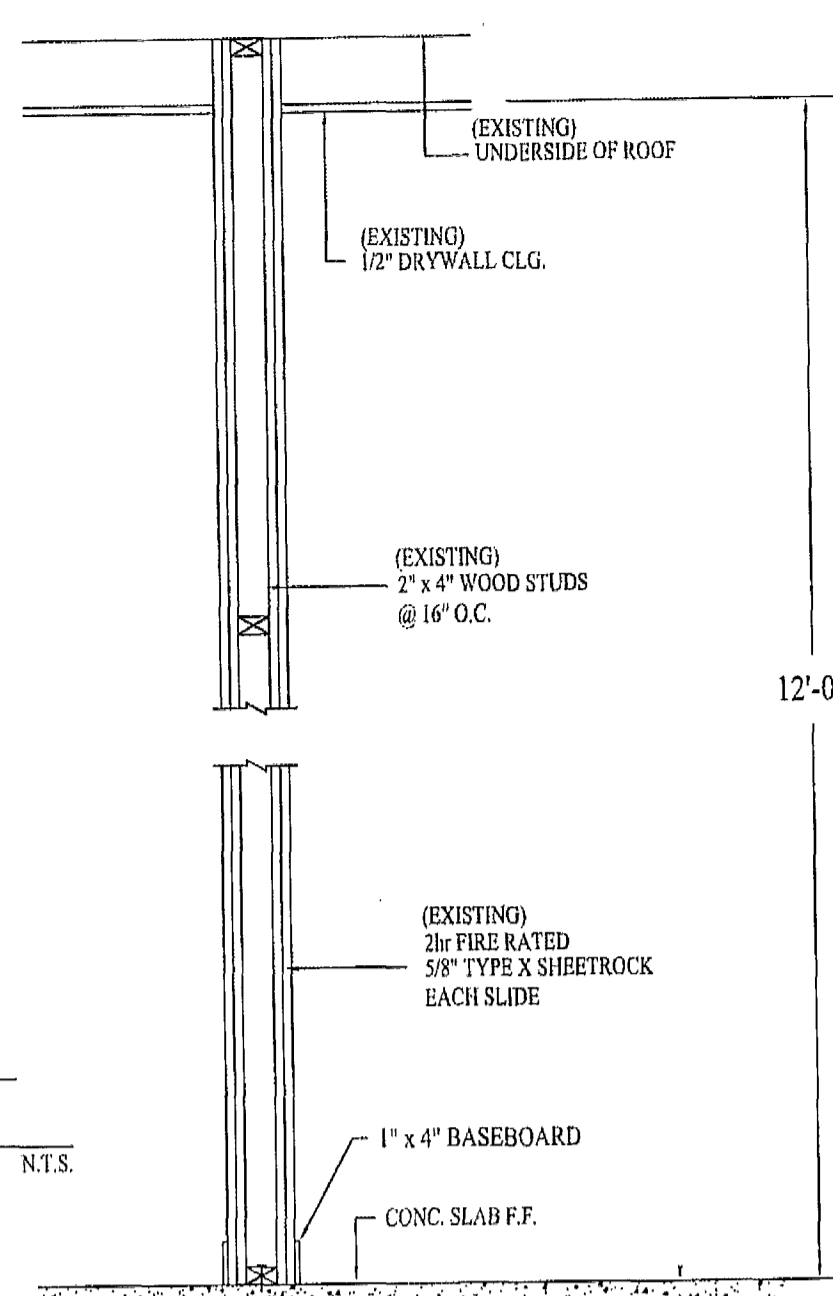
WALL AND CEILING FINISH TO CONFORM TO CLASS B
 FLAME SPREAD INDEX 26-75; SMOKE DEVELOPE- INDEX 0-450

NORTH

SIDEWALK/WALK WAY



HANDICAP ACCESSIBLE BATHROOMS (TYP.) N.T.S.



TENANT SEPARATION WALL DETAIL 2hr FIRE RATED (TYP.)

NOTE: "E" DENOTES EXISTING

NOTE:

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 FLAME SPREAD INDEX 26-75; SMOKE DEVELOPE- INDEX 0-450

TENANT SEPARATION WALL DETAIL 2hr FIRE RATED (TYP.)

NOTE: "E" DENOTES EXISTING

REVISIONS

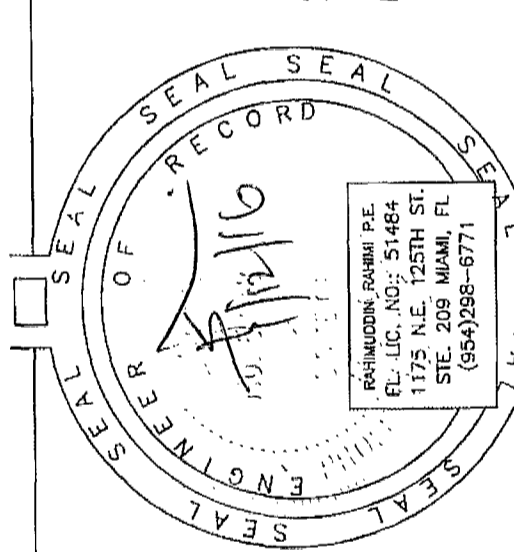
#	DATE	DESCRIPTION
1	01/07/16	FIRE



Call 46 hours before you dig
 Sunshine State One Call Of Florida, Inc.
 THESE DRAWINGS ARE PART OF THE
 CALLING SERVICE. THIS SERVICE IS
 PROVIDED BY CONTRACTOR TO FOLLOW THE PLANS
 SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY
 THE ARCHITECT/ENGINEER OF RECORD.

