
St Jude Health
Wellness Center
St Jude Health
Wellness Center

ST JUDE HEALTH WELLNESS CENTER

DEVELOPMENT REVIEW COMMITTEE
CITY OF CORAL GABLES

TABLE OF CONTENTS:

85 GRAND CANAL DRIVE. SUITE 301. MIAMI, FL. 33144
PHONE: (786) 362-6248 FAX: (786) 362-6331
sijudehealthwellnesscenter@gmail.com

Development Services/Concurrency Office
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134
305-460-5236
www.coralgables.com

City of Coral Gables
Certificate of Use

Activity #_____

Permit #_____

Certificate of Use #_____

Check # & Date_____

TO BE COMPLETED BY APPLICANT

Contact Name: Marilyn Rodriguez Email: admstjudehealthwellnesscenter@gmail.com Cell #_____

Business Name: St Jude Health Wellness Center DBA Name: St Jude Health Wellness Center, Corp

Business Address: 85 Grand Canal Dr. Unit/Suite #: 301 Zip Code: 33144

Mailing address if different from above: "Same".

Square footage of Unit/Suite:_____ Prior Tenant:_____

Nature of Business (description of type of business proposed, type of merchandise carried or nature of services rendered):

Behavioral health, rehabilitation programs, mutual support groups.

Permit Number (if there was renovation, expansion, establishment of use, or new construction) _____

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please remit a $114.19 non-refundable processing fee via check payable to the "**City of Coral Gables**" to process the application.

Date: 02/04/2019 Print Name: Marilyn Rodriguez Signature: [signature]

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio # :_____ Lot:_____ Block:_____ Sect.:_____

Proposed Use:_____ Prior Use:_____ Existing Zoning: _____

Restrictions:_____

☐ Approved ☐ Required parking provided_____ Signature:_____ Date:_____

☐ Denied Notes: _____

ST JUDE HEALTH WELLNESS CENTER
85 Grand Canal Dr. Suite 301. Miami FL 33144
Ph. (786) 362-6248 Fax: (786)362-6331
stjudehealthwellnesscenter@gmail.com

City of Coral Gables
Development Review Committee

ST JUDE HEALTH WELLNESS CENTER is an institution located in Miami, Fl and we provide a comprehensive range of psychiatric and an extensive listing of health services.

What sets us apart from other programs is the way in which we engage with our patients. Our substance abuse program provides counseling to adolescents and adults who have been involved in illegal drug usage. In addition to a range of interventions, the program provides outreach services. ST JUDE HEALTH WELLNESS CENTER provide to the community awareness and education activities related to HIV and substance abuse matters. We have PSR to the patients, and an intensive outpatient program. We also advocate for patients' rights and needs as determined through intake and counseling services providing psychological evaluations, social services hypnosis and biofeedback.

Our mission is to assist and help individuals in our community affected by mental illness, serious emotional problems, substance abuse, domestic violence, anger management, providing professional services in a sensitive manner that is insightful and tailored in the culture and needs of everyone.

We would like to extend to you an invitation to visit ST JUDE HEALTH WELLNESS CENTER to see our programs at firsthand and learn more about the different programs.

Please, feel free to contact us if you have additional questions regarding our program services.

Sincerely

Marilyn Rodriguez
St Jude Health Wellness Center
President.

ST JUDE HEALTH WELLNESS CENTER
Letter of Intent

JANUARY 2019
ST JUDE HEALTH WELLNESS CENTER

The St Jude Health Wellness Center at Coral Gables seeks to provide to the elder and/or disabled low-income population located in Coral Gables and vicinity, with a comprehensive range of preventive and curative, primary and mental healthcare, as well as laboratory exams.

Who we are?
St Jude Health Wellness Center, LLC is an institution located in 85 Grand Canal Dr, Suite 301, Miami, Florida 33144, which provides a comprehensive range of mental healthcare services, and it is looking to move an expand its list of same.

Who is the owner?
Mrs. Marilyn Rodriguez

Expected Start Date (at new location)
February 1st, 2019.

Where do we start to work and where we want to move?
Current Location: 85 Grand Canal Dr, Suite 301, Miami, Florida 33144.
New Location: 4800 SW 8th St, Coral Gables, Florida 33134.

How much does it measure?
12,944 sq ft

How many parking spaces?
18

Do you provide patient's transportation services?
Yes. The Center owns 3 vans which provide transportation for patients.

Number of Employees
12

How many doctors?
2

How many therapists?
2

Who are the patients?
Elder and/or disabled low-income individuals located in the city of Coral Gable and its vicinity.

How many patients will be serviced daily?
150

Statement of Need

St Jude Health Wellness Center is located at 85 Grand Canal Dr, Suite 301, Miami, Florida 33144. This 1,200 sq. ft. location only allows serving 58 mental healthcare patients per day. The current location is not only limiting the expansion of the services of the Center, but is also is affecting negatively the overall experience of the patients. This project proposes to relocate all St Jude Health Wellness Center from 85 Grand Canal Dr, Suite 301, Miami, Florida 33144 to 4800 SW 8th St, Coral Gables, Florida 33134 (a 12,944 sq. ft. location), and expand the list of services.

The majority of patients seen at St Jude Health Wellness Center's current location live in Coral Gables and its vicinity. Even though the Center provides transportation to all its patients, the long distance to the current location, and the high volume of traffic surrounding this location, make it very inconvenient for patients. Also, due to its limited size, the current location does not allow the Center to provide the all-inclusive services the Center's patients need, instead it requires patients to travel from one center to another in order to receive these additional service not currently provided by the Center.

Project Activity

St Jude Health Wellness Center provides preventive and curative mental healthcare to elder and/or disabled low-income people located in Coral Gables and its vicinity. With just one and a half years of operation, St Jude Health Wellness Center has grown exponentially due its exceptional group of multidisciplinary professionals, broad line of services, and outstanding customer service.

Its current location is very limited in space (just 1,200 sq. ft.), which restricts the possibility to offer more services, highly requested and needed by existing and future patients. The majority of patients have claimed they would like to have most of their healthcare needs offered in just one place, instead of having to move from one center to another. The inability to add new services in the Center also has a negative effect on the labor market, as it renders the Center unable to create more permanent job positions. In order to grow, the Center needs more physicians, medical assistants, drivers, therapists and more, but this is not feasible given the limited space available in the current location.

Another significant issue patients are complaining about the current location is the distance they have to travel from their homes to the Center and vice-versa. The main road that connects Coral Gables and its vicinity with the current location of the Center is the Dolphin Expressway 836, which is very congested during the day, making the patients spend more time in the vans commuting.

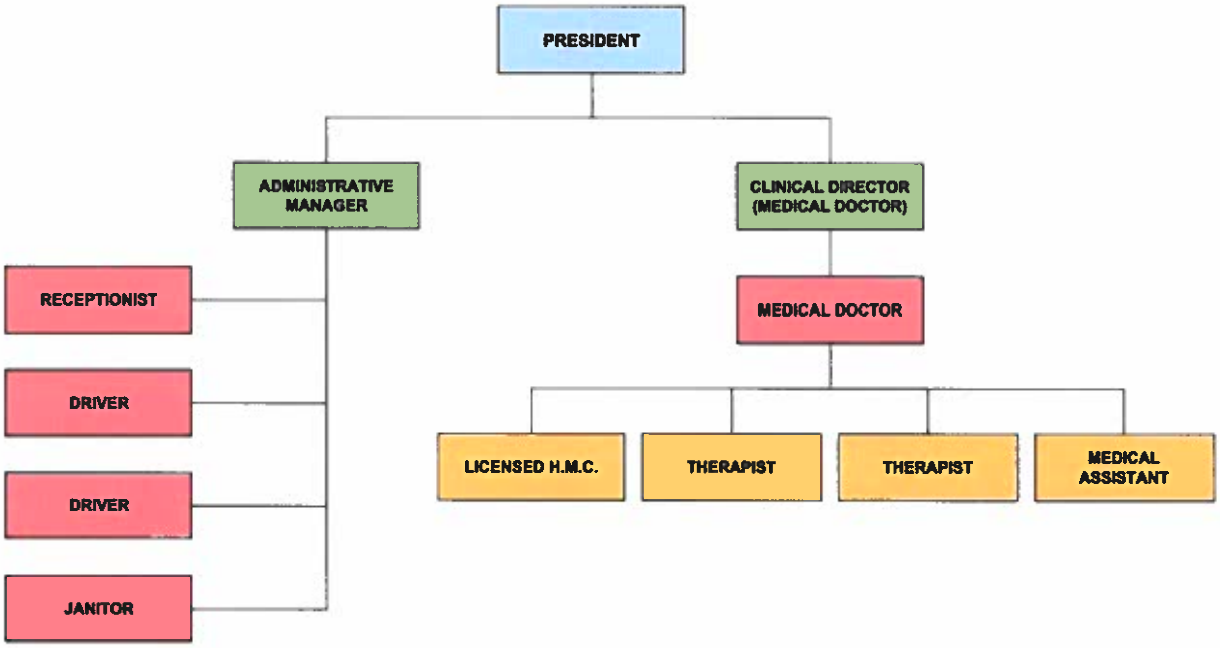
The new location in Coral Gables will allow St Jude Health Wellness Center to resolve all the above mentioned issues and address the concerns expressed by patients regarding the current location.

Once the Center has moved to the new location, the business hours will be Monday to Friday from 8 am to 5 pm.

In this new site the Center will provide two additional services, which are: 1) primary health care, and 2) laboratory exams, adding six new jobs, and increasing the number of patients that will be served per day.

