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ADDRESS: 8201 PETERS ROAD, SUITE 2200. PLANTATION, FL 33324
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ADDRESS: 7955 NW 12 STREET, SUITE 418. MIAMI, FL 33126
PHONE: 786.703.9243



ADDRESS: 3240 CORPORATE WAY, MIRAMAR, FL 33025
PHONE: 954.435.7010



ADDRESS: 600 WEST HILLSBORO BOULEVARD, SUITE 102
DEERFIELD BEACH, FL 33441
PHONE: 954.767.8886



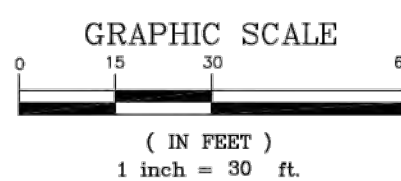
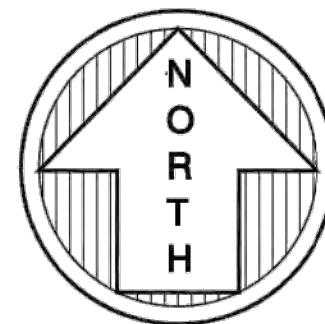
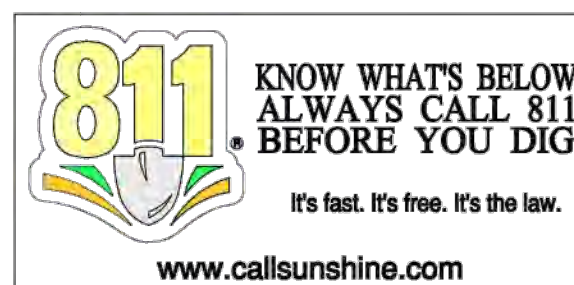
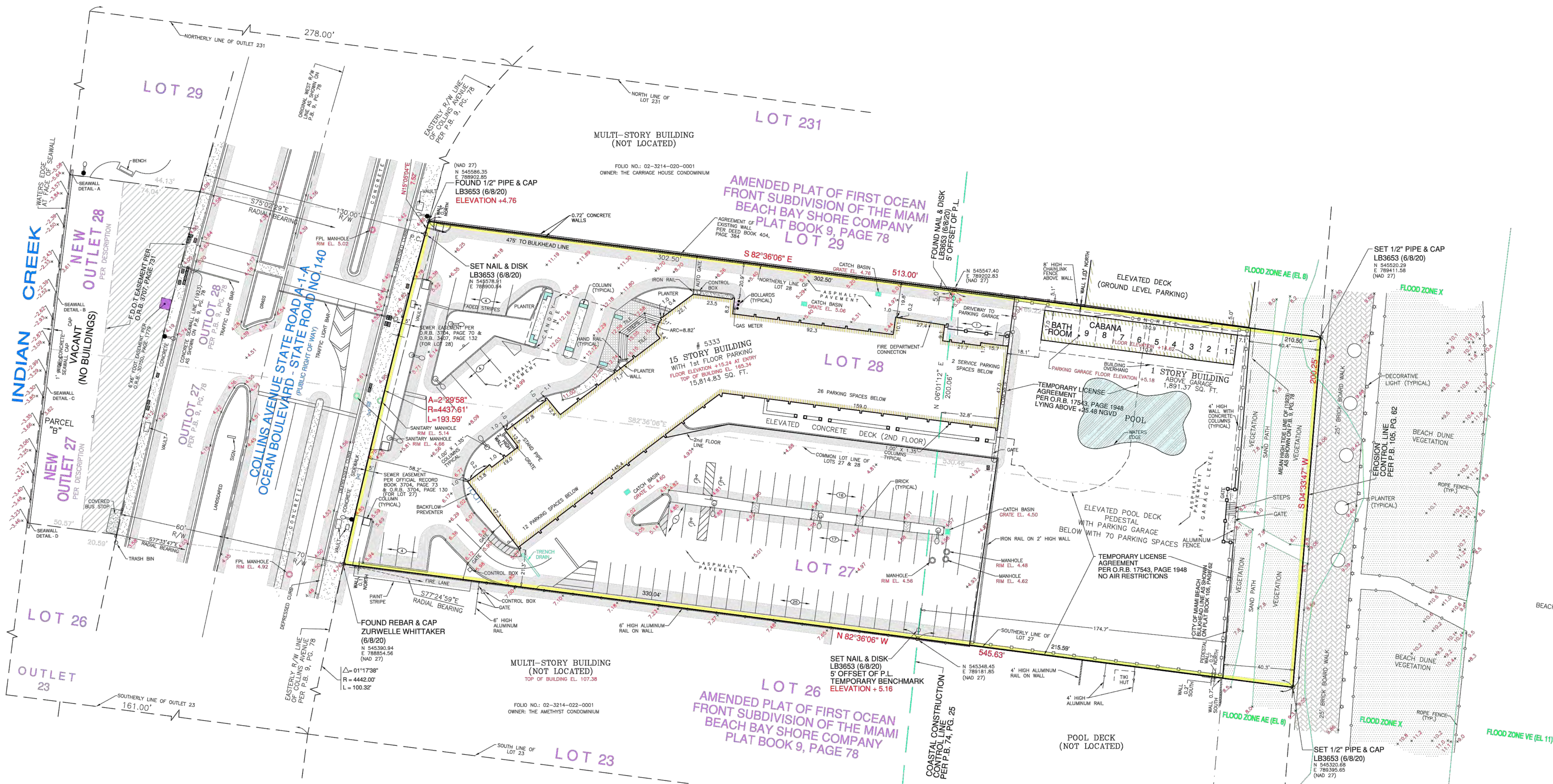
ADDRESS: 260 PALERMO AVENUE, CORAL GABLES, FL 33134
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PLANNING BOARD FINAL SUBMITTAL - JULY 30, 2021

A-001

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SURVEYOR'S NOTES:

- This site lies in Section 14, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Miami-Dade County, Florida was formerly known as Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S82°36'06"E for the Northerly line of Lot 28, and evidenced by a found 1/2" pipe and cap and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. E-313-R, Elevation +4.04 Located at 53 Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0328L, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon contains 106,015 square feet, or 2.434 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.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

LEGAL DESCRIPTION:
PARCEL A:

Lots 27 and 28, of Amended Plat of First Ocean Front Subdivision of the Miami Beach Bay Shore Company, according to the Plat thereof, as recorded in Plat Book 9, Page 78, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