FLORIDA BOARD
 CERTIFICATE OF
 AUTHORIZATION # 9101

ARCON ENGINEERING GROUP, INC
 1775 N.E. 125 TH STREET, SUITE 215
 MIAMI BEACH, FL 33139
 PHONE: (305) 859-9465 FAX: (305) 859-9480



PROPOSED CHANGE OF USE
 FOR: SOUTH BEACH CAFETERIA
 ADDRESS
 1509 WASHINGTON AVE.
 MIAMI BEACH, FL 33139

SCALE: 1/4" = 1'-0"

DRAWN BY: L.E.

PROJECT MANAGER/
 DESIGNER: N.R.

APPROVED BY:
 ARCON ENGINEERING

PROJECT NO.:

2015-01

DATE: 01/07/2016

SHEET NO.

A-1

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

REVISIONS		
#	DATE	DESCRIPTION
△	01/07/16	FIRE
△		
△		

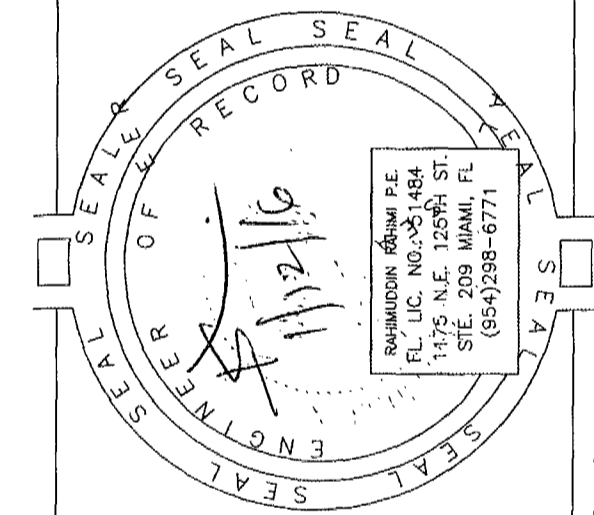
Call 48 hours before you dig
It's the Law

1-800-432-4770

Sunshine State One Call Of Florida, Inc.
THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS. ALL THE DETAILS SHOWN ON EACH SHEET SHALL BE CONSIDERED TO FOLLOW THE PLANS UNLESS OTHERWISE NOTED. WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S RECORD SET.

FLORIDA BOARD OF ENGINEERS
CERTIFICATE OF AUTHORIZATION # 9101

ARCON ENGINEERING GROUP, INC.
1175 N.E. 125 TH STREET, SUITE 215
NORTH MIAMI, FL 33161
PHONE: (305) 899-9465 FAX: (305) 899-9560



PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFETERIA

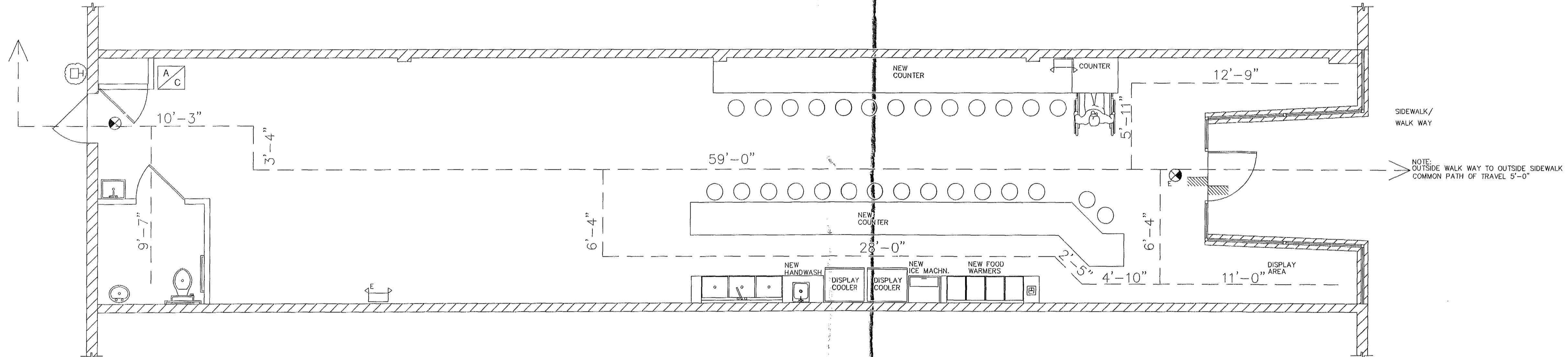
ADDRESS
1509 WASHINGTON AVE.
MIAMI BEACH, FL. 33139

SCALE: 1/4" = 1'-0"

