

VIZCAYA VILLAGE

PHASE II RESTORATION

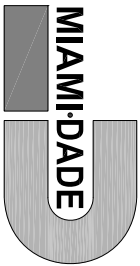
EAST AND WEST GATE LODGE BUILDINGS

50 S.W. 32 ROAD
MIAMI, FLORIDA 33129

CONSTRUCTION DOCUMENTS REVIEW - ISSUED FOR BID

RHA PROJECT NO. 06-3252
JANUARY 16, 2008

BUILDING DEPARTMENT OWNERS COMMENTS - NOVEMBER 15, 2007



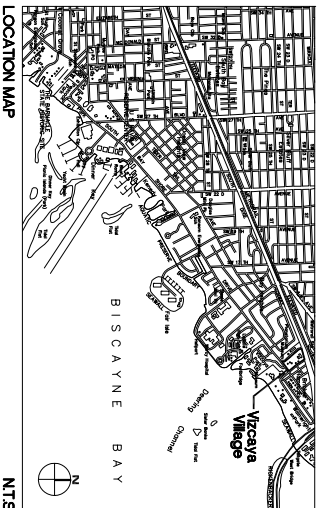
Honorable Carlos Alvarez
Mayor

BOARD OF COUNTY COMMISSIONERS

Honorable Barbara J. Jordan District I	Honorable Carlos A. Gimenez District 7
Honorable Dorth D. Rife District 2	Honorable Kay Sorrento District 8
Honorable Audrey M. Edmonson District 3	Honorable Dennis C. Moss District 9
Honorable Sally A. Heyman District 4	Honorable Senator Javier D. Solari District 10
Honorable Bruno A. Barreto District 5	Honorable Jose "Pepi" Diaz District 12
Honorable Rebecca Scusa District 6	Honorable Natasha Stokes District 13

George M. Burgess
County Manager
Murray Greenberg
County Attorney

MIAMI-DADE COUNTY provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability.



OWNER

VIZCAYA MUSEUM AND GARDENS TRUST
MIAMI-DADE COUNTY
3291 SOUTH MIAMI AVENUE
MIAMI, FLORIDA 33129
TELEPHONE: 305/250-9133

PROJECT TEAM

ARCHITECT

R.J. Heiserbottle Architects, P.A.
2919 Collins Ave., 1st Floor, Suite 400
Miami, Florida 33134
Telephone: 305-446-7799 Fax: 305-446-9275
Florida Registration Number: 0100885

STRUCTURAL ENGINEER

Douglas Wood and Associates, Inc.
259 Alhambra Circle, Suite 310
Miami, Florida 33134
Telephone: 305-461-3450 Fax: 305-461-3650
Florida Registration Number: 022092

MECHANICAL/ELECTRICAL ENGINEER

Gartek Engineering Corp.
11000 N.W. 22nd Street
Miami, Florida 33187
Telephone: 305-285-8997 Fax: 305-284-2498
Florida Registration Number: 24221 ELECTRICAL

CIVIL ENGINEER

Maurice Gray Associates, Inc.
3622 S.W. 24th Street
Miami, Florida 33155
Telephone: 305-445-3344 Fax: 305-445-0564
Florida Registration Number: 023404

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: *Vizcaya Village Phase II Restoration - East and West Gate Lodge Buildings*

Address: *3251 South Miami Avenue and 50 S. W. 32nd Road, Miami, Florida 33129*

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: *Dr. Joel M. Hoffman, Executive Director
Vizcaya Museum & Gardens Trust / Miami-Dade County, Florida*

Applicant's Address: *3251 South Miami Avenue, Miami, FL 33129*

Applicant's Telephone: *(305) 860-8422* **FAX:** *(305) 285-2004*

Applicant's E-mail Address: *joel.hoffman@vizcayamuseum.com*

Relationship to Owner: *The East and West Gate Lodge Buildings, the subject buildings of this waiver request, are owned by Miami-Dade County, Florida.*

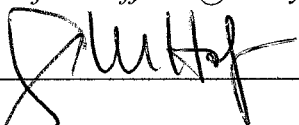
Owner's Name: *Dr. Joel M. Hoffman, Executive Director*

Owner's Address: *3251 South Miami Avenue, Miami, FL 33129*

Owner's Telephone: *(305) 860-8422* **FAX:** *(305) 285-2005*

Owner's E-mail Address: *joel.hoffman@vizcayamuseum.com*

Signature of Owner: _____



Contact Person: *Dr. Joel M. Hoffman, Executive Director*

Contact Person's Telephone: *(305) 860-8422*

E-mail Address: *joel.hoffman@vizcayamuseum.com*

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Existing East Gate Lodge: 2-story office use structure with a partial 3rd story. Total building area equals 2,305 square feet.

Existing West Gate Lodge: 2-story office use structure with a partial 3rd story. Total building area equals 5,891 square feet.

The rehabilitation of the 8,196 square foot facilities includes ADA accessibility improvements, structural repairs to basements and crawl spaces, and abatement of mold, asbestos and lead-based paints.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): *Alteration/Restoration Existing East Gate Lodge: \$1,217,085.00*
Alteration/Restoration Existing West Gate Lodge: \$3,038,342.00

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 historic restoration of the East & West Gate Lodge buildings will include the adaptive reuse of original spaces, and limited ADA accessibility. Our reasons for proposing to provide only limited accessibility are outlined below.

Originally designed and built to function as residential adjunct facilities to the main house at Vizcaya, the East and West Gate Lodge buildings do not include consideration for accessibility by physically disabled persons. The varying elevated levels of the entry loggias, main rooms of the ground floor, and rooms of the upper floors of both buildings, have created architectural barriers that to apply code compliant mitigation solutions would threaten or destroy the buildings' historic significance.

As the renovation plans indicate, we are proposing to use the alternative requirements of Florida Building Code Section 11-4.1.7(3) – Historic Preservation: Minimum Requirements. In order to invoke

this section of the Code, the State Historic Preservation Officer must agree that compliance with the accessibility requirements for accessible routes (exterior and interior), ramps, entrances or toilets, including vertical accessibility to the second and third floors, would threaten or destroy the historical significance of the buildings.

By applying the alternative requirements in Section 11-4.1.7(3), we have been able to achieve full accessibility to a limited number of public areas, including restrooms in both buildings, with minimal impact to the historical significance of the buildings.

The enclosed letter from the State Historic Preservation Officer grants relief in accordance with the requirements of Chapter 533, Part V, Florida Statutes.

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

Issue

1. FBC 11-4.1.6(f): *“Vertical accessibility shall be provided to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility, except for: (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. However, as provided in Section 553.509, Florida Statutes, buildings, structures, and facilities must, at a minimum, comply with the requirements of ADAAG. Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under Section 11-4.1.3(5)(3) of the code.”*

8. Reason(s) for Waiver Request: The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

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

The construction necessary to provide vertical accessibility to the second and third floors will threaten or destroy the primary elevations, small room spatial configurations and/or finishes and features all considered character-defining features of the East and West Gate Lodges.

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

The waiver is necessary in order to preserve and protect the historic significance of both the East and West Gate Lodge structures and be in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, wherein

repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the buildings' historic character.

Sections of the rehabilitation guidance address work done to meet health and safety code requirements, for example, providing barrier-free access to historic buildings. Although this work is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the buildings' historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code requirements.