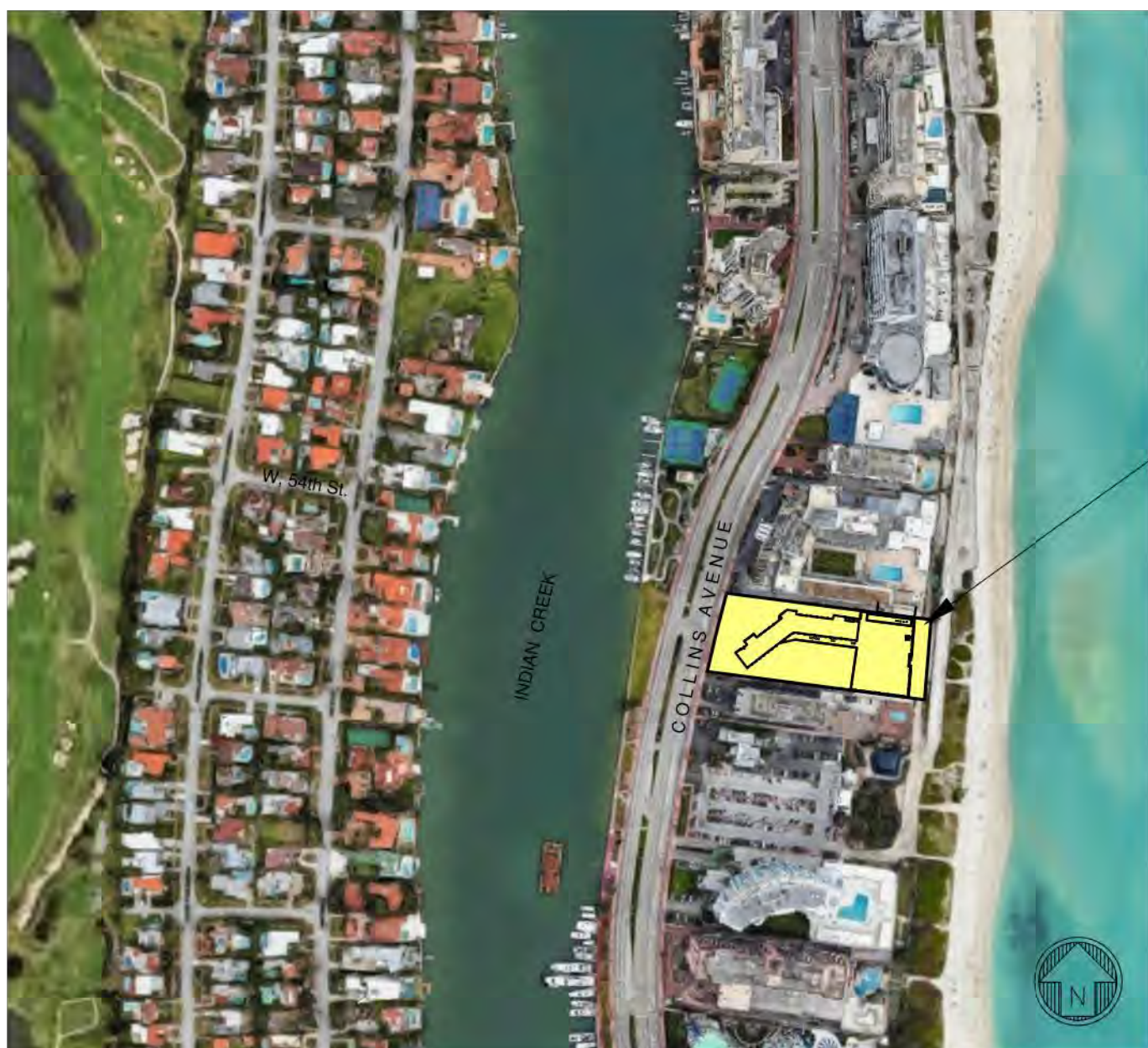
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 5, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on May 5, 2021.

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=A01410D0000017402A2BF42000429
5B, cn=Daniel C Fortin
Date: 2021.05.26 21:02:54 -04'00'

By: Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



LOCATION SKETCH
NOT TO SCALE

PROJECT DATA	
5333 COLLINS	
PROJECT ADDRESS:	5333 COLLINS AVE MIAMI BEACH, FL 33140
LEGAL DESCRIPTION	
LOTS 27 AND 28, OF AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
ZONING/LOT INFORMATION	
JURISDICTION:	CITY OF MIAMI BEACH
ZONING DESIGNATION:	RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY
FLOOD ZONE:	ZONE "AE" (EL 8 FEET NGVD) ≈ (EL 6.44 FEET NAVD)
PARKING DISTRICT:	PARKING DISTRICT NO.1
EXISTING LAND USE:	HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3);
LOT SIZE:	2.434 ACRES (106,015 SF)
SCOPE OF WORK	
FULL DEMOLITION OF EXISTING BUILDING AND PARKING LOT. PROPOSED NEW CONSTRUCTION: 19-STORY MULTI-USE RESIDENTIAL TOWER, GARAGE AND PRIVATE CLUBHOUSE.	

BLDG. DATA		
	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
NUMBER OF STORIES: (REFER TO ARCHITECTURAL ELEVATIONS)	N/A	19 STORIES
PROPOSED BUILDING HEIGHT: (PER MIAMI BEACH ZONING)	200'-0" (ABOVE D.F.E.)	200'-0" (ABOVE D.F.E.) TO T.O. ROOF SLAB + MECHANICAL ROOF = 225'-0"
FREEBOARD:	5'-0" ABOVE BFE	5'-0" (13'-0" NGVD)
ESTABLISHED B.F.E.:	8 FEET NGVD	
DESIGN FLOOD ELEVATION:	BFE + FREEBOARD	= 13'-0" NGVD
LOBBY FINISHED FLOOR ELEVATION		13'-0" NGVD
NUMBER OF UNITS:	120 UNITS (EXISTING)	100 UNITS (PROPOSED REFER TO F.A.R SCHEDULE)
MINIMUM UNIT SIZE	550 SF	556 SF (REFER TO FAR SCHEDULE)

LOT DATA		
	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA:	7,000 SF	PARCEL A: 2.43 ACRES (106,015 SF)
MINIMUM LOT WIDTH:	50'-0"	201'-4"
MAX F.A.R.:	106,015 SF X 3.0 = 318,045 SF	317,994 SF

