

NEW TOWNHOMES ADDITION & HISTORIC RENOVATION OF EXISTING BUILDING FOR:

EUCLID 1610 Inc.

1610 EUCLID AVENUE
MIAMI BEACH FL 33139

CLIENT CONTACT: MAURIZIO CAVALIERI (786)-201-1110

HPB FILE#:HPB0616-0037

PRELIMINARY SUBMITTAL

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER:

Three60 Inc.

PRESIDENT: Maurizio Cavaliere

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

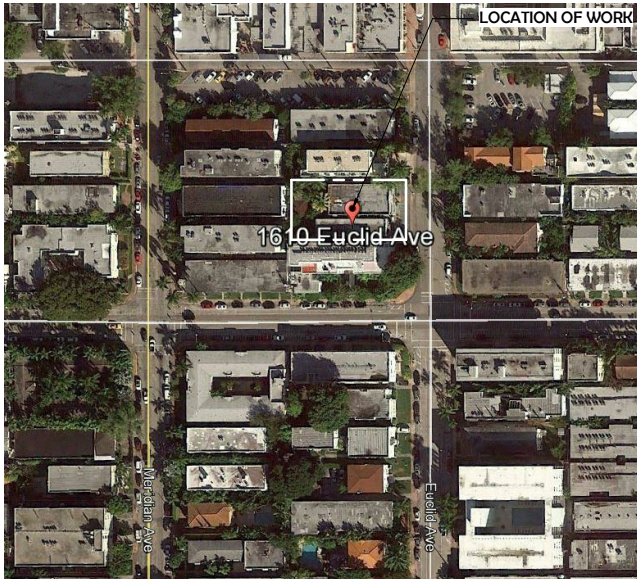
STRUCTURAL ENGINEER:

MEP ENGINEER:

PROJECT RENDERING



LOCATION MAP



SCOPE OF WORK

- 1 - Complete interior demolition of original 2 Stories Building A in order to accommodate 12 two stories townhomes. (about 6,534 sq. ft. total)
- 2 - Demolition of the west portion of existing building C (today connect with Building B)
- 3 - Brand new construction of 4 townhomes on the west part of the lot (about 2,800 sq. ft. total)
- 4 - Reconfiguration for remodeling of Building B (about 4,305 sq. ft. total)

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

LINCOLN SUP PB 9-69
LOT 3 & N1/2 LOT 2 BLK 50 A
LOT SIZE 75,000 X 150
OR 15912-4721 0593 1

FOLIO: 02-3234-002-0410

DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER
- A0.1 HBP LETTER OF APPROVAL
- A0.2 GENERAL NOTES
- A0.3 NOT USED
- A0.4 NOT USED
- A0.5 NOT USED
- A0.6 SITE ANALYSIS
- A0.7 EXISTING BUILDING FRONT IMAGES
- A0.8 NOT USED
- A0.9 NOT USED
- A0.10 NOT USED
- A0.11 NOT USED
- A0.12 NOT USED
- A0.13 PROPOSED RENDERINGS
- A0.14 PROPOSED RENDERINGS
- D1.0 EXISTING/DEMO SITE PLAN
- A1.0 PROPOSED SITE PLAN
- L1.1 PROPOSED SITE EAST ELEVATION
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLAN
- SURV SURVEY

CODE ANALYSIS / PROJECT DATA

CONSTRUCTION TYPE

PLANS SHALL COMPLY WITH THE FOLLOWING:

FLORIDA BUILDING CODE (2014)
FFPC NFPA 101 2012 ED
NFPA 72 2012 ED
NFPA 13 2012 ED

RENOVATION OF (2) 2-STORY EXISTING BUILDINGS AND (1) NEW 3-STORY TOWNHOUSE

R-2 OCCUPANCY
EXISTING BLDG A MIXED CONCRETE WOOD
EXISTING BLDG B ALL CONCRETE
NEW CONSTRUCTION ALL CONCRETE
TYPE III-B CONSTRUCTION

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

GROUP	TYPE	ALLOWED	PROVIDED
R-2	III-B	HGT 3 STORIES (35')	HGT 3 STORIES AREA (SQ. FT.) 1600 SQ. FT. 3900 SQ. FT.