Approval of the waiver will help to reinforce the Secretary of the Interior's responsibility under State and local official's authority for advising on the preservation of historic properties listed in the National Register of Historic Places.

A handwritten signature in cursive script, reading "Richard J. Heisenbottle". The signature is written in black ink and is positioned above a horizontal line. Below the line, the word "Signature" is printed in a bold, sans-serif font.

Signature

Richard J. Heisenbottle, FAIA

Printed Name

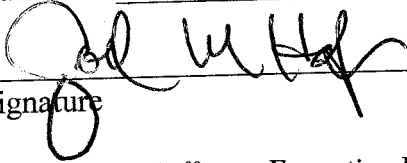
Phone number: (305) 446-7799 x14

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 13th day of February, 2008


Signature

Dr. Joel M. Hoffman, Executive Director
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

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. ACCESSIBLE BUILDINGS ALTERATION 11.4.1.6
- b. TECHNICAL INFEASIBLE HISTORICAL BUILDINGS &
- c. 11.4.1.7 (B) HISTORIC PRESERVATION

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 _____

Comments/Recommendation _____

Jurisdiction CITY OF MIAMI

Building Official or Designee Jose L. Ferras
Signature

JOSE L. FERRAS
Printed Name

BU 1301
Certification Number

305.416.1107. 305.416.1060 FAX
Telephone/FAX

Address: 444 SW 2ND AVENUE
MIAMI FLORIDA 33130



Kyi

FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 21, 2006

Richard J. Heisenbottle, FAIA
R. J. Heisenbottle Architects, PA
340 Minorca Avenue
Coral Gables, Florida 33134

RE: East and West Gate Lodges, Vizcaya Farm Village, South Miami Avenue, Miami, Florida

Dear Mr. Heisenbottle:

At your request we reviewed the listed properties pursuant to the procedures set forth in 4.1.7 (2) (b) of Appendix A to 28 CFR Part 36, Americans with Disabilities Act Accessibility Guidelines (ADAAG) and equivalent procedures implementing Sections 553.501-553.513, Florida Statutes. This review is based on information provided in drawings, photographs and letter you submitted to this office dated March 27, 2006 and received April 11, 2006.

It is the opinion of this office that compliance with ADAAG 4.1.6 Accessible Buildings: Alterations and the technical provisions of ADAAG including those for routes, entrances, or toilets will threaten or destroy the historic significance of East and West Gate Lodges, qualified historic properties, and that ADAAG 4.1.7 (3) Historic Preservation Minimum Requirements may be used.

We concur with your assessment the construction necessary to provide vertical accessibility to the second and third floors will threaten or destroy the primary elevations, small room spatial configurations and/or finishes and features all considered character-defining features of East and West Gate Lodges.

It is our understanding that to mitigate lack of accessibility to the second and third floor, accessible entrances and restrooms will be provided on the first floors of both buildings. It is our opinion that the proposed work will not threaten or destroy the historic significance either the East or West Gate Lodge.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6436

Archaeological Research
(850) 245-6444 • FAX: 245-6452

Historic Preservation
(850) 245-6333 • FAX: 245-6437

Historical Museums
(850) 245-6400 • FAX: 245-6433

Southeast Regional Office
(954) 467-4990 • FAX: 467-4991

Northeast Regional Office
(904) 825-5045 • FAX: 825-5044

Central Florida Regional Office
(813) 272-3843 • FAX: 272-2340

Richard J. Heisenbottle, FAIA

April 21, 2006

Page Two

Please direct questions concerning this review to Phillip Wisley, staff architect, at
(850) 245-6333.

Sincerely,

A handwritten signature in black ink, appearing to read "DF", with a horizontal line extending to the right.

David Ferro, RA
Deputy State Historic Preservation Officer
For Architectural Preservation Services

DF/pw

March 3, 2008

Department of Community Affairs
Florida Building Commission
Codes and Standards Section
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Attn: Mary Kathryn Smith

VIA FEDEX

**RE: REQUEST FOR WAIVER FROM ACCESSIBILITY
REQUIREMENTS**

Vizcaya Village Phase II Restoration
East & West Gate Lodge Buildings
3251 South Miami Avenue & 50 S.W. 32nd Road
Miami, FL 33129
RJHA Project No. 06-3252

2199
PONCE
DE LEON
BOULEVARD
SUITE 400
CORAL
GABLES
FLORIDA
33134
305.446.7799
305.446.9275 FAX

Dear Ms. Smith,

Attached is a Request for Waiver from Accessibility Requirements of Chapter 533, Part V, Florida Statutes, including attachments. Please advise when this item will be before the Building Commission so that the Owner may attend the meeting in support of the request.

HEISENBOTTLE
ARCHITECTS

Enclosed items are:

1. One (1) completed and signed, Request for Waiver from Accessibility Requirements of Chapter 533, Part V, Florida Statutes.
2. One (1) set of 24" x 36" drawings (Sheets Cover Sheet, A1.01, WA1.01, WA1.02, WA2.05, WA2.06, WA2.07, WA2.08, EA1.01 & EA2.02).
3. One (1) set of 11" x 17" drawings (Sheets Cover Sheet, A1.01, WA1.01, WA1.02, WA2.05, WA2.06, WA2.07, WA2.08, EA1.01 & EA2.02).
4. One CD with application and drawings in PDF format.

Should there be any questions or comments prior to the Building Commission Meeting please give me a call at (305) 446-7799 x 23.

Thank you for your cooperation in this matter.

Sincerely,

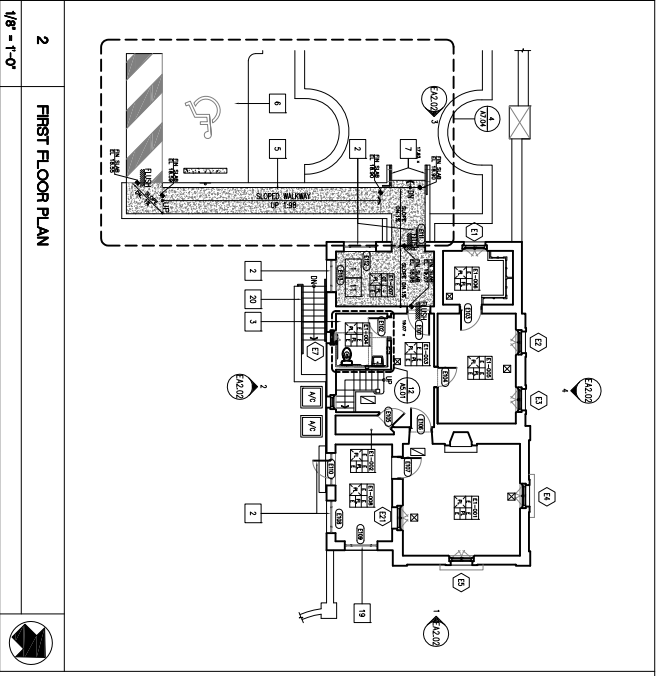
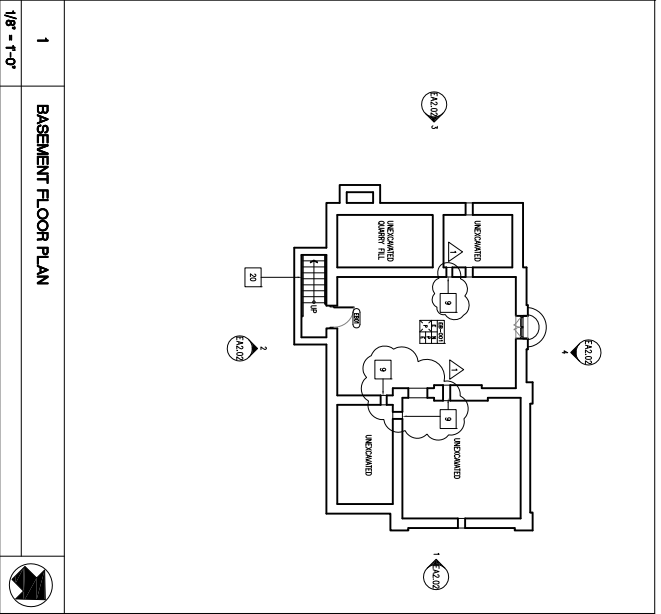
R. J. HEISENBOTTLE ARCHITECTS, P.A.



