

SERIES LittleBuddies Model 2407

PART #	DESCRIPTION	QTY	WEIGHT EA
240-0051	CLOSURE PLATE 8	2	8 lbs
240-0216	SQUARE PLATFORM ASSEMBLY 8"-48"	4	51 lbs
240-0221	MINI ARCH BRIDGE W/BARRIER	1	169 lbs
340-0540	FAN CLIMBER 32"	1	79 lbs
340-0542	32"-40" ROCK CRAWL	1	185 lbs
340-0548	STONE SLOPE CLIMBER 48"	1	85 lbs
340-0554	TRANSFER STATION, HANDRAIL 32"	1	167 lbs
440-0537	TRIPLE RAIL SLIDE 40" - 48"	1	142 lbs
440-0544	ROCK'N ROLL SLIDE 24" - 32"	1	83 lbs
440-0563	15' X 15' SHADEPLAY CANOPY	1	293 lbs
540-0195	DRUM PANEL, GROUND LEVEL	1	53 lbs
540-0684	PIPE WALL, ABOVE PLATFORM	1	30 lbs
540-0770	PADDLE BALL PANEL	1	40 lbs
540-1169	CHIMES PANEL, ABOVE PLATFORM	1	50 lbs
540-1170	BUMBLE BEE PANEL, ABOVE PLATFORM	1	40 lbs
540-2173	RACE ACCESSIBLE REACH PANEL	1	13 lbs
600-0104	NPPS SUPERVISION SAFETY KIT	1	3 lbs
640-0031	POST MOUNT STEERING WHEEL	1	5 lbs
640-0099	INSTALLATION KIT,LIL BUD	1	1 lbs
640-0103	MAINTENANCE KIT,LIL BUD	1	1 lbs
640-0148	POST,STD,113 3/16,32-40	6	25 lbs
640-0149	POST,STD,129 3/16,48	2	29 lbs
640-0159	SWAGED ROOF POST 2 3/8" OD X 136"	4	30 lbs
Total Weight			1989 lbs
Estimated Capacity			55

Client Name

Site / Project Name

Date: January 1, 2004



Model LB-2407

Price: \$

Sales Rep:

Phone:

Fax:

Email:



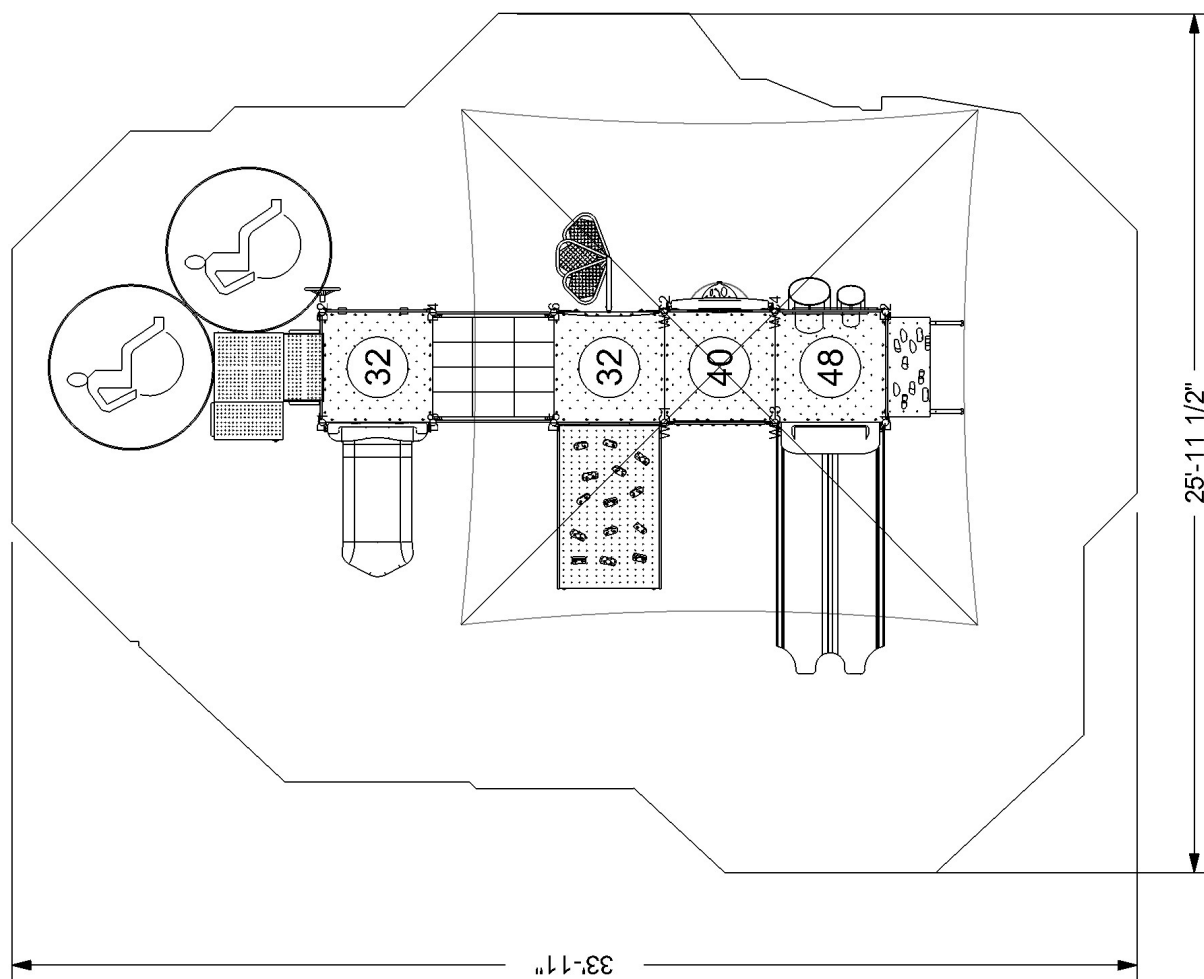


SERIES: Little Buddies
SITE PLAN
DRAWN BY:

LB-2407

BCI Burke Company, LLC (99)
LB-2407

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220



INFORMATION
MINIMUM FALL ZONE
SURFACED WITH
RESILIENT MATERIAL
AREA
681 SQ.FT.
PERIMETER
103 FT.
STRUCTURE SIZE
33' 1 1/2" x 26' 0"

STRUCTURE IS DESIGNED
FOR CHILDREN AGES:
☐ 6-23 MONTH OLDS
☒ 2-5 YEAR OLDS
☐ 5-12 YEAR OLDS
☐ 13 + YEAR OLDS

ada
INTERNATIONAL
CERTIFIED MANAGEMENT SYSTEM
ISO 9001

INTERNATIONAL PLAY EQUIPMENT
IPEMA
CERTIFIED
ASTM
F1487
MANUFACTURERS ASSOCIATION

To verify product certification,
visit www.ipema.org

The play components identified
in this plan are IPEMA
certified. The use and layout of
these components conform to the
requirements of ASTM F1487.
To verify product certification,
visit www.ipema.org

The space requirements shown
here are to ASTM standards.
Requirements for other standards
may be different.

The use and layout of play
components identified in this plan
conform to the CPSC guidelines.

ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS:	11
NUMBER OF ELEVATED PLAY EVENTS:	8
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP:	PROVIDED: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM:	PROVIDED: 8
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM:	PROVIDED: 3
NUMBER OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 3
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 3
RECD: 0	RECD: 0
RECD: 4	RECD: 3
RECD: 3	RECD: 3
RECD: 3	RECD: 3

WARNING!

