



CITY OF MIAMI BEACH DESIGN REVIEW BOARD FINAL SUBMITTAL

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architecture
international



INDEX

ARCHITECTURE

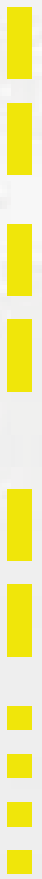
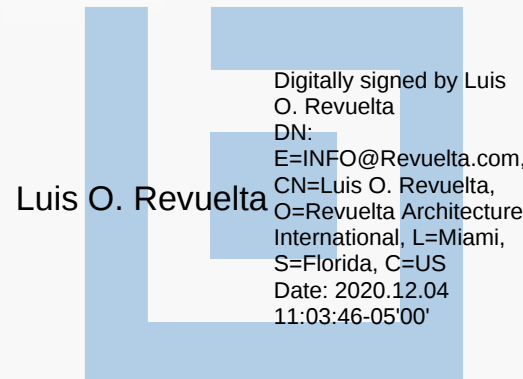
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72+ COLLINS HOTEL & CONDOMINIUM

7118-7140 COLLINS AV.
7121-7145 HARDING AVENUE
MIAMI BEACH, FL. 33141



A DEVELOPMENT OF
COLLINS & 72nd. DEVELOPERS

DECEMBER 7, 2020

LANDSCAPE REVIEW

1. REFER TO THE TOWN CENTER ORDINANCE AND COMPLY WITH THE STREET TREE REQUIREMENTS ALONG THE 72ND STREET FRONTAGE. **THE PHASE 1 AND 2 PLANT SPECIFICATIONS HAVE BEEN REVISED TO COMPLY WITH THE TC-C STREET TREE REQUIREMENTS. REFER TO SHEET L700 (PHASE 1 AND 2). PROPOSED GREEN BUTTONWOOD TREES ARE 22' IN HEIGHT, 8' CT. SINGLE LEADER / STANDARD FLORIDA #1, 6" DBH AND UP-LIT.**

ZONING REVIEW

1. IT APPEARS THAT THE TERMINATION OF THE LEASE IS BY DECEMBER 2032. CLEARLY INDICATE IN LETTER OF INTENT THE DATE OF THE TERMINATION OF THE LEASE FOR THE PROPOSED IMPROVEMENTS. **THE TOP PARAGRAPH ON PAGE 3 OF THE LETTER OF INTENT HAS BEEN REVISED TO SUGGEST THAT THERE BE A CONDITION IN THE BOARD ORDER THAT THE APPLICANT HAS 18 MONTHS FROM THE DATE OF THE EXPIRATION OF THE LEASE ON NOVEMBER 30, 2032.**

2. GROUND FLOOR SHALL HAVE A MINIMUM DEPTH OF 50'-0" OF HABITABLE SPACE WITHIN 90% OF THE BUILDING FAÇADE. (EXCLUDING ALLOWED DRIVEWAYS AND UTILITY INFRASTRUCTURE). VARIANCE #1. REQUESTED. **NOTED.**

3. PARKING AND LOADING AREAS AT THE GROUND LEVEL SHALL BE SETBACK 50'-0" FROM THE BUILDING FAÇADE AND BE CONCEALED FROM PEDESTRIAN PATH WITH REQUIRED HABITABLE SPACE FOR 90% OF THE BUILDING LENGTH. VARIANCE #2. REQUESTED. **NOTED.**

4. DRIVEWAYS ARE PROHIBITED IN A CLASS A FRONTAGE, UNLESS IT IS THE ONLY ACCESS TO THE SITE. VARIANCE #3. REQUESTED. **NOTED.**

5. PROVIDE A DIAGRAM WITH DIMENSIONS AND CALCULATIONS SHOWING COMPLIANCE WITH THE MINIMUM 70% CLEAR GLASS WINDOWS WITH VIEWS INTO THE HABITABLE SPACE AT THE GROUND FLOOR ALONG THE FAÇADE PORTION WITH MODIFICATIONS. IT DOES NOT APPEAR TO COMPLY WHICH REQUIRES A VARIANCE. **REQUESTED DIAGRAM HAS BEEN ADDED, SEE SHEETS A-401.1 AND A-401.2. AND VARIANCE HAS BEEN ADDED TO THE LETTER OF INTENT.**

