

LOCATION PLAN
N.T.S.

ZONING LEGEND & SITE PLAN DATA

ZONING OF PROPERTY:	RM-2
TOTAL NET LAND:	33,541 +/- SQ.FT. 0.77 ACRES
GROSS BUILDING LOT COVERAGE:	
BUILDING AREA	26,933 SQ.FT.

TOTAL PARKING REQUIREMENTS -

	REQUIRED	PROVIDED
1 PARKING SPACE/CLASSROOM	4	9
FACILITY VEHICLES PARKING	-0-	-0-
HANDICAPPED PARKING	1	1

PROPOSED MAX. NUMBER OF STUDENTS

PROPOSED MAXIMUM NEW PRE-SCHOOL AGE CHILDREN	25
TEACHERS AND ADMINISTRATORS, SUPPORT STAFF	2
# CLASSROOMS	2
TOTAL CLASSROOM SPACE	1299 SQ. FT.
TOTAL NON-CLASSROOM SPACE	519 SQ. FT.
TOTAL RECREATIONAL/PLAY AREA	3,090 SQ. FT.
GRADES SERVED	DAYCARE
HOURS OF OPERATION	7:00AM - 7:00 PM
FACILITY VEHICLE TYPE	NONE

	REQUIRED	ACTUAL
BUILDING HEIGHT	30 FT.(MAX.)	16.0 FT.
MIN. FRONT SETBACK	20 FT.	49.2 FT.
MIN. SIDE SETBACK	15 FT.	15 FT.
MIN. REAR SETBACK	0 FT.	38.7 FT.
MIN. LANDSCAPED AREA (18% of area as per 18A)	6,037 SQ.FT.	7,527 SQ.FT.

REVISIONS	BY

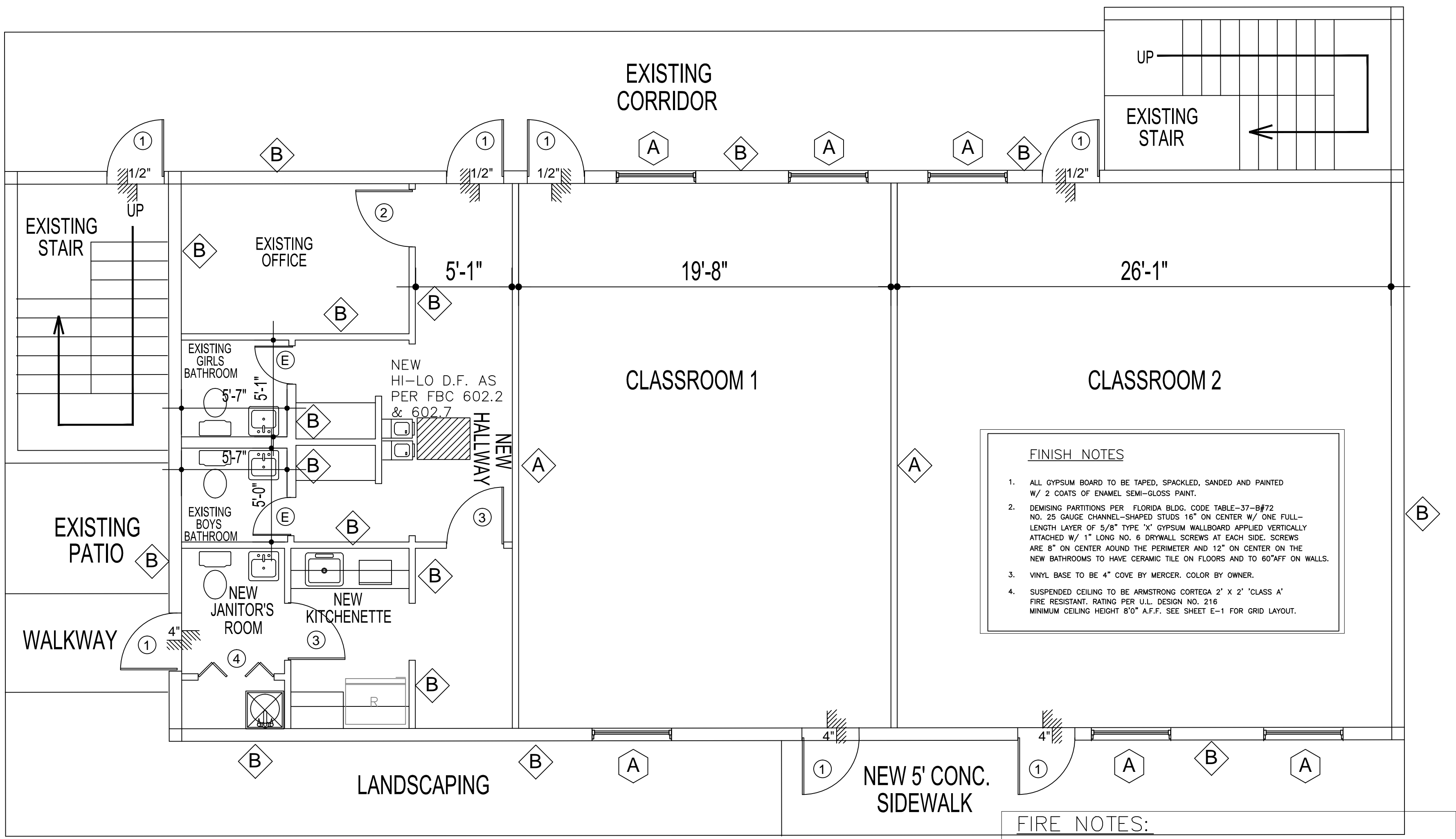
RCE
CONSULTING ENGINEERING INC.

