

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

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

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

Name: ONE STORY RETAIL BUILDING
Address: 7350 BISCAYNE BOULEVARD
MIAMI FL 33137

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: VILLAGE ARCHITECTS
Applicant's Address: 104 CRANDON BLVD STE 424.
Applicant's Telephone: 305.361.5335 FAX: 305.361.5329.
Applicant's E-mail Address: ROBERT@VILLAGE ARCHITECTS.COM
Relationship to Owner: ARCHITECT.
Owner's/Tenant's Name: 7320 BISCAYNE BLVD LLC
Owner's Address: 1244 MICHIGAN AVE
Owner's Telephone: 305.905.2803 FAX _____
Owner's E-mail Address: DAMIAN NARVEZ@GMAIL.COM.
Signature of Owner: _____

3. Please check one of the following:

New construction.
FBC 2012-01
Request for Waiver

Rule 61G20-4.001
effective 4/25/2013

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.)

3,205 SQFT, SINGLE STORY, SINGLE
RETAIL TENANT

5. **Project Construction Cost (Provide cost for new construction, the addition, or the alteration):**

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.

THIS IS A CONTRIBUTING BUILDING IN THE MI-MO/BISCAYNE
HISTORIC DISTRICT. AN EXTERNAL RAMP IS NOT
POSSIBLE DUE TO RUN NECESSARY TO RAMP UP 27".
THE ONLY LOCATION ALLOWED FOR INTERNAL
LANDING & RAMP CONFLICTS W/ EXISTING FOUNDATION.

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

Issue

FBC 2012-01
Request for Waiver

Rule 61G20-4.001
effective 4/25/2013

1: FBC ACCESSIBILITY - SEC. 202.5 ALTERATIONS OF
QUALIFIED HISTORIC BUILDINGS * WAIVE ACCESSIBLE
ENTRANCE.

Issue

2: _____

Issue

3: _____

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

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

THIS CONTRIBUTING BUILDING MAY NOT RELOCATE
ENTRANCE DOOR TO MAKE ACCESSIBLE

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

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. _____

b. _____

c. _____

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

THE EXISTING ENTRANCE LOCATION IS NOT
ACCESSIBLE AND WOULD REQUIRE ADDITIONAL
WORK NOT REQUIRED BY NON-HISTORIC BUILDING

Signature



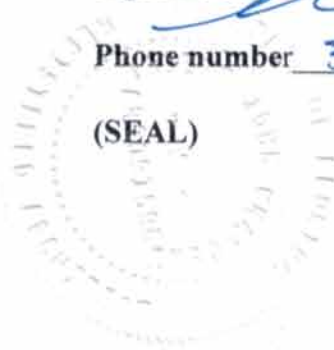
Printed Name

ROBERT JOHN GRABOSKI

Phone number

305. 772 5250

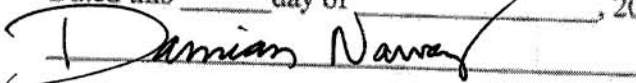
(SEAL)



CERTIFICATION OF APPLICANT:

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

Dated this _____ day of _____, 20



Signature

DAMIAN NARVAEZ

Printed Name

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

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

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

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

I, ROBERT JOHN GRABOSKI, a licensed architect/engineer in the state of Florida, whose Florida license number is 91596, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) 7320 BISCAYNE BLVD, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) 7320 BISCAYNE BLVD are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), ROBERT JOHN GRABOSKI, prepared the design documents for the project known as 7320 BISCAYNE BLVD, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

Printed Name: ROBERT JOHN GRABOSKI Affix certification seal below:

Address: 104 CRANDON BLVD STE 424
KEY BISCAYNE, FL 33149

Telephone: 305. 361. 5335

Fax: 305. 361. 5329

E-Mail Address: ROBERT@VILLAGEARCHITECTS.COM

VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC

ARCHITECTS, PLANNERS, INTERIOR DESIGN & PURCHASING

Florida Building Commission
1940 North Monroe Street
Tallahassee, FL 32399-0072

23 October 2013

Dear Commission,

This application is under design and is being submitted for a contributing building in the MiMo/Biscayne Boulevard Historic District in the City of Miami. This 3,205 Sqft single story and single retail tenant building was built in 1953 as the office and private residence of Dr. Carter. The building is approximately 27" above the adjacent grade and currently does not provide an accessible entry, parking space or bathroom. The building has 0'-0" setbacks on both the north and south sides and there is an 11'-0" driveway under a carport on the south side to the rear parking area. It is not possible to have an accessible walkway to the rear of the existing building. The front setback is a non-conforming 4'-1" and does not provide enough room for an external ramp.

We submitted plans to the City of Miami Historic and Environmental Preservation Board which had proposed a new accessible entry location replacing the three vertical windows on the northern side of the facade. This was not approved by the board who stated the entry door must remain in the original location. They would allow us to lower the door in the existing location to provide an interior landing and ramp. We feel this is an undue hardship since the approved landing location conflicts with the existing foundation stem wall and would require considerable additional work to make this location work. We have been working with the City of Miami preservation officer on options that meet the Historic Boards requirements and this application reflects what will be approved.

We have met with the City of Miami Building Official Mr. Maurice Pons. He respects the decision of the Historic Board and understands the design position we face. It is understood that he will not comment on the application since we are still under design and not in the permitting process. We do not want to proceed with construction documents until we understand what will be approved.

Our plans do propose to make the building accessible by providing a handicap accessible parking space that will be served by a ramp in the rear of the building. We are also proposing an accessible bathroom inside of the building. We will also provide handrails at the existing external entry landing and steps.

We ask that the accessible entrance be waived due to the Historic nature of the building and the existing site constraints for the location of a ramp whether internal or external.

Sincerely,



Robert John Graboski

AA2600208

104 CRANDON BLVD. SUITE 424 KEY BISCAYNE, FLORIDA 33149

PHONE: 305-361-5335 • FAX: 305-361-5329

City of Miami



JOHNNY MARTINEZ, P.E.
City Manager

October 23, 2013

Florida Building Commission
1940 North Monroe Street
Tallahassee, FL 32399

RE: Accessibility Waiver for project "7320 Biscayne Blvd"
7320 Biscayne Blvd
Miami, FL 33138

Dear Sir or Madam:

The City of Miami Historic and Environmental Preservation Board has reviewed the proposed work for this project located at 7320 Biscayne Blvd. This is a contributing structure in the MiMo/ Biscayne Boulevard Historic District and the HEP board did not feel that it was appropriate to relocate doors and windows. The board resolution stated that the entrance door shall be kept in its original location and the (3) vertical windows at the north end of façade shall remain.

We have worked with the applicant on ways to meet the board's requirements. The plans being submitted meet the requirements of the HEP board and would be approved by the City of Miami Historic Preservation Department.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marina Novaes".

Marina Novaes
Historic Preservation Special Projects Coordinator



Miami Historic and Environmental Preservation Board

Resolution: HEPB-R-13-052

File ID 13-01028

September 9, 2013

Item HEPB.2

Mr. Gerald C. Marston offered the following resolution and moved its adoption:

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING WITH CONDITIONS AS SPECIFIED IN EXHIBIT "A", AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE REHABILITATION OF A CONTRIBUTING RESOURCE AT 7320 BISCAYNE BOULEVARD WITHIN THE MIAMI HISTORIC DISTRICT.

Upon being seconded by Mr. David Freedman, the motion PASSED by a vote of 7-0:

Mr. Timothy A. Barber	Yes
Mr. David Freedman	Yes
Mr. Robert John Graboski	Abstain
Mr. Gary Hecht	Yes
Dr. William E. Hopper	Yes
Mr. Jorge Kuperman	Yes
Ms. Lynn B. Lewis	Absent
Mr. Gerald C. Marston	Yes
Mr. Hugh Ryan	Yes

[Signature]

 Megan McLaughlin
 Preservation Officer

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Personally appeared before me, the undersigned authority, Megan McLaughlin, Preservation Officer of the Miami Historic and Environmental Preservation Board of the City of Miami, Florida, and acknowledges that she executed the foregoing Resolution.

SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY OF September, 2013.

Vanessa Trujillo
Print Notary Name

[Signature]

Notary Public State of Florida

Personally know or Produced I.D. _____
Type and number of I.D. produced _____
Did take an oath _____ or Did not take an oath

My Commission Expires:

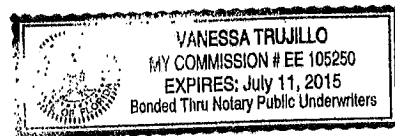
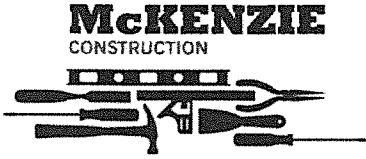


EXHIBIT "A"

- 1- The entrance door shall be kept on its original location and may be lowered to the sidewalk level.
- 2- The 3 vertical narrow windows at the north end of the façade shall be preserved.
- 3- All glass shall be clear.



October 23, 2013

7320 Biscayne LLC
Attention: Mr. Damian Narvaez
1244 Michigan Avenue
Miami Beach, Fla. 33140

Re: 7320 Biscayne Boulevard – Miami, Fla.

Dear Mr. Narvaez:

Regarding the above property, the original estimate contemplated the cost to modify the floor joists on (1) side for a landing and straight ramp. However, the Miami HEP Board's approval requires additional structural work to provide a center landing, steps and now a dog leg ramp. This work will include significant additional foundation work to relocate the dividing knee wall for the concrete floor joists. The concrete joists on each side of the foundation will need to be modified per the new knee wall. Below you will find our Original Estimate of \$111,500 will increase by \$40,000 to \$151,500.00.

Original Estimate:

Hurricane impact windows and doors - \$30,000;

Façade work/parapet extension (including aluminum) - \$5,000;

Exterior paint - \$4,000;

New HVAC system - \$10,000;

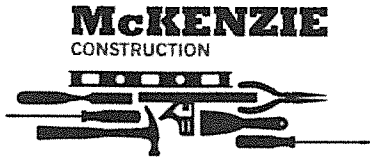
Handicap Parking (stripe, mark, sign) - \$2,500;

New Ramp to rear of property - \$10,000;

New Handrails at existing entry door - \$1,000;

ADA restroom - \$4,000;

Structural work (modify floor joists on one (1) side) to provide straight ramp - \$40,000.



Page 2.

Extra work:

Structural work –Additional foundation work post HEP Board decision - \$40,000

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gavin McKenzie", written in a cursive style.

