

RENOVATION OF EXISTING SPACE FOR:

BETH SHMUEL DAY CARE CENTER

1700 MICHIGAN AVENUE
MIAMI BEACH FLORIDA,FL

PERMIT #:

SEPARATE PERMITS
(SHOP DRAWINGS REQUIRED)

1. DEMO EXISTING PARTITIONS

2. ELECTRICAL

3. MECHANICAL

4. PLUMBING FOR 2 NEW CHILDREN BATHROOMS

PROJECT TEAM

KEY PLAN

DRAWING INDEX

ARCHITECT OF RECORD:
SKLARarchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
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TEL - (954) 925-9292
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AA 0002849
IB 0000894
NCARB CERTIFIED

SCALE: N.T.S.

ARCHITECTURAL

A0.0 COVER
A0.1 GENERAL NOTES
A0.2 SITE PLAN
A0.3 AERIAL COLOR VIEW
A0.4 EXISTING & PROPOSED FLOOR PLANS

SCOPE OF WORK

LOCATION MAP

CODE ANALYSIS / PROJECT DATA

RENOVATION OF EXISTING SPACE
APPROXIMATELY 754 SQ FT

WORK INCLUDES:

1. ELECTRICAL WORK

2. MECHANICAL WORK

3. PLUMBING WORK

* "FIRST SUBMITTAL" 10-14-2014

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY UNDER UNITY OF TITLE

LOTS 1, 4, 5, 17, 18, 19, & 20, BLOCK 19, PALM VIEW
SUBDIVISION, P.BOOK 6, PAGE 29, DADE COUNTY FL.

LOCATION OF WORK

SCALE: N.T.S.

ZONING LEGEND / PROJECT DATA		
GENERAL	REQ'D	PROVIDED
ZONING:	RM-1	RM-1
LAND USE:	RES./COMM.	DAYCARE CENTER *(PREVIOUSLY APPROVED COND. USE)
LOT SIZE:	8,000 SQ. FT. (LOT 1 BLOCK 19)	
RENOVATION		754 SQ. FT.
TOTAL AREA		754 SQ. FT.
PARKING SPACE REQUIREMENT		
		47 UN EXIST. TO REMAIN
LANDSCAPE REQUIREMENT		
LANDSCAPED	760 SQ FT(9.5%)	4,587 SQ FT(57%)

* APPROVED CONDITIONAL USED ON APRIL 23, 2002

FINAL SUBMITTAL 02-03-16

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SEAL
ARI L. SKLAR
LICENSE #ARI473

REVISIONS

NEW EXTERIOR BUILDING FOR:
BETH SHMUEL DAY CARE CENTER
1719 LENOX AVE. MIAMI BEACH, FL 33139

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-03-16

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

COVER

A0.0

PROJECT #:

DATE : 02-03-16

GENERAL NOTES

INTERIOR RENOVATION WORK ONLY SPECIFIC PLAN NOTES & SPECIFICATIONS SUPPERCEDE 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 101 LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS 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 FROM THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA)
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND 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 8" JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.
11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$150 EA. 2 STRUCTURAL INSPECTIONS @ \$175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO 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 DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
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 ENGINEERS.
17. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLEBLOCK.
- B) COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.
3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VET. OTHER FINISHES 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, DEPRESSION SLABS, BOLTS, CURBS, ETC.
6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.
8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.
9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

- C) SHOP DRAWINGS & SUBMITTALS
1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECT'S 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 INSTALLATION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.
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 PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.
4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.
- E) INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.
2. ALL FIELD VISITS, INSPECTIONS, AND FIELD 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 AT TIME FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL.

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH (O.N.). ALLOW FOR SPECIAL FINISHES IE. KNOCK DOWN OR WALLS AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH.
2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE FLORIDA BUILDING CODE.
3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX. AND SHALL BE 25 GA MIN. WALL THICKNESS (STUD SIZE) DEFINED BY DIMENSIONS ON FLOOR PLANS.
4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPPERCEDE SPECIFICATIONS BELOW)

- A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (UON). FOR RESIDENTIAL, USE SINGLE LAYER 1/2" MIN EA SIDE OF STUD (UON). ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE".
- 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 1/2" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 2"x12" METAL FRAMING SPACED AT 16" OC (UON). ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE".
- D) DAMP AREA ROOMS AND BATHROOMS: WHERE MARBLE IS TO BE INSTALLED, USE "USO DUROCK" OR "NATIONAL GYPSUM PERMARBASE CEMENT BOARD". FOR TILE AND ALL OTHER FINISHES, USE "CP DENS-SHIELD TILE BACKER" OR "NATIONAL GYPSUM TILE BACKER".
5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE ROUGHING IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FURRING CHANNELS ACROSS CHASE USING 5/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.
6. ELECTRICAL PANELS, ALUMINUM BOXES, FIRE EQUIPMENT CABINETS, AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALL BOARD LAYERS SUFFICIENT TO MAINTAIN DESIGNATED RATING.
7. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED-OUT AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRIC 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
2. FERROUS METAL
TOUCH UP SHOP PRIMED SURFACE:
1 COAT - OIL ALKYD PRIMER
2 COATS - EGGSHELL ALKYD ENAMEL
3. GALVANIZED METAL
1 COAT - OIL ALKYD PRIMER FOR GALVANIZED METAL
2 COATS - GLOSS ALKYD ENAMEL

