

2 Aerial Photo  
SCALE: NTS



3 Aerial Photo  
SCALE: NTS



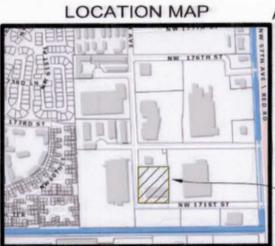
4 Aerial Photo  
SCALE: NTS



5 Aerial Photo  
SCALE: NTS

1 Property Survey  
SCALE: 1/32" = 1'-0"

**BOUNDARY SURVEY**  
5855 NW 171st ST  
HIALEAH, FLORIDA 33015  
MIAMI-DADE COUNTY, FLORIDA



America Layout Corp



CERTIFY TO:  
MY LITTLE SCHOOL ACADEMY CORP.

SUBJECT PROPERTY

**Engineering & Surveying Consultant**  
7659 Southwest 102nd Place  
Miami, Florida 33173  
Tel. 305-606-0031  
Fax. 305-412-3545  
LB No. 7464

**SURVEYOR'S NOTES:**

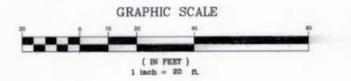
- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- #2 Please See Abbreviations and Legend
- #3 Scale of Drawing "As Shown"
- #4 Ownership is subject to OPINION OF TITLE.
- #5 Type of survey: BOUNDARY SURVEY.
- #6 All Right of Way shown are Public unless otherwise noted.
- #7 Legal Description Furnished by client.
- #8 No underground installations on improvements have been located except as noted.
- #9 Ownership of fences is not determine.
- #10 Record and measurement calls are in substantial agreement unless otherwise shown.
- #11 Bench Mark Number: N-580
- Locator: 2001S
- Section-Township-Range: 12-52-40
- Elevation: 6.95
- #12 Complete Field Survey: 10-01-2014
- #13 Revised Boundary Survey

**ELEVATION INFORMATION**  
National Flood Insurance Program  
FEMA Elev. Reference to NGVD 1929  
Map Number: 120803118L  
Community Name: MIAMI-DADE COUNTY  
Community Number: 120835  
Panel Number: 0116  
Firm Zone: AE  
B. Elev. 7.0  
Date of Firm: 09-11-2009  
BSuffix: L

**NOTES:**  
THERE MAY BE ADDITIONAL RESTRICTIONS AND DEDICATIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SIGNING PARTY.

**LEGAL DESCRIPTION:**  
TRACT "A" OF "SILVIA SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158 AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

PROJECT:	BOUNDARY SURVEY 5855 NW 171ST ST HIALEAH, FLORIDA 33015 MIAMI-DADE COUNTY, FLORIDA
JOB No.:	1410270
FIELD BOOK:	
CAD FILE:	LD-9
DATE:	10-01-2014
SCALE:	AS SHOWN
DRAWN:	LDD
REV:	W-H
REVISIONS:	
SHEET No.:	1-OF-1



**SOI-ARCH**  
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION  
AA 28001582  
Dulcor  
DALCE M. CONDE, P.A. ARCHITECT A0010003  
PRINTING & CONCRETE, P.A. ARCHITECT A0010468  
4817 SW 74TH COURT MIAMI, FL 33155  
P. 305.748.0723 F. 305.748.0718

REVISION NO. DATE COMMENTS

**ADVANCE LEARNING ACADEMY DBA HIVE PREP**  
5855 NW 171ST STREET  
HIALEAH, FL 33015

OWNERSHIP AND USE OF THESE DOCUMENTS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE PROPERTY OF THE ARCHITECT WILL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PROJ. NO.: 14-025-00  
ISSUE DATE: 03-02-2015  
PLOT DATE: 03-02-2015  
SCALE: AS NOTED  
DRAWN BY: MFC  
CHECKED BY: DCIPEC

PROJ. NO.:  
ISSUE DATE:  
PLOT DATE:  
SCALE:  
DRAWN BY:  
CHECKED BY:  
Survey/Aerials  
**A002**

GENERAL NOTES:

- 1. GENERAL NOTES APPLY TO ALL DRAWINGS INCLUDED IN THIS SET FOR THIS SPECIFIC PROJECT.
2. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE VERIFIED AND OBTAINED FROM THE ARCHITECT.
3. THE CONTRACTOR SHALL MAINTAIN SAFE METHODS OF EGRESS AND CIRCULATION DURING CONSTRUCTION.
4. DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON THE DRAWINGS ARE IN PLACE AND CORRECT.
6. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION), IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH ANY WORK. FAILURE BY THE GENERAL CONTRACTOR TO DO SO WILL RESULT IN NO ADDITIONAL COST TO THE PROJECT.
7. CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
8. PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
9. REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK AND AREAS OF SELECTIVE DEMOLITION TO ITS ORIGINAL CONDITION.
10. ALL WORK PERFORMED ON THIS BUILDING SHALL BE IN COMPLIANCE WITH ALL PERTINENT CODES, RULES, ORDINANCES AND REGULATIONS OF THE LOCAL AND STATE GOVERNING AUTHORITIES, AND SEPARATE 'SITE SAFETY MANUAL'.
11. ALL WORK PERFORMED AND IN CONNECTION WITH THESE DRAWINGS AND SPECIFICATIONS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST OSHA SAFETY AND HEALTH STANDARDS MLC ELEC. SAFETY HANDBOOK #63-11294.
12. THESE DRAWINGS, BY THEIR NATURE, CANNOT REVEAL ALL CONDITIONS THAT EXIST ON THE SITE. SHOULD CONDITIONS BE FOUND TO VARY SUBSTANTIALLY FROM THESE DRAWINGS, CHANGES IN THE WORK WILL BE MADE WITH RESULTING CREDITS OR EXPENDITURES TO THE CONTRACT SUM ACCRUING TO THE OWNER.
13. THE DRAWINGS INDICATE THE GENERAL LAYOUT AND DO NOT NECESSARILY REPRESENT A COMPLETE FIELD VERIFIED LAYOUT. THE MAJORITY OF MECHANICAL ITEMS ARE SHOWN ON THE DRAWINGS. CERTAIN ITEMS ARE SHOWN AND INDICATED TO REMAIN OR BE REMOVED, GENERALLY, ALL MECHANICAL DEMOLITION IS DESCRIBED BY THE NOTES. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITHIN THE DEMOLITION AREAS. REPORT ANY DISCREPANCIES FOUND TO THE ARCHITECT AND/OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.
14. ALL EXISTING EXTERIOR WALLS AND SURFACES (EXCLUSIVE OF FURRED AREAS), SHAFT WALLS, WALLS ADJACENT TO A DEMOLITION AREA TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND SHALL REMAIN UNDISTURBED.
15. ANY SALVAGE VALUE ASSOCIATED WITH DEMOLISHED ITEMS IS THE CONTRACTOR'S. THE CONTRACTOR SHOULD USE ANY SALVAGE VALUE AS A MEANS OF REDUCING THEIR BID PRICE.
16. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF DISCONNECTING AND REMOVING ALL EQUIPMENT, PIPING, CONTROLS, ETC., COMPLETE BUT NOT REQUIRED TO FUNCTION UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND CLEANUP OF ALL DEBRIS ASSOCIATED WITH THE DEMOLITION OF THESE ITEMS ONCE COMPLETE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND PAINTING ALL REMAINING OPENINGS IN THE INTERIOR WALLS, FLOORS, AND CEILING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING, ETC., OF ALL REMAINING OPENINGS THROUGH EXTERIOR WALLS AND ROOF.
18. ANY CHANGE IN SCOPE CAUSED BY THE DISCOVERY OF UNFORESEEN CONDITIONS DURING DEMOLITION NEEDS TO BE COORDINATED AND DISCUSSED WITH THE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH WORK. THE COST FOR THE POTENTIAL CHANGE ORDER NEEDS TO BE AGREED TO EITHER AS A FIXED NUMBER OR IN A RANGE OF MAGNITUDE (NOT TO EXCEED) PRIOR TO CONTINUING WITH WORK.

SITE:

- 1. ALL DEMOLITION OF PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, FOUNDATIONS, LANDSCAPING SHOULD BE LIMITED IN SIZE AND CONFINED TO THE MINIMUM AREA REQUIRED IN ORDER TO PERFORM THE WORK. ALL REMOVED MATERIAL, UNLESS DESIGNATED FOR SALVAGE, SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THIS FACILITY WILL BE FULLY OPERATIONAL DURING THE CONSTRUCTION PERIOD. THE SAFETY AND ACCESSIBILITY OF THE CUSTOMERS IS PRIORITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
3. ALL UTILITIES FOUND IN THE AREA OF WORK SHALL BE RELOCATED AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION. ALL UTILITIES INCLUDING BUT NOT LIMITED TO IRRIGATION LINES SHOULD BE TEMPORARILY RE-ROUTED TO ALLOW FOR PROPER OPERATION DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, LANDSCAPE AREAS, UTILITIES AND PAVED AREAS THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
5. ANY CAVITIES LEFT BY STRUCTURAL REMOVAL OR NEW STRUCTURES THAT NEEDS TO BE BACK-FILLED, SHALL BE BACK-FILLED AND COMPACTED. NEW FINISHES (PAVEMENT, LANDSCAPE, ETC.) AND GRADE ELEVATIONS ARE TO MATCH EXISTING SURROUNDING AREA.
6. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING THE WORK. IF UTILITIES NEED TO BE DISCONNECTED TEMPORARILY THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT, OWNER, OPERATOR AND LOCAL UTILITY COMPANY.
7. LANDSCAPE AND TREE PROTECTION SHALL INCLUDE THE FOLLOWING:
a. PRIOR TO ANY DEMOLITION WORK CONTRACTOR SHALL PROTECT LANDSCAPE AREAS TO REMAIN.
b. PROVIDE AS PART OF THAT PROTECTION TEMPORARY FENCING AND DAILY WATERING REMOVE ANY DUST OR DEBRIS THAT COULD DAMAGE EXISTING LANDSCAPING.
c. IRRIGATION SYSTEM MUST REMAIN OPERATIONAL DURING CONSTRUCTION.