Gavin McKenzie
GM/cdb

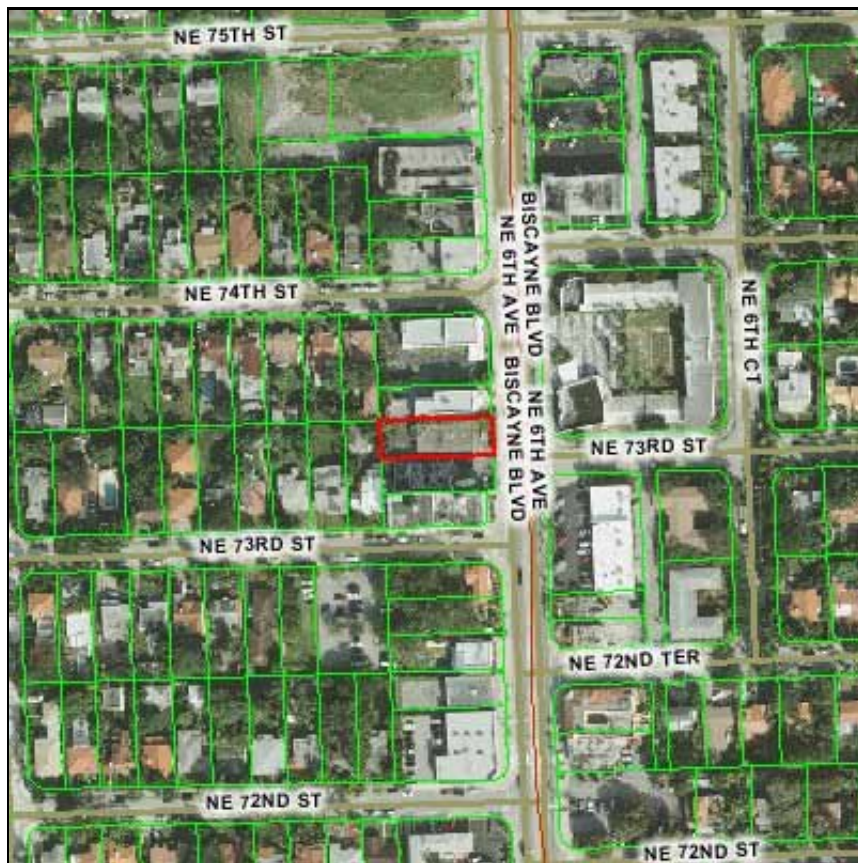
My Home

Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2012

0 115 ft

This map was created on 10/24/2013 9:48:54 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	01-3207-040-1800
Property:	7320 BISCAYNE BLVD
Mailing Address:	7320 BISCAYNE LLC
Address:	1244 MICHIGAN AVE MIAMI BEACH FL 33139-

Property Information:

Primary Zone:	6101 CEN-PEDESTRIAN ORIENTATIO
CLUC:	0009 MIXED USE - RESIDENTIAL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,205
Lot Size:	7,500 SQ FT
Year Built:	1953
Legal Description:	FEDERAL WAY AMD PB 25-6 LOT 26 BLK 15 LOT SIZE 50.000 X 150 OR 16747-3619 0495 1 OR 28169-4110 0612 12

Assessment Information:

Year:	2013	2012
Land Value:	\$337,500	\$262,500
Building Value:	\$30,000	\$30,000
Market Value:	\$367,500	\$292,500
Assessed Value:	\$367,500	\$189,303

Exemption Information:

Year:	2013	2012
Homestead:	\$0	\$25,000
2nd Homestead:	NO	YES

Taxable Value Information:

Year:	2013	2012
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$367,500	\$50,000/\$139,303
County:	\$0/\$367,500	\$50,000/\$139,303
City:	\$0/\$367,500	\$50,000/\$139,303
School Board:	\$0/\$367,500	\$25,000/\$164,303

Sale Information:

Sale Date:	6/2012
Sale Amount:	\$103,000
Sale O/R:	28169-4110



Detail by Entity Name

Florida Limited Liability Company

7320 BISCAYNE LLC

Filing Information

Document Number	L11000029456
FEI/EIN Number	450632284
Date Filed	03/10/2011
State	FL
Status	ACTIVE
Effective Date	03/09/2011

Principal Address

1244 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

Changed: 02/06/2012

Mailing Address

1244 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

Changed: 02/06/2012

Registered Agent Name & Address

NARVAEZ, DAMIAN M
1244 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

Manager/Member Detail

Name & Address

Title MGRM

NARVAEZ, DAMIAN
1244 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

Annual Reports

Report Year	Filed Date
2012	02/06/2012
2013	01/24/2013

Document Images

[01/24/2013 -- ANNUAL REPORT](#)

View image in PDF format

[02/06/2012 -- ANNUAL REPORT](#)

View image in PDF format

[03/10/2011 -- Florida Limited Liability](#)

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MIMO Biscayne District

7320 Biscayne Blvd

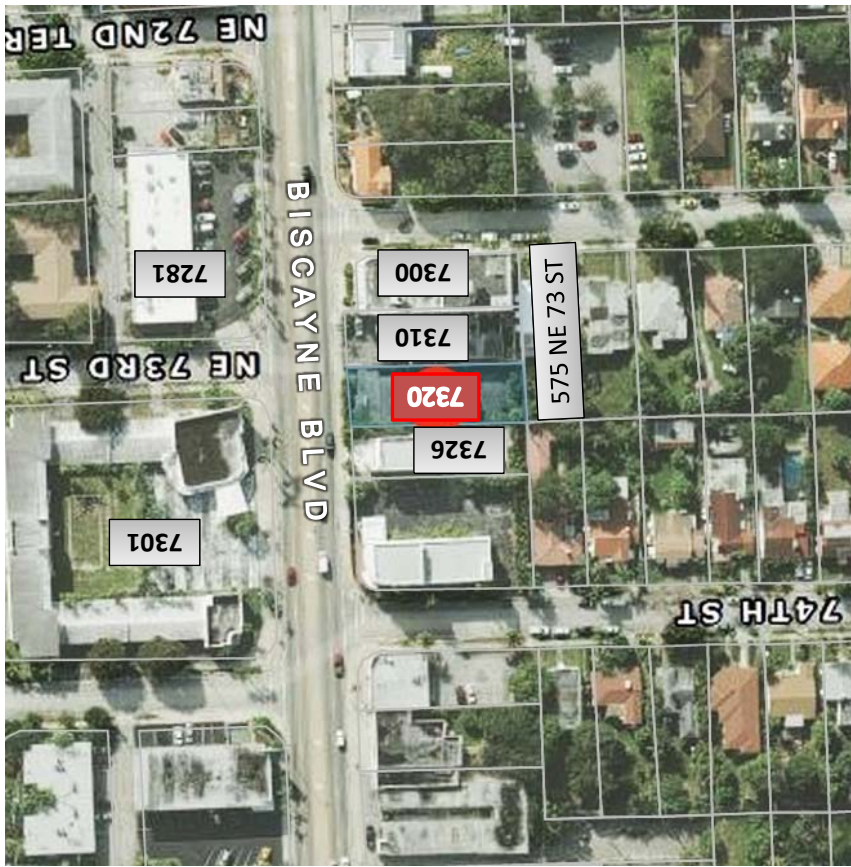
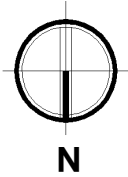


7320 Biscayne Blvd

MIMO Biscayne District

CONTEXT

LOCATION



7320 BISCAYNE BLVD
FRONT VIEW (EAST)



RETAIL BUILDINGS STUDY

Proposed location for ramp to parking space



MIMO Biscayne District

7320 Biscayne Blvd



Existing Front Entry



Existing Rear Elevation

7320 Biscayne Blvd

MIMO Biscayne District



7320 BISCAYNE BLVD
NORTH PROPERTY LINE VIEW



7320 BISCAYNE BLVD
SOUTH PROPERTY LINE VIEW



7320 BISCAYNE BLVD
SOUTH PROPERTY LINE VIEW

CONTEXT

7320 Biscayne Blvd

MIMO Biscayne District



7326 BISCAYNE BLVD- NORTH NEIGHBOR

ADJACENT PROPERTIES



7310 BISCAYNE BLVD- SOUTH NEIGHBOR



7300 BISCAYNE BLVD- COPPERTONE SIGN BUILDING

7320 Biscayne Blvd

MIMO Biscayne District



575 NE 73 STREET- WEST NEIGHBOR



7301 BISCAYNE BLVD- NORTH EAST NEIGHBOR



7281 BISCAYNE BLVD- SOUTH EAST NEIGHBOR

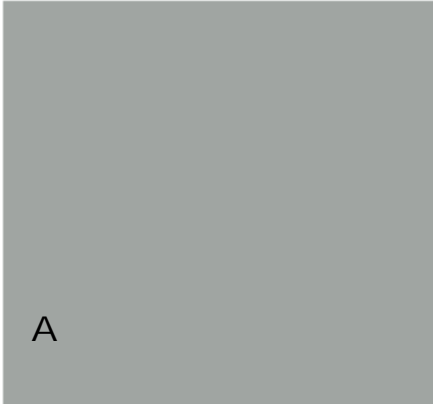
ADJACENT PROPERTIES

7320 Biscayne Blvd

MIMO Biscayne District



STOREFRONT
SILVER FRAME
AND CLEAR GLASS



A



B



C

SHERWIN WILLIAMS PAINT COLORS

- A. EARL GRAY SW 7660 (ACCENT WALL)
- B. WHITE FLOUR SW 7102 (MAIN BUILDING)
- C. GEORGIAN REVIVAL BLUE SW 7609 (ACCENT MOLDS)



