

**Department of Business and Professional Regulation**  
**FLORIDA BUILDING COMMISSION**  
1940 North Monroe Street  
Tallahassee, Florida 32399-0772  
Form FBC 2012-01  
Request for Waiver

**NOTICE TO WAIVER APPLICANTS**

Please make certain you comply with the following:

- ☛ The person submitting the waiver request application as the Applicant **MUST** sign the application. Should you fail to do so, your application will be returned.
- ☛ If a licensed design professional (architect or engineer) has designed the project, his or her comments **MUST** be included as a part of this application.
- ☛ Be as explicit as possible. The more information provided to the Florida Building Commission, the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree. Two estimates substantiating a claim for disproportionate cost must be included.
- ☛ Petitioners are strongly advised to participate in the Council's conference call, webinar or onsite meeting for application review. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your participation in the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information – from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed is a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

**Please mail** this application to the Department of Business and Professional Regulation at the address above. **Include a copy of the application, photos where appropriate and drawings or plans on a CD in PDF format. NOTE: Please do not send files in CAD format**

**but rather provide the files in pdf format.**

This application is available in alternate formats upon request.

**LIST OF REQUIRED INFORMATION:**

1. \_\_\_\_\_ Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:
  - a. Project site plan if pertinent to the application
  - b. 24" x 36" minimum size drawings
  - c. Building/project sections (if necessary to assist in understanding the waiver request)
  - d. Enlarged floor plan(s) of the area in question
2. \_\_\_\_\_ When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.
3. \_\_\_\_\_ If you feel photographs and/or renderings are necessary for your presentation, provide legible color copies of the photographs and/or renderings on the CD with the application and plans in jpeg, tif or pdf format.
4. \_\_\_\_\_ Please submit one hard copy of this application and attachments to the Florida Building Commission, Department of Business and Professional Regulation.

**General Information:**

- a. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minutes**. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application- where you will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minutes**. The Commission will consider all information and the Council's recommendation before voting on the waiver.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART II, 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: AXIS

Address: 1437-1439 Washington Avenue, Miami Beach FL 33139

**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: Imad Kemp

Applicant's Address: 1775 Jefferson Ave. Miami Beach, Fl 33139

Applicant's Telephone: 305 926 8898 FAX: 305 538 3773

Applicant's E-mail Address: imadkemp@gmail.com

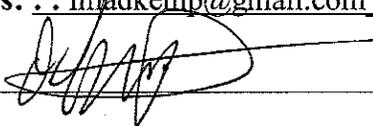
Relationship to Owner: Tenant

Owner's/Tenant's Name: Imad Kemp

Owner's Address: 1775 Jefferson Ave. Miami Beach, Fl 33139

Owner's Telephone 305 926 8898 FAX: 305 538 3773

Owner's E-mail Address: :: imadkemp@gmail.com

Signature of Owner: 

**3. Please check one of the following:**

New construction.

Addition to a building or facility.

FBC 2012-01

Request for Waiver

Rule 61G20-4.001  
effective 4/25/2013

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 Building is a 2 story- type II-B construction, with an automatic fire sprinkler system in accordance with NFPA 13 and fire alarm system. The first floor, as a separate venue will be used for a bar and has a mezzanine. The first floor area is 3,517 sqft and the mezzanine area is 791 sqft. The second floor use will continue to be a night club, its area is 9,000 sqft and has an existing elevator. Zoning for the property is CD-2 commercial.

**5. Project Construction Cost (Provide cost for new construction, the addition, or the alteration):** The construction cost is \$13,800.00

**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 alteration on the first floor was done with the decorative and cosmetic purposes in order to provide a new image for the new bar,. It was done without a permit and has become a violation (BV13000824). The scope of the work consisted on the following: No MEP or structural was involved.

-1<sup>st</sup> floor: the demolition of an existing decorative ceiling, the construction of new decorative wraps with connecting arches, around existing brick pilasters and the construction of new soffits to cover up existing A/C ducts at the mezzanine level.

Due to the alteration on the first floor and mezzanine the building official is requesting either a vertical accessibility route to the mezzanine from the first floor or a "completed FBC application for waiver for review"

In addition the permit was being pulled originally for the 2<sup>nd</sup> floor in order to install a double door and new walls for sound attenuation purposes per Planning Board File No. 1724-Item 7; no demolition involved, no MEP or structural, all to remain.

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

**Issue**

1: Compliance with Florida Accessibility Code §202 and section 553.509, Florida Statutes.

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**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.

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

The applicant is requesting for a waiver pursuant to Section 553.512, Florida Statutes, with the reasoning as defined in the Florida Accessibility Code §202.4.1. The installation, permitting and equipment necessary to provide vertical accessibility would exceed the 20% of the cost of the overall alteration cost and it would be deemed disproportionate.

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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. Vertical lift "Savaria" by Florida Lifts / proposed price \$17,900.00.

Proposal attached.

b. Vertical lift "GARAVENTA" by GARAVENTA-USA-FLORIDA / proposed price

\$ 23,664.51. Proposal Attached.

c.

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

The cost of providing a vertical lift from ground level to mezzanine level would become an unfair burden, the alteration was cosmetic and it would exceed to total cost.

Paul  
Signature

NORMAN PAUL  
Printed Name

Phone number 305 866 1014

(SEAL)

**CERTIFICATION OF APPLICANT:**

I hereby declare 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 28 day of October, 2013

  
\_\_\_\_\_  
Signature

T. M. Kemp  
\_\_\_\_\_  
Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

**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. Florida Statutes 553.509 Vertical Accessibility to all levels requirement. / 2010 FBC, Accessibility Code, 202 Requirements for existing buildings.

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 \$13,500.00

**Comments/Recommendation:** We recommend that the waiver be granted based in the Florida Building Code section 202.3 Exception 1. According with the documentation submitted by the applicant the cost of providing vertical accessibility will be disproportionate to the cost of construction.

Jurisdiction City of Miami Beach

Building Official or Designee

\_\_\_\_\_  
Signature

Gladys N. Salas, Building Official Designee.

Printed Name

PX0001401

Certification Number

305-673-7610 ext. 6888/ 786-394-4087

Telephone/FAX

gladyssalas@miamibeachfl.gov

Email Address

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2<sup>ND</sup> Floor, Miami Beach, FL

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Certification of Licensed Design Professional for Replicated Designs to be Placed on Consent Agenda

Note: Fill out pages \_\_\_\_\_ only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda.

I, \_\_\_\_\_, a licensed architect/engineer in the state of Florida, whose Florida license number is \_\_\_\_\_, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) \_\_\_\_\_, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) \_\_\_\_\_ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), \_\_\_\_\_, prepared the design documents for the project known as \_\_\_\_\_, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. \_\_\_\_\_.

Printed Name: \_\_\_\_\_ Affix certification seal below:

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_



TELESCO ASSOCIATES INC.  
Architecture & Interior Design

FL License # AA-2884  
1111 Kane Concourse, Suite 301, Bay Harbor Islands, FL 33154

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CITY OF MIAMI BEACH  
BUILDING DEPARTMENT

*BUILDING DEPARTMENT COMMENTS &  
RESPONSES FOR B1305179*

AXIS

VIOLATION  
CORRECTION

1437-1439 WASHINGTON AVE.  
MIAMI BEACH, FL 33139

1. ZONING SECTION

7/22/2013

1. Please remove banquet seating in the storefront windows, only tables and chairs will be approved.

**RESPONSE:** Plans have been revised to show the requested accordingly.

2. FIRE SECTION

7/16/2013

1. Scope of work as stated in system does not match with what is shown on the plans. Plans show more items than system scope of work.

**RESPONSE:** Understood.

3. ENGINEERING SECTION

7/9/2013

B1305179 Valuation of proposed project \$13,500.00 Over Five Year Improvements \$588,897.00 Total Improvements \$602,397.00 Building Tax Assessed Value \$1,306,070 Improvements Cost Ratio (C/E ) 46.1% Engineering section requires:

1. - Provide the Owner/Qualifier/Contractor Estimate of Construction Cost Affidavit
- 2.- Since the Cost improvement ratio is more than 40% (see page 3 of Contractor /owner cost affidavit) please provide a Cost Approach Appraisal less than a year old showing the Replacement Cost less a depreciation based on Age/Condition of the building.

**RESPONSE:** Please refer to attached appraisal and Contractor's cost affidavit.

4. BUILDING/ACCESSIBILITY SECTION

7/13/2013

1. Sheet T-1: Provide scope of work including all work show on plans.  
**RESPONSE:** Understood.
2. Sheet T-1: Provide the total work area in square feet. FBCE §401.2 (Existing Building Code)  
**RESPONSE:** Please refer to revised sheet T-1 for requested information.
3. Sheet A-1.1: Mezzanine: Show all room uses on plans. Provide accessible route including vertical accessibility. Clarify on plan. FAC §202 (Florida Accessibility Code)  
**RESPONSE:** Please refer to revised sheet A-1.1. For vertical accessibility please see attached quote from Florida Lifts LLC; Chapter 202.4 states that if alterations made to provide an accessible path of travel to the altered area may be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration of the primary area.
4. Sheet A-1.1: Provide soffit head clearance over mezzanine. FBCE 701.3  
**RESPONSE:** Please refer to revised sheet A-1.1.

5. Sheet A-2: Two sheets A-2 provided? Please provide correct checked plans for permitting. Provide existing plan prior to construction showing demo. Provide proposed plan showing new construction with details.  
**RESPONSE:** Two A-2 Sheets provided as per Fire reviewer request; this because the work of the installation of the double door in the second floor was logged previously with a different process number- that Fire had already checked once and stamped. This process number was changed in order to include the correction for the new violation by the owner hence it was provided of a new process number.  
For existing plans and demo please refer to revised sheet A-1. For proposed plans and proposed reflected ceiling plans please refer to revised sheet A-1.1.
6. Sheet A-2: Door schedule: Clarify each leaf size. Provide accessible threshold detail. FAC §404  
**RESPONSE:** Please refer to revised sheet A-2. Leaf sizes are shown on plans on "Area of work". One door opening for a double door, 36" each leaf. There will be no threshold installed.
7. Sheets A-2 and A-3: Partition detail A: Clarify "wet areas". Provide "reflected ceiling plan".  
**RESPONSE:** Please refer to revised sheet A-2 and A-3. Not wet areas involved in the installation of the door.
8. Sheets A-2 and A-3: Partition detail A: Provide drywall screw size and spacing per UL detail U419.  
**RESPONSE:** Please refer to revised sheet A-3.
9. Sheets A-2 and A-3: Partition detail A: Provide joint system details for head and base of partition, reference appropriate details shown on sheet A-3. FBC §714  
**RESPONSE:** Please refer to revised sheet A-3.
10. Sheet A-3: Proposed decorative materials: Provide details. FBC §806  
**RESPONSE:** Please refer to revised sheets T-1 and A-3.
11. Sheet A-3: Proposed finishes: Provide details. FBC §803  
**RESPONSE:** Please refer to revised sheets T-1 and A-3.



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CITY OF MIAMI BEACH  
BUILDING DEPARTMENT

*BUILDING DEPARTMENT COMMENTS &  
RESPONSES FOR B1305179*

AXIS

VIOLATION  
CORRECTION

1437-1439 WASHINGTON AVE.  
MIAMI BEACH, FL 33139

**1. FIRE SECTION**

7/29/2013

1. Indicate on the details that wood and plywood are fire rated.  
**RESPONSE:** The building is a type II-B construction, with an automatic sprinkler system in accordance with NFPA 13 and fire alarm system.  
Where and approved automatic sprinkler system is in accordance with section 9.7 class C interior wall and ceiling finish materials shall be permitted in any location where Class B is required, and class B finish materials shall be permitted where class A is required as per chapter 10 of F.F.P.C. 2010 section 10.2.8.1.
2. Show existing sprinkler layout and provide details of decorative ceiling to verify zero sprinkler obstructions due to ceiling and soffits being added.  
**RESPONSE:** Please refer to revised sheet A-1.1 RCPs for location of existing sprinklers. Sprinklers will have to be extended under separate permit.

**2. BUILDING/ACCESSIBILITY SECTION**

7/27/2013

1. (\*3) Sheet A1.1: Mezzanine: Provide accessible route including vertical accessibility OR provide completed FBC application for waiver for review. FAC §202.3 (Florida Accessibility Code)  
**RESPONSE:** In process. Please see attached conditional approval.
2. (\*4) Sheet A-1.1 and section 1/A-3: Provide 7 feet minimum soffit head clearance over mezzanine. FBCE 701.3  
**RESPONSE:** Please refer to revised sheet A-1.1.
3. (\*5) Sheet A-2: Second floor: Area of work: Provide existing plan prior to construction showing demo.  
**RESPONSE:** Existing second floor is shown in drawing 1/A-2, no demo or alterations were done, all to remain. Only new walls and new door installation is proposed as shown within area of work.
4. (\*10) Sheet A-3: Proposed decorative materials: Clarify 10% criteria and class C material for soffit wood boards and column cover side panel materials. FBC §806.5 Provide fire retardant treated plywood and lumber for column cover framing. FBC §603.  
**RESPONSE:** The building is a type II-B construction, with an automatic sprinkler system in accordance with NFPA 13 and fire alarm system.  
Where and approved automatic sprinkler system is in accordance with section 9.7 class C interior wall and ceiling finish materials shall be permitted in any location where Class B is required, and class B finish materials shall be permitted where class A is required as per chapter 10 of F.F.P.C. 2010 section 10.2.8.1.



