

ALTERATIONS TO 336 COLLINS AVENUE

336 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33139-6903

FOLIO: 02-4203-003-0870

FLORIDA BUILDING COMMISSION - ACCESSIBILITY WAIVER APPLICATION

GENERAL NOTES

- THE CONTRACTOR AGREES THAT HE, HIS MANAGEMENT TEAM (ESTIMATOR, PROJECT MANAGER, PROJECT ENGINEERS, SUPERINTENDENTS, AND SUBCONTRACTORS AND PRINCIPAL SUPERVISORY PERSONNEL) HAS VISITED THE SITE, EXAMINED THE SITE AND THE LOCATION OF THE PROPOSED WORK, AND EXISTING IMPROVEMENTS, AND CONDITIONS AND PHYSICAL CHARACTERISTICS OF THE JOB. THE CONTRACTOR(S) SHALL INCLUDE IN HIS BUDGET ALL COSTS ASSOCIATED WITH, AND PERTAINING TO, THE SATISFACTORY COMPLETION OF THE PROJECT AND THE COMPLETE INSTALLATION OF ALL ASSOCIATED SYSTEMS, INCLUDING THE REMOVAL AND RELOCATION OF ANY AND ALL OBJECTS OR OBSTRUCTIONS THAT MAY BE ENCOUNTERED IN THE COMPLETION OF THE WORK THAT MAY NOT HAVE BEEN PREVIOUSLY DOCUMENTED IN THE CONSTRUCTION DOCUMENTS.
- THE WORK DESCRIBED HEREIN IS DESCRIBED IN THE SCOPE OF WORK. THIS SHEET, THE CONTRACTOR SHALL CORRELATE ALL WORK DESCRIBED ON THE DRAWING WITH THE ACTUAL CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY SITUATION WHICH ENDANGERS THE INTEGRITY OF THE EXISTING BUILDING OR PREVENTS HIM FROM SUCCESSFULLY ATTAINING THE DESIGN INTENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL NOISE ORDINANCES OR OTHER ORDINANCES THAT MAY RESTRICT WORK ON THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING AND COORDINATING ALL INSPECTIONS AND APPROVALS OF ALL ASPECTS OF HIS WORK. THE CONTRACTOR SHALL OBTAIN ALL TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPLICABLE CODES AND STANDARDS RELEVANT TO THIS PROJECT ON SITE AT ALL TIMES, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF PERMIT DRAWINGS ON-SITE AT ALL TIMES ALONG WITH ALL REVISIONS TO THE PERMIT, INCLUDING PERMITTED SHOP DRAWINGS AND CALCULATIONS. SAID DRAWINGS ALONG WITH ALL INSPECTION LOGS, AND PERMITS SHOULD BE MAINTAINED IN AN EASILY ACCESSIBLE SPACE FOR THE OWNER, ARCHITECT, ENGINEERS, AND BUILDING OFFICIALS TO REVIEW.
- THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, PERMIT DOCUMENTS, DIMENSIONS, JOB-SITE CONDITIONS, AND COORDINATE WITH FIELD DIMENSIONS, AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE NOTE OF ANY AND ALL DISCREPANCIES THAT PREVENT THE INSTALLATION OF ANY ASPECT OF THE CONSTRUCTION TO ACHIEVE THE CHARACTER AND APPEARANCE DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES REGARDLESS OF THEIR NATURE TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK, ALLOWING SUFFICIENT TIME FOR THE ARCHITECT AND ENGINEERS TO REASONABLY ASSESS THE CONDITION AND DETERMINE AN APPROPRIATE SOLUTION.
- ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE DRAWINGS. NO "CHANGE ORDERS" FOR MISSED ITEMS IN OTHER SECTIONS OF THE WORK WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER.
- THE ARCHITECT AND/OR ENGINEERS(S) SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OVER THE CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES OR FOR THE SAFETY PRECAUTION PROGRAMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGES OR INJURIES DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISCARD IN A TIMELY MANNER ALL CONSTRUCTION DEBRIS THAT WILL NOT BE REUSED OR RELOCATED ELSEWHERE IN THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND APPLIANCES THAT ARE TO BE USED. THE CONTRACTOR SHALL PROVIDE PROTECTION FROM VANDALISM, THEFT, WEATHER, DUST, NOISE, AND ANY OTHER SOURCE OF DAMAGE OR LOSS.
- THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE/WINDSTORM PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS READILY ACCESSIBLE FOR REVIEW BY THE OWNER AND/OR ARCHITECT.
 - THE HURRICANE PLAN SHALL INCLUDE A LIST OF CONTACTS IN THE EVENT THAT A HURRICANE WATCH IS POSTED AND WILL ALSO ADDRESS WHAT MEASURES ARE TO BE TAKEN TO SECURE THE CONSTRUCTION SITE IN THE EVENT OF NOTIFICATION BY THE NATIONAL WEATHER SERVICE OF AN IMPENDING HURRICANE OR WINDSTORM THAT MAY THREATEN THE JOB.
 - THE HURRICANE PLAN SHALL ADDRESS HOW THE CONTRACTOR WILL MOBILIZE THE PROJECT FOLLOWING A WIND OR HURRICANE EVENT AND DOCUMENTATION OF DAMAGES AND HOW REPAIRS WILL BE HANDLED IN THE EVENT OF A LOSS.
- IN THE EVENT OF DAMAGES TO THE BUILDING WHICH REQUIRE ASSESSMENT FOR AN INSURANCE CLAIM, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OF THE CIRCUMSTANCES SURROUNDING THE LOSS, DOCUMENT DAMAGES, DETERMINE AND PRICE REPAIRS, DETERMINE IMPACT TO THE PROJECT SCHEDULE, SUBMIT ALL INFORMATION TO THE OWNER WITHIN 72 HOURS OF A LOSS.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL WORK AND RETAIN COOPERATION WITH THE OWNER AND TENANTS IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY.
- THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTS. PAYMENT OF ALL TEST SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN THE OWNER/CONTRACTOR OR GENERAL CONDITIONS. IF NOT SPECIFICALLY DEFINED, THESE COSTS SHALL BE BORNE BY THE CONTRACTOR.
- THE ARCHITECT AND ENGINEERS WILL NOT PROVIDE TO THE CONTRACTOR OR HIS SUBCONTRACTORS ANY DISKS OR ELECTRONIC MEDIA PREVIOUSLY CURRENTLY USED IN THE PREPARATION OF THE CONSTRUCTION DRAWINGS. DO NOT REPRODUCE THE DRAWINGS FOR USE AS SHOP DRAWINGS.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL RESOLVE QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS WITH THE ARCHITECT/ENGINEER. DETAILS LABELED AS TYPICAL DETAILS, OR (TYP.) ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED OR EXISTING AT THE SITE. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYPED IN AT EACH LOCATION.

APPLICABLE CODES

FLORIDA BUILDING CODE, 2010 AND ALL REFERENCED STANDARDS

2010 FLORIDA FIRE PREVENTION CODE

TYPE OF CONSTRUCTION

EXISTING BUILDING, TYPE VB, SPRINKLERED

PROJECT DIRECTORY

OWNER	336 COLLINS LLC
CLIENT	STANDARD MANAGEMENT SERVICES, LLC 307 NE 1 ST MIAMI, FL 33132 CONTACT: GUSTAF ARNOLDSSON TEL. 305-975-6020
ARCHITECT	ARM ARCHITECT PA CONTACT: AMILCAR R. MELENDEZ, RA 1001 SW 67 AVE, STE 102 MIAMI, FL 33144 TEL. 305-894-6605 FAX: 786-347-7692 EMAIL: amilcarm@arm-architect.com
MECHANICAL, ELECTRICAL, PLUMBING ENGINEER	JMM CONSULTING ENGINEERS, LLC CONTACT: JOSE M. MARTINEZ, PE 10251 SW 72 ST, SUITE 103 MIAMI, FL 33173 TEL. 305-255-1621 FAX: 305-255-4420 EMAIL: jose.martinez@jmmconsulting.net
STRUCTURAL ENGINEER	UNITED ENGINEERING, INC. CONTACT: JUAN FUENTES, PE 12958 SW 137 AVE, SUITE 112 MIAMI, FL 33196 TEL. 786-347-5250 EMAIL: j.fuentes@unitedeng.pro

SCOPE OF WORK

PARTIAL DEMOLITION AND RESTORATION OF EXISTING CONTRIBUTING (CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD) 2-STORY BUILDING PER THE REQUIREMENTS OF RESOLUTION 2014 R 812957 - FILE NO. 7457, INCLUDING:

- REMOVAL AND REPLACEMENT AS SHOWN OF EXISTING WINDOWS AND DOORS.
- REMOVAL AND REPLACEMENT OF EXISTING RAILING AS SHOWN.
- REMOVAL OF EXISTING NON-ORIGINAL FLOORING AND RESTORATION OF EXISTING FLOORING AS SHOWN.
- RESTORATION OF EXISTING COUNTER
- RESTORATION OF EXISTING STAIR
- RESTORATION OF EXISTING FIREPLACE
- REMOVAL OF EXISTING FIRST AND SECOND FLOOR AREA AS SHOWN.

CLASSIFICATION OF WORK

CLASSIFICATION OF WORK:

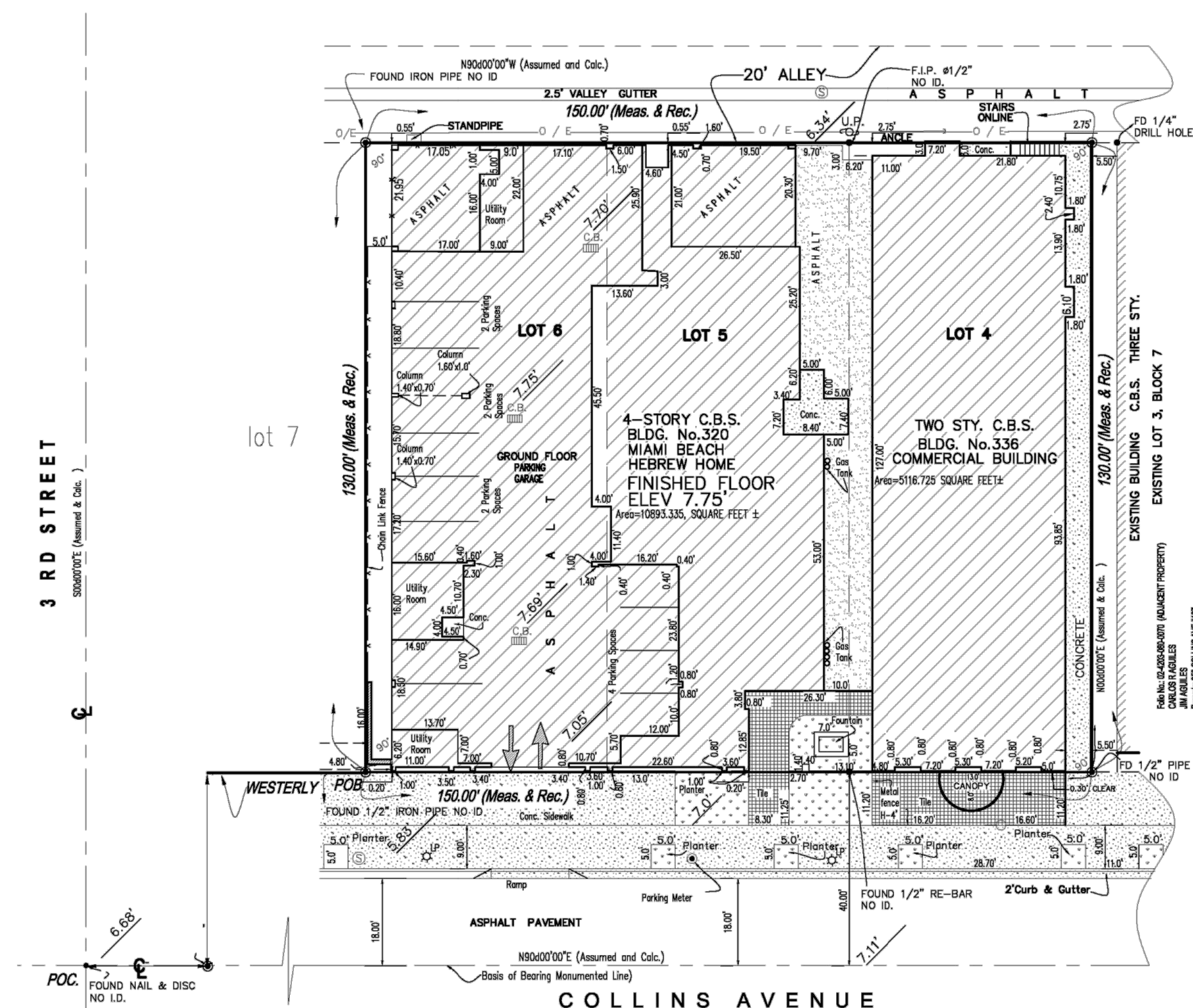
- LEVEL 2 ALTERATION

DRAWING LIST

G-1.0	GENERAL INFORMATION
A-2.01	PROPOSED FIRST AND SECOND LEVEL FLOOR PLANS
A-2.02	PROPOSED BASEMENT/GROUND FLOOR PLAN AND ROOF PLAN
A-2.03	IMAGERY
A-4.01	PROPOSED EXTERIOR ELEVATIONS
A-4.02	PROPOSED BUILDING SECTIONS
A-4.03	PROPOSED INTERIOR ELEVATIONS
A-4.04	PROPOSED INTERIOR ELEVATIONS
A-4.05	PROPOSED INTERIOR ELEVATIONS

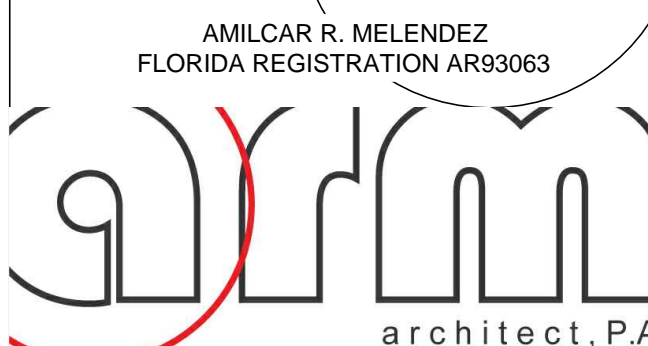
ACCESSIBILITY PROVISIONS

ACCESSIBILITY TO LOBBY BY RAMP		
ACCESSIBILITY TO RECEPTION COUNTER, LOWERED PORTION OF COUNTER		
GUEST ROOMS 30 TOTAL	REQUIRED	PROVIDED
WITH COMMUNICATION FEATURES PER 2010 FBC-ACCESSIBILITY 806.3	FOUR (4) PER 2010 FBC-ACCESSIBILITY TABLE 224.4	FOUR (4)
WITH MOBILITY FEATURES PER 2010 FBC-ACCESSIBILITY 806.2	30' 05" = TWO (2) PER 2010 FBC-ACCESSIBILITY TABLE 224.2	ONE (1) WITH FULL MOBILITY FEATURES, ONE (1) WITH PARTIAL MOBILITY FEATURES
WITH ROLL-IN SHOWER PER 2010 FBC-ACCESSIBILITY TABLE 224.2	ZERO (0)	ONE (1)
WITHOUT ROLL-IN SHOWER PER 2010 FBC-ACCESSIBILITY TABLE 224.2	TWO (2)	ONE (1)
DISPERSION	2010 FBC-ACCESSIBILITY 224.5	ONE (1) ROOM WITH MOBILITY FEATURES PROVIDED ON FIRST FLOOR, TWO (2) ROOMS WITH COMMUNICATION FEATURES PROVIDED ON FIRST FLOOR AND TWO (2) ON SECOND FLOOR, AND ONE (1) ROOM WITH PARTIAL MOBILITY FEATURES PROVIDED ON SECOND FLOOR



LEGAL DESCRIPTION:
3 54 42
OCEAN BEACH FLA SUB PB 2-38
LOT 4 BLK 7
LOT SIZE SITE VALUE
748-140347
COC 26242-0344 02 2008 5

SITE PLAN
17x20'-0"



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FLORIDA LICENSE NO. AA28001833

336 COLLINS

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MIAMI BEACH, FL 33139-6903
FOLIO: 02-4203-003-0870

project address.

GENERAL INFORMATION

drawing title:	ARM	G-1.0
drawn by:	15006	
project no.:	2.26.2015	
date:		