METAL MARQUEE FASCIA
SILVER COLOR FINISH

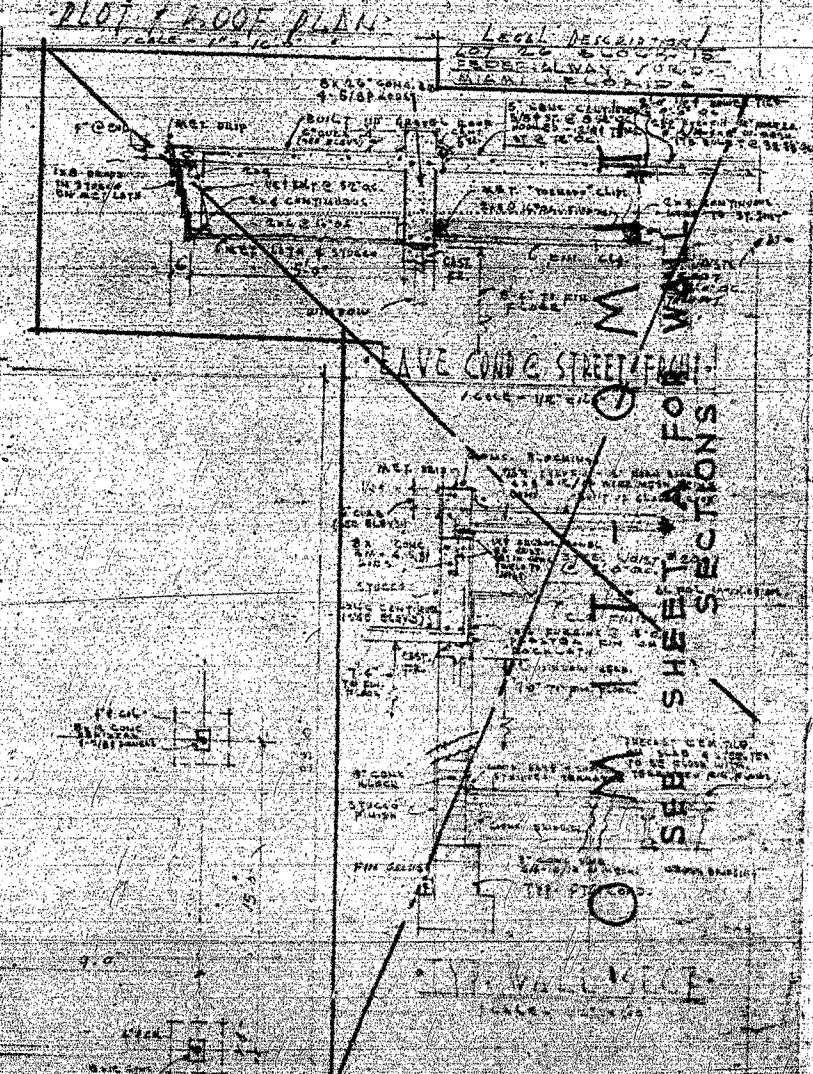
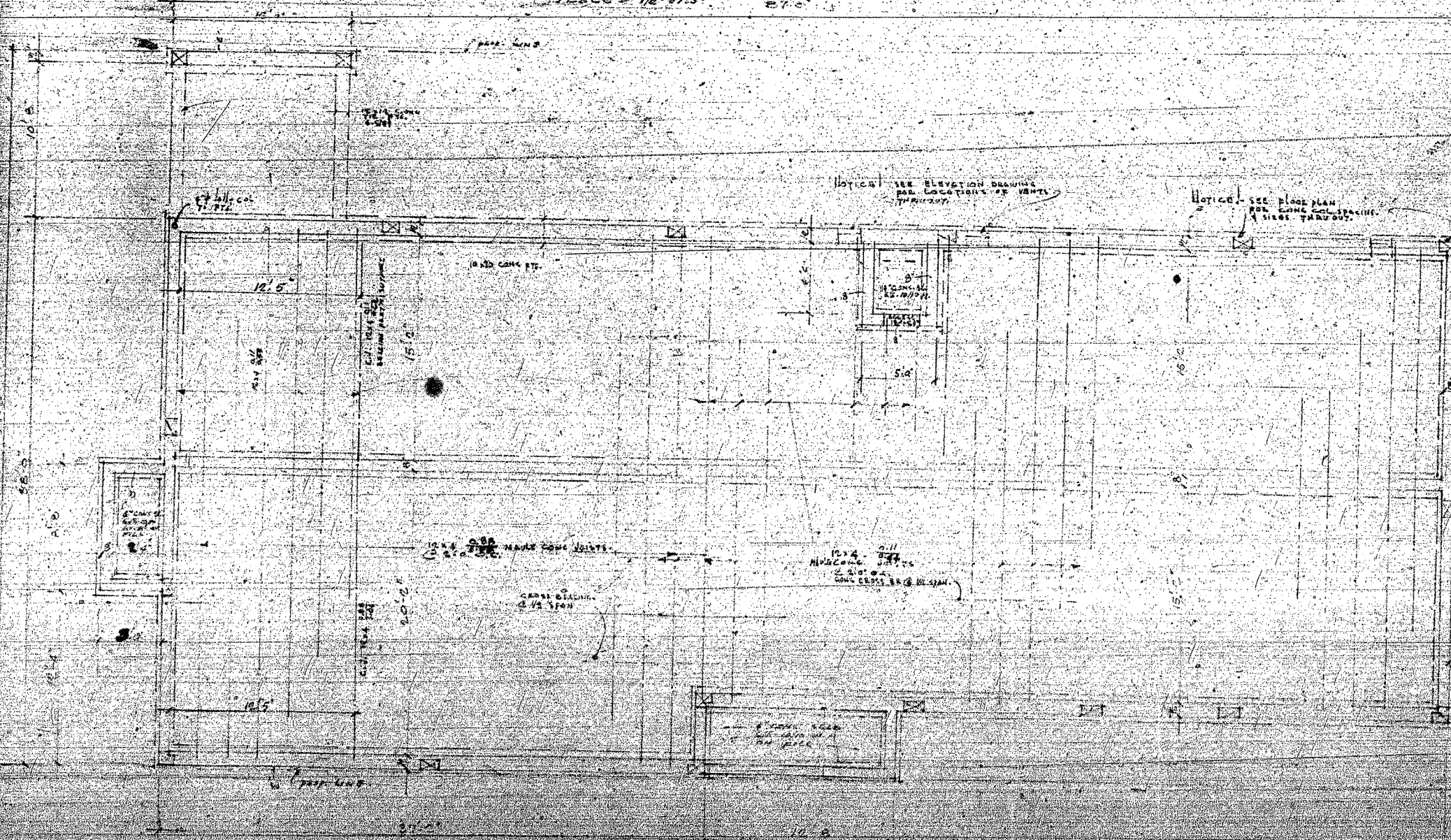
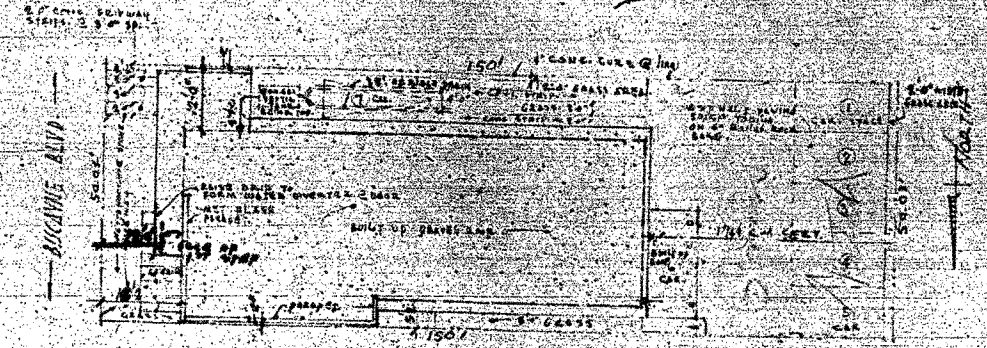
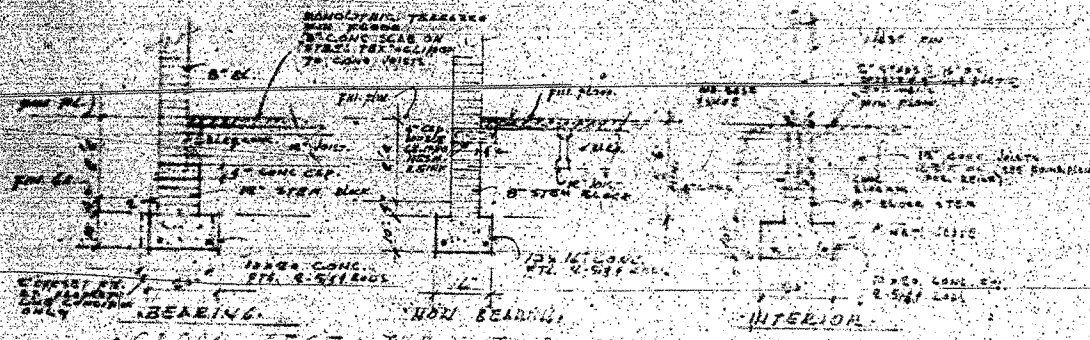
MATERIALS

7320 Biscayne Blvd

MIMO Biscayne District



PROPOSED RENDERING



FOUNDATION PLAN

OFFICE OF THE ARCHITECT



13524

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1) These notes refer to general conditions of Construction and some sections may not be relevant to this project.
2) Scope of work.
The General Contractor shall provide all labor, materials, supplies, equipment and services to include but not limited to general construction, electrical, plumbing and HVAC work required for a complete and operational job as shown and / or indicated on these drawings. The Contractor shall be responsible for coordination of all work provided by the subcontractors and the various trades.

Items marked on plans as F.B.O. shall be FURNISHED BY OWNER and installed by trades. Sub contractors and trades shall be provided with full specs. these prior to proceeding with any installation or ordering of custom goods.
12) Allowances:
Contractor shall include in the contract all allowances as listed in the Index to Specifications, when the allowance exceeds the cost, Contractor shall pay the difference to the Owner, when the cost exceeds the allowance, Owner will pay the difference to the Contractor.

12) Not in Contract (N.I.C.) Items:
Items not included in Contract but installed by Contractor:
1. Light fixtures and ceiling fans with exception of recessed light fixtures.
2. Bathroom Accessories.
Items not included in Contract and installed by others:
1. Stereo / security and low-voltage shall be provided by other.
2. Stereo system to be by others, Contractor to coordinate scheduling for pre-wiring.

13) Code Compliance:
The Contractor, subcontractor and others performing work on this project shall comply with the Florida Building Code 2010 edition and all applicable local codes and regulations and any other authority having jurisdiction. The General Contractor shall be responsible to secure all applicable permits, licenses, pay all necessary fees and supply the owner with release of liens for all subcontractors in performing this contract.
14) Field Engineering:
The Contractor and subcontractors shall examine all areas in which their work is to be installed, and shall report any condition which is not suitable to receive work under this contract.
When discrepancies occur between construction conditions and the construction documents, the Contractor shall be responsible for notifying the Architect for clarification or verification prior to proceeding.
All finish work shall be free from all defects. The Architect reserves the right to reject any material and workmanship which is not considered to be up to the high standards of the various trades involved.

