

ROADS MONTESSORI, LLC

Issue: Vertical accessibility to the second floor of a preschool.

Analysis: The applicant is requesting /a waiver from providing vertical accessibility to the second floor of a 3,900 square foot preschool undergoing a \$345,000 alteration. According to the applicant, there are two age groups to be served: 18 month-3 years old and 3-6 years old. The building is designed so that there are facilities available for each group on the accessible first floor level. An estimate of \$105,980 to provide a wheelchair lift to the second floor was submitted. Note: Toilet facilities were not addressed in the application; however, it is unclear whether the toilet rooms intended for children have been designed in accordance with the ADAAG Guidelines for Children's Facilities. The toilet room intended for use by adults appears to be in compliance.

Project Progress:

The project is under construction.

Items to be 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
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building 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: Roads Montessori, LLC

Address: 2725 SW 3rd Avenue, Miami, FL, 33129

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: Angela Ciocca

Applicant's Address: 1770 Brickell Avenue Miami, FL 33129

Applicant's Telephone: 786.302.5794 FAX: 305.854.2407

Applicant's E-mail Address: angeladc@bellsouth.net

Relationship to Owner: _____

Owner's Name: _____

Owner's Address: _____

Owner's Telephone: _____ FAX _____

Owner's E-mail Address: _____

Signature of Owner: _____

Contact Person: _____

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.)
The facility will be used as a Montessori pre-school. There will be two age groups: 18months-3years old and 3-6 years old. The building has two floors and a total area of about 3,900sf. The school has 4 classrooms on the ground level; each age group has a class on the ground level. In other words, there are both 18mo to 3 year old AND 3 to 6 year old classes on the ground floor. The ground floor meets all ADA accessibility requirements.

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

\$345,000.00 (three hundred and forty five thousand dollars).

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.

We are submitting this request to the Commission because the cost of complying with the vertical accessibility requirement is disproportionate to the overall cost of the alterations. It represents 31% of the overall project cost. We are ONLY requesting a waiver for vertical accessibility, all other accessibility requirements have been met.

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

Issue

1: Chapter 11-4.1.6 (2)—the cost of providing vertical accessibility to the second floor is disproportional to the cost of the overall alteration. What is more, all primary functions are located and completely accessible on the ground floor. The second floor will contain classrooms;

however, the same classrooms, ADA accessible bathrooms, drinking fountains, emergency exits and telephones are all located and accessible on the ground floor. There is nothing located on the second floor of the altered areas that is not also located and accessible on the ground floor.

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.

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

The cost of providing vertical accessibility will be \$105,980.00. The overall cost of the alterations is \$345,000.00. The cost to provide vertical accessibility represents 31% of the overall cost of the alterations.

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.

The cost of providing vertical accessibility will be \$105,980.00. The overall cost of the alterations is \$345,000.00. The cost to provide vertical accessibility represents 31% of the overall cost of the alterations. *Please see attachments for supporting documentation of costs*

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. Please see attached. The estimates include the cost of the lift, opening an entrance into the exterior wall, electrical work, masonry work to enclose the lift, roofing of the enclosure, etc.

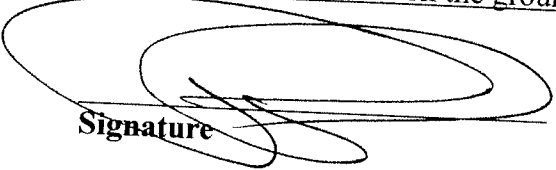
b. _____

c. _____

10. **Licensed Design Professional:** Where a licensed 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.

We believe the cost of providing vertical accessibility, representing more than 30% of the overall cost of the alterations, qualifies as disproportional as defined in Chapter 11-4.1.6 (2) of the Code. It is our recommendation that this requirement be waived. All essential functions have been built and are ADA accessible on the ground level.

Signature



Printed Name

Manuel V. Pose

Phone number 305 774-3440

(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 the best of my knowledge true and correct.

Dated this 8 day of Sept, 20 08

Angela Crocca
Signature

Angela Crocca
Printed Name

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.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. Chapter 11-4.1.6 (2)—the cost of providing vertical accessibility to the second floor is disproportional to the cost of the overall alteration.
- b. _____
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction _____

Comments/Recommendation Based on or review of the Accessibility Code and the nature of the alterations undertaken, we believe a waiver should be granted since the cost of providing vertical accessibility is disproportionate to the total cost of the renovation (i.e. it is 31% more than 20% of the total cost of the alterations).

Jurisdiction CITY OF MIAMI

Building Official or Designee _____
Signature 

MARIANO V. FERNANDEZ
Printed Name

FLORIDA BU 689
Certification Number

(305) 4661107 / (305) 4161060 fax.
Telephone/FAX

Address: 444 NW 2 Ave.
MIAMI, FL 33130.



August 25, 2008

La Prima Casa Montessori School
2725 SW 3rd Avenue
Miami, FL 33129
Attn: Marco Ciocca

Project: Prima Casa Montessori School Wheelchair Lift Building C

Dear Mr. Ciocca:

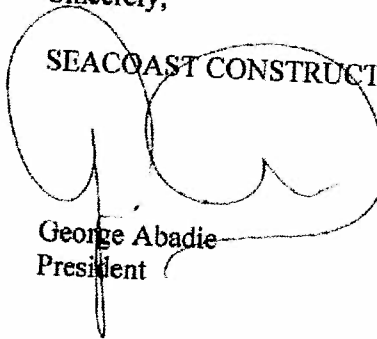
Seacoast Construction Inc. is pleased to offer this proposal for your consideration to furnish and install all required labor and materials for a Handicap Wheelchair lift for existing building located as follows: 2725 SW 3rd Avenue, Miami, Florida and per specifications attached as Exhibit 'A'. The scope of work includes structural steel reinforcing, foundation, concrete slab, concrete columns, masonry block walls, roofing, stucco, adjustment of railing, electrical service, wheelchair lift, paint and patch as necessary.

Lump Sum amount for the above stated scope of work is ONE HUNDRED FIVE THOUSAND NINE HUNDRED EIGHTY DOLLARS AND ZERO CENTS
(\$105,980.00)

If you have any questions or comments, please feel free to contact me at 786-888-8400.

Sincerely,

SEACOAST CONSTRUCTION INC.


George Abadie
President

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Roads Montessori, LLC
1770 Brickell Avenue
Miami, FL 33129

FROM CONTRACTOR:

SEACOAST CONSTRUCTION INC.
169 E. Flagler Street Suite 1123
MIAMI, FL 33131

CONTRACT FOR: Interior Remodeling

PROJECT:

La Prima Casa Montessori School
2725 SW 3rd Avenue Bldg C
Miami, FL 33129

VIA ARCHITECT:

Manuel V. Pose
3400 Coral Way Suite 501
Miami, FL 33154

AIA DOCUMENT G702

APPLICATION NO.: ONE (1)
PERIOD TO: 04/25/08
PROJECT NOS: 08-003

CONTRACT DATE: April 22, 2008

CONTRACT NO.:

PAGE 1 OF 3 PAGES

Distribution to:
 Owner

Architect

Contractor

CONTRACTOR'S APPLICATION FOR PAYMENT

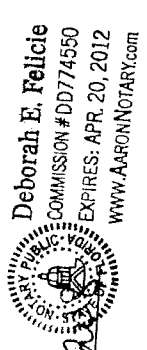
- 1) ORIGINAL CONTRACT SUM: 345,000.00
- 2) Net change by Change Orders: \$0.00
- 3) CONTRACT SUM TO DATE: \$345,000.00
- 4) TOTAL COMP. & STORED TODATE: 21,262.00
- 5) RETAINAGE:
 - a. 10 % of Completed Work \$0.00
 - b. 10 % of Stored Material \$0.00
- 6) TOTAL EARNED LESS RETAINAGE: \$21,262.00
- 7) LESS PREVIOUS CERTIFICATES: \$0.00
- 8) CURRENT PAYMENT DUE: **\$21,262.00**
- 9) BALANCE TO FINISH INCLUDING RETAINAGE: \$323,738.00

CHANGE ORDER SUMMARY	
ADDITIONS	DEDUCTIONS
0.00	Total changes approved in previous months by Owner.
0.00	Total approved this Month.
0.00	TOTALS
0.00	NET CHANGES by Change Order.

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment is now due.

CONTRACTOR: **SEACOAST CONSTRUCTION, INC APR 29 2008**

BY: [Signature] DATE: 4/27/08
State of: FLORIDA
County of: DADE



Subscribed and sworn to before me this: 29th day of April 2008
and is personally known to me and did not take oath.
Notary Public: Deborah E Felice
My commission expires: 4/30/12

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **21,262.00**
(Attach explanation if amount differs from the amount applied for. Initial all figures on this Application and on the Consumption Sheet that are changed to conform to the amount Certified.)

ARCHITECT OR OWNER'S REPRESENTATIVE: [Signature] DATE: 4/30/08

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this contract.

FloridaLifts

• floridalifts.com •
A State Certified MBE Company

9737 NW 41st Street
Box 173
Miami, FL 33178
Phone: 305-757-6667
Fax: 305-757-6776
Phone: (Monroe Cty) 872-4802

June 3, 2008

Rene Gutierrez
Seacoast Construction, Inc

Re: Wheelchair Lift for Montessori Building "C"

Florida Lifts proposes to furnish and install one vertical platform lift, **Model HBC-108 (outdoor model)** manufactured by National Wheel-O-Vator with the following components/specifications:

Capacity: 750 lbs.
Travel: 108" plus 3" for pit
Speed: 20 fpm
Platform: 37" x 51" platform with non-skid surface
2 Stop lift
Flush mounted, fire-rated doors
Grab rail
Emergency stop button
Application is same side on/off
Roped Hydraulic
Battery back-up lowering
Ivory powder coat finish

Work by others: 115V 20 amp power to housing side of lift, disconnect (fusible/lockable/throw arm) signage at disconnect to main power, 24 hour/5 candlefoot lighting & 24 hour bulb emergency lighting, hoistway/lift area, concrete support, hoistway to plumb according to approved drawings

Price: \$19,900(includes material, shipping, installation, taxes and permitting)

All materials are warranted to be as specified above. All work will be completed in a workmanlike manner according to local industry standards and will comply with all applicable building codes. Any alteration or deviation from the above specifications and/or "work by others" which requires or involves additional labor or materials must be requested in writing by the purchaser and will be performed by the Seller as an extra. The Purchaser agrees to pay the charges for such extras and such charges will be in addition to the above contract price. Storage charges that may be incurred by Florida Lifts due to delay of site readiness, as scheduled by the Purchaser and/or General Contractor will be charged back. Additional installation time required by Florida Lifts due to lack of site readiness may be back charged as well. A 7 day notice is required for installation.

A clear accessible route to hoistway or proposed lift location is required. Additional charges may occur if there is a lack of accessible route.

Terms: 50% deposit, 40% material delivery/installation, 10% upon completion of state/county elevator inspection. Material will not be released for production without deposit nor turned over without final payment.

Acceptance of Proposal

The above prices, specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in "Terms".

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. All materials and labor necessary to complete the installation of the vertical platform lift.
- B. Obtain all information affecting work at job site. Include verification of field dimensions, anchoring and storage. Verify voltages and outlets on electrical drawings.

1.02 REFERENCES

- A. The lift shall be designed and tested in accordance with ICC/A117.1, NEC and ASME A18.1 Guidelines.
- B. All designs, clearances, construction, workmanship and installation shall be in accordance with the requirements of codes having local jurisdiction. The platform lift shall be subject to local, city and state approval prior to and following installation.

1.03 SYSTEM DESCRIPTION

- A. The product described herein manufactured by National Wheel-O-Vator, is a vertical platform lifting device consisting of a machine tower with lifting platform, selected and dimensioned to provide adequate lifting height to suit the individual building requirements. The lift can be used either indoors or outdoors to vertically transport a wheelchair user or mobility impaired person up and over a barrier thus creating access to or within a building.

B. Performance

1. Rated Load: 750 pound capacity
2. Travel Speed: 20 feet per minute
3. Lifting Height _____
4. Platform Size: 37" x 51", with non skid-surface

1.04 SUBMITTALS

- A. Submit drawings or manufacturers literature for approval. Drawings shall show dimensional and wiring requirements.

1.05 QUALITY ASSURANCE

- A. Manufacturer: Company with not less than twenty (20) years of experience in the design and fabrication of vertical platform lifts.
- B. Technical Services: Manufacturer and authorized dealer shall work with architects, engineers and contractors to adapt the platform lift product to the design and structural requirements of the building, site, and code requirements.

1.06 WARRANTY

- A. Unit shall have a four (4) year limited parts warranty on the basic unit, including all electrical and drive system components.

1.07 MAINTENANCE

- A. Maintenance of the platform lift unit shall consist of regular cleaning of the unit and regular inspection at intervals not longer than every 6 months. Rule 10.2.1 of ASME A18.1 requires all Vertical Platform Lifts be inspected every six (6) months.

PART 2-PRODUCT

2.01 MANUFACTURER – U.S. OWNED & OPERATED

- A. National Wheel-O-Vator, a division of ThyssenKrupp Access., Model HBC as distributed By _____

- B. No substitution shall be considered unless written request for approval has been submitted and received by the architect at least ten (10) days prior to the bid date.

Each substitution request shall include the name of the material for which it is to be substituted and a complete description of the proposed substitutions including drawings, performance and test data, a list of projects similar in scope, photographs of existing installation, design differences and other information necessary for evaluation.

2.02 FABRICATION

- A. Platform shall be constructed of 12-gauge minimum zinc clad steel. If unit is not installed in a 3-inch pit, a stationary ramp shall be provided that extends under the lower landing gate/door.
- B. Platform side panels must be 42" high. Side panel framework shall be a minimum of 1" x 1½" steel or aluminum. Solid infill panels shall be a minimum of 18-gauge zinc clad steel.
- C. The mainframe support tubing shall be a combination of square and rectangular steel tubing with a minimum .120 wall thickness.
- D. Carriage platform supports shall be a minimum of 1" x 2" steel flat bar and carriage uprights shall be a minimum of ½" thick steel flat bar uprights. Cam rollers shall be used for axial carriage guidance and cam followers with wear pads shall be used for horizontal stability. Cam rollers shall be supported by a minimum 6.25#/ft. "T" rail.
- E. Loaded fasteners shall be grade five or higher. Locking fasteners shall be used in all critical locations.
- F. The removable machine tower sides shall be of 18 gauge zinc clad steel, front and back covers of a minimum of 18 gauge zinc clad steel minimum. The machine tower shall be one piece. As an option the tower can be split at 69" from the bottom.
- G. Drive means shall be 1:2 roller chain hydraulic equipped with a type "A" instantaneous slack chain safety device. The safety device linkage shall be made of stainless steel.
- H. The hydraulic connections shall be metal and have rated pressures that withstand the working pressure with the appropriate safety factor.
- I. The operating control circuit shall be 24 volt.
- J. Finish shall be electro statically applied powder coating, oven baked to cure.
- K. The control system and optional batteries shall be serviceable with platform at bottom landing without need to remove platform side panels.
- L. Color shall be selected from manufacturer's standard color or optional colors.
- M. A constant pressure up/down control switch shall be installed at each landing level and on the platform.
- N. When not installed with a runway enclosure, the platform shall be equipped with an obstruction panel that will stop the downward travel if an obstruction is encountered.
- O. An emergency stop / illuminated alarm switch shall be provided on the car as a means of signaling for assistance in the event of an emergency. The alarm shall also sound if a gate/door lock fails to latch.

- P. A grab rail shall be provided on the platform.
- Q. The lift shall use 120V single phase as its standard power supply. 208V or 240V single phase input is also available as its power source.
- R. The hydraulic pump unit shall include a 24 Volt DC motor with an adequate size oil reservoir for full piston stroke.
- S. A gate with a minimum height of 42" and a combination mechanical lock with a positive opening electric contact shall be provided at the upper landing.
- T. A gate with a combination mechanical lock with a positive opening electric contact shall be provided at the lower level. The height and type shall depend on model and code requirements.
- U. A manual lowering device shall be located at top of tower on upper landing side.
- V. Unit to be equipped with the "simplex" base and carriage design, which allows the carriage to be folded to reduce the shroud and carriage width to 19", for ease of installation, without removal of any carriage attaching bolts.
- W. Unit must be assembled and tested in factory before shipment.

