



DEMOLITION NOTES

NOTE: ANY INTERIOR WALL OR PARTITION THAT APPEARS TO BE STRUCTURAL (ROOF SUPPORTING) DO NOT REMOVE WITHOUT CONSULTING ARCHITECT.

1

REMOVE INTERIOR PARTITION, COMPLETE WITH ALL FRAMING AND ANCHORS. LEAVE ADJACENT SURFACES READY TO RECEIVE THE NEW WORK.

2

REMOVE WOOD SWING DOOR AND FRAME, COMPLETE WITH ALL BLOCKING, ANCHORS AND HARDWARE. LEAVE OPENING READY TO RECEIVE THE NEW WORK.

3

DEMOLISH BATHROOM: REMOVE ALL PLUMBING FIXTURES, HARDWARE, TILE FINISH, SHOWER PAN, AND OTHER APPURTENANCES, COMPLETE, REPAIR ANY DAMAGE TO EXISTING SLAB AND PREPARE ADJACENT SURFACES TO RECEIVE THE NEW WORK. CAP ANY UTILITIES NOT TO BE REUSED, CONCEALED WITHIN WALL OR BELOW SLAB.

4

DEMOLISH KITCHEN: REMOVE ALL EXISTING CABINETS, COUNTERS, APPLIANCES, AND EQUIPMENT, COMPLETE. REMOVE ALL ANCHORS, FRAMING, AND FINISHES NECESSARY TO ACCOMMODATE THE NEW CONSTRUCTION. CAP ALL UTILITIES NOT TO BE REUSED, CONCEALED. LEAVE SURFACES READY TO RECEIVE THE NEW WORK.

5

REMOVE EXISTING SHELVING AND/OR BUILT-IN CABINETS, COMPLETE.

6

SAW-CUT NEW OPENING IN EXISTING C.M.U. WALL REMOVE BLOCK, COMPLETE, AND PREPARE OPENING TO RECEIVE NEW DOOR OR WINDOW.

7

REMOVE WINDOW AND FRAME, COMPLETE WITH ALL BLOCKING, ANCHORS AND HARDWARE. LEAVE OPENING READY TO RECEIVE THE NEW WORK.

8

REMOVE C.M.U. WALL, COMPLETE WITH FOUNDATION AND ANCHORS. LEAVE ADJACENT SURFACES READY TO RECEIVE THE NEW WORK.

9

REMOVE ALL EQUIPMENT, HARDWARE, PIPES AND OTHER APPURTENANCES. REMOVE EXISTING SLAB AND PREPARE ADJACENT SURFACES TO RECEIVE THE NEW WORK. CAP ANY UTILITIES NOT TO BE REUSED, CONCEALED WITHIN WALL OR BELOW SLAB.

10

REMOVE SCREEN ENCLOSURE WALL AND FRAME, COMPLETE WITH ALL BLOCKING, ANCHORS AND HARDWARE. LEAVE OPENING READY TO RECEIVE THE NEW WORK.

11

REMOVE WOOD COLUMNS AND FRAME, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE OPENING READY TO RECEIVE THE NEW WORK.

12

REMOVE WOOD STAIRS AND RAILING, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.

13

REMOVE EXISTING FIREPLACE, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.

14

REMOVE EXISTING ROOF, COMPLETE WITH ALL WOOD OR CONCRETE MEMBERS, BLOCKING AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.

15

REMOVE EXISTING BALCONY, RAILING AND BRACKETS, COMPLETE WITH ALL BLOCKING, AND ANCHORS. LEAVE AREA READY TO RECEIVE THE NEW WORK.

* EXISTING DECORATIVE WOOD COLUMNS TO BE PRESERVED. CONTRACTOR MUST USE THEM AS A TEMPLATE FOR THE RECREATION OF DECORATIVE WOOD COLUMNS AND WOOD BEAM AT NEW LOCATION.

* PRESERVE EXISTING MANTLE TO BE REUSED AFTER RAISING EXISTING FLOOR SLAB.

* PRESERVE EXISTING STONE PROFILES, BRACKETS AND METAL RAILING TO BE USED AS A TEMPLATE FOR THE RECREATION OF BALCONY AT NEW LOCATION.

