

MIAMI RIVER BUILDING

Issue Vertical access to the second floor of an office building.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the second floor of an existing office building that is undergoing a \$35,000 alteration. There are 2,200 square feet on the upper level, which is the location of the alteration. Quotes of \$44,800 and \$38,780 were submitted, which are greater than the cost of proposed construction. According to the applicant, the building, which was constructed in 1940 is not structurally sound enough to accommodate the addition of an elevator. No changes are planned to existing toilet facilities or kitchen.

Project Progress:

The project is in plan review.

Items to the Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name : Miami River Building

Address: 19 Northwest South River Drive, Miami, Florida 33128

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name : Clayton Clavette

Applicant's Address : 1 Southeast 3rd Avenue – Suite PH3120, Miami, Florida 33131

Applicant's Telephone : 305.377.2299

FAX 305.675.3111

Applicant's E-mail Address: clayton@clavettegroup.com

Relationship to Owner: Owner

Owner's Name Same as applicant

Owner's Address : _____

Owner's Telephone: _____

FAX _____

Owner's E-mail Address: _____

Signature of Owner: _____

Contact Person: Same as applicant

Contact Person's Telephone : _____

E-mail Address: _____

This application is available in alternate formats upon request. Form No. 2001-01

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

4. Type of Facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Existing two (2) story office building – 4,455 sq.ft. (2,200 on 2nd floor) built in 1940.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$35,000.00 – interior renovation of 2nd floor only

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

City of Miami ADA Building division is requesting that a vertical access be installed to the existing two story office building. The renovation to the building is significantly less than the cost to install vertical access and the 20% of budget cost to ADA improvements.

7. Requirements requested to be waived. Please reference the applicable section of the Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: FBC 11-4.1.6

Issue

2: _____

Issue

3: _____

8. Reason(s) for Waiver Request: The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

This is an existing building, built in 1940 and is not designed to structurally to accommodate a vertical lift without significant alteration to the existing building.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The cost of the renovation is approximately \$35,000 and is a minor change to the existing floor space. All bath and kitchenette areas are to remain as is. Without this renovation the existing space will not meet the needs of current office tenant requirements. The installation of a vertical access (elevator) will far exceed the budgeted cost of the renovation.

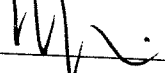
[] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

- a. A quote from ThyssenKrupp Elevator (see attached) for \$44,800.00 is more than the complete cost of the renovations to the existing building.
- b. A quote from Mowrey Elevator Company (see attached) for \$38,780.00 is more than the complete cost of the renovations to the existing building.
- c. _____

10. Licensed Design Professional: Where a design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The proposed renovation is minor in nature. The existing structure will not easily accept an elevator. The cost to provide vertical access will exceed the cost of the renovation proposed for the 2nd floor offices.

Signature Printed Name:  M.J. Hill

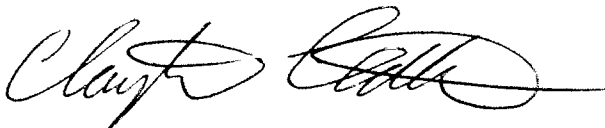
Phone Number (305) 324-4700

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to be the best of my knowledge true and correct.

Dated this 10 day of OCTOBER, 20 09

Signature 

Printed Name CLAYTON CLAVETTE

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

ThyssenKrupp Elevator



March 8, 2007

Ms. Lauren Gnazzo
Lavish Living
One SE Third Avenue, Suite 3120
Miami, FL 33131

Tel: (305) 377-2299

PROJECT: 19 NW South River Drive – Miami, Florida

Dear Ms. Gnazzo:

ThyssenKrupp Elevator is pleased to provide you with the following quote of **Forty Four Thousand Eight Hundred Dollars (\$44,800.00)** to furnish and install one (1) pre-engineered hole-less oildraulic elevator at the above referenced project per the information provided during our phone conversation on March 8, 2007, and the following clarifications:

CLARIFICATIONS

- Mutually agreed upon schedule.
- Rigging and hoisting by others.
- The price is valid for sixty (60) days. This quote does not allow for liquidated damages.
- All related work as included on the attached "work not included" specification is by others.
- Our quotation is contingent upon all the work being performed during the normal working hours of the elevator trade and a mutually satisfactory schedule. Please note that we are currently experiencing, 6 weeks for approval drawings, 12-14 week lead time on oildraulic elevators after drawing approvals and color selections, not including courier time to factory or shipping to Miami.
- If a bond is required, please add 1% of contract price.
- Contractor/Owner agree that in the event the project is delayed due to no fault of Subcontractor, Contractor/Owner shall reimburse Subcontractor for any additional costs, which may include remobilization fees, as well as any labor rate increases Subcontractor has incurred based on its collective bargaining agreement with The International Union of Elevator Constructors (IUEC).
- In the event Contractor/Owner is unable to take possession of the equipment for onsite storage and incorporation into the project, Contractor/Owner agrees to reimburse Subcontractor for storage fees at a rate of \$500.00 per month.

QUALIFICATIONS

- Please be advised that no drawings or specifications were provided for this quotation.
- This quotation assumes minimum hoistway dimensions of 7' 4" WIDE x 5' 9" DEEP.
- This quotation assumes a minimum pit depth of 4' 0" and a minimum clear overhead (under hoist beam) of 12' 8".
- This quotation assumes an approximate total travel of 14' 0".
- This quotation assumes an adjacent machine room on the first landing.
- This quotation assumes 8" masonry openings at both landings.

ALTERNATES

- Please deduct Nine Hundred Dollars (\$900.00) if a 25% deposit is received. Your new total order amount will be Forty Three Thousand Nine Hundred Dollars (\$43,900.00).

It has been a pleasure providing you with this quotation. ThyssenKrupp Elevator Corporation is eagerly looking forward to provide you and your client with the very best vertical transportation system available through the use of quality ThyssenKrupp Elevator products. If I can provide you with any additional information, please do not hesitate to call.

Respectfully,
ThyssenKrupp Elevator Corporation

A handwritten signature in black ink, appearing to read 'Adam Luckey'.

Adam Luckey
New Installation Sales Representative

ThyssenKrupp Elevator Corporation
7481 NW 66th Street
Miami, FL 33166
Telephone: (305) 592-7722 or (800) 683-8888
Fax: (305) 406-9562
E-mail: Adam.Luckey@Thyssenkrupp.com
Internet: www.thyssenkruppelevator.com

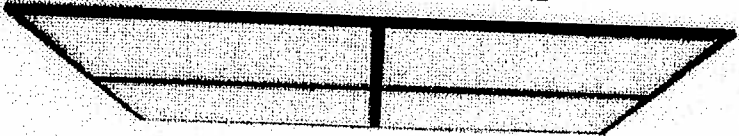

DESCRIPTION / QUALIFICATIONS OF EQUIPMENT

19 NW SOUTH RIVER DRIVE

ELEVATORS:	1
CONTROL:	TAC 20-03
CAPACITY:	2100 LBS
SPEED:	100 FPM
OPERATION:	SIMPLEX
JACK TYPE:	CONVENTIONAL
CAR SIZE / PLATFORM:	6' 0" WIDE X 5' 1" DEEP
CAR INSIDE CLEAR:	5' 8" WIDE X 4' 3" DEEP
HOISTWAY CLEARANCE:	7' 4" WIDE X 5' 9" DEEP
PIT DEPTH:	4' 0"
OVERHEAD CLEAR (UNDER HOIST BEAM):	12' 8"
TRAVEL:	APPROX. 14' 0"
POWER SUPPLY:	208 VOLT, 60 CYCLE, 3 PHASE
MACHINE LOCATION:	ADJACENT @ 1ST LANDING
STOPS:	TWO (2)
OPENINGS:	TWO (2)
HOISTWAY DOOR SIZE:	3' 0" WIDE X 7' 0" HIGH
DOOR FRAME AND TYPE:	BAKED ENAMEL @ ALL LANDINGS
SILLS:	EXTRUDED ALUMINUM @ ALL LANDINGS
DOOR OPERATION:	MICRO-PROCESSOR CONTROLLED DIRECT CURRENT POWER
SIGNALS:	THYSSENKRUPP TRADITIONAL: MAIN CAR STATION WITH DOT MATRIX POSITION INDICATOR, CAR RIDING LANTERN AND NECESSARY BRAILLE MARKINGS.
HALL FIXTURES:	THYSSENKRUPP TRADITIONAL: ILLUMINATING PUSH BUTTONS WITH STAINLESS STEEL (#4) FACEPLATE FINISH, FIREMEN'S SERVICE PHASE I.
SPECIAL FEATURES:	INCLUDES PIT LADDER, SILL ANGLE SUPPORTS, AND EPOXY PRIMER ON ALL BAKED ENAMEL APPLICATIONS.