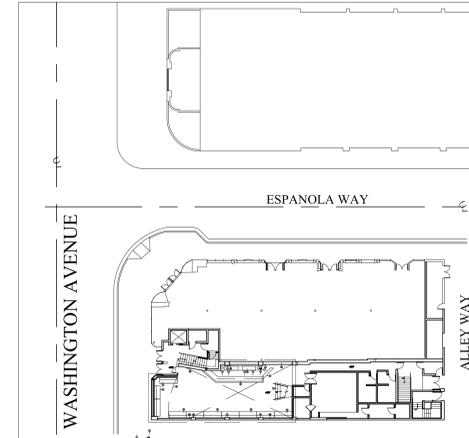
# AXIS

## VIOLATION CORRECTIONS



1 LOCATION MAP  
 N.T.S.

1437-1439 WASHINGTON AVENUE  
 Miami Beach, Florida 33139



2 SITE PLAN  
 1/32" = 1'-0"

### INDEX OF DRAWINGS

1	T-1	COVER SHEET - SITE PLAN - LOCATION MAP
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4	A-1.1	PROPOSED FIRST & MEZZANINE FLOOR PLAN & PROPOSED RCP
5	A-2	EXISTING SECOND FLOOR PLAN
6	A-3	WALL TYPES & U.L. DETAILS
7	LS-1	FIRST FLOOR LIFE SAFETY PLAN & OCCUPANT LOAD
8	LS-2	SECOND FLOOR LIFE SAFETY PLAN & OCCUPANT LOAD

### PROJECT DATA & NOTES

<p><b>ZONING DATA</b></p> <p>LOCAL CODE: _____ CITY OF MIAMI BEACH, ZONING ORDINANCE</p> <p>ZONING: _____ CD-2 COMMERCIAL - MEDIUM INTENSITY</p> <p><b>PARKING DATA</b></p> <p>OFF STREET PARKING REQUIREMENTS: PER SEC. 24-86, EXCEPTION 4 LOCATION (a) The area of the central business district illustrated on Map B of Zone 1, shall be exempt from the on-site parking requirements in this article.</p> <p><b>FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING TYPE II-B PER TABLE 601:</b></p> <p>STRUCTURAL FRAME: _____ 0 HOURS          EXTERIOR &amp; INTERIOR BEARING WALLS: _____ 0 HOURS          INTERIOR NON-BEARING WALLS: _____ 0 HOURS          FLOOR CONSTRUCTION: _____ 0 HOUR          ROOF CONSTRUCTION: _____ 0 HOUR</p>	<p><b>PROJECT DATA</b></p> <p>STATE CODE: _____ FLORIDA STATE BUILDING CODE EXISTING 2010</p> <p>CODE OCCUPANCY: _____ A-2 ASSEMBLY</p> <p>CONSTRUCTION TYPE: _____ TYPE II-B CONSTRUCTION</p> <p>FIRE CODE: _____ 2010 FLORIDA FIRE PREVENTION CODE</p> <p>NFPA OCCUPANCY: _____ EXISTING ASSEMBLY</p> <p>HAZARD: _____ NFPA: ORDINARY</p> <p>CLASSIFICATION OF WORK: _____ ALTERATION-LEVEL 2</p> <p><b>SCOPE OF WORK:</b></p> <p>THE JOB CONSISTS ON THE INSTALLATION OF ONE INTERIOR DOUBLE DOOR AT THE SECOND FLOOR FOR SOUND ATTENUATION PURPOSES. THE DOOR OPENS INTO A PATH OF EGRESS AND IS TO BE EQUIPPED WITH PANIC HARDWARE. IN ADDITION THERE IS A VIOLATION TO BE CORRECTED (BVIS0008224) AT THE FIRST FLOOR. DEMOLITION OF AN EXISTING DECORATIVE GELING, NEW DECORATIVE WRAPS WITH CONNECTING ARCHES WERE BUILT TO WRAP UP THE EXISTING BRICK PILASTERS, AND NEW SOFFITS FOR EXISTING A/C DUCTS AT THE MEZZANINE LEVEL.</p>	<p><b>FIRE PROTECTION NOTES:</b></p> <p>AN AUTOMATIC FIRE SPRINKLER SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH NFPA 13, NATIONAL FIRE ALARM CODE AND FULLY SUPERVISED AS PER SECTION 907.14 OF THE F.B.C.</p> <p>AN AUTOMATIC FIRE ALARM SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH NFPA 72, NATIONAL FIRE ALARM CODE AND FULLY SUPERVISED AS PER SECTION 907.14 OF THE F.B.C.</p> <p>ALL VISUAL ALARMS ARE @ 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6' BELOW THE GELING, WHICHEVER IS LOWER AND INTEGRATED INTO THE ALARM SYSTEM IN AREAS OF COMMON USE &amp; SHALL BE VISIBLE IN ALL AREAS OF THE ROOM.</p> <p>WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS IN ACCORDANCE WITH SECTION 9.7, CLASS 1 C INTERIOR HALL AND GELING FINISH MATERIALS SHALL BE PERMITTED IN ANY LOCATION WHERE CLASS B IS REQUIRED AND CLASS B FINISH MATERIALS SHALL BE PERMITTED WHERE CLASS A IS REQUIRED AS PER CHAPTER 10 OF NFPA 2010 SECTION 10.2.8.1.</p> <p><b>AREAS:</b></p> <p>EXISTING FLOOR AREA 1ST FLOOR: _____ 3,517 SQFT          EXISTING FLOOR AREA MEZZANINE: _____ 76 SQFT          EXISTING FLOOR AREA 2ND FLOOR: _____ 4,000 SQFT          TOTAL WORK AREA 1ST FLOOR &amp; MEZZ: _____ 4,293 SQFT          TOTAL WORK AREA 2ND FLOOR: _____ (DOOR OPENING (25 SQFT))</p>
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**AXIS**  
**VIOLATION CORRECTIONS**  
**1437-1439 WASHINGTON AVE**  
**MIAMI BEACH, FL 33139**

PROJECT No. 1

DRAWN BY: J.C.

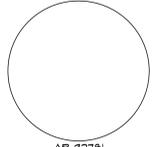
DATE: 07-05-2013

REVISIONS:

1 BLDG. DEPT COMMENTS 07-24-13

2 BLDG. DEPT COMMENTS 07-27-13

NORMAN PAUL R.A.



**COVER SHEET**

**T-1**

GENERAL NOTES

DEFINITION

1.0 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contractor's authorized representative.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

2.0 The contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner and shall at once report to the architect errors, inconsistencies or omissions discovered prior to submitting his bid. If the Contractor performs any construction activity involving an error, inconsistency or omission in the Contract Documents without such notice to the Architects, the Contractor shall assume appropriate amount of the attribute costs for correction.

3.0 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the architect at once. The Contractor shall issue full A/E sets of drawings to all trades bidding on the project.

4.0 Contractor shall verify equipment size/voltage location and all hook-up requirements with equipment suppliers and shall make field adjustments as required to comply with equipment supplier and all codes, and shall report such changes at once to the Architect.

5.0 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved through shop drawings, product data, and samples.

6.0 For zoning and site data, existing conditions, building structure ect., refer to original Architectural drawings prepared by the following project architectural firm.

7.0 Contractor shall comply with all requirements of the Landlord and its agents and shall indemnify the Owner in any costs resulting from actions of the Contractor or his agents.

SUPERVISION AND CONSTRUCTION PROCEDURES

8.0 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

9.0 The Contractor shall be responsible to the Owner for acts and omission of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.

10.0 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

11.0 The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

LABOR AND MATERIALS

12.0 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.

13.0 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

14.0 All materials furnished on the job site shall be new and stored in such a manner as to protect them from the elements. All work must be done in strict accordance with the best practices of the construction trade, and must be performed in a professional and workman-like manner. Any work completed in a non-professional manner shall be rejected and must be redone by the Contractor at no extra cost. These drawings are instruments of construction and remain the property of the Architect. Any reproduction of said drawings without the expressed written consent of the Architect is prohibited. Do not scale these drawings as written dimensions and text specifications on these sheets shall govern.

15.0 The Contractor must provide and install materials as required to construct temporary facilities and code required fire ratings shall be the standard for these temporary facilities and protection.

WARRANTY

16.0 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contractor will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty includes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improperly or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

TAXES

17.0 The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the contractor which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

PERMITS, FEES AND NOTES

18.0 Unless otherwise provided in the Contract Documents the Contractor shall secure and pay for all required building permits and other governing agencies permits and governmental fees, inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received or negotiations concluded. This will be done before commencing work.

19.0 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performances of the Work.

20.0 If the Contractor observes that portions of the Contract Documents are at variance therewith, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modifications.

21.0 If the Contractor performs Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs.

22.0 All work shall conform with the latest requirements of the FLORIDA BUILDING CODE, National Electric Code, National Fire Protection Association, O.S.H.A., and all other codes having control over the project.

23.0 All work performed under this contract shall comply with National, State, and Local codes having Jurisdiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by this contractor without any additional charge as the contractor has agreed that they have raised any and all questions related to the authorities requirements.

24.0 Coordinate all new electrical services with existing service and panels and with FPL Utility Company. Verify location of sanitary and water mains before construction is started. Contractor shall field verify all utility conditions prior to beginning construction and shall notify the Architect immediately if any discrepancies occur.

25.0 Refer all soil bearings to soil engineer/laboratory (95% modified proctor, ASTM D-1557.) Compaction to be verified by soil engineer/laboratory in writing.

26.0 Refer to structural engineer for all structural details.

27.0 The contractor, where required, shall provide all necessary framing and blocking above the finished ceiling and within walls. All anchorage through the ceiling must be carried to the structure above.

28.0 The contractor shall be responsible for all temporary utilities, connection, and payment of all utility charges incurred during construction.

ALLOWANCES

29.0 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities against which the Contractor has made responsible objection to.

- 30.0 Unless otherwise provided in the Contract Documents:
1. material and equipment under an allowance shall be selected promptly by the Owner to avoid delay in the Work.
2. allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts.
3. contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum and not in the allowance.
4. whenever costs are more than or less than allowances the Contract Sum shall be adjusted accordingly by Change Order.

SUPERINTENDENT

31.0 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed by written request in each case.

CONTRACTORS CONSTRUCTION SCHEDULES

32.0 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

33.0 The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittals which is coordinated with the Contractor's construction schedule and allows the Architect reasonable time to review submittal.

34.0 The Contractor shall confirm the most recent schedules.

DOCUMENTS AND SAMPLES AT THE SITE

35.0 The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

36.0 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, manufacturer, supplier or distributor to illustrate some portions of the Work.

37.0 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

38.0 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

39.0 Shop Drawings, Product Data, Samples and similar submittal are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittal are required the way the Contractor proposes to conform to the formation given and the design concept expresses in the Contract Documents.

40.0 The Contractor shall review, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittal in legible triplicate required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the Activities of the Owner or of separate contractors. Submittals made by the contractor which are not required by the Contract Documents may be returned without action.

41.0 The Contractor shall perform no portions of the Work requiring submittal until the respective submittal has been approved by the Architect. Such Work shall be in accordance with approval submittal.

42.0 By approving and submitting Shop Drawings, Product Data, Samples and similar submittal, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittal with the requirements of the Work and of the Contract Documents.

43.0 The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of the submittals and the Architect has given written approval to the specified deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittal by the Architect's approval thereof.

44.0 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals.

45.0 Informational submittals upon which the Architect is not expected to take responsive actions may be so identified in the Contract Documents.

46.0 When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

USE OF SITE

47.0 The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

CUTTING AND PATCHING

48.0 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly.

49.0 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

CLEANING UP

50.0 The Contractor shall keep the premises and surroundings area free from accumulation of waste materials or rubbish caused by operations daily under the contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.

51.0 The Contractor shall be responsible for all protection of outside work with respect to adjacent properties, such that no trash, dust or other fine particulate matters will encroach on said adjacent properties. Any costs associated with such protection will be borne by the Contractor.

52.0 The Contractor shall present the building owner for acceptance, clean and ready for occupancy. All glass shall be clean and polished. Floors swept broom clean, carpets vacuumed, fixtures washed with all labels removed and exteriors free from trash and debris.

53.0 If the contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

ACCESS TO WORK

54.0 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

ROYALTIES AND PATENTS

55.0 The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

INDEMNIFICATION

56.0 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claim, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damages, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom; but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such a claim, damage, loss or expense is caused in part by a party indemnified here under. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist.

57.0 In claims against any person or entity indemnified herewith by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor a Subcontractor under workers' or workmens' compensation acts, disability benefits acts or other employee benefit acts.

58.0 The obligations of the Contractor shall not extend to the liability of the Architect, the Architect's consultants, and agents and employees of any of them arising out of (1) the preparation of approval of maps, drawings, opinions, reports, survey, Change Orders, design or specification, or (2) the giving of or failure to give directions or instructions by the Architect, the Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

59.0 Written dimensions govern; the Contractor shall not scale plans.

60.0 The General Contractor must submit full sets of bid documents to all trades. Therefore all bids must include all shown information on the Contract Documents.

61.0 The Standard Form of Agreement between Owner and Contractor (A.I.A. Document A-101) of the American Institute of Architects, 1957 Edition, shall apply to all work executed under this agreement, together with the General and Supplementary Conditions of the Contract for Construction (A.I.A. Doc. A201 and A201/SC of the American Institute of Architects, Thirteenth Edition.

INFORMATION AND SERVICES REQUIRED OF THE OWNER

62.0 The Owner is the person or entity indemnified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Owner" means the Owner or Owner's authorized representative.

63.0 The Owner upon reasonable written request shall furnish to the Contractor in writing information which is necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to property on which the Project is located, usually referred to as the site, and the Owner's interest therein at the time of execution of the Agreement and, within five days after any change, information of such change in title, recorded or unrecorded.

64.0 The Owner shall furnish surveys describing physical characteristics, legal limitation and utility locations for the site of the Project, and a legal description of the site.

65.0 Except for permits and fees which are the responsibility of the Contractor under the Contract Documents, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

66.0 Information or services under the Owner's control shall be furnished by the Owner with reasonable promptness to avoid delay in orderly progress of the Work.

67.0 Unless otherwise provided in the Contract Documents, the Owner will be furnished, free of charge, up to five copies of Drawings.

68.0 The foregoing are in addition to other duties and responsibilities of the Owner enumerated herein and especially those in respect to Special Conditions.

OWNER'S RIGHTS TO STOP THE WORK

69.0 If the Contractor fails to correct Work which is not in accordance with the requirements of the Contract Documents or persistently fails to carry out work and act in accordance with the Contract Documents, the Owner by written order signed personally or by an agent specifically so empowered by the Owner in writing may order the Contractor to stop the Work, or any portion thereof, until the cause of such order has been eliminated; however, the right of the Owner to stop Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity.

