

# NEW CONSTRUCTION 456 W 41ST STREET MIAMI, FL 33140

FINAL SUBMITTAL - DRB 22-0866



ARCHITECT'S CONCEPT DRAWING FOR ILLUSTRATIVE PURPOSES ONLY.  
NOT TO BE USED FOR CONSTRUCTION OR SHOP DRAWING PRODUCTION.

## PROJECT TEAM

### ARCHITECT

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### SCOPE OF WORK:

1. DEMOLITION EXISTING BUILDING
2. NEW VANILLA SHELL
3. TRASH ROOM

DRAWN BY:
REVISIONS:
09-06-22

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SEAL
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NEW VANILLA SHELL  
FOR  
456 W 41 ST  
MIAMI BEACH, FL 33140

THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

A-0.0  
COVER



NEW CONSTRUCTION

456 W 41ST STREET

MIAMI, FL 33140

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SEAL

A-0.1

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CITY OF MIAMI BEACH NOTES

ELEVATION CERTIFICATE NOTES:

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2020, BUILDING - SECTION 110.3.3., & A FLOOD-PROOFING CERTIFICATE FOR BUILDING UNDER CONSTRUCTION.
- THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR BUILDING FINAL INSPECTION.

WORK IN RIGHT-OF-WAY

A CITY OF MIAMI BEACH RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED PRIOR TO STARTING ANY DEMOLITION, &/OR CONSTRUCTION ACTIVITY, &/OR USE OF EQUIPMENT INSIDE THE RIGHT-OF-WAY.

ADDITIONAL NOTES:

- Replace sidewalk and gutter along the entire street frontage of the property.
  - Mill and resurface 2 inches average using type S-III Asphalt mix design the across the whole width of Michigan Avenue from the east curb to the west curb along the entire frontage of the property.
- Any work and/or improvements and/or use of equipment within the right of ways including landscaping and irrigation will require a separate CMB Public Works Department right of way construction permit "PRIOR TO START OF CONSTRUCTION".

GC ADVISORY NOTES:

- THE ROADWAY & SIDEWALK WILL BE RAISED TO +5.26' NGVD (+3.7' NAVD) IN THE UPCOMING YEARS. THE GC SHALL MAKE ANY NECESSARY ACCOMMODATIONS FOR THE FRONT ENTRANCE IN RELATION TO THE FUTURE ELEVATION OF THE SIDEWALK.
- THE GC SHALL EMPLOY AN EFFECTIVE INTEGRATED "MOSQUITO MANAGEMENT PROGRAM" UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.

FLOOD NOTES:

- ALL CONSTRUCTION & FINISH MATERIAL BELOW THE DESIGN FLOOD ELEVATION, OUTSIDE THE DRY FLOOD-PROOFED AREA, SHALL BE OF FLOOD DAMAGE-RESISTANT MATERIALS ACCORDING TO TABLE 5-1 & TABLE 1-1 OF THE ASCE 24-05.
- IF NOT DRY FLOOD-PROOFED, ENCLOSED AREAS BELOW THE DFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE PER ASCE 24-05, 4.6.2.
- A SEPARATE PERMIT FOR FLOOD BARRIERS SHALL BE OBTAINED BY THE GC, AND INSPECTED, BEFORE ANY C.O., T.C.O., OR BUILDING FINAL INSPECTION IS ISSUED.
- ALL OPENINGS ON FIRST FLOOR SHALL HAVE FLOOD BARRIERS (UNDER SEPARATE PERMIT) TO +5'-0" NGVD AS NOTED BY
- THIS PLAN PROVIDES ONLY SCHEMATIC INFORMATION. FINAL LOCATIONS, SIZES AND QUANTITIES SHALL BE AS REQUIRED BY THE CITY OF MIAMI BEACH & FEMA, AND PROVIDED BY THE FLOOD PANEL SUB-CONTRACTOR.
- THE FLOOD PANEL SYSTEM IS A DESIGN-BUILD ITEM. MANUFACTURER SHALL SUBMIT CERTIFICATION OF ACCEPTANCE OF ENTIRE RESPONSIBILITY FOR DESIGN, MANUFACTURE AND INSTALLATION OF ALL COMPONENTS OF THE SYSTEM.
- FLOOD PANEL SYSTEM SUB-CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
- DRY FLOOD PROOFED SPACES ARE DESIGNED SO THAT ONE FOOT ABOVE THE BASE FLOOD LEVEL THE STRUCTURE IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY.
- WALL OPENINGS AT AREAS DESIGNATED AS DRY FLOOD-PROOFED SPACES BELOW BASE FLOOD ELEVATION (+8.0' N.G.V.D.) SHALL BE PROTECTED BY FLOOD BARRIERS TO AN ELEVATION OF ONE FOOT ABOVE B.F.E.. THE ENTIRE STOREFRONT SYSTEM WILL BE PROTECTED BY FLOOD BARRIERS. STORAGE OPENING WILL BE PROTECTED BY FLOOD BARRIER.
- ALL DRY FLOOD-PROOFED SPACES SHALL BE DRY FLOOD-PROOFED TO AN ELEVATION OF +9.00' N.G.V.D. (BFE + 1').
- ALL MACHINERY & EQUIPMENT OUTSIDE THE DRY FLOOD-PROOFED AREA SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE-1') = + 9.00' N.G.V.D.
- THE BUILDING WILL BE DESIGNED DRY FLOOD-PROOFED IN ACCORDANCE WITH ASCE 24-05, SECTION 6.2.
- IF NOT DRY FLOOD-PROOFED, ENCLOSED AREAS BELOW THE DFE SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE PER ASCE 24-05.
- A SEPARATE PERMIT FOR FLOOD BARRIERS SHALL BE OBTAINED BY THE GC, AND INSPECTED, BEFORE ANY C.O., T.C.O., OR BUILDING FINAL INSPECTION IS ISSUED.
- FLOOD-PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK HAZARD AREAS SHALL BE DESIGNED ACCORDING TO TABLE 6-1 & TABLE 1-1 OF ASCE 24-05.

GENERAL NOTES:

- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF 3DESIGN, INC., AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE
- ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE NATIONAL ELECTRIC CODE AND F.B.C.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION. PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION.
- DO NOT SCALE THE DRAWINGS. REFER TO FIGURED DIMENSIONS.
- THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION, FINISHING, AND OCCUPANCY OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE F.B.C., LATEST EDITION.
- ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC.) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM SUCH Lack OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
- PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL SITE VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE ANY ADDITIONAL COSTS TO THE BID.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ONSITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- IT IS THE INTENT OF 3DESIGN, INC. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT / ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
- 3DESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
- ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET 3DESIGN, INC. SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REDONE AT THE G.C.'S EXPENSE.
- THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE. CLEAR OF DEBRIS AT ALL TIMES.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
- ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORESEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.
- THE GENERAL CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR PAINT SELECTIONS FOR OWNERS APPROVAL.
- ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TRUSSES, STORM SHUTTERS, REINFORCING STEEL, WINDOWS, DOORS, CAST CONCRETE, ORNAMENTAL IRON, STEEL CONNECTORS, ORNAMENTAL WOOD, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE A TELEPHONE AND TELEPHONE LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

SEPARATE SUB-PERMITS NOTES:

THE FOLLOWING SHALL REQUIRED A SEPARATE PERMIT AS PER CITY OF MIAMI BEACH. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

- WINDOWS / DOORS
- ROOFING / WATERPROOFING
- RAILING / FENCES
- POOL / WATER FEATURES
- PREFABRICATED STAIRS / ELEVATOR
- ALUMINUM FACADE

SITE PLAN NOTES:

- ALL RAINWATER TO BE CONTAINED WITHIN THE SITE. NO RUNOFF ALLOWED ONTO ADJACENT PROPERTIES. A SWALE 4" DEEP & 4" WIDE SLOPING AWAY FROM PROPERTY LINE AND ADJACENT PROPERTY TO BE PROVIDED AT PERIMETER OF PROPERTY.
- ALL LANDSCAPING BY OTHERS.
- ALL METAL FENCES, GATES TO BE UNDER SEPARATE PERMIT.
- ALL MISSING, BROKEN, CRACKED OR UPLIFTED SIDEWALK SHALL BE RECONSTRUCTED.

GENERAL DEMOLITION NOTES:

- SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
- ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
- REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNDESIRABLE DEBRIS DAILY.
- SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
- VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
- VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE.
- DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED.
- EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS; INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS.
- COORDINATE CONSTRUCTION SITE ACCESS & HOURS OF WORKING WITH THE OWNER.

PUBLIC WORKS NOTES:

EROSION AND SEDIMENTATION CONTROL

- THE INLET PROTECTION DEVICE OF THE PUBLIC STORM DRAIN SHALL BE CONSTRUCTED TO FACILITATE THE CLEANOUT AND DISPOSAL OF TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
- THE INLET PROTECTION DEVICES SHALL BE CONSTRUCTED SO THAT ANY RESULTANT PONDING OR STORMWATER WILL NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
- PROVIDE A SILT FENCE AROUND ALL EXCAVATION ON SITE.
- THE DRAINAGE AREA SHALL BE NO GREATER THAN 1 ACRE

DEMOLITION AND DUST CONTROL

- DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH:
  - STRUCTURAL CONTAINMENT OR
  - WET DUST SUPPRESSION

FUTURE CONSIDERATIONS NOTE

THE ROADWAY & SIDEWALK WILL BE RAISED TO +5.26' NGVD (+3.7' NAVD) IN THE UPCOMING YEARS. THE GC SHALL ENSURE THAT THE FRONT ENTRANCE IS ACCOMMODATED TO THE FUTURE ELEVATION OF THE SIDEWALK.

WORK IN RIGHT-OF-WAY

A CITY OF MIAMI BEACH RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED PRIOR TO STARTING ANY DEMOLITION, AND/OR CONSTRUCTION ACTIVITY, AND/OR USE OF EQUIPMENT INSIDE THE RIGHT-OF-WAY. SUBMITTAL OF LANDSCAPE WITHIN THE RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY PARKS & REC. GREEN SPACE PRIOR TO A PUBLIC WORKS PERMIT.

MOSQUITO MANAGEMENT PROGRAM

- THE CITY INSPECTOR WILL DETERMINE THE MAGNITUDE OF IMPROVEMENTS.

A. REMOVE AND REPLACE THE CURB , GUTTER & SIDEWALK ALONG THE ENTIRE PROPERTY. REMINDER NOTES:

- A. THE CONTRACTOR / PERMIT HOLDER SHALL EMPLOY AN EFFECTIVE INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT

B-B CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/ OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THIS PERMIT IS GOING TO THE GRANTED DURING A WALK THROUGH PERMIT PROCESS AT THE PUBLIC WORK DEPARTMENT ON 4TH FLOOR AT CITY HALL.

C-C. YOU ARE NOT CONTEMPLATING TO REPLACE THE EXISTING SIX INCHES SANITARY SEWER LATERAL FROM THE PROPERTY LINE TO THE SANITARY SEWER MAIN, THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE SANITARY SEWER LATERAL BETWEEN PROPERTY LINE AND THE SANITARY SEWER MAIN BE REPLACED IN ALL SUBSTANTIAL IMPROVEMENT PROJECTS. AS A SUBJECTION, YOU SHOULD DO A VIDEO INSPECTION OF THE SIX INCHES SANITARY SEWER LATERAL TO CONFIRM THE CONDITION OF THE PIPE; IF YOU PROVIDE TWO DIGITAL COPY TO THE PUBLIC WORKS DEPARTMENT, IT WILL BE REVIEW BY OUR ENGINEERING AND OPERATION CREWS TO CONFIRM THE CONDITION OF THE LATERAL PIPE.

D-D. CONCRETE DECORATIVE REQUIRE A CITY OF MIAMI BEACH RIGHT OF WAY PERMITS FOR CONCRETE DECORATIVE DRIVEWAY CONNECTION (PUBLIC WORKS MANUAL PART 1 SECTION 2 / A / 4).

E-E. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PUBLIC WORKS URBAN FORESTER MARK WILLIAMS PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT .

F-F. YOU NEED TO CONSIDER THAT ROADWAY AND SIDEWALK ARE GOING TO BE RAISED TO A MINIMUM ELEVATION OF 3.7 FT N.A.V.D. 1988 (5.26 FT NGVD) IN THE UPCOMING YEARS; PLEASE ACCOMMODATE YOUR FRONT ENTRANCE TO THE FUTURE ELEVATION OF THE SIDEWALK.

- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- ANY WORK AND/OR IMPROVEMENTS FROM TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRES A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

DOOR AND WINDOW NOTES:

- ALL LOCKS ON EXTERIOR DOORS AND DOORS CONNECTING GARAGE AREAS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN 3601.2 (F.B.C.)
- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 4000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT (MIN. 1 INCH THROW) WITH HARDENED BOLT INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8 INCH MINIMUM THROW BOLTS WITH INSERTS.
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR PIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR, AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS.
- JAMBS SHALL BE PROVIDED WITH APPROVED REINFORCED STRIKES INSTALLED WITH SCREWS AT LEAST 3" IN LENGTH AND PENETRATING SUB-BUCKS AT LEAST 1"
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING) DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE, SWINGING, EXTERIOR DOORS, IF WOOD SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8 INCHES THICK.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1
- VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 INCHES OF INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 297.1.
- SLIDING GLASS DOORS AND 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 MFGS. ASSOC. STANDARDS FOR FORCED ENTRY RESISTANCE, ANMA 1303.3.
- LOCKS IN EXTERIOR WINDOWS SHALL COMPLY WITH SECTION 3104 (F.B.C.)
- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

ADDITIONAL NOTES

- VERIFY ALL DIMENSIONS ON SITE.
- ALL EXTERIOR DOORS TO BE DETERMINED.
- EXTERIOR DOORS AND Sidelights SHALL BE IMPACT RESISTANT & COMPLY W/ CAT II SAFETY GLASS.
- WINDOWS TO HAVE IMPACT GLASS.
- ALL GLASS COLOR AND ALUMINUM TO BE DETERMINED.
- HARDWARE TO BE DETERMINED (U.N.O.).
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING) DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- ALL DOOR HEADERS TO BE AT 6'-8" AFF UNLESS OTHERWISE NOTED, REFER TO DOOR SCHEDULE, DOOR ELEVATIONS AND I.D.
- GENERAL CONTRACTOR TO SUBMIT HARDWARE PACKAGE TO OWNER AND ARCHITECT FOR REVIEW & APPROVAL.
- CONTRACTOR TO PROVIDE SHOP DWGS FOR ARCHITECTS APPROVAL PRIOR TO DOOR FABRICATION.
- CONTRACTOR TO COORDINATE DOOR TYPES & SIZES W/ INT. DESIGNER DWGS.
- ALL EXIT DOORS SHALL BE SINGLE-WOHLER RELEASE WITHOUT THE USE OF A SPECIAL KEY, TOOL, OR KNOWLEDGE.

ROOFING AND WATERPROOFING NOTE:

- ROOFING UNDER SEPARATE PERMIT
- WATERPROOFING UNDER SEPARATE PERMIT.
- ALL WATERPROOFING TO BE INSTALLED PER MANUFACTURER'S COMPLETE SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MANUFACTURER FOR ALL SYSTEMS INSTALLED.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SPECIFIC INSTALLATION REQUIREMENTS OF THE WATERPROOFING SYSTEM.
- THE SYSTEM TO BE USED SHALL HAVE A CURRENT MIAMI-DADE COUNTY PRODUCT APPROVAL. MANUFACTURER TO PROVIDE WARRANTY OF A MINIMUM OF 10 YEARS.
- PRODUCT TO BE USED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ROOF TO BE WATER PROOFED W/ "SEALOFLEX ROOF SYSTEMS OVER CONCRETE DECK" BY SEAL-O-FLEX, INC. N.O.A.# 15-1007.20 (SEE ATTACHED) (OR EQUAL)
- TERRACES TO BE WATER PROOFED W/ "SEALOFLEX WATERPROOFING SYSTEMS OVER CONCRETE DECKS" BY SEAL-O-FLEX, INC. N.O.A.# 15-0406.05 (SEE ATTACHED) (OR EQUAL)
- TOP OF EYEBROWS TO BE WATER PROOFED W/ "SEALOFLEX WATERPROOFING SYSTEMS OVER CONCRETE DECKS" BY SEAL-O-FLEX, INC. N.O.A.# 15-0406.05 (SEE ATTACHED) (OR EQUAL)
- SEE ELEVATIONS FOR HEIGHTS OF PARAPETS/CURBS.
- ALL ROOF SLOPES TO BE 3/4" PER FT. MIN. U.N.O.
- ALL BALCONY SLOPES TO BE 3/4" PER FT.
- ALL EYEBROW TO SLOPE AWAY FROM STRUCTURE AT 3/4" PER FT.

TERMITE PROTECTION NOTES:

TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACE- MENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERLAP OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

PENETRATION, PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CEILING OR FLOOR CONTAMINANT MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

NOTE: TERMITE TREATMENT CO. SHALL PROVIDE A TERMITE CERTIFICATE AT SLAB INSPECTION

GENERAL CONDITIONS DURING CONSTRUCTION:

- DURING & PRIOR TO CONSTRUCTION, THE GC SHALL:
  1. PROVIDE A CONSTRUCTION SITE WITHIN THE FIRST 15 FT OF THE REQUIRED FRONT YARD AND 10' OF THE REQUIRED SIDE YARD TO MITIGATE DISTURBANCE OF SOIL & MUD BY RELATED PERSONNEL VEHICLES EXITING & ENTERING THE SITE.
  2. PROVIDE AN 8 FT HIGH FENCE WITH A WIND RESISTANT GREEN MESH MATERIAL ALONG THE FRONT PROPERTY LINE.
  3. KEEP ALL CONSTRUCTION MATERIALS (INCLUDING DUMPSTERS & PORTABLE TOILETS) ESTABLISHED BY THE CONSTRUCTION FENCE AND NOT VISIBLE FROM THE R.O.W. PARK ALL CONSTRUCTION VEHICLES EITHER ON THE PROPERTY OR AT AN ALTERNATE OVERFLOW PARKING SITE.
  4. RESERVE GOOD CONSTRUCTION PRACTICES AND PREVENT CONSTRUCTION MATERIALS & DEBRIS FROM IMPACTING THE R.O.W.
  5. SUBMIT A CONSTRUCTION TRAFFIC MANAGEMENT PLAN TO CMB PARKING DIRECTOR FOR APPROVAL PRIOR TO ISSUE OF PERMIT.