CAR ENCLOSURE

19 NW SOUTH RIVER DRIVE

- ELEVATORS: 1
- WALLS: THYSSENKRUPP LAMINATE COVERING SIDE AND WALLS
- DOOR: RIGHT HAND SINGLE SPEED STAINLESS STEEL (#4) DOOR
- CANOPY: UNITIZED STEEL CONSTRUCTION INCLUDING EMERGENCY EXIT
- FLOORING: BY OTHERS
- FRONT & TRANSOM: STAINLESS STEEL (#4) FRONTS & TRANSOM
- CEILING: SUSPENDED IN A BAKED ENAMEL FRAME
- 
- LIGHTING: FLOURESCENT
- EMERGENCY LIGHTING: INCLUDED
- FLOOR WEIGHT INCLUDED: 200 lbs
- SILL: EXTRUDED ALUMINUM
- HANDRAILS: ONE (1) CYLINDRICAL 1 1/2", STAINLESS STEEL (#4) HANDRAIL
- 
- ACCESSORIES: MICROLIGHT/MULTIBEAM DOOR PROTECTION, ADA PHONE (INTEGRAL), TWO SPEED EXHAUST FAN, FIREMANS CONTROL PHASE II, AND CAR INDEPENDENT SERVICE.
- MAINTENANCE: SIX (6) MONTHS PREVENTATIVE MAINTENANCE INCLUDED.

**NEW INSTALLATION & EXISTING BUILDING
WORK NOT INCLUDED**

This proposal does not include the following work, and is conditioned on the proper performance of such work by the General Contractor or other Subcontractors.

A legal hoistway, properly framed and enclosed, and including a pit of proper depth provided with ladder, sump pump, lights, access doors and waterproofing, as required. Dewatering of pit(s). Legal machine room, adequate for the elevator equipment, including floors, trap doors, gratings, foundations, lighting, ventilation and heat to maintain the room at an ambient temperature of 50 degrees Fahrenheit minimum 90 degrees Fahrenheit maximum, non-condensing. Adequate supports and foundations to carry the loads of all equipment, including support for guide rail brackets. Adequate bracing of entrance frames to prevent distortion during wall construction. When required, divider beams at suitable points shall be provided for guide rail bracket support.

It is agreed that in the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, you will monitor our work place and prior to and during our manning of the job, you will certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event our employees or those of our subcontractors are exposed to an asbestos hazard, PCP's or other hazardous substances, you agree to indemnify, defend, and hold us harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Removal and disposal of asbestos containing material is the responsibility of the contractor.

All sill supports, including steel angles where required, and sill recesses (if sill angles not supplied by Elevator Contractor) and the grouting of door sills. Provide O.S.H.A. compliant removable temporary enclosures or other protection (barricades and kickboards) from open hoistways during the time the elevator is being installed (protection must allow clearance for installation of entrance frames). Proper trenching and backfilling for any underground piping and/or conduit. Cutting and patching of walls, floors, etc., and removal of such obstructions as may be necessary for proper installation of the elevator. Setting anchors and sleeves. Pockets or blockouts for signal fixtures. Structural steel door frames with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting of these items.

Suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. Wiring to controller for car lighting. (Per N.E.C. Articles 620-22 and 620-51). Electric power without charge, for construction, testing and adjusting of the same characteristics as the permanent supply. A means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room will be furnished by the electrical contractor. This means shall not be self-resetting. Wiring and conduit from life safety panel or any other monitor station to elevator machine room or suitable connection point in hoistway. The contractor will provide a temporary 220 VAC - 30 amps single phase terminal with disconnect for each traction elevator in the machine room(s) and within 50 feet of the machine room(s) for hydraulic elevators at the start of the job for temporary operation of work platform.

