



SITE LOCATION MAP
N.T.S.

ABBREVIATIONS:

- A**
A/C - Air Conditioner
A/E - Architect/Engineer
ACT - Acoustical Ceiling Tile
AD - Area Drain
ADDL - Additional
ADD - Addendum
AFC - Above Finished Counter
AFCI - Arc Fault Circuit Interruptor
AFF - Above Finished Floor
AFG - Above Finished Grade
AFS - Above Finished Slab
AHJ - Authorities Having Jurisdiction
ALT - Alternate
ALUM - Aluminum
APPD - Approved
APT - Apartment
ASC - Above Suspended Ceiling

B
BB - Baseboard, bulletin board
BLDG - Building
BL - Blinds (Windows)
BLT - Borrowed light
BLW - Below
BPL - Base Plate
BO - Bottom of
BOS - Bottom of Steel

C
CB - Catch Basin,
Construction Bulletin
CF - Contractor Furnished
CI - Contractor Installed
CG - Corner Guard
CH, BD, Chalkboard
CIP - Cast-in-place
CJ - Control Joint, Construction Joint
CL - Centerline
CLG - Ceiling
CLR - Clear
CM - Construction Management
CMU - Concrete Masonry Unit
CO - Cleanout
COL - Column
CONC - Concrete
CORR - Corridor
CONT - Continuous
CPT - Carpet
CPTB - Carpet Base
CSWK - Casework
CT - Ceramic Tile
CTB - Ceramic Tile Base

D
DEPT - Department
DF - Drinking Fountain
DFS - Door and Frame Schedule
DIA - Diameter
DR - Door
DR FR - Door Frame
DTL - Detail
DS - Downspout
DW - Dishwasher
DWG - Drawing
- E**
E - East
EIFS - Exterior insulation & Finish
System
EL - Elevation
EJ - Expansion Joint
ELEC - Electric, Electrical
ELEV - Elevator
EPS - Expanded Polystyrene Board
EQ - Equal
EXIST - Existing
EXP - Expand, Expansion
EXT - Exterior

F
F - Female, Filler
FA - Fire Alarm, Fluid Applied
FAB - Fabric
FAX - Facsimile
FC - File Cabinet
FD - Floor Drain
FEC - Fire Extinguisher Cabinet
FHC - Fire Hose Cabinet
FG - Foot Grille
FLR - Floor, Floor to Lot Ratio
FM - Floor Mat, Factory Mutual
FO - Finished Opening
FP - Fire Protection, Fireproof
FPL - Fireplace
FT - Feet, Foot
FTG - Footing

G
GA - Gage
GALV - Galvanized
GB - Grab Bar
GC - General Contractor
GL - Glass
GLT - Glass Tile
GLU LAM - Glue Laminated Wood
GR - Grade, Grading
GT - Grout
GWB - Gypsum Wall Board
GYP BD - Gypsum Board

H
HB - Hose Bibb
HC - Hollow Core
HCP - Handicapped
HM - Hollow Metal
HORI - Horizontal
HSKP - Housekeeping
HGT - Height
HVAC - Heating, Ventilating & Air
Conditioning
HW - Hot Water
HWY - Highway

I
ID - Inside Diameter
INSUL - Insulation
INT - Interior

J
JA - Janitor Sink

L
LAM - Laminate
LAV - Lavatory
LL - Live Load
- O**
OC - On Center
OD - Outside Diameter
OF - Owner Furnished
OI - Owner Installed
OH DR - Overhead (coiling) Door
OPH - Opposite Hand
OPNG - Opening
OTO - Out to out

P
PLYWD - Plywood
PNL - Panel
PREFAB - Prefabricated
PREFIN - Prefinished
PSI - Pounds per Square Inch
PT - Paint, Painted
PTN - Partition

Q
QY - Quarry Tile
QTB - Quarry Tile Base

R
RB - Resilient Base
RCP - Reflected Ceiling Plan
RD - Roof Drain
REBAR - Reinforcing Steel Bars
RF - Resilient Flooring
RFS - Room Finish Schedule
RO - Rough Opening
RS Resinous (Flooring)
RSB - Resinous Base (Flooring)

S
S - South
SAN - Sanitary
SC - Sealed Concrete, Solid Core
SF - Square Foot
SIM - Similar
SS - Solid Surface
SST - Stainless Steel
ST - Stain, Stair
STN - Stone
STNB - Stone Base
STRUCT - Structure

T
T&B - Top and Bottom
T&M - Time & Materials
TEMP - Temperature
TER - Terrazzo
TERB - Terrazzo Base
TFF - Top of Finish Floor
TKBD - Tackboard
TO - Top of
TOB - Top of Beam
TOC - Top of Concrete
TOJ - Top of Joist
TOPO - Topography
TOS - Top of Slab, Top of Steel
TV - Television
TYP - Typical