DUNE PRESERVATION OVERLAY	
	<u>REQUIRED/ALLOWED</u>
SIZE AND SPACING:	400 SQ FT / 10'-25' SEPARATION
LOT COVERAGE:	AT LEAST 80 PERCENT OF THE SITE SHALL REMAIN OPEN TO THE SKY, LANDSCAPED OR MAINTAINED AS SAND BEACH.
	TOTAL AREA: 8,070 SQ FT
MINIMUM YARDS:	0'-0" FROM BULKHEAD LINE
MINIMUM SIDE YARD:	FIFTEEN FEET ADJACENT TO ANY SIDE PROPERTY LINE, MUNICIPAL PARK, STREET END, OR RIGHT-OF-WAY.
MINIMUM YARD FROM EROSION CONTROL LINE:	10'-0" - 15'-0"
MAXIMUM HEIGHT:	1 STORY OR 12'-0"
MAXIMUM DENSITY:	0
PARKING REGULATION:	0
FINISH FLOOR ELEVATION:	11'-3" NGVD DUNE + 2'-6" = 13'-9"

PARKING DATA		
RESIDENTIAL PARKING REQUIREMENTS	REQUIRED/ALLOWED	PROVIDED
<ul style="list-style-type: none">(1.5) SPACES PER UNIT FOR UNITS BETWEEN 550 AND 999 SF	7 UNITS X 1.5 SPACES = 10.5 PARKING SPACES ≈ 11 PARKING SPACES	
<ul style="list-style-type: none">(1.75) SPACES PER UNIT FOR UNITS BETWEEN 1,000 AND 1,200 SF(2) SPACES PER UNIT FOR UNITS ABOVE 1,200 SFSUPPLEMENTAL DESIGNATED GUEST PARKING	13 UNITS X 1.75 SPACES = 22.75 ≈ 23 PARKING SPACES 80 UNITS X 2 SPACES = 160 PARKING SPACES 10% OF REQ. RESIDENTIAL = 19.4 ≈ 20 PARKING SPACES	
COMMERCIAL PARKING REQUIREMENTS		
<ul style="list-style-type: none">RETAIL STORE	ONE SPACE PER EVERY 300 SQUARE FEET OF FLOOR AREA 220 SF OF FLOOR AREA /300 SF = 0.73 ≈ 1 PARKING SPACE	1 PARKING SPACE
OFF-STREET LOADING		
<ul style="list-style-type: none">RESIDENTIAL BUILDING OVER 50 UNITS BUT NOT MORE THAN 100 UNITS:	2 LOADING SPACES (10'-0" X 20'-0")	2 LOADING SPACES (10'-0" X 20'-0")
<ul style="list-style-type: none">COMMERCIAL SPACE	OVER 2,000 BUT NOT OVER 10,000 = 1 LOADING SPACE 200 SF OF COMMERCIAL SPACE = 0	0 LOADING SPACES
TOTAL # OF SPACES BEFORE REDUCTION	215 PARKING SPACES 2 LOADING SPACES	
PARKING REDUCTION		
<ul style="list-style-type: none">LONG-TERM BICYCLE PARKING: (1) OFF-STREET PARKING SPACE FOR EVERY FIVE LONG-TERM BICYCLE PARKING SPACES PROVIDED OFF-STREET, NOT TO EXCEED 15%	215 PARKING SPACES X 15% (REDUCTION) = 32.25 PARKING SPACES REDUCTION 32 PARKING SPACES X 5 BICYCLES PARKING SPACES = 160 BICYCLE SPACES	160 BICYCLE SPACES
TOTAL # OF SPACES AFTER REDUCTION	215 PARKING SPACES - 32 (REDUCTION) = 183 PARKING SPACES 2 LOADING SPACES	183 PARKING SPACES 2 LOADING SPACES
ACCESSIBLE:		
	TOTAL NUMBER OF PARKING SPACES REQUIRED 151 TO 200 = 5 STANDARD ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE	5 STANDARD ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE
ELECTRIC VEHICLE:		
	ELECTRIC VEHICLE MINIMUM OF 2 PERCENT OF REQUIRED OFF- STREET PARKING. 183 (REQUIRED PARKING) X 2% = 3.66 ≈ 4	4 ELECTRIC VEHICLE SPACES
PARKING SPACE DIMENSIONS		
<ul style="list-style-type: none">REGULAR SELF-PARK SPACES:VALET PARKING SPACESTANDEM PARKING SPACESOFF-STREET LOADINGACCESSIBLE PARKING	8'-6" (W) X 18'-0" (D) 8'-6" (W) X 16'-0" (D) 8'-6" (W) X 32'-0" (D) 10'-0" (W) X 20'-0" (D) 12'-0" (W) + 5'-0" (W) X 18'-0" (D)	8'-6" (W) X 18'-0" (D) 8'-6" (W) X 18'-0" (D) 8'-6" (W) X 36'-0" (D) 10'-0" (W) X 20'-0" (D) 12'-0" (W) + 5'-0" (W) X 18'-0" (D)
OCEANFRONT OVERLAY REQUIREMENTS		

ADDITIONAL REGULATIONS FOR OCEANFRONT LOTS. THESE REGULATIONS APPLY TO BUILDINGS AND STRUCTURES LOCATED WEST OF THE BULKHEAD LINE.		
	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
LOT COVERAGE:	LOT COVERAGE SHALL BE AT LEAST 50 PERCENT OF THE REQUIRED REAR YARD SETBACK, OPEN TO THE SKY AND LANDSCAPED. TOTAL AREA: 9,318 SQ FT	AREA OPEN TO SKY AND LANDSCAPED: 4,730 SF LOT COVERAGE AREA = 51% AREA NOT OPEN TO SKYAND LANDSCAPED: 4,588 SF LOT COVERAGE AREA = 49%
REAR YARD SETBACK: 50'-0" FOR GRADE AND SUBTERRANEAN LEVELS MEASURED FROM THE BULKHEAD LINE.	50'-0"	67'-9"
SIDE SETBACK:	15'-0"	
MAXIMUM HEIGHT:	30'-0" ABOVE GRADE GRADE: 4.95 NGVD	24'-0" NGVD - 4'-11" (4.95 NGVD) = 19'-1" ABOVE GRADE
BULKHEAD LINE SETBACK:	10'-0"	12'-10"
PERMITTED ENCLOSED STRUCTURE: MAXIMUM F.A.R. OF 0.5 OF THE SETBACK AREA	10,013 SQ (SETBACK AREA) FT X 0.5 (MAX F.A.R.) = 5,006 SQ FT	280 SQ.FT (PORTION OF PRIVATE CLUBHOUSE ON OCEANFRONT OVERLAY)
FINISHED FLOOR ELEVATION: DECKS / PATIOS / PLATFORMS MAX HEIGHT OF 2'-6" ABOVE TOP OF DUNE	11'-3" NGVD DUNE + 2'-6" = 13'-9"	+13'-6" NGVD (MAX HEIGHT)

