

This application is available in alternate formats upon request.

**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: Baoli Miami Restaurant (formerly Vita Restaurant)

Address: 1908 Collins Avenue, Miami Beach, FL 33139

(a.k.a. 1906 Collins Avenue)

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: 1906 Collins, LLC, Mathieu Massa, Manager

Applicant's Address: 1908 Collins Avenue, Miami Beach, FL 33139

Applicant's Telephone: (305) 674-8822 FAX: (305) 674-6688

Applicant's E-mail Address: Mathieu@baolimiami.com

Relationship to Owner: Lessee

Owner's Name: Miguel Chibras

Owner's Address: 5445 Collins Avenue, TH 5, Miami Beach, FL 33140

Owner's Telephone: (786) 897-2016 FAX: _____

Owner's E-mail Address: MARCH 5588@HOTMAIL.COM

Signature of Owner:  MIGUEL ANGEL CHIBRAS RODERO

Contact Person: Matthew Amster, Esq., Bercow Radell & Fernandez, PA

Contact Person's Telephone: (305) 377-6236 E-mail Address: mamster@brzoninglaw.com

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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, historic 1- and 2-story building built in 1939: first floor with approximately 5,860 square feet and second floor with approximately 2,518 square feet. The first floor contains a restaurant that also uses an outdoor courtyard at the rear of the property. The second floor contains back-of-house areas only, such as offices and storage rooms. Patrons of the restaurant are not permitted on the second floor.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): Approximately \$772,000. Note: Applicant is investigating whether all these costs are necessary for determination of the construction cost and reserves the right to modify this amount.

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.

The City of Miami Beach Building Department requests vertical accessibility to the second floor unless a waiver is obtained from the Florida Building Commission. Applicant obtained a waiver from the Florida Building Commission with regard to enclosure of 1-story area that had been covered but open on one side adjacent to the outdoor courtyard. See attached File # 2011-08645 and Plans for Original Waiver.

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

Issue 1: Requirement pursuant to Section 553.509, Florida Statutes, for vertical accessibility to second floor, where no alterations are being performed on second floor and no services are offered on the second floor that are not also available on the first floor.

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.

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

The majority of the existing, historic building, built in 1939, contains 1-story; only a portion of the building has 2-stories. Since the approval of the original waiver in 2011, the Applicant has obtained approval from the City for an increase in occupant load and a new outdoor bar counter, as well as increased hours of operation for the bar counter. See attached development orders. The Applicant made additional interior renovations to the restaurant under permits B1003764 and BREV120697 in conformance with the development approvals. See attached Plans for BREV120697. The remaining items that will be subject to an additional building permit will be the installation of the new outdoor bar counter and layout changes to increase the occupant load for patrons. See attached Final Project Plans. The restaurant remains only on the first floor and patrons are not allowed on the second floor, which contains back-of-house uses only. The second floor is only 2,517 square feet, which is fewer than 3,000 square feet. Except for minor work on a few doors, there has not been and will not be any work performed on the second floor. Before the recent renovations, the building was largely non-compliance with accessibility requirements. Now, the first floor adheres to the accessibility requirements of the current Code, including accessible restrooms. The installation of an elevator will affect the integrity of the historic building. The elevator would take up valuable space on the ground floor that would otherwise be used for the restaurant operations, including patron area and/or employee service and circulation, and it would reduce the size of the back-of-house areas on the second floor, and may require a reconfiguration of the existing hallway. For these reasons, the Applicant respectfully requests waiver of vertical accessibility in order to achieve the Final Project as shown in the Final Project Plans, even if additional minor construction is needed. See attached letter for more details.

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

The Applicant is investigating the applicable costs of construction and reserves the right to modify the request to add disproportionate cost if applicable. The Applicant obtained two estimates for LULA lifts, \$43,337.71 and \$46,112, and the estimated cost of generally preparing the building for such a lift is \$25,000 - \$30,000. As such, the cost of adding an elevator is approximately \$68,000 to \$76,000. However, this does not include additional costs for any alterations that will be necessary to accommodate the lift. Also, the Applicant has made significant costs to add required accessibility elements, such as restroom, to the building. See attached letter for more details.

[] The owner has made a **diligent investigation** into the costs of compliance with the code, but

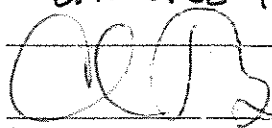
cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

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. Estimated cost for LULA by Garaventa Lift - \$43,337.71.
Estimated cost for preparation of site for LULA - \$25,000
to \$30,000. Total estimated cost - \$68,000 → \$73,000.
- b. Estimated cost for LULA by Elevator Service Corp. - \$46,112.00.
Estimated cost for preparation of site for LULA - \$25,000
to \$30,000. Total estimated cost - \$71,000 → \$76,000.
- c. Both of the above estimates do NOT include additional
costs of alterations necessary to accommodate a LULA.
See attached estimates.

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.

Based on the above explanations, supporting documents and
attached letter, the requirement to provide vertical accessibility
to this building is an unreasonable hardship.



Signature

CHARLES H. BENSON

Printed Name


Phone number 305-532-6161

(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 25th day of October, 2012


Signature

MATHIEU MASSA
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.

**STATE OF FLORIDA
BUILDING COMMISSION**

In the Matter of
VITA RESTAURANT
1908 Collins Avenue
Miami Beach, Florida 33139:

MIGUEL CHIBRAS,
Petitioner.

FILED	
Department of Business and Professional Regulation Deputy Agency Clerk	
CLERK	Brandon Nichols
Date	12/9/2011
File #	2011-08645

VW 2011-406

FINAL ORDER

The Application for Waiver by Petitioner, MIGUEL CHIBRAS, came for consideration before the State of Florida Building Commission (Commission) in accordance with Section 553.512(1), Florida Statutes, and Chapter 9N-4, Florida Administrative Code,¹ at the meeting of the Commission on October 11, 2011 upon a recommendation by the Accessibility Advisory Council (Council). At that meeting, the Commission made the following findings of fact:

1. The Owner is Miguel Chibras, 5445 Collins Avenue, TH-5, Miami Beach, Florida 33139 (Petitioner).
2. The Applicant is Mathieu Massa, Manager, 1906 COLLINS, LLC, 1908 Collins Avenue, Miami Beach, Florida 33139 (Applicant).
3. The Applicant was represented before the Council by Matthew Amster, Esquire on September 28, 2011.
4. The project for which the Applicant is seeking a waiver is an existing restaurant.
5. The requirements from which the Applicant seeks a waiver are those in the Florida Americans with Disabilities Accessibility Implementation Act ("the Act"), Section

¹ Unless otherwise indicated, all citations to Florida statutes refer to the 2011 codification of *Florida Statutes*, and all citations to Florida administrative rules refer to the latest version of the final adopted rule presented in *Florida*

553.509, Florida Statutes, which require the Petitioner to provide vertical accessibility to all levels above and below the occupiable grade level of a building, structure, or facility.

Specifically, Applicant requests a waiver from providing vertical access to the second floor of a restaurant undergoing alteration to the first floor to create a new courtyard to be used as a dining area. No alterations are being performed to the second floor, and no services are offered on the second floor that are not also available on the first floor.

6. Section 553.512(1), Florida Statutes provides for a waiver of the accessibility requirements set forth in Section 553.509, Florida Statutes upon a determination of “unnecessary, unreasonable, or extreme hardship”.

7. Section 553.512(1) provides that a waiver *shall* be granted if an applicant demonstrates economic hardship in accordance with section 36.403(f)(1), Code of Federal Regulations.

8. The Applicant submitted an estimate of the cost necessary to provide vertical accessibility which demonstrates economic hardship pursuant to Section 553.512(1), F.S. and in accordance with section 36.403(f)(1), Code of Federal Regulations.

9. Based upon the Council’s consideration of the foregoing information, the Applicant’s representations regarding project design and construction, and all applicable legal requirements, the Council recommended approval of a waiver for vertical accessibility based on the mandatory economic hardship waiver provision of Section 553.512(1), F.S. Applicant and Petitioner agree that approval is specifically conditioned on the project being built according to the plans presented to the Council.

Having considered the foregoing findings of fact, together with the recommendation of the Council, the Commission hereby agrees with that recommendation and concludes that the Applicant's request for a waiver should be, and hereby is, GRANTED, subject to the Applicant satisfying the above-identified condition(s).


This Final Order is intended for the enforcement of the Florida Americans With Disabilities Accessibility Implementation Act, as amended, Section 553.501 et seq., Florida Statutes, and, other than as modified by this Final Order, any construction or post-construction activities which deviate from the requirements of that Act will be deemed to be a violation of this Final Order.

Responsibility for the enforcement of this Final Order and for enforcement of the Americans with Disabilities Accessibility Implementation Act shall rest with the Building Official of the local government with permitted authority for the project. §553.513, Fla. Stat. Nothing in this final Order shall be construed to relieve the Owner of any duties it may have under the Americans With Disabilities Act of 1990, Pub. L. No. 101-336, § 42 U.S.C. 12101 et seq., or other applicable regulations. Any waiver granted in this Final Order shall expire one (1) year from the date of the Order unless the construction has commenced within that time.

Petitioner and all other interested parties are hereby advised of their right to seek judicial review of this Order in accordance with Section 120.68(2)(a), Florida Statutes, and Florida Rules of Appellate Procedure 9.110(a) and 9.030(b)(1)(C). To initiate an appeal, a Notice of Appeal must be filed with Ronda Bryan, Clerk of the Commission, Department of Business and Professional Regulation, 1940 North Monroe Street, Tallahassee, Florida 32399-1000 and with the appropriate District Court of Appeal not later than thirty (30) days after this Order is filed with the Clerk of the Commission. A Notice of Appeal filed with the District Court of Appeal

shall be accompanied by the filing fee specified by Section 35.22(3), Florida Statutes.

DONE AND ORDERED this 9th day of December, 2011, in
Jacksonville, Duval County, State of Florida.


RICHARD S. BROWDY
Chair, Florida Building Commission

CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing order has been filed
with the undersigned Commission Clerk and furnished by U.S. Mail to the persons listed below
this 9th day of December, 2011.