2.03 ACCESSORIES

SPECIFIER PLEASE NOTE - Due to different applications of Vertical Platform Lifts, please strike the optional items shown if not used.

- A. A CDP-1000 - Fire Rated (B Label) flush mounted steel door and frame shall be provided. Door shall include wire mesh vision panel with delay action door closure, dead latch, dummy trim door handle and electric strike. (If used at upper landing, delete 2.02 S. If used at lower landing, delete 2.02 T.)
- B. A CDP-2000 - Low profile flush mounted steel door and frame shall be provided. Door shall include mesh vision panel with delay action door closure, dead latch, dummy trim door handle and an electric strike. (If used at upper landing, delete 2.02 S. If used at lower landing, delete 2.02 T.)
- C. A CDP-3000 - Flush mounted, solid core oak laminated door and (oak) frame shall be provided. Door includes wire mesh vision panel with delay action door closure, dead latch, dummy trim door handle, lock plate cover and electric strike. (If used at upper landing, delete 2.02 S. If used at lower landing, delete 2.02 T.)
- D. A CDP-4000 - Flush mounted, 42 inches high, solid core oak laminated gate and (oak) frame shall be provided at the upper landing. Gate includes spring hinges, dead latch, dummy trim gate handle, lock plate cover and electric strike. (If used, delete 2.02 S.)
- E. A 24V DC, fail secure electric strike that contains electric contacts to insure the door is both closed and locked shall be provided. (This option is required when flush mounted door and frames are provided by others. Modify or delete 2.02 S and/or 2.02 T.)
- F. Optional platform configurations.
90 degree; enter exit same side; 3 level -
Power operators required by - A117.1.
Larger platform may be required by (A.H.J.) (Modify or delete 1.03 B4.)
- G. Optional batteries for standby lowering only or standby raise/lower can be supplied. A 3 stage waterproof charger shall keep batteries ready for standby.

- H. The battery system shall have a lockable DC rated disconnect between the batteries and pump. (provided by mfg. or dealer at extra cost.)

PART 3 - EXECUTION

3.01 ACCEPTABLE INSTALLERS

- A. Subcontractor Qualifications: A company that is listed as an authorized National Wheel-O-Vator dealer.
- B. Electrical devices, services and final connections shall be by a qualified electrician.

3.02 INSTALLATION

- A.. Unit shall be installed and operated in accordance with the ICC/Al 17. 1, NEC and ASME A18.1 Guidelines.
- B. A dedicated 120 VAC, 20 Amp, electrical circuit with a lockable service disconnect switch shall be supplied by the electrical contractor at job site. For 208V. or 240V. units, a 15amp. dedicated circuit shall be supplied. (Depending on local electrical codes, a G.F.I. device may be required.)
- C. Coordinate work with general contractor.
- D. Leave standard electrical connection drawings with electrical contractor to make final electrical connection.
- E. The installation of the vertical platform lift shall be made in accordance with the approved plans and specifications and the manufacturers installation instructions.

3.03 FIELD QUALITY CONTROL

- A. Load the vertical lift unit to rated capacity and test for several cycles to insure proper operation. No mechanical failures shall occur and no wear that would affect the reliability of the unit shall be detected.

For more details, call National Wheel-O-Vator's Design Line 800-968-5438

National Wheel-O-Vator
509 W. Front St.
Roanoke, IL 61561

ACCESS LIFTS & ELEVATORS

8362 Pines Blvd #380 Pembroke Pines, FL 33024
Dade 305-889-3151 Broward 954-989-8755

Email sales@accessliftsandelevators.com
Palm Beach 561-265-3533 Fax 954-894-7707

June 8, 2008

Dear Rene,
Project Re: Montessori Building "C"

Thank you for choosing Access Lifts & Elevators. Based on information received, we are submitting the following quotation for your review.

This quote is to furnish and install A Wheelchair Lift: Model PL-S Hoistway Hydraulic with the following specifications:

- Travel- Not to exceed 144"
- Capacity- 750 lbs.
- Two-Stop- on/off same side
- Drive System- Roped Hydraulic
- Motor controls- Relay logic
- Speed 18-20 fpm
- Platform- Non- skid surface platform 36"x48"
- Two LH fire rated doors with electric strikes
- Safety devices- Battery backup, slack rope switch, and final limit switches
- Finish- Ivory powder coat

Price \$18,660.00 (Includes, material, shipping, installation, and inspection.)

Terms: 50% deposit, 40% delivery and installation, 10% due upon final inspection.

Warranty: Two year drivetrain, One year parts

Supplied by others: Provide a 120v 20amp fusible lockable disconnect, and a light at the top of the shaft

It is understood and agreed that the work is to be performed during the regular working day and hours of the elevator trade. The above work will be performed in a competent professional manner in strict accordance with all state and elevator codes.

Submitted by Rocco J. Bruno Jr.

Authorized Customer Representative:

Name _____ Title _____

Signature _____ Date _____

Lead time is 1-2 week drawings 6-8 weeks manufacture 2-3 days installation
Please fax approved proposal back to 954-894-7707 to place order.
Access Lifts & Elevators will not use sub-contractors.
Prices are subject to change, if acceptance not received within 90 days.

PORCH-LIFT
VERTICAL PLATFORM LIFT

Planning Guide

for PL-S Standard Model in a Hoistway
for Architects and Lift Contractors

January 9, 2004

A TrizecKupp
business equipment
company

 **ACCESS**
INDUSTRIES

Introduction

This Planning Guide is designed to assist architects, contractors, building owners and lift contractors in planning for a Porch-Lift® vertical platform lift that meets the requirements of ASME A18.1.

We strongly recommend you contact the codes authority having jurisdiction in the area(s) where the wheelchair lift will be installed. Become familiar with all requirements governing the installation and use of wheelchair lifts. It is extremely important for you to know and adhere to all regulations concerning installation and use of wheelchair lifts.

IMPORTANT NOTICE:

This Planning Guide provides nominal dimensions and specifications useful for INITIAL planning of a wheelchair lift project. BEFORE beginning actual construction, be sure to receive application drawings customized with specifications and dimensions for your specific project. Call 1-800-829-9760 to find a dealer in your area.

Wheelchair lift configurations and dimensions are in accordance with our interpretation of the standards set forth by ASME A18.1. Please consult Access Industries or an authorized dealer in your area for more specific information pertaining to your project, including any deviation between referenced standards and those of any local codes or laws. Always contact local codes authorities for any variation to standards.

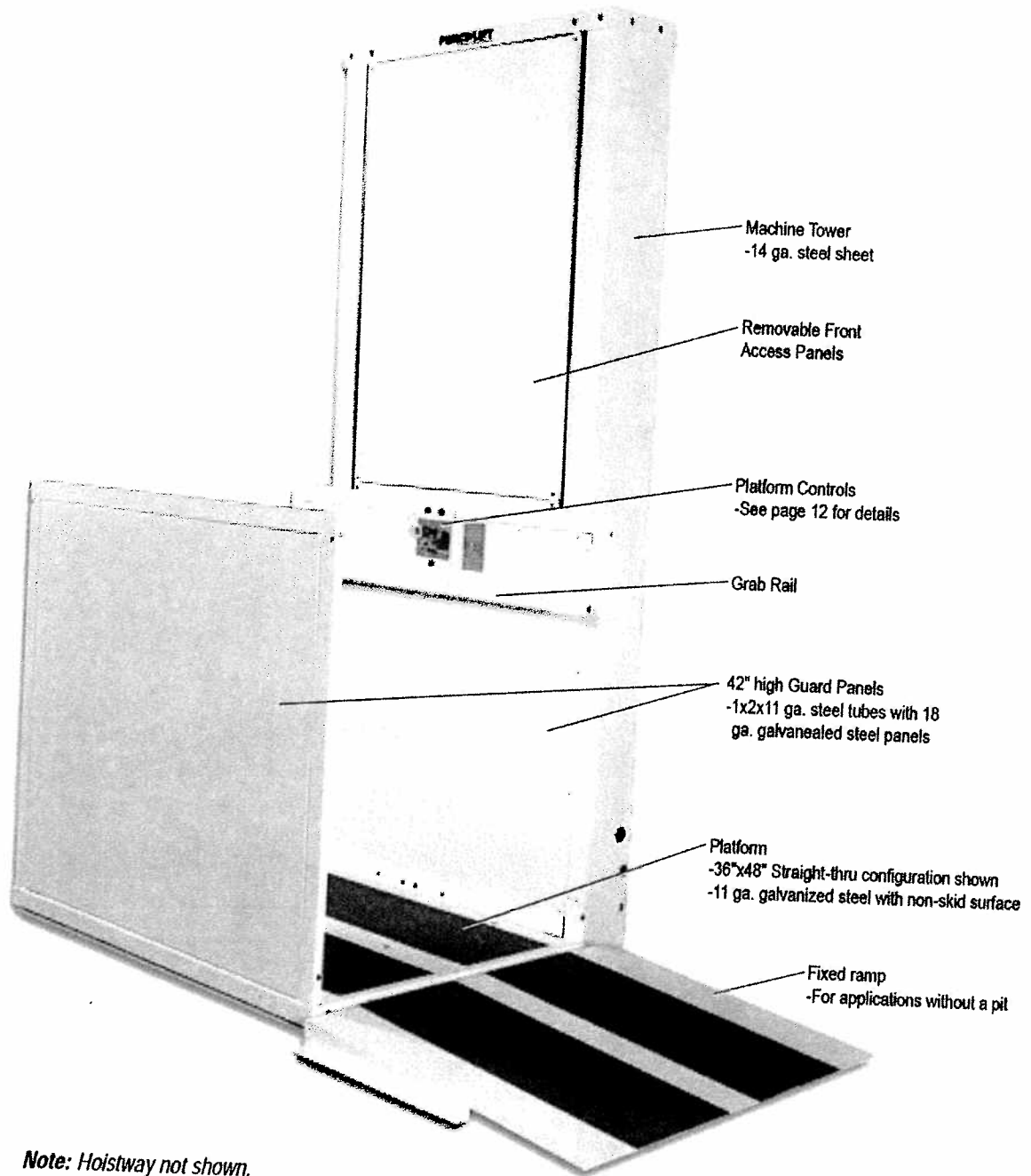
The dimensions and specifications in this Planning Guide are subject to constant change (without notice) due to product enhancements and continually evolving codes and product applications.

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xxIM0104-417

Porch-Lift overview



Drive systems Three drive systems to choose from:

AC powered ballscrew drive -

- 1/2 hp motor, 120 V, 60 Hz, reversible
- Electromechanical brake
- Three V-belt drive system with monitoring switches
- Ballscrew safety nut
- Manual lowering device
- Speed with rated load: 9-12 fpm

Battery powered ballscrew drive -

- 1/2 hp motor, 24 VDC, reversible
- Two 12 V, 33 AH, sealed no maintenance batteries with 24 V, 1.7 amp Smart Charge™ battery charger
- Electromechanical brake
- Ballscrew safety nut
- Manual lowering device
- Speed with rated load: 9-12 fpm

Battery powered hydraulic drive -

- 3/4 hp pump motor, 24 VDC, 0.83 gpm @ 1500 psi pump with relief switch
- Two 12 V, 33 AH, sealed no maintenance batteries with 24 V, 3.3 amp Smart Charge™ battery charger
- Aircraft hydraulic fluid
- Manual emergency lowering relief valve
- 1:2 Roped hydraulic single stage 42mm cylinder with line rupture valve
- Two 3/8" diameter aircraft ropes
- Broken rope safety device
- Speed with rated load: 18-21 fpm

General equipment on all drive systems -

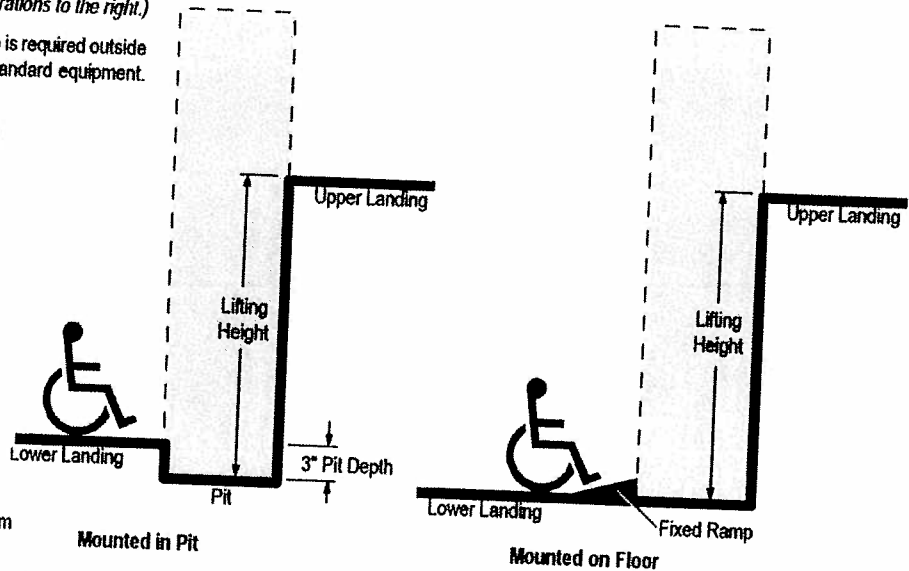
- 750 lbs. Rated load
- 2 or 3 Landings
- Relay logic motor controls
- Constant pressure, low voltage controls; paddle switch with key operation and emergency stop with alarm
- Platform safety pan
- 42" High guard panels on platform with grab rail
- 36"x48", 36"x56" or 36"x60" Platform with non-skid surface
- Final limit switches
- Ⓡ UL Listed when lifting height is 144" or less
- 2 years drive train and 1 year limited warranty on all other component parts

Model heights

The model height required for a particular application is determined by the "lifting height", which is the vertical distance between the upper landing and the bottom of the lift. (See illustrations to the right.)

If the lift is not mounted in a pit, a stationary ramp is required outside of the hoistway. A fixed ramp is provided as standard equipment. (See details on page 13.)

MODEL	MAXIMUM LIFTING HEIGHT	MACHINE TOWER HEIGHT
PL-S 38	3'-3"	59 1/4"
PL-S 50	4'-5"	73 1/4"
PL-S 72	6'-3"	95 1/4"
PL-S 96	8'-3"	119 1/4"
PL-S 120	10'-3"	143 1/4"
PL-S 144	12'-3"	167 1/4"
PL-S 168*	14'-3"	191 1/4"



* Local or state variance required if travel of platform exceeds 12'-0".

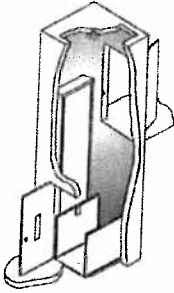
Machine tower is 38 1/2" wide, the tower cap is 39" wide.

Power requirements

115 VAC, single phase, 20 amp, 60 Hz power circuit required to be supplied by others.

Note: Battery powered lifts must be connected to the AC power source to charge the batteries.