DRAWN BY: L.E.
PROJECT MANAGER/
DESIGNER: N.R.
APPROVED BY:
ARCON ENGINEERING
PROJECT NO.:
2015-01
DATE: 01/07/2016

SHEET NO.
A-2

NOTE:
PATH OF TRAVEL TO OUTSIDE ALLEY &
WASHINGTON AVE

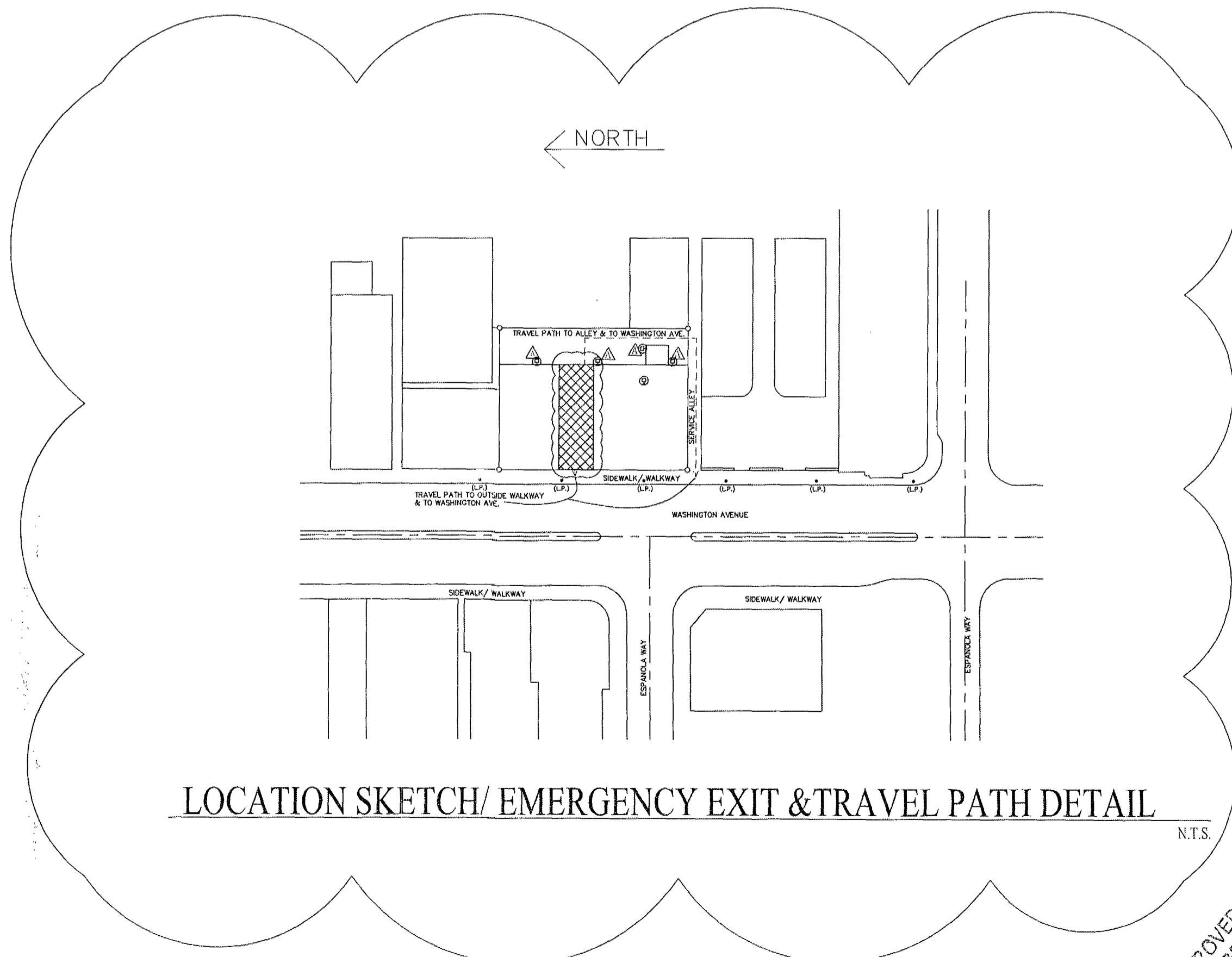


KEY LIFE SAFETY / EMERGENCY EXIT PLAN

SCALE: 1/4" = 1'-0"

LEGEND

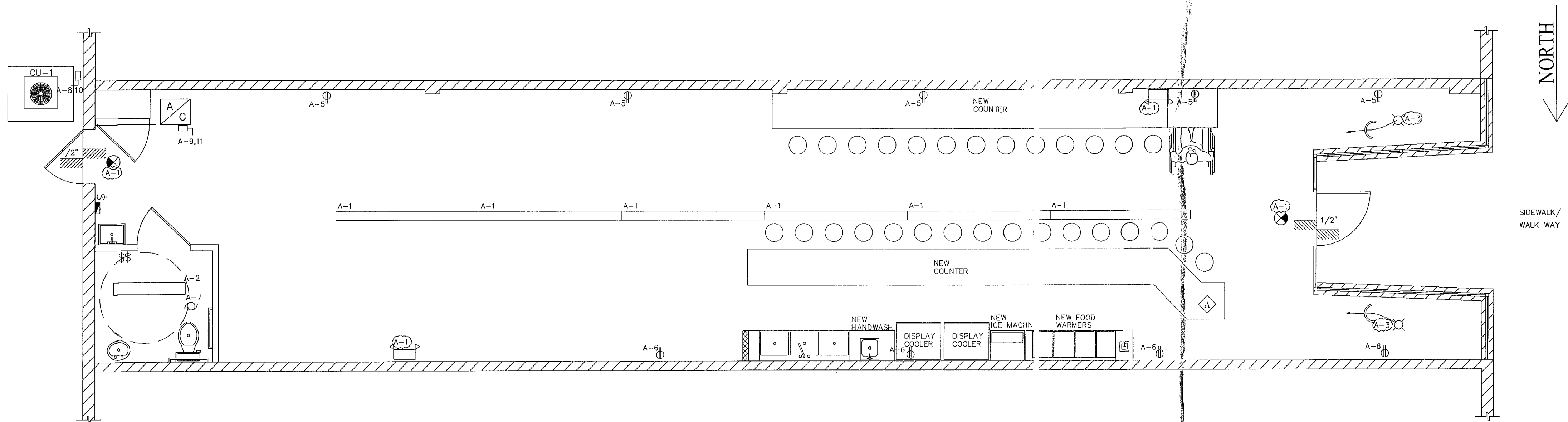
- PATH OF TRAVEL
- (EXST.) STRUCTURE
- ▨ EXISTING BUILDING (STRUCTURES)
- ⊕ EXISTING FIRE EXTINGUISHER TYPE ABC
- ⬆ EXIT LIGHT W/ BATTERY BACK UP
- (L.P.) EXIT LIGHT POLES/ STREET LIGHTS
- ⊞ EXISTING COMMON AREA LIGHTING FOR PATH OF TRAVEL