Ronda Bryan, Commission Clerk
Department of Business and Professional
Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-1000

Jack Humburg, M.A., C.R.C.
Chairman, Accessibility Advisory Council
Boley Centers, Inc.
839 13th Avenue North
Saint Petersburg, Florida 33701

Mathieu Massa, Manager
1906 COLLINS, LLC
1908 Collins Avenue
Miami Beach, Florida 33139

Gladys N. Salas, P.E.
Building Official Designee
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**BEFORE THE
BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA**

CFN 2012R0541197
OR Bk 28212 Pgs 0661 - 665; (5pgs)
RECORDED 08/01/2012 15:30:12
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

IN RE: The application of
1906 COLLINS, LLC
1908 COLLINS AVENUE
THE NORTH 57-1/2 FEET OF THE SOUTH
62-1/2 FEET OF LOTS 1, 2 & 3, BLOCK D
OF AMENDED MAP OF THE OCEAN FRONT
PROPERTY OF THE MIAMI BEACH IMPROVEMENT
COMPANY SUBDIVISION, PLAT BOOK 5, PG 7;
MIAMI-DADE COUNTY, FLORIDA

MEETING DATE: JULY 9, 2012
FILE NO. 3562

ORDER

The applicant, 1906 Collins, LLC, filed an application with the Planning Department for a variance to exceed the allowable hours of operation of an accessory outdoor bar counter of a restaurant, as follows:

1. A variance to exceed the allowable hours of operation of the proposed accessory outdoor bar counter until 2:00 a.m.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

THE BOARD FINDS that the property in question is located in the CD-2 Zoning District.

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with regard to the requested variances when conditioned as provided for in this Order:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

[Signature]

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

IT IS THEREFORE ORDERED, by the Board, that the variance be APPROVED as requested and set forth above; with the following conditions to which the applicant has agreed:

1. The outdoor bar counter as well as the outdoor garden dining area shall cease operation at 2:00 am.
2. The applicant shall comply with all conditions imposed by Planning Board File No. 1988.
3. No dance or entertainment license to be approved for the outdoor garden dining area.
4. The outdoor garden dining area shall not be converted to a stand-alone bar, or dance hall.
5. The Board shall retain jurisdiction of this file. The applicant must present a progress report in three months to the Board; the Board shall then determine the necessity and timing of subsequent reports.
6. This approval is granted to 1906 Collins, LLC only. Any change of operator or ownership, including by fifty (50) percent or more of stock ownership, partnership interest, or the equivalent, shall require review and approval by the Board of Adjustment as a modification to this Order.
7. If there is any change in the use or operation of the outdoor garden dining area, including but not limited to the outdoor garden dining area attempting to become a stand-alone bar, or a dance hall and/or entertainment establishment, or in the event the use ceases to exist for any reason (except for temporary closure during a season or remodeling, both for a period up to six (6) months), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.



8. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
9. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees as per the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff before a building permit is issued for construction.
10. The applicant shall comply with all conditions imposed by the Public Works Department.
11. All improvements in the public right-of-way associated with the subject project shall be subject to the final review and approval of the Planning Department Director, Public Works Director, and the Parks and Recreation Department Director, and shall require an agreement, subject to the review and approval of the City Attorney, providing for the assumption of maintenance and liability obligations by the Applicant, and its successors and assigns, executed and recorded before the issuance of a building permit.
12. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
14. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance granted herein.
15. The Board of Adjustment shall retain the right to call the operators back before them and modify the hours of operation or the occupant should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual night noise.
16. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Order and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
17. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.



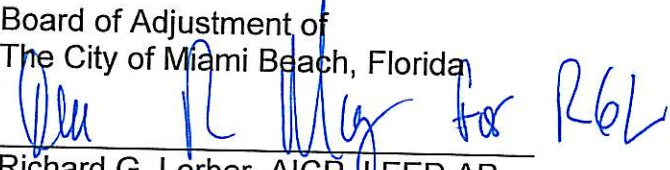
PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "New Restaurant for 1908 Collins, LLC", as prepared by Charles H. Benson & Assoc. Architects, P.A., dated August 23, 2012, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before January 9, 2014 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

Board of Adjustment of
The City of Miami Beach, Florida

By:


Richard G. Lorber, AICP, LEED AP
Acting Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 12th day of July, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services


[NOTARIAL SEAL]

My Commission Expires:


Notary:

Print Name: TERESA MARIA

Notary Public, State of Florida



Board of Adjustment Order: Meeting of July 9, 2012
File No. 3562: 1906 Collins, LLC
1908 Collins Avenue, Miami Beach
Page 5 of 5

Approved As To Form:
Legal Department (Jed 7-12-12)

Filed with the Clerk of the Board of Adjustment on 07/23/12 (Jed)

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Jed

ELEVATOR SERVICE CORPORATION

4581 Weston Road #173
Weston, FL 33331
(305) 558-4424 Fax (305) 558-5338

CONTRACT PROPOSAL July 19, 2011

NAME
HALLORAN CONSTRUCTION

JOB NAME
VITA RESTURANT

STREET
804 NW 7th STREET ROAD

STREET
1908 COLLINS AVENUE

CITY & STATE
MIAMI, FL 33136

CITY & STATE
MIAMI BEACH, FL 33139

**We hereby submit specifications and estimates for the complete
installation of:**

LIFTAVATOR (LU/LA)

POWER SUPPLY

- 220 V, 30 AMP. Single Phase, 60HZ

DRIVE TYPE

- Direct acting hydraulic cylinder

CONTROLS

- Automatic or key controls

RATED LOAD

- 1400 LB. Commercial

PLATFORM

- Up to 18 Square feet, 11 GA steel

CAR PANELING

- ½ '' melamine or acrylic panels multiple color choices and custom finishes available

TRAVEL

- Up to 25 Ft. at 30 FPM, up to 50' with variance

MISCELANEOUS

- Compact, quiet, commercial hydraulic power unit, pump motor, and reservoir in one package

STANDARD FEATURES

- Automatic or key control
- Commercial fixtures/controls
- Commercial carpet flooring
- Illuminated push buttons
- Emergency light package
- Instruction certificate frame
- Pump timer
- Time delayed door closer
- Self-leveling
- Solid panel aluminum, stainless, or wood car gates
- Formica
- Stainless steel handrail
- Emergency stop button
- Alarm bell
- Non-interference timer
- Over speed check valve
- Power-off lowering / Battery back-up system
- UL Listed "B" Label, 1 ½ " hour fire-rated
- EZ entry doors to meet building codes

Total Price: \$46,112.00

Warranty: One-year warranty on parts and labor on all parts and equipment installed by ELEVATOR SERVICE CORPORATION, This warranty is honored only with a signed monthly preventive maintenance agreement with "ESC" Elevator Service Corporation. Warranty does not cover fire, water or vandalism damage to parts and equipment installed by ELEVATOR SERVICE CORPORATION

The above quoted price permits an applicable sales tax, use, excise, and similar tax unless the buyer has furnished the company within appropriate tax exemption certificate acceptable to tax authorities.

ELEVATOR SERVICE CORPORATION will not be held liable for any issued municipalities, as a result of a failure comply with code with code requirements that is the purchaser's responsibilities. Non-payment of any sum due of this agreement will be considered a material breach thereof. In the event of a breach or disagreement within thirty (30) days from the billing date, ELEVATOR SERVICE CORPORATION may, at its option declare all sums due or to become due this agreement due and payable in full as and for agreed liquidated damages, and not as a penalty, and under the same are paid. ELEVATOR SERVICE CORPORATION shall be discharged and released from any obligation and/or liabilities under terms of this agreement.

In the event an attorney is engaged to enforce construe or defend any terms and conditions of this agreement or to collect and payment of lost profits due hereunder, either with or without suit, the Purchaser agrees to pay all attorneys and all fees and costs incurred by ELEVATOR SERVICE CORPORATION

The Purchaser does hereby wave trial by jury and does further consent to the venue of any proceeding or lawsuit under this agreement. No agent or employees shall have to authorities to wave or modify any of the terms of this agreement.

We hereby purpose to furnish labor materials-complete in accordance to the above specifications.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any deviation or alteration from above specification involving extra costs, will be executed only upon written orders, and will become an extra charge over the above estimate.

Payment(s) to be made as follows: 50% deposit due upon signing of contract. Balance due upon completion of work.

This proposal is good for sixty (60) days from this date.

ELEVATOR SERVICE CORPORATION Authorized Signature: _____

Thank you for the opportunity to quote your vertical transportation. If you have any questions, please do not hesitate to call my office at any time.

You are hereby authorized to do the work as specified.

Accepted: _____

Date: _____



**3500 NE 11th Avenue
Fort Lauderdale, Florida 33334**

Owner: 1908 Collins Ave. (Vita Restaurant)

Location: 1908 Collins Ave. Miami Beach Fl. Elvoron LULA Elevator

We hereby submit our preliminary proposal to furnish and install one (1) two stop Hydraulic LULA ELEVATOR

1.	Use:	Passenger
2.	Platform	Custom Platform 42 X 60 Cab
3.	Class:	LULA elevator
4.	Capacity	1400 lb Capacity
5.	Speed:	40 FPM (Remote Machine Room)
6.	Type:	Roped 2:1 Hydraulic Operation
7.	Car Sling:	Cantilevered
8.	Rails:	#8 T89B Guide Rails with Rail Brackets
9.	Stops:	2
10.	Openings:	2 Front
11.	Overhead::	120" min
12.	Door Equipment:	Automatic
13.	Door Measurements:	3' 0" w x 6' 8" h
14.	Car Doors:	Two Speed Sliding doors painted to match trim.
15.	Hoistway Doors	Two speed sliding doors painted to match trim.
16.	Cab Interior:	Choice of laminate
		4 White Down Lights, w/white ceiling
17.	Car Operating Panel:	Emergency Light, Integral emergency phone,
18.	Fixtures:	ADA Compliant Hall Fixtures
19.	Operation:	Non Selective, Collective automatic operation
20.	Hand Rail:	One 1 1/2" Stainless Steel Hand Rail
21.	Codes:	Meets or Exceeds ANSI A17.1 National Safety Code
24.	Other:	14" Pit, Manual emergency lowering valve
25.	Warranty:	One year Labor, Two (2) year parts

Optional: 5 year warranty add \$2,500.00, Expedited shipping add \$2,000.00

PRICE:

Furnish and install with all elevator permits the above LULA elevator:\$43,337.71

FORTY THREE THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS & 71/100

UPGRADE: #1: Stainless steel cab doors: +\$3,120.00

TERMS:

Payment terms: 40% due at signed contract, 25% factory shipping release, 25% material on site, balance on completion of install.