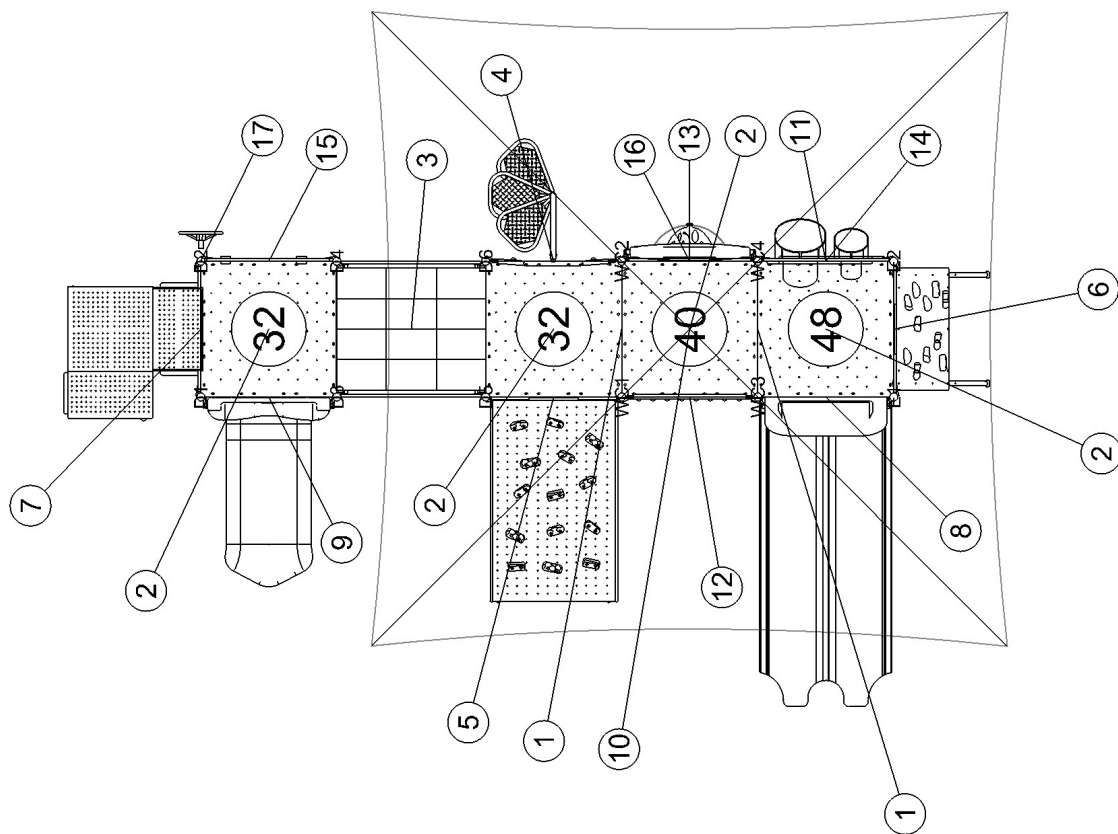
ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH
AND AROUND THIS EQUIPMENT.

FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for
Public Playground Safety.

PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

February 26, 2015

ITEM	COMP	DESCRIPTION
1	240-0051	CLOSURE PLATE 8
2	240-0216	SQUARE PLATFORM ASSEMBLY
3	240-0221	MINI ARCH BRIDGE W/BARRIER
4	340-0540	FAN CLIMBER 32"
5	340-0542	32"-40" ROCK CRAWL
6	340-0548	STONE SLOPE CLIMBER 48"
7	340-0564	TRANSFER STATION HANDRAIL
8	440-0537	TRIPLE RAIL SLIDE 40" - 48"
9	440-0544	ROCKN ROLL SLIDE 24" - 32"
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11	540-0195	DRUM PANEL - GROUND LEVEL
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13	540-0770	PADDLE BALL PANEL
14	540-1169	CHIMES PANEL, ABOVE PLATFO
15	540-1170	BUMBLE BEE PANEL, ABOVE PL
16	540-2173	RACE ACCESSIBLE REACH PANI
17	640-0031	POST MOUNT STEERING WHEEL



SERIES: Little Buddies
 COMPONENT PLAN
 DRAWN BY:

LB-2407

BCI Burke Company, LLC (99)
 LB-2407

February 26, 2015

PLEASE DO NOT REPLY TO THIS MESSAGE

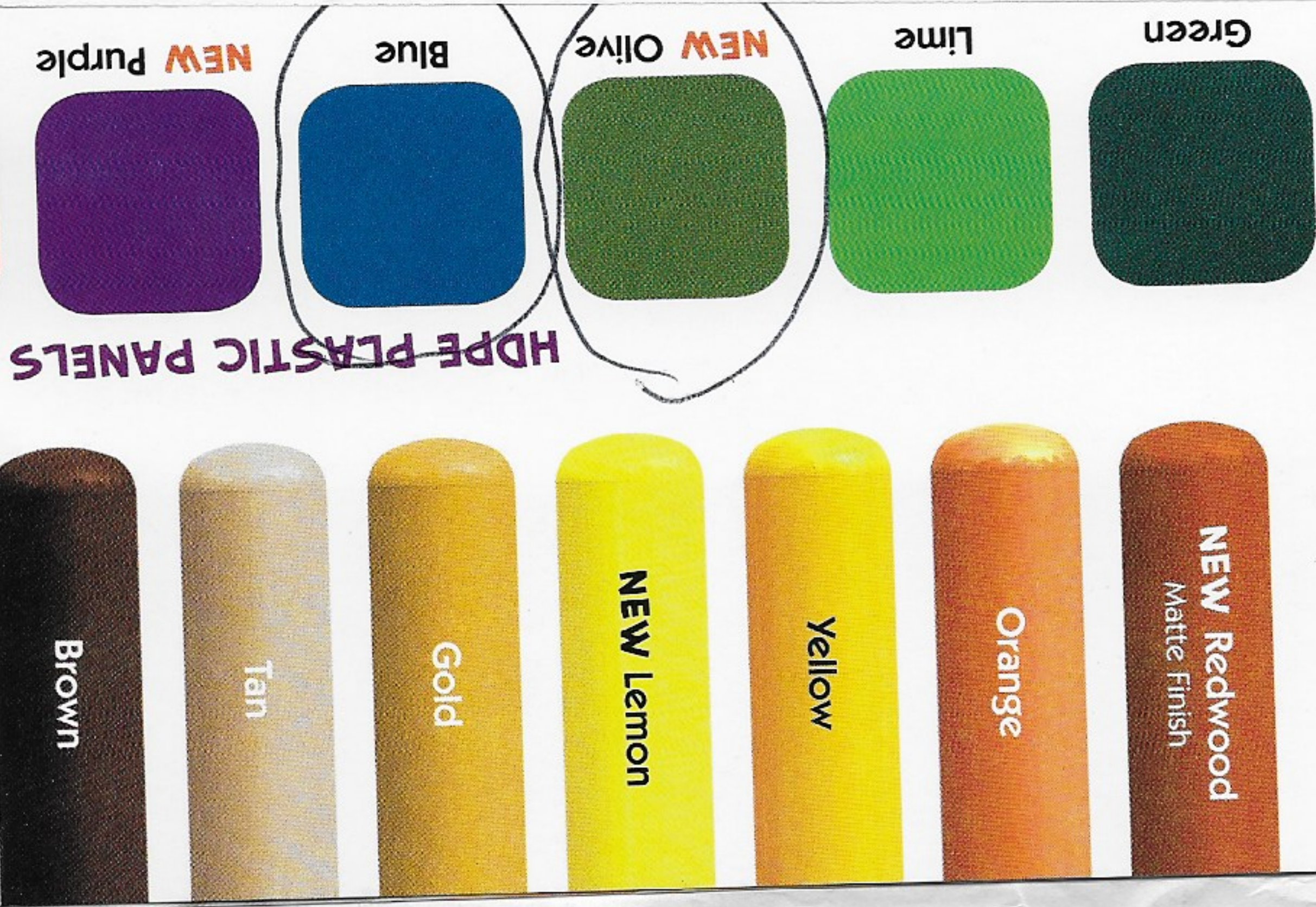
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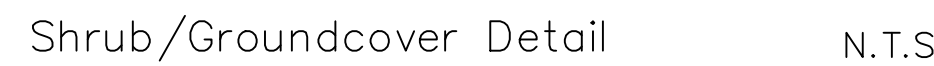
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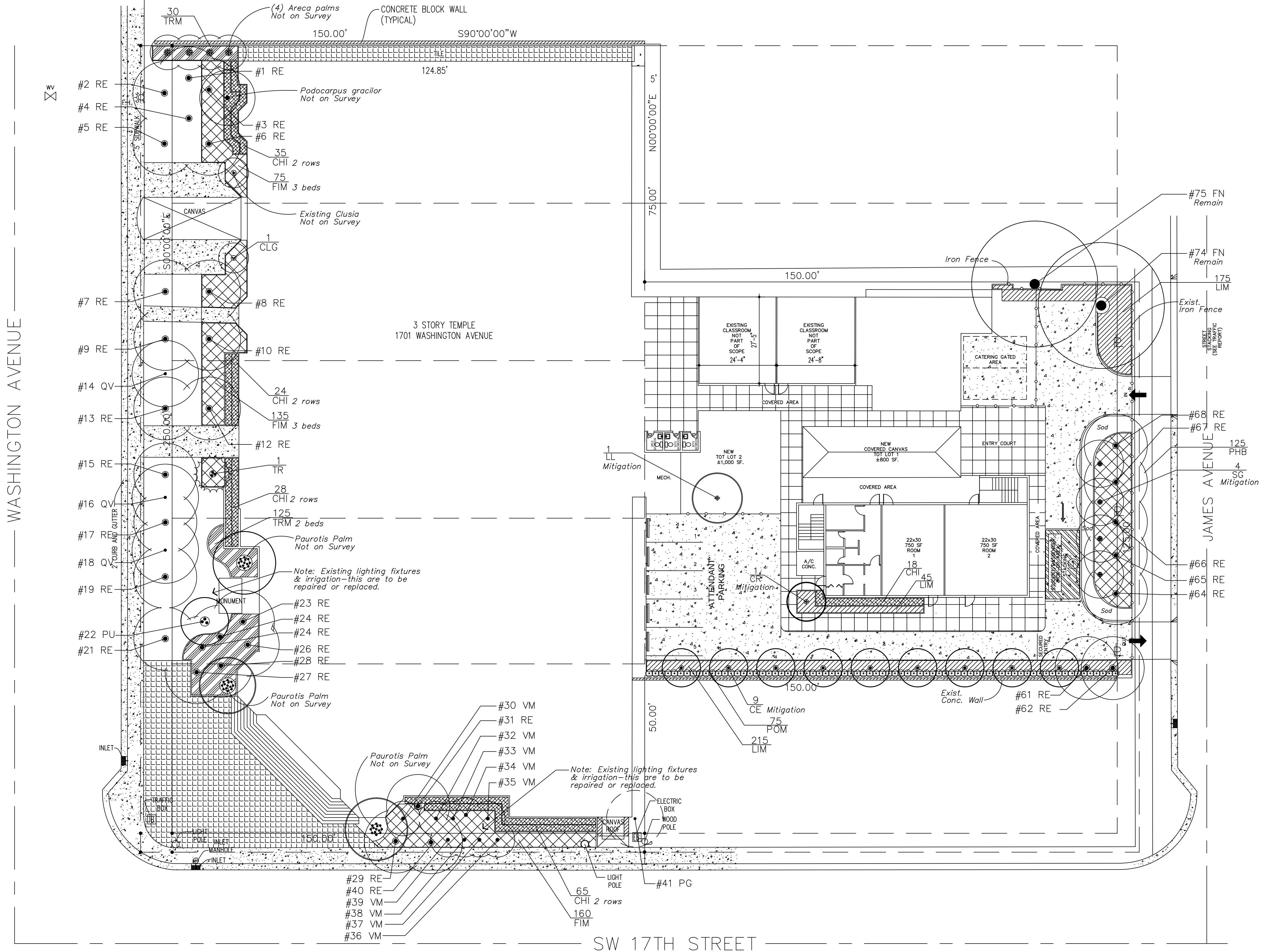
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LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

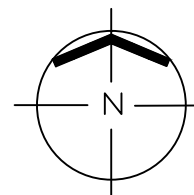
1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2019, RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT.
NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION. SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT1) TO BE REMOVED FROM SITE, PRIOR TO "LANDSCAPE ARCHITECT'S" APPROVAL. REFERENCE TO FLORIDA EXOTIC PEST PLANT CONTROL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE "FLORATAM" SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ADJOINING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH.(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED TO ADJACENT PAVED SURFACES. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
12. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BURIED SOD SHALL BE IRRIGATED WITH FLOOD REELS AND TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

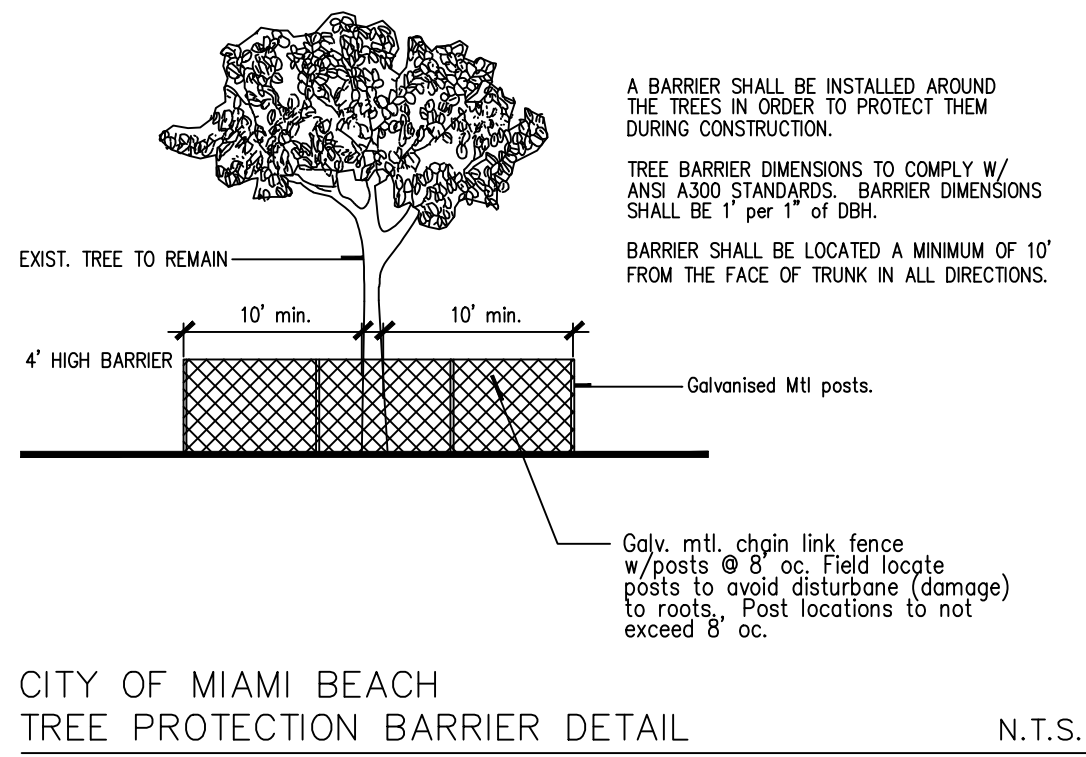


Plant List						
QTY	KEY	Botanical / Common Name	Description/ Specification			Native Y/N
1	LL	<i>Lysiloma latisiliqua</i> / Wild Tamarind	12' oa ht, 2" cal, FG #1	<i>Cat. #1</i>		Yes
1	CR	<i>Clusia rosea</i> / Pitch Apple	12' oa ht, 2" cal, FG #1	<i>Cat. #1</i>		No
9	CE	<i>Conocarpus erectus</i> / Green Buttonwood	12' oa ht, 2" cal, FG #1	<i>Cat. #1</i>		Yes
4	SG	<i>Simaruba glauca</i> / Paradise Tree	12' oa ht, 2" cal, FG #1	<i>Cat. #1</i>		Yes
(15) Category #1 Replacement Trees Provided						