11401 SOUTH WEST 40 STREET
SUITE 245
MIAMI, FLORIDA 33165
PHONE: (305) 386-3858
FAX: (305) 553-0950
E-MAIL ADDRESS: LUIS@RCEINC.COM
LUIS ROSAS-GUYON
P.E. #13725

Muss Montessori School

1701 Washington Avenue
Miami Beach, Florida
(305) 386-3858

DRAWN
LRG
CHECKED
LRG
DATE
12/07/16
SCALE
As Shown
JOB No.
16-015
SHEET
A-1
OF 3 SHEETS



WALL LEGEND-

A NEW 4" PARTITION - DETAIL THIS SHEET

B EXISTING WALL/PARTITION TO REMAI

PROPOSED FLOOR PLAN
1/4"=1'

FIRE NOTES:

1.- CLASSIFICATION TYPE AS PER NFPA CH. 43: RENOVATION.

2.- ALL WORK SHALL BE PERFORMED UNDER FFPC 2010 ED.

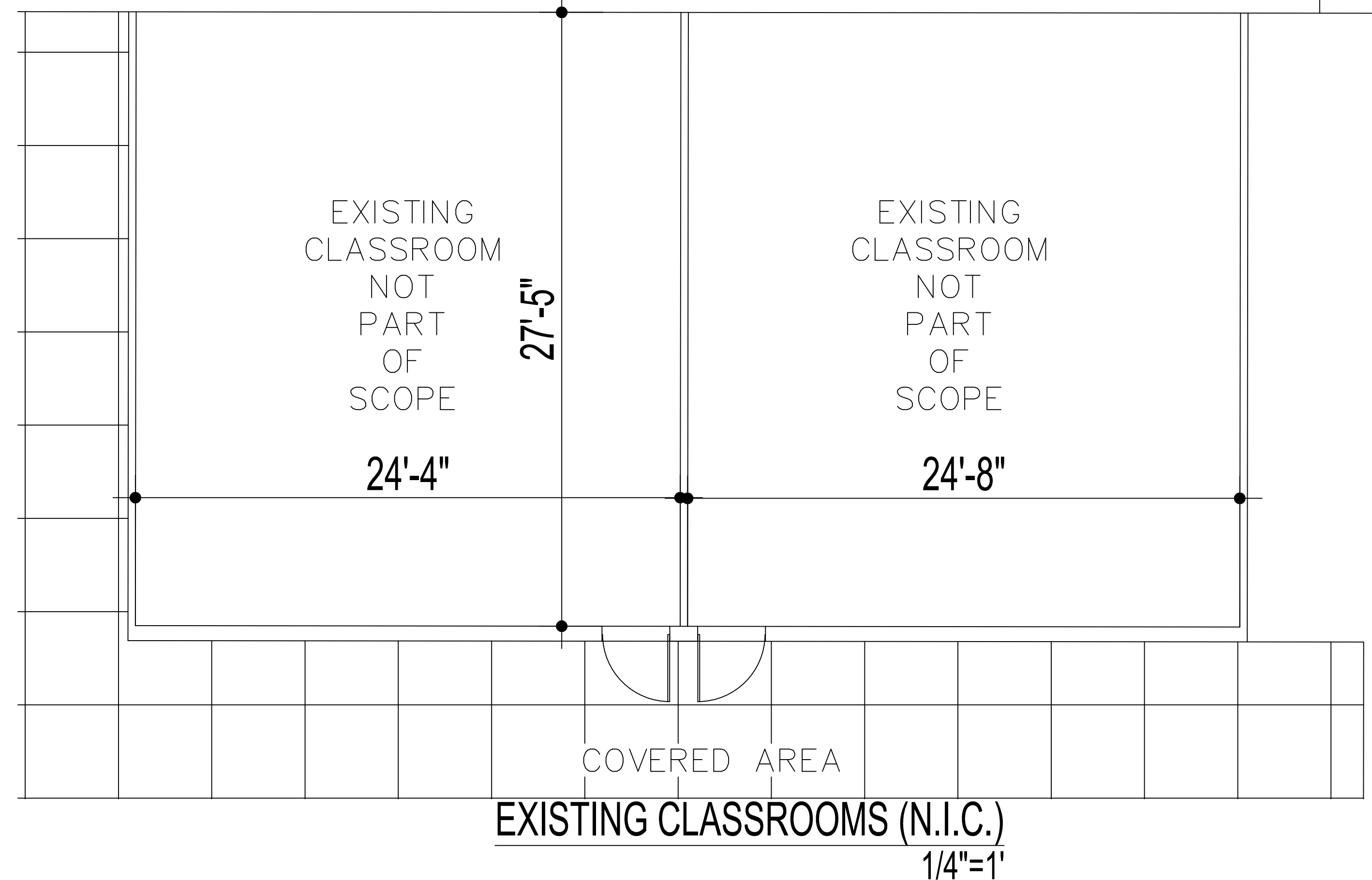
3.- ALL FIRE WALLS OR CHASES BE 1 HOUR FIRE RATED AS PER U.L. DESIGN No. U465.

4.- BUILDING IS NOT SPRINKLERED.

5.- FIRE ALARM SYSTEM INSTALLED TO BE UPGRADED TO COMPLY WITH PROPOSED DAYCARE USE.

6.- ALL EXISTING FINISHES TO BE CLASS "A" TYPE ONLY.

7.- SPACE IS FOR A DAYCARE WITH HOURS OF OPERATION FROM 7:00AM TO 7:00PM ONLY.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/17/2016

Property Information	
Folio:	02-3234-010-0210
Property Address:	1701 WASHINGTON AVE Miami Beach, FL 33139-0000
Owner:	M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER
Mailing Address:	1701 WASHINGTON AVE MIAMI BEACH, FL 33139-7541
Primary Zone:	4000 MULTI-FAMILY - 83-100 U/A
Primary Land Use:	7742 BENEVOLENT - EXEMPT - CLUB OR HALL - PRIVATE
Beds / Baths / Half:	0 / 4 / 0
Floors:	2
Living Units:	0
Actual Area:	Sq Ft