GENERAL DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

2. G.C. IS RESPONSIBLE FOR THE STORAGE AND DISPOSAL OF DEBRIS CAUSED BY ANY DEMOLITION REQUIRED BY THIS JOB.

3. G.C. IS RESPONSIBLE FOR PROVIDING BARRICADES TO STOP ANY PEDESTRIAN TRAFFIC AT THE AREA FOR CONSTRUCTION.

4. IN THE EVENT THAT ANY DISCREPANCIES ARE FOUND DURING THE DEMOLITION STAGE, THE G.C. IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

5. ALL ELECTRICAL OUTLETS, FIXTURES AND EQUIPMENT THAT IS REMOVED SHALL HAVE ALL WIRES PULL BACK ALL THE WAY TO THE POINT OF ORIGIN.

6. ALL ABANDONED PLUMBING PIPES BELOW SLAB AND INSIDE WALLS SHALL BE CAPPED OFF.

8. G.C. IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY GAS LINES, OR FUEL STORAGE TANKS FOUND IN THE PATH OF CONSTRUCTION PRIOR TO REMOVAL.

8. G.C. SHALL KEEP THE JOB SITE CLEAN AND CLEAR OF ANY DEBRIS THAT MAY OCCUR DUE TO THE SCOPE OF WORK.

9. G.C. IS RESPONSIBLE FOR PATCHING UP ANY AREAS DAMAGED DUE TO THE DEMOLITION OR CONSTRUCTION OF THIS PROJECT.

10. G.C. IS RESPONSIBLE FOR PROVIDING AN ASBESTOS REPORT PRIOR TO THE REMOVAL OF ANY MATERIALS.

11. G.C. SHALL DISCONNECT ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.

GENERAL DEMOLITION NOTES

PRUNING (TO BE OBSERVED PRIOR TO, DURING AND AFTER CONSTRUCTION).

1. THERE SHALL BE NO DAMAGE, WOUNDING OR OTHER TYPES OF PHYSICAL INJURY MADE TO THE TREE TRUNK, BUTTRESS ROOTS, SURFACE ROOTS, LIMBS, BRANCHES OR OTHER EXPOSED PARTS OF THE TREE.

2. PRIOR TO CONSTRUCTION ACTIVITIES, THE TREE SHALL BE PRUNED FOLLOWING THE GUIDELINES IN THE MOST RECENT EDITION (2008) OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 DOCUMENT. ONLY THE PART OF THE TREE ON APPLICANT'S PROPERTY SHALL BE PRUNED.

3. THE PRUNING METHOD TO BE PERFORMED ON THE TREE SHALL INCLUDE CROWN CLEANING AND CROWN RAISING, AS DEFINED IN THE ANSI A-300 DOCUMENT.

4. THE CROWN SHALL BE CLEANED TO REMOVE ONE OR MORE OF THE FOLLOWING NON-BENEFICIAL PARTS: DEAD, DISEASED, AND/ OR BROKEN BRANCHES; MINIMUM BRANCH SIZE TO BE REMOVED SHALL BE ONE (1) INCH.

5. THE CROWN SHALL BE RAISED TO "PROVIDE VERTICAL CLEARANCE": THE HEIGHT TO WHICH THE CROWN SHALL BE RAISED SHALL BE APPROXIMATELY 30 FEET FROM GRADE. MINIMUM BRANCH SIZE TO BE REMOVED SHALL BE ONE INCH. EXISTING LIMBS AND BRANCHES WHICH HAVE PREVIOUSLY BE PRUNED SHALL BE REMOVED BACK TO PARENT LIMBS OR SUITABLE LATERAL BRANCHES. EPICORMIC SHOOT GROWTH (SUCKERS) EMANATING FROM BEHIND THE OLD CUTS SHALL BE REMOVED.

6. SCAFFOLDING LIMBS HIGHER THAN 30 FEET ABOVE GRADE SHALL NOT BE PRUNED OR REMOVED.

7. NOT MORE THAN 25% OF THE TREES LIVE FOLIAGE SHALL BE REMOVED DURING THE PRUNING OPERATION.

8. THE LIVE CROWN RATIO (CROWN HEIGHT RELATIVE TO OVERALL PLANT HEIGHT) SHALL NOT BE REDUCE TO LESS THAN 50%.

GENERAL DEMOLITION NOTES

1. CONSTRUCTION STAGING SHALL BE DONE IN THE FRONT OF SOUTH OF THE EXISTING GARAGE.

2. ANY CRANES WILL BE OPERATED FROM THE SOUTH SIDE OF THE GARAGE WHERE THE OPEN DRIVEWAY PROVIDES AMPLE SPACE.

3. THE SCAFFOLDING THAT WILL BE USED TO CONSTRUCT THE BLOCK WALLS AND TO INSTALL THE TRUSSES WILL BE ERECTED FROM WITHIN THE STRUCTURE.