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:
TOUCHUP SHOP PRIMED SURFACE:
1 COAT - OIL ALKYD PRIMER
2 COATS - EGGSHELL ALKYD ENAMEL
4. WOOD TRIM AND DOORS (PAINT FINISH)
1 COAT - PRIMER UNDER COAT
2 COATS - FLAT ALKYD ENAMEL OR EGGSHELL ENAMEL, AS SELECTED.
5. BATHROOM FINISHES IF NOT SPECIFIED ON DRAWINGS SHALL BE SELECTED BY OWNER/ OR 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 PROPER CONSTRUCTION.
1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A/B, OR C (N.F.P.A. 101-21-3.2)
2. PROVIDE CATEGORY 5 FINISH WHERE REQUIRED BY FINAL FINISH TO BE INSTALLED.
3. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC 4408.2.B
4. ALL INTERIOR PAINT SHALL BE LOW V.O.C, B.M. ECO SPEC OR APPROVED EQUAL.

SECTION 10 - SPECIALTIES:

A) FIRE PROTECTION

1. 100%2- FIRE EXTINGUISHES & CABINETS
2. PROVIDE F.E. PER UFPPA 101 & F.B.C. SEE ARCH. PLAN FOR LOCATIONS.
3. PROVIDE MANUF. SUBMITTALS.
4. MANUFACTURING BY LARSEN OR APPRO. EQ., SEMI-RECESSED CABINETS MODEL # 24098 OR APPROV. EQ.

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 DOR APPROVAL.
4. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE F.B.C. TABLE 46R2 (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, SUMIT 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 INHEM, CARRIER, LENNOX OR APPROVED EQUAL (TRANE 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 \$150.00 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 LUTRON (U.O.N). DISREGARD OTHER SPECIFICATION OR CLARIFY W/ARCHITECT/ENGINEER. DURING BID PROCESS, SUMIT SHOP DRAWINGS/ CUT SHEET FOR APPROVAL.
5. EXIT SIGNS SHALL BE GREEN LED. (TVF)

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SUBMITTAL DATE: 02-03-16

DRAWN BY:

Author

CHECKED BY:

ARI SKLAR

GENERAL NOTES

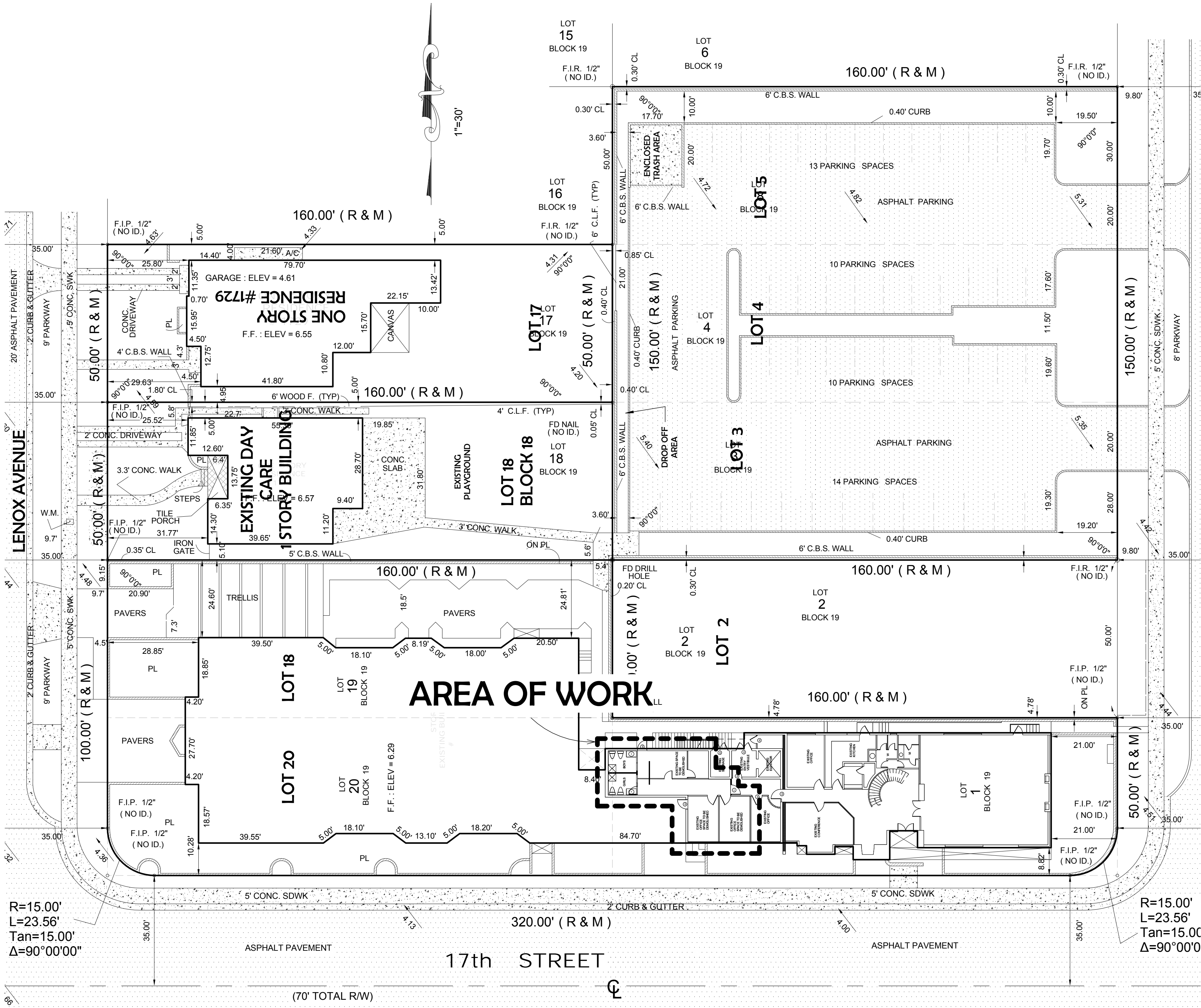
PROJECT #:

DATE : 02-03-16

FINAL SUBMITTAL 02-03-16

A0.1

SITE DATA		
	REQ'D/ALLOWED	PROVIDED
GENERAL		
LEGAL DESCRIPTION:	THIS PROPERTY IS DESCRIBED AS: LOT 18, BLOCK 19 PALM VIEW SUBDIVISION, P.BOOK 6, PAGE 29, DADE COUNTY FL. PROPERTY UNDER UNITY OF TITLE LOTS 1, 4, 5, 17, 18, 19, & 20, BLOCK 19, PALM VIEW SUBDIVISION, P.BOOK 6, PAGE 29, DADE COUNTY FL.	
ZONING:	RM-1	
LAND USE:	RESIDENTIAL / DAY CARE	
HEIGHT (TO ROOF LEVEL):	30 FT	+/- 20 FT
LOT SIZE:	8,000 SQUARE FEET	
EXISTING BUILDING SQ. FT.	1,836 SF	
ADDITION AREA		754 SQ. SF
TOTAL NEW AREA		2,589 SQ. SF



1 SITE PLAN
1"= 20'-0"



LOCATION OF PROJECT

AERIAL VIEW 

FINAL SUBMITTAL 02-03-16

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1719 LENOX AVE. MIAMI BEACH, FL 33139

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Author
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ARI SKLAR