Living Area:	Sq Ft
Adjusted Area:	28,933 Sq Ft
Lot Size:	18,750 Sq Ft
Year Built:	1984

Assessment Information	
Year	2016 2015 2014
Land Value	\$4,687,500 \$4,687,500 \$4,687,500
Building Value	\$1,265,851 \$1,265,851 \$1,265,851
XF Value	\$28,935 \$29,340 \$29,745
Market Value	\$5,982,288 \$5,982,691 \$5,983,008
Assessed Value	\$5,982,288 \$5,801,700 \$5,092,455

Benefits Information	
Benefit	Type
Non-Homestead Cap	Assessment Reduction
Religious	Exemption
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).	

Short Legal Description	
ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26 LOT SIZE 125.000 X 150 OR 9893-378 15000-903 0792 4	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability. see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Taxable Value Information

	2016	2015	2014
County			
Exemption Value	\$5,982,288	\$5,801,700	\$5,092,455
Taxable Value	\$0	\$0	\$0

School Board

Exemption Value	\$5,982,288	\$5,982,691	\$5,983,008
Taxable Value	\$0	\$0	\$0

City

Exemption Value	\$5,982,288	\$5,801,700	\$5,092,455
Taxable Value	\$0	\$0	\$0

Regional

Exemption Value	\$5,982,288	\$5,801,700	\$5,092,455
Taxable Value	\$0	\$0	\$0

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
---------------	-------	--------------	---------------------------

OCCUPANT LOAD CALCULATIONS
AS PER F.B.C. 1004.1.2

TOTAL AREA= 1838 SF.
CLASS AREA: 1323 SF/1 PERSON/20 SF) = 25 PERS.
TOTAL = 25 PERS.