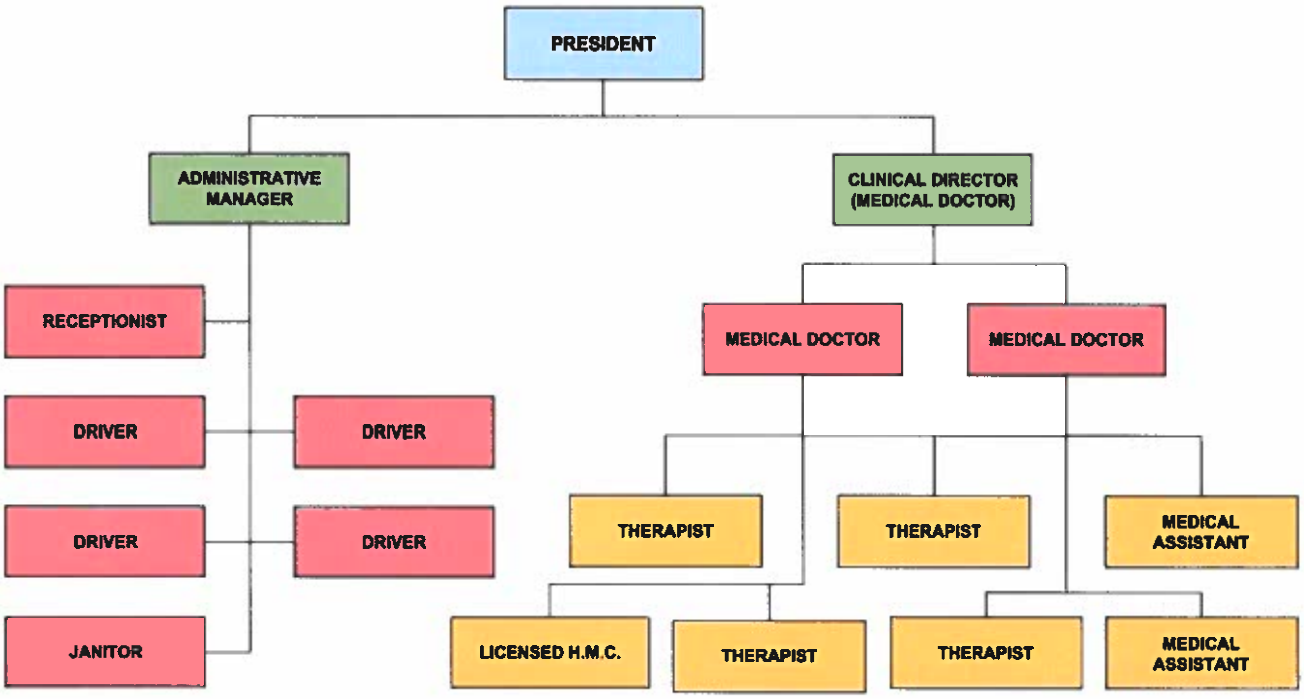
Today the Center counts with a staff of twelve people, as follows:

- One (1) President.
- Two (2) Medical Doctors.
- One (1) Medical Assistant.
- Two (2) Therapists.
- One (1) Administrative Manager.
- One (1) Receptionist.
- Two (2) Drivers.
- One (1) Janitor.
- One (1) Licensed Health Mental Counselor.



Once the Center is moved to the new location the staff will consist of eighteen people, as shown:

- One (1) President.
- Three (3) Medical Doctors.
- Two (2) Medical Assistants.
- Four (4) Therapists.
- One (1) Administrative Manager.
- One (1) Receptionist.
- Four (4) Drivers.
- One (1) Janitor.
- One (1) Licensed Health Mental Counselor.



Another big advantage of relocating the Center to the new location is shortening the distance patients have to travel from their homes to the center and vice-versa, improving their overall experience. St Jude Health Wellness Center will use its three vans to transport more than 97% of the Center's daily patients. Having more patients will not negatively affect the traffic in the area.

The new location was previously occupied by another health center that moved north looking for expansion. The people in the vicinity which used to visit the previous health center are constantly approaching the new location asking for services which St Jude Health Wellness Center provides, as well as other services that will be provided by St Jude Health Wellness Center once the relocation is completed. This potential client pool will bring more walk-in patients and increase the revenue, thereby contribute to the city's economy.

In the current location, the Center offers food to patients who require several hours of therapy. The Center provides breakfast, snacks and lunch to those patients that attend the morning therapy sessions. The Center provides lunch and snacks to those patients that attend in the afternoon. In the new location the Center will be able to expand the food options provided to patients, and will have a space where Patients could comfortably eat and interact/mingle with other patients.

In addition to the current efforts to create community awareness and education activities related to HIV and substance abuse matters, St Jude Health Wellness Center is committed to providing Sexually Transmitted Disease (STD) testing free of charge (to detect HIV, syphilis, hepatitis A, B & C, oral herpes or genital herpes) as an additional contribution and retribution to the community, once the move to the new Coral Gables location is completed.

The future plan for St Jude Health Wellness Center is to open two additional locations in Miami, with the new Coral Gables location as the headquarters, once all three are operational.

Outcomes

Based on the existing data collected and managed in the current location, once the relocation is completed, 92 new patients per day will start using the services of the Center, rising to an estimated of 150 patients daily. This calculation was made taking in consideration the current amount of patients serviced by Center and those who have contacted the Center, but could not use the services due the limitation in space. This number is very conservative considering that patients referred from other sources, such as other physicians and center, have not been taken into account.

This new location will also allow the Center to create a minimum of 6 new jobs as soon as the move is completed.

The most important of all the achievements resulting from the Center's relocation is the improvement of the patient's overall experience and quality service provided, which will be measure by surveys, interviews, and the statistics of monthly active patients of the Center.

Credentials

Nowadays, the staff working in the Center has demonstrated its ability to manage the daily operations. The Center has been operating for one year and a half, and the number of patients has increased exponentially along the time.
The current professional staff of the center is composed of:

- Luis L. Mas. Medical Doctor – Principal Investigator.
    - Clinical Director, St Jude Health Wellness Center, Miami, USA.
    - HIV Specialist, Board Certified, USA.
    - Medical Doctor in Florida.
    - Assistant Professor of Internal Medicine, Cuba.
    - Followship in Internal Medicine, Cuba.
    - Numerary Member of Internal Medicine Cuban Society, Cuba.
    - Board Certified in Internal Medicine, Cuba.
    - Doctor in Medicine, Havana, Cuba.

- Niraj Mehta. Medical Doctor.
- Ana MaríaGarzon. Bachelor of Arts in Psicology.
- Jesimar El Yamel Vera. Bachelor of Arts in Psicology.
- Saily Delgado. Licensed Mental Health Counselor.
- MaylinVeloso. Medical Assistant.
- Daniel Primera. Business Administrator.

AERIAL VIEW


MEDSPACE
SHARED MEDICAL SUITES
305-877-3966


PARKING

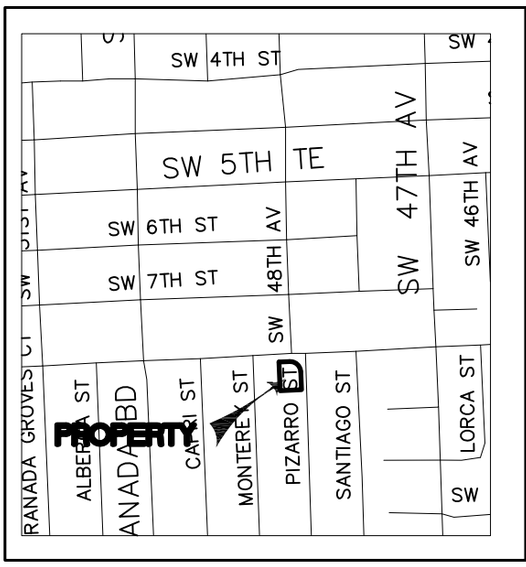

PARKING
MEDSPACE
305-877-3050


MEDISPACE
305-477-3966


ENTRANCE

LOCATION SKETCH

SCALE: NTS



JOB No. 19-014800 CLIENT: ST JUDE HEALTH WELLNESS CENTER

PROPERTY ADDRESS 4800 SW 8 ST Coral Gables, FL 33134-2523

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOTS 1 AND 2 , BLOCK 18

SUBDIVISION CORAL GABLES GRANADA SEC REV

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 113

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3_) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) INFORMATION OF TREE PROVIDED: DIAMETER (ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X
BASE FLOOD ELEVATION N/A COMMUNITY 120639 PANEL NUMBER 0294 SUFFIX L
ELEVATIONS(WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,
COUNTY BENCHMARK USED D-238 ELEVATIONS 9.88' FEET B.M. LOCATION SW 8 ST GRANADA BLVD

MAQ SERVICES INC
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

CERTIFIED TO:

ST JUDE HEALTH WELLNESS CENTER

BY:_____

LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

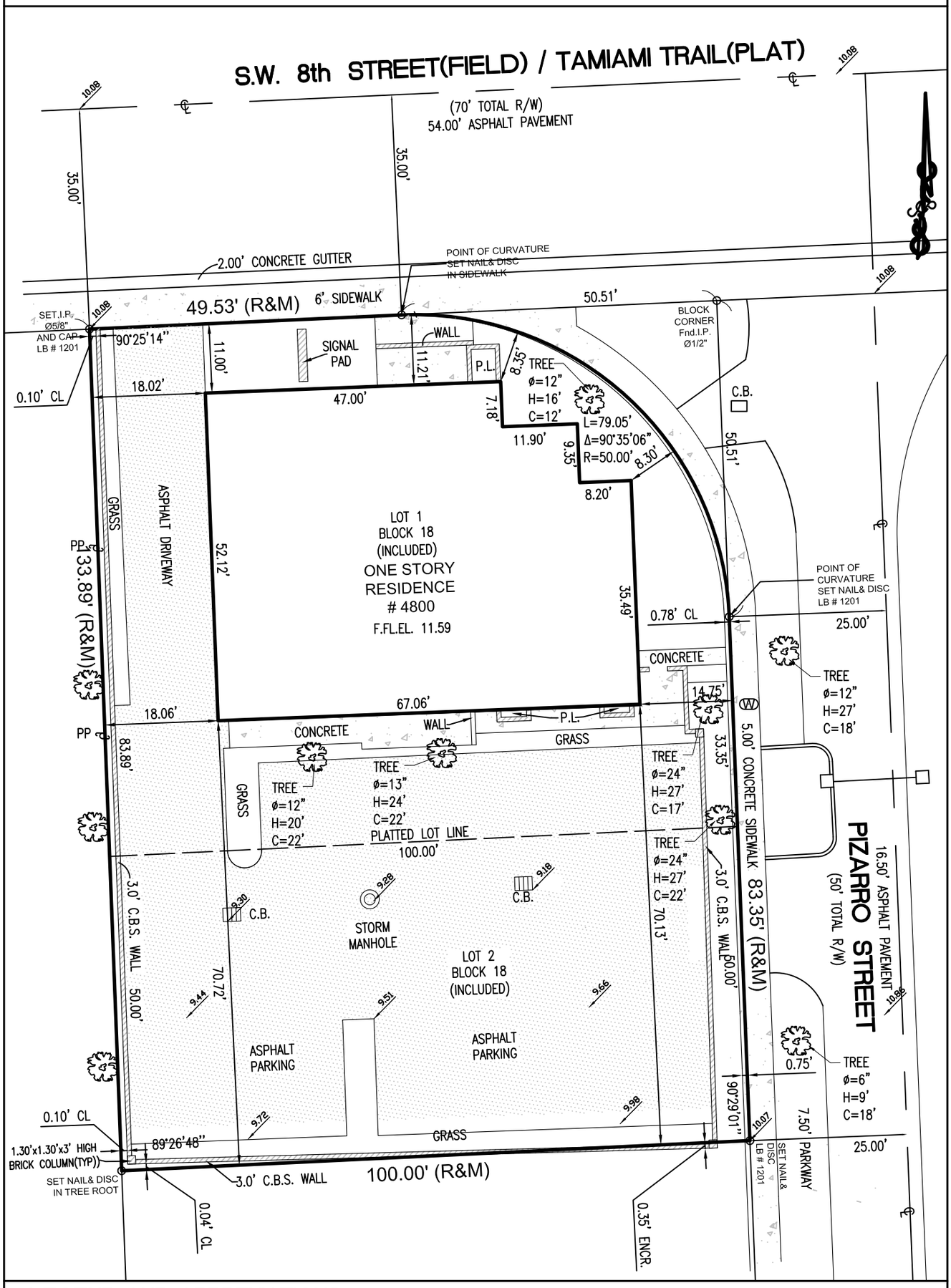
SURVEY DATE: 01-31-2019

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

JOB No. 19-014800

SCALE: 1" = 20'

