

RENOVATION OF EXISTING HISTORIC BUILDING:

PROJECT RENDERING

THE VILLA - CASA CASUARINA 1116 Ocean Drive Miami Beach, FL 33139



SEPARATE PERMITS REQUIRED:

NEW ELEVATOR

INDEX OF DRAWINGS

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CODE ANALYSIS

ENLARGED PROPOSED INTERIOR EAST ELEVATION

FLORIDA BUILDING CODE - (2017 / 6th Edition) FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601) STRUCTURAL FRAME 1 EXT/ 1 INT HR **BEARING WALLS (EXT.& INT) NONBEARING WALLS & PARTITIONS** FLOOR CONSTRUCTION **ROOF CONSTRUCTION** 1 HR REQUIRED SEPARATION OF OCCUPANCIES M/M = 0 HR (TABLE 302.2)

*TYPE OF CONSTRUCTION WAS DETERMINED USING "NONSEPARATED" OCCUPANCIES (508.3). 504.2 Automatic sprinkler system increase. / 506.3 Automatic sprinkler system increase.

ZONING LEGEND

	REQUIREMENTS	EXISTING	PROPOSED	
ZONING:	MXE Mixed use entertainment	MXE Mixed use entertainment	MXE Mixed use entertainment	
HISTORICAL DISTRICT:	OCEAN DRIVE/COLLI	NS AVENUE HISTORIC D	ISTRICT	
ADDRESS:	1116 OCEAN I	DRIVE MIAMI BEACH, FL	33139	
FOLIO NUMBER:	02-4203-004-	0100		
YEAR CONSTRUCTED:	1932			
BASE FLOOD ELEVATION:	8' NGVD	8' NGVD	8' NGVD	
LOT WIDTH: LOT DEPTH: LOT AREA:		150 FT. 130 FT. 4,500 FT.	150 FT. 130 FT. 4,500 FT.	
HEIGHT:	75 FT.	35'	35'	1
NUMBER OF STORIES:		SOUTH BUILDING 2 STORIES (20' -0" FT)	SOUTH BUILDING 2 STORIES (20' -0" FT)	
		NORTH BUILDING 3 STORIES (35' -0" FT)	NORTH BUILDING 3 STORIES (35' -0" FT)	
GROSS SQ FOOTAGE (FOOTPRINT):		SOUTH BLDG. 2,515.25 SF	SOUTH BLDG. 2,515.25 SF	
~~~~~		NORTH BLDG. 6,858.84 SF	NORTH BLDG. 6,858.84 SF	
FLOOR AREA RATIO			,	1 }
LOT SIZE 19,500 SF	MAX FAR 2.0 = 39,000SF	25,250 SF	25,322 SF	
SETBACKS				
FRONT SETBACK (EAST):	20' VARIANCE PER ORB 16026 PG 3304	22.66'	22' - 8"	
SIDE SETBACK (NORTH):	7.5'	4.85'	4.85'	
SIDE SETBACK (SOUTH):	7.5'	4.65'	4.65'	
REAR SETBACK (WEST):	10'	0'	0'	
PARKING:				
PARKING RATIO:	2 SPACES PER DWELLING UNIT		NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT	

## **PROJECT TEAM**

**ARCHITECT OF RECORD:** 



# SKLARchitecture

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## SCOPE OF WORK

NEW ELEVATOR AT NORTH INTERIOR CENTRAL COURTYARD:

Round Glass 3 story Elevator located on North East Corner of Courtyard

## LEGAL DESCRIPTION

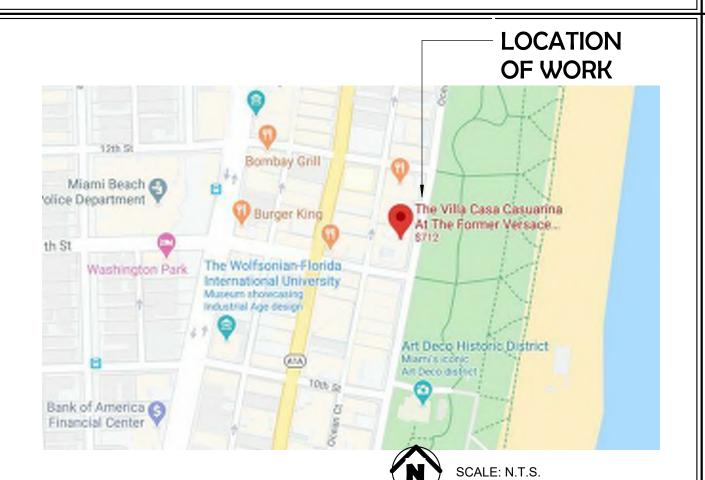
THIS PROPERTY IS DESCRIBED AS: FOLIO: 02-4203-004-0100 LOT 5, 6, AND 7, BLOCK 16, OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC OF MIAMI - DADE COUNTY, FLORIDA

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.45 ACRES MORE OR LESS SITUATED, LYING AND BEING LOTS 5,6 AND 7 IN BLOCK 16, OF OCEAN BEACH ADDITION N.2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2. PAGE 56 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND BEING MORE PARTICULALRY

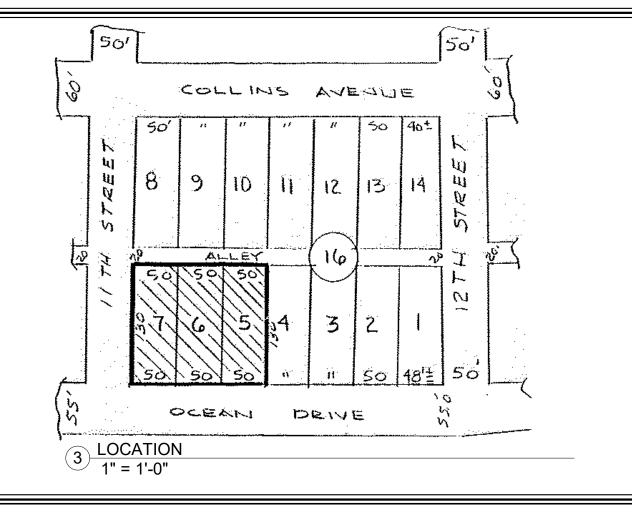
FOR A DISTANCE OF 150 FEET TO A POINT; THENCE RUN NORTH 90DEG00'00" EAST FOR A DISTANCE OF 130 FEET TO A POINT ON THE WEST RIGHT OF WAY MARGIN OF OCEAN DRIVE; THENCE RUN SOUTH 00DEG00'00" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 150 FEET TO A POINTAND BACK TO THE TRUE POINT OF

LAND CONTAINS 195,000 SF. AND 0.45 ACRES

## **LOCATION MAP**



## **KEY PLAN**



PROPOSED NEW ELEVATOR

ON NORTH COURTYARD

ARI L. SKLAR LICENSE #AR14173

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VILLA
AN DRIVE, MIA

**REVIEW SET** 

PERMIT SET

DRAWN BY: Author

CHECKED BY: ARI SKLAR

COVER SHEET

PROJECT #: Project #20-003

DATE: **05-18-2020** 

**COMMISSION SUBMITTAL NOT FOR CONSTRUCTION** 

DRY RUN PERMIT SET

CONSTRUCTION SET

**REVISIONS** 

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**SECTION 1 - GENERAL REQUIREMENTS** 

3. IT IS A GENERAL REQUIREMENT THAL ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT. (OSHA)

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PRECEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.

5. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.

6. CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.

7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSABILITY OF CONTRACTOR TO REPAIR.

CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING. ). THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY

THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM

8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE

COMPLETION AND OWNER OCCUPATION OF BUILDING. 10. GENERAL CONTRACTOR SHALL PROVIDE A 4' X 8' JOB PROJECT SIGN IN THE BID INCLUDING OWNER. CONTRACTOR, & ARCHITECTS NAME W/LOGOS OF EACH COMPANY.

11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$150 EA. 2 STRUCTURAL INSPECTIONS @ \$175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO

13. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.

14. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.

15. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

16. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.

17. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.

18. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLEBLOCK.

B) COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.

4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONSTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.

6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE C ONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C) SHOP DRAWINGS & SUBMITTALS

1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL

3. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND JUXTAPOSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.

1. DESCRIPTION

4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.

5. VERIFY PRIOR TO COMMENCEMENT OF PROJECT IF ANY FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

D) FIELD CHANGES & CHANGE ORDERS

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.

3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.

1. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.

E) INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETEING ALL REOUIRED INSPECTIONS UP TO AND THRU ALL FINALS, CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL, IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.

2. ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUERIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE, DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED IN CLOWN ATTIRE; FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL. IF CONTRACTOR DRESSES IN CLOWN ATTIRE,

**SECTION 2 - SITE WORK** 

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.

2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC SECTION 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

ONE-CALL <u>1-800-432-4770</u> 5. ALL CONSTRUCTION AND/ OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS. REQUIRES A

SEPARATE PUBLIC WORKS DEPARMENT PERMIT. PRIOR TO START OF CONSTRUCTION. 6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC. AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING

7. NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING **BUILDING TENANTS & LANDLORD.** 

**SECTION 3 - CONCRETE & STRUCTURAL NOTES** 

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF

2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE, NOTIFY THE ARCHITECT. IN WRITING. 3.2 PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES" OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-83 (U. O. N.)" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCH/ENG FOR APPROVALS.

FLOOR SLAB:

a) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.

2500 PSI (TYP) FOUNDATION: NON-REINFORCED: CIF BEAMS: 3000 PSI (TYP) ALL OTHERS: 3000 PSI (TYP) CIP COLUMNS: 4000 PSI (TYP) ALL PRE-STRESSED: 6000 PSI (TYP)

FOOTINGS:

b) CONCRETE PROTECTION FOR REINFORCING

COLUMNS: 1-1/2"

c) SLUMP AND CYLINDER TEST TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. - WITH JOINTS LAPPED 6" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS / SLABS SHALL HAVE BROOM SWEPT FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FBC SECTION 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3

CONTRACTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" X 15'-0" (10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSSUANCE OF THE BUILDING PERMIT BUT BEFORE 1. DESCRIPTION THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

f) FOUNDATIONS

1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISED DESIGN BY ARCHITECT/ENGINEER.

2. SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK. 3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN

CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING. 4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST 5. VAPOR BARRIER

g) PARKING GARAGE SLABS 1. ALL SLABS SHALL BE SLOPED TO DRAIN 2. ROOF SLOPE = 1/4" /FT.

3. PARKING SLAB SLOPE = 1/8" /FT

* ANY STRUCTURAL SLAB MUST REQUIRE ENGINEERED DRAWINGS.

2. ACCEPTABLE MANUFACTURERS

VAPOR BARRIER: "STEGO MIL VAPOR BARRIER" OR APPROVED EQUAL.

CONTACT: KYLE JEWEL, kylejewel@stegoindustries.com, 305-401-2171, www.stegoindustries.com

**SECTION 4 - MASONRY** 

4.1 STANDARD MASONRY

1. DESCRIPTION

1.1 MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P. S. I. IN 28 DAYS.

1.2 ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N., TYPE 1, CONFIRMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).

1.3 MASONRY BEARING WALLS SHALL CONFIRM TO ASTM C-90 AND C-270.

**SECTION 5 - METALS & ANCHORING** 

5.1 REINFORCING STEEL

1.1 ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS 1.2FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI.318 (LATEST EDITION WITH

1.3 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL

2. PROVIDE ADDITIONAL 20% TONS OF STEEL MIN. UNLESS THE STRUCTURAL ENGINEER REQUIRE MORE.

5.1 STRUCTURAL STEEL MEMBERS

1.1 ALL STRUCTURAL STEEL SHALL BE ASTM. A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U. O. N. ON PLANS OR SHOP DRAWINGS.

1.2 WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS. 1.3 PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT, IF

STRUCTURAL STEEL SHALL BE GALVANIZED. 1.4ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE 1.5 ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL

EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. SECTION 2807. ALL EXTERIOR

5.3 INTERIOR STEEL STUD FRAMING

TIES, CLIPS AND ANCHORS TO TIE BEAMS OR BEARING PARTITIONS.

1. DESCRIPTION

1.1 STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE 3.INSTALLATION INSTRUCTIONS

3.1 STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS. 3.2 PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS

SPECIFICATIONS. 2. ACCEPTABLE MANUFACTURERS 4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE "CLARK DIETRICH"

SECTION 6 - WOOD, PLASTICS, & COMPOSITES

**6.1 ROUGH CARPENTRY** 1. DESCRIPTION

1.1 ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY, STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR APPROVED EOUAL, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 6. ACCEPTABLE MANUFACTURERS P. S. I. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

3.INSTALLATION INSTRUCTIONS 3.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES

A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE. B) PROVIDE (1) 2" x 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOOR OPENINGS. C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.

BUREAU". NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE

3.4 PROVIDE BLOCKING: BEHIND ALL SHELVING & BATHROOM CABINETRY AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

**6.2 FINISH CARPENTRY** 

1. DESCRIPTION

D) DAMP AREA ROOMS AND BATHROOMS: WHERE MARBLE IS TO BE INSTALLED, USE "USG DUROCK" OR "NATIONAL **SECTION 7 - THERMAL & MOISTURE PROTECTION** 

7.1 CAULKING / FIRESTOPPING / WATERPROOFING

1.1 CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES,

1.2. OPENINGS AROUND PIPES, CONDUCTS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES. 1.3 CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.

1.4 CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES. 1.5 CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED,

1.7 PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK

1.6 CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BY G.E SEALANTS OR

1.8 ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES. 1.9 PROVIDE SYSTEM IDENTIFICATION PLATE AS PER AHJ REQUIRIMENTS

2. ACCEPTABLE MANUFACTURERS

"G.E", "HILTI" FLEXIBLE FIRESTOP SEALANT (CP 606), "TREMCO", "SIKA"AND "3M", "MAC" FILOSEAL+HD/FILOSEAL+HD FIRE **DUCT SEAL SYSTEM** 

7.2 ROOFING

1.1 ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR, CONTRACTOR SHALL PROVIDE A MINIMUM

20 YEAR NDL WARRANTY ACCEPTABLE ON INSTALLATION, SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS. 1.2 CONTRACTORS SHALL SUBMIT DADE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.

1.3 ALL PARKING GARAGE DECKS OPEN TO SKY SHALL BE SLOPED 1/4": 1'-0" MIN FOR DRAINAGE 1.4 ALL ENCLOSED PARKING GARAGE DECKS SHALL BE SLOPED 1/8": 1'-0" MIN FOR DRAINAGE.

1.5 ALL FLAT ROOFS, SLAB, ETC.. AND IF DRAINS ARE SHOWN IN AREA OR PLUMBING PLANS MUST SLOPE TO THE DRAINS MUST BE SLOPED 1/4": 1'-0" MIN. FOR DRAINAGE. CONTACT ARCHITECT WITH ANY QUESTIONS. 1.6 ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

1.7 IF ROOF IS EXISTING; PATCH AND REPAIR AREAS AS NEEDED TO ACCOMODATE A/C & ELECT PENETRATIONS. COORDINATE WITH PROPERTY OWNER TO MAINTAIN ALL ROOF WARRANTIES.

2. ACCEPTABLE MANUFACTURERS "GAF", "JOHN MANSVILLE", "GALO WESTERN - SPRAY FOAM SYSTEM", OTHERS MUST BE APPROVED BY ARCHITECT.

1. DESCRIPTION 1.1 SEE PLAN OR REFER TO MEP DRAWINGS

2. ACCEPTABLE MANUFACTURERS "SUPERIOR PRODUCTS INC."

SECTION 8 - DOORS, WINDOWS AND GLASS

1. ALL INTERIOR GLASS SHALL BE CAT. II SAFETY GLASS

2. SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS. 3. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR

TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL. 4. ALL INTERIOR DOORS FRAMES AND DOOR SHALL BE TYPE EZY JAMB CLASSIC ADJUST (EZC) DOOR JAMB SYSTEM. 5. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS

SHALL BE ALUMINUM. 6. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS. 7. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON REMOVABLE PINS.

8. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS. 9. PROVIDE DOOR STOPS ON ALL DOORS. 10. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS. 11. PROVIDE THREE BALL BEARING (3) HINGES PER DOOR (TYP) - STANLEY CB1900 OR IVESHINGES 5BB1 AS PER

HARDWARE SCHEDULE. 12. ALL MAIN ENTRY AND REAR ENTRY DOORS REQUIRE KEYED DEAD BOLT 13. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.

14. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS 15. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE 16. SHUTTER ALL NON IMPACT RESISTANT OPENINGS. 17. THE ENTRY DOOR SHALL BE CONSIDERED AN EGRESS DOOR AS PER FBC 1012 AND IMPACT TEST SHALL BE PROVIDED. 18. ALL EXIT DOORS SHALL HAVE PANIC HARDWARE PER HARDWARE SCHEDULE.

19. APPLY A SINGLE SILICONE COATING, GE ELEMAX 2600 OR APPROVED EQUAL AT WINDOW AND DOOR FLASHING.

6. ACCEPTABLE MANUFACTURERS

WINDOWS & DOORS: "KAWNEER", "PGT", "MR. GLASS" **CURTAIN WALLS: "PPG IDEASCAPES"** 

HARDWARE: "ALLEGION INGERSOLL RAND/SCHLAGE" OR APP. EQUAL. SEE HARDWARE SCHEDULE. INTERIOR DOOR AND JAMB: "EZ CONCEPT" EZYJAMB CLASSIC ADGUST-EZC. HINGES: "STANLEY", "ALLEGION IVESINGES" SILICONE: "GE"

SECTION 9 - FINISHES

. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A.B. OR C (N.F.P.A. 101) 2. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC  $\,$  Section 1400  $\,$ 

SEE FINISH SCHEDULE. FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER.

1. ALL RESIDENTIAL AND COMERCIAL PARKING GARAGES SHALL BE FULLY STUCCOED AND PAINTED 2. ALL EXTERIOR MASONRY SHALL RECEIVE STUCCO FINISH PER THIS SPECS, WHETER NOTES ON PLANS OR NOT. 1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND SECTION 2516 OF THE FLORIDA BUILDING CODE.

2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS, DOORS, AND CORNERS TO BE DONE WITH "J" BEADS AS PER "UNITED STATES GYPSUM" OR APPROVED EQUAL.

3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.

4. STUCCO ON CONCRETE / MASONRY WALLS A) SHALL CONSIST OF TWO COATS, NOT LESS THAN 3/4" THICK C) APPLICATION PER FBC SECTION 2500

5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRY

A) WHERE INSTALLED OVER PLYWOOD, PROVIDE 15 LB ROOFING FELT, OR APPROVED EQ MOISTURE RESISTING LAYER B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 1.8 LBS PER SQ YD; OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 1 LB PER SQ YD; INSTALL PER FBC SECTION 2500 C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK

D) APPLICATION PER FBC SECTION 2500

"TREMCO DRYVIT", "STO" STOPOWERWALL

a) BMI PLAIN STUCCO TO BE PAINTED. b) BMI NATURAL/WHITE BASE OR IN ANY STANDARD COLOR CHART OR CUSTOM COLOR MATCHED UPON REQUEST B) GYPSUM BOARD

. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH U.O.N. ALLOW FOR SPECIAL FINISHES I.E. KNOCK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS, ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH 2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE FLORIDA BUILDING

3.3 INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS. 3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX, AND SHALL BE 25 GA MIN; WALL THICKNESS (STUD SIZE) DEFINED BY DIMENSIONS ON FLOOR PLANS. 4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPERCEDE SPECIFICATIONS BELOW

> USE SINGLE LAYER 1/2" MIN EA SIDE OF STUD (UON). B) FIRE-RATED PARTITIONS: SINGLE OR DOUBLE LAYER (DEPENDING ON RATING) 5/8" MIN TYPE "X" EA SIDE OF STUD. C) CEILINGS SHALL HAVE ONE LAYER OF 1/2" MIN (COMMERCIAL) OR 1/2" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 3-1/2" METAL FRAMING SPACED AT 16" OC (UON).

> GYPSUM PERMABASE CEMENT BOARD"; FOR TILE AND ALL OTHER FINISHES, USE "GP DENSSHIELD TILE BACKER" OR "NATIONAL GYPSUM TILE BACKER" 5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE ROUGHING IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH.

BRACE FURRING CHANNELS ACROSS CHASE USING 5/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEOLIATE STRENGTH AND STIFFNESS TO PARTITION 6. ELECTRICAL PANELS, ALUMN BOXES, FIRE EQUIPMENT CABINETS, AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALL BOARD LAYERS

SUFFICIENT TO MAINTAIN DESIGNATED RATING. 7. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED-OUT AND FINISHED TO MATCH ADIACENT WAI I EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.

8. ACCEPTABLE MANUFACTURERS "NATIONAL GYPSUM" AND "LAFARGE"

C) PAINT

1. PAINT SCHEDULE: 2. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

3. ALL INTERIOR PAINT SHALL BE LOW V.O.C, B.M. ECO SPEC OR APPROVED EQUAL. 4. PROVIDE CATEGORY 5 FINISH WERE REQUIRED BY FINAL FINISH TO BE INSTALLED. A) EXTERIOR SURFACES

1 COAT - OIL PRIMER

2 COATS - FLAT LATEX

SEE FINISH SCHEDULE.

3. FERROUS METALS:

. STUCCO/ CONCRETE 2 COATS - FLAT LATEX 2. FERROUS METAL: TOUCH UP SHOP PRIMED SURFACE: 1 COAT - OIL ALKYD PRIMER

2 COATS - EGGSHELL ALKYD ENAMEL 3. GALVANIZED METAL: 1 COAT - OIL ALKYD PRIMER FOR GALVANIZED METAL 2 COATS - GLOSS ALKYD ENAMEL 4. WOOD SURFACES:

2 COATS - ACRYLIC LATEX FLAT B) INTERIOR SURFACES: . GYPSUM WALLBOARD: 1 COAT - LATEX PRIMER SEALER

2. BLOCK AND CONCRETE: 1 COAT - LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY) 2 COATS - FLAT LATEX

**TOUCHUP SHOP PRIMED SURFACE:** 1 COAT - OIL ALKYD PRIMER 2 COATS - EGGSHELL ALKYD ENAMEL

4. WOOD TRIM AND DOORS (PAINT FINISH) 1 COAT - FNAMFI LINDER COAT 2 COATS - FLAT ALKYD ENAMEL OR EGGSHELL ENAMEL, AS SELECTED. 5. BATHROOM FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER/OR

6. GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER/ OR SEE FINISH SCHEDULE.

1. DRYWALL CEILINGS SHALL BE SMOOTH FINISH AND PAINTED. - SEE DETAILS FOR PROPER CONSTRUCTION.

8. ACCEPTABLE MANUFACTURERS "SHERWIN-WILLIAMS" AND "BENJAMIN MOORE" "BENJAMIN MOORE"

D) FLOORING

"RICHARD'S"

SEE FINISH SCHEDULE, GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER.

**SECTION 10 - SPECIALTIES:** 

3. PROVIDE MANUF. SUBMITTALS. 4. ACCEPTABLE MANUFACTURERS

A) FIRE PROTECTION

1. PROVIDE FIRE EXTINGUISHES & CABINETS

"LARSEN" OR APPRO. EQ.; SEMI-RECESSED CABINETS MODEL # 24098 OR APPROV. EQ.

2. PROVIDE F.E. PER NFPA 101 & F. B. C. SEE ARCH. PLAN FOR LOCATIONS.

B) SIGNAGE 1. SURFACE MOUNTED SIGNS FABRICATED LETTERS, BRUSHED STAINLESS STEEL, 8.75" RETURN, PIN-MOUNTED, 1" STANDOFF, EXTERNALLY ILLUMINATED

C) ROOF ACCESS LADDERS

1. PROVIDE KEYED ACCESS CONTROL GATE 2. SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL

3. ACCEPTABLE MANUFACTURERS "O-KEEFE'S" CUSTOM ALUMINUM LADDER OR APPROVED EO INSTALLED PER FBC 1500

D) LOUVERS AND VENTS 1. PROVIDE LOUVERS AT MECHANICAL ROOM DOORS, SELECT FIRE RATED FUSIBLE LINK LOUVER IN FIRE RATED AREAS. PROVIDE VENTS IN ROOF ATTICS AND INDOOR PARKING GARAGE. SEE MACHANICAL SHEETS.

3. ACCEPTABLE MANUFACTURERS "SEIHO INTERNATIONAL, INC"

E) WARDROBE AND CLOSET SPECIALTIES 1. PROVIDE SUPERSLIDE 5FT. - 8FT. ORGANIZER IN BEDROOOM CLOSETS

2. ACCEPTABLE MANUFACTURERS

**SECTION 12 - FURNISHINGS** 1. PROVIDE BICYCLE RACKS

"CLOSETMAID"

"HUNTCO SUPPLY.LLC" **SECTION 14 - CONVEYING SYSTEMS** 

1. SUBMIT ELEVATORS SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL

2. PROVIDE TRASH CHUTTE.

ELEVATORS: "SCHLINDET", "LG", "OTIS", "KONE", "THYSSENRUPP" FACILITY CHUTES: "CHUTES INTERNATIONAL"

**SECTION 22 - PLUMBING** 1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS. 2. BATHROOM FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER UNLESS SPECIFIED ON PLANS. SUBMIT

SPEC SHEETS FOR APPROVAL 3. WATER HEATER SHALL BE INMEDIATE START UP. WATER HEATERS SHALL HAVE MIN 5 YEARS MANUFACTURER WARRANTY AND 1 YEAR INSTALLATION WARRANTY. SEE PLUMBING DRAWINGS FOR SPECIFICATION / INSTALLATION. A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (UON); FOR RESIDENTIAL,

4. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE F.B.C. CHAPTER 400 (2014)

5. WATER FOUNTAINS SHALL BE MOUNTED AT ACCESSIBLE HEIGHTS. PER FLORIDA ADA SPECIFICATIONS. 6. ALL PARKING GARAGE PVC AND METAL WATER DRAINAGE PIPES SHALL BE PROTECTED WITH METAL

7. PROVIDE RECCESSED SUPPLY BOXES IN LAUNDRY ROOMS AND KITCHENS FOR WASHING MACHINE,

REFRIGERATOR WATER DISPENSER AND ICEMAKER CONNECTION. SELECT FIRE RATED WHEN ON FIRE RATED

WALL, SEE WALL TYPES. 8. ACCEPTABLE MANUFACTURERS

WATER FUNTAIN: "ELKAY"

FIXTURES AND ACCESSORIES: "TOTO", "AMERICAN STANDARD", "KOHLER", "DURAVIT", "BOBRICK" OR APPROVED WATER HEATER: " RHEEM"

**SECTION 23 - AIR-CONDITIONING** 

WATER SUPPLY BOXES: "OATEY", "SIOUX CHIEF"

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS. 2. ALL DUCT WORK SHALL BE RECTANGULAR, UNLES IS EXPOSED CONCRETE SLAB. SUMIT SHOP DRAWINGS & SPECS FOR ARCHITECTS APPROVAL

4. PROVIDE PROTECTION (SEAL) TO ALL DUCT WORK & REGISTERS DURING THE CONSTRUCTION PROCESS 5. PROVIDE SYSTEM FLUSH PRIOR TO OCCUPANCY

6. ACCEPTABLE MANUFACTURERS

3. PROVIDE TEST & BALANCE CERTIFICATIONOF PROJECT

A/C UNITS: "RHEEM". "CARRIER". "LENNOX" OR APPROVED EQUAL (TRANE IS NOT DESIRED) DUCTWORK: "METALCO MFG, INC", www.metalcomfg.com

A/C GRILLS: "ARCHITECTURAL GRILLE", www.archgrille.com **SECTION 26 - ELECTRICAL** 1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.