F.A.R. SCHEDULE									
Floor	Program	FLOOR AREA (FAR)	GROSS AREA (GSP)	CORE AREA (SF)	Amenity, Lobby & BOH				
					LOBBY	AMINT.	CLUB H.	RETAIL	BOH
18	Roof		4,032						
17	Penthouse	9,703	9,703	1,427					
16	Mixed Residence	13,672	13,672	2,469					
15	Mixed Residence	15,417	15,417	2,070					
14	Mixed Residence	21,087	21,087	2,070					
13	Mixed Residence	21,087	21,087	2,070					
12	Mixed Residence	21,087	21,087	2,070					
11	Mixed Residence	21,087	21,087	2,070					
10	Mixed Residence	21,087	21,087	2,070					
9	Mixed Residence	21,087	21,087	2,070					
8	Mixed Residence	21,087	21,087	2,070					
7	Mixed Residence	21,087	21,087	2,070					
6	Mixed Residence	21,087	21,087	2,070					
5	Mixed Residence	21,087	21,087	2,070					
4	Mixed Residence	21,087	21,087	2,070					
3	Mixed Residence	15,417	15,417	2,165					1,256
2	Mixed Residences & Amenities	11,506	11,506	2,529		4,214	752		700
1	Lobby & Amenity, Restaurant	15,903	15,903	1,191	3,345	5,062	4,705	220	1,380
B1	BOH, PARKING	4,414	63,509	1,162					3,252
SUB TOTAL				35,783	3345	9276	5,457	220	1,956
UNITS		100				14,733			
TOTAL PROVIDED		317,994	381,121						22,930

SETBACK REQUIREMENTS		
AT-GRADE PARKING SETBACKS	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
• FRONT	20'-0"	N/A
• SIDE	5 FEET, OR 5% OF LOT WIDTH WHICHEVER IS GREATER LOT WIDTH 200'-0" X 5% = 10'-0"	N/A
• REAR	50'-0" WEST FROM THE BULKHEAD LINE	N/A
SUBTERRANEAN AND PEDESTAL SETBACKS	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
• FRONT	20'-0"	36'-0"
• SIDE	SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH, 7.5 FEET, OR 8% OF LOT WIDTH WHICHEVER IS GREATER LOT WIDTH 200'-0" X 16% = 32'-0" / 2 = 16'-0"	16'-0"
• REAR	20% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IF GREATER. LOT DEPTH AVERAGE 513.00'(N) + 545.63'(S) = 1,058.63' / 2 = 529.31' X 20% = 105.86' ≈ 105'-11"	105'-11"

TOWER SETBACKS	<u>REQUIRED/ALLOWED</u>	<u>PROVIDED</u>
• FRONT	20'-0" + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, (SECTION 142-1132 ALLOWABLE ENCROACHMENT) UP TO A MAXIMUM PROJECTION OF 6 FEET FOR EXTERIOR UNENCLOSED PRIVATE BALCONIES	56'-1"
• SIDE	THE REQUIRED PEDESTAL SETBACK PLUS 10% OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL NOT EXCEED 50'-0". 16' (PEDESTAL) + 15' (10% OF TOWER HEIGHT) = 31'-0"	55'-1" (SOUTH) 55'-1" (NORTH)
• REAR	25% OF LOT DEPTH, 75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IF GREATER. LOT DEPTH AVERAGE 513.00'(N) + 545.63'(S) = $1,058.63' / 2 = 529.31'$ X 25% = $132.33 \approx 132'-4"$	132'-4"

OWNER

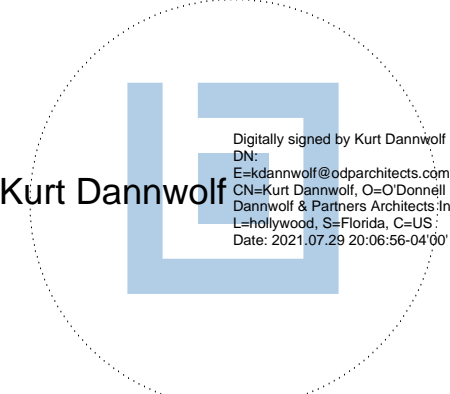
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ARCHITECT OF RECORD

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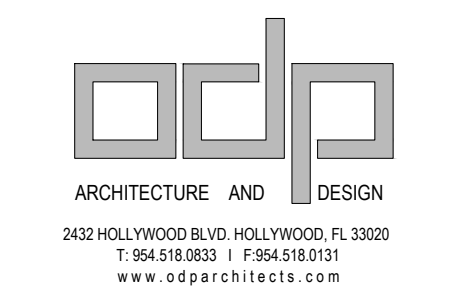
DESIGN ARCHITECT

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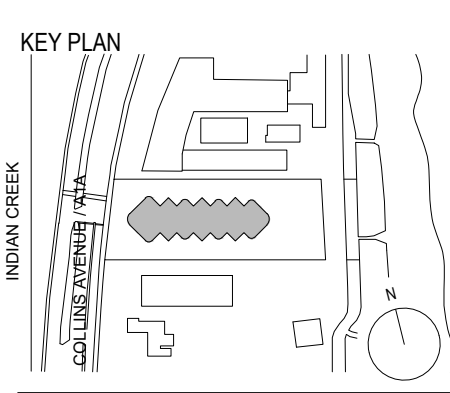


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PROJECT
5333 COLLINS

[illegible]

SCALE: XXX
SHEET SIZE: ARCH D (24"x36") DO NOT SCALE DRAWINGS.
DATE: 07/30/2021
STARTED BY: ODP
DRAWING TITLE:
ZONING DATA

ZONING DATA

SHEET NO.


