

MAP OF BOUNDARY SURVEY

PORTION OF LOT 1, BLOCK 80
"ALTON BEACH BAY FRONT SUBDIVISION"
(P.B. 6, PG. 12)

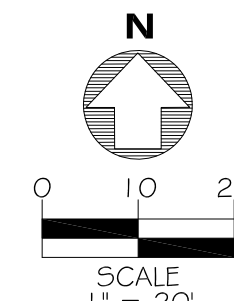
PLAT OF THE SUBDIVISION OF
THE NORTH 230 FEET OF LOT 1 OF THE SUBDIVISION OF BLOCK 80
ALTON BEACH BAY REALTY COMPANY
(P.B. 34, PG. 25)

THE SOUTH 70' OF LOT 1, BLOCK 80
"ALTON BEACH BAY FRONT SUBDIVISION"
(P.B. 6, PG. 12)

MONAD TERRACE

WEST AVENUE

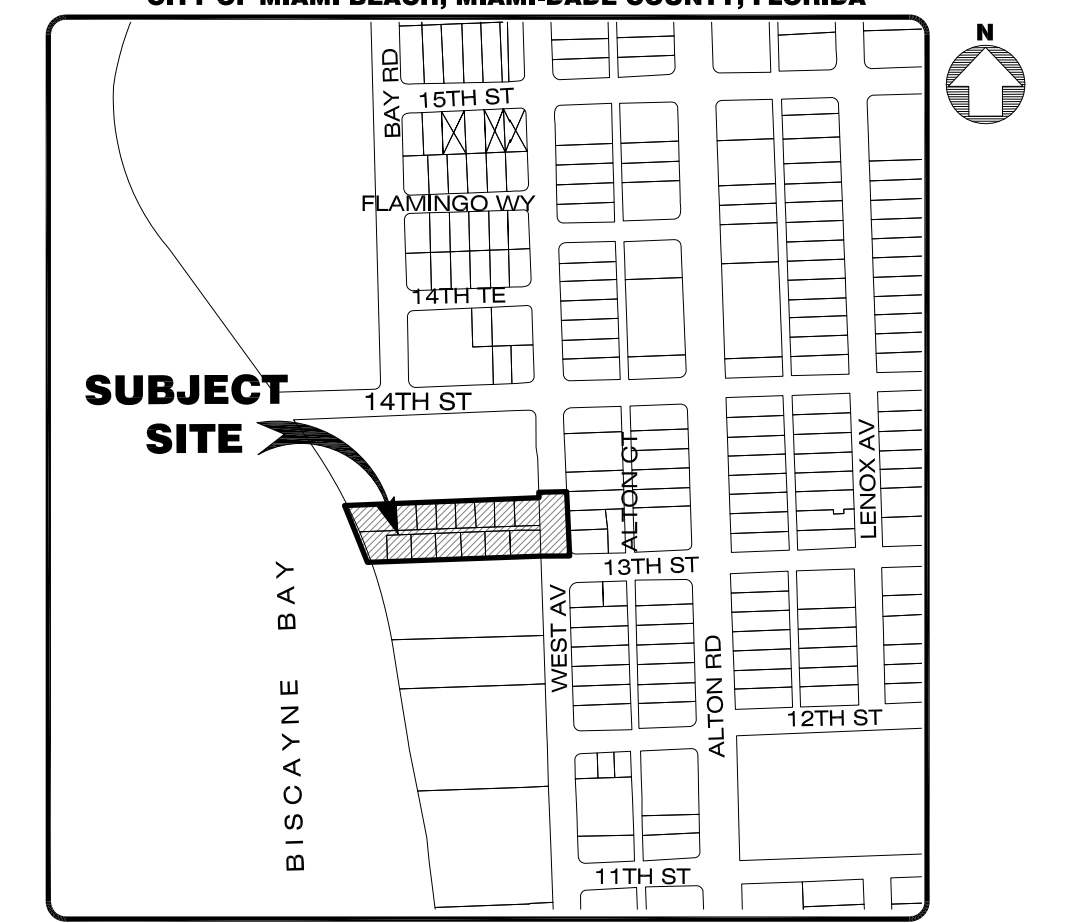
13th STREET



LEGEND

- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CENTER LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- M.F. = METAL FENCE
- M.H. = MEAN HIGH WATER LINE
- G.A. = GUY ANCHOR
- W.P. = WOOD POWER POLE
- S.P. = SIGN
- P.M. = PALM TREE
- T. = TREE
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- C.C. = CULVERT
- G.V. = GAS VALVE
- C.B. = CATCH BASIN
- P.L. = PERMANENT LINE
- O.W. = OVERHEAD WIRE
- W.V. = WATER VALVE
- W.M. = WATER METER
- F.I. = FIRE HYDRANT
- T.S. = TEMPORARY SURVEY BENCHMARK
- H.L. = HEDGE OR LANDSCAPED AREA
- C.L. = CLEAR CUT
- S.M. = SANITARY SEWER MANHOLE
- S.D. = STORM DRAINAGE MANHOLE
- F.H. = FULCRUM
- C.L.F. = CHAIN LINK FENCE
- M.F. = METAL FENCE
- W.F. = WOOD FENCE
- B. = BRICK
- C. = CONCRETE
- P. = PAVEMENT
- T. = TILE
- S.C. = STAMPED CONCRETE
- A. = ASPHALT
- W.S. = WOOD SHED
- I.E. = INGRESS & EGRESS
- E.H. = ELECTRIC METER ROOM
- G.M. = GAS METER
- P.L. = PLASTIC
- C.B. = OFFICIAL RECORDS BOOK
- D.B. = DEED BOOK
- M. = MONITORING WELL
- E. = ELEVATION
- H.D.V. = HIGH DENSITY POLYETHYLENE
- R.D.V. = REINFORCED DUCTILE IRON PIPE
- U. = UNKNOWN LINE
- S. = SANITARY SEWER LINE
- G. = GAS LINE
- T.V. = CABLE TELEVISION LINE
- W. = WATER LINE
- T. = TELEPHONE LINE

SECTION 33 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LONGITUDE
SURVEYORS

7715 N.W. 48th STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14619.108
FIELD BOOK: EFB

DRAWN BY: ACS-GS
SHEET 1 OF 1

TREE TABLE			
No.	BOTANICAL NAME	COMMON NAME	CALIPER HEIGHT/SPREAD
1	TRINIDADIA	TRINIDADIA	12' 20' 8"
2	TRINIDADIA	TRINIDADIA	12' 20' 8"
3	TRINIDADIA	TRINIDADIA	12' 20' 8"
4	TRINIDADIA	TRINIDADIA	12' 20' 8"
5	TRINIDADIA	TRINIDADIA	12' 20' 8"
6	TRINIDADIA	TRINIDADIA	12' 20' 8"
7	TRINIDADIA	TRINIDADIA	12' 20' 8"
8	TRINIDADIA	TRINIDADIA	12' 20' 8"
9	TRINIDADIA	TRINIDADIA	12' 20' 8"
10	TRINIDADIA	TRINIDADIA	12' 20' 8"
11	TRINIDADIA	TRINIDADIA	12' 20' 8"
12	TRINIDADIA	TRINIDADIA	12' 20' 8"
13	TRINIDADIA	TRINIDADIA	12' 20' 8"
14	TRINIDADIA	TRINIDADIA	12' 20' 8"
15	TRINIDADIA	TRINIDADIA	12' 20' 8"
16	TRINIDADIA	TRINIDADIA	12' 20' 8"
17	TRINIDADIA	TRINIDADIA	12' 20' 8"
18	TRINIDADIA	TRINIDADIA	12' 20' 8"
19	TRINIDADIA	TRINIDADIA	12' 20' 8"
20	TRINIDADIA	TRINIDADIA	12' 20' 8"
21	TRINIDADIA	TRINIDADIA	12' 20' 8"
22	TRINIDADIA	TRINIDADIA	12' 20' 8"
23	TRINIDADIA	TRINIDADIA	12' 20' 8"
24	TRINIDADIA	TRINIDADIA	12' 20' 8"
25	TRINIDADIA	TRINIDADIA	12' 20' 8"
26	TRINIDADIA	TRINIDADIA	12' 20' 8"
27	TRINIDADIA	TRINIDADIA	12' 20' 8"
28	TRINIDADIA	TRINIDADIA	12' 20' 8"
29	TRINIDADIA	TRINIDADIA	12' 20' 8"
30	TRINIDADIA	TRINIDADIA	12' 20' 8"
31	TRINIDADIA	TRINIDADIA	12' 20' 8"
32	TRINIDADIA	TRINIDADIA	12' 20' 8"
33	TRINIDADIA	TRINIDADIA	12' 20' 8"
34	TRINIDADIA	TRINIDADIA	12' 20' 8"
35	TRINIDADIA	TRINIDADIA	12' 20' 8"
36	TRINIDADIA	TRINIDADIA	12' 20' 8"
37	TRINIDADIA	TRINIDADIA	12' 20' 8"
38	TRINIDADIA	TRINIDADIA	12' 20' 8"
39	TRINIDADIA	TRINIDADIA	12' 20' 8"
40	TRINIDADIA	TRINIDADIA	12' 20' 8"
41	TRINIDADIA	TRINIDADIA	12' 20' 8"
42	TRINIDADIA	TRINIDADIA	12' 20' 8"
43	TRINIDADIA	TRINIDADIA	12' 20' 8"
44	TRINIDADIA	TRINIDADIA	12' 20' 8"
45	TRINIDADIA	TRINIDADIA	12' 20' 8"
46	TRINIDADIA	TRINIDADIA	12' 20' 8"
47	TRINIDADIA	TRINIDADIA	12' 20' 8"
48	TRINIDADIA	TRINIDADIA	12' 20' 8"
49	TRINIDADIA	TRINIDADIA	12' 20' 8"
50	TRINIDADIA	TRINIDADIA	12' 20' 8"
51	TRINIDADIA	TRINIDADIA	12' 20' 8"
52	TRINIDADIA	TRINIDADIA	12' 20' 8"
53	TRINIDADIA	TRINIDADIA	12' 20' 8"
54	TRINIDADIA	TRINIDADIA	12' 20' 8"
55	TRINIDADIA	TRINIDADIA	12' 20' 8"
56	TRINIDADIA	TRINIDADIA	12' 20' 8"
57	TRINIDADIA	TRINIDADIA	12' 20' 8"
58	TRINIDADIA	TRINIDADIA	12' 20' 8"
59	TRINIDADIA	TRINIDADIA	12' 20' 8"
60	TRINIDADIA	TRINIDADIA	12' 20' 8"
61	TRINIDADIA	TRINIDADIA	12' 20' 8"
62	TRINIDADIA	TRINIDADIA	12' 20' 8"
63	TRINIDADIA	TRINIDADIA	12' 20' 8"
64	TRINIDADIA	TRINIDADIA	12' 20' 8"
65	TRINIDADIA	TRINIDADIA	12' 20' 8"
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67	TRINIDADIA	TRINIDADIA	12' 20' 8"
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72	TRINIDADIA	TRINIDADIA	12' 20' 8"
73	TRINIDADIA	TRINIDADIA	12' 20' 8"
74	TRINIDADIA	TRINIDADIA	12' 20' 8"
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77	TRINIDADIA	TRINIDADIA	12' 20' 8"
78	TRINIDADIA	TRINIDADIA	12' 20' 8"
79	TRINIDADIA	TRINIDADIA	12' 20' 8"
80	TRINIDADIA	TRINIDADIA	12' 20' 8"
81	TRINIDADIA	TRINIDADIA	12' 20' 8"
82	TRINIDADIA	TRINIDADIA	12' 20' 8"
83	TRINIDADIA	TRINIDADIA	12' 20' 8"
84	TRINIDADIA	TRINIDADIA	12' 20' 8"
85	TRINIDADIA	TRINIDADIA	12' 20' 8"
86	TRINIDADIA	TRINIDADIA	12' 20' 8"
87	TRINIDADIA	TRINIDADIA	12' 20' 8"
88	TRINIDADIA	TRINIDADIA	12' 20' 8"
89	TRINIDADIA	TRINIDADIA	12' 20' 8"
90	TRINIDADIA	TRINIDADIA	12' 20' 8"
91	TRINIDADIA	TRINIDADIA	12' 20' 8"
92	TRINIDADIA	TRINIDADIA	12' 20' 8"
93	TRINIDADIA	TRINIDADIA	12' 20' 8"
94	TRINIDADIA	TRINIDADIA	12' 20' 8"
95	TRINIDADIA	TRINIDADIA	12' 20' 8"
96	TRINIDADIA	TRINIDADIA	12' 20' 8"
97	TRINIDADIA	TRINIDADIA	12' 20' 8"
98	TRINIDADIA	TRINIDADIA	12' 20' 8"
99	TRINIDADIA	TRINIDADIA	12' 20' 8"
100	TRINIDADIA	TRINIDADIA	12' 20' 8"

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on November 22, 2014.
Revision 1: The Map of Survey was revised to reflect additional improvement information along the ingress-egress easement and remaining parcels of the subject portion of Lot 1, Block 80, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.
Revision 2: The Map of Survey was field updated on June 29, 2015 to show the existing improvements for 1305, 1310, 1325, 1345 and 1355 Monad Terrace.
Revision 3: The Map of Survey was field updated on June 29, 2015 to show the location of the underground utility lines as directed by Client.
Revision 4: Tree Survey for the following Unit Numbers 1305, 1310, 1325, 1345 and 1355 of Monad Terrace, Miami Beach, Florida, 33139, was completed on August 19, 2015.
Revision 5: Map of Boundary Survey and Tree Survey for the following Unit Numbers 1300, 1315, 1320, 1340, 1365, 1370 and 1375 of Monad Terrace, Miami Beach, Florida, 33139, was completed on October 9, 2015.
Revision 6: Map of Boundary Survey, field updated in the field on Unit Numbers 1305, 1310, 1315, 1345 and 1355, of Monad Terrace and Topographic Survey of a portion of West Avenue, Miami Beach, Florida, 33139, was completed on November 16, 2015.
Revision 7: The Datum of the Survey was converted from NAVD88 to NGVD29, this was completed on November 23, 2015.
Revision 8: Invert information for Manhole #6 and #8, January 22, 2016.
Revision 9: Survey was updated and revised: Westerly Boundary line updated to proposed seawall. All areas were revised. February 9, 2016.

LEGAL DESCRIPTION:

Parcels 1, 2, 3, 4, 5 and 6, all being a portion of Lot 2, Block 80, of "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Parcel 1: The East 79.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 6320 sq. ft. and/or 0.145 acres, more or less, by calculations.

AND Parcel 2:

The West 64.00 feet of the East 143.00 feet of Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON BEACH REALTY COMPANY, A PART OF ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK EIGHTY OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 3:

The West 64.00 feet of the East 207.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 4:

The West 64.00 feet of the East 271.00 feet of Lot 2, Block 80, of subdivision of Block 80 of the Alton Beach Realty Company, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 5:

The West 64.00 feet of the East 335.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 6:

The West 64 feet of the East 399.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 7:

The West 64 feet of the East 399.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

AND:

The East 65 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

AND:

The West 50.00 feet of the East 115.00 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND:

The West 50 feet of the East 165 feet of the South 70 feet of Lot 1, LESS the South 14 feet, in Block 80 of "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND:

The West 50 feet of the East 215 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND:

The West 50 feet of the East 265 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND:

The West 50 feet of the East 315 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH BAY FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND:

The West 50 feet of the East 365 feet of the South 70 feet of Lot 1, less the South 14 feet, in Block 80 of ALTON BEACH REALTY COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND:

The West 133.04 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Also known as:

The South 70.00 feet of Lot 1, LESS the East 365.00 feet thereof, and LESS the South 14.00 feet thereof, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 8558 sq. ft. and/or 0.196 acres, more or less, by calculations to the property line as per proposed new MHWL.

Containing:

A Total of 70,316 sq. ft. and/or 1.614 acres, more or less, by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Containing a Total of 70,720 sq. ft. and/or 1.623 acres, more or less, by calculations to the property line as per proposed new MHWL.

Property Addresses and Folio Numbers:

Folio No. 02-3233-010-0060
1305 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0040
1315 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0050
1325 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0030
1335 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0080
1345 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0110
1355 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0020
1365 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0070
1375 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0090
1300 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0100
1310 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0110
1320 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0150
1330 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0160
1340 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0140
1350 Monad Terrace, Miami Beach, Florida 33139
Folio No. 02-3233-010-0150
Ingress-Egress Easement

TREE INFORMATION:

There are no trees within the limits of Parcel No. 5 (1360 Monad Terrace). Adjacent trees have been accounted for on lots 1340 and 1370 Monad Terrace, Miami Beach, Florida 33139

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area Linear: 1 foot to 7,500 feet as defined in Rule 5-17.03 of the Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:



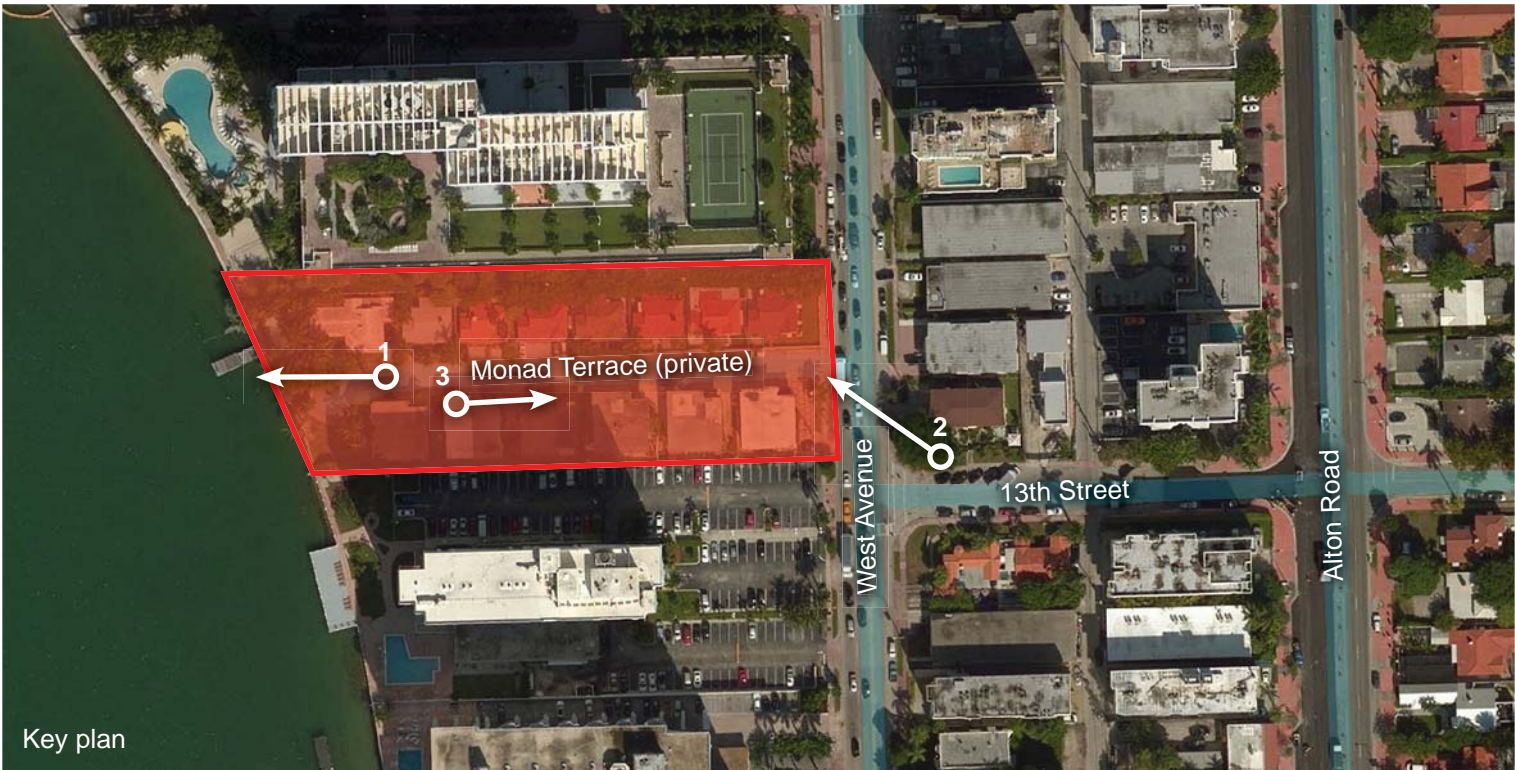
1. 1310 Monad Terrace (private)



2. View towards the site



3. Monad Terrace (private)



Key plan

1300 MONAD TERRACE
MIAMI BEACH, FL.
Existing Site Photography

OWNER
**Monad Terrace Property
 Owner LLC**
**c/o JDS Development
 Group**
 104 Fifth Avenue
 New York, NY 10011
 Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
 DESIGNER
AteliersJeanNouvel
 10 Cité d'Angoulême
 75011 Paris - France
 Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT
**Kobi Karp Architecture
 and Interior Design**
 2915 Biscayne Boulevard
 Suite 200
 Miami, FL 33137
 Tel: [+1] 305-573-1818
 License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
 CIVIL ENGINEER /TRAFFIC ENGINEER
Kimley - Horn
 1221 Brickell Ave.
 Suite 400
 Miami, FL 33131
 Tel: [+1] 305-673-2025

3/14/2016
DATE
A 1.04
SHEET NUMBER SCALE

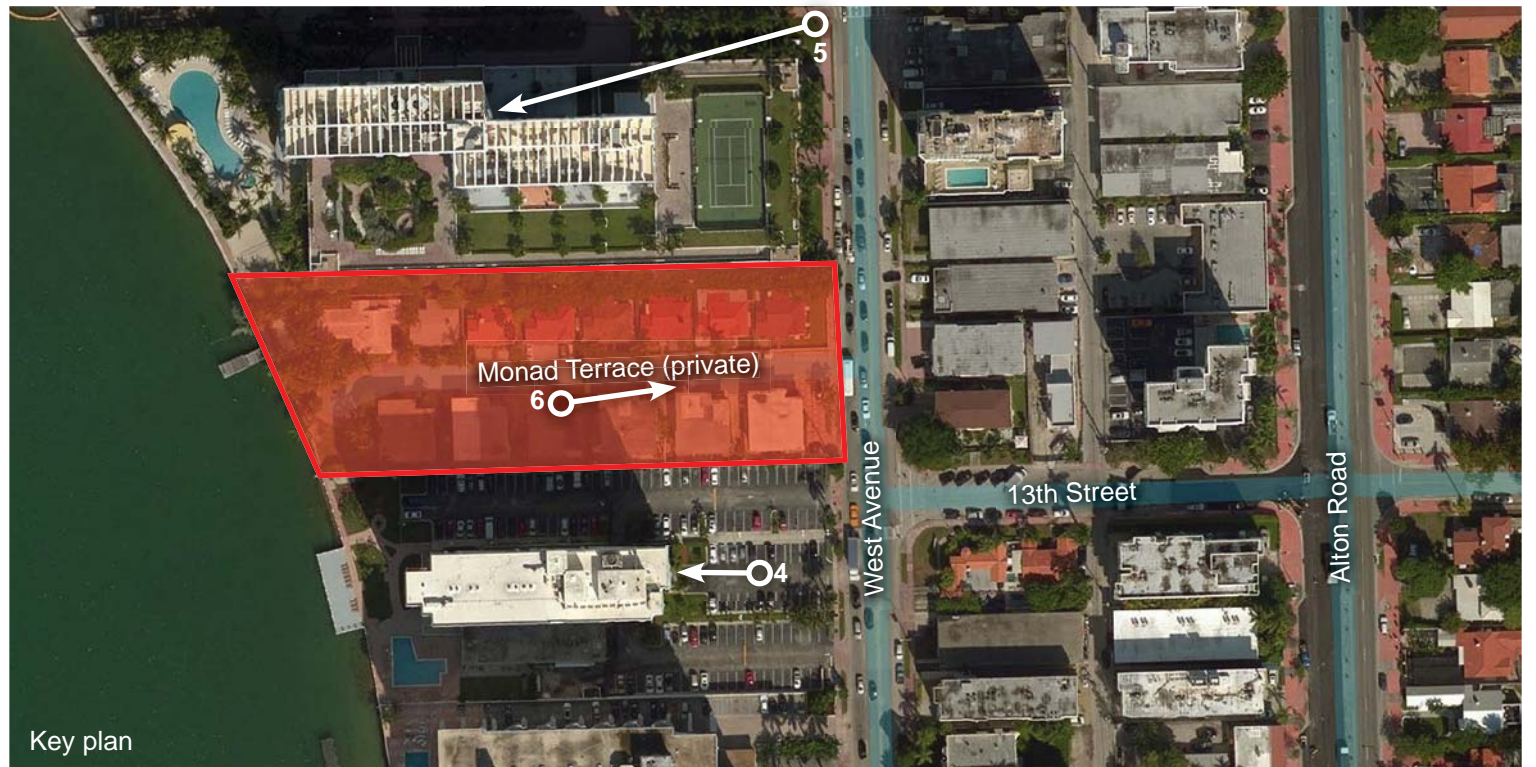
4. Bay Garden
Condominium



5. Waverly Condominium



6. Monad Terrace (private)



Key plan

1300 MONAD TERRACE
MIAMI BEACH, FL.
Existing Site Photography

OWNER
**Monad Terrace Property
Owner LLC**
**c/o JDS Development
Group**
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER
AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT
**Kobi Karp Architecture
and Interior Design**
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER
Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

3/14/2016
DATE
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SHEET NUMBER SCALE



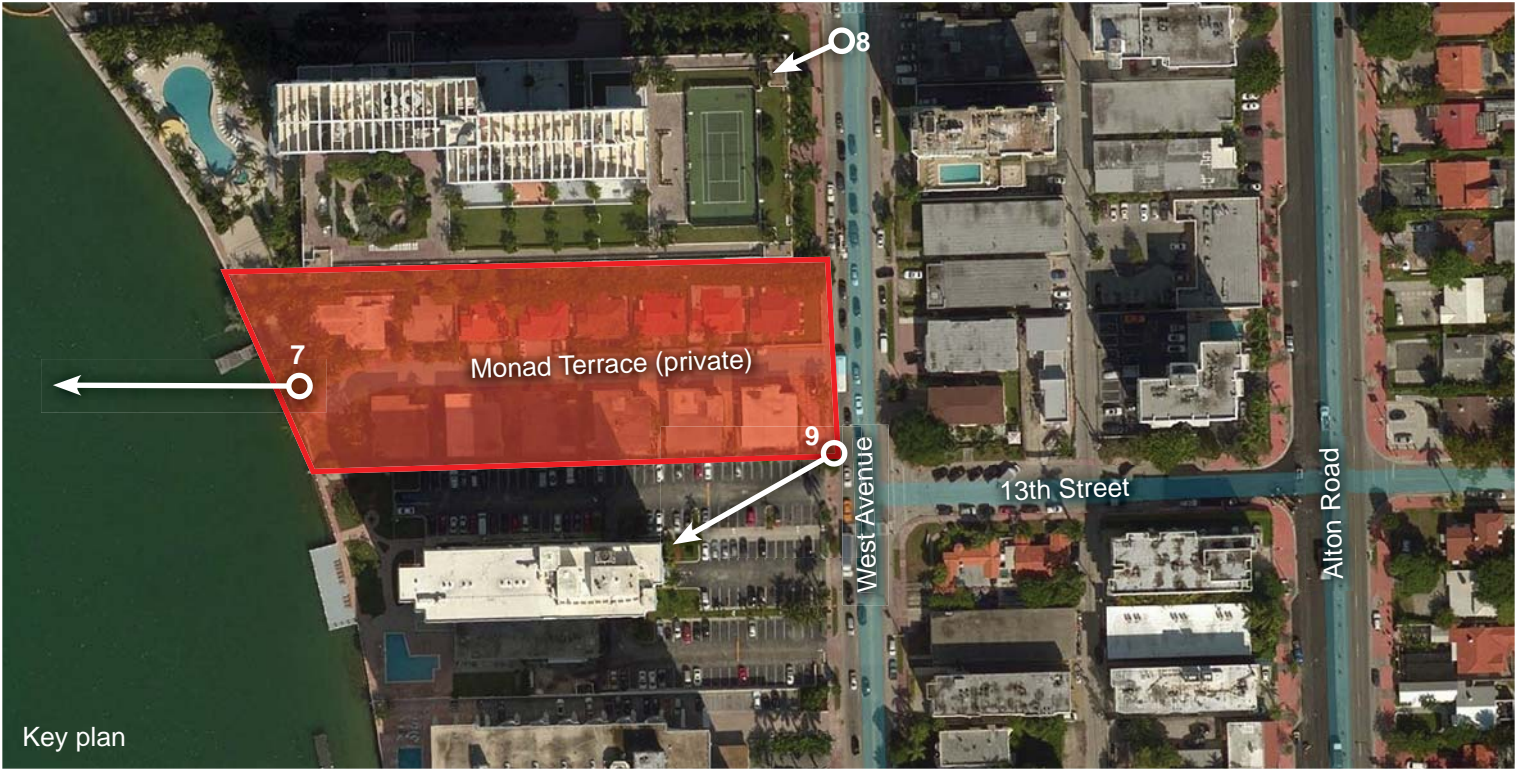
7. View towards the bay



8. West Avenue



9. Bayview & Bay
Garden Manor Condominium



Key plan

1300 MONAD TERRACE
MIAMI BEACH, FL.
Existing Site Photography

OWNER
**Monad Terrace Property
Owner LLC**
**c/o JDS Development
Group**
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER
AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT
**Kobi Karp Architecture
and Interior Design**
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Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER
Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

3/14/2016
DATE
A 1.06
SHEET NUMBER SCALE



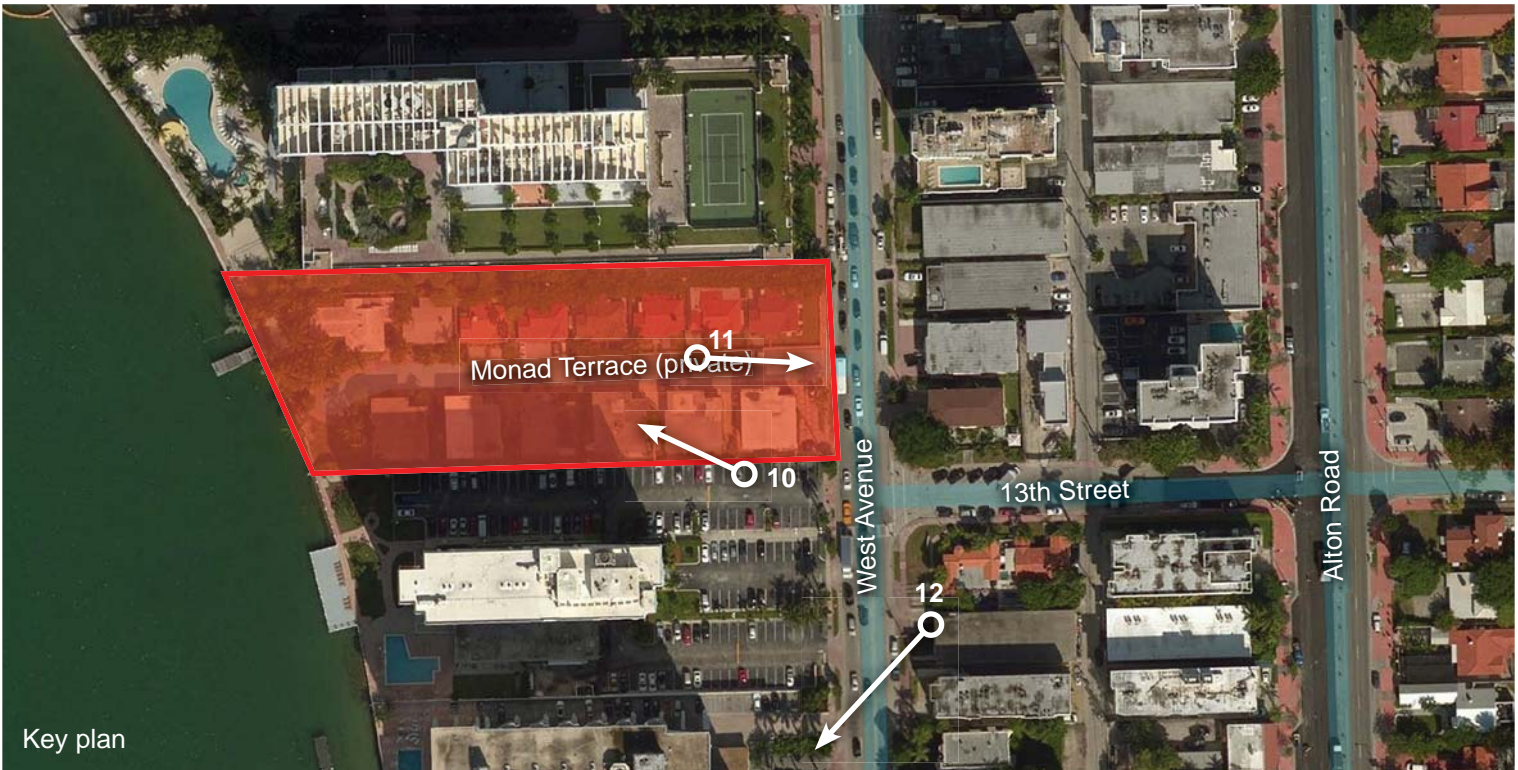
10. Parking of Bayview
Condominium (south)



11. View towards West Avenue



12. West Avenue



Key plan

1300 MONAD TERRACE
MIAMI BEACH, FL.
Existing Site Photography

OWNER
**Monad Terrace Property
Owner LLC**
**c/o JDS Development
Group**
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER
AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT
**Kobi Karp Architecture
and Interior Design**
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER
Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

3/14/2016
DATE
A 1.07
SHEET NUMBER SCALE



13. Monad Terrace (private)



14. Site view across the bay



15. Monad Landscape



Key plan

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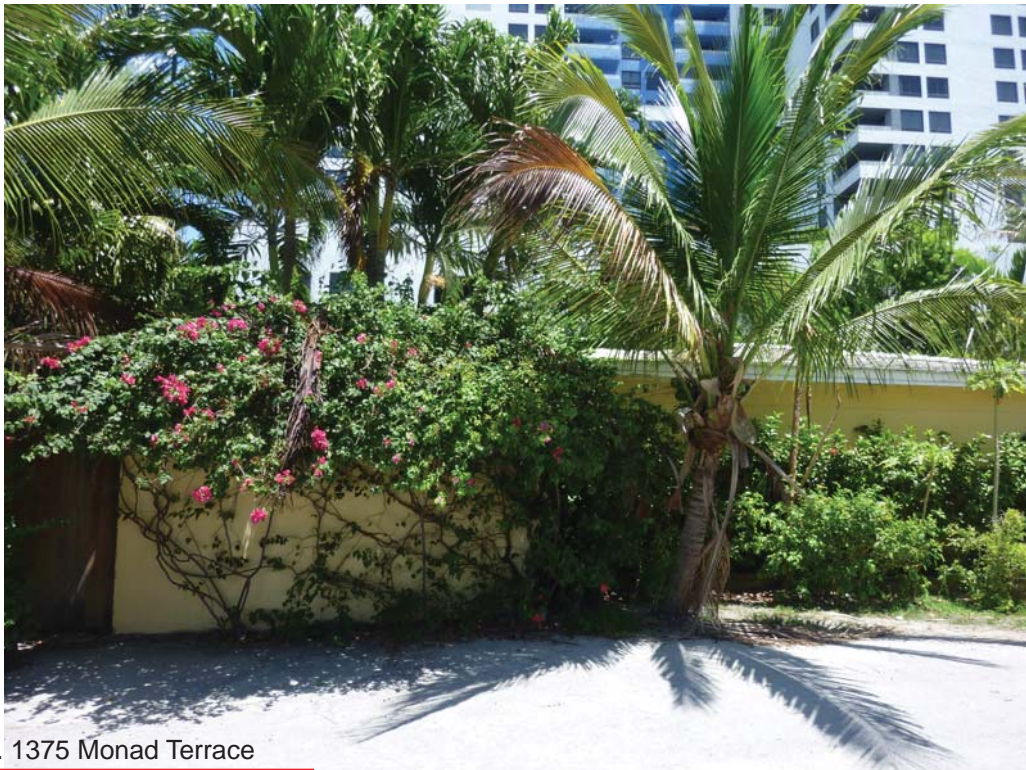
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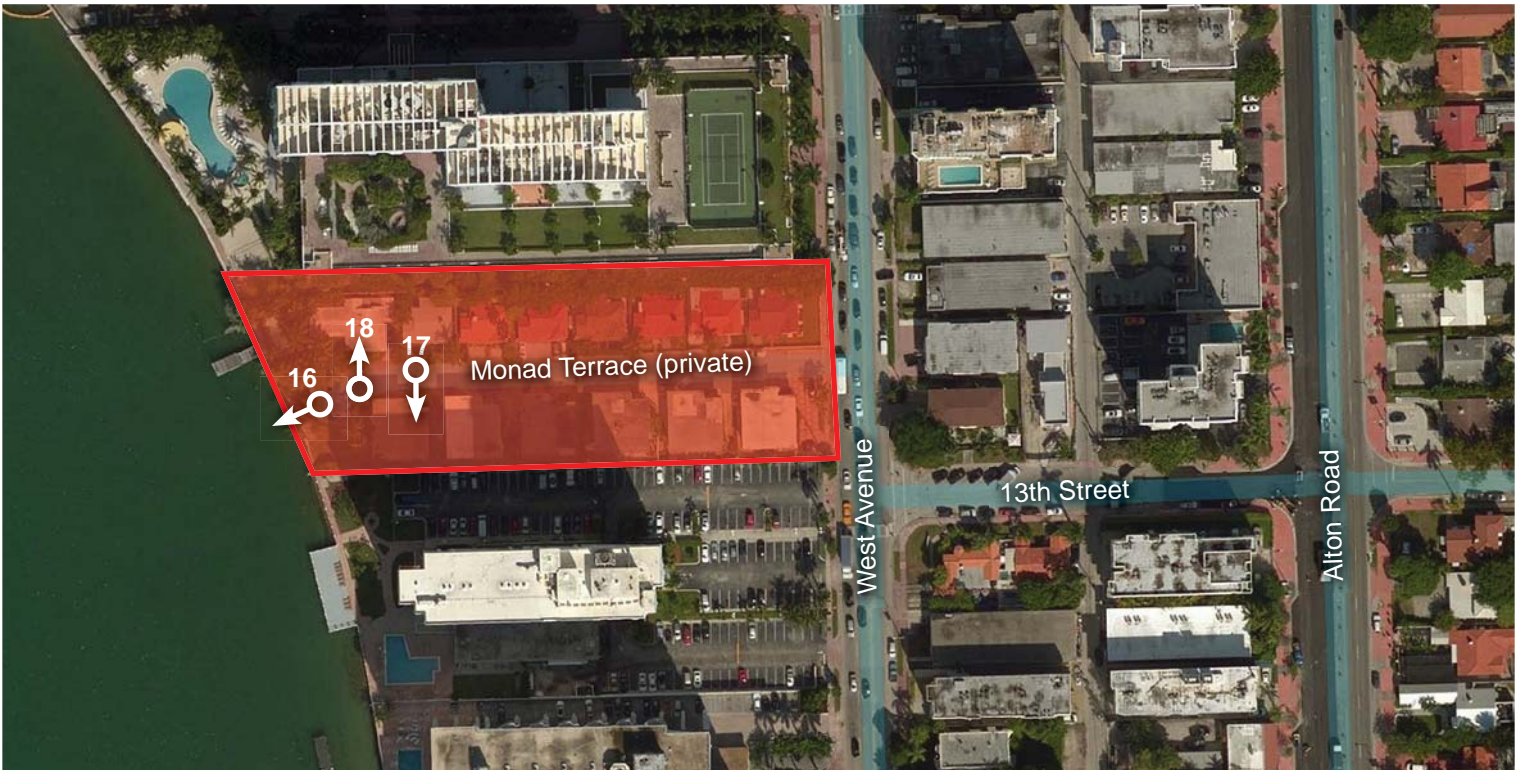
16. Bay view



17. Local Landscape



18. 1375 Monad Terrace
(private)



1300 MONAD TERRACE
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Existing Site Photography

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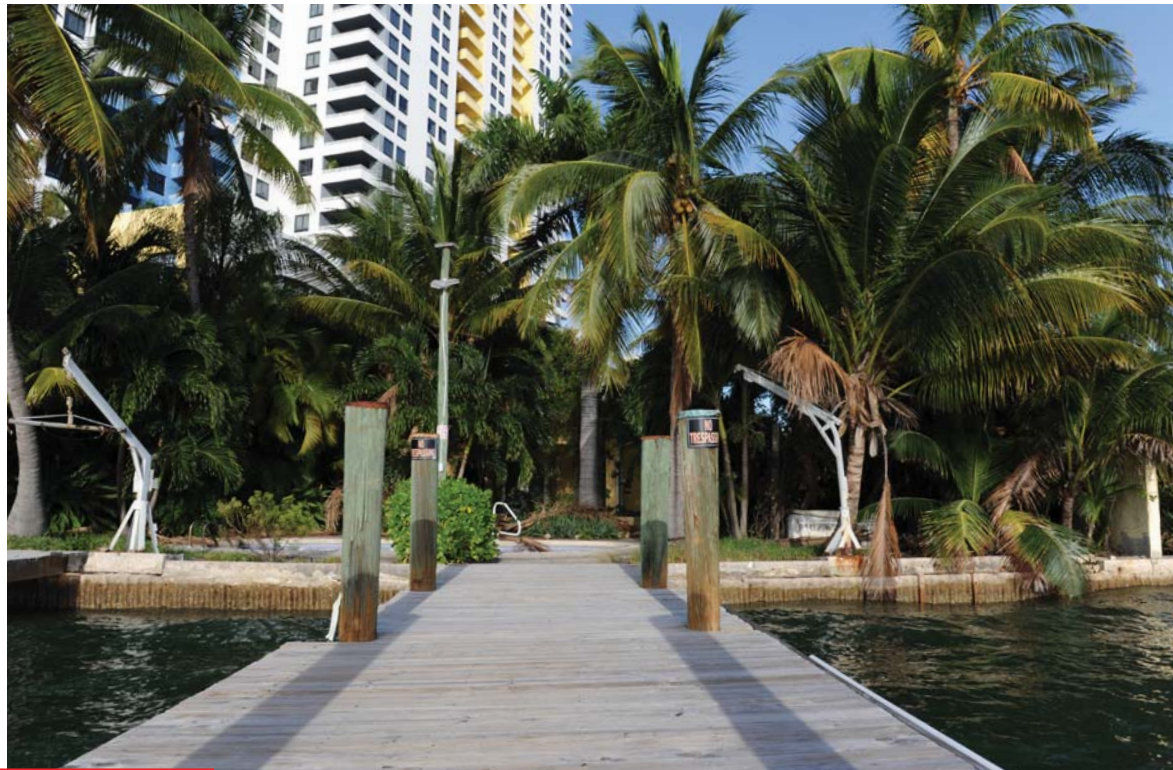
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SHEET NUMBER SCALE



16. Monad dock



17. View from the dock



18. View from the dock



Key plan

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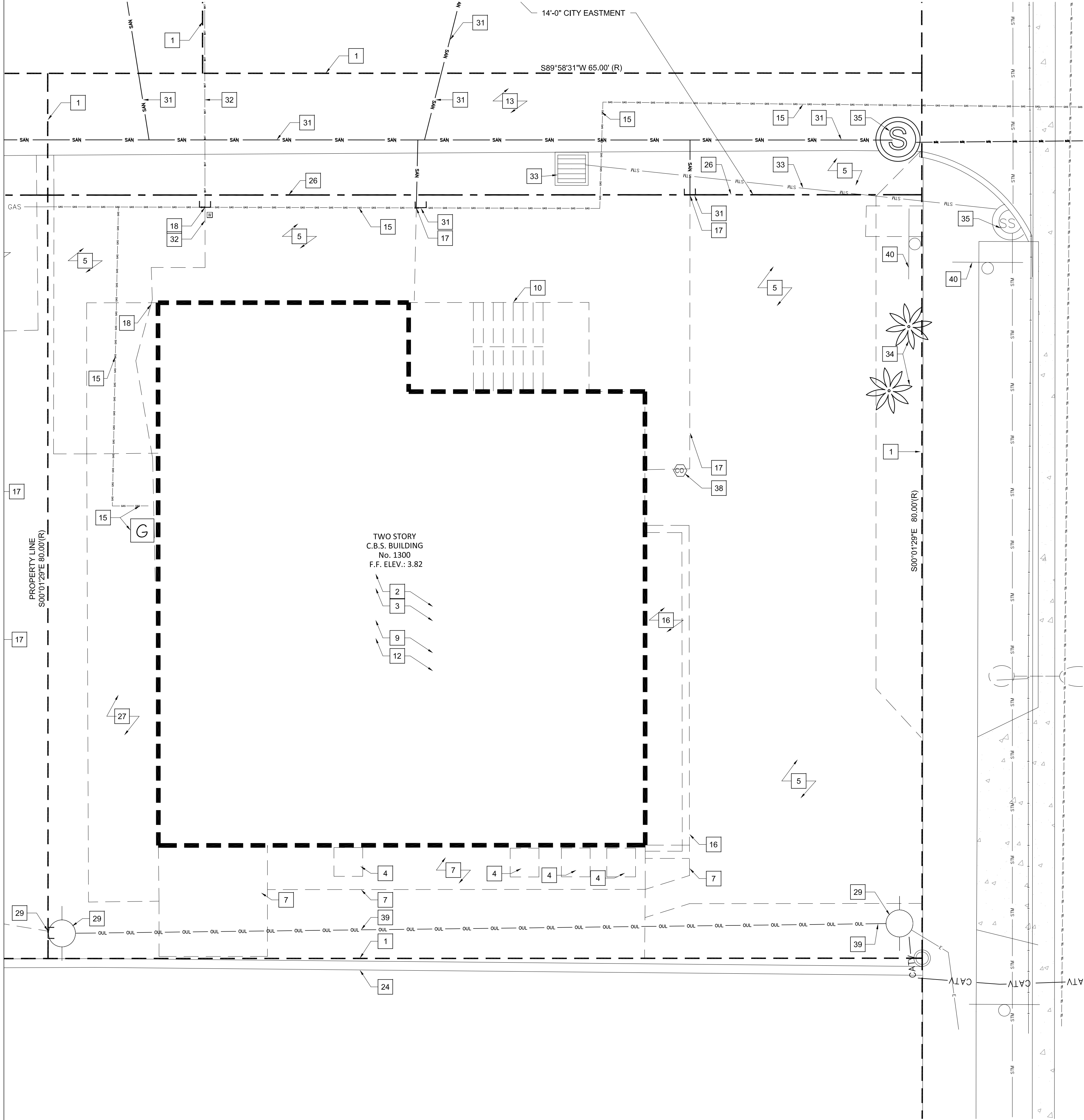
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9. EXISTING FINISHES AND OTHER MATERIALS (SUCH AS CONC, BULKHEAD) TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE DEMOLITION AND REMOVAL PROCESS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
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13. MECHANICAL, ELECTRICAL, AND PLUMBING WORK (ALL LINES, CONDUITS, DUCTS, ETC.) ARE TO BE REMOVED IN ENTIRETY. ALL UNDERGROUND UTILITIES ARE TO BE CAPPED AT PROPERTY LINE.
14. DISCONNECT ELECTRIC CIRCUITS AT MAIN PANEL(S) SERVING AREAS TO BE DEMOLISHED. REMOVE ALL INTERIOR ELECTRIC LIGHT FIXTURES, SWITCHES, RECEPTACLES AND ALL WIRE RUNS/CONDUITS IN AND ABOVE ALL WALLS AND CEILINGS TO BE DEMOLISHED.
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 - 16.4. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED.
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22. PERFORM CUTTING AND REMOVAL OF WORK IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
23. DEMOLITION SHALL COMPLY WITH ALL CODES AND REGULATIONS HAVING JURISDICTION ON SITE AND PROJECT.
24. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
25. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK BEFORE NEW WORK BEGINS. RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
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27. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED.
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29. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
30. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
31. PROVIDE ALL DEMOLITION REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT DEMOLITION WORK IS SHOWN AND/OR CALLED OUT.
32. ANY WALL OR STRUCTURE OUTSIDE OF SUBJECT PROPERTY WHICH IS DAMAGED DUE TO THE DEMOLITION WORK, ARE TO BE REPAIRED TO THE EXISTING CONDITION PRIOR TO THE DEMOLITION WORK COMMENCING.
33. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
34. ALL EXISTING WELLS (IF ANY) FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR. AS PER RULE 400-3.531 F.A.C.
35. ALL TREES AND VEGETATION SHOWN ARE APPROXIMATE IN LOCATION AND QUANTITY. CONTRACTOR SHOULD VISIT SITE IN ORDER TO EVALUATE.
36. ALL STREET TREES ARE TO REMAIN AND PROTECTED DURING DEMOLITION WORK.
37. SHUT OFF ALL EXISTING GAS SERVICE AND REMOVE GAS METER AND PIPING.
38. REMOVE FOUNDATION IN ITS ENTIRETY



LOT 2, PARCEL 1 DEMOLITION PLAN

SCALE: 3/16" = 1'-0"

DEMOLITION LEGEND

----- EXISTING CONSTRUCTION TO BE REMOVED.

DEMOLITION KEY TAGS

- 1 PROPERTY LINE / DEMOLITION PERIMETER
- 2 REMOVE WALL IN ITS ENTIRETY
- 3 REMOVE EXISTING FLOOR SLAB, STRUCTURAL SUPPORTS AND FOUNDATIONS.
- 4 REMOVE A/C EQUIPMENT INCLUDING CONCRETE PAD IN ITS ENTIRETY.
- 5 REMOVE CONCRETE DRIVEWAY IN ITS ENTIRETY.
- 6 REMOVE CONCRETE CURB IN ITS ENTIRETY.
- 7 REMOVE CONCRETE SLAB OR SLAB ON GRADE IN ITS ENTIRETY.
- 8 REMOVE COLUMNS IN THEIR ENTIRETY.
- 9 REMOVE ROOF STRUCTURE IN ITS ENTIRETY.
- 10 REMOVE STAIRS, RAIL AND LANDINGS IN THEIR ENTIRETY.
- 11 REMOVE ALL SITE LIGHTING IN ENTIRETY INCLUDING WIRING AND PANEL.
- 12 REMOVE RESIDENTIAL STRUCTURE IN ITS ENTIRETY.
- 13 ASPHALT PAVEMENT TO REMAIN.
- 14 REMOVE SHED STRUCTURE IN ITS ENTIRETY.
- 15 EXISTING GAS SERVICE LINE & VALVE TO REMAIN.
- 16 REMOVE PLANTER IN ITS ENTIRETY.
- 17 REMOVE & CAPPED UTILITY SANITARY SEWER AT EASTMENT LINE.
- 18 REMOVE & CAPPED UTILITY WATER AT EASTMENT LINE.
- 19 REMOVE UNKNOWN UNDERGROUND LINE IN ITS ENTIRETY.
- 20 REMOVE EXISTING UTILITY ELECTRICAL LINES IN ITS ENTIRETY.
- 21 REMOVE EXISTING METAL FENCE IN ITS ENTIRETY.
- 22 REMOVE EXISTING WOOD FENCE IN ITS ENTIRETY.
- 23 REMOVE EXISTING LOW WALL IN ITS ENTIRETY.
- 24 EXISTING LOW WALL TO REMAIN.
- 25 REMOVE LIGHTING POLES IN ITS ENTIRETY INCLUDING WIRING.
- 26 EXISTING 14' CITY EASEMENT TO REMAIN.
- 27 REMOVE EXISTING PAVERS OR CONCRETE WALKWAY.
- 28 REMOVE EXISTING PLASTER DECK ON ITS ENTIRETY.
- 29 EXISTING FPL POST TO REMAIN. LINE TO BE CAPPED AT PROPERTY LINE.
- 30 EXISTING ELECTRICAL LINES, CONDUITS, ETC. SHALL BE CAPPED AT PROPERTY LINE.
- 31 EXISTING UTILITY SANITARY SEWER TO REMAIN AT EASTMENT.
- 32 EXISTING UTILITY WATER TO REMAIN AT EASTMENT.
- 33 STORM DRAIN & CONNECTION LINE TO REMAIN
- 34 EXISTING TREE TO REMAIN - PROVIDE PROTECTION DURING DEMOLITION
- 35 EXISTING MANHOLE TO REMAIN
- 36 REMOVE EXISTING WOOD COMPONENT IN ITS ENTIRETY
- 37 REMOVE EXISTING POOL/JACUZZI/SPA STRUCTURE AND EQUIPMENT IN ITS ENTIRETY.
- 38 REMOVE UTILITY/SANITARY CLEAN OUT
- 39 OVERHEAD UTILITY WIRE TO REMAIN
- 40 EXISTING TRAFFIC SIGNAL TO REMAIN

NOTES:

1. NO REMOVAL OF TREES PROPOSED
2. TURF/GRASS AREAS TO REMAIN

14TH ST

BISCAYNE BAY

WORK AREA

13'

WEST AV

LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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1300 MONAD TERRACE
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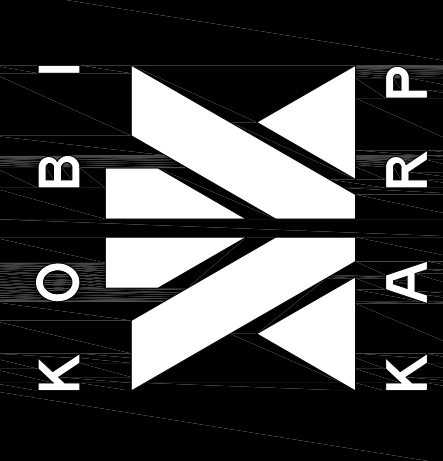
DEMOLITION PLAN

KOBIAK KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
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F: 305.575.3766

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DRAWN BY: MB
CHECKED BY: JM
DATE: 2015.10.31

D1.01

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DEMOLITION LEGEND

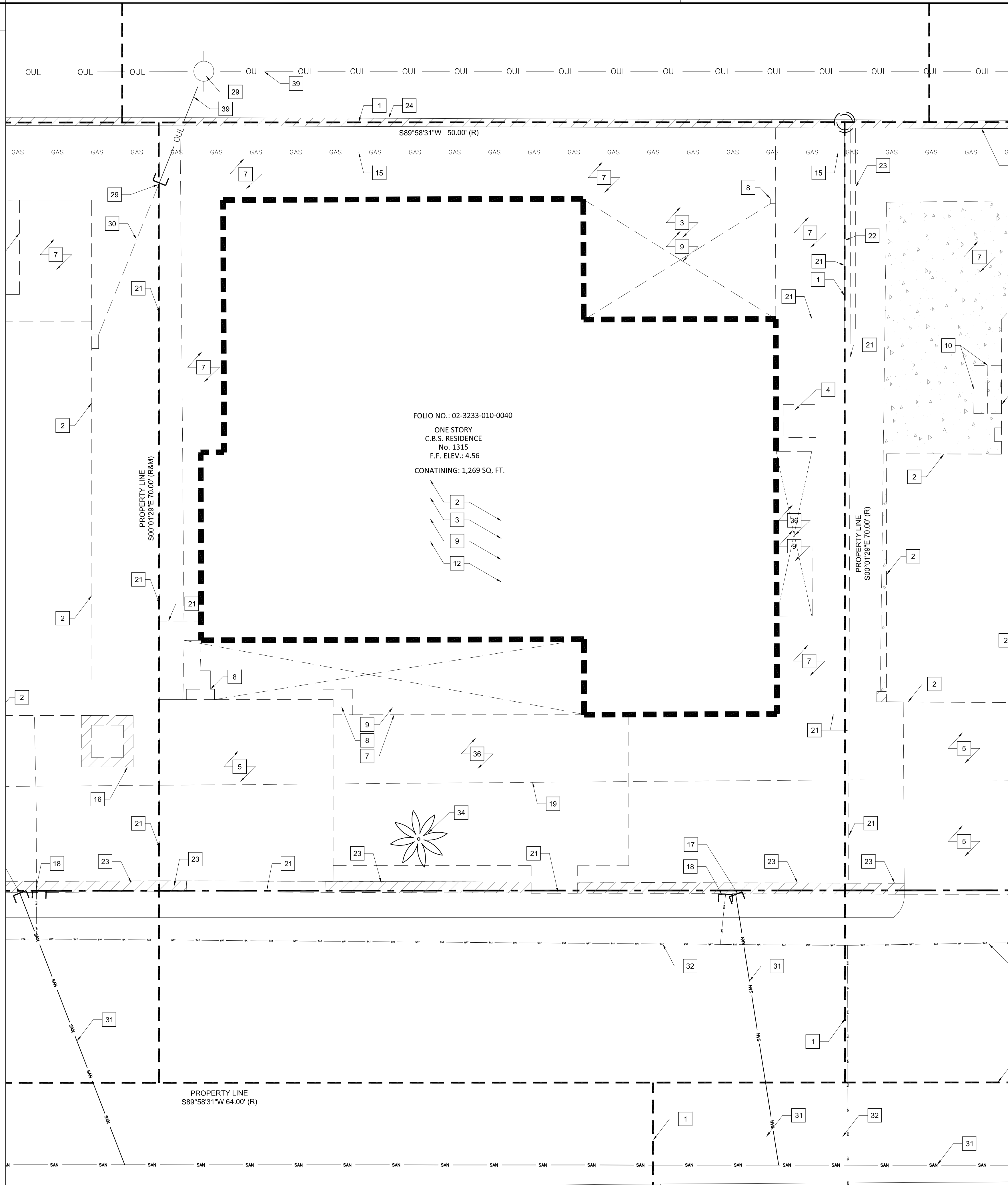
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DEMOLITION KEY TAGS

- 1 PROPERTY LINE / DEMOLITION PERIMETER
- 2 REMOVE WALL IN ITS ENTIRETY
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- 4 REMOVE A/C EQUIPMENT INCLUDING CONCRETE PAD IN ITS ENTIRETY.
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- 10 REMOVE STAIRS, RAIL AND LANDINGS IN THEIR ENTIRETY.
- 11 REMOVE ALL SITE LIGHTING IN ENTIRETY INCLUDING WIRING AND PANEL.
- 12 REMOVE RESIDENTIAL STRUCTURE IN ITS ENTIRETY.
- 13 ASPHALT PAVEMENT TO REMAIN.
- 14 REMOVE SHED STRUCTURE IN ITS ENTIRETY.
- 15 EXISTING GAS SERVICE LINE & VALVE TO REMAIN.
- 16 REMOVE PLANTER IN ITS ENTIRETY.
- 17 REMOVE & CAPPED UTILITY SANITARY SEWER AT EASTMENT LINE.
- 18 REMOVE & CAPPED UTILITY WATER AT EASTMENT LINE.
- 19 REMOVE UNKNOWN UNDERGROUND LINE IN ITS ENTIRETY.
- 20 REMOVE EXISTING UTILITY ELECTRICAL LINES IN ITS ENTIRETY.
- 21 REMOVE EXISTING METAL FENCE IN ITS ENTIRETY.
- 22 REMOVE EXISTING WOOD FENCE IN ITS ENTIRETY.
- 23 REMOVE EXISTING LOW WALL IN ITS ENTIRETY.
- 24 EXISTING LOW WALL TO REMAIN.
- 25 REMOVE LIGHTING POLES IN ITS ENTIRETY INCLUDING WIRING.
- 26 EXISTING 14' CITY EASEMENT TO REMAIN.
- 27 REMOVE EXISTING PAVERS OR CONCRETE WALKWAY.
- 28 REMOVE EXISTING PLASTER DECK ON ITS ENTIRETY.
- 29 EXISTING FPL POST TO REMAIN. LINE TO BE CAPPED AT PROPERTY LINE.
- 30 EXISTING ELECTRICAL LINES, CONDUITS, ETC. SHALL BE CAPPED AT PROPERTY LINE.
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- 38 REMOVE UTILITY/SANITARY CLEAN OUT
- 39 OVERHEAD UTILITY WIRE TO REMAIN
- 40 EXISTING TRAFFIC SIGNAL TO REMAIN

NOTES:

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2. TURF/GRASS AREAS TO REMAIN



LOT 1, No. 1315 DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

△ B.D.C. 2015-12-14

1519

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1315 MONAD

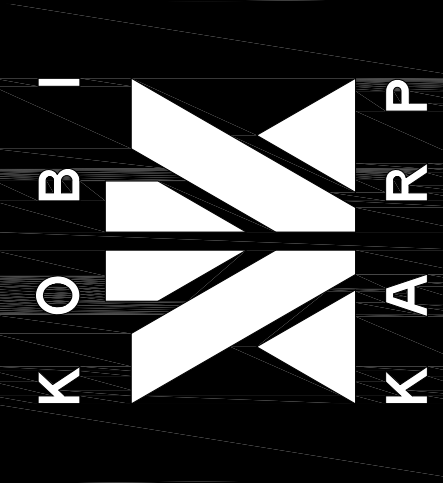
1315 MONAD TERRACE
MIAMI BEACH, FLORIDA. 33139

DEMOLITION PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
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WWW.KOBIAKARP.COM



DRAWN BY: MB
CHECKED BY: JM
DATE: 2015.10.31

D1.01

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3. CONTRACTOR SHALL OBTAIN AND PAY ALL FEES FOR PERMITS AND INSPECTIONS AS REQUIRED BY CODE, APPLICABLE LAWS OR GOVERNING AGENCIES IN CONNECTION WITH DEMOLITION WORK, REMOVAL AND DISPOSAL OF DEBRIS, ASBESTOS, ETC.
4. CONTRACTOR SHALL IN ADVANCE OF BID TOUR THE ENTIRE PROJECT TO ASCERTAIN THE EXISTING CONDITIONS AND THE FULL SCOPE OF DEMOLITION WORK REQUIRED FOR A COMPLETE PROJECT. CONTRACTOR SHALL ASSURE HIMSELF THAT THE QUANTITIES OF WORK AS ILLUSTRATED IN THE CONTRACT DOCUMENTS ARE A TRUE AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK NECESSARY TO PROVIDE A COMPLETE PROJECT.
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9. EXISTING FINISHES AND OTHER MATERIALS (SUCH AS CONC. BULKHEAD) TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE DEMOLITION AND REMOVAL PROCESS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE AND NOT ALLOWED TO ACCUMULATE. PROTECT PATH OF TRAVEL OF RUBBISH DISPOSAL THROUGH THE BUILDING.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING DEMOLITION TO AVOID REMOVING EXISTING STRUCTURAL COLUMNS AND BEAMS WHICH MAY BE CONCEALED AND WHICH ARE TO REMAIN.
12. CARE SHALL BE GIVEN TO THE PROTECTION OF EXISTING UTILITY LINES DURING DEMOLITION.
13. MECHANICAL, ELECTRICAL, AND PLUMBING WORK (ALL LINES, CONDUITS, DUCTS, ETC.) ARE TO BE REMOVED IN ENTIRETY. ALL UNDERGROUND UTILITIES ARE TO BE CAPPED AT PROPERTY LINE.
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 - 16.4. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED.
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18. CUT FINISH SURFACES SUCH AS MASONRY, GYPSUM WALLBOARD, WALL COVERING, TILE, PLASTER OR METALS, BY METHODS TO TERMINATE SURFACES ON A STRAIGHT LINE AT A NATURAL POINT OF DIVISION. PROTECT FROM DAMAGE EXISTING FINISHES, EQUIPMENT, AND ADJACENT WORK WHICH IS SCHEDULED TO REMAIN.
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22. PERFORM CUTTING AND REMOVAL OF WORK IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
23. DEMOLITION SHALL COMPLY WITH ALL CODES AND REGULATIONS HAVING JURISDICTION ON SITE AND PROJECT.
24. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
25. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK BEFORE NEW WORK BEGINS. RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
26. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
27. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH IS NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
29. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
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31. PROVIDE ALL DEMOLITION REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT DEMOLITION WORK IS SHOWN AND/OR CALLED OUT.
32. ANY WALL OR STRUCTURE OUTSIDE OF SUBJECT PROPERTY WHICH IS DAMAGED DUE TO THE DEMOLITION WORK, ARE TO BE REPAIRED TO THE EXISTING CONDITION PRIOR TO THE DEMOLITION WORK COMMENCING.
33. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
34. ALL EXISTING WELLS (IF ANY) FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR. AS PER RULE 400-3.531 F.A.C.
35. ALL TREES AND VEGETATION SHOWN ARE APPROXIMATE IN LOCATION AND QUANTITY. CONTRACTOR SHOULD VISIT SITE IN ORDER TO EVALUATE.
36. ALL STREET TREES ARE TO REMAIN AND PROTECTED DURING DEMOLITION WORK.
37. SHUT OFF ALL EXISTING GAS SERVICE AND REMOVE GAS METER AND PIPING.
38. REMOVE FOUNDATION IN ITS ENTIRETY.

LOT 2, PARCEL 3 DEMOLITION PLAN

PARCEL No.: 3
FOLIO No.:
02-3233-010-0110

TWO STORY
C.B.S. BUILDING
No. 1320
F.F. ELEV.: 3.84

CONATINING: 1,982 SQ. FT.

SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

----- EXISTING CONSTRUCTION TO BE REMOVED.

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14TH ST

BISCAYNE BAY

WEST AV

WORK AREA

LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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1320 MONAD

1320 MONAD TERRACE
MIAMI BEACH, FLORIDA. 33139

DEMOLITION PLAN

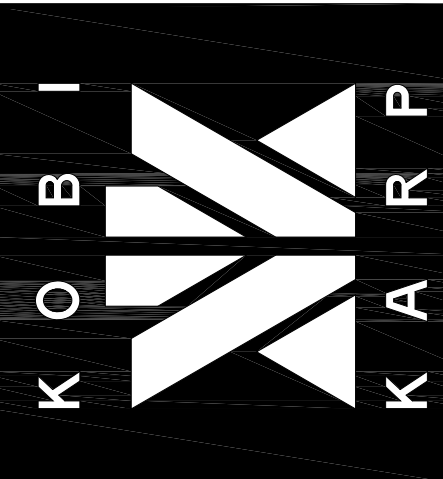
KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
Tel: 305.573.3765
F: 305.573.3766

WWW.KOBKARP.COM



DRAWN BY: MB
CHECKED BY: JM
DATE: 2015.10.31

D1.01

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DEMOLITION LEGEND

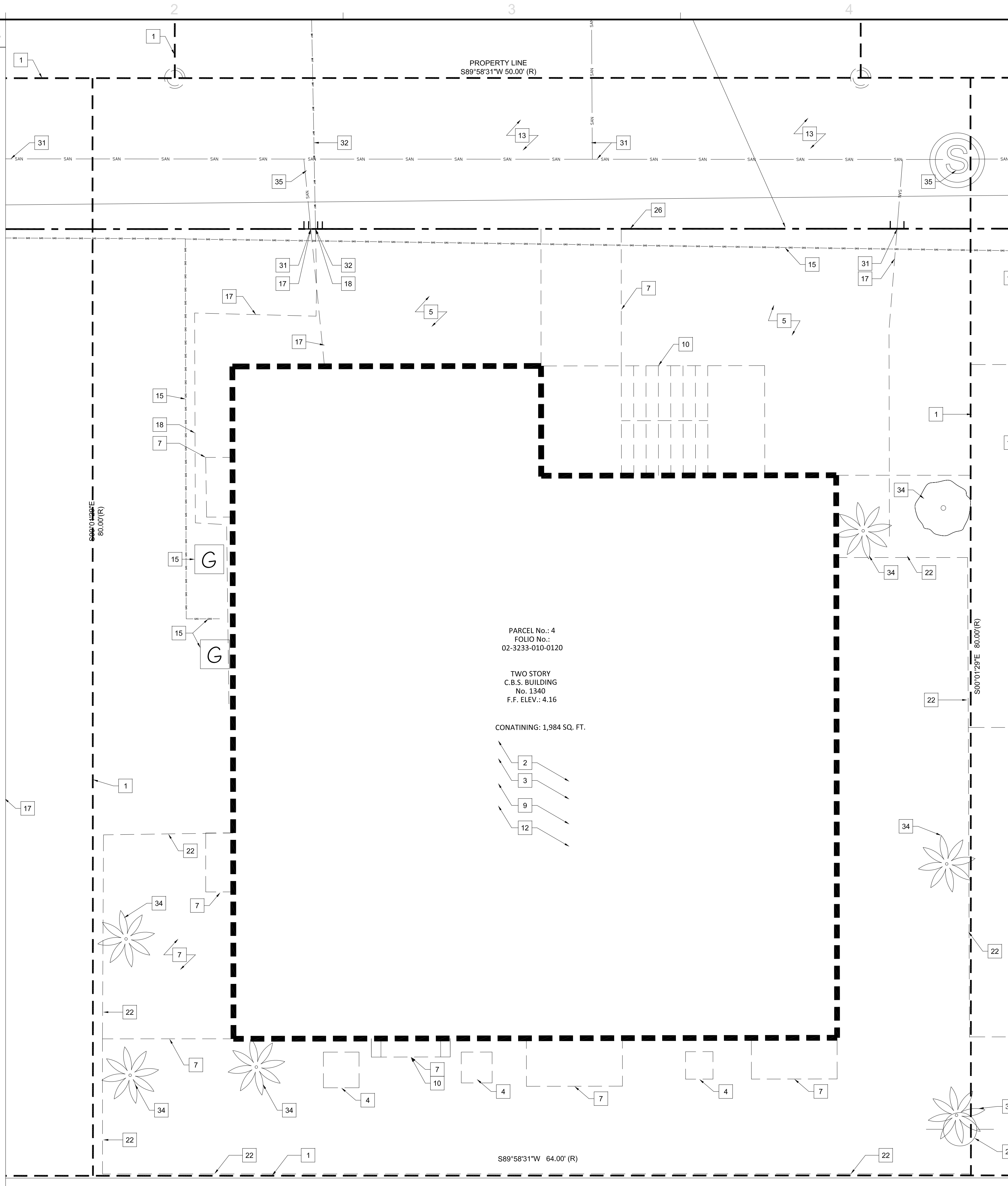
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- 7 REMOVE CONCRETE SLAB OR SLAB ON GRADE IN ITS ENTIRETY.
- 8 REMOVE COLUMNS IN THEIR ENTIRETY.
- 9 REMOVE ROOF STRUCTURE IN ITS ENTIRETY.
- 10 REMOVE STAIRS, RAIL AND LANDINGS IN THEIR ENTIRETY.
- 11 REMOVE ALL SITE LIGHTING IN ENTIRETY INCLUDING WIRING AND PANEL.
- 12 REMOVE RESIDENTIAL STRUCTURE IN ITS ENTIRETY.
- 13 ASPHALT PAVEMENT TO REMAIN.
- 14 REMOVE SHED STRUCTURE IN ITS ENTIRETY.
- 15 EXISTING GAS SERVICE LINE & VALVE TO REMAIN.
- 16 REMOVE PLANTER IN ITS ENTIRETY.
- 17 REMOVE & CAPPED UTILITY SANITARY SEWER AT EASTMENT LINE.
- 18 REMOVE & CAPPED UTILITY WATER AT EASTMENT LINE.
- 19 REMOVE UNKNOWN UNDERGROUND LINE IN ITS ENTIRETY.
- 20 REMOVE EXISTING UTILITY ELECTRICAL LINES IN ITS ENTIRETY.
- 21 REMOVE EXISTING METAL FENCE IN ITS ENTIRETY.
- 22 REMOVE EXISTING WOOD FENCE IN ITS ENTIRETY.
- 23 REMOVE EXISTING LOW WALL IN ITS ENTIRETY.
- 24 EXISTING LOW WALL TO REMAIN.
- 25 REMOVE LIGHTING POLES IN ITS ENTIRETY INCLUDING WIRING.
- 26 EXISTING 14' CITY EASEMENT TO REMAIN.
- 27 REMOVE EXISTING PAVERS OR CONCRETE WALKWAY.
- 28 REMOVE EXISTING PLASTER DECK ON ITS ENTIRETY.
- 29 EXISTING FPL POST TO REMAIN. LINE TO BE CAPPED AT PROPERTY LINE.
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- 38 REMOVE UTILITY/SANITARY CLEAN OUT
- 39 OVERHEAD UTILITY WIRE TO REMAIN
- 40 EXISTING TRAFFIC SIGNAL TO REMAIN

NOTES:

1. NO REMOVAL OF TREES PROPOSED
2. TURF/GRASS AREAS TO REMAIN



LOT 2, PARCEL 4 DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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1340 MONAD

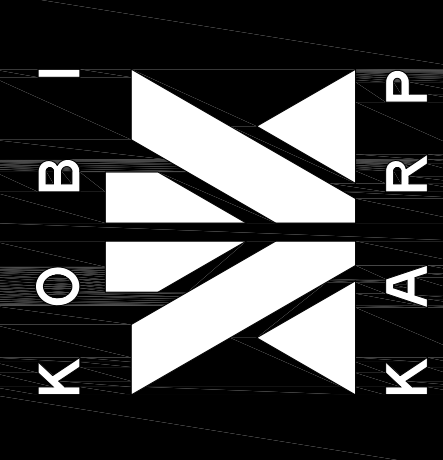
1340 MONAD TERRACE
MIAMI BEACH, FLORIDA. 33139

DEMOLITION PLAN

ARCHITECTURE
INTERIOR DESIGN
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Suite 200
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DATE: 2015.10.31

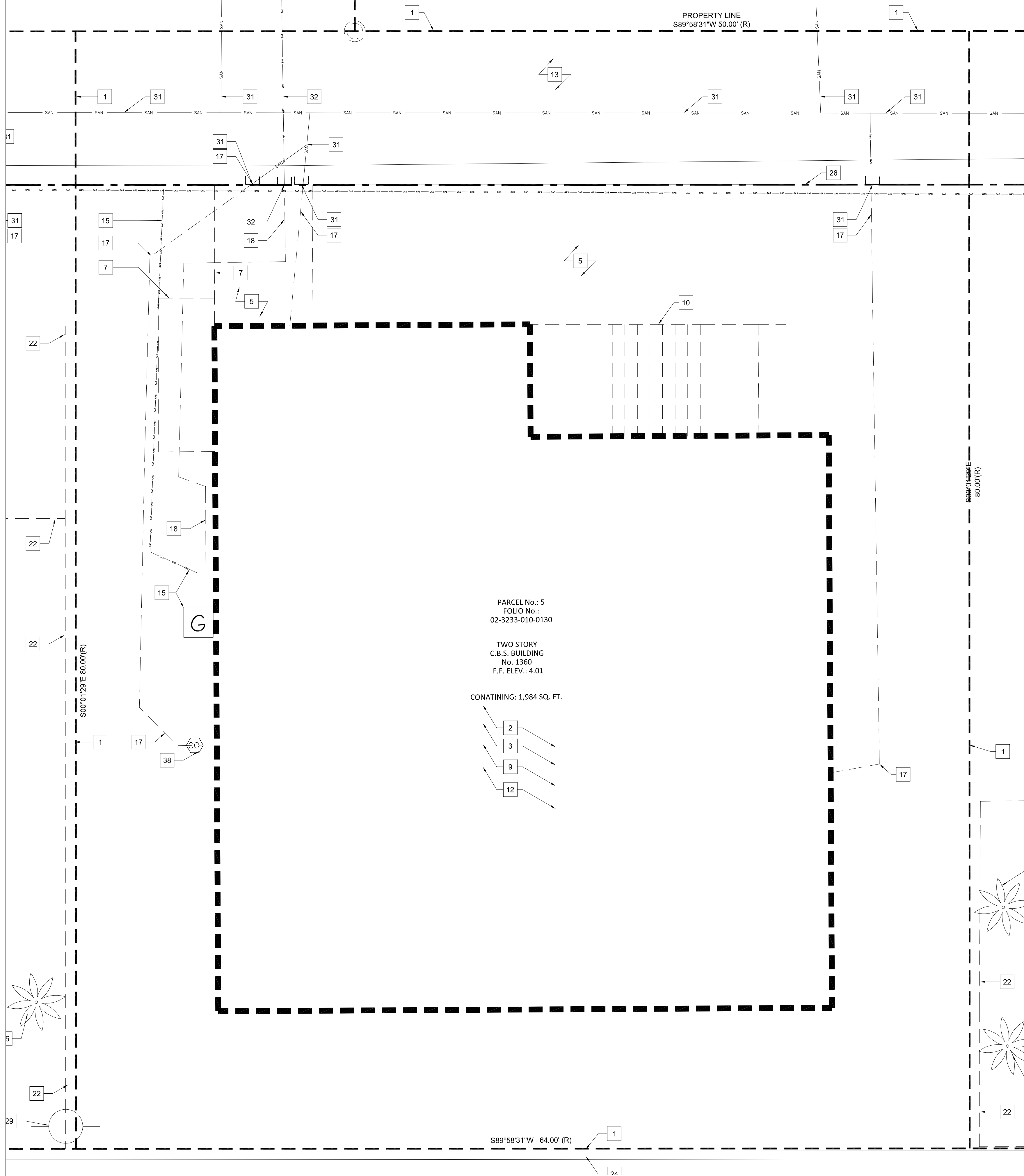
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3. CONTRACTOR SHALL OBTAIN AND PAY ALL FEES FOR PERMITS AND INSPECTIONS AS REQUIRED BY CODE, APPLICABLE LAWS OR GOVERNING AGENCIES IN CONNECTION WITH DEMOLITION WORK, REMOVAL AND DISPOSAL OF DEBRIS, ASBESTOS, ETC.
4. CONTRACTOR SHALL IN ADVANCE OF BID TOUR THE ENTIRE PROJECT TO ASCERTAIN THE EXISTING CONDITIONS AND THE FULL SCOPE OF DEMOLITION WORK REQUIRED FOR A COMPLETE PROJECT. CONTRACTOR SHALL ASSURE HIMSELF THAT THE QUANTITIES OF WORK AS ILLUSTRATED IN THE CONTRACT DOCUMENTS ARE A TRUE AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK NECESSARY TO PROVIDE A COMPLETE PROJECT.
5. IF THE CONTRACTOR BELIEVES THAT THE SCOPE OF WORK IS NOT FULLY ILLUSTRATED IN THE CONTRACT DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CORRECTIONS HE DEEMS NECESSARY.
6. ANY WORK NOT SHOWN ON THE DRAWING OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
7. REQUEST FOR CHANGE ORDERS RELATED TO THE CONTRACTOR'S FAILURE TO COMPLY WITH THE ABOVE TERMS WILL NOT BE APPROVED. ANY ADDITIONAL EXPENSES SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. DEMOLITION CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN DEMOLISHING OR REMOVING ITEMS IN BUILDING.
9. EXISTING FINISHES AND OTHER MATERIALS (SUCH AS CONC. BULKHEAD) TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE DEMOLITION AND REMOVAL PROCESS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE AND NOT ALLOWED TO ACCUMULATE. PROTECT PATH OF TRAVEL OF RUBBISH DISPOSAL THROUGH THE BUILDING.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING DEMOLITION TO AVOID REMOVING EXISTING STRUCTURAL COLUMNS AND BEAMS WHICH MAY BE CONCEALED AND WHICH ARE TO REMAIN.
12. CARE SHALL BE GIVEN TO THE PROTECTION OF EXISTING UTILITY LINES DURING DEMOLITION.
13. MECHANICAL, ELECTRICAL, AND PLUMBING WORK (ALL LINES, CONDUITS, DUCTS, ETC.) ARE TO BE REMOVED IN ENTIRETY. ALL UNDERGROUND UTILITIES ARE TO BE CAPPED AT PROPERTY LINE.
14. DISCONNECT ELECTRIC CIRCUITS AT MAIN PANEL(S) SERVING AREAS TO BE DEMOLISHED. REMOVE ALL INTERIOR ELECTRIC LIGHT FIXTURES, SWITCHES, RECEPTACLES AND ALL WIRE RUNS/CONDUITS IN AND ABOVE ALL WALLS AND CEILINGS TO BE DEMOLISHED.
15. ANY UNDERGROUND STRUCTURES (SOAKAGE PITS, GREASE TRAPS, ETC.) ARE TO BE REMOVED IN ENTIRETY.

ALTERATION PROJECT PROCEDURES:

16. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEMS AS:
 - 16.1. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
 - 16.2. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT AND WIRING.
 - 16.3. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METAL AND DETERIORATED CONCRETE.
 - 16.4. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED.
17. ASSIGN THE WORK OF MOVING, REMOVAL, CUTTING AND PATCHING, TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER TO CAUSE LEAST DAMAGE TO EACH TYPE OF WORK, AND PROVIDE MEANS OF RETURNING TO APPEARANCE OF NEW WORK.
18. CUT FINISH SURFACES SUCH AS MASONRY, GYPSUM WALLBOARD, WALL COVERING, TILE, PLASTER OR METALS, BY METHODS TO TERMINATE SURFACES ON A STRAIGHT LINE AT A NATURAL POINT OF DIVISION.
19. PROTECT FROM DAMAGE EXISTING FINISHES, EQUIPMENT, AND ADJACENT WORK WHICH IS SCHEDULED TO REMAIN.
20. CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OR STANDARDS OF WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION. CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND ANY NECESSARY TESTING, AND WORKMANSHIP BY USE OF THE EXISTING AS A SAMPLE OF COMPARISON.
21. G.C. SHALL DISCUSS W/ OWNER THE CORRECT WAY AND TIMES FOR BRINGING MATERIALS INTO THE SITE AND STORING. ALSO FOR THE PROPER PROCEDURES FOR DUMPSTER LOCATION AND TRASH REMOVAL AS TO COMPLY WITH CITY OF SURFSIDE CONSTRUCTION WORK TIMES AND DAYS ORDINANCE.
22. PERFORM CUTTING AND REMOVAL OF WORK IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
23. DEMOLITION SHALL COMPLY WITH ALL CODES AND REGULATIONS HAVING JURISDICTION ON SITE AND PROJECT.
24. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
25. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK BEFORE NEW WORK BEGINS. RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
26. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
27. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH IS NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
29. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
30. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
31. PROVIDE ALL DEMOLITION REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT DEMOLITION WORK IS SHOWN AND/OR CALLED OUT.
32. ANY WALL OR STRUCTURE OUTSIDE OF SUBJECT PROPERTY WHICH IS DAMAGED DUE TO THE DEMOLITION WORK, ARE TO BE REPAIRED TO THE EXISTING CONDITION PRIOR TO THE DEMOLITION WORK COMMENCING.
33. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
34. ALL EXISTING WELLS (IF ANY) FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR. AS PER RULE 400-3.531 F.A.C.
35. ALL TREES AND VEGETATION SHOWN ARE APPROXIMATE IN LOCATION AND QUANTITY. CONTRACTOR SHOULD VISIT SITE IN ORDER TO EVALUATE.
36. ALL STREET TREES ARE TO REMAIN AND PROTECTED DURING DEMOLITION WORK.
37. SHUT OFF ALL EXISTING GAS SERVICE AND REMOVE GAS METER AND PIPING.
38. REMOVE FOUNDATION IN ITS ENTIRETY.



LOT 2, PARCEL 5 DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

----- EXISTING CONSTRUCTION TO BE REMOVED.

DEMOLITION KEY TAGS

- 1 PROPERTY LINE / DEMOLITION PERIMETER
- 2 REMOVE WALL IN ITS ENTIRETY
- 3 REMOVE EXISTING FLOOR SLAB, STRUCTURAL SUPPORTS AND FOUNDATIONS.
- 4 REMOVE A/C EQUIPMENT INCLUDING CONCRETE PAD IN ITS ENTIRETY.
- 5 REMOVE CONCRETE DRIVEWAY IN ITS ENTIRETY.
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- 16 REMOVE PLANTER IN ITS ENTIRETY.
- 17 REMOVE & CAPPED UTILITY SANITARY SEWER AT EASTMENT LINE.
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NOTES:

1. NO REMOVAL OF TREES PROPOSED
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LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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1360 MONAD

1360 MONAD TERRACE
MIAMI BEACH, FLORIDA. 33139

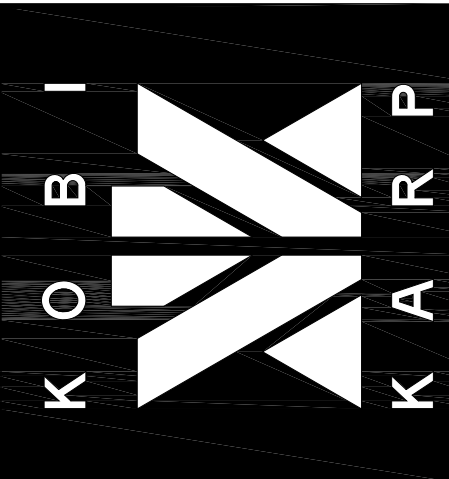
DEMOLITION PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
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Miami, Florida 33137
Tel: 305.575.3766
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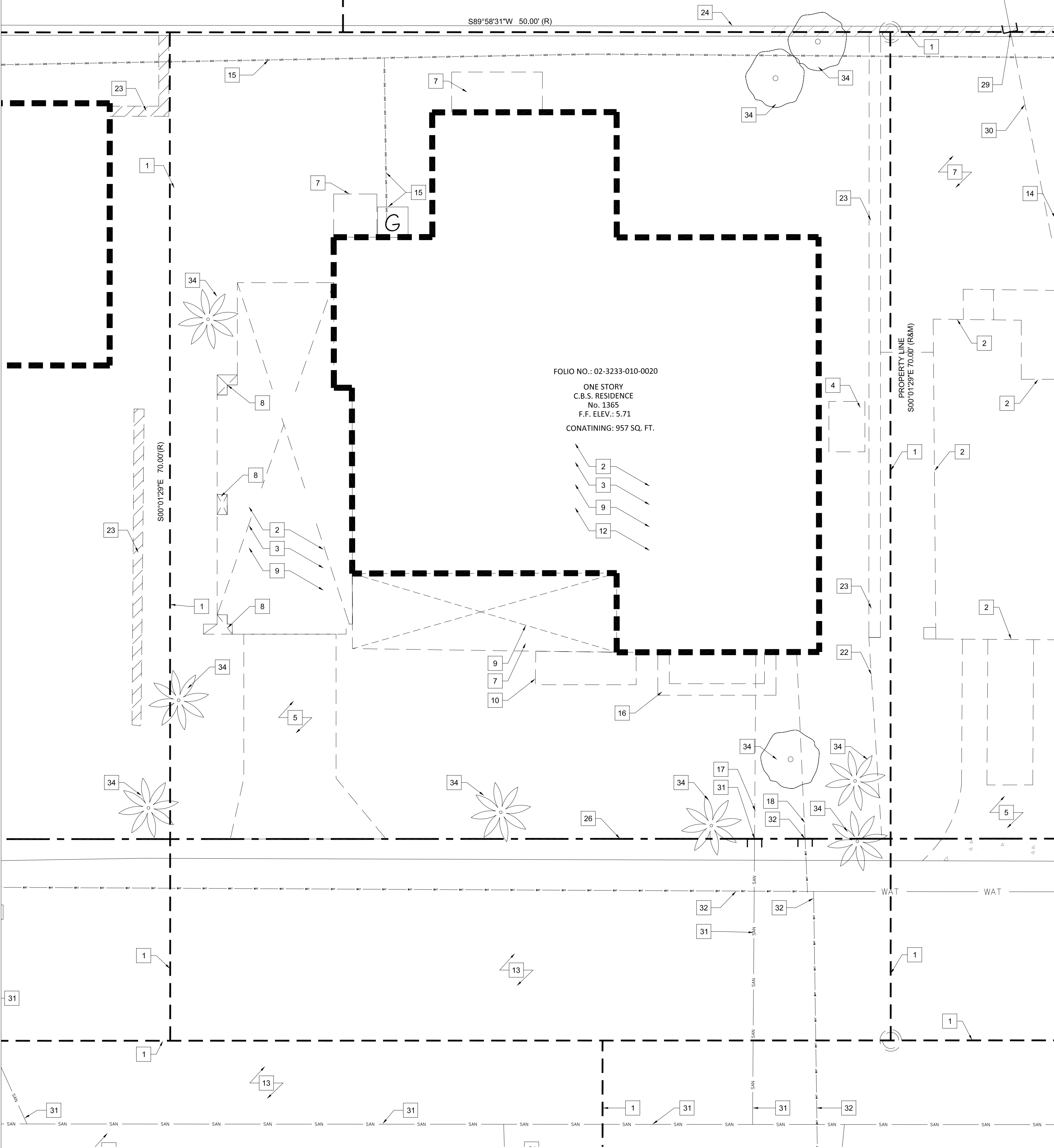


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CHECKED BY: JM
DATE: 2015.10.31

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 36. ALL STREET TREES ARE TO REMAIN AND PROTECTED DURING DEMOLITION WORK.
 37. SHUT OFF ALL EXISTING GAS SERVICE AND REMOVE GAS METER AND PIPING.
 38. REMOVE FOUNDATION IN ITS ENTIRETY.



LOT 1, No.1365 DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

----- EXISTING CONSTRUCTION TO BE REMOVED.

DEMOLITION KEY TAGS

- 1 PROPERTY LINE / DEMOLITION PERIMETER
- 2 REMOVE WALL IN ITS ENTIRETY
- 3 REMOVE EXISTING FLOOR SLAB, STRUCTURAL SUPPORTS AND FOUNDATIONS.
- 4 REMOVE A/C EQUIPMENT INCLUDING CONCRETE PAD IN ITS ENTIRETY.
- 5 REMOVE CONCRETE DRIVEWAY IN ITS ENTIRETY.
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LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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1365 MONAD

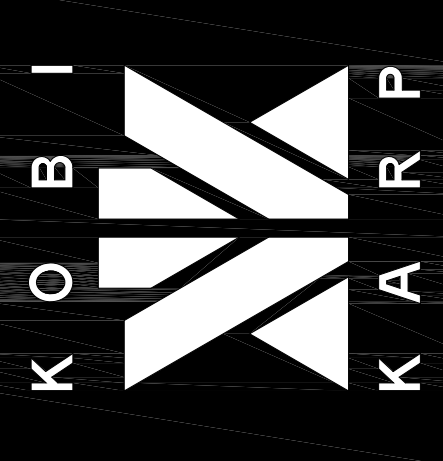
1365 MONAD TERRACE
MIAMI BEACH, FLORIDA. 33139

DEMOLITION PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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DRAWN BY: MB

CHECKED BY: JM

DATE: 2015.10.31

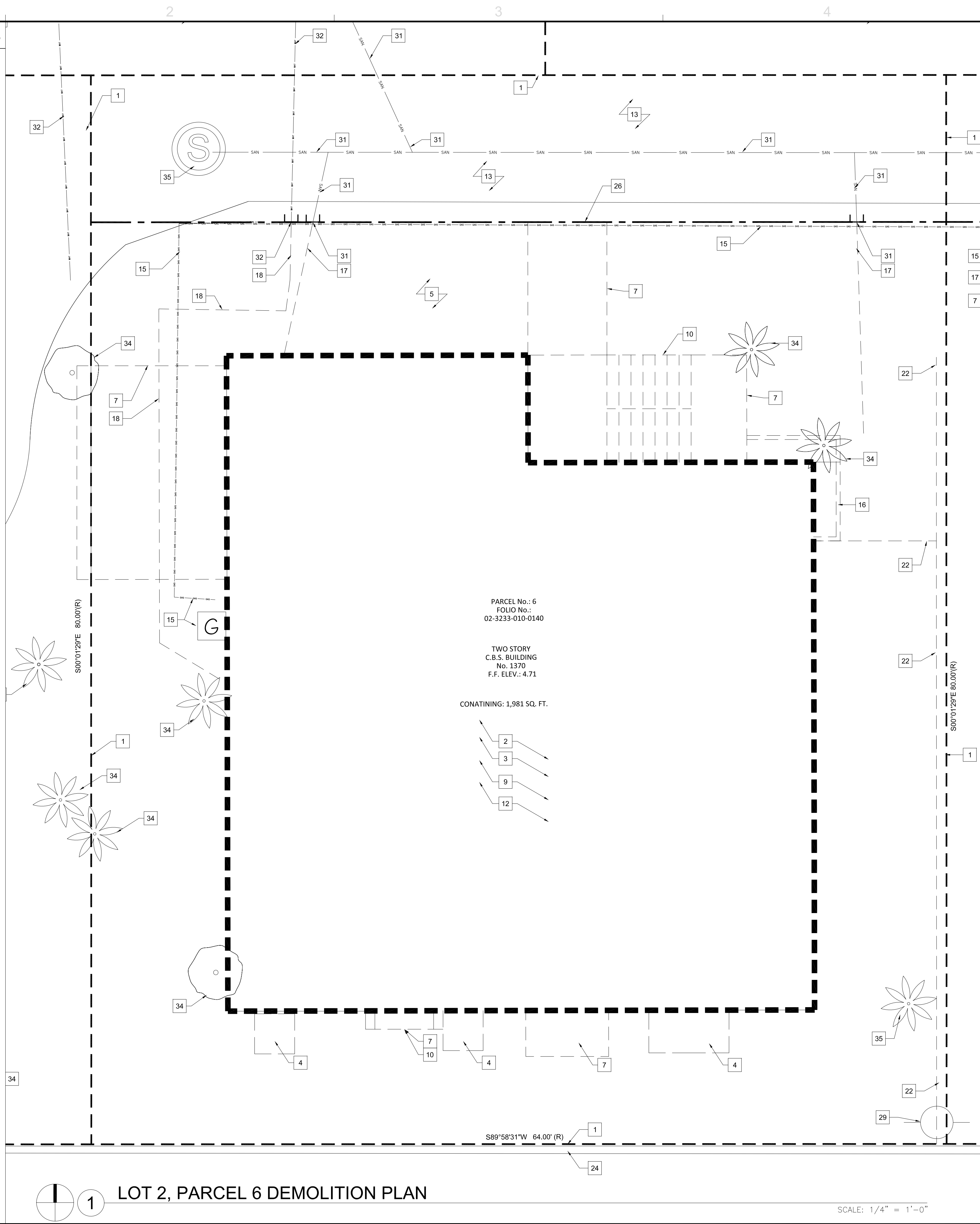
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2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, ORDINANCES AND OSHA REGULATIONS.
3. CONTRACTOR SHALL OBTAIN AND PAY ALL FEES FOR PERMITS AND INSPECTIONS AS REQUIRED BY CODE, APPLICABLE LAWS OR GOVERNING AGENCIES IN CONNECTION WITH DEMOLITION WORK, REMOVAL AND DISPOSAL OF DEBRIS, ASBESTOS, ETC.
4. CONTRACTOR SHALL IN ADVANCE OF BID TOUR THE ENTIRE PROJECT TO ASCERTAIN THE EXISTING CONDITIONS AND THE FULL SCOPE OF DEMOLITION WORK REQUIRED FOR A COMPLETE PROJECT. CONTRACTOR SHALL ASSURE HIMSELF THAT THE QUANTITIES OF WORK AS ILLUSTRATED IN THE CONTRACT DOCUMENTS ARE A TRUE AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK NECESSARY TO PROVIDE A COMPLETE PROJECT.
5. IF THE CONTRACTOR BELIEVES THAT THE SCOPE OF WORK IS NOT FULLY ILLUSTRATED IN THE CONTRACT DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CORRECTIONS HE DEEMS NECESSARY.
6. ANY WORK NOT SHOWN ON THE DRAWING OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
7. REQUEST FOR CHANGE ORDERS RELATED TO THE CONTRACTOR'S FAILURE TO COMPLY WITH THE ABOVE TERMS WILL NOT BE APPROVED. ANY ADDITIONAL EXPENSES SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. DEMOLITION CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN DEMOLISHING OR REMOVING ITEMS IN BUILDING.
9. EXISTING FINISHES AND OTHER MATERIALS (SUCH AS CONC. BULKHEAD) TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE DEMOLITION AND REMOVAL PROCESS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE AND NOT ALLOWED TO ACCUMULATE. PROTECT PATH OF TRAVEL OF RUBBISH DISPOSAL THROUGH THE BUILDING.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING DEMOLITION TO AVOID REMOVING EXISTING STRUCTURAL COLUMNS AND BEAMS WHICH MAY BE CONCEALED AND WHICH ARE TO REMAIN.
12. CARE SHALL BE GIVEN TO THE PROTECTION OF EXISTING UTILITY LINES DURING DEMOLITION.
13. MECHANICAL, ELECTRICAL, AND PLUMBING WORK (ALL LINES, CONDUITS, DUCTS, ETC.) ARE TO BE REMOVED IN ENTIRETY. ALL UNDERGROUND UTILITIES ARE TO BE CAPPED AT PROPERTY LINE.
14. DISCONNECT ELECTRIC CIRCUITS AT MAIN PANEL(S) SERVING AREAS TO BE DEMOLISHED. REMOVE ALL INTERIOR ELECTRIC LIGHT FIXTURES, SWITCHES, RECEPTACLES AND ALL WIRE RUNS/CONDUITS IN AND ABOVE ALL WALLS AND CEILINGS TO BE DEMOLISHED.
15. ANY UNDERGROUND STRUCTURES (SOAKAGE PITS, GREASE TRAPS, ETC.) ARE TO BE REMOVED IN ENTIRETY.

ALTERATION PROJECT PROCEDURES:

16. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEMS AS:
 - 16.1. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
 - 16.2. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT AND WIRING.
 - 16.3. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METAL AND DETERIORATED CONCRETE.
 - 16.4. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED.
17. ASSIGN THE WORK OF MOVING, REMOVAL, CUTTING AND PATCHING, TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER TO CAUSE LEAST DAMAGE TO EACH TYPE OF WORK, AND PROVIDE MEANS OF RETURNING TO APPEARANCE OF NEW WORK.
18. CUT FINISH SURFACES SUCH AS MASONRY, GYPSUM WALLBOARD, WALL COVERING, TILE, PLASTER OR METALS, BY METHODS TO TERMINATE SURFACES ON A STRAIGHT LINE AT A NATURAL POINT OF DIVISION. PROTECT FROM DAMAGE EXISTING FINISHES, EQUIPMENT, AND ADJACENT WORK WHICH IS SCHEDULED TO REMAIN.
20. CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OR STANDARDS OF WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION. CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND ANY NECESSARY TESTING, AND WORKMANSHIP BY USE OF THE EXISTING AS A SAMPLE OF COMPARISON.
21. G.C. SHALL DISCUSS W/ OWNER THE CORRECT WAY AND TIMES FOR BRINGING MATERIALS INTO THE SITE AND STORING. ALSO FOR THE PROPER PROCEDURES FOR DUMPSTER LOCATION AND TRASH REMOVAL AS TO COMPLY WITH CITY OF SURFSIDE CONSTRUCTION WORK TIMES AND DAYS ORDINANCE.
22. PERFORM CUTTING AND REMOVAL OF WORK IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
23. DEMOLITION SHALL COMPLY WITH ALL CODES AND REGULATIONS HAVING JURISDICTION ON SITE AND PROJECT.
24. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
25. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK BEFORE NEW WORK BEGINS. RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
26. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
27. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH IS NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
29. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
30. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
31. PROVIDE ALL DEMOLITION REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT DEMOLITION WORK IS SHOWN AND/OR CALLED OUT.
32. ANY WALL OR STRUCTURE OUTSIDE OF SUBJECT PROPERTY WHICH IS DAMAGED DUE TO THE DEMOLITION WORK, ARE TO BE REPAIRED TO THE EXISTING CONDITION PRIOR TO THE DEMOLITION WORK COMMENCING.
33. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
34. ALL EXISTING WELLS (IF ANY) FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR. AS PER RULE 400-3.531 F.A.C.
35. ALL TREES AND VEGETATION SHOWN ARE APPROXIMATE IN LOCATION AND QUANTITY. CONTRACTOR SHOULD VISIT SITE IN ORDER TO EVALUATE.
36. ALL STREET TREES ARE TO REMAIN AND PROTECTED DURING DEMOLITION WORK.
37. SHUT OFF ALL EXISTING GAS SERVICE AND REMOVE GAS METER AND PIPING.
38. REMOVE FOUNDATION IN ITS ENTIRETY.



LOT 2, PARCEL 6 DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

----- EXISTING CONSTRUCTION TO BE REMOVED.

DEMOLITION KEY TAGS

- 1 PROPERTY LINE / DEMOLITION PERIMETER
- 2 REMOVE WALL IN ITS ENTIRETY
- 3 REMOVE EXISTING FLOOR SLAB, STRUCTURAL SUPPORTS AND FOUNDATIONS.
- 4 REMOVE A/C EQUIPMENT INCLUDING CONCRETE PAD IN ITS ENTIRETY.
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- 8 REMOVE COLUMNS IN THEIR ENTIRETY.
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- 10 REMOVE STAIRS, RAIL AND LANDINGS IN THEIR ENTIRETY.
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LOCATION PLAN

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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1370 MONAD
1370 MONAD TERRACE
MIAMI BEACH, FLORIDA. 33139

DEMOLITION PLAN

KOB KARP
Lic. # AR0012578

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

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Miami, Florida 33137
Tel: 305.573.3765
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WWW.KOBKARP.COM

KOB KARP

DRAWN BY: MB
CHECKED BY: JM
DATE: 2015.10.31

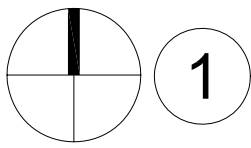
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GENERAL DEMOLITION NOTES

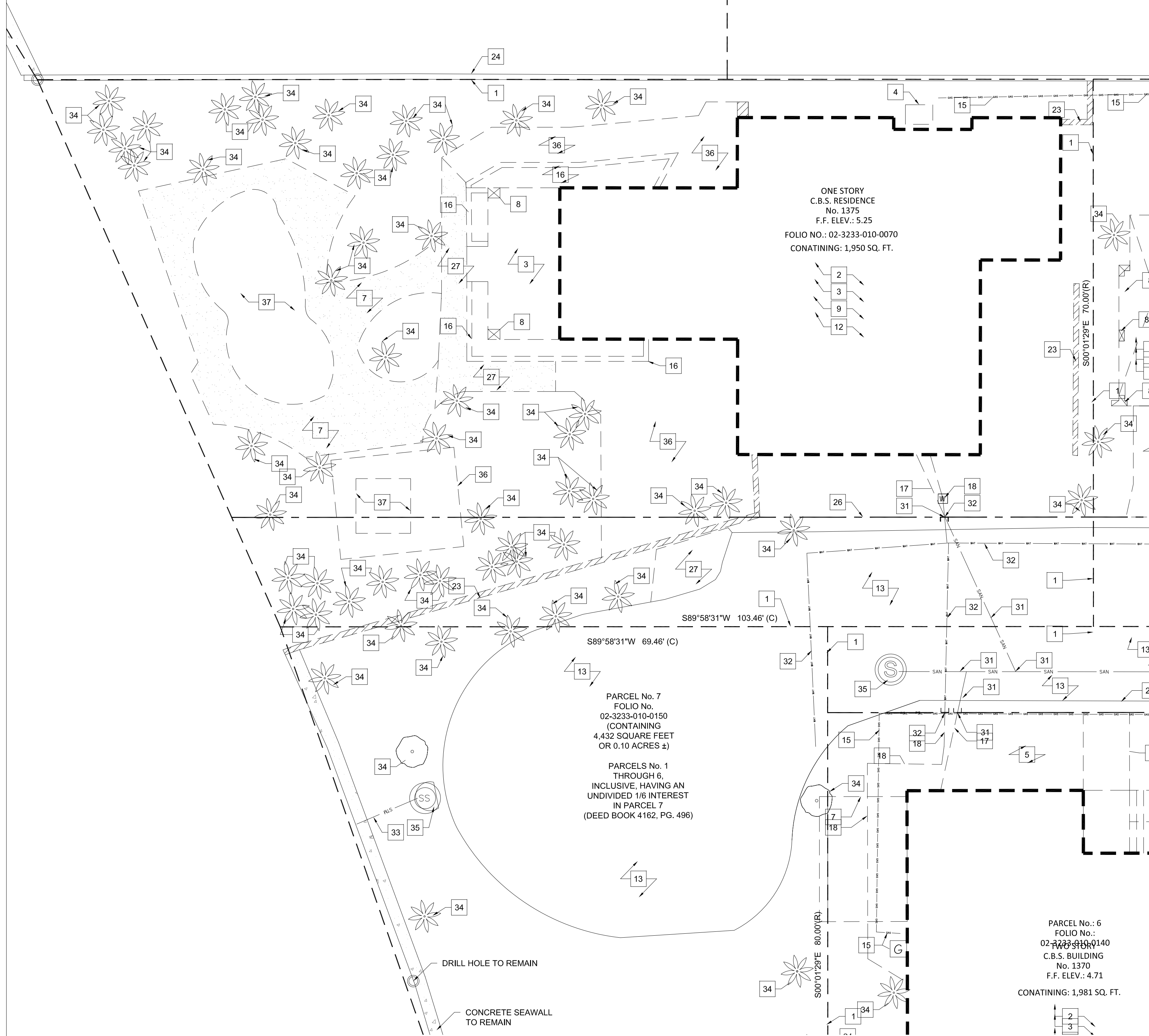
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38. REMOVE FOUNDATION IN ITS ENTIRETY



LOT 1, No.1375 DEMOLITION PLAN



DEMOLITION LEGEND

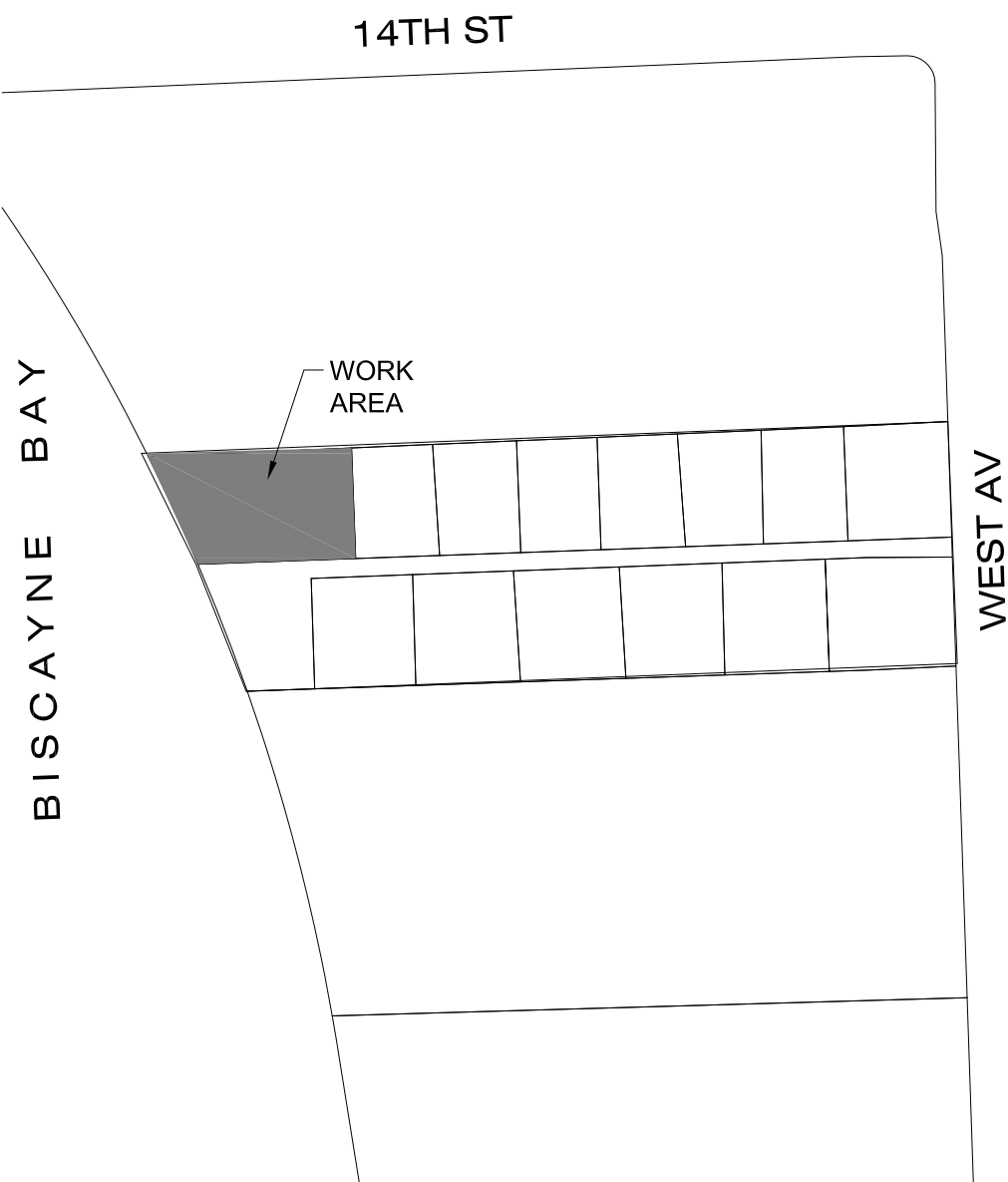
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DEMOLITION KEY TAGS

- 1 PROPERTY LINE / DEMOLITION PERIMETER
- 2 REMOVE WALL IN ITS ENTIRETY
- 3 REMOVE EXISTING FLOOR SLAB, STRUCTURAL SUPPORTS AND FOUNDATIONS.
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- 23 REMOVE EXISTING LOW WALL IN ITS ENTIRETY.
- 24 EXISTING LOW WALL TO REMAIN.
- 25 REMOVE LIGHTING POLES IN ITS ENTIRETY INCLUDING WIRING.
- 26 EXISTING 14' CITY EASEMENT TO REMAIN.
- 27 REMOVE EXISTING PAVERS OR CONCRETE WALKWAY.
- 28 REMOVE EXISTING PLASTER DECK ON ITS ENTIRETY.
- 29 EXISTING FPL POST TO REMAIN. LINE TO BE CAPPED AT PROPERTY LINE.
- 30 EXISTING ELECTRICAL LINES, CONDUITS, ETC. SHALL BE CAPPED AT PROPERTY LINE.
- 31 EXISTING UTILITY SANITARY SEWER TO REMAIN AT EASTMENT.
- 32 EXISTING UTILITY WATER TO REMAIN AT EASTMENT.
- 33 STORM DRAIN & CONNECTION LINE TO REMAIN
- 34 EXISTING TREE TO REMAIN - PROVIDE PROTECTION DURING DEMOLITION
- 35 EXISTING MANHOLE TO REMAIN
- 36 REMOVE EXISTING WOOD COMPONENT IN ITS ENTIRETY
- 37 REMOVE EXISTING POOL/JACUZZI/SPA STRUCTURE AND EQUIPMENT IN ITS ENTIRETY.
- 38 REMOVE UTILITY/SANITARY CLEAN OUT
- 39 OVERHEAD UTILITY WIRE TO REMAIN
- 40 EXISTING TRAFFIC SIGNAL TO REMAIN

NOTES:

1. NO REMOVAL OF TREES PROPOSED
2. TURF/GRASS AREAS TO REMAIN



LOCATION PLAN

SCALE: 1/8" = 1'-0"

SCALE: N.T.S.

REVISIONS / SUBMISSIONS

B.D.C. 2015-12-14

1519

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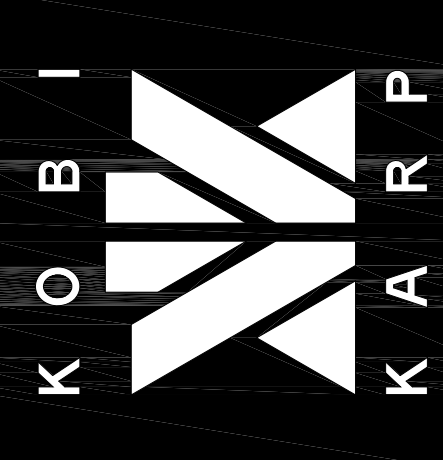
DEMOLITION PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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