INSTALLATION. 3. ALL LIGHT FIXTURES NOT SPECIFIED ON PLANS BY ENGINEER TO BE SELECTED BY OWNER 4. ALL LIGHT SWITCHES TO BE WHITE DECORA BY LUTRON (U.O.N), DISREGARD OTHER SPECIFICATION OR CLARIFY W/ARCHITECT/ENGINEER, DURING BID PROCESS, SUMIT SHOP DRAWINGS/ CUT SHEET FOR APPROVAL

2. FOR ALL LIGHT FIXTURES NOT SPECIFIED, PROVIDE AN ALLOWANCE OF \$150.00 PER FIXTURE, NOT INCLUDING

**SECTION 28 - ELECTRONIC SAFETY & SECURITY** 

LIGHTING FIXTURES: "LITHONIA", "CREE LIGHT SWITCHES: "LUTRON" PANELS & TRANSFORMERS: "GE", "SCHNEIDER ELECTRIC", "EATON"

6. ACCEPTABLE MANUFACTURERS

1. FIRE ALARM DEVISES TO BE WHITE FINISH 2. ACCEPTABLE FIRE ALARM COMPANIES "ADVANCE FIRE & SECURITY"

"MICOM", CONTALT: AL TOPEL, P.: 954-272-6950, EMAIL: Atopel@mircomes.com

"UNITED FIRE COMMUNICATIONS": RON KUSSE, P.: 305-9492345

5. EXIT SIGNS SHALL BE GREEN LED. (TYP) UNLESS OTHERWISE NOTED

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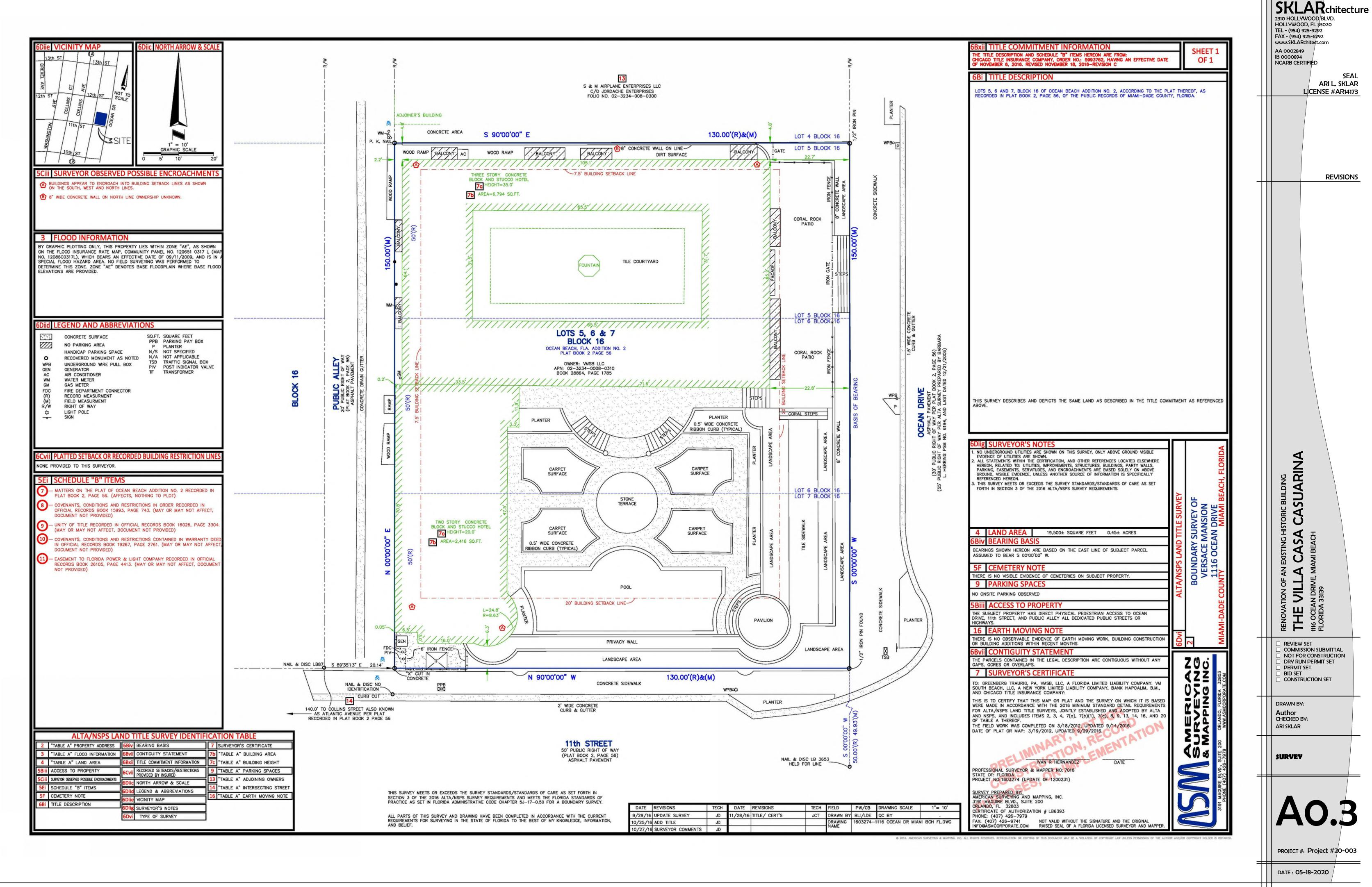
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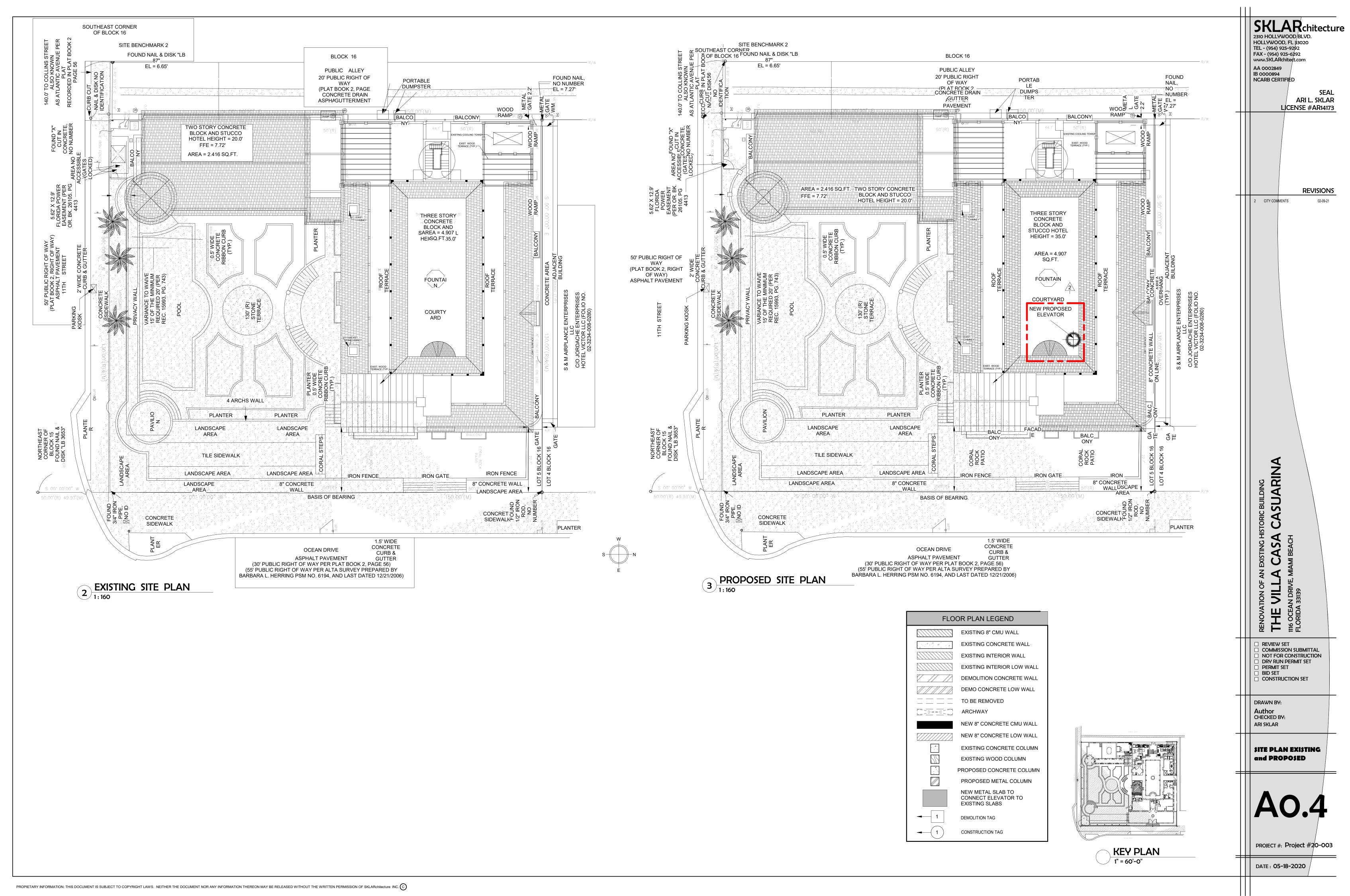