REFLECTED CEILING NOTES:

- ALL WORK TO BE NEW U.N.O.
- REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS. VERIFY THIS CEILING WITH THE PERIMETER WINDOW HEAD CONDITION AND REVIEW WITH THE ARCHITECT/DESIGNER PRIOR TO START OF CONSTRUCTION.
- ALL DIMENSIONS OF FIXTURES, DEVICES, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N., WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
- ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO COORDINATE LOCATIONS OF ALL CEILING ELEMENTS AND PROVIDE COMPLETE COORDINATION DRAWINGS FOR THE ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S REVIEW FOR APPROVAL.
- REFER AND COORDINATE WITH I.D. DRAWINGS FOR FINISHES.
- ALL SMOKE DETECTORS SHOWN ARE NEW, AND SHALL BE 120V BATTERY INTERCONNECTED, 36" MIN. AWAY FROM ANY A/C SUPPLY REGISTER. TYPICAL.
- COORDINATE LOCATIONS OF CEILING ACCESS PANELS WITH LOCATIONS OF A/C UNITS ABOVE CEILING.
- ALL NEW CEILINGS/SOFFITS SHALL BE CONSTRUCTED OF 2" G.W.B. (PAINTED) ON 20 GA 1-3/4" MT/L STUDS @ 16" O.C. (MIN.) W/ DIAGONAL BRACING @ EACH VERTICAL SUPPORT (WHERE POSSIBLE), TYPICAL.

R.O.W. EXISTING CONDITIONS NOTE:

TO CONFIRM THE CONDITION OF THE EXISTING 6" SANITARY SEWER LATERAL FROM THE PROPERTY LINE TO THE SANITARY SEWER MAIN, THE GC SHALL PERFORM A VIDEO INSPECTION & PROVIDE TWO (2) DIGITAL COPIES TO THE CITY OF MIAMI BEACH PUBLIC WORKS DEPT. FOR REVIEW BY THE ENGINEERING & OPERATIONS CREWS

FIRE EXTINGUISHER NOTES:

FIRE EXTINGUISHER TO BE TYPE B C SIZE II CABINET CENTER TO BE MOUNTED @ 48" A.F.F. WITH 4" MAX PROJECTION

TYPICAL PARTITION NOTES:

- PROVIDE PLYWOOD BACKING @ ALL BATHROOM ACCESSORIES, WALL HUNG TV, BUILT IN FURNITURE, HEAVY ARTWORK, WALL HUNG MIRRORS, ETC. G.C. TO COORDINATE W/ OWNER.
- WALL CEILING SHALL BE PROVIDED IN WALLS EVERY 8'-0" AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS, AT CHIMNEYS, AT FLOOR JOISTS, AND AROUND DOOR POCKETS.
- PROVIDE 5/8" GREENBOARD IN BATHROOMS AND KITCHEN.
- PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN SHOWERS & TUBS.
- PROVIDE SOUND ATTENUATION BATT INSULATION @ PARTITIONS (WHERE INDICATED).
- REFER TO OWNER AND/OR I.D. DRAWINGS FOR WALL FINISHES AND PAINT COLORS.
- SEE FLOOR PLANS FOR WALL TYPE DESIGNATIONS.
- SEE REFLECTED CEILING PLANS FOR CEILING TYPES & HEIGHTS.

DRAWN BY:

REVISIONS:

A-00036589  
ANTHONY LEON  
0010752

3  
DESIGN  
ARCHITECTURE

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P: 305.438.9377 F: 305.438.9379

NEW VANILLA SHELL  
FOR

456 W 41 ST

MIAMI BEACH, FL 33140

A-0.2

NOTES

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# Nqua Surveyors Inc.

**SHEET No. 2 OF 2**

SCALE = 1" = 20'



## SURVEY



GENERAL DEMOLITION NOTES:

1. SECURE ANY DEMOLITION PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. NO WORK SHALL COMMENCE PRIOR TO OBTAINING REQUIRED PERMITS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
3. CONTRACTOR TO ARRANGE ON SITE CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
4. REVIEW DEMOLITION/CONSTRUCTION SEQUENCE WITH ARCHITECT. COORDINATE WORK WITH OWNER TO MINIMIZE DISRUPTION TO OCCUPIED AREAS. PROVIDE TEMPORARY CLOSURES AND/OR DUST BARRIERS AT LIMITS OF CONSTRUCTION AS REQUIRED.
5. ALL WORK SHALL COMPLY WITH ANY GOVERNING AND APPLICABLE CODES.
6. REVIEW LOCATION OF DUMPSTER WITH OWNER. KEEP AREA CLEAN AND FREE OF DEBRIS. REMOVE ALL UNUSABLE DEBRIS DAILY.
7. SHORE AREAS OF EXISTING AND NEW CONSTRUCTION AS REQUIRED.
8. VERIFY ALL ITEMS TO BE SALVAGED WITH OWNER. REVIEW SALVAGE OF EXISTING PLUMBING FIXTURES WITH OWNER.
9. VERIFY LOCATION OF EXISTING UTILITY LINES PRIOR TO DEMOLITION/EXCAVATION. COORDINATE WITH OWNER TO MINIMIZE INTERRUPTION OF SERVICE.
10. DISCONNECT ANY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AS REQUIRED. CAP ANY ABANDONED PLUMBING LINES AS REQUIRED.
11. EXERCISE EXTREME CARE WHEN WORKING AROUND SUSPECTED ASBESTOS; INCLUDING DUCT COVERINGS, PIPE COVERINGS, TANK COVERINGS, FLOOR TILE AND ACOUSTICAL TILE. REPORT SUCH FINDINGS TO THE ARCHITECT IMMEDIATELY. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHALL BE BY A CONTRACTOR LICENSED FOR THE REMOVAL OF ASBESTOS.
12. COORDINATE CONSTRUCTION SITE ACCESS & HOURS OF WORKING WITH THE OWNER.

LEGAL DESCRIPTION:

ORCHARD SUB 2 & 3 PB 8-116  
LOT 11 BLK 54  
LOT SIZE 50.000 X 110  
74R-10302

FOLIO NUMBER

02-3227-017-1230

SITE PLAN INFORMATION:

ZONING DESIGNATION: CD-3 COMMERCIAL,  
HIGH INTENSITY DISTRICT

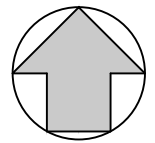
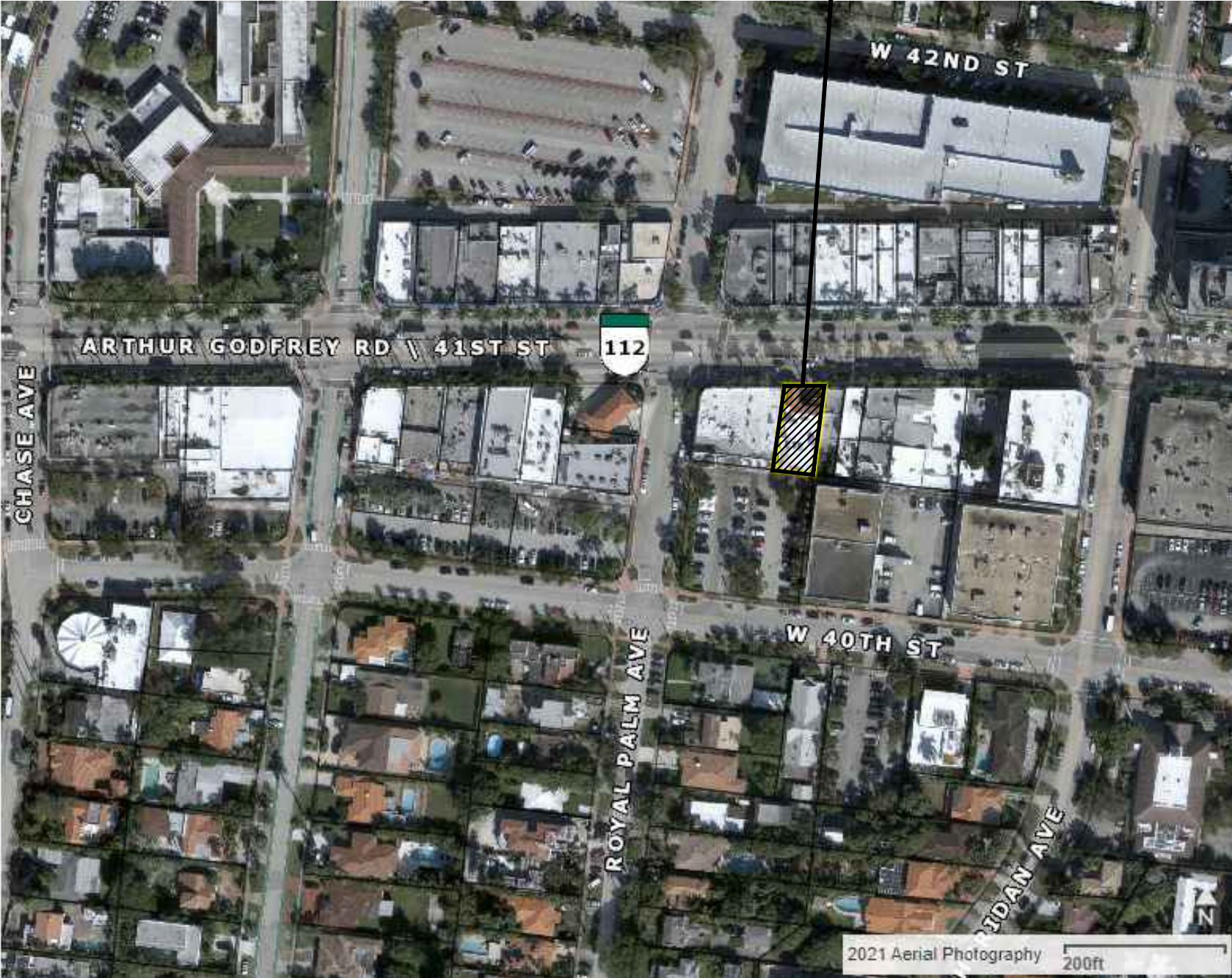
CLASSIFICATION OF WORK:

DEMOLITION

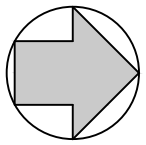
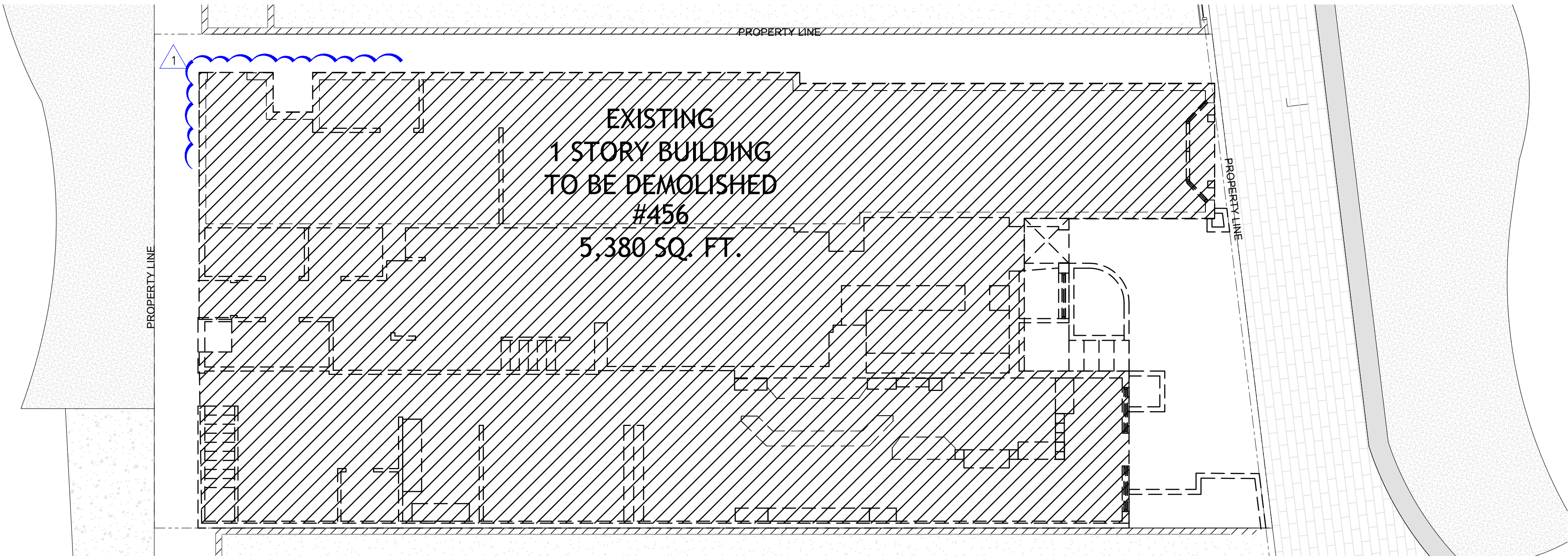
DEMOLITION: SCOPE OF WORK KEY

- ⊖ REMOVE ALL PLUMBING LINES CAP SEWER AND WATER AT PROPERTY LINE
- ⊖ REMOVE ALL ELECTRICAL LINES TO SOURCE.
- ⊖ REMOVE FLOOR SLAB, ALL WALLS, WINDOWS, DOORS AND ROOF.

SUBJECT PROPERTY



LOCATION MAP  
SCALE: N.T.S



EXISTING/DEMOLITION PLAN  
SCALE 1/8" = 1'-0

DRAWN BY:

REVISIONS:  
09-06-22

AA0003568  
ANTHONY LEON  
0016752

3  
DESIGN  
ARCHITECTURE

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SEAL

NEW VANILLA SHELL  
FOR

456 W 41 ST  
MIAMI BEACH, FL 33140

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A-04

DEMOLITION PLAN





LOCATION CONTEXTUAL  
SCALE N.T.S.



STREET VIEW - FRONT  
1



STREET VIEW - NE  
2



STREET VIEW - NW  
3



STREET VIEW - FRONT  
4



REAR VIEW - SOUTH  
5



ALLEY  
6



SIDE WALKWAY  
7



ROOF  
8



INTERIOR  
9



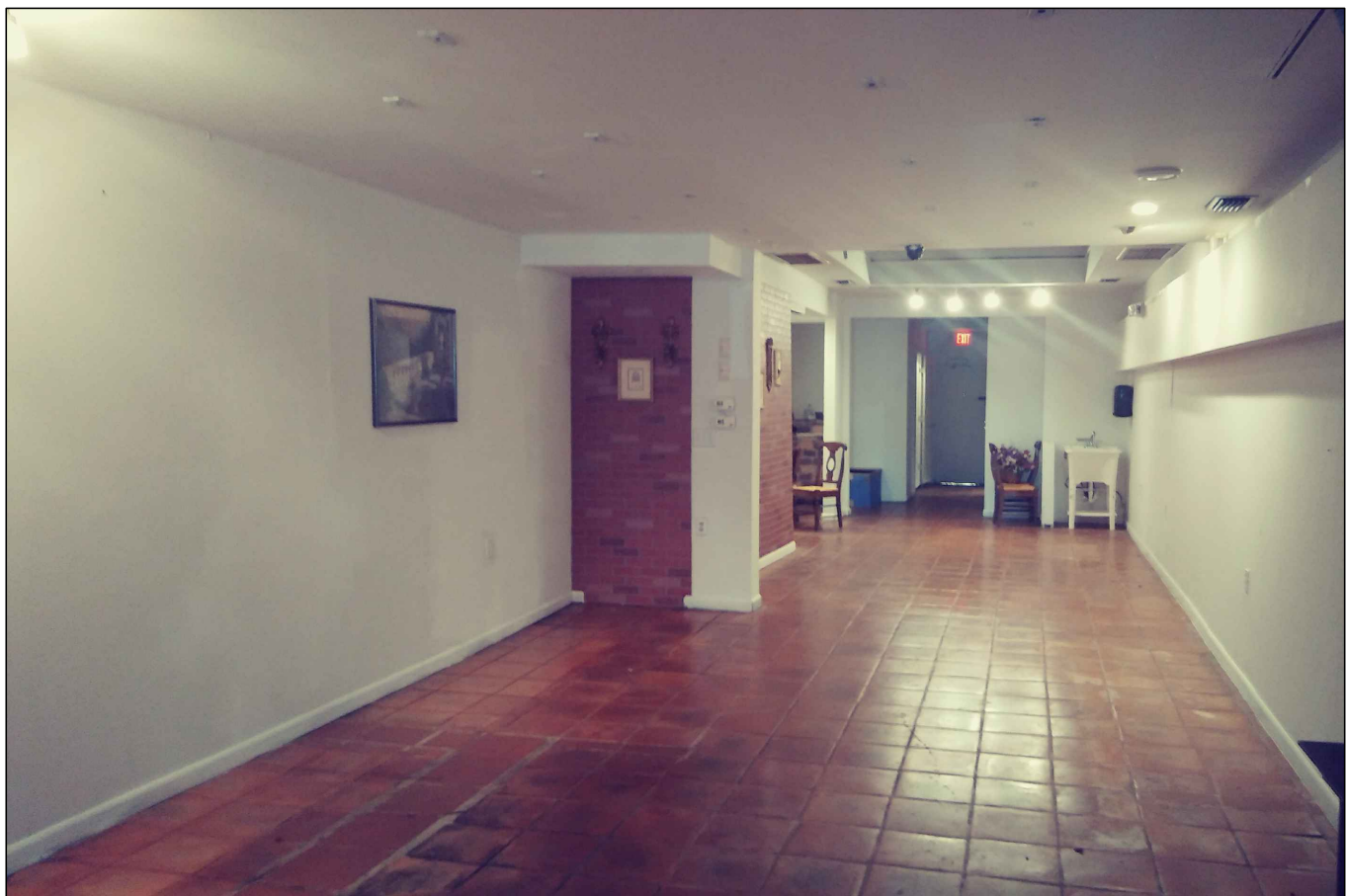
INTERIOR  
10



INTERIOR  
11



INTERIOR  
12



INTERIOR  
13



INTERIOR  
14



INTERIOR  
15

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A-0.5  
Existing Structure  
Photographs