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

TYPE II-B
STRUCTURAL FRAME
BEARING WALLS (EXT. & INT.)
NONBEARING WALLS & PARTITIONS
FLOOR CONSTRUCTION
ROOF CONSTRUCTION

MAX. AREA OF EXTERIOR WALL OPENINGS (TABLE 704.8)

ZONING LEGEND

ZONING	REQUIREMENTS	EXISTING	PROPOSED
RM-1	RM-1	RM-1	RM-1
HISTORICAL DISTRICT:	FLAMINGO PARK LOCAL DISTRICT		
ADDRESS:	1610 EUCLID AVE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-3234-002-0410		
YEAR CONSTRUCTED:	BLDG A 2 STORY CONSTRUCTED IN 1926 (TO BE RENOVATED) BLDG B 2 STORY CONSTRUCTED IN 1967 NOT DESIGNATED WITH HISTORIC VALUE (TO BE RENOVATED) BLDG C 1 STORY CONSTRUCTED IN 1955 NOT DESIGNATED WITH HISTORIC VALUE (TO BE DEMOLISHED)		
BASE FLOOD ELEVATION:	IF NVD	EXISTING BLDG A 6.19' NVD EXISTING BLDG B 6.21' NVD EXISTING BLDG C 6.21' NVD EXISTING	RENOVATED BLDG A 6.19' (NO CHANGE) RENOVATED BLDG B 6.21' (NO CHANGE) NEW BLDG C 6.21' NVD
ADJUSTED GRADE (FLOOD + GRADE):	NA		
GRADE VALUE IN NVD (CENTER OF SIDEWALK OR PROVIDED BY PW):	NA		
LOT WIDTH: LOT DEPTH: LOT AREA:	75 FT 150 FT 11,250 SQ. FT.		
MINIMUM UNIT SIZE:	500 SF (NEW) 400 SF (REHABILITATED)	EXISTING BLDG A: 208 SQ FT EXISTING BLDG B: 311 SQ FT EXISTING BLDG C (RESIDENCE): 1150 SQ FT	RENOVATED BLDG A: 487 SQ FT RENOVATED BLDG B: 348 SQ FT NEW BLDG C: 1,014 SQ FT
AVERAGE UNIT SIZE:	800 SF (NEW) 500 SF (REHABILITATED)	EXISTING BLDG A: 323 SQ FT EXISTING BLDG B: 489 SQ FT EXISTING BLDG C (RESIDENCE): 1150 SQ FT	RENOVATED BLDG A: 516 SQ FT RENOVATED BLDG B: 529 SQ FT NEW BLDG C: 1,014 SQ FT
FAR:	1.25 MAX 1.25 X 11,250 SF = 14,063 SF MAX	EXISTING BLDG A: 6,533 SQ. FT. EXISTING BLDG B: 3,182 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT. TOTAL: 10,865 SQ. FT.	RENOVATED BLDG A: 6,533 SQ. FT. RENOVATED BLDG B: 3,182 SQ. FT. NEW BLDG C: 4,305 SQ. FT. TOTAL: 14,020 SQ. FT.
HEIGHT: T10 FLAT ROOF MID POINT T10 SLOPED ROOF TAKEN FROM FLOOD ELEVATION	IF EXISTING STRUCTURE IS TWO STORIES OR HIGHER, THE PROPOSED ADDITION SHALL NOT EXCEED 3 STORIES AND 35 FT.	EXISTING BLDG A: 27'-6" FT EXISTING BLDG B: 27'-6" FT EXISTING BLDG C: 17'-0" FT	RENOVATED BLDG A: 27'-6" FT RENOVATED BLDG B: 27'-6" FT NEW BLDG C: 34'-0" FT
NUMBER OF STORIES:	MAX 3 STORIES (35 FT)	(2) STORY EXISTING BLDG A (2) STORY EXISTING BLDG B (1) STORY EXISTING BLDG C	(2) STORY RENOVATED BLDG A (2) STORY RENOVATED BLDG B (3) STORY NEW BLDG C
GROSS SQ FOOTAGE (FOOTPRINT):		EXISTING BLDG A: 3,267 SQ. FT. EXISTING BLDG B: 1,180 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT.	RENOVATED BLDG A: 3,267 SQ. FT. RENOVATED BLDG B: 1,180 SQ. FT. NEW BLDG C: 1,436 SQ. FT.
NUMBER OF RESIDENTIAL UNITS:		EXISTING BLDG A: 18 UNITS EXISTING BLDG B: 4 UNITS EXISTING BLDG C: 1 UNIT TOTAL: 23 UNITS	RENOVATED BLDG A: 12 UNITS RENOVATED BLDG B: 6 UNITS NEW BLDG C: 4 UNITS TOTAL: 22 UNITS
OCCUPANCY LOAD:	FOR R-2 200 PER SQ. FT.	BLDG A 6,533 SQ. FT. / 200 = 32.7 OCCUPANTS BLDG B 3,182 SQ. FT. / 200 = 15.91 OCCUPANTS BLDG C 4,305 SQ. FT. / 200 = 21.52 OCCUPANTS TOTAL: 70 OCCUPANTS	
PEDESTAL:			
FRONT SETBACK (EAST):	20'-0"	EXISTING BLDG A: 14.81' EXISTING BLDG B: 18.91'	EXISTING BLDG A: 14.81' (NO CHANGE) EXISTING BLDG B: 18.91' (NO CHANGE)
SIDE SETBACK (NORTH):	7'-6"	EXISTING BLDG A: 3.14' EXISTING BLDG C: 2.89'	EXISTING BLDG A: 3.14' (NO CHANGE) NEW BLDG C: 7'-6"
SIDE SETBACK (SOUTH):	7'-6"	EXISTING BLDG B: 4.91' EXISTING BLDG C: 4.91'	EXISTING BLDG B: 4.91' NEW BLDG C: 7'-6"
REAR SETBACK (WEST):	10% X 150' = 15'-0" 10% of lot depth	EXISTING BLDG C: 4.95' (AVERAGE) 4.95' (NORTH END) 5.05' (SOUTH END)	NEW BLDG C: 6'-0" ****
PARKING:			
PARKING DISTRICT:	1.5 per unit 1.5 X 12 units (EXISTING BLDG A) = 18 1.5 X 6 units (EXISTING BLDG B) = 9 1.5 X 4 units (NEW BLDG C) = 6 TOTAL: 33 NEW REQUIRED: 6	8 PARKING SPACES (TO BE REMOVED)	NO PARKING PROVIDED IMPACT FEE WILL BE PAID AT TIME OF PERMIT
LOADING ZONES AND TRASH COLLECTION AREAS:	NA		