OWNER'S RIGHT TO CARRY OUT THE WORK

70.0 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may after such seven day period give the Contractor a second written notice to correct such deficiencies within a second seven day period. If the Contractor within such second seven day period after receipt of such second notice fails to commence and continue to correct any deficiencies, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the Architect's additional services and expenses made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

HOSPITALITY ARCHITECTURE & INTERIOR DESIGN
TELESCO ASSOCIATES
1111 KANE CONCOURSE, SUITE 301
MIAMI BEACH, FL 33139
TEL 305 866 1014
FAX 305 866 3317
telesco@the-beach.net
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LICENSE # AA-000284

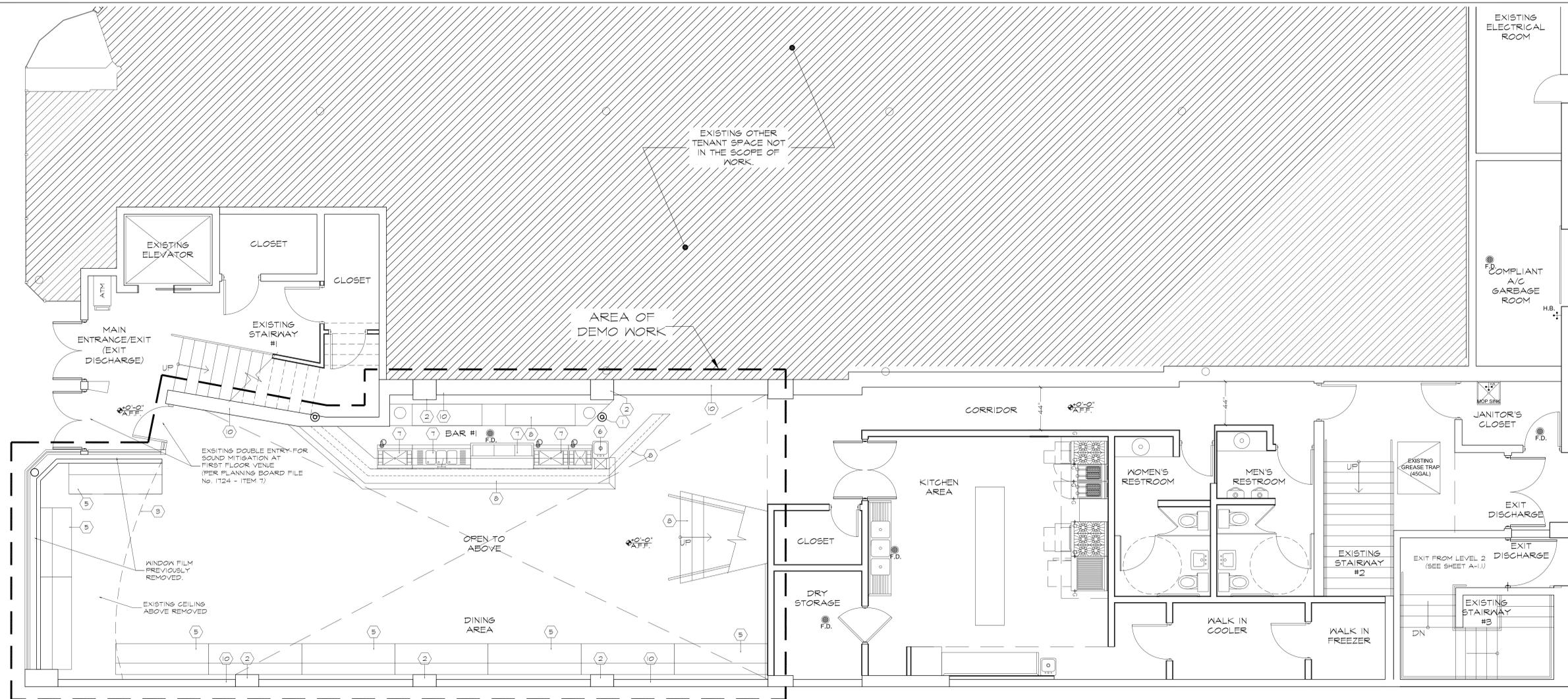
AXIS
VIOLATION CORRECTIONS
1437-1439 WASHINGTON AVE
MIAMI BEACH, FL 33139

PROJECT No. 1
DRAWN BY: J.C.
DATE: 07-05-2013
REVISIONS:
NORMAN PAUL R.A.
AR 42181

GENERAL NOTES

GN-1

**AXIS**  
**VIOLATION CORRECTIONS**  
**1437-1439 WASHINGTON AVE**  
**MIAMI BEACH, FL 33139**



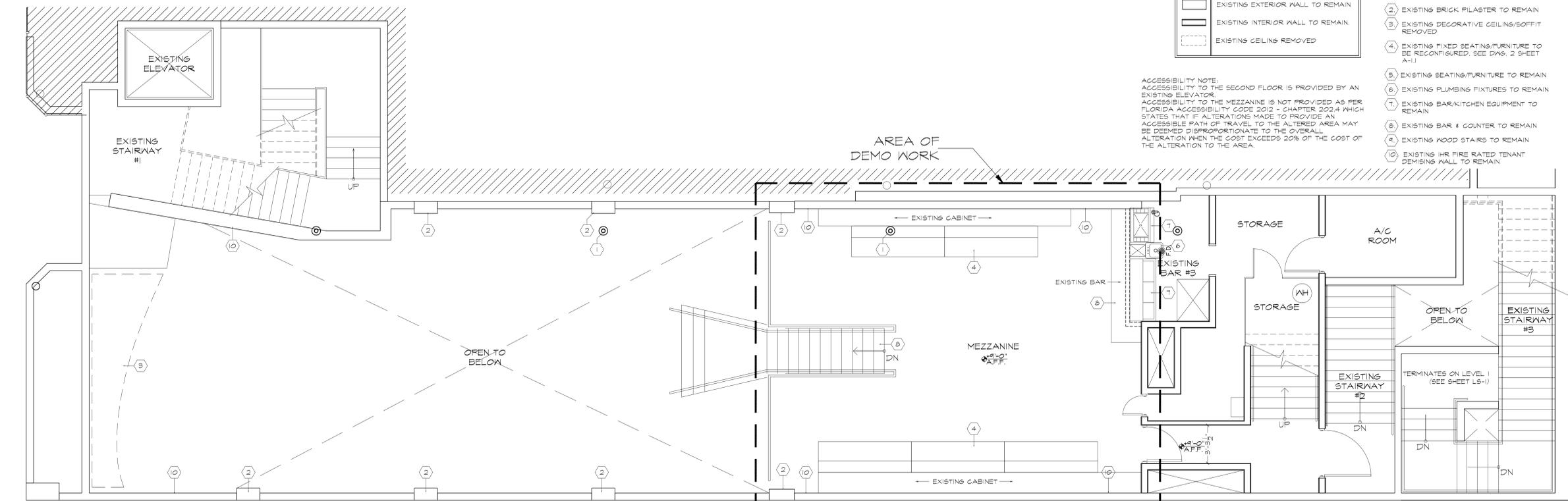
1 EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

PATTERN	DESCRIPTION
(Diagonal lines)	EXISTING STRUCTURAL STEEL COLUMN TO REMAIN
(Horizontal lines)	EXISTING EXTERIOR WALL TO REMAIN
(Vertical lines)	EXISTING INTERIOR WALL TO REMAIN
(Dotted lines)	EXISTING CEILING REMOVED

GENERAL NOTES FOR EXISTING CONDITIONS

- 1 EXISTING STRUCTURAL STEEL COLUMN TO REMAIN
- 2 EXISTING BRICK PLASTER TO REMAIN
- 3 EXISTING DECORATIVE CEILING/SOFFIT REMOVED
- 4 EXISTING FIXED SEATING/FURNITURE TO BE RECONFIGURED. SEE DWG. 2 SHEET A-1
- 5 EXISTING SEATING/FURNITURE TO REMAIN
- 6 EXISTING PLUMBING FIXTURES TO REMAIN
- 7 EXISTING BAR/KITCHEN EQUIPMENT TO REMAIN
- 8 EXISTING BAR & COUNTER TO REMAIN
- 9 EXISTING WOOD STAIRS TO REMAIN
- 10 EXISTING 1HR FIRE RATED TENANT DEMISING WALL TO REMAIN

ACCESSIBILITY NOTE:  
 ACCESSIBILITY TO THE SECOND FLOOR IS PROVIDED BY AN EXISTING ELEVATOR.  
 ACCESSIBILITY TO THE MEZZANINE IS NOT PROVIDED AS PER FLORIDA ACCESSIBILITY CODE 2012 - CHAPTER 202.4 WHICH STATES THAT IF ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA MAY BE DEEMED DISPROPORTIONATE TO THE OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE AREA.



2 EXISTING MEZZANINE FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

PROJECT No. 1

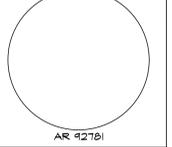
DRAWN BY: J.C.

DATE: 07-05-2013

REVISIONS:

▲ BLDG. DEPT COMMENTS 07-24-13

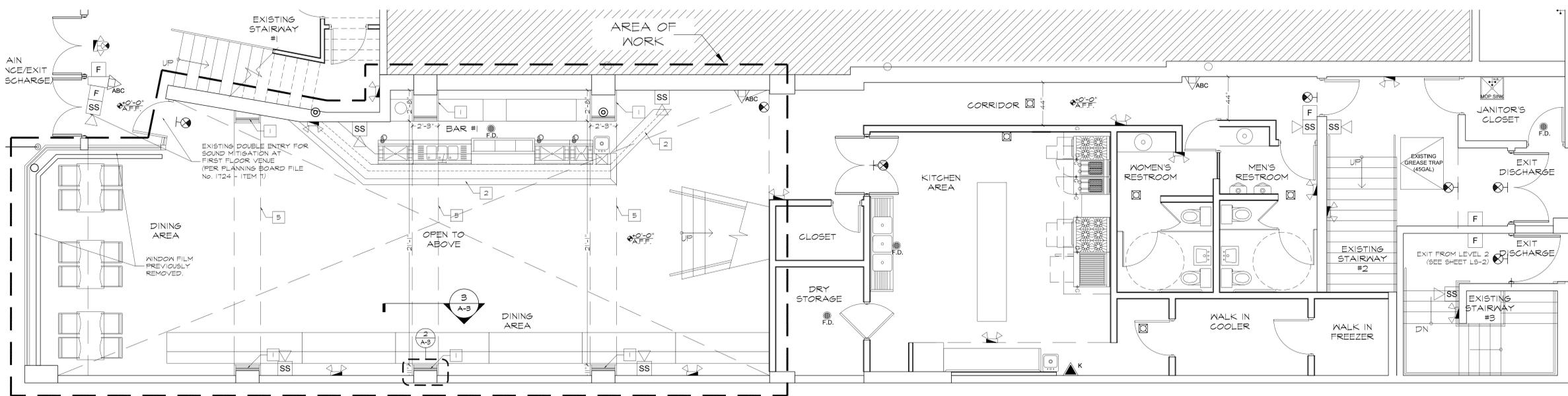
NORMAN PAUL R.A.



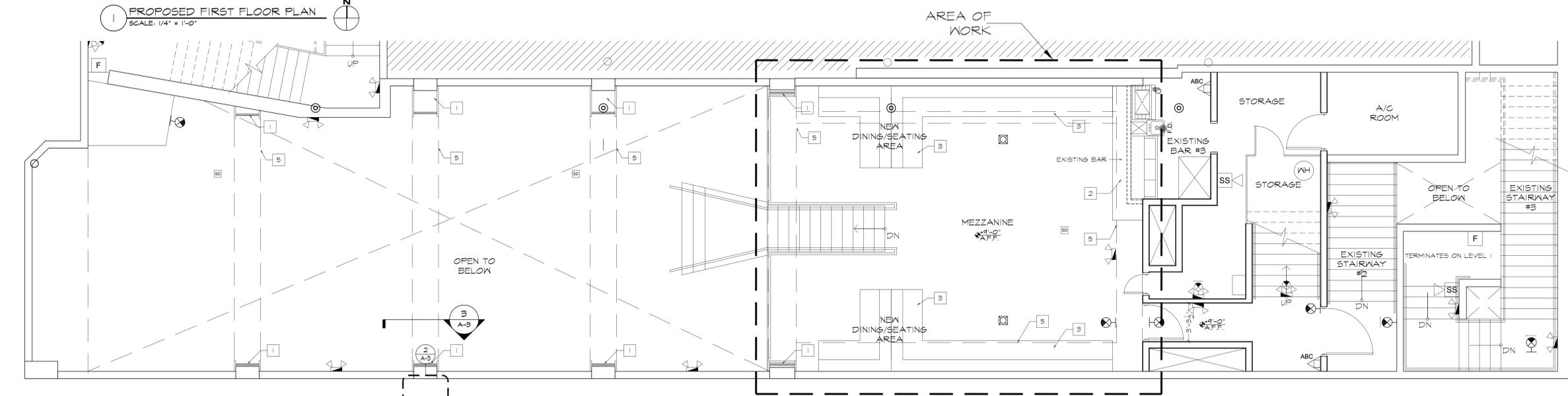
**EXISTING FIRST FLOOR & MEZZANINE PLAN**