15) Use of Drawings:
The Contractor shall use figure measurements noted on the drawings only. Measurements shall not be scaled from the drawings. If additional information is required, the contractor shall notify the architect prior to proceeding. The Contractor shall not interpolate dimensions of information from the drawings.
16) Schedule and Reports:
The Contractor shall provide a schedule indicating the proposed sequence of operations for selective demolition work and construction to Architect and Owner for review prior to start of work. Include coordination for utility, loading, shut-off, piping and continuation of services as required, together with notes on dust and noise control protection.

17) Shop Drawings, Product Data and Samples:
Submit shop drawings for review in the form of one (1) reproducible transparency and three (3) opaque reproductions. Opaque copies of reproduction will be retained by Architect, and the transparency returned to Contractor.
Present in a clear and thorough manner. Title each sheet with the project name, identify each element of the drawing by reference to sheet number and detail, schedule or room number of construction documents, identifying field dimensions showing relationship to adjacent or critical features of work or products.
General Contractor shall review all shop drawings and verify all site conditions and dimensions. Once Contractor has approved Shop Drawings and signed them indicating approval, then they shall be submitted to architect for review of design content only. Any existing condition found by the Contractor, which will adversely affect the work shall immediately be brought to the attention of the Architect.
Submittals received from sources other than the Contractor's office, and which do not have Contractor's executed review and approved marking will be returned without action.
Do not allow submittals without appropriate final "action" markings by Architect to be used in connection with the work.
Provide an approved set of shop drawings to be held with the job site record set.
Submit all shop drawings shall include but not limited to: Trusses, steel keystones, columns & decorative moldings, wood brackets, exterior & interior hardware, mechanical, electrical and pool equipment prior to fabrication or ordering.
All Shop Drawings to be reviewed by the Architect / Engineer. SHOP DRAWINGS REQUIRE APPROVAL BY THE BUILDING DEPARTMENT.

18) Temporary Facilities:
Contractor shall pay for and coordinate with the owner and applicable codes for the use of power, telephone service, working hours, routes for workers' travel within the structure, location of dumpster or trash pick-up site and construction vehicles, etc.
19) Product Substitutions:
Changes and substitutions are permissible only with the prior written approval and authorization of the architect and owner.
110) Project Record Documents:
Provide and maintain, at a convenient location within the job site, a complete set of the construction drawings including all latest revisions and supplement sheets for reference and coordination during construction.
111) Waste Disposal:
Proper disposal of all waste materials shall be by the General Contractor. All individual subcontractors shall be responsible for proper disposal of waste materials due to their respective activities.

DIVISION 2 - SITE WORK
21) Demolition:
OSHA safety standards shall be met at all times.
Secure and protect premises during demolition. Any resulting damage or loss shall be corrected or replaced by contractor at the Contractor's expense.
Fire envelope integrity shall always be kept during demolition and construction.
Where selected demolition is called for, Contractor / Subcontractor shall verify conditions and proceed with due care not to disturb existing and possible unknown conditions to include electrical, conduit and wire structural members, plumbing and drainage lines. Unforeseen mishaps will be the responsibility of their subcontractor.
Remove or relocate and salvage items as indicated on plans to a safe storage area as indicated by the owner or architect in a safe, orderly manner without damage to other parts of the premises or adjacent properties.

22) Landscape Protection:
Protect all existing shrubs, trees, flowers, etc. to remain. Properly trim back areas that will be in way of approved construction travel. All plants to be removed and relocated shall be done in an orderly and timely fashion to protect such plant.
23) Earthwork:
Backfill to suitable elevation above finish grade to provide for anticipated settlement and shrinkage.
Remove all excess fill not needed for backfill. Do not fill above the finish floor height or foundation venting unless specifically noted on plans.
24) Termitte Control:
The entire soil area to be covered by footings, slab, porches, etc. shall be treated with Fumalot or equivalent for protection against termites in accordance with specifications approved for FHA and VA insured homes.
24.1) Termitte Treatment Certificate:
Provide a positive posting board to receive duplicate treatment certificates as each required treatment is completed. 1 copy - permit holder, 1 copy - building department. Certificate to include product used, identity of the applicator, time & date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used to establish a verifiable record of protective treatment. Refer to F.B.C. 94.12.
25) Water and Sewage:
Water supply lines shall be protected and marked to prevent accidental breakage.
Sewage line shall be marked and protected to prevent damage due to construction equipment.
26) Site Cleaning:
Contractor is responsible to remove all debris, rubbish and other materials resulting from construction in a timely fashion. Transport and legally dispose of off-site.
DO NOT BURN ANY BUILDING MATERIALS ON SITE!

DIVISION 3 - CONCRETE
Note: Structural Specifications supersede the General Notes.
30) All work shall be in accordance to the Florida Building Code, (High Velocity Hurricane Zones), 2010 edition.
31) Compressive strength of concrete at 28 days shall be 5000 PSI.
32) Reinforcing steel shall be in accordance with ASTM specification A-615, Grade 60.
Reinforcing steel shall be bent, lapped and spliced in accordance with A.C.I. standards details and specifications. Minimum Lap = 1'0".
33) Concrete coverage unless otherwise noted or shown:
A. Footings 3" for Bottom and Sides
B. Beams 1 1/2" to Strips or Ties
C. Columns 1 1/2" to Ties
D. Slabs (Ground Floor) 2" for Bottom and Top
E. Slabs (Other) 1 1/2" for Bottom and Top

34) All concrete beams shall have no horizontal joints. Any stop in concrete work shall be made at center or span with bulkheads.
All concrete beams marked TB, shall be placed using walls as bottom forms and shall have continuous top and bottom reinforcing, splices, where necessary shall be made in middle 1/3 of span for top bars, and end 1/3 of span for bottom bars. Provide 40" diameter lap minimum at all splices. All exterior corners shall have 4"Ø corner bars, one top and one bottom, bent at mid-point.
35) Dowel all columns to foundation with bars of same size and number as in column. Dowel splice 36" diameter minimum.
Columns shall be poured to full height and allowed to attain initial set prior to placing beams above. Minimum time interval 12 hours.

36) The soil conditions at this site are adequate to support the design noted in Soil Report, dated 1/14/09 submitted by Dynasch Engineering Corp. Should other conditions or materials be encountered, the Engineer / Architect shall be notified before proceeding with the work.
37) Fill for floor slabs shall be placed on 2" layers and rolled and / or compacted to minimum field density of 98% as measured by the "Modified Proctor Test". All fill shall be clean sand or sand/rock mixture free of organic or other deleterious materials.
38) Provide 8" x 8" precast concrete lintel over door and window openings in masonry walls. Lintels shall be 8" minimum each side of opening. Reinforce lintels as follows:
A. Spans to 4'-0" 2 #3 bottom bars
B. Spans over 4'-0" 2 #4 bottom bars
C. Spans to 11'-0" 2 #4 bottom bars
D. Spans over 11'-0" As detailed on Plans.

DIVISION 6 - WOOD AND PLASTICS
61) Rough Carpentry:
a.1) Lumber:
Lumber used structurally shall be identified by the grade mark of an approved Lumber grading agency. Stress Grade Lumber shall be Douglas Fir #2 or better and conform to the National Design Specifications for Stress Grade Lumber and its Fastenings, latest edition with 1000 PSI min. fiber stress in bending, and 18% or less moisture content, unless otherwise noted.
62) Framing:
Framing shall be done in a workman like manner by skilled labor. Before framing shall be installed, contractor shall check out walls and walk through with Architect and owner. Framing shall be square, level and plumb unless otherwise noted on plans.
A. All rilling shall conform to the Building Code rilling schedule.
B. Provide double studs at each side of door openings.
C. Cutting of wood structural members shall be done in accordance to the Florida Building Code.
63) Roof Framing:
All rafters, trusses and framing members shall be strapped with 1" x 1/8" galvanized metal strap to wrap around top plate or be embedded in the beam as per Structural Engineer's specifications. Manufacturer to provide Shop Drawings to Architect and Structural Engineer for design review ONLY. Straps are to bear manufacturer print or stamp.
64) Roof Sheathing:
Shall be a minimum of 5/8" exterior grade CDX structural 1, unless otherwise specified, nailed to trusses or rafters with 8d nails at 4" c/c at panel edges and 6" c/c at interior supports.
65) Interior Partitions:
Interior metal partitions shall be 20 Ga. 1/8" x 3 5/8" metal studs (unless otherwise specified on plans) single sill plate and a single top plate (non-bearing) and double top plate (bearing).
NOTE:
*All bedrooms & kitchen to have 19 Ga. metal studs at 12" c/c or as indicated on plans.
*Provide sonic blocking on all wall hung fixtures/cases as per FBC 9205, 938.15 and 94405.15
66) Furring of masonry walls:
To be with 1 x 3 FT wood furring at 16" c/c. Provide 1 x 4 # all doors & window openings & coordinate blocking with soffits.
Pressure treat all lumber in contact with masonry or concrete, as per American Wood Preservers Bureau. All other wood in contact with masonry or concrete must be wrapped with building paper.
All rough hardware for exterior use shall be galvanized.
67) Exterior Trim:
All exterior trim boards to be as shown on Drawings.
68) Ceiling Tinning strips shall be 1" x 3" FT wood & 1/2" O.C. or metal high-hat.
69) Provide all blocking for ceiling mounted electrical fixtures, wall mounted cabinetry, plumbing fixtures, etc.
62) Finish Carpentry:
Install millwork square and accurately with tight joints and true surfaces. wall sanded and free from defects. At length joints, join at 45° angle.
See Specifications for all cabinetry specifications.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

71) Insulation:
Typical insulation shall be installed as per manufacturer's instructions as follows:
R-20 Rigid insulation above new roof deck.
R-42 U-back foil insulation on FT. wood furring at new exterior walls.
R-11 Battin and sound insulation partition walls as indicated on plans.
73) Roofing:
New Built-up waterproof membrane. Manufacturer to provide sample for approval.
-Provide color sample for approval.
74) Flashing:
Provide 26 GA Galv. copper flashing and drip edges at vertical wall/roof intersections and roof ends with antique patina finish or as indicated on plans.
75) Joint Sealers:
Provide Butyl base sealant under all new exterior door thresholds and oleo resinous caulking at all new doors, new windows, and other areas as required.
Provide weather-stripping and manufacturer specified water proofing at all new exterior doors, windows and thresholds. Submit sample for Architect's / Owner approval.
76) Slab on grade:
Provide 6 mil Visqueen moisture barrier below slabs on grade.
77) Waterproofing & Damp Proofing:
All water proofing and water protective sealant shall be done as per requirements specified in the ASTM standards & specifications.
All water proofing shall be appropriate for it's conditions.
All materials shall be installed as per manufacturers & industry standard.
General contractor shall submit specification & shop drawings indicating water proofing methods through all trade involved included but not limited to painting, exterior lighting, exterior window & door installation, tile installation, roofing installation penetration through structure, flat roofs and balcony.
Membrane, hydrolytic and chemical admixtures in concrete are typical types of water proofing and damp proofing systems. Choice of the appropriate system depends upon the prevailing hydrostatic conditions. Consult manufacturer for system properties and uses.
Specify installation to conform strictly to the recommendations of the manufacturer of the system selected.
General Contractor shall be responsible that all trades involved and that have part in the waterproofing have provided appropriate systems that meet ASTM standards & specifications.