6. PARKING FACILITIES SHALL BE ENTIRELY SCREENED FROM PUBLIC RIGHT OF WAYS AND PEDESTRIAN PATH. VARIANCE #4. NOT REQUESTED. **THIS VARIANCE HAS BEEN ADDED TO THE LETTER OF INTENT AND TO THE VARIANCE DIAGRAM.**

7. REQUIRES A WAIVER TO NOT COMBINE PARKING WITH LOADING DRIVEWAY. **THE LETTER OF INTENT HAS BEEN UPDATED TO REQUEST THIS WAIVER, SEE PAGE 4, TOP PARAGRAPH.**

8. NOTE THAT STAFF WOULD NOT BE SUPPORTIVE OF THE VARIANCES REQUIRED. STAFF WOULD RECOMMEND TO HAVE THE DENNY'S PARKING SPACES ASSIGNED WITHIN THE MAIN PARKING AREA.

DRB PLAN REVIEW

1. GENERALLY

A. LOI MISSING IDENTIFIED VARIANCES. **THE LIST OF REQUIRED VARIANCES HAVE BEEN UPDATED.**

B. THIS SHOULD NOT BE APPLIED AS PHASE DEVELOPMENT PROJECT TO THE DRB BUT RATHER A STRAIGHT UP MODIFICATION REQUIRED VARIANCES APPLICATION. STAFF DOES NOT AUTHORIZE "TEMPORARY VARIANCES". **THE REQUEST FOR A PHASED DEVELOPMENT PERMIT IS CONSISTENT WITH SECTIONS 142-746(B) AND 118-259 OF THE CITY CODE.**

C. APPLICATION SHALL BE ANALYZED FOR 72ND STREET IN REGARDS TO THE TCC. **WE HAVE ANALYZED THE PROJECT WITH REGARD TO THE TC-C REGULATIONS ALONG 72 STREET.**

D. CO-LIVING UNITS (#) VESTED AS PART OF BUILDING PERMIT (#) . INCLUDE THIS INFORMATION AS PART OF THE LOI. NOTE: COLIVING UNITS ARE NOT PART OF THIS MODIFICATION. **THE CO-LIVING UNITS ARE MENTIONED IN THE SECOND PARAGRAPH OF THE LOI.**

2. ARCHITECTURAL REPRESENTATION

A. SHOW HOW SF OF PARKING AREA SHALL BE LEFT AS RESERVE FOR FUTURE RE-BUILD OUT OF SPACE. **THE FAR DIAGRAMS SHOW THAT THE PHASE 1 PLANS LEAVE A SUFFICIENT AMOUNT OF FAR FOR THE BUILD OUT OF THE SPACE IN PHASE 2.**

B. A-503 VARIANCE DIAGRAMS TO BE INCLUDED TO SHOW VARIANCES REQUESTED IN ELEVATION AND SECTION. **THIS HAS BEEN ADDED, SEE SHEET A-503.1.**

C. A-602 RENDERING SHOULD ACCURATELY DEPICT AREA OF THE PROPOSED ALTERATIONS (CURB CUT). **THE RENDERING ON A-602 DOES ACCURATELY DEPICT THE LOCATION OF THE CURB CUT.**

D. ADD "FINAL SUBMITTAL" TO FRONT COVER TITLE FOR HEIGHTENED CLARITY OF REFERENCE FOR NEXT DEADLINE. ALSO DRAWINGS NEED TO BE DATED DEADLINE DATE. **DONE.**

E. ADD NARRATIVE RESPONSE SHEET. THESE COMMENTS HAVE BEEN PROVIDED AS A PRELIMINARY REVIEW OF THE DOCUMENTS AND PLANS SUBMITTED AND ARE SUBJECT TO ADDITIONS AND/OR DELETIONS PENDING FURTHER REVIEW. **THIS DOCUMENT IS THE NARRATIVE RESPONSE SHEET.**