4. DURING CONSTRUCTION, THE BOOM WILL COME FROM THE SOUTH SIDE AND WILL NOT EXTEND OVER OR INTO THE TREE.

5. THE AREA LOCATED BETWEEN THE EXISTING GARAGE AND THE PROPERTY LINE SHALL BE KEPT FREE OF HEAVY EQUIPMENT OPERATION, STORAGE OF MATERIALS, DUMPING, OR OTHER CONSTRUCTION ACTIVITIES WHICH COULD CAUSE DAMAGE TO THE TREE. THERE SHALL BE NO GRADE CHANGES, BUILDING, SCARPING OR ANY TYPE OF SOIL DISTURBANCE WITHIN THIS AREA.

The diagram is a detailed first-floor demolition plan of an existing two-story residence. It shows the layout of various rooms including an existing living room, dining room, kitchen, three bedrooms, three bathrooms, three walk-in closets (WIC #1, #2, #3), a gallery, a family room, a covered entry, and a three-car garage. The plan also indicates the location of existing A/C units and a staff area. The scope of work is defined as demolishing the existing two-story residence and replicating it with identical architectural elements while meeting new FEMA flood level requirements. A demolition wall legend identifies the existing building to be demolished. The plan includes numerous callouts (1-15) corresponding to the demolition notes. A north arrow and scale of 1/4" = 1'-0" are provided. The plan also shows the existing staff area and the location of the new residence for MS. Delphine Dray.

date	05-01-2017	revisions	
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project no.			

sheet no.

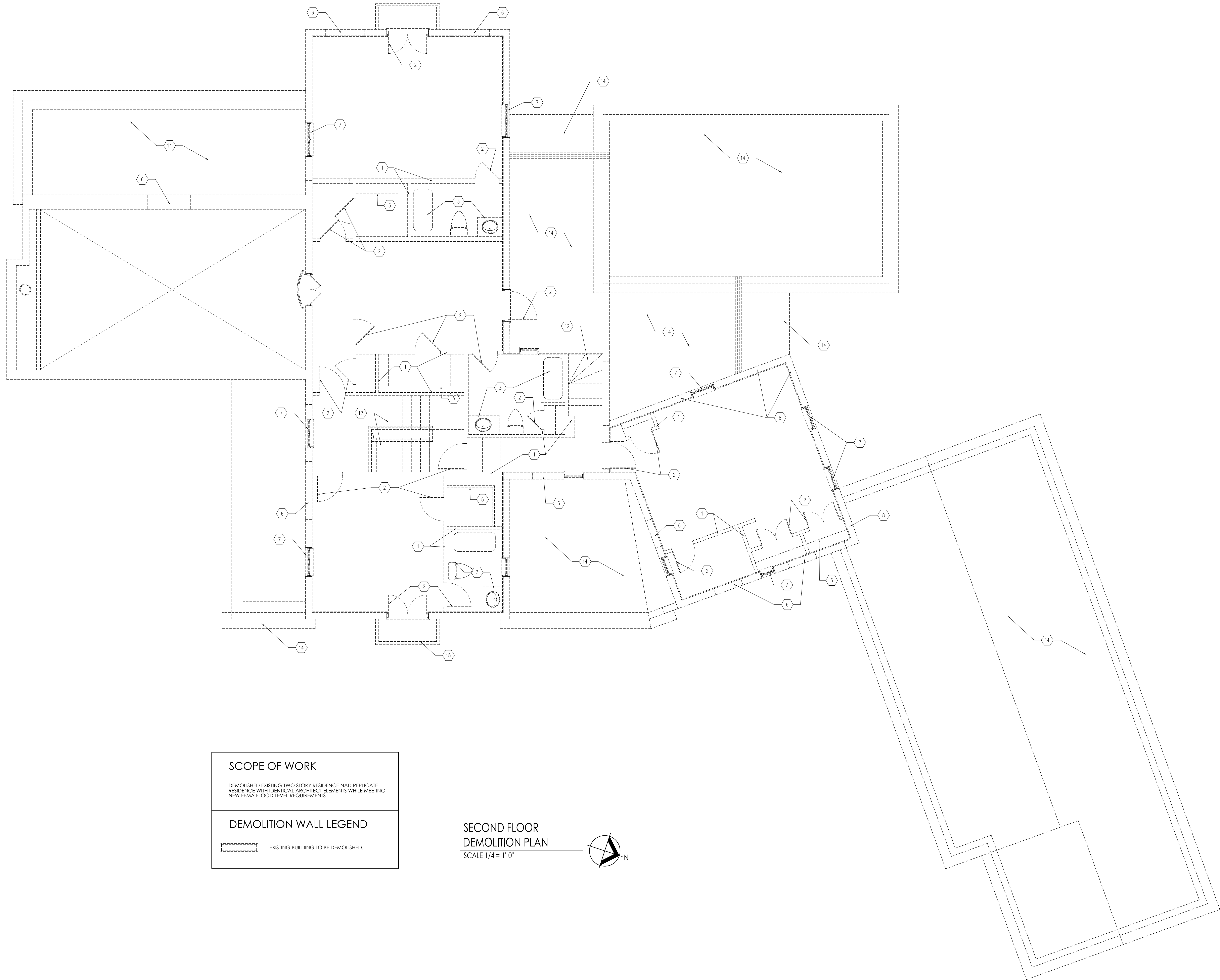
D-1

11 of 12

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NEW RESIDENCE FOR:
MS. DELPHINE DRAY
2740 NORTH BAY ROAD
MIAMI BEACH, FLORIDA



date	05-01-2017	revisions	
issued			
drawn			
checked	RP		
project no.	1716		

sheet no.

D-2

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NEW RESIDENCE FOR:
MS. DELPHINE DRAY
2740 NORTH BAY ROAD
MIAMI BEACH, FLORIDA

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EXISTING TREES - DISPOSITION CHART

Tree #	Botanical Name	Common Name	Caliper - DBH	Height	Canopy	Disposition	Comments
1	Cocos Nudifera	Coconut Palm	14"	35'	18'	YES	-
2	Cocos Nudifera	Coconut Palm	15"	33'	18'	YES	-
3	Strelitzia reginae	White Bird of Paradise	3.8"	22'	12'	YES	-
4	Strelitzia reginae	White Bird of Paradise	3.8"	22'	12'	YES	-
5	Strelitzia reginae	White Bird of Paradise	4.2"	22'	12'	YES	-
6	Cocos Nudifera	Coconut Palm	11"	25'	18'	YES	-
7	Cocos Nudifera	Coconut Palm	11"	25'	18'	YES	-
8	Cocos Nudifera	Coconut Palm	14"	20'	18'	YES	-
9	Cocos Nudifera	Coconut Palm	10"	18'	18'	YES	-
10	Cocos Nudifera	Coconut Palm	12"	30'	18'	YES	-
11	Verticordia Montanensis	Monterey Palm	3.8"	25'	12'	YES	-
12	Verticordia Montanensis	Monterey Palm	3.8"	25'	12'	YES	-
13	Verticordia Montanensis	Monterey Palm	2.8"	25'	12'	YES	-
14	Roystonia Elata	Royal Palm	16"	45'	18'	YES	-
15	Roystonia Elata	Royal Palm	16"	45'	18'	YES	-
16	Roystonia Elata	Royal Palm	16"	45'	18'	YES	-
17	Roystonia Elata	Royal Palm	16"	45'	18'	YES	-
18	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
19	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
20	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
21	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
22	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
23	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
24	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
25	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
26	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
27	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
28	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
29	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
30	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
31	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
32	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
33	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
34	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
35	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
36	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
37	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
38	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
39	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
40	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
41	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
42	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
43	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
44	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
45	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
46	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
47	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
48	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
49	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
50	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
51	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
52	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
53	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
54	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
55	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
56	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
57	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
58	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
59	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
60	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
61	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
62	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
63	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
64	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
65	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
66	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
67	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
68	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
69	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
70	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
71	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
72	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
73	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-
74	Psychopogon Elegans	Solitaire Palm	2.8"	0.8'	12'	YES	-

EXISTING TREES - NOTES

NOTE A. REMOVAL OF TREE #38 CANOPY TO BE PERFORMED BY A CERTIFIED ARBORIST AS PER DETAILED AND ANSI CODES AND REGULATIONS.

NOTE B. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES REMAINING IN THE SITE.

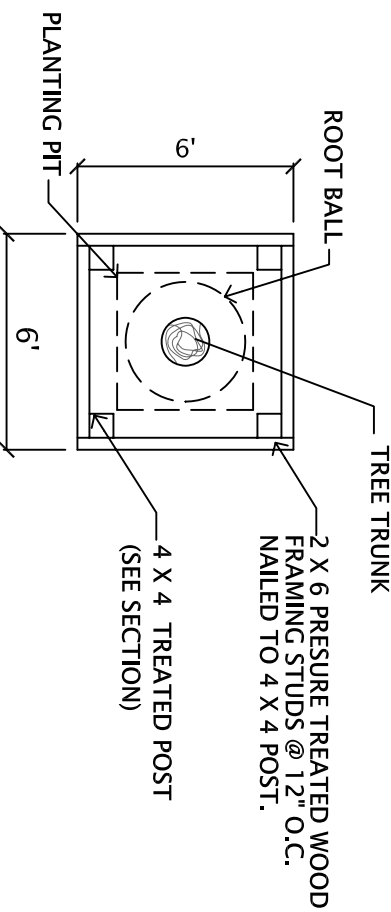
NOTE C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TREE BARRIERS IN PLACE IN ALL TREES WHICH ARE RELOCATED AND THOSE WHICH ARE TO REMAIN.

NOTE D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUBCONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES/TREES.

ALL REMOVALS TO BE DONE IN ACCORDANCE WITH THE FOLLOWING: 811

KNOW WHAT'S BELOW.

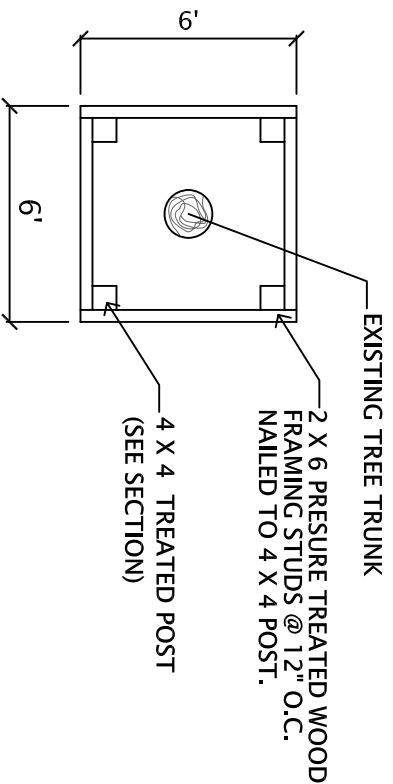
- SYMBOLS:
- ① TRE - TO REMAIN
 - ② REL - TO BE RELOCATED
 - ③ TR - TO BE REMOVED
 - ④ NLO - NEW LOCATION OF RELOCATED



EXISTING TO RELOCATE - TREE BARRIER DETAIL - PLAN VIEW DETAIL

Tree protection during construction.

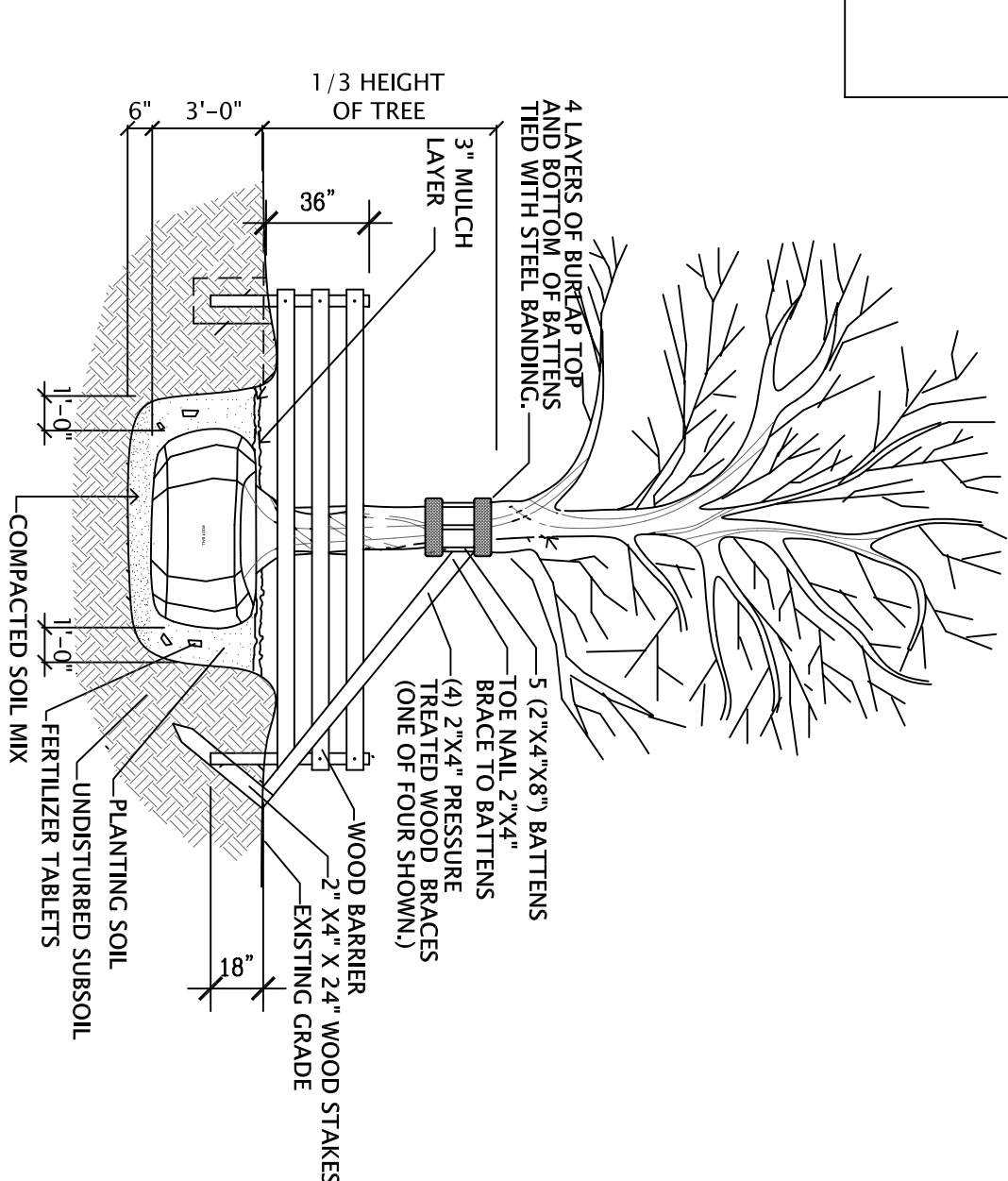
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EXISTING TREE BARRIER DETAIL - PLAN VIEW DETAIL

Tree protection during construction.

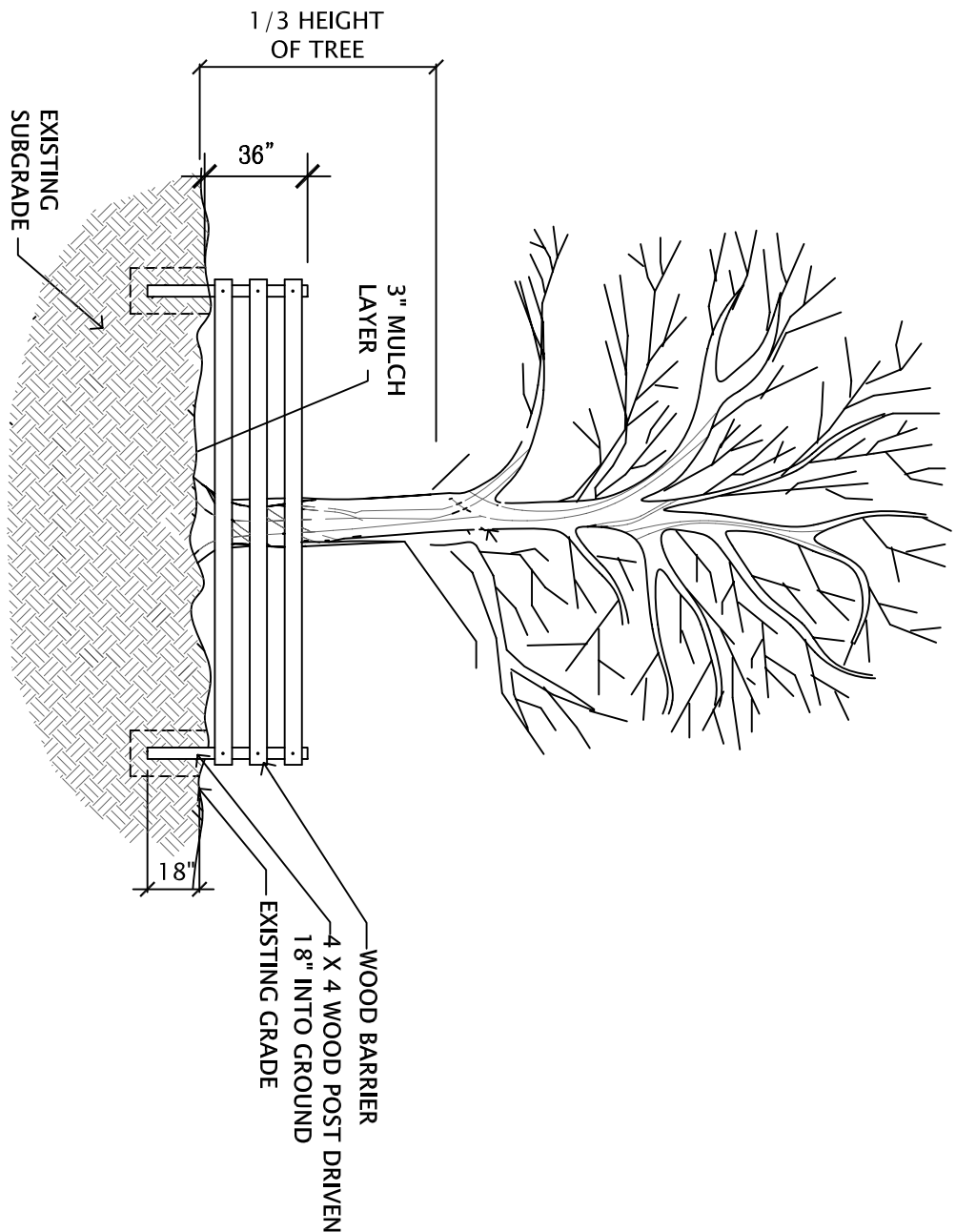
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EXISTING TO RELOCATE - TREE BARRIER DETAIL - SECTION

To protect tree during construction.

N.T.S.



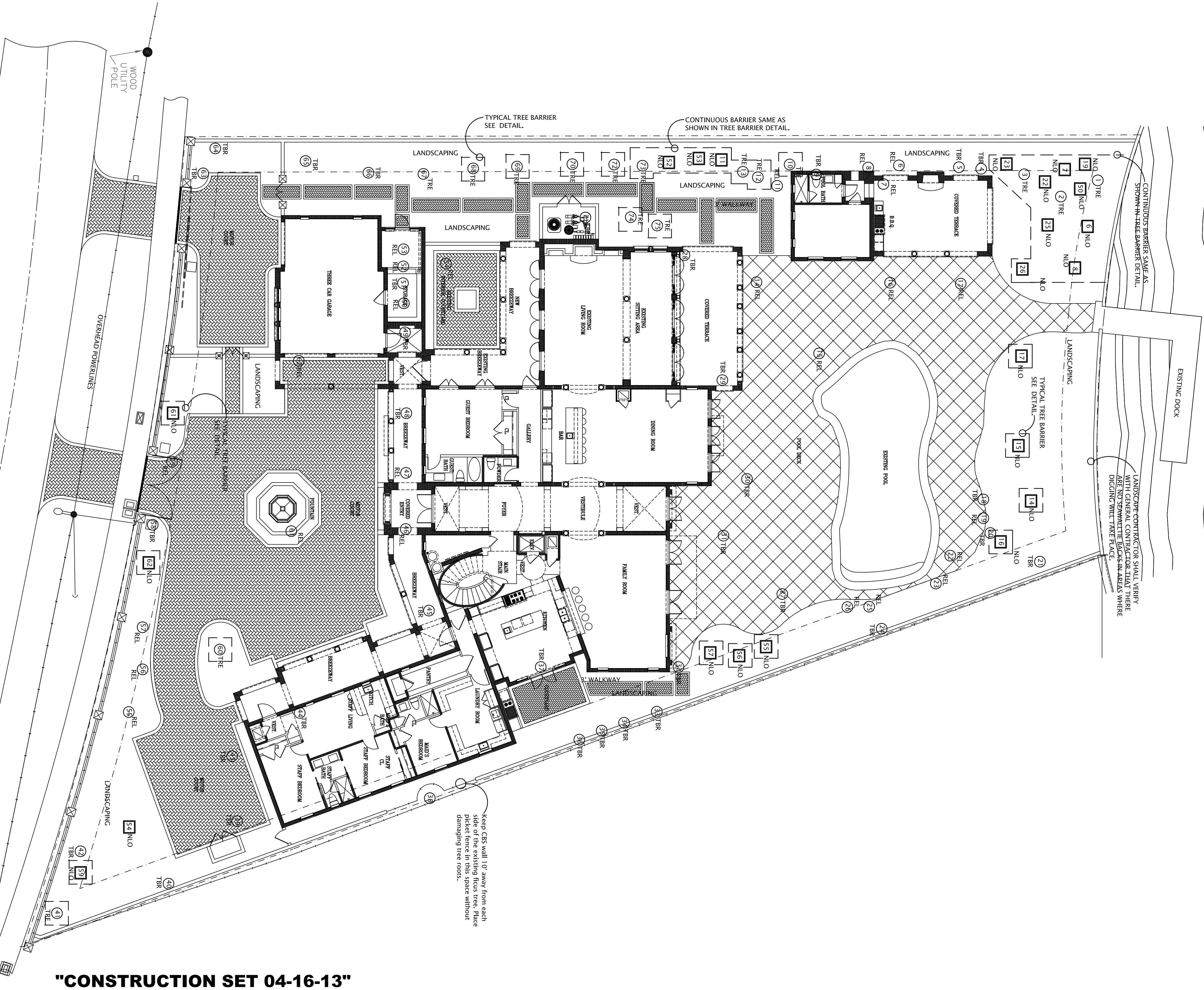
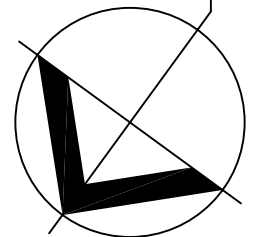
EXISTING TREE BARRIER DETAIL - SECTION

To protect tree during construction.

N.T.S.

EXISTING TREE DISPOSITION PLAN

Scale : 3/32" = 1'-0"



"CONSTRUCTION SET 04-16-13"

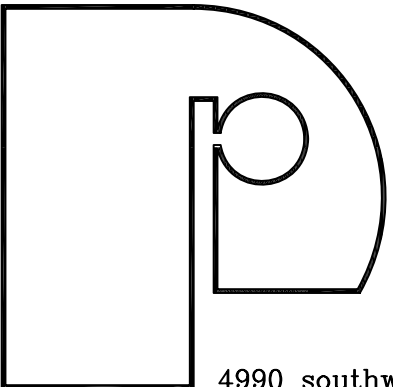
NEW RESIDENCE FOR:

Ms. DELPHINE DRAY

2740 NORTH BAY ROAD

MIAMI BEACH, FLORIDA

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date 04.5.2011 revisions

issued

drawn oc

checked oc

project no. 10MB

sheet no.

L-1.0

Orlando Comas A.S.L.A.

LANDSCAPE ARCHITECT

7428 SW 48 ST, SUITE 8, Miami, Florida 33144

e-mail: orlando@orlandocomas.com

LANDSCAPE NOIES

[illegible]

23. Where arrows are shown

[illegible]

26. Landscape Contractor shall verify, if due to architectural reasons or site conditions, if the dimensions of any existing landscape feature are not in accordance with the minimum dimensions specified in the plan. Plans need to be planned in no less than a clear foot by 60 opening, preferably more. It shall be the Landscape Contractor's responsibility to verify this before bringing the plants to the site. Another example is the minimum tree well width dimensions in parking lot slabs, exclusion of concrete curbs. Landscape contractor shall inform Owner and Landscape Architect if this is not the case condition.

27. Landscape Contractor shall provide Landscape Architects with several samples of River Rocks so they can select one to be used where specified in the plan.

[illegible]

Scale : 3/32" = 1'-0"

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CO
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awn
ecke
niec

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