AERIAL COLOR VIEW

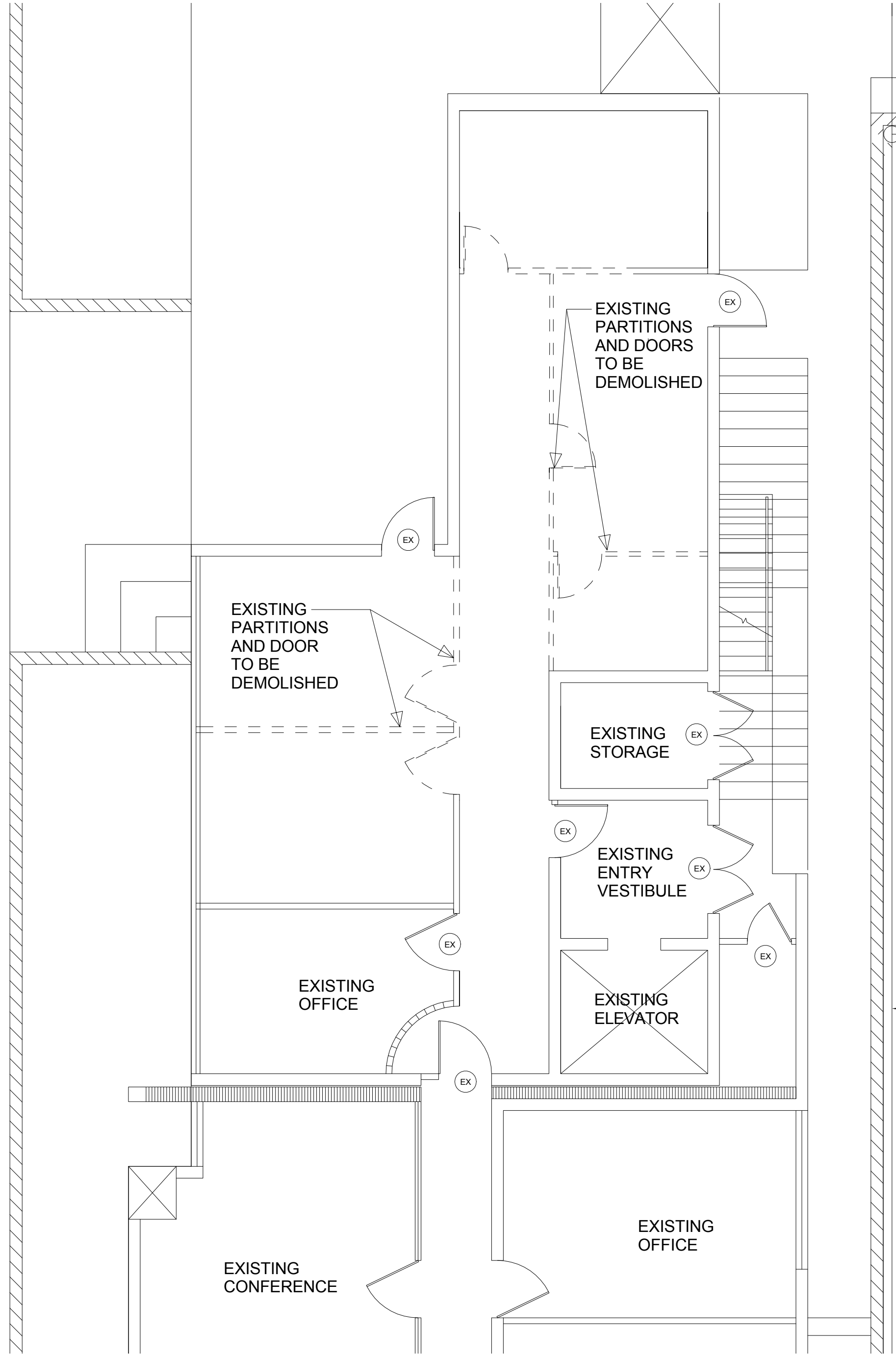