Hoistway layout Straight-thru platform



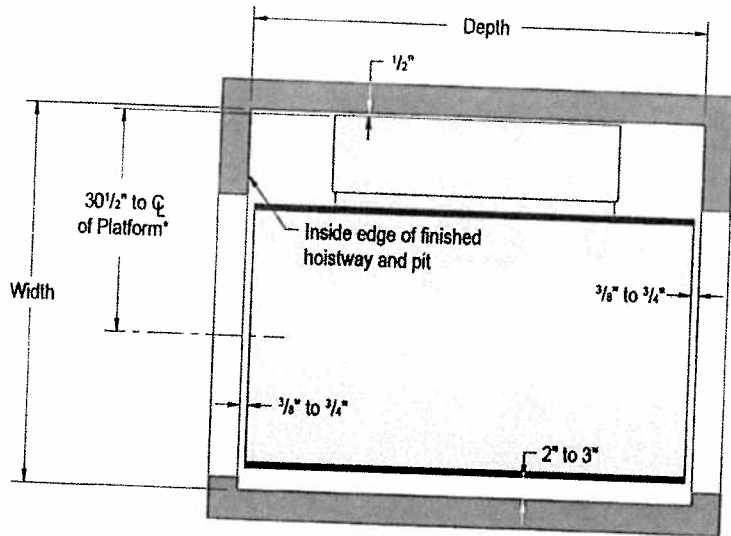
3 Sizes: 36" x 48" (standard)
36" x 56"
36" x 60"

Available with 2 or 3 stops.

6'-8" minimum above top landing floor required for overhead clearance.

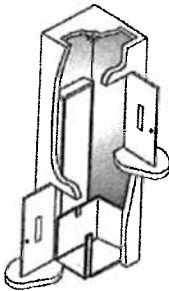
* Doors and gates are to be centered on the platform opening. See door and gate details for construction openings.

Note: Overall dimensions and running clearances conform to ASME-A18.1. Dimensions are to finished walls.



Platform Size	Hoistway dimensions	
	Width	Depth
36" x 48"	51" to 52"	48 1/4" to 49 1/2"
36" x 56"	51" to 52"	56 1/4" to 57 1/2"
36" x 60"	51" to 52"	60 1/4" to 61 1/2"

Hoistway layout 90° Exit platform

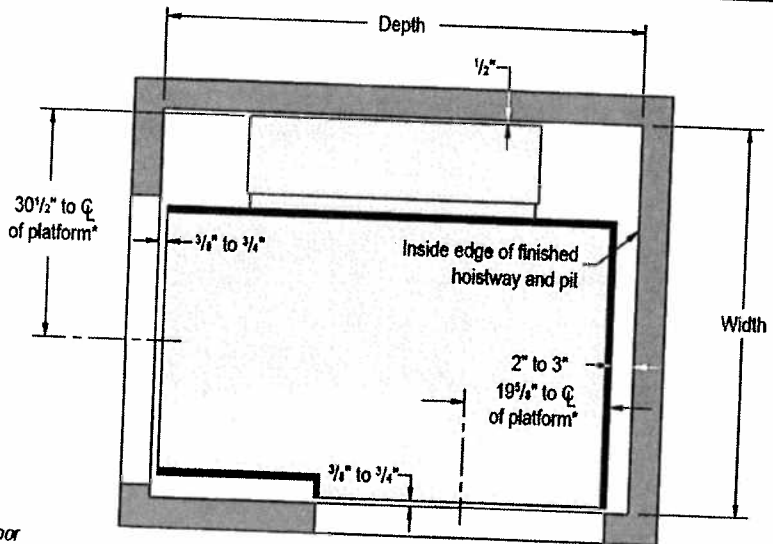


4 Sizes: 36" x 48" (standard)
36" x 56"
36" x 80"
42" x 60"

Available with 2 or 3 stops. (On 3 stop lifts, the top landing door or gate must be on the wide side of the platform.) 6'-8" minimum above top landing floor required for overhead clearance.

* Doors and gates are to be centered on the platform opening. See door and gate details for construction openings.

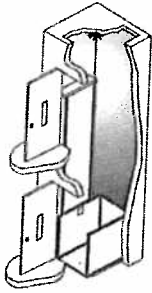
Note: Overall dimensions and running clearances conform to ASME-A18.1. Dimensions are to finished walls.



Left hand configuration shown, right hand opposite.

Platform Size	Hoistway dimensions	
	Width	Depth
36" x 48"	51 1/8" to 51 3/4"	50 3/8" to 51 1/4"
36" x 56"	51 1/8" to 51 1/4"	58 3/8" to 59 1/4"
36" x 60"	51 1/8" to 51 3/4"	62 3/8" to 63 3/4"
42" x 60"	59 3/8" to 59 3/4"	63 3/8" to 64 1/4"

Hoistway layout
Enter/exit same side platform



3 Sizes: 36" x 48" (standard)
 36" x 56"
 36" x 60"

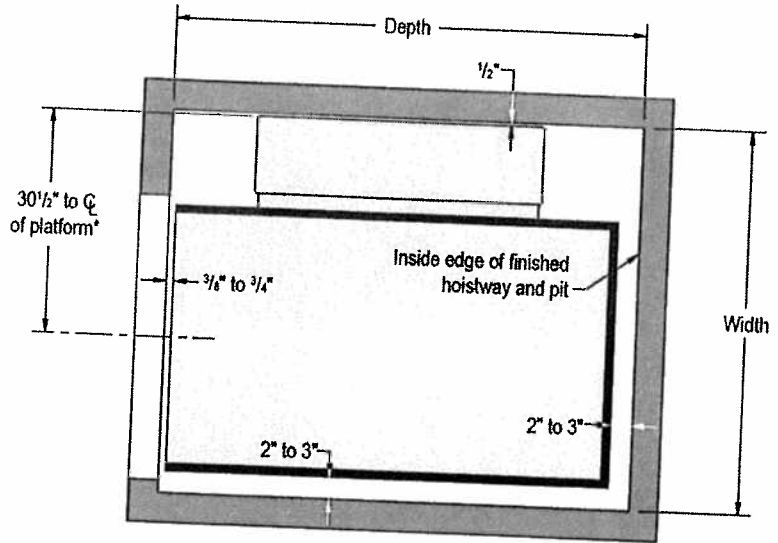
Lifting height must be a minimum of 8'-0".

Available with 2 stops only.

6'-8" minimum above top landing floor required for overhead clearance.

* Doors and gates are to be centered on the platform opening. See door and gate details for construction openings.

Note: Overall dimensions and running clearances conform to ASME-A18.1.
 Dimensions are to finished walls.



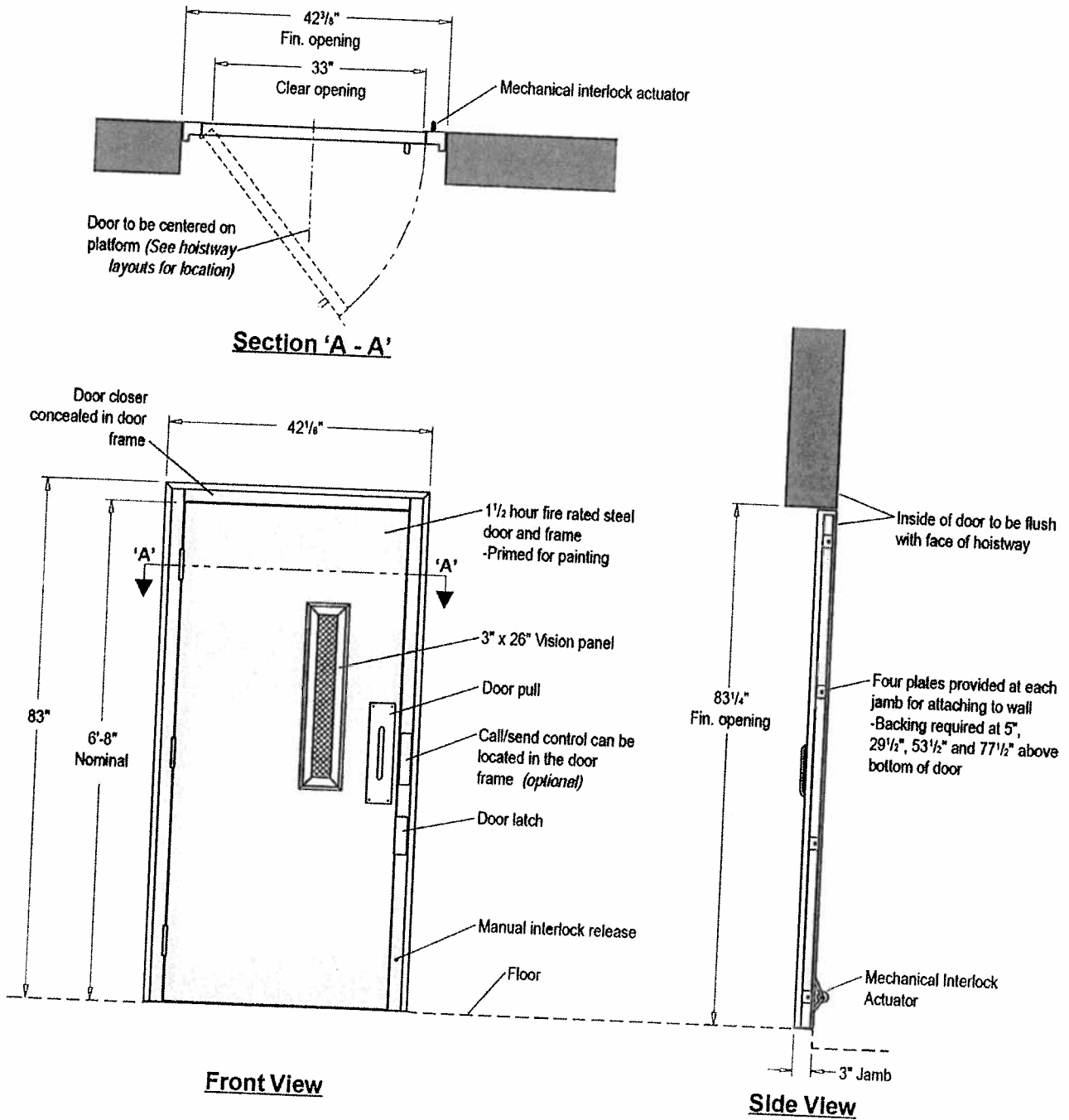
Left hand configuration shown, right hand opposite.

Platform Size	Hoistway dimensions	
	Width	Depth
36" x 48"	51" to 52"	50 ³ / ₈ " to 51 ³ / ₈ "
36" x 56"	51" to 52"	58 ³ / ₈ " to 59 ³ / ₈ "
36" x 60"	51" to 52"	62 ³ / ₈ " to 63 ³ / ₈ "

Doors

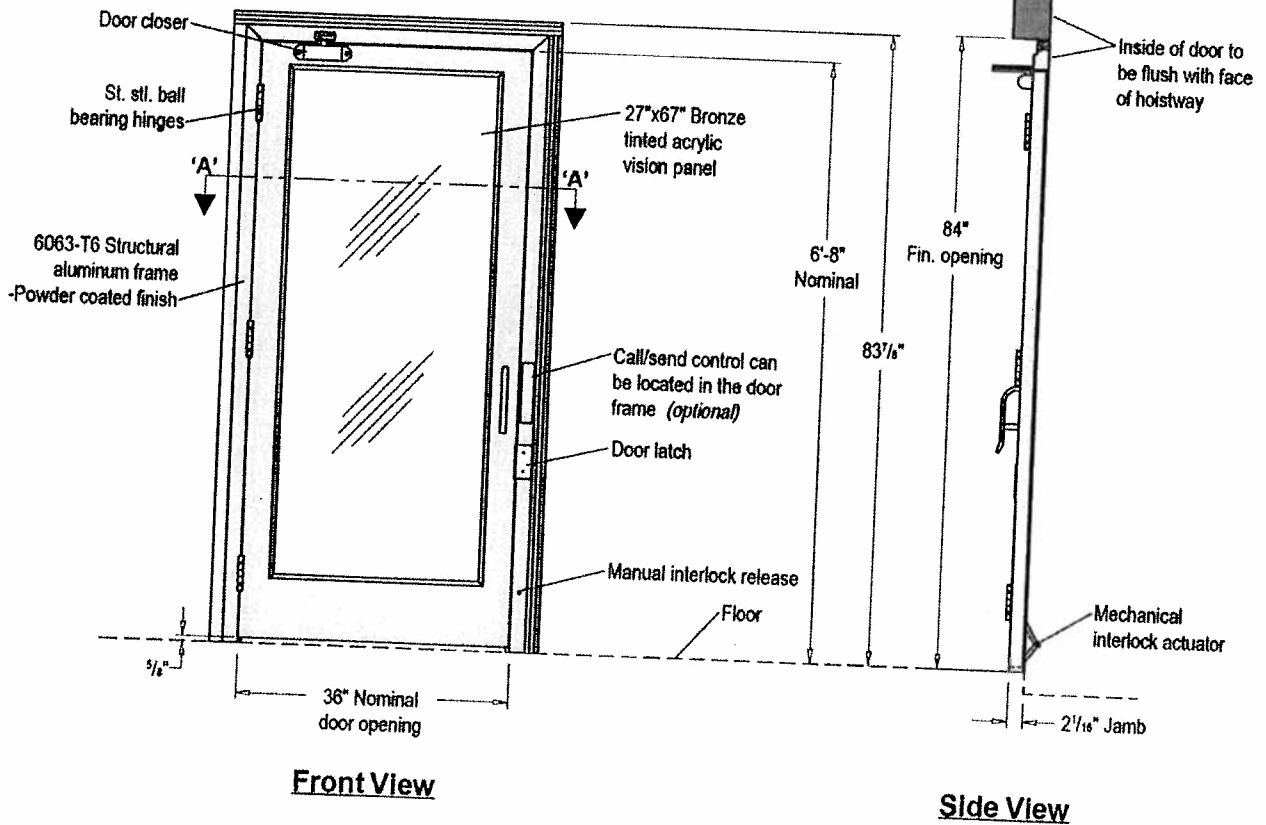
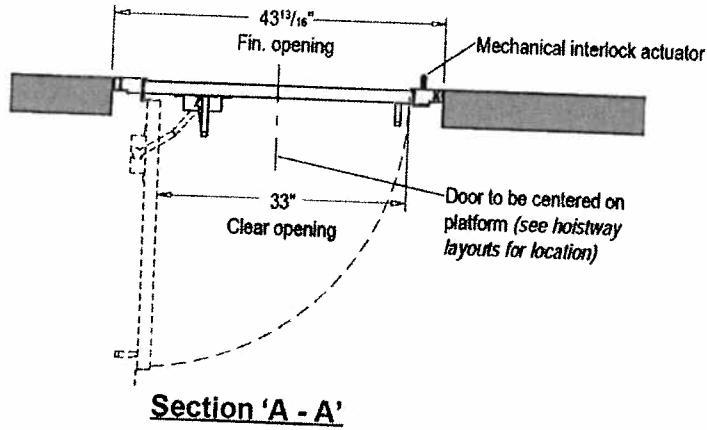
Fire rated door with VDR™ interlock

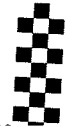
- 1½ hour 'B' label fire rating.
- Constructed of steel sheet metal, primed for painting at jobsite.
- Hoistway side of door and frame is mounted flush with the hoistway wall.
- U.L. Listed mechanical interlock included inside door frame.
- Call/send control can be mounted in the door frame adjacent to the door pull (optional).



Non-fire rated door with VDR™ interlock (similar to door on the model PL-ENC Enclosure)

- Constructed of structural aluminum extrusions, powder coated finish.
- Hoistway side of door and frame is mounted flush with the hoistway wall.
- UL listed mechanical interlock included inside door frame.
- Call/send control can be mounted in the door frame adjacent to the door pull (optional).





Rodwin's Paving, Inc.