* BUILDING B MINIMUM UNIT SIZE VARIANCE REQUEST: 52 SF VARIANCE REQUEST (348 SF MIN. UNIT SIZE)
** BUILDING A AVERAGE UNIT SIZE VARIANCE REQUEST: 32 SF VARIANCE REQUEST (516 SF AVERG. UNIT SIZE)
*** BUILDING B AVERAGE UNIT SIZE VARIANCE REQUEST: 21 SF VARIANCE REQUEST (529 SF AVERG. UNIT SIZE)
**** NEW BLDG C REAR SETBACK VARIANCE REQUEST: 10 FT VARIANCE REQUEST (5 FT FROM PROPERTY LINE)

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AA 0002849
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NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
1610 Euclid Avenue,
Miami Beach, FL 33139

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ FINAL SUBMITTAL

SUBMITTAL DATE: 08-29-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

COVER

A0.0

PROJECT #: 16-006

DATE: 03-29-16

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: September 13, 2016

FILE NO: HPB0616-0037

PROPERTY: 1610 Euclid Avenue

APPLICANT: Euclid 1610 Inc.

LEGAL: Lot 3 and north half of lot 2, Block 50A, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the demolition of a 1-story rear accessory structure, the renovation and restoration of the 2-story 'Contributing' structure and the renovation of the 2-story 'Non-Contributing' structure, including a variance to reduce the required pedestal rear setback, and variances from unit size requirements.

CONSOLIDATED ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Flamingo Park Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

2. Is not consistent with Certificate of Appropriateness Criteria 'c' in Section 118-564(a)(2) of the Miami Beach Code.

3. Is not consistent with Certificate of Appropriateness Criteria 'b' & 'g' in Section 118-564(a)(3) of the Miami Beach Code.

4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

Page 2 of 7
HPB0616-0037
Meeting Date: September 13, 2016

1. Revised elevations, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

a. The existing structures on site shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, this shall include the following:

i. All through-the-wall air conditioning units shall be removed and replaced with a central air conditioning system, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

ii. The existing windows shall be removed. New impact casement windows shall be provided on the 'Contributing' structure and shall incorporate a muntin configuration that is consistent with the architectural style of the building. New impact windows shall be provided on the existing 'Non-Contributing' structure, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

b. The design for the north and west elevations and fence shall further developed, in a manner to be reviewed and approved by the Board.

c. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

d. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

e. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

f. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

2. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks and parking credits, is hereby waived, to allow for the reconstruction of the original floor slabs.

Page 3 of 7
HPB0616-0037
Meeting Date: September 13, 2016

3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

a. Any hedge or similar landscape material located within the required front yard shall be of a species that naturally does not exceed 36" in height at maturity and that does not require periodic pruning in order to maintain such height, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

b. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.

c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications, or denied (Underlining denotes new language and strikethrough denotes stricken language):

1. A variance to reduce by reduce by 10'-0" the minimum required pedestal rear setback of 15'-0" for the construction of a 3-story ground level addition with a rear setback of 5'-0".

2. A variance to reduce by 52 s.f. the minimum required unit size of 400 s.f. for rehabilitated buildings in order to provide two (2) residential units with a unit size of 348 s.f.

3. A variance to reduce by 21 s.f. the minimum required average unit size of 550 s.f. for rehabilitated buildings in order to provide six (6) residential units with an average unit size of 529 s.f.

4. A variance to reduce by 34 s.f. the minimum required average unit size of 550 s.f. for rehabilitated buildings in order to provide twelve (12) residential units with an average unit size of 516 s.f.

Page 4 of 7
HPB0616-0037
Meeting Date: September 13, 2016

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, only as it relates to Variance(s) II.A.1 and II.A.4 as noted above, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code, as it relates to Variance(s) II.A.1 and II.A.4 as noted above:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby approves the Variance requests as noted, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

2. A fully enclosed trash room shall be provided on site, in a manner to be reviewed and approved by staff.

Page 5 of 7
HPB0616-0037
Meeting Date: September 13, 2016

3. As it pertains to the southern building, substantial demolition of the floor plates, roof, and demising walls, as determined by staff, shall require the review and approval of the Historic Preservation Board, which may include the modification or revocation of Variances No. 2 and No. 3.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

A. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness and Variance approval as same are contained herein in the original Order dated August 9, 2016. Accordingly, this Order shall serve as the Final Order for the proposed project and, in the event of conflict between the provisions hereof and those of the August 9, 2016 Order, the provisions hereof shall control.

B. The applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools, prior to the issuance of a Building Permit. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

C. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

D. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

F. The Final Order shall be recorded in the Public Records of Miami-Dade County, within 30 days of the Board approval.

G. Applicant shall submit revised plans pursuant to Board conditions no later than 60 days after Board approval, as required.

Page 6 of 7
HPB0616-0037
Meeting Date: September 13, 2016

H. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Euclid 1610 Inc." as prepared by SKLARchitecture, dated March 29, 2016 and August 15, 2016, and as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting

Page 7 of 7
HPB0616-0037
Meeting Date: September 13, 2016

of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing with required inspections in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 13 day of October, 2016

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: Deborah Tackett
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of October, 2016 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 9/19/2020

Approved As To Form
City Attorney's Office: [Signature]

Filed with the Clerk of the Historic Preservation Board on 10/13/16 [Signature] (10/13/16)
Strike-Through denotes deleted language
Underline denotes new language

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GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT

SECTION 1 - GENERAL REQUIREMENTS

- A) GENERAL**
1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES," UNLESS OTHERWISE NOTED ON PLANS.
 2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
 3. IT IS A GENERAL REQUIREMENT THAT 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 900), LATEST ADOPTED EDITION), THE APPLICABLE STANDARD SPECIFICATION OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTION 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, REGULATIONS 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 (29 CFR 1910.101).
 4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES 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 RESPONSIBILITY OF CONTRACTOR TO REPAIR.
 8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
 9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.
 10. GENERAL CONTRACTOR SHALL PROVIDE A 4" X 6" JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECT'S NAME W/ LOGOS OF EACH COMPANY.
 11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$100 EA. STRUCTURAL INSPECTIONS @ \$25 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.
 12. 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.
 13. 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 IN CALENDAR WORKING DAYS.
 14. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DIRT, 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 PROCESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
 15. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.
 16. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEER.
 17. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLE BLOCK.
- 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, ETC. OTHER THAN 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. CONTRACTOR 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, DEPRESSURE SLABS, BOLTS, CURBS, ETC.
 6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROCESS 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 EXTENSION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH ARCHITECT PRIOR TO ANY CHANGES OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTORS EXPENSE.
 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 ARCHITECT.
 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 COURSE 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.
 4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.
- E) INSPECTIONS**
1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THROUGH FINAL 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 INQUIRIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE. DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED CLEAN ATTIRE. FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL.

SECTION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPLETION 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-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC 886. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE CALL: 1-800-365-5770.
5. ALL CONSTRUCTION AND/OR CRUSE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT. (BIDDING 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 OWNERS OR SHOPPING CENTER.
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 CONFLICTING.
 2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE. NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. FINAL PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.
- A) CONCRETE**
1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS 4030-8 (U. O. N.)" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCH FOR APPROVALS.
 2. COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.
- | FOUNDATION | 5000 (TPV) |
|------------------|------------|
| NON-REINFORCED | 5000 (TPV) |
| OF BEAMS | 5000 (TPV) |
| ALL OTHERS | 5000 (TPV) |
| CIP COLUMNS | 5000 (TPV) |
| ALL PRE-STRESSED | 5000 (TPV) |
- B) CONCRETE PROTECTION FOR REINFORCING**
- | FOOTINGS | 3" |
|------------------------|----|
| FLOOR SLAB <td>1"</td> | 1" |
| COLUMNS <td>1"</td> | 1" |
| BEAMS <td>1"</td> | 1" |
- C) SLUMP AND CINDER 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/ 60000 W/M MESH REINFORCING @ MID DEPTH AND HAVE A 6" MIN. - WITH CONTS LAYED 2" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS / SLABS SHALL HAVE BROOM FINISH FLOOR ON PLANS. PROVIDE TERMITE PROTECTION PER FBC 886 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 3 - SITE WORK.

- CONSTRUCTION DETAILS 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 10'-0" X 10'-0" (10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 15 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4" OF THE SLAB DEPTH AND 1/8" WIDE.
- A) SHORING**
- SHORING AND THE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSULANCE OF THE BUILDING PERMIT BUT BEFORE 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.I.A. PROCTOR TEST (COMPOCTED) PROCTOR TEST

SECTION 4 - MASONRY

- A) MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:3 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 P.S.I. IN 28 DAYS.**
- B) ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N, TYPE I, CONFORMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).**
- C) MASONRY BEARING WALLS SHALL CONFIRM TO ASTM C-90 AND C-230.**

SECTION 5 - METALS & ANCHORING

- A) REINFORCING STEEL**
- A) ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A66 LATEST EDITION WITH REVISIONS.
 - B) FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI 308 (LATEST EDITION WITH REV.)
 - C) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.
- B) STRUCTURAL STEEL MEMBERS**
- A) ALL STRUCTURAL STEEL SHALL BE ASTM A-36 (MIN) OR ASTM A-572 LATEST EDITION WITH REVISIONS (U. O. N. ON PLANS OR SHOP DRAWINGS).
 - B) 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.
 - C) PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT. IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINTCOAT AS PER S. F. B. C. 2807. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED OR STAINLESS STEEL.
 - D) ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.
 - E) ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIE, CLIPS CLIPS AND ANCHORS TO THE BEAMS OR BEARING PARTITIONS.
- C) INTERIOR STEEL STUD FRAMING**
- STANDARD STEEL STUDS SHALL BE 2'-10", 3'-0" AND 4" WIDE 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). PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION 6 - WOOD/PLASTICS