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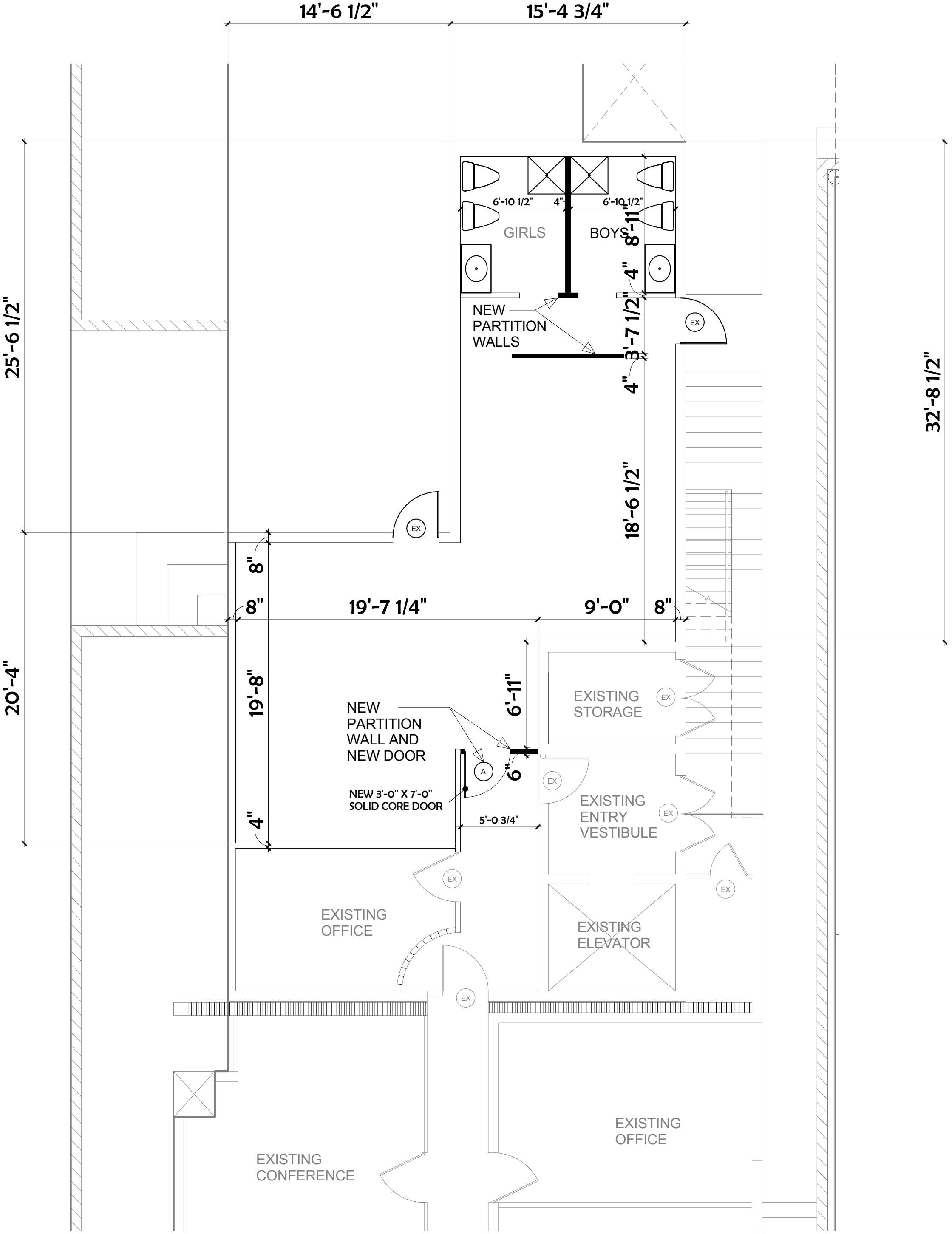
DATE : 02-03-16