19270 S.W. 185th Ct. Miami, FL 33170
Tel. (305-253-5354) - Fax (305-253-5233)

Proposal Submitted to:
 Roads Montessorri, LLC
 2733 S.W. 3rd Ave
 Miami, FL

Date: 9/2/08
Phone: 305-491-7679
Fax: 305-854-2407
Re: Parking Lot

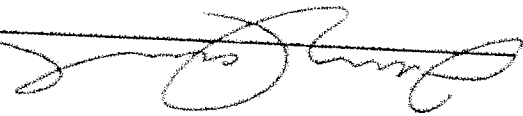
We hereby submit specifications for:	
Description	Qty
Removal and disposal of asphalt on east side of property. Prepare sub grade for (2) new parking spaces. Install 6" of crushed lime rock for base at new spaces and compact. Add lime rock to parking area at east side of property to raise elevation. Repair root damage and pot holes in existing asphalt. Clean surface and apply tack coat. Install 1" type S-3 hot mix asphalt over entire area. Striping: 16 reg. spaces, 3 Handicap spaces, and 1 Thermoplastic Stop bar. Supply and install 1 Stop sign, 1 Do Not Enter sign, and 3 Handicap signs. Construct 70 LF of concrete curbing on top of existing curbing. Note: Cost for replacing damaged wheel stops is \$35.00 each.	
Total	\$20,836.00

We hereby propose to furnish labor & materials - complete in accordance with the above specifications. With payment to be as follows:
 30% to sign, 30% after base, 30% after asphalt, 10% upon completion

All alterations or deviations from above specifications involving extra cost, will be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications, All work to be completed in a workmanlike manner according to standard practices.

become an extra charge over & above the estimate. All new paving work (excluding asphalt resurfacing and repair or patching) is warranted for a period of (1) year from completion date. Warranty VOID due for ingrown roots, ingrown grass or weeds, improper use, or lack of maintenance. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Note: Permit fee and service charge not included in price. Service charge maximum of \$150.00 unless specified. Rodwin's Paving, Inc. is not to be held responsible for any sprinkler system or underground utility damage caused by heavy machinery or digging and any damage to specific existing property as described below:

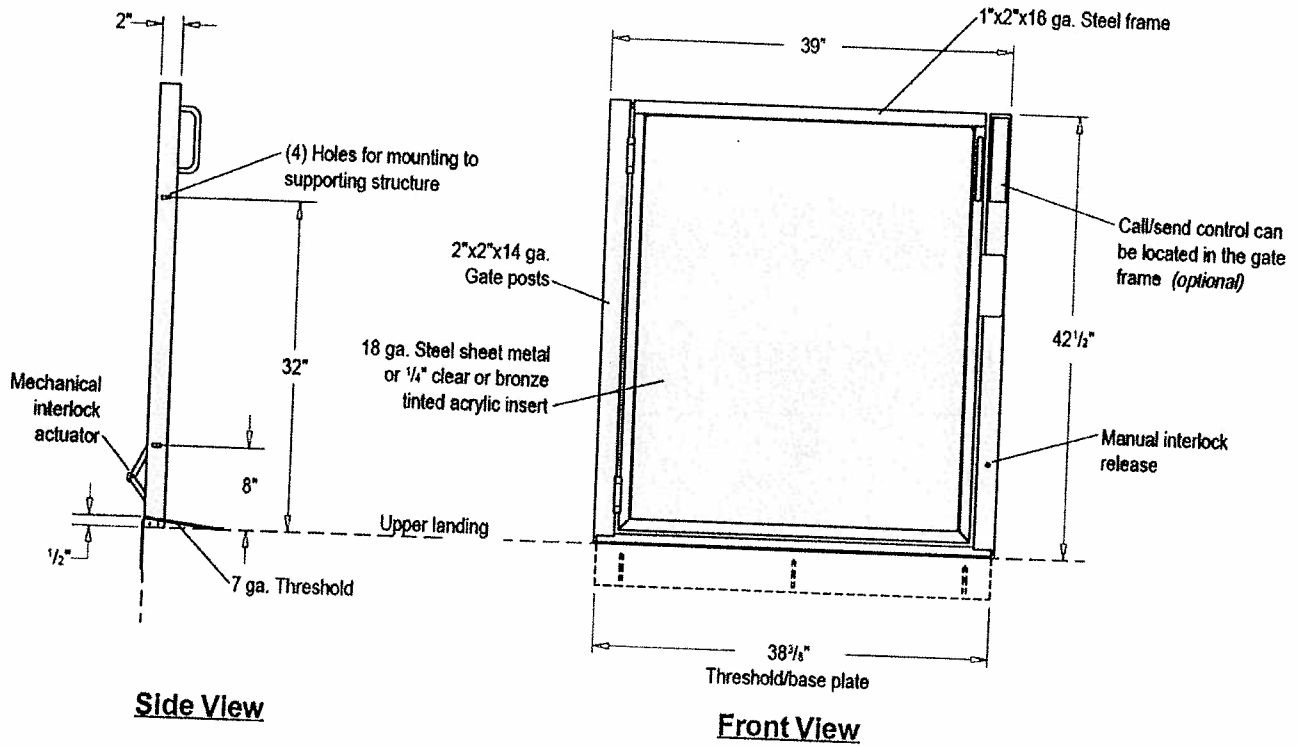
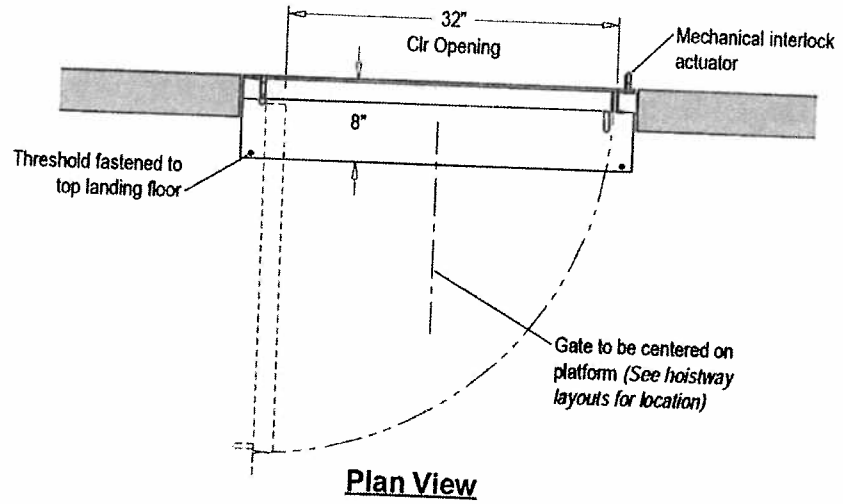
Company Representative: 

Acceptance of proposal
 The above prices, specifications and conditions are hereby accepted. You are authorized to do work as specified.

Accepted Signature _____
 Date _____

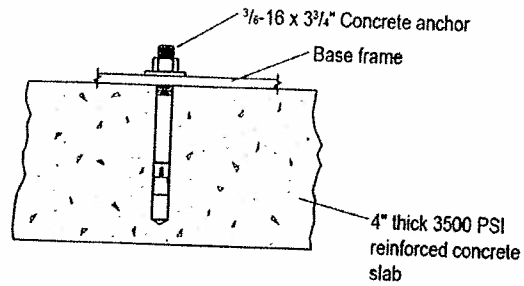
Top landing gate with VDR™ interlock

- Hoistway side of gate and frame is mounted flush with the hoistway wall.
- UL listed mechanical interlock included inside door frame.
- Call/send control can be mounted in the gate frame adjacent to the door pull (optional).
- An extra wide 43" gate can be provided for use with a 90° exit platform.

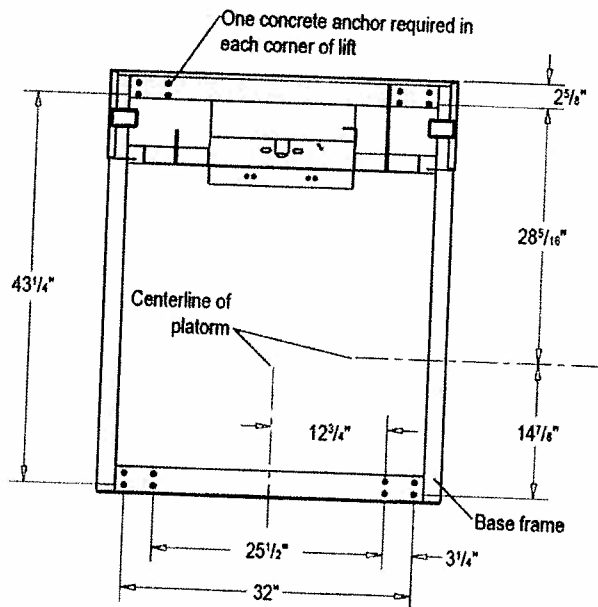


Mounting details

Floor anchor detail



Base frame anchor locations



Machine tower anchor locations

If the lifting height of the unit is over 75", the machine tower must be anchored to a supporting structure at two points within 12" of the top of the tower.

Pull out force at top anchor*:

Model	LBF
PL-S 96	235
PL-S 120	191
PL-S 144	161
PL-S 168	139

* Top support located within 12" of the top of the machine tower. Does not include safety factor.

Static anchoring load calculations

Floor loading of PL-S with ballscrew drive

Ballscrew Drive Lift Model	Tower Weight T lbs	Car Weight C lbs	Payload Weight P lbs	Rear Support* R1 lbs	Front Support* R2 lbs	Top Support** R3 lbs	Minimum Support Hgt H inches	Uniform Floor Loading*** Footprint = 344 in. ² psi
PL-S 36	386	390	750	809	716			4.43
PL-S 50	424	390	750	845	719			4.54
PL-S 72	483	390	750	900	723			4.72
PL-S 96	548	390	750	961	727	524	75	4.91
PL-S 120	613	390	750	1021	732	397	99	5.10
PL-S 144	678	390	750	1082	736	320	123	5.28
PL-S 168	743	390	750	1142	741	267	147	5.47

Floor loading of PL-S with hydraulic drive

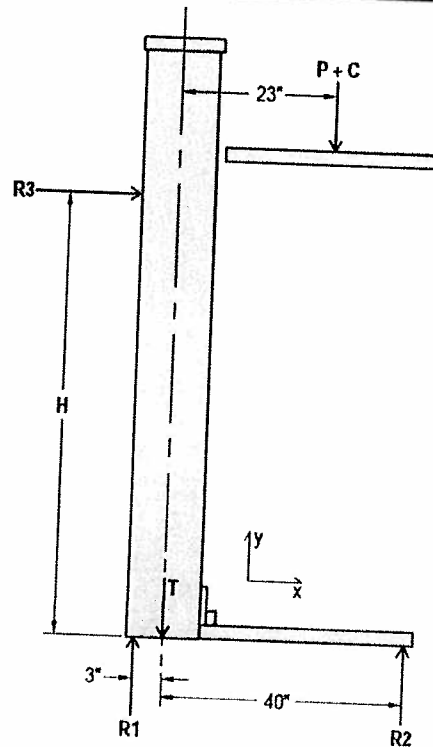
Hydraulic Drive Lift Model	Tower Weight T lbs	Car Weight C lbs	Payload Weight P lbs	Rear Support* R1 lbs	Front Support* R2 lbs	Top Support** R3 lbs	Minimum Support Hgt H inches	Uniform Floor Loading*** Footprint = 344 in. ² psi
PL-S 50	547	390	750	959	727			4.90
PL-S 72	641	390	750	1047	734			5.18
PL-S 96	743	390	750	1142	741	524	75	5.47
PL-S 120	846	390	750	1237	748	397	99	5.77
PL-S 144	948	390	750	1333	755	320	123	6.07
PL-S 168	1051	390	750	1428	762	267	147	6.37

Notes:

- * Assume point loads at front and rear of machine tower.
- * Divide total load per quantity of anchors.
- * Loads are in compression.
- ** Loads are in tension.
- ** Minimum safety factor of 4 recommended.
- *** Applicable only with level pad with no shims.

Calculations do not include forces due to wind, seismic loading or snow loading, and do not include forces due to acceleration.

Increasing support height (H) decreases R3 anchor load. Consult factory for details.



Features

Platform controls



Used to control the platform while riding on the platform.

- Constant pressure up and down paddle switch.
- Key switch with key removable in "off" position only.
- Emergency stop switch (push to 'stop', pull to 'run' operation) and signalling device.
- *Signalling device is an alarm that sounds when the emergency stop is activated.*
- Illuminated alarm button to sound the alarm at anytime.

Call/send controls

-Shown with optional Emergency Stop Switch and Surface Mount Box



Used to control the platform from a landing.

- Constant pressure up and down paddle switch.
- Can be provided with or without an emergency stop switch and signalling device. *Signalling device is an alarm that sounds when the emergency stop is activated.*
- Key switch with key removable in "off" position only.
- Shipped with a water tight black plastic box that can be surface mounted to a wall or can be flush mounted by recessing an electrical double gang box into the wall.
- Conduit and wires between control and the lift are to be provided by others.
- The call/send control can also be integrated into gates or doors.

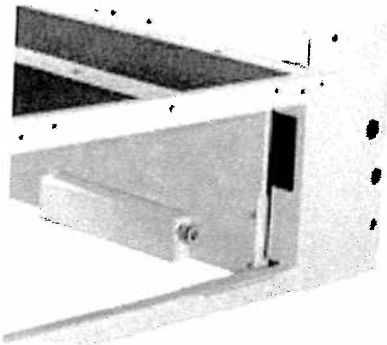
Remote emergency lowering switch (optional on hydraulic drive only)



Used to lower the platform in the event of an emergency.

- To be located at the lower landing within sight of the platform.
- Constant pressure key switch; turn key to lower platform.
- Shipped with a watertight metal box that can be surface mounted to a wall or can be flush mounted by recessing an electrical gang box into the wall.
- All safety devices are disabled during operation of switch.
- Conduit and wires between control and the lift are to be provided by others.
- This is in addition to the standard manual emergency lowering relief valve.

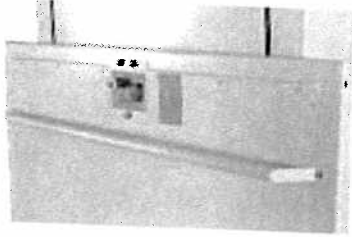
Pit switch (optional)



Used to disable all controls while maintenance is being performed underneath the platform.

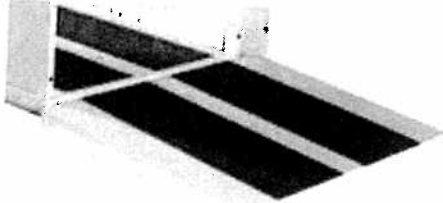
- Mounted to bottom of machine tower within arms reach of the lower landing door.
- Push to 'stop', pull to 'run' operation.

Grab rail



- Used to assist a wheelchair user in maneuvering on the platform.
- Mounted on platform guard panel on machine tower side.
 - Located 33" above platform floor.

Fixed access ramp

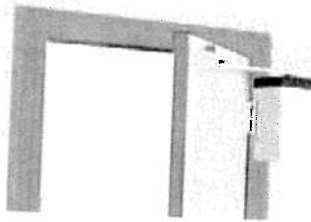


Used when the lift is mounted to the lower landing floor (vs. mounting inside a pit.)

- 1:12 slope.
- 43" wide x 31½" deep.
- Non-skid surface.

Note: Lower landing door must be blocked up 3" to accommodate the fixed access ramp.

AutoOpener™ (optional)



Automatically opens gate or door when platform stops at the landing.

- Mounts to wall near top of gate/door on the hinge side. Backing is required by contractor.
- Automatically reverses when an obstruction is encountered.
- If platform is already at the landing, gate/door can be opened by pressing call/send switch.
- Requires 115 VAC outlet near the top of the gate/door on the hinge side at each landing.

Battery disconnect (optional on hydraulic drive only)

- Used to disable lift without disconnecting the batteries.
- Located inside the machine tower.

Telephone jack (optional)

Used to provide telephone service for the user in event of an emergency.

- Located near the platform controls.
- Telephone or ADA compliant equipment provided by building owner.

Optional colors

- The standard color for all equipment is ivory.
- Optional colors of sable brown, pearl gray or taupe are available.
- Special order colors (select from 180 RAL colors) are available at a premium. Download color chart at www.accessind.com/ral

SECTION 14420
WHEELCHAIR LIFTS

PART 1 GENERAL

1.01 SUMMARY

A. A vertical platform (wheelchair) lifting device, manufactured by Access Industries, designed to provide access to or within a building for mobility impaired persons. Lift consists of machine tower and lifting platform selected and dimensioned to provide adequate lifting height to suit building access requirements indoors and out.