1	TR	<i>Thrinax radiata</i> / Thatch Palm	9'-10' ht, multi-trunk (3)	Yes
1	CLG	<i>Clusia guttifera</i> / Small Leaf Clusia-tree form	6-8' ht, multi trunk-tree form	No
75	POM	<i>Podocarpus macrophyllum</i> / Podocarpus	4-5' ht, 2' spr, 15 gal.	No
210	CHI	<i>Chrysobalanus icaco</i> / Red Tip Cocoplum	24" ht, 18" spr, 3 gal, min, full.	Yes
155	TRM	<i>Trimezia martinicensis</i> / Yellow Walking Iris	24" ht, 12" spr, 3 gal.	No
125	PHB	<i>Philodendron Burle Marx</i> / <i>Burle Marx</i>	12" ht, 12" spr, 3 gal.	No
370	FIM	<i>Ficus microcarpa</i> / Green Island Ficus	8" ht, 10" spr, 3 gal.	No
435	LIM	<i>Liriope muscarie</i> / Evergreen Giant Liriope	8" ht, 8" spr, 1 gal.	No

Landscape Plan
1/16"=1'-0"



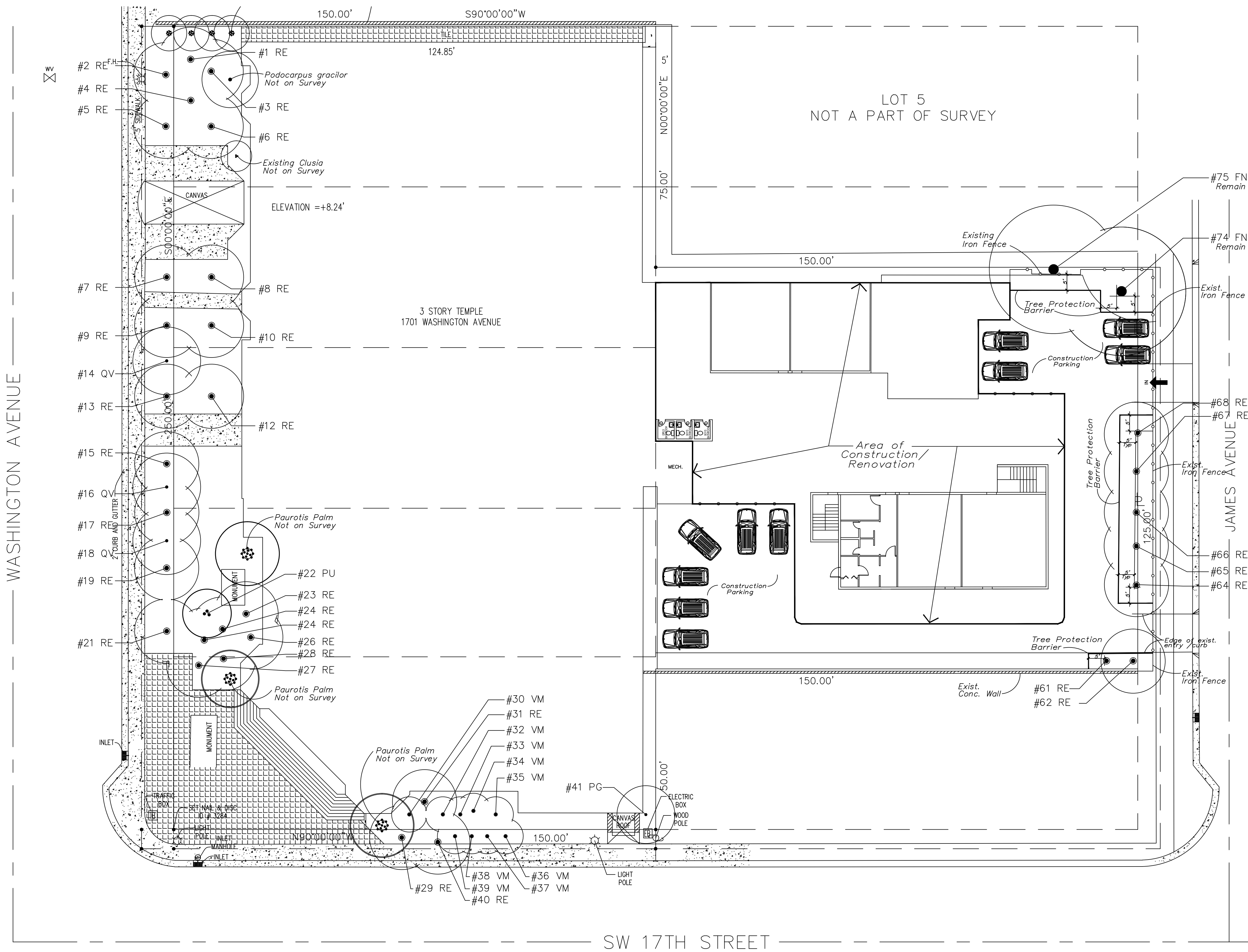


CITY OF MIAMI BEACH TREE PROTECTION NOTES

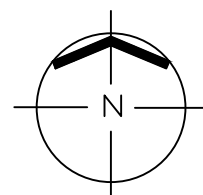
- 1) Understory plants within areas surrounded by protective barriers shall be protected.
- 2) No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the area surrounded by the protective barrier.
- 3) No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.
- 4) Natural grade shall be maintained on areas surrounded by the protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree is endangered, tree wells or retaining walls are required.
- 5) Only hand digging and grading activities will be permitted within the tree protection zone. All surrounding areas must be graded to a point that meets the outside of the tree protection zone.
- 6) Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunications lines shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavations with an air spade, or use of overhead utility lines.
- 7) No vehicles or equipment shall be permitted within areas surrounded by the protective barrier.
- 8) Written permission is required from the Urban Forester & the Planning Department prior to removal of the Tree Protection Barrier, in order to complete the work, within the boundary. Work performed within the boundary is to be done by hand, (no machinery), and an on-site walk through may be required.

Landscape Architect's Note:

Mount / fasten Tree Protection Barrier fencing to existing walls, fences, where applicable, as shown on plan.



Tree Protection &
Construction Parking
1/16"=1'-0"



Revisions

H.L. Martin, Landscape Architect, P.A.