- A) ROUGH CARPENTRY**
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 EQUAL, AND CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS. LATEST EDITION, WITH 2000 P. 1.1 MIN. FIBER STRESS IN BENDING AND 25% OR LESS MOISTURE CONTENT PER TBC UNLESS OTHERWISE NOTED.
 - 2.1 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 (2) 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.
 - 3.1 PRESERVE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU", NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE.
 - 4.1 INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL Sanded & FREE FROM DEFECTS.
 - 5.1 PROVIDE BLOCKING, BEHIND ALL SHELVING & BATHROOM CABINETS AS REQUIRED BY EQUIPMENT TO BE MOUNTED.
- B) FINISH CARPENTRY**
1. BY OWNER

SECTION 7 - THERMAL & MOISTURE PROTECTION

A) CAULKING / FIRESTOPPING / WATERPROOFING

1. CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED
2. OPENINGS AROUND PIPES, CONDUITS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES.
3. CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.
4. CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.
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, INDICATED OR DIRECTED.
6. CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION BY C.E. SEALANTS OR APPROVED EQ.
7. PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK.
8. ABOVE AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.
9. RECOMMENDED CAULKING MANUFACTURERS 1. C.E. 2. HULTI 3. TREMCO 4. 3M OR APPROVED EQ.

B) ROOFING

1. ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR. CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NON WARRANTY ACCEPTABLE ON INSTALLATION. SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.
2. ACCEPTABLE MANUFACTURERS FOR FLAT ROOFS INCLUDE GAF & JOHN MANVILLE. ALL OTHERS MUST BE APPROVED BY ARCHITECT. ALL FLAT ROOFS MUST BE SLOPED 1/4" - 1'-0" MIN FOR DRAINAGE.
3. CONTRACTORS SHALL SUBMIT DATED COUNTY PRODUCT APPROVAL, PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.
4. ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

C) INSULATION

SEE PLANS

SECTION 8 - DOORS, WINDOWS, AND GLASS

1. SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.
2. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.
3. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS SHALL BE ALUMINUM.
4. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS.
5. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON-REMOVABLE PINNS.
6. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.
7. PROVIDE DOOR STOPS ON ALL DOORS.
8. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.
9. PROVIDE THREE (3) HINGES PER DOOR (TPV) - STANLEY ORBRO OR EQUAL OR PER HARDWARE SCHEDULE.
10. ALL MAIN ENTRY AND REAR ENTRY DOORS REQUIRE KEVED DEAD BOLT
11. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.
12. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS
13. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.
14. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.
15. ALL HARDWARE BY INGERSOLL RAND OR APPROVED EQUAL. SEE HARDWARE SCHEDULE.

SECTION 9 - FINISHES

A) STUCCO

1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE ADDED AS PER MANUFACTURERS SPECIFICATIONS AND SECTION 208 OF THE FLORIDA BUILDING CODE.
2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS, DOORS, AND CORNERS TO BE DONE WITH "T" 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
 - B) SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELY ROUGHENED
 - C) APPLICATION PER FBC 258.1.6
5. STUCCO ON WALLS OVER 12" THICK CONCRETE / MASONRY
 - A) WHERE INSTALLED OVER PLANKWOOD, PROVIDE 1/8" LB ROOFING FELT, OR APPROVED EQ. MOISTURE RESISTING LAYER.
 - B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 18 LBS PER SQ YD, OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 18 LBS SQ YD, INSTALL PER FBC 258.2.3
 - C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK
 - D) APPLICATION PER FBC 258.2.4

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH. ALL GYPSUM SHALL BE TYPE X-1. UNLESS OTHERWISE NOTED, WALLS AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH.
2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND THE FLORIDA BUILDING CODE.
3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX. AND SHALL BE 25 GA MIN. WALL THICKNESS (STUD SIZE) DETERMINED BY OVERSIGHT ON FLOOR PLANS.
4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPERCEDE SPECIFICATIONS BELOW)
 - A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OR TUD (LONG FOR RESIDENTIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (U.O.N.) ACCEPTABLE
 - B) FIRE-RATED PARTITIONS: SINGLE OR DOUBLE LAYER (DEPENDING ON RATING) 5/8" MIN TYPE "X" EA SIDE OF STUD; ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"
 - C) CEILINGS SHALL HAVE ONE LAYER OF 1/2" MIN (COMMERCIAL) OR 5/8" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 3-1/2" METAL FRAMING, SPACED AT 16" OC (U.O.N.) ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"
 - D) DAMP AREA ROOMS AND BATHROOMS, WHERE MARBLE OR TILES TO BE INSTALLED, USE "USG DURECO" OR "NATIONAL GYPSUM PERMABASE CEMENT BOARD".
5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WOOD TO ACCOMMODATE SOUPING IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FLOORING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FLOORING CHANNELS ACROSS CHASE USING 1/4" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.
6. ELECTRICAL PANELS, ALLIUM 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 FLURRED-OUT AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRICAL AND TELEPHONE CLOSETS.