**A-1**

**AXIS**  
**VIOLATION CORRECTIONS**  
**1437-1459 WASHINGTON AVE**  
**MIAMI BEACH, FL 33139**



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

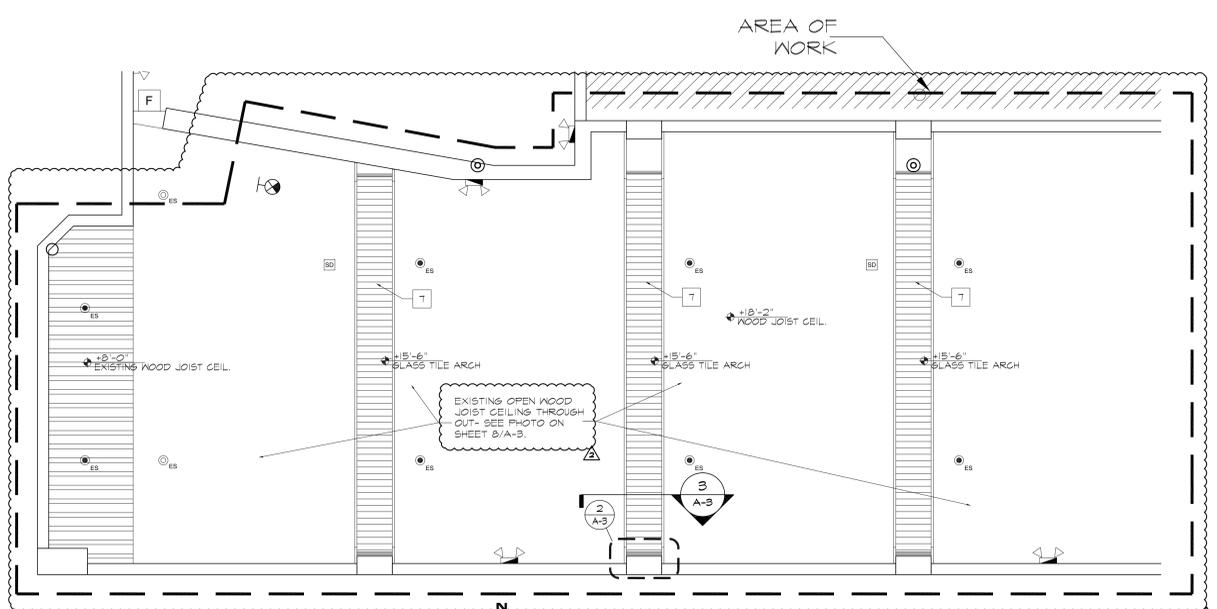


2 PROPOSED MEZZANINE FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

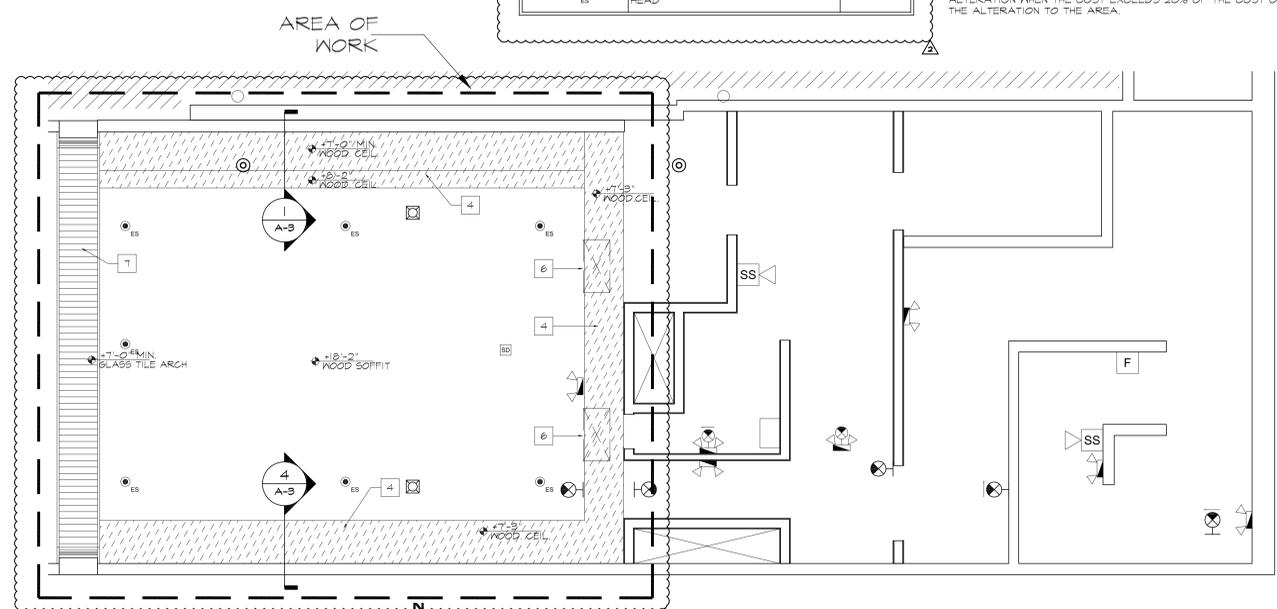
- NOTE: THE AREA OF WORK IS LIMITED TO PILLASTERS WRAP WITH CONNECTING ARCHES ABOVE AND NEW SOFFITS COVERING EXISTING A/C DUCTS.
- GENERAL NOTES FOR PROPOSED CONDITIONS:
1. NEW COLUMN DECORATIVE WRAP (TYP)
  2. EXISTING RESURFACED BAR COUNTER
  3. EXISTING SEATING/FURNITURE RECONFIGURED
  4. NEW WOOD SOFFIT (SEE DETAIL DIAG 1 SHEET A-3)
  5. DENOTES LINE ABOVE
  6. NEW SPEAKERS
  7. NEW WOOD 4" TILE DECORATIVE CEILING
  8. ELECTRICAL CONTRACTOR TO MOVE EXISTING DUPLEX OUTLETS FROM EXISTING BRICK PILLASTERS TO FACE OF NEW WOOD/TILE WRAP ON EXISTING PILLASTERS

SPRINKLER SYSTEM LEGEND		
SYMBOL	DESCRIPTION	REMARKS
● ES	EXISTING PENDENT FIRE SPRINKLER HEAD	TO REMAIN
○ ES	EXISTING UPRIGHT FIRE SPRINKLER HEAD	TO REMAIN

ACCESSIBILITY NOTE:  
 ACCESSIBILITY TO THE SECOND FLOOR IS PROVIDED BY AN EXISTING ELEVATOR.  
 ACCESSIBILITY TO THE MEZZANINE IS NOT PROVIDED AS PER FLORIDA ACCESSIBILITY CODE 2012 - CHAPTER 202.4 WHICH STATES THAT IF ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA MAY BE DEEMED DISPROPORTIONATE TO THE OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE AREA.



2 PROPOSED FIRST FLOOR RCP  
 SCALE: 1/4" = 1'-0"



2 PROPOSED MEZZANINE RCP  
 SCALE: 1/4" = 1'-0"

PROJECT No. 1

DRAWN BY: J.C.

DATE: 01-05-2013

REVISIONS:

1 BLDG. DEPT COMMENTS 01-24-13

2 BLDG. DEPT COMMENTS 01-21-13

NORMAN PAUL R.A.  
 AR 92781

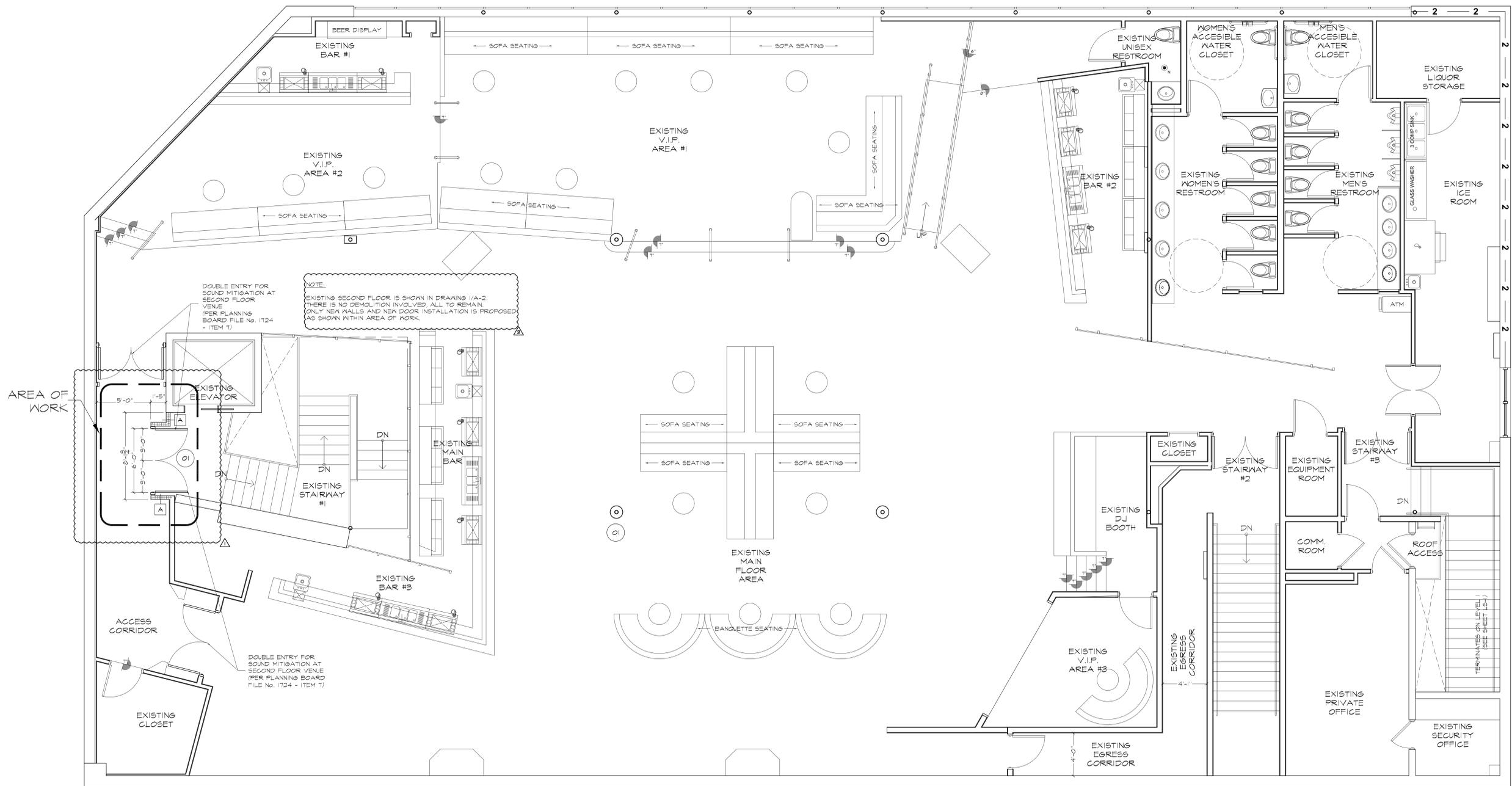
**PROPOSED FIRST & MEZZANINE FLOOR PLANS AND REFLECTED CEILING PLANS**