All material is guaranteed to be as specified. All work to be completed according to standard practices. Any alteration or diversion from the above specifications involving extra costs will be executed only if presented in writing and executed by both parties and shall be at a charge over and above the original contract price.

All agreements are contingent upon strikes, accidents or delays beyond our control. Contractor to coordinate elevator delivery

The above prices shall remain in effect for period of (30) days from the date of this quotation, at which time it will be subject to review due to extreme uncertainties in material and labor costs.

All work to be performed during the regular working hours of the regular working week of the elevator/escalator construction trade.

Workmen's compensation insurance shall be provided under the laws and statutes of the State of Florida.

Should this proposal be accepted and work is to be performed by Garaventa USA, Inc., it is necessary that (2) two signed copies of our proposal be returned to us along with any purchase order you may deem necessary.

For scheduling information, please contact us at your convenience. Delivery at this time would be 10 weeks from approved drawings depending on the factory workload at the time of order Please call for expedited delivery times.

The equipment quoted meets the requirements of ANSI A 17.1 Section 5.2

Subject to the following conditions, all of which are hereby agreed to.

Any action, proceeding or litigation arising out of or concerning this contract, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees through all appellate levels. Venue for any action, proceeding or litigation arising out of this contract shall be in Broward County, Florida.

It is expressly understood and agreed that all verbal agreements are void and that the acceptance of this proposal shall constitute the contract for the materials specified above. Any changes to this contract must be made in writing and signed by both parties. This contract is not binding upon Garaventa USA, Inc., until approved by one of its executive officers.

Garaventa USA, Inc

This proposal is hereby accepted:

By _____

W. Bill Scott

Date: _____ 20 _____

Date _____ 20 _____

Owner: _____

Please Print

SIGNED: _____

Authorized Signature



$\Delta - 3$
or
6

NOTE:
ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA
CHAPTER 10 2007 EDITION

FINISH SCHEDULE NOTE

- CONTRACTOR SHALL VERIFY ALL WALLS AND CEILING CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES BETWEEN OR DISCREPANCIES SHOULD BE IDENTIFIED IN PLACE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AFTER PART OF THE WORK IS STARTED, SO THAT BEFORE CORRECTING THEM BE MADE. IF ARCHITECT NOT NOTICED BY CONTRACTOR, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AFTER PART OF THE WORK IS STARTED, SO THAT BEFORE CORRECTING THEM BE MADE. IF ARCHITECT NOT NOTICED BY CONTRACTOR, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AFTER PART OF THE WORK IS STARTED, SO THAT BEFORE CORRECTING THEM BE MADE.
- 1) ALL EXTERIOR CONCRETE WALLS SHALL BE 4-2 MINIMUM FOOT-THICK INSULATED INSULATION OPTIMUM 8-13 FOR CEILING 8-13 FOR EXTERIOR WALLS 8-13 BOTH SIDS FOR ALL EXTERIOR WALLS 8-13 FOR FRAMED CONCRETE WALLS.
- CONTRACTOR SHALL NOT REMOVE EXTERIOR WALLS, INSULATION IS INSTALLED AND OPTIMUM.
- 2) INTERIOR FINISH SPECIFICATIONS ON BUILDING USING OPTION 4 AT WALLS AND CEILING SHALL BE AS FOLLOWS:
- (a) VERTICAL FINISH - CLASS 4 OR CLASS 8
 - (b) FINISH ACCESS - CLASS 4 OR CLASS 8
 - (c) LINDERS, CORNERS SHALL BE FINISH ACCESS - CLASS 4 OR CLASS 8
 - (d) INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH ASTM 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 85

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FINISH SCHEDULE

No.	AREA	FLOOR		BASE		WALL		CEILING				
		MATERIAL	C	MATERIAL	C	MATERIAL	C	MATERIAL	C			
100	DINING AREA-ENTRANCE	CONCRETE	F1	2	---	PT-3	3	CONCRETE	W1	4	S.S. DRYWALL	C1,2,3 - 1/2,1,2
101	ROOF DECK	WOOD JOIST	F2	2	---	---	---	CONCRETE	W1	4	---	---
102	BACK BAR	CONCRETE	F3	2	---	W1	3	CONCRETE	W1	4	S.S. DRYWALL	C1
103	SERVICE AREA	CONCRETE	F3	2	---	W1	3	CONCRETE	W1	4	S.S. DRYWALL	C1
104	RESTROOMS	CONCRETE	F3	2	---	T2	3	CONCRETE	W1	4	S.S. DRYWALL	C1
105	NORTH CORRIDOR	CONCRETE	F6	2	---	PT-3	3	CONCRETE	W1	4	S.S. DRYWALL	C1

DOOR SCHEDULE

No.	DOOR				CORE MATERIAL		FIRE RATING	FRAME		THRESHOLD		LOCATION	REMARKS
	PR.	W	H	TH	H	DOOR		TYPE	MATL.	TYPE	MATL.		
①	---	5'-0"	7'-0"	---	---	METAL	---	---	---	---	WMC	BAR-KITCHEN	DOUBLE ACTING SELF-CLOSING TYPE PANE INSULANT
②	---	3'-4"	7'-0"	1/2"	3/4"	METAL	---	---	---	---	ALUM.	N. NEW ENTRANCE	---

*NOTE: DOORS AT RESTROOMS ARE EXISTING. ENTRANCE DOORS ARE BEING RELOCATED

SCULPTER AREA CALCULATION @ ROOF:

AREA = $394 \text{ SF} + ((21'4" \times 10'7") + ((21'8" \times 6'7") + (21'8" \times 4'4")/2)) = 830.45 \text{ SF}$

RAUFLIFT @ ROOF = 3

TABLE 1107.1 (SCULPTER FOR A 4" WIDE 8 1/4" HEAD) = 2.243 SF.

THEN, PROVIDE 3 SCULPTER [4" WIDE] @ 10'-4 1/2" PLY.

* CAPACITY HEIGHT = 5' - DIFFERENCE OF LEVEL

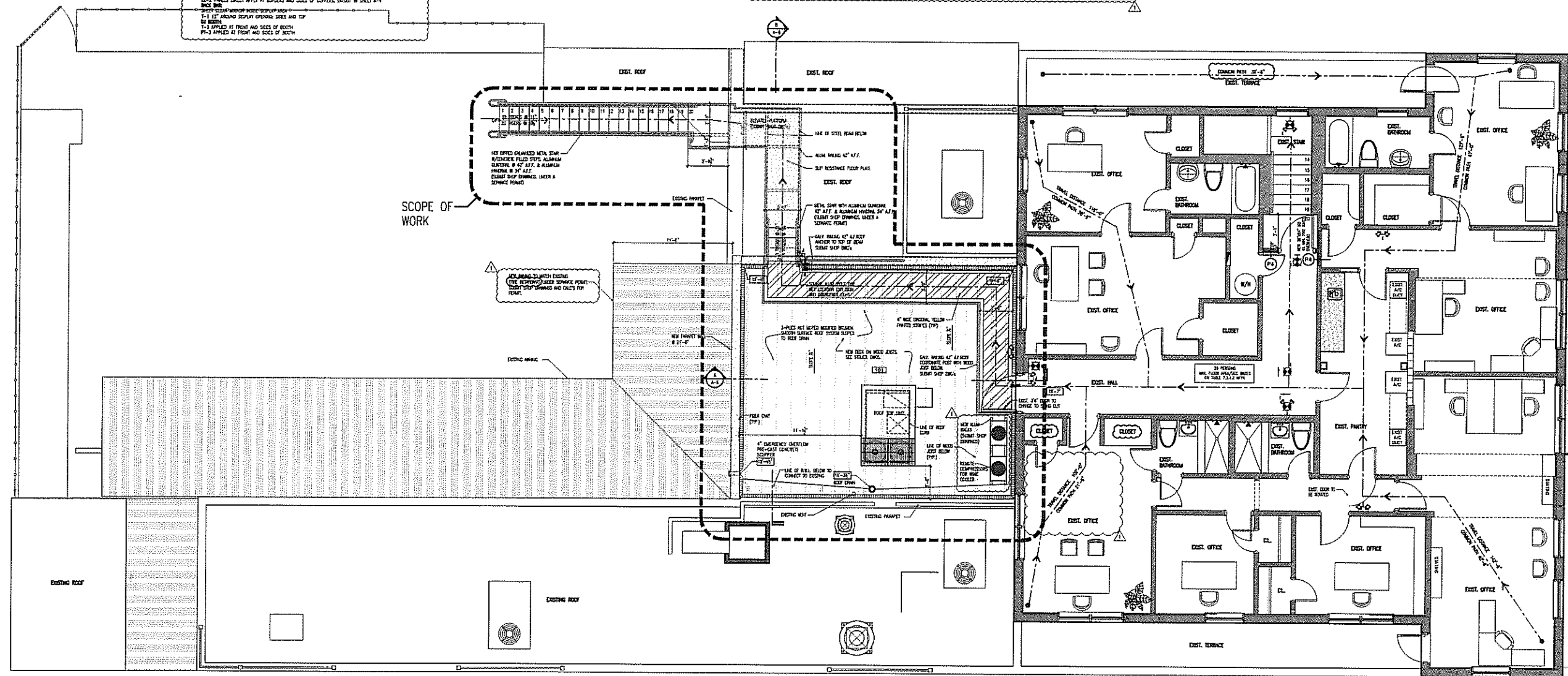
DIFFERENCE OF LEVEL = 10'-4 1/2" - 10'-3 1/2" = 1'