DIVISION 8 - DOORS AND WINDOWS
81) Security:
811) All exterior doors and windows to comply with Chapter 36 (Burglary and Intrusion) of Miami-Dade County Code and the components of the Florida Building Code with Miami-Dade County Product approvals to include impact resistance.
812) All locks on exterior doors shall be capable of resisting a force of 300lbs applied in any movable direction and in accordance with resistance standards set forth in the Florida Building Code.
813) All single exterior swing doors shall have a lock to be key operated from the exterior with a minimum of 6000 possible key changes or locking. Auxiliary single dead bolt with hardened bolt inserts.
814) The active leaf of pairs of exterior swing doors shall have same locks as required for single exterior swing doors. The inactive leaf shall have multiple points of locks with 5/8" min. thru bolts with inserts.
815) Jamb of all exterior offset type in swing doors shall be rabbled or of similar fabrication to prevent defeating the purpose of the strike and the integrity of the locks and latches.
816) Hinges on exterior out swing doors shall have non-removable pins and non-exposed screws.
817) Glass and exterior doors shall comply with the American National Standards Institute's standard 201.
818) Vision Panel exterior doors other than glazing with 40% of the inside locking activating device of door and swing doors shall comply with the American National Standard Institute's standard 201.
819) Windows shall be installed and constructed so that no panel can be lifted from the tracks when in the locked position and so as to comply with the architectural aluminum magis association standards for forced entry resistance, AAMA 1003.3.
Exterior window shall be locked with device capable of withstanding a force of 150# applied in an operable direction.
819) Exterior window used as a means of escape shall comply with FBC latest edition Section 1009.4 and 1009.5.
8192) Front main entrance doors shall be provided with a door scope or vision panels.
82) Doors & Windows:
All exterior windows/doors shall be impact resistant, white EPP, Alum, or approved equal. Contact: PGT Industries located at 9200 Technology Drive, Nokesville, VA, 20180. NOTE: Window/Door Mfg. to provide Product Approval which meet and pressures stated on drawings, NFD, also required to obtain permit prior to manufacturing/ordering.
822) Interior doors to be composite paint grade 1 3/8" wood doors.
823) All door frames to be stain grade solid wood without finger joints.
83) Manufacturing:
It is mandatory for door and window suppliers to submit Shop Drawings for Architect review prior to their fabrication. Verify framed openings with door / window manufacturer prior to framing out or ordering.
84) Installation:
Follow manufacturers' installation instructions and waterproofing details. All windows and doors shall be level and operate with ease.
85) Finish Hardware:
See window and door hardware schedules or confirm with owner.

DIVISION 9 - FINISHES
91) Lath and Stucco:
Provide 5/8" thick stucco finish on CBS and concrete walls and / or over paper backed metal lath, see plans. Apply stucco with 3 coat finish. Finish to be smooth.
92) Hangers and Furring:
Provide necessary furring, nail cover, hangers, tie wire, corner ties, control joints, corner beads, etc.
93) Cement Board:
Provide 1/2" thick cement board (Durock) with 1/8" felt paper backing at all areas to receive tile/stone finishes and to include wet wall areas surrounding tub, shower and vanity.
Note: Shower/tubs shall have floors and walls of non-absorbent materials (up to 10") as per FBC R307.2 and 120.
95) Gypsum Wallboard:
Provide 5/8" thick SHEETROCK brand MOLD TOUGH w/ Level 6 finish on 2 x 4 wood or metal studs. Non-structural soffits areas may use 1/2" metal studs and 1/2" SHEETROCK brand MOLD TOUGH gypsum board. Tape, patch, and sand smooth all surfaces.
97) Fire Retardant Coatings:
971) 1-Hour Fire Rated Wall:
2x4 wood or metal studs at 16" c/c with single top and sill plates and 5/8" thick Type "X" gypsum wall board finish both sides.
972) 1-Hour Fire Rated Ceiling:
1x4 FT or metal high hat track @ 16" c/c with (2) layers 5/8" thick Type "X" gypsum wall board finish.

98) Application:
Apply patch, finish and make paint ready all work specified herein as per the particular manufacturer's printed specifications or instructions. In areas of remodeling, patch and plaster as required, finish to match existing finish.
99) Painting:
All areas of new construction and existing areas abutting, shall be painted and finished with top grade paint (Benjamin Moore) or approved equal.
Paint colors to be selected by Architect.
Provide one prime coat and two (2) finish coats on all surfaces.
Protect all equipment, furnishings, electrical devices, and fire alarm equipment from over-spray or drips. Never paint orange sprinkler lines or sprinkler heads!
Contractor shall provide sample on wall as indicated on Specifications.
910) Ceramic Tile Floors & Pavers, Hard Surfaces:
All installation and waterproofing of flooring but not limited to exterior or interior floors, countertops, walls and backsplashes, shall meet the requirement of the manufacturer specifications and the industry standards specified in the Tile Council of America standards.
See Specification for the selected materials. Coordinate w/ Architect for any changes in materials prior to installation.
Provide actual bid for installation of all specified materials. Price shall include waterproofing or sealing as per manufacturer specifications. Contractor shall provide all material samples for Owner / Architect and interior designers approval.

Scope of Work

This is a contributing building in the MiMo, Biscayne Historic District in the City of Miami.
Remove existing interior partition walls and change from mixed Business/ Residence to Retail Use.
Remove and replace windows and doors with Impact Resistant type.
Install new ADA Ramp to handicap accessible parking space and stripe parking lot.
Provide new ADA accessible Bathroom.
Provide new Handrail at existing entry landing and steps.
Raise Front parapet for future tenant signage.

List of Drawings

Architectural
A0.01 General Notes and List of Drawings
A2.00 Site Plan/ Demolition Floor Plan
A2.01 Proposed Floor Plan
A4.01 Front & North Side Elevations
A2.02 West & South Side Elevations

VILLAGE ARCHITECTS
OF KEY BISCAYNE, INC.
AA. 20002086
ARCHITECTS PLANNERS INTERIOR DESIGNERS
84 CRANDON BOULEVARD SUITE 411 KEY BISCAYNE, FLORIDA 33149
Tel: 305-361-5333, Fax: 305-361-5330 E-Mail: info@villagearchitect.com
CONSULTANTS

One Story Retail Building Interior & Exterior Renovations

7320 Biscayne Boulevard
MiMo Historic District
Miami, FL 33138

Owners:
Damian Navaes
1244 Michigan Avenue
Miami Beach, FL 33139

Table with 2 columns: Mark, Date, Description.
10/23/13 FL BLDG COMM
6/8/13 HEPB
7/27/13 As-built

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ARCHITECT ROBERT JOHN GRADSKI, AR, 0091596
PROJECT Yr. : 2013
CAD DWG FILE : 7320 BISC
DRAWN BY :
CHECKED BY : R.J.
SHEET TITLE
Drawing Index & General Notes

SHEET No.
A0.01

SITE INFORMATION:		
LEGAL DESCRIPTION:		
FEDERAL WAY AMD PB 25 PG 6		
LOT 26 BLOCK 15		
MIAMI DADE COUNTY RECORDS		
FOLIO NUMBER:		
01-3207-046-1800		
FLOOD ZONE:		
ZONE "X"		
FINISH FLOOR ELEVATION PROVIDED: +12.39' N.G.V.D.		
AVE CROWN OF ROAD (BISCAYNE BLVD):		
10.36 + 9.95 = +10.15' N.G.V.D.		
AVE SIDEWALK ELEV:		
10.32 + 9.48 = +9.90' N.G.V.D.		
ZONING INFORMATION:		
ZONING CLASSIFICATION:		
T5-0 (T3-L ADJACENT)		
PROPOSED USE:		
RETAIL		
LOT SIZE: +/- 50'-0" X 150'-0" 7,500 SQFT .17 ACRE		
SETBACKS: MAIN BUILDING		
REQUIRED	PROPOSED	
FRONT SETBACK (NE 2ND AVE)		
FIRST LAYER	10'-0"	4'-1" (EX)
SECOND LAYER		N/A
SIDE SETBACK		
NORTH	0'-0"	0'-0"
SOUTH	0'-0"	0'-0"
REAR SETBACK		
	20'-0"	46'-0" (EX)
HEIGHT:		
REQUIRED	PROPOSED	
+9.90' NGVD AVE SIDEWALK ELEV	2 MIN	1 STORY (EX)
+30.22' NGVD TOP OF PARAPET	1 MIN	1 STORY
FLOOR AREA:		
1st FLOOR:		PROPOSED
RETAIL:		3,205 sqft
TOTAL FOOTPRINT:		3,205 sqft
LOT COVERAGE		
REQUIRED	PROPOSED	
MAX LOT COVERAGE		3,205 sqft
80% X 7,500 =	6,000 sqft	
OPEN SPACE		
REQUIRED	PROPOSED	
10% X 7,500 =	MIN: 750 sqft	760 sqft
PARKING:		
REQUIRED	PROPOSED	
3 SPACES/ 1,000 SQFT		
3,205 RETAIL =	9.6 SPACES	4 SPACES
PARKING WAIVER		6 SPACES
PARKING WAIVER	TOTAL	10 SPACES

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ARCHITECT: ROBERT JOHN GRABOSKI, AIA, 0091596

PROJECT Yr.: 2013

CAD DWG FILE #: 7320 BISC

DRAWN BY: R.J.

CHECKED BY: R.J.

SHEET TITLE

Site Data and Plan/ Demolition Floor Plan

SHEET NO.

A.A. 26002086

PROJECT Yr.: 2013

CAD DWG FILE #: 7320 BISC

DRAWN BY: R.J.

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SHEET TITLE

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SHEET NO.

A.A. 26002086

PROJECT Yr.: 2013

CAD DWG FILE #: 7320 BISC

DRAWN BY: R.J.