BOUNDARY SURVEY

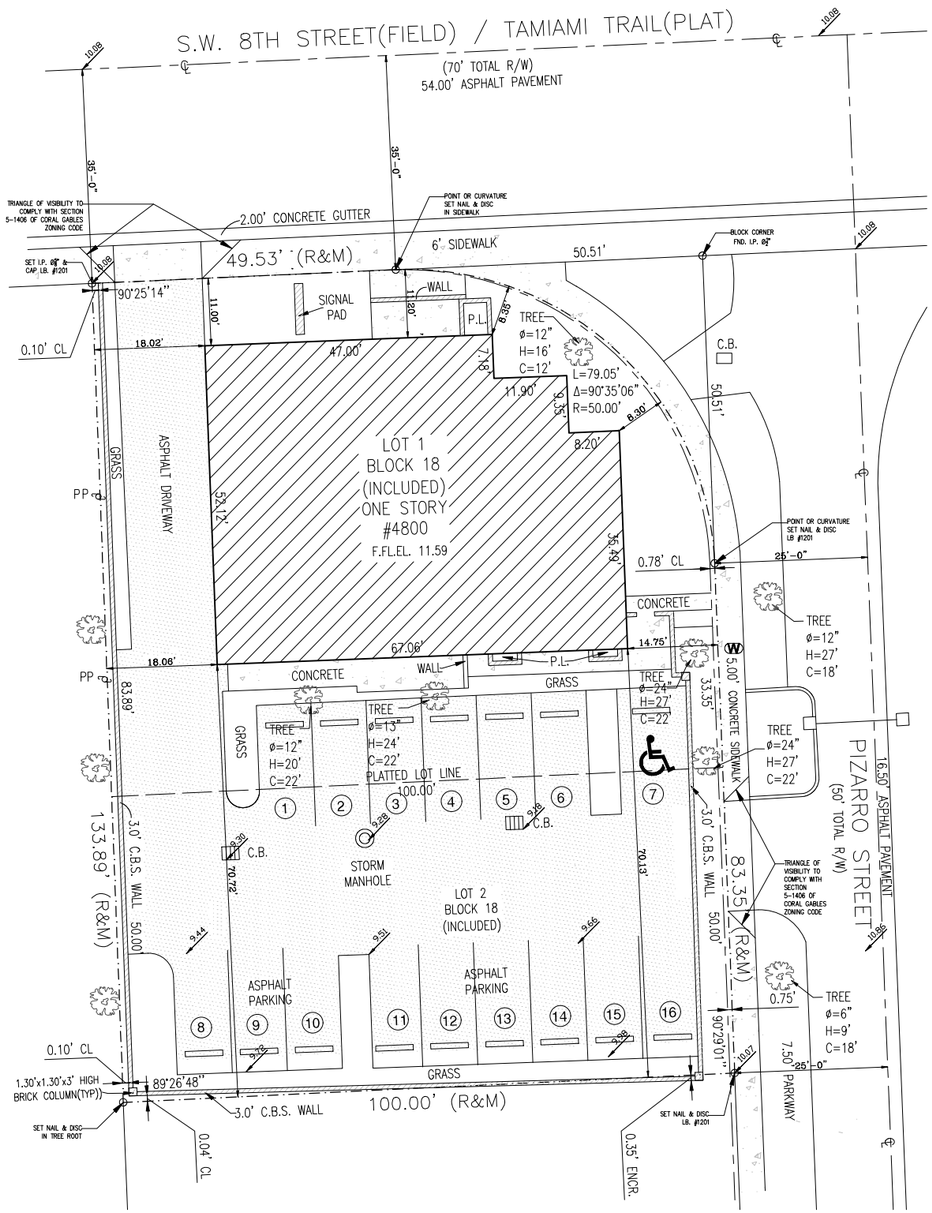


LEGEND AND ABBREVIATIONS

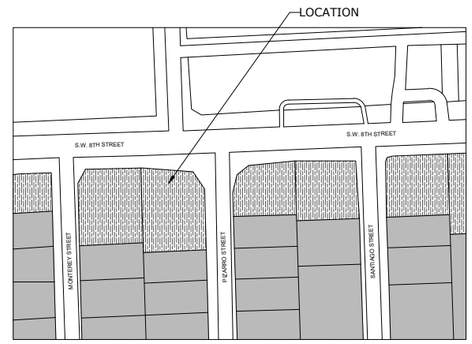
0.00	= ELEVATION	F.N.	= FOUND NAIL	E.M.	= ELECTRIC METER		= CONCRETE FOUNDATION
DRWY.	= DRIVEWAY	P.O.C.	= POINT OF COMMEN-CEMENT	P.I.	= POINT OF INTERSECTION	Δ	= CENTRAL ANGLE
U.P.	= UTILITY POLE	F.D.H.	= FOUND DRILL HOLE	P.R.C	= POINT OF REVERSE CURVE	—//—	= WOOD FENCE
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	P.C.	= POINT OF CURVATURE	—X—	=CHAIN LINK FENCE
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	F.N.D.	= FOUND NAIL/DISK		=C.B.S. WALL
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	P.C.C.	= POINT OF COMPOUND CURVE	B/C	=BLOCK CORNER
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	M/L	= MONUMENT LINE	R	= RADIUS
C.B.	= CATCH BASIN	F.I.R.	= FOUND REBAR	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.F.E.	= LOWEST FLOOR ELEVATION	O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE
CH.	= CHORD DISTANCE	I.P.	= LIGHT POLE	P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY
CL.	= CLEAR	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION
C/L	= CENTER LINE	(R)	= RECORD	P.G.	= PAGE	S.I.P.	= SET IRON PIPE
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED	P.O.B.	= POINT OF BEGINNING	STY	= STORY
				P/L	= PROPERTY LINE	SWK	= SIDEWALK
				N.T.S.	= NOT TO SCALE	UE.	= UTILITY EASEMENT

OVERHEAD ELECTRIC
UTILITY CONC. POLE
WATER METER
—O— =METAL FENCE

ST. JUDE HEALTH WELLNESS CENTER
CHANGE OF USE
4800 S.W. 8TH ST.
CORAL GABLES, FL 33134-2523



1 EXISTING SITE PLAN
NTS



ZONING MAP
ZONING DISTRICTS

- (SFR) SINGLE-FAMILY RESIDENCIAL DISTRICT
- (MF1) MULTI-FAMILY 1 DUPLEX DISTRICT
- (MF2) MULTI-FAMILY 2 DISTRICT
- (MFSA) MULTI-FAMILY SPECIAL AREA DISTRICT
- (UCD) UNIVERSITY CAMPUS DISTRICT
- (S) SPECIAL USE DISTRICT
- (P) PRESERVATION DISTRICT
- (CL) COMMERCIAL LIMITED DISTRICT
- (C) COMMERCIAL DISTRICT
- (I) INDUSTRIAL DISTRICT

ZONING INFORMATION

CLASSIFICATION: COMMERCIAL LIMITED DISTRICT (CL)
MEDICA CLINIC/OFFICES "CONDITIONAL USE"

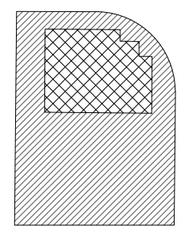
PERFORMANCE STANDARDS:
PARCEL OF LAND: (LESS THAN 45 FT IN HEIGHT)
MIN. PARCEL SIZE: 2500 SF PROVIDED: 12,822 SF

GROSS BUILDING SF
1ST FLOOR: 3,265 SF

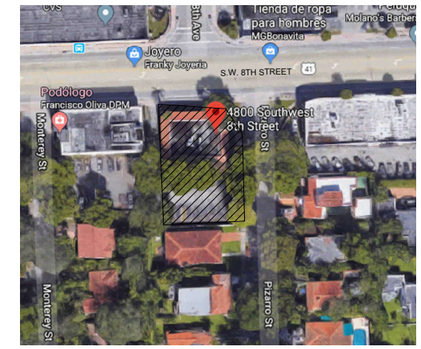
NET BUILDING SF
1ST FLOOR: 3,265 SF

	MIN.	PROVIDED:
SETBACKS:		
FRONT:	(0) FT	(11) FT(S) FT
SIDE STREET:	(0) FT	(14.75) FT
SIDE:	(0) FT	(18.02) FT
REAR:		(70.13) FT
ALLEY OR STREET:	(8.30) FT	NA
NO ALLEY OR STREET:		NA
FAR:	MAX. 3.0	PROVIDED: 0.25
HEIGHT:	3 STORIES OR 45 FT	1 STORY LESS THAN 45 FT
PARKING REQUIREMENTS:		
SPACE:	8'-6"X18'.00"	8'-6"X18'.00"
PARKING CALCULATIONS:	MIN.	REQUIRED / PROVIDED
1/200 SF	16 SPACES	16 SPACES
1/HC	1 SPACES	1 SPACES
TOTAL SPACES:	16 SPACES	16 SPACES

BUILDING AREA DIAGRAM



GROSS BUILDING AREA — NET LOT AREA



2 AERIAL VIEW
NTS

LEGEND

JOB AREA

INDEX

DWG	TITTLE	SHEET
SP-1	EXISTING AND PROPOSED SITE PLAN	1 OF 1

LEGAL DESCRIPTION AND ZONING INFORMATION:

ADDRESS: 4800 SW 8TH STREET, CORA GABLES, FL 33134-2523
OWNER: ST. JUDE HEALTH WELLNESS CENTER
SUB-DIVISION: CORAL GABLES GRANADA SEC REV
MUNI ZONE: CB
ZONING CODE : CL

FOLIO NUMBER: 03-4107-018-2040
EXISTING LAND USE: 113-OFFICE BUILDING
PA ZONE: 6400 COMMERCIAL-CENTRAL
LEGAL DESCRIPTION:
CORAL GABLES GRANADA SEC REV
PB 8-113
LOTS 1 & 2 BLK 18
LOT SIZE IRREGULAR
OR 19482-1384 0101 5 (3)
COC 24340-0661 03 2006 1

JOB AREA: 3,265.00 SQ.FT.