FLOOR PLANS:

- 1. CONTRACTOR TO REMOVE ALL EXISTING FURNITURE INCLUSIVE OF OFFICE SYSTEMS FURNITURE, POP ITEMS, ETC. FURNITURE SHALL BE PROTECTED AND STORED FOR FUTURE USE. WHERE ELECTRICAL CONNECTIONS ARE PART OF THE FURNITURE SYSTEM, THESE CONNECTIONS SHOULD BE TEMPORARILY CAPPED FOR FUTURE USE OR REMOVED IF NO LONGER REQUIRED.
2. WHERE EXISTING FLOORING IS TO REMAIN, THE CONTRACTOR SHALL INCLUDE IN HIS PRICING THE COST TO PROTECT THE FLOOR DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO INCLUDE AS PART OF HIS COST THE REFINISHING OF ALL FLOORING.
3. CONTRACTOR TO PREPARE ALL INTERIOR SURFACES TO RECEIVE NEW FINISHES INCLUDING BUT NOT LIMITED WALL COVERINGS, TILE OR PAINT PRIOR TO COMMENCEMENT OF FINISH WORK.
4. REMOVE EXISTING CONSTRUCTION AS INDICATED IN DRAWINGS. THE TYPICAL WALL REMOVAL INCLUDES FINISHES, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASEWORK WINDOWS, FRAMES AND OTHER FIXTURES AS REQUIRE. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN FLOORS OR EXISTING WALLS TO REMAIN TO MEET ORIGINAL OR INDICATED FIRE PROTECTION AND ANY STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOORS AND DECK AND PREPARE SURFACES TO RECEIVE A NEW FINISH AS PER FINISH SCHEDULE OR NOTED OTHERWISE.
5. REMOVE AND REPLACE CEILINGS AS REQUIRED TO PERFORM REQUIRED WORK.
6. REMOVAL OF PLUMBING FIXTURES AS NOTED IN THE DRAWINGS INCLUDES THE CAPPING OF ALL WATER SUPPLY AND DRAIN PIPING AT WALL OR FLOOR. ALL WALLS, FLOORS, AND FINISHES TO REMAIN AFFECTED BY THE REMOVAL OF FIXTURES, CASEWORK, OR OTHER EQUIPMENT SHALL BE REPAIRED TO BRING BACK TO LIKE-NEW CONDITION TO MATCH OTHER EXISTING CONDITIONS TO REMAIN OR PREPARE THESE SURFACES FOR NEW FINISHES AS INDICATED IN DRAWINGS (I.E. PAINT).
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING SUBSTRATE CORRECTION IN ALL AREAS WHERE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND SERVICES ARE REMOVED.
8. WALL, FLOOR, AND CEILING DEMOLITION INCLUDES BUT NOT LIMITED TO ANY AND ALL MASTIC, APPLIED FINISH MATERIAL, SHELVING, CABINET WORK BRACKETS, STANDARDS, ANCHORS, FASTENERS, BASES, CURBS, AND FIXTURES (WHETHER OR NOT SPECIFICALLY NOTED) THAT INTERFERE WITH NEW CONSTRUCTION.
9. PROVIDE TEMPORARY PROTECTION AS NECESSARY AND AS REQUIRED BY OWNER TO SEAL AREA FROM REST OF THE BUILDING AND MAINTAIN SECURITY WHERE DEMOLITION IS INDICATED.
10. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.
11. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION OF EXISTING WALLS TO REMAIN MEETS THE FIRE PROTECTION RATING DESIGNATED ON THESE DRAWINGS. THE CONTRACTOR SHALL ALSO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO BRING EXISTING WALLS, DOORS, DUCTS, ETC UP TO THE PROPER FIRE PROTECTION RATING. DOORS AND/OR FRAMES NOT MEETING RATING REQUIREMENTS OR BEARING PROPER LABEL, SHALL BE REPLACED.
12. WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ASBESTOS, NOTIFY THE ARCHITECT PRIOR TO REMOVAL. REMOVAL, DISPOSAL, AND REPLACEMENT OF THE ASBESTOS MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. REPLACE THE ASBESTOS MATERIAL WITH NEW MATERIAL AS SPECIFIED OR APPROVED BY THE ARCHITECT. THE CONTRACTOR SHOULD INCLUDE AS PART OF HIS BID THE COST OF ANY TESTING THAT MIGHT BE REQUIRED BY LOCAL MUNICIPALITIES.
13. ANY EXISTING GYPSUM BOARD, AND METAL STUDS THAT ARE COMPLETELY REMOVED AS PART OF DEMOLITION SHALL NOT BE REUSED IN THE WORK.
14. DOORS AND DOOR HARDWARE THAT ARE IN GOOD CONDITION BY OPINION OF THE OWNER AND/OR ARCHITECT MAY BE REUSED IN THE EXISTING FACILITY IF IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS WITH AMERICANS WITH DISABILITIES ACT (ADA). ALL KEY LOCKS TO BE REMOVED SHOULD HAVE A LABEL ATTACHED INDICATING THEIR FORMER ROOM LOCATION. ALL DOORS AND DOOR HARDWARE WILL BE RETAINED BY THE OWNER/USER AGENCY AND SHALL BE DELIVERED TO THEM BY THE CONTRACTOR.