Heat and smoke sensing devices at elevator lobbies on each floor, machine room, and hoistways (where applicable), with normally open dry contacts terminating at a properly marked terminal in the elevator controller. Telephone connection to elevator controller (must be a dedicated line and monitored 24 hours. instrument in cab by others). One additional telephone line per group of elevators for diagnostic capability wired to designated controller.

Emergency power supply with automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller. Electrical cross connections between elevator machine rooms for emergency power purposes is to be provided by others. Any governmentally required safety provisions not directly involved for elevator installation. All painting, except as otherwise specified. Temporary elevator service prior to completion and acceptance of complete installation. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the penetration of fire wall by elevator fixture boxes, is not the responsibility of the elevator contractor. Flooring and/or installation of flooring by others.

Owner/General Contractor to provide a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground.

Remote wiring to outside alarm bell as requested by the Safety Code for Elevators and Escalators (ASME 17.1) (where applicable).

Costs for additional inspections of the elevator equipment by code authorities after the initial one fails due to items that are the responsibility of the contractor, or for assisting others inspecting equipment installed by others.

The contractor agrees to provide a dry and secure area adjacent to the hoistway(s) at ground level for storage of the elevator equipment at the time of delivery. Adequate ingress and egress to this area will also be provided. Any relocation of the equipment as directed by the contractor after its initial delivery will be at contractor's expense. The contractor agrees to provide at no cost a crane to hoist elevator equipment as needed. Composite clean up crews will not be provided. Elevator contractor will be responsible for own housekeeping. All existing equipment removed by company shall become the exclusive property of company.

HYDRAULICS ONLY

A 30" X 30" blockout, or as otherwise indicated on shop drawings, in pit floor for jack hole properly located from building lines (if pit not installed) with adequate ingress and egress for mobile well drilling equipment. Access to pressurized water supply within 100 feet of hole (To be field coordinated). Removal of all dirt and debris accumulated during excavation of the jack hole to be by the General Contractor. Grouting and water proofing of blockout after jack is installed.

Should unusual conditions be encountered during excavation of jack hole, contractor will be notified immediately and written authorization to proceed shall be obtained by Subcontractor. The contract price shall be increased by the amount of additional labor at Subcontractor's usual billing rates, and the actual cost of any additional material plus 15%.



Mowrey Elevator Company, Inc.

December 4, 2007

Lavish Living, LLC
7 SE 3rd Avenue, Penthouse Suite 3120
Miami, FL 33131
Attention: Lauren Gnazzo

RE: 19 NW South River Drive, Bldg.

"No Elevator Section Provided"

Dear Ms. Gnazzo:

We are pleased to quote the amount of \$38,780.00 for one (1) Holeless hydraulic elevator for the complete hydraulic elevator installation in the above mentioned building based on the following specifications:

CAPACITY	2100#
SPEED	100FPM
TRAVEL	Approx. 12' 6"
DOORS	3' 0" x 7' 0"
	Single Slide
PLATFORM	6' 0" x 5' 1"
LANDINGS	2 in line
CONTROLLER	Simplex Selective Collective

Special Features: Fireman's emergency service
Braille buttons
Acknowledgment lights in car station
In use lights at all hall stations
Position indicators in car station
Ceiling - Standard Prismatic Diffuser with Aluminum Frame
Proximity Devices
#4 Stainless steel Cylindrical Handrail Rear wall
Directional arrows and arrival gongs
ME-200 cab design #4 Stainless Steel applied front return
#4 Stainless Steel frames and Mica Hall doors
#4 Stainless Steel Cab Door
Three (3) months maintenance
Power supply TBD volts 3 phase motor
Across the line voltage
Pit Ladder
Sill Angles
HOLELESS

Page 2

RE: 19 NW South River Drive, Bldg.

Special Features Continued: One weight test included in price
ADA Phone/ Telephone Box

NOTE: Flooring "By Others"

Warranty: Mowrey Elevator Company, Inc., offers a two year warranty at no additional charge to the owner if we service the elevator.

Exclusions: Crane and hoisting supplied by the General Contractor
Cutting, Grouting and Patching "By Others"
Provisions for a sump pump and metal cover are required – "By Others"
The actual sump pump is not required

If any questions should arise, please do not hesitate to contact my office at any time.

This quote will remain firm for forty-five (45) days.

Thank you for the opportunity to quote your vertical transportation needs.

Sincerely,

Victor Taveras

Victor Taveras
Sales Representative

VT/adp

"Moving You Up In Style"
3300 SW 50th Avenue, Davie, Florida 33314
Phone 954-581-8900, Fax 954-583-1119
Email annette@mowreyelevator.com & www.mowreyelevator.com

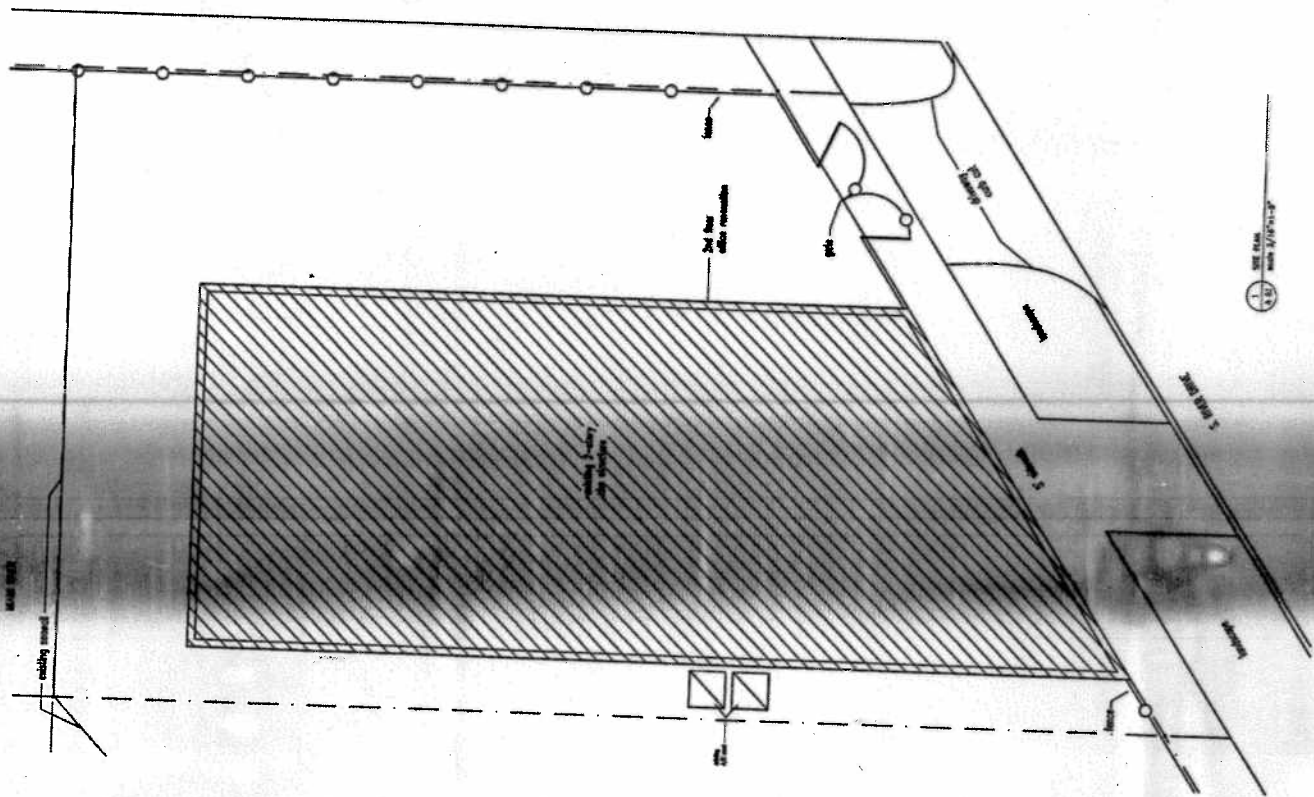
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M. J. CHIU
architect
 298 Abnorkers Circle Suite 418
 Phone (305) 442-2300 Fax (305) 442-2300

2ND FLOOR OFFICE AS-BUILT
 39 NW SOUTH RIVER DRIVE - MIAMI, FLORIDA 33130
 PHONE (305) 592-9050

PROJECT:

J.L. GARD ARCHITECT
 REG. NO. 10,154



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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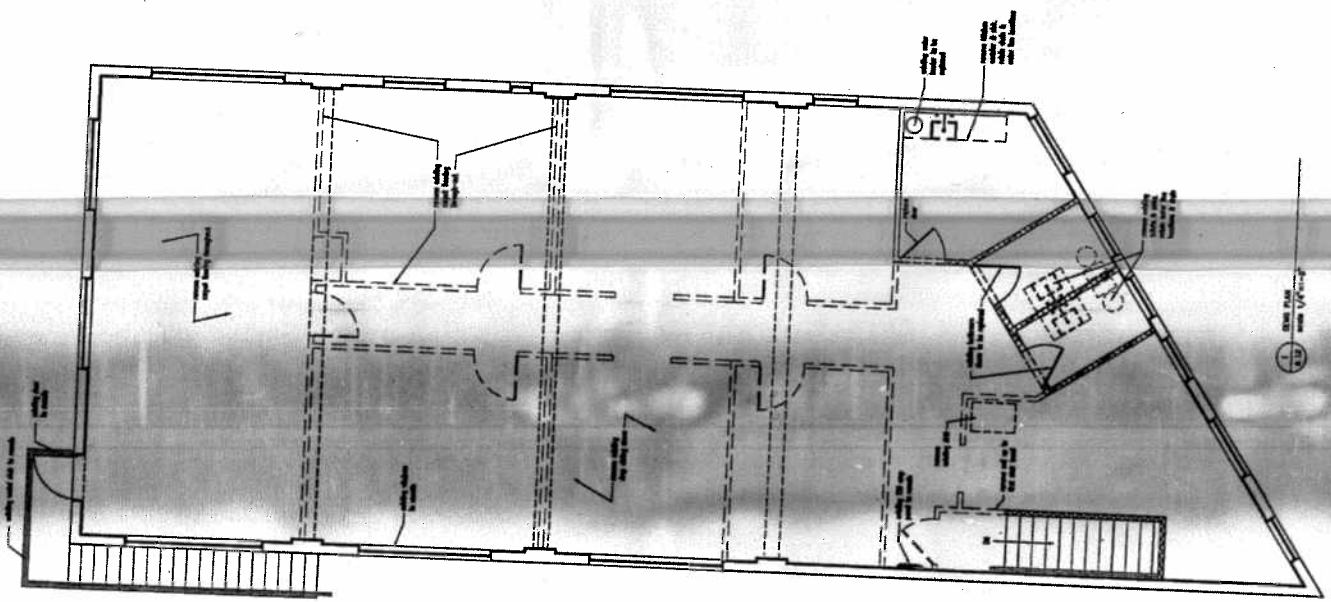
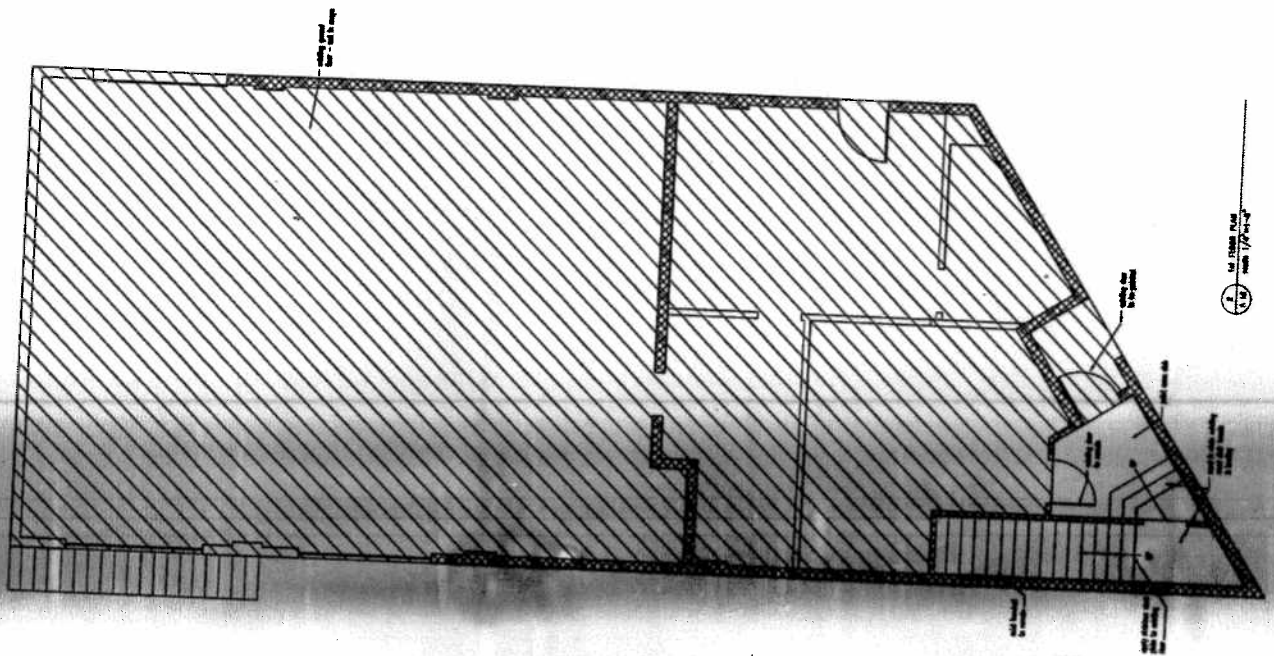
SYMBOLS		ABBREVIATIONS	
	WALL		WALL
	WINDOW		WINDOW
	DOOR		DOOR
	STAIRCASE		STAIRCASE
	CEILING		CEILING
	FLOOR		FLOOR
	COLUMN		COLUMN
	BEAM		BEAM
	SLAB		SLAB
	WALL PANEL		WALL PANEL
	WINDOW PANEL		WINDOW PANEL
	DOOR PANEL		DOOR PANEL
	STAIRCASE PANEL		STAIRCASE PANEL
	CEILING PANEL		CEILING PANEL
	FLOOR PANEL		FLOOR PANEL
	COLUMN PANEL		COLUMN PANEL
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	WINDOW PANEL		WINDOW PANEL
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	CEILING PANEL		CEILING PANEL
	FLOOR PANEL		FLOOR PANEL
	COLUMN PANEL		COLUMN PANEL
	BEAM PANEL		BEAM PANEL
	SLAB PANEL		SLAB PANEL

DATE	SCALE	DRAWN	CHECK	BY	REV.

M. J. CHIU
architect
 One Office Building Center / 259 Alhambra Circle Suite 410
 One Office Building Center / Phone (202) 442-0280 Fax (202) 442-2380

2ND FLOOR OFFICE AS-BUILT
 25 NEW SOUTH BOSTON DRIVE - MALE, FLORIDA 32855
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 Date: **Nov 8, 2011**
 Title: **2ND FLOOR OFFICE AS-BUILT**
 REG. NO. 10,184

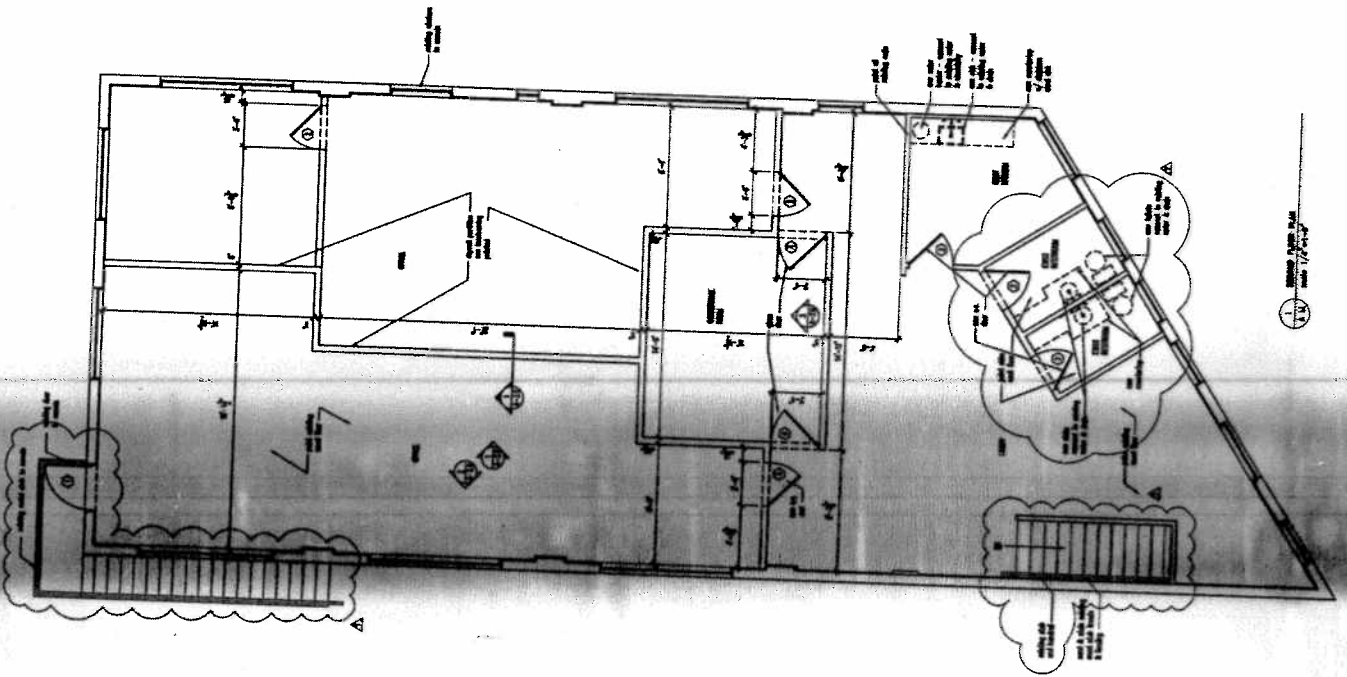


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M. J. CHIU
architect
 ONE DIXIE PARKWAY CENTER / 209 AMHERST CIRCLE SUITE 410
 ONE DIXIE PARKWAY CENTER / SUITE 410
 209 AMHERST CIRCLE SUITE 410
 DALLAS, TEXAS 75234 / PHONE (214) 442-0560 FAX (214) 442-2300

2ND FLOOR OFFICE AS-BUILT
 209 SOUTH PEARL DRIVE - DALLAS, TEXAS 75201
 PHONE: 214-442-0560

2nd Floor Plan & Door Schedule
 SHEET: **A-1.1**
 ALL DIM. ARCHITECT
 REC. NO. 10.154



DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH	GLASS	GLASS TYPE	GLASS COLOR	GLASS PATTERN	GLASS TREATMENT	GLASS COLOR	GLASS PATTERN	GLASS TREATMENT	GLASS COLOR	GLASS PATTERN	GLASS TREATMENT	GLASS COLOR	GLASS PATTERN	GLASS TREATMENT	GLASS COLOR	GLASS PATTERN	GLASS TREATMENT
1	RECEPTION AREA	SWING	WOOD	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
2	CONFERENCE ROOM	SWING	WOOD	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
3	OFFICE	SWING	WOOD	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
4	OFFICE	SWING	WOOD	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS



DATE:	08-20-08
SCALE:	AS SHOWN
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M. J. CHIU
architect
 CIVIL ENGINE FRENCH CIRCLE / 280 AVENUE CRAIG SUITE 410
 1000 SOUTH MIAMI DRIVE / MIAMI, FL 33130 (305) 442-2300

2ND FLOOR OFFICE AS-BUILT
 1000 SOUTH MIAMI DRIVE - MIAMI, FL 33130
 PHONE: 305.442.2300

Interior Elevation

SHEET: **A-2.0**

M.J. CHIU ARCHITECT
 REG. NO. 10,154