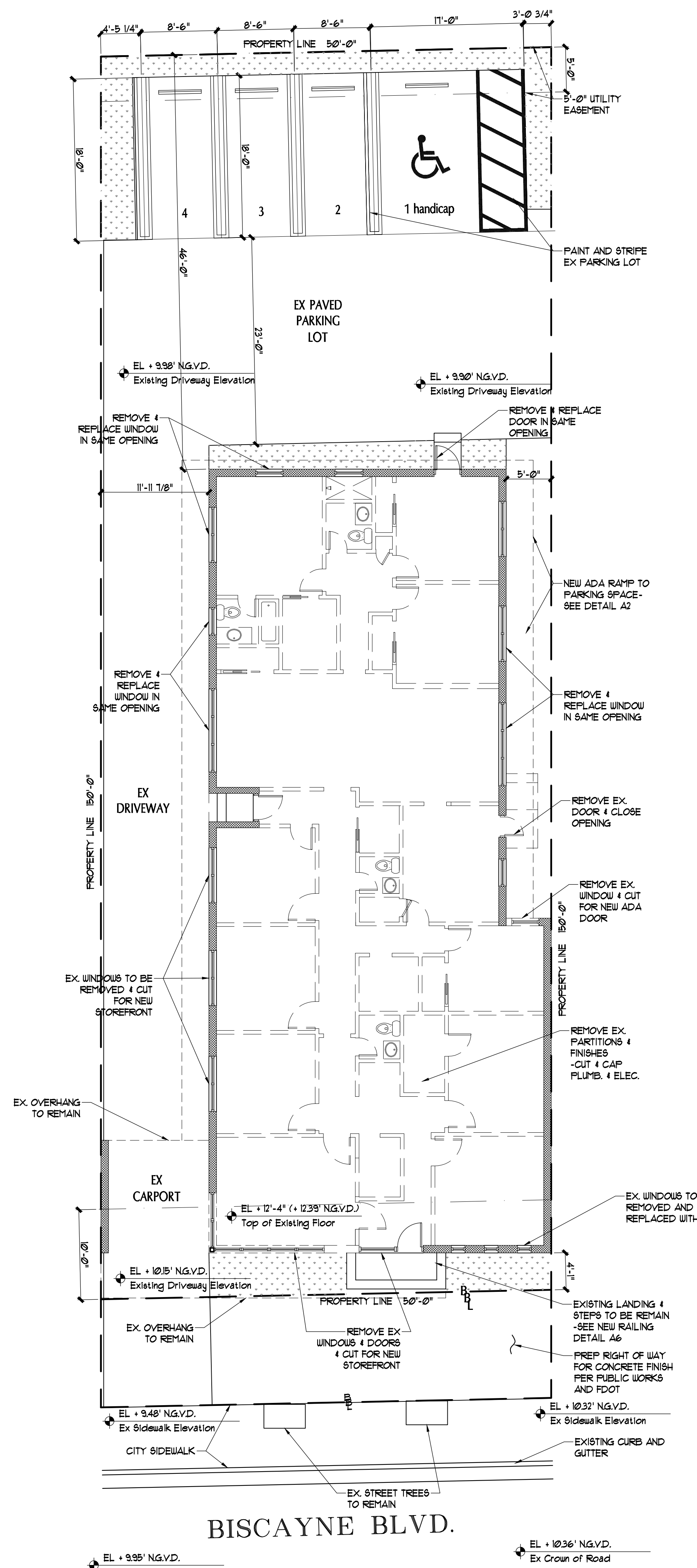
CHECKED BY: R.J.

SHEET TITLE

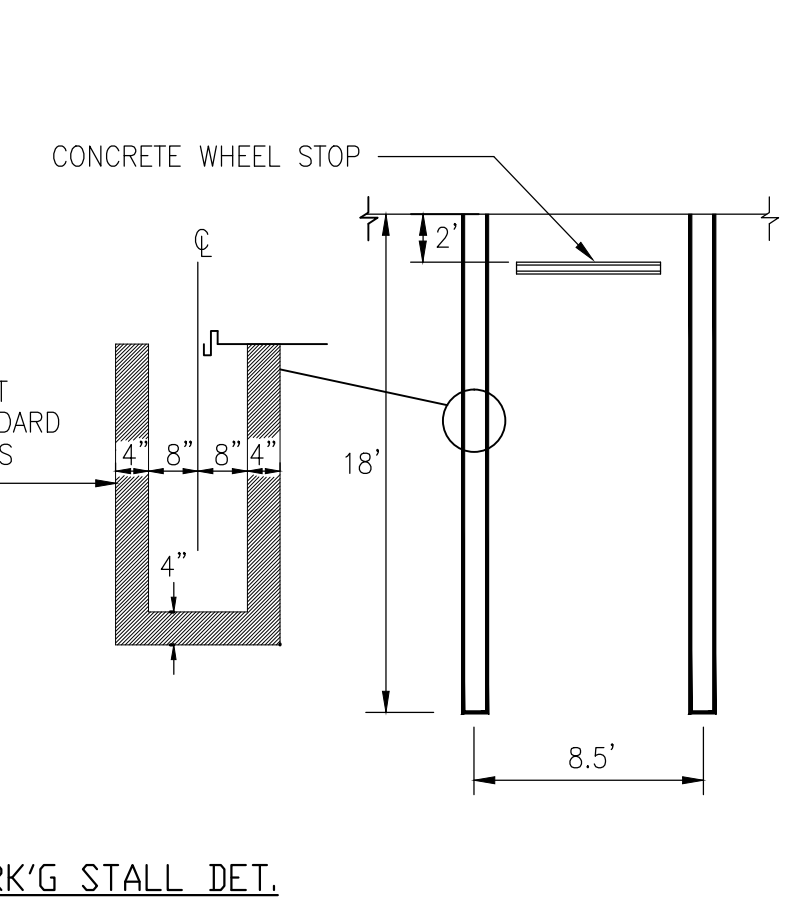
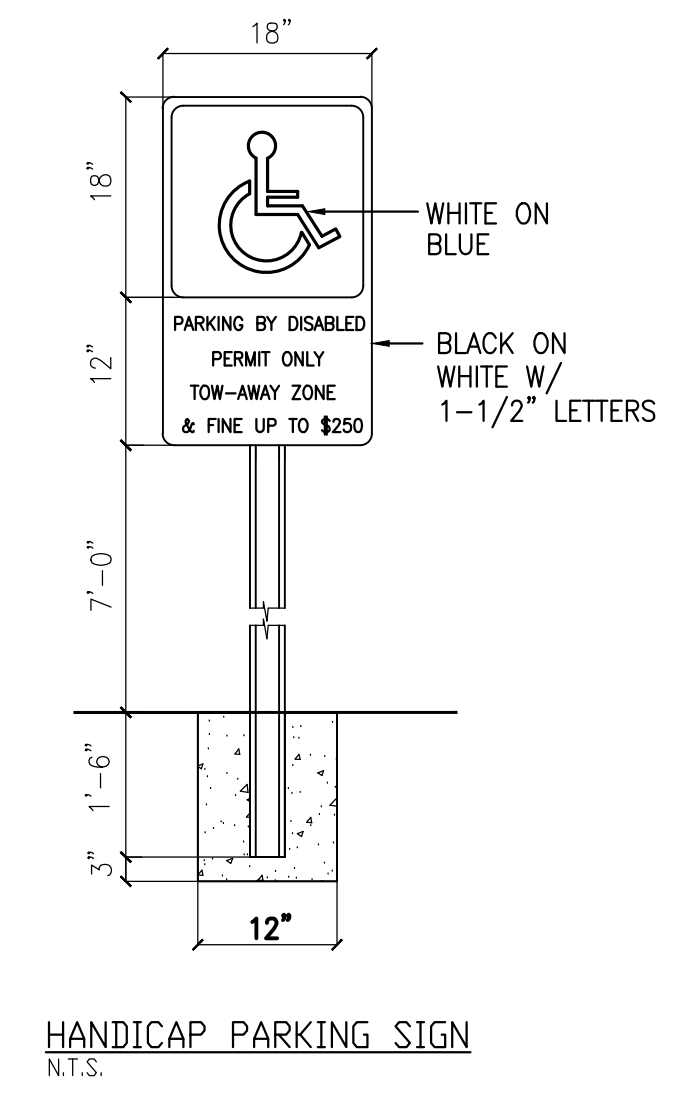
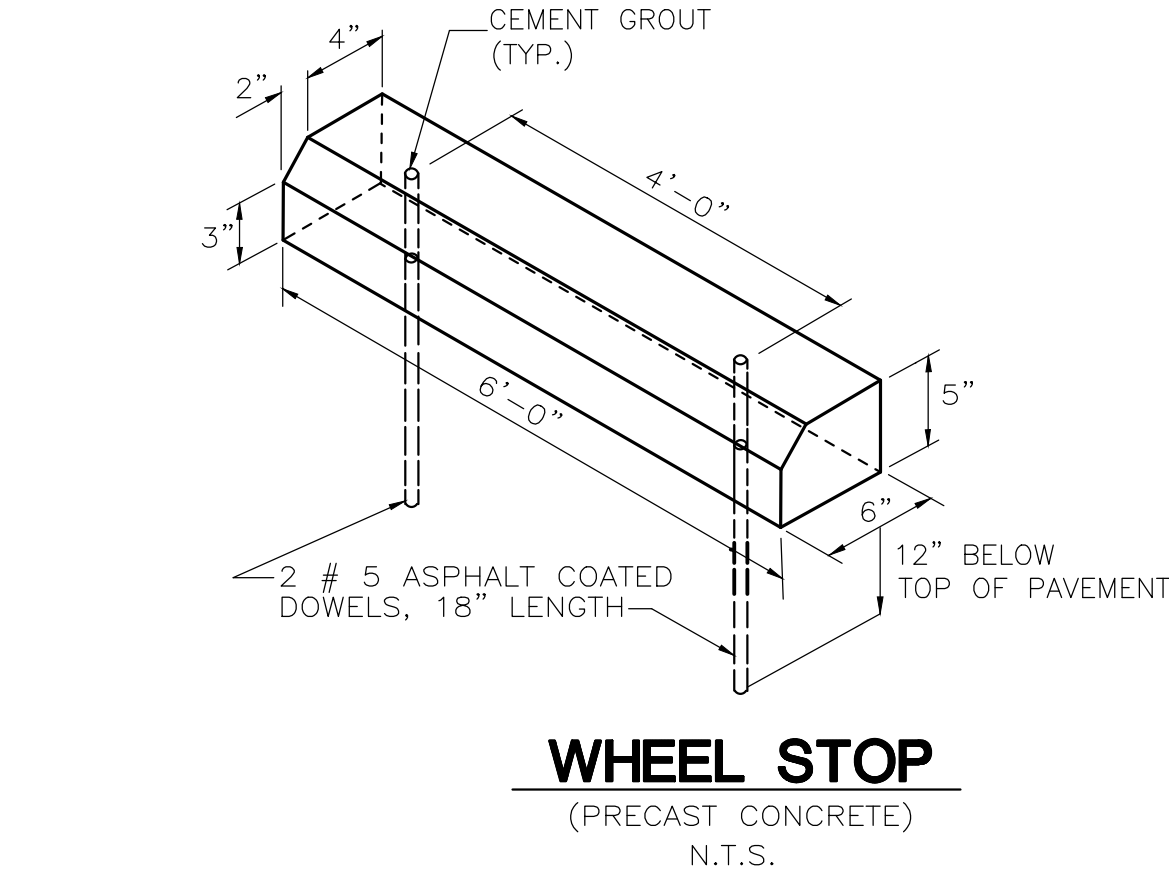
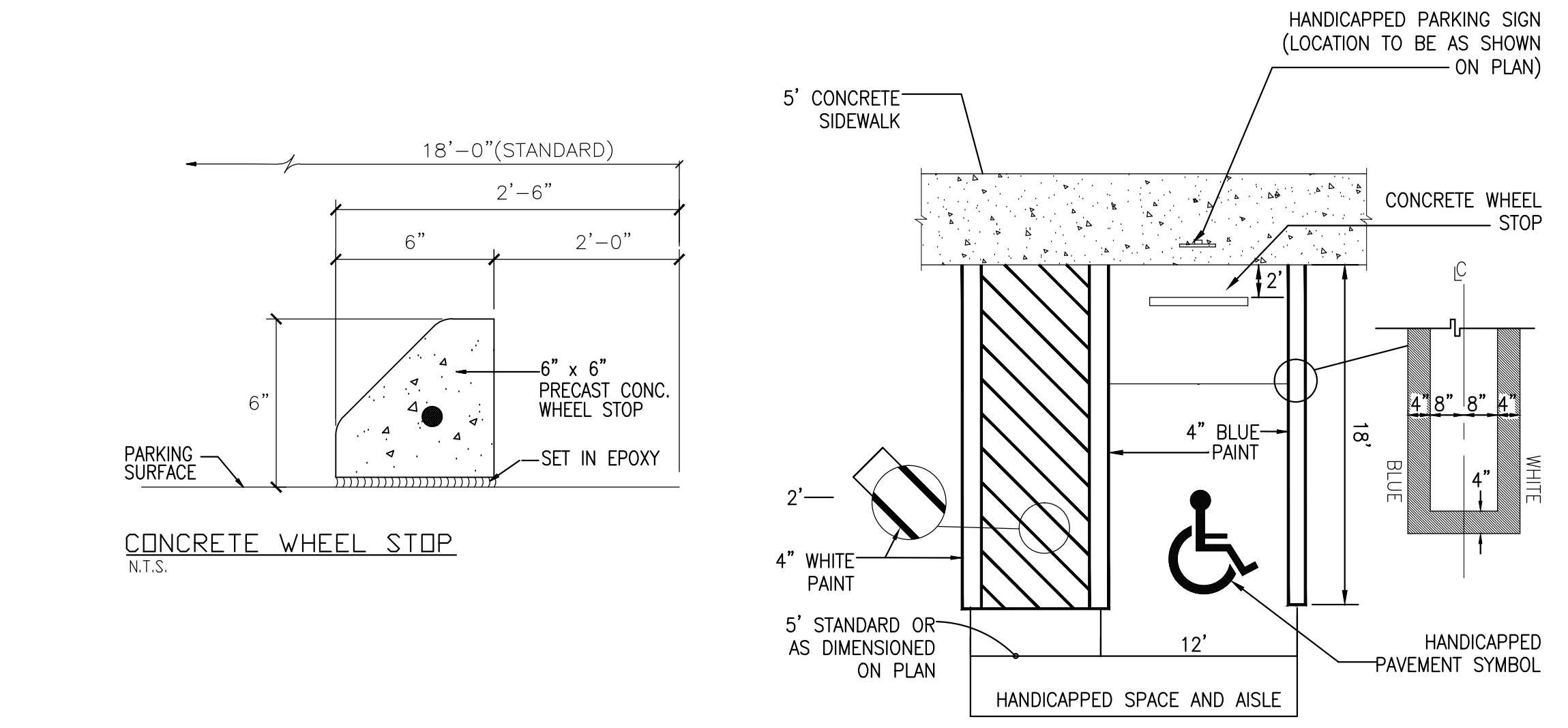
Site Data and Plan/ Demolition Floor Plan