ELEVATIONS:

- 1. CONTRACTOR TO PREPARE ALL EXTERIOR ELEVATION SURFACES TO RECEIVE NEW FINISHES INCLUDING BUT NOT LIMITED TO PAINT PRIOR TO COMMENCEMENT OF FINISH WORK. THIS INCLUDES ANY AND ALL SHIMMING REQUIRED TO LEVEL SURFACE.
2. MEP SYSTEMS INCLUDE BUT NOT LIMITED TO LIMITED TO LIGHTING, ELECTRICAL, ALARM, VENTILATION, PLUMBING, GAS, LOW VOLTAGE, DATA, TELEPHONE, SPEAKER AND ANY OTHER MISC BUILDING SYSTEMS ATTACHED TO THE BUILDING EXTERIOR SHALL BE REMOVED AND RELOCATED WHEN NECESSARY. CONTRACTOR TO COORDINATE ALL RELOCATED SYSTEMS/ITEMS WITH ARCHITECT.
3. CONTRACTOR TO VERIFY PRIOR TO THE REMOVAL OF ANY SYSTEM THE NEED FOR THAT SYSTEM AND SHOULD PROVIDE AS PART OF HIS BID ANY COST FOR POTENTIAL REPLACEMENT OF SYSTEMS THAT WHEN RELOCATED MIGHT BECOME IN OPERABLE OR MAY NEED TO BE UPDATED.

STRUCTURAL:

- 1. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR WILL VERIFY ALL NEW OPENINGS THAT WILL BE CUT IN EXISTING STRUCTURE FOR POTENTIAL CONFLICTS.
2. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION TO SURROUNDING AREAS TO REMAIN DURING THE PARTIAL DEMOLITION OF WALLS OR OPENINGS. AS PART OF THE PROTECTION THE CONTRACTOR WILL PROVIDE DUST AND DEBRIS CONTROL.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY. AT NO TIME SHALL THE EXISTING STRUCTURAL MEMBERS BE SUBJECTED TO CUTTING, DRILLING, OR ANY MODIFICATIONS PROCESS THAT MAY INTERFERE WITH ITS STRUCTURAL INTEGRITY.
4. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS OR SUPPORTS. CAREFULLY REMOVE INTERIOR PARTITIONS ONLY. IF THERE IS ANY CONCERN WHETHER A INTERIOR WALL IS BEARING OR NOT CONTACT THE ARCHITECT IMMEDIATELY TO SCHEDULE A VERIFICATION TIME.
5. IF ANY MEP SYSTEMS ARE FOUND WITHIN WALLS THAT ARE BEING REMOVED, THE CONTRACTOR SHALL CALL THE ARCHITECT IMMEDIATELY BEFORE CONTINUING WITH WORK FOR VERIFICATION AND RELOCATION OF SYSTEM. THIS WORK IS CONSIDERED AN UNFORESEEN CONDITION AND THE COST WILL BE ADDED TO THE CONTRACT.