LOCATION SKETCH/ EMERGENCY EXIT & TRAVEL PATH DETAIL

N.T.S.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



EXISTING ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (NEW) 2" X 4" WOOD PARTITION WALL W/ 1/2" SHEETROCK BOTH SIDES
- (EXST.) STRUCTURE
- EXISTING BUILDING (STRUCTURES)
- EXISTING FIRE EXTINGUISHER TYPE ABC
- EXIT LIGHT W/ BATTERY BACK UP
- EXISTING LIGHT FIXTURE
- EXISTING ELECTRICAL OUTLET
- EXISTING LIGHT SWITCH

NOTE:
NO WORK IS TO BE DONE

120-208 V		300 A M.L.O.	
3Ø 4W		FLUSH MTD	
CKT. No.	DESCRIPTION	CB TRIP	LOAD
1-2	LIGHTING	1P-20	3,000
3	DISPLAY LIGHTING	1P-20	400
4	SIGN	1P-20	1,500
5-6	RECEPTACLES	1P-20	3,000
7	BATH-EGG EXH. FAN	1P-20	400
11-12	CU-1	2P-50	9,600
11-12	AHU-1	2P-30	3,500
TOTAL:			21,400 W

21,400 W / 208V - 103 A
EXST. 200 A PANEL O.K.

ELECTRICAL NOTES

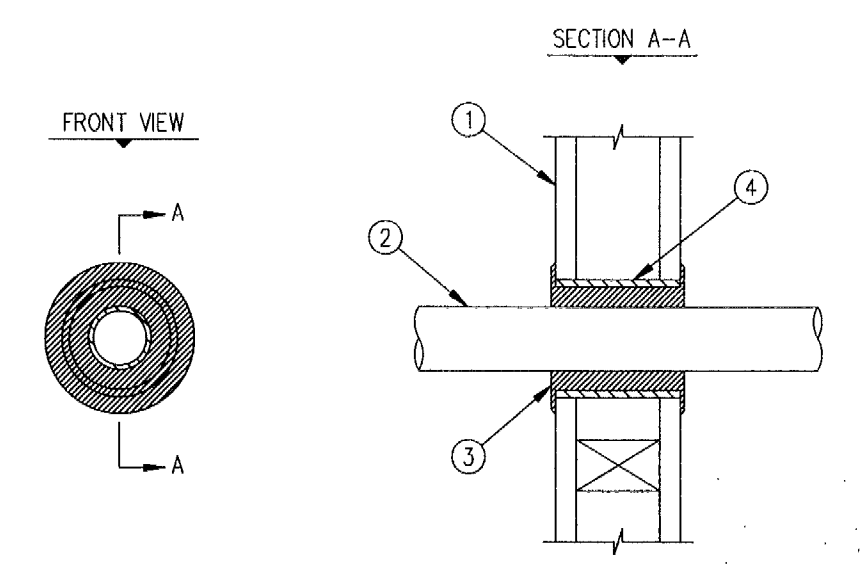
- ELECTRICAL OUTLETS (RECP TACLES AND LIGHTING) BELOW BASE ELEVATION SHALL BE INSTALLED AT
- NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- CONTRACTOR SHALL FURNISHED ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THESE DRAWINGS
- COMPLY WITH THE N.E.C. 2008 AND THE FLORIDA BUILDING CODE.
- OBTAIN ALL PERMITS OF WORK UNDER THIS CONTRACT
- COORDINATE ALL OUTLETS LOCATIONS WITH BUILDING ARCHITECTURAL FEATURES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS
- ALL MUONTING HARDWARE SHALL BE BY CONTRACTOR
- ALL WIRES SHALL BE COPPER THWN.
- A/C EQUIPMENT SHALL BE FUSED AS PER MANUFACTURER SPECIFICATIONS
- PANELS, CIRCUITS BRAKERS AND WIRING SHALL BE RATED AT 75 C.