NOT FOR CONSTRUCTION



CITY OF MIAMI BEACH



NORTH MIAMI BEACH

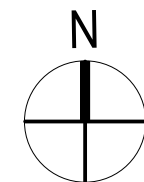


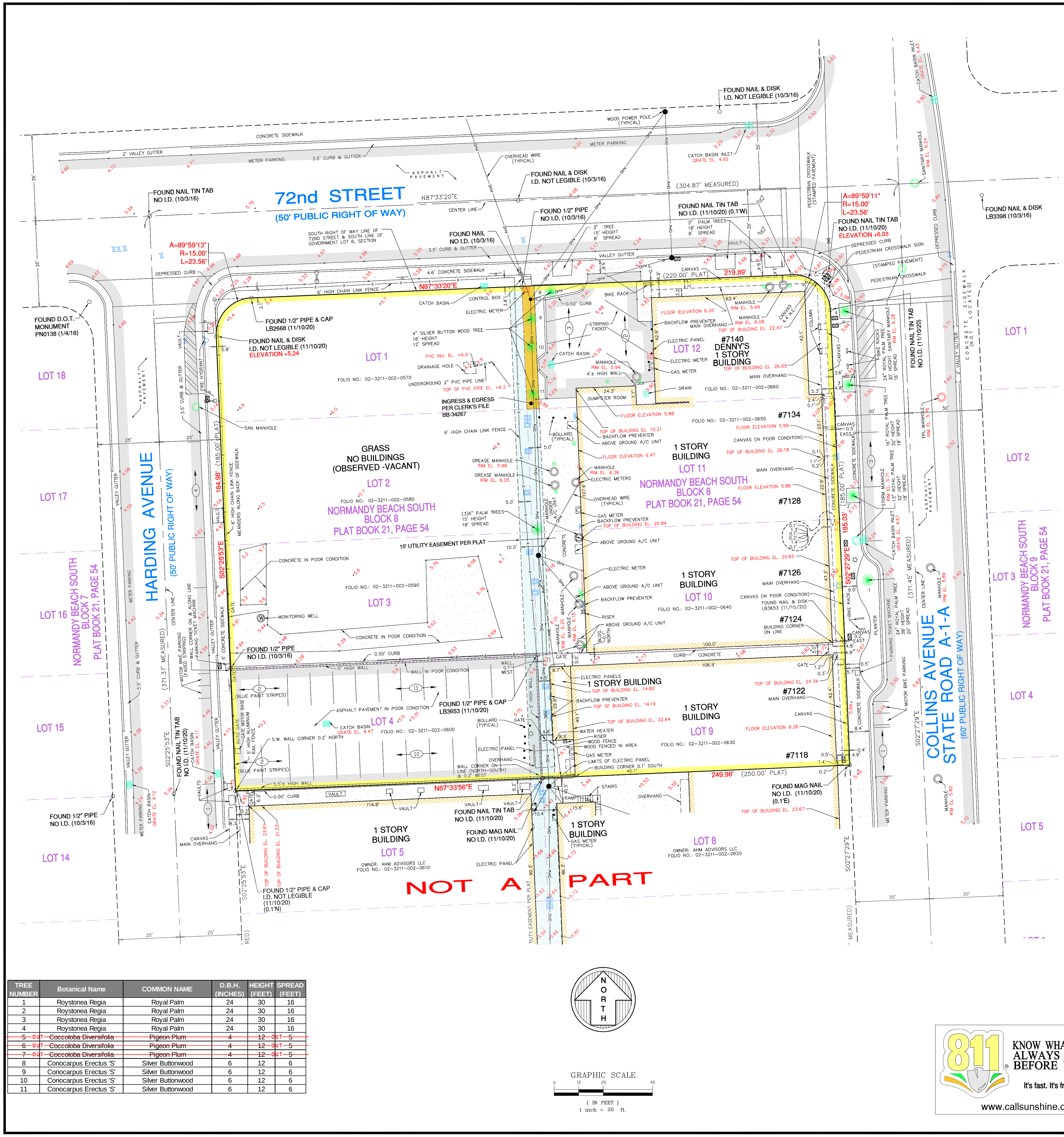
CITY OF MIAMI BEACH

CITY OF MIAMI

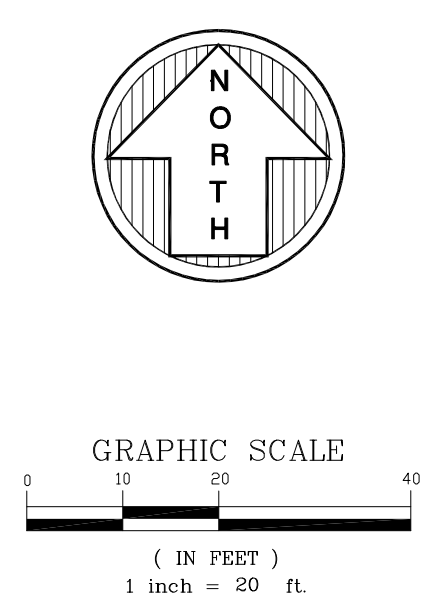
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ATLANTIC OCEAN