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.

A) EXTERIOR SURFACES

1. STUCCO/ CONCRETE
2. COATS - FLAT LATEX
3. FERROUS METAL: TOUGH-LIP SHOP PRIMER SURFACE
- 1 COAT - OIL ALLOY PRIMER
- 2 COATS - EGGSHELL ALLOY ENAMEL
3. GALVANIZED METAL
- 1 COAT - OIL ALLOY PRIMER FOR GALVANIZED METAL
- 2 COATS - GLOSS ALLOY ENAMEL
4. WOOD SURFACES
- 1 COAT - OIL PRIMER
- 2 COATS - ACRYLIC LATEX FLAT

B) INTERIOR SURFACES

1. GYPSUM WALLBOARD
- 1 COAT - LATEX PRIMER SEALER
- 2 COATS - FLAT LATEX
2. BLOCK AND CONCRETE
- 1 COAT - LATEX BLOCK FILLER (FOR CONCRETE BLOCK AREAS ONLY)
- 2 COATS - FLAT LATEX
3. FERROUS METALS
- TOUGH-LIP SHOP PRIMER SURFACE
- 1 COAT - OIL ALLOY PRIMER
- 2 COATS - EGGSHELL ALLOY ENAMEL
4. WOOD TRIM AND DOORS (PAINT FINISH)
- 1 COAT - ENAMEL UNDER COAT
- 2 COATS - FLAT ALLOY ENAMEL, OR EGGSHELL ENAMEL, AS SELECTED.
5. BATHROOM FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER/SEE FINISH SCHEDULE.
6. GENERAL FLOORING IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER OR SEE FINISH SCHEDULE.

CEILING:

- A) DRYWALL CEILINGS SHALL BE SMOOTH FINISH AND PAINTED. - SEE DETAILS FOR ROOFER CONSTRUCTION
1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A.B. OR C (N.F.P.A. 101-20-3-2)
2. PROVIDE CATEGORY 1 FINISH WERE REQUIRED BY FINAL FINISH TO BE INSTALLED.
3. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC 408.2-8
4. ALL INTERIOR PAINT SHALL BE LOW V.O.C. B.M. ECO SPEC OR APPROVED EQUAL.

SECTION 10 - SPECIALTIES:

A) FIRE PROTECTION

1. 10522 - FIRE EXTINGUISHERS & CABINETS
2. PROVIDE F.E. PER ULPA 101 & F. B. C. SEE ARCH. PLAN FOR LOCATIONS.
3. PROVIDE MANUF. SUBMITTALS.
4. MANUFACTURE BY LARSEN OR APPRO. EQ., SEMI-RECESSED CABINETS MODEL # 34098 OR APPROV. EQ.

B) SIGNAGE

- 1. SURFACE MOUNTED SIGNS**
- FABRICATED LETTERS, BRUSHED STAINLESS STEEL, 1/2" RETURN, PIN-MOUNTED, 1" STANDOFF, EXTERNALLY ILLUMINATED

C) ROOF ACCESS LADDERS

1. "O-KEEF" CUSTOM ALUMINUM LADDER OR APPROVED EQ. INSTALLED PER FBC 622.2
2. PROVIDE KEVED ACCESS CONTROL GATE
3. SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL

SECTION 22 - PLUMBING

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.
2. BATHROOM FIXTURES TO BE SELECTED BY OWNER UNLESS SPECIFIED ON PLANS.
3. ALL FIXTURES AND ACCESSORIES TO BE MANUF. BY TOTO, AMERICAN STANDARD, KOHLER, OR APPROVED EQ. AS SPECIFIED ON PLANS. SUBMIT SHOP DRAWING FOR APPROVAL
4. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE F.B.C. TABLE 4062 (2007)
5. WATER FOUNTAINS SHALL BE MOUNTED AT ACCESSIBLE HEIGHTS, PER FLORIDA ADA SPECIFICATIONS.