APPLICABLE CODES

* FLORIDA BUILDING CODE 2017
* FLORIDA FIRE PREVENTION CODE
* FLORIDA EXISTING BUILDING CODE 2017
* FLORIDA ENERGY CONSERVATION CODE 2017
* NFPA
* LOCAL REGULATIONS ON FIRE SAFETY CODE FOR FIRE PROTECTION SYSTEMS

PROPOSED BUILDING INFORMATION:

CLASSIFICATION:	OCCUPANCY TYPE	FIRE RESISTANT RATE
BUSINESS	GROUP B	1 HOUR

FAUSTO GUERRERO
PROFESSIONAL ENGINEER
PE. 50465
17082 SW 91 AVE.
PALMETO BAY, FL
(786) 443-1685

SEAL:

PROJECT TITLE:
ST. JUDE HEALTH WELLNESS CENTER
CHANGE OF USE

OWNER:
WALDO TOYOS, SUSANA S. TOYOS

ADDRESS:
4800 S.W. 8TH ST. CORAL GABLES, FL 33134-2523

REVISIONS	DATE

SHEET TITLE:
SITE PLAN

DRAWN : MDJA
CHECKED : FG
DATE : 02/04/18
SCALE : AS SHOWN

DRAWING NUMBER:
SP-1
SHEET NUMBER: 1 of 1

Project No. #19.091

ST JUDE HEALTH WELLNESS CENTER

Coral Gables, February 2019

Development Rivew Commitee

Letter of Acknowledgement

Dear Committee.

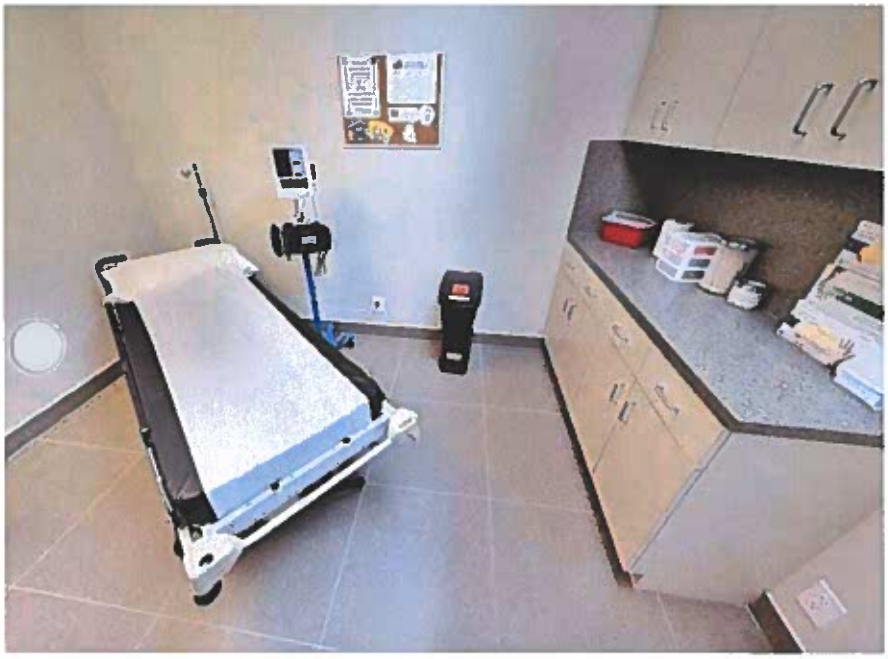
This letter is to let you know that St. Jude Health Wellness Center, Corp expects to work at the Coral Gables facility at 4800 SW 8th St, Coral Gables, Fl. 33144 without altering or changing any existing areas.

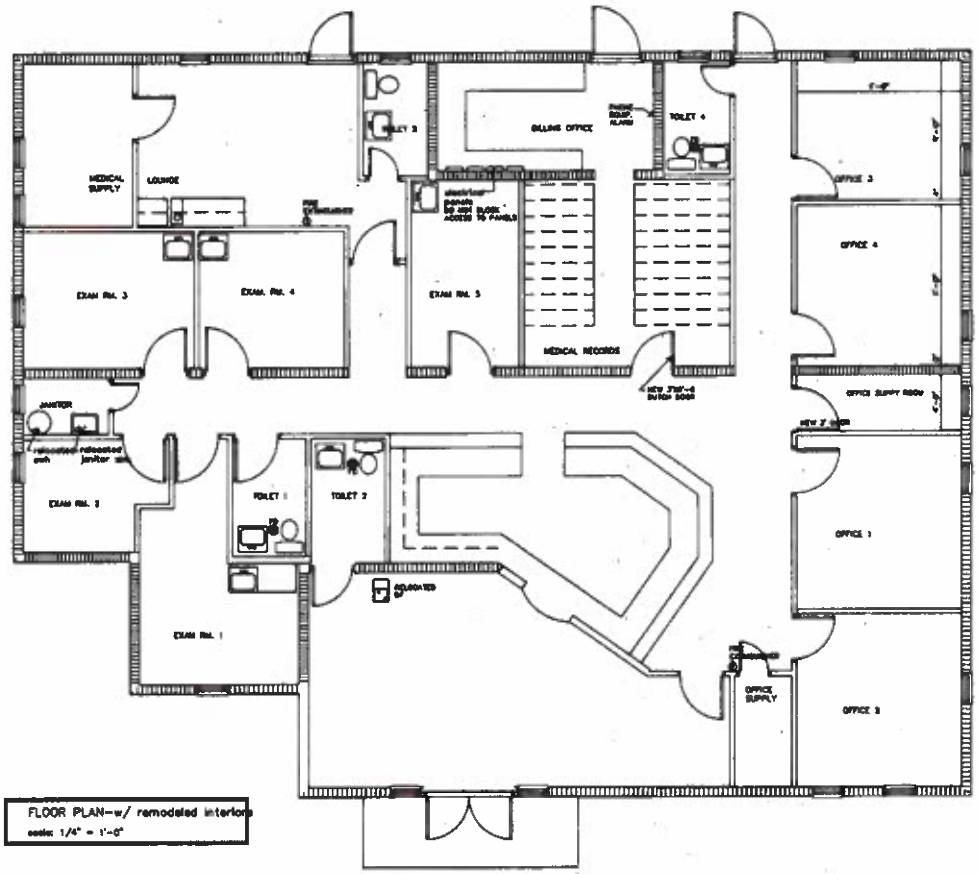
No more to reference.

Best Regards.

Marilyn Rodriguez
St Jude Health Wellness Center

85 GRAND CANAL DRIVE. SUITE 301. MIAMI, FL. 33144
PHONE: (786) 362-6248 FAX: (786) 362-6331
sijudehealthwellnesscenter@gmail.com





FLOOR PLAN—w/ remodeled interiors
scale: 1/4" = 1'-0"

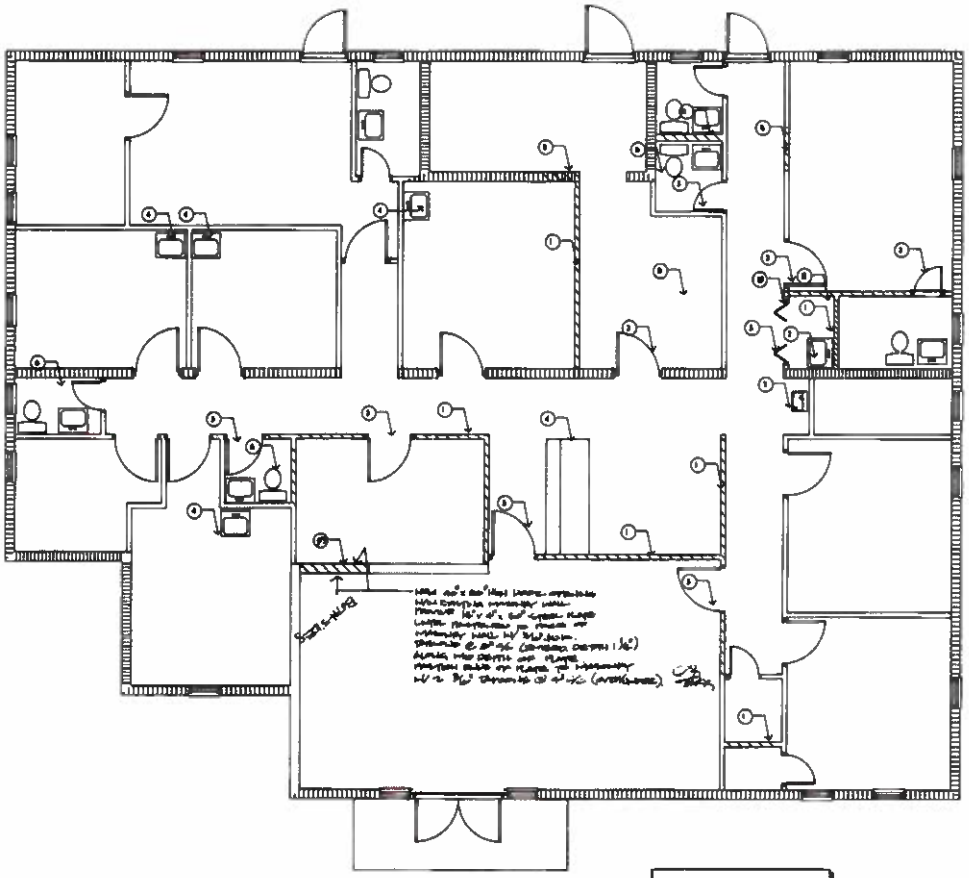
REVISIONS:

AN INTERIOR REMODELING FOR:
DR. MORES HERNANDEZ
4500 SW 8TH STREET
CORAL GABLES, FLORIDA

architique, inc
architecture • interiors • planning
4115 laguna street
coral gables, florida 33146
phone: 305.444.0892 fax: 305.380-1815
email: info@architique.com
sonia bentrall, aia, ncarb
reg. ar 0000905

DRAWN BY:
CHECKED BY: SB
DATE: 06-26-99
SCALE: AS SHOWN
PROJECT NO.: 98073
SHEET:
A-3
revised

SB 7/8/99



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

GENERAL NOTES

REVISIONS:

AN INTERIOR REMODELING FOR:
QUANTUM CARE, INC.
4669 SW 8TH STREET
CORAL GABLES, FLORIDA

architique, inc.
architecture • interiors • planning
7520 s.w. 57th avenue, suite g
south miami, florida 33143
phone: 305.666.6604 fax: 305.380-1615

DRAWN BY:

CHECKED BY

DATE: 12-3-98

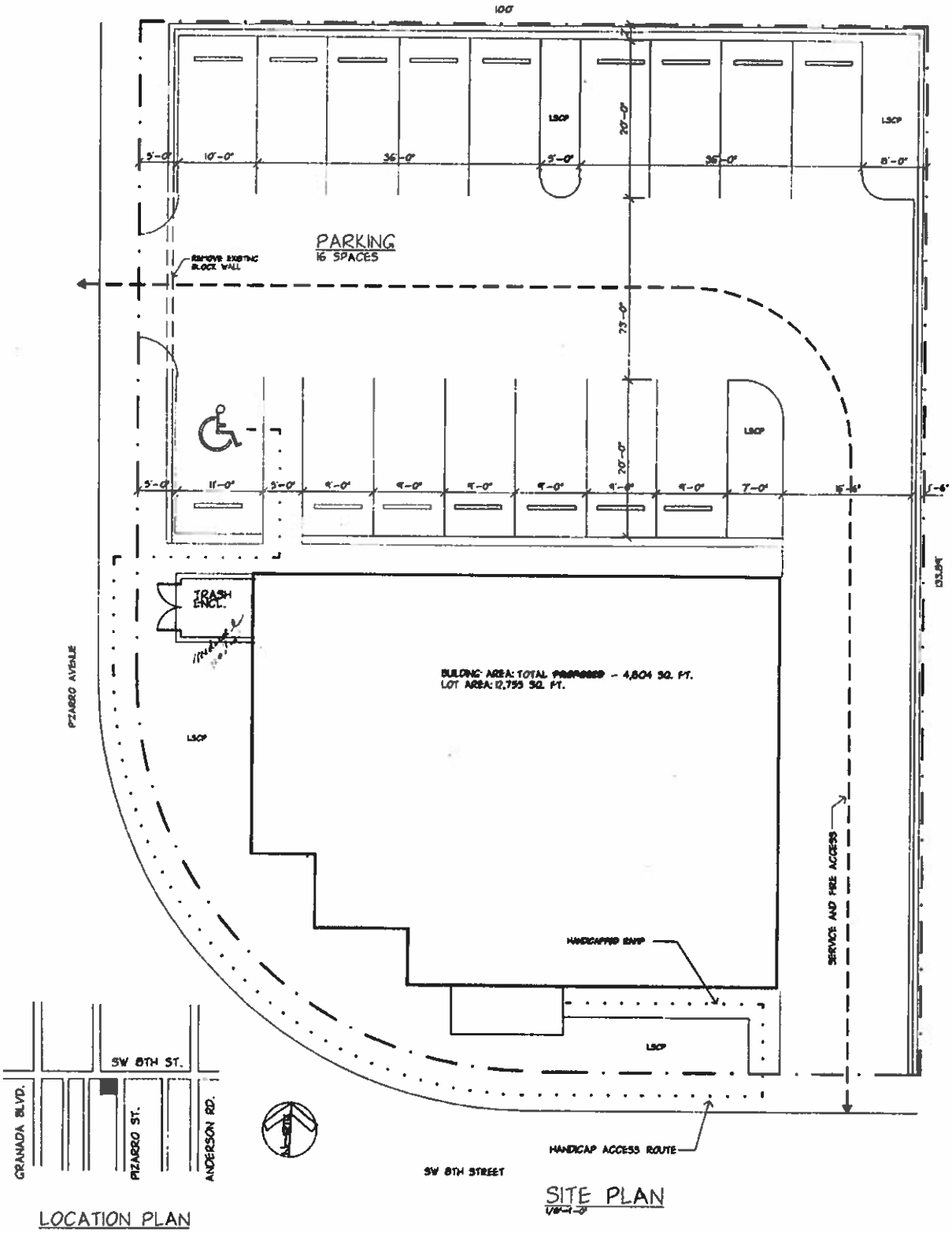
SCALE: AS SHOWN

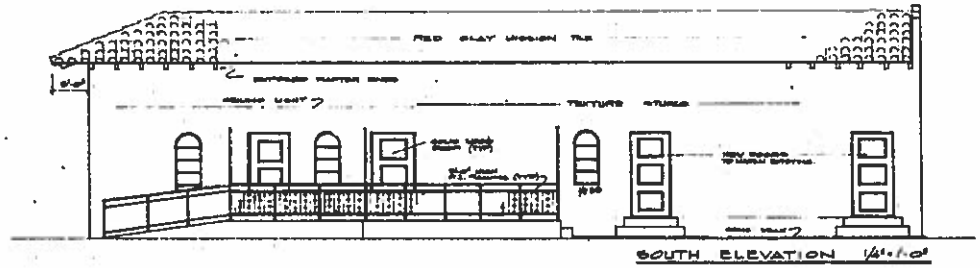
PROJECT NO.

SHEET:

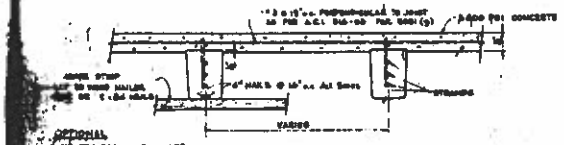
A-2
of 4

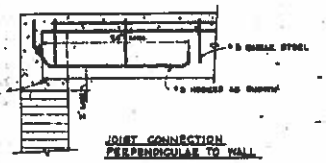
PARKING LOT

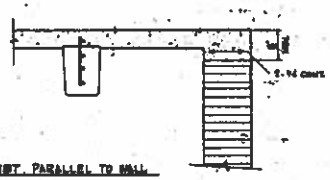

100'
PARKING
16 SPACES
REMOVE EXISTING BLOCK WALL
LSCP
TRASH ENCL.
BUILDING AREA: TOTAL PROPOSED - 4,804 SQ. FT.
LOT AREA: 12,755 SQ. FT.
PIZARRO AVENUE
HANDICAPPED RAMP
SERVICE AND FIRE ACCESS
HANDICAP ACCESS ROUTE
SW 8TH STREET
SITE PLAN
SW 8TH ST.
GRANADA BLVD.
PIZARRO ST.
ANDERSON RD.
LOCATION PLAN

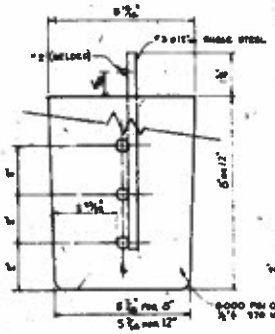


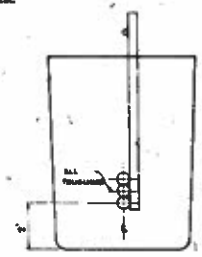
21360-B

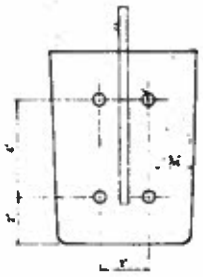


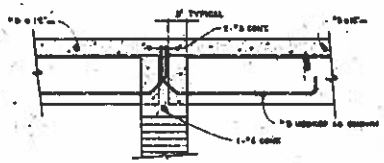


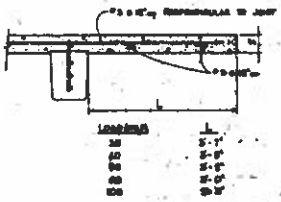


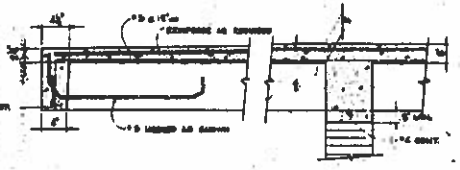






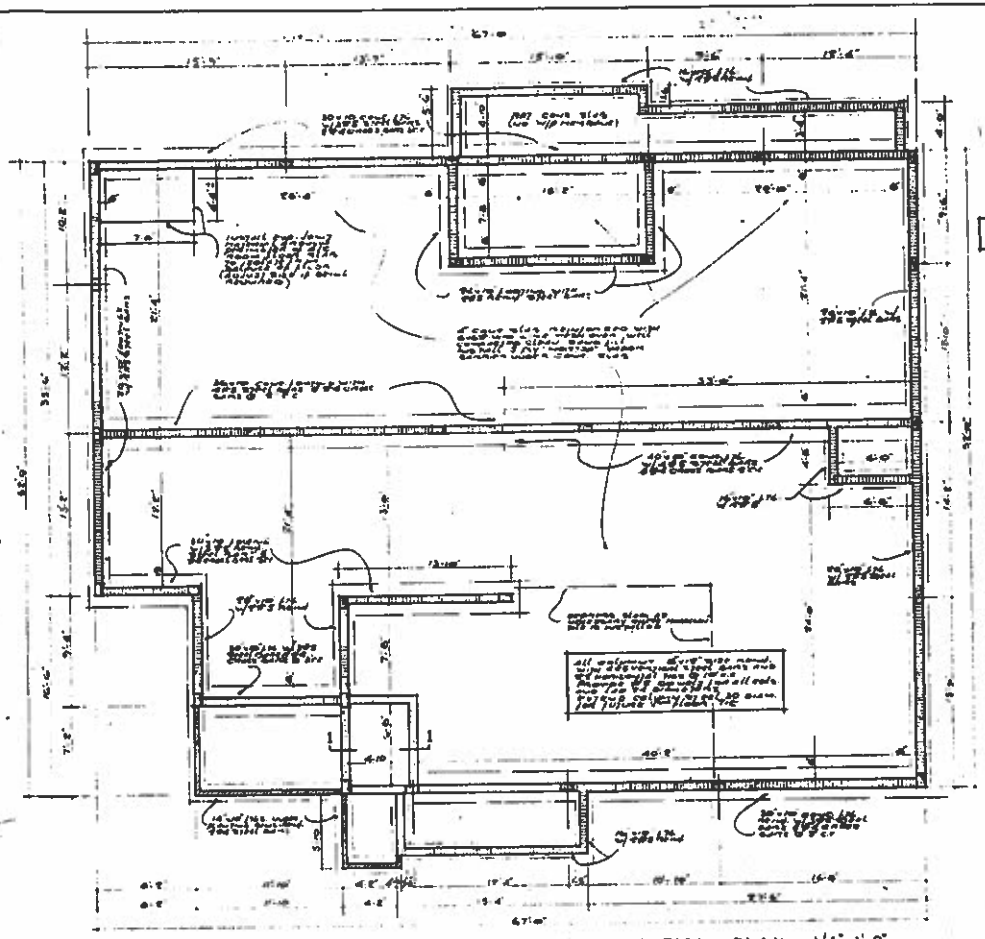




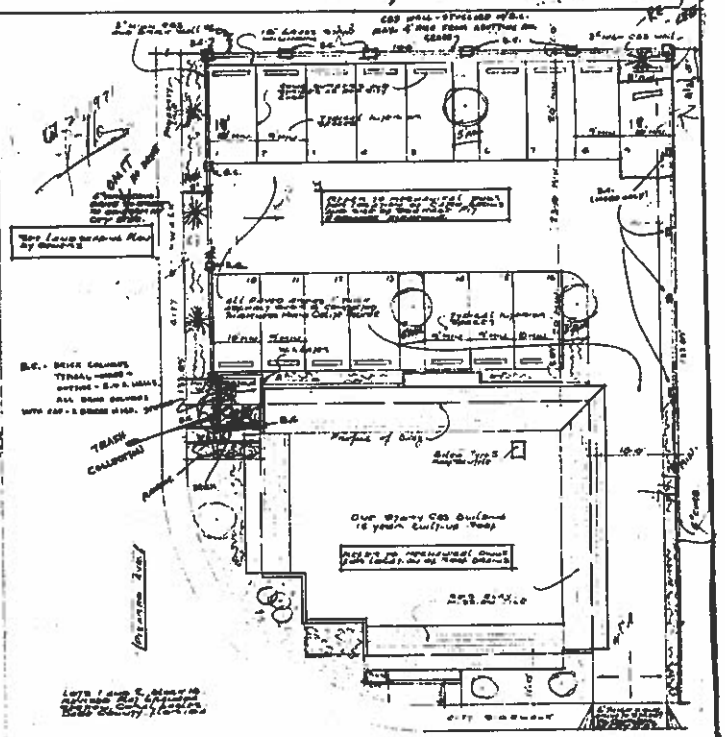


H.H. Edwards PE
3255

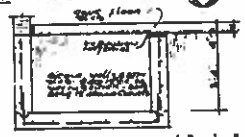
21360-B



FOUNDATION PLAN 1/4"-1'-0"