PLAN LEGEND	
	NEW 8" CMU WALL
	EXISTING CMU WALL
	NEW PARTITION WALL 4" OR 6"
	WALL TO BE DEMOLISH
	NEW DOOR NUMBER
	NEW WALL TYPE
	EXISTING DOOR/WINDOW TO REMAIN
	AREAS INDICATED NO WORK OR PATCH & REPAIR AS REQUIRED
WALL & CEILING FINISHES	
FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. FINISHES SHALL BE TESTED IN ACCORDANCE W/ ASTM E 84 OR UL 723	

REVISIONS



1 DEMO FLOOR PLAN
3/16" = 1'-0"



2 PROPOSED FLOOR PLAN
3/16" = 1'-0"



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SUBMITTAL DATE: 02-03-16

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

EXISTING & PROPOSED
FLOOR PLANS

A0.4

PROJECT #:

DATE: 02-03-16

FINAL SUBMITTAL 02-03-16



KEY PLAN



BETH SHMUEL DAY CARE CENTER

1719 LENOX AVE.
MIAMI BEACH FL 33139

10-29-2014

SKLARchitecture





VIEW 1



VIEW 2



VIEW 3



VIEW 4







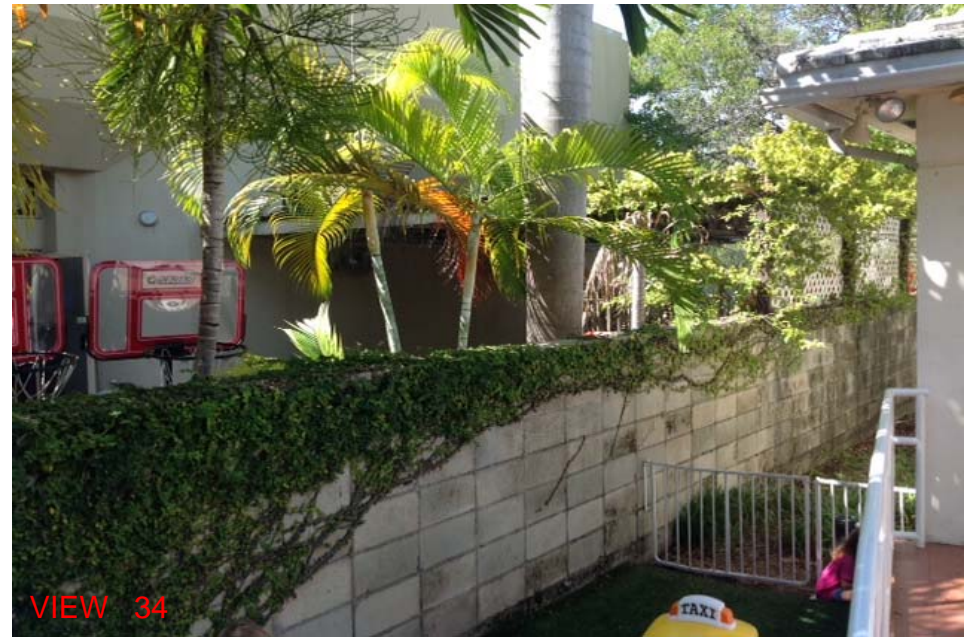