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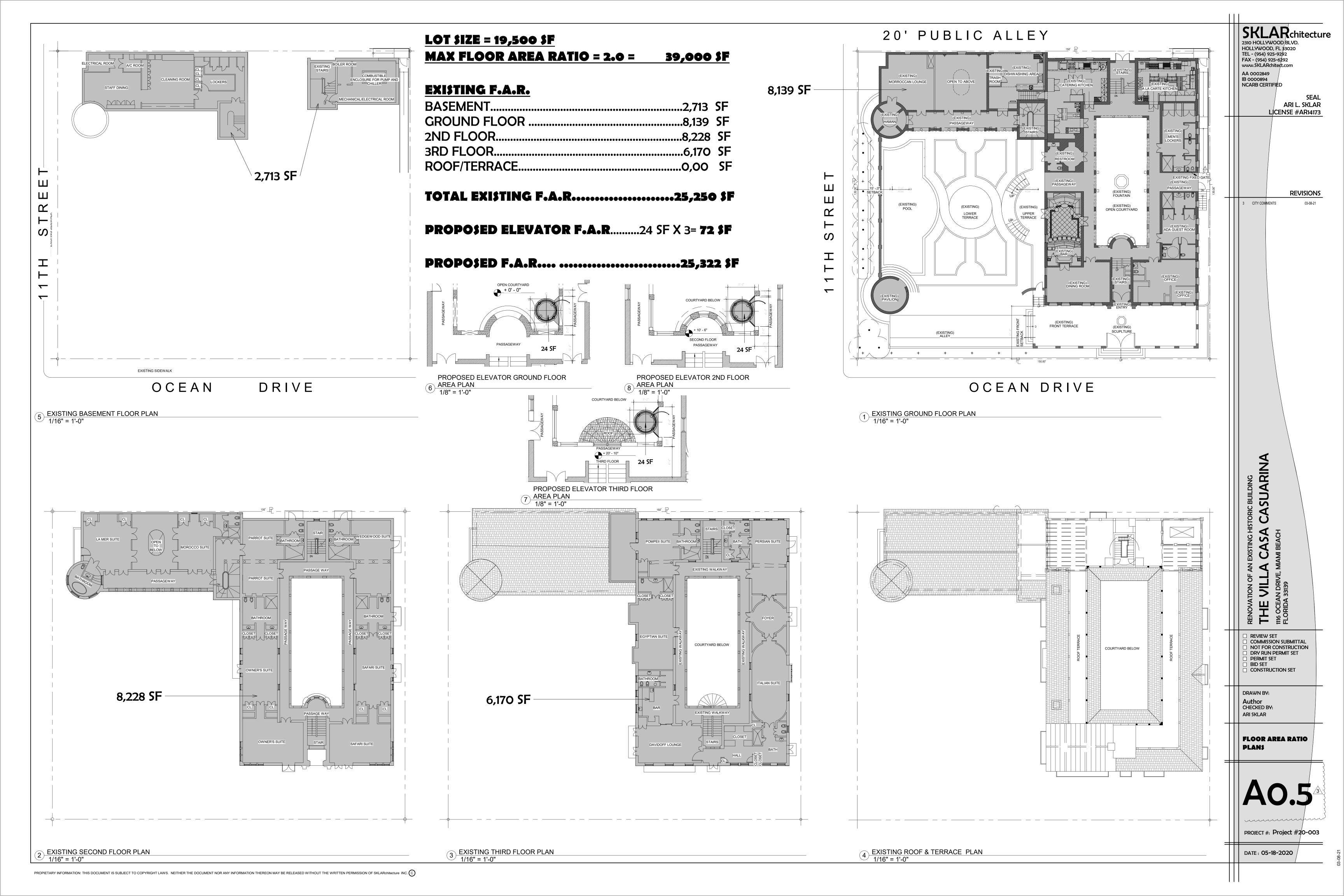
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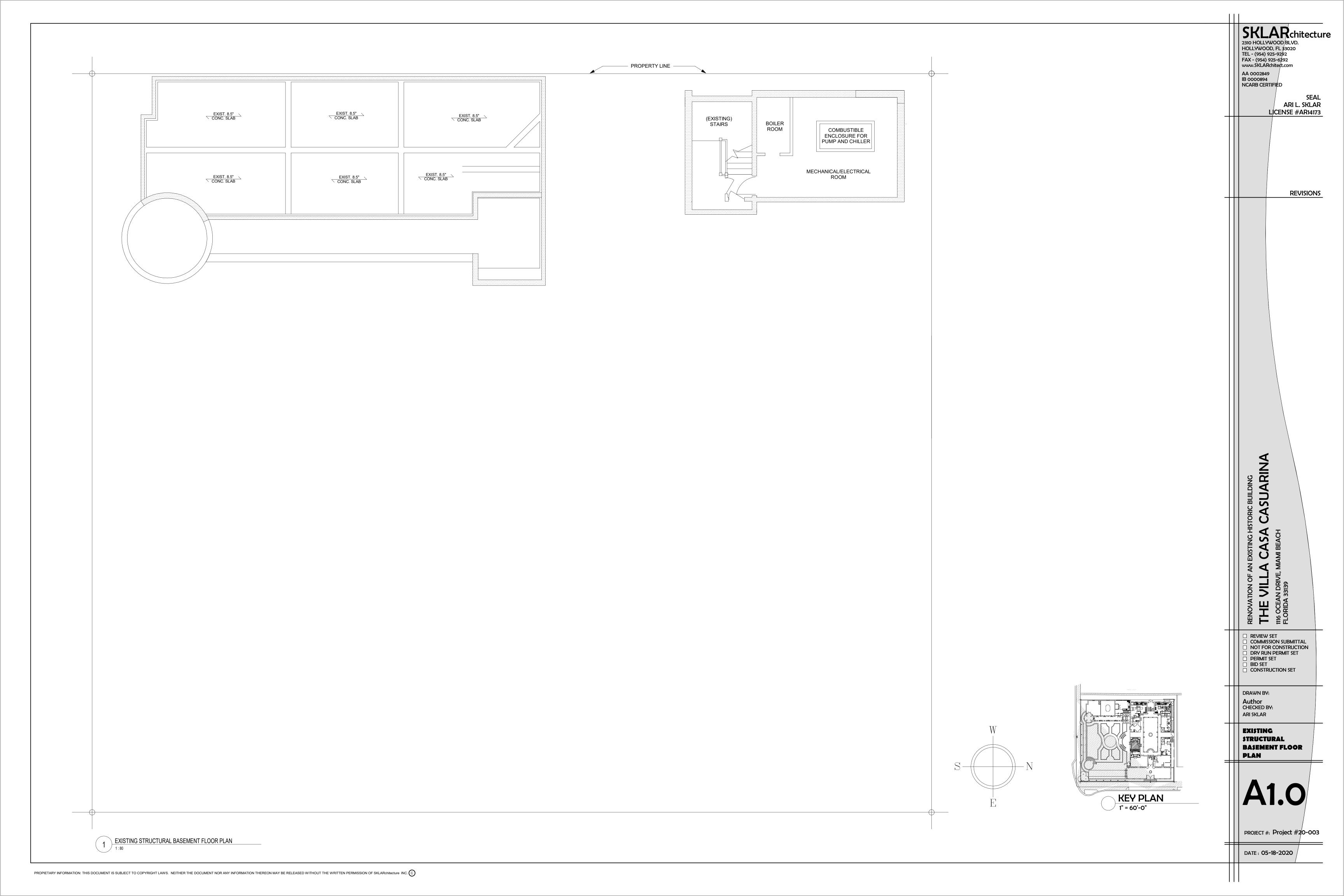
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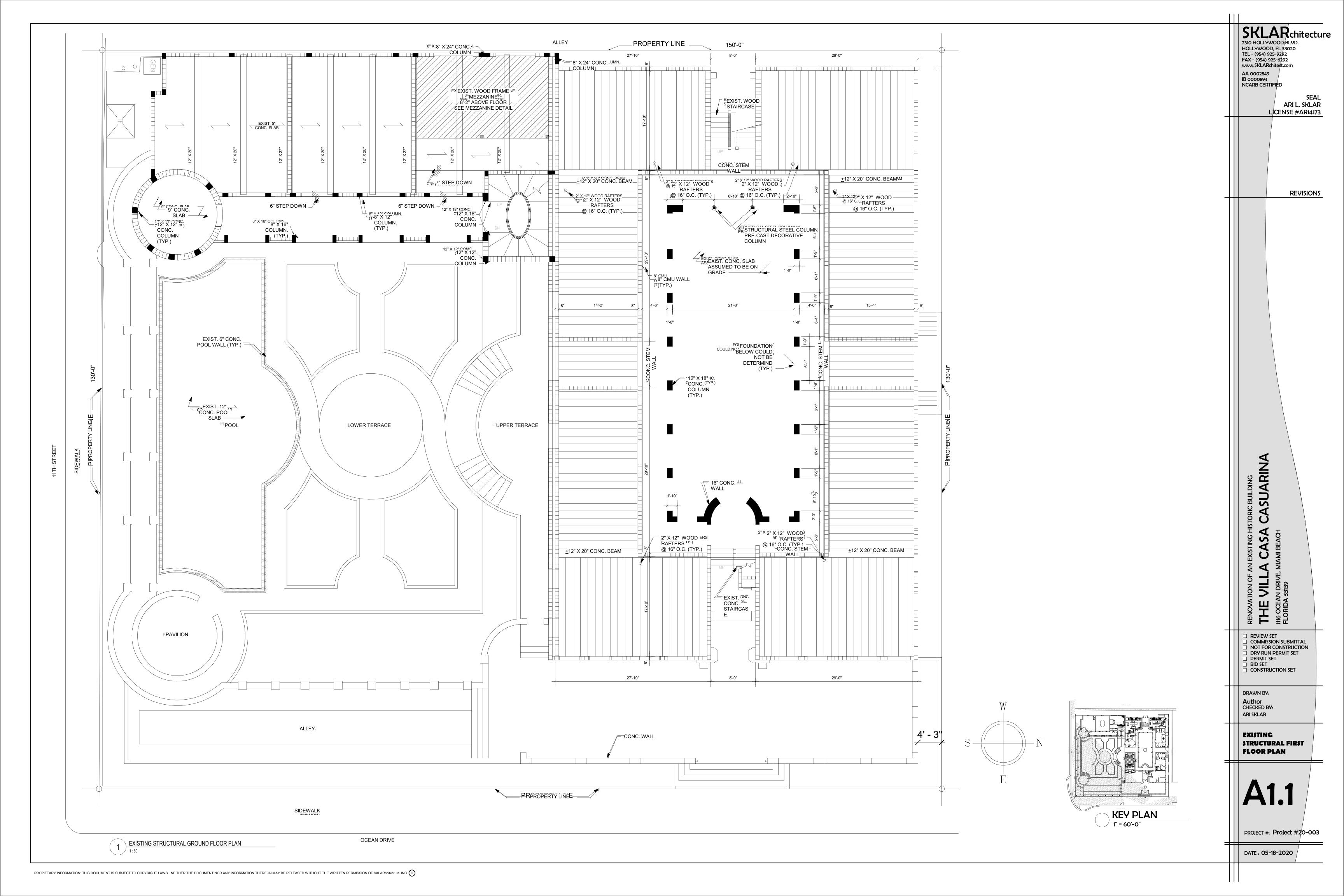
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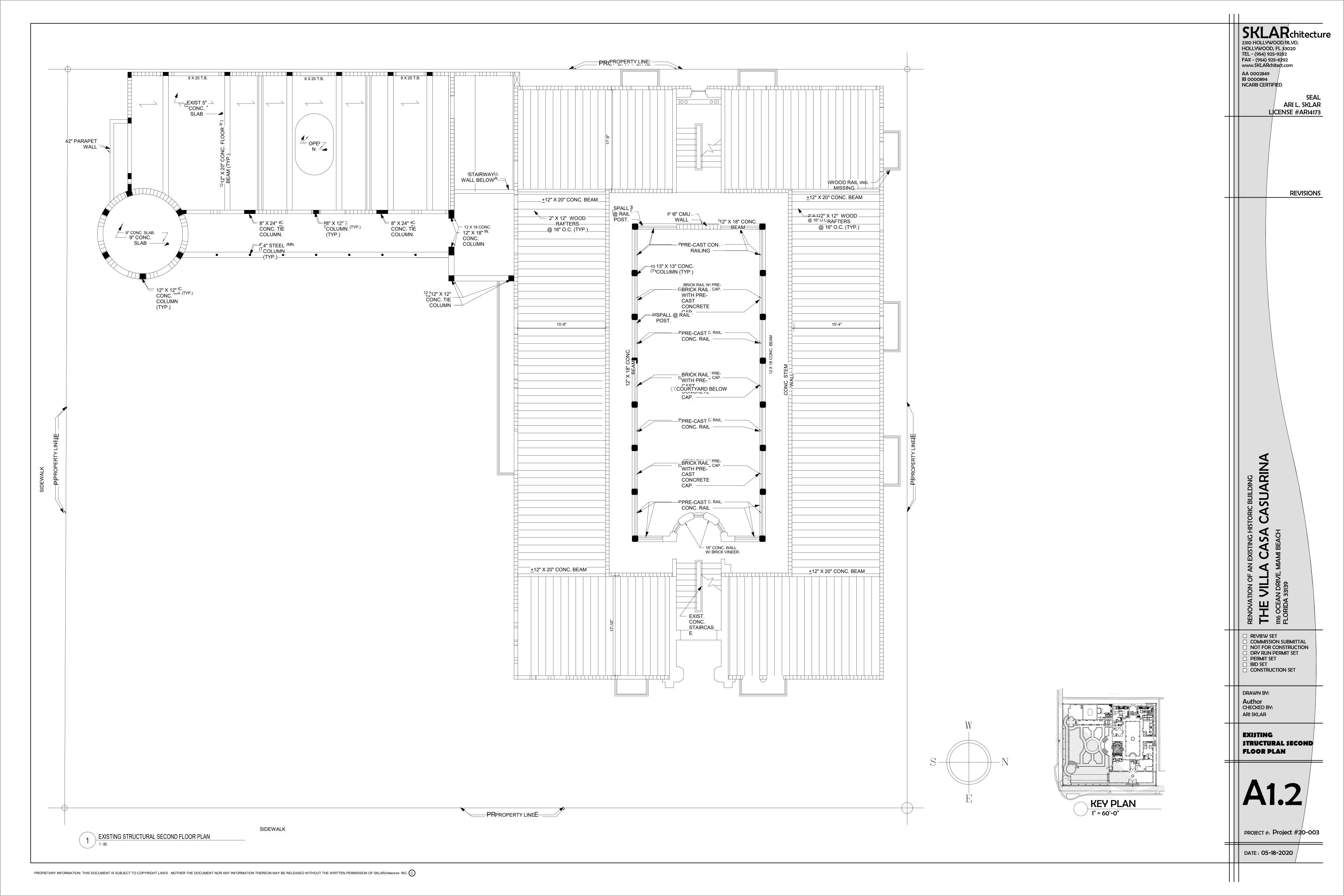


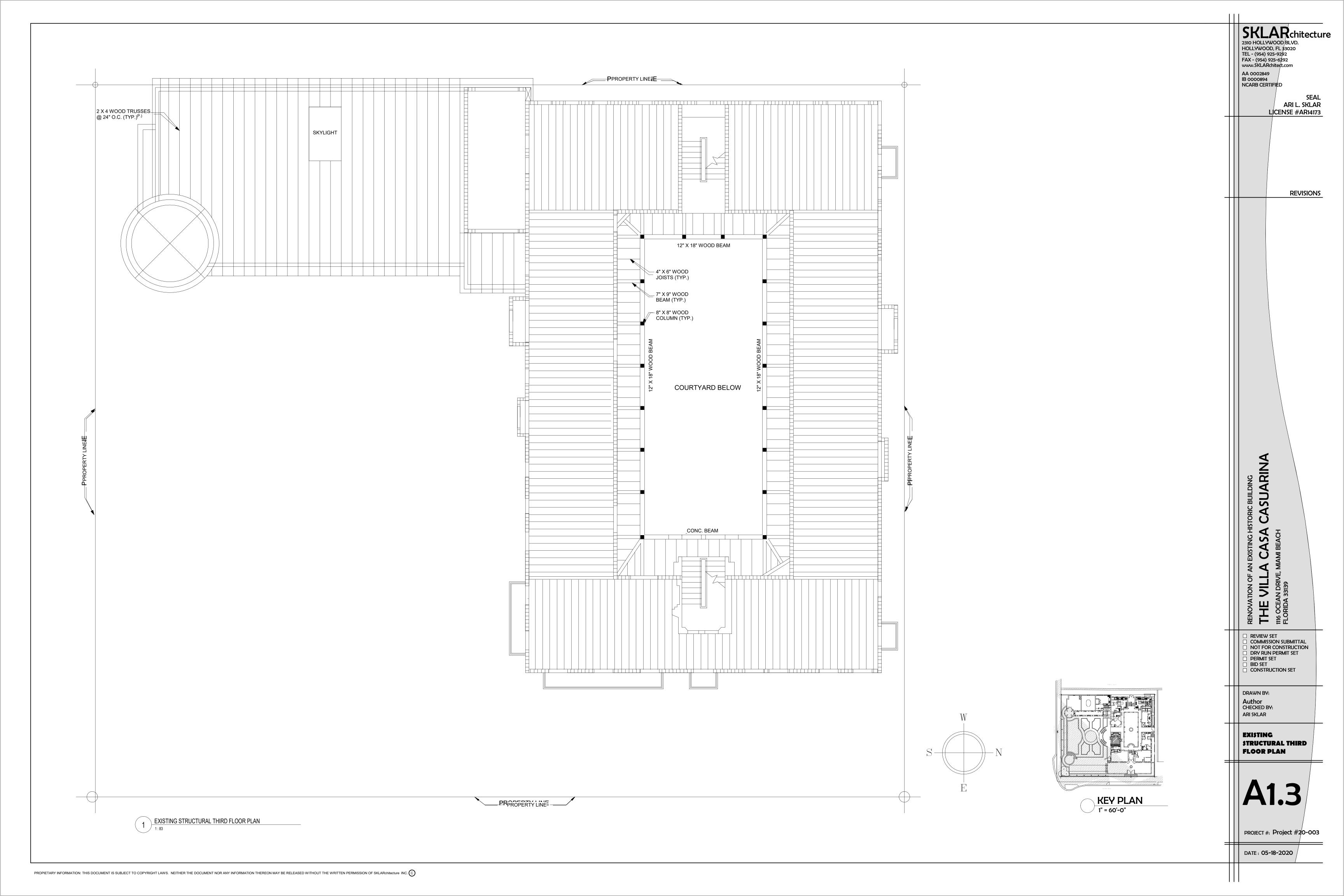


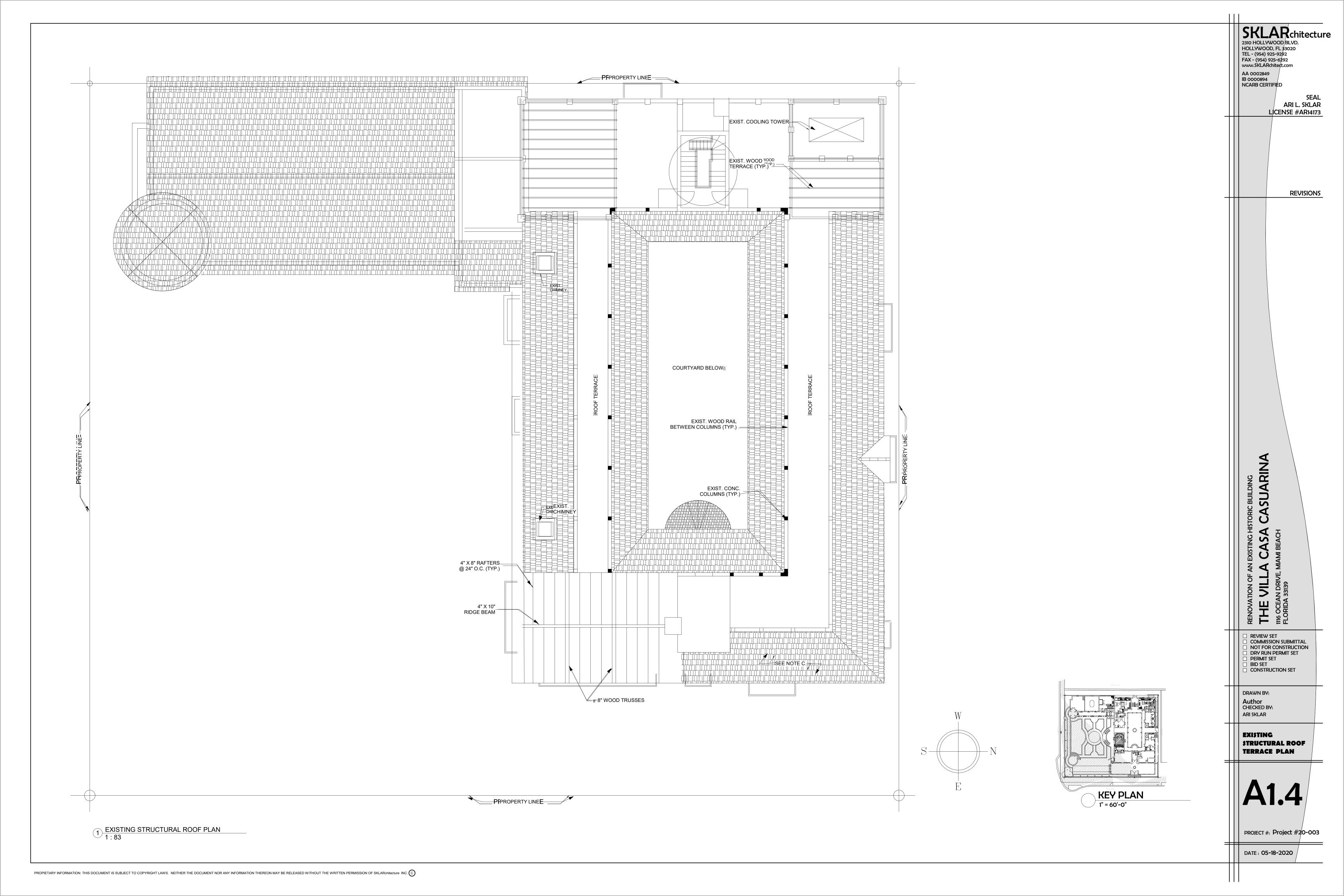


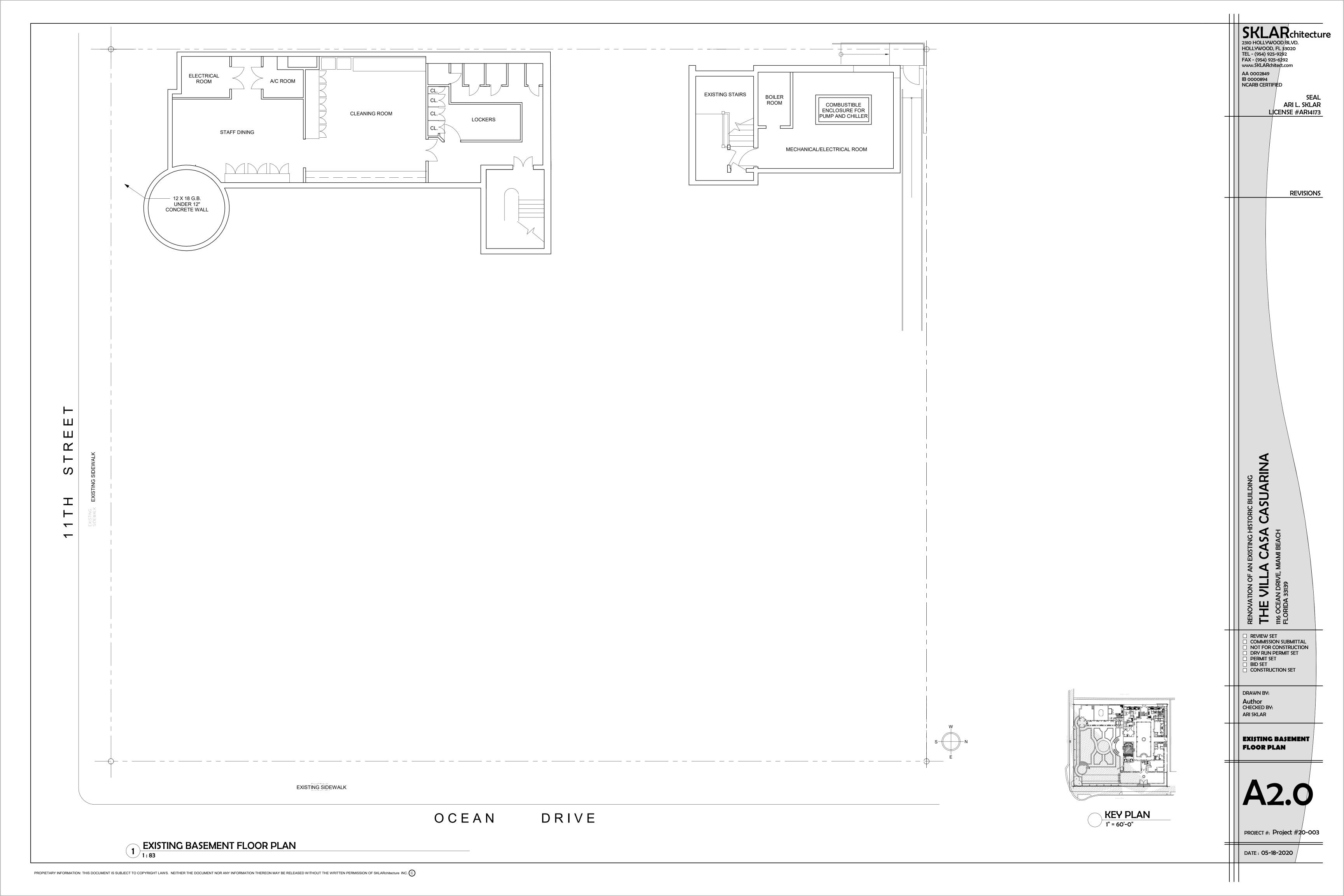


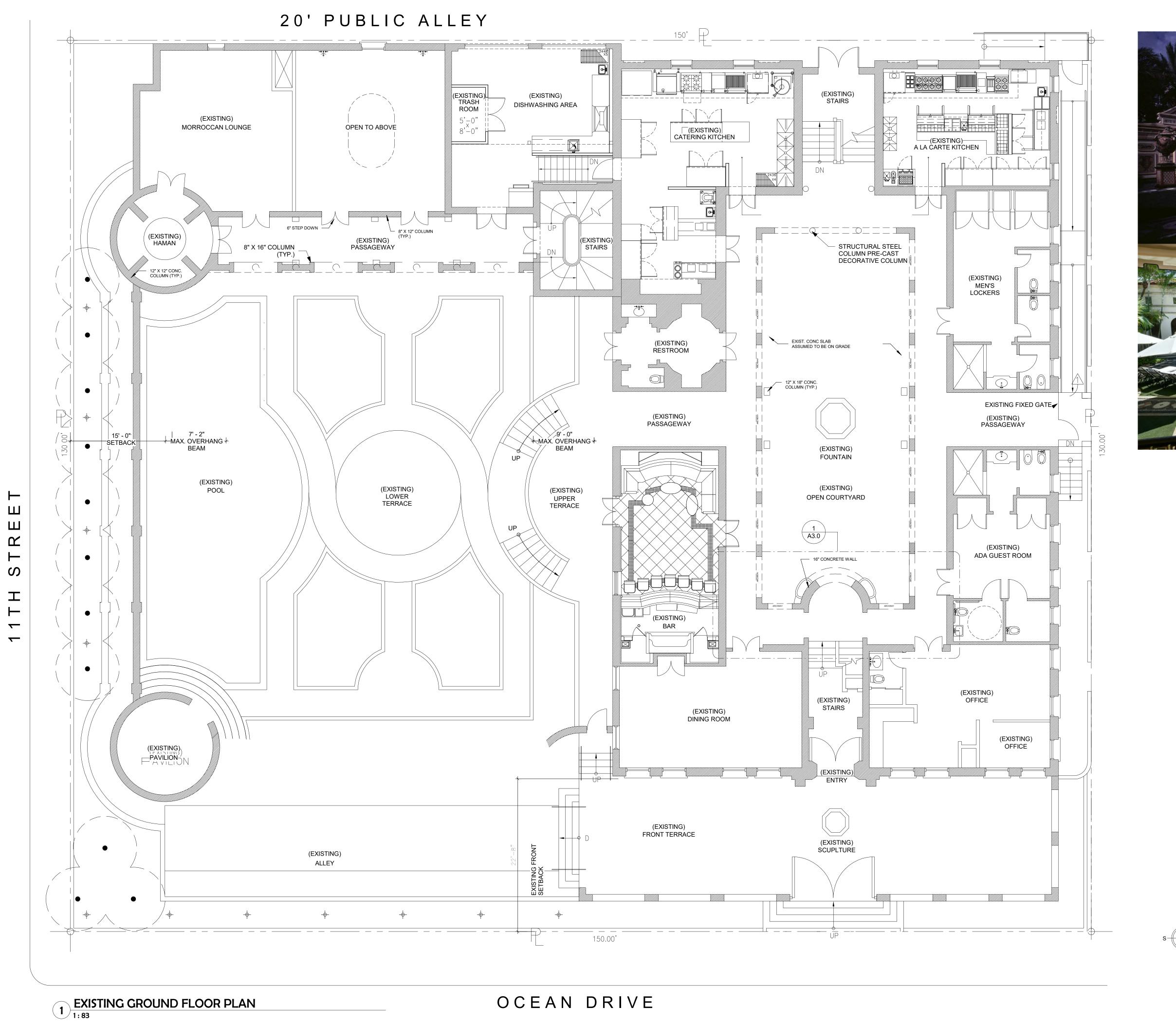


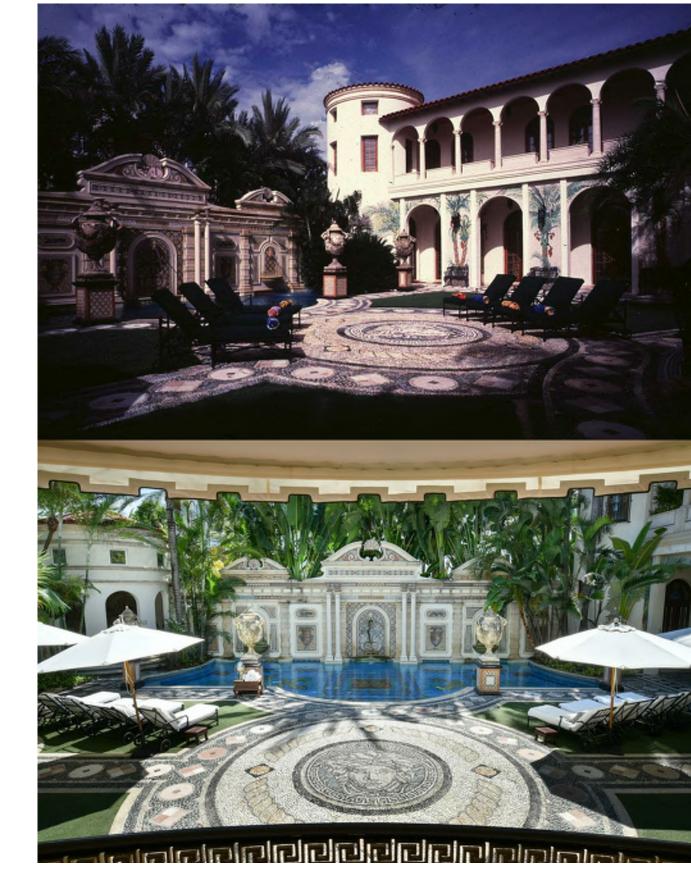


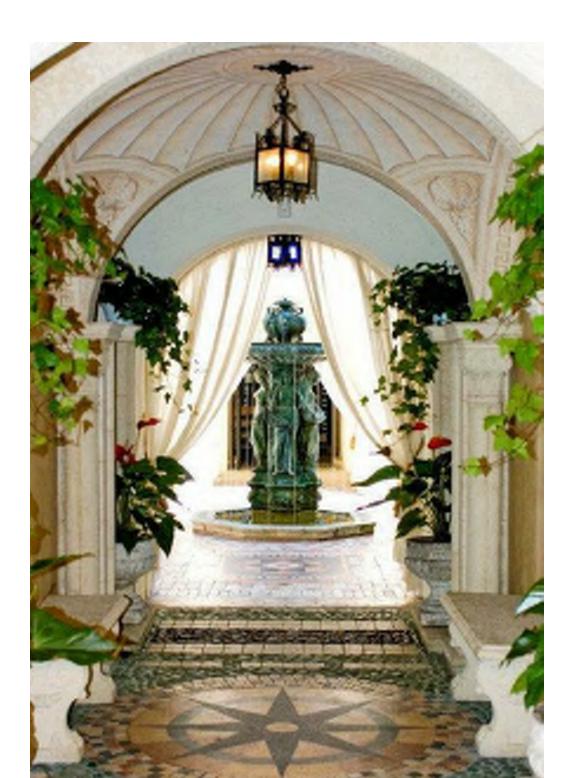




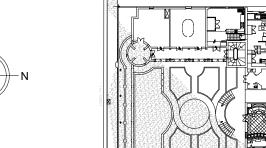








HALLWAY ENTERING COURTYARD



**KEY PLAN**1" = 60'-0"

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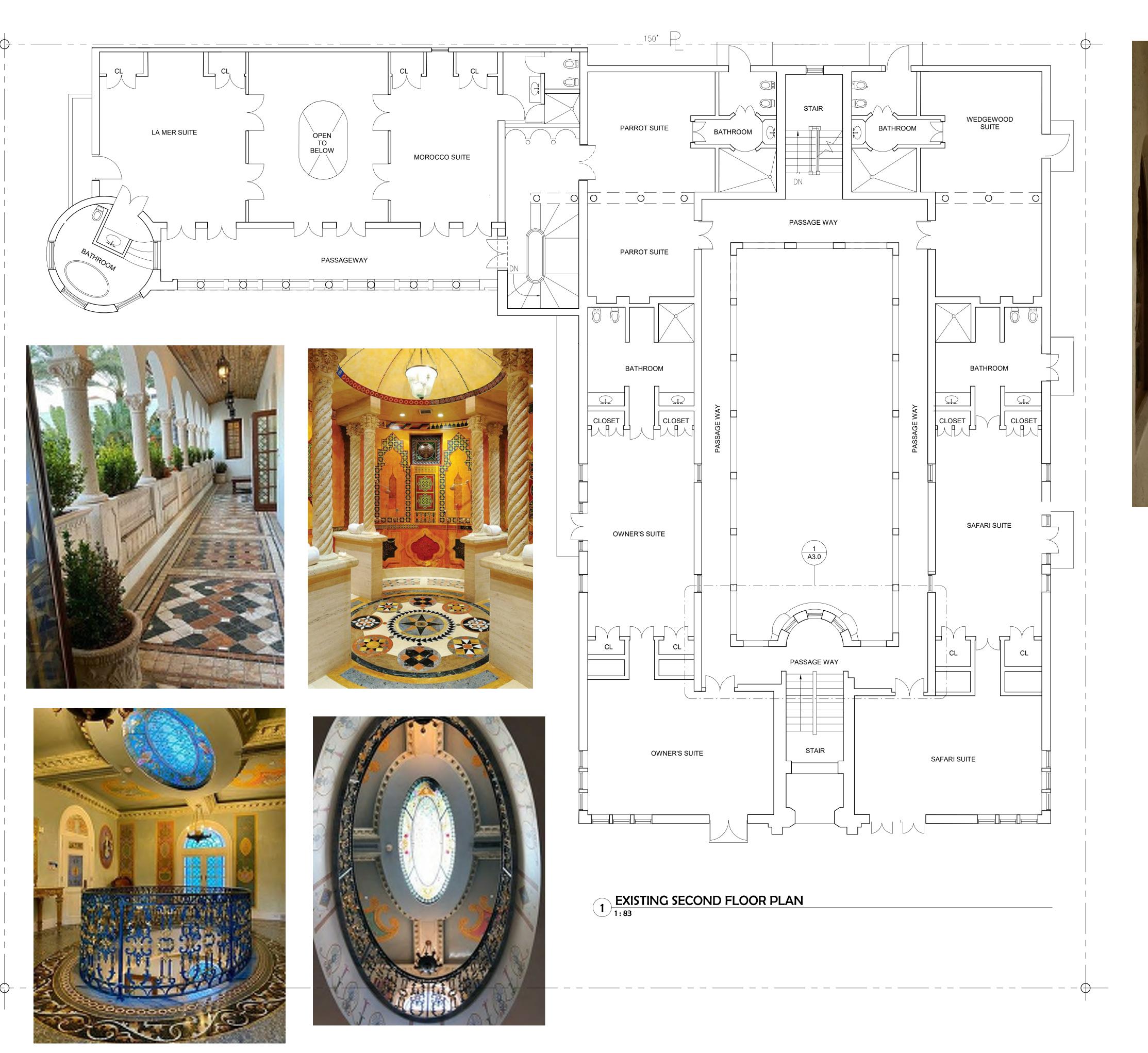
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**EXISTING GROUND** FLOOR PLAN

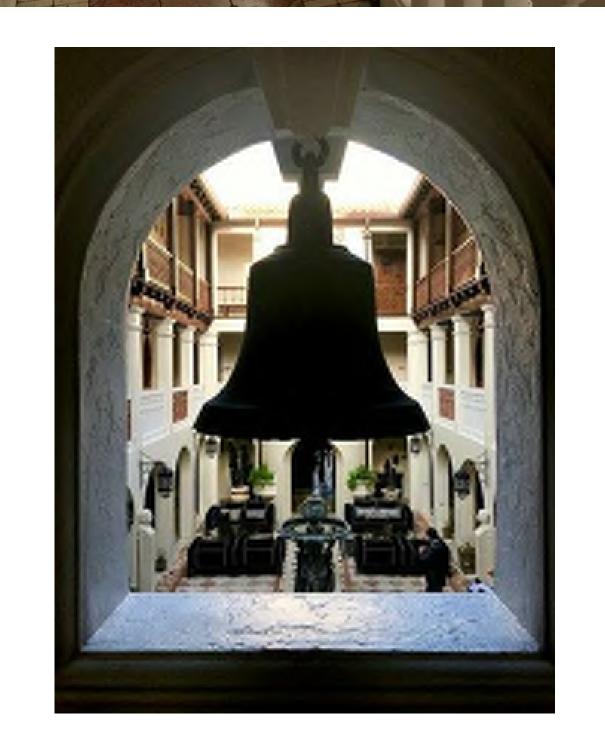
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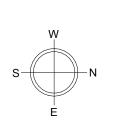
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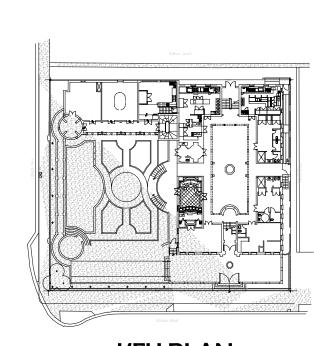