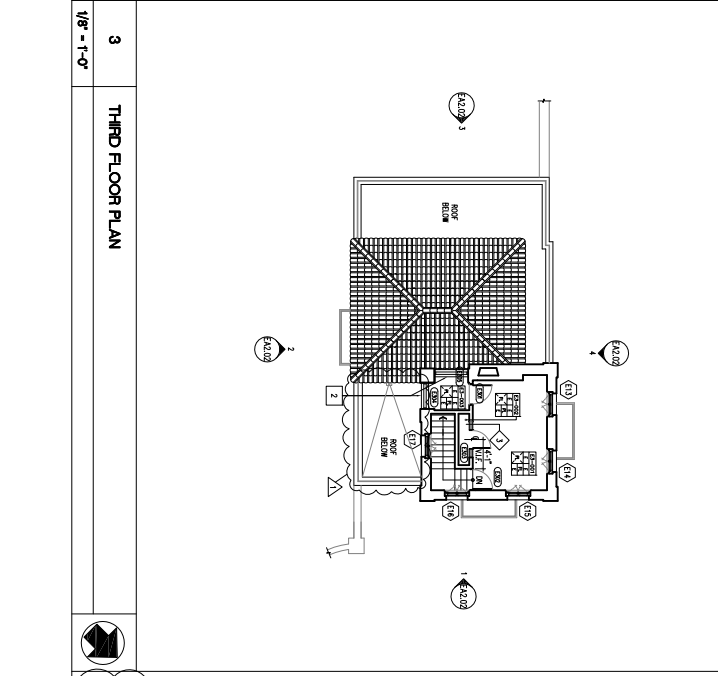
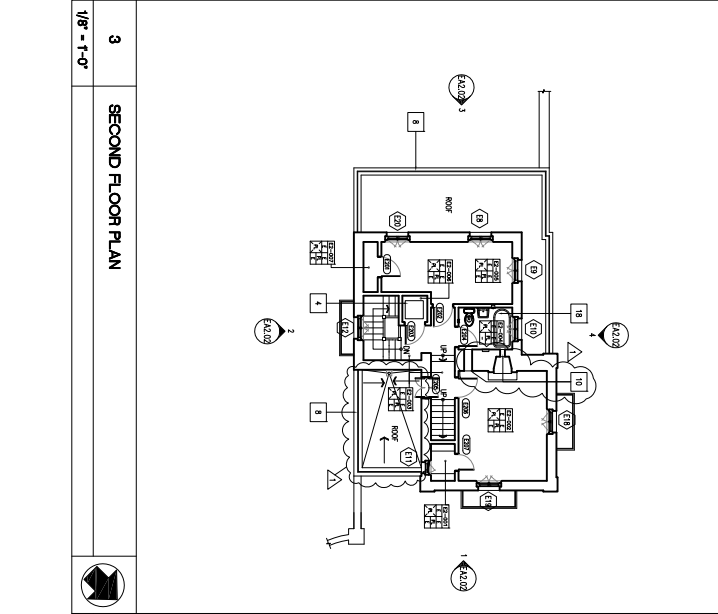
Arnold N. Zwibel, AIA
Senior Project Manager

Enclosures

cc: Dr. Joel M. Hoffman, Vizcaya Museum & Gardens Trust
Mr. Joe Ferras, C.B.O., City of Miami Building Department
Mr. David Ferro, R.A., Florida Department of State
Mr. Richard Heisenbottle, FAIA, R.J. Heisenbottle Architects, P.A.