MEP:

- 1. FOR THE PURPOSES OF THESE GENERAL NOTES 'MEP' REFERS TO ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS IN THE BUILDING. MEP SYSTEMS INCLUDE BUT ARE NOT LIMITED TO LIMITED TO LIGHTING, ELECTRICAL, ALARM, LIFE SAFETY, AIR-CONDITIONING, HEATING, VENTILATION, PLUMBING, GAS, LOW VOLTAGE, DATA, TELEPHONE, SPEAKER AND ANY OTHER MISC BUILDING SYSTEMS.
2. DISCONNECT AND REMOVE ALL EXISTING MEP SYSTEMS FROM AREAS OF RENOVATION AS REQUIRED TO ACCOMPLISH DEMOLITION WORK UNLESS OTHERWISE NOTED. AFFECTED AREA IS NOTED WITH A DOTTED LINE OR HATCH.
3. ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING CONDUIT, WIRING, ETC., INDICATED ON THE DRAWINGS DESCRIBED IN THE NOTES AND WHICH IS NOT REQUIRED TO FUNCTION AS PART OF THE FINAL SYSTEM, SHALL BE REMOVED IN ITS ENTIRETY. ALL REMOVED MATERIAL, UNLESS DESIGNATED FOR SALVAGE, SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. SALVAGED ITEMS SHALL BE STORED ON SITE IN A LOCATION DESIGNATED BY THE ARCHITECT AND/OR OWNER. DISCONNECT AND REMOVE ALL UNUSED LIGHTING AND POWER BRANCH CIRCUIT WIRING BACK TO THEIR SOURCE(S) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS HEREBY ADVISED THAT THESE DRAWINGS DO NOT LOCATE ALL EXISTING MEP SYSTEMS, WIRING AND/OR EQUIPMENT WHICH MUST BE REMOVED, REWORKED, RELOCATED, ETC. TO ACCOMMODATE DEMOLITION AND RECONSTRUCTION WORK IN THE EXISTING BUILDING. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
5. WHERE POSSIBLE, MAJOR WORK ITEMS HAVE BEEN SHOWN ON THE DRAWINGS TO ASSIST THE CONTRACTOR ONLY. FIELD OBSERVATION OF THE EXISTING CONDITIONS WILL GIVE THE CONTRACTOR THE MOST ACCURATE DETAIL AND A BETTER UNDERSTANDING OF THE WORK INVOLVED.
6. WHERE IT BECOMES NECESSARY TO TEMPORARILY DISTURB SYSTEMS TO PERMIT EXECUTION OF THE DEMOLITION PROCESS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE OWNER, THROUGH THE ARCHITECT, TO SCHEDULE A SHUTDOWN. THE DEMOLITION CONTRACTOR SHALL GIVE A MINIMUM OF 24-HOUR ADVANCE NOTICE FOR ANY SUCH GIVEN SHUTDOWN. IF THE SHUTDOWN INCLUDES MAJOR SYSTEMS, SUCH AS DOMESTIC FEED, STEAM, ELECTRICAL OMB PANELS, ETC., TWO-WEEK NOTICE SHALL BE REQUIRED.
7. THE CONTRACT SHALL PROVIDE AS PART OF HIS BUDGET ANY TEMPORARY POWER THAT WILL BE REQUIRED BY MEANS OF A GENERATOR IN ORDER TO KEEP THE FACILITY OPERATIONAL DURING WORKING HOURS. IF SYSTEMS ARE TO BE INTERRUPTED FOR LONGER PERIODS OF TIME THE CONTRACTOR SHOULD PROVIDE AS PART OF HIS BID THE COST REQUIRED TO WORK DURING THE TIME THE FACILITY IS CLOSED FOR BUSINESS THIS SHALL INCLUDE ANY OVERTIME HOURS FOR SUBCONTRACTORS AND VENDORS.
8. THE CONTRACTOR SHALL SCHEDULE HIS WORK WITH THE ARCHITECT, OWNER AND OPERATOR IN ORDER TO HAVE THE JOB REPRESENTATIVE DISCONNECT AND RECONNECT ALL CIRCUITS ASSOCIATED WITH THE FIRE ALARM SYSTEM. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH A LIFE SAFETY SYSTEM ON ELEMENTS THAT ARE INDICATED TO BE REMOVED.
9. ALL EXISTING DEVICES TO BE RELOCATED SHALL HAVE NEW BRANCH CIRCUITS RUN FROM SOURCES UNLESS EXTENSION OF BRANCH CIRCUIT DOES NOT REQUIRE A SPLICING POINT.
10. ALL MEP SYSTEMS TO REMAIN SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING AND ELECTRICAL AS REQUIRED. SEE PROSPECTIVE DRAWING SECTION. PROVIDE A 6" STUD WALL BEHIND PLUMBING FIXTURES NOT LOCATED IN A CHASE.