SMOKE DETECTOR NOTES

ELECTRICAL LEGENDS

- SINGLE RECEPTACLE FLOOR
- DUPLEX RECEPTACLE
- ARC FAULT POC ALL BEDROOMS
- SWITCHED RECEPTACLE
- QUADRUPLEX RECEPTACLE
- SINGLE ROOF RECEPTACLE
- SPECIAL PLUG
- GFI GROUND FAULT INTERRUPTER
- WP WEATHERPROOF GROUND FAULT INTERRUPTER
- EP ELECTRIC PANEL
- VP VAPOR PROOF
- 24x48 FLOOR FIXTURE
- 8'x8' FLOOR FIXTURE
- EXHAUST FAN w/LIGHT
- EXHAUST FAN
- CEILING FAN
- CEILING FAN w/LIGHT
- ELECTRIC CO. METER
- SMOKE DETECTOR
- SINGLE POLE SWITCH
- DOUBLE POLE SWITCH
- SURVEILLANCE CAMERA
- EMERGENCY LIGHT
- EXIT LIGHT
- SINGLE FLOOD - SOFFIT MOUNTED
- DOUBLE FLOOD - SOFFIT MOUNTED
- INCANDESCENT FIXTURE - CEILING MOUNTED
- INCANDESCENT FIXTURE - WALL MOUNTED
- RECESSED HIGH HAT
- RECESS INCAND. (EYEBALL) FIXTURE
- 2 FT UNDER CABINET FLOOR FIXTURE
- 3 FT UNDER CABINET FLOOR FIXTURE
- 4 FT UNDER CABINET FLOOR FIXTURE
- STRIP LIGHT
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DISCONNECT SWITCH
- JUNCTION BOX
- TV JACK
- COMPUTER OUTLET (W/ GENERAL USE DUPLEX RECEPTACLE)
- PHONE JACK - PREMISE ONLY
- ELECTRICAL EQUIP. PANEL
- THREE WAY SWITCH
- SWITCHING ARRANGEMENTS
- RUN TO PANEL

U.L. SYSTEM NO. WL2051/WL2052
PLASTIC PIPE THROUGH A SLEEVE IN 1-HR. GYPSUM WALL
F RATING = 1-HR.
T RATING = 3/4-HR.



1. 1-HR. FIRE-RATED GYPSUM WALL ASSEMBLY.
 2. 1-1/2" DIA. (OR SMALLER) SCHEDULE 40 PVC OR CPVC PIPE OR 1" DIA. (OR SMALLER) PB PIPE (CLOSED PIPING SYSTEM).
 3. MINIMUM 4-3/4" DEPTH HILTI FS 611A FIRESTOP SEALANT.
 4. SCHEDULE 40 STEEL SLEEVE (SEE NOTE).
- OF THE SLEEVE IS 3", AND ANNULAR SPACE = 1/2".
2. FOR 1" (OR SMALLER) PB (POLYBUTYLENE) PIPE THE MAX. DIA. OF SLEEVE IS 4", AND ANNULAR SPACE = MIN. 1" TO MAX. 1-1/2".
- SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1-800-879-8000

REVISIONS		
#	DATE	DESCRIPTION
1	12/30/15	ELECTRICAL

Call 48 hours before you dig
1-800-432-4770

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CERTIFICATE OF AUTHORIZATION #101

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NORTH MIAMI, FL 33161
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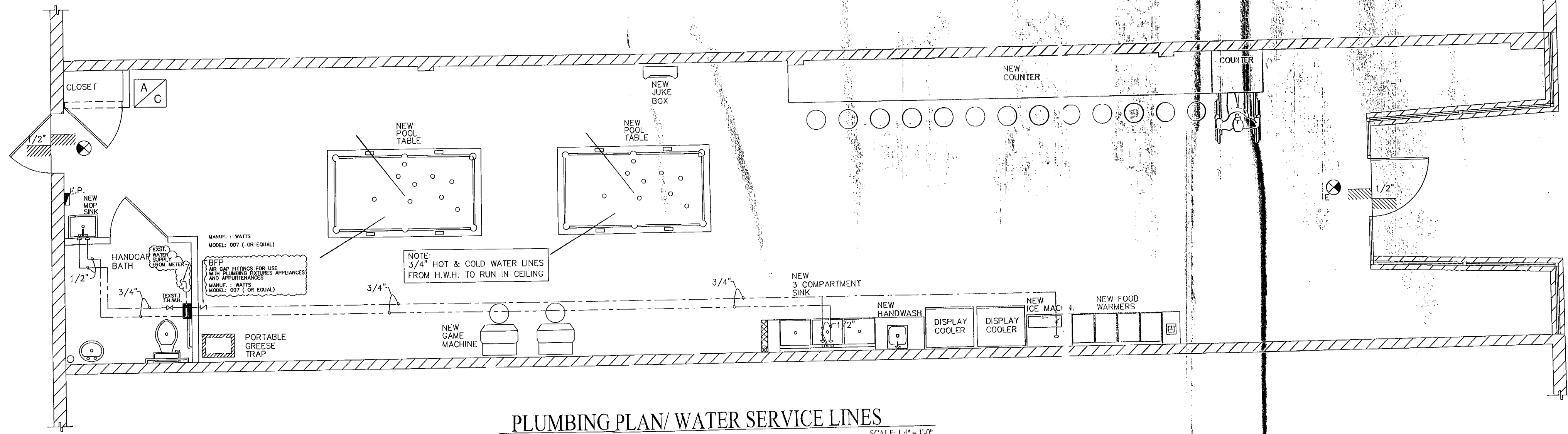
PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFE/TERIA

ADDRESS
1509 WASHINGTON AVE.
MIAMI BEACH, FL 33139

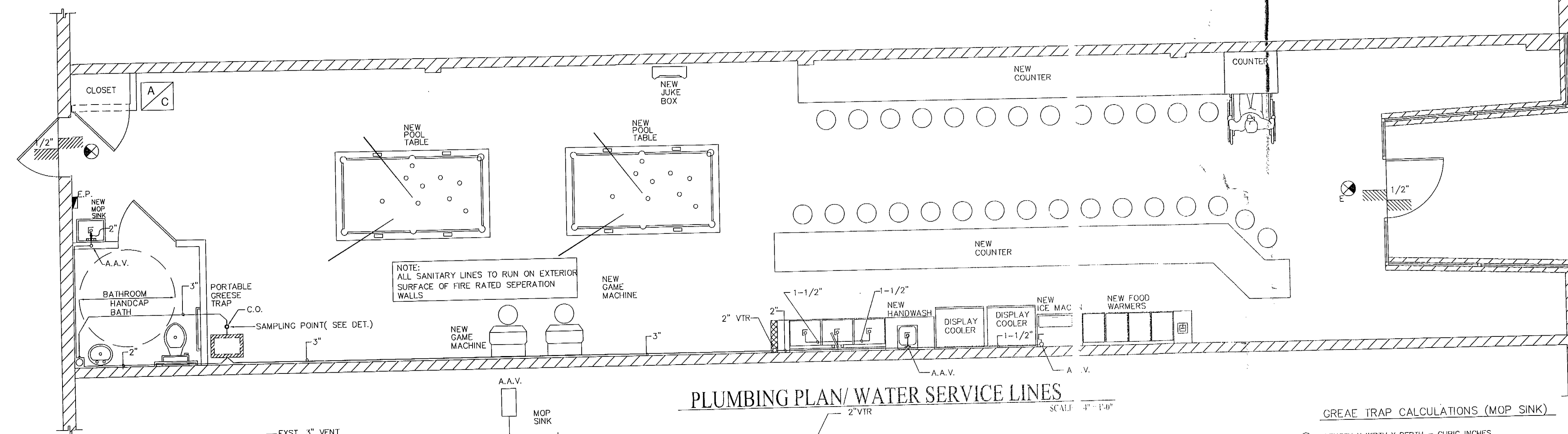
SCALE: 1/4" = 1'-0"
DRAWN BY: L.E.
PROJECT MANAGER/ DESIGNER: N.R.
APPROVED BY: ARCON ENGINEERING
PROJECT NO: 2015-01
DATE: 12/30/2015

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT
APPROVED BY
MIAMI BEACH
FIRE DEPARTMENT

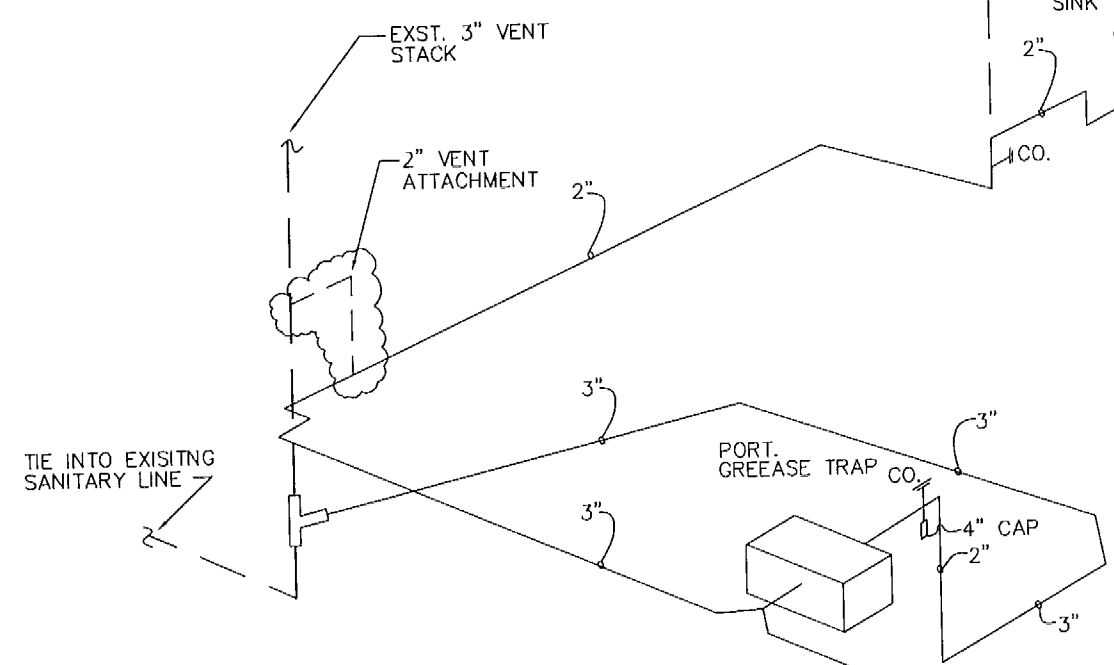
SHEET NO.
E-1
12/30/15



PLUMBING PLAN/WATER SERVICE LINES
SCALE: 1/4" = 1'-0"



PLUMBING PLAN/WATER SERVICE LINES
SCALE: 1/4" = 1'-0"



MINIMUM NUMBER OR REQUIRED PLUMBING FIXTURES (FBC TABLE 403.1)

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSET		LAVATORIES		BATHUBS/ SHOWER	DRINKING FOUNTAIN	OTHER
			MALE	FEMALE	MALE	FEMALE			
BUSINESS	CAFE/ MERCHANDISE	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 EXCEEDING 50			1 PER 40 FOR THE FIRST 50 AND 1 PER 50 EXCEEDING 50			1 PER 100	1 SERVICE SINK
OCCUPANT LOAD = 2			OCCUPANT LOAD = 2		OCCUPANT LOAD = 2				
REQ. = 1			PROVIDED = 1		REQ. = 2		PROVIDED = 2		

SANITARY RISER DIA
N.T.S.