**A-1.1**

DRAWING No. 4 OF 8



**AXIS**  
**VIOLATION CORRECTIONS**  
**1437-1439 WASHINGTON AVE**  
**MIAMI BEACH, FL 33139**



**1** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

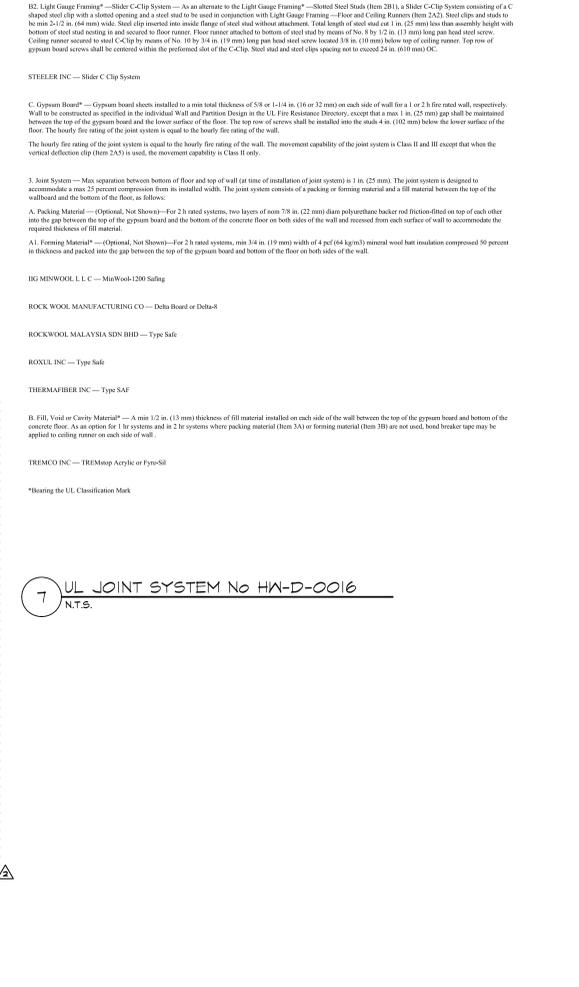
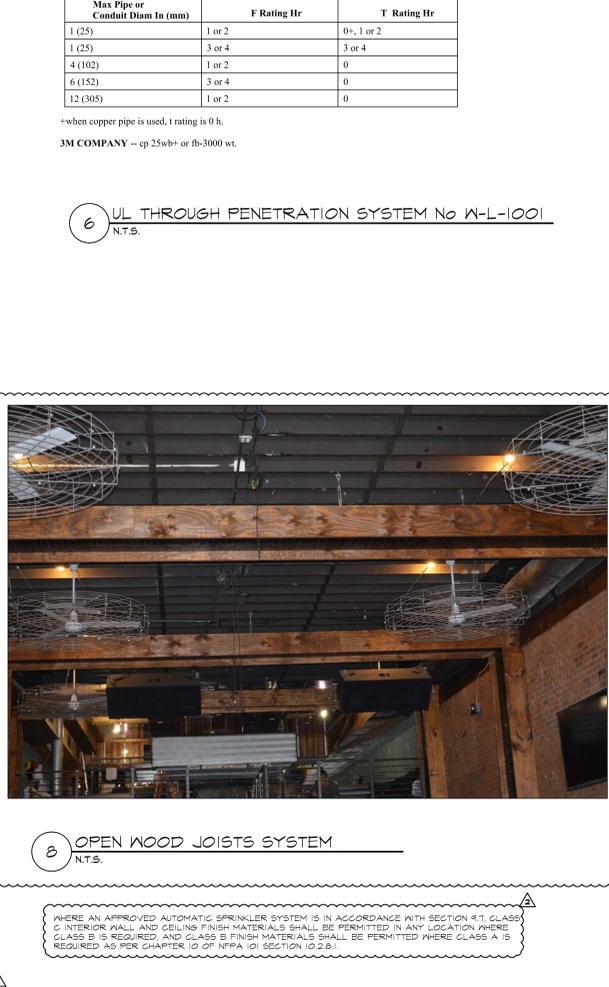
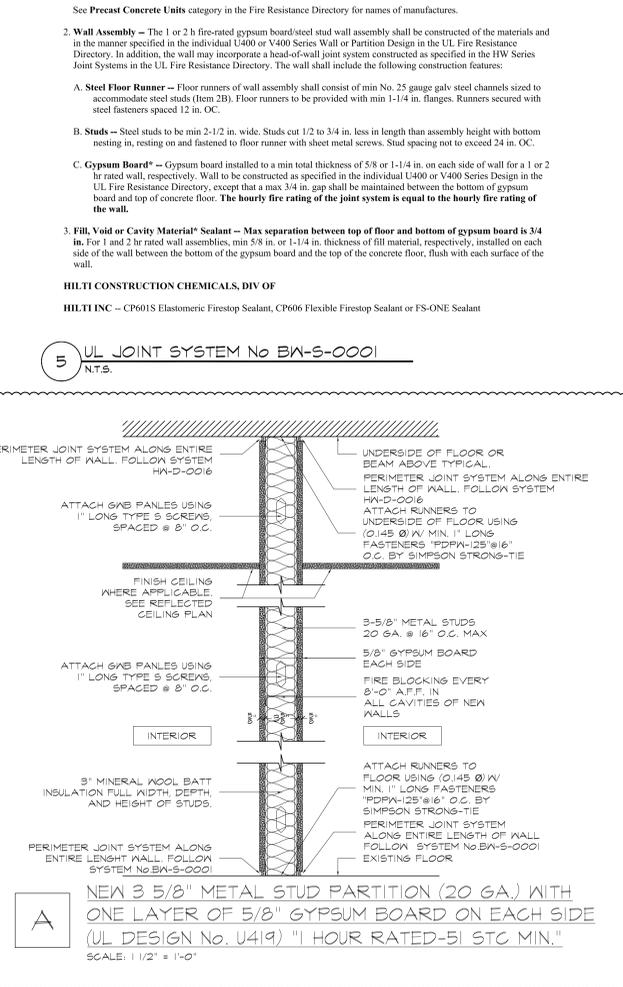
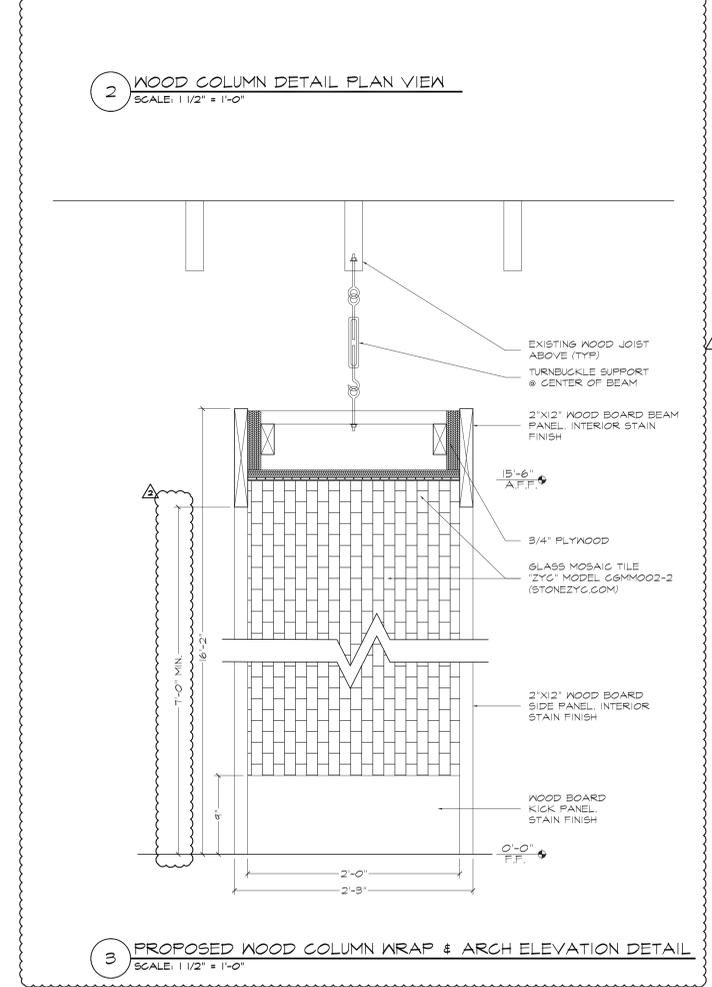
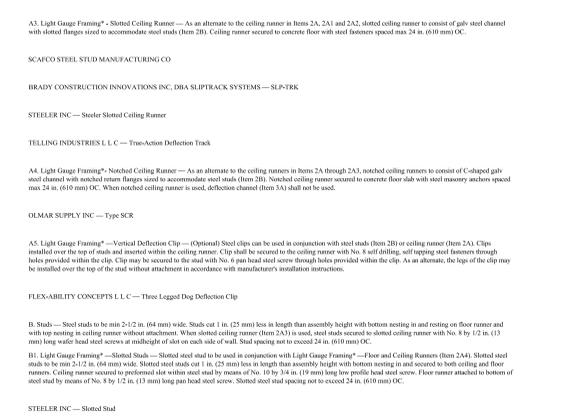
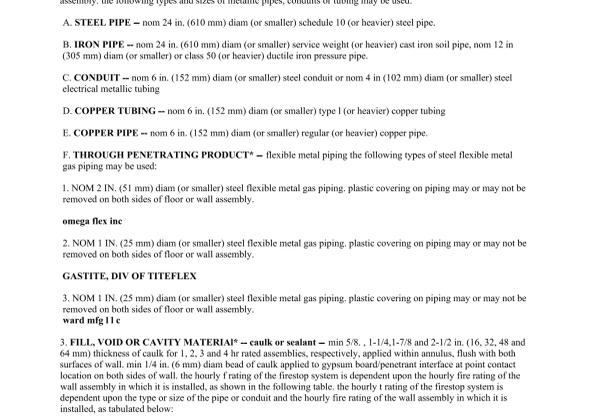
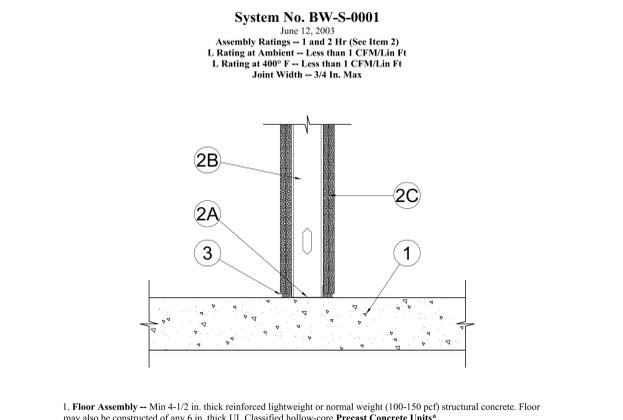
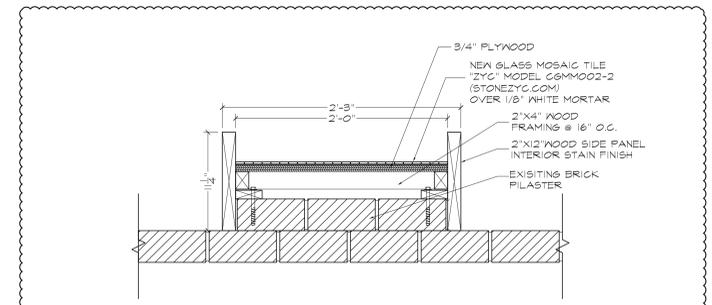
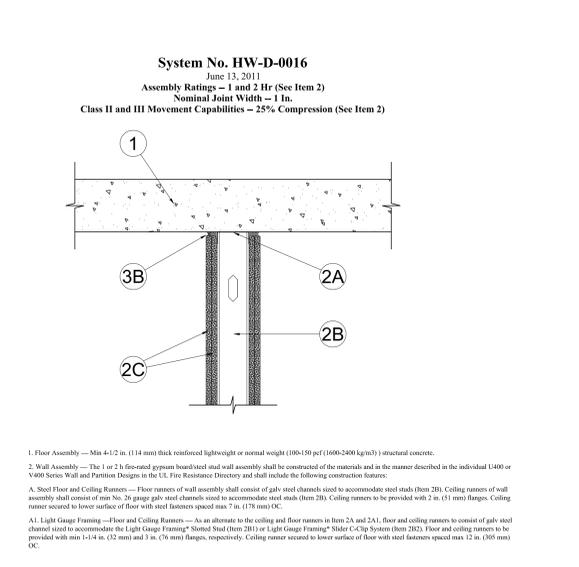
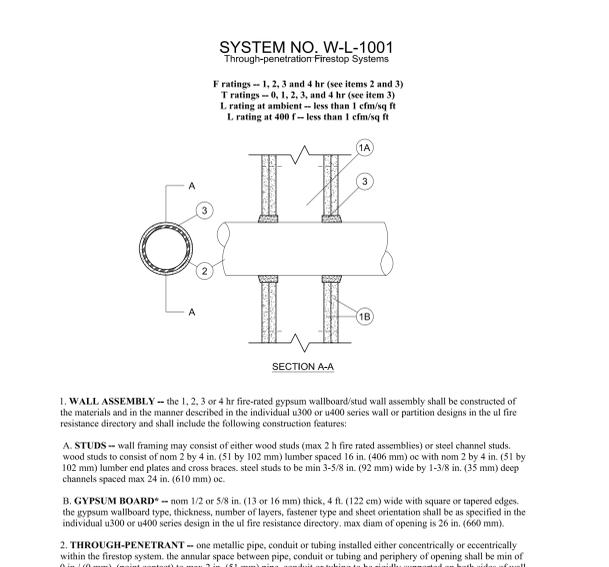
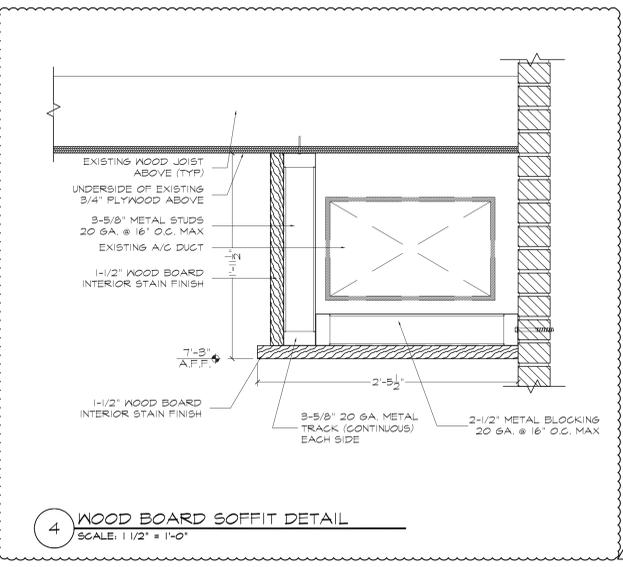
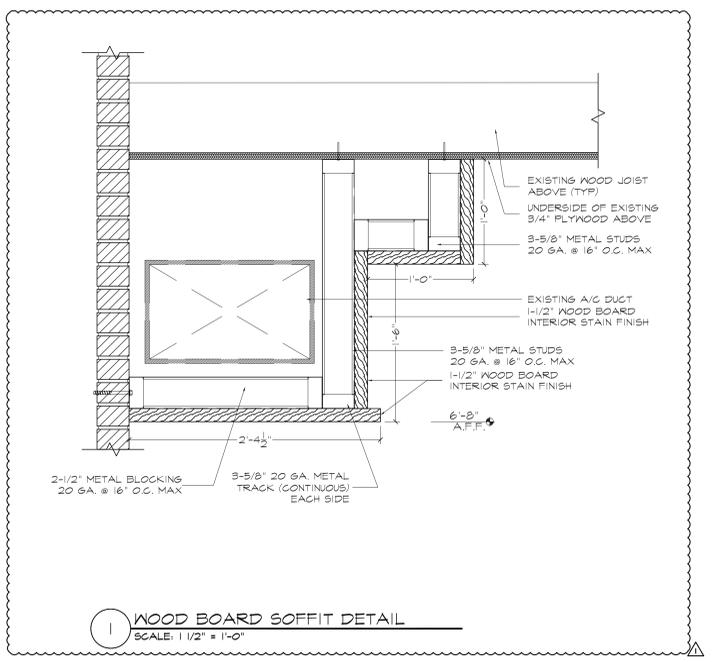
NOTE:  
EXISTING SECOND FLOOR IS SHOWN IN DRAWINGS I/A-2.  
THERE IS NO DEMOLITION INVOLVED. ALL TO REMAIN,  
ONLY NEW WALLS AND NEW DOOR INSTALLATION IS PROPOSED  
AS SHOWN WITHIN AREA OF WORK.



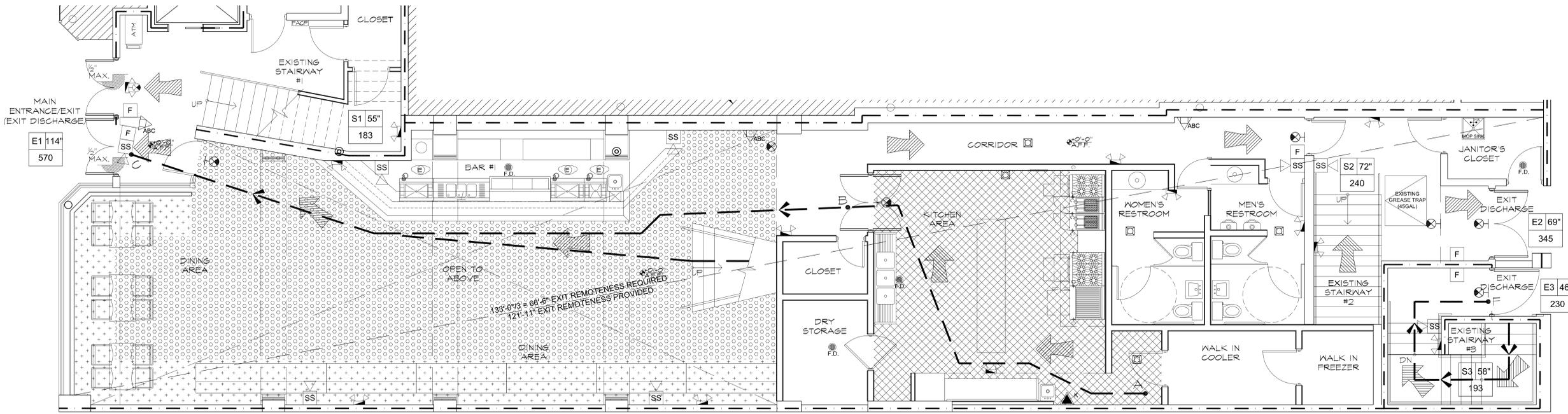
GENERAL NOTES:  
• DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY.  
• ANY CUTTING OF EXISTING DEMISING PARTITIONS SHALL BE PATCHED TO RESTORE FIRE RATING LEVEL.