PATCHING & REPAIR:

- 1. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND TYPE CEILINGS WHERE SERVICE OR ADJUSTMENTS TO MECHANICAL, PLUMBING AND ELECTRICAL ITEMS MAY BE REQUIRED.
2. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES AND FRAMES AND CASEWORK WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
3. PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING ETC. IN A COLOR AS SELECTED BY THE OWNER/ARCHITECT, EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL.
4. FOR ALL RATED AND SMOKE PARTITIONS THE SURFACE AREA OF AN INDIVIDUAL RECESSED METALLIC OUTLET, SWITCH BOX, ETC. SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE OF THE RECESSED OUTLET BOXES, ETC. SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA. BOXES THAT EXCEED 16 SQUARE INCHES OR THE AGGREGATE AREA LIMITATION SHALL BE BACKED WITH 5/8" FIRE CODE GYPSUM BOARD TO MAINTAIN THE PARTITION RATING BEHIND THE BOXES. RECESSED BOXES LOCATED ON THE OPPOSITE SIDE OF THE WALL OR PARTITION SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24".
5. WHERE DEMOLITION OF CERTAIN ITEMS LEAVES PENETRATIONS IN EXISTING-TO-REMAIN FLOORS, WALLS, CEILINGS, ROOFS, ETC. PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION AND STRUCTURAL REQUIREMENTS.
6. WHERE NEW GYPSUM BOARD PARTITIONS ARE CONTINUATION OF AN EXISTING ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE GYPSUM BOARD. IF REQUIRED STUDS SHALL BE OFFSET PROVIDING ALIGNMENT.
7. PIPING AND CONDUIT LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN EQUIPMENT ROOMS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE CHASES AND FURRING FOR PIPING INSTALLED.
8. LANDSCAPING THAT HAS BEEN REMOVED IN ORDER TO PERFORM THE SCOPE OF WORK IDENTIFIED IN THE DRAWINGS SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. WHENEVER POSSIBLE EXISTING LANDSCAPING SHOULD BE REMOVED AND RELOCATED. COORDINATE WITH ARCHITECT FINAL RELOCATION AND COORDINATION OF LANDSCAPING IF REQUIRED.
9. MEP SYSTEMS INCLUDING BUT NOT LIMITED TO LIMITED TO LIGHTING, ELECTRICAL, ALARM, LIFE SAFETY, AIR-CONDITIONING, HEATING, VENTILATION, PLUMBING, GAS, LOW VOLTAGE, DATA, TELEPHONE, SPEAKER AND ANY OTHER MISC BUILDING SYSTEMS SHALL BE RESTORED TO ITS ORIGINAL WORKING ORDER.
10. ALL MEP SYSTEMS TRIM AND FINISHES SHALL MATCH EXISTING. IF THIS IS NOT POSSIBLE THE CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER AND PROVIDE ALTERNATE SOLUTIONS.
11. ANY NEW DOORS BEING PROVIDED AS PART OF THE PROPOSED SCOPE SHALL BE SHOP PAINTED TO MATCH THE NEW PAINT COLOR ON EXISTING STOREFRONT. INSTALLATION OF NEW DOORS AND WINDOWS SHALL MEET ALL APPLICABLE CODES.
12. ALL PATCHING AROUND NEW DOORS AND WINDOWS SHALL MATCH SURROUNDING AREAS AND BE FLARED OUT SO THAT IT BLENDS WITH EXISTING AREAS.
13. CONTRACTOR TO INCLUDE AS PART OF HIS COST THE REPLACEMENT OF ANY GLAZING GASKETING THAT IS DETERMINED TO BE DAMAGED OR NEEDING REPLACEMENT.

- 14. ALL WINDOWS, DOORS, SHOULD BE RE-CALKED PRIOR TO RECEIVING NEW EXTERIOR PAINT.
15. ALL EXTERIOR SURFACES RECEIVING NEW PAINT SHALL BE PRESSURE WASHED PRIOR TO PAINTING. AREAS OF NEW CONSTRUCTION SHALL RECEIVE PAINT PRIMER PRIOR TO FINAL PAINT.
16. CONTRACTOR TO PROVIDE AS PART OF HIS PAINT SCOPE THE PAINTING OF ALL CONDUITS, AND ATTACHMENTS TO BUILDING ALREADY PAINTED TO MATCH EXTERIOR WALL SURFACES.
17. WHERE EXISTING FLOORING IS DESIGNATED TO REMAIN, THE CONTRACTOR SHALL INCLUDE AS PART OF HIS COST THE REPLACEMENT OF ANY PORTIONS OF THE FLOOR THAT IS DAMAGED EITHER DURING CONSTRUCTION OR ALREADY EXISTING.