FOLIO NUMBER

02-3227-017-1230

LEGAL DESCRIPTION

ORCHARD SUB 2 & 3 PB 8-116  
LOT 11 BLK 54  
LOT SIZE 50.0 X 110.0  
74R-10302

ZONING DATA:

ZONING DESIGNATION:..... CD-3  
COMMERCIAL, HIGH INTENSITY DISTRICT  
FLOOD ZONE:..... AE  
BASE FLOOD ELEVATION:..... 7' NGVD

ZONING DATA:

APPLICABLE CODES:  
Florida Building Code, Existing - 2020  
Florida Fire Prevention Code - 2020 Seventh Edition  
City of Miami Beach zoning code - Latest edition

SCOPE OF WORK:

- DEMOLISH EXISTING BUILDING
- NEW VANILLA SHELL BUILDING
- TRASH ROOM

CLASSIFICATION OF WORK:

NEW CONSTRUCTION  
CONSTRUCTION TYPE:  
VB

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

COMMERCIAL HIGH INTENSITY DISTRICT - ZONING DATA SHEET

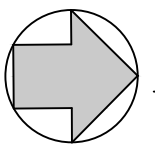
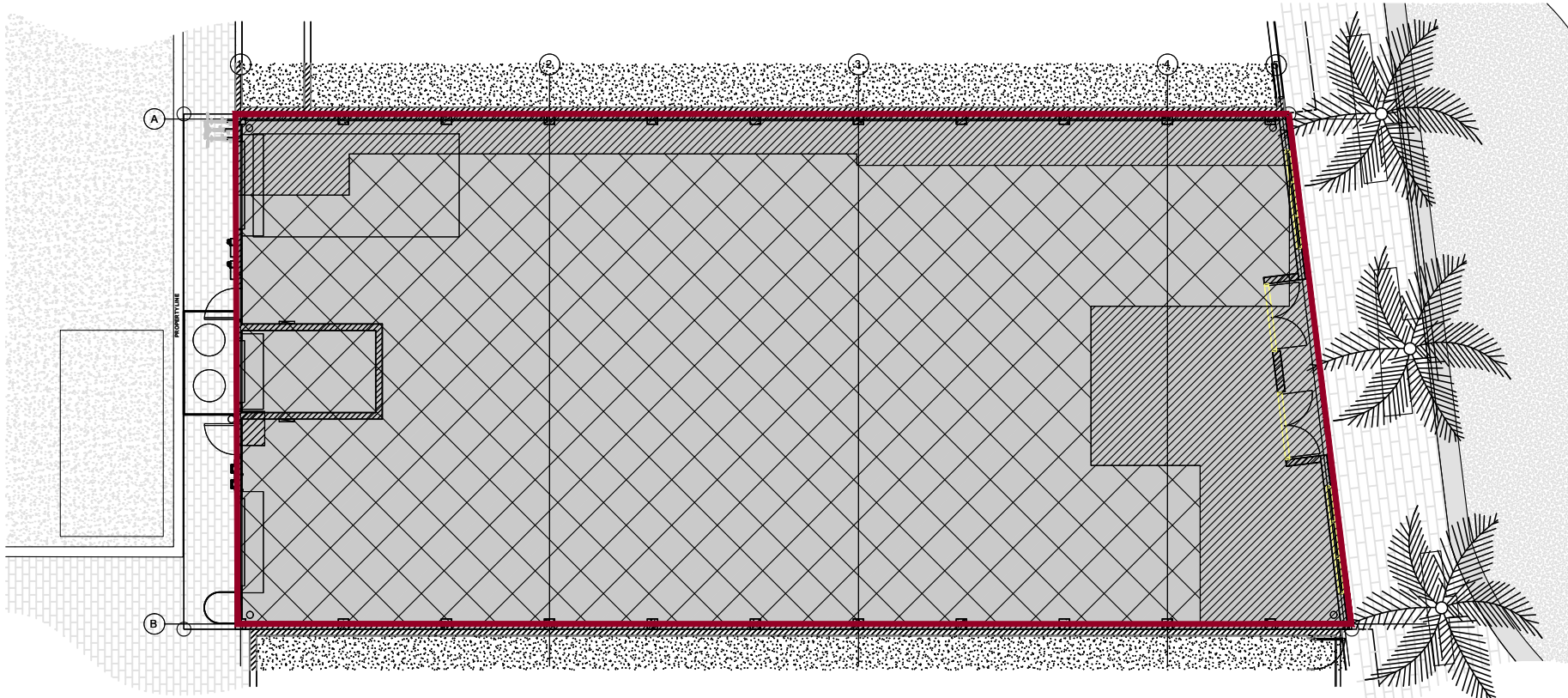
ITEM #	Zoning Information			
1	Address:	456 W. 41st ST Miami Beach, FL 33140		
2	Folio number(s):	02-3227-017-1230		
3	Board and file numbers :			
4	Year built:	1930	Zoning District:	CD-3
5	Based Flood Elevation:	7.0 N.G.V.D	Grade value in NGVD:	4.73 N.G.V.D
6	Adjusted grade (Flood+Grade/2):	5.86 N.G.V.D	Free board:	1'-0"
7	Lot Area:	5517.50 sqft		
8	Lot width:	50 FT.	Lot Depth:	110 FT.
9	FAR:	2.25		
	Allowed square footage:	2.25 x (5517.50) = 12414.38 sqft		
	Proposed square footage:	5267.0 sqft		
10	Height:	Required 75 FT. MAX	Existing 25 FT	Proposed 25 FT
	Setbacks:			Deficiencies
11	Front First level:	0 FT. MIN.	0 FT.	0 FT.
12	Front Second level:	N/A	N/A	N/A
13	Side 1:	0 FT. MIN.	0 FT.	0 FT.
14	Side 2 or (facing street):	0 FT. MIN.	0 FT.	0 FT.
15	Rear:	5 FT. MIN.	5 FT.	5 FT.
16	Located within a Local Historic District?			NO
17	Designated as an individual Historic Single Family Residence Site?			NO
18	Determined to be Architecturally Significant?			NO

OCCUPANT LOAD - FFPC 101 TABLE 7.3.1.2.	
USE	Mercantile Use Sales area on street floor
(ft <sup>2</sup> /person) <sup>a</sup>	30
(m <sup>2</sup> /person) <sup>a</sup>	2.8
UNIT AREA	5193 SF
OCCUPANCY ALLOWED	173 persons

NOTE:

VANILLA SHELL WITH NO USE  
ASSIGNED. TO BE DEFINED BY  
TENANT.

OCCUPANT LOAD TABLE AND  
CALCULATION IS FOR  
REFERENCE ONLY.



FAR DIAGRAM

SCALE: 1/16"=1'-0"

F.A.R = 2.25

LOT AREA = 5517.50 SQFT

MAXIMUM SQFT ALLOWED = 2.25 X 5517.50 SQFT = 12414.38 SQFT



EXISTING BUILT AREA (TO BE DEMOLISHED) = 4154.5 SQFT

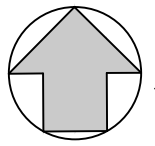


PROPOSED ADDED AREA = 1075.0 SQFT



TOTAL PROPOSED AREA = 5267.0 SQFT

SUBJECT PROPERTY

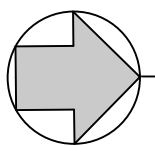
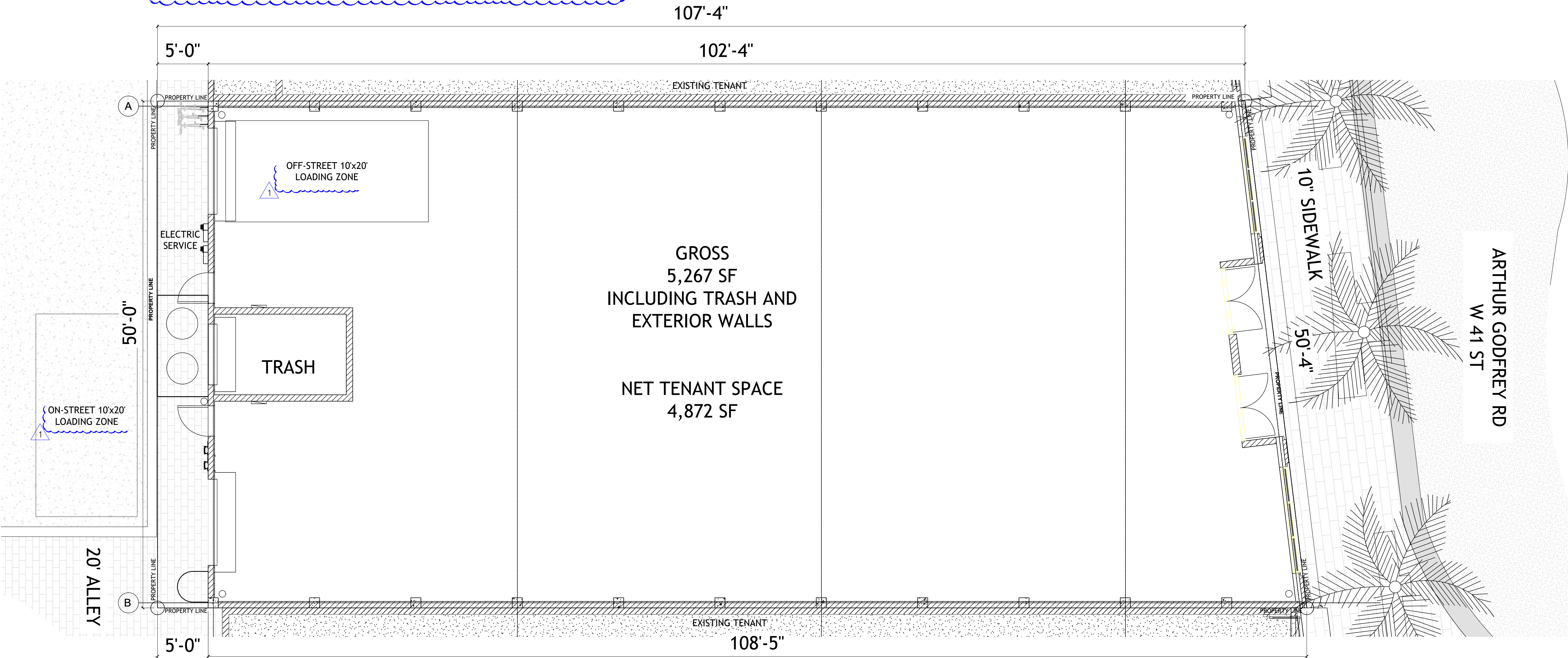


LOCATION MAP

SCALE: N.T.S

ELEVATION CERTIFICATE NOTES:

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE GC SHALL SUBMIT AN "ELEVATION CERTIFICATE" PER FBC 2014, *BUILDING* - SECTION 110.3.3., & A FLOOD-PROOFING CERTIFICATE FOR BUILDING UNDER CONSTRUCTION.
- THE GC SHALL SUBMIT A FINAL "ELEVATION CERTIFICATE" FOR FINISHED CONSTRUCTION PRIOR TO ISSUE OF ANY C.O., T.C.O., OR BUILDING FINAL INSPECTION.



SITE PLAN

SCALE 1/8" = 1'-0

DRAWN BY:

REVISIONS:

AA00035689  
ANTHONY LEON  
0016752

3  
DESIGN  
ARCHITECTURE

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SEAL

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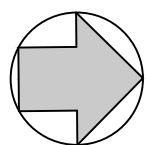
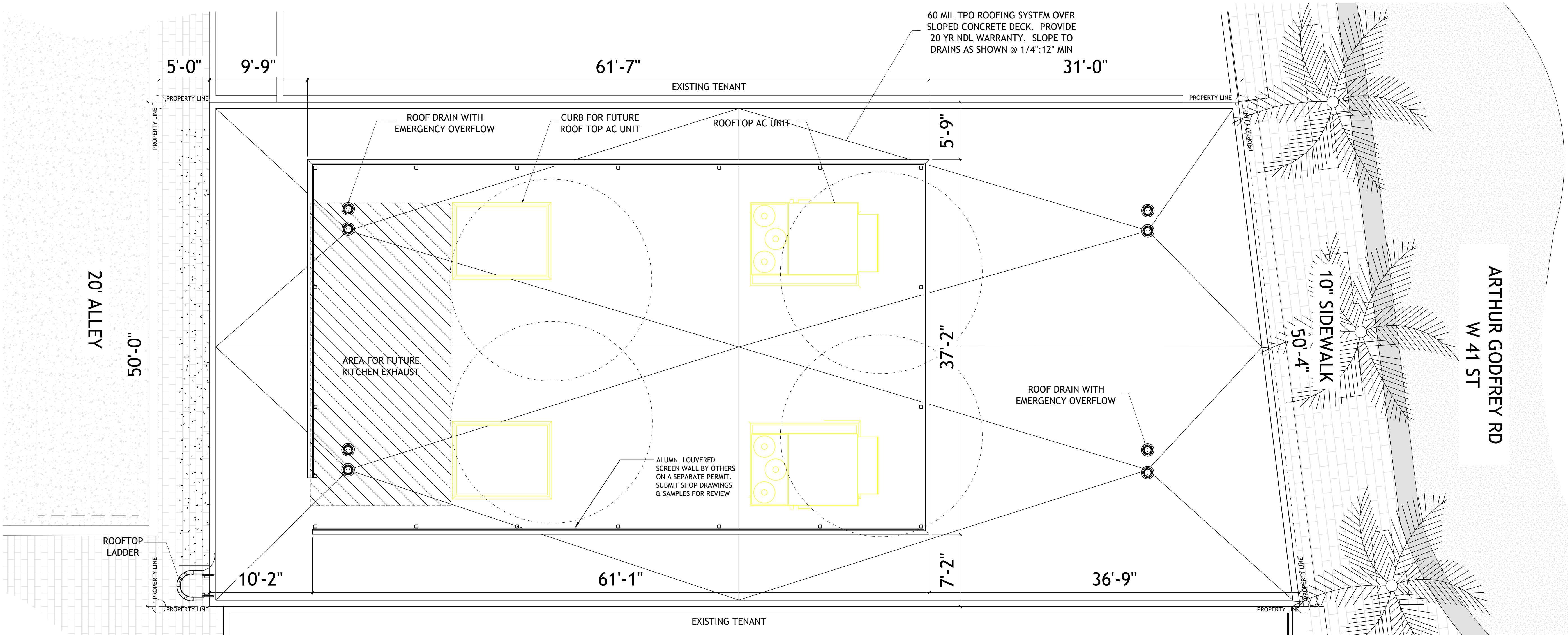
A-1.0

SITE ,FLOOR PLAN AND  
DATA









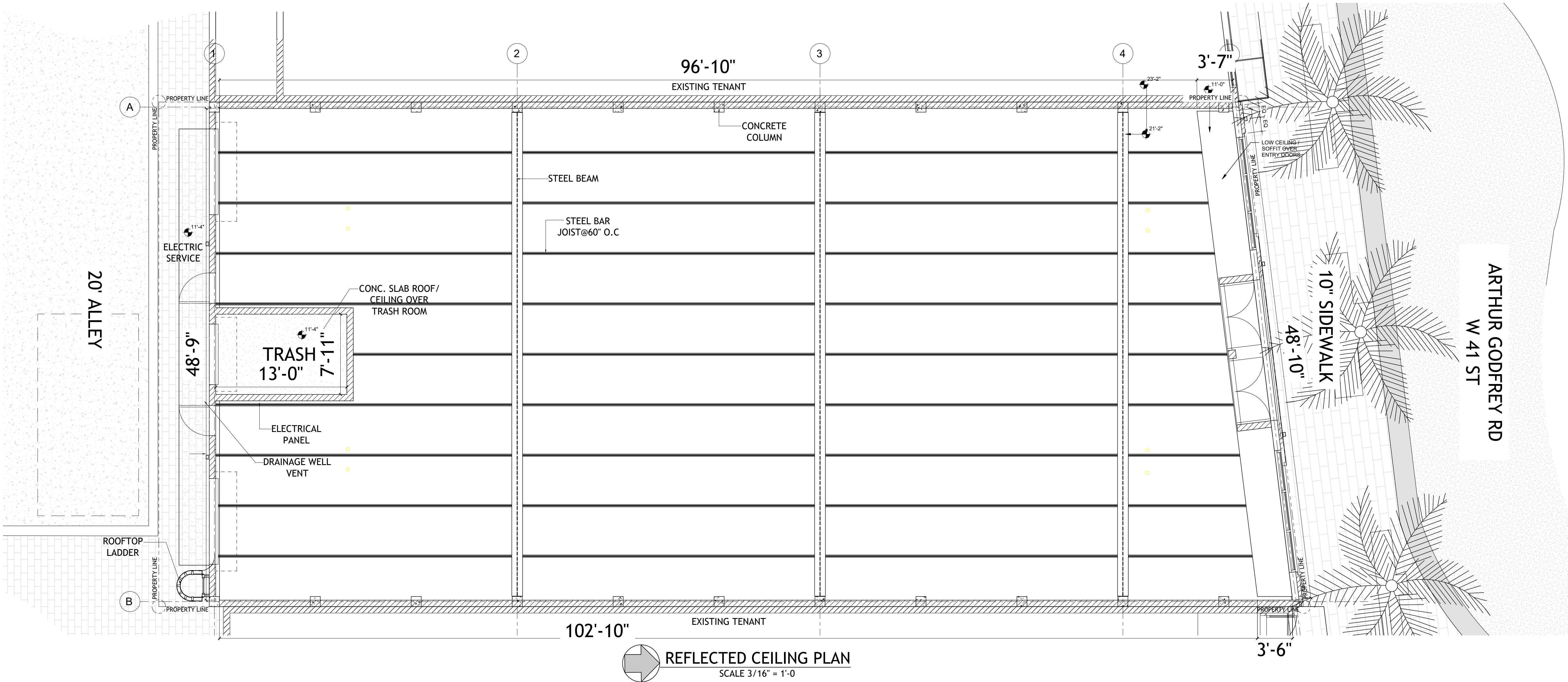
ROOF PLAN  
SCALE 3/16" = 1'-0"