A-004

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5333 COLLINS

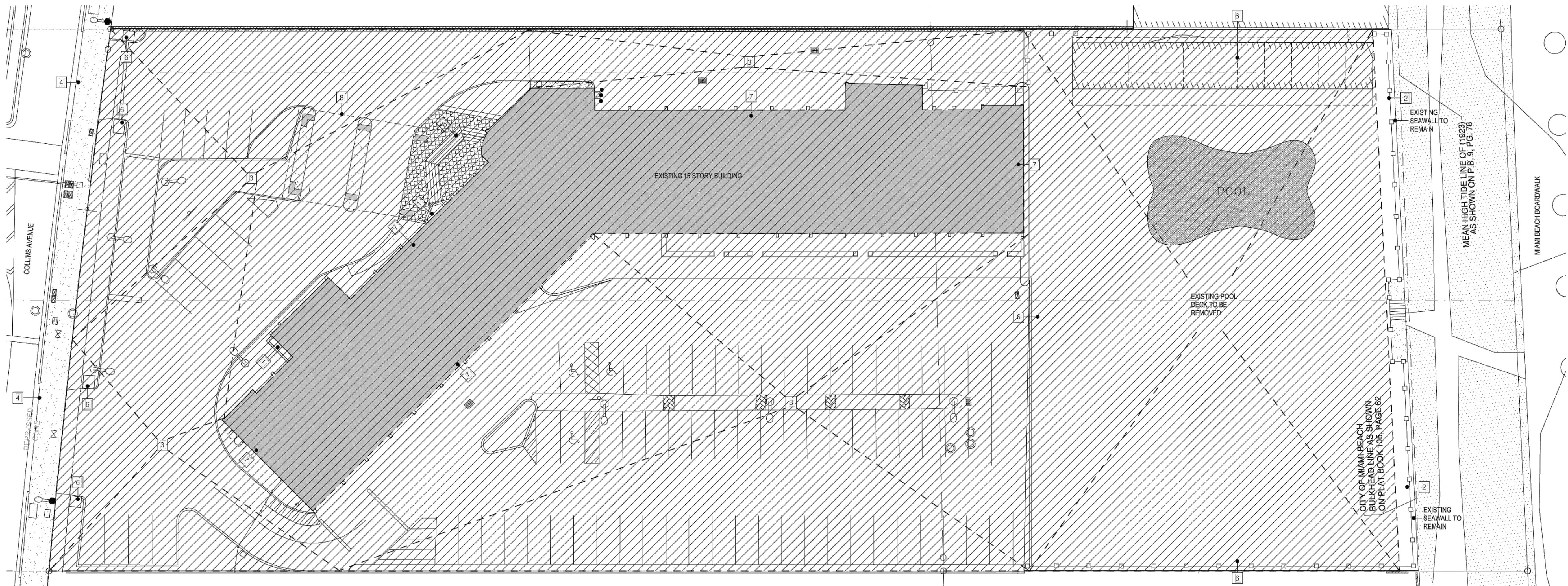
NO	DATE	DESCRIPTION
	07/09/21	PLANNING BOARD - FIRST SUBMITTAL
	07/09/24	PLANNING BOARD - FINAL SUBMITTAL

KEY PLAN

SCALE: XXX
SHEET SIZE: ARCH D (24"x36") DO NOT SCALE DRAWINGS.

CONTEXT
LOCATION PLAN

SHEET NO.
A-006



GENERAL DEMOLITION NOTES:





- FURNISH ALL LABOR AND MATERIALS / EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
2. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION / CONSTRUCTION AREA ONTO ADJACENT SITES OR ROADWAY.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
4. AT COMPLETION OF DEMOLITION WORK, ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
5. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
6. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE DURING CONSTRUCTION FOR USE OF ALL TRADES. ENSURE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONTRACT DOCUMENTS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COORDINATION OF ALL WORK. SECTIONS OF DIVISION 1 - GENERAL REQUIREMENTS, GOVERN THE EXECUTION OF THE WORK OF ALL SECTIONS OF THE SPECIFICATIONS.
7. SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSTRUCTION STANDARD.
8. ARRANGE FOR EACH TRADE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THEIR WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTORS FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE AND CONDITIONS EFFECTING THE WORK OF THE WORK.
9. ALL STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING, DEMOLITION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, WHETHER LISTED HEREIN OR NOT.
11. MATERIALS, DIMENSIONS AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL(PCB) OR OTHER TOXIC SUBSTANCES.
13. REMOVE ALL UTILITIES IN AREA OF SITE EXCEPT WHERE NOTED AND PROPERLY DISCONNECT AT PROPERTY LINE. DO NOT DISTURB ANY EXISTING UNDERGROUND UTILITIES BEYOND THE LIMITS OF THE AREA OF WORK AS DESCRIBED IN THE DRAWINGS.
14. THE CONTRACTOR IN CONTRACTING FOR THIS WORK SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS INCLUDING THE EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS. THEY SHALL NOTIFY THE ARCHITECT, IN WRITING, IMMEDIATELY IF ANY DISCREPANCIES OR INCONSISTENCIES EXIST. FAILURE TO VERIFY THE EXISTING CONDITIONS SHALL NOT RELIEVE THE CONTRACTOR OF ANY EXPENSES OR RESPONSIBILITIES RESULTING FROM FAILURE TO INSPECT THE JOB SITE.
15. ALL ITEMS TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY WITH ALL ITS APPURTENANCES. ALL OBSTRUCTIONS OR RELATED ITEMS SHALL BE REMOVED AND FIELD VERIFIED BY THE CONTRACTOR.
16. THE FAILURE OF THE WORK INVOLVED IN DEMOLITION, UNFORESEEABLE CONDITIONS MAY ARISE DURING DEMOLITION, ANY UNFORESEEN CONDITION THAT AFFECTS THE PROGRESS OF THE WORK SHALL BE REPORTED IMMEDIATELY TO THE OWNER FOR REVIEW.
17. CONTRACTOR AND SUB CONTRACTORS SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LAWS, CODES, REGULATIONS, AND BEST STANDARDS OF SAFETY.
18. EXISTING CONDITIONS HAVE BEEN DRAWN FROM EXISTING BUILDING DRAWINGS AND OBSERVATIONS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTION OF DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
19. CONTRACTOR SHALL CLEARLY MARK THE SITE OF ALL TRASH, RUBBISH AND DEBRIS, AND REDIRECT ALL RECYCLED MATERIALS IN A LEGAL MANNER. USE OF BUILDING TRASH DUMPSTER IS NOT PERMITTED. CONTRACTOR SHALL SUPPLY HIS OWN DUMPSTER AT LOCATION AS DIRECTED BY OWNER OR PROVIDE OTHER MEANS FOR STORAGE & REMOVAL OF WASTE MATERIALS. PROPERLY REMOVE AND DISPOSE OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH PERTINENT CODES.
20. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY TO PROVIDE COMPLETE DEMOLITION.
21. THE CONTRACTOR SHALL PROVIDE ALL LABOR FOR THE COMPLETE DEMOLITION OF ALL MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL SYSTEMS.
22. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES. WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.
23. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK. PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF ADJACENT PROPERTIES TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE WORK, DAMAGED BY THE CONTRACTOR SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
25. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES. WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.

- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL ADJACENT PROPERTIES, WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE.
- THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCTION OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF ADJACENT PROPERTIES TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED FROM DAMAGE WORK DAMAGED BY THE CONTRACTOR SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- ANY WORK NOT SHOWN OR SPECIFICALLY MENTIONED ON PLANS AND OR SPECIFICATIONS BUT CONSIDERED NECESSARY FOR COMPLETION OF THE WORK IN THE PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
- WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE CLOSED AND FILLED WITH EARTH AND FLUSH.
- WHEN DEMOLITION WORK REQUIRES TEMPORARY INTERRUPTION OF ELECTRICAL, TELEPHONE, TV, ALARM, OR COMMUNICATION SERVICES, RESPECTIVE UTILITIES AND/ OR COMPANY REPRESENTATIVES SHALL BE NOTIFIED AS NECESSARY AND ALL WORK DONE UNDER THEIR SUPERVISION AND ESTABLISHED STANDARDS.
- ALL UTILITIES SHALL BE TERMINATED PRIOR TO BUILDING DEMOLITION. COORDINATE SERVICE TERMINATION WITH APPROPRIATE SERVICE PROVIDERS & GOVERNMENT AGENCIES AS REQUIRED.
- CAP END OF EXISTING UTILITY LINES WITHIN 10 FEET OF PROPERTY LINE.
- DEMOLITION PROCESS IS COMPLETE THE DEMOLITION AREA SHALL BE GRADED, LEVELED, COMPACTED AND FILLED WITH CLEAN FILL. THIS REQUIREMENT APPLIES TO ANY AND ALL EXCAVATIONS MADE DURING DEMOLITION. PROTECT EXISTING SIDEWALKS, ROADS, ETC. THAT ARE TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF PHASING OF DEMOLITION.
- THE GC IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, M.O.T. AND SAFETY PROCEDURES.GC SHALL COMPLY WITH TOWN OF SUFSD DEMOLITION REQUIREMENTS AND APPLICABLE LAWS. GC SHALL SUBMIT AN OFF-STREET PARKING PLAN FOR DURATION OF CONSTRUCTION TO TOWN OF SUFSD.GC SHALL PROVIDE CONSTRUCTION SITE ORIENTATION AND STAGING PLAN TO TOWN OF SUFSD.
- EXISTING STORM DRAINAGE PIPES, CATCH BASINS AND DRAINAGE MAINTENANCE ACCESS STRUCTURES WITHIN SITE TO BE REMOVED. CAP END OF EXISTING DRAINAGE LINES TO ALLOW FOR FUTURE CONNECTION. DRAINAGE PIPES CATCH BASINS AND MAINTENANCE ACCESS STRUCTURES' BEYOND SITE BOUNDARIES TO REMAIN.
- REMOVE ELECTRIC PANELS & EQUIPMENT IN THEIR ENTIRETY. COORDINATE DEMOLITION OF POWER. PROPERLY DISCONNECT AND REMOVE ELECTRIC METER, PULL BOX AND ENCLOSED ELECTRICAL SWITCHES IN THEIR ENTIRETY. COORDINATE REMOVAL OF ITEMS WITH FPL.
- REMOVE EXISTING AND REMOVE EXISTING AIR HANDLING UNITS FROM SITE.
- UTILITY POLE, TRANSFORMERS, TELEPHONE BOXES, RISERS AND OVERHEAD LINES, IF ANY, TO BE REMOVED BY FPL BELL/SOUTH AT&T AND COMCAST AS APPLICABLE. COORDINATE WITH ALL UTILITIES. CONTACT 180-432-4770 PRIOR TO DIGGING.
- DURING DEMO ENTRY GATES SHALL NOT BE OPEN TO THE RIGHT OF WAY AND SHALL BE SECURED TO PREVENT SWINGING OUT NOT THE STREET.
- REMOVE EXISTING UNDERGROUND WATER LINES LOCATED WITHIN SITE BOUNDARIES. PROPERLY CAP LINES AS REQUIRED TO PREVENT FUTURE CONNECTION INSIDE AND NEAR FENCE LINE.
- GC TO PROVIDE ENGINEERED SHOP DRAWINGS FOR FENCE AND GATE.
- ASBESTOS ABATEMENT SHALL BE SAFELY PERFORMED. ALL ASBESTOS AND HAZARDOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM SITE. ASBESTOS INSPECTION HAS BEEN DONE & REPORT IS AVAILABLE UPON REQUEST. PROVIDE SHORING FOR ALL DEMOLITION TASKS AS REQUIRED.
- DO NOT TRENCH; CUT OR ALTER STRUCTURAL SLABS OR EXTERIOR WALLS THAT ARE DETERMINED TO REMAIN. ALL DEBRIS SHALL BE REMOVED FROM PREMISES EXPEDITIOUSLY AND IN A PROPER MANNER USING SEALED BAGS AND CONTAINERS.
- ALL DEBRIS SHALL BE DISCARDED IN APPROVED DUMP SITES AND OVER LEGAL HAULING ROUTES.
- GENERAL CONTRACTOR TO MAKE SAFE ALL ELECTRICAL AND PLUMBING CONNECTIONS.

EROSION / SEDIMENTATION NOTES:

1. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT DEMOLITION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR COMPLIES WITH ALL LOCAL, STATE AND OTHER GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT DEMOLITION.
2. DURING DEMOLITION ALL CHAIN LINK FENCES SHALL RECEIVE GEOTEXTILE FILTER FABRIC ATTACHED WITH WOODEN STAKES SPACED AT A MAXIMUM OF 6 FT APART. FILTER FABRIC SHOULD BE ENTRENCHED IN THE GROUND BETWEEN THE ORIGINAL STAKES TO PREVENT SOIL SEDIMENT FROM PASSING THROUGH THE FENCE.
3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT INTO ADJACENT UNDISTURBED AREAS OR SITE AREAS.
4. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN PUT IN PLACE.
5. PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADJACENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTOR.
8. CONTRACTORS IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER HAY BALES OR FILTER FABRIC CURTAIN TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS.