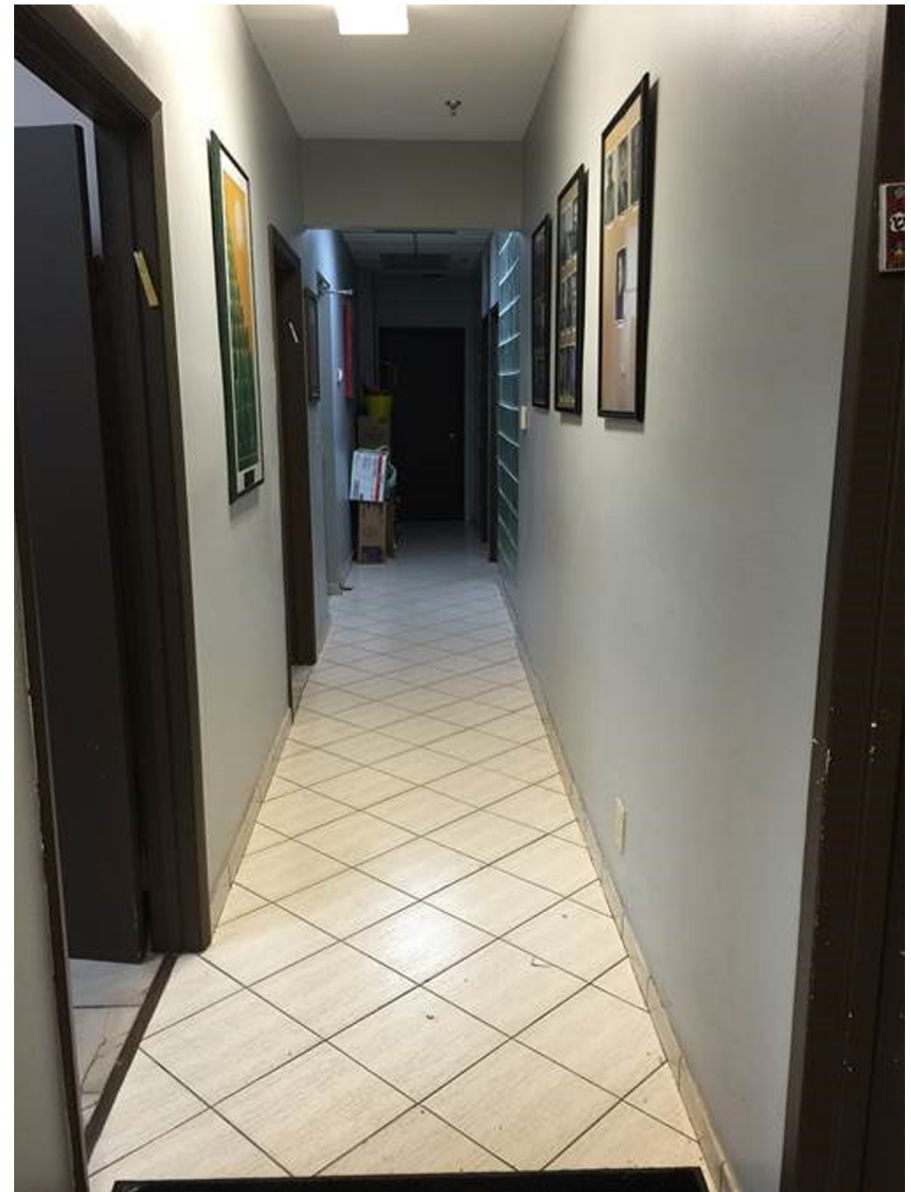












AREA OF WORK INTERIOR VIEWS

BETH SHMUEL DAY CARE CENTER
1700 MICHIGAN AVENUE
MIAMI BEACH FL 33139

02-03-16

SKLARchitecture





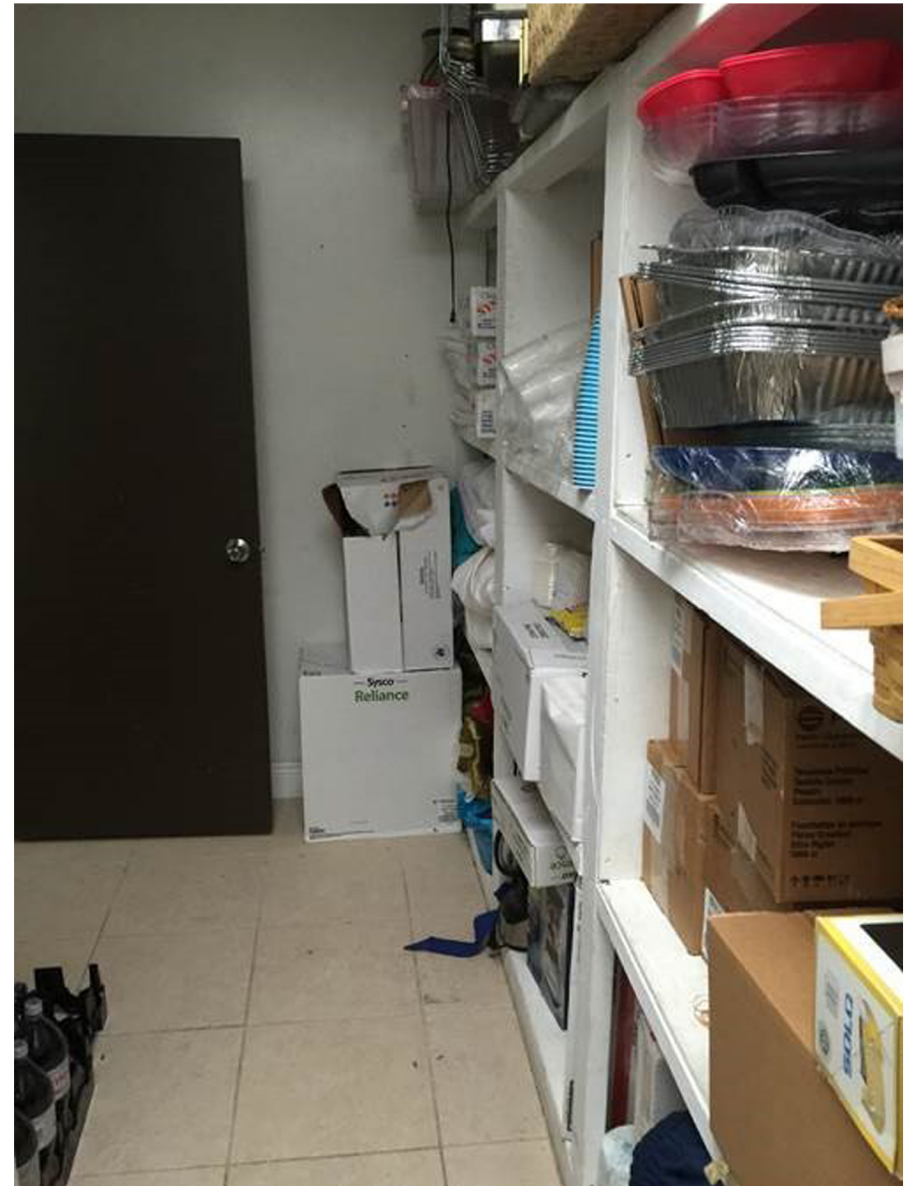
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02-03-16

SKLARchitecture



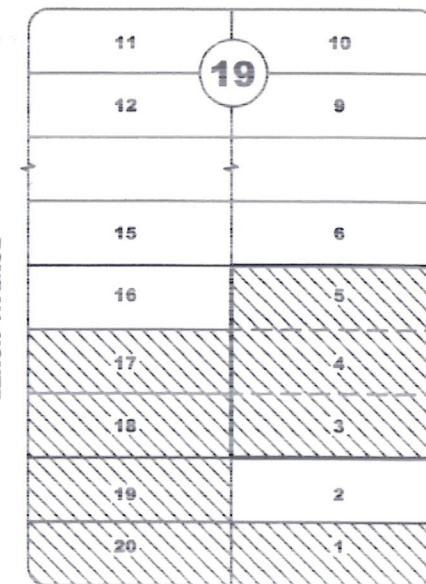
ABBREVIATIONS:
 SWH=SIDEWALK, C.B.S.=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IPH=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, D=DRILLED HOLE, W=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASPH=ASPHALT, ND=NOAL & DISC, S=SET, F.F.=FINISH FLOOR ELEVATION, OS=OFFSET, P=POWER POLE, OHP=OVERHEAD POWERLINE, W=M=WATER METER, WOOD=FENCE, MASONRY=WALL, CONCR=CONCRETE, L=LOT, B=BLOCK, S=SECTION, T=TRACT, C=COUNTY, F=FLORIDA, S=STATE, L=LAND, D=DEED, R=RECORD, E=EASEMENT, M=MAINTENANCE & DRAINAGE EASEMENT=M.A.D.E.