WALL LEGEND	
TYPE/PATTERN	DESCRIPTION
[Pattern]	EXISTING EXTERIOR WALL TO REMAIN
[Pattern]	EXISTING INTERIOR WALL TO REMAIN
[Pattern]	NEW 5/8" METAL STUD PARTITION (20 GA.) WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE. (UL DESIGN NO. U419) (51 STC MIN.)

DOOR SCHEDULE QUANTITY	DOOR #	DOOR SIZES			FRAME	DOOR TYPE	DOOR MATERIAL	THRESHOLD	GLASS	TINT	HARDWARE	RATING LABEL	REMARKS
		WIDTH	HEIGHT	THICKNESS									
1	1	2'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	2	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	3	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	4	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	5	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	6	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	7	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	8	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	9	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	10	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	11	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	12	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	13	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	14	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	15	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	16	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	17	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	18	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	19	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	20	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	21	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	22	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	23	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	24	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	25	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	26	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	27	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	28	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	29	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	30	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	31	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	32	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	33	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	34	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	35	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	36	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	37	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	38	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	39	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	40	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	41	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	42	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	43	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	44	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	45	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	46	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	47	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	48	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	49	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	50	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	51	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	52	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	53	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	54	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	55	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	56	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	57	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	58	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	59	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	60	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	61	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	62	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	63	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	64	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	65	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	66	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	67	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	68	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	69	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	70	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	71	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	72	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	73	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	74	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	75	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	76	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	77	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	78	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	79	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	80	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	81	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	82	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	83	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	84	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	85	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	86	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	87	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	88	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	89	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	90	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	91	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	92	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	93	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None	
1	94	3'-0"	7'-0"	1 1/2"	ALUMINUM	GLASS	WOOD	GLASS	None	None	None	None</	



WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS IN ACCORDANCE WITH SECTION 4.1, CLASS C INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE PERMITTED IN ANY LOCATION WHERE CLASS B IS REQUIRED AND CLASS B FINISH MATERIALS SHALL BE PERMITTED WHERE CLASS A IS REQUIRED AS PER CHAPTER 10 OF NFPA 101 SECTION 10.2.8.



**1 FIRST FLOOR OCCUPANT LOAD & MEANS OF EGRESS**  
 SCALE: 1/4" = 1'-0"

EGRESS CAPACITY CALCULATIONS		
MAIN ENTRANCE/EXIT 1	114/2	= 570
TOTAL MAIN ENTRANCE/EXIT MEANS OF EGRESS = 570		
REAR EXIT # 3	69/2	= 345
REAR EXIT # 4	34/2	= 170
TOTAL SECONDARY MEANS OF EGRESS = 515		
∴ THE TOTAL OCCUPANT LOAD IS LIMITED TO 2 TIMES THE MAIN ENTRANCE/EXIT EGRESS CAPACITY OF 570 PEOPLE TOTAL CAPACITY = 1140 PEOPLE		
NOTE: REFER TO SHEET LS-2 FOR AREA TOTALS.		

OCCUPANT LOAD (FIRST FLOOR)		
PATTERN	DESCRIPTION	PEOPLE
[Pattern 1]	① SEATING AREAS 329 SQ. FT. @ 15 SQ. FT. P.P.	22
[Pattern 2]	② BAR AREA (HIGHER CONCENTRATION) 848 SQ. FT. @ 14 SQ. FT. P.P.	122
[Pattern 3]	③ KITCHEN 875 SQ. FT. @ 100 SQ. FT. P.P.	4
[Pattern 4]	④ OFFICE (LEVEL 2 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
(E)	EMPLOYEES	9
TOTAL OCC. LOAD		155
2 EXITS REQUIRED (OCCUPANT LOAD MORE THAN 50 PEOPLE) 2 EXITS PROVIDED (E1 AND E2)		

TRAVEL DISTANCE	
FROM POINT A TO POINT C (SEE DWG 2 SHEET LS-1 FOR STARTING POINT)	= 101'-10"
FROM POINT D TO POINT C (SEE DWG 2 SHEET LS-1 FOR STARTING POINT)	= 115'-11"
FROM POINT E TO POINT F (SEE SHEET LS-2 FOR STARTING POINT)	= 148'-14"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM TRAVEL DISTANCE = 250'-0" "OK"	

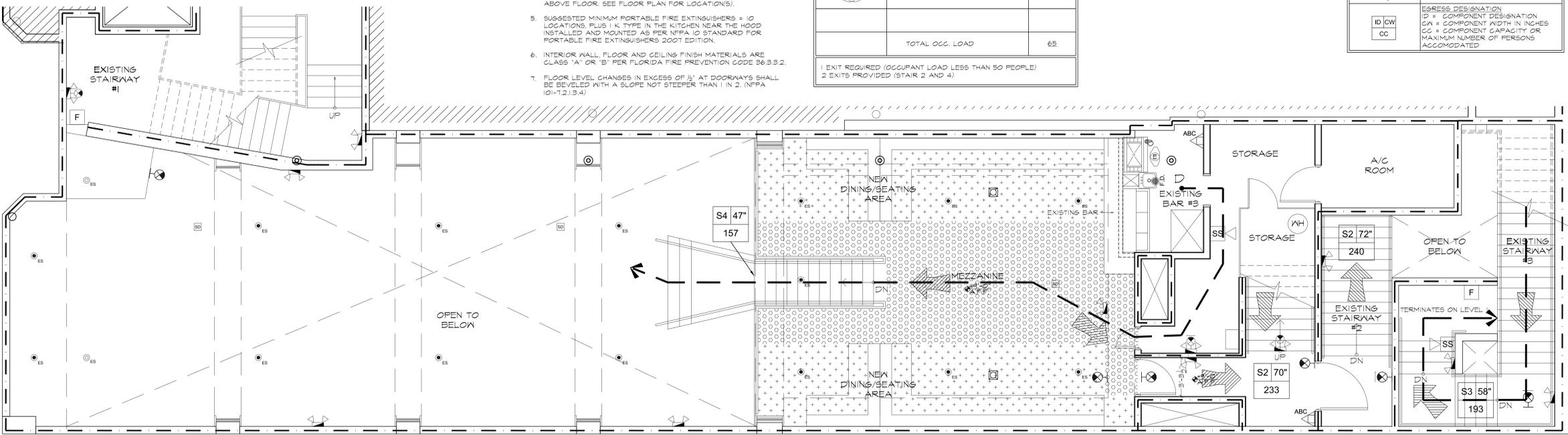
COMMON PATH OF TRAVEL	
COMMON PATH FROM A TO B	= 36'-10"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM COMMON PATH OF TRAVEL = 20' OR 15' WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS "OK"	

DEAD END	
DEAD-END LIMIT	= 0'-0"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM DEAD-END LIMIT = 20'-0" "OK"	

LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	EXISTING FIRE-RATED WALL PARTITION
[Symbol]	ABC TYPE PORTABLE FIRE EXTINGUISHER
[Symbol]	K TYPE PORTABLE FIRE EXTINGUISHER
[Symbol]	EXIT DESIGNATION FIXTURE
[Symbol]	EXIT DESIGNATION DEVICE W/ DIRECTIONAL ARROW
[Symbol]	WALL MOUNT EMERGENCY LIGHT W/ 90 MIN. BATTERY BACK-UP
[Symbol]	EMERGENCY EXIT / LIGHTING COMBO W/ BATTERY BACK-UP
[Symbol]	CEILING MOUNT EMERGENCY LIGHT W/ 90 MIN. BATTERY BACK-UP
[Symbol]	FIRE ALARM STROBE (MOUNT 80" AFF OR 6' BELOW CEILING, WHICHEVER IS GREATER)
[Symbol]	MANUAL INITIATION DEVICE (PULL STATION) 48" A.F.F.
[Symbol]	VISUAL/AUDIBLE NOTIFICATION DEVICE (SPEAKER/STROBE) WALL MOUNTED 6'-8" A.F.F. 75 CANDELA MIN. FIRE ALARM MIN. SPEAKER (MOUNT 80" AFF OR 6' BELOW CEILING, WHICHEVER IS GREATER)
[Symbol]	R=MINIMUM REQUIRED P=MAXIMUM PROVIDED
[Symbol]	FLOW OF PERSONS
[Symbol]	EGRESS DESIGNATION D = COMPONENT DESIGNATION CA = COMPONENT WIDTH IN INCHES CC = COMPONENT CAPACITY OR MAXIMUM NUMBER OF PERSONS ACCOMMODATED

- GENERAL NOTES:**
- THIS SPACE IS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
  - AN AUTOMATIC FIRE ALARM SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH NFPA 72, NATIONAL FIRE ALARM CODE 2007 EDITION AND FULLY SUPERVISED AS PER SECTION 907.14 OF THE 2007 EDITION OF THE F.B.C.
  - ALL VISUAL ALARMS ARE @ 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6' BELOW THE CEILING AND INTEGRATED INTO THE ALARM SYSTEM IN AREAS OF COMMON USE & ARE VISIBLE IN ALL AREAS OF THE ROOM.
  - ONE UL LISTED 2A-10BC TYPE FIRE EXTINGUISHER IS INSTALLED FOR EACH 2500 SQ.FT. OF FLOOR AREA, 15 FT. OF TRAVEL OR PART THEREOF. TOP OF FIRE EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FLOOR. SEE FLOOR PLAN FOR LOCATIONS.
  - SUGGESTED MINIMUM PORTABLE FIRE EXTINGUISHERS = 10 LOCATIONS, PLUS 1 K TYPE IN THE KITCHEN NEAR THE HOOD INSTALLED AND MOUNTED AS PER NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS 2007 EDITION.
  - INTERIOR WALL, FLOOR AND CEILING FINISH MATERIALS ARE CLASS "A" OR "B" PER FLORIDA FIRE PREVENTION CODE 36.9.3.2.
  - FLOOR LEVEL CHANGES IN EXCESS OF 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 IN 2. (NFPA 101-1.2.1.3.4)

OCCUPANT LOAD (MEZZANINE)		
PATTERN	DESCRIPTION	PEOPLE
[Pattern 1]	① SEATING AREAS 147 SQ. FT. @ 15 SQ. FT. P.P.	23
[Pattern 2]	② BAR AREA (HIGHER CONCENTRATION) 417 SQ. FT. @ 14 SQ. FT. P.P.	41
[Pattern 3]	③ KITCHEN (LEVEL 1 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
[Pattern 4]	④ OFFICE (LEVEL 2 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
(E)	EMPLOYEES	1
TOTAL OCC. LOAD		65
1 EXIT REQUIRED (OCCUPANT LOAD LESS THAN 50 PEOPLE) 2 EXITS PROVIDED (STAIR 2 AND 4)		



**2 MEZZANINE OCCUPANT LOAD & MEANS OF EGRESS**  
 SCALE: 1/4" = 1'-0"

FOR REFERENCE ONLY

PROJECT No. 1

DRAWN BY: J.C.

DATE: 07-05-2013

REVISIONS:

NORMAN PAUL R.A.  
 AR 42181

**FIRST FLOOR LIFE SAFETY PLAN & OCCUPANT LOAD**

**LS-1**





<b>Invoice Number</b> 2-382-63243	<b>Invoice Date</b> Aug 27, 2013	<b>Account Number</b> 2239-1713-5	Page 4 of 4
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### FedEx Express Shipment Detail By Payor Type (Original)

**Dropped off:** Aug 05, 2013      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 8.50% to this shipment.  
Distance Based Pricing, Zone 4

<b>Automation</b>	USAB	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	869650954537	JUAN C AYALA	MARY KATHRYN SMITH	
<b>Service Type</b>	FedEx Express Saver	TELESCO ASSOCIATES	DEPARTMENT BUSINESS AND PROFES	
<b>Package Type</b>	FedEx Pak	1111 KANE CONCOURSE STE 301	1940 N MONROE ST CODES & STAN	
<b>Zone</b>	04	BAY HARBOR ISLANDS FL 33154-2041 US	TALLAHASSEE FL 32399 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs	<b>Transportation Charge</b>		12.45
<b>Delivered</b>	Aug 07, 2013 09:49	<b>Direct Signature</b>		3.50
<b>Svc Area</b>	A2	<b>Discount</b>		-1.87
<b>Signed by</b>	K.MILTON	<b>Fuel Surcharge</b>		0.90
<b>FedEx Usa</b>	021783320/0007171/_	<b>Total Charge</b>	<b>USD</b>	<b>\$14.98</b>
			<b>Shipper Subtotal</b>	<b>USD \$14.98</b>
			<b>Total FedEx Express</b>	<b>USD \$14.98</b>



# GENESIS VERTICAL LIFT

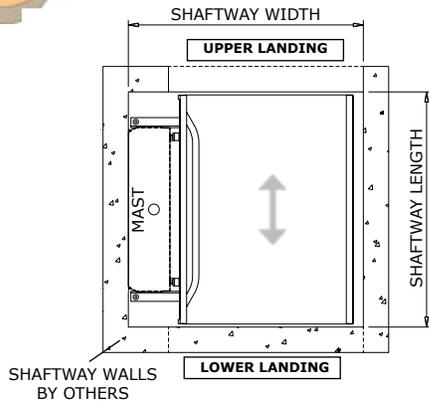
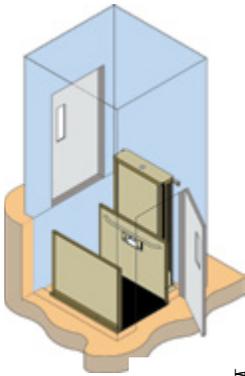
## ENCLOSURE AND SHAFTWAY MODELS



The Garaventa Genesis is a vertical platform lift designed to provide access into or within public buildings. It travels inside a complete, self-contained enclosure, as shown, or can be located in a shaftway constructed by others. Our unique, anodized aluminum design is strong, durable and attractive.