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DRIDA 33139

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EXISTING SECOND

FLOOR PLAN

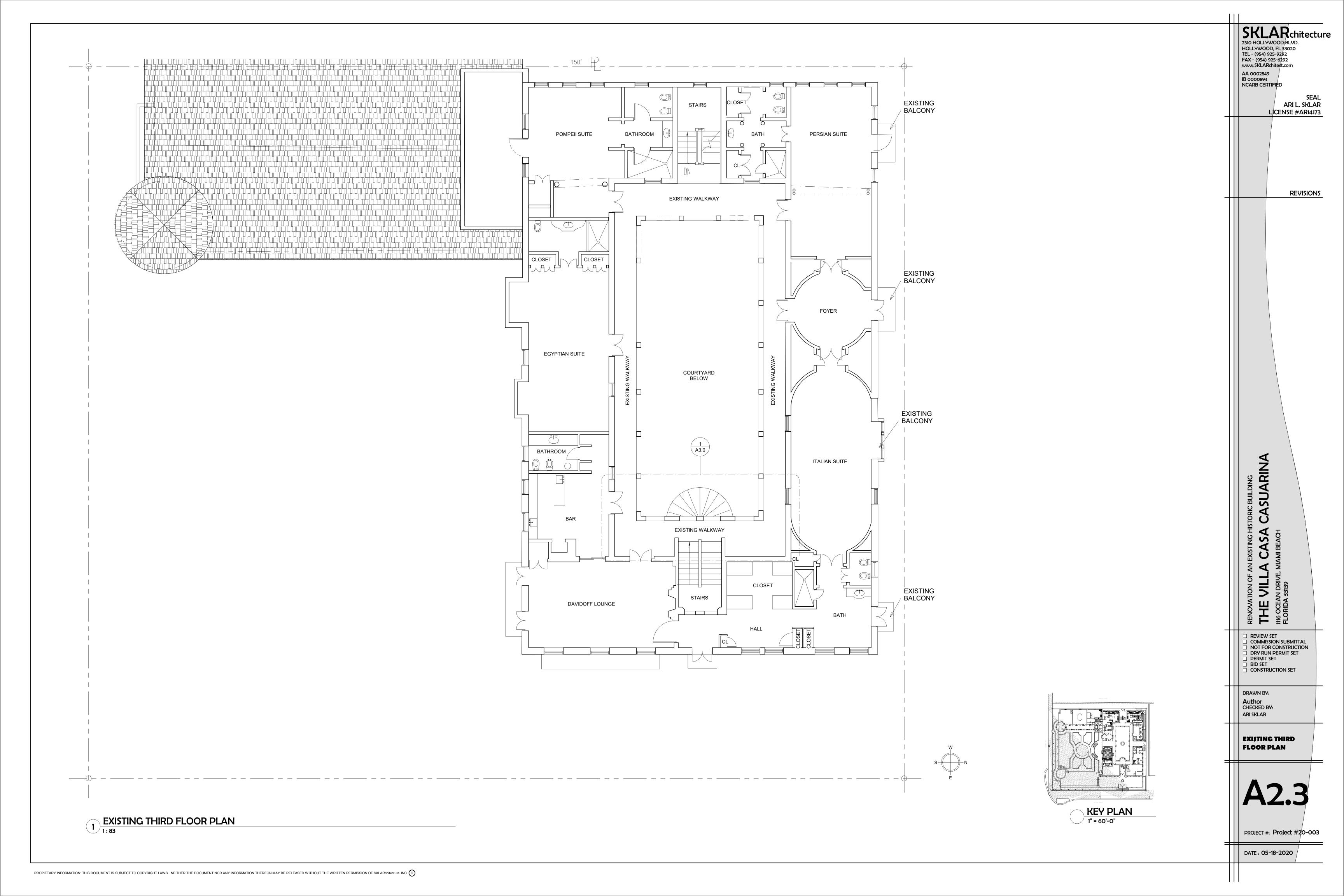
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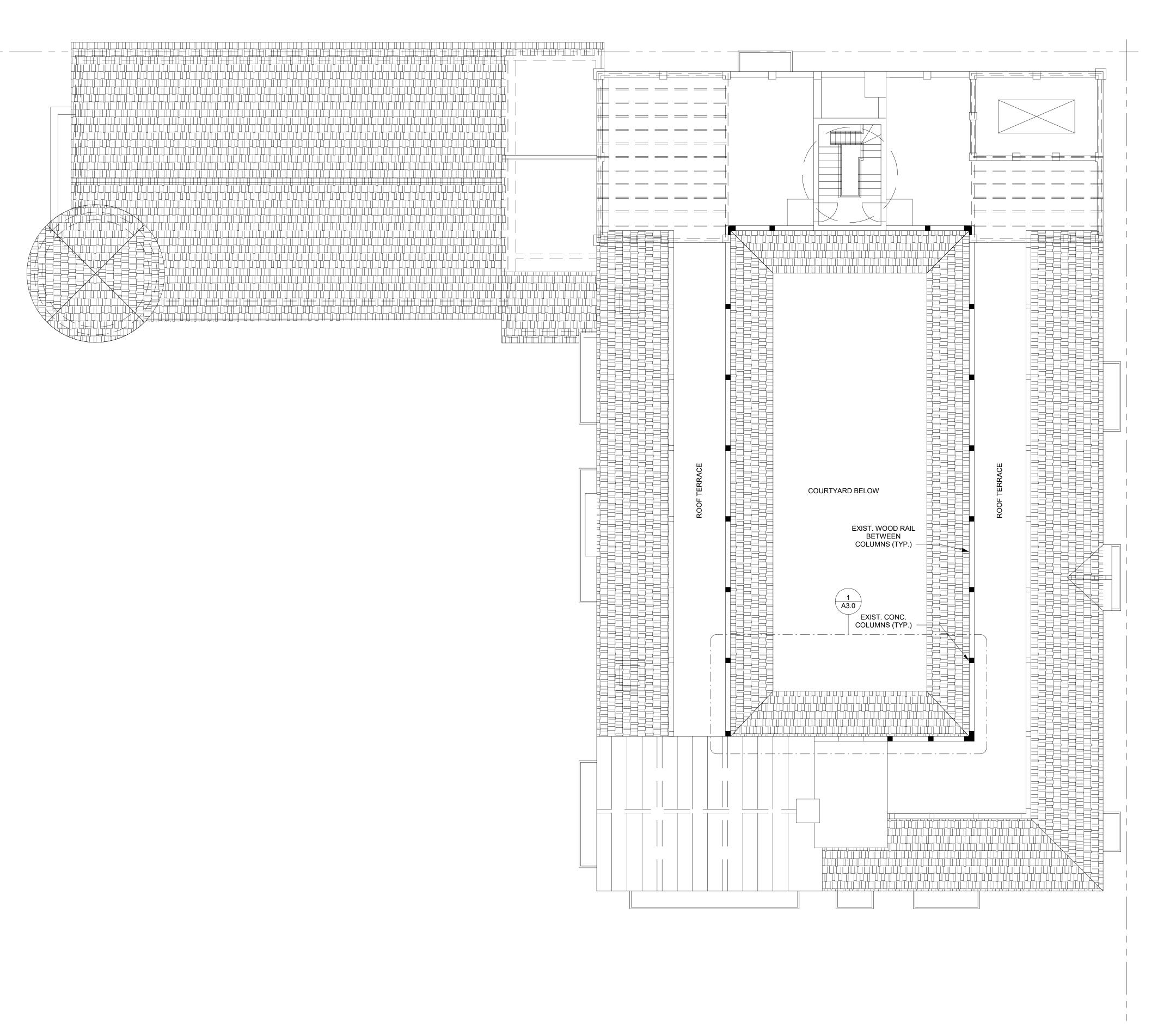
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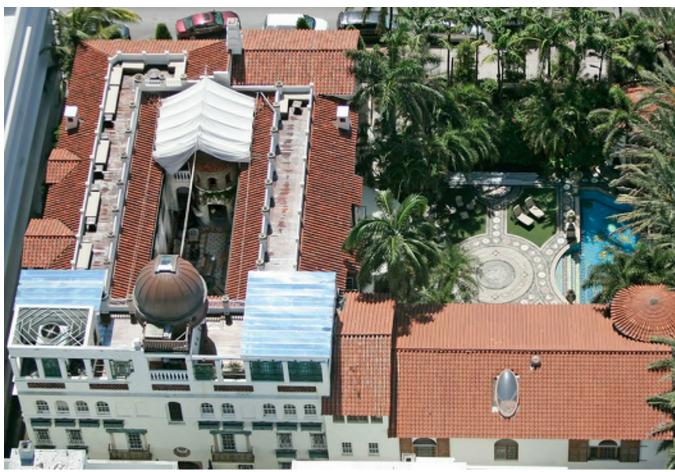
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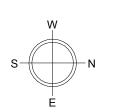
AERIAL VIEW SHOWING ROOFTOP TERRACE

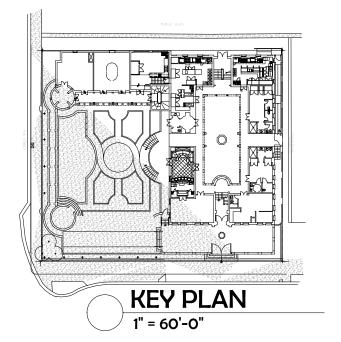


ROOFTOP TERRACE IN RELATION TO COURTYARD BELOW



OUTDOOR SEATING WITH ENTRANCE TO TERRACE TO THE LEFT FROM CENTRAL STAIRS





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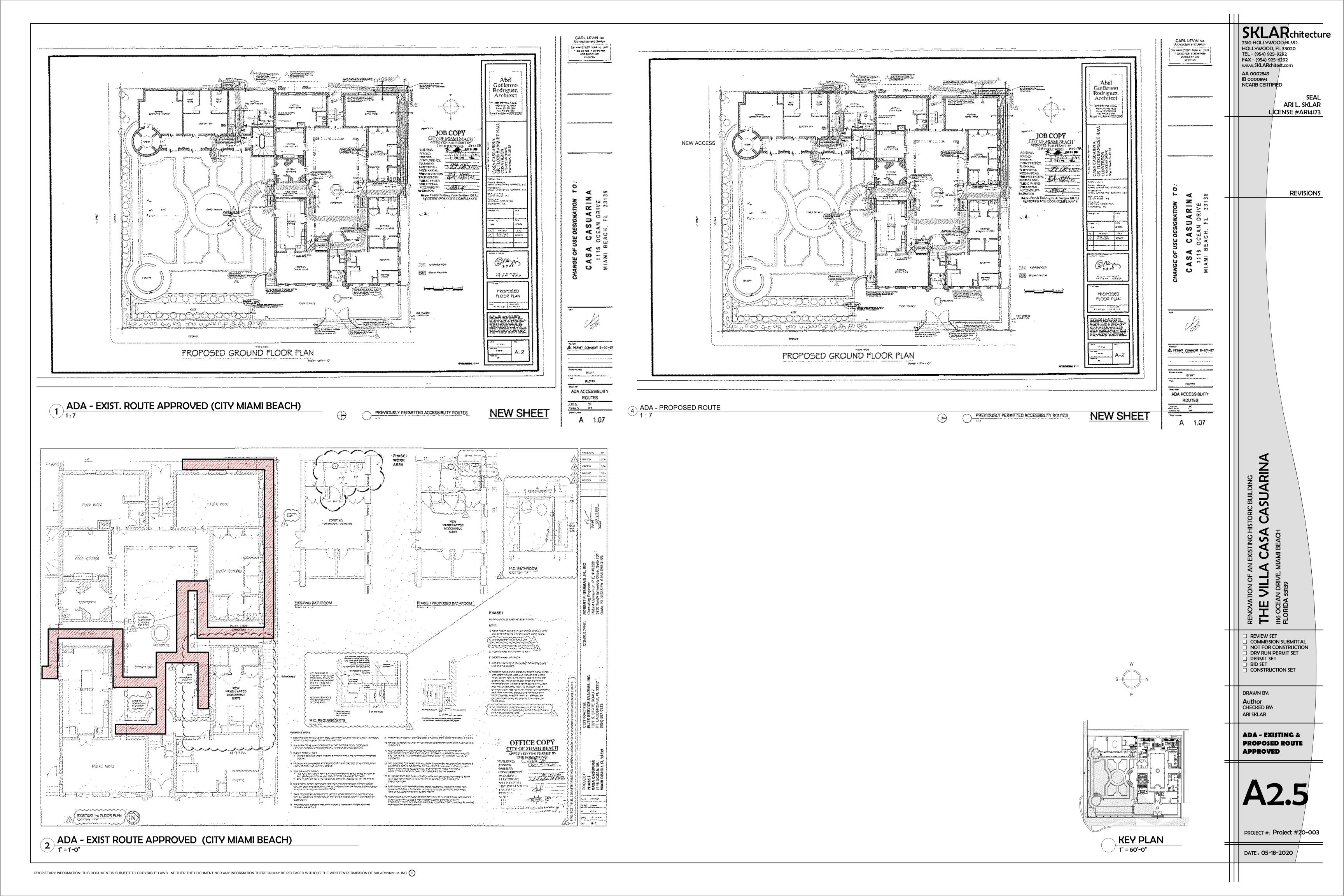
EXISTING ROOF and TERRACE PLAN

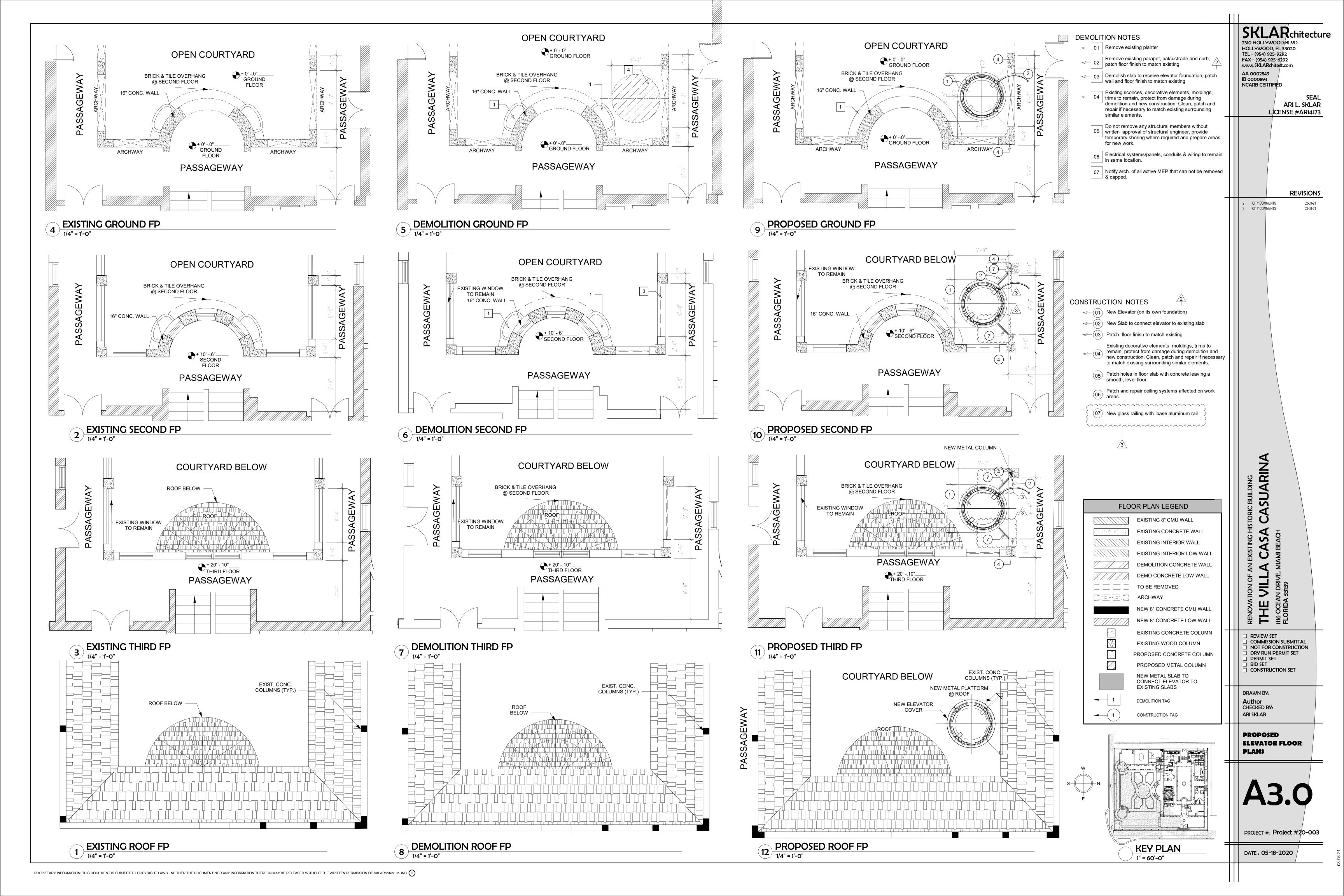
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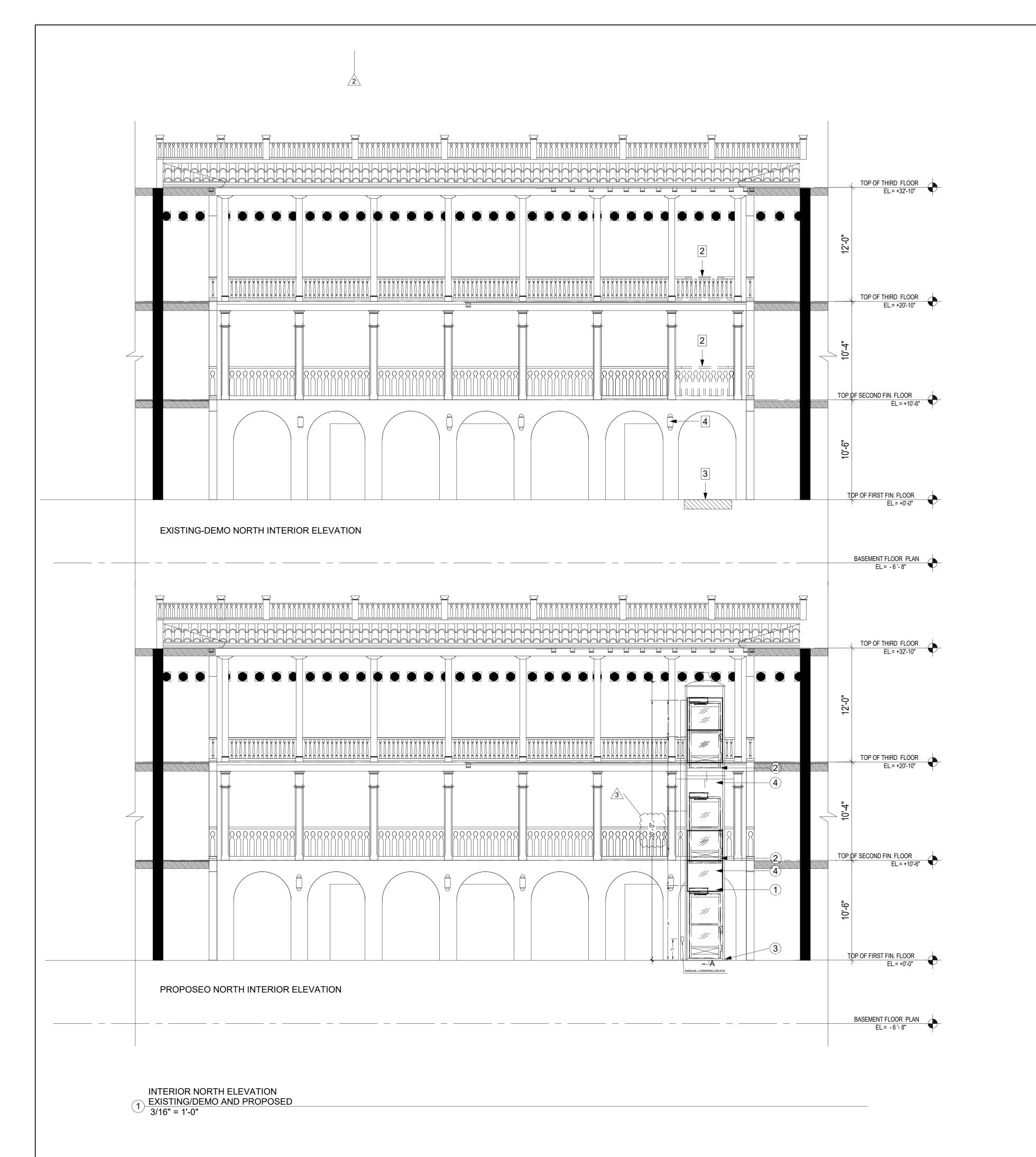
DATE: 05-18-2020

1 EXISTING ROOF & TERRACE PLAN
1:83