DRAWN BY:
REVISIONS:

SEAL
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REFLECTED CEILING PLAN  
SCALE 3/16" = 1'-0"

DRAWN BY:  
REVISIONS:

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ARCHITECTURE

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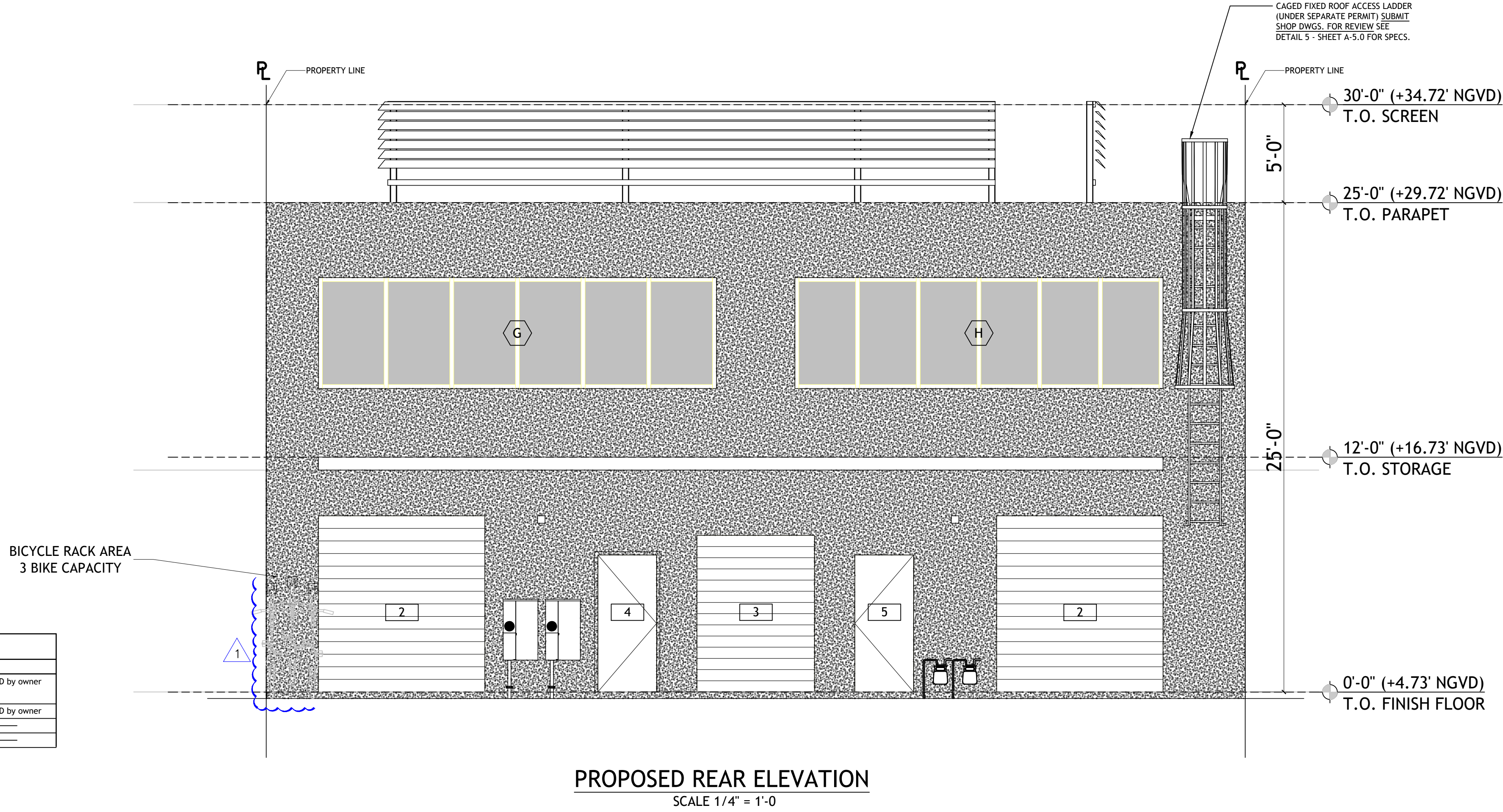
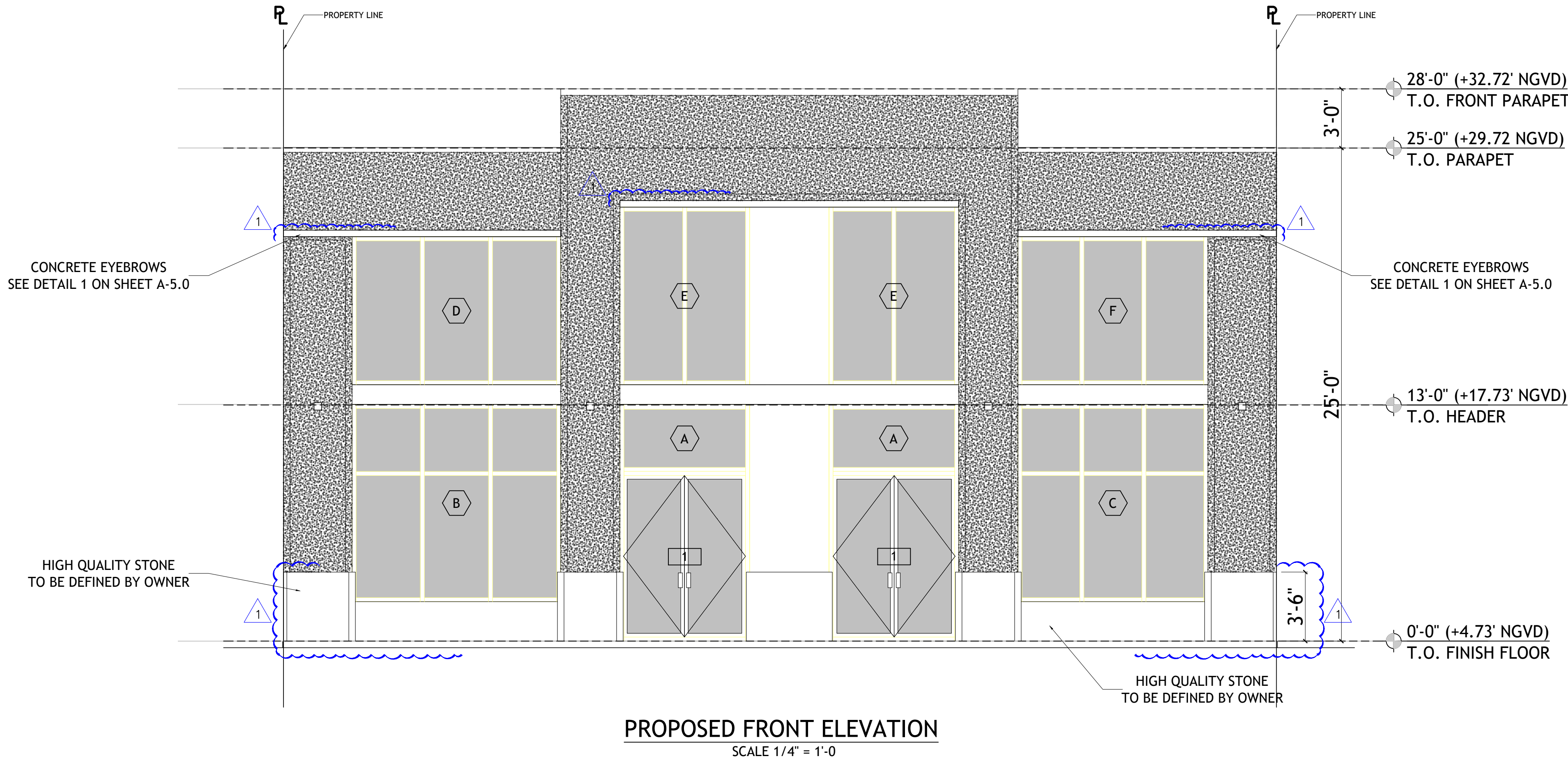
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A-2.2  
REFLECTED CEILING  
PLAN



DRY FLOOD-PROOFING NOTE:  
FLOOD BARRIERS & WATERPROOF COATINGS  
ARE NOT SHOWN HERE FOR CLARITY.  
SEE "FLOOD-PROOFING PLAN, NOTES, & DETAILS"  
SHEET A-1.3 FOR COMPLETE LAYOUT.

EXTERIOR FINISH SCHEDULE:				
ELEVATION / FACADE	WALLS	DOORS	WINDOWS	NOTES
NORTH (FRONT)	STUCCO (PAINTED) 1' 60" TALL OF HQ STONE	Storefront (Anodized Alumn.)	Storefront (Anodized Alumn.)	All colors TBD by owner
SOUTH (REAR)	STUCCO (PAINTED)	H.M./Steel (PAINTED)	N/A	All colors TBD by owner
EAST	_____	_____	_____	_____
WEST	_____	_____	_____	_____



DRAWN BY:  
  
REVISIONS:  
09-06-22

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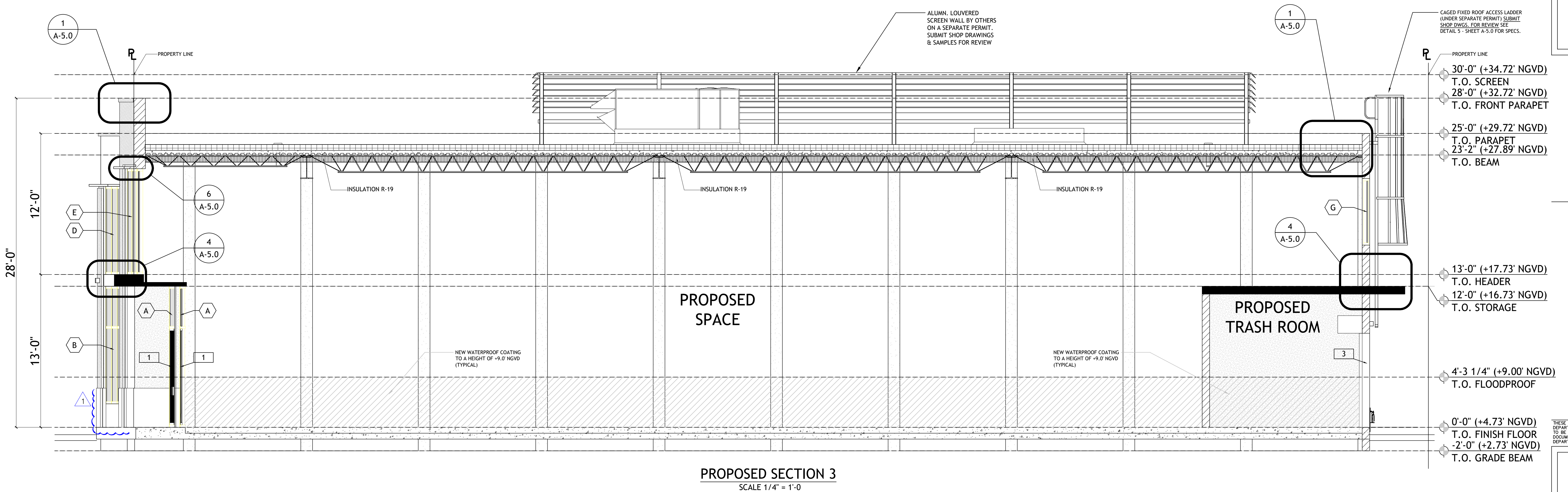
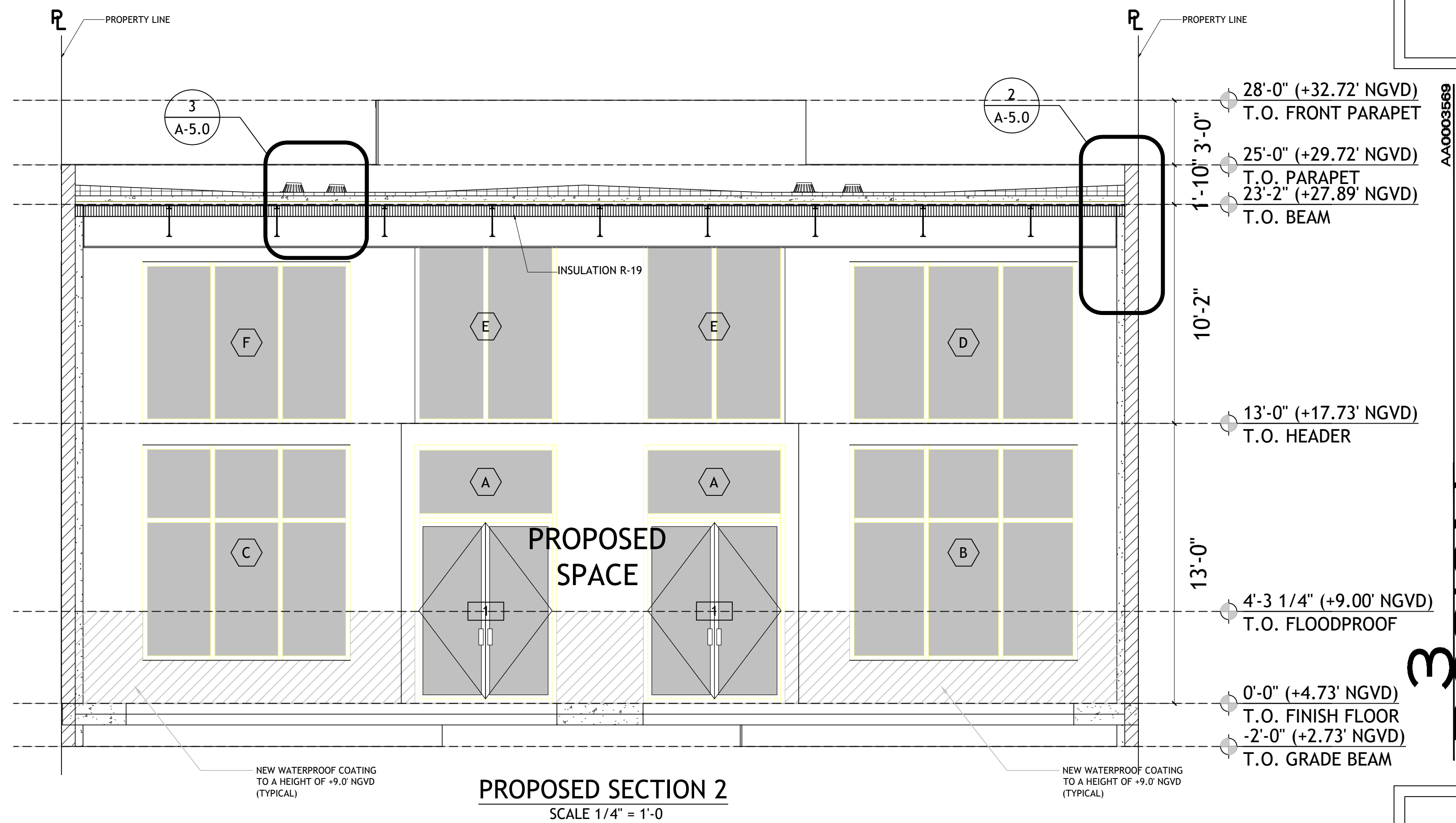
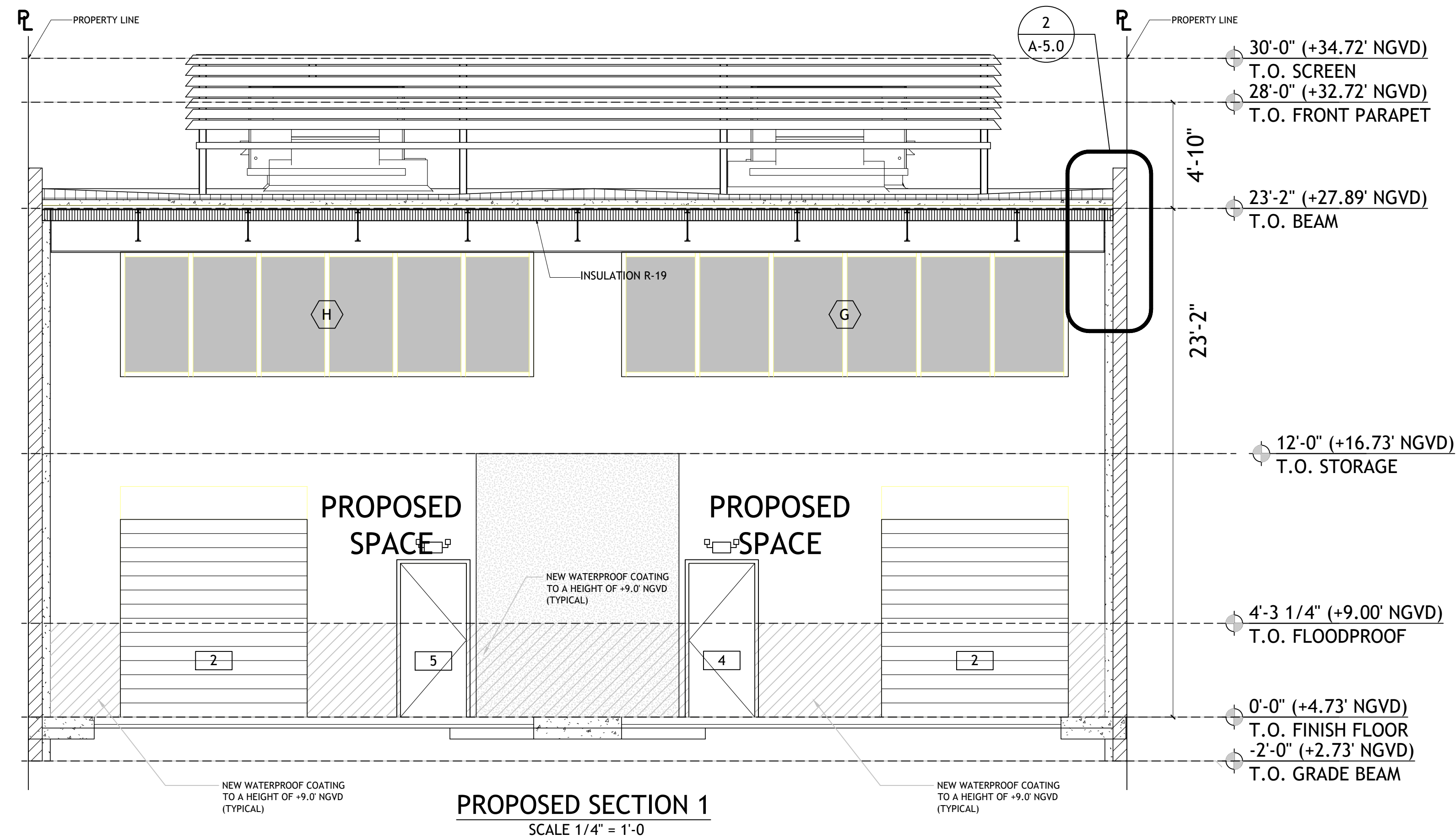
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A-3.0

FRONT AND REAR  
ELEVATION





DRAWN BY:  
REVISIONS:  
09-06-22

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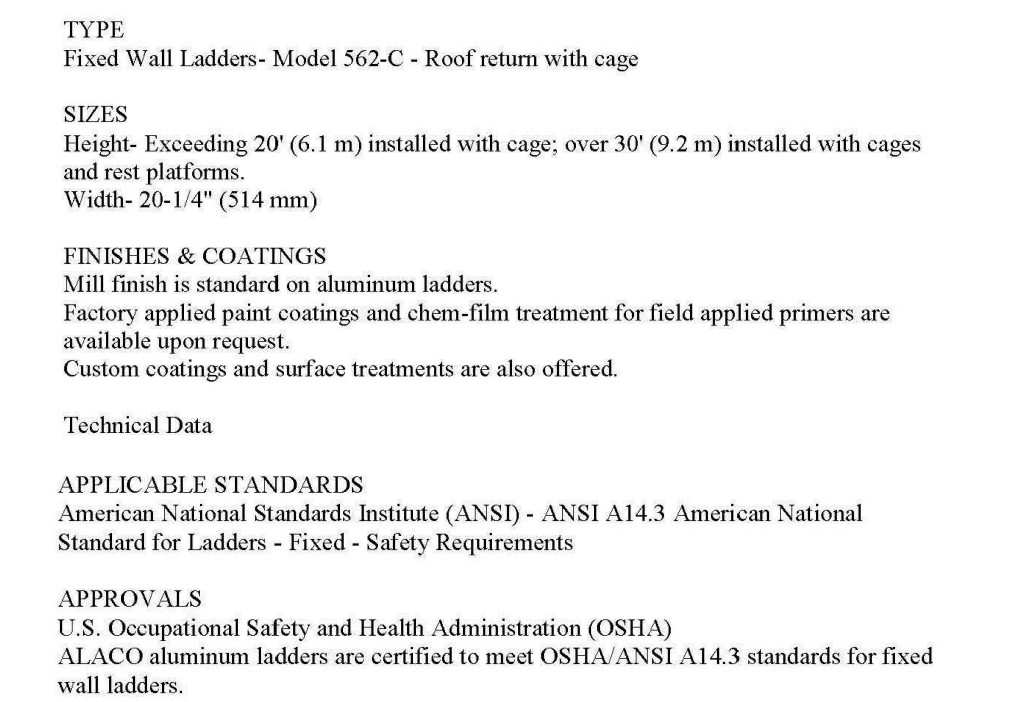
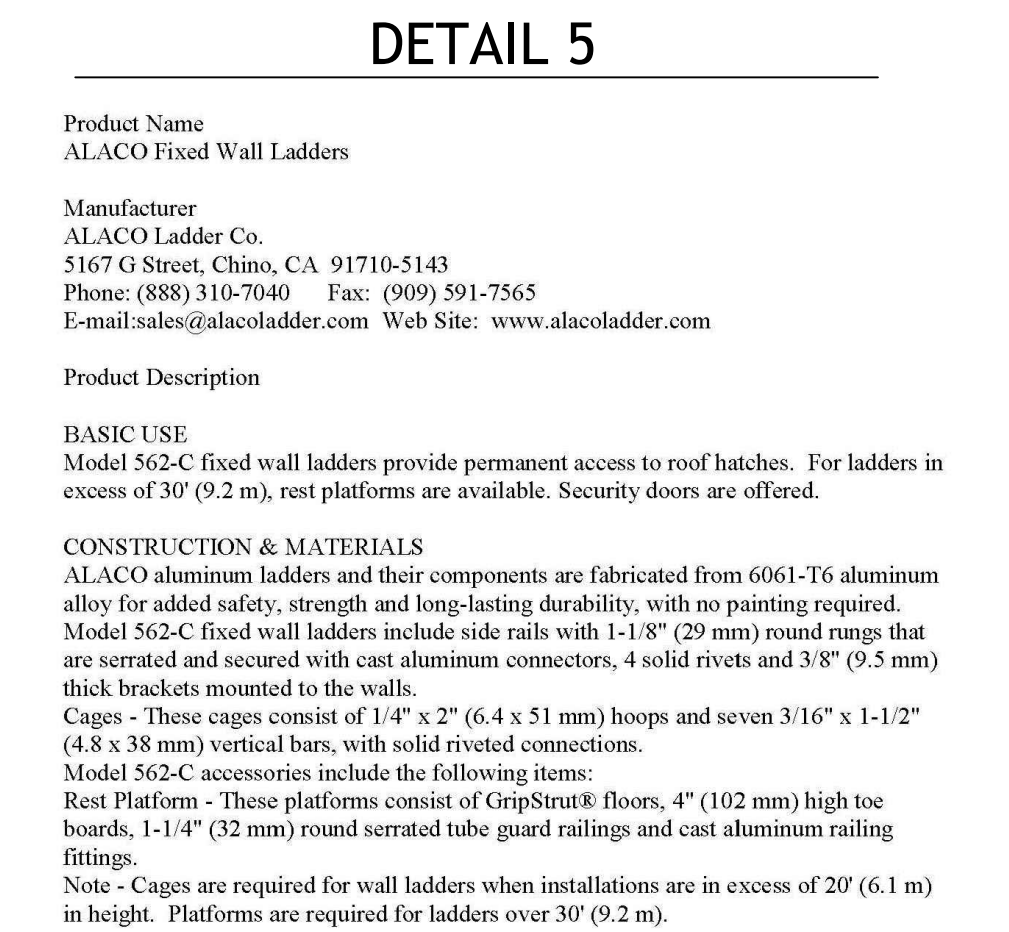
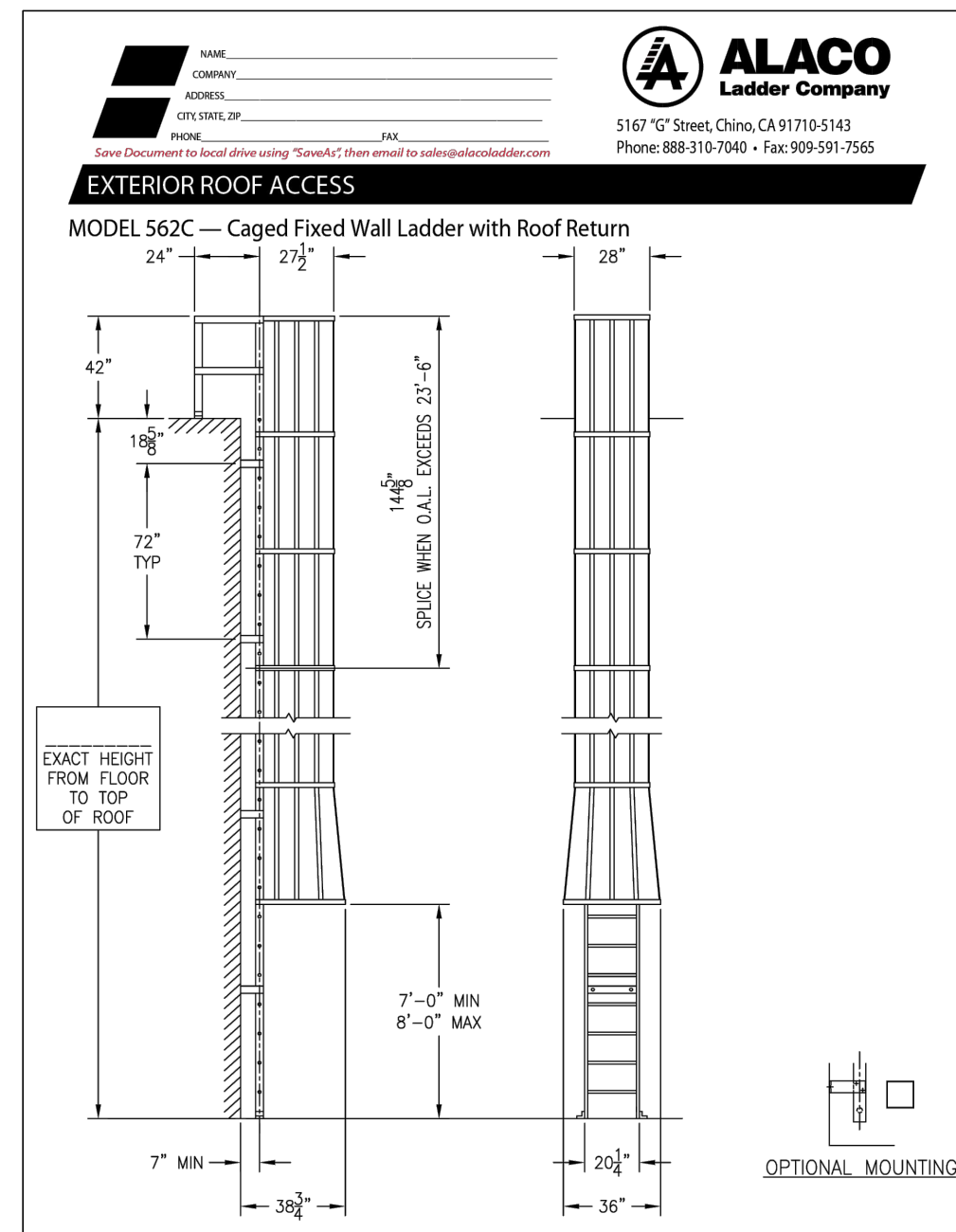
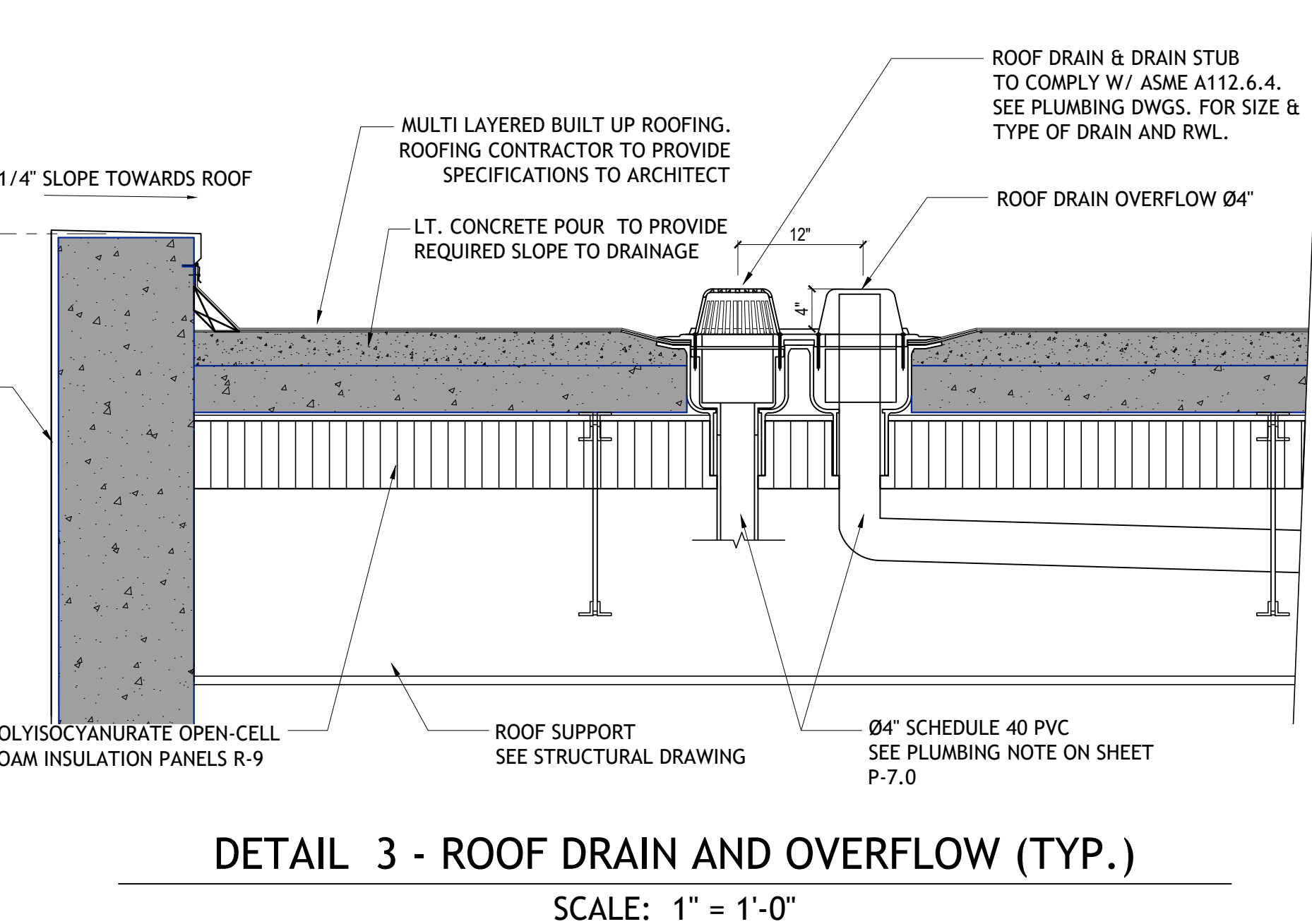
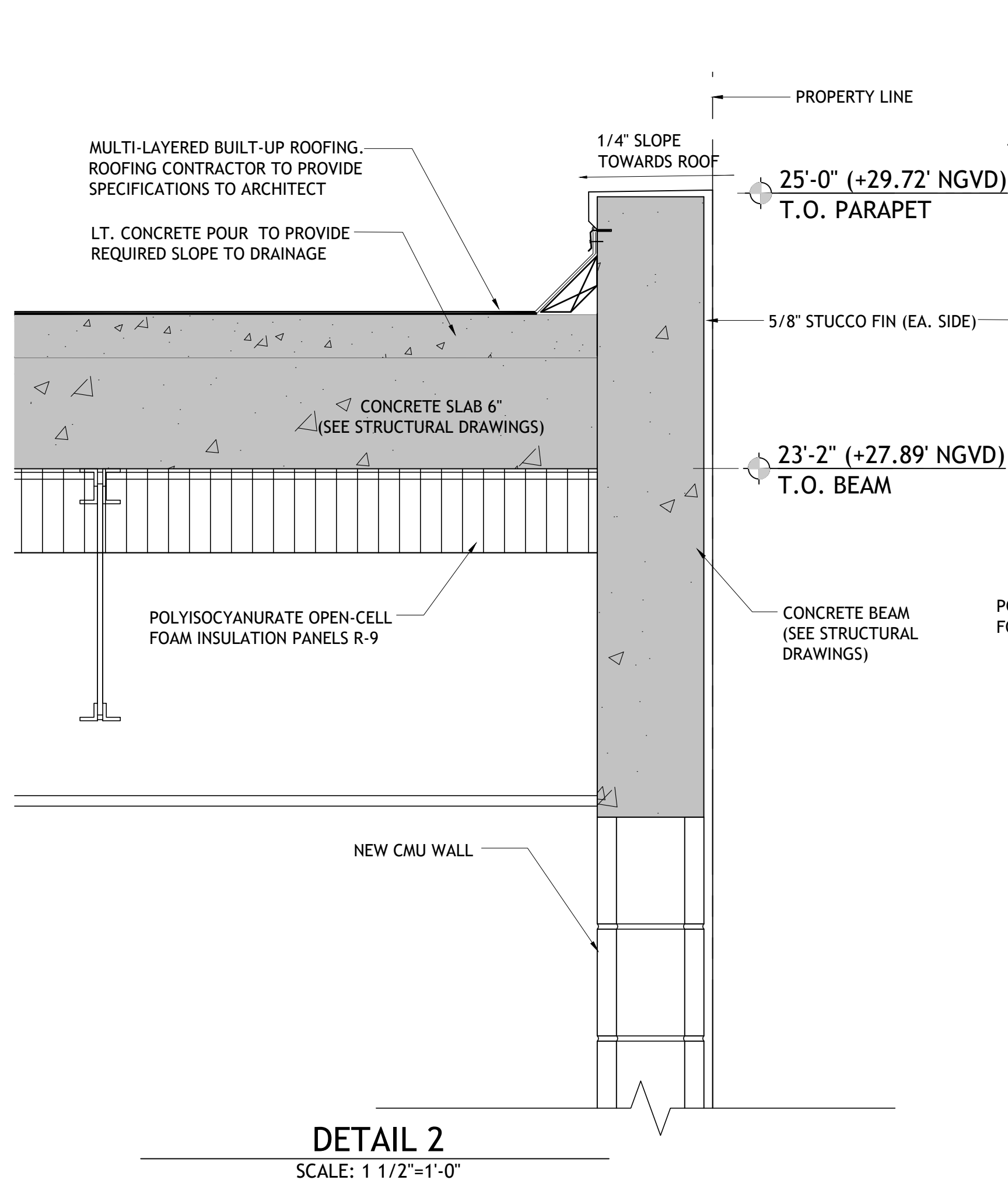
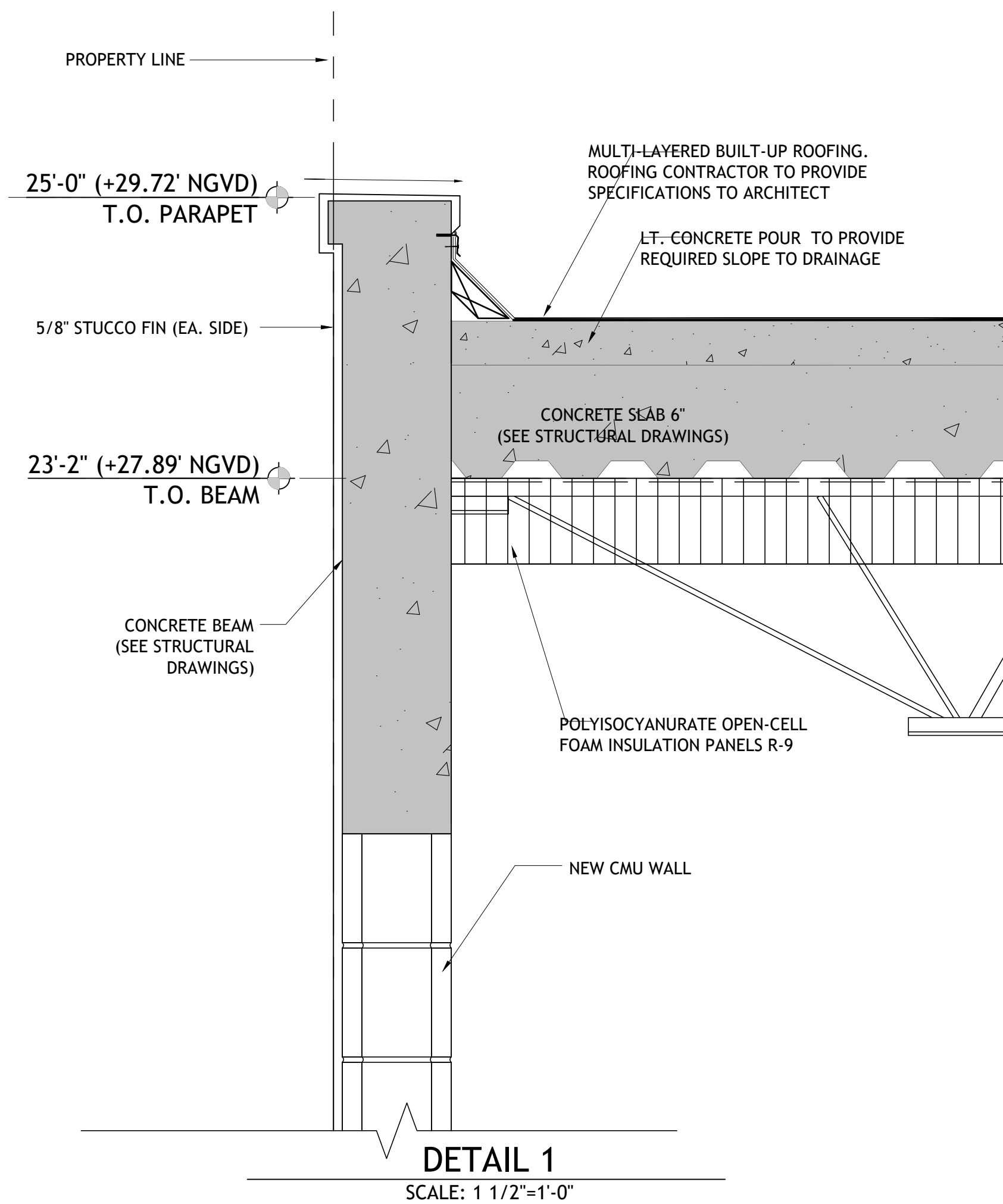
SEAL

NEW VANILLA SHELL  
FOR  
456 W 41 ST  
MIAMI BEACH, FL 33140

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DEPARTMENT REVIEW ONLY. THEY ARE NOT  
TO BE CONSTRUED AS CONSTRUCTION  
DOCUMENTS UNTIL ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

A-4.0  
SECTIONS





DRAWN BY:

REVISIONS:

AA0003609  
ANTHONY LEON  
0016752

**3 DESIGN**  
ARCHITECTURE

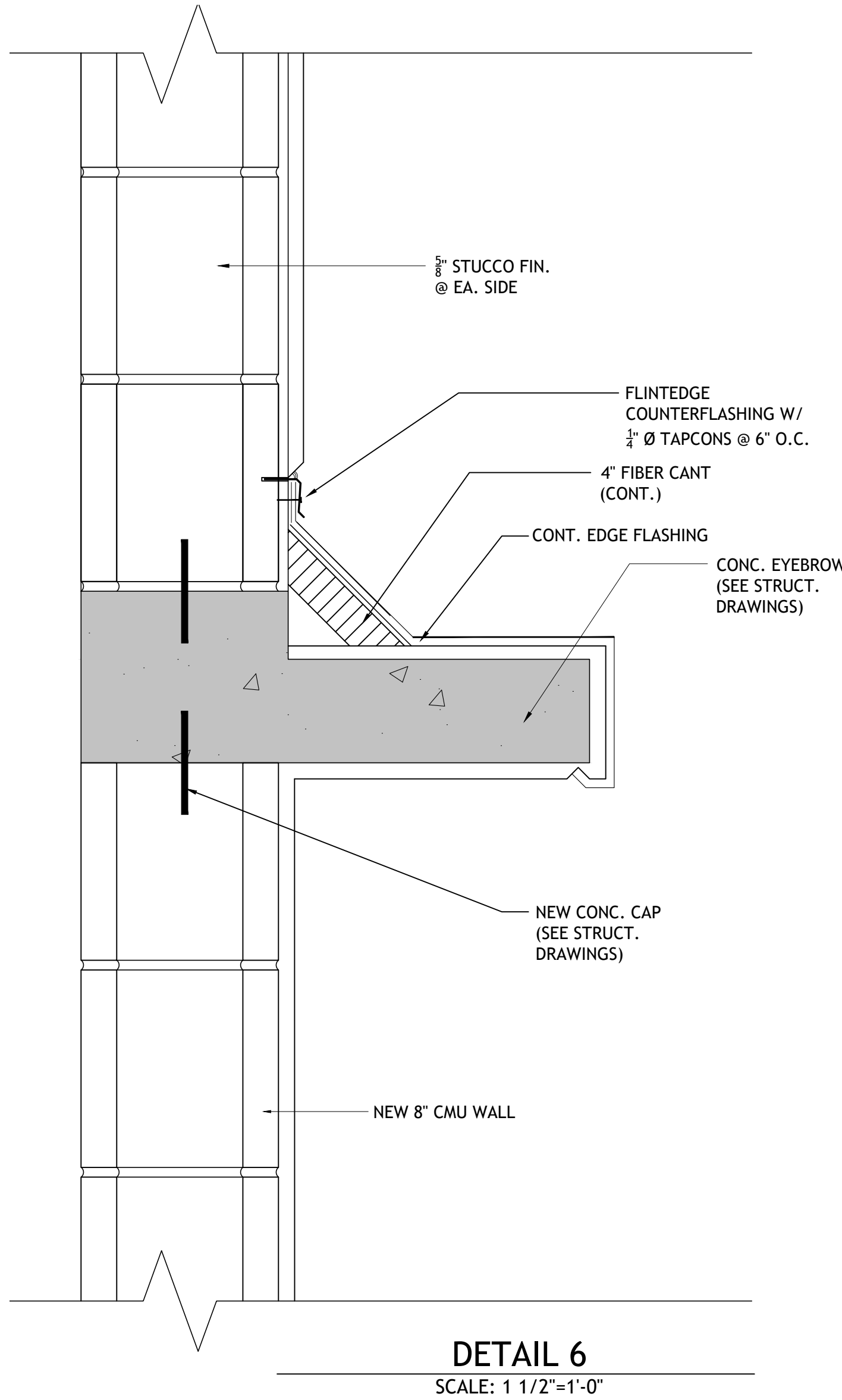
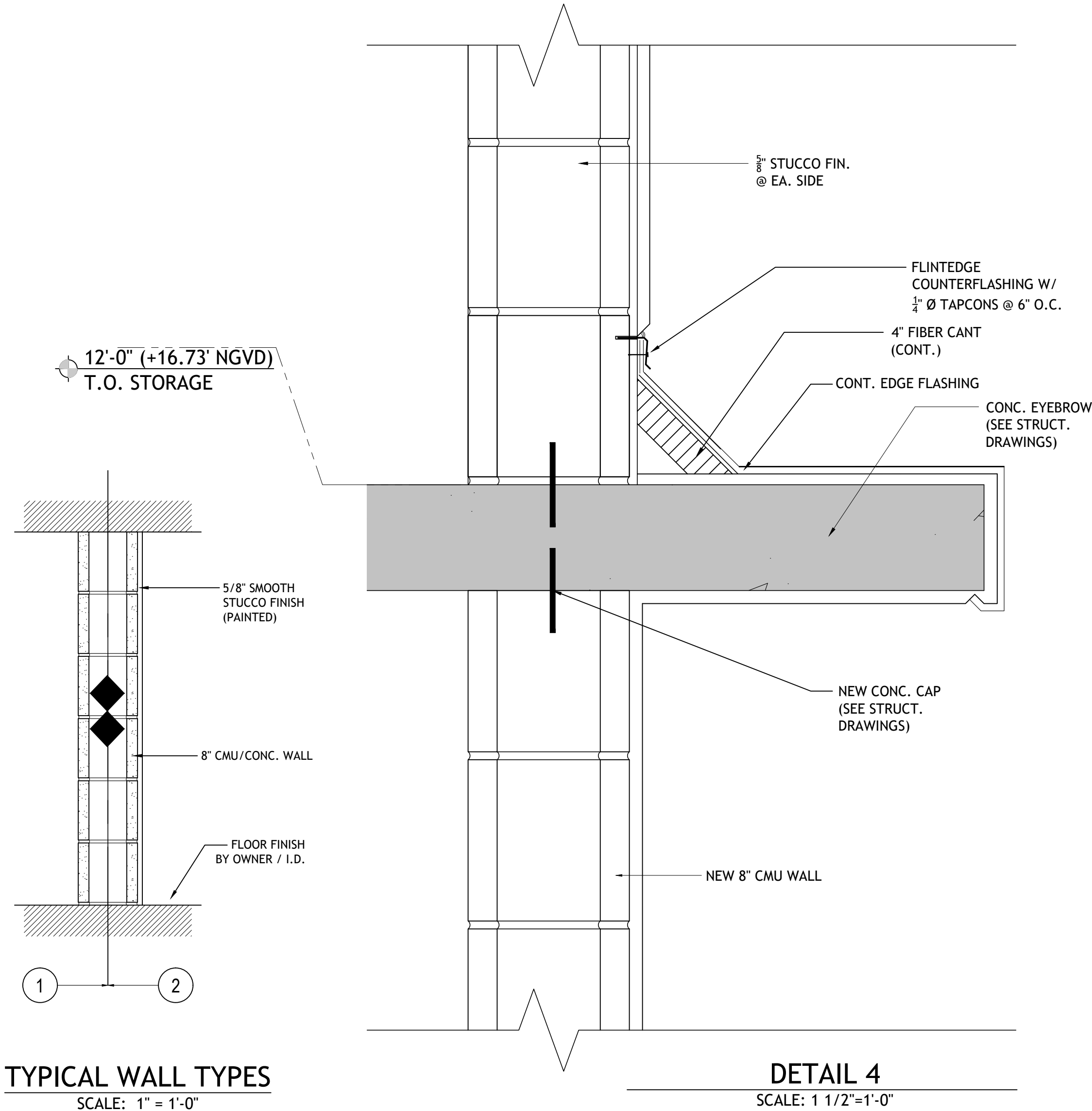
3260 NW 7TH ST. Miami, FL 33125  
P: 305.438.9377 I F: 305.438.9379

SEAL

NEW VANILLA SHELL  
FOR  
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- TYPICAL PARTITION NOTES:**
- PROVIDE A HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN. (2) 20 GA STUDS BEHIND ANY/ALL CABINETS, WALL HUNG ACCESSORIES, & PLUMBING FIXTURES.
  - REFER TO I.D. DRAWINGS FOR WALL FINISHES AND PAINT COLORS.
  - COORDINATE W/ I.D. DRAWINGS FOR BASEBOARD LOCATIONS, HEIGHTS, & TYPE.
  - PROVIDE PLYWOOD BACKING @ ALL BATHROOM ACCESSORIES, WALL HUNG TV, BUILT IN FURNITURE, HEAVY ARTWORK, WALL HUNG MIRRORS, ETC. G.C. TO COORDINATE W/ OWNER.
  - FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8'-0", AT INTERCONNECTIONS, BETWEEN STAIR STRINGERS, AT OPENINGS, AT CHIMNEYS, AT FLOOR JOISTS, AND AROUND DOOR POCKETS.
  - PROVIDE 5/8" GREENBOARD IN BATHROOMS AND KITCHEN.
  - PROVIDE 5/8" CEMENTITIOUS BACKERBOARD IN SHOWERS & TUBS.
  - PROVIDE SOUND ATTENUATION BATT INSULATION @ PARTITIONS (WHERE INDICATED).
  - REFER TO OWNER AND/OR I.D. DRAWINGS FOR WALL FINISHES AND PAINT COLORS.
  - SEE FLOOR PLANS FOR WALL TYPE DESIGNATIONS.
  - SEE REFLECTED CEILING PLANS FOR CEILING TYPES & HEIGHTS.

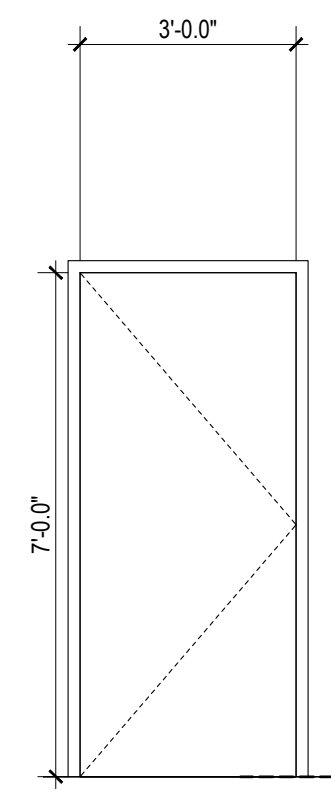
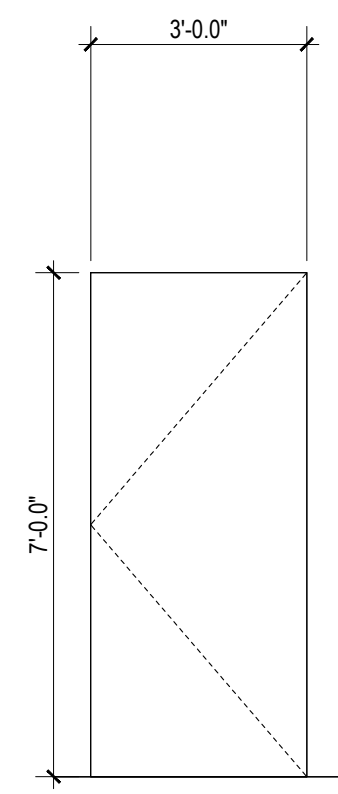
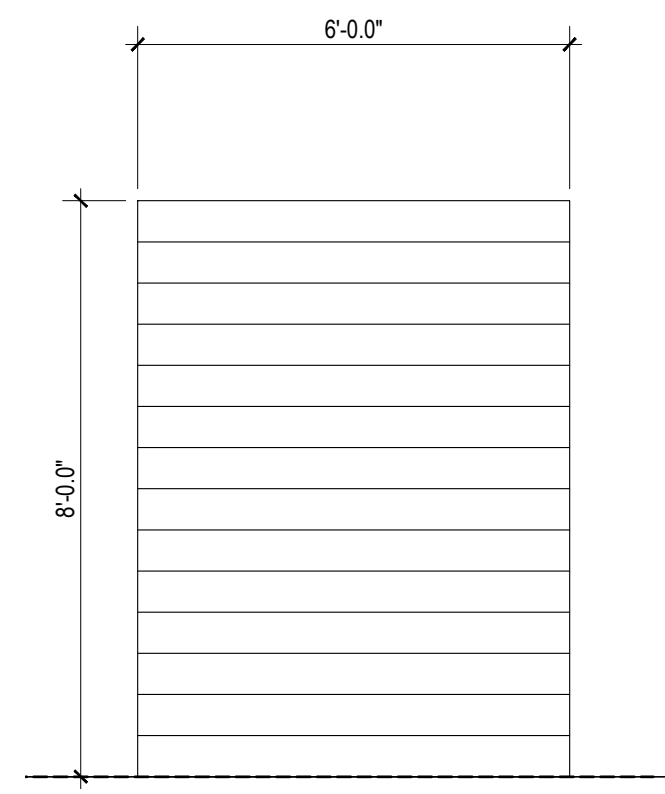
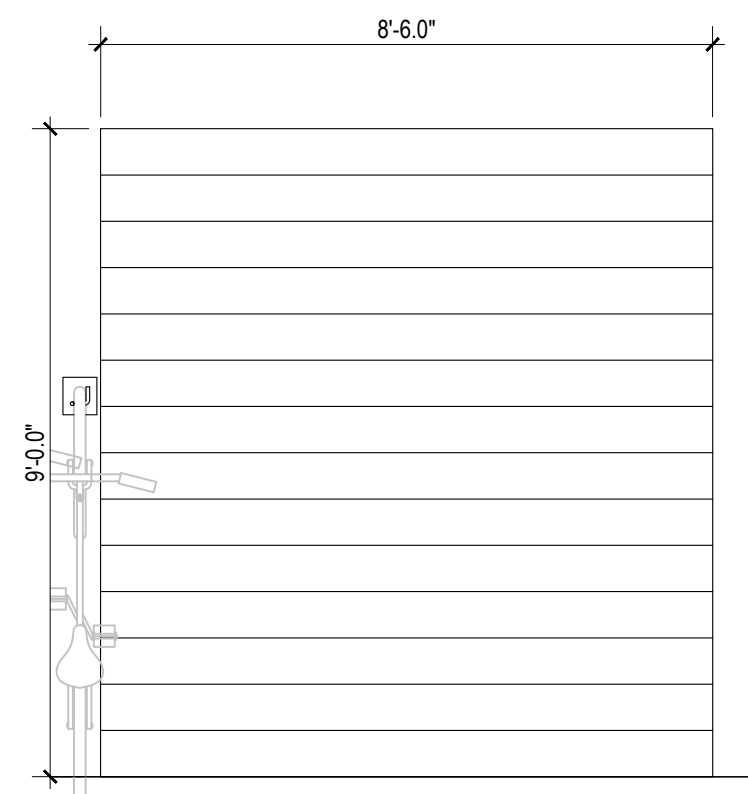
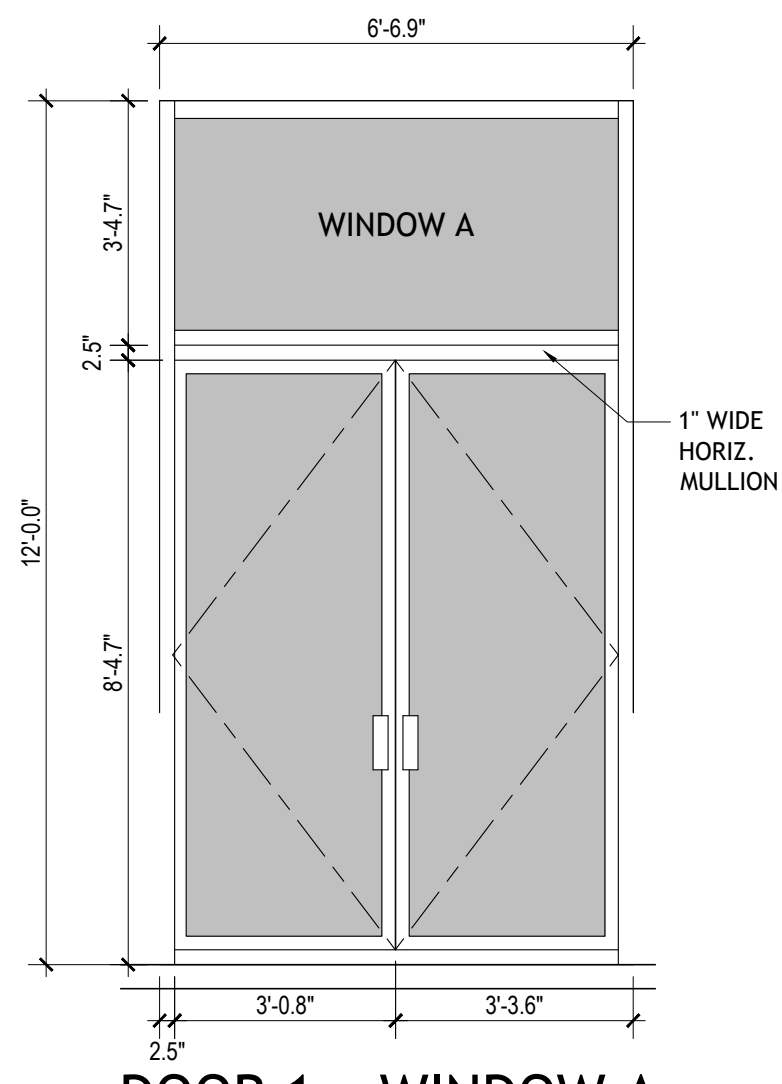
WALL TYPE LEGEND (FOR BASEBOARDS SEE INTERIOR DESIGN DRAWINGS)	
①	8" CMU WALL 2 H FIRE RATED 5/8" DRYWALL FINISH OVER 3/4" FURRING STRIPS INTERIOR SIDE.
②	8"/12" CMU/CONC. 2 H FIRE RATED WALL W/ 5/8" STUCCO FINISH (SEE DIMENSION PLAN FOR SIZE)
③	8"/12" CMU/CONC. WALL W/ 5/8" STUCCO FINISH (SEE DIMENSION PLAN FOR SIZE)
④	8" CMU WALL WITH INSULATED 5/8" DRYWALL FINISH OVER 3/4" FURRING STRIPS INTERIOR SIDE.
⑤	DRYWALL PARTITION - 5/8" GYP. BD. ON 3-5/8" (U.O.N) 20-GA. MTL. STUDS @ 16" O.C. PAINTED (SEE DIMENSION PLAN FOR SIZE)
⑥	1HR FIRE RATED 3-5/8" METAL FRAMING WITH 5/8" DRYWALL PARTITION, SEE UL 419
⑦	EXISTING WALL



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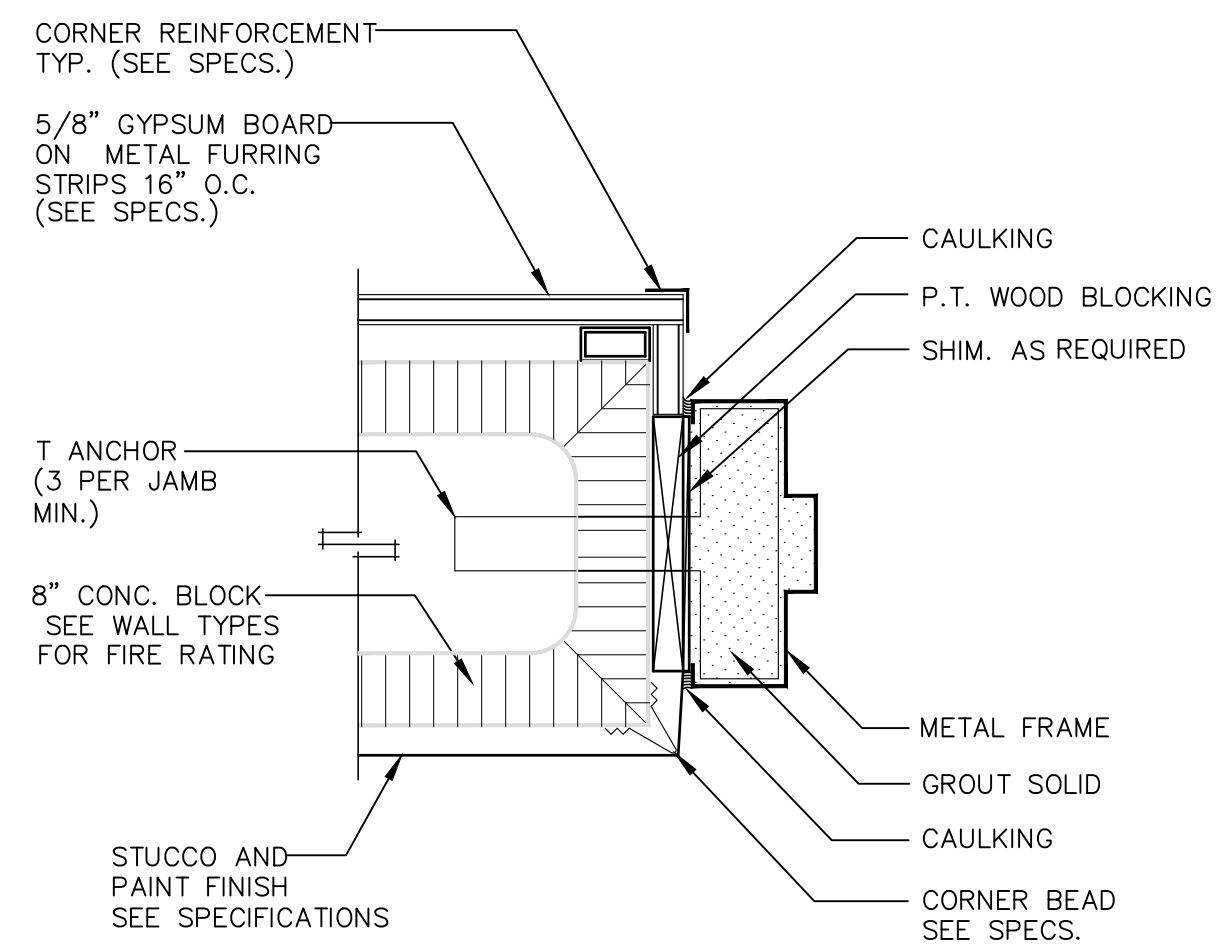
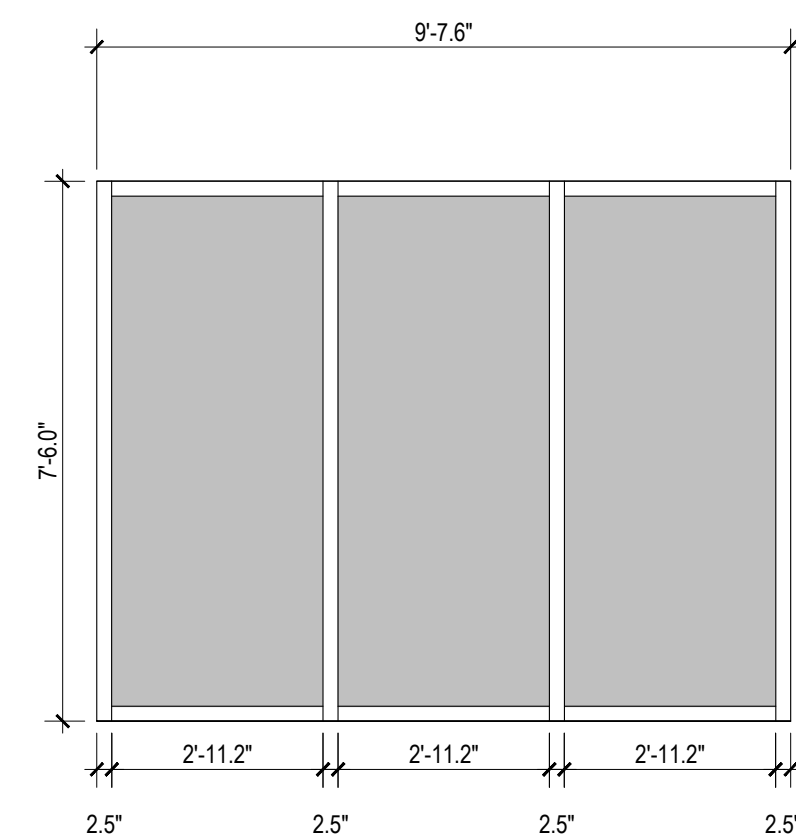
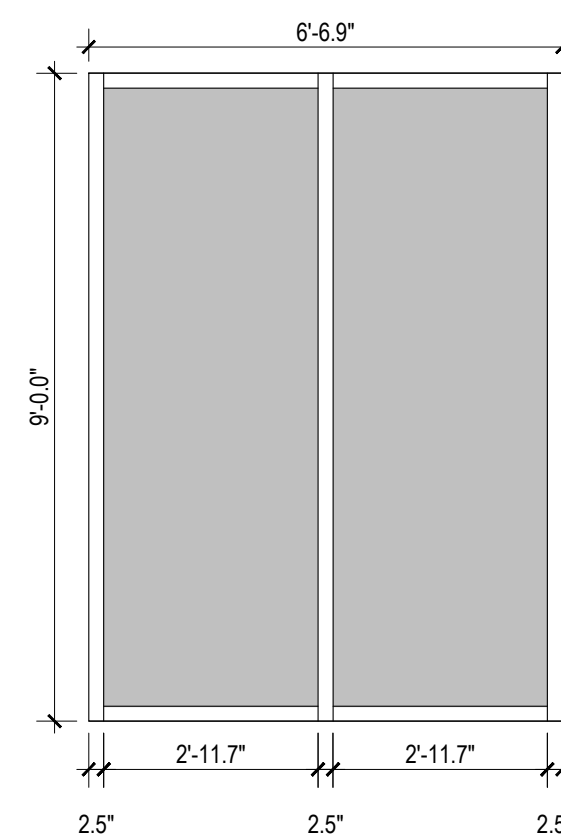
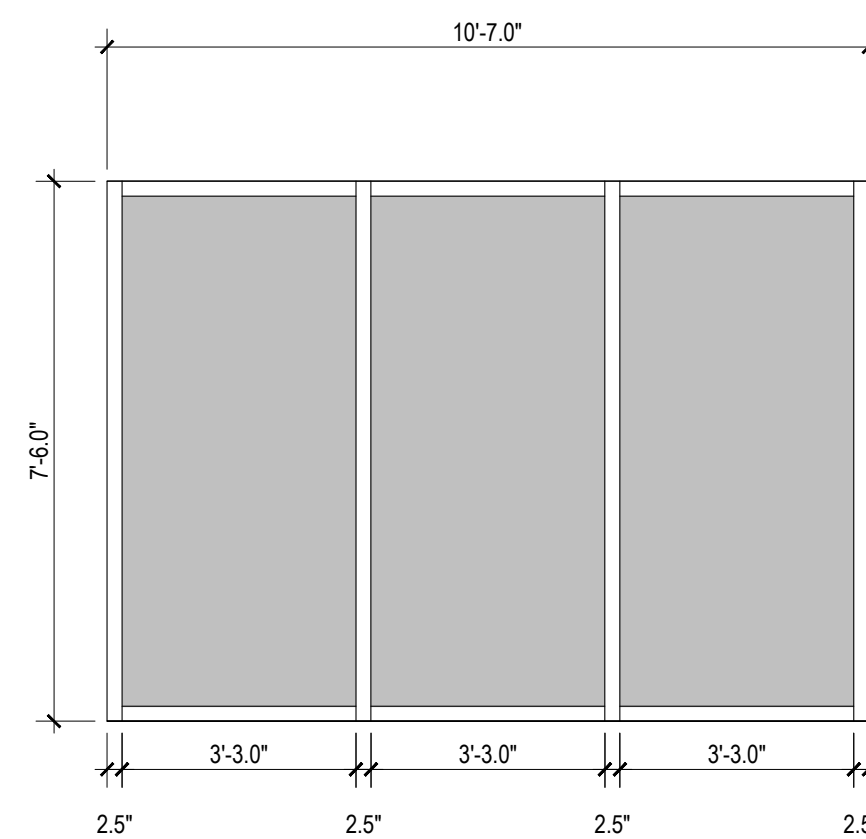
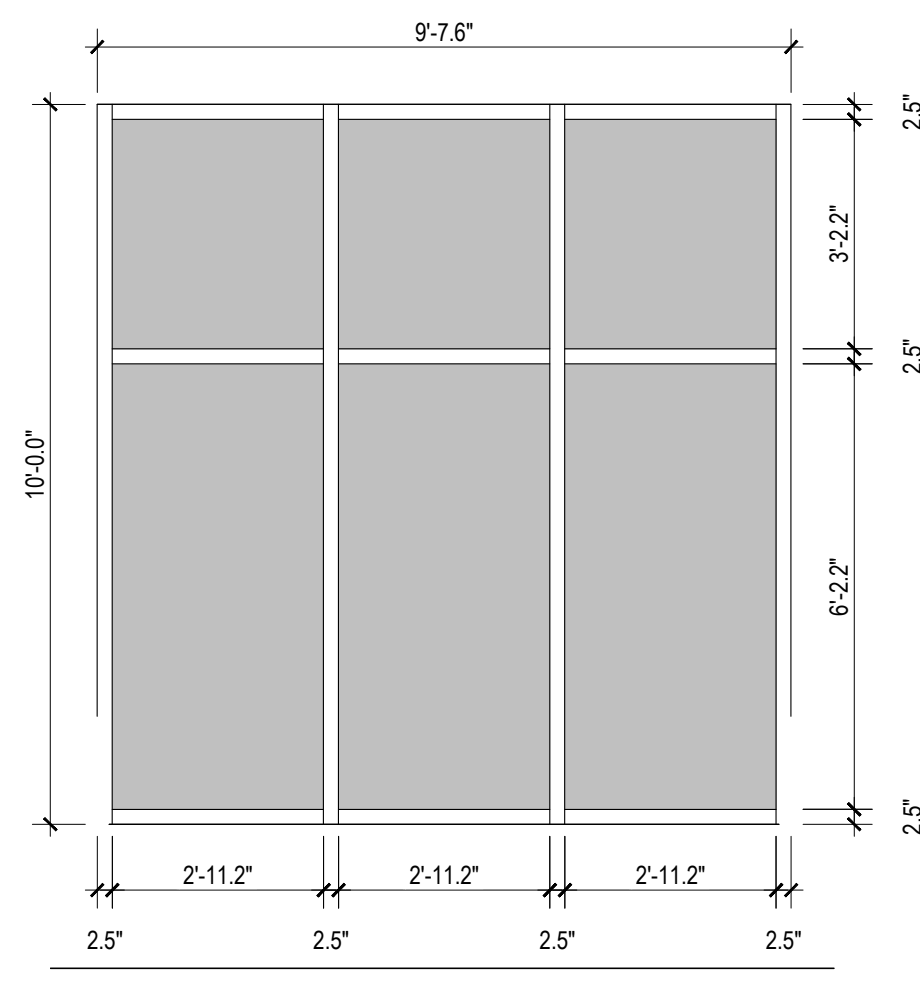
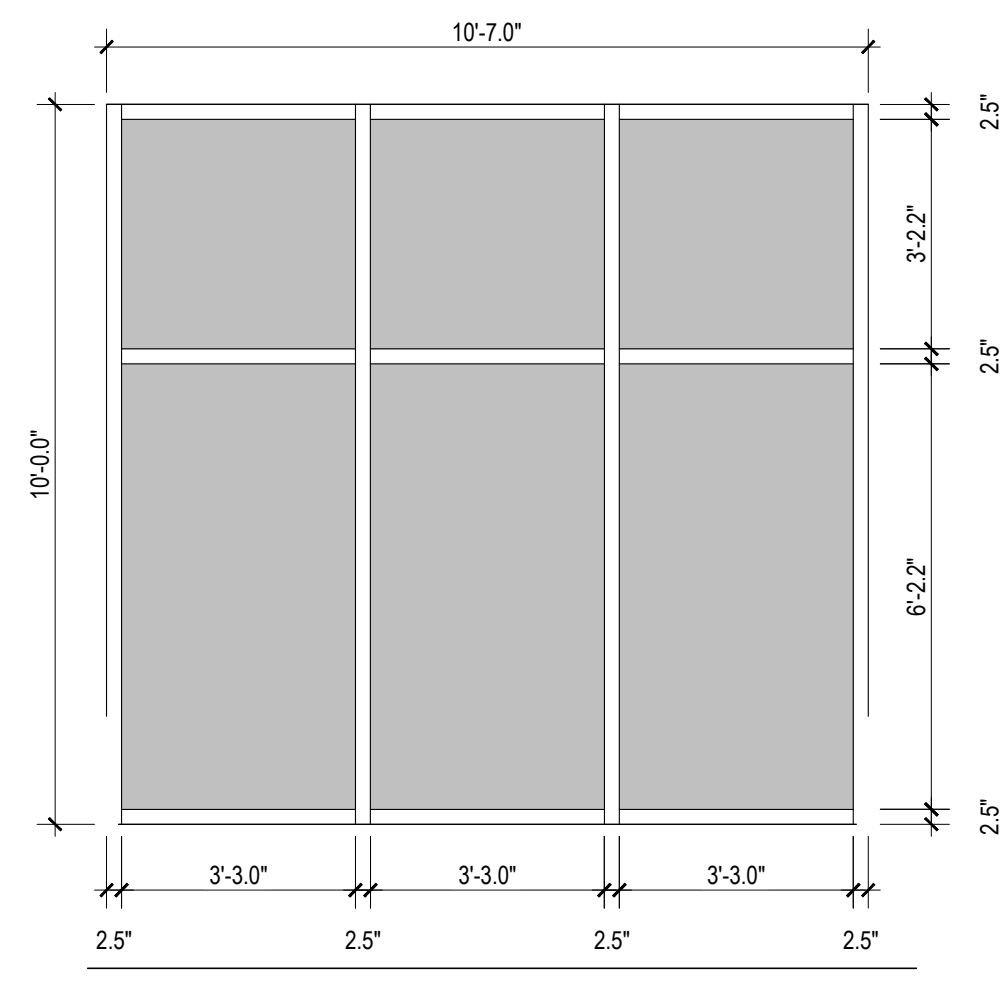
**A-5.0**  
WALL TYPES



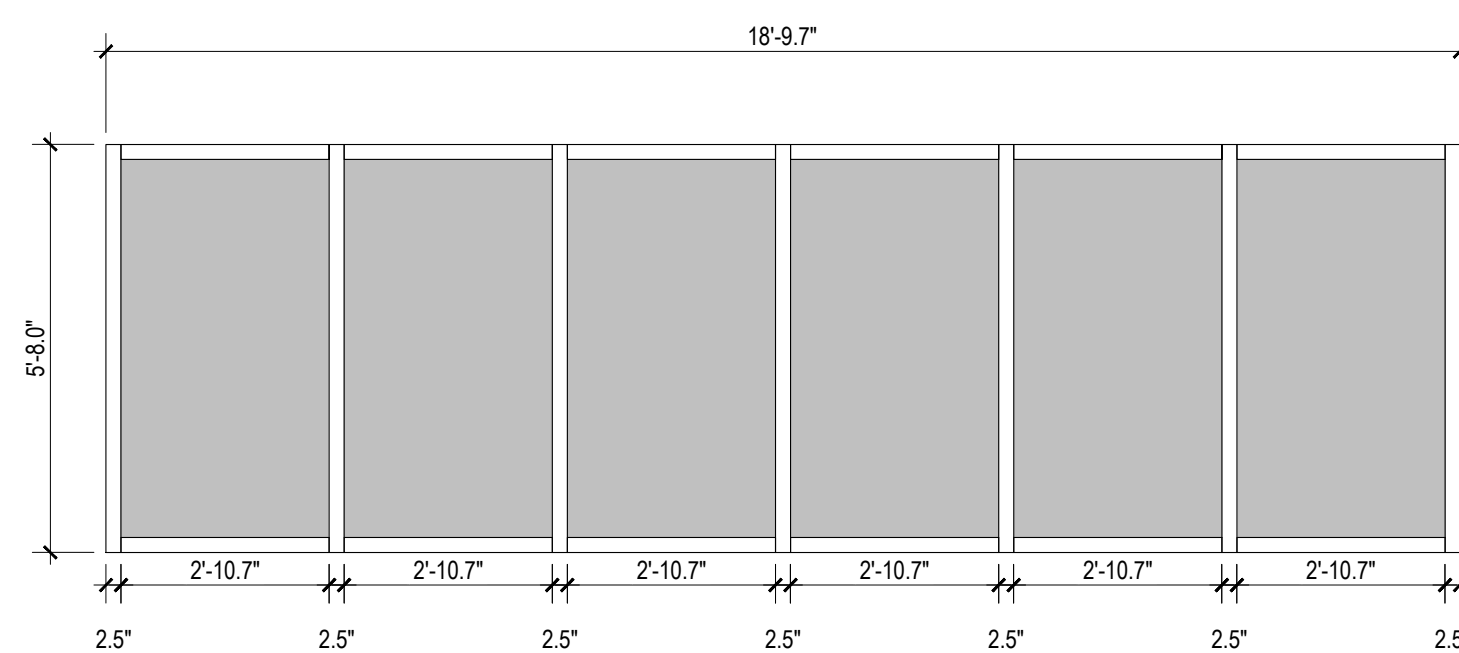
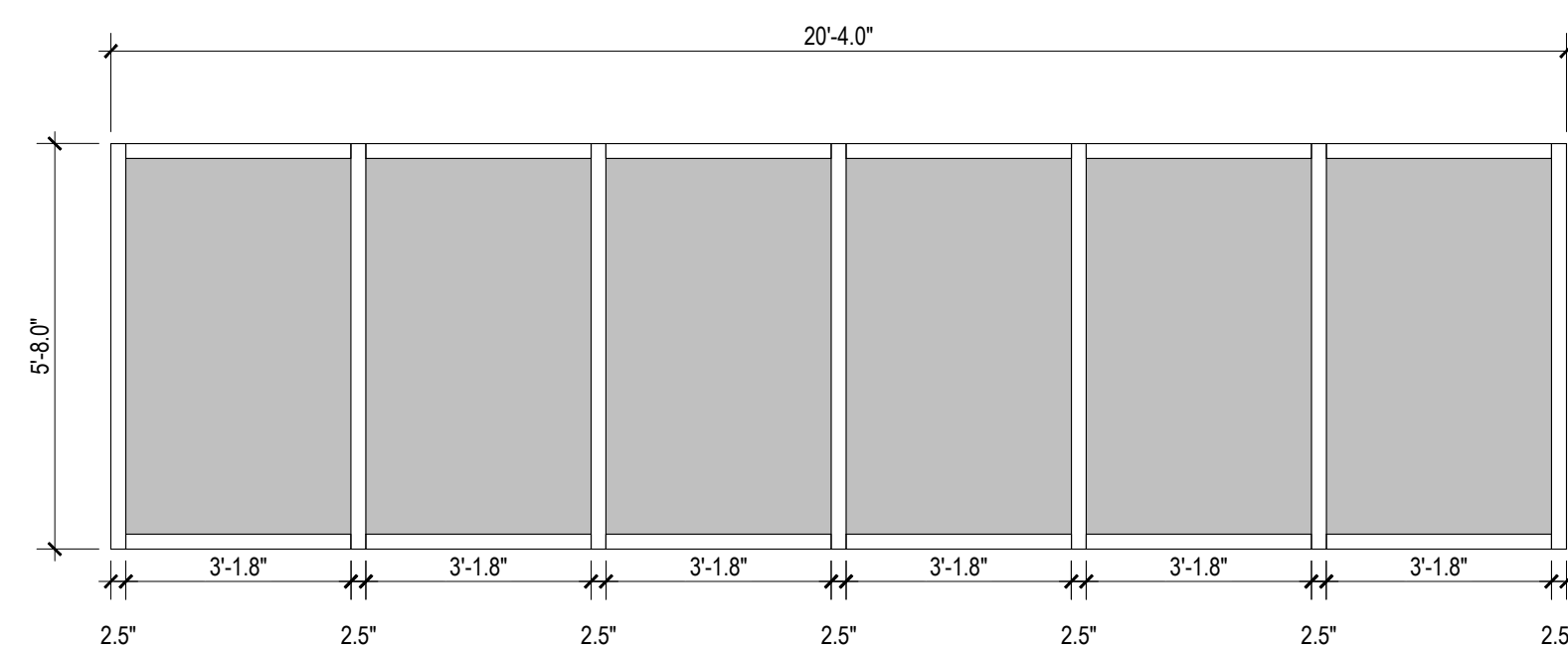


DOOR SCHEDULE									
	SIZE	THICKNESS	MATERIALS	TYPE	QTY	N.O.A.	LOCATION	FIRE-RATING	NOTES
	EXIST'G								
1	8'-4 3/4" x 6'-6 7/8"	1 3/4"	ALUM./GLASS	SW	2	NOA #: 16-0316.06	OUTSWING DOOR		SELF-CLOSING & SELF-LATCHING WITH PANIC DEVICE
2	9'-0" x 8'-4"	1 3/4"	METAL	SW	2	NOA #: 13-0226.07	ROLL UP DOOR		
3	8'-0" x 6'-0"	1 3/4"	METAL	SW	1	NOA #: 13-0226.07	ROLL UP DOOR		
4	7'-0" x 3'-0"	1 3/4"	METAL	SW	1	NOA #: 15-0515.04	OUTSWING DOOR	B-LABEL (1-1/2 HR)	SELF-CLOSING & SELF-LATCHING WITH PANIC DEVICE
5	7'-0" x 3'-0"	1 3/4"	METAL	SW	1	NOA #: 15-0515.04	OUTSWING DOOR	B-LABEL (1-1/2 HR)	SELF-CLOSING & SELF-LATCHING WITH PANIC DEVICE

WINDOW SCHEDULE:							
#	SIZE	MATERIALS	TYPE	QTY	GLASS	N.O.A	NOTES
A	3'-4 3/4" X 6'-6 7/8"	ALUM/GLASS	FIXED	2	IMPACT GLASS	NQA #: 16-0617.05	
B	10'-0" X 10'-7"	ALUM/GLASS	FIXED	1	IMPACT GLASS	NQA #: 16-0617.05	
C	10'-0" X 9'-7 5/8"	ALUM/GLASS	FIXED	1	IMPACT GLASS	NQA #: 16-0617.05	
D	7'-6" X 10'-7"	ALUM/GLASS	FIXED	1	IMPACT GLASS	NQA #: 16-0617.05	
E	9'-0" X 6'-6 7/8"	ALUM/GLASS	FIXED	2	IMPACT GLASS	NQA #: 16-0617.05	
F	7'-6" X 9'-7 5/8"	ALUM/GLASS	FIXED	1	IMPACT GLASS	NQA #: 16-0617.05	
G	5'-8" X 20'-4"	ALUM/GLASS	FIXED	1	IMPACT GLASS	NQA #: 16-0617.05	
H	5'-8" X 18'-9 5/8"	ALUM/GLASS	FIXED	1	IMPACT GLASS	NQA #: 16-0617.05	
	MULLION	ALUM		1		NQA #: 14-0731.06	



NOTE: VERIFY ALL DIMENSIONS ON SITE. ALL EXTERIOR DOORS TO BE DETERMINED. HARDWARE TO BE DETERMINED. EXTERIOR DOORS AND SIDELIGHTS SHALL BE IMPACT RESISTANT & COMPLY W/ CAT II SAFETY GLASS



DOOR NOTES:

- HARDWARE TO BE DETERMINED (U.N.O.).
- DOOR OPERATION VARIES LEFT OR RIGHT.
- ALL DOOR HEADERS TO BE 4" X 8" AFF UNLESS OTHERWISE NOTED, REFER TO DOOR SCHEDULE, DOOR ELEVATIONS AND I.D.
- GENERAL CONTRACTOR TO SUBMIT HARDWARE PACKAGE TO OWNER AND ARCHITECT FOR REVIEW & APPROVAL.
- CONTRACTOR TO PROVIDE SHOP DWGS FOR ARCHITECTS APPROVAL PRIOR TO DOOR FABRICATION.
- CONTRACTOR TO COORDINATE DOOR TYPES & SIZES W/ INT. DESIGNER DWGS.
- ALL EXIT DOORS SHALL BE SINGLE-MOTION RELEASE WITHOUT THE USE OF A SPECIAL KEY, TOOL, OR KNOWLEDGE

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## A-6.0

## WINDOW & DOOR SCHEDULES

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3  
DESIGN  
ARCHITECTURE

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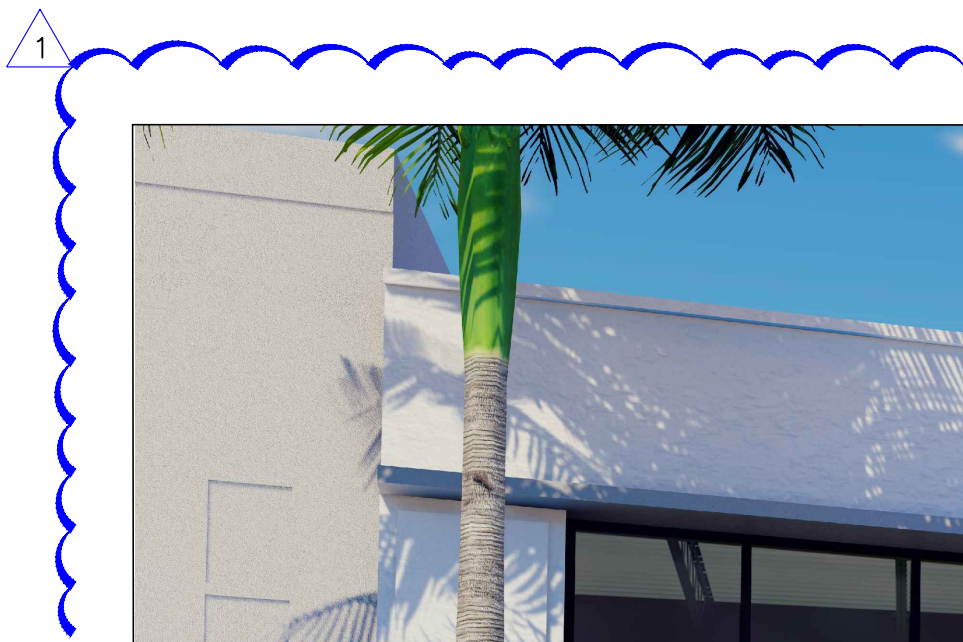
**AA0003569**  
**ANTHONY LEON**  
**0016752**

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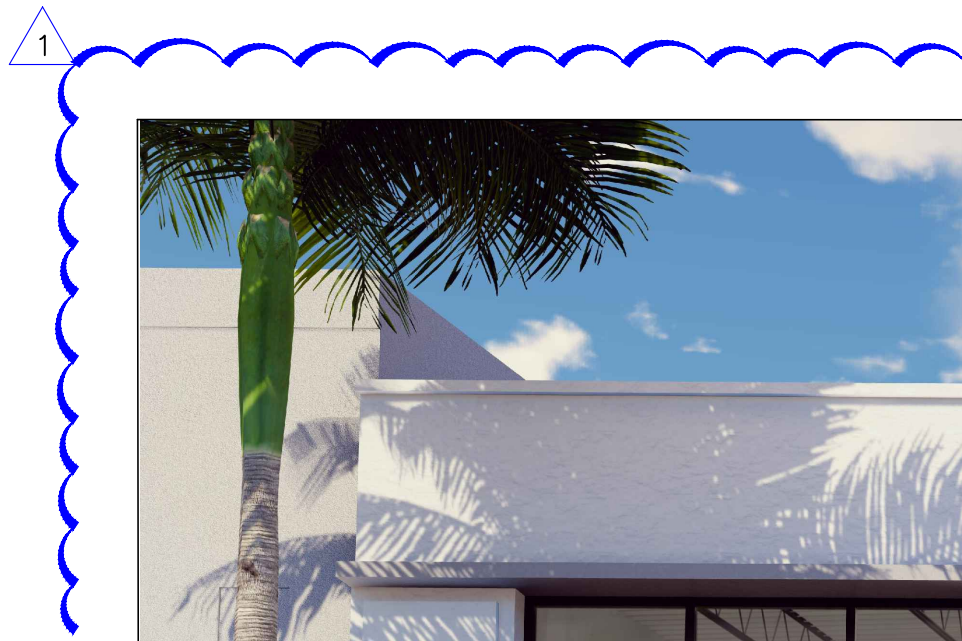
REVISIONS:

SEAL





**PROPOSED NORTH ELEVATION**  
SCALE N.T.S



**PROPOSED NORTH ELEVATION**  
SCALE N.T.S



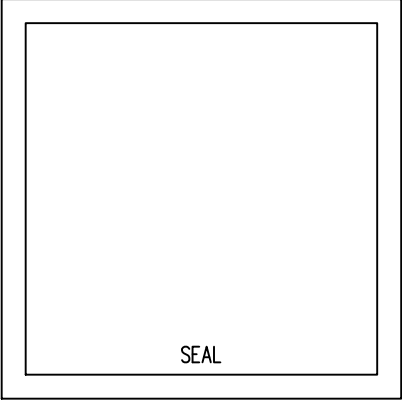
**PROPOSED SOUTH ELEVATION**  
SCALE N.T.S

DRAWN BY:
REVISIONS:
09-06-22

AA0003569  
ANTHONY LEON  
0016752

**3 DESIGN**  
ARCHITECTURE

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**A-7.0**  
RENDERING CONTEXT