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305 790-4372, hlmartin@bellsouth.net
L.C.# 26000404

Temple Emanu-El
1701 Washington Avenue
Miami Beach, Florida 33139



Date: 04.12.17

LA1.2

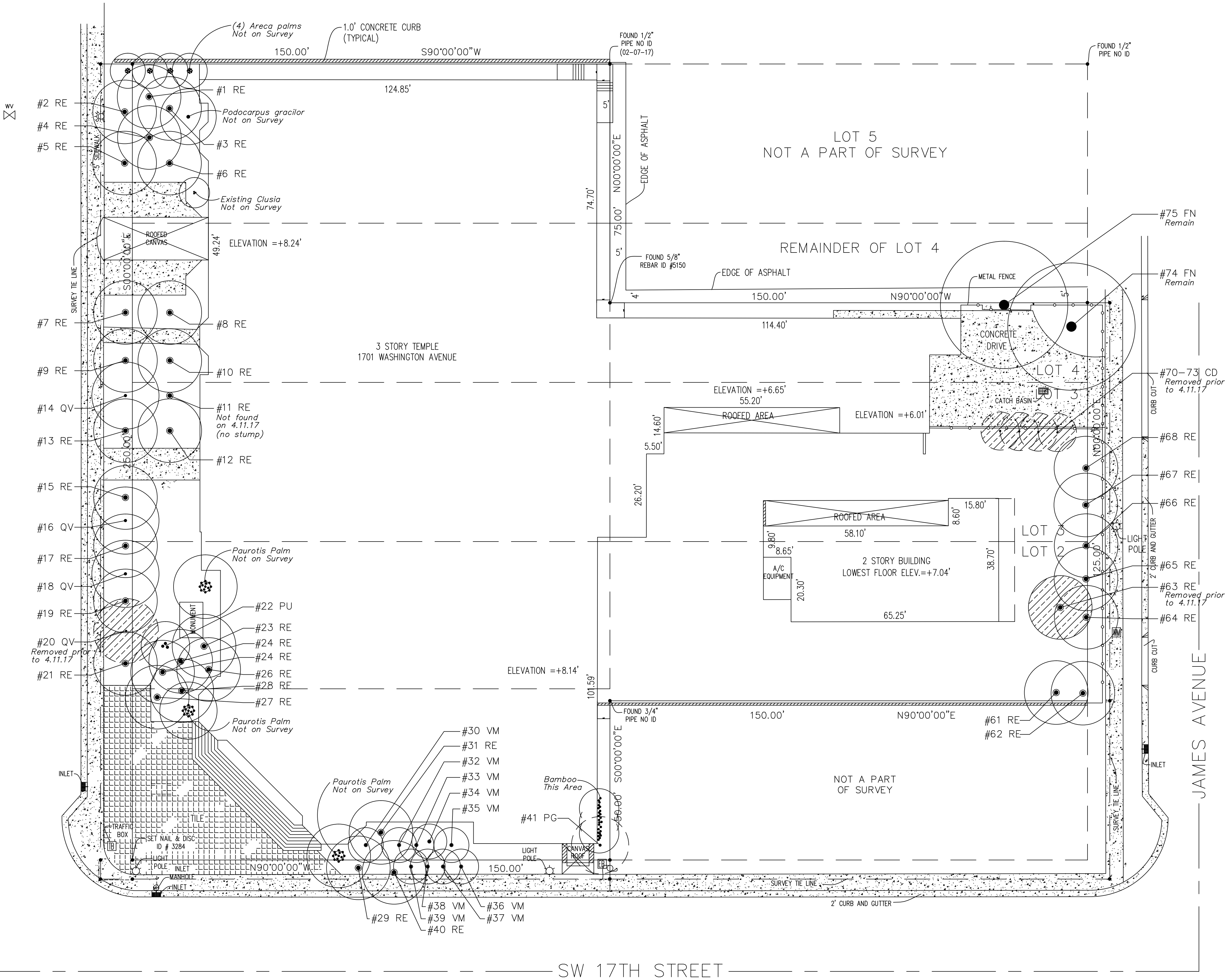
Tree Survey List

Num	Botanical / Common Name	Disposition	HT	SPR	DBH	Description	Notes
#1 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#2 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#3 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#4 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#5 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#6 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#7 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#8 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#9 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#10 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#11 RE	Roystonia elata / Royal Palm	Not found on 04.11.17, mistake on survey?					
#12 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#13 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#14 QV	Quercus virginiana / Live Oak	Remain	18'	18'	6"	Good	See note
#15 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#16 QV	Quercus virginiana / Live Oak	Remain	18'	18'	6"	Good	See note
#17 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#18 QV	Quercus virginiana / Live Oak	Remain	18'	18'	6"	Good	See note
#19 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#20 QV	Quercus virginiana / Live Oak	Removed- found stump only on 04.11.17					
#21 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#22 PU	Pandanus utilis / Screw Pine	Remain	20'	15'	20"	Fair	
#23 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#24 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#25 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#26 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#27 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#28 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#29 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#30 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#31 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#32 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#33 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#34 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#35 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#36 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#37 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#38 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#39 VM	Veitchia montgomeryana / Veitchia Palm	Remain	40'	10'	10"	Good	
#40 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#41 PG	Podocarpus gracilior / Weeping Podocarpus	Remain	20'	10'	8"	Fair	
#61 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#62 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#63 RE	Roystonia elata / Royal Palm	Removed- No stump, likely a mistake on Survey.					#3 below.
#64 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#65 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#67 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#68 RE	Roystonia elata / Royal Palm	Remain	50'	15'	18"	Good	
#70 CD	Coccoloba diversifolia / Pigeon Plum	Removed-	20'	15'	6"	Good	#3 below.
#71 CD	Coccoloba diversifolia / Pigeon Plum	Removed-	20'	15'	6"	Good	#3 below.
#72 CD	Coccoloba diversifolia / Pigeon Plum	Removed-	20'	15'	6"	Good	#3 below.
#73 CD	Coccoloba diversifolia / Pigeon Plum	Removed-	20'	15'	6"	Good	#3 below.
#74 FN	Ficus nitida / Cuban Laurel	Remain	40'	40'	36"	Good	
#75 FN	Ficus nitida / Cuban Laurel	Remain	40'	40'	36"	Good	

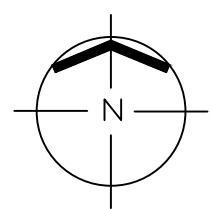
Notes:
#1) #14,16,18 QV (Live Oaks) are 18' ht, 18' spr, 6" dbh, not 15'ht, 5' spr, as per Survey.
#2) #11 RE not found on 04.11.17. No stump, likely a mistake on Survey.
#3) #20 QV not found on 04.11.17. Stump only.
#4) #63 RE not found on 04.11.17.
#5) #70-73 CDs were observed by L.A. in 08/16. Not Orchid trees (Survey). Hts were 18', spr. 12'-14', dbh appr. 5" Removed prior to 04.11.17.
#6) Ht, Spr, DBH, as per Boundary Survey- some revised as per site visit on 04.11.17.

Indicates Existing Tree or Palm to remain. Indicates Existing Tree or Palm not found or removed prior to 04.11.17.

WASHINGTON AVENUE



Tree Survey Disposition Plan
1/16"=1'-0"