SYMBOLS

	PROPERTY LINE
	TO BE DEMOLISHED, SEE DEMOLITION NOTES
	EXISTING WALL TO REMAIN
	TO BE DEMOLISHED, SEE DEMOLITION NOTES

PLAN DEMOLITION LEGEND

1	EXISTING PLANTERY / CMU WALL TO BE REMOVED
2	EXISTING SEAWALL TO BE REMAIN
3	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
4	EXISTING CURB CUT TO BE COORDINATED WITH CIVIL REQUIRE
5	EXISTING RAMP TO BE REMOVED
6	EXISTING STRUCTURE TO BE REMOVED
7	EXISTING (15) STORY RESIDENTIAL BUILDING TO BE REMOVED
8	EXISTING PORTE COCHERE TO BE REMOVED
9	EXISTING UNDERGROUND PARKING TO BE REMOVED
10	BALCONY ABOVE. GROUND SURFACES BELOW TO BE REMOVED

OWNER

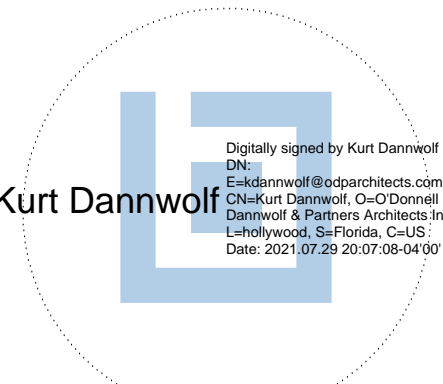
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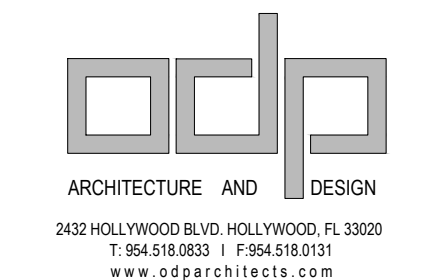
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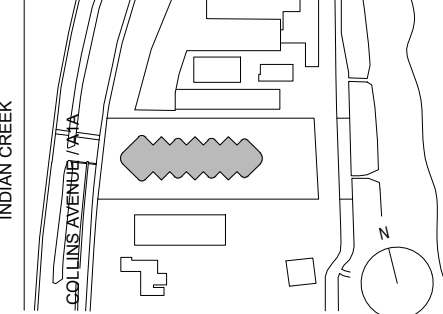
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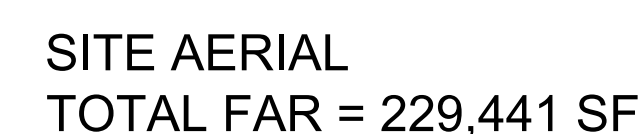
DEMOLITION PLAN

SHEET NO.

A-007



EXISTING F.A.R	
F.A.R RESIDENTIAL BUILDING	
LEVEL	AREA (SF)
GROUND LEVEL	15,929 SF
LEVEL 2	16,424 SF
LEVEL 3	16,424 SF
LEVEL 4	16,424 SF
LEVEL 5	16,424 SF
LEVEL 6	16,424 SF
LEVEL 7	16,424 SF
LEVEL 8	16,424 SF
LEVEL 9	16,424 SF
LEVEL 10	16,424 SF
LEVEL 11	16,424 SF
LEVEL 12	16,424 SF
LEVEL 13	16,424 SF
LEVEL 14	16,424 SF
LEVEL PH	16,424 SF
TOTAL F.A.R	229,441 SF



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ARCHITECT OF RECORD

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Kurt Dannwolf

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L=hollywood, St=Florida, C=US
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PROJECT

5333 COLLINS

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MIAMI BEACH, FL 33140

REVISIONS

[illegible]

KEY PLAN

INDIAN CREEK

COLLINS AVENUE

ATLANTIC OCEAN

N

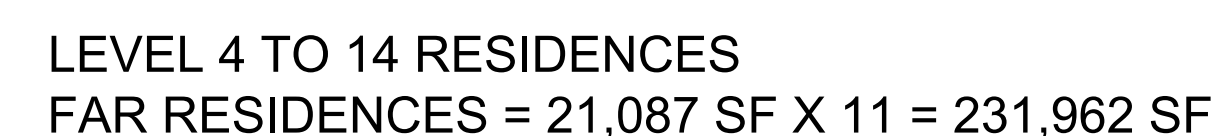
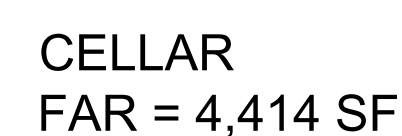
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EXISTING FAR
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A-008

ATLANTIC OCEAN



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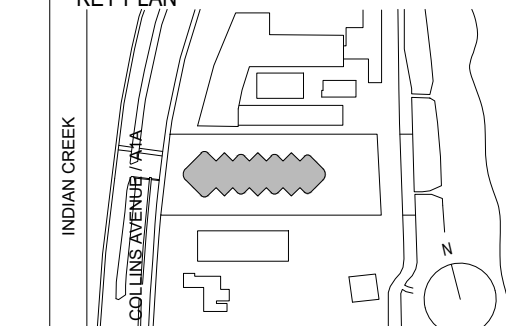
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KEY PLAN



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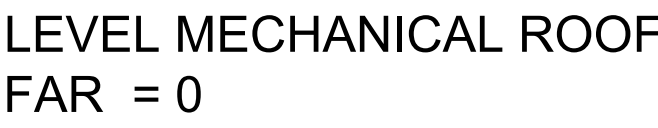
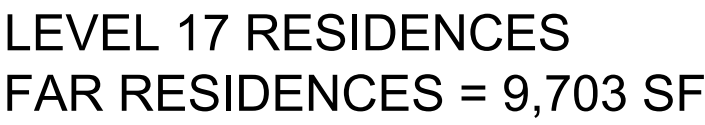
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A-009

ATLANTIC OCEAN



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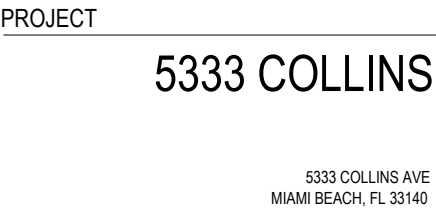
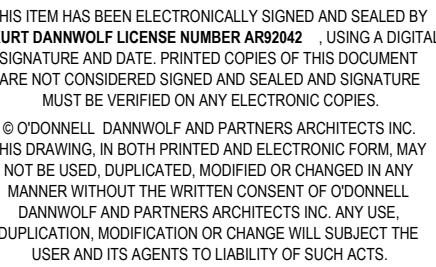
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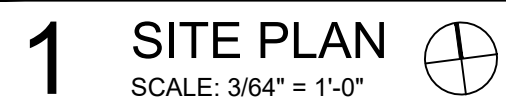