**DEMOLITION NOTES** 01 Remove existing planter Remove existing parapet, balaustrade and curb, 02 patch floor finish to match existing 203 Demolish slab to receive elevator foundation, patch wall and floor finish to match existing Existing sconces, decorative elements, moldings, trims to remain, protect from damage during demolition and new construction. Clean, patch and repair if necessary to match existing surrounding similar elements. Do not remove any structural members without 05 written approval of structural engineer, provide temporary shoring where required and prepare areas for new work. Electrical systems/panels, conduits & wiring to remain in same location. 07 Notify arch. of all active MEP that can not be removed & capped. DEMOLITION KEY NOTES

DEMOLITION KEY NOTES 1" = 1'-0"

CONSTRUCTION NOTES

 $\leftarrow$  01) New Elevator (on its own foundation)

New Slab to connect elevator to existing slab

€ (03) Patch floor finish to match existing

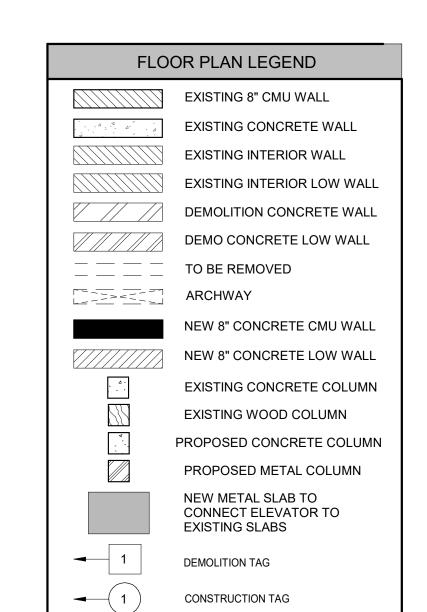
Existing decorative elements, moldings, trims to remain, protect from damage during demolition and new construction. Clean, patch and repair if necessary to match existing surrounding similar elements.