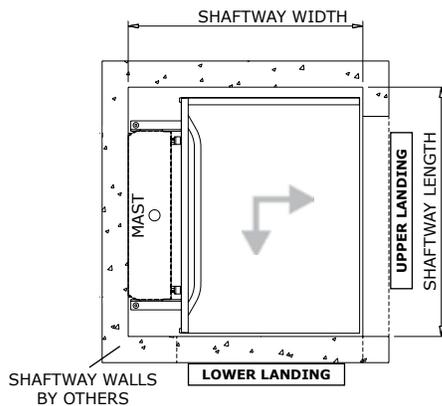
## SHAFTWAY MODEL

The Genesis Shaftway model fits inside a vertical runway that is built by others in accordance to Garaventa Lift specifications. The system consists of a drive mast, passenger platform and doors or gates. The shaftway can be completely enclosed, much like an elevator shaftway, or it can be open at the upper landing. A variety of doors and gates are available.



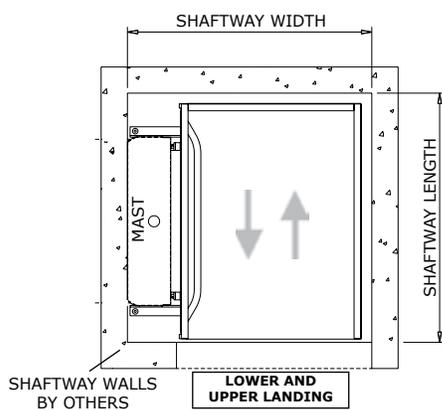
### Shaftway Straight Through

Platform Size	Shaftway Width	Shaftway Length	Platform Width	Platform Length
Compact	1317mm [51 7/8"]	1295mm [51"]	914mm [36"]	1257mm [49 1/2"]
Standard	1394mm [54 7/8"]	1407mm [55 3/8"]	992mm [39"]	1370mm [53 7/8"]
Mid-Size	1394mm [54 7/8"]	1558mm [61 3/8"]	992mm [39"]	1520mm [59 7/8"]
Large	1546mm [60 7/8"]	1558mm [61 3/8"]	1146mm [45"]	1520mm [59 7/8"]



### Shaftway 90° Entry / Exit

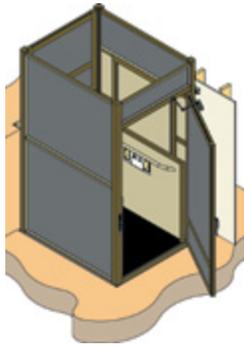
Platform Size	Shaftway Width	Shaftway Length	Platform Width	Platform Length
Compact	1272mm [50 1/8"]	1316mm [51 3/4"]	940mm [37"]	1208mm [47 1/2"]
Standard	1350mm [53 1/8"]	1428mm [56 1/4"]	1017mm [40"]	1320mm [52"]
Mid-Size	1350mm [53 1/8"]	1579mm [62 1/8"]	1017mm [40"]	1471mm [57 7/8"]
Large	1502mm [59 1/8"]	1579mm [62 1/8"]	1169mm [46"]	1471mm [57 7/8"]



### Shaftway On/Off Same Side

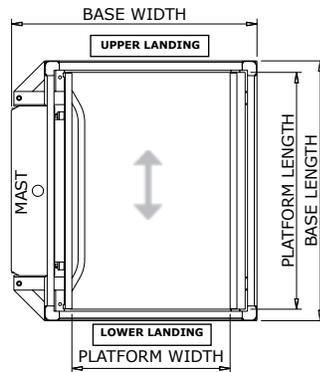
Platform Size	Shaftway Width	Shaftway Length	Platform Width	Platform Length
Compact	1317mm [51 7/8"]	1316mm [51 3/4"]	914mm [36"]	1208mm [47 1/2"]
Standard	1394mm [54 7/8"]	1428mm [56 1/4"]	992mm [39"]	1320mm [52"]
Mid-Size	1394mm [54 7/8"]	1579mm [62 1/8"]	992mm [39"]	1471mm [57 7/8"]
Large	1546mm [60 7/8"]	1579mm [62 1/8"]	1144mm [45"]	1471mm [57 7/8"]

- Platform dimensions are clear inside dimensions.
- Ramp required for floor mount
- Mast-to-wall attachment required
- [Shaftway Only] If the tie back rail (spreader bar) is to be used to attach the mast to the shaftway wall, the shaftway width dimension will increase by 38 mm [1 1/2"]



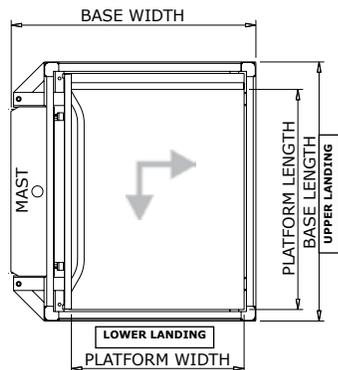
## ENCLOSURE MODEL

The Genesis Enclosure model is a complete, self-contained vertical access solution. It is similar to the Shaftway Model except it includes a pre-fabricated enclosure and integrated doors or gates. The enclosure can be built full height and fitted with a Plexiglas dome for weather protection, or can be left open at the top.



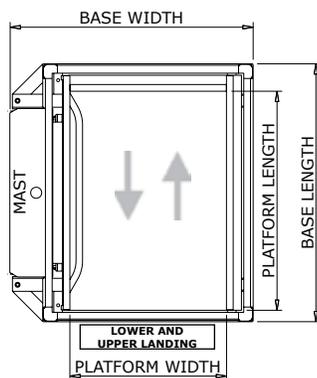
### Enclosure Straight Through

Platform Size	Base Width	Base Length	Platform Width	Platform Length
Standard	1399mm [55 1/8"]	1505mm [59 1/4"]	947mm [37 1/4"]	1370mm [53 7/8"]
Mid-Size	1399mm [55 1/8"]	1656mm [65 1/8"]	947mm [37 1/4"]	1520mm [59 7/8"]
Large	1551mm [61 1/8"]	1656mm [65 1/8"]	1099mm [43 1/4"]	1520mm [59 7/8"]



### Enclosure 90° Entry / Exit

Platform Size	Base Width	Base Length	Platform Width	Platform Length
Standard	1399mm [55 1/8"]	1505mm [59 1/4"]	1017mm [40"]	1295mm [51"]
Mid-Size	1399mm [55 1/8"]	1656mm [65 1/8"]	1017mm [40"]	1446mm [56 7/8"]
Large	1551mm [61 1/8"]	1656mm [65 1/8"]	1155mm [45 1/2"]	1446mm [56 7/8"]



### Enclosure On/Off Same Side

Platform Size	Base Width	Base Length	Platform Width	Platform Length
Standard	1399mm [55 1/8"]	1505mm [59 1/4"]	947mm [37 1/4"]	1295mm [51"]
Mid-Size	1399mm [55 1/8"]	1656mm [65 1/8"]	947mm [37 1/4"]	1446mm [56 7/8"]
Large	1551mm [61 1/8"]	1656mm [65 1/8"]	1099mm [43 1/4"]	1446mm [56 7/8"]

\*For more detailed information refer to the Genesis Design and Planning Guide



# GENESIS VERTICAL LIFT

Need Design Assistance?

Call your local Garaventa Lift representative or our Design Hotline at 1.800.663.6556

## TECHNICAL INFORMATION

**Rated Load:** Standard 750 lbs (340 kg) with a safety factor of 5

**Speed:** Leadscrew - 3 meters (10 ft) per minute at full load | Hydraulic - 5.2 meters (17 ft) per minute at full load

**Travel Range:** Leadscrew - up to 12 feet | Hydraulic - up to 14 feet

**Safety Features:** Garaventa doors and gates equipped with Garaventa interlocks and internal closers for doors and gates | Sturdy 16 gauge galvanized steel platform side walls 1070mm (42 1/8") | Constant pressure directional control switches and illuminated and audible emergency stop switch | Full length grab rail on platform side wall panel

**Leadscrew Drive System:** Motor: 2 HP (1750 RPM) | Motor Drive Type: ACME screw (1" diameter) | Mains Supply: North American Models: 120 VAC on a dedicated 20 amp circuit, International Models: 208-240 VAC on a dedicated 16 amp circuit

**Hydraulic Drive System:** Motor: 3 HP (2.2 KW) complete with auxiliary power system | Motor Drive Type: Chained Hydraulic (Dual 5/8" ANSI 50 chains) | Mains Supply: North American Models 120 VAC on a dedicated 15 amp circuit, International Models 208-240 VAC on a dedicated 16 amp circuit

**Controls:** Keyless Controls (No key required for call stations and platform controls) | Directional Controls - Constant pressure switches | Control Voltage: 24 VDC

**Power Requirements:** 120 VAC single phase | Optional 208-240 VAC single phase

**Popular Options:** Power Door Operators (ANSI/ BHMA A156.19 compliant) | Custom platform sizes available | Illuminated and tactile constant pressure directional buttons | Arrival gong and digital floor display | Steel or Plexiglas enclosure panels (Enclosure only) | Choice of RAL colors | Autodialer phone (ADA compliant) | Keyed operation | Custom applications (Consult Garaventa Lift) | Battery powered emergency lowering (Leadscrew drive only) | Full time battery operation \*\*\*suitable for low use applications ONLY (Hydraulic drive) | Fan and Ventilation System with thermostatic controls - requires Continuous Mains Power (Enclosure only)

**Warranty:** 2 year standard warranty | Optional additional 5 year extended warranty (7 years)



Authorized Garaventa Lift Representative

### Contact us today

Phone: +1 604 594 0422  
Toll Free: 1 800 663 6556  
Web site: [www.garaventalift.com](http://www.garaventalift.com)

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15805-Q-PB

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# MIAMI BEACH

## BUILDING DEPARTMENT

1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Fl, 33139  
Phone: (305) 673-7610 Fax: (305) 673-7857

### Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit (To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1305179

Date: \_\_\_\_\_

Job Address: 1437-1439 Washington Ave.

Folio No.: 02-3234.013.0040

The construction cost should include the work under the main Permit and all associated permits.

Part I FEMA 50% Related Construction Cost		
Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost): <i>Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light, Not Built-ins Appliances and Furniture.</i>		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	1,000.00	1,200.00
Building & Structural Elements		
Roofing		
Doors & Windows	1,000.00	1,200.00
Railing		
Interior Finish, Floor Covering, Painting/ <u>STAINING</u>	1,000.00	1,200.00
Cabinets and Furniture-Built-Ins		
Appliances-Built-Ins		
Other Building related Items <u>GLASS TILE</u>	8,500.00	10,200.00
Electrical including Fixtures		
Elevator		
Mechanical-HVAC-equipments		
Plumbing including Fixtures		
Overhead and Profit		
Sub Total Construction Cost	\$ 11,500.00	\$ 13,800.00
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$	



# MIAMI BEACH

## BUILDING DEPARTMENT

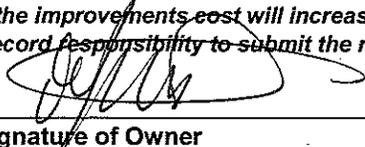
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Fl, 33139  
Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non-Related FEMA 50% Construction Cost		
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools		
Fences, Pavers, Sidewalks, Site Improvements		
Yard Light		
Other and detached: garages, storage and cabanas		
Sub Total Cost	\$	\$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$ 0.00	

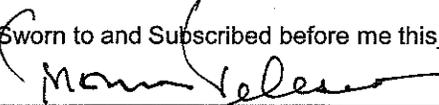
Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$

### Part IV: Signature Required

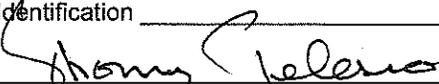
If the improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

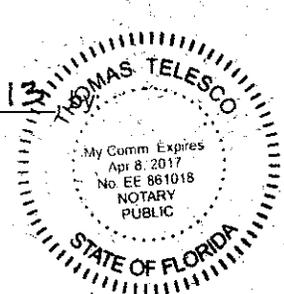
  
\_\_\_\_\_  
Signature of Owner

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

Sworn to and Subscribed before me this 28<sup>th</sup> day of OCTOBER 2013  
 FOR IMAD KEMP

Personally known [ ] Produced Identification - Type of  
Identification \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Notary Public





# MIAMI BEACH

## BUILDING DEPARTMENT

1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL, 33139  
Phone: (305) 673-7610 Fax: (305) 673-7857

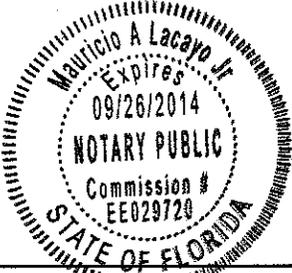
Thomas Telesco  
Signature of Qualifier / Contractor

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Sworn to and Subscribed before me this 28<sup>th</sup> day of OCTOBER 2013, by:  
THOMAS TELESKO

Personally known  Produced Identification - Type of Identification \_\_\_\_\_

M. Lacayo  
Signature of Notary Public



### Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$
B	Over Five Year Improvements	\$
C	Total Improvements	\$
D	Building Tax Assessed Value	\$
E	Building Appraised Market Value	\$
F	Improvements Cost Ratio (C/E or C/D)	%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:

- New Construction and Substantial Improvement     Existing Building and Non Substantial Improvement

\_\_\_\_\_  
Flood Plain Compliance Reviewer

\_\_\_\_\_  
Flood Plain Compl Reviewer signature and date

Note: Over \$1,000,000.00 Improvements Cost requires Chief Flood Plan Compliance Division Approval, over \$50,000,000.00 Improvements Cost requires Building Director Approval.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature and Date

Proposal Number: 104-7113WFS  
Proposal Date: August 2, 2013  
Expiration Date: 30 days from above



## PROPOSAL

### Vertical Wheelchair Lift

Project: **Axis Nightclub**  
Location: **Miami Beach, Florida**  
Specification: **Vertical Wheelchair Lift/14420**

- I. Summary. This preliminary proposal represents our offer to furnish and install the full scope of work described in the plans and specifications. Compliance with plans, specifications and design intent is certified, with exceptions, if any, listed in paragraph VII below.
- II. Materials to be provided: One (1) Garaventa Vertical Wheelchair Lift, according to the following schedule:

	<u>Model</u>	<u>Location</u>
a.	GVL-EN-120	mezzanine

The vertical wheelchair lift is to be equipped as follows:

- |  |  |
|--|--|
| - 750 lb capacity                          | - Enclosure & Steel Panels               |
| - 2:1 Chain-Hydraulic drive with automatic | - Automatic Platform Lighting w/ battery |
| - Keyed landing controls                   | - Car Grab Rail                          |
| - Keyed car controls                       | - Pitted Construction                    |
| - Interlocking Door & Gate                 | - All required safety devices            |
| - Manual Lowering Device                   | - State Certification/inspection         |
| - Emergency Stop/Alarm                     | - PDO Package                            |
| - Straight Thru ADA platform               | - 2-year parts warranty                  |

- III. Labor to be provided: All labor and incidental materials necessary for the delivery, set-up, installation, adjusting, inspecting, testing and delivery to the owner of the complete lift system at location in the building prepared by others.
- IV. Proposal amount: **\$ 23,664.51**
- V. Terms: 40% site evaluation, shop drawings, 25% shipping release, 25% Material on site, balance on completion.