COL. LINS AVENUE

N

SHEET NO.
A-010

F.A.R RESIDENTIAL BUILDING	
LEVEL	AREA (SF)
CELLAR LEVEL	4,414 SF
GROUND LEVEL	15,903 SF
LEVEL 2	11,506 SF
LEVEL 3	15,417 SF
LEVEL 4	21,087 SF
LEVEL 5	21,087 SF
LEVEL 6	21,087 SF
LEVEL 7	21,087 SF
LEVEL 8	21,087 SF
LEVEL 9	21,087 SF
LEVEL 10	21,087 SF
LEVEL 11	21,087 SF
LEVEL 12	21,087 SF
LEVEL 13	21,087 SF
LEVEL 14	21,087 SF
LEVEL 15	15,417 SF
LEVEL 16	13,672 SF
LEVEL 17	9,703 SF
LEVEL 18	0 SF
TOTAL F.A.R	317,994 SF





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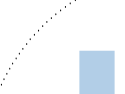
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1010024

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Dannwolf & Partners Architects, Inc.,
L=Hollywood, S=Florida, C=US
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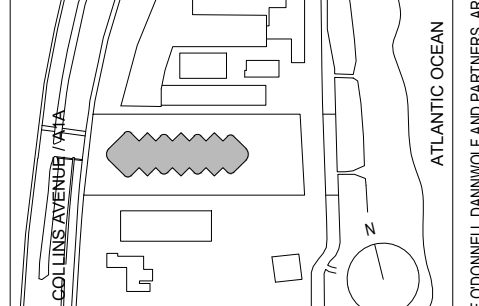
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KEY PLAN



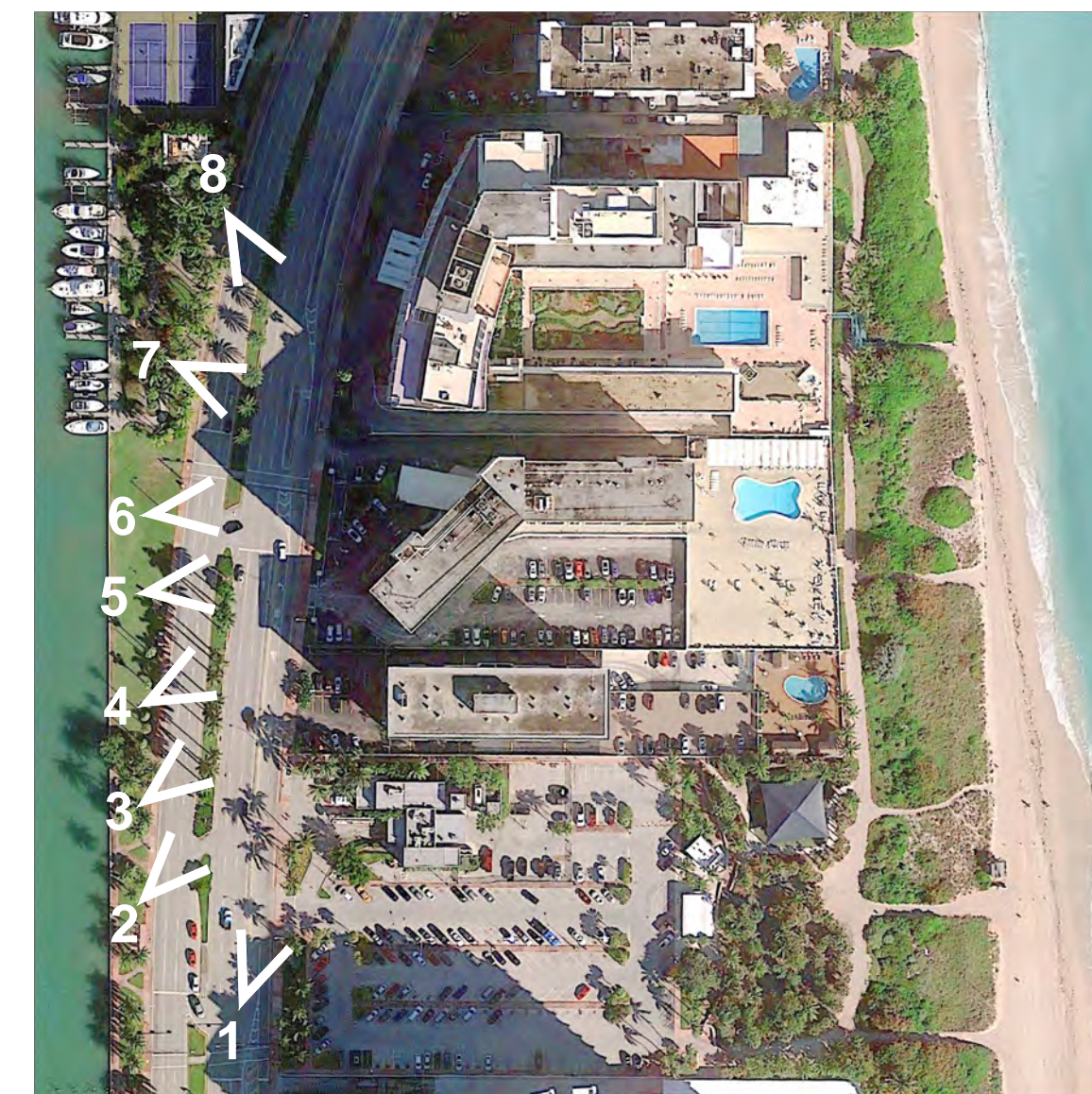
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IMAGE - SITE
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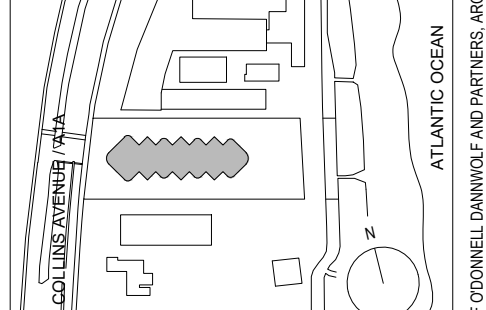
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