Patch holes in floor slab with concrete leaving a smooth, level floor.

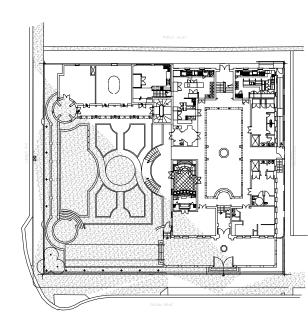
Patch and repair ceiling systems affected on work areas.

CONSTRUCTION KEY MOTES aluminum rail

1" = 1'-0"



FLOOR PLAN LEGEND
1" = 1'-0"



1" = 60'-0"

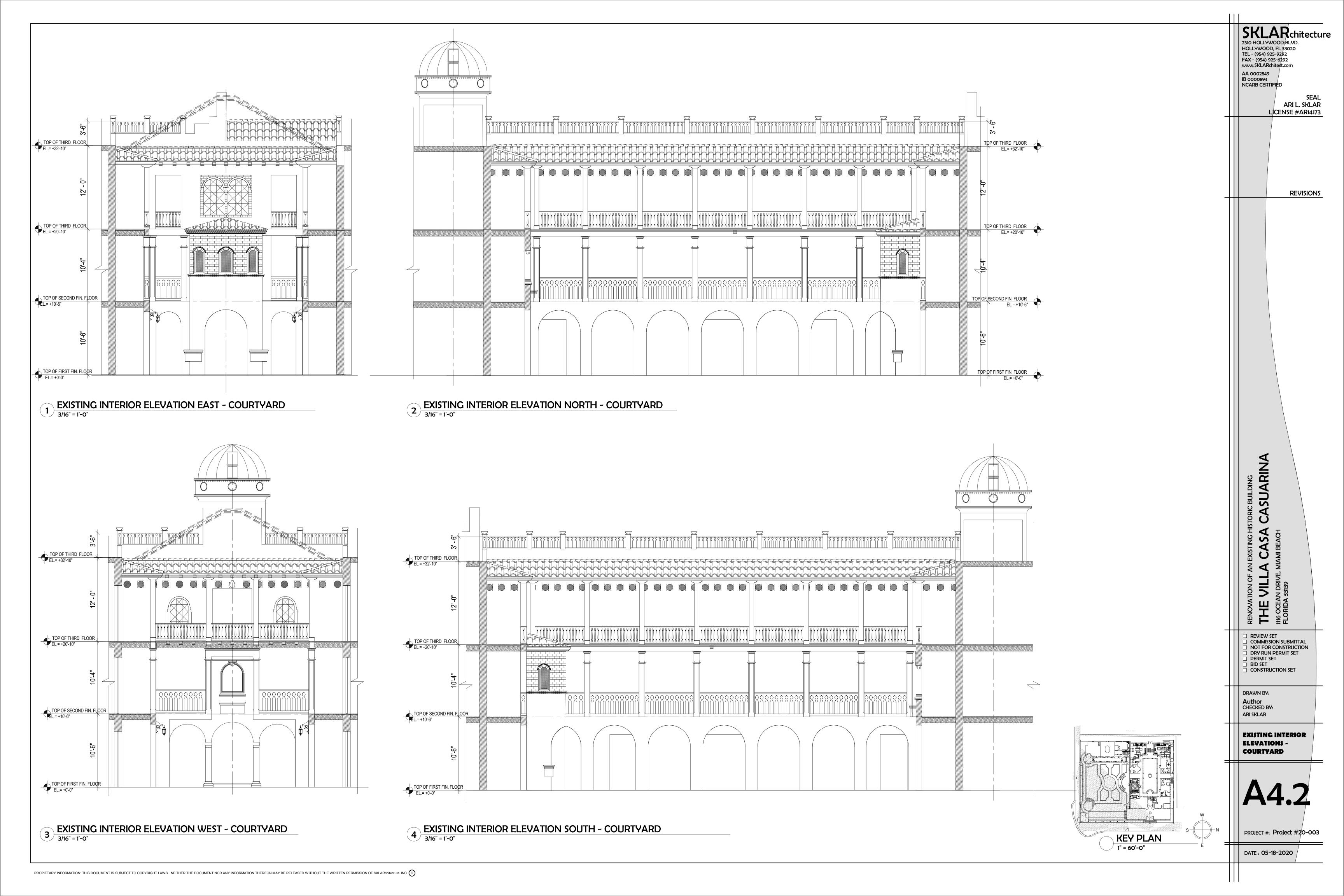
**Z** 

TEL - (954) 925-9292 FAX - (954) 925-6292 www.SKLARchitect.com AA 0002849 IB 0000894 NCARB CERTIFIED ARI L. SKLAR LICENSE #AR14173 **REVISIONS** 2 CITY COMMENTS 02-09-21 CITY COMMENTS C BUILDING
SUARIN A CA! NG HIS VILLA
AN DRIVE, MIA
A 33139 **REVIEW SET COMMISSION SUBMITTAL** NOT FOR CONSTRUCTION DRY RUN PERMIT SET PERMIT SET CONSTRUCTION SET DRAWN BY: Author CHECKED BY: ARI SKLAR EXISTING & PROPOSED NORTH INTERIOR ELEVATION PROJECT #: Project #20-003

DATE: **05-18-2020** 

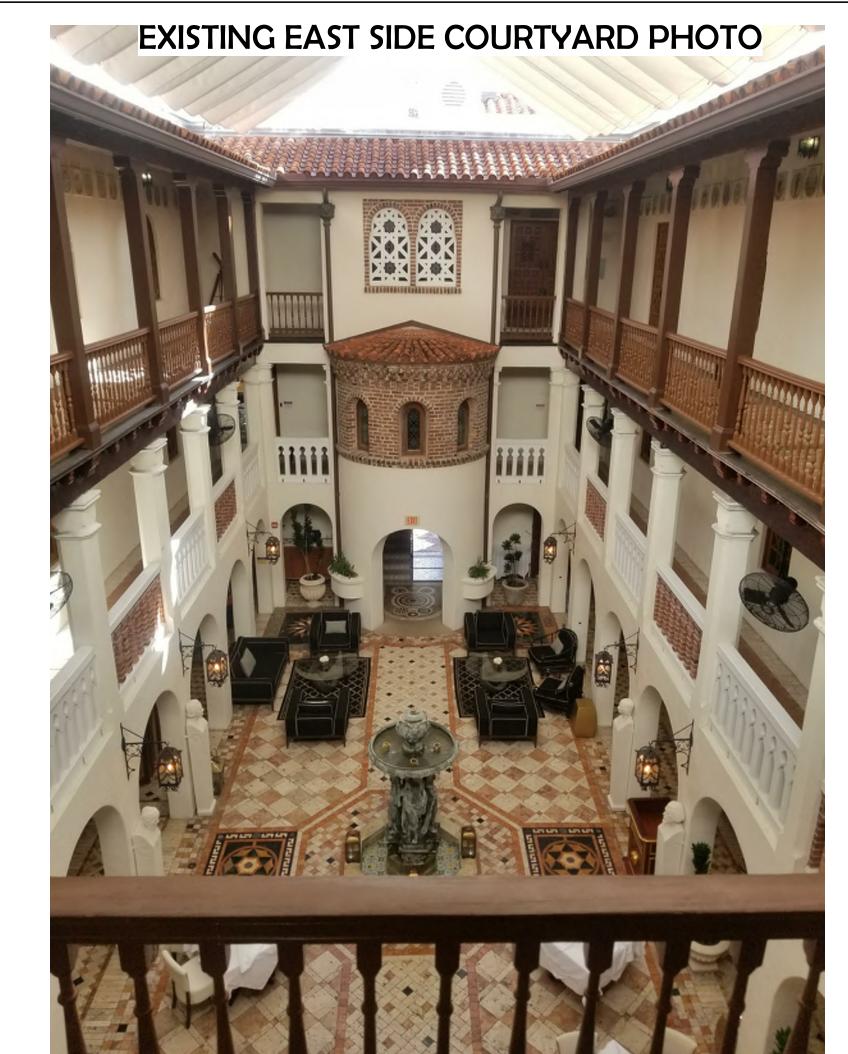
**SKLAR** chitecture

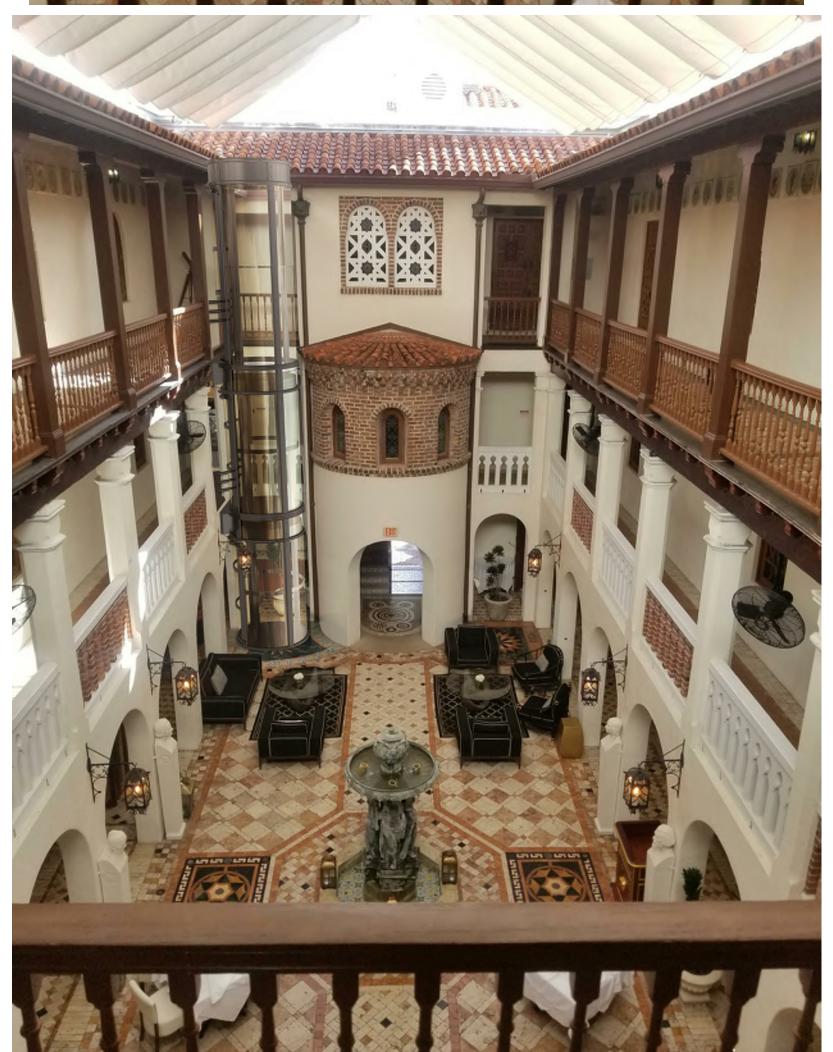
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PROPOSED ELEVATOR ON EAST SIDE COURTYARD PHOTO REALIST RENDER



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PROPOSED RENDER & EAST SIDE OF COURTYARD

EXISTING PHOTOS

PROJECT #: Project #20-003



COURTYARD - ELEVATOR 1960s - HOTEL



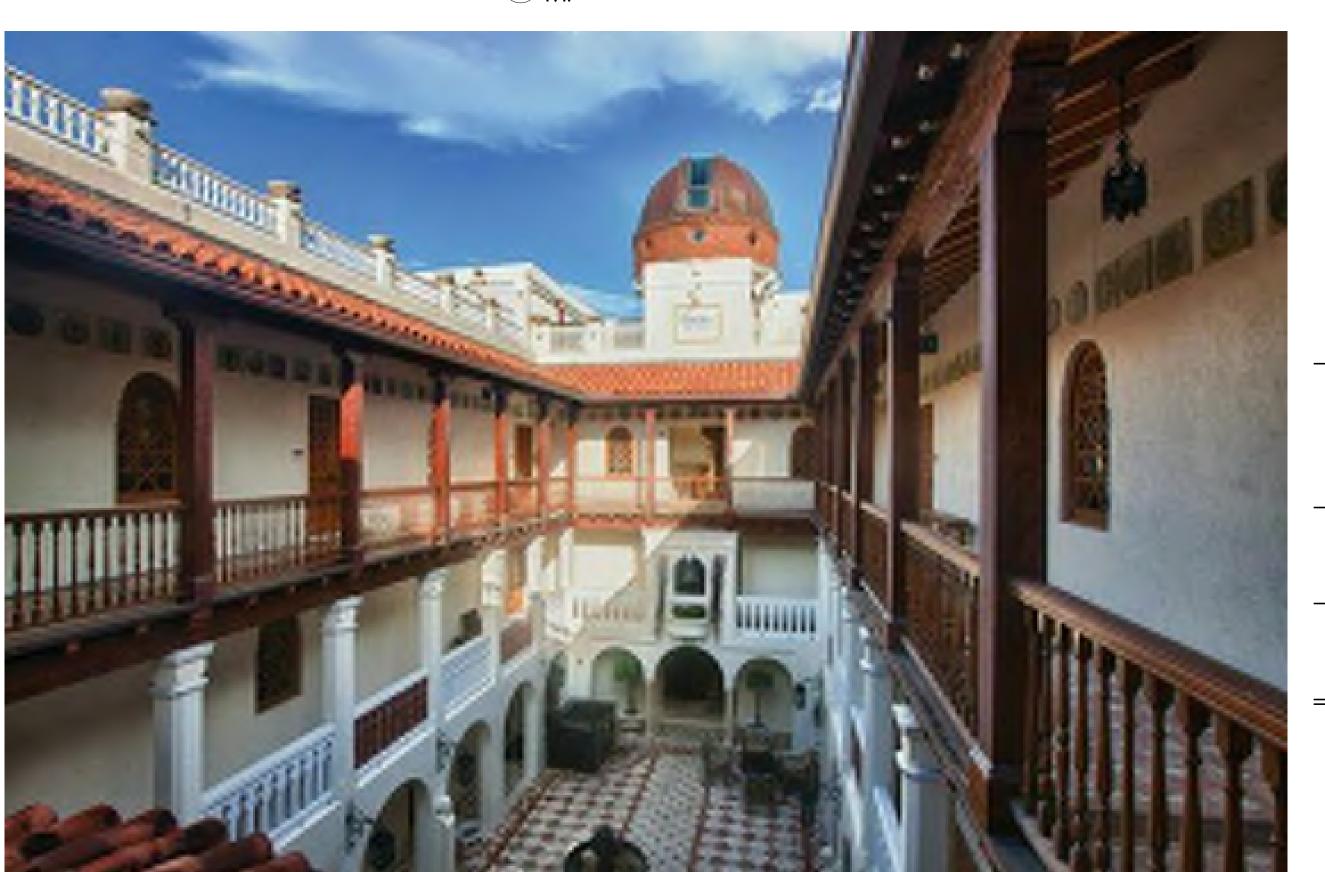
6 ACTUAL CONDITION COURTYARD 1:25



2 CONDITION ORIGINAL COURTYARD - 1930s
1" = 1'-0"



4 CONDITION COURTYARD 1996s



7 CONDITION ORIGINAL COURTYARD - 1996s

<u>^2</u> =

74.4

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WEST SIDE OF

COURTYARD PHOTOS

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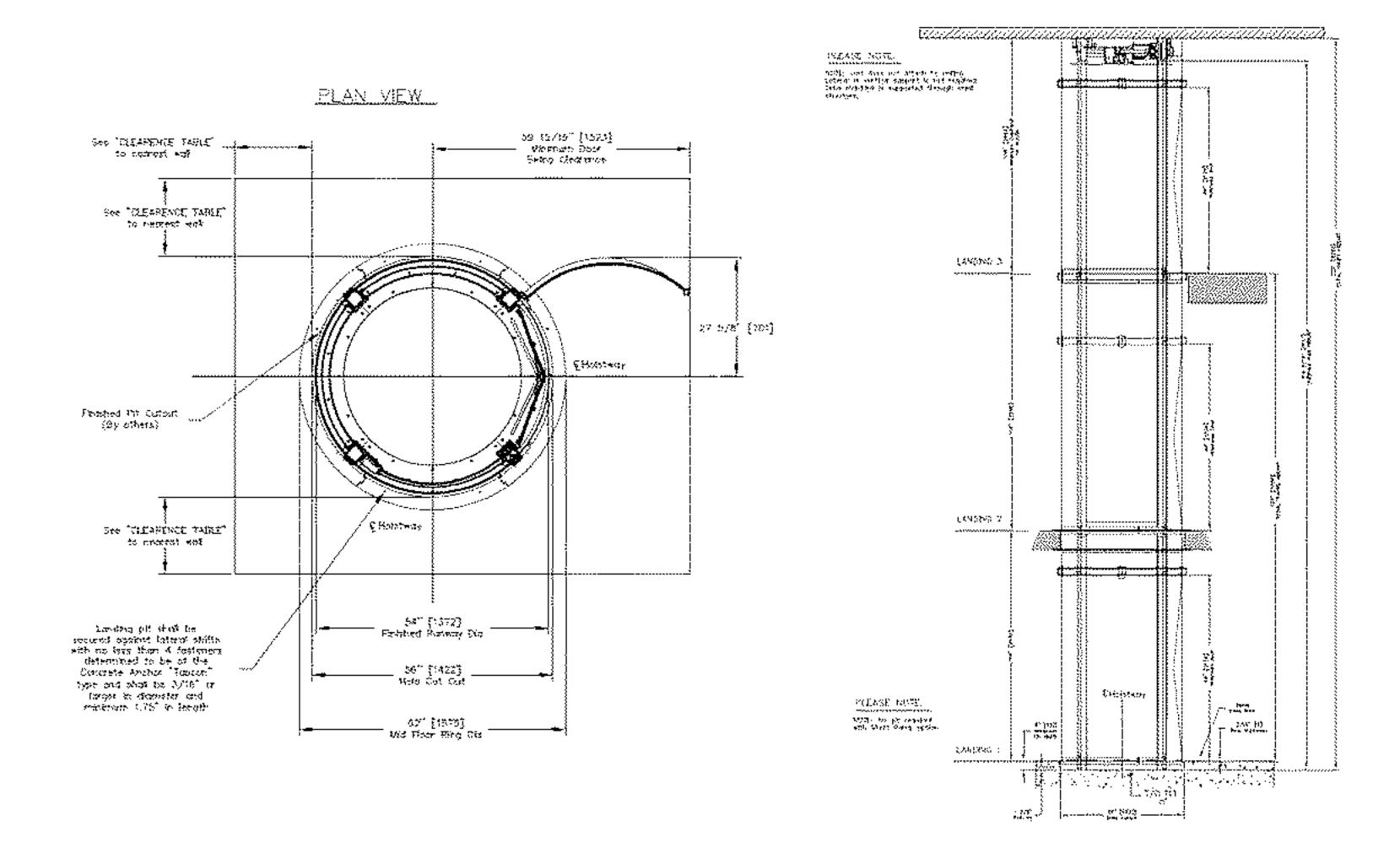
**REVISIONS** 

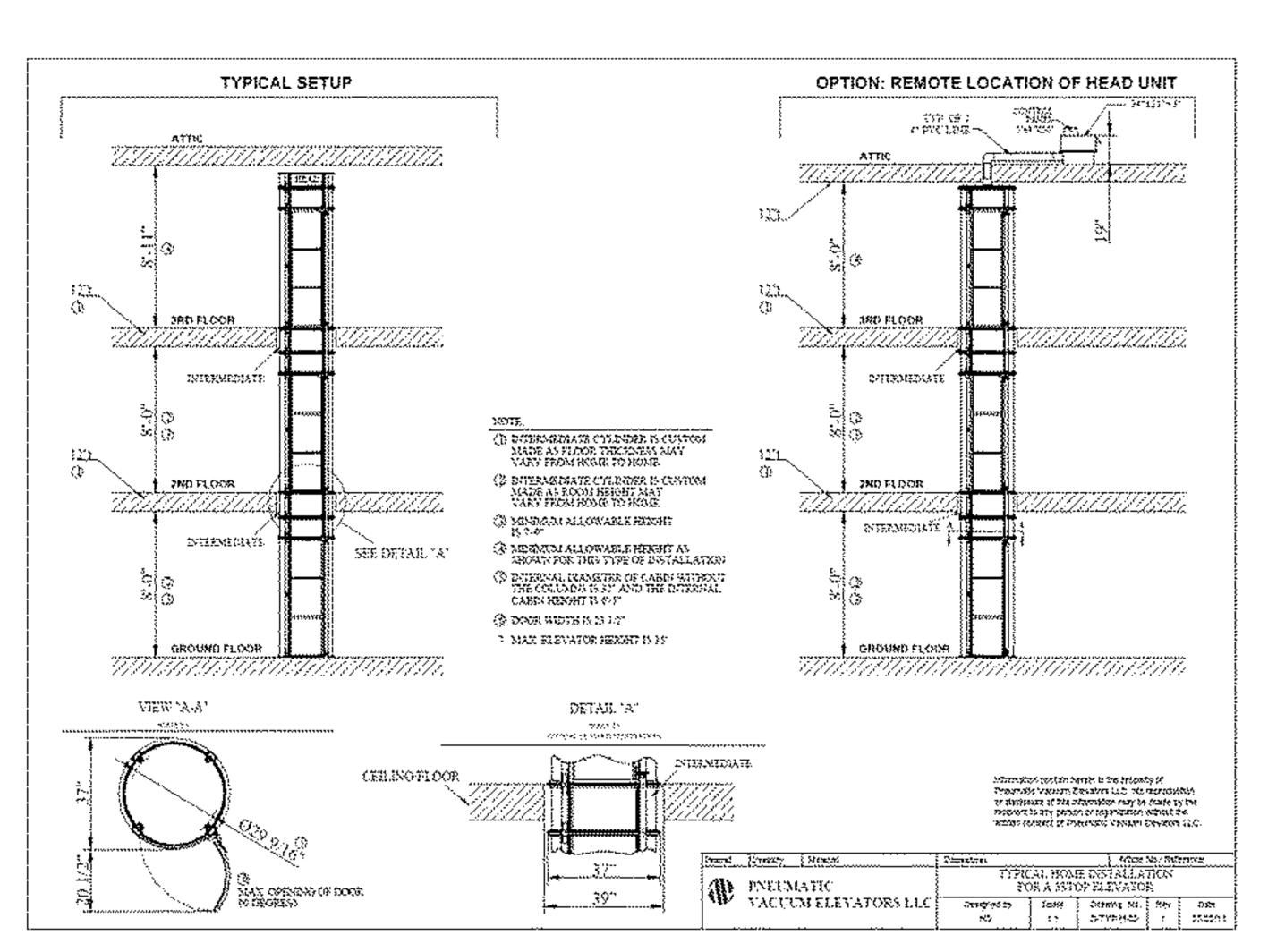
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REVISIONS

CASA CASULDING
CASA CASUARINA
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RENOVATION OF AN E

THE VILLA

III6 OCEAN DRIVE, MIA
FLORIDA 33139

PERMIT SET
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CONSTRUCTION SET

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Author
CHECKED BY:
ARI SKLAR

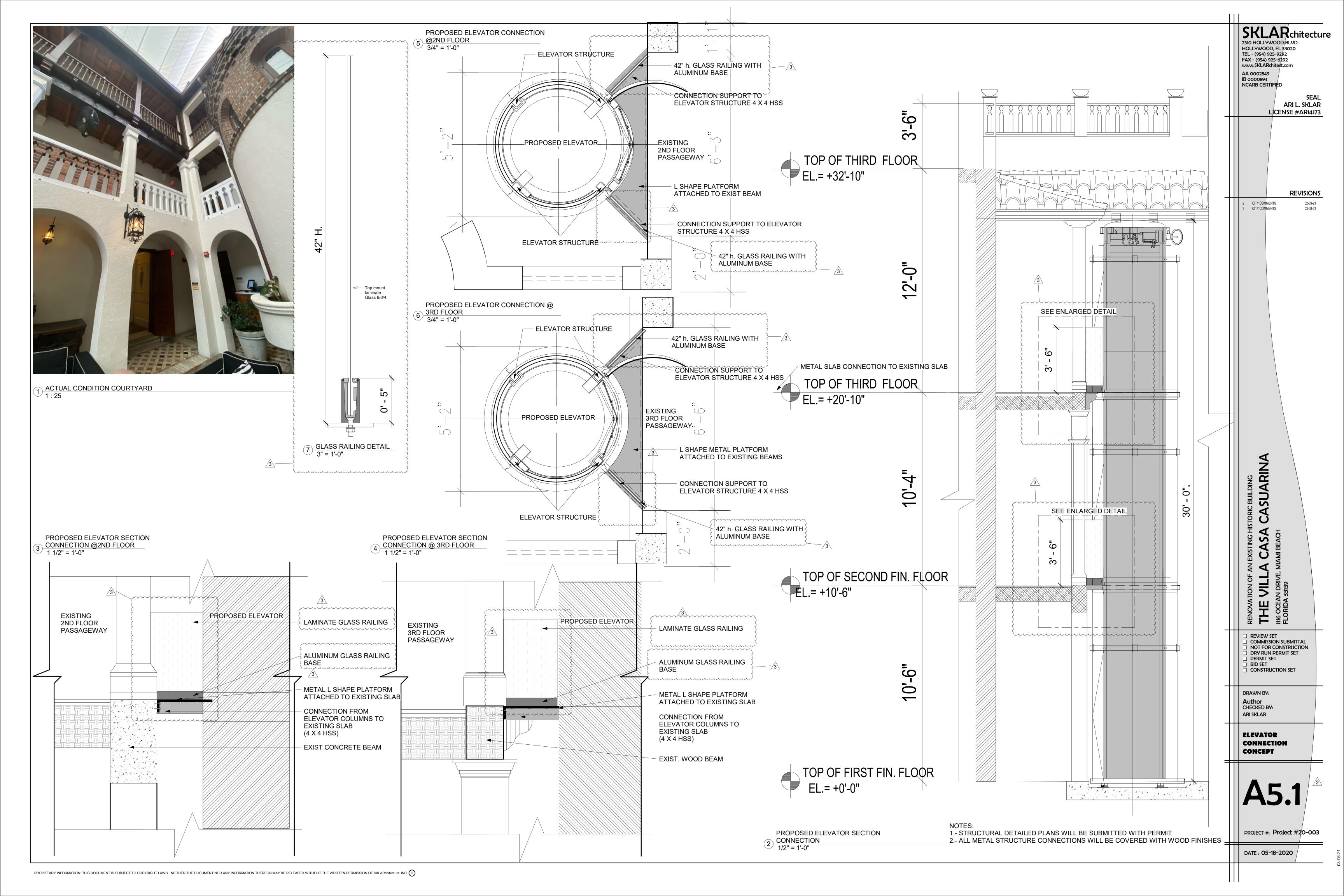
ELEVATOR SPEC

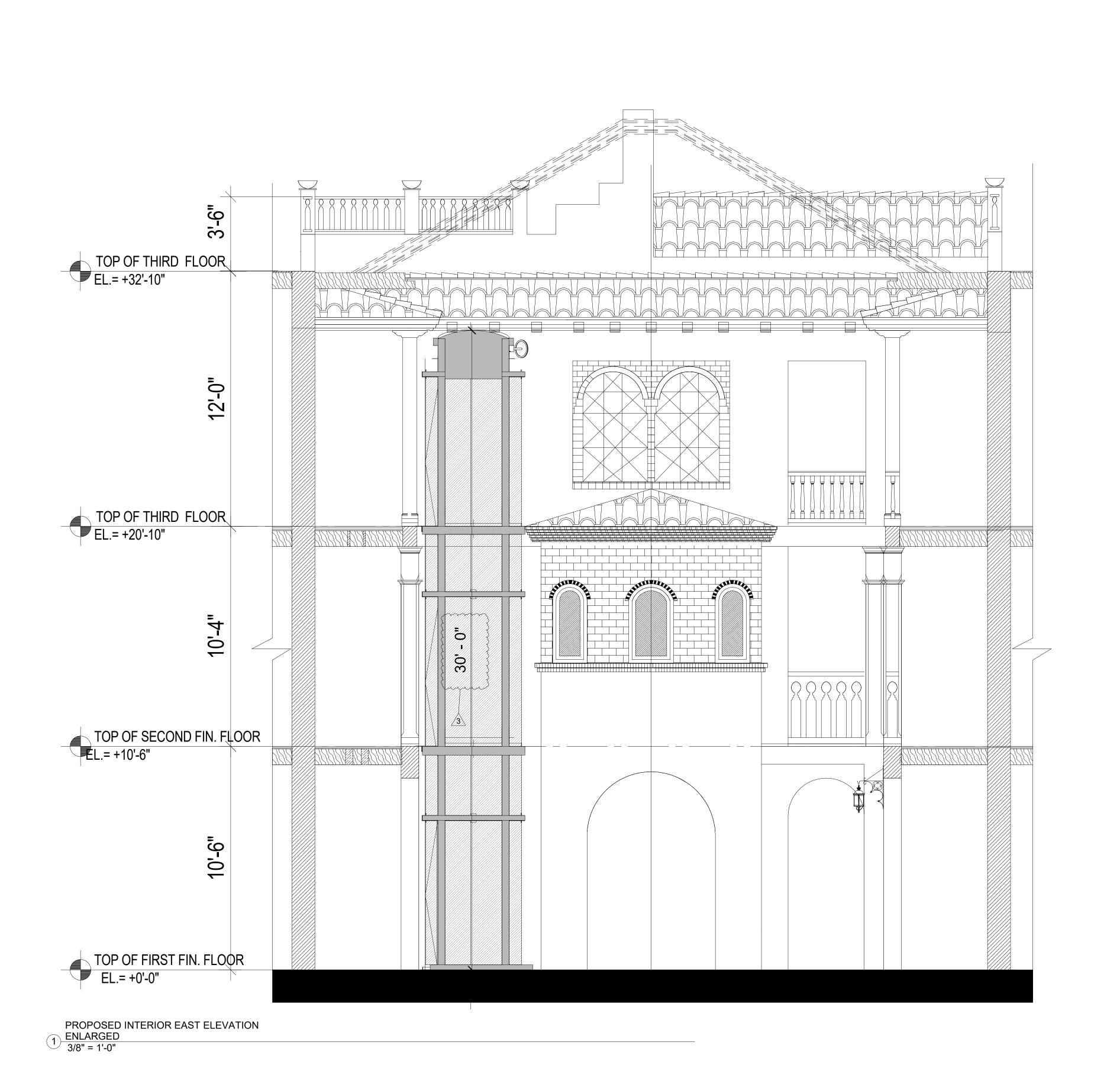
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DATE: **05-18-2020** 

Scale





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THE VILLA CASA CASUARINA

1116 OCEAN DRIVE, MIAMI BEACH
FLORIDA 33139 REVIEW SET
COMMISSION SUBMITTAL
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CONSTRUCTION SET DRAWN BY: Author CHECKED BY: ARI SKLAR ENLARGED PROPOSED INTERIOR EAST ELEVATION

PROJECT #: Project #20-003

DATE: 05-18-2020

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