SOL-ARCH ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
4817 SW 74TH COURT, MIAMI, FL 33155
P. 305.740.0720 F. 305.740.0718

COMMENTS REVISION NO. DATE

NEW BUILDING
ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

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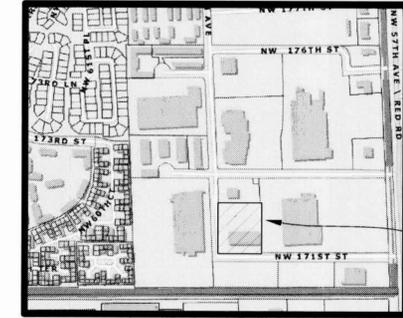


PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PE

# BOUNDARY SURVEY

5855 NW 171st ST  
HIALEAH, FLORIDA 33015  
MIAMI-DADE COUNTY, FLORIDA

## LOCATION MAP

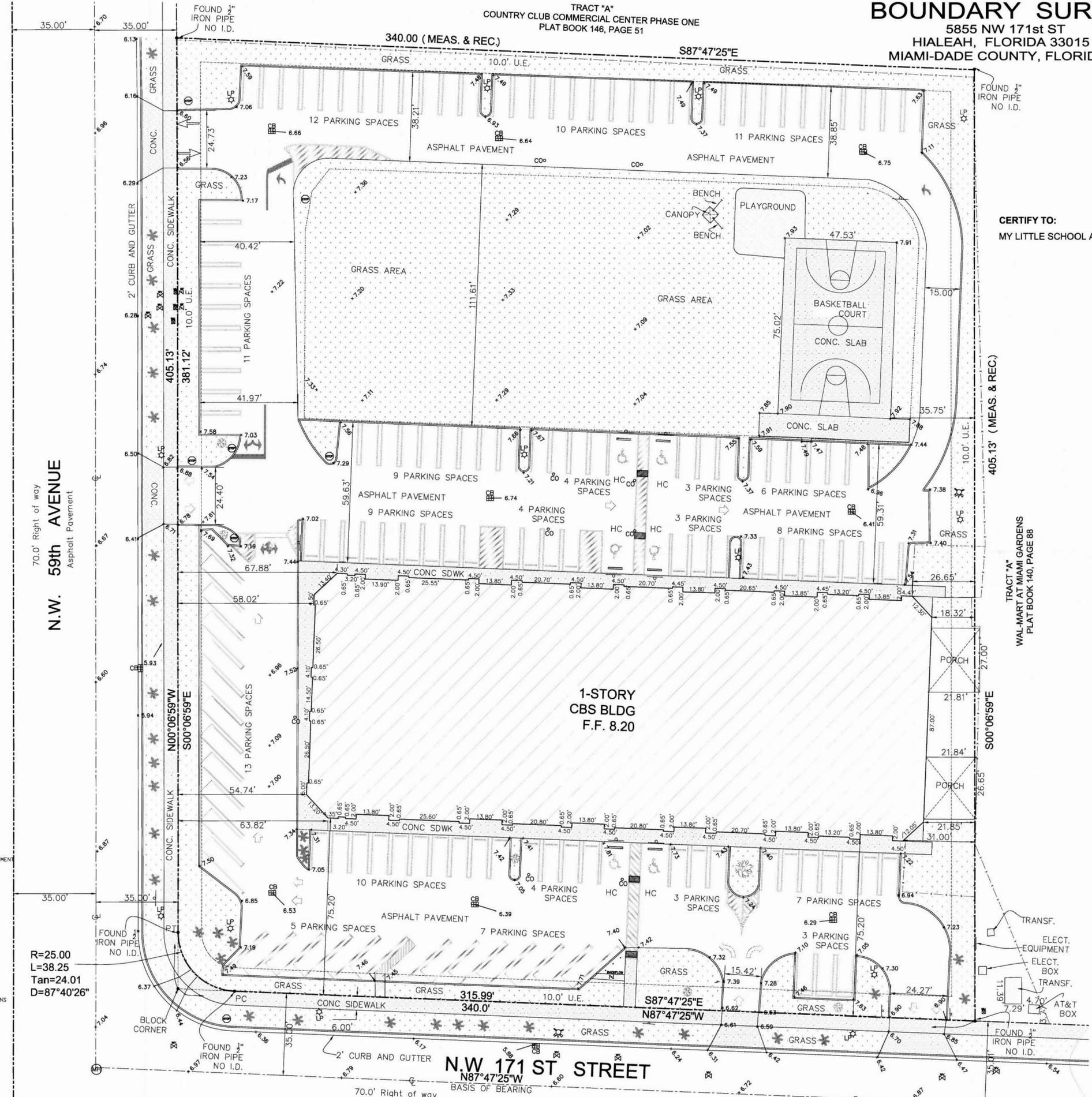


PORTION OF SEC 12 - TWP 52S - RGE 40E  
N.T.S

America Layout Corp



TRACT "A"  
COUNTRY CLUB COMMERCIAL CENTER PHASE ONE  
PLAT BOOK 146, PAGE 51



### SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- △ BELLSOUTH BOX
- WATER METER
- ★ PALM
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- PINE TREE

### ABBREVIATIONS

- AVE = AVENUE
- ASPH = ASPHALT
- A/W = ANCHORED WIRE
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- BLK COR = BLOCK CORNER
- CAL = CALCULATED
- CB = CATCH BASIN
- CH = CHURCH
- CL = CHAIN LINK FENCE
- CONC = CONCRETE
- COL = COLUMN
- COMP = COMPUTED
- C.U.P. = CONCRETE UTILITY POLE
- CL.P. = CONCRETE LIGHT POLE
- CB = CONCRETE BLOCK
- STR = STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DELTA
- D/W = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- EAS. = EASEMENT
- ENC. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- F.D.H. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.N. = FOUND NAIL
- I/F = IRON FENCE
- L = LENGTH
- L.F.E. = LOWEST FLOOR ELEVATION
- LEP = LIGHT POLE
- MEAS. = MEASURED
- M.H. = MAN HOLE
- M.L. = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- O.L. = ON LINE
- O.R. = OVERHANGING ROOF
- D/S = OFF SET
- P = PLAT
- P.C. = POINT OF CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PL = PLANTER
- P.M. = PARKING METER
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P/W = PARKWAY
- R = RADIUS
- RES = RESIDENCE
- R/W = RIGHT OF WAY
- S.D.H. = SET DRILL HOLE
- S.I.P. = SET IRON PIPE
- S/N = SET NAIL
- SDWK = SIDEWALK
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W = WIDTH
- W/F = WOOD FENCE
- W/S = WOOD SHED
- W.V. = WATER VALVE
- W.P. = WOOD UTILITY POLE
- W.U.P. = WOOD UTILITY POLE
- IF = IRON FENCE
- CL = CHAIN LINK FENCE
- WF = WOOD FENCE
- CF = CHICKEN FENCE
- OW = OVERHEAD ELEC.
- CL = CENTER LINE
- BE = BENCHMARKS ELEVATIONS
- BLDG = BUILDING
- DIS = DISTANCE
- CB = CATCH BASIN
- WM = WATER METER
- V.U.P. = VERTICAL UTILITY POLE
- SR = STATE ROAD
- US = US HIGHWAY
- INT = INTERSTATE
- COL = COLUMNS

70.0' Right of way  
N.W. 59th AVENUE  
Asphalt Pavement

R=25.00  
L=38.25  
Tan=24.01  
D=87°40'26"

N.W. 171 ST STREET  
BASIS OF BEARING

CERTIFY TO:  
MY LITTLE SCHOOL ACADEMY CORP.

SUBJECT PROPERTY

### SURVEYOR'S NOTES:

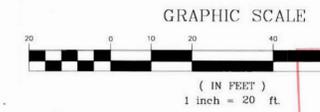
- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
  - #2 Please See Abbreviations and Legend
  - #3 Scale of Drawing "As Shown"
  - #4 Ownership is subject to OPINION OF TITLE.
  - #5 Type of survey: BOUNDARY SURVEY.
  - #6 All Right of Way shown are Public unless otherwise noted.
  - #7 Legal Description Furnished by client.
  - #8 No underground installations on improvements have been located except as noted.
  - #9 Ownership of fences is not determine.
  - #10 Record and measurement calls are in substantial agreement unless otherwise shown.
  - #11 Bench Mark Number: N-580
- Locator: 2001S  
Section-Township-Range: 12-52-40  
Elevation: 6.95  
#12 Complete Field Survey: 10-01-2014  
#13 Revised Boundary Survey:

**ELEVATION INFORMATION**  
National Flood Insurance Program  
FEMA Elev. Reference to NGVD 1929  
Map Number: 12086C0116L  
Community Name: MIAMI-DADE COUNTY  
Community Number: 120635  
Panel Number: 0116  
Firm Zone: AE  
B. Elev. 7.0  
Date of Firm: 09-11-2009  
Bsuffix: L

NOTES:  
THERE MAY BE ADDITIONAL RESTRICTIONS AND DEDICATIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SIGNING PARTY.

LEGAL DESCRIPTION:  
TRACT "A" OF "SILVIA SUBDIVISION"  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158 AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

**Engineering & Surveying Consultant**  
7659 Southwest 102nd Place  
Miami, Florida 33173  
LB No. 7464  
Tel. 305-606-0031  
Fax. 305-412-3545

*William Hesteyan*  
BY WILLIAM HESTEYAN  
Professional Land Surveyor  
STATE OF FLORIDA

PROJECT:  
BOUNDARY SURVEY  
5855 NW 171st ST  
HIALEAH FLORIDA 33015  
MIAMI-DADE COUNTY, FLORIDA

JOB No.	1410270
FIELD BOOK:	
CAD FILE:	LD-9
DATE:	10-01-2014
SCALE:	AS SHOWN
DRAWN:	LDD
REV:	W-H
REVISIONS:	
SHEET No.	1-OF-1