CALCULATIONS FOR EDUCATIONAL FACILITY AS PER F.B.C. P403.1					
OCCUPANCY COUNT: 66 CHILDREN					
	RATIO	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1/50 PERSONS	1	1	1	1
LAVATORIES	1/50 PERSONS	1	1	1	1
BATHTUBS OR SHOWERS	NONE	--	--	--	--
SERVICE SINK	1	1		1	
DRINKING FOUNTAINS	1 PER 100	2		2	

ALTERATION LEVEL I
SCOPE OF WORK

1.- REMOVE AND REPLACE ALL EXISTING TILE SURFACES IN EACH INDIVIDUAL ROOM.

3.- INSTALL NEW LEVER TYPE LOCKSETS ON ALL DOORS. AS SHOWN ON DOOR SCHEDULE ON SH-A-10.

4.- REMOVE AND REPLACE ALL DRYWALL IN AREAS WHERE NEW ELECTRICAL OUTLETS ARE BEING INSTALLED.

4.- REPLACE DRYWALL IN AREAS INDICATING.

5.- REMOVE AND REPLACE ALL FLOORING.

6.- PAINT ALL NEW AND EXISTING WALLS, CEILINGS, ADN SURFACES.

7.- FIRE CAULK AND SEAL ALL OPENINGS IN ALL PARTITIONS AS PER SH-A-11.

8.- DRYWALL CEILING ON INDICATING AREAS.

9.- MECHANICAL: NEW A/C FLEXIBLE CONDUCT.

10.- ELECTRICAL: NEW LIGHTING AND RECEPTACLES.

11.- PLUMBING: NOT APPLY.

12.- ALL NEW WORK WILL BE DONE UNDER THE FOLLOWING CODES AND/OR REGULATIONS AND ORDINANCES OF THE CITY OF MIAMI-DADE COUNTY, TO WIT:

A.- N.F.P.A. 101 - LIFE SAFETY CODE LATEST EDITION APPROVED BY THE FLORIDA BUILDING CODE.

B.- FLORIDA BUILDING CODE 2010 LATEST EDITION.

C.- NATIONAL ELECTRICAL CODE LATEST EDITION APPROVED BY THE FLORIDA BUILDING CODE.

D.- METROPOLITAN MIAMI-DADE COUNTY ORDINANCES.