SECTION 23 - AIR-CONDITIONING

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.
2. ALL DUCT WORK SHALL BE RECTANGULAR, SUBMIT SHOP DRAWINGS & SPECS FOR ARCHITECTS APPROVAL.
3. WATER HEATER SHALL BE IMMEDIATE START UP. WATER HEATERS SHALL HAVE MIN 5 YEARS MANUF. WARRANTY AND 1 YEAR INSTALLATION WARRANTY. SEE PLUMBING DRGS. FOR SPECIFICATION/INSTALLATION.
5. A/C UNITS SHALL BE MANUF. BY HEBEL, CARRIER, LENNOX OR APPROVED EQUAL. (FRAME IS NOT DESIRED)
6. PROVIDE TEST & BALANCE CERTIFICATION OF PROJECT
7. PROVIDE PROTECTION (SEAL) TO ALL DUCT WORK & REGISTERS DURING THE CONSTRUCTION PROCESS
8. PROVIDE SYSTEM FLUSH PRIOR TO OCCUPANCY

SECTION 26 - ELECTRICAL

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS REQUIRED NOT LISTED ON ARCHITECTURAL PLANS.
2. FOR ALL LIGHT FIXTURES NOT SPECIFIED, PROVIDE AN ALLOWANCE OF \$100.00 PER FIXTURE, NOT INCLUDING 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 LITTON (U.O.N.) DISREGARD OTHER SPECIFICATION OR CLARIFY W/ARCHITECT/ENGINEER DURING BID PROCESS. SUBMIT SHOP DRAWINGS: CUT SHEET FOR APPROVAL
5. EXIT SIGNS SHALL BE GREEN LED. (TPV)

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LICENSE #AR473

REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR

1610 EUCLID AVE.

1610 Euclid Avenue
Miami Beach, FL 33139

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMAY SET
☐ BID SET
☐ FINAL SUBMITTAL

SUBMITTAL DATE: 08-29-17

DRAWN BY:

Author

CHECKED BY:

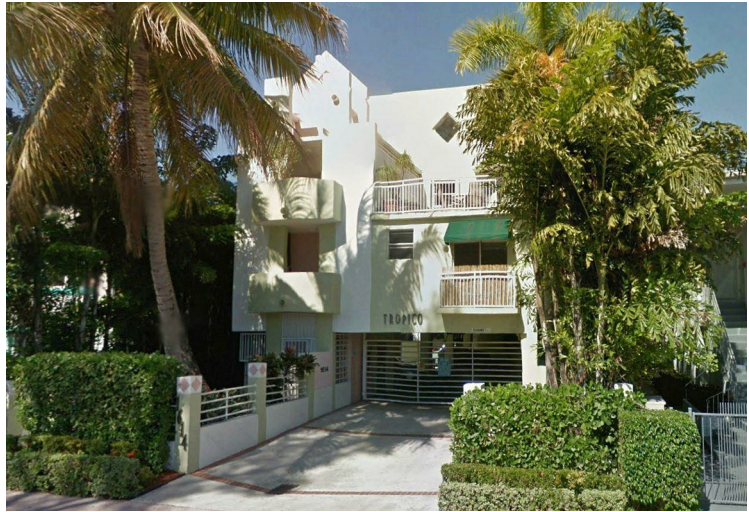
ARI SKLAR

GENERAL NOTES

A0.2

PROJECT #: 16-006

DATE: 03-29-16



Neighbor 1- 1614 EUCLID AVE



Neighbor 5- 1605 EUCLID AVE



Neighbor 2- 1600 EUCLID AVE



Neighbor 3- 1615 EUCLID AVE



Neighbor 4- 1611 EUCLID AVE



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REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
1610 Euclid Avenue,
Miami Beach, FL 33139

☐ REVIEW SET
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☐ PERMIT SET
☐ BID SET
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SUBMITTAL DATE: 08-29-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

SITE ANALYSIS

A0.6

PROJECT #: 16-006

DATE: 03-29-16