GREASE TRAP CALCULATIONS (MOP SINK)

- LENGTH X WIDTH X DEPTH = CUBIC INCHES
18" X 18" X 14" = 4,536 CUBIC INCHES
 - CAPACITY IN GALLONS: 1 gal = 231 CUBIC INCHES.
4,536 / 231 = 19.6 GAL
 - DRAINAGE LOAD: 75% X CAPACITY IN GALLONS
0.75 X 19.6 = 14.7 GALLONS
 - FLOW RATE: ACTUAL DRAINAGE LOAD = FLOW RATE
DRAINAGE PERIOD
- | | |
|--------------------------|--------------------------|
| 1 MINUTE PERIOD | 2 MINUTE PERIOD |
| 14.7 = 4.7 GPM FLOW RATE | 14.7 = 7.4 GPM FLOW RATE |

GREASE TRAP CALCULATIONS (3 COMP. SINK)

- LENGTH X WIDTH X DEPTH = CUBIC INCHES
15" X 19" X 10" = 2,850 PER COMP. *3 = 8,550 CUBIC INCHES
 - CAPACITY IN GALLONS: 1 gal = 231 CUBIC INCHES.
8,550 / 231 = 37 GAL
 - DRAINAGE LOAD: 75% X CAPACITY IN GALLONS
0.75 X 37 = 27.8 GALLONS
 - FLOW RATE: ACTUAL DRAINAGE LOAD = FLOW RATE
DRAINAGE PERIOD
- | | |
|---------------------------|---------------------------|
| 1 MINUTE PERIOD | 2 MINUTE PERIOD |
| 27.8 = 27.8 GPM FLOW RATE | 27.8 = 13.9 GPM FLOW RATE |

GREASE TRAP CALCULATIONS (HAND WASH)

- LENGTH X WIDTH X DEPTH = CUBIC INCHES
14" X 10" X 9.5" = 1,330 CUBIC INCHES
 - CAPACITY IN GALLONS: 1 gal = 231 CUBIC INCHES.
1,330 / 231 = 5.8
 - DRAINAGE LOAD: 75% X CAPACITY IN GALLONS
0.75 X 5.8 = 4.4 GALLONS
 - FLOW RATE: ACTUAL DRAINAGE LOAD = FLOW RATE
DRAINAGE PERIOD
- | | |
|-------------------------|-------------------------|
| 1 MINUTE PERIOD | 2 MINUTE PERIOD |
| 4.4 = 4.4 GPM FLOW RATE | 4.4 = 2.2 GPM FLOW RATE |

4.7 GPM FLOW RATE PROVIDE 50 GPM GREASE TRAP
27.8 GPM FLOW RATE ZURN INDUSTRIES
4.4 GPM FLOW RATE MODEL # GT2700-50-48H (OR EQUAL)