- LEGEND**
- GOING TO REMAIN
 - ▨ NEW CONSTRUCTION
 - ▤ NEW FLOOR FINISH AS SHOWN
 - ▥ NEW FLOOR FINISH AS SHOWN
 - ▧ FLOOR PLAN REVISIONS
 - ▩ NEW MIRROR FINISH
 - NEW FLOOR FINISH AS SHOWN
 - SEE REMOVAL DRAWINGS
1. NEW LODGE FLOOR TO MATCH HALL FLOOR ELEVATION.
 2. NEW SCREENS AND/OR SCREEN DOOR AT LODGE TO MATCH ORIGINAL.
 3. NEW ADA ACCESSIBLE TOILET ROOM.
 4. NEW ADA CLOSET.
 5. NEW CLAD CONCRETE WALKWAY WITH SHALUTE STONE FINISH SEE STRUCTURAL DRAWINGS FOR DETAILS.
 6. NEW ACCESSIBLE STAIRS SHALL.
 7. NEW 1 1/2" DIA. ALUMINUM HANDRAIL. SEE SHEET A104 FOR DETAILS.
 8. NEW BUILDING TO MATCH ORIGINAL.
 9. NEW 1/2" X 1/2" FIBERGLASS WALL BRACING. SEE STRUCTURAL DRAWINGS.
 10. REMOVE NEW QUARRY TILE FLOOR TO MATCH EXISTING QUARRY TILE FLOOR.
 11. REMOVE NEW QUARRY TILE FLOOR TO MATCH EXISTING QUARRY TILE FLOOR.
 12. NOT USED.
 13. NOT USED.
 14. NOT USED.
 15. NOT USED.
 16. NOT USED.
 17. NOT USED.
 18. NOT USED.
 19. NOT USED.
 20. NEW FINISH TO MATCH ORIGINAL.
- GENERAL RENOVATION NOTES**
1. INSPECT CEILING AND STRUCTURE ALL EXISTING EXTERIOR FLOORS AND WALLS.
 2. REMOVE EXISTING CEILING AND FINISH AS REQUIRED.
 3. PATCH, REPAIR, AND FINISH ALL EXISTING CONCRETE AND STONE TO MATCH EXISTING STONE AND PATCH, COMP. BACK TO A CLEAN LINE AND SET FINISHING HEIGHT AS REQUIRED TO MATCH EXISTING FINISH BETWEEN NEW AND OLD - FINISH.
 4. THE SPACE SIZES SHALL 1/8" IN WIDTH IN CONCRETE, GIP AND REINFORCE ALL LOGS OR UNDESIRABLE LOGS, AND REMOVE EXISTING WALLS, CEILING, FLOOR, AND FINISH AS REQUIRED TO MATCH EXISTING STONE AND PATCH, COMP. BACK TO A CLEAN LINE AND SET FINISHING HEIGHT AS REQUIRED TO MATCH EXISTING FINISH BETWEEN NEW AND OLD - FINISH.
 5. USE BEST CONCRETE GRADES FOR PART TO 1 1/2" CLEAR LINE AND THE NEW QUARRY FINISH 1/2" OF THE EXISTING FINISH FINISH SURFACE TO MATCH EXISTING QUARRY FINISHES.
 6. REMOVE EXISTING QUARRY FINISH SURFACE TO MATCH EXISTING QUARRY FINISHES.
 7. FOR SELECTIVE STRUCTURAL REPAIRS, REFER TO STRUCTURAL DRAWINGS.
 8. FOR STRUCTURAL REPAIRS, INCLUDING MASONRY CONNECTIONS AND ANCHORS FOR WOOD STUDS AND FINISHING MATERIALS, AND REPAIRS OF EXISTING CONCRETE AND FINISHING MATERIALS, REFER TO STRUCTURAL DRAWINGS.
 9. USE BEST CONCRETE GRADES FOR PART TO 1 1/2" CLEAR LINE AND THE NEW QUARRY FINISH 1/2" OF THE EXISTING FINISH FINISH SURFACE TO MATCH EXISTING QUARRY FINISHES.
 10. REMOVE NEW ADA COMPLIANT STAIRS, HANDRAILS, AND NEW LOGS AS SHOWN. SEE DOOR SCHEDULE ON SHEET A101 FOR DETAILS.
 11. REMOVE NEW ADA COMPLIANT STAIRS, HANDRAILS, AND NEW LOGS AS SHOWN. SEE DOOR SCHEDULE ON SHEET A101 FOR DETAILS.
 12. SET ELECTRICAL SYSTEMS FOR CODE COMPLIANCE, ADAPTATIONS TO THE BUILDING'S EXISTING ELECTRICAL AND DISTRIBUTION SYSTEM, INCLUDING BUT NOT LIMITED TO WALK DOWNHEAD CIRCUITRY, RELOCATION OF NEW-CIRCUIT BREAKERS, ELECTRICAL PANELS, SWITCHES, SOLS, SWITCHES AND CONDUITS.
 13. SET THE PROTECTIVE DRAWINGS FOR NEW FIRE PROTECTION WORK.
 14. SET THE PROTECTIVE DRAWINGS FOR NEW FIRE PROTECTION WORK.
- MATERIALS LEGEND**
- | FINISH | ABBREVIATIONS | FINISH | ABBREVIATIONS |
|--------|------------------|--------|------------------|
| AP | ACRYLIC PAINT | R | FLUOROPOLYMER |
| CP | CONCRETE POLISH | V | VINYL WALL PAPER |
| CS | CONCRETE SURFACE | W | WOOD |
| GP | GRANITE POLISH | WN | WOOD PANEL |
| IP | INTERIOR PAINT | WN | WOOD PANEL |
| MP | MARBLE POLISH | WN | WOOD PANEL |
| OP | OUTDOOR PAINT | WN | WOOD PANEL |
| SP | SPRAYED PAINT | WN | WOOD PANEL |
- ROOM LEGEND**
- | ROOM NO. | ROOM NAME |
|----------|----------------|
| EP-001 | STORE ROOM |
| EP-002 | STAIR |
| EP-003 | TOILET ROOM # |
| EP-004 | HALLWAY |
| EP-005 | HALLWAY # |
| EP-006 | A/C CLOSET |
| EP-007 | CLOSET |
| EP-008 | SCREENED LOGGA |
| EP-009 | SCREENED LOGGA |
| EP-010 | SCREENED LOGGA |



- VERTICAL ACCESSIBILITY WAIVER**
- REQUEST FOR WAIVER FROM AMERICANS WITH DISABILITIES ACT, PART V, FLORIDA STATUTES, WILL BE APPLIED FOR APPLICATION AND BUILDING OFFICIAL REVIEW LETTERS SHALL BE PROVIDED.

VIZCAYA VILLAGE PHASE II RESTORATION EAST & WEST GATE LODGE BUILDINGS

30 SW 32 ROAD
MAMI, FLORIDA 33109

THE VIZCAYA VILLAGE AND GUESTS TRUST
3251 SOUTH MIAMI AVENUE
MIAMI, FLORIDA 33129

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID	01/14/09
2	BUILDING DEPT./OWNER COMMENTS	11/15/07
3	ISSUED FOR PERMIT	12/08/08
4	DATE CONSTRUCTION DOCUMENTS REVIEW	04/20/08
5	DATE CONSTRUCTION DOCUMENTS REVIEW	05/05/08
6	ISSUE PREPARATION (CON. SCHEDULE)	04/13/08
7	RESPONSE/REVISIONS (1)	DATE

RJ HEISENBOTTEL ARCHITECTS

2199 POND OF LEAF BLVD, SUITE 400
CORAL GABLES, FL 33134
TEL: 305/444-7799 FAX: 305/444-8795
FLORIDA REGISTRATION NUMBER: 01700905

STRUCTURAL ENGINEER

DOUGLAS WOOD ASSOCIATES, INC.
2201 S.W. 8TH STREET
CORAL GABLES, FL 33134
TEL: 305/444-7799 FAX: 305/444-8795
FLORIDA REGISTRATION NUMBER: 051355

CIVIL ENGINEER

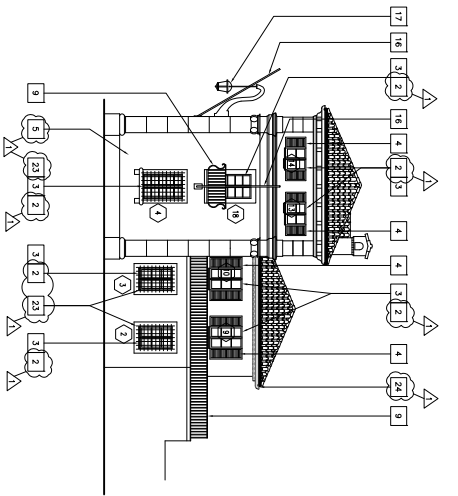
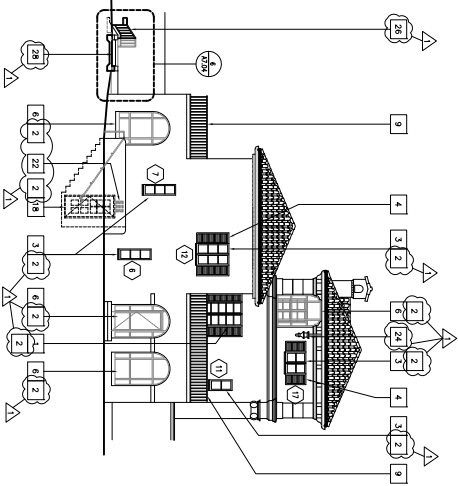
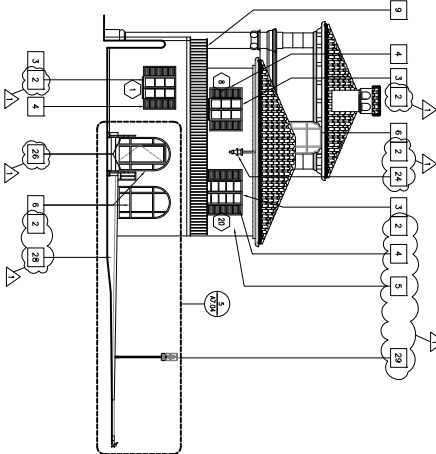
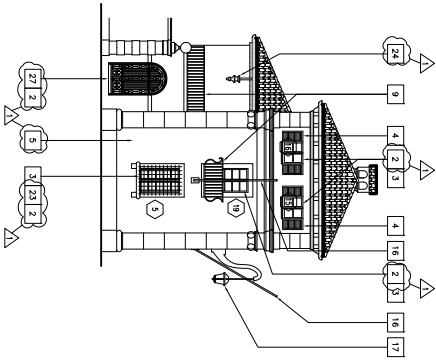
CHARTER ENGINEERING CORP.
2721 S.W. 9TH STREET
CORAL GABLES, FL 33134
TEL: 305/444-7799 FAX: 305/444-8795
FLORIDA REGISTRATION NUMBER: 5420 (EXPIRES 12/31/2010)