THEN 5' - 1' = 4'











OCCUPANT LOAD FACTOR			
TABLE 7.3.1.2 NFPA			
BUSINESSNESS USE	AREA S.I.	AREA PER OCCUPANT	TOTAL
2ND LEVEL	2517	1 person/100 s.i.	25
























EXPRESS COMPONENT	REQUIRED	PROVIDED
NFPA 7.3.3.1.1 TOTAL OCCUPANT LOAD DERIVED BY THE NEW STAIR IS GREATER THAN 50. THE UPRAMP WITH CLEAR SHALL BE 36"		36"
NFPA TABLE 7.3.2.1.1(4)	36"	42"
NFPA 7.3.4.1(2) UPRAMP FOR OCCUPANCY LOAD LESS THAN 50 PERSON	36"	36"

TYPE OF OCCUPANCY	COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH					
	TABLE A7.5 NFPA					
	COMMON PATH LIMIT (ft)		MAX. TRAVEL DIST. TO EXIT (ft)		MAXIMUM DEAD END CORRIDOR LENGTH (ft)	
	UNSPRK.	SPRK.	UNSPRK.	SPRK.	UNSPRK.	SPRK.
BUSINESS EXISTING	(75)	100	(200)	300	(50)	50



LEGEND

- | | | | |
|---|--|---|----------------|
|  | EXISTING MASONRY WALL |  | NEW CONC. CO |
|  | EXISTING PARTITION |  | DOOR NUMBER |
|  | NON RATED PARTITION |  | ROOM NUMBER |
|  | NEW 8" MASONRY WALL
TO 4" ABOVE FINISHED CLG. |  | PARTITION TYPE |
|  | 1 HR. RATED PARTITION
W/ SOUND INSULATION |  | SECTION MARK |

CEILING LIGHTING FIXTURE SCHEDULE					
	SYMBOL	AREA	TYPE	SPECIFICATION	REMARKS
1			RECESSED		
2			DOWNLIGHT		
3		BOARD ROOM	DOWNLIGHT	RECESSED-50 WATT, 4' DIA	
4		BOARD ROOM	MINOR LIGHT		
5		BOARD ROOM	DOWNLIGHT		
6		BOARD ROOM	DOWNLIGHT		
7		BOARD ROOM	RECESSED DOWNLIGHT		
8		BOARD ROOM	RECESSED DOWNLIGHT		
9		BOARD ROOM	DOWNLIGHT		
10		BOARD ROOM	DOWNLIGHT		
11		BOARD ROOM	DOWNLIGHT		
12		BOARD ROOM	DOWNLIGHT		
13		BOARD ROOM	DOWNLIGHT		
14		BOARD ROOM	DOWNLIGHT		
15		BOARD ROOM	DOWNLIGHT		
16			TRUSS		DOWN ROOM 300 WATT
17		BOARD ROOM	DOWNLIGHT	RECESSED-50 WATT, 4' DIA	
18		BOARD ROOM	MINOR LIGHT		
19		BOARD ROOM	DOWNLIGHT		
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51		BOARD ROOM	DOWNLIGHT		
52			TRUSS		DOWN ROOM 300 WATT

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTING BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

DOOR GENERAL METS

- [illegible]

MPA

IN ALL TEST DOORS SHALL REQUIRE NO USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT TO OPEN THE DOOR FROM THE EXTERIOR SIDE.

SAFETY & FORCED ENTRY PROGRESS
REQUIREMENTS. CHAPTER 32, I.F.C.

- 1- ALL SHIELD (EXTENSION SPRING) SHOCKS SHALL HAVE A LOCK TO BE APPLIED FROM THE EXTENSION WITH A MIN. OF 1/2000 POSITIVE TENSILE STRENGTH OF LOCKING ANCHORED SINGLE SHOCK BEAD WITH INVERTED BEAD SPECIFICATIONS
- 2- ALL SHOCKS ON EXTENSION POINTS SHALL BE CAPABLE OF RESISTING A FORCE OF 50 POUNDS APPLIED IN ANY DIRECTION AND IN ACCORDANCE WITH PERFORMANCE STANDARDS AS SET FORTH IN THE SEATTLE FIREPLAZES BUILDING CODES.
- 3- THE ACTUAL SIZE OF POINT OF EXTENSION SPRING SHOCKS SHALL HAVE THE SAME LOCK AS REQUIRED FOR SINGLE EXTENSION SPRING SHOCKS. THE MINIMUM LOCK OF POINT OF SHOCKS SHALL HAVE A MINIMUM POINT LOCK WITH 1/2000 MIN. TENSILE STRENGTH WITH INVERTED BEAD SPECIFICATIONS
- 4- SHOCKING CHAINS CANNOT BE PROVIDED WITH SLIDING BEAD SHOCKS OR BEAD POINT LOCKS. BEAD POINT LOCKS MUST BE ATTACHED OR CAPPED FROM 1/2" TO 1/4" IN DIAMETER. BEAD POINT LOCKS SHALL BE CONSIDERED AS BEAD POINT LOCKS. CHAIN IS LIMITED TO THE SHOCKS WHEN IN A LOCKED POSITION.
- 5- PINCHES ON EXTENSION SHOCK-SPRING SHOCKS SHALL HAVE NON-RELEASABLE PINS.
- 6- JAWELS OF ALL EXTENSION POINT SHOCK-SPRING SHOCKS SHALL BE BARBED OR OF A SIMILAR FABRICATION MAINTAINING THE INTEGRITY OF LOCKS AND LOCKERS.
- 7- JAWEL PINS ON EXTENSION POINT SHOCKS OTHER THAN GRATING WITHIN 4" OF THE HOSE LINE ANCHORING SHOCK, SHALL COMPLY WITH ANSI 287.1.
- 8- EXTENSION SPRING SHOCKS, IF BEAD SHALL BE OF 1-1/4" MIN. BEAD POINT CONSTRUCTION

105.19 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TURBIDITY.
A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RETAIN DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED. PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE ISSUING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE TREATMENT APPLICATOR AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED TO ESTABLISH A VISIBLE METHOD OF PROTECTIVE TREATMENT. IF THE SITE CHEMICAL INQUIRY METHOD FOR EROSION PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

106.11 NOTICE OF THERMIST PROTECTION.
A PERMANENT SIGN WHICH IDENTIFIES THE THERMIST TREATMENT PROVIDER AND NEED FOR RE-REGISTRATION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

1818.1 TERMITES PROTECTION.
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPLIED WITH RESPECT TO THE CONSTRUCTION FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT COMPLETES THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

PROPOSED SECOND FLOOR

FINAL PROJECT PLANS

1 11-07-11 OWNER REQ. REMOTE CONDENSERS ROOF 2ND. IT
FIRST SCHEDULE, ROOF SCHEDULE

ISSUED FOR PERMIT	06-74-70
ISSUED FOR BIDDING	06-74-70
ISSUED FOR CONSTRUCTION	

RENOVATION TO EXIST. RESTAURANT:

1908 COLLINS LLC.

1906-1912 COLLINS AVE.

MIAMI BEACH, FL. 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ft 305-533-6161 • Fax 305-533-6159
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lillian R. Paez

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210001-1

SCALE
AS SHOWN

DATE
06-24-10

210001-1

A-5
OF
6

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1908 Collins Avenue

FILE NO. 1988

IN RE: The application by 1906 Collins LLC requesting a modification to a Conditional Use Permit pursuant to Sections 142-1362 of the Land Development Regulations of the City Code, to operate Baoli, a dinner restaurant and evening entertainment establishment, with an occupant content of approximately 343 persons to replace the existing Baoli Vita.

LEGAL DESCRIPTION: The north 57.5 feet of the south 62.50 feet of lots 1, 2 and 3, Block D of "Miami Beach Improvements Co. Ocean Front property amended" according to the plat thereof, as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida

MEETING DATE: May 22, 2012

MODIFIED CONDITIONAL USE PERMIT

The applicant, 1906 Collins LLC, filed an application with the Planning Director for a modification to a Conditional Use Permit pursuant to Sections 142-1362 of the Land Development Regulations of the City Code, to operate Baoli, a dinner restaurant and evening entertainment establishment, with an occupant content of approximately 343 persons to replace the existing Baoli Vita.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-2, Commercial Medium Intensity Zoning District

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~Baoli Miami, LLC~~ 1906 Collins LLC as tenant/operator of the property where the venues constituting a Neighborhood Impact Establishment are is located. Any change of operator or ownership or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, within 90 days of change of ownership or operator to affirm their understanding of the conditions listed herein.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property's owners, and all successors in interest and assigns.
4. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application for a Neighborhood Impact Establishment Modified Conditional Use Permit.
5. ~~The applicant shall comply with all the conditions of the Historic Preservation Board Final Order under File No. 7204 issued on November 9, 2010, which is hereby adopted and incorporated into this order by reference.~~
6. The hours of operations shall be as proposed by the applicant:
 - a. Dining Hours: 7:00 p.m. until 4:00 a.m. 2:00 a.m., seven days a week, inside and outside.
 - b. Entertainment and dancing: 12:00 a.m. until 5:00 a.m., seven days a week, inside only, after the Nana wall is closed.
7. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division.
8. ~~The Applicant shall close the retractable skylight by 12:00 a.m. seven days a week. Applicant shall install an automatic timer that ensures closure of the retractable skylight at 12:00 a.m. seven days a week. Applicant agrees that no employee will have access to the timer, except the manager.~~
9. ~~In the event that the retractable skylight temporarily or permanently breaks, the Applicant shall place it in the closed position as soon as possible and keep it closed through the duration of any repairs, except as necessary to conduct such repairs.~~