1.02 REFERENCES

- A. Lift shall be designed, manufactured and installed in accordance with the following standards:
1. American National Standards Institute (ANSI).
 2. American Society of Mechanical Engineers (ASME).
 3. ADA Accessibility Guidelines (ADAAG).
 4. Underwriters Laboratories (UL).
 5. International Building Code (IBC).
 6. National Electrical Code (NEC).
 7. American Society for Testing Materials (ASTM).
 8. American Welding Society (AWS).

1.03 SYSTEM DESCRIPTION

- A. Drive: (specify:)
1. AC powered ballscrew drive; 1/2 hp, 120 V, 60Hz, instant reversing motor.
 2. Battery powered ballscrew drive; 1/2 hp, VDC, instant reversing motor with two 12 V, 33 AH, sealed no maintenance batteries with 24V 1.7 amp "smart charge" battery charger.
 3. Battery powered 1:2 roped hydraulic drive; 3/4 hp, 24 VDC pump motor with two 12 V, 33 AH, sealed no maintenance batteries with 24 V 3.3 amp "smart charge" battery charger.
- B. Number of Stops: (specify:) 2 stops or 3 stops.
- C. Platform Configuration: (specify:) straight-thru, 90° exit or enter/exit same side.
- D. Maximum Travel: (specify:) 39", 53", 75", 99", 123", 147" or 171".
- E. Rated Load: 750 lbs. with minimum safety factor of 5X.
- F. Rated Speed: 9-12 fpm (ballscrew drive) or 18-21 fpm (hydraulic drive) with rated load.
- G. Platform Size: (specify:) 36"x48", 36"x56" or 36"x48" with 42" high guard panels.
- H. Main Power Supply Wiring: Electrical contractor shall provide 115 VAC, single phase, 20 amp, 60 Hz power circuit.
- J. Operating Features:
1. Platform Controls: Directional paddle switch, on/off key switch, emergency stop switch with alarm and illuminated alarm button.
 2. Landing Controls: Directional paddle switch and on/off key switch (specify options:) emergency stop switch with alarm, mounted inside gate/door frames.
 3. Constant pressure operation.
 4. Grounded electrical system with upper, lower and final limit switches and 24 V operating controls.
 5. Platform underpanel equipped with obstruction sensors.

6. Ramp with incline of 1:12 (required if lift is not installed in a pit).
7. Non-slip surface on platform floor and ramp.
8. Grab rail on platform.
9. Manual lowering device.
10. Remote emergency lowering switch (optional on hydraulic drive).
11. Integral ballscrew safety device and electromechanical brake (ballscrew drive).
12. Broken rope safety device and flow control valve (hydraulic drive).
13. Pit switch (where required by code).
14. Telephone jack on platform (optional).
15. Upper Landing Gate/Door: (specify:)
 - a. 42" high, self-closing gate with VDR™ mechanical interlock and (specify:) steel sheet or acrylic insert panel.
 - b. 6'-8" self closing, flush mount, 1-1/2 hour fire rated door with VDR™ mechanical interlock and 3"x26" glass vision panel.
 - c. 6'-8" self closing, flush mount, non-fire rated door with VDR™ mechanical interlock and 27"x67" bronze tinted acrylic vision panel.
16. Lower/Middle Landing Door: (specify:)
 - a. 6'-8" self closing, flush mount, 1-1/2 hour fire rated door with VDR™ mechanical interlock and 3"x26" glass vision panel.
 - b. 6'-8" self closing, flush mount, non-fire rated door with VDR™ mechanical interlock and 27"x67" bronze tinted acrylic vision panel.
17. Automatic Gate/Door opener (optional).

1.04 QUALITY ASSURANCE

- A. Manufacturer: Provide wheelchair lift manufactured by a firm with a minimum of 25 years experience in fabrication of wheelchair lifts equivalent to those specified.
- B. All designs, clearances, workmanship and material, unless specifically excepted, shall be in accordance with all codes having legal jurisdiction.
- C. All load ratings and safety factors shall meet or exceed those specified by all governing agencies with jurisdiction and shall be certified by a professional engineer.
- D. Lift shall be subject to applicable state, local and city approval prior to installation and subject to inspection after installation. Determination of and adherence to these regulations is the responsibility of the lift contractor.
- E. Welders certified in accordance with requirements of AWS D1.1 shall perform all welding of all parts.
- F. Substitutions: No substitutions permitted.

1.05 WARRANTY

- A. Manufacturer shall warrant the Porch-Lift® vertical platform lift's drive system for a period of two years after installation and all other components for one year after installation.
- B. Extended Warranty (optional): Manufacturer shall warrant the Porch-Lift® vertical platform lift for a period of (specify:) 3 or 5 years after installation with the purchase of a preventative maintenance program from lift contractor for an equal number of years.

1.06 MAINTENANCE

- A. The Porch-Lift® vertical platform lift must be maintained in accordance with manufacturer's instructions.

PART 2 PRODUCT

2.01 MANUFACTURER

- A. Provide Porch-Lift® vertical platform lift model PL-S manufactured by Access Industries.

- 1. Contact: 4001 E. 138th Street, Grandview, MO; Telephone: 800-925-3100; Fax: 816-763-4467; Email: archassist@accessind.com; Web site: www.accessind.com

2.02 MATERIAL

- A. Machine Tower: 14 ga. steel sheet.
- B. Guide Rail: 3" x 2" x 1/8" ASTM A500 grade B steel tubing.
- C. Base Frame: 2" x 2" x 1/4" structural steel tubing and angle.
- D. Lift Weldment: 3/8" hot rolled steel plate and 2" x 2" x 1/4" wall structural steel tubing.
- E. Side Guard Panels: 18 ga. galvanealed steel sheet in 1" x 2" x 14 ga. steel tubing frame.
- F. Front Access Panel: 20 ga. galvanealed steel sheet.
- G. Platform: 11 ga. steel plate.
- H. Access Ramp: 11 ga. steel plate.

2.03 FINISHES

- A. Components shall be prepared with 1)alkaline detergent wash, 2)clear water rinse, 3)iron phosphate coating, 4)clear water rinse and finished with electrostatically applied and baked thermosatic powder coat finish for indoor or outdoor use. Standard color is ivory.

2.04 ELECTRICAL SYSTEMS

- A. The electrical contractors shall provide a 115V, single phase, 20 amp, 60 Hz electrical power source connection.
- B. Electrical piping and wiring supplied by others.
- C. Final electrical connections performed by lift contractor.

PART 3 EXECUTION

3.01 ACCEPTABLE INSTALLERS

- A. Installers shall be experienced in performing work of this section who have specialized in work comparable to that required for this project.
- B. Installers shall be certified and trained by the manufacturer.

3.02 EXAMINATION

- A. Use field dimensions and approved manufacturer's shop drawings to examine substrates, supports and other conditions under which this work is to be performed. Do not proceed with work until unsatisfactory conditions are corrected.

3.03 INSTALLATION

- A. The Porch-Lift® vertical platform lift shall be installed in accordance with manufacturer's instructions and as specified and approved by architect.
- B. Landing gates and doors shall be installed by others. Electrical piping and wiring by others. Final electrical connections and lift adjustments by lift contractor.

3.04 DEMONSTRATION

- A. The lift contractor shall make a final check of the lift's operation with the Owner or Owner's representative present prior to turning the lift over for use. The lift contractor shall determine that operating and safety devices are functioning properly.

END OF SECTION

Notes: Go to www.accessind.com to download this specification in CSI format.

Intent of specification is to broadly outline equipment required but does not cover details of design and construction.

Dimensions and specifications are subject to constant change and continually evolving codes and product applications. For additional technical information, contact Access Industries at 800-925-3100 or www.accessind.com.

Visit our web site at www.tkaccess.com for more information including complete 3-part specifications, CAD details, and typical drawings.

Specifications and/or colors subject to change without notice.

Porch-Lift Specifications/Options	Model				
	S	TG	ENC 2.0	EZE	P
Rated load:	750 lbs.				
Speed with rated load: ballscrew drive optional hydraulic drive	9-12 fpm 18-21 fpm				
Power supply:	115 VAC, 60 Hz, 20 amp				
Motor:	A/C ballscrew: 1/2 hp, 120 VAC, 60 Hz reversible D/C ballscrew: 1/2 hp, 24 VDC, reversible D/C hydraulic: 3/4 hp motor, 24 VDC				
Drive system: A/C powered ballscrew Battery powered ballscrew Battery powered hydraulic	Standard Optional Optional	Standard Optional Optional	Standard Optional Optional	Standard Optional Optional	A/C ballscrew: 1/2 hp, 120 VAC, 60 Hz n/a n/a
Platform sizes:	36"x48" Std, 36"x56" Opt, 36"x60" Opt, 42"x60" Opt (90° only)	36"x60" Std, 36"x48" Opt	36"x60" Std	36"x60" Std	36"x48" Std
Platform configurations: Straight-thru 90° side exit Enter/exit same side	Standard Optional Optional	Standard Optional n/a	Standard Optional Optional	Standard Optional Optional	Standard n/a n/a
Platform controls:	Constant pressure paddle with key lock and emergency stop and alarm				
Maximum lifting height:	14'-3"	4'-4"	14'-3"	14'-2"	6'-3"
Maximum stops:	3	2	3	3	2
Remote controls with key lock:	Optional	Standard	Optional	Standard	Standard
Ivory powder coat finish:	Standard	Standard	Standard	Standard	Standard
42" high guard panels:	Standard	Standard	Standard	Standard	Standard
Grab rail:	Standard	Standard	Standard	Standard	Standard
Select from gates or standard-sized doors, including fire-rated doors and extra wide gates:	Optional	Optional	Optional	Optional	Optional
Fixed access ramp, or optional automatic folding ramp for applications where there is no pit:	Standard	Standard	Standard	Standard	Powered auto
Over 180 custom colors:	Optional	Optional	Optional	Optional	Optional
Acrylic guard panel inserts:	Optional	Optional	Optional	Optional	Optional
Auto-Opener™ for doors and gates:	Optional	Optional	Optional	Optional	n/a
Attendant operated package:	Optional	n/a	n/a	Optional	n/a
Telephone jack on platform:	Optional	Optional	n/a	n/a	n/a
Warranty: 2 year drive train, 1 year parts:	Standard	Standard	Optional	Optional	n/a
UL listed up to 144" lifting height:	Standard	Standard	Standard	Standard	Standard
ASME A-18.1 code compliant:	Standard	Standard	Standard	Standard	n/a



ThyssenKrupp Access has teamed with McGraw Hill Construction to become a Continuing Education System (CES) provider.

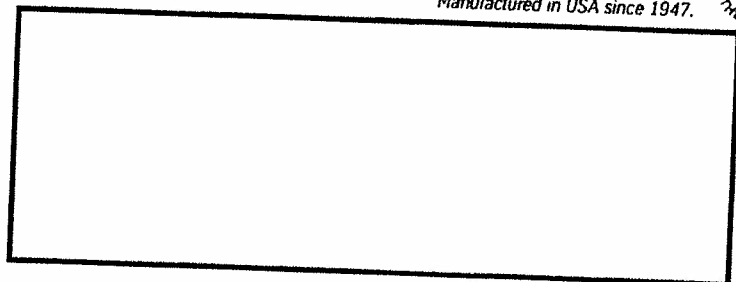
This is a free online-based, self-paced, interactive course. Course credits are automatically reported and a course report and certificate of completion are automatically provided. For more information, go to www.tkaccess.com/ces



ThyssenKrupp Access Corp.
4001 East 138th Street
Grandview, MO 64030

Committed to improving the quality of life. ThyssenKrupp Access, the world's most trusted name in accessibility and home elevator solutions.

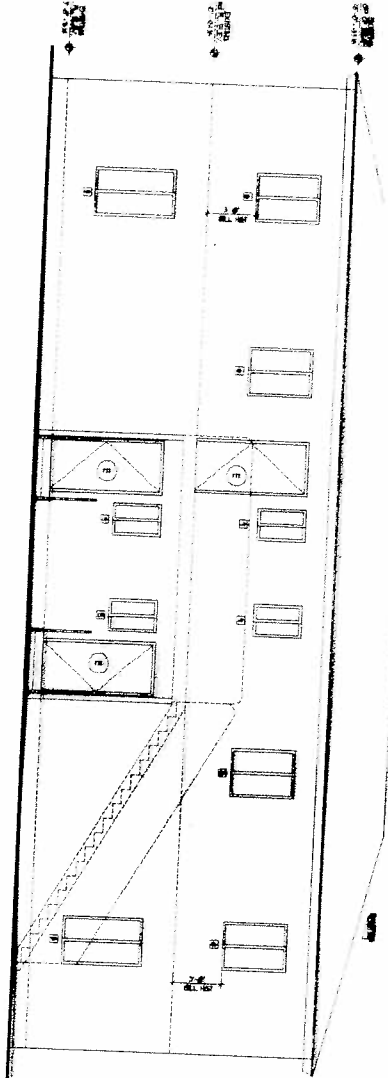
Manufactured in USA since 1947.



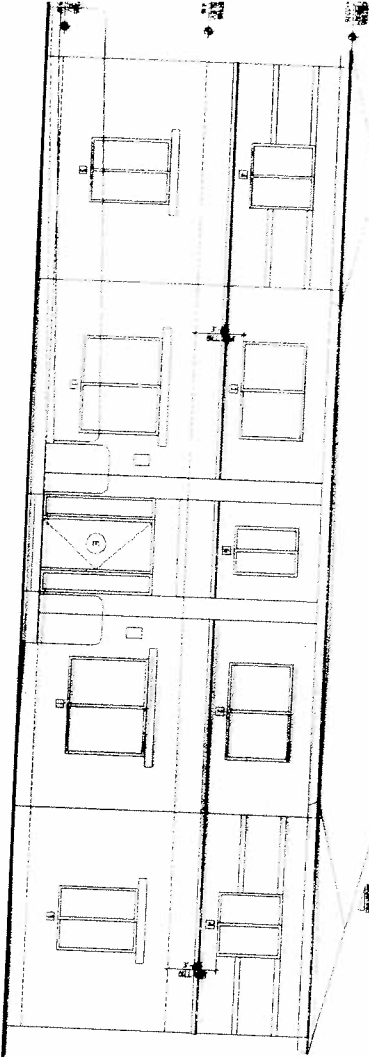
800.829.9760
www.tkaccess.com

PH0207-PM18-0

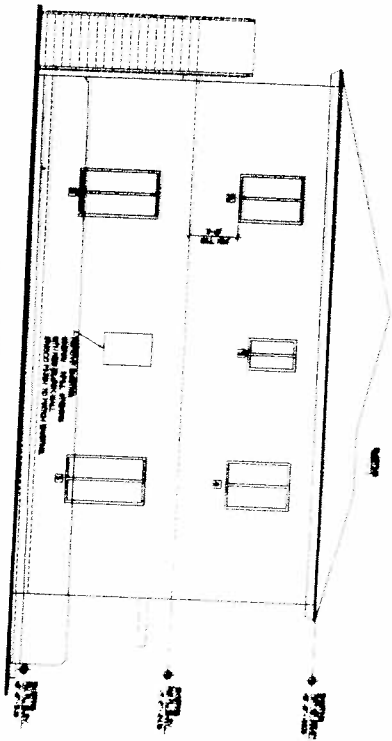
WINDOW SCHEDULE										
NO.	TYPE	FINISH	GLASS	OPERATION	SCREEN	MARKING	MARKING	MARKING	MARKING	MARKING
1	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
2	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
3	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
4	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
5	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
6	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
7	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
8	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
9	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
10	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
11	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
12	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
13	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
14	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
15	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
16	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
17	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
18	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
19	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO
20	6'0" x 4'0"	ALUMINUM	CLERESTORY	FIXED	NO	NO	NO	NO	NO	NO



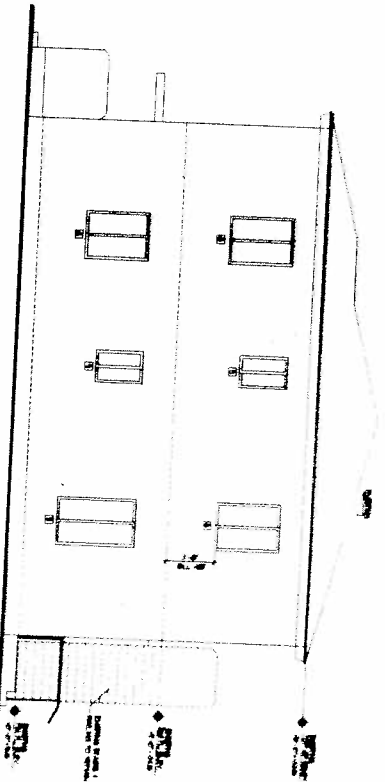
SOUTHEAST ELEVATION
REAR ELEVATION
SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



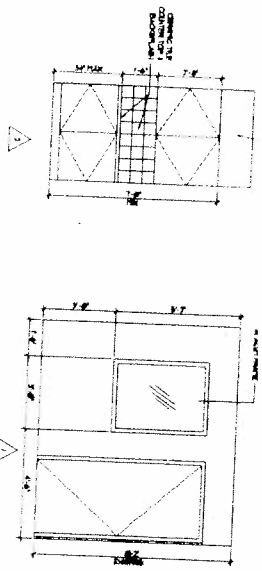
SOUTHWEST ELEVATION
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LA PRIMA CASA MONTESSORI SCHOOL
BUILDING "B"
ADDRESS: 2725 SW 3rd AVE MIAMI, FLORIDA 33129
OWNER: ROADS MONTESSORI, LLC.