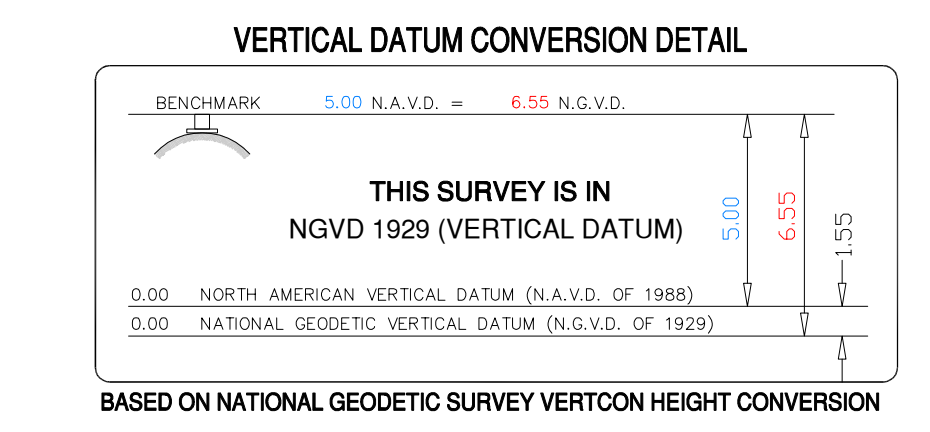




TREE NUMBER	Botanical Name	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	Roystonia Regia	Royal Palm	24	30	16
2	Roystonia Regia	Royal Palm	24	30	16
3	Roystonia Regia	Royal Palm	24	30	16
4	Roystonia Regia	Royal Palm	24	30	16
5 - OUT	Coccoloba Diversifolia	Pigeon Plum	4	12	OUT - 5
6 - OUT	Coccoloba Diversifolia	Pigeon Plum	4	12	OUT - 5
7 - OUT	Coccoloba Diversifolia	Pigeon Plum	4	12	OUT - 5
8	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6
9	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6
10	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6
11	Conocarpus Erectus 'S'	Silver Buttonwood	6	12	6



- LEGEND**
- CATCH BASIN
 - MANHOLE
 - WATER METER
 - WATER VALVE
 - CATCH BASIN INLET
 - UTILITY POLE
 - RISER
 - FIRE HYDRANT
 - HANDHOLE
 - CONCRETE POWER POLE
 - WOOD POWER POLE
 - CLEAN OUT
 - OVERHEAD WIRES
 - 0.5' CURB
 - 2.0' CURB & GUTTER
 - CHAIN LINK FENCE
 - GRADE ELEVATION
 - ELEVATION
 - INVERT
 - SANITARY
 - PERMANENT REFERENCE MONUMENT
 - BOTTOM OF STRUCTURE
 - TOP OF BAYLE
 - TEMPORARY BENCHMARK
 - CONCRETE
 - ASPHALT PAVEMENT



LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 8, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lot 4, Block 8, NORMANDY BEACH SOUTH, according to the plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lots 9, 10, 11 and 12, Block 8, of NORMANDY BEACH SOUTH, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Right-of-Way and easement per plat shown on survey.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order Number 5666688, with an effective date of September 5, 2016, revised Sept. 15, 2016 - REVISION A. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B - SECTION II

1-4. Standard Exceptions not addressed.

5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of NORMANDY BEACH SOUTH, recorded in Plat Book 21, Page 54.

6. Right-of-Way and easement per plat shown on survey.

7. Easement Agreement recorded in O.R.B. 30037, Page 1977.

8. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.

9. UCC recorded in O.R.B. 30037, Page 1984.

10. Encumbers parcel but not subject to location.

11. Mortgage recorded in O.R.B. 29913, Page 4728.

12. Assignment of Rents recorded in O.R.B. 29913, Page 4754.

13. Encumbers parcel but not subject to location.

14. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.