SITE AND ROOF PLAN 1'-1'0'



SECTION 1-1 1/2"- 1'-0"

structural notes

NOTE

CBS Medical Building #4

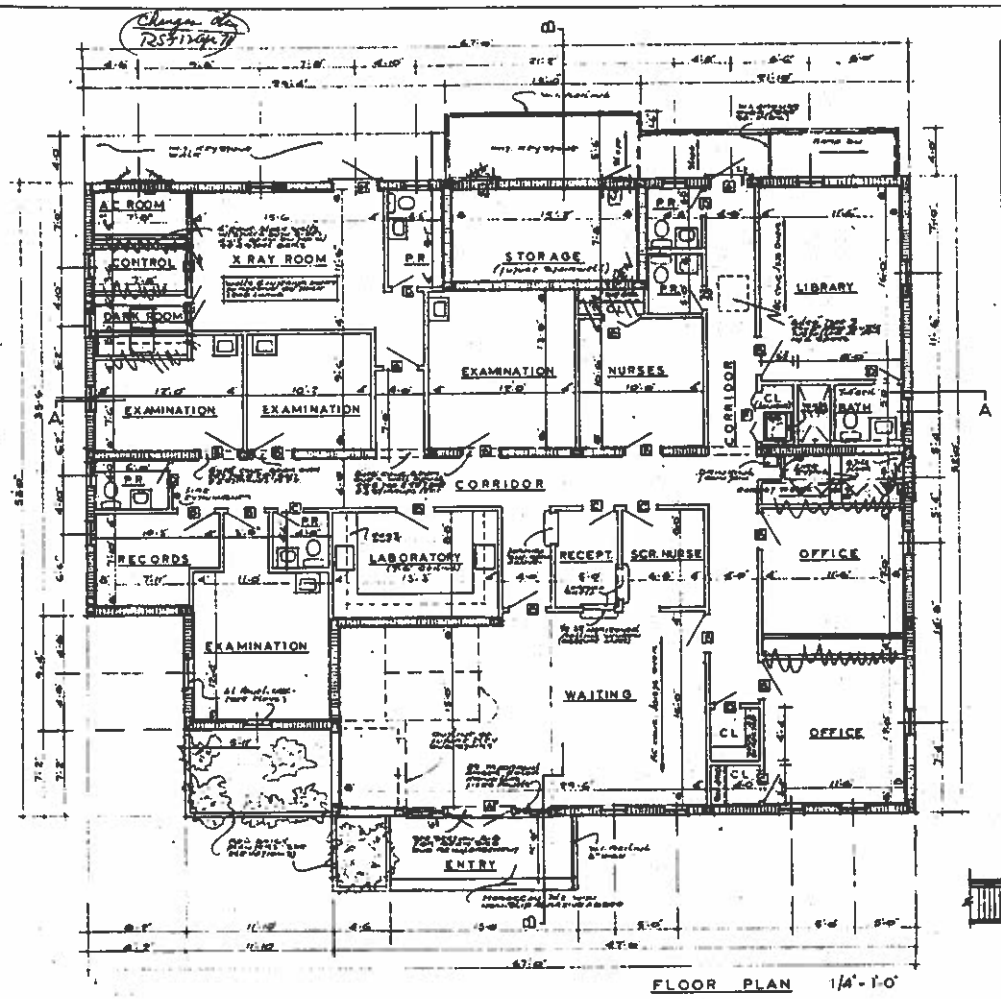
DRS. A. PERM & S. RODRIGUEZ

General Details, Plan of

E-B

EUGENE R. FORTUN
ARCHITECT

21360-B



FLOOR PLAN 1/4" = 1'-0"

All windows shall be aluminum [illegible]

ROOM FINISH SCHEDULE

Location	Floor	Walls	Ceiling	Wall	Base	Trim	Remarks
Waiting Room	Terrazzo* Floor Tile	Sponge Finish	Ac Tile	Paint	Tile	Wood	Floor Tile as Designated. Flooring [illegible]
Offices	Carpet	Plastic Finish	"	"	Wood	"	[illegible]
Library	"	"	"	"	"	"	Area of pictures Panels
Receptionist	Vinyl Asb. Tile	Sponge Finish	"	"	"	"	
Waiting Area	"	"	"	"	"	"	
Laboratory	"	[illegible]	Low Cond.	"	"	"	Tile cond. Hdt. - See drawing details.
Examination	"	"	Ac Tile	Paint	"	"	
Nurses	"	"	"	"	"	"	
Nurses	"	"	"	"	"	"	
Corridor	Carpet	Sponge Finish	"	"	"	"	
Bath	Cer. Tile	Sponge Finish & Cer. Tile	Low Cond.	Cer. Tile	"	"	See Drawing A-4. Tile cond. Hdt.
Powder Room	"	"	Sponge Finish	"	"	"	[illegible]
Closets	Vinyl Asb. Tile	Plastic Finish	Sponge Finish	"	Wood	"	[illegible]
X Ray Room	"	Sponge Finish	Ac Tile	Paint	"	"	[illegible]
Counsel	"	"	"	"	"	"	
Dark Room	"	"	"	"	"	"	
A.C. Room	Cer. Tile	Plaster or Cond. Board	Ac Tile	"	"	"	[illegible]
Storage	"	"	"	"	"	"	

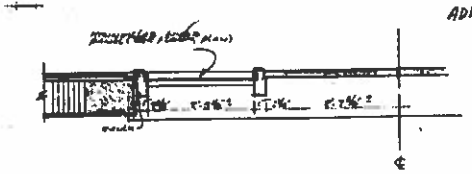
* "Terrazzo" (Liners) 1/4" thick hand rolled structural grade white tile in colors to be selected by Owner. Terrazzo Tile Inc. Expanded Crystal floors shall have non slip aggressive abrasive tile by Dr. Dwane Flooring - Telephone 661-1550.

DOOR SCHEDULE

Mark	Size	Remarks
A	[illegible] 3'-0" x 6'-0" x 1 3/8"	Wood Canvas Jamb (1 Hour) [illegible]
B	3'-0" x 6'-0" x 1 3/8"	Jamb Jamb Close Door
C	3'-0" x 6'-0" x 1 3/8"	" " "
D	3'-0" x 6'-0" x 1 3/8"	" " "
E	3'-0" x 6'-0" x 1 3/8"	Bifold Louver Type, Wood
F	4'-0" x 6'-0" x 1 3/8"	" " "
G	3'-0" x 6'-0" x 1 3/8"	Flush Exterior with applied wood Reveals
H	3'-0" x 6'-0" x 1 3/8"	Flush Exterior with applied wood Reveals
J	3'-0" x 6'-0" x 1 3/8"	Flush Exterior with applied wood Reveals
K	[illegible] 3'-0" x 6'-0" x 1 3/8"	Flush Exterior with applied wood Reveals 8 [illegible]

Swing of doors shall be [illegible] for [illegible] clearance where necessary and for [illegible] and [illegible] ventilation. All hardware doors shall be installed in [illegible] aluminum door frames (frame shall [illegible]). Verify every door with hardware [illegible] with door frame manufacturer.

ADD. Fire Ext as needed



FRONT ENTRANCE DETAIL
1" = 1'-0"

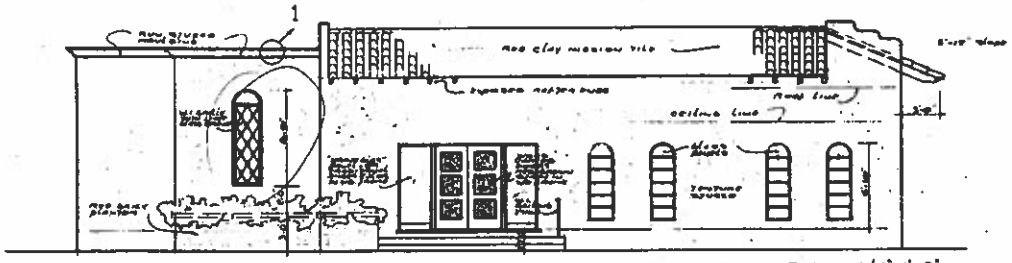
General contractor shall verify all dimensions and conditions at site and shall report to architect any discrepancies before proceeding with the work.