Revisions

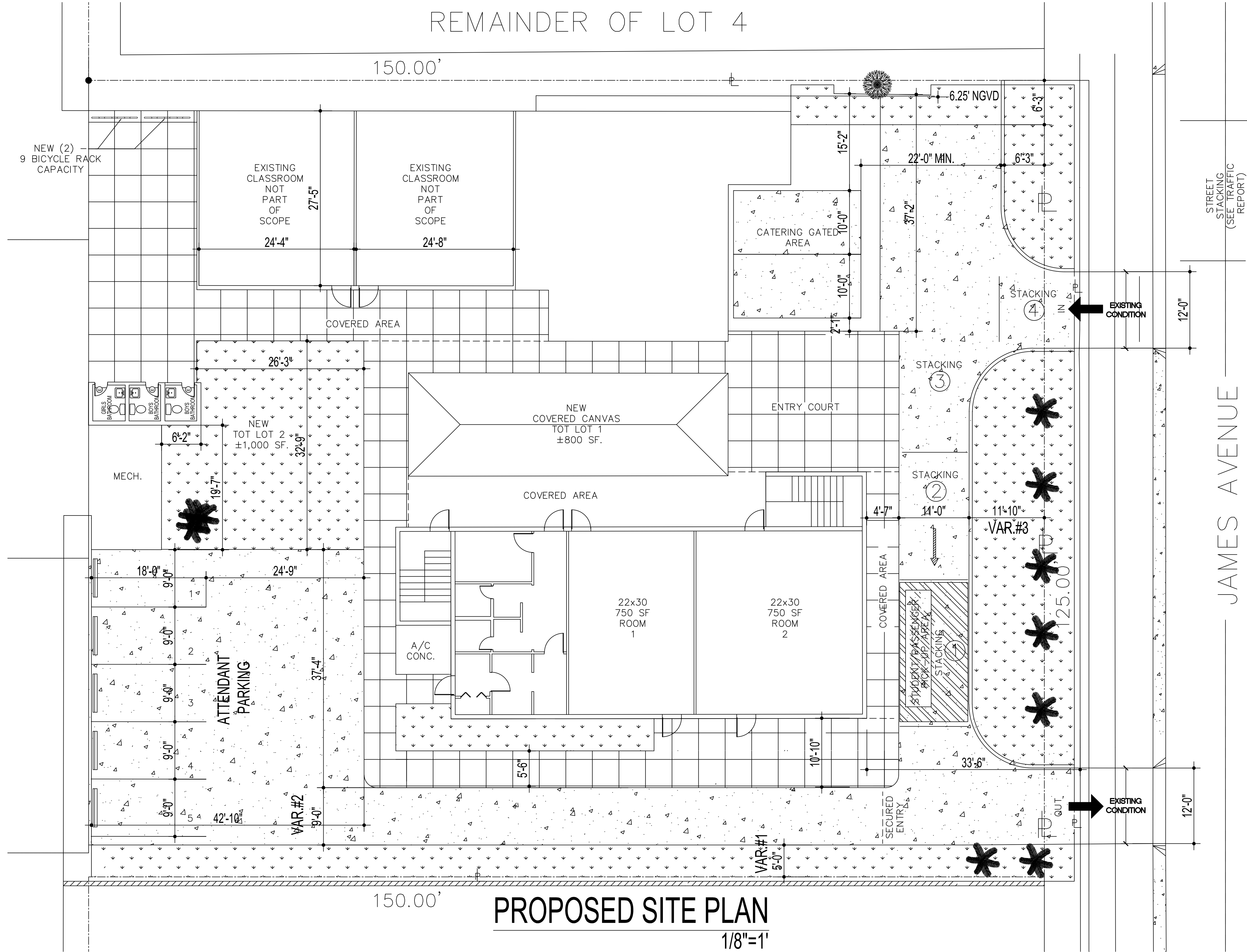
H.L. Martin, Landscape Architect, P.A.
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Temple Emanu-El
1701 Washington Avenue
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Herbert Lester Martin
LA #0001722, LC #26000404

Date: 04.12.17

LA1.1



LOCATION PLAN
N.T.S.

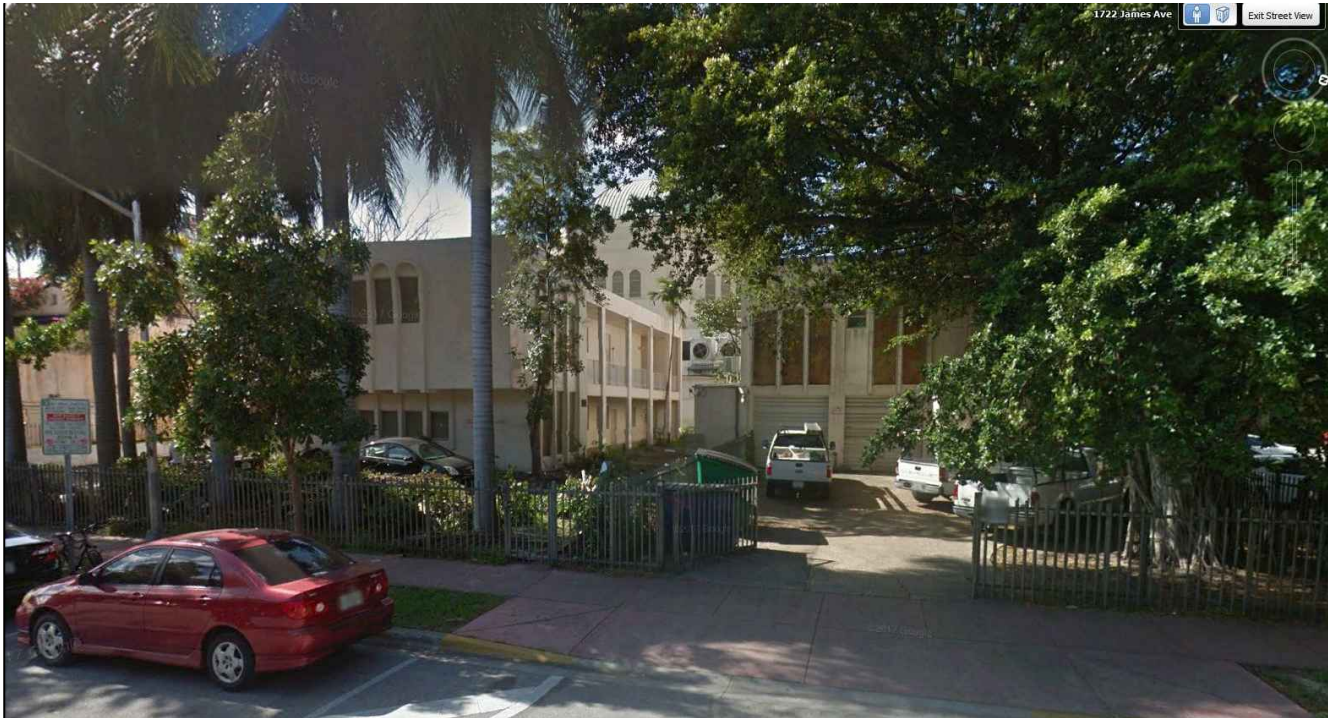
ZONING LEGEND & SITE PLAN DATA

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	5
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.	33.5 FT.
MIN. SIDE SETBACK	15 FT.	15 FT.



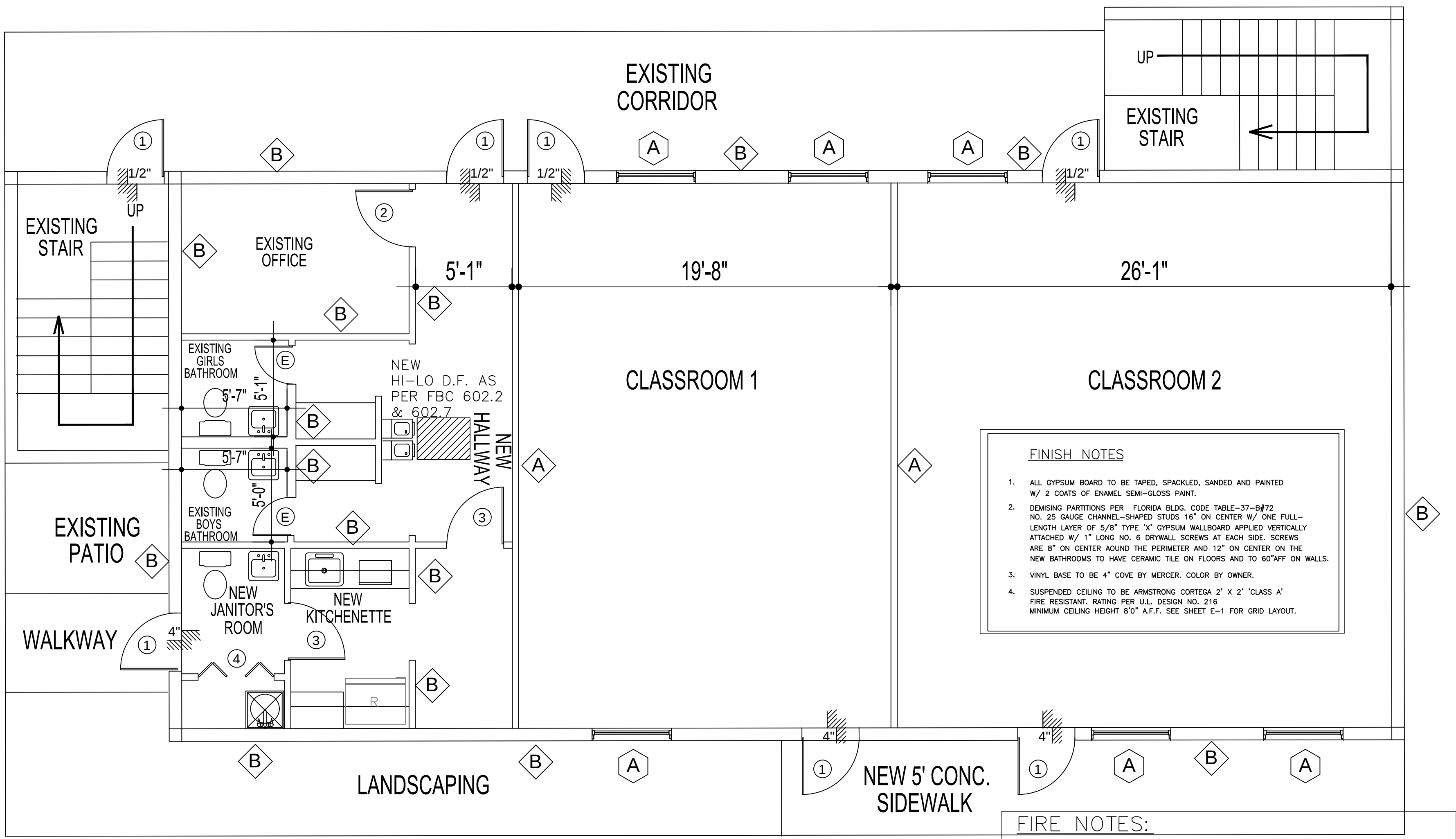
JAMES AVENUE VIEW

REVISIONS	BY

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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.

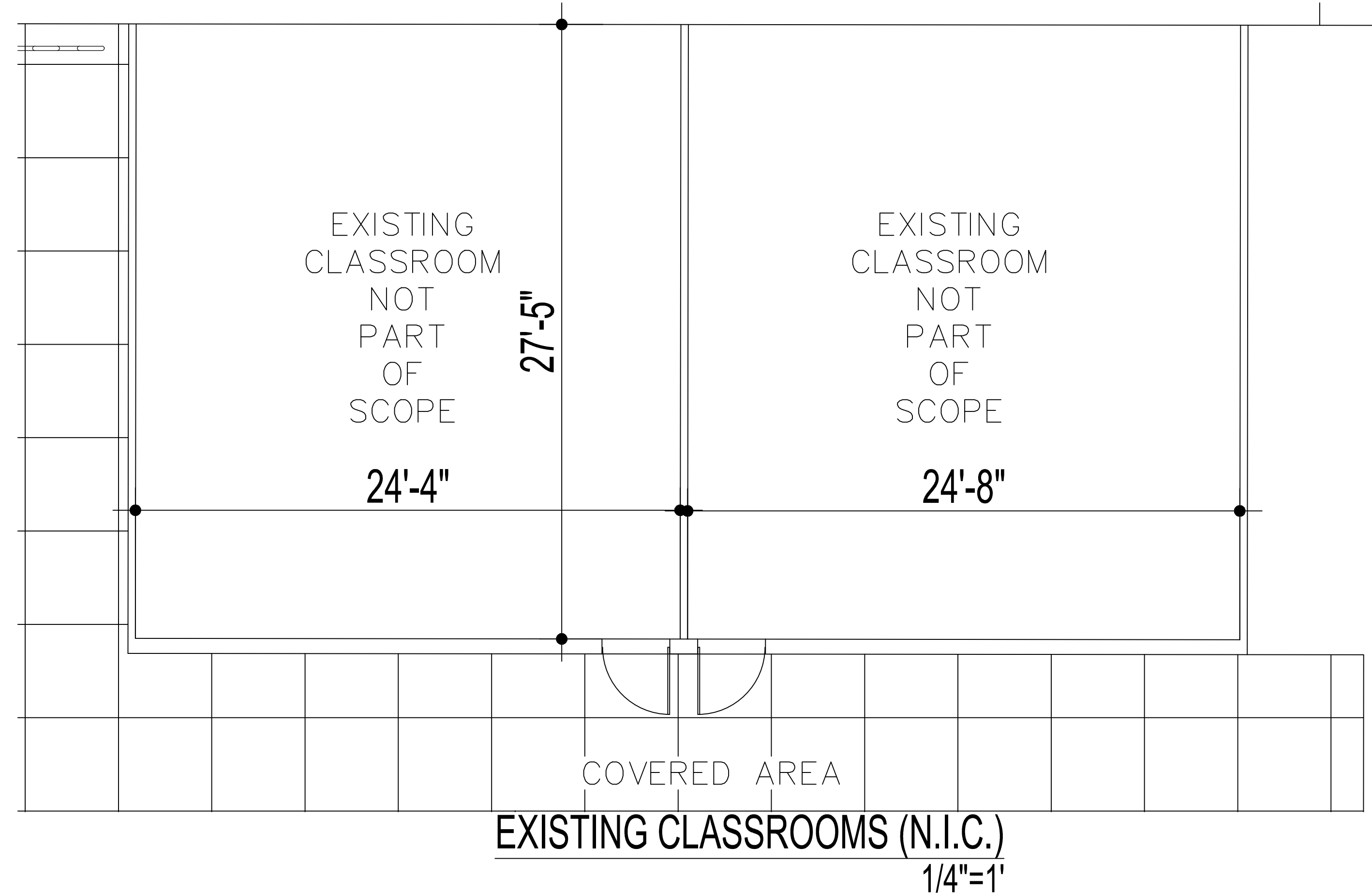
3.- ALL FIRE WALLS OR CHASES BE 1 HOUR FIRE RATED AS PER U.L. DESIGN No. U465.

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.



EXISTING CLASSROOMS (N.I.C.)
1/4"=1'

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	\$5,982,286	\$5,982,691	\$5,983,096
Assessed Value	\$5,982,286	\$5,801,700	\$5,092,455

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$380,691	\$890,641
Religious	Exemption	\$5,982,286	\$5,801,700	\$5,092,455

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 15009-903 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	\$5,982,286	\$5,801,700	\$5,092,455
Taxable Value	\$0	\$0	\$0

School Board			
Exemption Value	\$5,982,286	\$5,982,691	\$5,983,096
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$5,982,286	\$5,801,700	\$5,092,455
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$5,982,286	\$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

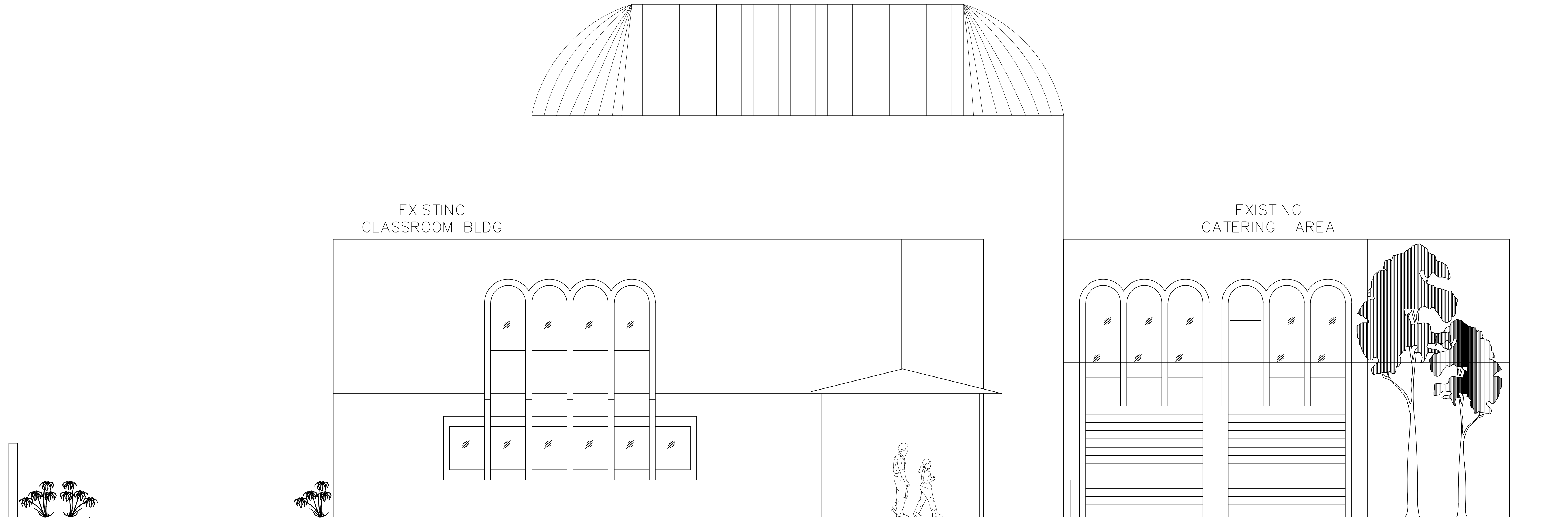
REVISIONS	BY

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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



EXISTING EAST (JAMES AVE.) ELEVATION

1/4"=1'

FIRE PROOFING DETAILS

System No. V-L-1054
F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq Ft
L Rating At 400 F - 4 CFM/sq Ft

SECTION A-A

1. **Wall Assembly** - The 1 or 2 hr fire-rated gypsum wallboard/steel wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the U.L. Fire Resistance Directory and shall include the following construction features:
A. **Stud** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the clear opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-fastened to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. wider and 4 to 6 in. higher than the clear opening in the wall such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.
B. **Gypsum Board** - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Designs in the U.L. Fire Resistance Directory. Max clear opening is 32-1/4 in. for steel stud walls. Max clear opening is 14-1/2 in. for wood stud walls.
2. **Through-Penetrations** - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the fireproofing system. The annular space shall be min 0 in. to max 2-1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. **Steel Pipe** - Nom 30 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. **Non-Pipe** - Nom 30 in. diam (or smaller) cast or ductile iron pipe.
C. **Conduit** - Nom 4 in. diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit.
D. **Copper Tubing** - Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
E. **Copper Pipe** - Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.
3. **Fill Material** - Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the joint or continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
4. **UL Classification** - See UL Classification Marking.
5. **UL Classification** - See UL Classification Marking.

CLASSIFIED
UL
US

Page 1 of 2

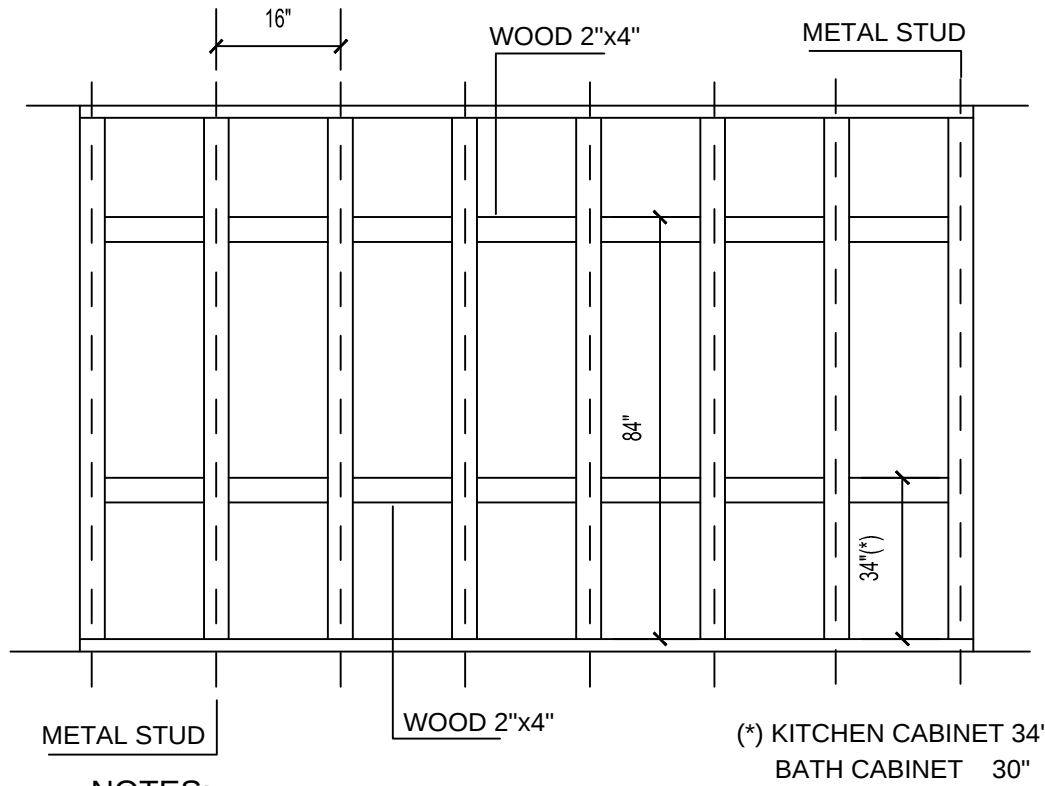
System No. C-AJ-8041
T Rating - 0 and 1 Hr
L Rating At Ambient - 10 CFM/sq Ft
L Rating At 400 F - Less Than 6 CFM/sq Ft

SECTION A-A

1. **Floor or Wall Assembly** - Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete floor or min 5 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete wall. Wall may also be constructed of any U.L. Classified Concrete Block*. Max clear opening is 102 in. with max dimension of 24 in.
2. **Through-Penetrations** - A max of 4 pipes, conduits or tubing to be installed within the opening. The space between pipes, conduits or tubing shall be 1-1/2 in. The space between pipes, conduits or tubing and periphery of opening shall be min 1-5/8 in. to max 2-1/2 in. Pipes, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. **Steel Pipe** - Nom 3 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. **Copper Tubing** - Nom 3 in. diam (or smaller) Type L (or heavier) copper tubing.
C. **Copper Pipe** - Nom 3 in. diam (or smaller) Regular (or heavier) copper pipe.
D. **Conduit** - Nom 3 in. diam (or smaller) electrical metallic tubing or steel conduit.
3. **Pipe Covering** - (Optional) - Max 1 in. thick hollow cylindrical heavy density (min 2.5 pcf) glass fiber units jacketed on the outside with an oil service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing top tape. Transverse joints secured with metal fasteners or with butt strip tape supplied with the product. A non-annular space of 1-1/2 in. is required within the fireproofing system. The T Rating is 1 hr when 1 in. thick pipe covering is used. The T Rating is 0 hr when pipe covering is less than 1 in. or is omitted.
4. **Packing Material** - Min 4 in. thickness of min 4.0 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
5. **Fill Material** - Min 1/2 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
6. **UL Classification** - See UL Classification Marking.
7. **UL Classification** - See UL Classification Marking.

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Page 1 of 2



NOTES:
(1) STUDS IN BEARING WALLS AND EXTERIOR WALLS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE NOT LESS THAN 2"x4", WHERE SPACED NOT MORE THAN 16" o.c. OR, NOT LESS THAN 2"x6", WHERE SPACED NOT MORE THAN 24" o.c.
(2) A HORIZONTAL MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.

WALL HUNG FIXTURES DETAIL

REVISIONS	BY



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As Shown
JOB No.
16-015
SHEET
A-3
OF 3 SHEETS