15. Encumbers parcel but not subject to location.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

With reference to the Chicago Title Insurance Company, Agent File Reference 2016-4514, with an effective date of April 14, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B

1-6. Standard Exceptions not addressed.

7. Terms, conditions and easements appearing on the Plat of NORMANDY BEACH SOUTH, as recorded in Plat Book 21, Page 54.

8. Right-of-Way and easement per plat shown on survey.

9. Order from City of Miami Beach Planning Department recorded in O.R.B. 28473, Page 222.

10. Survey prepared by Abraham Hoidal.

11. Mortgage recorded in O.R.B. 29913, Page 4728.

12. Assignment of Rents recorded in O.R.B. 29913, Page 4754.

13. Encumbers parcel but not subject to location.

14. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.

15. Encumbers parcel but not subject to location.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

- Bearings hereon are referred to an assumed value of S02°25'53"E for the East right of way line of Harding Avenue, and evidenced by found mag nail & found nail & disk.

- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark 6-313, Elevation +8.26, located by US CG brass disk in the N.E. corner of a sewer pumping station at the center of a parking lot at 72nd Street (North of) and State Road A-1-A (165' West of West curb).

- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

- Trees shown are surveyed for their horizontal location and/or size.

- Identification and/or name verification provided by Nielsen landscape architects, S. Tyler Nielsen dated March 23, 2018.

- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

- Lands shown hereon containing 49,890 square feet, or 1.145 acres, more or less.

- All horizontal control measurements are within a precision of 1:10,000.

- This map is intended to be displayed at the graphic scale shown hereon or smaller.

- Roof overhang not located unless otherwise shown.

- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 3, 2016 and last updated November 10, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated,
ou=AD4100000017402A2BFA20004295B,
cn=Daniel C Fortin
Date: 2020.11.13 16:51:24 -0500

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LB36435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

6	202006	UPDATE SURVEY - TC (11/10/20)	S.S.
5	180377	AMEND PER NEW TREE INFORMATION (4/6/18)	DWF
4	180334	AMEND TO SHOW PROPOSED FBAL EASEMENT	DANIE
3	171413	SHOW SIDEWALK WIDTHS	CEM
2	171413	UPDATE SURVEY (1/4/18)	RL
1			
No.	O.N.	Revision Description	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 0000653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4491 / Fax 305-651-7132 / Email fls@flsurvey.com

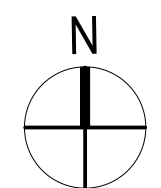
BOUNDARY & TOPOGRAPHIC SURVEY
72nd STREET HOTEL, MIAMI BEACH
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/3/16
Scale	1"=20'
Drawn By	DWF
CAD No.	151246
Plotted	11/13/20 11:25a
Ref. Dwg.	2015-114
Field Book	639/62-63 - RLL
Job No.	161128
Dwg. No.	2016-100-NGVD
Sheet	1 of 1

NOT FOR CONSTRUCTION



CONTEXTUAL SITE PLAN | 1
N.T.S.



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Project

**72+ COLLINS HOTEL &
CONDOMINIUM**
7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA. 33141

Permit Revisions

Owner Information
**COLLINS & 72nd.
DEVELOPERS**
9537 Harding Avenue
Surfside, Florida 33154
(305) 867-6344
Consultant

Design by

Luis O. Revuelta
Architecture International
Santiago, Chile
11.05.29.6507

Luis O. Revuelta
AR-0007972

**ZONING
PRESENTATION**

Date
04.06.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

SITE PLAN-CONTEXT
Sheet No.
A-003

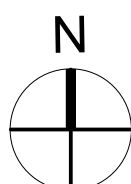
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HARDING AVENUE

SCALE 1/6"=1'-0"

SCALE 1/6"=1'-0"

SCALE 1/16" = 1'-0"



ANY BUILDING OR STRUCTURE ERECTED IN PARKING DISTRICT No. 8 MAY PROVIDE REQUIRED PARKING ON SITE AS SPECIFIED IN PARKING DISTRICT No.1. SUCH REQUIRED PARKING , IF PROVIDED, SHALL BE EXEMPT FROM FAR, IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 114 OF THESE LANDS REGULATIONS.