- ~~10. Within sixty (60) days of the issuance of the TCO or CO for the project, the Applicant shall complete an additional sound study. The purpose of this sound study will be to measure the volume of noise emanating from the entertainment establishment once the improvements approved as a part of this application has been constructed. Once the sound study is completed, the applicant shall make a progress report to the Planning Board. Applicant agrees to make further modifications to the sound system if the study demonstrates that the noise from the entertainment establishment violates the noise ordinance when the skylight is closed.~~
11. Any queuing of patrons shall occur ~~within the subject property line~~ inside the building, as proffered by applicant.
12. Applicant shall not play music, whether amplified or live, at a volume that constitutes entertainment under the Code of the City of Miami Beach before 12:00 AM ~~inside and outside~~ and anytime the ~~skylight is open~~ Nana wall is open. Music constituting entertainment shall only be played inside after 12:00 AM, only after the Nana wall is closed.
13. Commercial use of any rooftop throughout the property shall be prohibited, as proffered by applicant.
- ~~14. The catwalk along the southern elevation of the second story from the mezzanine area to the restrooms located in the rear of the property shall only be for handicapped access and no other use.~~
15. All exits, except emergency only exits, to Collins Avenue shall be equipped with a double door vestibule.
16. The ground floor windows facing Collins Avenue shall be sufficiently transparent to afford views of the interior of the facility.
- ~~17. Except as may be required for fire or building code/Life Safety Code purposes, no loudspeakers shall be affixed to or otherwise located on the exterior of the premises.~~
18. The occupant load shall be limited to no more than ~~358~~ 343 patrons, as proposed by the applicant, or as determined by the Fire Marshal. The Fire Department staff shall validate the patron occupant load, for all the areas in the venue prior to the approval of any Certificate of Occupancy, Certificate of Completion or ~~Certificate of Use~~ Business Tax Receipt, whichever occurs first.
19. The installation plan for the sound system, both outside and inside, including the location of all the speakers and sound system controls shall be submitted to staff for review and approval prior to obtaining a building permit.
- ~~20. When the sound system is completely installed, but before the Business Tax Receipt has been issued, it shall be tested under the supervision of a qualified acoustical consultant acceptable to Planning staff, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. A final report issued by such acoustical consultant shall be submitted to staff.~~

21. Baoli employees or security personnel shall be stationed in front of the venue to direct patrons to the sole entrance. Security cameras shall monitor the entrance and exit during operating hours. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all the venues serving alcohol. A violation of this condition shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Section 118-194 of the City Code.
22. Refuse shall be collected on 20th Street via a private alley owned by the Greystone Hotel where the trash room, which is located at the rear of the property, can be accessed. The applicant shall contract with a waste collection company to pick up 6 days a week, or as necessary, between the hours of 8:00 AM and 9:00 AM.
23. Prior to the issuance of a Certificate of Occupancy, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
24. Final calculations shall be made to determine the parking requirement for the project and any deficiency in the requirement and the parking spaces provided. The payment of the fee in lieu of providing all the required parking shall be determined at this time and payment of the required fee shall be made prior to the issuance of the Certificate of Occupancy.
25. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
26. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalks, curb and gutter on Collins Avenue and around the perimeter of the property in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
27. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant should there be complaints or issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual noise.
28. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
29. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.
30. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant. Within a reasonable time after applicant's receipt of this Conditional Use Permit, as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.

31. Non-compliance with any of the conditions specified herein shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Section 118-194 of the City Code, including but not limited to revocation of this Permit.
32. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
33. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-7 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
34. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 6th day of June, 2012.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Richard G. Lorber, Acting Planning Director, AICP,
LEED AP
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of June, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Through Budget Notary Services

[Signature]
Notary:
Print Name: TERESA MARIA
Notary Public, State of Florida

[NOTARIAL SEAL]

#1988 – 1908 Collins Ave. – Baoli

My Commission Expires:
Commission Number:

12-2-13
DD928148

Approved As To Form:
Legal Department

(*gHced 6-6-12*)

F:\PLAN\PLB\2012\5-22-2012\1988 - 1908 Collins Ave - Mod CU Baoli\1988 - 1908 Collins Ave MCUP.docx

GENERAL NOTES

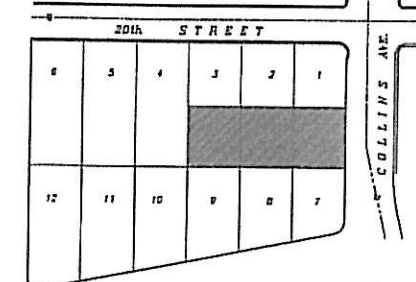
- CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS SHOWN HEREON. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.
- STONING: THE CONTRACTOR SHALL PROVIDE ON-SITE, WEATHER PROTECTED STORAGE.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL OTHERS AND ADJACENT PROPERTY AND CLAIM OF LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS.
- QUALITY WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND PROVIDE TRACES BEFORE THEY BEGIN THEIR CONTRACTS FROM THE CONTRACTOR FOR CONVEYANCE. THE CONTRACTOR'S RESPONSIBILITY SHALL BE FOLLOWED BY ALL TRADES.
- MECHANICAL TRACES: THE MECHANICAL AND ELECTRICAL TRACES SHALL BE LOCATED AS SHOWN ON THE DRAWING WITH POWER, AND SHALL COMPLY WITH THE RULES OF THE CITY OF MIAMI.
- DEMARCATION OF SITE AND BOUNDARIES: THE CONTRACTOR, BEFORE BEGINNING HIS WORK, SHALL VERIFY THE SITE AND DEMARCATE FOR HIMSELF ALL EXISTING AND ADJACENT BOUNDARIES. HE SHALL DEMARCATE THE BOUNDARY AREA OF HIS CONTRACT. IF THERE ARE DISCREPANCIES, HE SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTY OR FOR THE CONSTRUCTION OF ANY OTHER CONTRACTOR.
- CONTRACTOR: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL ALLOW OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE LOCATION OF THEIR WORK AND SHALL PROTECT EXISTING AND ADJACENT PROPERTY.
- COMPLETION: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME.
- FINISH PERSONAL: EACH CONTRACTOR SHALL PROVIDE FINISH PERSONAL. AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA. CONSTRUCTION AREA SHOULD BE KEPT CLEAN. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (IN HIS DISCRETION) PAY FOR ITS REMOVAL AND DEDUCT THEREFROM THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK ON THE DRAWING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DATE OF EXISTING UTILITIES FOR VENTS, PIPES, WELLS, POLES, MANHOLES, ETC.
- GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AS 201 1957 EDITION, EXCEPT AS NOTED OTHERWISE.
- ALL MECHANICAL, ELECTRICAL, MECHANICAL, ETC. WORK SHOWN ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL SAFELY SHUT OFF, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, OMISSION, OR DELAY OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW HOW TO INSTALL ALL FASTENING OR FINISHING TECHNIQUES AND/OR DETAILS OR TO SHOW ALL CONDITIONS PRESENT.
- N.A.
- THE STOPS SHALL BE PROVIDED TO COMPLY WITH THE 1993 I.C.C.
- INSULATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 WHEN CALCULATED AND NOT MORE THAN 25 WHEN EXPOSED. THE EXISTING DEVELOPED RATING SHALL NOT BE MORE THAN 400 ON BOTH SIDES.
- SUBMIT SAMPLES OF ALL FINISHES AND STAIN FOR APPROVAL BY THE ARCHITECT PRIOR TO APPLICATION.
- UNLESS OTHERWISE NOTED, ALL FINISHES AND STAIN SHALL BE USED IN NORMAL DIMENSIONS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND RESOURCES AS REQUIRED.
- GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.
- ALL PIPING, CONDUIT, OR CABLE AND SHEATH CONSTRUCTION WILL BE LOCATED INSIDE A WALL.
- ALL EXPOSED END WORK WILL BE SEALED ON ALL SIDES PRIOR TO INSTALLATION.
- ALL MECHANICAL OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/2".
- PROTECT FINISHED AND EXISTING WALLS FOR ALL FINISHES FUTURE.
- PROTECT WORK WITH AS REQUIRED TO CASE OPENINGS.
- SUBMIT SAMPLES OF ALL FINISHES AND STAIN FOR APPROVAL BY THE ARCHITECT PRIOR TO APPLICATION.
- PROTECT HANDS AND FEET EXPOSURE TO THE LOCAL FIRE MARSHALL REQUIREMENTS - MIN. 5' AND 10'.
- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS MUST ASSURE COMPLIANCE WITH BUILDING AND ZONING CODES.
- THE GENERAL CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE.
- THE GENERAL CONTRACTOR MUST COORDINATE WITH BUILDING ENGINEER ON ALL TRACES.
- THE GENERAL CONTRACTOR MUST PROVIDE 8 SETS OF SHOP DRAWINGS FOR GLAZING SYSTEM, MATERIALS & EQUIPMENT FROM A FOLDING PLAN SPECIFICATIONS.