CDS Medical Building for
Drs. A Perez & S Rosawitz
Coral Gables, Florida

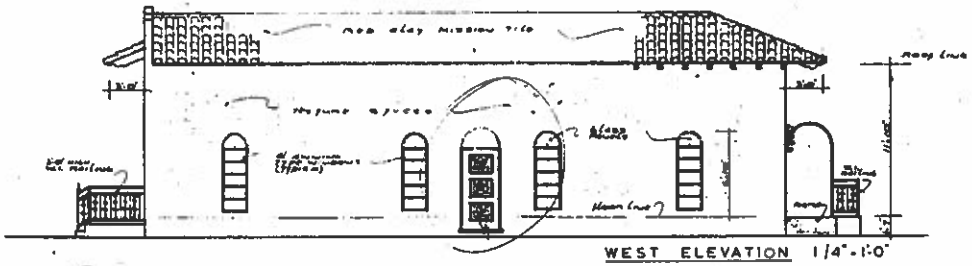
Date [illegible]
Scale 1/4"=1'-0"

EUGENE R. FORTUN
ARCHITECT
Miami Florida

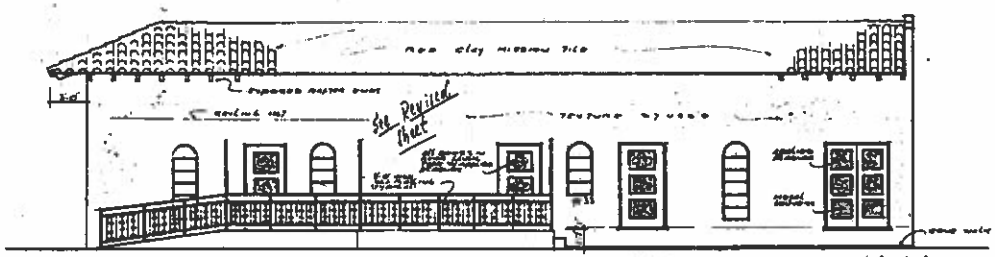
21360-B



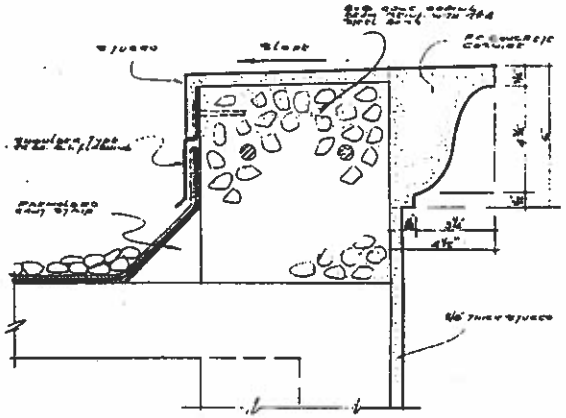
NORTH ELEVATION 1/4" = 1'-0"



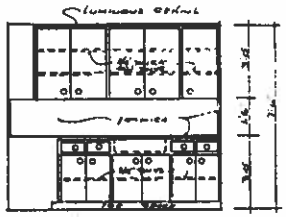
WEST ELEVATION 1/4" = 1'-0"

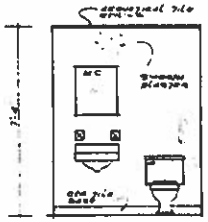


SOUTH ELEVATION 1/4" = 1'-0"

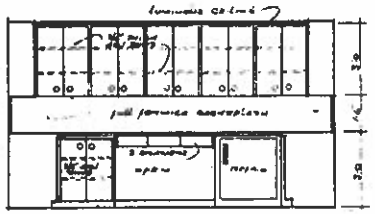


HALF FULL SIZE DETAIL 1





POWDER ROOM DETAIL
1/2" = 1'-0"



LABORATORY CABINET DETAILS
1/2" = 1'-0"

CBS Medical Building
DRS A. PEREZ & S. RODRIGUEZ
Coral Gables, Florida

EUGENE R. FORTUN
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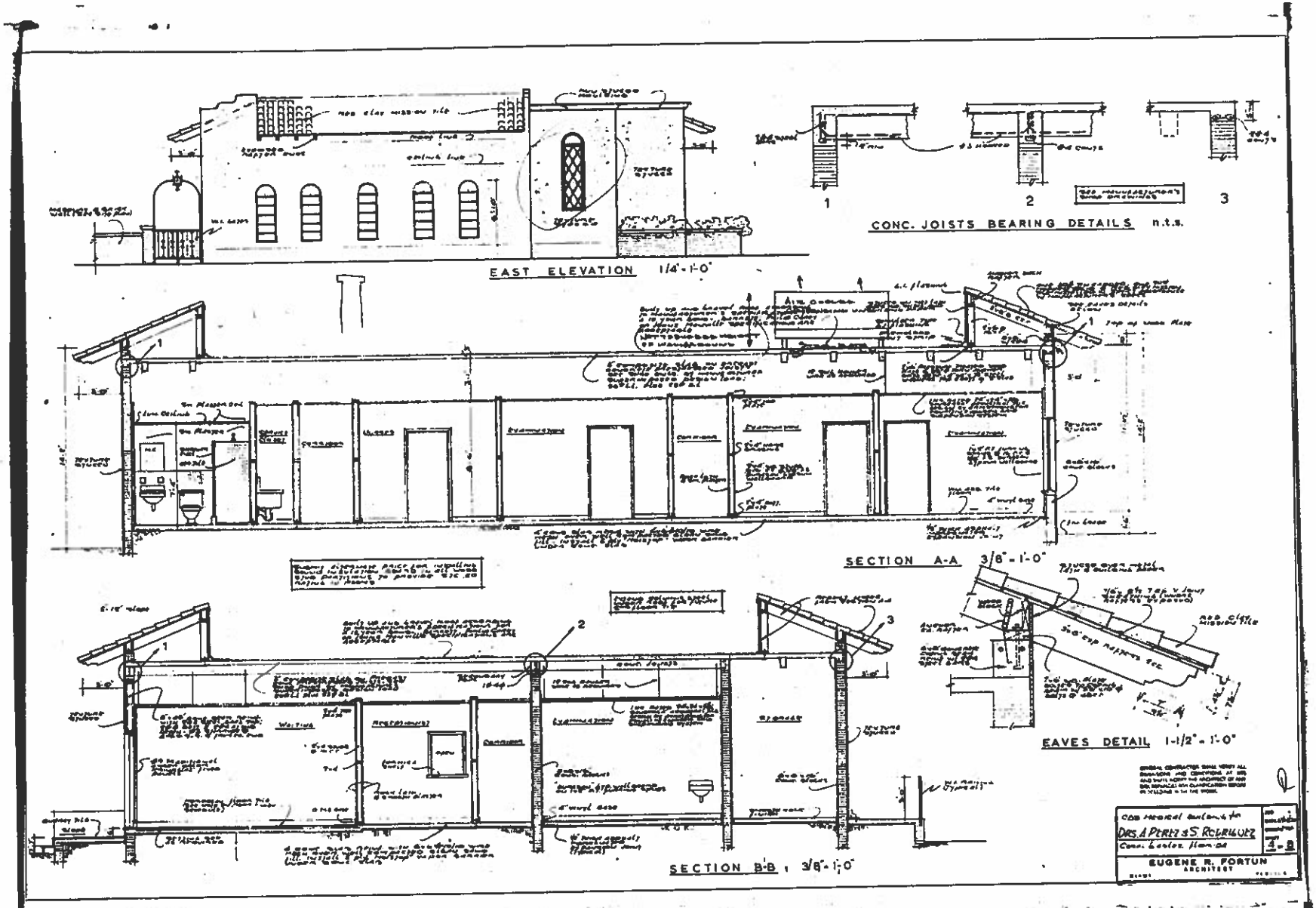
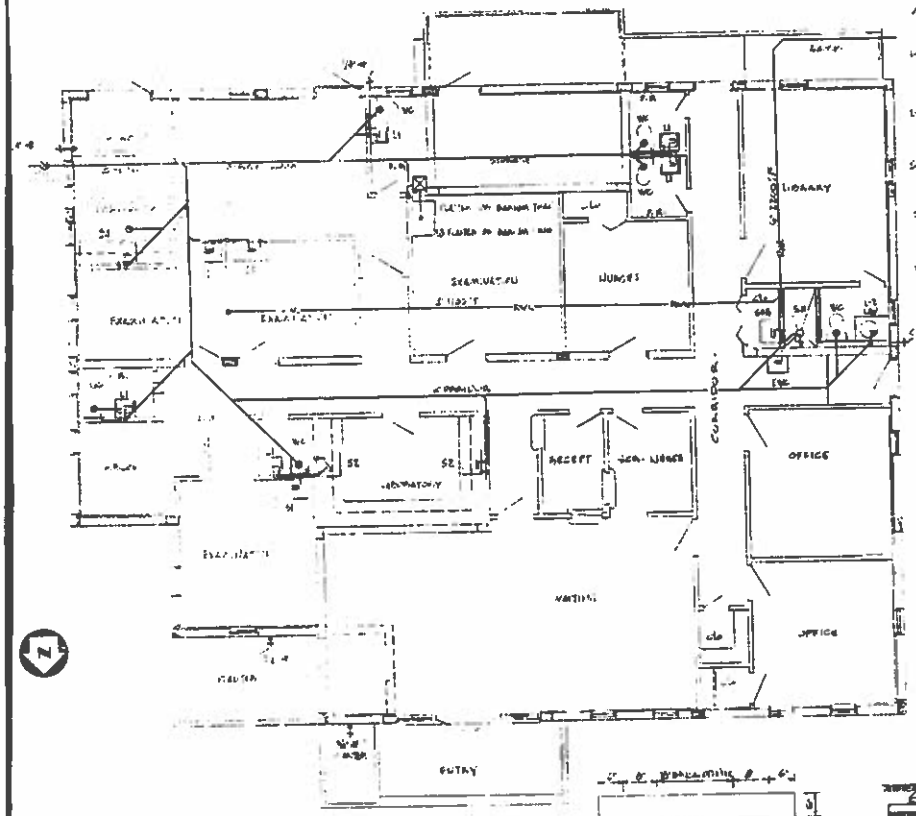
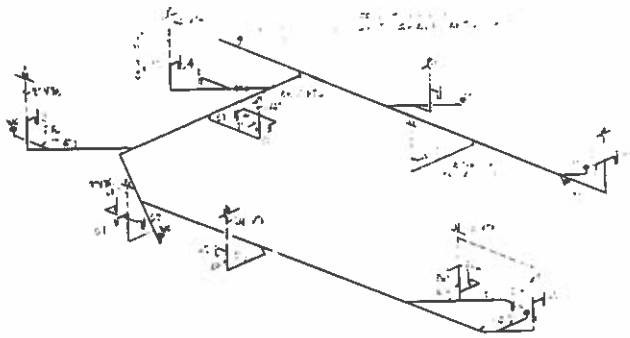
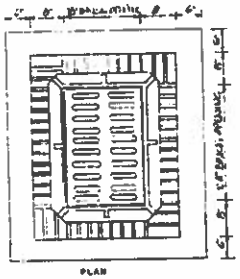
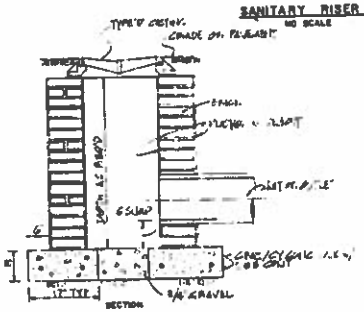

EAST ELEVATION 1/4" = 1'-0"
CONC. JOISTS BEARING DETAILS n.t.s.
SECTION A-A 3/8" = 1'-0"
EAVES DETAIL 1-1/2" = 1'-0"
SECTION B-B 3/8" = 1'-0"
EUGENE R. FORTUN
ARCHITECT

21360-B









PLUMBING FLOOR PLAN

1/4"=1'-0"

PLUMBING FIXTURE SPECIFICATIONS

All fixtures [illegible]

WC [illegible]

L1 [illegible]

