PHILBRICK'S FUNERAL HOME

Owner HAMPTON SOMERVILLE Mailing Address Permit No. 15473 Cost $ 11,000.

Lot 13 Block 16A Subdivision Island View 7055 Address 1333 Dade Boulevard

General Contractor WM. F. Snyder Bond No. 2755 3233-12-067

Architect Polevitsky & Russell Engineer

Zoning Regulations: Use BB Area 19 Lot Size 50 X 105

Building Size: Front 25' Depth 90' Height 24' Stories 2

Certificate of Occupancy No. Use DANCE STUDIO on 1st flr: 1-UNIT APARTMENT on second floor

Type of Construction C-B-S Foundation concrete piles Roof Tile & comp: Date March 11, 1941

Plumbing Contractor L. T. Odom # 15107 Sewer Connection 1 Date 3/8/1941

Temporary Closet 1

Plumbing Contractor Date

Water Closets 3 Bath Tubs 1 Floor Drains

Lavatories 3 Showers Grease Traps

Urinals Sinks 1 Drinking Fountains

Gas Stoves 1 Gas Heaters 1 Rough Approved Bell Date 4-16-1941

Gas Radiators 2 Gas Turn On Approved

Septic Tank Contractor # 15408- 1 gas range (Gas Co.) 6/2/1941 Tank Size Date

Oil Burner Contractor Tank Size Date

Sprinkler System

Electrical Contractor Tropical Electric # 17012 Address Date Apr. 3-1941

OUTLETS Switch 21 Light 27 Receptacles 24 Range Motors HEATERS Water Space 1 Refrigerators 1 Irons 1 Fans Temporary Service Centers of Distribution 4 Sign Outlets 1

No. FIXTURES 20 Electrical Contractor Tropical Electric # 17126 Date May 16-1941

FINAL APPROVED BY Lincoln Brown, jr. Date of Service May 26- 1941

Philbrick Alterations or Repairs—Over # 21837 - ADDITION & REMODELING - elevator & garage- $ 20,000: Robert M. Little architect: Berton's Builders, contractor: January 21, 1946 OVER

4/24/63

ALTERATIONS & ADDITIONS

Building Permits: # 22547 Paving - Troup Bros. $ 1,100..... June 3, 1946

22566 1 elevator-capacity 2 000 Dade Elevator Co.....$1,600; June 6, 1946

 # 25367 Painting-interior & exterior - Owner - $ 50....Sept. 15, 1947

32593 Three flat wall signs with neon - Total 112 sq. ft.-Fennell Neon Corp.,con $ 440.. May 18, 1950

32611 Roof sign - approx. 90 sq. ft. - G. A. James - Fennell Neon Corp., contr. $ 980....May 19, 1950

32638 Painting, outside - Fred G. Case, contr. $ 500....May 23, 1950

#52572, Rose Painting: painting and buffing, $700.00, 1/29/57

605 Appliance Cons. Service: 1-3/4 hp window air conditioner-230-7/2/57-OK 6/5/58 Flagg

5550 Pearce Roofing: Reroofing main building - $1000 - Feb. 17, 1958

53986 J. Miller Co.: Repair to stair wall - $450.00 - Dec. 29, 1960 Continued "over"

Plumbing Permits: # 19584- H. L. Robertson- 1 sewer, 3 water closets, 3 lavatories, 1 shower, 1 sink 1 floor drain 1 gas range----------4-4-46

754 Peoples Gas Co: 1 gas water heater - Aug. 14, 1959

Electrical Permits: # 22491- Ace Electrical Service- 15 switch outlets 28 light outlets, 27 receptacles 28 fixtures, 1 refrigerator outlet 1 iron outlet, 1 range outlet, 1 water heater-outlet, 1 space heaters(bath), 1 strip heater (320 W)- 1 motors01H.P. 3/4 2 motors 1-5H. P. 2h.p. 2 motors1-5H.P. 5h.p. 1 bell transformer 5 centers of distribution, 1 service-temporary---------4-24-46 Woodmansee 6/28/46

22583- Ace Electrical Service--1 service-temporary---------5-23-46

 # 30505 R.C.A. Service: 1television antenna - Dec. 29, 1949

ood & Walsh - # 31318 Fennel Neon Corp: 3 Neon transformers, May 18, 1950

alsh & Wood # 31336 Fennell Neon Corp: 6 Neon transformers, May 19, 1950

ennett # 41178 Frank Reiner: 1 Television antenna: Jan.7,1954

333 Dade Bldv. #46739 Astor Electric: one motor February 7, 1956 OK, Fidler 2/7/56

333 Dade Blvd. 47478 Astor Electric Service, Inc: 1 switch outlet, 1 fan outlet May 16, 1956 OK, Fidler 5/24/1956

333 Dade Blvd. #52458 Astor Elec: 2 Motors(1HP)- 8/7/58 OK 8/13/58 Newbold

COASTAL CONTRACTORS

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
9-2-88		INTERIOR + EXTERIOR Painting	$2,000.00					BR881518
10-5-88		Permit transfer to new contractor						1158802[illegible]
9-23-89		New Roof Addition	$9,500.00					1389003[illegible]

Lot 13 Block 16A Subdivision Island View (1333 Dade Blvd.)

ALTERATIONS & ADDITIONS

Building Permits: #65930 Tropicalites Neon Sign Co.: Neon flat wall sign, 3'6" x 2'6", total 9 sq. ft. - "CABALLERO Desde 1857 FUNERAL HOME Havana, Cuba, Miami Beach, Federico Caballero, Jr." - $150. - 9/22/61
#72176 Airko Air Cond.Co.: 1 - 1 ton wall unit air cond.; 1 - 10 ton pkg. unit air cond.system; 1 - 2 ton pkg.unit air cond. system - $3800. - 8/?/64 OK Plaag 1/12/65
#72241 Metro Sandblasting: Sandblasting--using properprecautions as per City ord. - $195. - 8/14/64
#75538 Airko A/C Co.: Re-locate A/C Unit - $1000 - 12/22/65 OK PLAAG 1/3/66

Plumbing Permits:

Electrical Permits: #57366 Tropicalites Sign Co., Inc.: 3 fixtures, lamps - 9/22/61
#57961 Astor Elec: 1 receptacle; 1 cent.of dist.; 3/5/62
#65484 Astor Electric: change service from overhead to underground - 2/13/68 OK FIDLER 2/27/68

BUILDING PERMITS: #SB881518 - 9-2-88 - Francisco Carcasses - Interior & Exterior painting- $2,000.00

#MS880026 - 10-5-88 - Sklar Construction - Permit transfre to new contracto

#B8900390 - 9-22-89 - John Gonzalez - New roof addition - $9,500.00

PLUMBING PERMITS: P8800115 - Bromi - 2 Floor drain, 1 sink, slop, 1 oil intercept connect - 11-8-88

Lot 13 Block 16-A Subdivision Island View 1333 Dade Blvd.

ALTERATIONS & ADDITIONS

Building Permits: #87911 - Aquarius Const - addition and remodeling alterations 665 sq. ft. $25,000 12/9//71

#00545 - Biscayne Roofing Co. - Funeral Home - tear off existing and reroof. roof new addition. built-up and gravel - $3,134.00 - 2/9/72

#3846-Emjay Ref. Corp- 3/4 HP refrigeration-1-3-77

#23443 2/16/83 owner reroof 20 sqs use driveway only $1,500.

Plumbing Permits: #48847 - Alco Plumbing - 2 rgh 2 set lavatory - 2 rgh 2 set water closet 12/27/71

Electrical Permits: #69372 - Holbert Elect. - 4 switch outlets - 24 light outlets - 9 receptacles 1/10/72

#73771-Dynamic Electric- prefab freezer 3/4 HP comp-1-12-77

PUBLIC WORKS DEPARTMENT - BUILDING DIVISION

DATE 12/9/71

TO: PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

LEGAL DESCRIPTION: Lot 13 & N. 30 ft. of Lot 10, Block 164, Leland View Subdivision

LEGAL ADDRESS 1331 Dade Boulevard

TYPE OF BUILDING Addition

A plan for this building has been submitted to this Division. Please list any corrections below and return to Building Division.

GARBAGE FACILITIES To use existing facilities

SANITARY SEWER To use existing facilities

WATER To use existing facilities

DRAINAGE As shown

GRADES As shown

ENCROACHMENTS - EASEMENTS None

Public Works Department Permits required for work done on City Property.

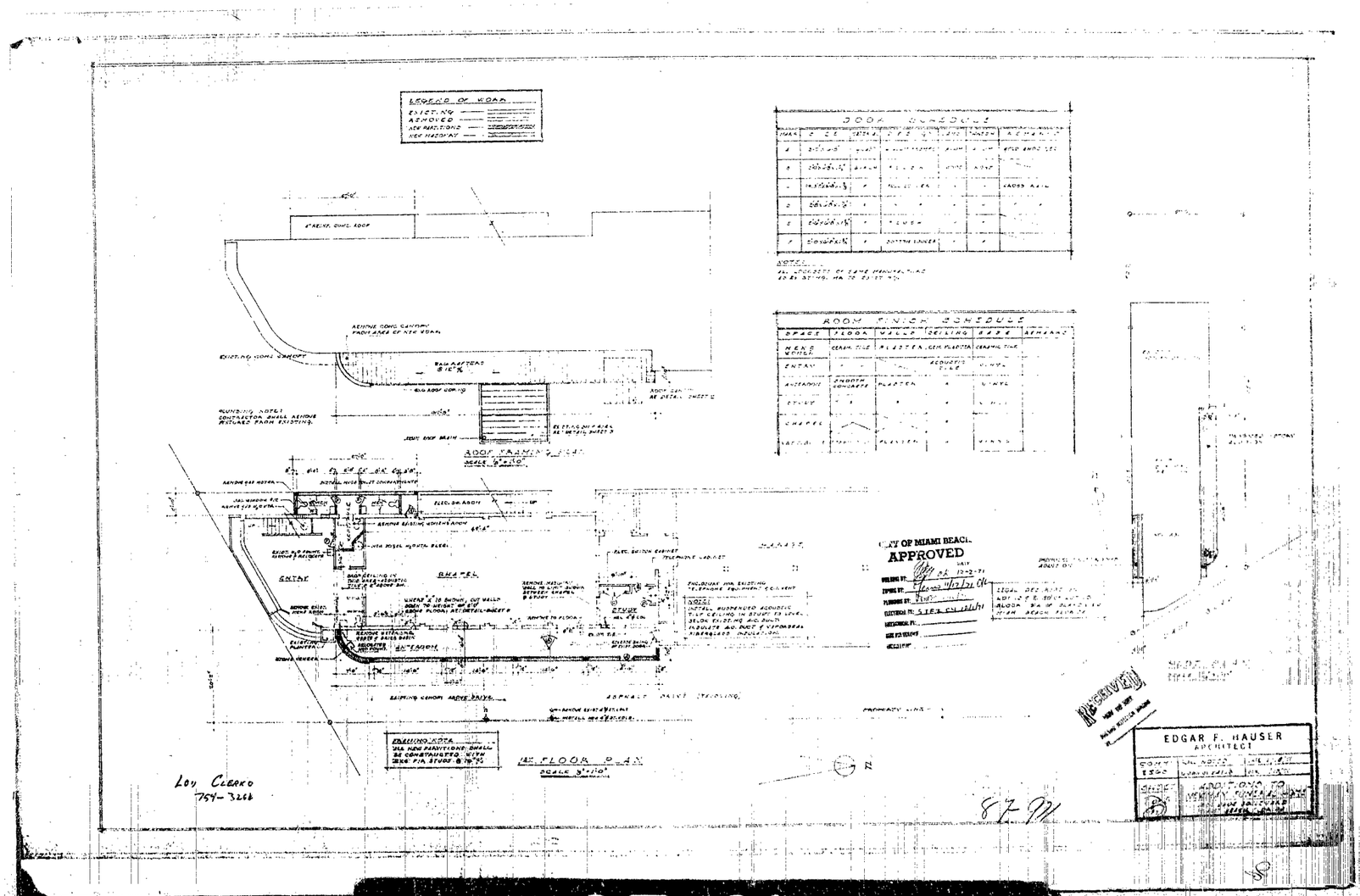
COMMENTS: Complete curb and gutter to be removed and replaced where curb cuts are required. Existing driveways not to be used and are to be raised to full curb.

87-911

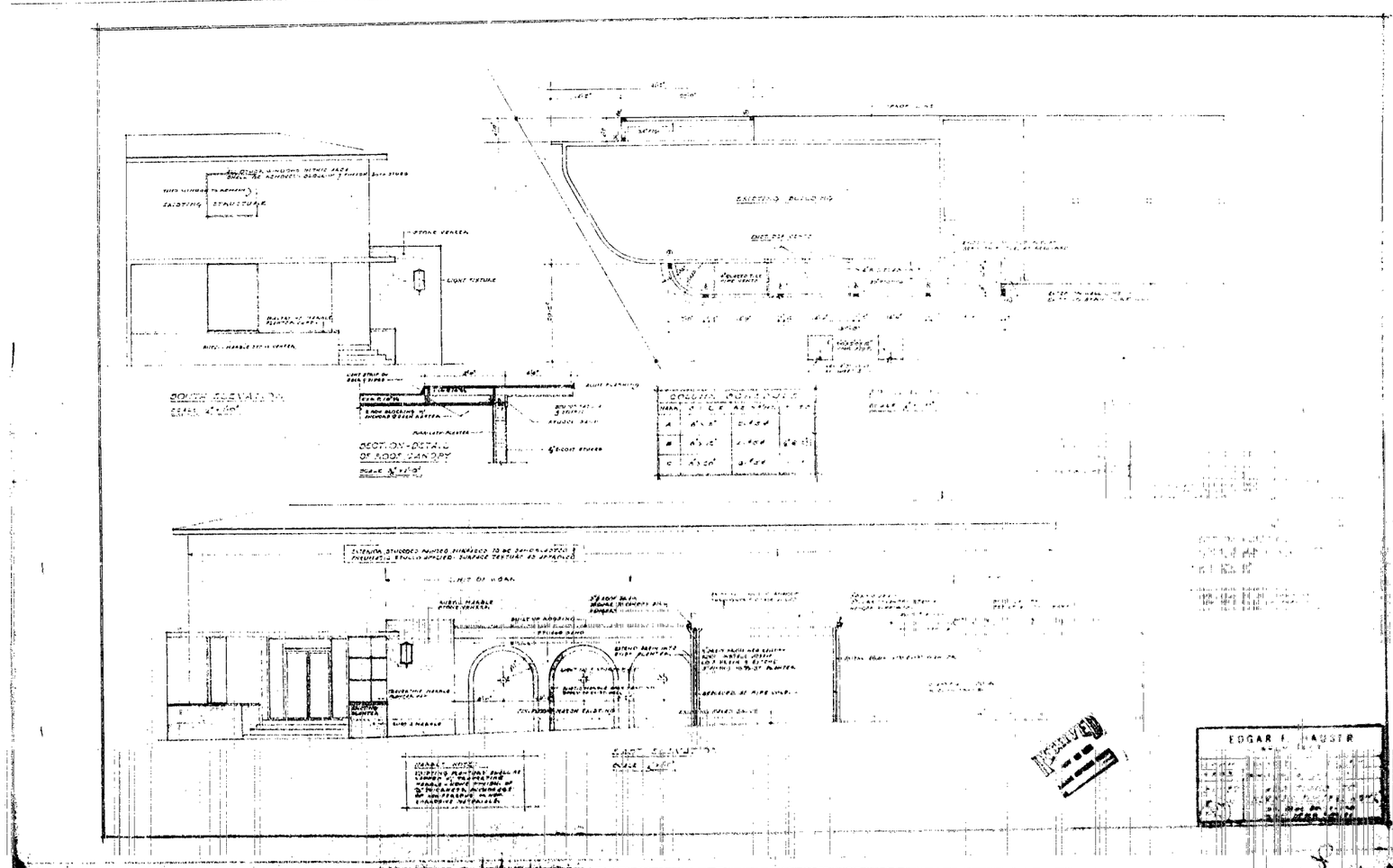
OK for permit subject to above corrections

Sent to Building Division 12/9/71 (Date) F. Ayoubi EE Engineering Division

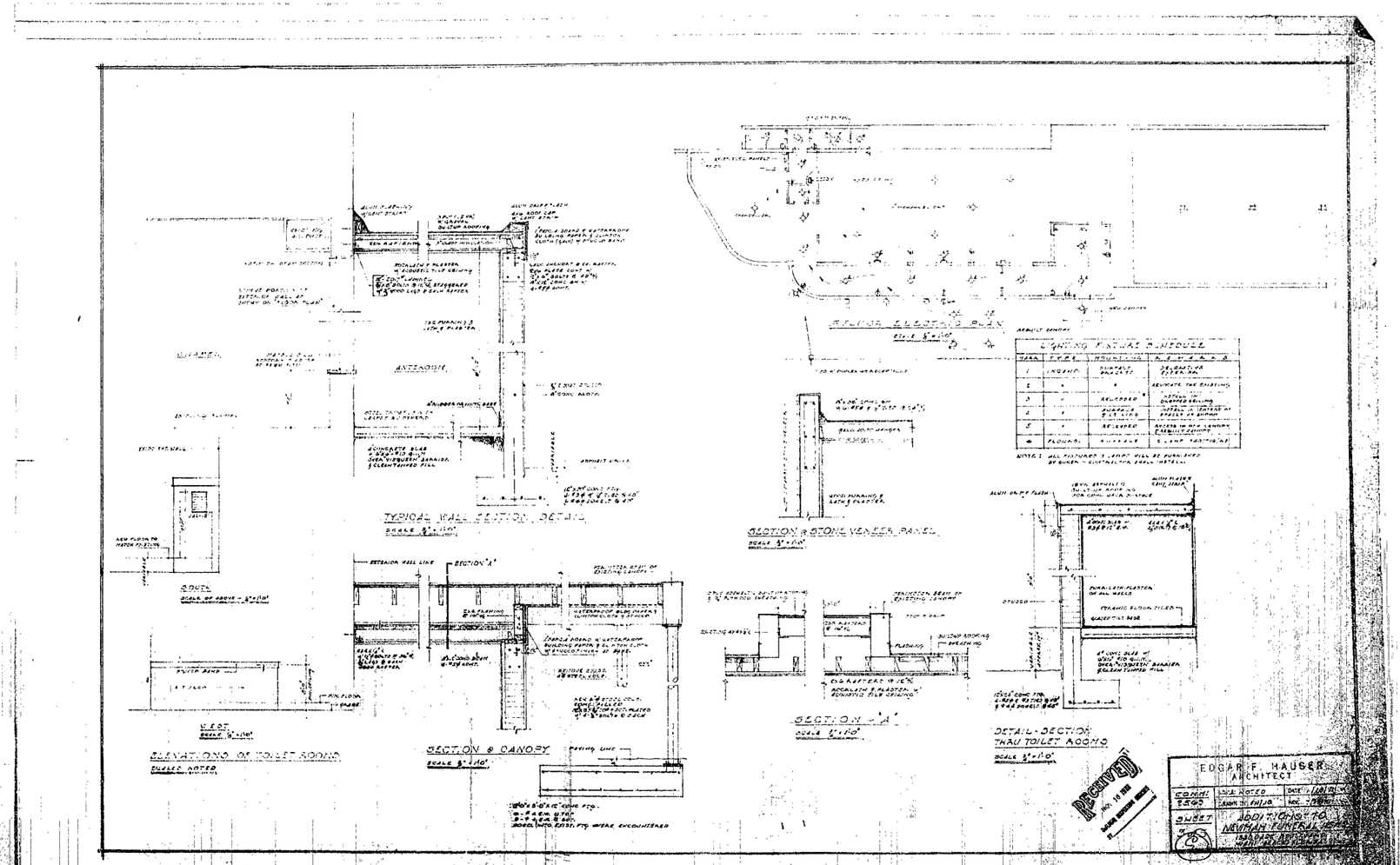
87-911


LEGEND OF WORK
EXISTING
REMOVED
NEW CONSTRUCTION
NEW MASONRY
DOOR SCHEDULE
ROOM FINISH SCHEDULE
ADDITION
ENTRY
BAR
STAGE
1ST FLOOR PLAN
SCALE 1/4"=1'-0"
ROOF FRAMING PLAN
SCALE 1/16"=1'-0"
CITY OF MIAMI BEACH
APPROVED
BUILDING BY
ZONING BY
PLUMBING BY
ELECTRICAL BY
MECHANICAL BY
SIZE AND VELOCITY
EXCEPTION
RECEIVED
EDGAR F. HAUSER
ARCHITECT
ADDITIONS TO
Lou Clerko
754-3268
87-911

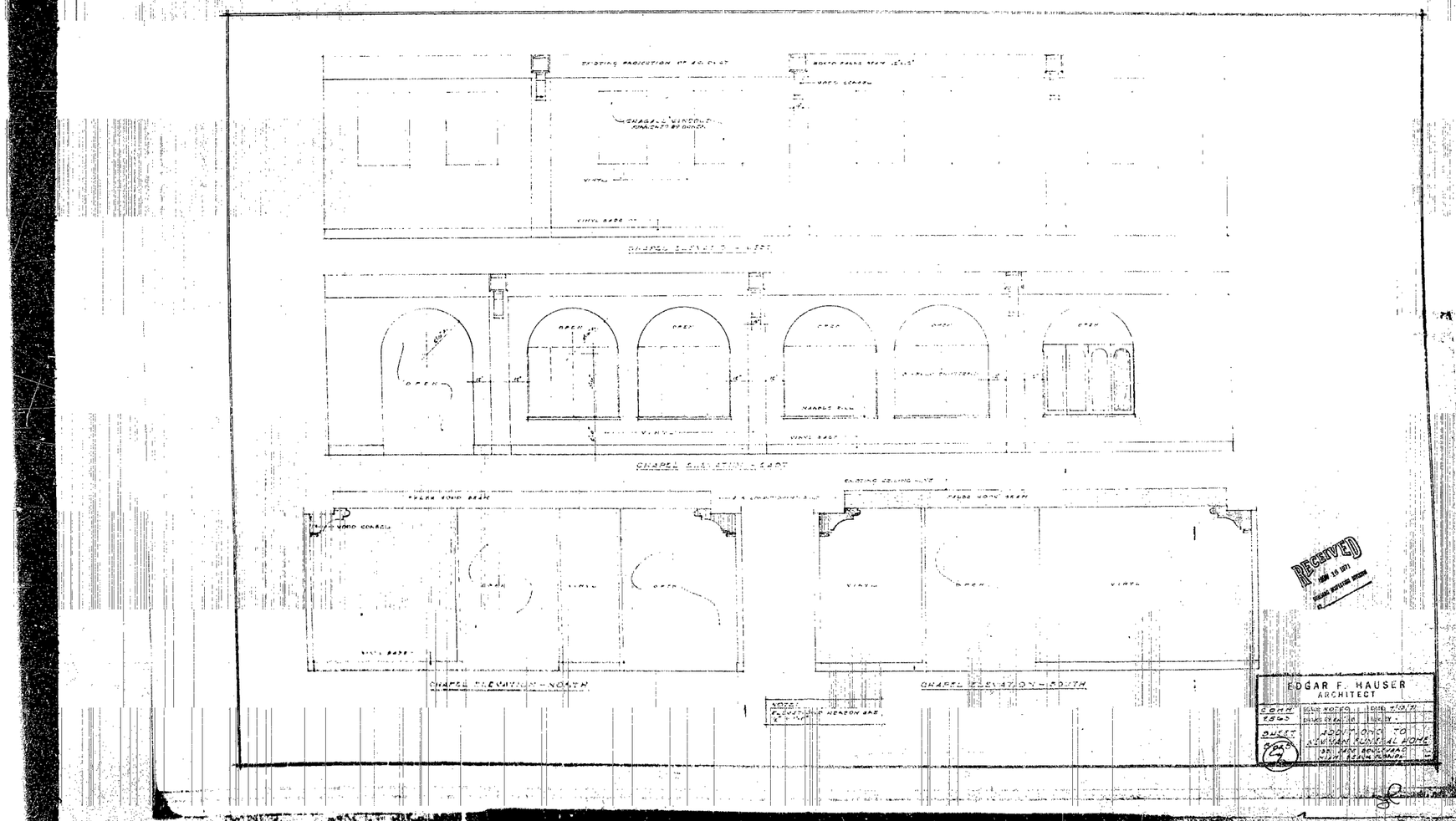
87-911


EXISTING BUILDING
EXISTING STRUCTURE
STONE VENEER
LIGHT FIXTURE
SOUTH ELEVATION
SCALE 1/4"=1'-0"
SECTION-DETAIL OF FLOOR CANOPY
SCALE 3/4"=1'-0"
SCHEDULE
SCALE 1/4"=1'-0"
EXTERIOR STUCCO PAINTED FINISHED TO BE SAND FLOATED
PNEUMATICALLY APPLIED. SURFACE TEXTURE AS APPROVED
LIMIT OF WORK
EDGAR I. AUSTR

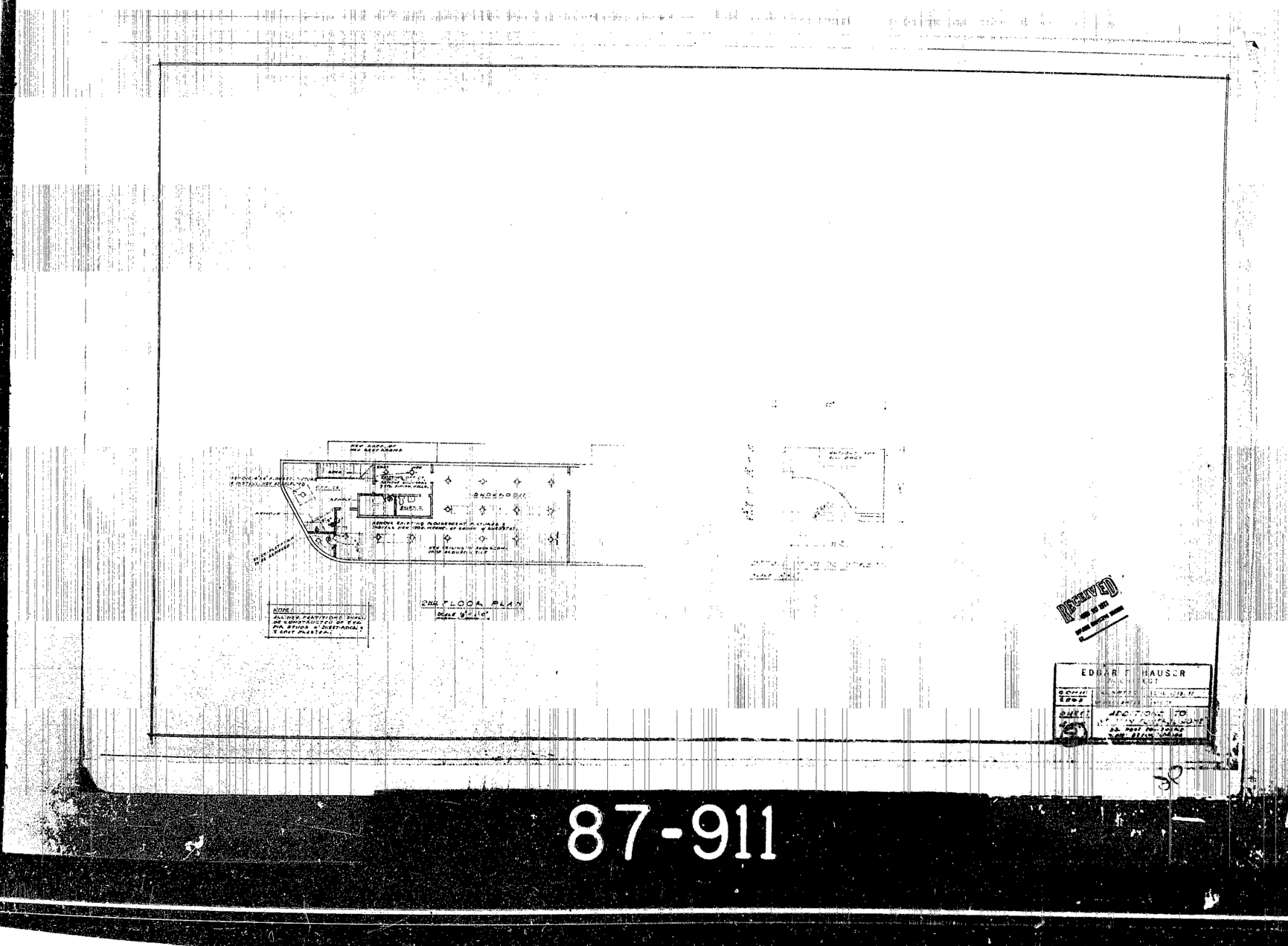
87-911


TYPICAL WALL SECTION DETAIL
SCALE 3/4"=1'-0"
SECTION @ STONE VENEER PANEL
SCALE 3/4"=1'-0"
ROOF PLAN
SCALE 1/8"=1'-0"
SECTION @ CANOPY
SCALE 3/4"=1'-0"
SECTION "A"
SCALE 3/4"=1'-0"
DETAIL - SECTION THRU TOILET ROOMS
SCALE 3/4"=1'-0"
ELEVATIONS OF TOILET ROOMS
SCALE AS NOTED
LIGHTING FIXTURE SCHEDULE
EDGAR F. HAUSER
ARCHITECT
ADDITIONS TO
NEWHAM FUNERAL
RECEIVED
AUG 14 1987

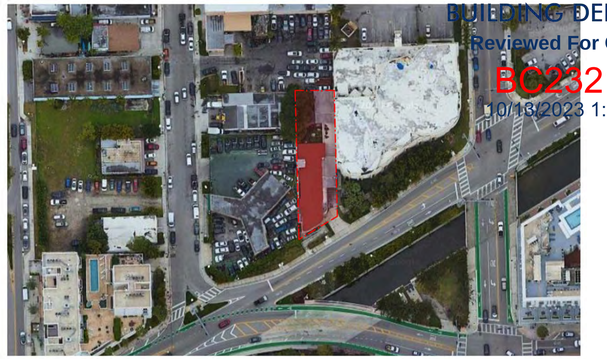
87-911


CHAPEL ELEVATION - EAST
CHAPEL ELEVATION - NORTH
CHAPEL ELEVATION - SOUTH
NOTE:
RECEIVED
EDGAR F. HAUSER
ARCHITECT
ADDITIONS TO
ASHKUM FUNERAL HOME

87-911


ONE FLOOR PLAN
RECEIVED
EDWARD F. HAUSER
87-911

MIAMIBEACH
BUILDING DEPARTMENT
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1333 DADE BOULEVARD

MIAMI BEACH, FL 33139

ARCHITECT:

420 LINCOLN RD S.600|MIAMI BEACH FL 33139
T. 786.246.4857 | F. 786.768.2537
HTTP://WWW.URBANROBOT.NET
URBAN ROBOT LLC

OWNER: **JOSE LUIS RODRIGUEZ**
1333 DADE BLVD
MIAMI BEACH,FL, 33139

BUILDING DEMOLITION

APPLICABLE CODE :

FLORIDA BUILDING CODE 7TH EDITION (2020)
FLORIDA FIRE PREVENTION CODE (2020)

SCOPE OF WORK :

- THE COMPLETE DEMOLITION OF EXISTING STRUCTURE UNDER FOLIO: 02-3233-012-0671

DRAWING INDEX :

D-100 COVER SHEET
D-101 DEMOLITION GROUND FLOOR PLAN
D-102 DEMOLITION SECOND FLOOR PLAN

REVISIONS

No.	DESCRIPTION	DATE
1	DEMOLITION PERMIT REV 1	2023-06-26

Digitally signed by Sebastian Velez
Date: 2023.06.29 '15:43:10 -04'00

STATE OF FLORIDA
SEBASTIAN VELEZ
AR 99232
REGISTERED ARCHITECT

SUBMITTAL HISTORY

DESCRIPTION	DATE

COVER

D-100

PROJECT No. 2002

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DEMOLITION NOTES

1. AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
2. AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND FIXTURES.
3. **NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT**
4. **ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.**
5. **THE SITE SHALL BE FINISHED IN A PAR-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 7-FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION. FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. ENTIRE SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.**

01 - WIP1

DEMOLITION GENERAL NOTES

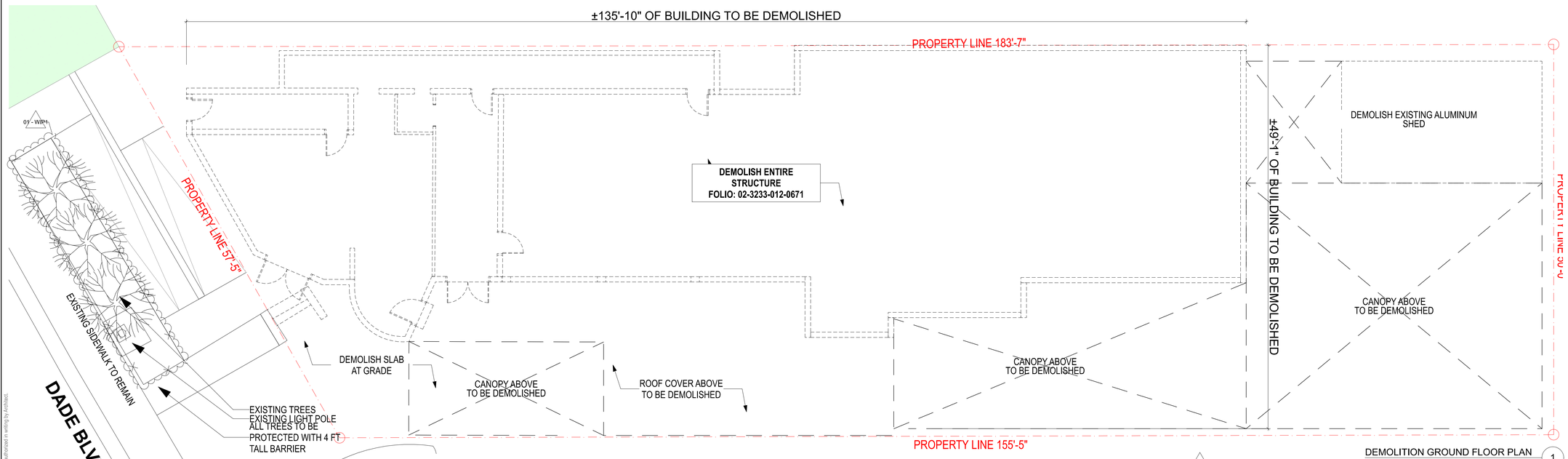
1. THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC.,. AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
7. ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.
10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT, INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THWE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22. BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

DEMOLITION KEY LEGEND

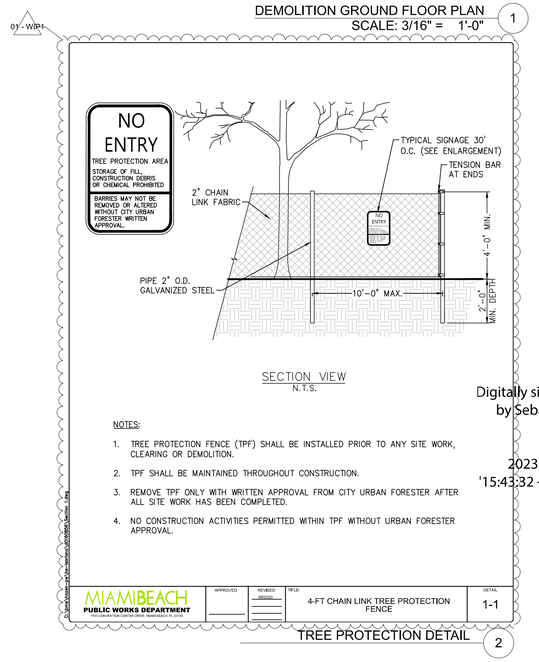
PLAN SYMBOLS

- TO REMAIN
- ABOVE TO DEMOLISH
- DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.



DEMOLITION GROUND FLOOR PLAN 1
SCALE: 3/16" = 1'-0"



SECTION VIEW
N.T.S.

NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

MIAMIBEACH PUBLIC WORKS DEPARTMENT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139	APPROVED	REVISED 06/27/23	TITLE: 4-FT CHAIN LINK TREE PROTECTION FENCE	DETAIL: 1-1

TREE PROTECTION DETAIL 2

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:27:07 PM

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL. 33139
T. 786.246.4857
F. 786.768.2537

OWNER:

JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH,FL 33139

1333 DADE BOULEVARD

DEMOLITION OF EXISTING STRUCTURE

MIAMI BEACH, FL 33139

REVISIONS

Rev.	Date	Description
01 - WIP	01 - WIP	DEMO PERMIT REV 1

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

SEAL

STATE OF FLORIDA · SEBASTIAN VELEZ · AR 99232 · REGISTERED ARCHITECT

Digitally signed by Sebastian Velez
Date: 2023.06.29 '15:43:32 -04'00

URBAN ROBOT LLC
Sebastian Velez AR99232

2305
PROJECT NO.

6/27/23
DATE

SV / JJ / NG / IF
DRAWN / CHECKED

DEMOLITION GROUND FLOOR PLAN

D-101

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Bfd:out_ut,utomotor, Bfdcou as a Service/2305-1333 Dade Blvd/Office Bfd

DEMOLITION NOTES

1. AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
2. AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND FIXTURES.
3. NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT
4. ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.
5. THE SITE SHALL BE FINISHED IN A PAR-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 7-FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION. FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. ENTIRE SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.

01 - WIP1

DEMOLITION GENERAL NOTES

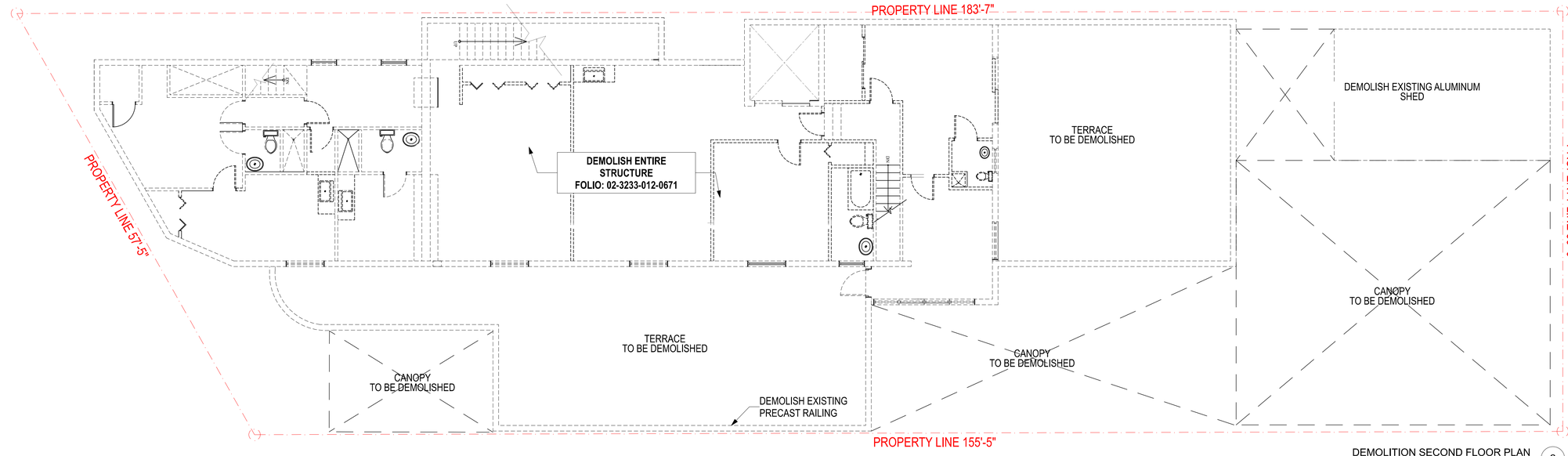
1. THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC.,. AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
7. ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.
10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS, PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT. INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THWE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22. BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

DEMOLITION KEY LEGEND

PLAN SYMBOLS

- TO REMAIN
- ABOVE TO DEMOLISH
- DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.



DEMOLITION SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

2

Digitally signed by Sebastian Velez
Date: 2023.06.29 '15:43:54 -04'00

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URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL. 33139
T. 786.246.4857
F. 786.768.2537

OWNER:

JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH,FL 33139

1333 DADE BOULEVARD

DEMOLITION OF EXISTING STRUCTURE

MIAMI BEACH, FL 33139

REVISIONS

Rev	Date	Description
01 - WIP1	01 - WIP	DEMO PERMIT REV 1

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

SEAL

STATE OF FLORIDA · SEBASTIAN VELEZ · AR 99232 · REGISTERED ARCHITECT

URBAN ROBOT LLC
Sebastian Velez AR99232

2305
PROJECT NO.

6/27/23
DATE

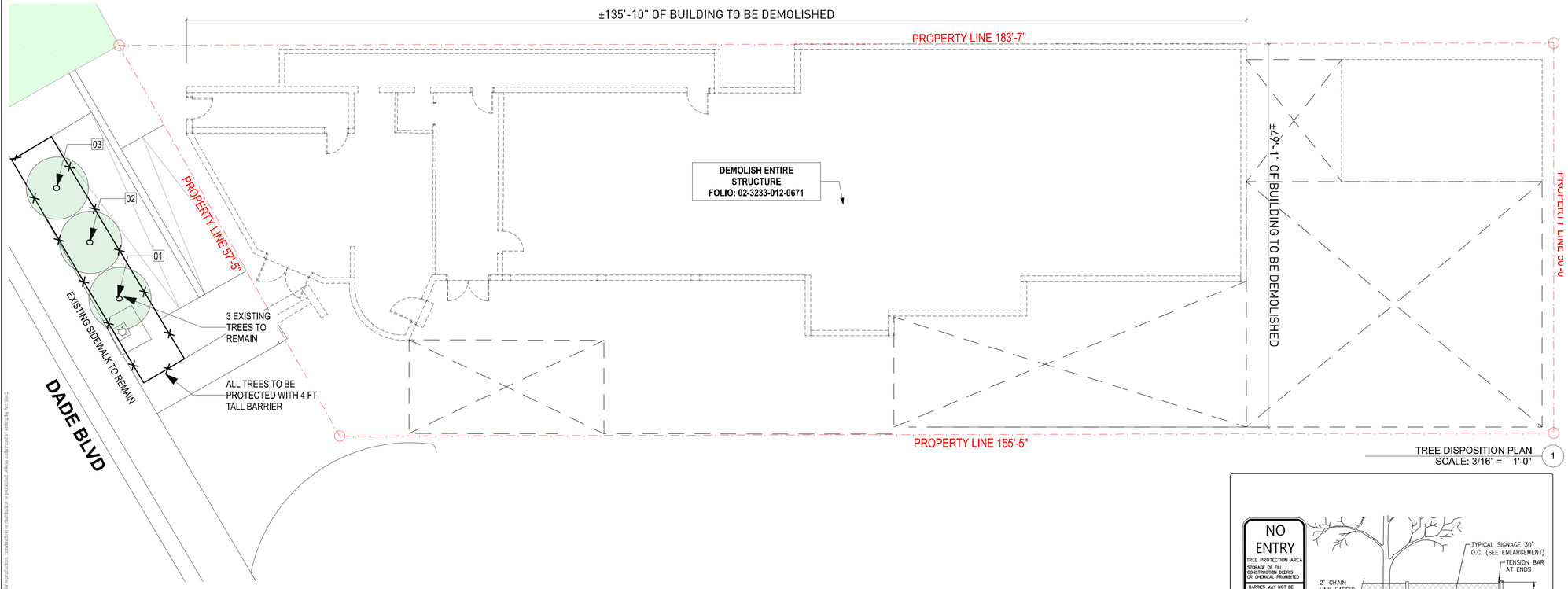
SV / JJ / NG / IF
DRAWN / CHECKED

DEMOLITION SECOND FLOOR PLAN

D-102

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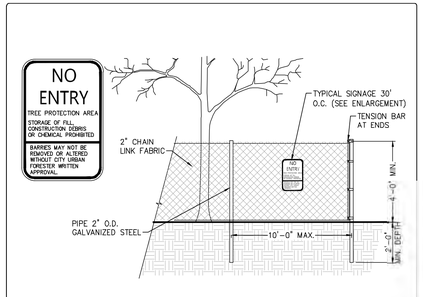
DEMOLITION NOTES	C.M.B. CHAPTER 46, DIVISION 2 - DISPOSITION PLAN NOTES
1. AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK. 2. AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND FIXTURES. **3. NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT** **4. ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.** **5. THE SITE SHALL BE FINISHED IN A PARK-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 7- FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION, FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. ENTIRE SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.**	1. THIS EXISTING TREE INVENTORY – DISPOSITION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 – ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE. 2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON. 3. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. WITH A D.B.H. OF LESS THAN 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT. 4. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.



TREE DISPOSITION PLAN
SCALE: 3/16" = 1'-0" (1)

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	3	3	0	0
PALMS	0	0	0	0

EXISTING TREE SCHEDULE							
#	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	STATUS	COMMENTS
01	Eugenia axillaris	White Stopper	3"-4"	14'-0"	5'-0"	REMAIN	PROTECT DURING CONSTRUCTION
02	Eugenia axillaris	White Stopper	3"-4"	12'-0"	4'-0"	REMAIN	PROTECT DURING CONSTRUCTION
03	Eugenia axillaris	White Stopper	3"-4"	12'-0"	4'-0"	REMAIN	PROTECT DURING CONSTRUCTION



SECTION VIEW
N.T.S.

NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

02

MIAMIBEACH PUBLIC WORKS DEPARTMENT | APPROVED | REVISED | DATE | 4-FT CHAIN LINK TREE PROTECTION FENCE | DETAIL 1-1

TREE PROTECTION DETAIL (2)

Digitally signed by Justine K Velez
Date: 2023.08.01 '10:44:50 -04'00

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1333 DADE BLVD
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1333 DADE BOULEVARD
DEMOLITION OF EXISTING STRUCTURE
MIAMI BEACH, FL 33139

REVISIONS

Rev	Date	Description
01	6/29/2023	DEMO PERMIT REV 1
02	8/1/2023	DEMO PERMIT REV 2

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SEAL
JUSTINE VELEZ LANDSCAPE ARCHITECT LA6667381 STATE OF FLORIDA

2305
8/1/23
JV / AJ
TREE DISPOSITION PLAN
L-100

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AERIS
INDOOR ENVIRONMENTAL SERVICES

MIAMIBEACH
BUILDING DEPARTMENT

Asbestos Building Survey with Bulk Sampling – Limited to the Interior and Exterior of the Building

1-844-MY-AERIS
954-906-8046
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info@aerisiaq.com

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MIAMIBEACH BUILDING DEPARTMENT



Site Visit Date:	July 26, 2023
Client Name:	Qriar Office, LLC
Site Address:	1333 Dade Boulevard, Miami Beach, FL33139
Project Type:	Asbestos Building Survey with Bulk Sampling – Limited to the Interior and Exterior of the Building
Certified Asbestos Inspector:	Alejandra Perez, CIE
Inspector Signature:	
Asbestos Certificate Number:	192181
Asbestos Certificate Expiration Date:	May 1, 2024
Florida Licensed Asbestos Consultant:	Karen A Terry, CIH
Asbestos Consultant Signature:	
Licensed Asbestos Consultant Number:	AX77
Aeris Asbestos Business License Number:	ZAS24

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Table of Contents

Scope 4
Purpose 4
Property Details 4
Methods/ Protocol 5
Introduction 5
Sampling 5
Conclusion 8
Limitations 9
References 9
Appendix 1 – Laboratory Analysis Report 10
Appendix 2 – Chain of Custody 28
Appendix 3 – Laboratory NVLAP Certificate 30
Appendix 4 – Asbestos Inspector Certificate 32
Appendix 5 – Asbestos Consultant Certificate 33
Appendix 6 – Asbestos Business License Certificate 34

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Scope

Aeris was retained by Qriar Office, LLC to conduct an asbestos building su ng at 1333 Dade Boulevard, Miami Beach, FL 33139 on July 26, 2023 te sampling of the specific areas, the interior and exterior of the building, as per the client's request. It should be noted that during the demolition, if hidden materials are uncovered within wa cavities, crawlspaces, ceiling spaces, and/or other inaccessible areas, additional assessment and sampling may be required. Areas outside of the scope were not sampled and may contain additional suspect asbestos containing materials.

Purpose

A limited asbestos building survey was performed to report the analytical data obtained within the property. Bulk sampling analysis was performed via Polarized light microscopy or PLM. The purpose of the bulk sampling was to determine if asbestos containing materials, if any, are present.

As defined by the United States Environmental Protection Agency (EPA), asbestos containing materials or ACM are materials that contain greater than 1% asbestos. ACM's are further categorized into friable asbestos, category I non-friable, and category II non-friable. Below are the National Emissions Standards for Hazardous Air Pollutants (NESHAP) categories of asbestos with descriptions:

- Friable asbestos are any materials that contain greater than 1% asbestos and can be crumbled, pulverized, or reduced to a powder by the pressure exerted from a human hand.

- Category I non-friable are materials that contain greater than 1% asbestos, but are not friable. Materials that are part of this category are gaskets, resilient floor coverings, packing, and asphalt roofing products.

- Category II non-friable are materials that contain greater than 1% asbestos, but are not friable and are not part of category I non-friable.

Property Details

This property is a multi story, commercial property comprised of a block exterior with a stucco finish. For the purpose of this report, the front entrance faces southeast.

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Methods/ Protocol

Sampling – Bulk sample of suspect asbestos containing materials (ACMs) w al accordance with Asbestos Hazard Emergency Response Act (AHERA) 40 CF re sent to an independent accredited laboratory under chain of custody.

Introduction

Aeris performed this assessment in general accordance with the sampling protocol and methodology of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR 763, National Emissions Standards for Hazardous Air Pollutants (NESHAP), and in accordance with the agreed upon scope of work. The interior and exterior of the building are the proposed areas for demolition.

Sampling

Asbestos bulk samples were collected and shipped to an accredited laboratory Eurofins EMLAB P&K for analysis. Eurofins EMLAB P&K is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for selected test methods for bulk fiber analysis (PLM).

Sampling of suspect ACM's was conducted in general accordance with AHERA 40 CFR 763 guidelines. Suspect ACM's were categorized in three types: surfacing material, thermal system insulation, and miscellaneous material. Each material type was divided into homogeneous areas, which are defined as materials with similar color, texture, and installation date.

ACM's are defined as building materials that contain greater than one percent (1%) asbestos fibers, according to Occupational Safety and Health Administration (OSHA), U.S. Environmental Protection Agency (EPA), and State of Florida Environmental Protection.

Sixty-six (66) samples were collected, and one (1) duplicate was taken for quality control purposes. Suspect asbestos samples were analyzed using polarized light microscopy (PLM) with dispersion staining. The PLM technique (EPA Method 600/R-93/116) allows the laboratory technician to distinguish between different fibers and different types of asbestos fibers.

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Below are charts with the analytical results of the PLM analyses for asbestos and descriptions of properties of the materials:

Description of Material		Drywall/ Compound/ Texture		Concrete Stucco		[illegible]	
Location		Apartment 3, 4, Main Office		Shop Space, Single Bay, Detailing Bay		Apartment 1, 3, 4	
Amount		<8,444 sq. ft.		<9,364 sq. ft.		<2,80[illegible] sq. ft.	
Category		MISC		MISC		MISC	
Friable		No		No		No	
Percentage of Damage Present	Cause	<5%	Deterioration Water Physical	<10%	Deterioration Water Physical	<1%	Physical
	Type		Damage		Significant Damage		Good
Frequency of Contact		Low		Low		High	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		Low		Moderate		Low	
Results		None Detected		None Detected		None Detected	

Description of Material		16'x13" Green Wall Tile/ Mortar		2" Beige Floor Tile/ Mortar		16'x13" Black Wall Tile/ Mortar	
Location		Apartment 2, 4		Apartment 2, 4		Apartment 1, 3	
Amount		<220 sq. ft.		<9 sq. ft.		<220 sq. ft.	
Category		MISC		MISC		MISC	
Friable		No		No		No	
Percentage of Damage Present	Cause	<5%	Deterioration	<10%	Water	<1%	Physical
	Type		Damage		Significant Damage		Good
Frequency of Contact		Low		Low		Low	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		Moderate		Moderate		Moderate	
Results		None Detected		None Detected		None Detected	

Description of Material		18" Orange Floor Tile/ Grout/ Mortar		16" Multi Gray Floor Tile/ Grout/ Mortar		16" White and Gray Floor Tile/ Mortar	
Location		Apartment Lobby		Main Office, Shop Office		Office Bathroom	
Amount		<1200 sq. ft.		<500 sq. ft.		<250 sq. ft.	
Category		MISC		MISC		MISC	
Friable		No		No		No	
Percentage of Damage Present	Cause	<5%	Physical	<5%	Physical	<1%	Physical
	Type		Damage		Damage		Good
Frequency of Contact		High		High		High	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		Low		Low		Low	
Results		None Detected		None Detected		None Detected	

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Description of Material		19" Beige Floor Tile/ Grout/ Mortar		18" Beige Floor Tile/ Grout/ Mortar		Plaster	
Location		Main Office		Shop Office		Main Office, Shop Space	
Amount		<1,000 sq. ft.		<1,000 sq. ft.			
Category		MISC		MISC			
Friable		No		No		No	
Percentage of Damage Present	Cause	<5%	Deterioration Physical	<10%	Physical	<10%	Deterioration Physical
	Type		Significant Damage		Damage		Damage
Frequency of Contact		High		High		Low	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		Low		Low		Low	
Results		None Detected		None Detected		None Detected	

Description of Material		17' Tan Floor Tile/ Grout/ Mortar		17.5" Brown Floor Tile/ Mortar		1" Black Wall Tile/ Mortar	
Location		Shop Storage Area		Electrical Room		Exterior Wash Area	
Amount		<400 sq. ft.		<100 sq. ft.		<10 sq. ft.	
Category		MISC		MISC		MISC	
Friable		No		No		No	
Percentage of Damage Present	Cause	<5%	Physical	<1%	Physical	<70%	Deterioration Water Physical
	Type		Damage		Damage		Significant Damage
Frequency of Contact		High		High		Low	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		Low		Low		High	
Results		None Detected		None Detected		None Detected	

Description of Material		Block/ Stucco		13" Orange Floor Tile/ Mortar		Paint Booth Roof System Shingle/ Tar	
Location		Exterior Wall		Apartment Lobby		Roof Above Paint Booth	
Amount		<9,364 sq. ft.		<300 sq. ft.		<2,000 sq. ft.	
Category		MISC		MISC		MISC	
Friable		No		No		No	
Percentage of Damage Present	Cause	<10%	Deterioration Water Physical	<1%	Physical	<25%	Deterioration Water Physical
	Type		Significant Damage		Damage		Significant Damage
Frequency of Contact		Low		High		Low	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		High		Low		High	
Results		None Detected		None Detected		None Detected	

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Description of Material		Overhang Roof System Shingle/ Tar		Back and Side Roof Systems Shingle/ Tar		2nd Level Roof System Shingles/ Tar	
Location		Roof Above Driveway		Roof Above Detail Bay and East End		Roof Above Apartment Units	
Amount		<2,000 sq. ft.		<1,500 sq. ft.			
Category		MISC		MISC			
Friable		No		No		No	
Percentage of Damage Present	Cause	<5%	Deterioration Physical	<10%	Deterioration Water Physical	<5%	Deterioration Water Physical
	Type		Damage		Significant Damage		Damage
Frequency of Contact		Low		Low		Low	
Frequency of Vibration		Low		Low		Low	
Frequency of Air Erosion		Low		Low		Low	
Potential of Water Damage		Low		Moderate		Low	
Results		None Detected		None Detected		None Detected	
SM: Surfacing Materials TSI: Thermal System Insulation MISC: Miscellaneous Materials		Significant is over 10% Distributed. Significant is over 25% Localized.					

Conclusion

Aeris performed this assessment in general accordance with the sampling protocol and methodology of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR 763, National Emissions Standards for Hazardous Air Pollutants (NESHAP), and in accordance with the agreed upon scope of work. The interior and exterior of the building are the proposed areas for demolition.

Asbestos bulk sampling analysis via polarized light microscopy (PLM) identified that the materials sampled from the interior and exterior of the building do not contain asbestos. At this time, abatement is not required for the materials that were sampled for renovation.

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Limitations

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References

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Appendix 1 – Laboratory Analysis Report

eurofins | Built Environment Testing

Report for:

Ms. Alejandra Perez
Aeris, LLC
20283 FL-7
Suite 425
Boca Raton, FL 33498

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: 2301715; 1333 Dade Blvd
EML ID: 3335257

Approved by:

Approved Signatory
Balu Krishnan

Dates of Analysis:
Asbestos PLM: 08-02-2023

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200738-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

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Eurofins EPK Built Environment
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(866) 871-1984 www.eurofin

BC2321608

Client: Aeris, LLC
C/O: Ms. Alejandra Perez
Re: 2301715; 1333 Dade Blvd

Date of Sampling: 07-25-2023
Date of Receipt: 07-27-2023
Date of Report: 08-02-2023

ASBESTOS PLM REPORT

Total Samples Submitted: 67
Total Samples Analyzed: 67
Total Samples with Layer Asbestos Content > 1%: 0

Location: 1, Drywall /Compound/Texture Lab ID-Version‡: 16220403-1

Sample Layers	Asbestos Content
White Joint Compound /Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 2, Drywall /Compound/Texture Lab ID-Version‡: 16220404-1

Sample Layers	Asbestos Content
White Joint Compound /Paint	ND
White Fibrous Material (Mesh)	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Glass Fibers 3% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 3, Drywall /Compound/Texture Lab ID-Version‡: 16220405-1

Sample Layers	Asbestos Content
White Joint Compound /Paint	ND
White Drywall	ND
Sample Composite Homogeneity:	Moderate

Location: 4, Concrete Stucco Lab ID-Version‡: 16220406-1

Sample Layers	Asbestos Content
White Stucco with Paint	ND
Gray Concrete	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 5, Concrete Stucco

Lab ID-Version‡: 16220407-1

Sample Layers	Asbestos Content
White Stucco with Paint	ND
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 6, Concrete Stucco

Lab ID-Version‡: 16220408-1

Sample Layers	Asbestos Content
White Stucco with Paint	ND
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 7, 20" Beige Floor Tile/ Mortar /Grout

Lab ID-Version‡: 16220409-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
White Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 8, 20" Beige Floor Tile/ Mortar /Grout

Lab ID-Version‡: 16220410-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
White Grout	ND
White Mortar	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 9, 20" Beige Floor Tile/ Mortar /Grout

Lab ID-Version‡: 16220411-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 10, 16'x13" Green Wall Tile/ Mortar

Lab ID-Version‡: 16220412-1

Sample Layers	Asbestos Content
Green Tile	ND
White Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 11, 16'x13" Green Wall Tile/ Mortar

Lab ID-Version‡: 16220413-1

Sample Layers	Asbestos Content
Green Tile	ND
White Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 12, 16'x13" Green Wall Tile/ Mortar

Lab ID-Version‡: 16220414-1

Sample Layers	Asbestos Content
Green Tile	ND
White Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 13, 2" Beige Floor Tile/ Mortar Lab ID-Version‡: 16220415-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Off-White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 14, 2" Beige Floor Tile/ Mortar Lab ID-Version‡: 16220416-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Off-White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 15, 2" Beige Floor Tile/ Mortar Lab ID-Version‡: 16220417-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Off-White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 16, 16'x13" Black Wall Tile/ Mortar Lab ID-Version‡: 16220418-1

Sample Layers	Asbestos Content
Black Tile	ND
White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 17, 16'x13" Black Wall Tile/ Mortar

Lab ID-Version‡: 16220419-1

Sample Layers	Asbestos Content
Black Tile	ND
White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 18, 16'x13" Black Wall Tile/ Mortar

Lab ID-Version‡: 16220420-1

Sample Layers	Asbestos Content
Black Tile	ND
White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 19, 18" Orange Floor Tile/ Grout/ Mortar

Lab ID-Version‡: 16220421-1

Sample Layers	Asbestos Content
Orange Floor Tile	ND
Brown Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 20, 18" Orange Floor Tile/ Grout/ Mortar

Lab ID-Version‡: 16220422-1

Sample Layers	Asbestos Content
Orange Floor Tile	ND
Brown Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 21, 18" Orange Floor Tile/ Grout/ Mortar Lab ID-Version‡: 16220423-1

Sample Layers	Asbestos Content
Orange Floor Tile	ND
Brown Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 22, 16" Multi Gray Floor Tile/ Grout/ Mortar Lab ID-Version‡: 16220424-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 23, 16" Multi Gray Floor Tile/ Grout/ Mortar Lab ID-Version‡: 16220425-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 24, 16" Multi Gray Floor Tile/ Grout/ Mortar Lab ID-Version‡: 16220426-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 07-25-2023
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ASBESTOS PLM REPORT

Location: 25, 16" White and Gray Floor Tile/Mortar Lab ID-Version‡: 16220427-1

Sample Layers	Asbestos Content
Gray/White Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 26, 16" White and Gray Floor Tile/Mortar Lab ID-Version‡: 16220428-1

Sample Layers	Asbestos Content
Gray/White Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 27, 16" White and Gray Floor Tile/Mortar Lab ID-Version‡: 16220429-1

Sample Layers	Asbestos Content
Gray/White Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 28, 19" Beige Floor Tile/ Grout /Mortar Lab ID-Version‡: 16220430-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 29, 19" Beige Floor Tile/ Grout /Mortar

Lab ID-Version‡: 16220431-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 30, 19" Beige Floor Tile/ Grout /Mortar

Lab ID-Version‡: 16220432-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 31, 18" Beige Floor Tile/ Grout /Mortar

Lab ID-Version‡: 16220433-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 32, 18" Beige Floor Tile/ Grout /Mortar

Lab ID-Version‡: 16220434-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 33, 18" Beige Floor Tile/ Grout /Mortar

Lab ID-Version‡: 16220435-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

Location: 34, Plaster

Lab ID-Version‡: 16220436-1

Sample Layers	Asbestos Content
White Plaster with Paint	ND
Gray Plaster	ND
Composite Non-Asbestos Content:	1% Hair/Wool
Sample Composite Homogeneity:	Good

Location: 35, Plaster

Lab ID-Version‡: 16220437-1

Sample Layers	Asbestos Content
White Plaster with Paint	ND
Gray Plaster	ND
Composite Non-Asbestos Content:	1% Hair/Wool
Sample Composite Homogeneity:	Good

Location: 36, Plaster

Lab ID-Version‡: 16220438-1

Sample Layers	Asbestos Content
White Plaster with Paint	ND
Gray Plaster	ND
Composite Non-Asbestos Content:	1% Hair/Wool
Sample Composite Homogeneity:	Good

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MIAMIBEACH BUILDING DEPARTMENT
BC2321608

Eurofins EPK Built Environment
6301 NW 5th way, Suite#: 1410, Ft. Lauderd
(866) 871-1984 www.eurofin

Client: Aeris, LLC
C/O: Ms. Alejandra Perez
Re: 2301715; 1333 Dade Blvd

Date of Sampling: 07-25-2023
Date of Receipt: 07-27-2023
Date of Report: 08-02-2023

ASBESTOS PLM REPORT

Location: 37, 17' Tan Floor Tile/ Grout/Mortar

Lab ID-Version‡: 16220439-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Brown Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 38, 17' Tan Floor Tile/ Grout/Mortar

Lab ID-Version‡: 16220440-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Brown Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 39, 17' Tan Floor Tile/ Grout/Mortar

Lab ID-Version‡: 16220441-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Brown Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 40, 17.5" Brown Floor Tile/Mortar

Lab ID-Version‡: 16220442-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Brown Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

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C/O: Ms. Alejandra Perez
Re: 2301715; 1333 Dade Blvd

Date of Sampling: 07-25-2023
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Date of Report: 08-02-2023

ASBESTOS PLM REPORT

Location: 41, 17.5" Brown Floor Tile/Mortar Lab ID-Version‡: 16220443-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Brown Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 42, 17.5" Brown Floor Tile/Mortar Lab ID-Version‡: 16220444-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Brown Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 43, Concrete Slab Lab ID-Version‡: 16220445-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 44, Concrete Slab Lab ID-Version‡: 16220446-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 45, Concrete Slab

Lab ID-Version‡: 16220447-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 46, 1" Black Wall Tile/Mortar

Lab ID-Version‡: 16220448-1

Sample Layers	Asbestos Content
Black Tile	ND
White Grout	ND
White Mortar	ND
Composite Non-Asbestos Content:	3% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 47, 1" Black Wall Tile/Mortar

Lab ID-Version‡: 16220449-1

Sample Layers	Asbestos Content
Black Tile	ND
White Grout	ND
White Mortar	ND
Composite Non-Asbestos Content:	3% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 48, 1" Black Wall Tile/Mortar

Lab ID-Version‡: 16220450-1

Sample Layers	Asbestos Content
Green Tile	ND
White Grout	ND
White Mortar	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 49, Block/Stucco Lab ID-Version‡: 16220451-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity:	Good

Location: 50, Block/Stucco Lab ID-Version‡: 16220452-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity:	Good

Location: 51, Block/Stucco Lab ID-Version‡: 16220453-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity:	Good

Location: 52, 13" Orange Floor Tile/Mortar Lab ID-Version‡: 16220454-1

Sample Layers	Asbestos Content
Orange Floor Tile	ND
White Grout	ND
Gray Mortar	ND
White Texture	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 53, 13" Orange Floor Tile/Mortar Lab ID-Version‡: 16220455-1

Sample Layers	Asbestos Content
Orange Floor Tile	ND
White Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 54, 13" Orange Floor Tile/Mortar Lab ID-Version‡: 16220456-1

Sample Layers	Asbestos Content
Orange Floor Tile	ND
White Grout	ND
Gray Mortar	ND
White Texture with Paint	ND
Sample Composite Homogeneity:	Good

Location: 55, Paint Booth Roof System Shingle/Tar Lab ID-Version‡: 16220457-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 56, Paint Booth Roof System Shingle/Tar Lab ID-Version‡: 16220458-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 57, Paint Booth Roof System Shingle/Tar Lab ID-Version‡: 16220459-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 58, Overhang Roof System Shingle/Tar Lab ID-Version‡: 16220460-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Nylon
Sample Composite Homogeneity:	Moderate

Location: 59, Overhang Roof System Shingle/Tar Lab ID-Version‡: 16220461-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Nylon
Sample Composite Homogeneity:	Moderate

Location: 60, Overhang Roof System Shingle/Tar Lab ID-Version‡: 16220462-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Nylon
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 61, Back and Side Roof Systems Shingle/Tar Lab ID-Version‡: 16220463-1

Sample Layers	Asbestos Content
White Coating	ND
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 62, Back and Side Roof Systems Shingle/Tar Lab ID-Version‡: 16220464-1

Sample Layers	Asbestos Content
White Coating	ND
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 63, Back and Side Roof Systems Shingle/Tar Lab ID-Version‡: 16220465-1

Sample Layers	Asbestos Content
White Coating	ND
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 64, 2nd Level Roof System Shingles /Tar Lab ID-Version‡: 16220466-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 65, 2nd Level Roof System Shingles /Tar

Lab ID-Version‡: 16220467-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 66, 2nd Level Roof System Shingles /Tar

Lab ID-Version‡: 16220468-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 67, 2nd Level Roof System Shingles /Tar

Lab ID-Version‡: 16220469-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Tar	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Moderate

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Appendix 2 – Chain of Custody

CHAIN OF CUSTODY eurofins | EMLab P&K
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Marlton, NJ: 3000 Lincoln Dr E, Ste. A, Marlton, NJ 08053 * (866) 871-1994
Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 * (800) 651-4802
SSF, CA: 6000 Shoreline Ct, Ste. 205, S. San Francisco, CA 94080 * (866) 888-6653

WEATHER: Fog, Rain, Snow, Wind, Clear — LEVEL: None, Light, Moderate, Heavy

REQUES

Non-Culturable — Spore Trap | Tape, Swab, Bulk | BioCassette, Pwdr, Water, Cont

00335297

CONTACT INFORMATION

Company:	Aeris LLC.	Address:	20283 FL-7, Suite 425, Boca Raton, FL 33498
Contact:	Alejandra Perez	Special Instructions:	
Phone:	954-906-8046		

PROJECT INFORMATION

Project ID:	230715	Sampling Date/Time:	7/25/23
Project Description:	1333 Dade Blvd	Sampled By:	Alejandra Perez
Project Zip Code:			
PO Number:			

TURN AROUND TIME CODES (TAT)

STD - Standard (Default)
ND - Next Business Day
SD - Same Business Day
WH - Weekend/Holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

Spore Trap Analysis | Other biological particles - supplement | Direct Microscopic Exam (Qualitative) | Quantitative spore count direct exam | Dust Characterization | 1-Media Surface Fungi (Genus ID + Asp. spp.) | Culturable Air Fungi (Genus ID + Asp. spp.) | Culturable Air and Surface | Gram Stain and Counts (Culturable Air and Surface) | Legionella culture | Total Coliform, E.coli (Presence/Absence) | Quanti/Presence-Sewage Screen | OTHER: (please specify test) | Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400) | Asbestos Bulk - PLM | Lead (Pb) - Flame AA | PCR (please specify test) | Allergens (please specify test)

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
1	Drywall / Gypsum / Texture				
2	↓				
3					
4	Concrete Stucco				
5					
6	↓				
7	20" Beige Floor Tile / Mortar / Grout				
8	↓				
9					
10	16"x16" Green Wall Tile / Mortar				
11	↓				
12					
13	2" Beige Floor Tile / Mortar				
14	↓				
15					

SAMPLE TYPE CODES

BC - BioCassette™	CP - Contact Plate	T - Tape	O - Other
A1S - Andersen	ST - Spore Trap	SW - Swab	
SAS - Surface Air Sampler	B - Bulk	SO - Soil	
NP - Non-potable Water	P - Potable Water	D - Dust	

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
	7/26/23		7/27/23 10:33

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at http://www.emlab.com/terms-of-service

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Doc. # EM-CS-F-1192 , Rev 33, Revised 8/15/19, Page 1 of 1

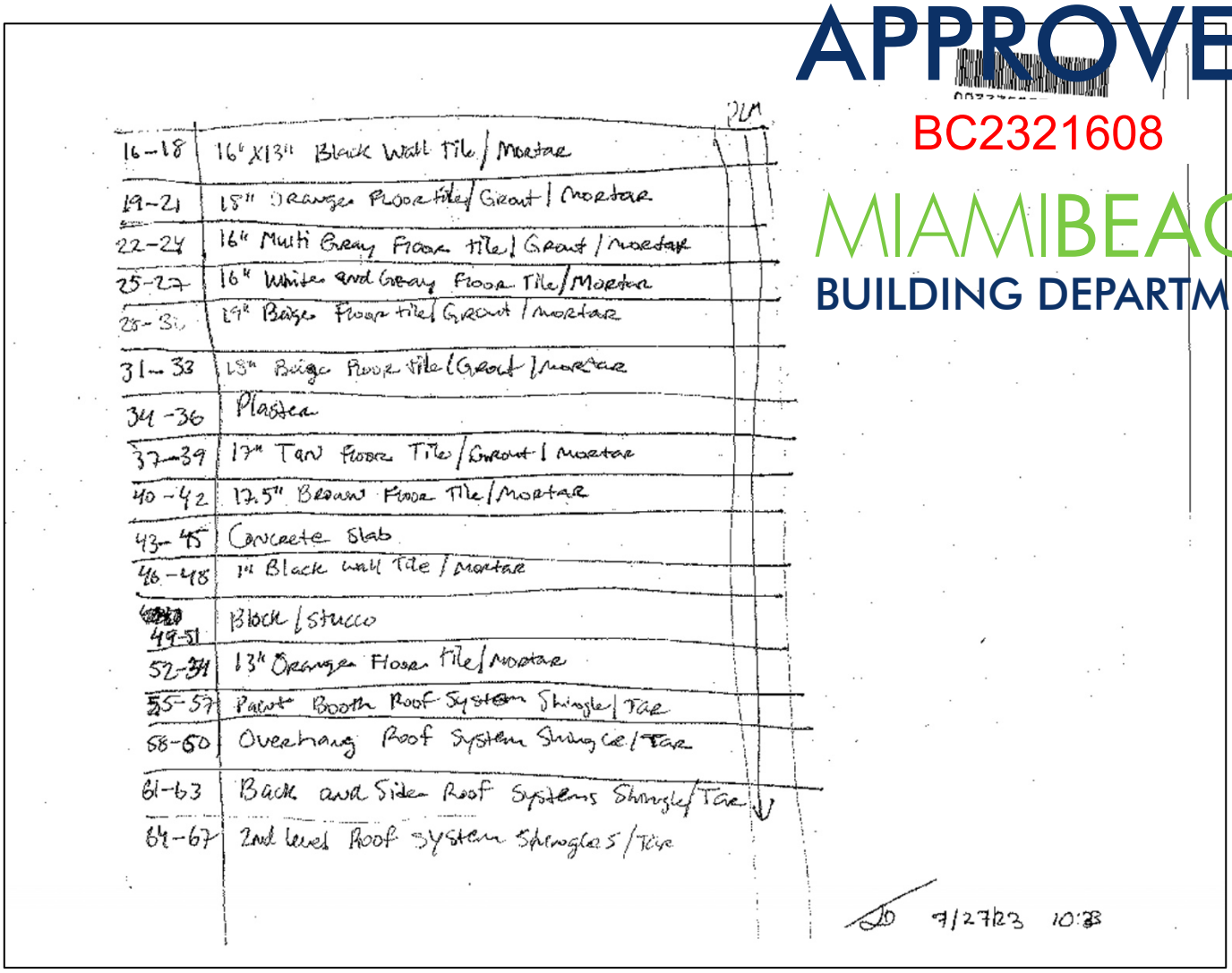
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16-18	16" X13" Black Wall Tile / Mortar
19-21	15" Orange Floor tile / Grout / Mortar
22-24	16" Multi Gray Floor Tile / Grout / Mortar
25-27	16" White and Gray Floor Tile / Mortar
28-30	19" Beige Floor tile / Grout / Mortar
31-33	18" Beige Floor Tile / Grout / Mortar
34-36	Plaster
37-39	17" Tan Floor Tile / Grout / Mortar
40-42	17.5" Brown Floor Tile / Mortar
43-45	Concrete Slab
46-48	1" Black wall Tile / Mortar
49-51	Block / Stucco
52-54	13" Orange Floor Tile / Mortar
55-57	Paint Booth Roof System Shingle / Tar
58-60	Overhang Roof System Shingle / Tar
61-63	Back and Side Roof Systems Shingle / Tar
64-67	2nd level Roof system Shingles / Tar

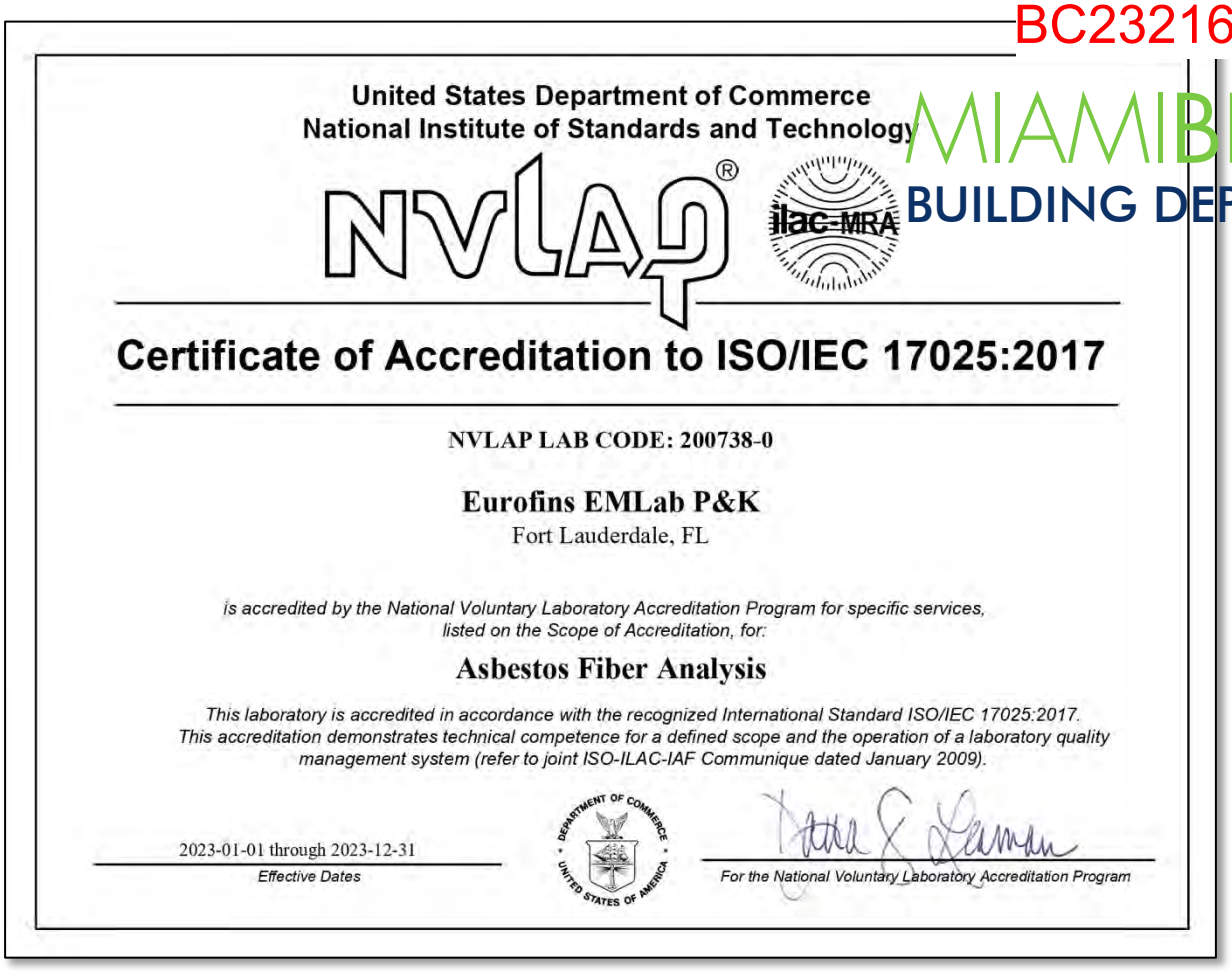
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Appendix 3 – Laboratory NVLAP Certificate



United States Department of Commerce
National Institute of Standards and Technology

NVLAP®

ilac-MRA

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200738-0

Eurofins EMLab P&K
Fort Lauderdale, FL

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2023-01-01 through 2023-12-31
Effective Dates

DEPARTMENT OF COMMERCE · UNITED STATES OF AMERICA

For the National Voluntary Laboratory Accreditation Program

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Asbestos Survey Report.pdf
Examiner Date Time Stamp Trade Stamp Name
CARBALLO, ARIEL 8/17/2023 9:20:56 AM DASB Approved

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AERIS INDOOR ENVIRONMENTAL SERVICES
DERM APPROVED
NVLAP BC2321608
MIAMIBEACH BUILDING DEPARTMENT

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Eurofins EMLab P&K
6301 NW 5th Way, Suite 1410
Fort Lauderdale, FL 33309
Mrs. Tracy Garcia
Phone: 770-368-2171
Email: tracy.garcia@et.eurofinsus.com
http://www.emlab.com

ASBESTOS FIBER ANALYSIS **NVLAP LAB CODE 200738-0**

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

Effective 2023-01-01 through 2023-12-31

Page 1 of 1

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BUILDING DEPARTMENT

Appendix 4 – Asbestos Inspector Certificate



Asbestos Consulting & Training Systems

2835 N.W. 12TH Avenue, Fort Lauderdale, Florida 333

This is to Certify that

Alejandra Perez

XXX-XX-2049

20283 State Road 7, Boca Raton, FL 33498

has successfully completed an English

Asbestos Building Inspection Refresher

2-May-23 TO 2-May-23

and has completed the requisite training for TSCA

Meets state requirements of FL49-0001020/CN-0006273 and UT (6.0 core).

NDAAC Provider #451 Trainer(s): James F. Stump

Training Address: 2835 NW 12th Ave, Wilton Manors, Fl 33311

Successful course completion based on exam score on: 2-May-23

This Certificate Expires:

1-May-24 05/01/24

Processed By:

Seagull

To Authenticate Certificate

www.seagulltraining.com

1-800-966-9933

James F. Stump, Course Sponsor

Certificate Number: 192181

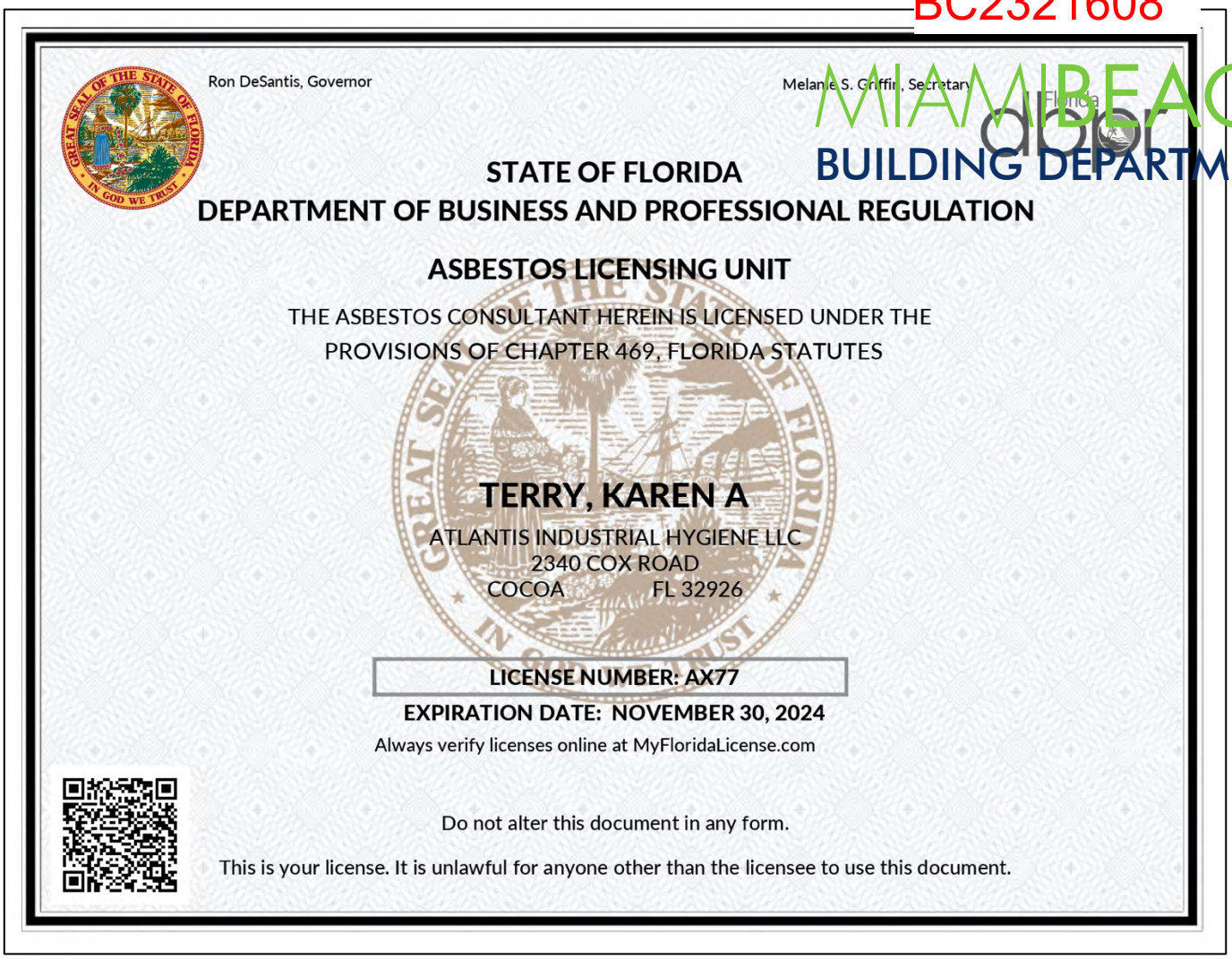
Course Number: SE2319

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Appendix S – Asbestos Consultant Certificate



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

TERRY, KAREN A

ATLANTIS INDUSTRIAL HYGIENE LLC
2340 COX ROAD
COCOA FL 32926

LICENSE NUMBER: AX77

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

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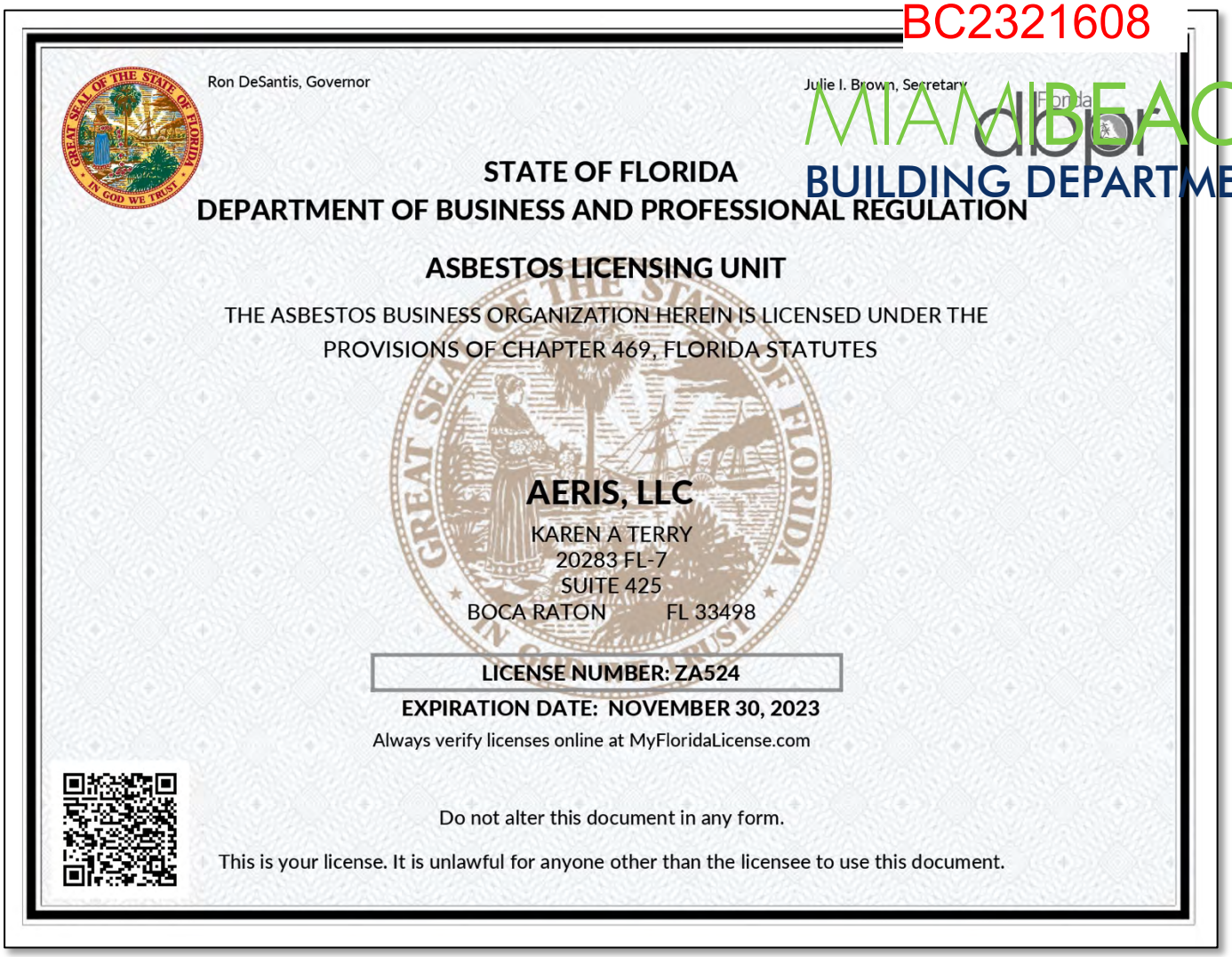
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Appendix 6 – Asbestos Business License Certificate



Ron DeSantis, Governor

Julie I. Brown, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

AERIS, LLC
KAREN A TERRY
20283 FL-7
SUITE 425
BOCA RATON FL 33498

LICENSE NUMBER: ZA524
EXPIRATION DATE: NOVEMBER 30, 2023
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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BC2321608
MIAMIBEACH
BUILDING DEPARTMENT

MIAMIBEACH

Permit Application

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Ph: 305.673.7610

Applicant Information (Blue or Black Ink Only)

Office Use Only

Submittal Date: ____/____/_____

Permit #: _____

Master Permit Number (If applicable):

Violation # (If applicable):

Florida Statute 553.79 (16) regarding permit timelines.

☐ Opt IN

For more information, see attached F.S. 553.79(16)

Property Address: 1333 DADE BLVD

Unit #:

Parcel/Folio Number: 02-3233-012-0671

Permit Type (select one)

- ☐ Building
- ☐ Electrical
- ☐ Mechanical
- ☐ Plumbing
- ☐ Roofing
- ☐ Phased Permit
- ☒ Demo year-built 88
- ☐ Generator
- ☐ Temp Structure
- ☐ Fire
- ☐ Shop Drawings

Permit Request (select all that apply)

- ☒ New Permit
- ☐ Change of Contractor
- ☐ Change of Arch/Engr
- ☐ LEED
- ☐ Interior, Non-Structural
- ☐ Affordable Housing
- ☐ Permit Extension
- ☐ Permit Renewal
- ☐ Permit Revision
- ☐ Private Provider
- ☐ City Project
- ☐ Reprieve Permit

Property Information (select one)

- ☒ Commercial
- ☐ Multi-Family Residential
- ☐ Residential: Single Family Residence/Duplex

Occupancy Classification:

Attach a copy of the construction cost affidavit to this form

Type of Work	Value of Work (This amount cannot be changed once submitted)	Area of Work (SqFt)
New Construction/Additions:	$ 94,000.00	5,912 SF
Alterations/Reconfig of space:	$	

Description of Work:

TOTAL DEMOLITION OF TWO STORY STRUCTURE

Property Owner

Name: QRIAR OFFICE LLC

Address: 7901 KINGSPOINTE PKWY Suite: 10

City: ORLANDO State: FL Zip Code: 32819

Driver's License/State Identification:

E-Mail Address (REQUIRED): bento@2futureholding.com Daytime phone: 786-838-6587

Contractor

Name: KLT CONSTRUCTION INC.

Address: 15 FAIRWAY RD Suite:

City: JAX BEACH State: FL Zip Code: 32250

Contractor License Number: CBC1256525

E-Mail Address: klt constructor@att.net Daytime phone: 904-813-8613

Architect

Name: License Number:

E-Mail Address: Daytime phone:

Structural Engineer

Name: License Number:

E-Mail Address Daytime phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. **Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.**

☐ Owner/Lessee for new permits (Documentation establishing ownership may be requested). ☐ Owner Builder Permit (must complete Owner Builder Affidavit)

☒ Master Permit Contractor of Record (For sub-permit / change of contractor).

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING $2,500.00.

DocuSigned by:

Signature of Owner/Agent or GC (for Sub-permits): Luis Felipe Silveira 8EBDD4915777419...

PRINT NAME: _____

STATE OF Florida COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me, **by means of**

☒ physical presence or ☐ online notarization,

this 15 day of Jun, 2023

by Luis Felipe Silveira

Signature of Notary Public _____

PRINT NAME: Damian Gallo

(SEAL)

Personally known _____

or Produced Identification _____

DAMIAN L. GALLO
Commission # HH 290317
Expires November 19, 2026

Signature of Qualifier: Kevin W Henley

PRINT NAME: KEVIN W. HENSLEY

STATE OF FL COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, **by means of**

☒ physical presence or ☐ online notarization,

this 14 day of JUNE, 2023

by KEVIN W. HENSLEY

Signature of Notary Public _____

PRINT NAME: TRENA RAE PIGNEY

Expires 10/31/2025

(SEAL)

Personally known X

or Produced Identification _____

Trena Rae Pigney
My Commission HH 192583

NOTARY PUBLIC STATE OF FLORIDA

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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

7/5/2023 9:52:09 AM

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BC2321608

MIAMIBEACH BUILDING DEPARTMENT

Contact Name: Stephania Campo

Contact Email: SCAMPO@PERMITDOCTOR.COM

Tracking Number: UP23082243

Reviews to rework: INPI

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

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MIAMIBEACH BUILDING DEPARTMENT

Contact Name: Stephania Campo

Contact Email: SCAMPO@PERMITDOCTOR.COM

Tracking Number: 0223017512

Reviews to rework: DASB

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

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BC2321608

MIAMIBEACH BUILDING DEPARTMENT

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Stephania	Campo
MOBILE PHONE	**OFFICE/HOME PHONE**
7862509758	

EMAIL *(required so you can be notified on the status of your plans)*
scampo@permitdoctor.com

COMMENTS *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*

PLANS *(check all that apply)*

Please indicate if plans qualify for the following expedited plan reviews:

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*
☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)

REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

☐ ALL	☐ BLDG/HCAP	☐ ELEC	☐ ENRG	☐ FIRE	☐ ROOF
☐ LANDSCAPING	☐ MECH	☐ PLUM	☐ PWKS	☐ PWCC	☐ SIGN
☐ STRU	☐ ZNPR	☐ WASD	☐ PWIF	☐ LPGX	☐ SHOP DRAWING
☐ DERM CORE	☐ DERM AIR	☐ DERM AIRPORT	☐ DERM ASBESTOS	☐ DERM COASTAL	☐ DERM FLOOD
☐ DERM GREASE	☐ DERM INDUSTRIAL	☐ DERM PAVING & DRAINAGE	☐ DERM POLLUTION	☐ DERM PRE-TREATMENT	☐ DERM SOLID WASTE
☐ DERM TANKS	☐ DERM TREES	☐ DERM WATER TREATMENT	☐ DERM WETLANDS	☐ PERMIT BY AFFIDAVIT CHECK	☐ SHORT TERM EVENT AFFIDAVIT CHECK
☐ DOH/HRS					

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

OPR DERM **INITIAL** REVIEWS *(check all that apply)*

☐ DERM CORE ☐ DERM SPECIALTY *(You will be notified after core review is complete for additional fees)*

OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

☐ TREE	☐ GREASE	☐ ASBESTOS	☐ COASTAL	☐ AIR	☐ PAVING & DRAINAGE
☐ TANKS	☐ INDUSTRIAL	☐ WETLAND	☐ PRE-TREATMENT	☐ CORE	☐ FLOOD

FOR OFFICE USE ONLY

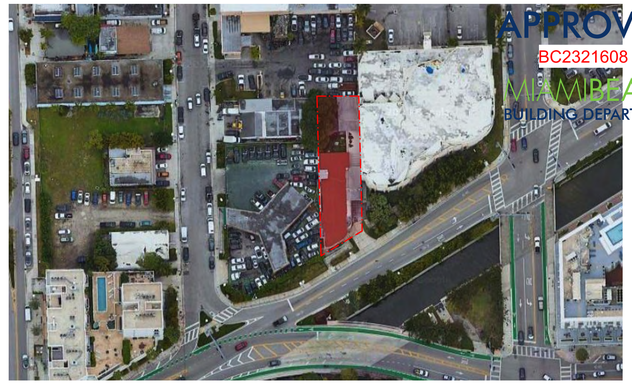
To be completed by Permit and Occupancy Representative or Plans Processing Specialist

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	PROCESS NUMBER	PROCESS NUMBER

☐ RE-ISSUE ☐ PLAN REVISION ☐ REWORK ☐ SHOP DRAWING

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CONTACT SHEET.pdf

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MIAMIBEACH
BUILDING DEPARTMENT



1333 DADE BOULEVARD

MIAMI BEACH, FL 33139

ARCHITECT:

420 LINCOLN RD S.600|MIAMI BEACH FL 33139
T. 786.246.4857 | F. 786.768.2537
HTTP://WWW.URBANROBOT.NET
URBAN ROBOT LLC

OWNER: **JOSE LUIS RODRIGUEZ**
1333 DADE BLVD
MIAMI BEACH,FL, 33139

BUILDING DEMOLITION

APPLICABLE CODE :

FLORIDA BUILDING CODE 7TH EDITION (2020)
FLORIDA FIRE PREVENTION CODE (2020)

SCOPE OF WORK :

- THE COMPLETE DEMOLITION OF EXISTING STRUCTURE UNDER FOLIO: 02-3233-012-0671

DRAWING INDEX :

D-100 COVER SHEET
D-101 DEMOLITION GROUND FLOOR PLAN
D-102 DEMOLITION SECOND FLOOR PLAN

REVISIONS

No.	DESCRIPTION	DATE
1	DEMOLITION PERMIT REV 1	2023-06-26

Digitally signed by Sebastian Velez
Date: 2023.06.29 15:44:17 -04'00

STATE OF FLORIDA
SEBASTIAN VELEZ
AR 99232
REGISTERED ARCHITECT

SUBMITTAL HISTORY

DESCRIPTION	DATE

COVER

D-100

PROJECT No: 2002

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D-100.pdf

DEMOLITION NOTES

1. AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
2. AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND FIXTURES.
3. NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT
4. ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.
5. THE SITE SHALL BE FINISHED IN A PAR-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 7- FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION. FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. ENTIRE SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.

01 - WIP1

DEMOLITION GENERAL NOTES

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC., AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
7. ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.
10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/ LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT, INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THWE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22. BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

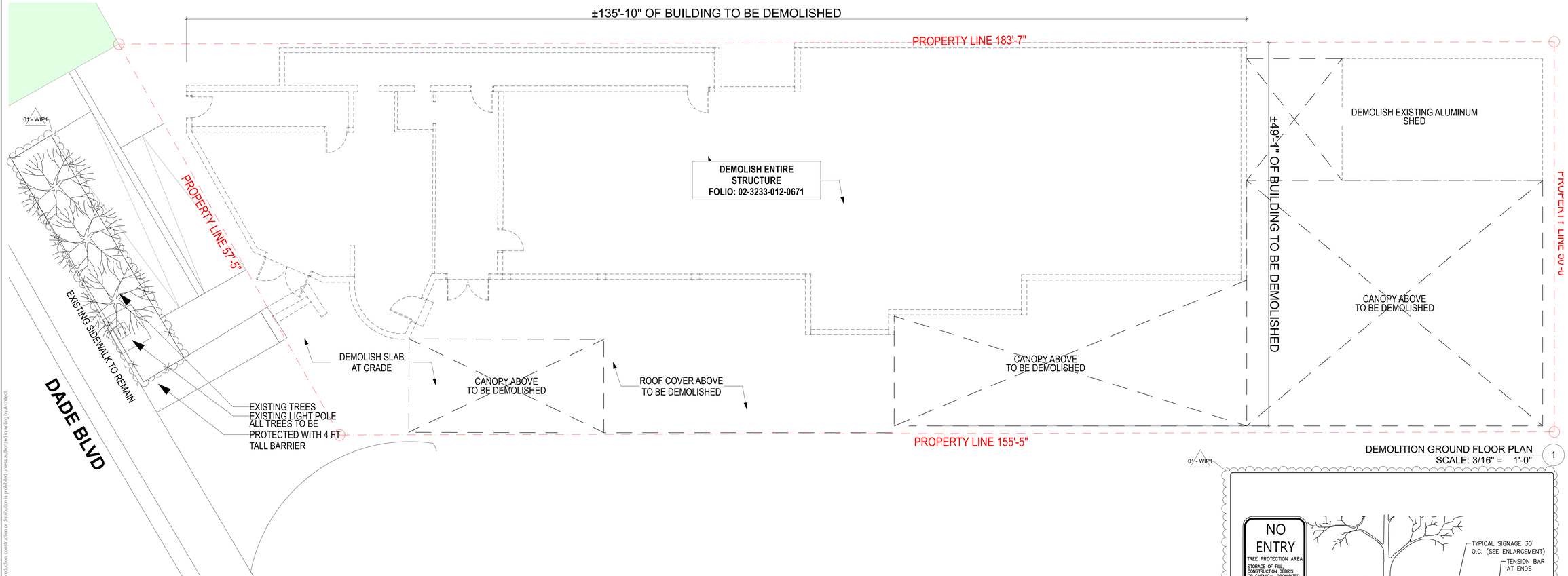
DEMOLITION KEY LEGEND

PLAN SYMBOLS

TO REMAIN — ABOVE TO DEMOLISH

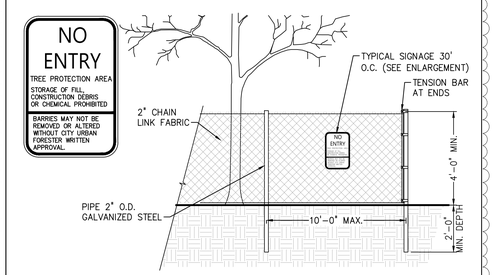
DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.



DEMOLITION GROUND FLOOR PLAN 1
SCALE: 3/16" = 1'-0"

01 - WIP1



SECTION VIEW
N.T.S.

NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

MIAMIBEACH PUBLIC WORKS DEPARTMENT — 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED	REVISED 06/2023	TITLE	DETAIL
		4-FT CHAIN LINK TREE PROTECTION FENCE	1-1

TREE PROTECTION DETAIL 2

DERM APPROVED
BC2321608
MIAMIBEACH BUILDING DEPARTMENT

ARCHITECT
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL. 33139
T. 786.246.4857
F. 786.768.2537

OWNER:
JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH,FL 33139

1333 DADE BOULEVARD

DEMOLITION OF EXISTING STRUCTURE

MIAMI BEACH, FL 33139

REVISIONS

Rev	Date	Description
01 - WIP	01 - WIP	DEMO PERMIT REV 1

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIOND AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

SEAL

STATE OF FLORIDA — SEBASTIAN VELEZ — AR 99232 — REGISTERED ARCHITECT

Digitally signed by Sebastian Velez
Date: 2023.06.29 '15:44:37 -04'00

URBAN ROBOT LLC
Sebastian Velez AR99232

2305
PROJECT NO.

6/27/23
DATE

SV / JJ / NG / IF
DRAWN / CHECKED

DEMOLITION GROUND FLOOR PLAN

D-101

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
0223017512 - 8/17/2023 1:15:36 PM
D-101.pdf
Examiner Date Time Stamp Trade Stamp Name
CARBALLO, ARIEL 8/17/2023 9:21:40 AM DASB Approved

Copyright - All rights reserved. These drawings and specifications are the property and copyright of URBAN ROBOT LLC and shall not be reused for any purpose without written permission. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of URBAN ROBOT LLC. No part of these drawings may be used for any other project or extensions to this project except by agreement in writing and appropriate compensation to URBAN ROBOT LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of URBAN ROBOT LLC. No part of these drawings may be used for any other project or extensions to this project except by agreement in writing and appropriate compensation to URBAN ROBOT LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of URBAN ROBOT LLC. No part of these drawings may be used for any other project or extensions to this project except by agreement in writing and appropriate compensation to URBAN ROBOT LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of URBAN ROBOT LLC. No part of these drawings may be used for any other project or extensions to this project except by agreement in writing and appropriate compensation to URBAN ROBOT LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of URBAN ROBOT LLC. No part of these drawings may be used for any other project or extensions to this project except by agreement in writing and appropriate compensation to URBAN ROBOT LLC. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

DEMOLITION NOTES

1. AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
2. AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND FIXTURES.
3. NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT
4. ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.
5. THE SITE SHALL BE FINISHED IN A PAR-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 7- FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION. FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. ENTIRE SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.

01 - WIP1

DEMOLITION GENERAL NOTES

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC... AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
7. ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.
10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/ LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT, INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THWE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22. BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

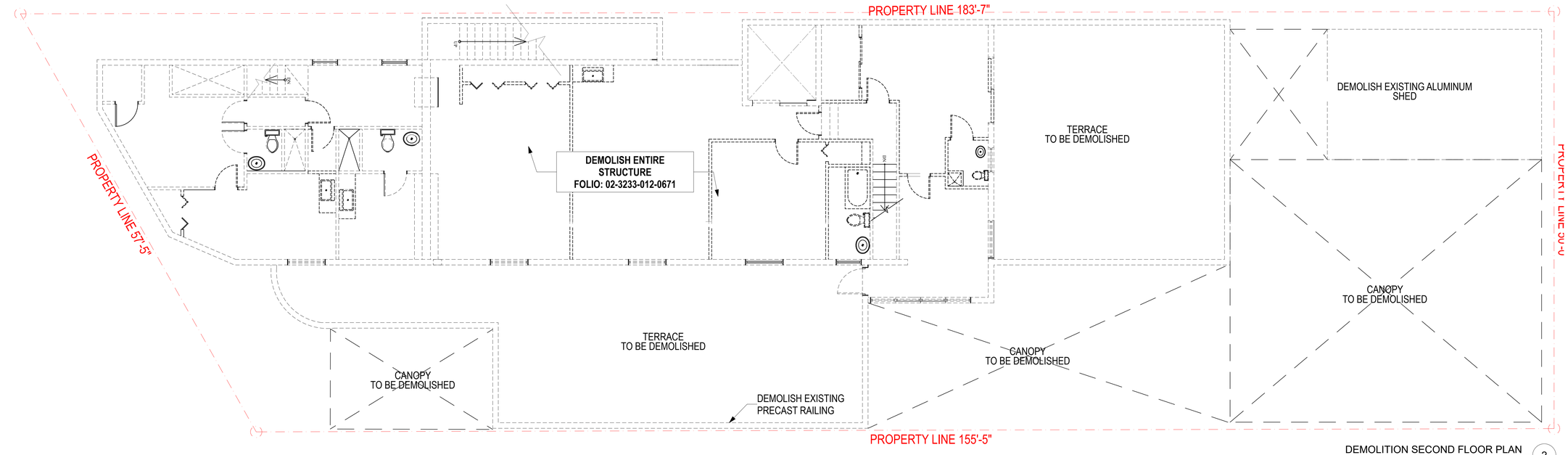
DEMOLITION KEY LEGEND

PLAN SYMBOLS

TO REMAIN — ABOVE TO DEMOLISH

DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.



DEMOLITION SECOND FLOOR PLAN 2
SCALE: 3/16" = 1'-0"

Digitally signed by Sebastian Velez
Date: 2023.06.29 '15:44:56 -04'00

DERM APPROVED
BC2321608
MIAMI BEACH
BUILDING DEPARTMENT

ARCHITECT
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL. 33139
T. 786.246.4857
F. 786.768.2537

OWNER:
JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH,FL 33139

1333 DADE BOULEVARD
DEMOLITION OF EXISTING STRUCTURE
MIAMI BEACH, FL 33139

REVISIONS

Rev	Date	Description
01 - WIP	01 - WIP	DEMO PERMIT REV 1

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

SEAL
STATE OF FLORIDA · SEBASTIAN VELEZ · AR 99232 · REGISTERED ARCHITECT
URBAN ROBOT LLC
Sebastian Velez AR99232

2305
PROJECT NO.

6/27/23
DATE

SV / JJ / NG / IF
DRAWN / CHECKED

DEMOLITION SECOND FLOOR PLAN

D-102

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
0223017512 - 8/17/2023 1:15:36 PM
D-102.pdf
Examiner Date Time Stamp Trade Stamp Name
CARBALLO, ARIEL 8/17/2023 9:21:49 AM DASB Approved
NEGRIN, MIRIAM 7/7/2023 8:25:47 AM DERM Approved

Autodesk Docs://2305 1333 Dade Blvd Office.rvt
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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

8/17/2023 1:15:36 PM

DERM APPROVED

BC2321608

MIAMIBEACH BUILDING DEPARTMENT

Tracking #	Process #	Permit #
0223017512	M2023017512	2023066476

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2023017512	DERM ASBESTOS	A	CARBALLO, ARIEL	8/17/2023
M2023017512	UPFRONT FEES	A	WEB APPLICATION ID	7/5/2023
M2023017512	DERM CORE	A	NEGRIN, MIRIAM	7/7/2023

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DASB	A	Approved
Approved	DERM	A	Approved

DERM
APPROVED
BC2321608
MIAMIBEACH
BUILDING DEPARTMENT

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Herbert S. Saffir Permitting and Inspection Center
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPL
THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE
AND/OR ENVIRONMENTAL SERVICES

PROVIDE MUNICIPAL PROCESS NUMBER HERE: BC2321608

LOCATION OF IMPROVEMENTS

Job Address: 1333 DADE BLVD
Folio: 0232330120671
Lot: _____ Block: _____
Subdivision: _____ PBpg: _____
Metes and bounds: _____

CONTRACTOR INFORMATION

Contractor No.: CBC1256525
Last four (4) digits of Qualifier No.: _____
Contractor Name: KLT CONSTRUCTION, INC
Qualifier Name: KEVIN WAYNE
Address: 15 FAIRWAY RD
City: JACKSONVILLE BEACH State: FL Zip: 32250

TYPE OF IMPROVEMENTS

- [ ] New Construction on Vacant Land
- [ ] Alteration Interior
- [ ] Alteration Exterior
- [ ] Relocation of Structure
- [ ] Enclosure
- [ ] Repair
- [ ] Repair Due to Fire
- [X] Demolish
- [ ] Shell Only
- [ ] Addition Attached
- [ ] Addition Detached
- [ ] Re-Roof
- [ ] Foundation Only
- [ ] Tent

Current use of property: COMMERCIAL

Description of Work: Total Demolition of two-story structure.

Sq. Ft.: 5,912 Units: _____ Floors: _____
Value of Work: $94,000

PERMIT TYPE

- [X] MBLD* Category: 15
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

REVIEW STATUS

- [ ] Chg. Contractor
- [ ] Re-Issue
- [ ] Re-Stamp
- [ ] Revision
- [ ] Not Applicable for Fire

OWNER'S NAME

Owner: QRIAR OFFICE LLC
Address: _____
City: Orlando State: FL Zip: 32819
Phone: _____
Last four (4) digits of Owner's Social Security No.: _____

PERSON TO PICK UP PLANS

Name: DAMIAN GALLO JR
Address: 775 17 ST
City: MIAMI BEACH State: FL Zip: 33139
Phone: 305 522 5215

ARCHITECT / ENGINEER

Owner: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.

1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.

123_01-192 5/17

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
0223017512 - 8/17/2023 1:15:36 PM
municipal-permit DERM fill out._V2.pdf

DocuSign Envelope ID: 7E8BC1B6-CDD9-4D59-9D76-871DF2FA069D

DERM APPROVED
BC2321608
MIAMIBEACH BUILDING DEPARTMENT

Florida Department of Environmental Protection
Division of Air Resource Management

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 2nd Floor
Miami, Florida 33136-3912
T 305-372-6925 Fax: 305-372-6954
miamidade.gov

NOTICE OF DEMOLITION OR ASBESTOS RENOVATION

TYPE OF NOTICE (CHECK ONE ONLY) : ☑ ORIGINAL ☐ REVISED ☐ CANCELLATION ☐ COURTESY
TYPE OF PROJECT (CHECK ONE ONLY) : ☑ DEMOLITION ☐ RENOVATION ☐ ROOFING
IF DEMOLITION, IS IT AN ORDERED DEMOLITION? ☐ YES ☑ NO
IF RENOVATION:
IS IT AN EMERGENCY RENOVATION OPERATION? ☐ YES ☐ NO File #
IS IT A PLANNED RENOVATION OPERATION? ☐ YES ☐ NO Process #

I. Facility Name Miami Auto
Address 1333 Dade Blvd.
City Miami Beach State FL Zip 33139 County Dade
Site Consultant Inspecting Site
Building Size 9,364 (Square Feet) # of Floors 2 Building Age in Years 82
Prior Use: ☐ School/College/University ☐ Residence ☑ Small Business Other
Present Use: ☐ School/College/University ☐ Residence ☐ Small Business Other Vacant

II. Facility Owner Qviar Office LLC Phone
Address 7901 Kingspointe Pkwy 10
City Orlando State FL Zip 32819

III. Contractor's Name KLT Construction Inc Phone 516-903-1451
Address 15 Fairway Rd.
City Jacksonville Beach State FL Zip 32250
Is the contractor exempt from licensure under section 469.002(4), F.S.? ☐ YES ☑ NO

IV. Scheduled Dates: (Notice must be postmarked 10 working days before the project start date)
Asbestos Removal (mm/dd/yy) Start: Finish:
Demo/Renovation (mm/dd/yy) Start: 9/1/23 Finish: 9/30/23

V. Description of planned demolition or renovation work to be performed and methods to be employed, including demolition or renovation techniques to be used and description of affected facility components. Total demolition of two story structure.

Procedures to be Used (Check All That Apply):

☐	Strip and Removal	☐	Glove Bag	☑	Bulldozer	☐	Wrecking Ball
☑	Wet Method	☐	Dry Method	☐	Explode	☐	Burn Down
OTHER:							

VI. Procedures for Unexpected RACM: Stop & notify DERM
VII. Asbestos Waste Transporter: Name N/A Phone
Address
City State Zip
VIII. Waste Disposal Site: Name TBD
Address
City State Zip
IX. RACM or ACM: Procedure, including analytical methods, employed to detect the presence of RACM and Category I and II nonfriable ACM.
PLM method used

Amount of RACM or ACM*
_____ square feet surfacing material
_____ linear feet pipe
_____ cubic feet of RACM off facility components
_____ square feet cementitious material
_____ square feet resilient flooring
_____ square feet asphalt roofing
*Identify and describe surfacing material and other materials as applicable:

I certify that the above information is correct and that an individual trained in the provisions of this regulation (40 CFR Part 61, Subpart M) will be on-site during the demolition or renovation and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours. I have read and understood the additional information provided on the back of this form.

Luis Felipe Silveira
(Print Name of Owner/Operator)

Luis Felipe Silveira
8EBDD4915777419...
(Signature of Owner/Operator) 7/10/2023 (Date) 514-903-1451 (Contact phone #)

OFFICE USE ONLY Postmark Date Received ID #

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
0223017512 - 8/17/2023 1:15:36 PM
Notice of Demolition.pdf
Examiner Date Time Stamp Trade Stamp Name
CARBALLO, ARIEL 8/17/2023 9:21:35 AM DASB Approved

City of Miami Beach

Last Completed Item Reviews Across All Submittals

Print Date & Time: 10/16/2023 1:19:11 PM

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:36:10 PM

Permit Type: Building - Commercial **Work Class:** Demolition **Application Date:** 06/07/2023 **Status:** Applied

Address: 1333 DADE BLVD **Permit**:BC2321608

Item Review Type	Status	Version	Completed Date	Assigned User
Fire Building Review	Pass	1	06/14/2023	Jorge Clavijo
Planning Review	Pass	2	07/15/2023	Irina Villegas
Permit Intake Review	Pass	2	07/24/2023	Danasia Bethrant
Environmental Review	Pass	2	07/11/2023	Jordan Heinlein
Structural Review	Pass	3	08/22/2023	Vicente Franco
Public Works (Building Permits)	Pass	4	10/10/2023	Eugene Egemba
Urban Forestry Group Review	Pass	4	10/02/2023	Jorge Nunez
Submittal Version Complete	Pass	4	10/13/2023	Judith Gonzalez-Pantigos

DocuSign Envelope ID: BD8826BC-B618-4C5C-81DC-7ABC3B426699

MIAMIBEACH

BUILDING DEPARTMENT

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Ph: 305.673.7610
miamibeachfl.gov/city-hall/building

Reviewed For Compliance

BC2321608

10/13/2023 1:26:11 PM

MIAMIBEACH

Permit Application

Applicant Information (Blue or Black Ink Only)

Office Use Only

Submittal Date: ____/____/____

Permit #: _____

Master Permit Number (If applicable):

Violation # (If applicable):

Florida Statute 553.79(16) regarding permit timelines. Please select one **(Required)**:

☐ Opt **IN** ☐ Opt **OUT**

For more information, see attached F.S.553.79(16)

Property Address: 1333 DADE BLVD

Unit #:

Parcel/Folio Number: 02-3233-012-0671

Permit Type (select one)

- ☐ Building
- ☐ Electrical
- ☐ Mechanical
- ☐ Plumbing
- ☐ Roofing
- ☐ Phased Permit
- ☒ Demo year-built 88
- ☐ Generator
- ☐ Temp Structure
- ☐ Fire
- ☐ Shop Drawings

Permit Request (select all that apply)

- ☒ New Permit
- ☐ Change of Contractor
- ☐ Change of Arch/Engr
- ☐ LEED
- ☐ Interior, Non-Structural
- ☐ Affordable Housing
- ☐ Permit Extension
- ☐ Permit Renewal
- ☐ Permit Revision
- ☐ Private Provider
- ☐ City Project
- ☐ Reprieve Permit

Property Information (select one)

- ☒ Commercial
- ☐ Multi-Family Residential
- ☐ Residential: Single-Family Residence/Duplex

Occupancy Classification:

Attach a copy of the construction cost affidavit to this form

Type of Work	Value of Work (This amount cannot be changed once submitted)	Area of Work (SqFt)
New Construction/Additions:	$ 94,000.00	5,912 SF
Alterations/Reconfig of space:	$	

Description of Work:

TOTAL DEMOLITION OF TWO STORY STRUCTURE

Property Owner

Name: QRIAR OFFICE LLC

Address: 7901 KINGSPOINTE PKWY Suite: 10

City: ORLANDO State: FL Zip Code: 32819

Driver's License/State Identification:

E-Mail Address (REQUIRED): bento@2futureholding.com Daytime phone: 786-838-6587

Contractor

Name: KLT CONSTRUCTION INC.

Address: 15 FAIRWAY RD Suite:

City: JAX BEACH State: FL Zip Code: 32250

Contractor License Number: CBC1256525

E-Mail Address: klt constructor@att.net Daytime phone: 904-813-8613

Architect

Name: License Number:

E-Mail Address: Daytime phone:

Structural Engineer

Name: License Number:

E-Mail Address Daytime phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. **Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.**

☐ Owner/Lessee for new permits (Documentation establishing ownership may be requested). ☐ Owner Builder Permit (must complete Owner Builder Affidavit)

☒ Master Permit Contractor of Record (For sub-permit / change of contractor).

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING $2,500.00.

DocuSigned by:

Signature of Owner/Agent or GC (for Sub-permits): Luis Felipe Silveira 8EBDD4915777419...

PRINT NAME: _____

STATE OF Florida COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me, **by means of**

☒ physical presence or ☐ online notarization,

this 15 day of Jun, 2023

by Luis Felipe Silveira

Signature of Notary Public _____

PRINT NAME: Damian Gallo

(SEAL)

Personally known _____

or Produced Identification _____

DAMIAN L. GALLO
Commission # HH 290317
Expires November 19, 2026

Signature of Qualifier: Kevin W Henley

PRINT NAME: KEVIN W. HENSLEY

STATE OF FL COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, **by means of**

☒ physical presence or ☐ online notarization,

this 14 day of JUNE, 2023

by KEVIN W. HENSLEY

Signature of Notary Public _____

PRINT NAME: TRENA RAE PIGNEY

Expires 10/31/2025

(SEAL)

Personally known X

or Produced Identification _____

Trena Rae Pigney
My Commission HH 192583

NOTARY PUBLIC STATE OF FLORIDA

DocuSign Envelope ID: D83666F9-49A9-4B62-965A-1138ACAE38CE

MIAMIBEACH
BUILDING DEPARTMENT
Building Department
1700 Convention Center Drive, 2nd floor
Miami Beach, Florida 33139
Telephone: 305-673-7610
Reviewed For Compliance
BC2321608
10/13/2023 1:26:11 PM

CONSTRUCTION COST AFFIDAVIT

Luis Felipe Silveira

I Kevin W. Hensley, acting as agent (owner, registered agent, or legal representative) and I (general contractor/ sub-contractor), KLT Construction Inc. do hereby attest that the construction costs indicated herein for **Permit Number** BC2321608 at property address 1333 Dade Blvd., Miami Beach, FL are accurate for this construction project.

Note: This affidavit is only required for job values greater than $5,000.

Master Permits:

Total project cost $94,000 Building cost (excludes roofing, windows, doors, railings, other, and MEP)$: _____

Stand alone and sub-permits

Roofing $: _____ Windows/Doors $: _____ Railings $: _____

Electrical $: _____ Mechanical $: _____ Plumbing $: _____

Other $: _____ Description: _____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Registered Owner/Agent or GC: Luis Felipe Silveira (Docusigned by) **Registered Contractor:** KLT Construction Inc.

Signature of Owner/Agent or GC (for Sub-permits) _____ Signature of Qualifier: Kevin W. Hensley

The foregoing instrument was acknowledged before me, **by means of** ☑ **physical presence or** ☐ **online notarization,**

this 28 day of June ,2023

by Luis Silveira, who is personally known to me or

who has produced _____

as identification

Notary Public, State of Florida

County of Dade

Damian Gallo

Printed Name and Signature

Commission Number: HH290317

Commission Expires: 11-19-26

DAMIAN L. GALLO
Commission # HH 290317
Expires November 19, 2026

Revised: September 17, 2021

the foregoing instrument was acknowledged before me, **by means of** ☒ **physical presence or** ☐ **online notarization,**

this 28. day of June ,2023

by Kevin W. Hensley, who is personally known to me or

who has produced _____

as identification.

Notary Public, State of FLORIDA

County of DUVAL

Trena Rae Pigney

Printed Name and Signature

Commission Number: 192509

Commission Expires: 10/31/25

NOTARY PUBLIC STATE OF FLORIDA Trena Rae Pigney Expires 10/31/2025 My Commission HH 192509

NOTARY PUBLIC STATE OF FLORIDA Trena Rae Pigney Expires 10/31/2025 My Commission HH 192509

MIAMIBEACH
BUILDING DEPARTMENT
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BC2321608
10/13/2023 1:26:11 PM

SASON
BUILDERS

Sason Builders
1935 West Ave. Ste. 106
Miami Beach, FL 33139
516-903-1451

August 30, 2023

RE: Tree Protection

To whom it may concern,

Timing and duration. All protective barriers have been installed prior to the start of any construction or site development, including tree removal, demolition or land-clearing activities, and shall remain in place throughout all phases of construction.

Protective barriers will be maintained in place until development is completed, and will not be removed until construction completion.

Barrier specifications. Sturdy temporary barriers have been installed around all tree protection zones. Barriers are a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails.
Posts may be shifted to avoid roots.

Placement. Protective barriers have been placed at the drip line of each tree, cluster of trees, and/or preservation area, and are in no case less than ten feet from the trunk of any protected tree, tree cluster or preservation area.

In situations where trees will be relocated to the project site, the protective fencing shall be placed no closer to the tree than a point one to two feet outside the root ball, or at the drip line, whichever is greater. The fenced tree protection zones shall be extended where necessary to protect tree canopies roots.

If trees are to be preserved in place and root pruning is required to accommodate new construction, the root pruning locations shall be identified and approved by the environment and sustainability department, and fencing shall be installed one to two feet beyond the edge of the root ball. The installation of the fencing shall be coordinated with any phased root pruning that must occur.

Tree maintenance measures must be defined in the general notes of the approved construction plans or a report from an ISA Certified Arborist and or ASCA Registered Consulting Arborist prior to any root pruning or transplanting and will remain in place throughout construction.

Respectfully,

Yosi Sason
Sason Builders
Principal

NOTARY PUBLIC STATE OF FLORIDA
DAMIAN L. GALLO
Commission # HH 290317
Expires November 19, 2026

MIAMIBEACH
BUILDING DEPARTMENT
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BC2321608
10/13/2023 1:26:11 PM

SASON
BUILDERS

Sason Builders
1935 West Ave. Ste. 106
Miami Beach, FL 33139
516-903-1451

August 30, 2023

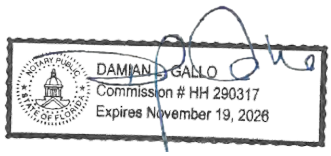
RE: Tree Protection

To whom it may concern,

I, Yosi Sason, Principal at Sason Builders, confirm that all trees/palms identified to remain or be relocated are properly shown within all sheets correctly. The tree protection has been installed as required by code.

Respectfully,

Yosi Sason
Sason Builders
Principal



MIAMIBEACH

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

BC2321608
10/13/2023 1:26:11 PM

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139,
www.miamibeachfl.gov

RIGHT -OF-WAY PERMIT

City Project #:

Permit: RWP0723-10993

PERMISSION IS HEREBY GRANTED TO:

FOR THE PURPOSE OF: KLT CONSTRUCTION, INC: To access the property located at 1333 Dade Boulevard to conduct the total demolition of a two-story structure under (BC2321608).

Phone:

AT THE FOLLOWING LOCATION:
1333 DADE BLVD

PERMIT VOID AFTER: 12/19/2023

Subject to the General Provisions noted as attached which have been carefully read and are understood to form a part of this permit, and the following Special Provisions as Attached.

Precaution to protect pedestrians, vehicles, existing faci lities. Provide proper barricades and / or flashers at all excavations. Must call Sunshine One at 800-432-4770 (811), CMB Public Works Engineering at 305 -673-7080, for Utility Locations, CMB Parking at 305 -673-7505, CMB Police at 306-673-7900 prior to start of work.

The applicant has deposited with the City of Miami Beach, Florida, the sum of $ 0,000.00 and it is agreed between said applicant and said sum may be used by said City in repairing any damage done, correcting any violations of Ordinances by the A pplicant and/or in cleaning up the premises and restoring the grounds occupied or used by the Applicant to their condition prior to the issuance hereof, and said City may alter temporary structures or remove materials stored by the applicant pursuant here to and use said funds for the expenses hereof, or for any other purpose connected herewith, either before or after the completion of the work for which thi s Permit is granted.
The City of Miami Beach reserves the right to demand, and the Applicant agrees t o supply, additional funds should the amount of this deposit prove inadequate, and the said additional funds shall be supplied immediately upon demand by the City.

Utility Locate request to be white lined by contractor prior to public works providing field marking.

Return this Permit to the City Engineering Office immediately upon completion of work for which this Permit was issued.
Keep a copy of this Permit on the job at all times.

DATED AT MIAMI BEACH, FLORIDA, THIS __ DAY OF ___, 20__

APPLICANT

I HEREBY AGREE to all the terms under which this permit was issued.

9/22/2023

Applicant **Date**

CITY OF MIAMI BEACH, FLORIDA:

Validated By: OSBC Joe L. Gomez
Director of Public Works

TO THE CITY ENGINEER:

I have examined the site of the work for which this Permit was issued and report the work completed and the site of the work and all property occupied or affected restored to a satisfactory condition. The amount expended by the CITY OF MIAMI BEACH in this connection is shown by the attac hed bill No _____ , $ _____ .
No funds were expended by the CITY OF MIAMI BEACH in this connection .

DATED AT MIAMI BEACH, FLORIDA, THIS 00 DAY OF DEC, 2000

Inspector (Signature) Date Approved By (Signature) Date

City Project #:

RIGHT -OF-WAY PERMIT

Permit: RWP0723-14983

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:26:11 PM

GENERAL PROVISIONS

This Permit is issued subject to the General Provisions of the Standard Specifications of the City of Miami Beach which require in Part:

The Engineering Division and Police Department are to be notified at least 24 hours prior to commencement of any work:

The Police and Fire Departments be notified when streets are closed and opened, or when excavations are made in paved areas:

That fire hydrants be left accessible at all times:

That all work, equipment and material be properly barricaded and lighted and that watchmen be employed when necessary:

That gutters be kept open for the flow of water:

That provision is made for the continuous operation of all pipes, ducts, and other lines encountered:

That the line and grade details as approved will be followed exactly except where permission for change is granted by the City Engineer:

That all existing utilities and other underground structures, whether shown on the approved plans or by reasonable assumption are thought to exist, will be located by hand excavation:

That the City engineer may, over a prolonged holiday or the existence or approach of heavy rains or storm conditions, require the back filling of all excavations and the removal from all public thorough fares, such equipment, materials, and debris as constitute a menace:

That both public and private property of whatever nature occupied or affected hereunder be maintained and preserved from injury during the operations and cleaned up and restored to its original condition upon completion or cessation of the work:

That all necessary provisions be made for the accommodation and convenience of traffic:

That all work be conducted in such manner as to interfere as little as possible with public convenience and safety:

That all suits, actions or claims of whatever nature which may arise, occasioned either directly or indirectly by the work permitted or the special privileges granted hereunder, shall be assumed by the Applicant and that the City Council, and all its officers, agents and employees, shall be indemnified and saved harmless therefrom.

Lines and grades furnished for poles, ducts, pipes, sidewalks, buildings, and other structures and their appurtenances are such as in the opinion of the City shall be reasonably permanent; but are subject to revision wherever required by changing conditions, and the right is reserved to require the owner or owners of such property to make, at their own expense, such changes, alterations, or replacements as may from time to time be necessary in order to adapt them to the changed conditions.

The City reserves the right to revoke this Permit without other formality than that of notifying the Applicant to this effect .

The penalty for the violation of any of the terms of this Permit shall be: revocation of permit; forfeiture of deposit; refusal by the City to issue further permits; fine and/or jail sentence.

Permitee shall maintain his/her property where permitee is working in a clean and litter-free manner, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or right-of-way up to the edge of the pavement of any public street. The sweepings shall be picked up and not swept into the gutter as prohibited by section 46 -92.

City Project #:

RIGHT -OF-WAY PERMIT

Permit: RWP0723-10983

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SPECIAL PROVISIONS

WR-100 F.D.O.T. AND/OR MIAMI DADE COUNTY PERMIT REQUIRED AND TO BE SUBMITTED

WR-110 D.E.P. PERMIT REQUIRED AND TO BE SUBMITTED

WR-120 D.E.R.M. PERMIT REQUIRED FOR DEWATERING AND TO BE SUBMITTED

WR-121 PROVIDE HAY BALES OR APPROVED FILRATION SET-UP AT STORM WATER INLET STRUCTURES

WR-122 STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIRED (construction activities disturbing 1 acre or more are required to obtain coverage under the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (CGP).

WR-130 M.O.T. (Maintenance of Traffic Plan) APPROVED SET-UP AND TO BE SUBMITTED

WR-140 F.D.O.T. LANE CLOSURES REQUIRED PERMIT AND TO BE SUBMITTED

WR-150 PROVIDE OFF DUTY MIAMI BEACH POLICE DETAIL [Off Duty Office: (305) 673-7823]

☑ **WR-160 WORKING HOURS: 10:00 A.M. TO 3:30 P.M. ON MAJOR CORRIDORS UNLESS OTHERWISE NOTED**

WR-170 CALL UNDERGROUND UTILITY LOCATIONS - 48 HOURS - PRIOR TO CONSTRUCTION (SUNSHINE ONE - CALL 811 AND/OR CITY OF MIAMI BEACH PUBLIC WORKS 305.673.7080)

☑ WR-180 Provide A.D.A. sidewalk clearance/other:

☑ WR-190 Maintain access through alleys at all times for vehicular/pedestrian passage

☑ WR-191 Maintain access at all times for vehicular/pedestrian passage

☑ WR-200 Provide line of sight/clearance:

WR-210 Provide notification letter to property owners in construction zones, Copy Public Works Permitting

WR-220 Remove old utility pole/s within seven days after facilities are transferred to new pole/s or otherwise stated _____

WR-230 Remove and replace Full sections of sidewalk (**Miami Beach Red [where applicable]**) /curb & gutter (**Standard**

WR-240 Trench excavation/restoration to backfill in 6 inch lifts mechanically compacted to 95% density

WR-250 Or Trench backfill material to be of suitable grade or 1/10 mixture of concrete F.D.O.T approved

WR-260 Pavement: 2 inches (thick) minimum full travel lanes are required for milling/resurfacing and stripping replacement

WR-270 Landscaping/sod to be restored to its original condition or better. Parks & Recreation approval required ☐**YES** ☐**NO**

WR-280 CALL CMB Inspector: Inspection prior to placing asphalt, pavement and must provide compaction density test res

☑ **WR-290 CALL CMB Inspector**: Field inspection prior to leaving the project site

☑ WR-300 Maintain ingress/egress to all properties within the constructions zone at all times.

☑ WR-310 City of Miami Beach Noise Ordinance 46(151) must be adhered to at all times during construction

☑ WR-320 Construction work zone must be cleaned daily

☑ WR-330 No construction related debris to remain on site over night

☑ WR-340 No material stock piling to remain within the Right-of-Way over night

WR-350 Beach access to remain open to pedestrians at all times open to the general public

WR-360 Right-of-Way obstruction fee to be calculated by Public Works Department staff prior to the Right-of-Way Issuance

WR-370 Plan review / coordinate landscape restoration within Right-of-Way contact Parks & Rec. Green Space at 305.673.7720

WR-380 Contact CIP (Capital Improvement Office) prior to start the project at 305.673.7071

WR-390 Notify the Public Works Department at 305.673.7080 if bike racks are to be removed and provide the re-installation date".

RIGHT -OF-WAY PERMIT

City Project #: Permit: RWP0723-10983

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10/13/2023 1:26:12 PM

Contractor and/or applicant have read and understand ALL items checked for compliance.

Signature _____ Date 10/13/2023

Certificate of Liability Insurance _____

Certificate of Workman's Comp. _____

CMB Risk Management Approval required _____

PLANS RECEIVED BY: _____ Date _____

PLANS PRE-APPROVED BY: _____ Date _____

PLANS APPROVED BY: _____ Date _____

PERMIT DETAILED REPORT (RWP0723-10993)

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:26:12 PM

Permit Type	ROW (Right-of-Way)	**Project:**		**App Date:**	07/04/2023
Work Class:	Demolition {Bond} Permit	**District:**	CCC	**Issue Date:**	09/21/2023
Status:	Issued	**Square Feet:**	0.00	**Exp. Date:**	12/19/2023
Description:	KLT CONSTRUCTION, INC: To access the property located at 1333 Dade Boulevard to conduct the total demolition of a two-story structure under (BC2321608).	**Valuation:**	$0.00	**Final Date:**	NOT FINALED

Parcel: 0232330120671 Main	**Address:** 1333 Dade Blvd Main Miami Beach, FL 33139-1420	

Applicant

Damian Gallo

775 17Th St
Miami Beach, FL 33139-1852
Home: 3055225215

Business: 3055225215

Mobile:

Activity Type	Activity Number	Name	User	Created On
LSC ACC			Emelin Almonte	7/6/2023 1:10:22PM

Invoice No.	Fee	Fee Amount	Amount Paid
00433654	Sanitary Sewer Cap and Seal	$803.00	$803.00
	Review Fee (Local, None)	$366.00	$366.00
	Right of Way Permit Fee	$42.00	$42.00
	ROW Bond	$2,500.00	$2,500.00
	Total for Invoice 00433654	$3,711.00	$3,711.00
	Grand Total for Permit	**$3,711.00**	**$3,711.00**

MIAMIBEACH

Bond Demolition

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov
PUBLIC WORKS DEPARTMENT
Tel: 305-673-7080, Fax: 305-673-7028

OLD PERMIT #

MIAMIBEACH
BUILDING DEPARTMENT
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PUBLIC WORKS PERMIT APPLICATION

APPLICANT USE ONLY

COMPANY/INDIVIDUAL TO PERFORM WORK

☐ OWNER ☐ D.A.L. ☐ MIAMI-DADE TRANSIT

NAME: KLT CONSTRUCTION, INC.
ADDRESS: 15 FAIRWAY ROAD
PHONE: JACKSONVILLE BEACH FL 32250
FAX/OFFICE: 516-903-1451
EMAIL: yosi.sason@sasonbuilders.com

JOB DESCRIPTION OF PROPOSED WORK

STREET ADDRESS: 1333 DADE BLVD
WORK TO BE PERFORMED: Total Demolition of two-story structure.
START OF WORK: ~~JUL 09 2023~~ 09/21/2023 (MONTH.DAY.YEAR)
EST. COMPLETION: ~~JUL 30 2023~~ 12/17/2023 (MONT.DAY. YEAR)

OFFICE USE ONLY

RWP 0723-10993 CRANE BOND NO. _____

STANDARD REVIEW
☐ LOCAL RD. ~~$541.00~~ $366.00 $366.00
☐ COLLECTOR RD. $454.00
☐ ARTERIAL RD. $1,052.00

PRIORITY REVIEW
☐ LOCAL RD. $469.00
☐ COLLECTOR RD. $543.00
☐ ARTERIAL RD. $1,062.00

PARTIAL DAY
☐ LOCAL RD. $171.00
☐ COLLECTOR RD. $228.00

☐ CONSECUTIVE MULTI-DAY $60.00 ( )

☐ BLOCKING RIGHT OF WAY (LOCAL &COLLECTOR)
(_____LF)($0.28)(_____per day)
(_____SQ. FT)($0.06)(_____per day)

☐ BLOCKING RIGHT OF WAY (ARTERIAL)
(_____LF)($2.67)(_____per day)
(_____SQ. FT)($0.33)(_____per day)

☐ **STREET EXCAVATION**
50' OR LESS $387.00 EACH
ADD'L FT. $3.25 ( )

☐ **SIDEWALK REPAIR**
50' OR LESS $319.00
EACH ADD'L FT. $3.25 ( )

☐ **SIDEWALK CONSTRUCTION**
50' OR LESS $319.00
EACH ADD'L FT. $3.25 ( )

SUB-TOTAL $366.00

☐ **PAVING/RESURFACING**
25' OR LESS $319.00
EACH ADD'L FT. $6.89 ( )

☐ **LINE AND GRADE SURVEY**
50' OR LESS $387.00
EACH ADD'L FT. $7.71 ( )

☐ **DRIVEWAYS** $139.00 ( )

☐ **FLUME (STORM SEWER)** $319.00 ( )

☐ **UTILITY PLACEMENT** $319.00 ( )
ADD'L PER BLOCK $15.41 ( )

☐ **LANDSCAPING WITHIN**
PER TREE/BEDDING $112.00 ( )
☐ URBAN FORESTRY APPROVAL

☐ **UNDERGROUND SERVICE**
CONNECTION EACH $319 ( )

☐ **MONITOR WELLS** $319 ( )

☐ **REINSPECTION** $123.00

☐ **REVOCABLE PERMIT** $4,403 ( )
(PER ADDRESS (375' R) $0.55 ( )

☐ BLOCKING RIGHT OF WAY APP. FEE ~~$41.00~~ $42.00 $42.00
☐ AFTER THE FACT FEE 4 ( )
☐ PERMIT EXT. (90 DAYS) $139.00

REFUNDABLE BOND: ☐ 500 ☐ 1K ☐ 1500 ☑ 2500 ☐ 5K ☐ 10K
SAN LATERAL – $803.00
CAP & SEAL

TOTAL TOTAL – $3,711.00

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	**CONTACT NAME:** Connie Blair
A & C Insurance World Inc 1907 Blanding Blvd. Jacksonville, FL 32210	**PHONE (A/C, No, Ext):** (904)384-4545 **FAX (A/C, No):** (904)381-6814 **E-MAIL ADDRESS:** ancinsurance@comcast.net
	INSURER(S) AFFORDING COVERAGE — **NAIC #**
	INSURER A : WESTERN WORLD INS. CO
INSURED	INSURER B :
KLT Construction Inc 15 Fairway Road Jacksonville Beach, FL 32250 FL 32250	INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] ded 1,000 per claim GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			NPP1611745	1/5/2023	1/5/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 1,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project Name: Oriar Office Demolition
Project Address: 1333 Dade Blvd, Miami Beach , Fl 33139
Project Description: Total Demolition of 2 story structure
Duration of Construction Activity: 30 days

CERTIFICATE HOLDER

City of Miami Beach
1700 Convention Center Dr
Miami Beach, Fl 33139

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Connie L. Blair

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BC2321608
10/13/2023 1:26:12 PM

CFN: 20230299458 BOOK 33692 PAGE 3086
DATE: 05/04/2023 12:28:36 PM
DEED DOC 27,000.00
SURTAX 20,250.00
LUIS G. MONTALDO, CLERK AD INTERIM
MIAMI-DADE COUNTY, FL

Prepared by and return to:
Desider R. Kellermann
Attorney at Law
Kellermann Varela PL
605 Lincoln RD, STE 420
Miami Beach, FL 33139
305-672-3134
File Number: **2023-104**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of April, 2023 between **Jose Luis Rodriguez, a single man** whose post office address is **901 East 2nd Ave., Unit 1, Hialeah, FL 33010**, grantor, and **QRIAR OFFICE LLC, a Florida limited liability company** whose post office address is **7901 Kingspointe Pkwy #10, Orlando, FL 32819**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

All of Lot 13, in Block 16-A of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida; and beginning at the Northwest corner of Lot 13, in Block 16-A of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, run Northerly along a prolongation of the West line of said Lot 13, a distance of 50 feet more or less, to a point in the North line of Lot 10 in said Block 16-A of said subdivision; thence run Easterly along the said North line of said Lot 10 to the Northeast corner of said Lot 10; thence run Southerly along the East line of said Lot 10, which is the same as the East line of said Lot 13 projected Northerly for a distance of 50 Feet more or less, to the Southeast corner of said Lot 10, which said point is the same as the Northeast corner of said Lot 13; thence run Westerly along the South line of said Lot 10, which is the same as the North line of said Lot 13, to the point of beginning.

Parcel Identification Number: 02-3233-012-0671

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

CFN: 20230299458 BOOK 33632 PAGE 3087
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BUILDING DEPARTMENT
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10/13/2023 1:26:13 PM

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Carlos Mirabal

Witness Name: Jacob Villegas

Jose Luis Rodriguez (Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 26th day of April, 2023 by Jose Luis Rodriguez, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

KELLY ALTAMIRANO
MY COMMISSION # HH275109
EXPIRES: August 23, 2026

Notary Public

Printed Name: Kelly Altamirano

My Commission Expires: August 23rd, 2026

DoubleTime®

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BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/14/2023
10/13/2023 1:26:13 PM

Property Information	
Folio:	02-3233-012-0671
Property Address:	1333 DADE BLVD Miami Beach, FL 33139-1420
Owner	QRIAR OFFICE LLC
Mailing Address	7901 KINGSPOINTE PKWY 10 ORLANDO, FL 32819 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	9,364 Sq.Ft
Living Area	8,444 Sq.Ft
Adjusted Area	5,912 Sq.Ft
Lot Size	8,450 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2023	2022	2021
Land Value	$3,380,000	$3,380,000	$3,168,750
Building Value	$310,255	$310,965	$274,274
XF Value	$10,636	$10,636	$10,636
Market Value	$3,700,891	$3,701,601	$3,453,660
Assessed Value	$3,044,990	$2,768,173	$2,516,521

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$655,901	$933,428	$937,139

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
ISLAND VIEW SUB PB 6-115 E50FT LOT 10 & ALL LOT 13 BLK 16 A LOT SIZE 8450 SQUARE FEET COC 25526-2943 04 2007 5

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,044,990	$2,768,173	$2,516,521
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,700,891	$3,701,601	$3,453,660
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,044,990	$2,768,173	$2,516,521
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,044,990	$2,768,173	$2,516,521

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/26/2023	$4,500,000	33692-3086	Qual by exam of deed
07/17/2012	$100	28197-1982	Corrective, tax or QCD; min consideration
11/01/2003	$1,000,000	21953-0522	Sales which are qualified
08/01/1988	$285,000	13807-0270	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

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BUILDING DEPARTMENT
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L23000036057
FILED 8:00 AM
January 19, 2023
Sec. Of State
snchatham

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10/19/2023 1:26:13 PM

Electronic Articles of Organization For Florida Limited Liability Company

Article I

The name of the Limited Liability Company is:

QRIAR OFFICE LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1333 DADE BLVD
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

7901 KINGSPOINTE PARKWAY
SUITE 10
ORLANDO, FL. US 32819

Article III

Other provisions, if any:

INVESTMENTS

Article IV

The name and Florida street address of the registered agent is:

ASSELFIS INTERNATIONAL LLC
7901 KINGSPOINTE PARKWAY
SUITE 10
ORLANDO, FL. 32819

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: VICTORIA MORAES

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FILED 8:00 AM
January 19, 2023
Sec. Of State
snchatham

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Article V

The name and address of person(s) authorized to manage LLC:

Title: AMBR
BLUEBELL INVESTMENTS SARL
RUE AVENUE MARIE THÃ‰RESE. 34
LUXEMBOURG, LU. 2132 LU

Article VI

The effective date for this Limited Liability Company shall be:

01/19/2023

Signature of member or an authorized representative

Electronic Signature: LUIS FELIPE NEIVA SILVEIRA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

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CERTIFICATE OF ACCEPTANCE OF MANAGER'S MANDATE

I, the undersigned

Mr Luis Felipe NEIVA SILVEIRA, with private address at QD Shis QL 14 Conjunto 10C 11 Shis, 71640-105, Brasilia/DF, Brazil hereby declares to accept the mandate of manager of the company BlueBell Investments S.à rl that you have entrusted to me as of ……., 2020 .



Luis Felipe NEIVA SILVEIRA

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BUILDING DEPARTMENT
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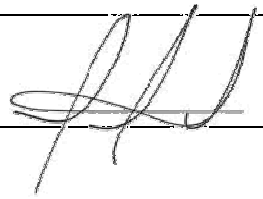
BlueBell Investments S.àr.l

Société à Responsabilité Limitée

34 Avenue Marie Thérèse, L-2132 Luxembourg

En constitution RCS B…….

Spécimen de signatures

Nom, Prénom(s)	Signature
Alexandro RODRIGUEZ FERRARESI	
Rui Pedro LOUREIRO DA PAIXAO	
Luis Felipe NEIVA SILVEIRA	

Lieu :

Date : Oct. 26, 2020

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HENSLEY, KEVIN WAYNE

KLT CONSTRUCTION, INC.
15 FAIRWAY ROAD
JACKSONVILLE BEACH FL 32250

LICENSE NUMBER: CBC1256525

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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CITY OF MIAMI BEACH

1700 CONVENTION CENTER DRIVE, MIAMI BEACH FL 33139-1824
Telephone (305) 673-7420

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BUILDING DEPARTMENT
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10/18/2023 1:26:14 PM

September 7, 2023
Property Address: 1333 DADE BLVD
FOLIO NO: 02-3233-012-0671
Percentage of Ownership of the unit towards Condo elements: 100.0%
STATEMENT# LRS 59988
***All releases are good ONLY for 30 days. If not paid by due date additional fees will incur.* Statement Expires: 10/7/23**

ENTIRE PROPERTY
THIS IS TO CERTIFY THAT THE FOLLOWING MUNICIPAL LIENS OR ASSESSMENTS ARE DUE AND PAYABLE AGAINST:
ISLAND VIEW SUB PB 6-115 E50FT LOT 10 & ALL LOT 13 BLK 16 A LOT SIZE 8450 SQUARE FEET COC 25526-2943 04 2007 5

Charge Type:	Account Number	Service Period	Due Date	Amount Due	Interest Due	Recording Fees	Amount Owed BY: Common Area
1) UTILITY BILL:	519060-01	N/A	09/27/2023	$1,466.17			$1,466.17
		*NOTE: Balance is subject to a final bill.					
2) UNSAFE STRUCTURE		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
3) RESORT TAX LIENS **		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
4) CITY BILLS		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
5) CITY INVOICES		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
6) ELEVATOR		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
7) SPECIAL ASSESSMENT		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
8) LICENSING		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
		*NOTE: Balance subject to Penalties upon payment date.					
9) RECORDED LIEN		SEE ATTACHED STATEMENT FOR AMOUNT DUE					$0.00
10) OPEN VIOLATION - (with no money currently owed)		SEE ATTACHED STATEMENT FOR OPEN VIOLATIONS					
11) PERMITS	***Contact Building Department for further information. 305-673-7610						
	BC2321608	THE PERMIT DOCTOR		$131.60			$131.60
12) PARKING	***Contact Parking Department for further information. 305-673-7275						$0.00
13) PUBLIC WORKS	***Contact Public Works Department for further information. 305-673-7080						$0.00

THE SECTION BELOW ONLY APPLIES TO SPECIAL MAGISTRATE CASES/LIENS

14) SPECIAL MAGISTRATE*	SEE ATTACHED STATEMENT FOR AMOUNT DUE	$0.00
	*PARTIAL NOT AVAILABLE; CASE NOT IN LIEN STATUS	

***Special Instructions:** Make check payable to: City of Miami Beach*
Write the Special Magistrate Case Number on the Check
Mail to: Special Magistrate Office: 1700 Covention Center Drive, Miami Beach, FL 33139
Attn: Fernanda Silva if case is SMC/SMF-JC/JF; Carmen Hernandez if case is SMB/JB

TOTAL AMOUNT DUE **$1,597.77**

Property Address: 1333 DADE BLVD

STATEMENT#/LNS 59988

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10/13/2023 1:26:14 PM

SPECIAL MAGISTRATE - 305.673.7181 *CODE COMPLIANCE - 305.673.7555* *LIEN DESK - 305.673.7410*

ADDITIONAL BILLS MAY BE DUE FROM DATE OF LAST REGULAR READING TO DATE OF FINAL READING. ALL DELINQUENT CHARGES BEAR A PENALTY OF 10%. RECORDED LIENS BEAR INTEREST AT 12% PER ANNUM. UNPAID AND/OR DELINQUENT CHARGES TOGETHER WITH ALL PENALTIES IMPOSED THEREON, SHALL REMAIN AND CONSTITUTE SPECIAL ASSESSMENT LIENS AGAINST THE REAL PROPERTY.

NOTICE- SHORT TERM RENTALS OF LESS THAN SIX MONTHS AND ONE DAY ARE NOT PERMITTED IN SINGLE FAMILY HOMES, AND IN ZONING DISTRICTS THAT DO NOT PERMIT HOTEL USES. SEE SECTIONS 142-905(b)(5) AND 142-1111, MIAMI BEACH CITY CODE.

I hereby certify that this Lien Statement is a true and accurate reflection (as of the date of this Lien Statement) of those Liens and /or City Bills (per the files of the City of Miami Beach Finance Department) due and owing the City of Miami Beach regarding the subject property.

MICHAEL SUAREZ, CUSTOMER SERVICE REPRESENTATIVE I LNS 59988

SUBCRIBED AND SWORN TO before me this 7 day of September, 2023.

LNS 59988

NOTARY PUBLIC, STATE OF FLORIDA
DADE COUNTY

JEANNIE CASTOR-BRUMFIELD
Notary Public - State of Florida
Commission # HH 250497
My Comm. Expires Dec 1, 2025
Bonded through National Notary Assn.

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MIAMIBEACH
Lien Research System
Services

City of Miami Beach Lien Search Statement

Parcel: 0232330120671
Address: 1333 DADE BLVD
Statement ID: 59988
Date: 9/7/2023 8:17:05 AM

Legal Description for Parcel # 0232330120671:
ISLAND VIEW SUB PB 6-115 E50FT LOT 10 & ALL LOT 13 BLK 16 A LOT SIZE 8450 SQUARE FEET COC 25526-2943 04 2007 5

The City of Miami Beach will accept payment for amounts reflected on this statement for up to 30 days from the date of this statement. However, if this total includes a partial payoff for a Special Magistrate Lien, the amount is an estimate and the final amounts should be obtained by contacting the Lien Research Team at 305-673-7778 or by emailing: lienresearch@miamibeachfl.gov

As of 9/7/2023, the outstanding amounts due on Parcel# 0232330120671 are:

Utility Billing subtotal:	$1,466.17
Total Amount Due for this Parcel:	$1,466.17

SEE COVER SHEET FOR AMOUNT DUE

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10/13/2023 1:26:14 PM

Details for Parcel 0232330120671:

City Bills subtotal for Parcel 0232330120671: $0.00

City Invoices subtotal for Parcel 0232330120671: $0.00

Utility Billing subtotal for Parcel 0232330120671: $1,466.17

Parcel Number	Account #	Invoice #	Due Date	Balance	Name
0232330120671	519060-01	10032203	09/27/2023	$1,466.17	RODRIGUEZ, JOSE LUIS

Licensing subtotal for Parcel 0232330120671: $0.00

Resort Tax subtotal for Parcel 0232330120671:

Resort Tax Assessments for Parcel 0232330120671:

Resort Tax Memorandums for Parcel 0232330120671:

Special Assessments subtotal for Parcel 0232330120671: $0.00

Special Magistrate subtotal for Parcel 0232330120671: $0.00

Elevator Permits subtotal for Parcel 0232330120671: $0.00

Unsafe Structure Violations subtotal for Parcel 0232330120671: $0.00

Recorded Liens subtotal for Parcel 0232330120671: $0.00

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BUILDING DEPARTMENT
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10/18/2023 1:26:14 PM

For any questions on Building Permits/Violations please contact the Building Department at 305-673-7610. For any questions on Code Violations, please contact Code Compliance at 305-673-7555.

Open Violations (with no money currently owed):

Parcel Number	Case #	Status	Balance	Violation Type	Name
0232330120671	BV15000924	Special Magistrate	$0.00	Unsafe Structures	QRIAR OFFICE LLC
0232330120671	CC2023-15619	Notice of Violation	$0.00	Code Enforcement	QRIAR OFFICE LLC
0232330120671	PM2022-05411	Notice of Violation	$0.00	Code Enforcement	JOSE LUIS RODRIGUEZ
0232330120671	PM2023-06102	Notice of Violation	$0.00	Code Enforcement	QRIAR OFFICE LLC
0232330120671	SMB2023-01851	Special Magistrate	$0.00	Unknown	ASSELFIS INTERNATIONAL LLC
0232330120671	SMB2023-01851	Special Magistrate	$0.00	Unknown	JOSE LUIS RODRIGUEZ
0232330120671	SMB2023-01851	Special Magistrate	$0.00	Unknown	QRIAR OFFICE LLC
0232330120671	US2018-02867	UnSafe Structure Panel	$0.00	Unsafe Structures	JOSE LUIS RODRIGUEZ

Open Permits:

Parcel Number	Case #	Permit Status	Applied Date	Approved Date	Expired Date	Balance	Name	Contact
0232330120671	BC2321608	Applied	06/07/2023			$0.00	The Permit Doctor	Building 305-673-7610
0232330120671	BC2321608	Applied	06/07/2023			$131.60	The Permit Doctor	Building 305-673-7610
0232330120671	BCO00209	APPROVED	05/02/2000	07/28/2000		$0.00		
0232330120671	BR070181	APPROVED	03/01/2007	05/12/2008	05/12/2018	$0.00		

Active Certificates (Certificate Process in Approved and Issued status are a valid and active.) :

Parcel Number	Case #	Permit Status	Applied Date	Approved Date	Expired Date	Balance	Name

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BUILDING DEPARTMENT
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Accuracy of Results:

The City of Miami Beach makes every effort to ensure the accuracy of the provided information. The search engine is updated nightly based on the data at the City of Miami Beach. Under most circumstances, search results are current as of the prior business day. Access to information in the database is limited to those users who acknowledge and agree to the Terms of Use and signify their agreement.

Additional Utility Bills may be due from date of last regular reading to date of final reading. All delinquent City Bills bear interest at 1.5% per month. Recorded liens bear interest at 12% per annum. Unpaid and/or delinquent charges together with all penalties imposed thereon, shall remain and constitute special assessment liens against the real property.

Notice: Short term rentals of less than six months and one day are not permitted in single family homes, and in zoning districts that do not permit hotel uses. See sections 142-905(b)(5) and 142-1111, Miami Beach City Code.

The Lien Research Team can be contacted at lienresearch@miamibeachfl.gov
or at 305-673-7778

MB Certified

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BC2321608
10/13/2023 1:26:15 PM

City of Miami Beach - Online Payment

Thank you for your order!

You may print this receipt page for your records.

Order Information

Merchant:	City Of Miami Beach		
Description:	City of Miami Beach Utility Bill Payment		
Date/Time:	11-Sep-2023 10:12:14 EDT	Invoice Number:	230911101051906001
Customer ID:	519060-01		

Billing Information
1333 DADE BLVD

Total: $1466.17 (USD)

eCheck ****6011

Date/Time:	11-Sep-2023 10:12:14 EDT
Transaction ID:	64595438951
Payment Method:	eCheck ****6011

Payments are normally applied to your account on the next business day.

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City of Miami Beach
UTILITY BILLING ACCOUNT INFORMATION

Account No:	519060-01
Contact Person:	RODRIGUEZ JOSE LUIS
Name:	RODRIGUEZ JOSE LUIS
Type of Account:	Commercial
Phone:	(305) 987-7545
Mailing Address:	1333 DADE BLVD MIAMI BEACH FL 33139-1420
Location Address:	1333 DADE BLVD MIAMI BEACH FL 33139-1420
Due Date:	09/27/2023
Last Payment Recv:	05/16/2023
Last Amount Paid:	$527.77
Total Due:	$1,466.17

Enter amount of Payment: 1,466.17

Pay this Amount

Customers can make an online payment using a check.
All funds must be in US dollars. Transaction limit is $50,000.00. Monthly limit is $250,000.00.

Billing Address and Zip Code are required on payment screen.

Today's transactions will be reflected on your account within 1 business day.

Privacy Policy / Legal Information

City of Miami Beach - Home Page

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:26:15 PM

June 29th, 2023

Re: 1333 Dade Boulevard, FL 33139

To Whom It May Concern:

Effective June 29th, 2023, FPL has removed the meters and disconnected the FPL service wire to the above referenced address. However, before demolishing the structure, you should have the premises checked by qualified individual to assure that electricity is not being supplied to the structure from any possible source. If there are any questions, or if I may be of further assistance in this matter, please contact me at the telephone number below.

Sincerely,

Patricia Nistal

Patricia Nistal
Associate Engineer
(305) 377-6003
Central-Dade Service Center

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BUILDING DEPARTMENT
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BC2321608
10/13/2023 1:26:15 PM

TECO PEOPLES GAS
AN EMERA COMPANY

TO:Yosi Sason **6-12-2023**

Address: **1333 DADE BLVD MIAMI FLORIDA 33179**

(x) After a review of our facilities within the above referenced area, TECO Peoples Gas is informing you, there is no natural gas service at the property mentioned above.

( ) After a review of our facilities, TECO Peoples Gas has completed a Cut and Cap at the property mentioned above.

In addition, please contact 811-Sunshine State One Call of Florida. 1-800-432-4770 at least 48 hours in advance, as there might be other underground utilities. By contacting 811, the risk of personal injury and property damage can be reduced.

You may obtain the latest information by visiting the SSOCOF website at: www.callsunshine.com

Should you have any questions concerning the above, please contact me at: igonzalez@tecoenergy.com

Sincerely,

Ily Gonzalez

Prepared by Ily Gonzalez for:
Raul Vega
Supervisor
N Miami Division

RV//IG

Administrative Specialist Lead - Dade – Broward Counties
15779 W Dixie Hwy, North Miami Beach, FL 33162
igonzalez@tecoenergy.com Cell: 239-292-6485

DocuSign Envelope ID: 2827D41B-641E-4439-88C8-EA73C424EB20

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Qriar Office LLC
7901 Kingspointe Pkwy 10
Orlando, FL 32819

June 9, 2023

Public Works Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 1333 Dade Blvd. - Total Demolition
Folio # 02-3233-012-0671

To whom it may concern,

As Owner of the above commercial structure, we hereby request that the Domestic Water Meter be removed in preparation for total demolition. Irrigation Water Meter should remain for purposes of demolition and dust control.

Respectfully,

Luis Felipe Silveira

State of Florida
County of Dade

DAMIAN L. GALLO
Commission # HH 290317
Expires November 19, 2026

Signed and Sworn before me this 12 day of June 2023

6/12/2023

Notary Public
State of Florida

DocuSign Envelope ID: 1CC22C0C-E57D-4EEC-98D4-251AFD8A0D4A

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BUILDING DEPARTMENT
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10/13/2023 1:26:16 PM

Qriar Office LLC
7901 KingsPointe Pkwy 10
Orlando, FL 32819

Sep 19, 2023

Public Works Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 1333 Dade Blvd. -Total Demolition Folio# 02-3233-012-0671 – Permit RWP0723-10993.

To whom it may concern,

We are currently processing a total demolition permit for the above-referenced demolition. As property Owner of the above commercial structure, we hereby request that the sewer lateral at this referenced property be capped and sealed as required for total demolition.

Payment due will be paid online for this service.

Thank you in advance for your assistance in this matter.



Luis Felipe Silveira

Signed and sworn before me this 19 day of Sep 2023.



Damian Gallo
Notary Public
State Of Florida

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BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:26:16 PM

SASON BUILDERS

Sason Builders
1935 West Ave. Ste. 106
Miami Beach, FL 33139
516-903-1451

June 9, 2023

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Dust Control Letter
1333 Dade Blvd. – Total Demolition
Folio # 02-3233-012-0671

To whom it may concern.

The demolition of the residential structure located at the project site will be performed by standard "Wet Method" procedure. We will utilize the Irrigation Meter as a water source. This process is the standard method in the demolition industry and meets all applicable requirements.

Respectfully,

Yosi Sason
Sason Builders
Principal

State of Florida
County of Dade

Signed and Sworn before me this 9th day of June 2023

Notary Public
State of Florida

Mark McCallum Rauber
Comm.: HH 164115
Expires: Aug. 11, 2025
Notary Public - State of Florida

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3726 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

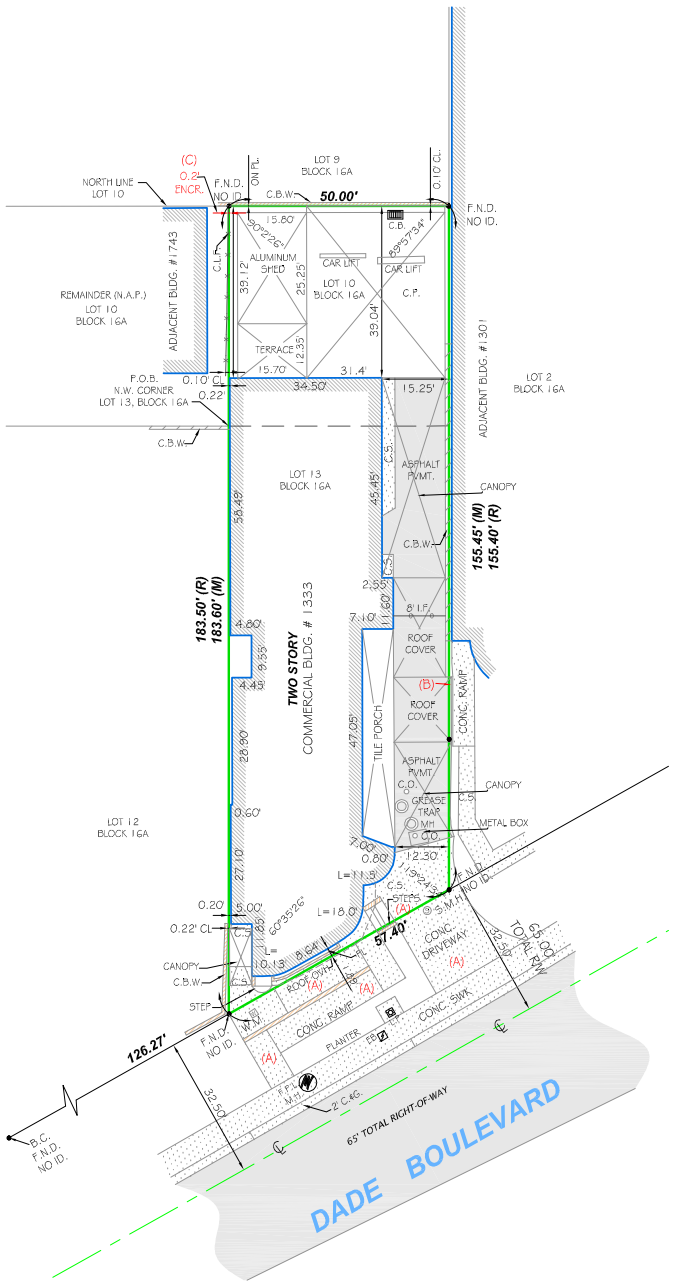
GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE ■ N.T.S.



LEGAL DESCRIPTION:

ALL OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND BEGINNING AT THE NORTHWEST CORNER OF LOT 13, IN BLOCK 16-A OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, RUN NORTHERLY ALONG A PROLONGATION OF THE WEST LINE OF SAID LOT 13, A DISTANCE OF 50 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 10 IN SAID BLOCK 16-A OF SAID SUBDIVISION; THENCE RUN EASTERLY ALONG THE SAID NORTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH IS THE SAME AS THE EAST LINE OF SAID LOT 13 PROJECTED NORTHERLY, FOR A DISTANCE OF 50 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 10, WHICH SAID POINT IS THE SAME AS THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10, WHICH IS THE SAME AS THE NORTH LINE OF SAID LOT 13 OF THE POINT OF BEGINNING.

ENCROACHMENT NOTES:

A. SOUTH SIDE OF THE SUBJECT PROPERTY, ROOF OVERHANG, CONCRETE RAMP,STEPS AND CONCRETE DRIVEWAY ARE ENCROACHING INTO THE RIGHT OF WAY OF DADE BOULEVARD.
B. EAST SIDE OF THE SUBJECT PROPERTY, ASPHALT PAVEMENT AND ROOF COVER ARE ENCROACHING INTO THE NEIGHBOR'S PROPERTY.
C. WEST SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S CHAIN LINK FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.

PROPERTY ADDRESS:

1333 DADE BOULEVARD,
MIAMI BEACH, FLORIDA, 33139

ABBREVIATIONS

A	■ ARC
A/C	■ AIR CONDITIONER PAD
A.E.	■ ANCHOR EASEMENT
A.R.	■ ALUMINUM ROOF
A.S.	■ ALUMINUM SHED
ASPH.	■ ASPHALT
B.C.	■ BLOCK CORNER
BLDG.	■ BUILDING
B.M.	■ BEACH MARK
B.C.R.	■ BROWARD COUNTY RECORDS
B.O.B.	■ BASIS OF BEARING
B.S.L.	■ BUILDING SETBACK LINE
(C)	■ CALCULATED
C.B.	■ CATCH BASIN
C.B.S.	■ CONCRETE BLOCK STRUCTURE
C.B.W.	■ CONCRETE BLOCK WALL
CH.	■ CHORD
CH.B.	■ CHORD BEARING
CH.L.	■ CHORD LENGTH
CL	■ CLEAR
C.O.	■ CLEAN OUT
C.L.F.	■ CHAIN LINK FENCE
C.M.E.	■ CANAL MAINTENANCE EASEMENT
CONC.	■ CONCRETE
C.U.P.	■ CONCRETE UTILITY POLE
C.P.	■ CONCRETE PORCH
C.S.	■ CONCRETE SLAB
C.W.	■ CONCRETE WALK
D.E.	■ DRAINAGE EASEMENT
D.M.E.	■ DRAINAGE MAINTENANCE EASEMENT
DRIVE	■ DRIVEWAY
D	■ DEGREES
E.B.	■ ELECTRIC BOX
E.T.P.	■ ELECTRIC TRANSFORMER PAD
ELEV.	■ ELEVATION
ENCR.	■ ENCROACHMENT
F.H.	■ FIRE HYDRANT
F.I.R.	■ FOUND IRON PIPE
F.I.R.	■ FOUND IRON ROD
F.F.E.	■ FINISHED FLOOR ELEVATION
F.N.D.	■ FOUND NAIL & DISK
FT.	■ FEET
FNIP.	■ FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	■ FOUND NAIL
H.	■ HIGH OR (HEIGHT)
IN.E.E.	■ INGRESS AND EGRESS EASEMENT
I.C.V.	■ IRRIGATION CONTROL VALVE
I.F.	■ IRON FENCE
L.B.	■ LICENSED BUSINESS
L.P.	■ LIGHT POLE
L.F.F.	■ LOWEST FLOOR ELEVATION
L.M.E.	■ LAKE MAINTENANCE EASEMENT
	■ MINUTES
(M)	■ MEASURED DISTANCE
M.B.	■ MAIL BOX
M.D.C.R.	■ MIAMI DADE COUNTY RECORDS
M.E.	■ MAINTENANCE EASEMENT
M.H.	■ MANHOLE
N.A.P.	■ NOT A PART OF
N.G.V.D.	■ NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	■ NOT TO SCALE
# or NO.	■ NUMBER
O.S.	■ OFFSET
O.H.	■ OVERHEAD
O.H.L.	■ OVERHEAD UTILITY LINES
O.R.B.	■ OFFICIAL RECORDS BOOK
O.V.H.	■ OVERHANG
PVMT.	■ PAVEMENT
PL	■ PLANTER
P.L.	■ PROPERTY LINE
P.C.C.	■ POINT OF COMPOUND CURVATURE
P.C.	■ POINT OF CURVATURE
P.O.T.	■ POINT OF TANGENCY
P.O.C.	■ POINT OF COMMENCEMENT
P.O.B.	■ POINT OF BEGINNING
P.R.C.	■ POINT OF REVERSE CURVATURE
PWY.	■ PARKWAY
P.R.M.	■ PERMANENT REFERENCE MONUMENT
P.L.S.	■ PROFESSIONAL LAND SURVEYOR
P.P.	■ POWER POLE
P.P.S.	■ POOL PUMP SLAB
P.U.E.	■ PUBLIC UTILITY EASEMENT
(R)	■ RECORD DISTANCE
R.R.	■ RAIL ROAD
RES.	■ RESIDENCE
R/W	■ RIGHT-OF-WAY
RAD.	■ RADIUS OR RADIAL
RGE.	■ RANGE
R.O.E.	■ ROOF OVERHANG EASEMENT
SEC.	■ SECTION
STY.	■ STORY
SWK.	■ SIDEWALK
S.I.R.	■ SET IRON PIPE
S	■ SOUTH
S.P.	■ SCREENED PORCH
S.V.	■ SEWER VALVE
"	■ SECONDS
T	■ TANGENT
TB	■ TELEPHONE BOOTH
T.B.M.	■ TEMPORARY BENCHMARK
T.U.E.	■ TELEVISION/CABLE UTILITY EASEMENT
TSB.	■ TRAFFIC SIGNAL BOX
T.S.P.	■ TRAFFIC SIGNAL POLE
TWP.	■ TOWNSHIP
UTIL.	■ UTILITY
U.E.	■ UTILITY EASEMENT
U.P.	■ UTILITY POLE
W.M.	■ WATER METER
W.F.	■ WOOD FENCE
W.P.	■ WOOD PORCH
W.R.	■ WOOD ROOF
W.V.	■ WATER VALVE
℄	■ MONUMENT LINE
℄	■ CENTER LINE
Δ	■ DELTA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFICATION:

QRIAR OFFICE LLC, A FLORIDA LIMITED LIABILITY COMPANY
KELLERMANN VARELA PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8.00 FT.
COMMUNITY:	120651
PANEL:	0317
SUFFIX:	L
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON WAS DULY SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17, FLORIDA ADMIN S. RATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____ 02/07/2023
CARLOS IBARRA (DIGITAL FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 6453 STATE OF FLORIDA

REVISED ON UPDATE SURVEY 02/07/2023
REVISED ON UPDATE SURVEY 12/11/2012
REVISED ON ORIGINAL SURVEY 12/7/2012

LEGEND

- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- EXISTING ELEVATIONS

× 0.00

DRAWN BY:	DP/TD
FIELD DATE:	02/07/2023
SURVEY NO:	12-001100-3
SHEET:	1 OF 1

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
02/07/2023 1:26:16 PM
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NPPP ^ a b = _ l r i b s ^ o a

j f^ j f= b^` e l=i #PPNPV

ARCHITECT

JOSE LUIS RODRIGUEZ
1331 JADE BLVD
MIAMI BEACH FL, 33139

l r k b o W

_ r fi a f k d = b j l i f q f l k

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DEMOLITION PERMIT REV 1

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MIAMIBEACH

BUILDING DEPARTMENT

Reviewed For Compliance

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COVER

P-100

DEMOLITION NOTES

1. AT DEMOLITION STAGE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING ALL AFFECTED CIRCUITS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN PRIOR TO START OF NEW WORK.
2. AT DEMOLITION STAGE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR CAPING OFF ALL PIPING OF WATER AFFECTED PRIOR TO DEMOLITION WORK BEGINNING. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED PIPING AND VALVES.
3. NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT
4. ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.
5. THE SITE SHALL BE FINISHED IN A PARK-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 5-FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION. FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. ENTIRE SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.

DEMOLITION GENERAL NOTES

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION LOCATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO, FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING, ROOFS ETC., AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
7. ALL WORK, MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.
10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DUST AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT (SIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT). REPAIR FIREPROOFING OF FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR IN SOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL INTERACTIVITIES. OTHER CONTRACTORS, VENDORS AND THE BUILDING STAND ARDS FOR CONSTRUCTION ACTIVITIES.
20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHEN ANY REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22. BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

DEMOLITION KEY LEGEND

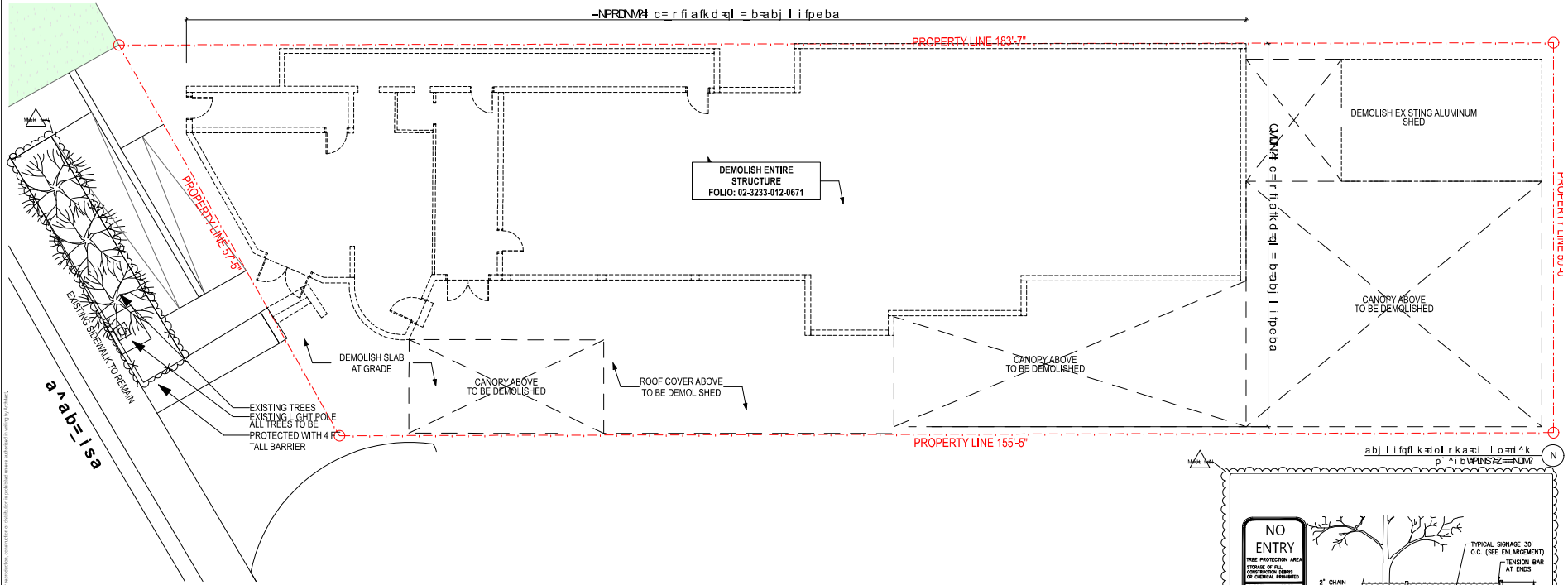
PLAN SYMBOLS

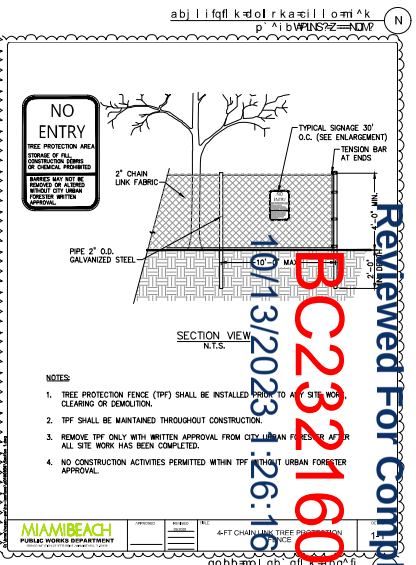
TO REMAIN

ABOVE TO DEMOLISH

DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.





Reviewed For Compliance
BC2321608
10/13/2023 1:26:16 PM

ARCHITECT

OWNER:
JOSE LUIS RODRIGUEZ
1333 ISLE BLVD
MIAMI BEACH, FL 33139

REVISIONS

MIAMIBEACH
BUILDING DEPARTMENT

SEAL

DEMOLITION GROUND FLOOR PLAN

D-101

DEMOLITION NOTES

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3. NO TREES ARE BEING REMOVED OR AFFECTED UNDER THE DEMOLITION FOR THIS PERMIT
4. ALL TREES MUST REFLECT A 4-FT PROTECTION BARRIER.
5. THE SITE SHALL BE FINISHED IN A PARK-LIKE APPEARANCE AND A PICKET FENCE SHALL BE INSTALLED AFTER DEMOLITION AND BEFORE APPROVING PLANNING FINAL INSPECTION. DEMOLITION SITE PLAN SHALL INCLUDE THE FOLLOWING NOTES RELATED TO IMPROVEMENTS TO THE PROPERTY AFTER DEMOLITION WORK IS COMPLETE FOR A SITE THAT WILL REMAIN VACANT: SITE WILL BE BROUGHT TO A UNIFORM AND LEVELED GRADE AND A NEW TOPOGRAPHICAL SURVEY WILL BE PROVIDED AFTER DEMOLITION WORK BEFORE PLANNING FINAL INSPECTION APPROVAL. A 5-FOOT HIGH FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES AFTER DEMOLITION WORK IS COMPLETE BEFORE PLANNING FINAL INSPECTION. FENCE SHALL BE APPROVED UNDER A SEPARATE PERMIT. UNTIL SITE WILL BE REHABILITATED IN A PARK-LIKE APPEARANCE WITH GRASS OR SOD BY THE TIME OF PLANNING FINAL INSPECTION.

DEMOLITION GENERAL NOTES

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11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" +/- ALONG RUN, HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DUST AND DEBRIS THROUGHOUT THE PERFORMANCE OF THE WORK.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT (INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING OF RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR IN SOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL BUILDING ACTIVITIES. OTHER CONTRACTORS, VENDORS AND THE BUILDING STEWARDS FOR CONSTRUCTION ACTIVITIES.
20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING SHADE. UNDER NO EVENT SHALL RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHEN ANY REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
22. BUILDING SHALL BE UNOCCUPIED DURING DEMOLITION

DEMOLITION KEY LEGEND

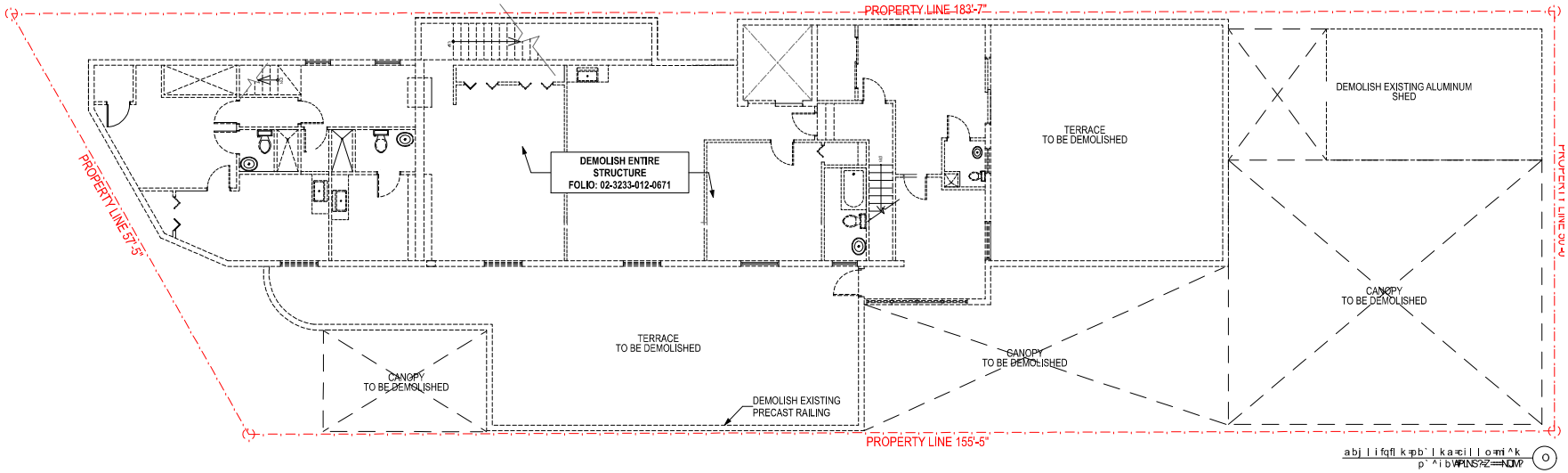
PLAN SYMBOLS

TO REMAIN

ABOVE TO DEMOLISH

DEMOLISH

NOTE: CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION FENCE AND SECURE JOB-SITE AT ALL TIMES.



ARCHITECT

OWNER:
JOSE LUIS RODRIGUEZ
1333 ALTA DR
MIAMI BEACH, FL 33139

REVISIONS

NO	DATE	COMMENTS
1	10/13/2023	PLANNING

SEAL

DEMOLITION SECOND FLOOR PLAN

D-102

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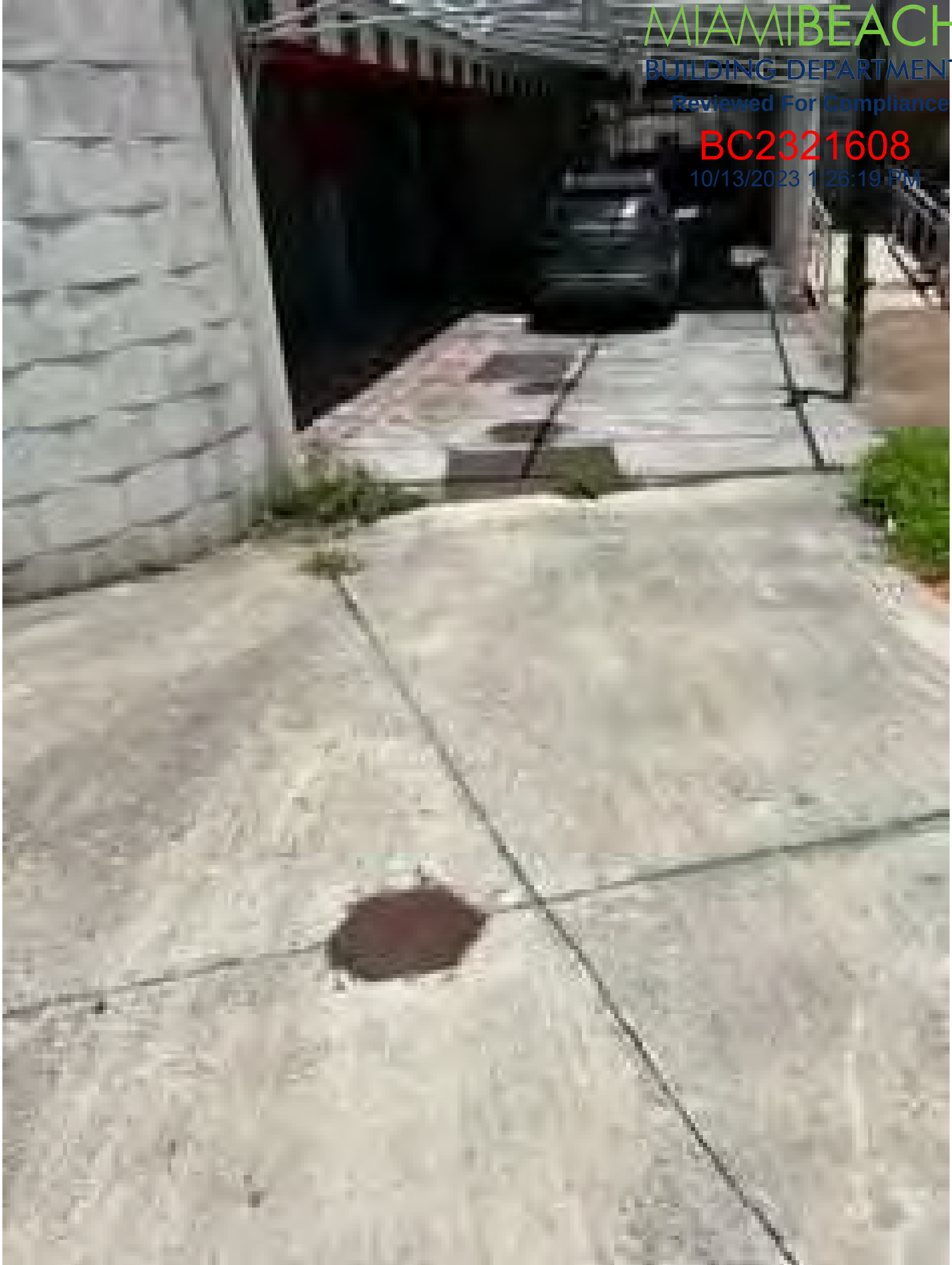


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City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139
www.miamibeachfl.gov

National Pollutions Discharge Elimination System (NPDES) Construction Site Sediment and Erosion Control Affidavit

The quality of Biscayne Bay and its interconnected waterbodies is critical to environmental, economic, and recreational prosperity, and to the health, safety and welfare of the citizens of the City of Miami Beach. The City of Miami Beach participates as a co-permittee with Miami-Dade County in the National Pollution Discharge Elimination System (NPDES) program. The program aims to improve water quality of stormwater. The City of Miami Beach must comply with permit conditions, which require the City to reduce erosion and control sedimentation from construction sites (construction activity means the act of developing or improving land that involves the disturbance of soils and includes clearing, grading, and excavation. The Florida Department of Environmental Protection has determined that demolition activities also meet the definition of construction activity):

The City of Miami Beach requires the following to ensure permit conditions are met and construction sites are in compliance with Chapter 46, Article X of the municipal code.

1. Sediment & Erosion Control Plan: Applicants for new construction projects or substantial improvements (i.e., additions, demolitions, pools, etc.) shall submit as part of the mandatory permit submittal documents of erosion and sedimentation control details, notes, or plan for the development of the site. The qualifier for the permittee shall attest by his notarized signature that the erosion and sedimentation controls will be maintained for the duration of the permitted construction activities (see below).

2. Best Management Practices (BMPs) for Erosion and Sedimentation Control: Mandatory erosion and sedimentation control best management practices that shall be implemented at each development site are:

a. **Temporary Gravel Construction Entrance & Exit** (See Attachment A).
b. **Storm Drain Inlet Protection** (See Attachment B).
c. **Silt Fence** (See Attachment C).
d. **Floating Turbidity Barrier** (as applicable for waterfront construction) Attachment D

NOTE: The preceding elements of the plan must be implemented at the development site, inspected, and approved by the Environment & Sustainability Department director, or designee prior to the acceptance of the first mandatory Florida Building Code inspection request.

3. Compliance with Erosion and Sedimentation Control Plan and/or Mandatory BMPs: Mandatory Florida Building Code and environmental inspections for erosion and sedimentation control shall be performed simultaneously with construction inspections. Failure to maintain erosion and sedimentation control measures during the entire construction phase will result in a rejected inspection request from the Building Official and/or Code Compliance Department action to be treated as a violation of the Florida Building Code or the City's Code.

I hereby agree to maintain a sediment and erosion control plan and/ or BMPs for the duration of the construction phase. Failure to maintain sediment and erosion control measures during the construction phase will result in a violation of the Florida Building Code by the Building Official. If compliance is not achieved, a stop work order may be issued. In addition, pursuant to Chapter 46, Article X, City of Miami Beach Municipal Code, failure to maintain sediment and erosion controls may result in fines and penalties.

[SIGNATURES ON THE FOLLOWING PAGE]

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STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 27th day of June, 2023, by Kevin W Hensley who is personally known to me or who has produced FLDL as identification.

KLT CONSTRUCTION INC
General Contractor - Company Name

KEVIN W. HENSLEY
Name of Qualifier

Signature of Qualifier

Date: 6/27/23

License of Qualifier: CBC1256525

Notary Signature

Name: Jorge Rios-Rodriguez

My commission expires: 10-11-2026

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
JORGE RIOS-RODRIGUEZ
Commission # HH 320879
Expires October 11, 2026

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 09 day of Jul, 2023, by Luis Felipe Neiva Silveira who is personally known to me or who has produced _____ as identification.

Luis Felipe Silveira
Property Owner Name

DocuSigned by:
8EBDD4915777419...
Property Owner Signature

1333 Dade Blvd
Property Address

BC2321608
Permit Number

Notary Signature

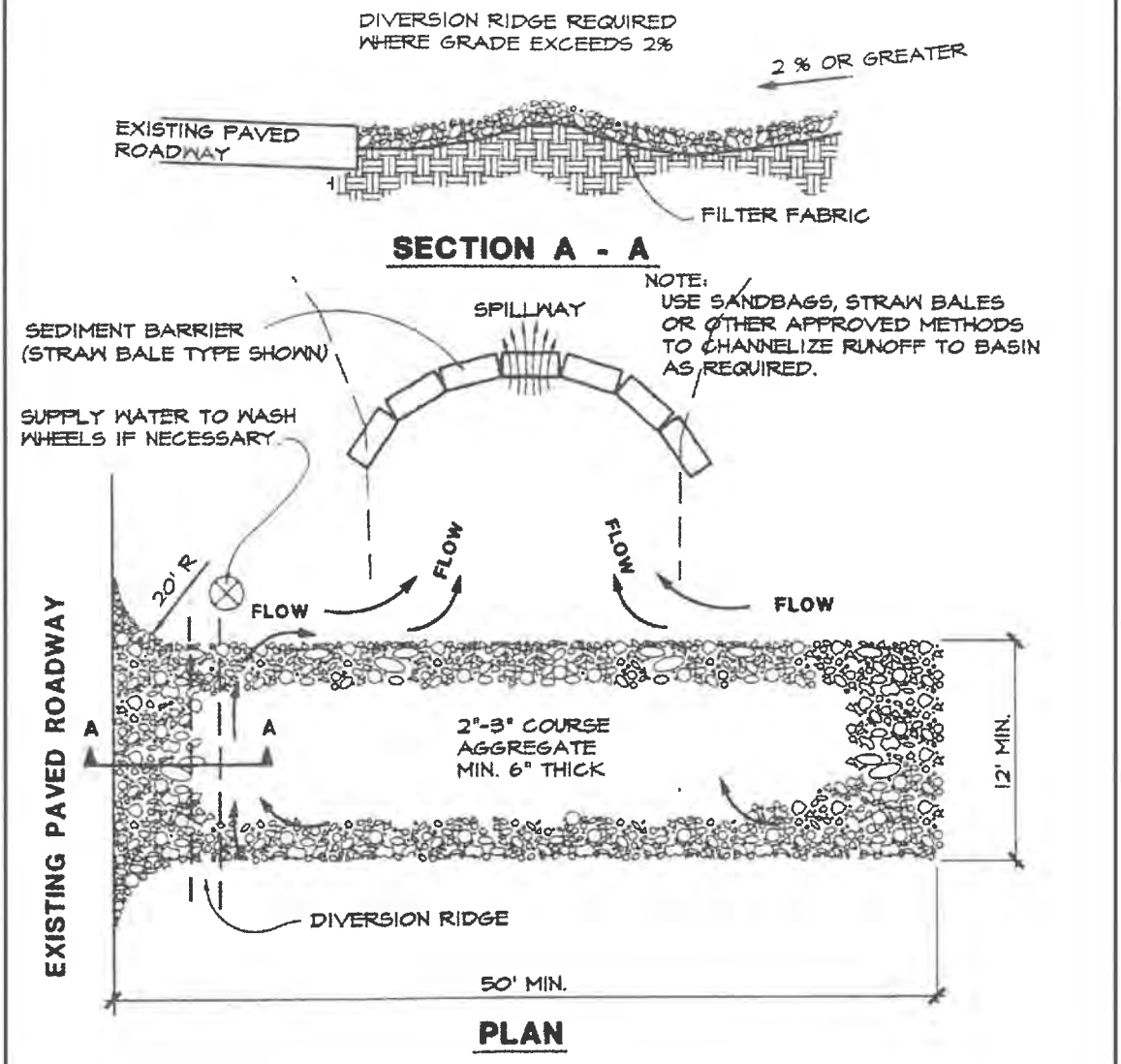
Name: Damian Gallo

My commission expires: _____

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
DAMIAN L. GALLO
Commission # HH 290317
Expires November 19, 2026

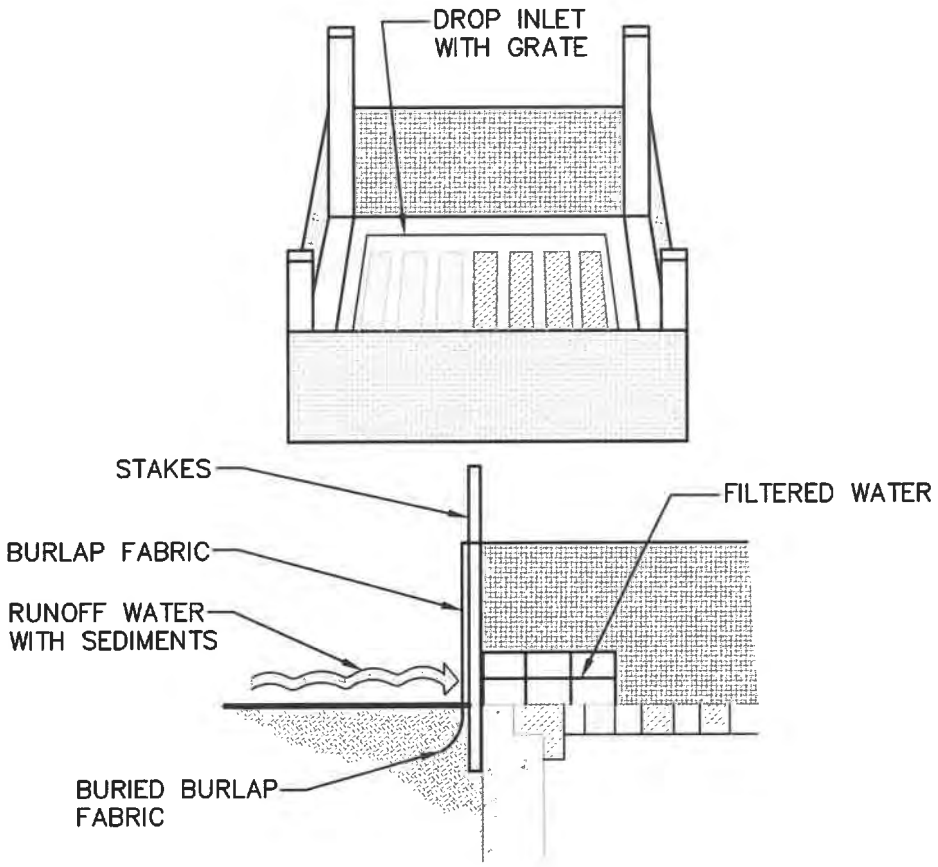
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NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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SPECIFIC APPLICATION:

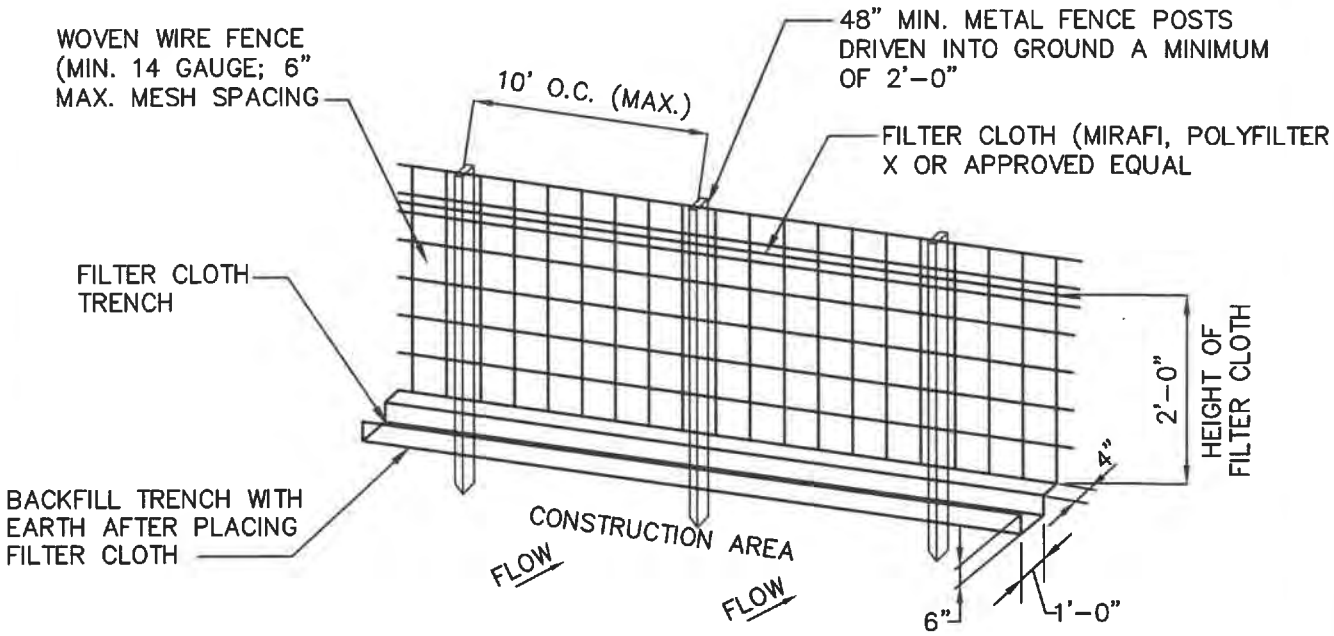
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

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CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

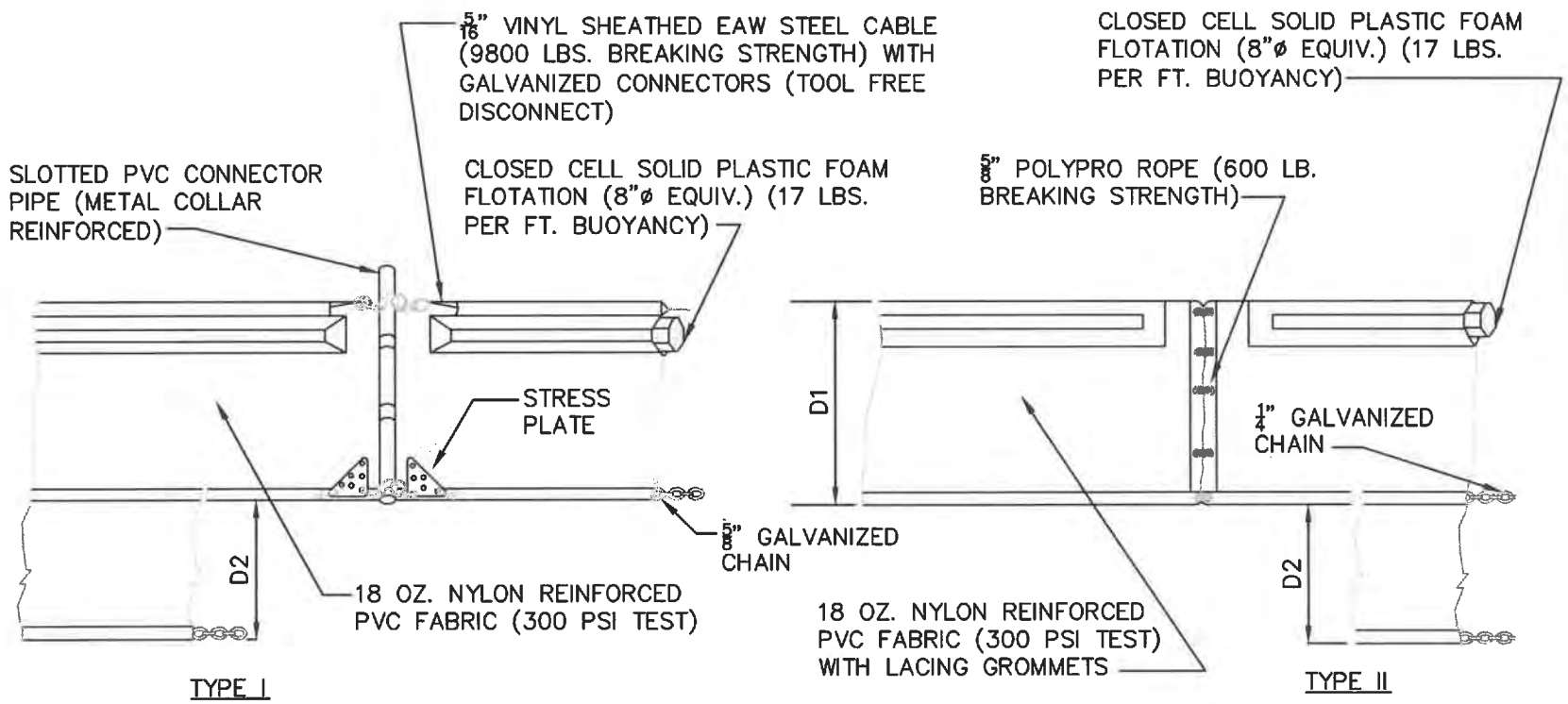
FILTER FENCE
N.T.S.

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Attachment D



FLOATING TURBIDITY BARRIER
N.T.S.

D1 = 5' STD, (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPE I AND II MY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

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1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL33139

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TITLE:
SITE EARTHWORK DETAILS NO.2
FLOATING TURBIDITY BARRIER

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General Sediment and Erosion Control Notes

1. The contractor is responsible for following the best erosion and sediment control practices as outlined in the plans, specification, applicable permit(s), and the prevention, correction, control, and abatement of erosion and water pollution in accordance with chapter 62-302, Florida Administrative Code.
2. Erosion and sediment control barriers shall be placed where there is potential for downstream water quality degradation.
3. The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
4. The site contractor is responsible for the maintenance of BMPs to make sure they are functioning as designed at all times.
5. The BMP structures shall be inspected after each rain and repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
6. Correctly installed silt fences will be used along the limits of construction to minimize offsite siltation migration.
7. Sod shall be placed in areas which may require immediate erosion protection to ensure water quality standards are maintained and where no active construction is occurring.
8. The contractor shall pay for any water quality control violations from any agency that results in fines being assessed to the owner because of the contractor's failure to eliminate turbid runoff from leaving the site and raising background levels of turbidity above existing background levels.

Inlet Protection

9. Wire mesh shall be laid over the top drop inlet so that the wire extends a minimum of 1 foot beyond each side of the inlet structure. Hardware cloth or comparable wire mesh with ½ - inch opening shall be used. If more than one strip of mesh is necessary the strips shall be overlapped.
10. FDOT NO. 1 coarse aggregate shall be placed over the wire mesh as indicated on detail. The depth of stone shall be at least 12 inches over the entire inlet opening. The stone shall extend beyond the inlet opening at least 18 inches on all sides.
11. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned and replaced.
12. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet and width of a bale to a minimum depth of four inches. After the bales are stacked, the excavated soil shall be backfilled and compacted against the filter barrier.
13. Bale shall be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales.
14. Bales shall be placed lengthwise in single row surrounding the inlet with the ends of adjacent bales pressed together.
15. Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.
16. Loose straw should be wedged between bales to prevent water from entering between bales.

Turbidity Barriers

17. Floating turbidity barriers will be placed at all outfall locations connected to the work area during active construction. If seagrasses are present barriers will not be placed over them. The floating turbidity barriers shall be installed in a manner to prevent manatee entanglement.
18. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

EROSION AND SEDIMENT CONTROL GENERAL NOTES
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DEMOLITION CONSTRUCTION SAFETY PROGRAM

PURPOSE/SCOPE

Demolition work involves many of the hazards associated with construction. However, demolition incurs additional hazards due to unknown factors such as: deviations from the structure's design introduced during construction, approved or unapproved modifications that altered the original design, materials hidden within structural members, and unknown strengths or weaknesses of construction materials. To counter these unknowns, all personnel involved in a demolition project must be fully aware of these types of hazards and the safety precautions to take to control the hazards.



Although a contractor may be concerned about employee safety, there should also be heightened awareness for the safety of the general public and the property of others. All company employees, contractors and subcontractors must follow the requirements of this program during all demolition projects. This program outlines control measures contractors must implement as part of their existing program to plan for a successful and safe demolition project. Those supervising demolition activities should be familiar with the OSHA 29CFR1926, Subpart T, and all federal, state and local requirements that apply to demolition work.

Demolition is the dismantling, razing, destroying or wrecking of any building or structure or any part thereof. Demolition work involves many of the hazards associated with construction. However, demolition involves additional hazards due to unknown factors which makes demolition work particularly dangerous. These may include:

- Changes from the structure's design introduced during construction;
- Approved or unapproved modifications that altered the original design;
- Materials hidden within structural members, such as lead, asbestos, silica, and other chemicals or heavy metals requiring special material handling;
- Unknown strengths or weaknesses of construction materials, such as post-tensioned concrete; Hazards created by the demolition methods used.

To combat these, everyone at a demolition worksite must be fully aware of the hazards they may encounter and the safety precautions they must take to protect themselves and their employees.

BUILDING DEMOLITION

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Building demolition is achieved by a variety of means and methods, using many kinds of equipment and tools. Demolition experts can recommend which methods are appropriate for particular projects. For simplicity, demolition methods can be grouped under the categories of mechanical, implosion, and special.

Mechanical demolition

The most widely used method of building demolition today involves the use of various specialized mechanized equipment and tools. While the crane and wrecking ball have long been the symbol of large, high-rise demolition projects, demolition contractors employ a variety of high-reach excavators equipped with tools for crushing concrete and shearing steel at heights up to 120 feet. These machines can operate in confined work areas and can separate the building materials as they "chew" the building apart. In the last twenty years, effective remote-controlled machines have been developed that can be used in hazardous environments, confined spaces, areas that have been damaged or are structurally weakened, and areas that are sensitive to noise or vibration. These machines are also being used for selective demolition in radioactive environments.

Implosion

Implosion methods are very effective for bringing down high structures that would be difficult to reach with equipment or too expensive to demolish one floor at a time. These methods use highly specialized explosives to undermine the supports of a structure so it collapses either within its own footprint or in a predetermined path. The implosion process is especially suited for high-rise buildings (usually more than twelve stories) and a variety of special structures (e.g., cooling towers, nuclear reactor containments, space launch towers, smokestacks, boilers, steel mill furnaces, and so on). Common explosives—usually various forms of dynamite and ammonium nitrate—are frequently used to blast heavy concrete such as that in bridge piers and machinery foundations. Only a handful of companies are qualified in this demolition method, and they almost always work as a subcontractor to a conventional demolition contractor.

Special demolition

Certain types of demolition require specialized handheld tools for cutting, chipping, drilling, and breaking small amounts of materials (e.g., removing concrete for a new door in an active hospital, cutting and removing a specified pipe in a rack containing piping that is in use, removing a terra-cotta arch for reinstallation, etc.). The tools for these tasks are mostly powered by hydraulic or pneumatic systems and can usually be moved by two men. Special demolition projects are various. A typical project might require the contractor to remove partitions and suspended ceilings in a building area that is partially occupied, or cut new openings in concrete walls and floors for mechanical chases and doorways. Another special demolition type is careful removal of significant historic fabric in existing buildings. Often this is required when building systems are upgraded but the historic fabric (e.g., terra-cotta, windows, carved moldings, etc.) must appear to have been undisturbed afterwards. This process requires documentation prior to demolition and proper removal, cataloging, and storage of the historic building fabric.

HAZARDS

Employers must plan ahead to get the job done safely. Proper planning is essential to ensure a demolition operation is conducted with no accidents or injuries. This includes, but is not limited to:

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- An engineering survey completed by a competent person before any demolition work takes place. This should include the condition of the structure and the possibility of an unplanned collapse.
- Locating, securing, and/or relocating any nearby utilities.
- Fire prevention and evacuation plan.
- First Aid and Emergency Medical Services.
- An assessment of health hazards completed before any demolition work takes place.

Employers must provide the right protection and equipment. The employer must determine what Personal Protective Equipment (PPE) will be required. In demolition operations, PPE may include:

- Eye, face, head, hand, foot protection
- Respiratory protection
- Hearing protection
- Personal Fall Arrest Systems (PFAS)
- Other protective clothing (for example, cutting or welding operations)

It is not enough to provide PPE. Employees must be trained on the selection, use, fitting, inspection, maintenance, and storage of PPE.

Employers must train all employees about hazards and how to use the equipment safely. Under the Occupational Safety and Health Act (OSH Act), Public Law 91-596, employers have a responsibility to provide a safe workplace for employees. Employers must instruct employees how to recognize and avoid or remove hazards that may cause an injury or illness based on their assigned duties. Certain OSHA construction standards require that employees receive training in specific topics. *Employers must provide this safety training in a language and vocabulary their workers can understand.*

OSHA STANDARDS

Demolition work involves many of the hazards associated with construction; therefore, all of 29 CFR Part 1926 – Construction Standards apply at a demolition site. However, demolition involves additional hazards due to unknown hazards, which makes demolition work particularly dangerous. For this reason, OSHA created the Subpart T – Demolition standards specifically for these operations.

WHICH DEMOLITION STANDARD IS THE MOST FREQUENTLY CITED?

1926.850(a) – Preparatory operations. This standard accounts for up to three-fourths of the citations on a demolition worksite. 1926.850(a)(1), which requires an "engineering survey" to be completed prior to starting demolition, accounts for more than half these preparatory operations citations.

Primary Demolition Standards
(29 CFR 1926)

- 1926 Subpart T, Demolition.
- 1926.850, Preparatory operations.
- 1926.851, Stairs, passageways, and ladders.
- 1926.852, Chutes.
- 1926.853, Removal of materials through floor openings.
- 1926.854, Removal of walls, masonry sections, and chimneys.
- 1926.855, Manual removal of floors.

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- 1926.856, Removal of walls, floors, and material with equipment.
- 1926.857, Storage.
- 1926.858, Removal of steel construction.
- 1926.859, Mechanical demolition.
- 1926.860, Selective demolition by explosives.

ENGINEERING SURVEY REPORT

Winger, or the client shall prepare specific documentation that records the Engineering Survey results. The Engineering Survey Report shall be signed and dated by the person conducting the survey. At a minimum, the Engineering Survey Report must include:

- Building characteristics.
  - Construction type & structure size
  - Number of stories or height
  - Structural hazards
  - Basements & confined spaces
  - Party wall locations
  - Wall tie requirements & number
  - Shoring requirements for adjacent structures
  - Type of shoring & location
- Protection requirements for adjacent structures.
- Demolition methods that will be used.
- Public protection required.
  - Pedestrian walkways or roadways that may need to be relocated.
  - Walkways or roadways should be well lit & kept clear of equipment & debris.
  - Sidewalk sheds may be necessary to protect pedestrians from overhead hazards.
  - Special controls or procedures may be necessary if a portion of the structure is occupied.
  - If the project is entirely protected with security fencing, the gates should be kept closed at all times throughout the demolition work.
- Overhead & underground utility protection is required.
  - The location of all electric, gas, water, sewer & communications lines should be identified & the lines shut off before work is started.
  - The National Association of Demolition Contractors recommends that utility lines be color-coded: Red, if the lines are to stay. Green, if the lines are to be removed.
  - The local one-call system should be notified.
- Above & Below-ground tanks should be protected.
  - Purging & testing of these tanks should be completed.
  - Locations of pits or open holes should be identified and barricaded.
  - EPA requirements must be identified & complied with.
- If hazardous materials are found, responsibilities should be assigned to the appropriate contractor(s) for removal & disposal of the materials.
  - Asbestos & other materials may be in furnaces, reactors, boilers, insulation, other fire protection materials, certain types of floors and ceiling tiles.
  - Lead may be in pipe systems & with lead-based paints.

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BC2321608
10/13/2023 1:26:21 PM

- Polychlorinated biphenyls may be in electrical systems such as transformers & capacitors. O Existing damage to nearby structures.
- This damage should be documented. Photographs and/or videotape can be taken to supplement documentation.
- The documentation should be dated & retained with the Engineering Survey Report.

O Blasting. If the use of explosives is required for the demolition project, the Competent Person must be familiar with the OSHA standard 29CFR1926, Subpart U, blasting safety requirements.

SAFE WORK PLAN

The Safe Work Plan identifies and plans specific safe work procedures and practices and safety equipment that should be in place when demolition activities begin. The Safe Work Plan should be tailored to the specific demolition job tasks being undertaken.

ITEMS THAT MUST BE COVERED IN THE SAFE WORK PLAN INCLUDE:

O Confirmation that the Engineering Survey Report is read by jobsite supervisory personnel and reviewed by craft personnel.

O Notification of medical personnel, fire department, utility companies & local authorities that their services are required for the demolition.

O Posting of emergency telephone numbers for all these services at all telephone locations. O A comprehensive plan for confined space work and other identified hazards & exposures. O Appropriate personal protective equipment (PPE) is available on-site.

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BC2321608
10/13/2023 1:26:22 PM

- Securing the project site perimeter & posting of warning signs.
- Fire prevention & protection:
  - Fire can be a serious threat at demolition sites, potential sources of ignition should be identified.
  - The Fire Department must be able to gain access to any part of the jobsite, as well as fire hydrants.
  - Ample supplies of portable fire extinguishers must be available.
  - Restrict smoking, open flames and spark producing operations to specific, safe areas.
  - A fire warning system must be in place so that personnel can be quickly notified and evacuated in the event of a fire.

DEMOLITION AND CLEANUP

Before commencing demolition work:

- Ensure approval has been granted from the owner to proceed and the owner has provided a report of any asbestos containing materials.
- Barricade area to prevent unauthorized persons to enter the work area. Barricades should be placed a minimum of 6 feet away from the work area.
- Review existing plans (if available) to identify structural systems. If plans are not available consult a structural engineer.
- Identify the plant and equipment to be used, safe means of access and egress to the site and adjoining buildings and any possible environmental impacts from the demolition process.
- Locating and disconnecting utilities such as gas, water, electrical, steam, and sewer is a vital step of demolition.
- When applicable, proper lockout/tagout must be performed before the start of any demolition.

Before doing demolition work also inspect available personal protective equipment (PPE), and select, wear and use the PPE appropriate for the task. Demolition work involves many of the same hazards associated with construction work. However, demolition also poses additional hazards due to unknown factors such as:

- Deviations from the structure's original design;
- Approved or unapproved modifications that altered the original design;
- Materials hidden within structural members; and
- Unknown strengths or weaknesses of damaged materials.

To counter these unknowns, all personnel involved in a demolition project need to be fully aware of these types of hazards and the safety precautions available to control these hazards.

OTHER PRELIMINARY TASKS

- A written engineering survey must be performed on each structure being considered for demolition to determine the condition of the framing, floors and walls, and to assess the possibility of an unplanned collapse of any portion of the structure.
- Brace or shore the walls and floors of structures which have been damaged and which employees must enter.
- Inspect and maintain all stairs, passageways and ladders.
- Properly illuminate all stairways.

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BC2321608
10/13/2023 1:26:22 PM

- Shut off or cap all electric, gas, water, steam, sewer and other service lines outside the building line. Notify appropriate utility companies.
- Temporarily relocate and/or protect any essential power, water, or other utilities.
- Determine the types of hazardous chemicals, gases, explosives, and flammable materials which have been used in any pipes, tanks, or other equipment on the property.
- Test and purge the hazardous chemicals, gases, explosives, or flammable materials.
  Survey for asbestos or other hazardous materials.
- For areas where engineering controls are not provided, such as open holes, guardrails uninstalled or removed, etc., 100% fall protection must be utilized at all times.
- Guard wall openings to a height of 42 inches.
- Cover and secure floor openings with material able to withstand the loads likely to be imposed.
- Debris dropped through holes in the floor without the use of chutes must be completely enclosed with barricades not less than 42 inches high and not less than 6 feet back from the projected edge of the opening above.
- Floor openings used for material disposal must not be more than 25% of the total floor area.
- When not being utilized, floor or wall openings must be hard barricaded.
- Use enclosed chutes with gates on the discharge end to drop material to the ground.
- Design and construct chutes that will withstand the loads likely to be imposed without failing.
- Post signs at each level of structures, warning of the hazard of falling materials.
- Protect entrances to multi-story structures with sidewalk sheds or canopies for a minimum of 8 feet.
- Canopies must be at least 2 feet wider than the structure entrance and be able to hold a load of 150 lbs./sq. ft.
- Storage of material and debris must not exceed the allowable floor load.

Work Progression

- Except for cutting holes in the floors for chutes, holes to drop materials through, preparation of storage space & similar preparatory work, the demolition of floors and exterior walls shall begin at the top of the structure and proceed downward.
- Each story of exterior wall & floor construction shall be removed & dropped into the storage space before commencing the removal of exterior walls & floors in the next story below.
- Hazards to anyone from the fragmentation of glass shall be controlled.
- Mechanical equipment shall not be used on floors on working surfaces unless such floors or surfaces are of sufficient strength to support the imposed load.
- Employee entrances to multistory structures being demolished shall be protected by sidewalk sheds, canopies or both.
- Protection shall be provided from the face of the building for a minimum of eight (8) feet.
- All such canopies shall be at least two (2) feet wider than the building entrances or openings and shall be capable of sustaining a load of 150 psi.
- Only those stairways, passageways & ladders designated as means of access to the structure shall be used.
- The designated means of access shall be indicated on the demolition plan.
- Other access ways shall be indicated as Not Safe for Access & closed at ALL times.
- The stairwell shall be covered at a point no less than two (2) floors below the floor on which work is being performed.
- Access to a floor where work is in progress shall be through a separate lighted, protected passageway.

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BC2321608
10/13/2023 1:26:22 PM

- During demolition, continuing documented inspections by a competent person shall detect hazards resulting from weakened or deteriorated floors, walls, or loosened material.
- NO employee shall be permitted to work where such hazards exist until they are corrected by shoring, bracing or other means.

Debris Removal

- When the debris is dropped through openings in the floors without chutes, the openings and the area onto which the material is dropped shall be enclosed with barricades not less than 42 inches high and not less than six (6) feet back from the projected edge of the opening above.
  Signs warning of the hazard of falling materials shall be posted at EACH SIDE of the debris opening at each floor level.
- Debris removal shall not be permitted in lower areas until debris handling ceases on the floors above.
- The openings shall not exceed 48 inches in height measured along the wall of the chute.
- Such openings, when not in use, shall be kept closed at all floors below the top floor.
- A competent employee shall be assigned to control the operation of the gate, and the backing & loading of trucks.
- The storage of waste & debris on any floor shall not exceed the allowable floor load.
- In buildings having wood floor construction, the floor joists may be removed from not more than one floor above grade to provide storage space for debris, provided falling material is not permitted to endanger the stability of the structure.
- When wood floor beams serve to brace interior walls or free-standing exterior walls, such beams can be left in place until other support can be installed to replace them.
- Floor arches, to an elevation of not more than 25 feet above grade, may be removed to provide storage area for debris provided such removal does not endanger the stability of the structure.
- Storage space to which material is dumped shall be blocked off, except for openings for the removal of materials, and such openings shall be kept closed when material is not being removed.
- Floor openings shall have curbs or stop-logs to prevent equipment from running over the edge.
- Any opening cut in the floor for the disposal of materials shall be no longer than in size than 25% of the aggregate total floor area, unless lateral supports of the removed flooring remain in place.
- Floors weakened or otherwise made unsafe by demolition shall be shored to carry safely the intended imposed load for demolition.

Disposal Chutes

Disposal chutes are inclined channels or passages for disposing of scrap material from upper levels of buildings that are under construction, renovation or demolition. The bottom of the chute is usually positioned directly above a waste dumpster.

- Use a disposal chute any time you are dropping materials more than 20 feet to a point outside a building.
- Barricade the area underneath floor openings that are not equipped with chutes whenever you have to drop materials through the openings to a lower level.
- Barricades should be at least 6 feet from the edges of the opening above and at least 42 inches high.
- Post signs on all sides of access to warn others about the overhead falling materials.
- All material chutes, and sections that are at an angle of more than 45 degrees from the horizontal shall be enclosed, except for openings equipped with closures at or about floor level for the insertion of materials.

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BC2321608
10/13/2023 1:26:22 PM

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- Any chute opening into which debris is dumped shall be protected by a guardrail 42 inches above the floor or other surface on which personnel stand to dump the material. This also applies to any space between the chute & the edge of openings in the floors through which the debris will pass.
- A substantial gate shall be installed in each chute at or near the discharge end.
- When operations are not in progress, the area surrounding the discharge end of a chute shall be closed.
- Where material is dumped from mechanical equipment or wheelbarrows, a toeboard or bumper, not less than 4 inches thick and 6 inches high, shall be attached at each chute opening.
- Chutes shall be designed & constructed of such strength as to eliminate failure due to impact of materials & debris loaded therein.

Removing Walls and Masonry Sections

- Demolition of exterior walls and floors must begin at the top of the structure and proceed downward.
- Masonry walls must not be permitted to fall on the floors of a building in masses that would exceed the safe carrying capacities of the floors.

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BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:26:22 PM

- No wall section, one story in height or higher, shall be permitted to stand alone without lateral bracing, unless such a wall was originally designed and constructed to stand without such lateral support, and is safe enough to be self-supporting.
- All walls must be left in a stable condition at the end of each work shift.
- Employees shall not work on the top of a wall when weather conditions create a hazard.
- Structural or load-supporting members on any floor must not be cut or removed until all stories above such a floor have been removed.
- In buildings of "skeleton-steel" construction, the steel framing may be left in place during the demolition of masonry.
- Walkways or ladders must be provided to enable workers to safely reach or leave any scaffold or wall.
- Walls, which serve as retaining walls to support earth or adjoining structures, must not be demolished until the supporting earth has been properly braced or until adjoining structures have been properly underpinned.
- Walls, which will serve as retaining walls against which debris will be piled, must not be used unless they are capable of supporting the imposed load.
- Dismantle steel construction column length by column length, and tier by tier.

Mechanical Demolition (Most Common)



- No workers shall be permitted in any area when using a crane's headache ball or clamshell to remove debris.
- Only those workers necessary to perform such operations must be permitted in this work area at any time.
- The weight of the demolition ball must not exceed 50 percent of the crane's rated load.
- Company policy requires any Winger Companies, herein referred to as Winger, employee performing a lift with a crane to use the Winger Crane Pre-Lift Permit.
- The crane boom and loadline must be as short as possible.
- The ball must be attached to the loadline with a swivel-type connection to prevent twisting of the loadline, and it must be attached by positive means in such a manner that the weight cannot become accidentally disconnected.
- When pulling over walls or portions thereof, all steel members affected must have previously been cut free.
- All roof cornices or other such ornamental stonework must be removed prior to pulling walls over.
- During demolition, continuing inspections by a competent person shall be made as the work progresses to detect hazards resulting from weakened or deteriorated floors, or walls, or loosened material.
- No employee shall be permitted to work where such hazards exist until they are corrected by shoring, bracing, or other effective means.

DEMOLITION SAFETY REQUIREMENTS

All contractors adhere to safe work practices. Before beginning any demolition work, an Engineering Survey Report is required. Once demolition work has started, there will be additional safety requirements for various activities. A Competent Person is required to conduct the Engineering Survey prior to beginning any demolition work. The purpose of the Engineering Survey is to thoroughly evaluate the project to identify potential hazards and develop controls to prevent accidents. Potential hazards include:

- Occupational Health Hazards.
- Cave-ins.
- Explosions.

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BC2321608
10/13/2023 1:26:22 PM

- Premature Collapse.
- Fire.

Contractors must have **written evidence** that an Engineering Survey was conducted and retain that report on-site. For contractors that perform demolition work on an infrequent basis, it is recommended that a Safety Consultant's services be contracted for the demolition work. All personnel involved in demolition work should be briefed on the ANSI A10.6. Safety Requirements for Demolition.

DEMOLITION SAFETY TIPS

Demolition work involves many of the same hazards that arise during other construction activities. However, demolition also involves additional hazards due to a variety of other factors. Some of these include: lead-based paint, sharp or protruding objects and asbestos-containing material.



- Brace or shore up the walls and floors of structures which have been damaged and which employees must enter.
- Inspect personal protective equipment (PPE) before use.
- Select, wear and use appropriate PPE for the task.
- Inspect all stairs, passageways, and ladders; illuminate all stairways.
- Shut off or cap all electric, gas, water, steam, sewer, and other service lines; notify appropriate utility companies.
- Guard wall openings to a height of 42 inches; cover and secure floor openings with material able to withstand the loads likely to be imposed.
- Floor openings used for material disposal must not be more than 25% of the total floor area.
- Use enclosed chutes with gates on the discharge end to drop demolition material to the ground or into debris containers.
- Demolition of exterior walls and floors must begin at the top of the structure and proceed downward.
- Structural or load-supporting members on any floor must not be cut or removed until all stories above that floor have been removed.
- All roof cornices or other ornamental stonework must be removed prior to pulling walls down.
- Employees must not be permitted to work where structural collapse hazards exist until they are corrected by shoring, bracing, or other effective means.

ADDITIONAL RESOURCES

- **Environmental Protection Agency (EPA):**
  - Construction & Demolition Materials
  - RCRA in Focus - Construction, Demolition, and Renovation (PDF).
  - The Asbestos Hazard Emergency Response Act (AHERA)
  - Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations (40 CFR Part 61, Subpart M)
  - On the Road to Reuse: Residential Demolition Bid Specification Development Tool 40 CFR 61.145 - Standard for demolition and renovation (PDF).
- **Federal Emergency Management Agency (FEMA):**
  - 9523.4 - Demolition of Private Structures

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Reviewed For Compliance
BC2321608
10/13/2023 1:26:23 PM

- Health and Human Services - National Institute for Occupational Safety and Health (NIOSH): Lead Poisoning in the Demolition of bridges and other steel structures. Publication Number 91-116a.
- NIOSH Guide to the Selection and Use of Particulate Respirators

United States Army Corps of Engineers (USACE):

- Safety and Health Requirements Manual. EM 385-1-1, 15 September 2008.
- Chapter 23 - Demolition.
- Appendix A - Minimum Basic Outline for Accident Prevention Plans. Example Checklist (PDF) from USACE Galveston District.

Industry Links

- *NDA - National Demolition Association* (United States).
- *Construction and Demolition Recycling.*
- NFDC - National Federation of Demolition Contractors (United Kingdom).
- IDC - Institute of Demolition Engineers (United Kingdom).

Miscellaneous

- Demolition Planning (PDF). Excerpt from *The Architect's Handbook of Professional Practice*, (2006).

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BC2321608

10/13/2023 1:26:23 PM

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BC2321608
10/13/2023 1:26:23 PM

Urban Robot Associates

July 4, 2023
City of Miami Beach
Building Department
1700 Convention Ctr Drive
Miami Beach, FL 33139

Project:	**1333 Dade Boulevard - Demolition**
Project Address:	1333 Dade Boulevard, Miami Beach, FL 33139
Folio Number:	02-3233-012-0671
Plan Number:	BC2321608
Job Category:	Building - Commercial – Demolition of two-story structure

Re: **Permit Responses to Comments (Revision 1)**

This memo serves to address recent plan review comments.

Urban Forestry Group Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
1	06/12/2023				Jorge Nunez

Proposed work could come in direct conflict with existing trees/palms. Please include a Tree disposition and landscape plan drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree disposition and landscape plan shall be prepared by and bear the seal of a professional landscape architect, licensed in the State of Florida. In addition, the tree disposition plan shall specify the conditions of each tree and whether such trees/palms are to remain, to be removed or to be relocated. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida. If you have any questions or concerns please contact us at urbanforestry@miamibeachfl.gov

Response: There are no trees on the site. Trees located within the public right-of-way will be protected with a fence, please see sheet D-101 for the protection detail and tree location.

Structural Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
2	06/13/2023	General Correction			Franco Vicente

1. Please provide DERM approval

2. Please Provide demolition management plan in compliance with FBC 2020, Sections 3306 and 3307 Contact information vicentefranco@miamibeachfl.gov adalbertoviciedo@miamibeachfl.gov

Response: DERM application is being processed. Please see the management plan provided by Sason Construction. UP23082243

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BC2321608
10/13/2023 1:26:23 PM

Public Works (Building Permits):

Ref #	Date	Category	Subcategory	Section Code	Reviewer
3	06/20/2023	General Correction			Eugene Egemba

1. A CMB Right of Way Construction Permit is required before starting any demolition and/or construction activity inside right-of-way.
   a- When heavy equipment (More than 1000lbs) is going to be used for the Demolition of an existing structure inside the property.
   b- If the Utility Services are required to be disconnected for the demolition of an existing structure inside the property.

   The ROW permits will be issued utilizing the Citizen Self Service (CSS) portal (www.MBSelfService.com). Customers can use the CSS portal to submit their applications, receive comments, and pay permit fees online. c- In order to facilitate the online process, process workflows and checklists for each permit are available at https://www.miamibeachfl.gov/city-hall/public-works/process-workflows-and-checklists/ The Right of Way general inbox (rightofway@miamibeachfl.gov) will serve as a centralized location for questions and concerns.

Response: CMB Right-of-way construction permit is being processed RWP0723-10993.

Planning Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
4	06/26/2023	General Correction			Irina Villegas

1. As there is no building permit in review for a new structure on the property, the site shall be finished in a par-like appearance and a picket fence shall be installed after demolition and before approving planning final inspection. Demolition site plan shall include the following notes related to improvements to the property after demolition work is complete for a site that will remain vacant: Site will be brought to a uniform and leveled grade and a new topographical survey will be provided after demolition work before planning final inspection approval. A 7- foot high fence shall be installed along all property lines after demolition work is complete before planning final inspection. Fence shall be approved under a separate permit. Entire site will be rehabilitated in a park-like appearance with grass or sod by the time of planning final inspection.

Response: Understood, the note was added to sheets D-101 and D-102 PERMIT DR please attach application #

Permit Intake Review:

Ref #	Date	Category	Subcategory	Section Code	Reviewer
5	06/15/2023	General Correction	Pending Additional Forms		Danasia Bethrant

The contractor signing the permit application is not the registered contractor in our system. Register Contractor with city with email provided below: Buildingcontractor@miamibeachfl.gov

Response: Sason Construction reached out to the city, they are now registered.

Environmental Review

Ref #	Date	Category	Subcategory	Section Code	Reviewer
6	06/14/2023	General Correction	Pending Additional		Jessica Lorenzo

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10/13/2023 1:26:23 PM

			Forms		

Please include a signed Construction Site Sediment and Erosion Control Affidavit and Notes. The affidavit can be found at https://www.miamibeachfl.gov/city-hall/building/forms/ under “Environmental Related Forms”. Please follow guidelines before and during all earthwork and soil disturbing activities associated with the demolition. Jessica Lorenzo (jessicalorenzo@miamibeachfl.gov)

Response: The affidavit is attached.

Fire Building Review – Pass – Jorge Clavijo
Submission Version Review – Under Review – Gonzalez-Pantigoso Judith

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BC2321608
10/13/2023 1:26:23 PM

JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

*** * CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW * ***

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 9/16/2022 **EXPIRATION DATE:** 9/15/2024

PERSON: KEVIN W HENSLEY **EMAIL:** KLTCONSTRUCTION@ATT.NET

FEIN: 260635807

BUSINESS NAME AND ADDRESS:

KLT CONSTRUCTION INC

15 FAIRWAY RD

JACKSONVILLE BEACH, FL 32250

SCOPE OF BUSINESS OR TRADE:

Carpentry	NOC	Roofing - All Kinds and Drivers

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

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10/13/2023 1:26:23 PM

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HENSLEY, KEVIN WAYNE

KLT CONSTRUCTION, INC.
15 FAIRWAY ROAD
JACKSONVILLE BEACH FL 32250

LICENSE NUMBER: CBC1256525

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
A & C Insurance World Inc
1907 Blanding Blvd.
Jacksonville, FL 32210

CONTACT NAME: Connie Blair
PHONE (A/C, No, Ext): (904)384-4545 FAX (A/C, No): (904)381-6814
E-MAIL ADDRESS: ancinsurance@comcast.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: WESTERN WORLD INS. CO	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
KLT Construction Inc
15 Fairway Road
Jacksonville Beach, FL 32250
FL 32250

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] ded 1,000 per claim GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			NPP1611745	1/5/2023	1/5/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 1,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
City of Miami Beach
1700 Convention Center Drive
Miami Beach FL 33139

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Connie L. Blair

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MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2321608
10/13/2023 1:26:24 PM

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CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

Certificate of Occupancy

Certificate Number: BCO00209

Status: APPROVED

Issued By: BUILRAHR

Site Address: **1333 DADE BL MBCH**
Parcel #: 32330120671

Applied: 05/02/2000
Issued: 07/28/2000
Extended:
To Expire:

Tenant: CARDEN REALTY
FRANK M CARCASSES &W MERCEDES

Property Owner:

1330 FLAMINGO WAY
MIAMI BEACH FL 33139

305-978-1727

Class Code: cocc

Issued For: change of Use - Auto painting/Warehouse to Office

Temporary Expiration Date:

Current Use: OFFICE
Previous Use: OFFICE WAREHOUSE

OCCUPANCY INFORMATION

Building Permit #:	N/A	Zoning Use District:	CD-2
Occupancy Group:	G-II	Construction Type:	I
Maximum Occupant Content		Minimum Number of Exits:	
Zoning Ordinance Number:	89-2665	SS # or Taxpayer ID#:	

This is to certify that the above tenant, whose address is noted above, has filed for premission to use the property located at the address noted avove, and said proposed use or uses being in comformity with the provisions of the zoning ordinance 89-2665 and the Building Code of the City of Miami Beach, a Certificate of Occupancy is hereby granted to use said building for the purpose described below, subject to any special condition(s) detailed in this document.

NOTE: *Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.*

P Azan 7-28-00

Building Official Signature and Date
philip azan

This Certificate of Occupancy is valid only if there is an APPROVED Status and a Building Official Signature.

DEPARTMENT OF PLANNING AND ZONING
IMPACT FEE RECEIPT

PROCESS #: B20000200012 . 0 BATCH: COLLECTION NO.: 45814

FOLIO #: 0232330120671 SITE ADDRESS: 1333 DADE BLVD

FEEPAYER: ÇARDEN REALTY INVESTMENTS INC
1333 DADE BLVD

MIAMI BEACH FL 33139

DATE: 06/19/2000

FEE TYPE	DIST. ID	CAT. CODE		CATEGORY DESCRIPTION	UNITS	FEE	EXTENDED AMOUNT
ROAD	8.0	710	00	GENERAL OFFICE (0-50 KSF)	400	2.4840	993.60
ROAD	8.0	820	00	GENERAL RETAIL (0 -10 KSF)	-400	2.2940	-917.60

TOTAL AMOUNT DUE: $76.00
PAID CHECK: $0.00
PAID CASH: $76.00

IFSRP_0005T

2000620122230

MIAMI-DADE COUNTY, FLORIDA

ENVIRONMENTAL RESOURCES MANAGEMENT
WATER AND SEWER DIVISION
33 S.W. 2nd AVENUE
SUITE 500
MIAMI, FLORIDA 33130-1540
(305) 372-6500

20-JUN-2000

MR RICK HERRERA
MIAMI-DADE WATER & SEWER DEPARTMENT
4200 SALZEDO STREET RM. 316
CORAL GABLES, FL 33146

BC900209

Re: Sewer Connection Approval For:
CARDEN REALTY & INVESTMENTS, INC.
1333 DADE BLVD.
MIAMI

Dear MR HERRERA:

This Department has evaluated plans and documents related to the above referenced project which is more particularly described below:

PREVIOUS USE: EXISTING 400 SF OFFICE AREA
PROPOSED USE: 400 SF OFFICE SPACE
PREVIOUS FLOW (GPD): 40
PROPOSED FLOW (GPD): 40

JOB DESCRIPTION: CHANGE OF OWNERSHIP

Based on this evaluation, it has been determined that this project will not result in an increase of flows to the sanitary sewer collection/transmission system over and above the flows from the most recent use at the property. Accordingly, this request is found to be in compliance with the provisions of the First Partial Consent Decree (Case No. 93-1109 CIV MORENO) between Metropolitan Dade County and the U.S. Environmental Protection Agency, and a Sewer Service Capacity Certification Letter is not required.

By copy of this letter we are advising the appropriate building official of our Department's determination. Should you have any further questions regarding this matter, please contact the Water and Sewer Division at 372-6524.

Sincerely,

for Vicente E. Arrebola, P.E.
Chief, Water & Sewer Division
Environmental Resources Management

cc: Building Official
Applicant

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
APPENDIX 20

CITY OF MIAMI BEACH

BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 673-7610
Fax: (305) 673-7857

To: Building Department
c/o Building Official
City Hall - 2nd Floor
1700 Convention Center Drive
Miami Beach, Florida 33139

Date: __/__/__

The undersigned hereby certify that the building constructed under Building Permit Number: _____ has been completed in conformity with the building plans filed with the Building Department of the City of Miami Beach under the above permit and that all changes and addend drawings in reference to this structure have been filed and accepted by the Building Inspection Section.

No temporary or final Certificate of Occupancy will be issued until this form is executed.

The owner certifies that the actual cost of construction is the same as that provided on the permit application. If not, the new cost is $_____.__.

_____
Signature of Owner

STATE OF FLORIDA **COUNTY OF DADE**

Sworn to and subscriber before me this 28th day of July
2000 __, by: ANTONIO CANOSSES

[ ] Personally Known to me: [4] or Procured Identification

Type of Identification: FLDR.L# C 622-000-61-343-0

[ ] DID TAKE OATH [4] DID NOT TAKE OATH

_____
Signature of Notary Public

OFFICIAL NOTARY SEAL
C R C HERNANDEZ
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC649490
MY COMMISSION EXP. JUNE 4,2001

_____
Signature of Qualifier

STATE OF FLORIDA **COUNTY OF DADE**

Sworn to and subscriber before me this _____ day of _____

1 9 __, by: _____

[ ] Personally Known to me: [ ] or Procured Identification

Type of Identification: _____

[ ] DID TAKE OATH [ ] DID NOT TAKE OATH

_____
Signature of Notary Public

_____
Signature of Architect/Engineer

STATE OF FLORIDA ***COUNTY OF DADE***

Sworn to and subscriber before me this _____ day of _____

1 9 __, by: _____

[ ] Personally Known to me: *[ ] or Procured Identification*

Type of Identification: _____

[ ] DID TAKE OATH *[ ] DID NOT TAKE OATH*

_____
Signature of Notary Public