E.- FLORIDA FIRE PREVENTION CODE 2010 - CH. 29

REVISIONS	BY

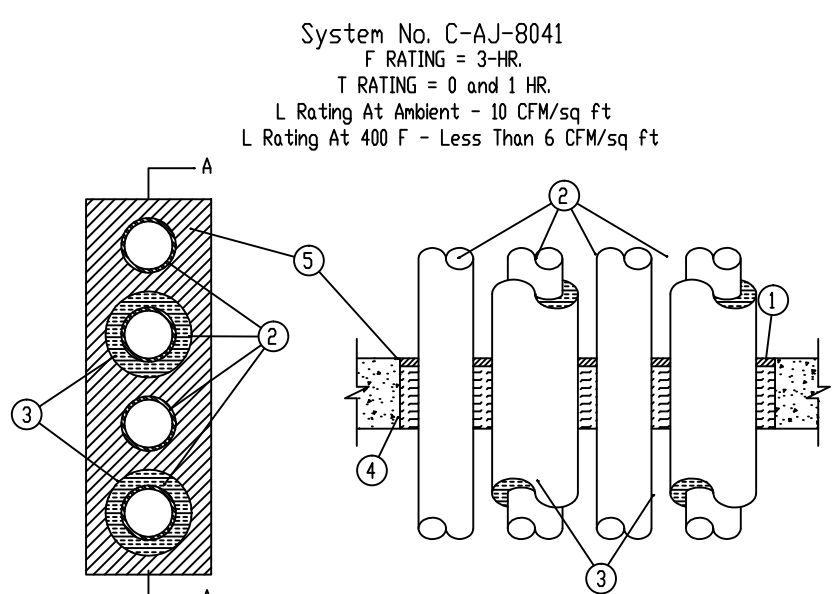
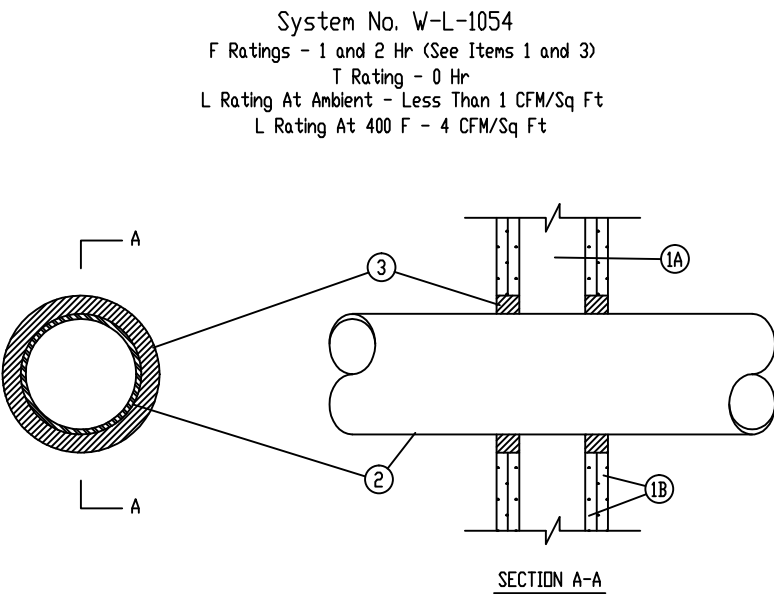
11401 SOUTH WEST 40 STREET
SUITE 245
MIAMI, FLORIDA 33165
PHONE: (305) 386-3858
FAX: (305) 553-0950
E-MAIL ADDRESS: LUIS@RCEC.COM
LUIS ROSAS-GUYON
P.E. #13725

Muss Montessori School
1701 Washington Avenue
Miami Beach, Florida
(305) 386-3858