SITE ANALYSIS

LOT AREA	0.625 S.F.
ZONING	CO-2
EXISTING BUILDING HEIGHT	20'-0"
REQUIRED	PROHIBITED
SETBACKS	
FRONT	0'-0" 7'-0" (EXIST.)
REAR	0'-0" 5'-0" (EXIST.)
SIDE (BT)	0'-0" 0'-0" (EXIST.)
FLOOR AREA RATIO (F.A.R.)	7,038.70 SF
EXISTING	537.7 SF
PROPOSED	0 SPACES
PARKING	0 SPACES
EXISTING	
PROPOSED	

SCHEDULE OF AREAS

FLOOR AREA RATIO	
EXISTING	5,371.55 SF
GROUND	2,512.24 SF
SECOND LEVEL	7,838.79 SF
TOTAL	
PROPOSED	537.7 SF
GROUND	
TOTAL	537.7 SF



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

THE NORTH 57-1/2 FEET OF THE SOUTH 63-1/3 FEET OF LOTS 1, 2 & 3, BLOCK D OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

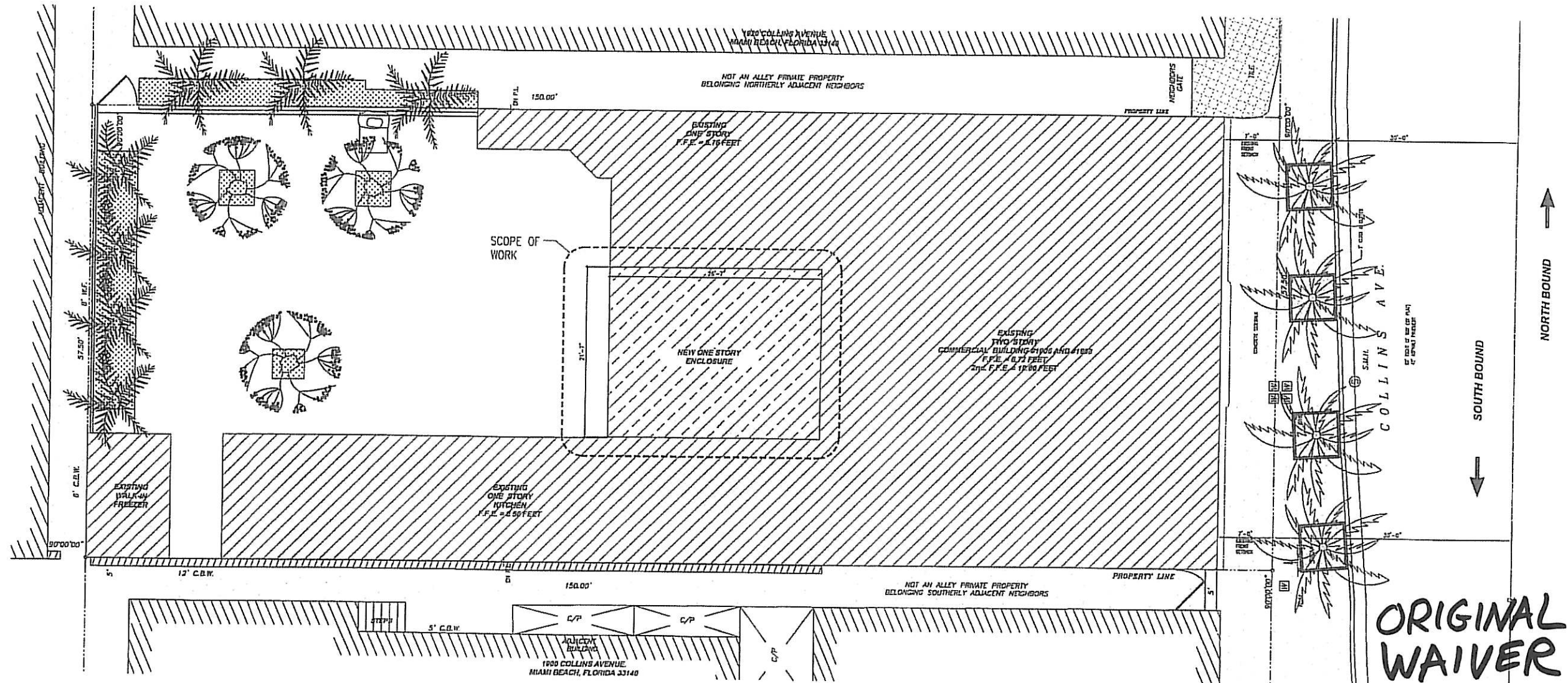
LIST OF DRAWINGS

SURVEY

ARCHITECTURAL
 D-1 DEMOLITION GROUND FLOOR & NOTES
 D-2 DEMOLITION SECOND FLOOR
 A-1 PROPOSED SITE PLAN
 A-2 PROPOSED GROUND FLOOR
 A-3 PROPOSED FURNITURE PLAN & LIFE SAFETY
 A-4 GROUND FLOOR REFLECTED CEILING PLAN
 A-5 PROPOSED SECOND FLOOR
 A-6 PROPOSED ELEVATION & SECTIONS

STRUCTURAL
 S-1 PARTIAL FLOOR PLANS AND SECTIONS
 S-2 STRUCTURAL NOTES

M.E.P.
 M-1 HVAC PROPOSED GROUND FLOOR & SECOND FLOOR
 M-2 HVAC DETAILS
 M-3 HVAC DETAILS & SCHEDULES
 E-1 ELECTRICAL GROUND FLOOR & SECOND FLOOR
 E-2 ELECTRICAL SCHEDULES
 E-3 EXIST. EMERGENCY & EXIT LIGHTS GROUND LEVEL
 E-4 EXIST. EMERGENCY & EXIT LIGHTS SECOND LEVEL



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.
 IF ANY DISCREPANCIES, DISCREPANCIES OR DISCREPANCIES SHOULD BE IDENTIFIED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. SO THAT REVISIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, DISCREPANCIES OR DISCREPANCIES.

RENOVATION TO EXIST. RESTAURANT:

1908 COLLINS LLC.

1906-1912 COLLINS AVE.

MIAMI BEACH, FL. 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors

1805 WASHINGTON AVE. 2ND FLOOR, MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # ARI4022 NCARB CERTIFICATE # 42,138

DRAWN BY
 Lillian R. Paez

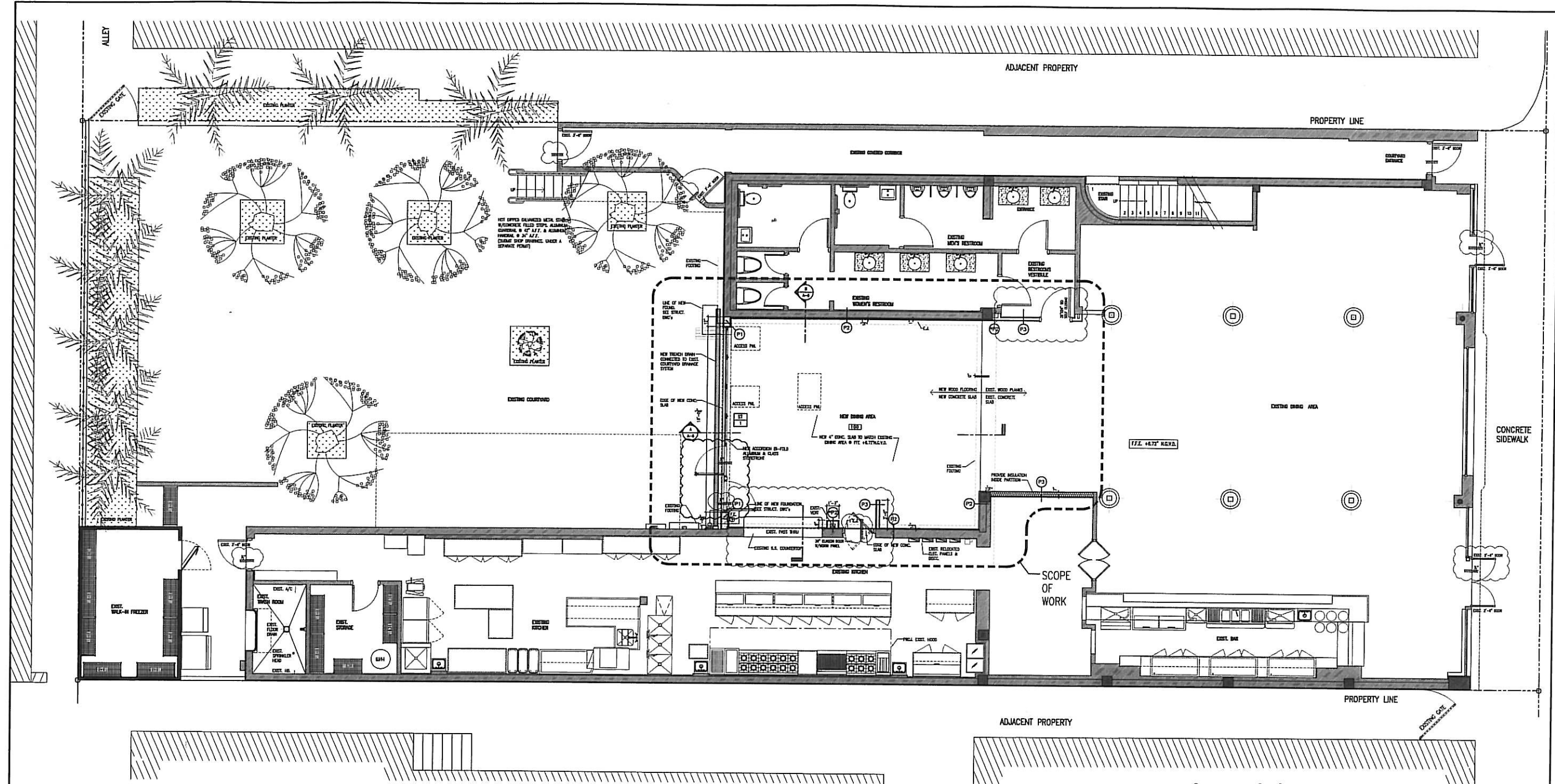
SCALE
 AS SHOWN

DATE
 06-24-10

PROJECT NUMBER
 21001-1

A-1
 OF
 6

ISSUED FOR PERMIT 06-11-2009
 ISSUED FOR BIDDING 06-11-2009
 ISSUED FOR CONSTRUCTION 06-11-2009

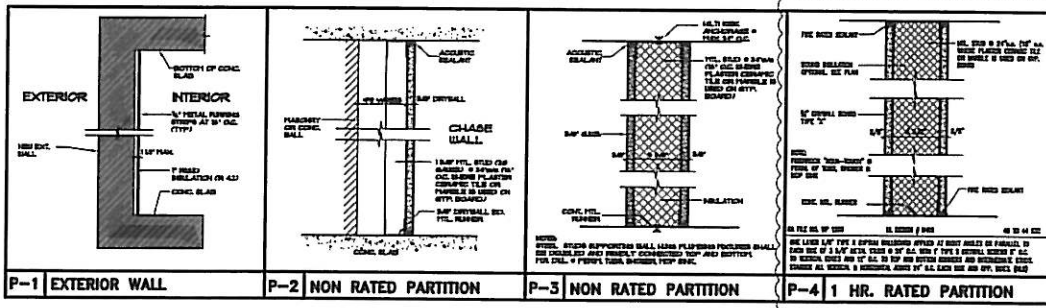


ORIGINAL WAIVER

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

- LEGEND**
- EXISTING MASONRY WALL
 - EXISTING PARTITION
 - NEW 8" MASONRY WALL
 - PARTITION W/SOUND INSULATION
 - NEW CONC. COL.
 - DOOR NUMBER
 - ROOM NUMBER
 - PARTITION TYPE
 - SECTION MARK