Manuel Pose
architect
1440 GOMES AVE
SUITE 100
MIAMI, FLORIDA 33135
PHONE: 305.442.1717
FAX: 305.442.1717
WWW.MANUELPPOSE.COM
A5-100K

DATE: 04-22-08
DRAWN: L.M.
JOB NO: 08-10-01
SCALE: SHOWN
REV: NONE

A-4

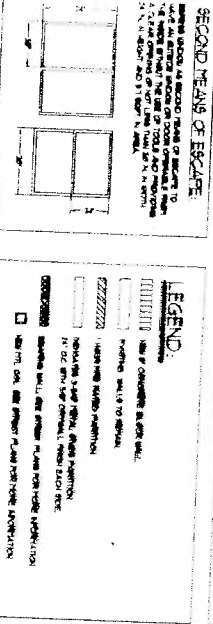


INTERIOR ELEVATION

UNDOOR NOTES: SEE GENERAL SCHEDULE FOR FINISHES

GENERAL NOTES:

1. ALL FINISHES AND MATERIALS TO BE INSTALLED BY GC. AS AN ALLOWANCE DESIGN TO BE SHOWN BY OWNER.
2. ALL FINISHES TO BE SHOWN BY GC.
3. ALL FINISHES TO BE SHOWN BY GC.
4. ALL FINISHES TO BE SHOWN BY GC.
5. ALL FINISHES TO BE SHOWN BY GC.
6. ALL FINISHES TO BE SHOWN BY GC.
7. ALL FINISHES TO BE SHOWN BY GC.



SECOND MEANS OF ESCAPE

SEE GENERAL SCHEDULE FOR FINISHES

LEGEND:

- DOOR
- WINDOW
- STAIR
- ELEVATOR
- MECHANICAL
- ELECTRICAL
- PLUMBING
- FIRE
- SECURITY
- SIGNAGE
- FURNITURE
- EQUIPMENT
- STORAGE
- SERVICE
- UTILITY
- MECHANICAL
- ELECTRICAL
- PLUMBING
- FIRE
- SECURITY
- SIGNAGE
- FURNITURE
- EQUIPMENT
- STORAGE
- SERVICE
- UTILITY

DOOR SCHEDULE

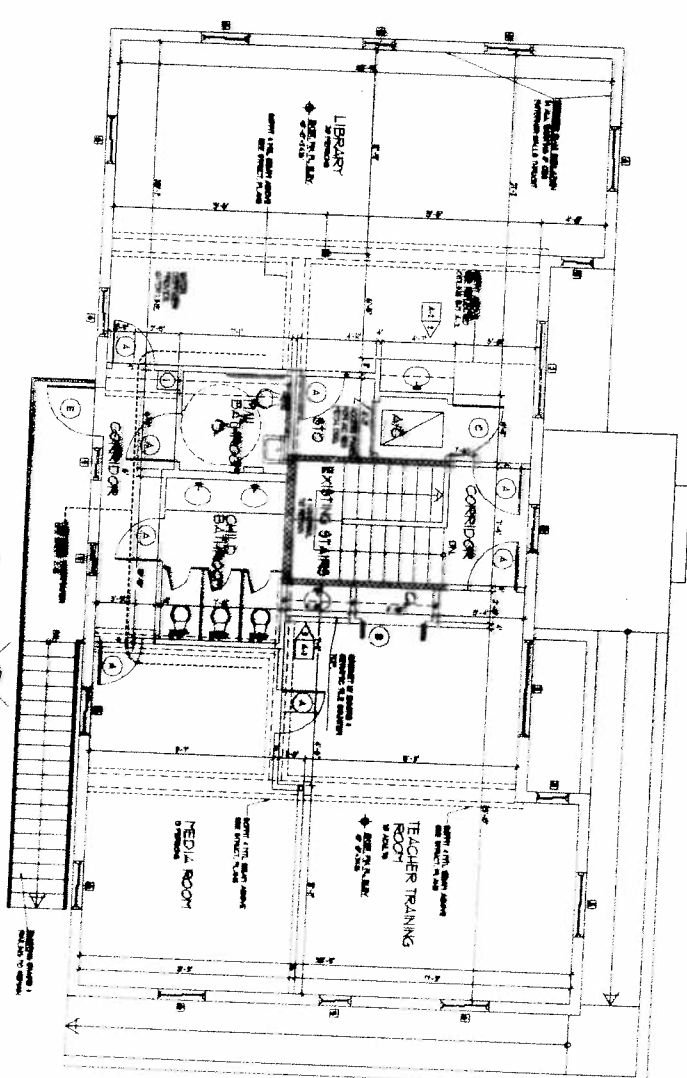
NO.	SIZE	TYPE	MATERIAL	FINISH	THRESHOLD	GLASS	REMARKS
1	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	OFFICE
2	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	RECEPTION
3	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	TEACHING LOUNGE
4	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	LIBRARY
5	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	MECHANICAL
6	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	ELECTRICAL
7	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	PLUMBING
8	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	FIRE
9	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	SECURITY
10	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	SIGNAGE
11	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	FURNITURE
12	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	EQUIPMENT
13	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	STORAGE
14	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	SERVICE
15	3'-0" x 7'-0"	SWING	WOOD	PAINTED	WOOD	GLASS	UTILITY

CHILD SAFETY / MEANS OF ESCAPE NOTES:

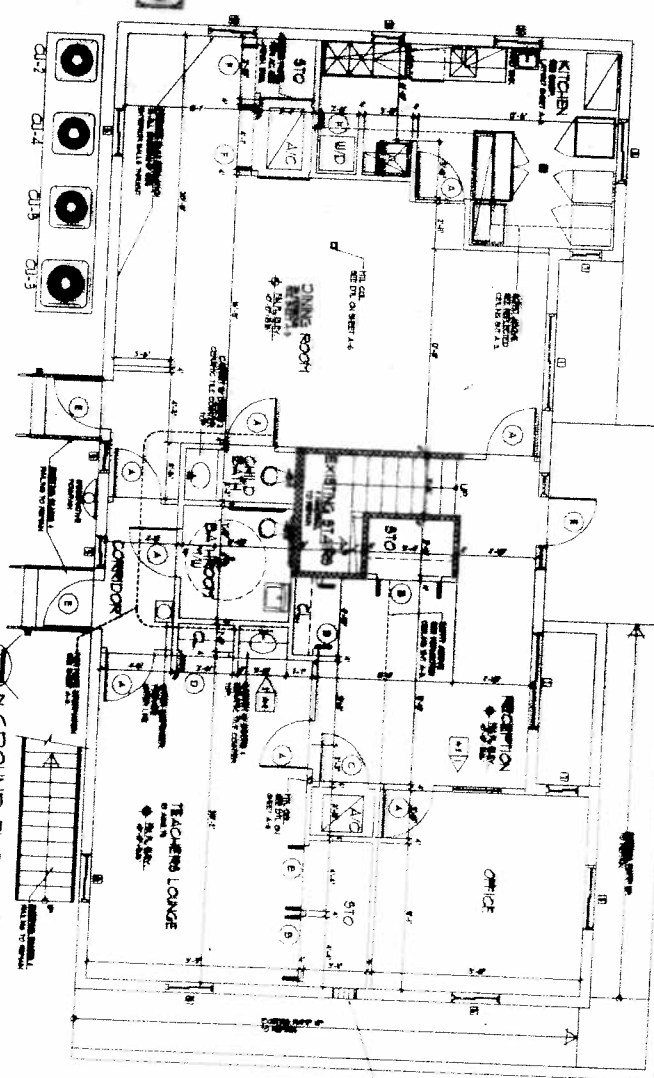
SEE GENERAL SCHEDULE FOR FINISHES

FINISH SCHEDULE

FLOOR	WALLS	BASE	CEILING	MECHANICAL	REMARKS
1ST	WOOD PANELING	WOOD	WOOD	WOOD	OFFICE
2ND	WOOD PANELING	WOOD	WOOD	WOOD	RECEPTION
3RD	WOOD PANELING	WOOD	WOOD	WOOD	TEACHING LOUNGE
4TH	WOOD PANELING	WOOD	WOOD	WOOD	LIBRARY
5TH	WOOD PANELING	WOOD	WOOD	WOOD	MECHANICAL
6TH	WOOD PANELING	WOOD	WOOD	WOOD	ELECTRICAL
7TH	WOOD PANELING	WOOD	WOOD	WOOD	PLUMBING
8TH	WOOD PANELING	WOOD	WOOD	WOOD	FIRE
9TH	WOOD PANELING	WOOD	WOOD	WOOD	SECURITY
10TH	WOOD PANELING	WOOD	WOOD	WOOD	SIGNAGE
11TH	WOOD PANELING	WOOD	WOOD	WOOD	FURNITURE
12TH	WOOD PANELING	WOOD	WOOD	WOOD	EQUIPMENT
13TH	WOOD PANELING	WOOD	WOOD	WOOD	STORAGE
14TH	WOOD PANELING	WOOD	WOOD	WOOD	SERVICE
15TH	WOOD PANELING	WOOD	WOOD	WOOD	UTILITY



2ND FLOOR PLAN



GROUND FLOOR PLAN

LA PRIMA CASA MONTESSORI SCHOOL BUILDING "B"
 ADDRESS: 2725 SW 3RD AVE MIAMI, FLORIDA 33129
 OWNER: ROADS MONTESSORI, LLC

Manual V
 Pose
 archiflex

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY, BY INSPECTION OF HIS RECORDS TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL REVIEW AND VERIFY ALL ITEMS RECORDED ON A PLAN.
3. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION BY THE CONTRACTOR AND THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
4. LOCAL CONTRACTOR FOR THE PROJECT SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.

11. CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
12. CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
13. CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
14. CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
15. CONTRACTOR SHALL VERIFY AND RECONSTRUCT THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.

PROJECT INFORMATION:

PROJECT NO. _____

DATE: _____

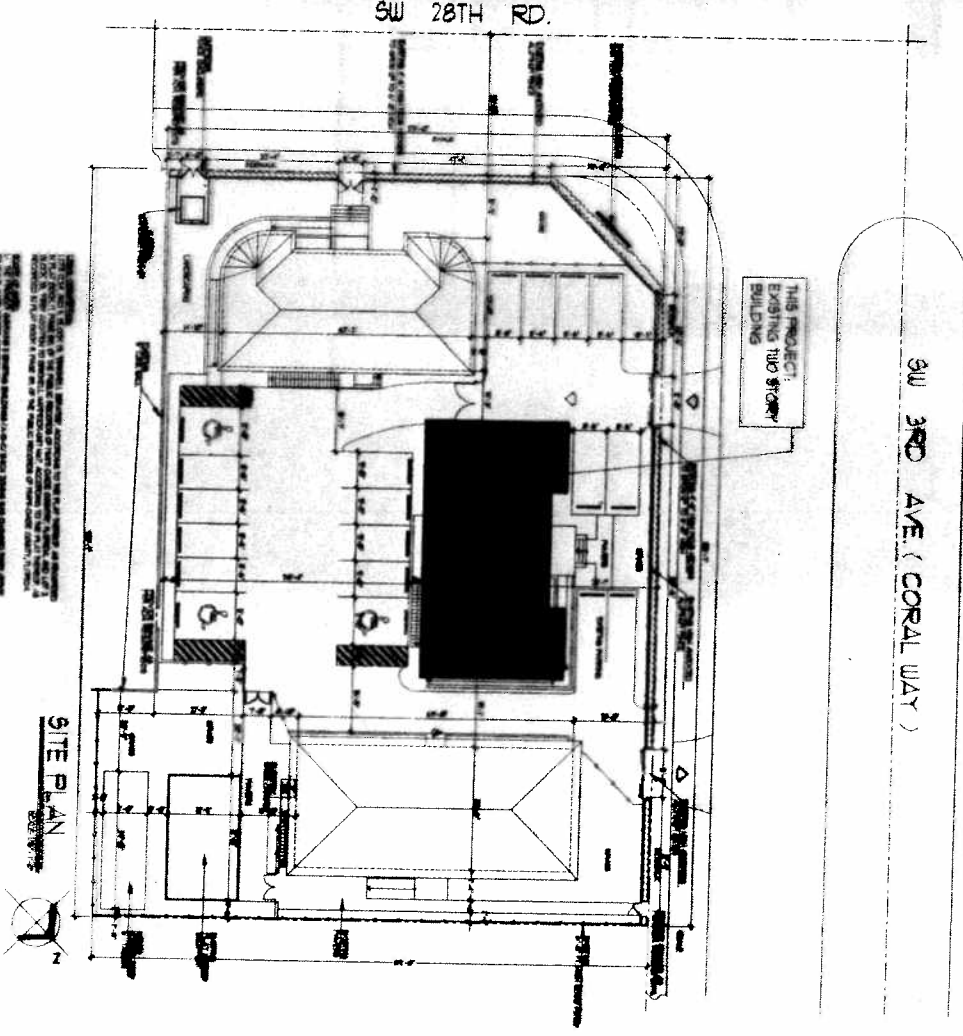
SCALE: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/10/17
2	REVISION	08/10/17
3	REVISION	08/10/17
4	REVISION	08/10/17
5	REVISION	08/10/17



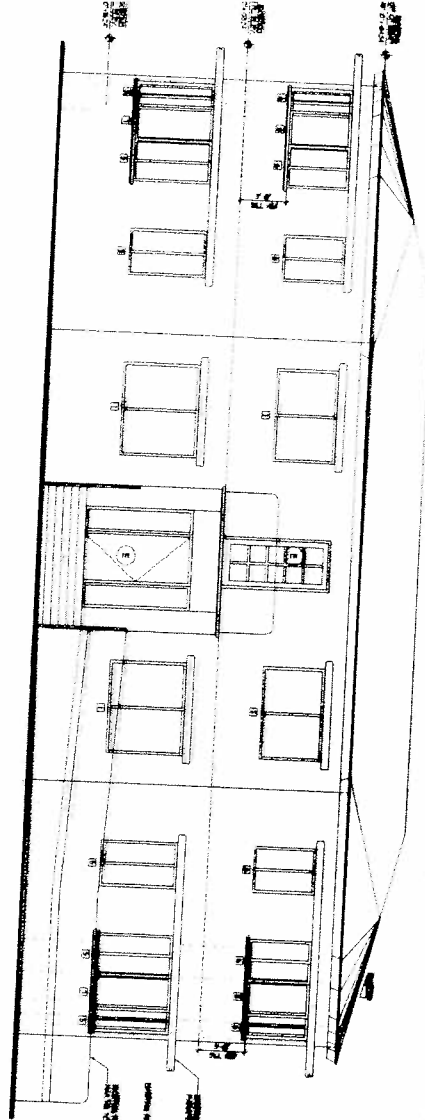
SITE PLAN

DATE: 07-24-16

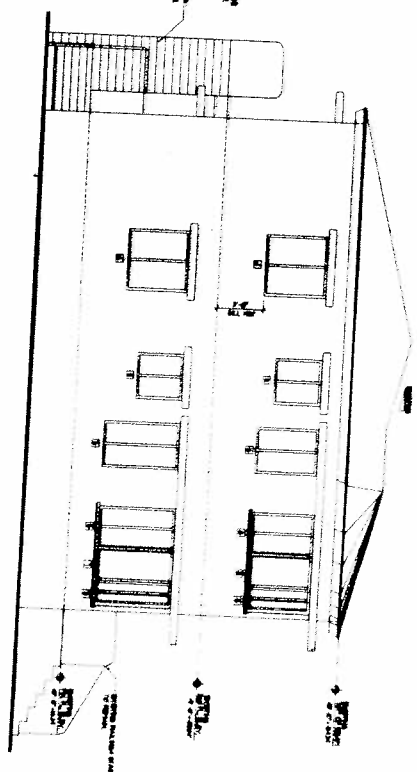
SCALE: AS SHOWN

OWNER: ROADS MONTESSORI, LLC

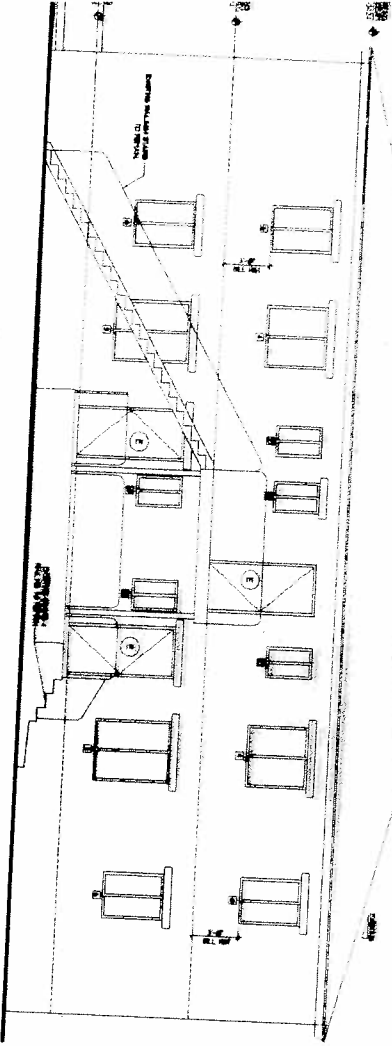
WINDOW SCHEDULE									
ID	TYPE	NO. OF UNITS	LOCATION	FINISH	OPERATION	GLASS	SCREEN	SHADING	NOTES
01	6'0" x 4'0" DOUBLE HUNG	12	1ST FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
02	6'0" x 4'0" DOUBLE HUNG	12	2ND FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
03	6'0" x 4'0" DOUBLE HUNG	12	3RD FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
04	6'0" x 4'0" DOUBLE HUNG	12	4TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
05	6'0" x 4'0" DOUBLE HUNG	12	5TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
06	6'0" x 4'0" DOUBLE HUNG	12	6TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
07	6'0" x 4'0" DOUBLE HUNG	12	7TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
08	6'0" x 4'0" DOUBLE HUNG	12	8TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
09	6'0" x 4'0" DOUBLE HUNG	12	9TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
10	6'0" x 4'0" DOUBLE HUNG	12	10TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
11	6'0" x 4'0" DOUBLE HUNG	12	11TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION
12	6'0" x 4'0" DOUBLE HUNG	12	12TH FLOOR	WOOD	OPENS	OPAL	NO	NO	SEE ELEVATION



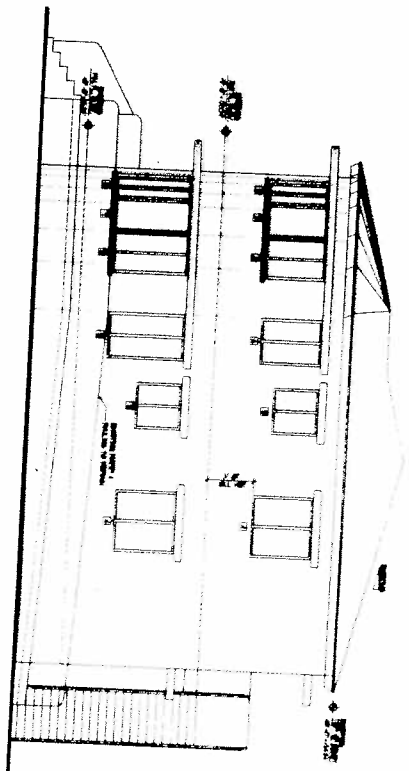
SOUTHWEST ELEVATION
REAR ELEVATION
SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



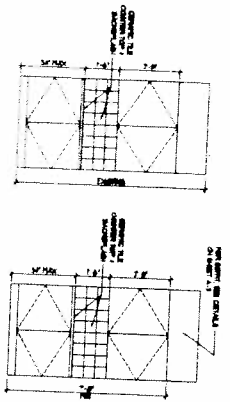
NORTHEAST ELEVATION
REAR ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LA PRIMA CASA MONTESSORI SCHOOL
BUILDING "A"
ADDRESS: 281 SW 28th Road MIAMI, FLORIDA 33129
OWNER: ROADS MONTESSORI, LLC.

Manuel
Pose
architects



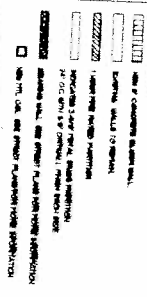
INTERIOR ELEVATION

GENERAL NOTES
 1. SEE GENERAL NOTES ON SHEET 1.1
 2. SEE GENERAL NOTES ON SHEET 1.2

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF FLORIDA.
2. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES OF CONSTRUCTION.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES OF CONSTRUCTION.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES OF CONSTRUCTION.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES OF CONSTRUCTION.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES OF CONSTRUCTION.

LEGEND



DOOR SCHEDULE

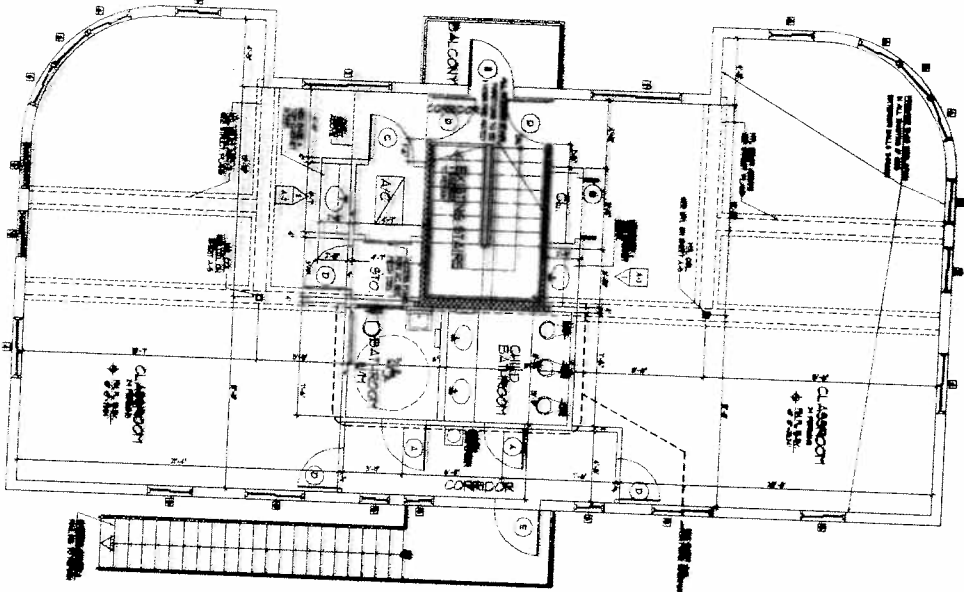
NO.	QTY	TYPE	MATERIAL	FINISH	THRESHOLD	GLASS	REMARKS
A	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
B	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
C	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
D	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
E	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
F	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
G	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
H	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
I	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
J	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
K	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
L	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
M	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
N	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
O	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
P	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
Q	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
R	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
S	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
T	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
U	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
V	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
W	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
X	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
Y	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
Z	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM

WINDOW SCHEDULE

NO.	QTY	TYPE	MATERIAL	FINISH	THRESHOLD	GLASS	REMARKS
A	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
B	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
C	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
D	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
E	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
F	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
G	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
H	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
I	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
J	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
K	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
L	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
M	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
N	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
O	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
P	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
Q	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
R	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
S	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
T	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
U	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
V	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
W	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
X	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
Y	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM
Z	1	SWING	1/2" GLASS	WOOD	WOOD	WOOD	CLASSROOM

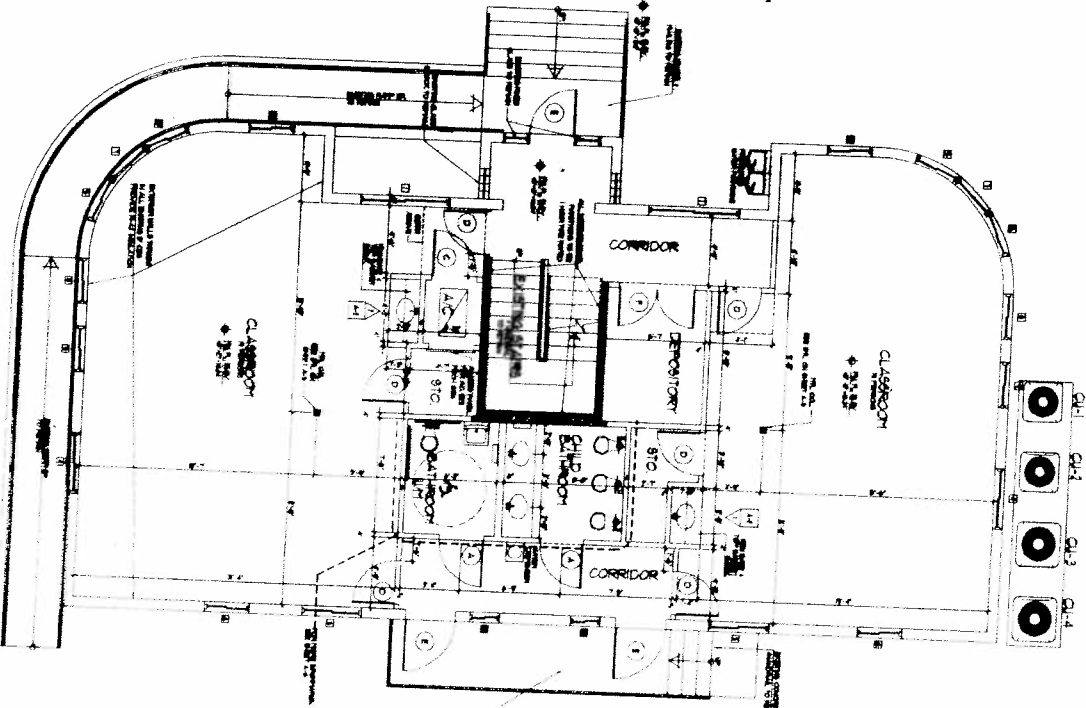
FINISH SCHEDULE

FLOOR	WALLS	CEILING	DOORS	WINDOWS
1ST FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
2ND FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
3RD FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
4TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
5TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
6TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
7TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
8TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
9TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
10TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
11TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
12TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
13TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
14TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
15TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
16TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
17TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
18TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
19TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING
20TH FLOOR	WOOD PANELING	WOOD PANELING	WOOD PANELING	WOOD PANELING



2ND FLOOR PLAN

NOTE: FOR WINDOW SCHEDULE SEE SHEET 1.1



GROUND FLOOR PLAN

NOTE: FOR WINDOW SCHEDULE SEE SHEET 1.1

LA PRIMA CASA MONTESSORI SCHOOL BUILDING "A"
 ADDRESS: 281 SW 28th Road MIAMI, FLORIDA 33129

MANAGE POSE
 3400 GINA
 MIAMI, FLORIDA
 PHONE: 305.4
 FAX: 305.4
 WWW: www.
 44-1-10

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
2. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON THE ORIGINAL RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
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6. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
8. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

11. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
14. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
15. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
16. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
17. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
18. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
19. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
20. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

PROJECT INFORMATION:

PROJECT NO: _____

DATE: _____

CLIENT: _____

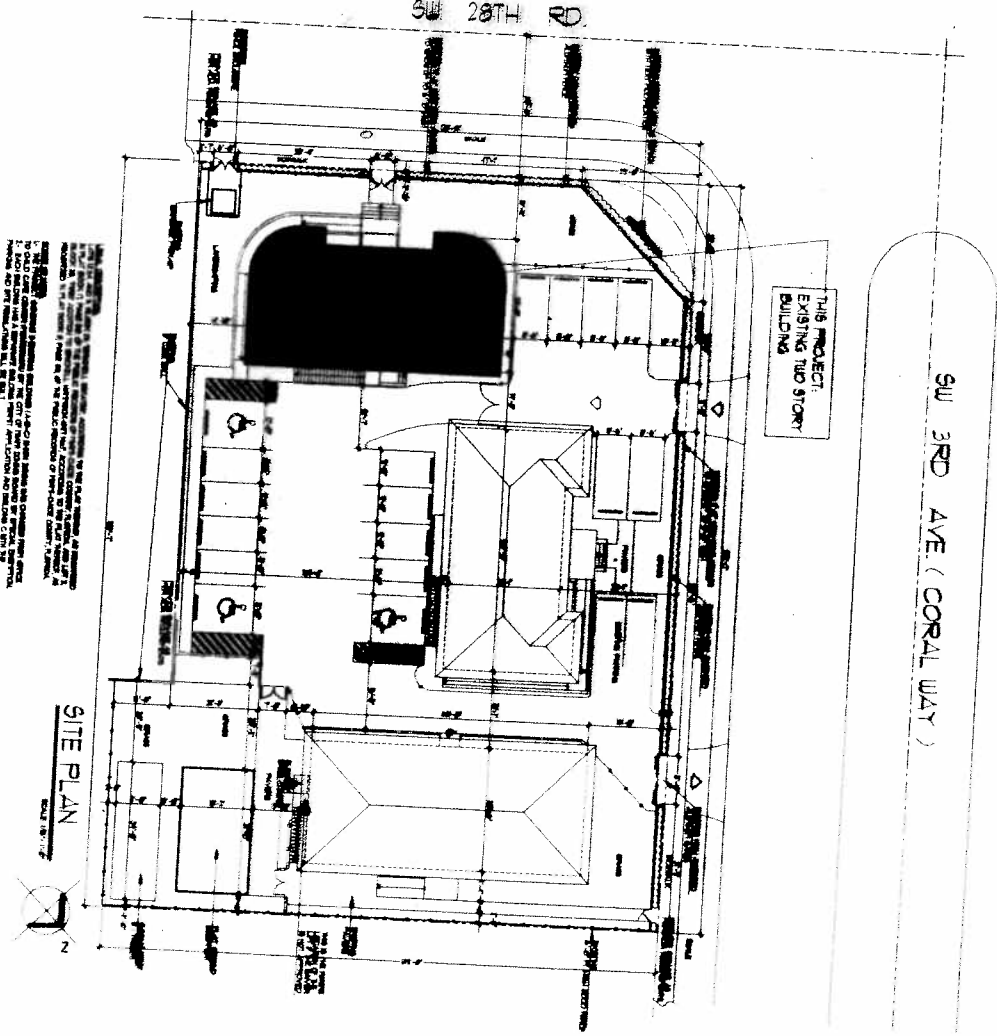
CONTRACTOR: _____

DESIGNER: _____

SCALE: _____

DATE: _____

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/15/17
2	REVISED PER COMMENTS	08/15/17
3	REVISED PER COMMENTS	08/15/17
4	REVISED PER COMMENTS	08/15/17
5	REVISED PER COMMENTS	08/15/17
6	REVISED PER COMMENTS	08/15/17
7	REVISED PER COMMENTS	08/15/17
8	REVISED PER COMMENTS	08/15/17
9	REVISED PER COMMENTS	08/15/17
10	REVISED PER COMMENTS	08/15/17



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

DATE: 07-26-16

REVISED: 08-15-17

SCALE: 1/8" = 1'-0"

OWNER: ROADS MONTESSORI, LLC

LA PRIMA CASA MONTESSORI SCHOOL

BUILDING "A"

ADDRESS: 261 SW 26th Road MIAMI, FLORIDA 33120

OWNER: ROADS MONTESSORI, LLC

MANUEL V. POSE

architect

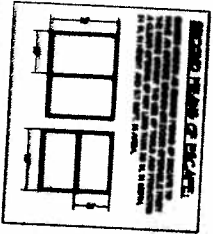
3400 CORAL WAY

MIAMI, FLORIDA 33154

PHONE: 305.448.1780

FAX: 305.448.1770

WWW.MVPPOSE.COM



SECTION LINE OF WALL DETAIL

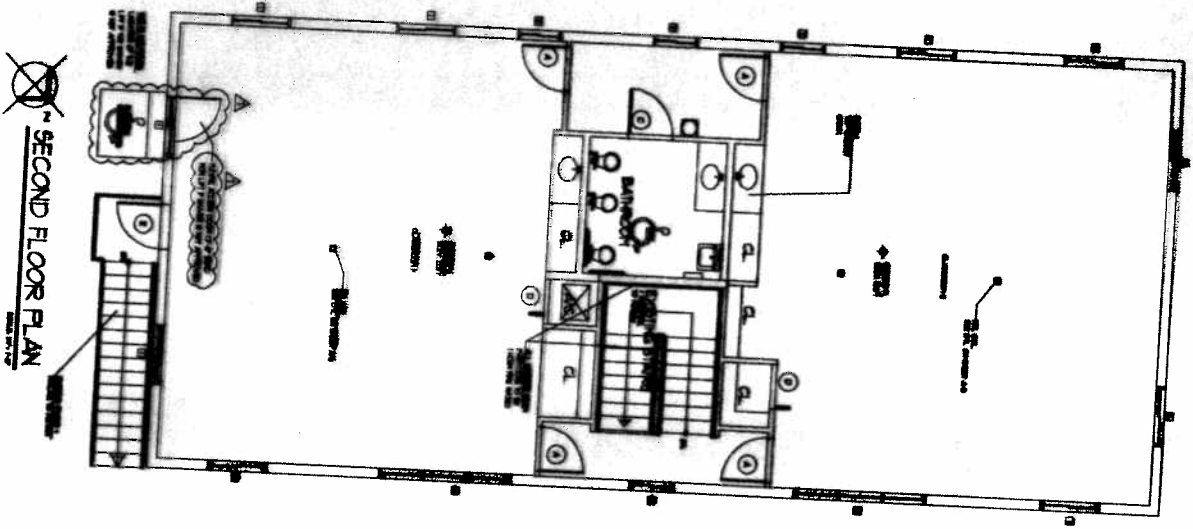
LEGEND

- EXISTING
- NEW
- REMOVE
- CONVERT
- UPGRADE

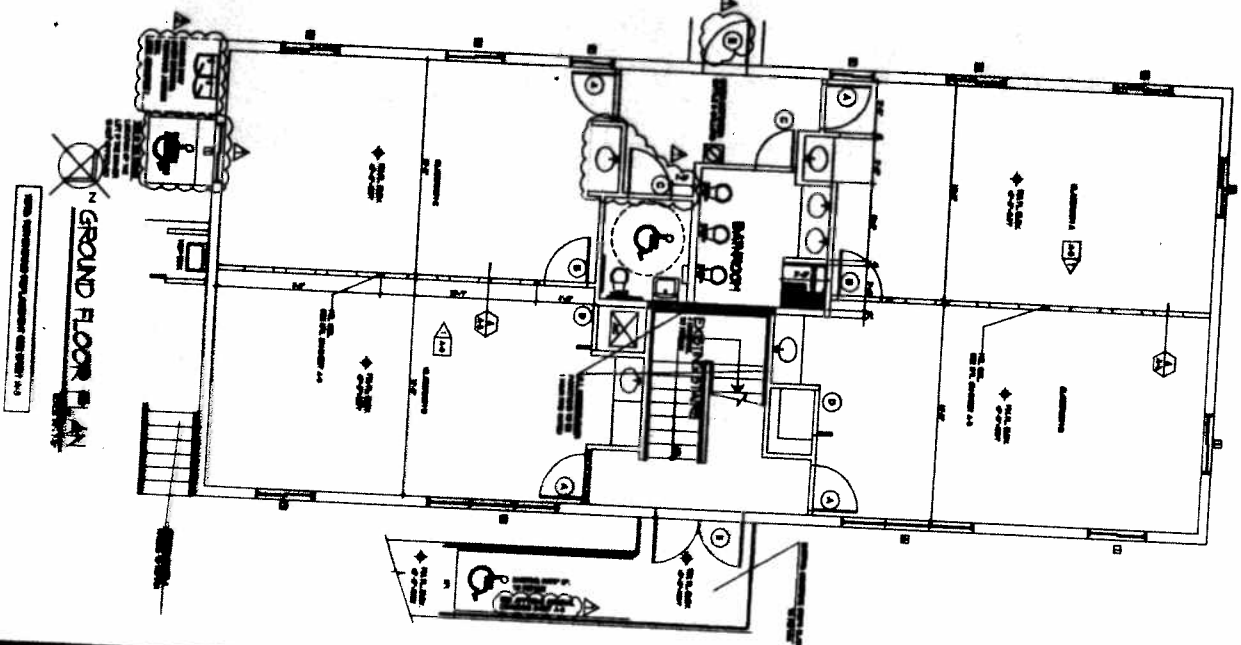
- GENERAL NOTES**
1. VERIFY ALL DIMENSIONS.
 2. VERIFY ALL MATERIALS AND FINISHES.
 3. VERIFY ALL ELECTRICAL AND MECHANICAL REQUIREMENTS.
 4. VERIFY ALL STRUCTURAL REQUIREMENTS.
 5. VERIFY ALL SCHEDULING REQUIREMENTS.
 6. VERIFY ALL CODE REQUIREMENTS.

DOOR SCHEDULE

ID	SIZE	TYPE	MATERIAL	FINISH	GLASS	GLASS TYPE	GLASS FINISH
D1	36" x 80"	SWING	WOOD	PAINT	GLASS	GLASS	GLASS
D2	36" x 80"	SLIDING	WOOD	PAINT	GLASS	GLASS	GLASS
D3	36" x 80"	SWING	WOOD	PAINT	GLASS	GLASS	GLASS
D4	36" x 80"	SWING	WOOD	PAINT	GLASS	GLASS	GLASS
D5	36" x 80"	SWING	WOOD	PAINT	GLASS	GLASS	GLASS



SECOND FLOOR PLAN



GROUND FLOOR PLAN

**LA PRIMA CASA MONTESSORI SCHOOL
BUILDING "C"**
ADDRESS: 2726 SW 2nd AVE MIAMI, FLORIDA 33135
OWNER: ROADS MONTESSORI, LLC

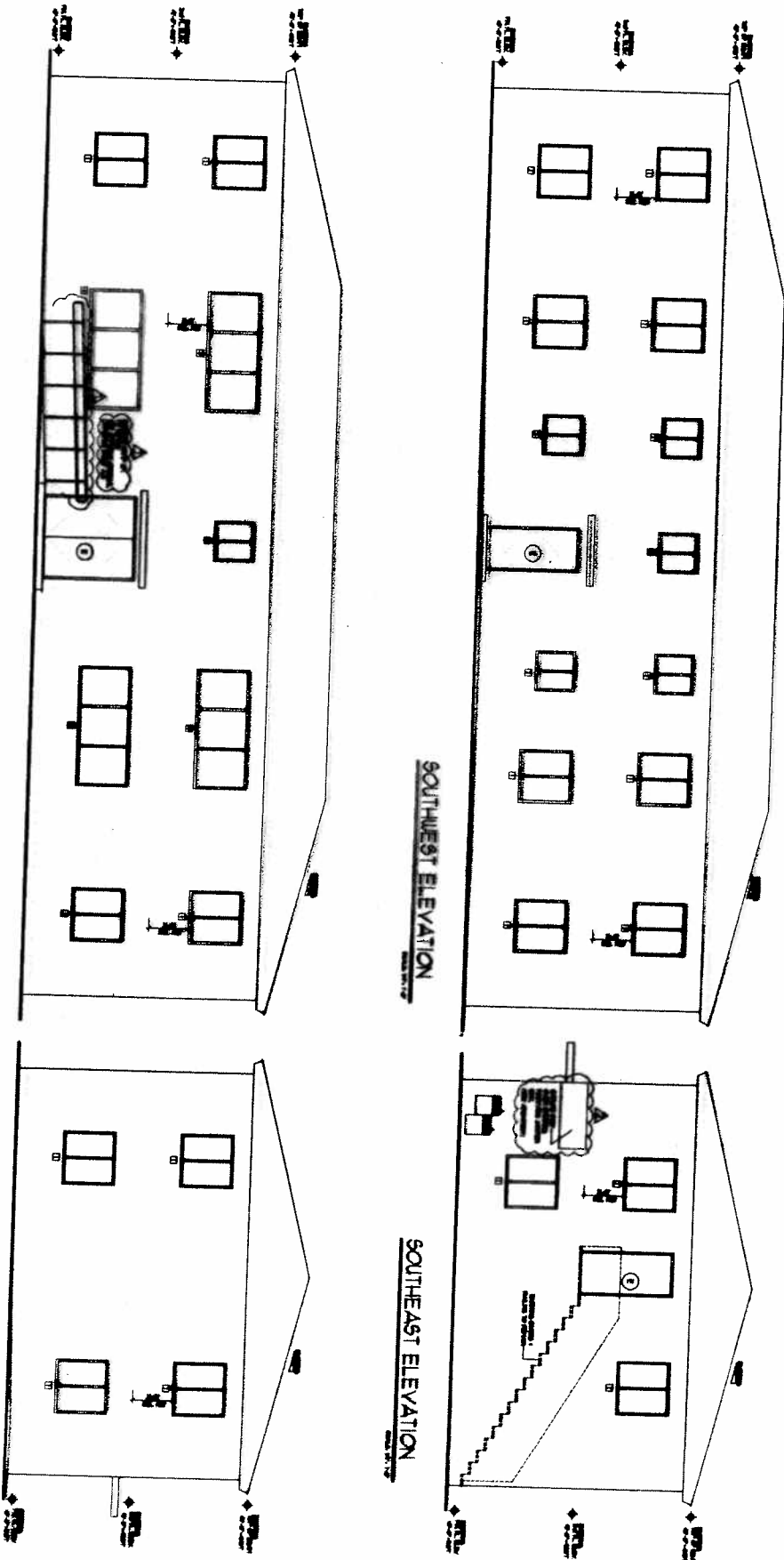
Manuel V. Pose
architect

1000 BROADWAY
SUITE 2000
MIAMI, FLORIDA 33139
PHONE: 305.443.1188
FAX: 305.443.1170
WWW.MANUELVPOSE.COM

DATE: 06-11-08
SHEET NO. 1-A
SCALE: AS SHOWN
PROJECT: LA PRIMA CASA MONTESSORI SCHOOL BUILDING "C"
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 06-11-08

A-2

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	6'0" x 4'0" DOUBLE HUNG
2	6'0" x 4'0" DOUBLE HUNG
3	6'0" x 4'0" DOUBLE HUNG
4	6'0" x 4'0" DOUBLE HUNG
5	6'0" x 4'0" DOUBLE HUNG
6	6'0" x 4'0" DOUBLE HUNG
7	6'0" x 4'0" DOUBLE HUNG
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96	6'0" x 4'0" DOUBLE HUNG
97	6'0" x 4'0" DOUBLE HUNG
98	6'0" x 4'0" DOUBLE HUNG
99	6'0" x 4'0" DOUBLE HUNG
100	6'0" x 4'0" DOUBLE HUNG



NORTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION

SOUTHEAST ELEVATION

Manuel V. Pose
architect

LA PRIMA CASA MONTESSORI SCHOOL
BUILDING "C"
ADDRESS: 2725 SW 3rd AVE MIAMI, FLORIDA 33109
OWNER: ROADS MONTESSORI, LLC.

DATE: 02-11-08
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT: [Name]
SHEET: [Number] OF [Total]
BY: [Name]

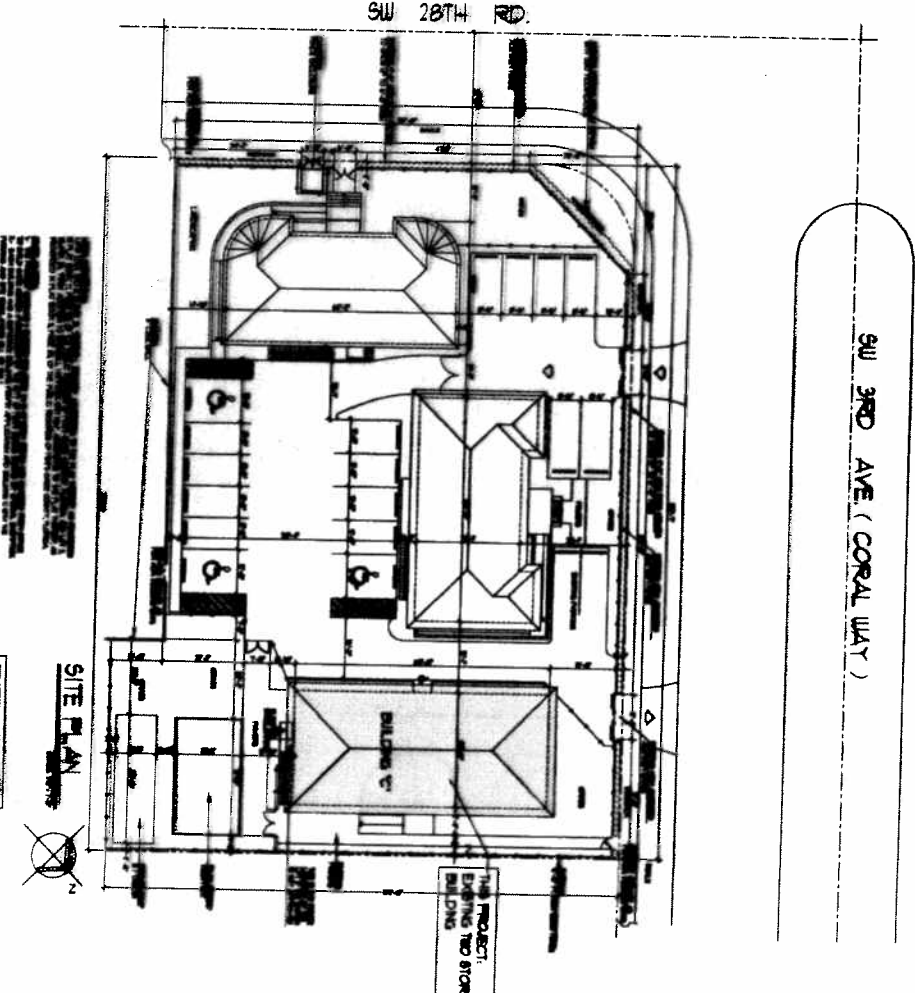
A-3

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



<p>Manuel V. Pose architect</p>	<p>LA PRIMA CASA MONTESSORI SCHOOL BUILDING "C" ADDRESS: 2726 SW 3RD AVE MIAMI, FLORIDA 33135 OWNER: ROADS MONTESSORI, L.L.C.</p>	<p>DATE: 06-17-08 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: 06-02-08</p>
<p>A-1</p>		