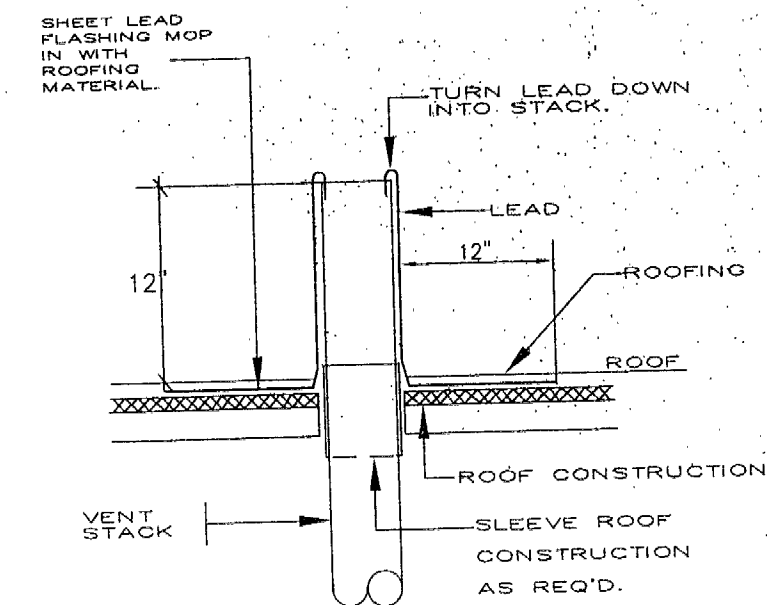
TOTAL GPM FLOW RATE = 36.9 GPM

PLUMBING NOTES

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

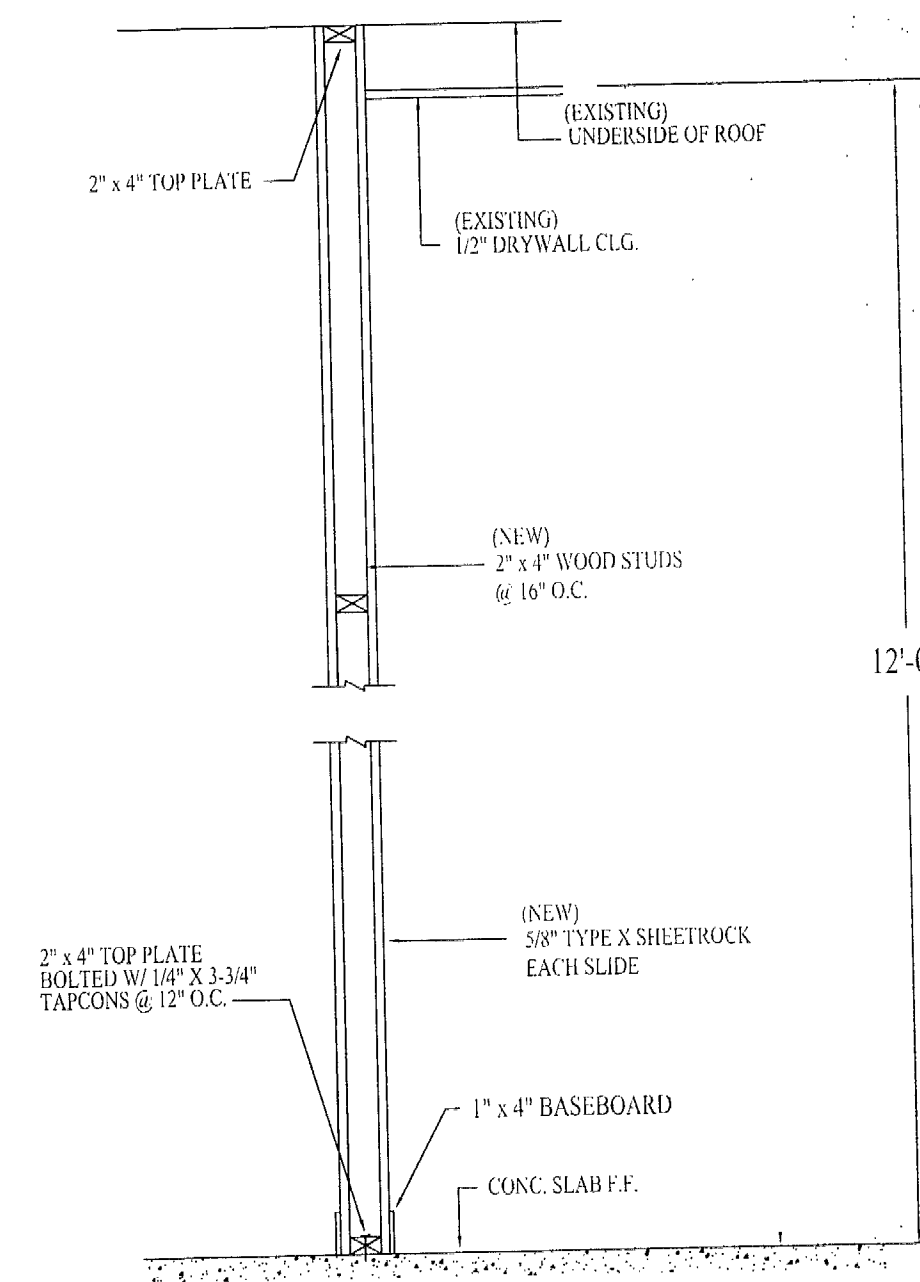
PLUMBING FIXTURE SCHEDULE

DESCRIPTION	WASTE	GW	HW	FL
HAND WASH	1-1/2"	1/2"	1/2"	1
SINK	1-1/2"	1/2"	1/2"	2
MOP SINK	2"	1/2"	1/2"	4
3 COMPART SINK	1-1/2"	1/2"	1/2"	3



VENT THRU. ROOF DETAIL
N.T.S.

GREASE TRAP SAMPLING POINT DET. (TYP.)



INTERIOR WALL DETAIL (TYP.)

MISC. SANITARY NOTES:
3" & ABOVE SLOPE @ 1/8" / FT.
2" & BELOW SLOPE @ 1/4" / FT.

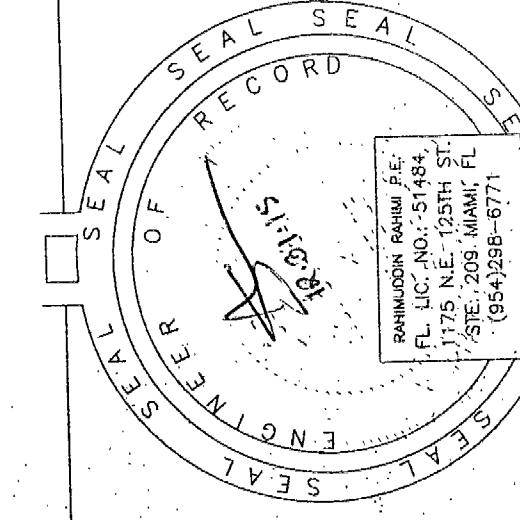
REVISIONS

#	DATE	DESCRIPTION
1	12/30/15	PLUMBING

Call 48 hours before work begins to the job
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1-800-432-4770
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AUTHORIZATION # 8101

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PHONE: (305) 899-9466 FAX: (305) 899-9580



PROPOSED CHANGE OF USE
FOR : SOUTH BEACH CAFETERIA
ADDRESS
1509 WASHINGTON AVE.
MIAMI BEACH, FL. 33139

SCALE: 1/4" = 1'-0"
DRAWN BY: L.E.
PROJECT MANAGER/
DESIGNER: N.R.
APPROVED BY:
ARCON ENGINEERING
PROJECT NO.:
2015-01
DATE: 12/30/2015

SHEET NO.
P-1

1509 Washington

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