Mechanical/Electrical Engineer

MARCUS GRAY ASSOCIATES, INC.
3005 S.W. 8TH STREET
CORAL GABLES, FL 33134
TEL: 305/444-7799 FAX: 305/444-8795
FLORIDA REGISTRATION NUMBER: 029044

SHEET TITLE: EAST GATE LODGE FLOOR PLANS

EA101



- EXTERIOR ELEVATIONS AND SECTIONS KEYNOTES
- 1 REPAIRS: WOOD ROOF TO ORIGINAL CONDITION, TYP.
 - 2 PROVIDE NEW HANCOX SCREEN SERIES 20007 FLEXIBLE WIND SHIELD WITH 1/2" WOOD SHUTTERS TO MATCH ORIGINAL. EXPANDED SHIP DRAWING. DATE: 01/07/2008. PROVIDE.
 - 3 RESTORE WINDOWS AND SCREENS TO ORIGINAL CONDITION, TYP.
 - 4 REPAIRS: OR REPLACE WOOD SHUTTERS TO MATCH ORIGINAL WOOD SHUTTERS AT SITE, TYP.
 - 5 PATCH AND REPAIR STUCCO WALL WHERE DAMAGED, TYP.
 - 6 NEW SCREEN ENCLOSURE TO MATCH ORIGINAL SCREEN AND/OR SCREENS IN SAME LOCATION.
 - 7 NOT USED.
 - 8 NOT USED.
 - 9 REPAIRS: OR REPLACE METAL RAILING TO MATCH EXISTING.
 - 10 NOT USED.
 - 11 NOT USED.
 - 12 NOT USED.
 - 13 NOT USED.
 - 14 NOT USED.
 - 15 NOT USED.
 - 16 EXISTING FLASHING TO REMAIN.
 - 17 EXISTING LAMP AND IRON BRACKET TO REMAIN.
 - 18 NEW WOOD DOOR.
 - 19 NOT USED.
 - 20 NOT USED.
 - 21 NOT USED.
 - 22 NEW 18"x12" TRIMME COVER. SEE MECHANICAL DRAWINGS.
 - 23 REPAIRS: METAL GRILLE.
 - 24 EXISTING COPPER DOWNSPUTTERS, LEADERS, STOPS, ETC. TO REMAIN. MATCH ORIGINAL.
 - 25 NOT USED.
 - 26 NEW METAL HANDRAIL.
 - 27 NEW HISTORIC REPRODUCTION WOOD GRILL AND SCREEN.
 - 28 NEW SLOPED CONCRETE WALKWAY WITH SIMULATED STONE FINISH. SEE STRUCTURAL DRAWING FOR DETAILS.
 - 29 NEW ACCESSIBLE PARKING SIGN. SEE DETAIL 1, SHEET A1.02.

1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"

VIZCAYA VILLAGE PHASE II RESTORATION
EAST & WEST GATE LODGE BUILDINGS

40 SW 32 ROAD
MIAMI, FLORIDA 33109

THE KOKON LARSEN AND GIBBER TRUST
3251 SOUTH MIAMI AVENUE
MIAMI, FLORIDA 33129

NO.	REVISION/ISSUANCE (1)	DATE
1	ISSUED FOR RFI	01/14/09
2	BUILDING DEPT./OWNING COMMENTS	11/15/07
3	ISSUED FOR RFI#1	12/04/06
4	DATE CONSTRUCTION DOCUMENTS REVIEW	04/20/06
5	DATE CONSTRUCTION DOCUMENTS REVIEW	05/05/06
6	HISTORIC PRESERVATION COA SUBMITTAL	04/13/06
7	RESPONSE/COMMISSIONS (1)	DATE

RJ HEISENBOTTLE
ARCHITECTS

2199 POND OF LEAF BLVD, SUITE 400
MIAMI, FLORIDA 33134
TELEPHONE: 305/444-7799 FAX: 305/444-8775
FLORIDA REGISTRATION NUMBER: 0100060

STRUCTURAL ENGINEER

DOUGLAS WOOD & ASSOCIATES, INC.
2500 N.W. 107th Avenue, Suite 200
MIAMI, FLORIDA 33157
TELEPHONE: 305/444-2650
FLORIDA REGISTRATION NUMBER: 02 6353

MECHANICAL/ELECTRICAL ENGINEER

CHARLES GIBBY ASSOCIATES, INC.
2710 S.W. 39th Terrace
MIAMI, FLORIDA 33135
TELEPHONE: 305/296-8887 FAX: 305/296-4886
FLORIDA REGISTRATION NUMBER: 5420 (MECHANICAL)
FLORIDA REGISTRATION NUMBER: 029404

CIVIL ENGINEER

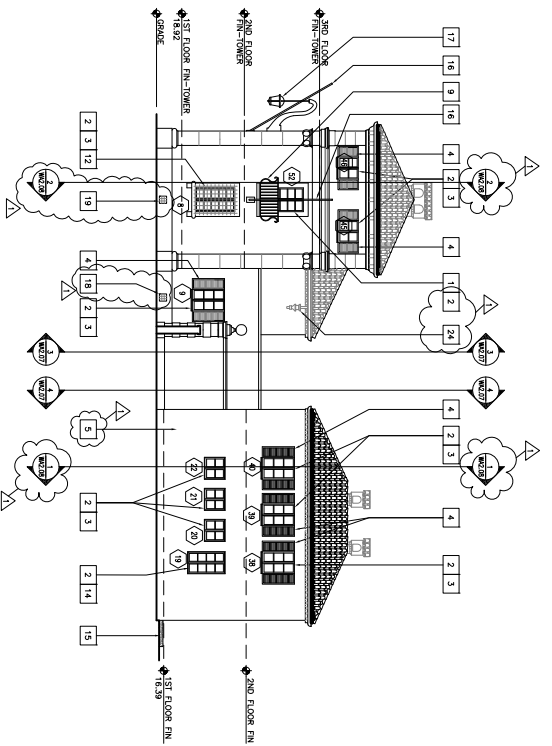
MARCE GIBBY ASSOCIATES, INC.
3005 S.W. 47th Street
MIAMI, FLORIDA 33135
TELEPHONE: 305/446-5544 FAX: 305/446-5544
FLORIDA REGISTRATION NUMBER: 029404