DRAWN LRG
CHECKED LRG
DATE 12/07/16
SCALE As Shown
JOB No. 16-015
SHEET

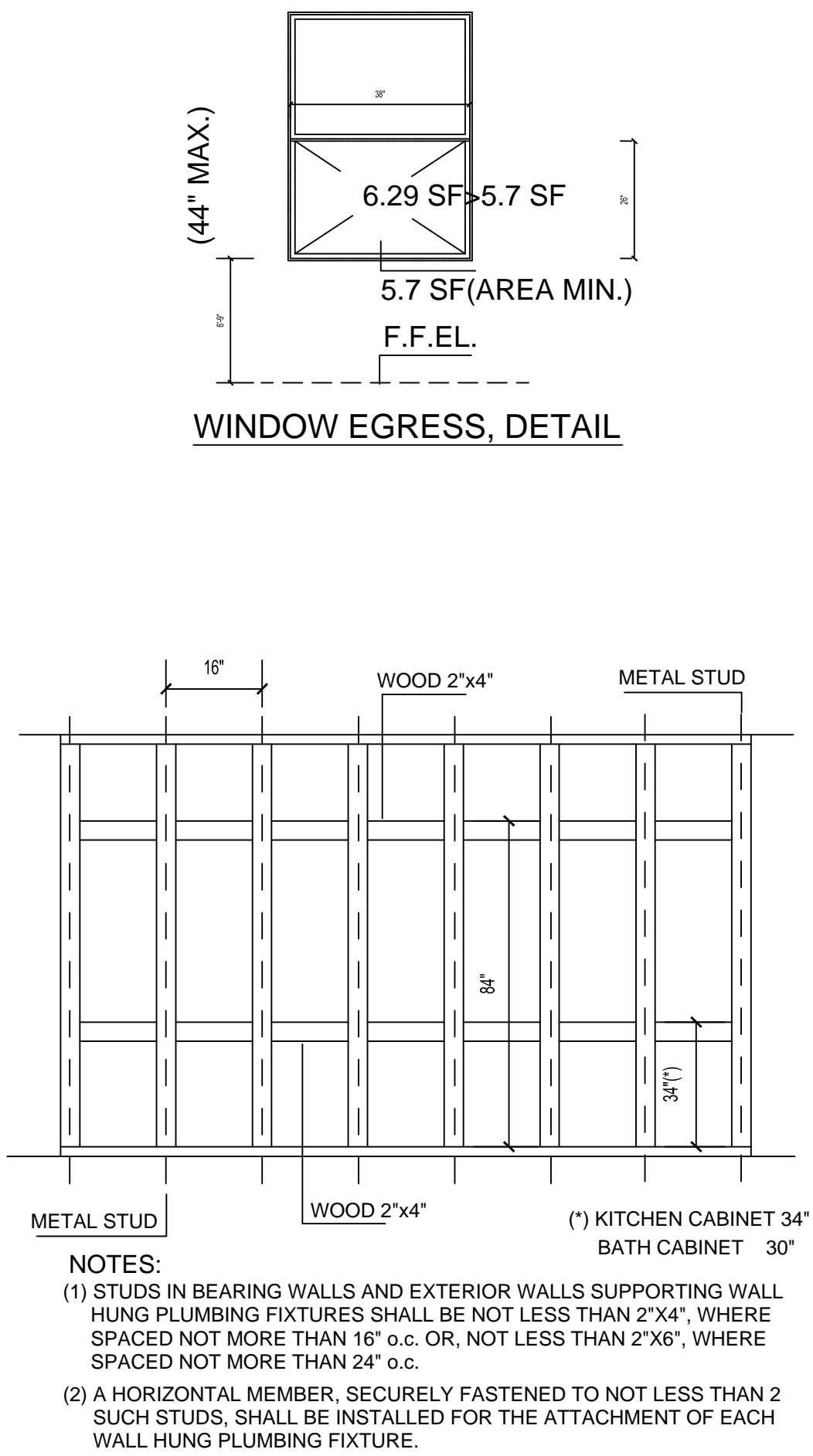
A-2
OF 3 SHEETS

FIRE PROOFING DETAILS

[illegible]

WINDOW SCHEDULE							
M/RK	DESCRIPTION	MATERIAL	WIDTH (IN)	HGT (IN)	AREA (S.F.)	REMARKS	N.O.A. # U-fac./SHGC
A	EXISTING SINGLE HUNG	ALUM & GLASS	44	54	16.5	AL FR. IMPACT RESIST. GLASS	11-1222.04 1.3/0.50

NOTES: 1- WINDOWS AND DOORS SPECIFICATIONS TO BE AS NOTED.
SIZES VARY W/NFR. MANUFACTURER BY PGT. VERIFY MASONRY OPENING SIZES WITH MANUFACTURER.
2- ALL ESCAPE WINDOWS SHALL COMPLY WITH F.B.C. 1026.
3- CONTRACTOR MUST COORDINATE ROUGH OPENING SIZES WITH SELECTED MANUFACTURER(S) AND WILL GET THE APPROVAL WITH THE N.O.A. IN THE BUILDING DPT. OF THE CITY.
4- ALL EXTERIOR OPENINGS MUST BE PROTECTED WITH DADE-COUNTY APPROVED HURRICANE SHUTTERS, UNLESS WINDOW OR DOOR HAS SPECIFIC APPROVAL FOR IMPACT (INCLUDING ALL EXISTING UNITS TO REMAIN).
5- ALL DOORS IN WOOD OR METALLIC TO BE PAINTED
6- EXTERIOR WINDOWS AND DOORS WILL BE UNDER SEPARATE PERMIT

[illegible]

Muss Montessori School
1701 Washington Avenue
Miami Beach, Florida
(305) 386-3858

DRAWN LRG
CHECKED LRG
DATE 12/07/16
SCALE As Shown
JOB No. 16-015
SHEET A — 3
OF 3 SHEETS

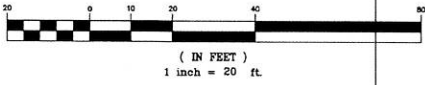


(10) Category #1 Replacement Trees Provided

A compass rose with a circle and a vertical line. The letter 'N' is at the top. A shaded area is in the upper-left quadrant, between the vertical line and the horizontal line.