SHEET NO.

A.A. 26002086



Site Plan/Demolition Floor Plan
SCALE: 1/8" = 1'-0"

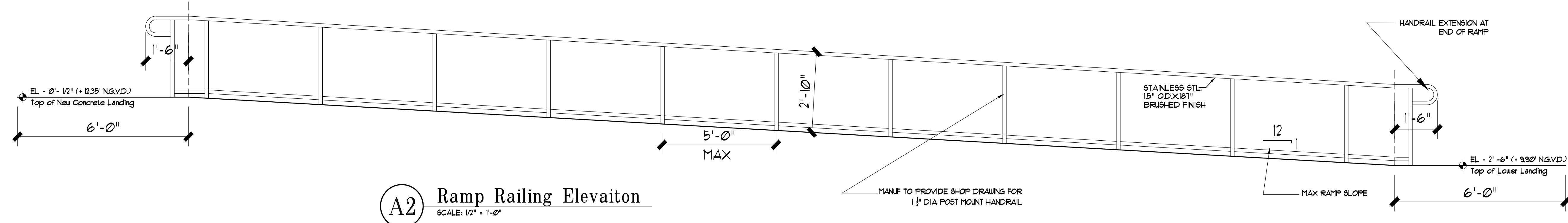


PRIOR TO ANY SITE EXCAVATION CALL FLORIDA ONE TO MARK ALL UNDERGROUND UTILITIES
1-800-432-4110

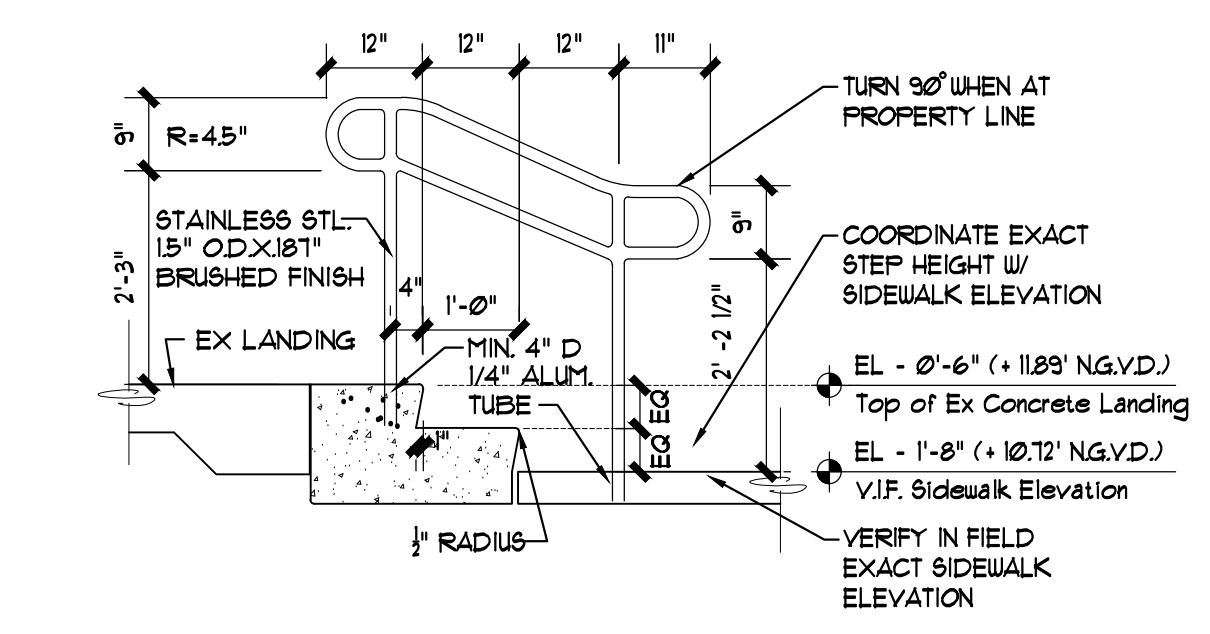
NOTE:
EXPLORATORY DEMOLITION IS REQUIRED TO EXPOSE EXISTING STRUCTURAL CONDITIONS AND OBSTACLES
SHORE UP STRUCTURAL WALLS PRIOR TO ANY DEMOLITION
COVER AND PROTECT ALL AREAS TO REMAIN