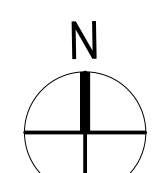
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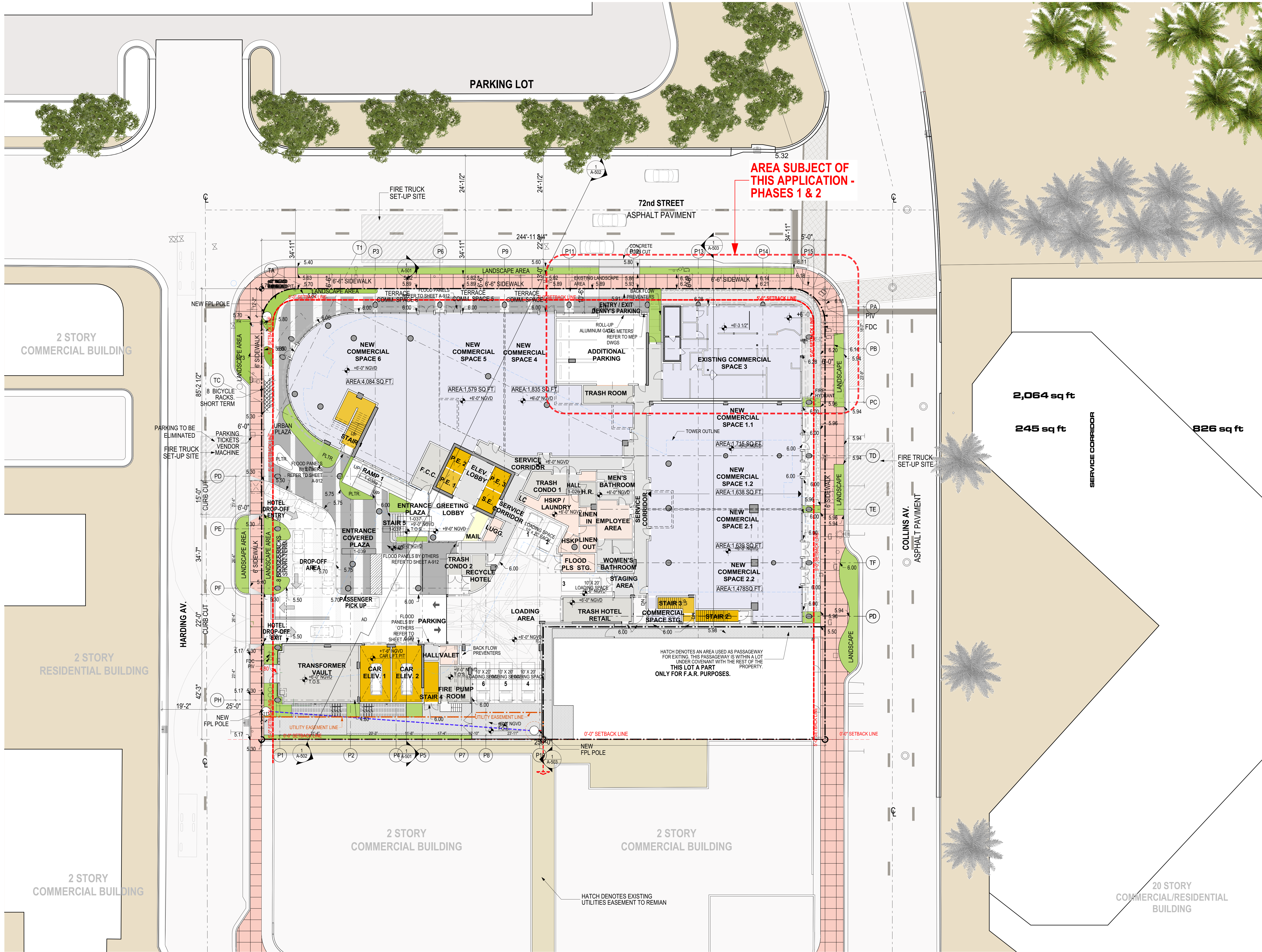
N.T.S.

N.T.S

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Sheet No.