SHEET TITLE

EAST GATE LODGE EXTERIOR ELEVATIONS

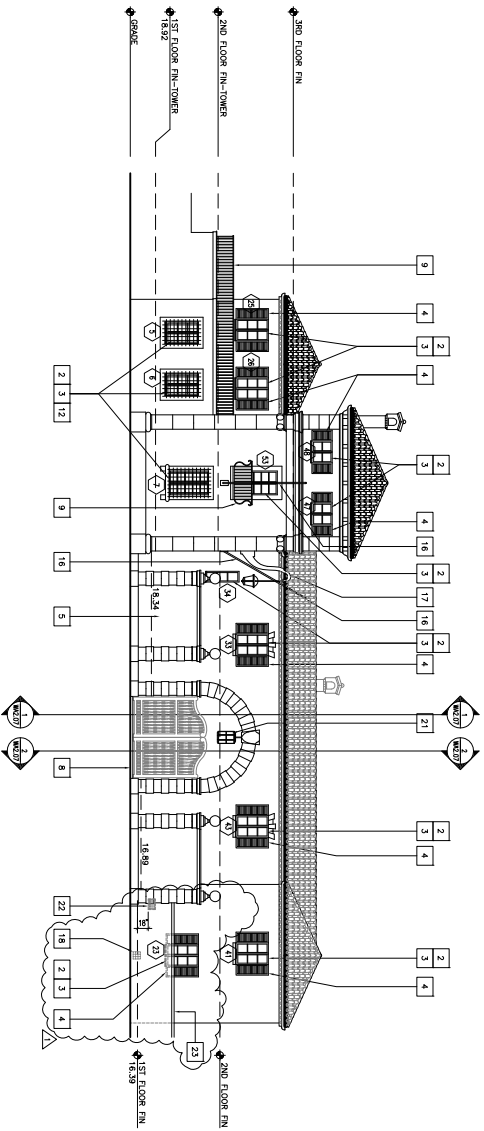
DATE: 12/28/07
DRAWN BY: 64-2027
CHECKED BY: 64-2027

PROJECT NO. EA2.02



1 NORTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATIONS, KENODIES

- 1 RENOVATE WOOD DOOR TO ORIGINAL CONDITION, TYPICAL
- 2 PROVIDE NEW "HARDER" SCREENS, SERIES 2000*, FLORIDA WIND APPLICANT SYSTEM, MANUFACTURE PRODUCT APPROVAL, MAN NO. 03-2124-01, EXPIRATION DATE 01/07/2008, PROVIDE 1/2" X 1/2" X 1/2" ALUMINUM LAMINATE
- 3 RESTORE WINDOWS AND SCREENS TO ORIGINAL CONDITION, TYPICAL
- 4 RENOVATE OR PROVIDE WOOD SHUTTERS TO MATCH ORIGINAL WOOD SHUTTERS AT SITE, TYPICAL
- 5 PATCH AND REPAIR STUCCO WALLS WHERE DAMAGED, TYPICAL
- 6 NOT USED.
- 7 NOT USED.
- 8 NEW WOOD GATE TO MATCH EXISTING GATE IN STORAGE.
- 9 RENOVATE METAL WALKING.
- 10 NOT USED.
- 11 NOT USED.
- 12 NEW METAL GRILLE TO MATCH EXISTING GRILLWORK AT EAST GATE NOT USED.
- 13 NOT USED.
- 14 NEW CASKMENT WINDOW TO REPLACE EXISTING DOUBLE HUNG WINDOW, NEW WINDOW TO MATCH EXISTING COMMENTS.
- 15 NEW SLOPED WALKWAY WITH 6" RISE, NO HANDRAIL REQUIRED.
- 16 EXISTING FLAGSTONE TO REMAIN.
- 17 EXISTING LAMP AND IRON BRACKET TO REMAIN.
- 18 NEW 12"x12" METAL SCREENS TO MATCH EXISTING WITH INTERIOR INSECT SCREENS.
- 19 EXISTING 12"x12" GATE TO REMAIN.
- 20 NOT USED.
- 21 EXISTING LANTERN TO BE RESTORED.
- 22 NEW 18"x18" FRAME DOOR, SEE MECHANICAL DRAWINGS.
- 23 EXISTING LOW WALL TO REMAIN.
- 24 EXISTING COPPER GUTTERS, LEADERS, STAIRS, ETC., TO REMAIN, MATCH ORIGINAL, COPPER STAIRS, COPPER STAIRS, ETC., TO MATCH ORIGINAL.

VIZCAYA VILLAGE PHASE II RESTORATION
 EAST & WEST GATE LODGE BUILDINGS
 60 SW 32 ROAD
 MIAMI, FLORIDA 33139
 THE KODAY, LARSEN AND GARDNER TRUST
 3251 SOUTH MIAMI AVENUE
 MIAMI, FLORIDA 33139

NO.	REVISION/ISSUANCE (1)	DATE
1	ISSUED FOR RFI	01/16/09
2	BUILDING DEPT./MUNIC COMMENTS	11/15/07
3	ISSUED FOR PERMIT	12/08/08
4	DATE CONSTRUCTION DOCUMENTS REVIEW	04/20/08
5	DATE CONSTRUCTION DOCUMENTS REVIEW	05/05/08
6	MECHANICAL PRESERVATION COA SUBMITTAL	04/13/08
7	RESPONSE/SUBMISSIONS (1)	DATE

RJ HEISENBOTTLE ARCHITECTS

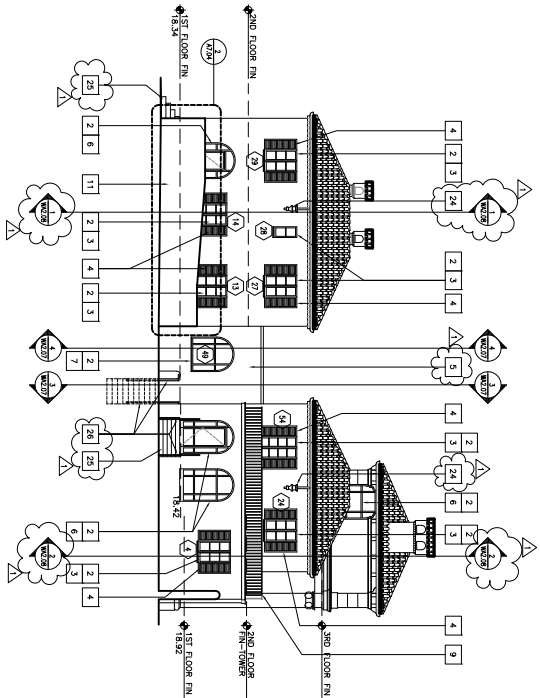
2199 POND OF LEAF BLVD, SUITE 400
 MIAMI, FLORIDA 33134
 TELEPHONE 305/444-7799 FAX 305/444-8795
 FLORIDA REGISTRATION NUMBER AF 010965

STRUCTURAL ENGINEER
 DOUGLAS WOOD & ASSOCIATES, INC.
 2200 N.W. 107th STREET, SUITE 100
 MIAMI, FLORIDA 33182
 TELEPHONE 305/444-7799 FAX 305/444-8650
 FLORIDA REGISTRATION NUMBER BE 6353

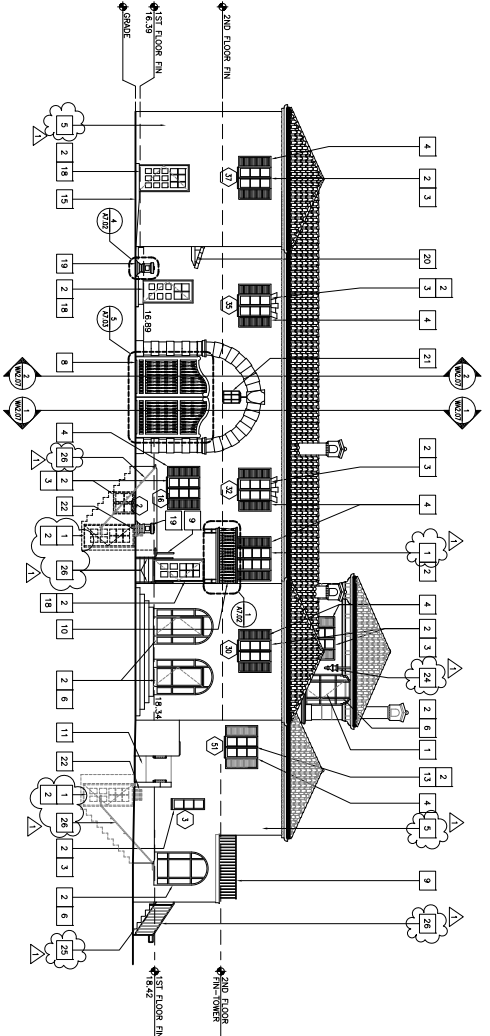
CIVIL ENGINEER
 GARYT ENGINEERING CORP.
 2718 S.W. 97th AVENUE
 MIAMI, FLORIDA 33155
 TELEPHONE 305/298-8887 FAX 305/298-4486
 FLORIDA REGISTRATION NUMBER SC 5425 (CORPORATE)

MARCE GAY ASSOCIATES, INC.
 3065 S.W. 97th STREET
 MIAMI, FLORIDA 33155
 TELEPHONE 305/444-5544 FAX 305/444-5544
 FLORIDA REGISTRATION NUMBER CS2404

SHEET TITLE
 WEST GATE LODGE NORTH AND EAST EXTERIOR ELEVATIONS
 WA2.05

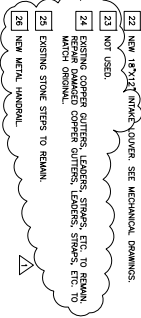


1
1/8" = 1'-0"
SOUTH ELEVATION



2
1/8" = 1'-0"
WEST ELEVATION

- EXTERIOR ELEVATIONS, KENODES
- 1 RESTORE WOOD DOOR TO ORIGINAL CONDITION. TYPICAL.
 - 2 PROVIDE NEW WINDOW SCREENS SERIES 2000" FLEXIBLE WINDOW SYSTEM. MANUFACTURE PRODUCT APPROVAL. NON-NO. NO. ENGINEERED SHOP DRAWINGS. 5/17/2018. PROVIDE.
 - 3 RESTORE WINDOWS AND SCREENS TO ORIGINAL CONDITION. TYPICAL.
 - 4 RESTORE OR PROVIDE WOOD SHUTTERS TO MATCH ORIGINAL WOOD SHUTTERS IN SITE. TYPICAL.
 - 5 PATCH AND REPAIR STUCCO WALLS WHERE DAMAGED. TYPICAL.
 - 6 NEW SCREEN ENCLOSURE TO MATCH ORIGINAL SCREEN AND/OR SCREEN DOORS IN SAME LOCATION.
 - 7 NEW FIXED WINDOW TO MATCH PROFILE OF OLD SCREEN PERVIOUSLY IN THE SAME LOCATION.
 - 8 NEW WOOD GATE TO MATCH EXISTING GATE IN STORAGE.
 - 9 RESTORE METAL RAILING.
 - 10 NEW WOOD BALCONY TO MATCH ORIGINAL WOOD BALCONY IN SAME LOCATION.
 - 11 NEW ACCESSIBLE RAMP AND RAILINGS.
 - 12 NOT USED.
 - 13 NEW WINDOW LOCATED IN SAME POSITION AS CORRESPONDING WINDOW IN STRAWELL OF EAST GATE LODGE REFER TO CORRESPONDING WINDOW IN EAST GATE LODGE WHEN LOCATING.
 - 14 NOT USED.
 - 15 NEW SLOPED WALKWAY WITH 6" RISE. NO HANDRAIL. REQUIRED.
 - 16 NOT USED.
 - 17 NOT USED.
 - 18 NEW WOOD DOOR.
 - 19 NEW STONE LANTERN.
 - 20 EXISTING TILE CANOPY TO REMAIN.
 - 21 EXISTING LANTERN TO BE RESTORED.
 - 22 NEW 18"x18" GROUND COVER. SEE MECHANICAL DRAWINGS.
 - 23 NOT USED.
 - 24 EXISTING COPPER GUTTERS, LEADERS, STOPS, ETC. TO REMAIN. MATCH ORIGINAL.
 - 25 EXISTING STONE STEPS TO REMAIN.
 - 26 NEW METAL HANDRAIL.



VIZCAYA VILLAGE PHASE II RESTORATION
EAST & WEST GATE LODGE BUILDINGS

40 SW. 32 ROAD
MIAMI, FLORIDA 33139

THE KODAI LARSEN AND GORNER TRUST
3251 SOUTH MIAMI AVENUE
MIAMI, FLORIDA 33139

NO.	RESPONSE/REVISIONS (V)	DATE
1	ISSUED FOR BID	01/16/19
2	BUILDING DEPT./OWNER COMMENTS	11/15/19
3	ISSUED FOR PERMIT	12/08/19
4	LOG CONSTRUCTION DOCUMENTS REVIEW	04/29/20
5	PERMITS CONSTRUCTION DOCUMENTS REVIEW	05/05/20
6	MECHANICAL PRESERVATION COA SUBMITTAL	04/13/20
7	RESPONSE/SUBMISSIONS (V)	DATE

STRUCTURAL ENGINEER

RJ HEISENBOTTEL
ARCHITECTS

2199 POND OF LIONS BLVD, SUITE 400
TEL: 305/444-7799 FAX: 305/444-8795
FLORIDA REGISTRATION NUMBER: 05100065

CIVIL ENGINEER

DOUGLAS WOOD & ASSOCIATES, INC.
2500 N. W. 10TH STREET, SUITE 100
TEL: 305/444-2650 FAX: 305/444-2650
FLORIDA REGISTRATION NUMBER: 051535

MECHANICAL/ELECTRICAL ENGINEER

CANTRE ENGINEERING CORP.
2710 S.W. 9TH TERRACE
TEL: 305/298-8887 FAX: 305/298-4886
FLORIDA REGISTRATION NUMBER: 5425 (MECHANICAL)
FLORIDA REGISTRATION NUMBER: 5425 (ELECTRICAL)

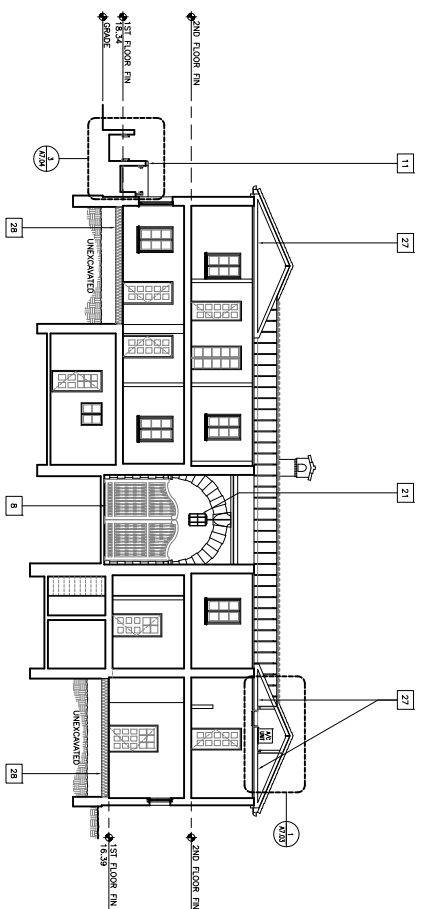
CIVIL ENGINEER

MARCE CIVIL ASSOCIATES, INC.
3005 S.W. 9TH STREET
TEL: 305/448-5544 FAX: 305/448-5544
FLORIDA REGISTRATION NUMBER: 029424

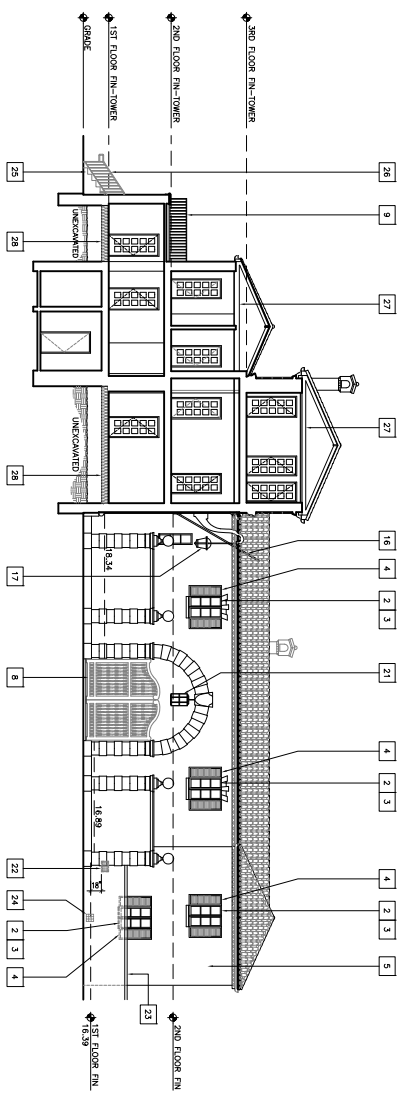
SHEET TITLE

WEST GATE LODGE SOUTH AND WEST EXTERIOR ELEVATIONS

DATE: 06/20/21
DRAWN BY: WA2.006



SECTION THROUGH ENTRY GATE LOOKING WEST



SECTION THROUGH TOWER LOOKING WEST

SECTION KEYNOTES

- 1 NOT USED.
- 2 PROVIDE NEW TAMBOUR SCREEN SERIES 2000" FEEDABLE, M100 03-1204.01 EXPANSION DATE: 01/07/2008. PROVIDE 1/4" NO. ENGRAINED SHIP DRAWINGS.
- 3 RESTORE WINDOWS AND SCREEN TO ORIGINAL CONDITION, TYPICAL.
- 4 REFURBISH OR PROVIDE WOOD SHUTTERS TO MATCH ORIGINAL WOOD SHUTTERS AT SITE, TYPICAL.
- 5 PATCH AND REPAIR STUCCO WALLS WHERE DAMAGED, TYPICAL.
- 6 NOT USED.
- 7 NOT USED.
- 8 NEW WOOD GATE TO MATCH EXISTING GATE IN STORAGE.
- 9 REFURBISH METAL PAILING.
- 10 NOT USED.
- 11 NEW ACCESSIBLE RAMP AND BALUNES.
- 12 NOT USED.
- 13 NOT USED.
- 14 NOT USED.
- 15 NOT USED.
- 16 EXISTING FLAHPOLE TO REMAIN.
- 17 EXISTING LAMP AND IRON BRACKET TO REMAIN.
- 18 NOT USED.
- 19 NOT USED.
- 20 NOT USED.
- 21 EXISTING LANTERN TO BE RESTORED.
- 22 NEW 1/8"X1/2" INKLE LOUVER. SEE MECHANICAL DRAWINGS.
- 23 EXISTING LOW WALL TO REMAIN.
- 24 NEW 12"X12" ROOF WITH BRONZE SCREEN TO MATCH EXISTING WITH INKLE PRESS SCREENS.
- 25 EXISTING STONE STEPS TO REMAIN.
- 26 NEW METAL HANDBALL.
- 27 NEW REBROUASS ROOM-IN INSULATION, R-20, TYP.
- 28 NEW UNDERLOOR INSULATION IN ALL EXISTING AND NEW GYM. SPACE FLOOR FINISH.

VIZCAYA VILLAGE PHASE II RESTORATION
 EAST & WEST GATE LODGE BUILDINGS
 40 SW 32 ROAD
 MIAMI, FLORIDA 33139
 THE KOKUYI MURRAY AND COMPANY TRUST
 3251 SOUTH MIAMI AVENUE
 MIAMI, FLORIDA 33139

NO.	REVISION/DESCRIPTION (V)	DATE
1	ISSUED FOR BID	01/14/09
2	BUILDING DEPT./OWNER COMMENTS	11/15/07
3	ISSUED FOR PERMIT	12/06/06
4	LOG CONSTRUCTION DOCUMENTS REVIEW	04/20/06
5	SPEC CONSTRUCTION DOCUMENTS REVIEW	05/05/06
6	MECHANICAL PRESERVATION COA SUBMITTAL	04/13/06
7	RESPONSE/COMMISSIONS (V)	DATE

RJ HEISENBOTTEL
 ARCHITECTS
 2199 POND OF LEAF BLVD, SUITE 400
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 TELEPHONE: 305/444-7799 FAX: 305/444-8795
 FLORIDA REGISTRATION NUMBER: 05100605

STRUCTURAL ENGINEER
DOUGLAS WOOD & ASSOCIATES, INC.
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 Telephone: 305/444-2650
 Florida Registration Number: 05 8353

MECHANICAL/ELECTRICAL ENGINEER
CARTEK ENGINEERING CORP.
 2710 S.W. 97th Terrace
 Fort Lauderdale, FL 33308
 Telephone: 305/296-8887 FAX: 305/296-4886
 Florida Registration Number: 5429 (MECHANICAL)
 Florida Registration Number: 5429 (ELECTRICAL)

CIVIL ENGINEER
MARGIE GRAY ASSOCIATES, INC.
 3005 S.W. 97th Street
 Fort Lauderdale, FL 33308
 Telephone: 305/448-5544 FAX: 305/446-6564
 Florida Registration Number: 029404

SHEET TITLE
 WEST GATE LODGE BUILDING SECTIONS
 DATE: 06-20-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
WA2.08
 PROJECT NO. [Number]
 SCALE: AS SHOWN
 REVISIONS: [List]
 APPROVED BY: [Signature]