ELEVATION BASED ON LOC. # 3235 S.E.
 ICBM# Y-310 ELV. 6.95' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB. PAGE

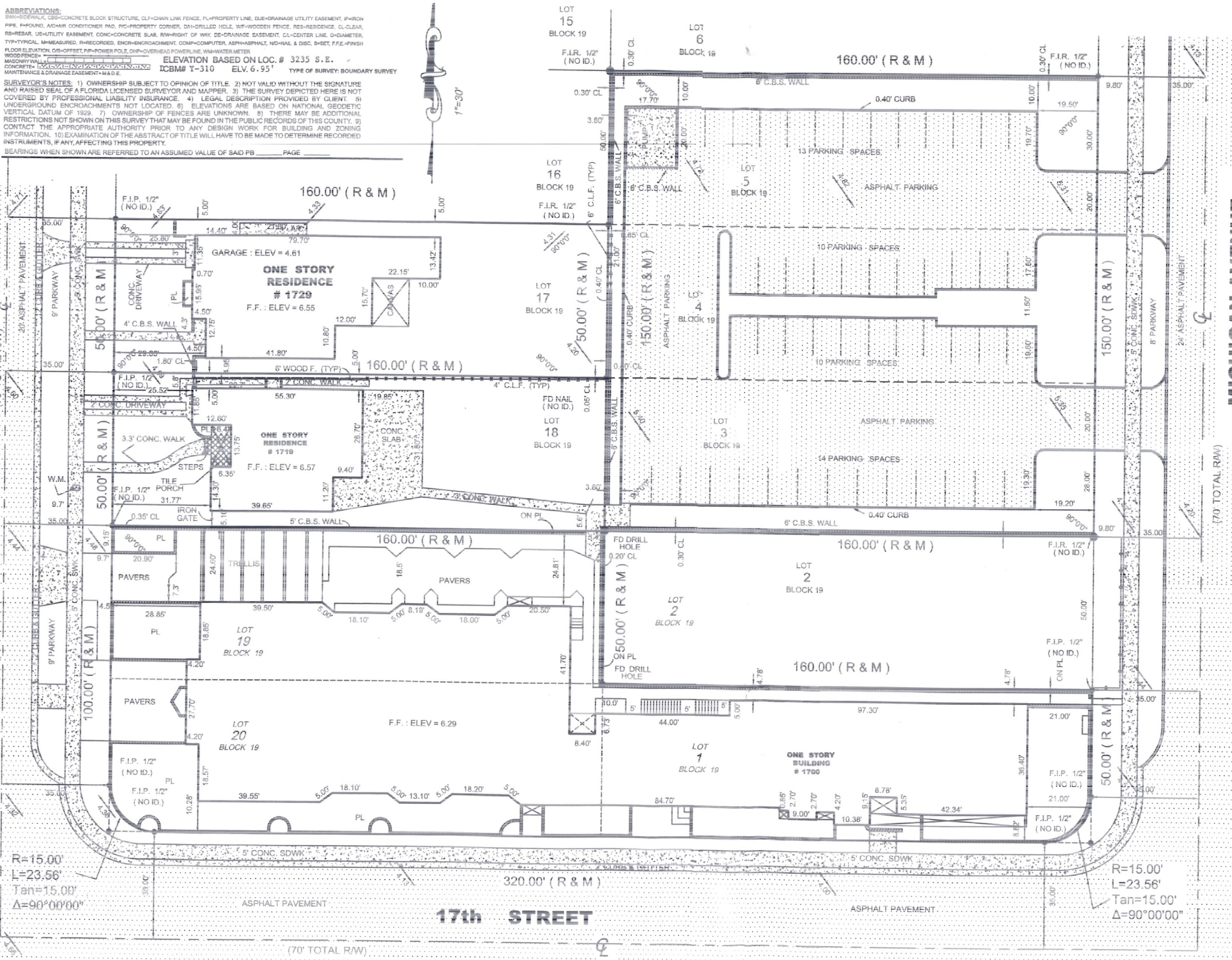
LOCATION SKETCH
 SCALE: NTS



LENOX AVENUE

MICHIGAN AVENUE

17th STREET



SURVEY FOR: CURAN HEBREW THE CONGREGATION OF MIAMI, INC., 1700, 1720, 1726, 1734, MICHIGAN AVE. AND 1719, 1729 LENOX AVE., MIAMI BEACH, FL. 33139.

LEGAL DESCRIPTION: LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, BLOCK 19, SUBDIVISION OF PALM VIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA

BLANCO SURVEYORS INC.
 Engineers - Land Surveyors - Planners - L.S. # 007099
 555 NORTH SHORE DRIVE
 MIAMI BEACH, FL. 33141
 (305) 865-1200 Email: blanco@blancosurveyors.com Fax: (305) 865-7110
 DATE: 6/10/14
 SCALE: 1" = 20'
 COMMUNITY # 120551
 JOB # 14-840

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL
 REVISIONS: