

PROJECT ADDRESS:

8635 HARDING AVE MIAMI BEACH, FLORIDA

SCOPE OF WORK:

- 1-) THE SCOPE OF THE WORK HAS BEEN GENERALLY DESCRIBED IN THE DRAWINGS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT AND SITE AND DETERMINE THE FULL EXTENT OF THE WORK.
- 2-) THE SCOPE OF THIS SUBMITTAL SHALL ENCOMPASS THE FOLLOWING:
 - CHANGE OF USE FROM OCCUPANCY R-2 (APARTMENT BUILDING) TO R-1 (HOTEL BUILDING)
 - NEW ADA PARKING SPACE AND NEW ADA RAMP TO PROVIDE ACCESSIBILITY TO THE ADA ROOM LOCATED ON THE 1st FLOOR.
 - NEW EXTERIOR FENCE (SCREEN FOR A/C EQUIPMENT)
 - NEW EXTERIOR GUARDRAILS AND HANDRAILS FOR EXISTING STAIRS
 - REPLACEMENT OF EXTERIOR WINDOWS AND DOORS.
 - EXTERIOR STUCCO PATCHING, CLEANING, CAULKING, & PAINT.
 - INTERIOR REMODELING OF BATHROOMS (NEW FINISHES, ACCESSORIES, & FIXTURES)
 - INTERIOR REMODELING OF KITCHENS (NEW FINISHES, CABINETS, APPLIANCES, & FIXTURES)
 - INTERIOR FLOOR FINISHES.
 - INTERIOR PAINT
 - NEW ELECTRICAL SYSTEM.
 - NEW SANITARY PLUMBING SYSTEM.
 - REMOVAL OF WALL A/C UNITS.
 - NEW A/C SYSTEM FOR ALL THE ROOMS.
 - NEW FIRE ALARM SYSTEM.
 - NEW FIRE SPRINKLER SYSTEM FOR ENTIRE BUILDING.
- 3-) REMOVAL AND DISPOSAL OF ALL CONSTRUCTION AND DEMOLITION DEBRIS AND SURPLUS MATERIALS.

BUILDING BREAKDOWN:

LOT AREA:	4,981.78 SF
STORIES:	2
# UNITS:	6 (4 EFFICIENCIES & (2) 2-BED/1-BATH APARTMENTS
A/C AREA:	1st FLOOR = 1,534.81 SF + 2nd FLOOR = 1,534.81 S.F.=TOTAL=3,069.62 SF
FOOTPRINT:	1,8907.32 SF

ZONING LEGEND:

ZONING CLASSIFICATION:	RM-1						
USE:	RESIDENTIAL (MULTIFAMILY APARTMENT) NEW PROPOSED USE: HOTEL BUILDING (SHORT TERM RENTAL)						
FAR CALCULATION	<table border="1"> <tr> <th>EXISTING</th> <th>PROPOSED</th> <th>COMMENTS</th> </tr> <tr> <td>1.25 MAX. = 6,227.22 SF</td> <td>3,069.62 SF</td> <td>3,069.62 SF NOT ALTERED (NO ADDITIONS)</td> </tr> </table>	EXISTING	PROPOSED	COMMENTS	1.25 MAX. = 6,227.22 SF	3,069.62 SF	3,069.62 SF NOT ALTERED (NO ADDITIONS)
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1.25 MAX. = 6,227.22 SF	3,069.62 SF	3,069.62 SF NOT ALTERED (NO ADDITIONS)					
BUILDING HEIGHT:	2-STORIES						
5-STORIES MAX.	2-STORIES NOT ALTERED						
BUILDING SETBACKS:							
FRONT	20 FEET	SEE PLAN	ALL SETBACK ARE EXISTING				
REAR	5 FEET	SEE PLAN	AND NOT ALTERED, SEE SITE				
SIDE	5 FEET	SEE PLAN	PLAN & SURVEY.				

CODES IN EFFECT:

FBC 2014, 5th EDITION EXISTING BUILDING
 FBC 2014, 5th EDITION ACCESSIBILITY
 FBC 2014, 5th EDITION BUILDING
 FBC 2014, 5th EDITION MECHANICAL
 FBC 2014, 5th EDITION PLUMBING
 NEC LATEST EDITION
 FFPC 2014, 5th EDITION
 CITY OF MIAMI BEACH ZONING ORDINANCE, LATEST EDITION

UNDER A SEPARATE PERMIT:

ELECTRICAL, MECHANICAL, & PLUMBING TRADES
 EXTERIOR WINDOWS & DOORS
 FIRE SPRINKLER AND FIRE ALARM SYSTEMS
 ROOFING
 ANY WORK IN THE RIGHT-OF-WAY

CONSTRUCTION LEGEND:

OCCUPANCY CLASSIFICATION: RESIDENTIAL R-2 APARTMENT BUILDING
 OCCUPANCY CLASSIFICATION FFPC: RESIDENTIAL (APARTMENT BUILDING)

CLASSIFICATION OF WORK:
 ALTERATION LEVEL II AS PER FBC 2014 5th EDITION EXISTING BUILDING
 RENOVATION / MODIFICATION AS PER FFPC 5th EDITION

CONSTRUCTION TYPE: TYPE VB (UP TO 2-STORIES , 7000 SF)

TABLE 601 FIRE RESISTANCE FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL ELEMENTS	OHR
BEARING WALLS INTERIOR EXTERIOR	OHR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	OHR
ROOF CONSTRUCTION	OHR

BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
 APARTMENTS / BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND CONSTRUCTION.

FIRE SEPARATION BETWEEN DWELLING UNITS SHALL BE 1HR.

INTERIOR FINISH CLASSIFICATION:
 INTERIOR WALL AND CEILING FINISHES:
 EXIT ENCLOSURES: CLASS A
 LOBBIES AND CORRIDORS: CLASS B
 ROOMS AND ENCLOSED SPACES: CLASS B

INTERIOR FLOOR FINISHES:
 EXIT ENCLOSURES: CLASS II
 EXIT ACCESS CORRIDORS: CLASS II
 ROOMS: CLASS II

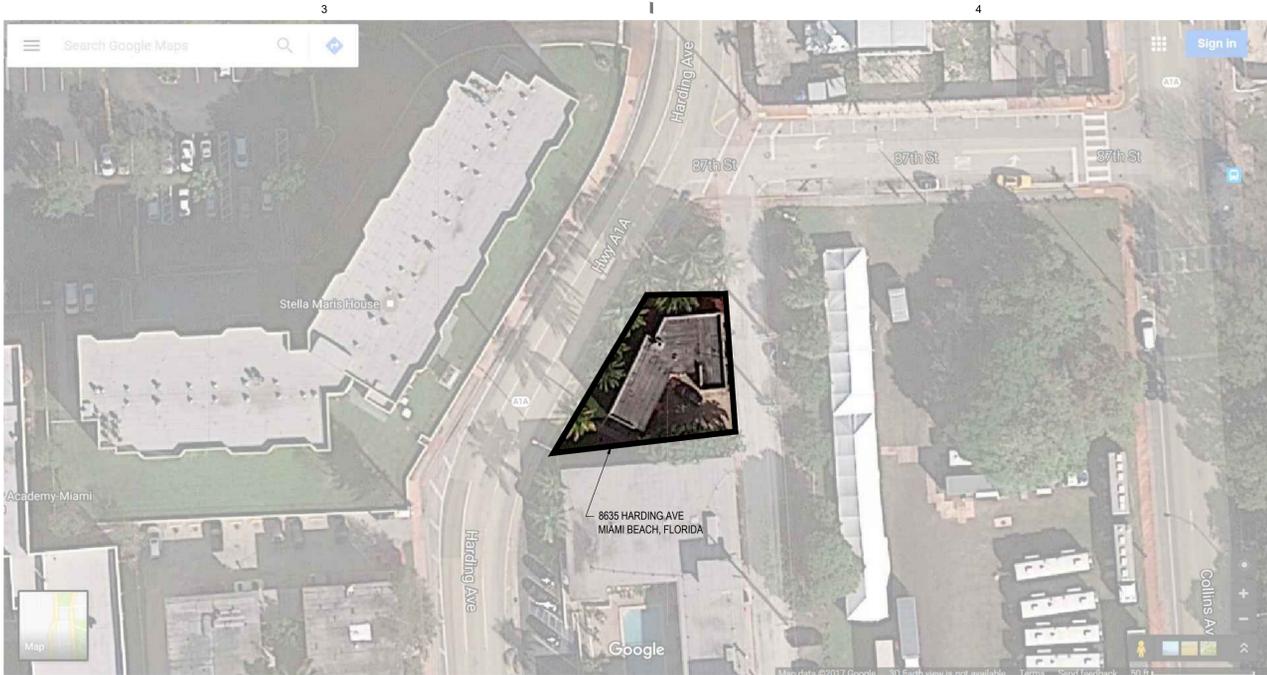
INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 10.2 OF THE FFPC 2014, 5th EDITION, NFPA 101.

GENERAL NOTES:

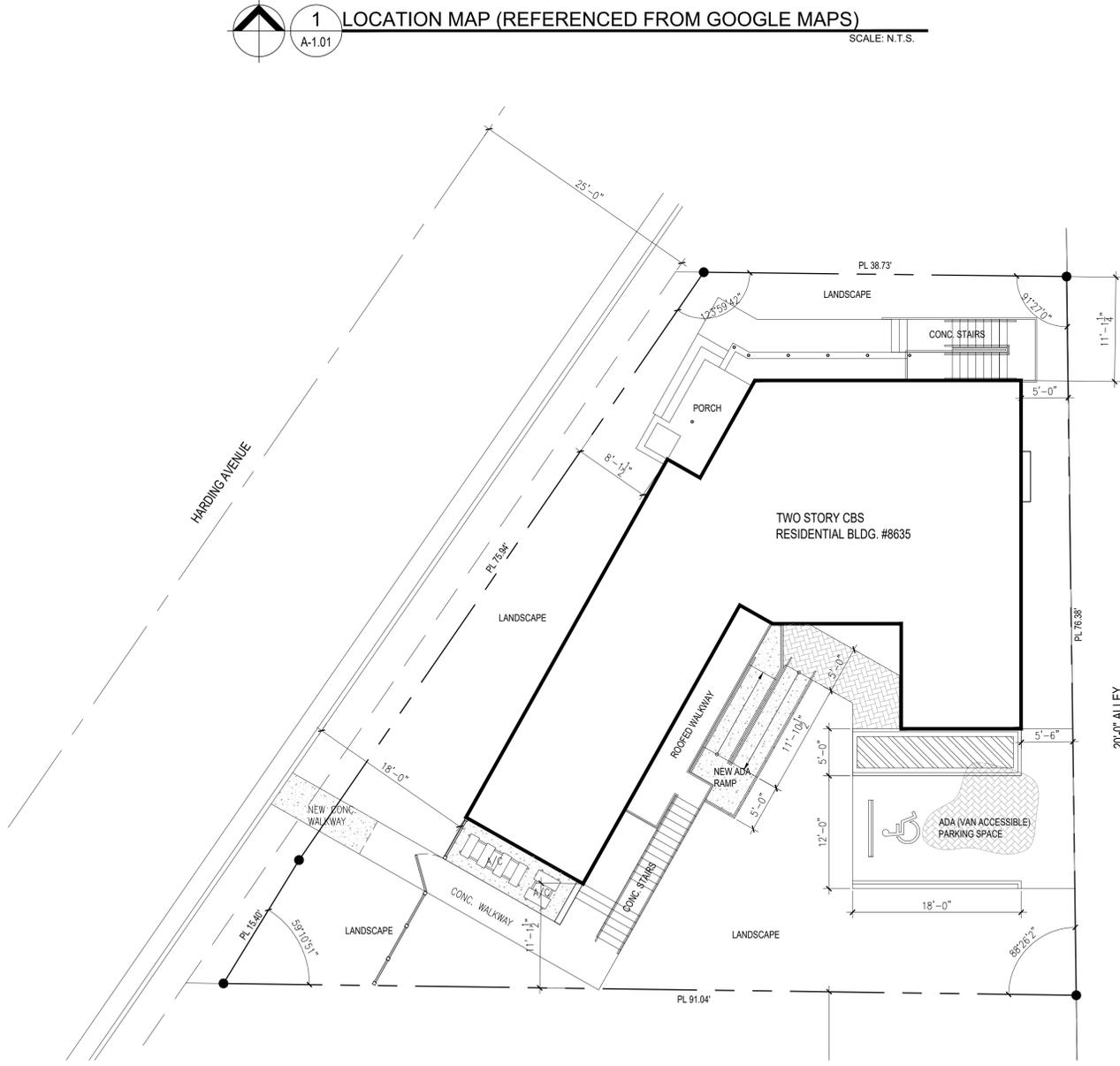
- 1-) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE NATIONAL AND LOCAL CODES AND CONVENTIONAL GUIDELINES, INCLUDING THE LATEST SUPPLEMENTAL "HURRICANE" CODE REQUIREMENTS FOR CITY OF MIAMI BEACH, FL. (FLORIDA BUILDING CODE). ALL WORK SHALL BE PERFORMED IN ACCORDANCE AND IN COMPLIANCE WITH THE HOME OWNERS' ASSOCIATION AND BUILDING REGULATIONS AND REQUIREMENTS.
- 2-) ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.
- 3-) THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES, AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE WITH SUCH SAFETY LAWS, RULES, AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 4-) THE ARCHITECT SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SAMPLES OF CUSTOM FABRICATED ITEMS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED FOR THE ITEMS NOT SHOWN IN THE DRAWINGS. SUBSTITUTIONS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT OF THE ARCHITECT.
- 5-) WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- 6-) THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE DRAWINGS, DIMENSIONS AND CONDITIONS ON THE SITE ETC. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES.
- 7-) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS, INSURANCE, AND TAXES NECESSARY TO THE CONSTRUCTION OF THIS PROJECT.
- 8-) CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SEPARATE PERMITS AS REQUIRED BY THE MUNICIPALITY ISSUING THE GENERAL BUILDING PERMIT (CITY OF MIAMI BEACH, FL.)
- 9-) GENERAL CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES (GAS, ELECTRIC, PHONE, WATER, SEWER, ETC.) AND STAKE OUT IN THE FIELD ALL UTILITIES KNOWN AND ENCOUNTERED PRIOR TO PROCEEDING WITH ANY DEMOLITION / EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENTS AND/OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.
- 10-) GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUM'S TO ALL SUBCONTRACTORS ON THE JOB (ELECTRICAL, MECHANICAL, PLUMBING, INTERIOR PARTITIONS ETC.) AND COORDINATE THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION. FAILURE TO DO SO WILL BE THE ENTIRE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.
- 11-) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR ALL MEANS OF SAFETY DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PRECAUTIONS AS PER OSHA.
- 12-) DELIVERY OF MATERIALS, SUPPLIES, TOOLS, ETC. SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION. WORK HOURS AND THE MANNER IN WHICH THE WORK WILL BE PERFORMED INSIDE THE CONDOMINIUM ASSOCIATION SHALL BE COORDINATED WITH THE OWNER / CONDOMINIUM ASSOCIATION.
- 13-) GENERAL CONTRACTOR SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLANS ARE NOMINAL.
- 14-) GENERAL CONTRACTOR SHALL PROVIDE CONTINUOUS CAULK AND SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST APPLICABLE EDITION).
- 15-) FOR STANDARD CONSTRUCTION DETAILS NOT SHOWN ON THE DRAWINGS, GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECT AND/OR PROCEED IN ACCORDANCE WITH THE APPLICABLE CODES AND ESTABLISHED GOOD STANDARD BUILDING PRACTICES.
- 16-) THIS SET OF PLANS HAS BEEN PREPARED TO COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.
- 17-) CONSTRUCTION SHALL PROCEED IN ACCORDANCE WITH THE OFFICIAL DRAWINGS APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH THE LATEST CORRECT SET OF DRAWINGS TO ALL SUB-CONTRACTORS. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL. IN SUCH CASE THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
- 18-) CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING CONSTRUCTION AS INTENDED IN THESE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES CONTRACTOR SHALL VERIFY WITH ARCHITECT BEFORE EXECUTION.
- 19-) CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING CONSTRUCTION TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES AND FURNISH ANY ADDITIONAL WORK OR MATERIALS IF REQUIRED BY THE BUILDING DEPARTMENT AFTER THE PERMIT SET HAS BEEN APPROVED DURING TIME OF CONSTRUCTION.
- 20-) ALL FINISH MATERIALS, FIXTURES, ACCESSORIES, APPLIANCES, HARDWARE, FURNISHINGS, DOORS, ETC. SHALL BE APPROVED BY THE OWNER / CONDO ASSOCIATION / OR ASSOCIATION REPRESENTATIVE FOR AESTHETIC PURPOSES PRIOR TO ORDERING, PURCHASE, AND / OR FABRICATION.

P.W. NOTES:

- 1-) ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY.
- ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO THE START OF CONSTRUCTION.



1 LOCATION MAP (REFERENCED FROM GOOGLE MAPS)
 SCALE: N.T.S.



2 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"

NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUTES."

DESIGN TEAM:
NOVUS Archetype
 architecture / interior / planning
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 LICENSE No. AR13161

PROJECT:
INTERIOR REMODELING & CHANGE OF USE TO HOTEL
 8635 HARDING AVE.
 MIAMI BEACH, FLORIDA

MANAGEMENT:

#	REVISIONS	DATE

DATE: 03-31-2017
 PROJECT No.: 16-021
 DRAWN BY: JP,SM,JS
 CHECKED BY: jp
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SHEET TITLE:
PROPOSED SITE PLAN, LOCATION MAP & GENERAL NOTES

SHEET No:
A-1.01