GROUND SITE PLAN | 1
SCALE 1/16"=1'-0"

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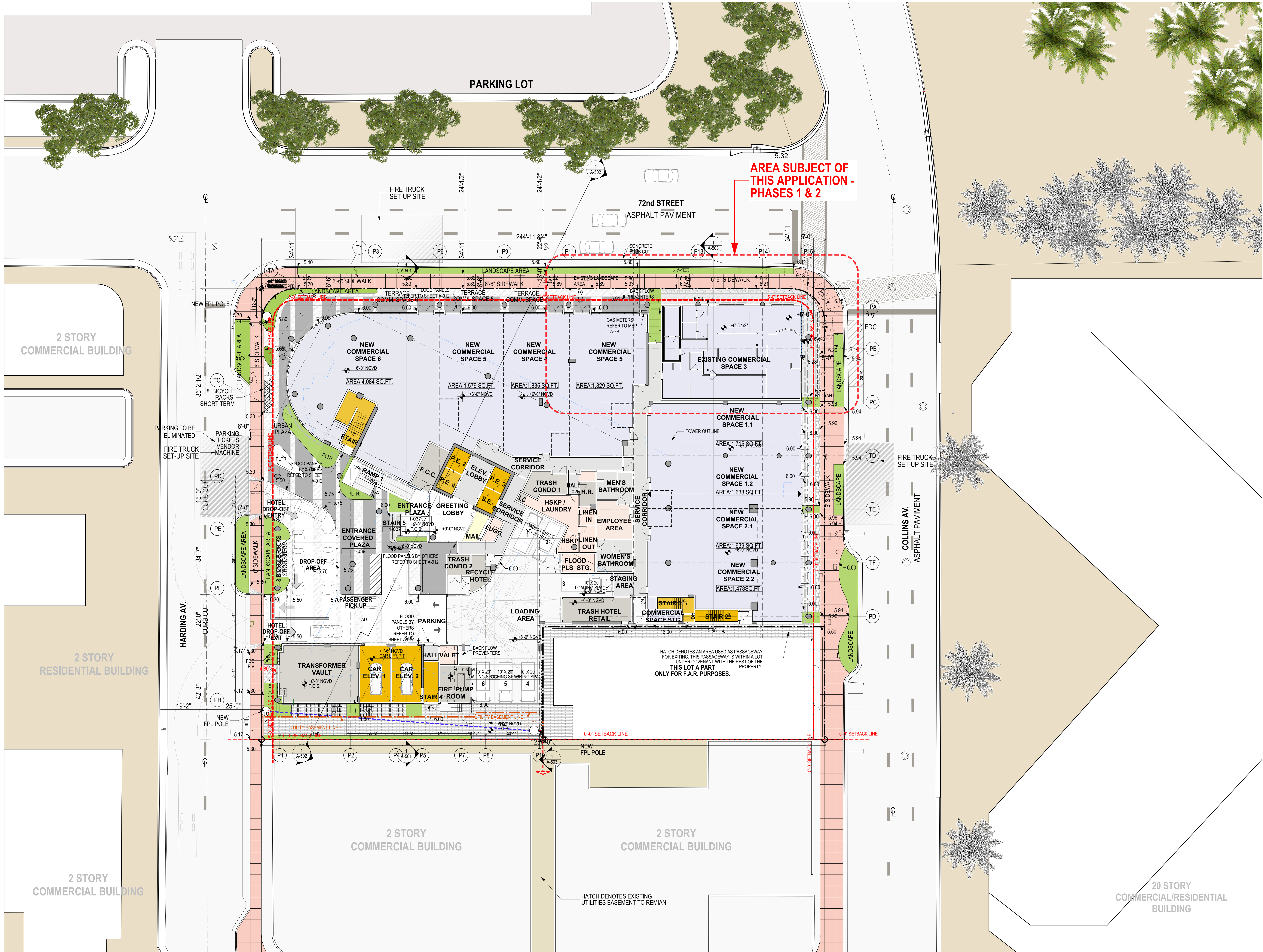
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Consultant

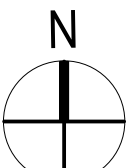
Design by
Luis O. Revuelta
AR-0007972

ZONING
PRESENTATION
Date
11.10.2020
Scale
AS SHOWN
Project No.
1729
Sheet Name

SITE PLAN GROUND
LEVEL
Sheet No.
A-007.1



GROUND SITE PLAN | 1
SCALE 1/16"=1'-0"



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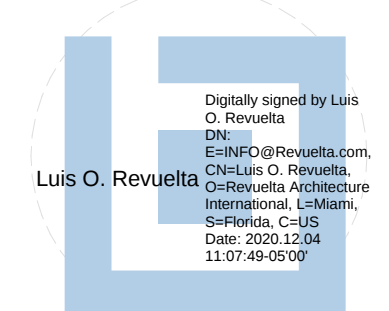
Project

72+ COLLINS HOTEL &
CONDOMINIUM
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MIAMI BEACH - FLORIDA. 33141

Permit Revisions

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Consultant

Design by



Luis O. Revuelta
AR-0007972

ZONING
PRESENTATION

Date
11.16.2020
Scale
AS SHOWN
Project No.
1729
Sheet Name

SITE PLAN GROUND
LEVEL

Sheet No.
A-007.2







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**7/2+ COLLINS HOTEL &
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7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA. 33141

mit Revisions

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onsultant

Design by



is O. Revuelta
AR-0007972

ZONING PRESENTATION

Date
00 00 00

Scale

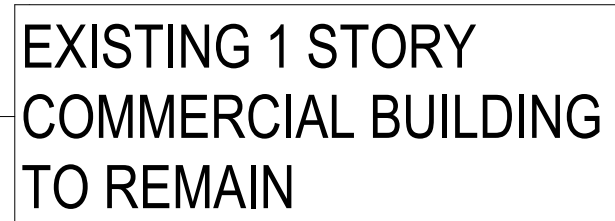
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DENNY'S

Sheet No.

Sheet No.
A-010



1. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY PRIOR OF REMOVAL AND DISCONNECTIOND ANY SERVICE FOUND HEREIN.
2. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ELECTRICAL UTILITIES AND ROUTING PRIOR TO DISCONNECTING THEM. CONTRACTOR IS TO COORDINATE WITH FPL AND REQUEST A WORK-WITH AND/OR REQUEST TO THE OWNER TO DISCONTINUE ELECTRICAL SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
3. PLUMBING CONTRACTOR IS TO FIELD VERIFY UTILITIES AND ROUTING PRIOR TO DISCONNECTING. CONTRACTOR IS TO COORDINATE WITH SERVICE PROVIDED AND SERVICE SHUT-DOWN OR REQUEST OWNER TO DISCONTINUE SAID SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
4. SANITARY DISCONNECTION CONTRACTOR IT TO FIND EXACT LOCATION AND COORDINATE WITH WATER & SEWER CO. TO PROVIDE A FEASIBLE POINT TO CAP THE LINE.
5. COORDINATE WITH GAS COMPANY TO DISCONTINUE SERVICE. SUCH SERVICE REMOVAL SHALL BE REMOVE BY THE GAS CO. OR AS DIRECTED BY THEM THEREAFTER.
6. FIRE ALARM SYSTEM, FIRE ALARM SYSTEM SHALL BE REMOVED AND STORED AS DIRECTED BY OWNER.
7. REMOVAL AND STORAGE OF REMOVED EQUIPMENT AND DEVICES ARE TO BE COORDINATED WITH OWNER + ALL MATERIALS SCHEDULE TO BE DISPOSED-OFF SHALL BE COORDINATE ACCORDINGLY AS PER CITY ORDINANCE(S)
8. CONTRACTOR IS TO MAINTAIN ALL AREAS CLEAN AND CLEAR OF DEBRIS TO PREVENT INJURIES TO BYSTANDERS AS WELL AS PROVIDE BARRICADES/FENCES, ETC. TO PREVENT SITE ACCESS DURING OFF HOURS.
9. CONTRACTOR SHALL COORDINATE RETAIN AND PROCESS ALL PERMITS WITH THE CITY PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
10. DEMOLITION CONTRACTOR SHALL COORDINATE ALL ROAD ACCESS AND BLOCKAGE WITH CITY OFFICIALS PRIOR TO COMMENCEMENT AND PROVIDE TRAFFIC ASSISTANCE DURING HAULING IN AND OFF SITE.

SCALE 1/64"=1'-0"
ELEVATION = +6.00 NGVD