BOUNDARY SURVEY

GRAPHIC SCALE



IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. O.O. DENOTES EXISTING ELEVATION. ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929. BENCHMARK: Z-310 ELEVATION: +6.83' LOCATOR INDEX: 3225 W

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE WEST RIGHT OF WAY LINE OF JAMES AVENUE

FIELD SURVEY DATE: 10-22-14 SCALE: 1" = 20'
DRAWING DATE: 10-27-14 FB: SKETCH
REVISED DRAWING DATE: 02-08-17 (UP-DATE)

DRAWN BY: M.A.B. AND DG
DRAWING NO.: 14-0575
NEW DRAWING NO.: 17-0056

LEGAL DESCRIPTION: Lots 2, 3 and the North 1/2 of Lot 4, and Lots 16-20 Block 26, FISHERS FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida. FOLIO NO. 02-3234-019-0210

SURVEY FOR: M.B. JEWISH COMM CTR
1701 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, NO. 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: 2-09-17
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +8.0' PANEL NO. 1208600317L
COMMUNITY NO. 120651 DATE OF MAP: 09-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
1	ROYAL PALM TREE	18"	50'	15'
2	ROYAL PALM TREE	18"	50'	15'
3	ROYAL PALM TREE	18"	50'	15'
4	ROYAL PALM TREE	18"	50'	15'
5	ROYAL PALM TREE	18"	50'	15'
6	ROYAL PALM TREE	18"	50'	15'
7	ROYAL PALM TREE	18"	50'	15'
8	ROYAL PALM TREE	18"	50'	15'
9	ROYAL PALM TREE	18"	50'	15'
10	ROYAL PALM TREE	18"	50'	15'
11	ROYAL PALM TREE	18"	50'	15'
12	ROYAL PALM TREE	18"	50'	15'
13	ROYAL PALM TREE	18"	50'	15'
14	OAK TREE	8"	15'	5'
15	ROYAL PALM TREE	18"	50'	15'
16	OAK TREE	8"	15'	5'
17	ROYAL PALM TREE	18"	50'	15'
18	OAK TREE	8"	15'	5'
19	ROYAL PALM TREE	18"	50'	15'
20	OAK TREE	8"	15'	5'
21	ROYAL PALM TREE	18"	50'	15'
22	SCREW PINE TREE	20"	20'	75'
23	ROYAL PALM TREE	18"	50'	15'
24	ROYAL PALM TREE	18"	50'	15'
25	ROYAL PALM TREE	18"	50'	15'
26	ROYAL PALM TREE	18"	50'	15'
27	ROYAL PALM TREE	18"	50'	15'
28	ROYAL PALM TREE	18"	50'	15'
#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
29	ROYAL PALM TREE	18"	50'	15'
30	WASHINGTONIA PALM TREE	10"	40'	10'
31	ROYAL PALM TREE	18"	50'	15'
32	WASHINGTONIA PALM TREE	10"	40'	10'
33	WASHINGTONIA PALM TREE	10"	40'	10'
34	WASHINGTONIA PALM TREE	10"	40'	10'
35	WASHINGTONIA PALM TREE	10"	40'	10'
36	WASHINGTONIA PALM TREE	10"	40'	10'
37	WASHINGTONIA PALM TREE	10"	40'	10'
38	WASHINGTONIA PALM TREE	10"	40'	10'
39	WASHINGTONIA PALM TREE	10"	40'	10'
40	ROYAL PALM TREE	18"	50'	15'

#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
41	JACARANDA TREE	8"	20'	10'
81	ROYAL PALM TREE	18"	50'	15'
82	ROYAL PALM TREE	18"	50'	15'
83	ROYAL PALM TREE	18"	50'	15'
84	ROYAL PALM TREE	18"	50'	15'
85	ROYAL PALM TREE	18"	50'	15'
86	ROYAL PALM TREE	18"	50'	15'
87	ROYAL PALM TREE	18"	50'	15'
88	ROYAL PALM TREE	18"	50'	15'
#	TREE NAME	DIAMETER	HEIGHT±	SPREAD±
70	ORCHID TREE	8"	15'	20'
71	ORCHID TREE	8"	15'	20'
72	ORCHID TREE	8"	15'	20'
73	ORCHID TREE	8"	15'	20'
74	FICUS TREE	36"	40'	40'
75	FICUS TREE	36"	40'	40'

SEAL

BOUNDARY SURVEY

REVISIONS

DATE: 02-08-2017
SCALE: 1" = 20'
DRAWN BY: D.A.G.
DRAWING NO: 17-0056
SHEET NO. 1 OF 1