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	M.E.C.	MECHANICAL
ALUM.	ALUMINUM	M.S.D.	MASONRY OPENING
A.C.	ART CONDITIONED	M.T.	METAL
BO.	BOARD	M.P.R.	MASONRY RESISTANT
CONC.	CONCRETE	O.C.	OF COURSE
COAT.	COATING	S.F.	SQUARE FEET
DA.	DOWN	S.S.	SMOOTH SUSPENDED
D.P.	DOWN	STL.	STEEL
E.P.	ELECTRICAL PANEL	STY.	STORY
EXT.	EXISTING	TYP.	TYPICAL
F.E.	FIRE EXTINGUISHER	VERT.	VERTICAL
GYP.	GYPSONUM		
H.	HIGH		

ITEMS UNDER SEPARATE PERMIT
SUBMIT SHOP DRAWINGS & CALC'S

- METAL STAIR
- STONEWORK
- HANGINGS & CLAVIALS
- METAL PLATFORM

FIRE EXTINGUISHER
PROVIDE ONE "ABC" TYPE "A" BUILT UP FIRE RATED EXTINGUISHER FOR EACH LEVEL AND 1/2" TOP OF EXTINGUISHER SHALL BE LOCATED NOT TO EXCEED 8'-0" ABOVE FLOOR FLOOR.

PROJECT INFORMATION

CODE REFERENCE	2007 FLORIDA BUILDING CODE 2007 FLORIDA FIRE PREVENTION CODE 2007 FLORIDA BUILDING CODE MECHANICAL 2007 FLORIDA BUILDING CODE PLUMBING 2007 FLORIDA BUILDING CODE ELECTRICAL
ZONING DISTRICT DESIGNATION	CD-2
OCCUPANCY CLASSIFICATION FBC TABLE 302.1.1.1	ASSEMBLY GROUP-A2 (DINING ROOM)
CONSTRUCTION TYPE	TYPE II-B CONSTRUCTION
SCOPE OF WORK FBC 301.1	THIS IS A RECONFIGURATION OF SPACE OF AN EXISTING RESTAURANT. NEW STOREFRONT TO EXISTING LEVEL 2 RELOCATION.

*BUILDING DOES NOT HAVE FIRE ALARM OR SPROKLER SYSTEM

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full compensation.

RENOVATION TO EXIST. RESTAURANT:
1908 COLLINS LLC.
1906-1912 COLLINS AVE. MIAMI BEACH, FL. 33139

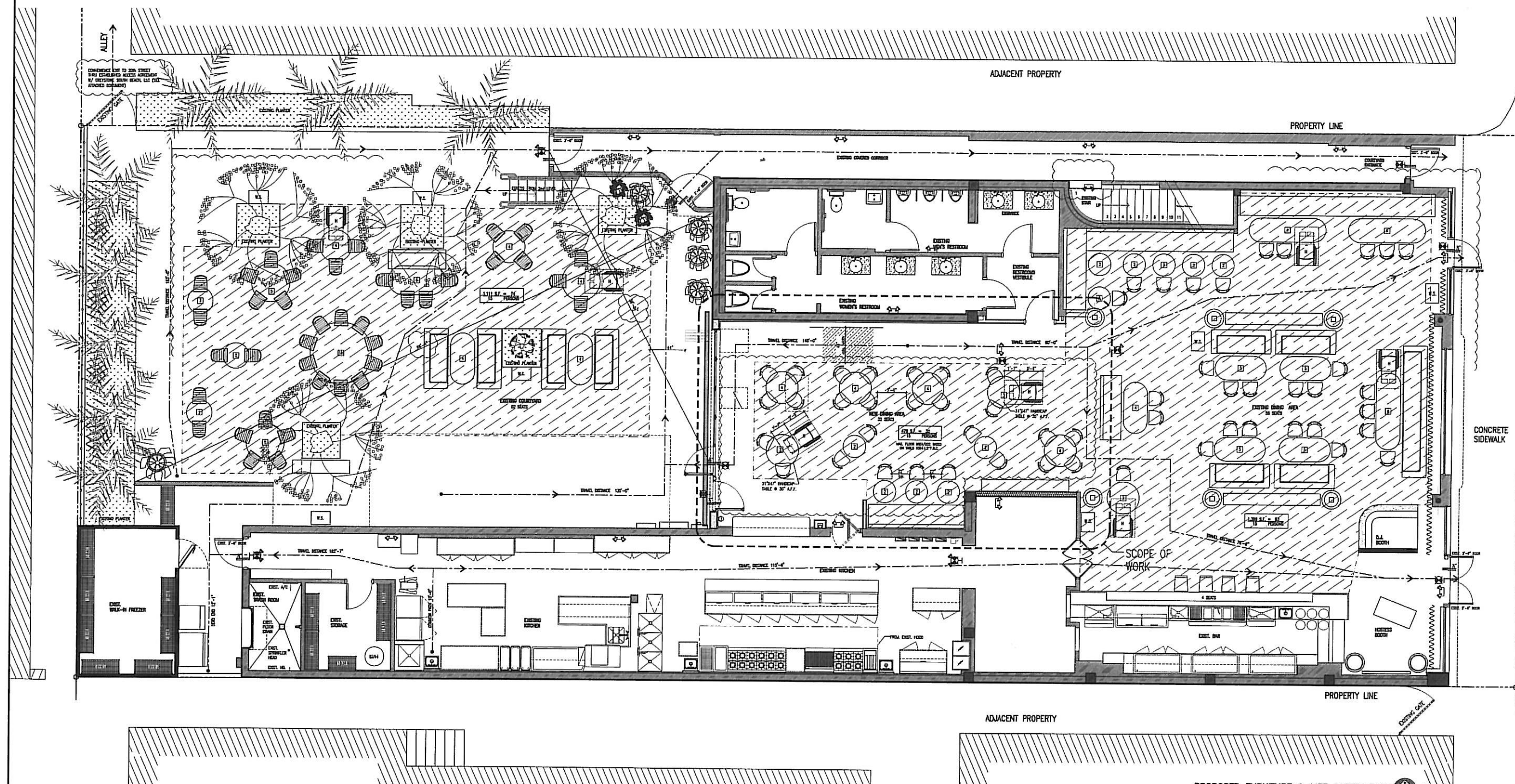
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner Interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 P: 305-532-4181 F: 305-532-4151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lillian R. Paetz
SCALE
AS SHOWN
DATE
06-24-10

PROJECT NUMBER
21001-1

A-2
OF
6

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION



PROPOSED FURNITURE & LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

INTERIOR WALL & C/LG FINISH REQUIREMENT BY OCCUPANCY TABLE A-10.2.2 NFPA			
OCCUPANCY	EXITS	NONPOTENTIAL	OTHER SPACES
GROUP A-2: ASSEMBLY OCCUPANCY SUBGROUP: SMALL ASSEMBLY (LESS THAN 300)	A	A	C
CLASSIFICATION: PLANE SPREAD A CLASS B CLASS C	CLASS A 8-10 20-30 70-100	CLASS B 8-10 20-30 70-100	CLASS C 8-10 20-30 70-100

NOTE:
ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA CHAPTER 10
2007 EDITION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.
IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR
SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORREC-
TIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR
SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

12.7.9.2 UNSECURED SEATING
F.F.P.C. NFPA 1 2007 EDITION

12.7.9.2.1 SEATING NOT SECURED TO THE FLOOR SHALL BE PROVIDED
IN RESTAURANTS, BARS AND OTHER OCCUPANCIES WHERE
FURNITURE SEATING SHALL BE UNSECURED.

12.7.9.2.2 UNSECURED SEATING SHALL BE PROVIDED, PROVIDED THAT
IN THE AREA USED FOR SEATING, EXISTING SEATING SHALL BE
REMOVED AND NEW SEATING SHALL BE PROVIDED. THE SEATING
SHALL BE SECURED TO THE FLOOR AND SHALL BE UNSECURED AT ALL TIMES.

TYPE OF OCCUPANCY	TABLE 1005.1 FBC		TABLE 1018.1 FBC	
	EXPRESS WIDTH PER OCCUPANT (N) UNSEAT	MINIMUM OF EXITS FOR OCC. LOADS 1-500 PERSONS	EXPRESS WIDTH PER OCCUPANT (N) UNSEAT	MINIMUM OF EXITS FOR OCC. LOADS 1-500 PERSONS
Group A-2	0.2	0.3	2	2

TYPE OF OCCUPANCY	COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH TABLE A.7.3 NFPA			
	COMMON PATH LIMIT (N)	MAX. TRAVEL DIST. TO EXIT (N)	MAXIMUM DEAD END CORRIDOR LENGTH (N)	
Group A-2	20	20	200	20

NFPA TABLE A.7.3.2
IF ALL EXITS ARE SECURED, THE USE OF A KEY, TOOL, OR OTHER
MEANS TO OPEN THE EXITS FROM THE EXITS SIDE.