Materials which are not accepted upon an attempt to deliver will be stored and scheduled for re-delivery at the owner's expense. Invoices are payable upon presentation. Title to all equipment shall remain with Garaventa USA, Inc. until all invoices are paid in full.

Customer agrees to bear all costs of collection of overdue invoiced amounts, including any agent/attorney's fees incident thereto.

- VI. Delivery: In accordance with the project phasing schedule, but not earlier than 8 weeks from approval of submittals or shop drawings. Shop drawings may be expected within 2 weeks of acceptance by all parties of this proposal or other form of contract/purchase order. These time estimates are provided for planning purposes only and do not represent a contractual obligation or commitment.

**Garaventa USA- Florida**

3500 NE 11<sup>th</sup> Avenue, Ft. Lauderdale, FL 33334

[www.garaventa-florida.com](http://www.garaventa-florida.com)

Phone: (954) 567-1252 FAX: (954) 567-1178

VII. Exceptions to specification:

VIII. Comments/conditions:

1. All site preparations, including mains electrical power to the drive machine location is the responsibility of the owner, as well as any permits required for this portion of the work. Electrical mains power (120 volt 1 phase, 20 amps, with neutral) with lockable, fused disconnect included with lift.
2. This lift may require reinforcement of floors, walls or both in order to bear the loads associated with this unit. Our shop drawings will locate and describe the loads imparted to the structure. Evaluation of these loads and their effect on the structure as well as any reinforcement required is the responsibility of others.
3. Local building permits, variances or reviews are the responsibility of the owner. We will apply and pay for the state elevator installation permits and acceptance tests.
4. Quoted price includes installation by qualified and licensed technicians during normal working hours as scheduled with the owner in advance.
5. A 90 day labor, and two year full parts warranty is included in the quoted proposal amount. Extended warranties programs are available; a preventative maintenance agreement is included with the turnover package and will initiate after the ninety day warranty maintenance is concluded. The PMA is a condition of the purchase contract; this will be assigned to the owner as part of the construction documents and project turnover.
6. Upon acceptance of this proposal, and unless otherwise specified in contract documents, a cancellation fee will apply if this agreement is canceled by the customer prior to the fabrication of the equipment. The amount of the cancellation fee will be (10) percent of the proposal price (less installation, taxes and freight charges) or actual costs, whichever is greater. Cancellation after the equipment has been fabricated and offered for delivery will be subject to a cancellation fee equal to the full contract value less installation labor.

Thank you for your interest in the Garaventa line of products and services. Please contact me directly if you have any questions or concerns.

**For Garaventa USA, Inc**

\_\_\_\_\_  
W. Bill Scott  
954-567-1252

<p><b><u>Acceptance:</u></b></p> <p>This proposal is accepted</p> <p>_____</p> <p>(authorized signature)</p> <p>_____</p> <p>(print name and title)</p> <p>_____</p> <p>(Date accepted)</p>
---



Florida Lifts LLC  
P.O. Box 740708  
Boynton Beach, FL. 33474-0708

Ph: 561-353-5438  
Fax: 561-244-7580  
info@floridalifts.com

## PURCHASE CONTRACT

FLA13-\_\_\_\_\_

This contract dated as of \_\_\_\_\_ is entered into between Florida Lifts LLC, a Florida Limited Liability Company of 1718 Corporate Drive, Boynton Beach, FL 33426 (hereinafter known as "Elevator Contractor"), and Telesco Associates, Inc., whose principal address is 1111 Kane Concourse, Ste. 301, Bay Harbor Islands, FL 33154 (hereinafter known as "Customer"), and shall become effective when signed by both parties and upon receipt of the first payment by Elevator Contractor.

Goods to be sold:

Elevator Contractor agrees to provide and install one vertical platform lift (the Goods") per the scope of work and specifications attached hereto as Exhibit A.

### 1. Purchase Price and Payment Terms:

The Customer shall pay to Elevator Contractor for the Goods specified in paragraph one of this contract the sum of Seventeen Thousand Nine Hundred Dollars (\$17,900.00), plus the cost of any Customer Selection Options, the "Purchase Price", in accordance with the following schedule:

- \$10,000.00, plus the cost of any Customer Selected Options, ("first payment"), shall be due upon contract signing. Subject to the provisions of paragraph 10 of this Contract, the first payment shall be considered a non-refundable deposit which shall become the property of Elevator Contractor should this contract be cancelled by the Customer at any time or should the Customer be in default of this Contract. If this order is canceled by the Customer for any reason, the Customer agrees to reimburse the Elevator Contractor for all costs and expenses incurred in connection with this Contract, which may be in addition to the non-refundable deposit amount.
- \$5,000.00 payment ("second payment") of the Purchase Price shall be due upon delivery of the Goods to the Customers' job location
- \$2,900.00 payment ("final payment") of the Purchase Price shall be paid to Elevator Contractor when the installations of the Goods are complete.

Customer agrees to permit Elevator Contractor to commence installation within one week of Elevator Contractor's receipt of Goods from the factory. If the installation is delayed, halted or interrupted for any other reason beyond the control of Elevator Contractor, (including but not limited to having permanent power at the installation site) the balance due, less the sum of one thousand dollars, is to be paid to Elevator Contractor at that time. The balance of one thousand dollars shall be paid by Customer to Elevator Contractor within 10 days of completion of installation.

# PURCHASE CONTRACT

FLA13-\_\_\_\_\_

All payments are to be made payable to Florida Lifts LLC and sent to:

Florida Lifts LLC  
P.O. Box 740708  
Boynton Beach, FL. 33704-0708

Customer agrees to pay late fees at a rate of 1% per month on all amounts past due.

## 2. **Changes:**

All changes to the Goods, or to the Scope of Work shown in Exhibit A, must be agreed to in writing by the Elevator Contractor and Customer in order to be binding and an agreed upon Purchase Price adjustment made as applicable. All changes to the Purchase Price shall be added to, or deducted from, the next payment milestone shown in Paragraph 1 above.

## 3. **Customer Default:**

Customer acknowledges that this equipment is custom made for this particular installation. If Customer fails to make any payment when due, Customer shall be deemed to be in default of this contract. Elevator Contractor shall be entitled to all remedies provided under the laws of the state of Florida through its adaptation of the Uniform Commercial Code, or otherwise, including but not limited to specific performance.

In the event it becomes necessary for Elevator Contractor to retain legal counsel, or undertake litigation, or to otherwise protect Elevator Contractor's rights under this contract, or to defend Elevator Contractor against claims which are Customer's responsibility, Customer shall pay reasonable attorney's fees and related costs whether or not such litigation proceeds to final judgment.

## 4. **Risk of Loss and Title to Goods:**

Elevator Contractor shall bear all risk of loss to the goods due to fire, windstorm, accident, theft vandalism etc., prior to the commencement of installation of Goods at the Customer's job site. Customer shall bear all risk of loss to the Goods thereafter.

## 5. **Delay in Delivery:fla11**

It is intended that delivery and installation take place within eight to ten weeks after the date approval of shop drawings and placement of order with the factory. Since the Goods are custom made, a backlog at the factory may cause a delay in delivery. Elevator Contractor assumes no responsibility for such delays nor for failure to deliver goods to Customer on a particular date due to circumstances beyond its control.

## 6. **Applicable Law:**

This contract shall be governed in accordance with the laws of the State of Florida

**PURCHASE CONTRACT**

**FLA13-\_\_\_\_\_**

**7. Successors or Assigns:**

This contract shall be binding upon the successors in interest or assigns of Elevator Contractor or Customer. No Assignment of this purchase contract may be made without the written consent of the other party.

**8. Manufacturer’s Warranty**

The Work includes the manufacturer’s standard warranty to repair or replace any covered defective part during the term of the warranty exclusive of labor. The Work includes the manufacturer’s standard 36 month warranty to repair or replace any covered defective part during the term of the warranty exclusive of labor. Labor is covered for a period of 90 days from the Elevator Contractor upon completion of installation and turnover of the lift to the customer.

**9. Permitting**

Elevator Contractor will use its customary and normal efforts to assist the Customer in obtaining required permits and approvals to complete the work including preparation and filing of all permit applications but in no way shall be liable for delays or denial of any such permits or approvals. Customer assumes all expenses of any additional requirements mandated by any permitting or other approval authority and not specifically included in the attached Scope of Work.

**10. Customer’s Right to Cancel**

The Customer may cancel this Contract for any reason without penalty and obtain a complete refund of any money paid by providing written notice to the Elevator Contractor in person, by telegram, or by mail to Florida Lifts LLC 1718 Corporate Dr. Boynton Beach, FL 33426. **This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement.** If you do not cancel this Contract within three business days the cancellation provisions of paragraph one of this Contract apply.

Elevator Contractor

Customer

Florida Lifts LLC

\_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_

Date: \_\_\_\_\_

# PURCHASE CONTRACT

FLA13-\_\_\_\_\_

## Exhibit A

### Scope of Work

The Elevator Contractor hereby agrees to provide all labor and material as necessary to install one (1) vertical platform lift at the following location:

Job Name: **Axis – V1504**  
1437-1439 Washington Ave.  
Miami Beach, FL 33139

Contact: Juan Ayala  
Phone: 305-866-1014  
E-Mail: juanc@nightclub-design.com

The vertical platform lift specifications are as follows:

1. Type: Savaria V1504-TL not to exceed 108” vertical travel with aluminum inserts
2. Project Type: Commercial
3. Power Supply: 110 VAC 60 hz up and 12 VAC down operation
4. Number of Stops: 2-Stop
5. Outdoor Options: **No**
6. Pit Required: 3”
7. Floor to Floor Travel: 108”
8. Ramp: Not Required
9. Underpan Sensor; Not Required
10. Cab Type Selection and Handing: Type 2L (on off opposite sides)
11. Cab Size: 36” x 54”
12. Car Station: Keyed (remove on or off)
13. Landing Door Locations/Swing: Lower Level: LH Upper Level: LH
14. Lower Landing Entrance: Standard with plexiglass insert in door and WR500 locks
15. Intermediate Landing1 Options: N/A
16. Intermediate Landing 2 Options: N/A
17. Upper Landing Entrance Options: 42”x36” Top Landing Aluminum Gate with metal inserts and WR500 locks
18. Locks : N/A
19. Hall Call Stations: 2 ea. Keyed Call/Send
  - a. Bottom Landing: Flush mounted in frame
  - b. Upper Landing: Flush mounted in frame
20. Enclosure Extension above top landing: 42” Enclosure height above top landing (standard)
21. Light Screen: N/A
22. Telephone: None
23. Color: Standard Beige

# PURCHASE CONTRACT

FLA13-\_\_\_\_\_

- 24. Touch up Paint: No
- 25. Misc: N/A
- 26. International Packaging: No

## **Additional work to be completed by others (Not Elevator Contractor):**

### Cement Pad

Installation of Cement pad at bottom landing to accommodate lift.

### Electrical:

1. Provide a 110Volt Single -Phase power supply with fused lockable disconnect (with auxiliary contact) on a dedicated circuit and a 120 volt power supply with a fused lockable disconnect on a dedicated circuit to the Lift.

### Upper landing:

1. Repair and finish of upper landing railing as necessary.


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[Orion Elevator](#)

### Stairlifts

[SL-1000 Stairlift](#)

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[Savaria Dual Entry Van](#)[Savaria Side Entry Vans](#)[Savaria Rear Entry Vans](#)[Demo Stock Available](#)

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[Roby](#)[Automatic Slim Doors](#)

## V-1504 Vertical Platform Lift

The Savaria V-1504 lift is built to carry a wheelchair and passenger safely up and down one or more levels. Suitable for installations in public and commercial buildings, as well as private homes, this Savaria lift features an extremely versatile design that can be configured and customized to suit virtually any project requirements and aesthetic needs. From the rugged outdoors, to the most luxurious office tower lobbies, the Savaria V-1504 lift is ready to serve with its reliable performance, ease of use and range of finish options.

Driven by our reliable hydraulic system the lift travels up and down a rail system enclosed in the lift tower so no machine room is needed. See the options tab to read more about the many configurations available for the Savaria V-1504. Visit our [photo gallery](#) or watch our [video](#)



**Applications:** Residential, commercial, indoors, outdoors

**Standard Capacity:** 750 lb (340 kg)

**Maximum Travel Distance:** 23' (7 m), subject to local code, in some areas the maximum is 12' (3.65 m)

**Nominal Speed:** 20 ft/min (0.1 m/s)

**Drive/Motor:** 2:1 chain hydraulic, 1 hp, gear-type motor

**Minimum Pit:** 3" (76.2 mm)

**Power Supply:** 110 volts, 20 amp, single phase, 60 Hz

May 15, 2013

[Savaria Reports Best Q1 Results in its History](#)

May 15, 2013

[Savaria Changes Its Dividend Policy and Moves from an Annual to a Quarterly Dividend](#)

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