U
UNO - Unless Noted Otherwise
UON - Unless Otherwise Noted

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BUILDING DISPOSITION		
Zoning Classification:		T5-O
Flood Zone:		X
LOT OCCUPATION		
	PERMITTED	PROVIDED
a. Lot Area	5,000 s.f.min.; 40,000s.f.max.	6,742 sq ft
b. Lot Width	50 ft. min.	168 ft
c. Lot Coverage	80% max.	75% max.
d. Floor Lot Ratio (FLR)	N/A	N/A
e. Frontage at front Setback	70% min.	78%
f. Open Space	10% Lot Area min.	25% Lot Area.
g. Density	10 dwelling unit	3 dwelling unit
BUILDING SETBACK		
	PERMITTED	PROVIDED
a. Principal Front	10 ft. min.	0 ft
b. Secondary Front	10 ft. min.	N/A
c. Side	0 ft. min.	0 ft
d. Rear	0 ft. min.	0 ft
BUILDING HEIGHT		
	PERMITTED	PROVIDED
a. Min. Height	2 Stories	2 Stories
b. Max. Height	5 Stories	2 Stories

Scope of Work Statement

The intent of these plans are to provide architectural and engineering drawings to address all violations related to this property under violations:
#BB2011012146: 'Failure to submit 40/50 year building recertification.'
#BB2011024691: 'At this site, a 2-Story, CBS, Multiple Use Commercial Building with a Commercial Space on the Ground floor and Apartment Units on the second, an ongoing Interior and Exterior renovation was reported anonymously and was partly verified which to date includes Stucco, Windows, Storefronts, Roll-Up Doors, and a possible Interior Remodeling of the 2nd floor Apartments with one specifically being reported located on the south side of the 2nd floor. There was no way to document this interior remodeling so the owner, after responding to the NOV-1, will need to provide access to the Apt/Units to verify the extent of the remodeling. Electrical, HVAC and Plumbing Work were reported to have been conducted but still needs to be verified, ALL THIS WORK having been done without the required permits or inspections. "
#BB2019008085: 'Failure to submit 40/50 year building recertification.'
#BB2019010292: '2-story, CBS, mixed use.....complete interior/exterior remodeling without permits. Need to stop work immediately, submit arch/engineering plans detailing all work/alterations taking place. And acquire the required permit and inspections as per F.B.C and local ordinances.'
These plans aim to correct these violations by means of the general scope of work detailed below.

Alteration Level

Level 2
Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment; and shall apply where the work area is equal to or less than 50 percent of the building area.

Construction Type

Type III
The construction type is that in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by FBC-B 8th ed code.