PLUMBING FACILITIES TABLE 403.1 FBC PLUMBING					
OCCUPANCY	REQUIRED		PROVIDED		
	WATER CLOSETS	WATER CLOSETS	WATER CLOSETS	WATER CLOSETS	WATER CLOSETS
ASSEMBLY	1 per 75	1 per 75	1 per 200	1 per 200	1 per 200

OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA			
ASSEMBLY USE	AREA A.L.	AREA PER OCCUPANT	TOTAL
ATTEND CHARGE OUTSIDE CHARGE	1,211	15 SF PER PERSON (ACT) 15 SF PER PERSON (ACT)	125 125

OCCUPANT LOAD BASED ON TABLE F.B.C. 1004.1.2			
GROUP A-2: ASSEMBLY OCCUPANCY SUBGROUP: SMALL ASSEMBLY	EXISTING SEATING NEW SEATING CONTRACTOR	SEATING 1,208 SF/75 = 16 408 SF/75 = 5 1,111 SF/75 = 15	SEATING 16 5 15
			TOTAL OCCUP. = 130

ACCESSIBLE REQUIREMENTS 11-5.1 F.B.C.		
CAPACITY OF SEATING ASSEMBLY AREAS	REQUIRED	TOTAL PROVIDED
USE OF 32 SEATING	2	2

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

ORIGINAL WAIVER

RENOVATION TO EXIST. RESTAURANT:
1908 COLLINS LLC.
1906-1912 COLLINS AVE. MIAMI BEACH, FL. 33139

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lillian R. Paez
SCALE
AS SHOWN
DATE
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PROJECT NUMBER
21001-1
A-3
OF
6

INTERIOR WALL & CLG FINISH REQUIREMENT BY OCCUPANCY TABLE 4-13.2.2 NFPA				
OCCUPANCY	FINISHES			
	CEILING	WALLS	DOORS	OTHER SPACES
CLASSIFICATION ACCORDANCE PLANS & SPECIFICATIONS				
CLASS A	CLASS A	CLASS A	CLASS A	CLASS A
CLASS B	CLASS B	CLASS B	CLASS B	CLASS B
CLASS C	CLASS C	CLASS C	CLASS C	CLASS C

NOTE:
ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA CHAPTER 10
2007 EDITION

- FINISH SCHEDULE NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES OR CHANGES SHOULD BE NOTICED, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.
 - ALL EXTERIOR CONCRETE WALLS SHALL BE 8-12 MINIMUM FOR-BACKS REGULATION (MINIMUM 8-12 FOR EXTERIOR, 8-12 FOR EXTERIOR WALL, 8-12 BOTH SIDES FOR EXTERIOR WALLS, 8-12 FOR FINISHED CONCRETE WALLS).
 - INTERIOR FINISHES ON BUILDING USING OPTION 4 AT WALLS AND CEILING, SHALL BE AS FOLLOWS:
(a) VERTICAL CEILING - CLASS A OR CLASS B
(b) EXTERIOR CEILING - CLASS A OR CLASS B
(c) LUMBER, CORRUGATED METAL AND NON-ACCESS - CLASS A OR B
(d) METAL, LUMBER, CORRUGATED METAL AND NON-ACCESS - CLASS A, B OR C
ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA 101, 102, 202 EDITION
 - PAINT ALL INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW
 - ALL FLOOR FINISHES TO BE SLIP RESISTANT, 0.8 COEFFICIENT OF FRICTION FOR ACCESSIBLE ROUTE, 0.4 FOR RAMP.
 - ALL EXTERIOR WALLS TO BE SANITIZED AND DECORATIVE GLASS TO BE PROTECTED

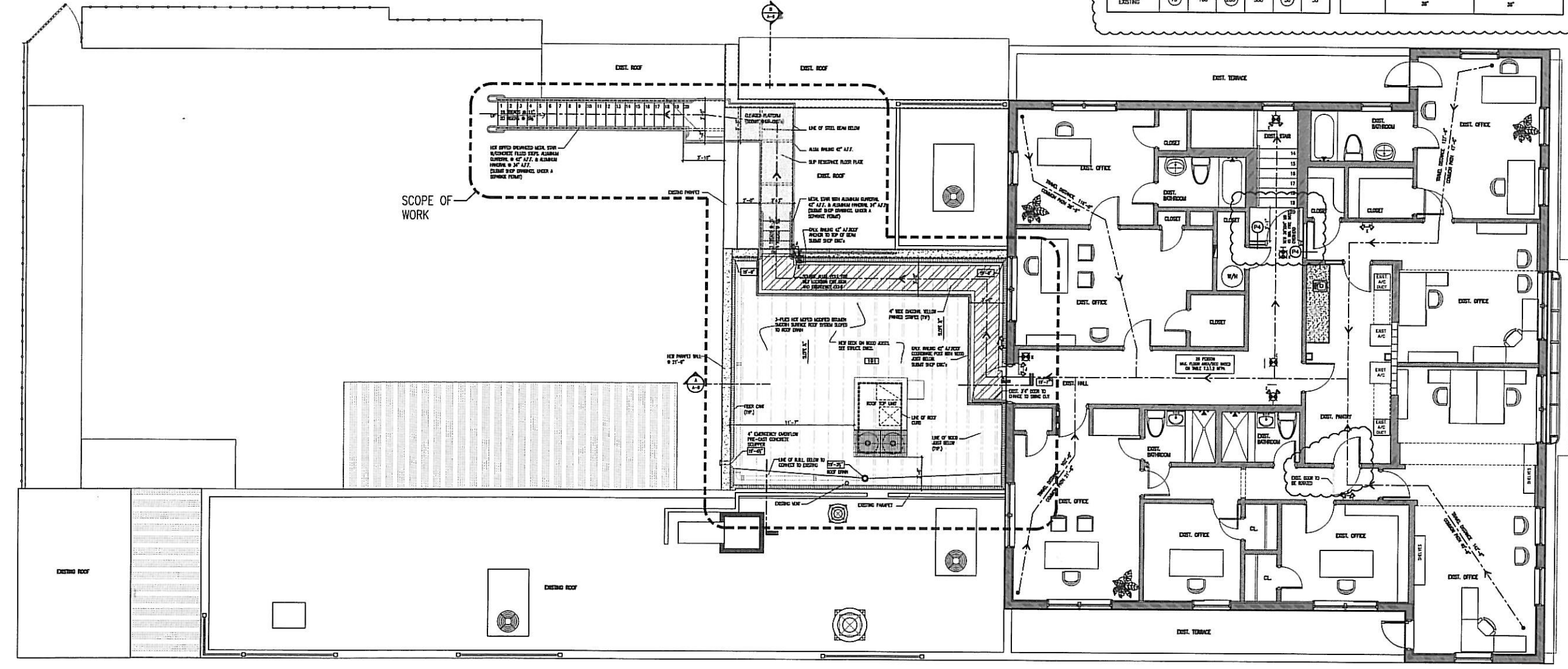
FINISH SCHEDULE									
FINISH SCHEDULE CODE	KEY	FLOOR		BASE		WALL		CEILING	
		No.	AREA	MATERIAL	C	MATERIAL	C	MATERIAL	C
100	EXIST. FLOOR	100	EXIST. FLOOR	CONCRETE	F2	2	CONCRETE	W1	4
101	ROOF DECK	101	ROOF DECK	WOOD JOIST	F2	2	CONCRETE	W1	4

SCAFFOLD AREA CALCULATION & RINGS

AREA = 104 S.F. + (10' x 10' x 10') + (10' x 10' x 10') = 104 S.F.
 RING IN AREA = 5
 TABLE 1105.7 (EXCEPT FOR 4" WIDE R/W/1000) = 2.513 S.F.
 RING PROVIDE 1 RING PER 10' WIDE R/W/1000

OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA			
BUSINESS USE	AREA S.F.	AREA PER OCCUPANT	TOTAL
2ND LEVEL	2517	1 person/100 S.F.	25

TYPE OF OCCUPANCY	COMMON PATH, TRAVEL DISTANCE, DEAD END LENGTH TABLE 7.3.1.2 NFPA			
	COMMON PATH LIMIT (F)	MAX. TRAVEL DIST. TO EXIT (F)	MAXIMUM DEAD END CORRIDOR LENGTH (F)	
BUSINESS EXISTING	UNFLOOR	SPRINK	UNFLOOR	SPRINK
	75	100	50	50



- LEGEND**
- EXISTING MASONRY WALL
 - EXISTING PARTITION
 - NON RATED PARTITION
 - NEW 8" MASONRY WALL TO 4" ABOVE FINISHED CLG.
 - 1 HR. RATED PARTITION W/ SOUND INSULATION
 - NEW CONC. COL.
 - DOOR NUMBER
 - ROOM NUMBER
 - PARTITION TYPE
 - SECTION MARK

CEILING LIGHTING FIXTURE SCHEDULE				
TYPE	AREA	TYPE	SPECIFICATION	REMARKS
A	EXIST. AREA	EXISTING		
B	EXIST. AREA	EXISTING		
C	EXIST. AREA	EXISTING		
D	EXIST. AREA	EXISTING		
E	EXIST. AREA	EXISTING		
F	EXIST. AREA	EXISTING		
G	EXIST. AREA	EXISTING		
H	EXIST. AREA	EXISTING		
I	EXIST. AREA	EXISTING		
J	EXIST. AREA	EXISTING		
K	EXIST. AREA	EXISTING		
L	EXIST. AREA	EXISTING		

- DOOR GENERAL NOTES:**
- THE CLEAR OPENING AT DOORWAYS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
 - ALL DOOR FRAMES SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES & SHALL COMPLY WITH NFPA 101.
 - ALL 10" WIDE DOORS SHALL BE LOCKED 100% ON THE UNLOCKED SIDE FOR STANDARD TYPE TESTING.
 - DOOR FRAMES FOR 10" WIDE DOORS SHALL BE PLACED WITHIN 10" OF THE DOOR.
 - ALL EXTERIOR DOORS SHALL HAVE WEATHERSTRIPPING. ALL EXTERIOR DOORS SHALL HAVE WEATHERSTRIPPING AS NOTED ON SCHEDULE.
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NFPA 7.3.1.2.2
IN ALL CASES DOORS SHALL BE LOCKED NO USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT TO OPEN THE DOOR FROM THE EXTERIOR SIDE

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

ORIGINAL WAIVER

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

RENOVATION TO EXIST. RESTAURANT:
1908 COLLINS LLC.
 1906-1912 COLLINS AVE. MIAMI BEACH, FL. 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2ND FLOOR, MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,138

DRAWN BY Lillian R. Paez		PROJECT NUMBER 21001-1	
SCALE AS SHOWN	DATE 06-24-10	A-5 OF 6	

ISSUED FOR PERMIT 06-24-2010
 ISSUED FOR BIDDING 06-24-2010
 ISSUED FOR CONSTRUCTION 06-24-2010