L-2 3740.011 "CIRCULAR" [illegible]

S-1 [illegible]

S2 [illegible] 10 GA. SS [illegible] SELF RIMMING [illegible]

S3 [illegible] PLASTER OR BARIUM SINK [illegible]

FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	CW	HW	WASTE	REMARKS
[illegible]	[illegible]	[illegible]	–	[illegible]	
[illegible]	[illegible]	[illegible]	–	[illegible]	
L-2	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
S2	[illegible]	[illegible]	–	[illegible]	
S3	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	–	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	–	[illegible]	

SANITARY RISER DIAGRAM

NO SCALE

TYPE D CATCHBASIN

NO SCALE

783C

J.K. QUIÑA, P.E.
CONSULTING ENGINEER
667-2950

CSS MEDICAL BUILDING FOR:
DRS A. PEREZ & S. RODRIGUEZ
CORAL GABLES, FLORIDA

5 8

EUGENE R. FORTUN
ARCHITECT
MIAMI FLORIDA

a

21360-B

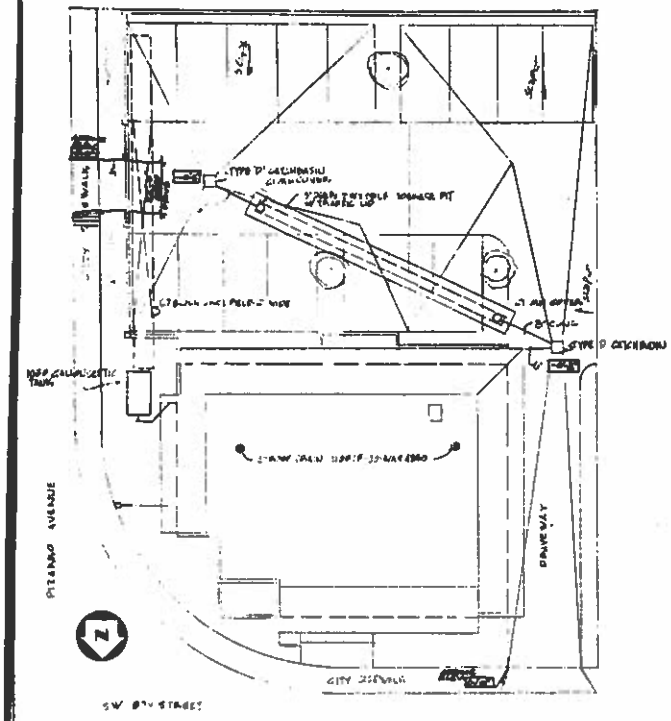
PLUMBING SPECIFICATIONS

[illegible]

[illegible] WATER PIPING TO BE SCHEDULE 40 GALVANIZED STEEL [illegible]

[illegible] VALVES TO BE CAST IRON GATE STYLE

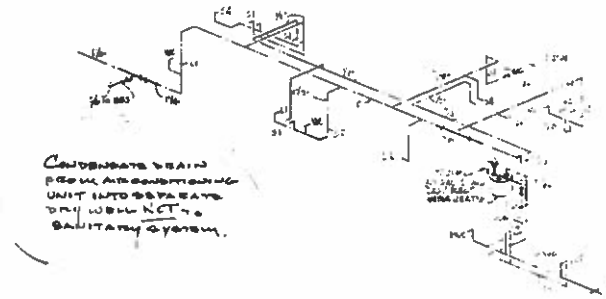
[illegible] PROVIDED AT EACH PIPE LINE COLLECTION [illegible]



SITE & ROOF PLUMBING PLAN
1"=10'

SEPTIC TANK DESIGN BASIS

[illegible]



CONDENSATE DRAIN FROM AIRCONDITIONING UNIT INTO SEPARATE DRY WELL NOT TO SANITARY SYSTEM.

HOT & COLD WATER RISER
NO SCALE

POLLUTION CONTROL
[illegible]
SEWAGE DISPOSAL PACKAGE ONLY
APPROVED
BY [illegible]
DATE [illegible]

POLLUTION CONTROL
[illegible]
AIR POLLUTION CONTROL
[illegible]
APPROVED
BY [illegible]
DATE [illegible]

J. K. QUINA, P.E.
CONSULTING ENGINEER
667-2290

CDS MEDICAL BUILDING FOR:
DRS A. PEREZ & S. RODRIGUEZ
CORAL GABLES, FLORIDA

6 8

EUGENE B. FORTUN
ARCHITECT
MIAMI FLORIDA

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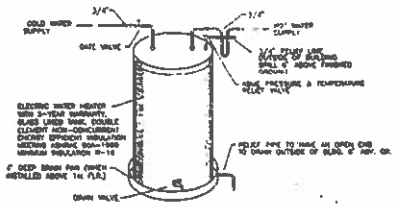
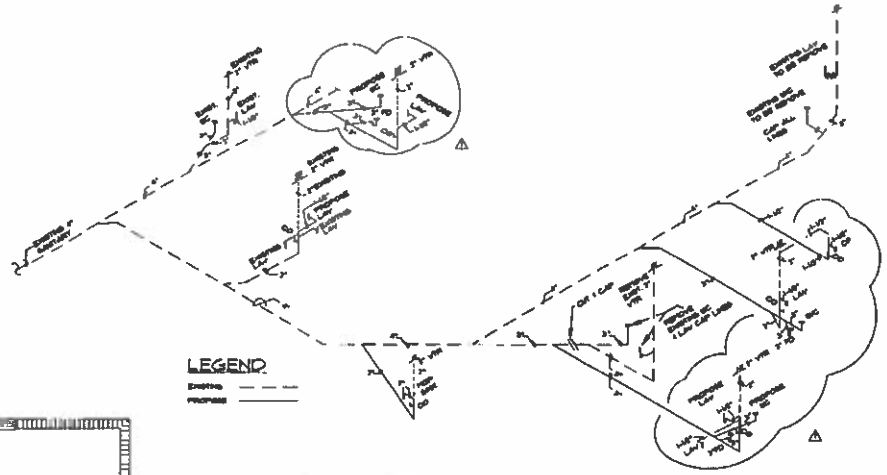
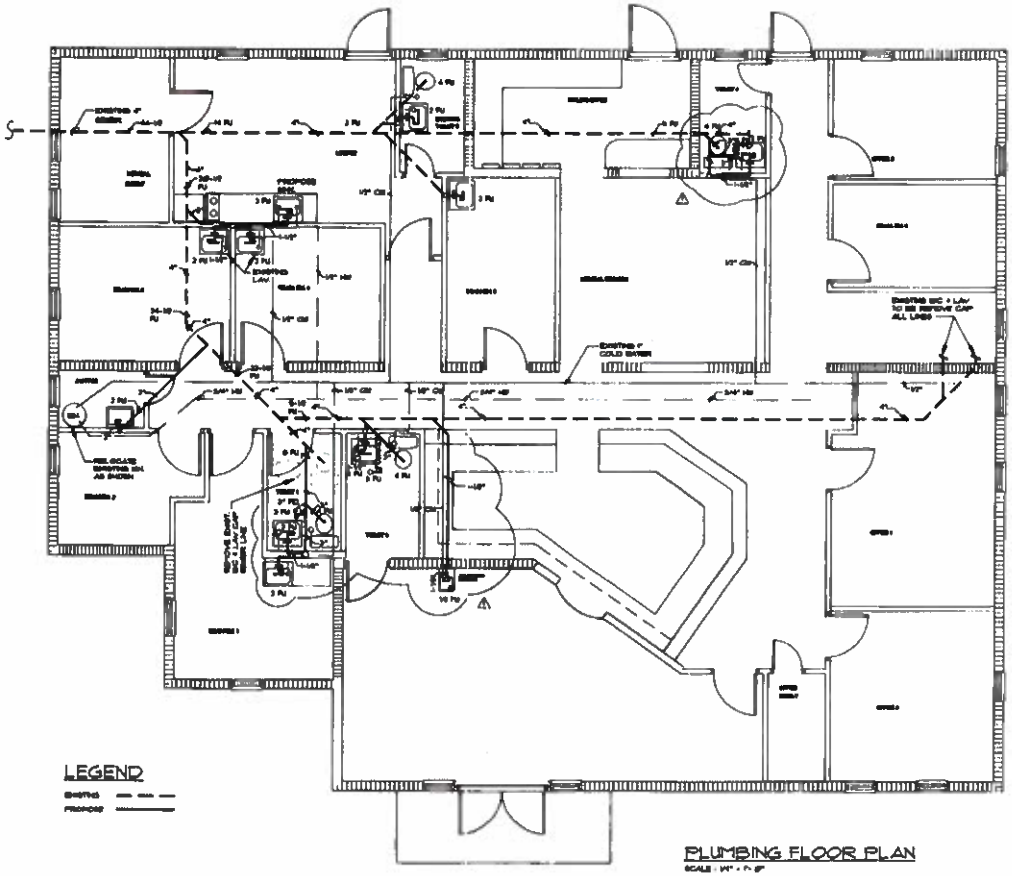


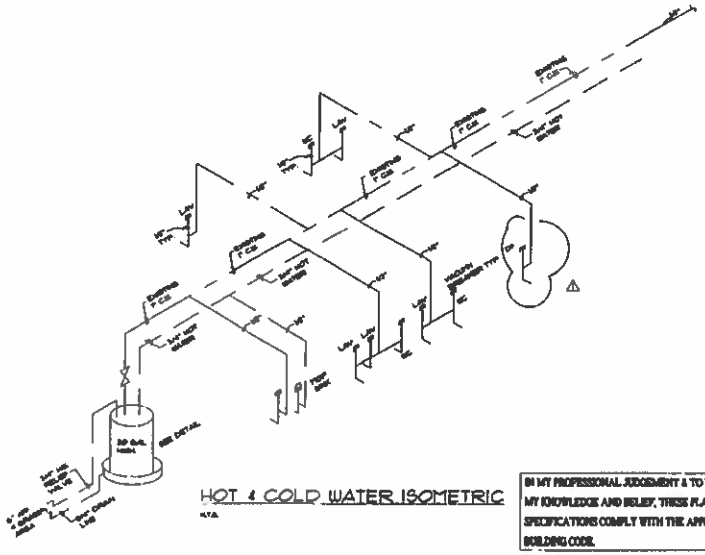
ELECTRIC WATER HEATER-DETAIL



SANITARY ISOMETRIC



PLUMBING FLOOR PLAN



HOT & COLD WATER ISOMETRIC

LEGEND

IN MY PROFESSIONAL JUDGEMENT & TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODE.

Manuel Gonzalez, P.E.

SEAL

DATE 4/9/99

Lace Consulting Engineers, Inc.

INTERIOR REMODELING
OFFICE BUILDING
4800 S.W. 8 STREET
MIAMI, FLORIDA

DRAWING No. P-1