Demolition Wall Legend

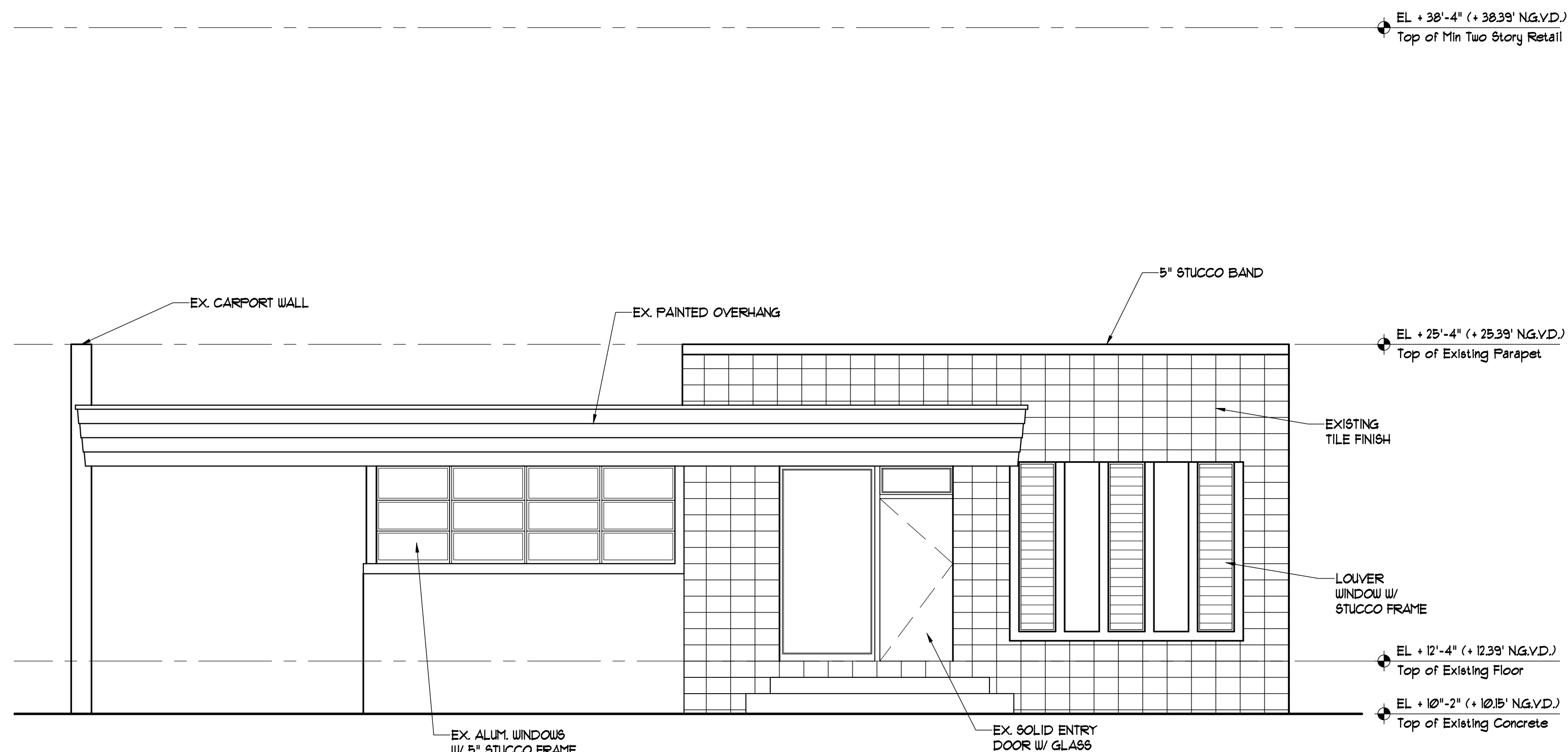
- EXISTING INTERIOR AND EXTERIOR WALLS TO REMAIN
- EXISTING WALL TO BE REMOVED: REMOVE EXISTING WALL FROM FLOOR TO CEILING, CUT AND CAP ALL ELECTRIC AND PLUMBING PRIOR TO REMOVAL. PROVIDE SHORING WHERE NECESSARY
- NOTE: WHERE PARTIAL WALL TO BE REMOVED, CUT IN A CLEAN MANNER TO ACCEPT NEW WORK. PROVIDE ALL CUTS FOR NEW ELECTRIC, PLUMBING AND MECHANICAL WORK



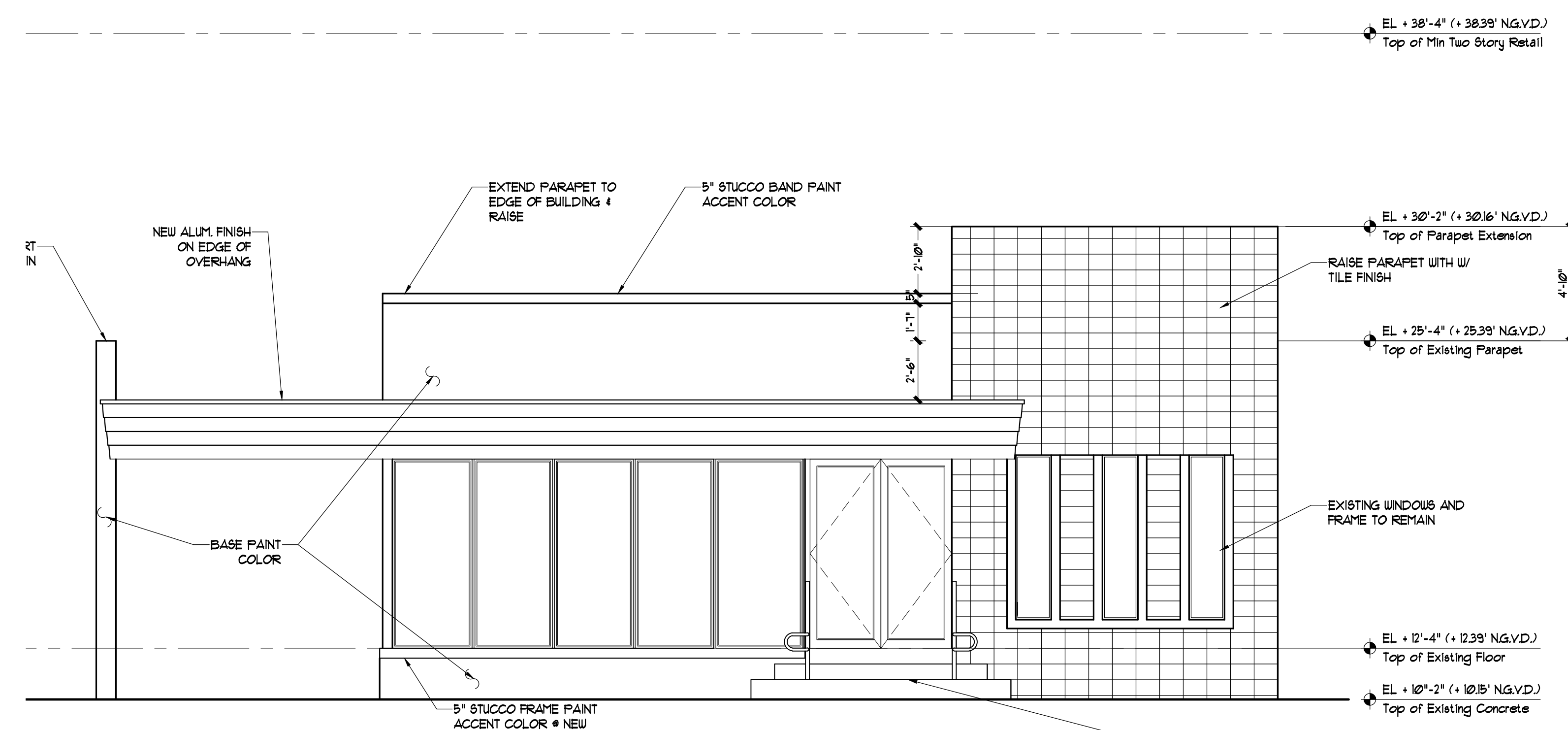
A2 Ramp Railing Elevation
SCALE: 1/2" = 1'-0"



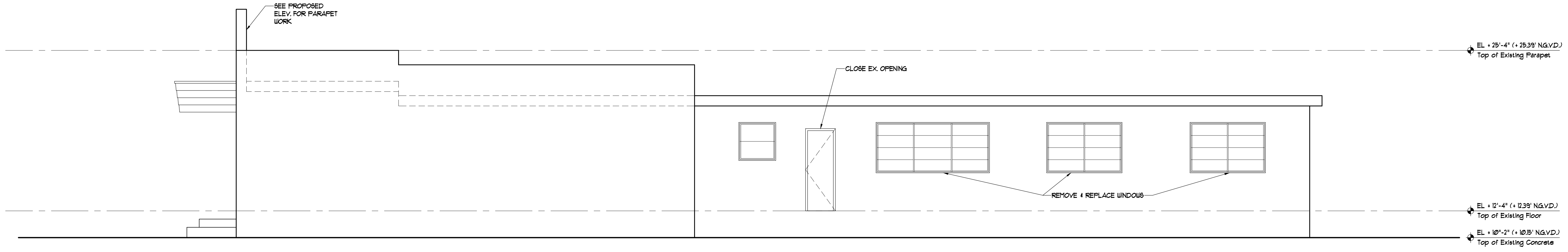
A6 Stair Railing Elevation
SCALE: 1/2" = 1'-0"



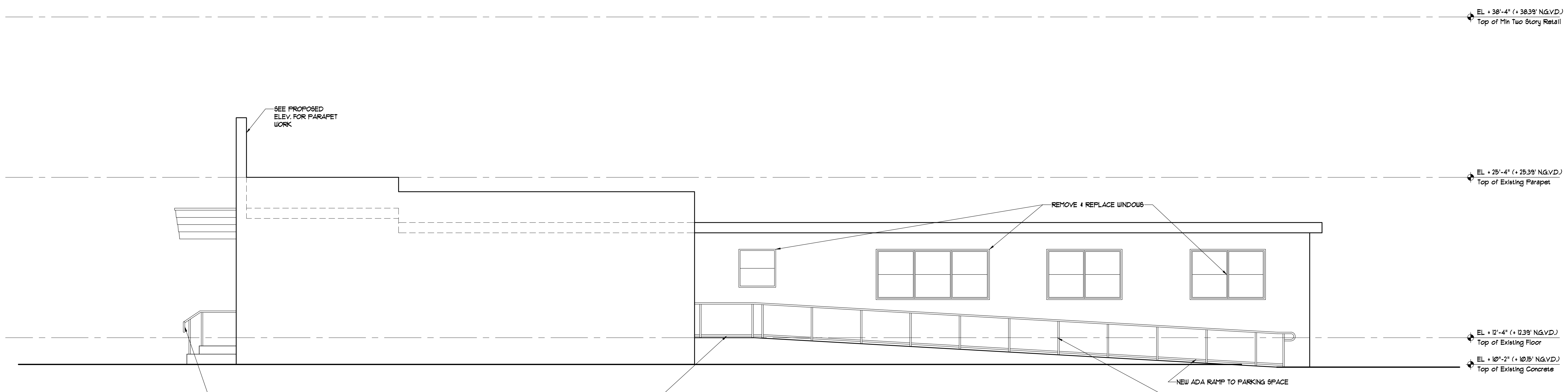
Existing Biscayne Boulevard Elevation
 SCALE: 1/4" = 1'-0"



Proposed Biscayne Boulevard Elevation
 SCALE: 1/4" = 1'-0"



Existing North Side Elevation
 SCALE: 1/4" = 1'-0"



Proposed North Side Elevation
 SCALE: 1/4" = 1'-0"

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ARCHITECT
 ROBERT JOHN GRABOSKI AR, 0091596

A.A. 26002085

PROJECT Yr. : 2013
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 CHECKED BY : R.J.
 SHEET TITLE
 Front & North Side Elevations
 SHEET No.