Legal Description

ROCKMOOR CENTRAL TR PB 4-197
LOT 3
LOT SIZE 62.430 X 108
OR 16513-0214 0894 1

BUILDING SCOPE OF WORK

EXISTING TO BE LEGALIZED	1ST FLOOR: SOUTH FACADE ENTRY DOOR BLOCKED-UP, BLOCK-UP OF LARGE WINDOW ON THE SOUTHERNMOST END OF THE WEST FACADE, BLOCK-UP OF DOOR OPENING TO WHAT USED TO BE A LAUNDRY ROOM BELOW THE STAIRS ON THE WEST FACADE, BLOCK-UP OF NORTHERNMOST DOOR ON THE WEST FACADE, BLOCK-UP OF ROLL-UP DOOR ON WEST END OF THE NORTH FACADE, BLOCK-UP OF 2 WINDOWS AT THE CENTER OF THE NORTH FACADE, BLOCK-UP OF A DOOR AT THE EAST END OF THE NORTH FACADE, BLOCK-UP OF A WINDOW OPENING NEAR THE CENTER OF THE EAST FACADE. THE DOOR OPENING ON THE NORTHERNMOST END OF THE WEST FACADE SHALL BE LEGALIZED, ADDITIONALLY, THE SOUTHERN-ADJACENT OPENING BELOW THE STAIRS SHALL BE LEGALIZED. ALL UNPERMITTED INTERIOR WALLS AND DOORS ON THE 1ST FLOOR SHALL BE LEGALIZED. THE DOUBLE-DOOR ON THE NORTHERN END OF THE WEST FACADE SHALL BE LEGALIZED. WINDOW AND DOOR PERMITTING TO BE SUBMITTED UNDER A SEPARATE PERMIT. 2ND FLOOR: BLOCK-UP OF A DOOR NEAR THE CENTER OF THE WEST FACADE. THE WINDOW OPENING AT THE SOUTHERN END OF THE EAST FACADE SHALL BE LEGALIZED. 2 UNPERMITTED WINDOWS ON THE SOUTH FACADE SHALL BE LEGALIZED, 3 UNPERMITTED WINDOWS ON THE EAST FACADE SHALL BE LEGALIZED. 1 UNPERMITTED WINDOW ON THE NORTH FACADE SHALL BE LEGALIZED, 5 UNPERMITTED WINDOWS ON THE WEST FACADE SHALL BE LEGALIZED. WINDOW PERMITTING TO BE SUBMITTED UNDER A SEPARATE PERMIT.
TO BE REMOVED (DEMOLISHED)	1ST FLOOR: THE WINDOW ON THE EASTERN END OF THE SOUTH FACADE SHALL BE BLOCKED-UP. 2ND FLOOR: THE WINDOW AT THE CENTER OF THE NORTH FACADE SHALL BE BLOCKED UP, THE 2 WINDOWS AT THE CENTER OF THE EAST FACADE AS WELL AS THE 1 WINDOW NORTHERNLY-ADJACENT SHALL BE BLOCKED-UP.
PROPOSED (NEW WORK NOT YET PERFORMED)	1ST FLOOR: CONSTRUCTION OF NEW BLOCK-UP FOR 5 UNPERMITTED CLERESTORY WINDOWS ON SOUTH FACADE. INSTALLATION OF NEW SHUTTER SYSTEM AT EAST FACADE STOREFRONT ENTRY. SHUTTER PERMITTING TO BE SUBMITTED UNDER A SEPARATE PERMIT. STAIRCASE RAILINGS TO BE REPAIRED UNDER A SEPARATE PERMIT AS SHOWN IN S200. 2ND FLOOR: NEW INTERIOR WALL TO BE BUILT ALONG THE EXISTING WESTERN WALL WHICH WILL EFFECTIVELY COVER THE EXISTING WINDOWS AND DOORS EXCEPT FOR THE NORTHERNMOST DOOR AND THE SOUTHERN ADJACENT DOOR AS WELL AS THE SOUTHERNMOST DOOR. NEW INTERIOR WALLS AND SINGLE DOOR TO BE BUILT NEAR THE CENTER OF THE SPACE FOR USE AS A NEW ADA RESTROOM SPACE. INSTALLATION OF NEW EXIT SIGNS, NEW EMERGENCY LIGHTS, NEW SMOKE DETECTORS, AND NEW FIRE EXTINGUISHERS AS SHOWN IN PAGES LS101.CHANGE OF USE OF SECOND FLOOR FROM RESIDENTIAL APARTMENT UNITS TO OFFICE SPACE (APPLICATION PZ-23-16880). CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

ELECTRICAL SCOPE OF WORK

EXISTING TO BE LEGALIZED	LEGALIZATION OF EXISTING ELECTRICAL IMPROVEMENTS IN THE 1ST FLOOR AS SHOWN IN PLAN E102.
PROPOSED (NEW WORK NOT YET PERFORMED)	NEW WATER HEATER IN 1ST FLOOR AS SHOWN IN E102. NEW ELECTRICAL LIGHTING AND RECEPTACLES IN THE 2ND FLOOR AS SHOWN IN E103. NEW ELECTRICAL METERS AS SHOWN IN E101.3 CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

MECHANICAL SCOPE OF WORK

EXISTING TO BE LEGALIZED	LEGALIZATION OF NEW CENTRAL A/C IN 1ST FLOOR INCLUDING DUCT-WORK, CONDENSING AND AIR HANDLING UNITS, AND SUPPLY AND RETURN GRILLS, AS SHOWN IN PLAN M102.
PROPOSED (NEW WORK NOT YET PERFORMED)	NEW EXHAUST FANS FOR ALL RESTROOMS AS SHOWN IN PAGES M102 AND M103. NEW AUTOMATIC DAMPER IN 1ST FLOOR AS SHOWN IN PAGE M102. NEW RTU A/C SYSTEM ON THE 2ND FLOOR AS SHOWN IN PAGE M103. NEW DRYWELL FOR CONDENSING LINES AS SHOWN IN PAGE M102 AND P100.1. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

PLUMBING SCOPE OF WORK

EXISTING TO BE LEGALIZED	WATER FOUNTAINS AS SHOWN IN PAGE P101, P103, AND P105 TO BE LEGALIZED.
PROPOSED (NEW WORK NOT YET PERFORMED)	NEW SERVICE SINK IN 1ST FLOOR AS SHOWN IN PAGE P102. NEW WATER HEATER IN THE 1ST FLOOR AS SHOWN IN PAGE P102. NEW RESTROOMS SANITARY LINES IN 2ND FLOOR AS SHOWN IN PAGE P104. NEW RESTROOMS WATER DISTRIBUTION LINES IN 2ND FLOOR AS SHOWN IN P102. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

Scope & Reference:

Legalization/Remodeling & Repair

#BB2019008085

Department Seal:



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Client Name:
5900 W LITTLE HAITI LLC

Project name/address:
Office Building

185 NE 59 ST
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Seal:

Revision Schedule		
Revision	Date	By
2	12/12/2024	JL
3	12/14/2025	JL

Drawn by:
JL

Checked by:
HC

Date:
03/24/2023

Sheet name:
Project Data

Sheet number:
A001