



16



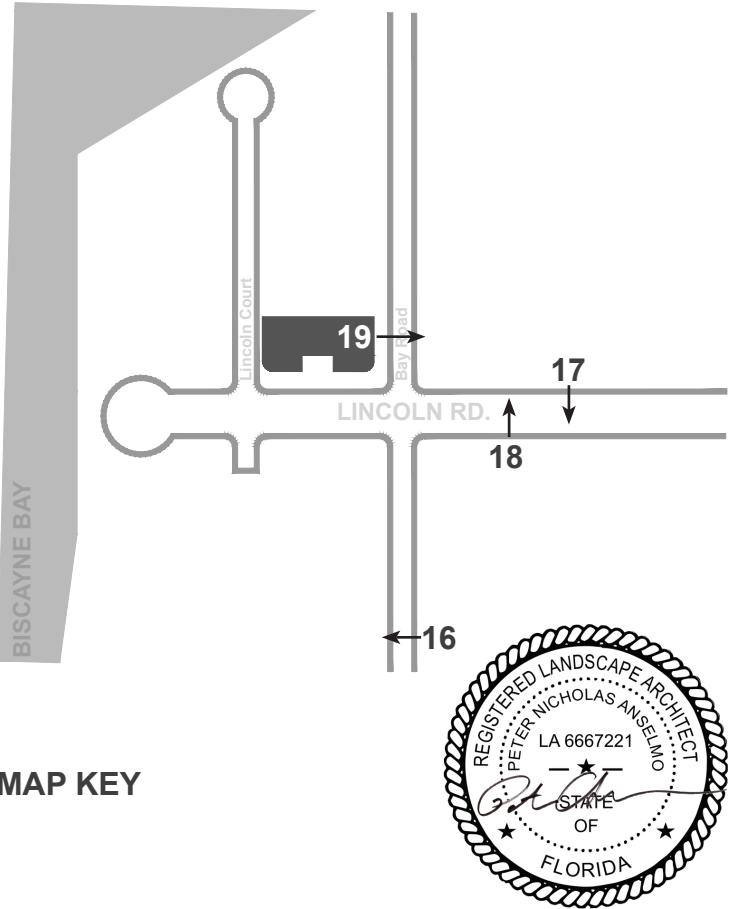
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MAP KEY





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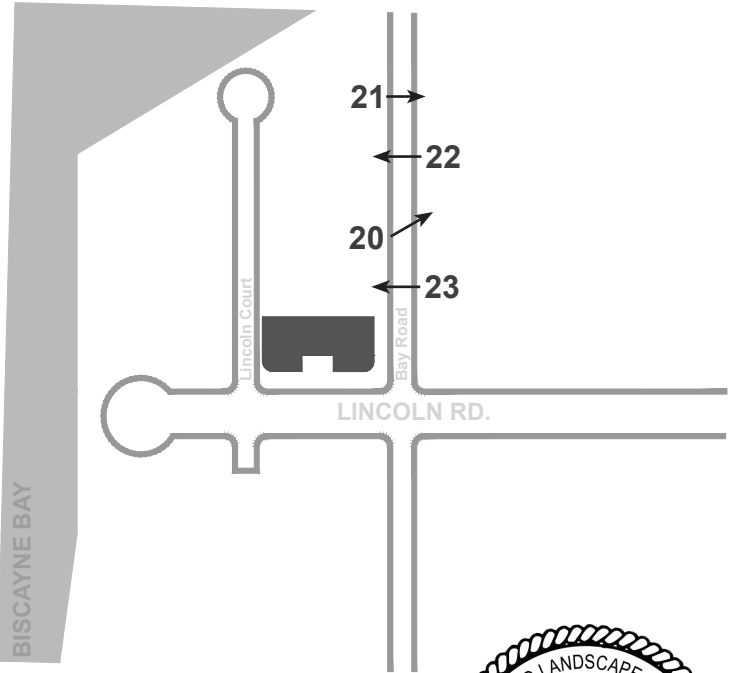
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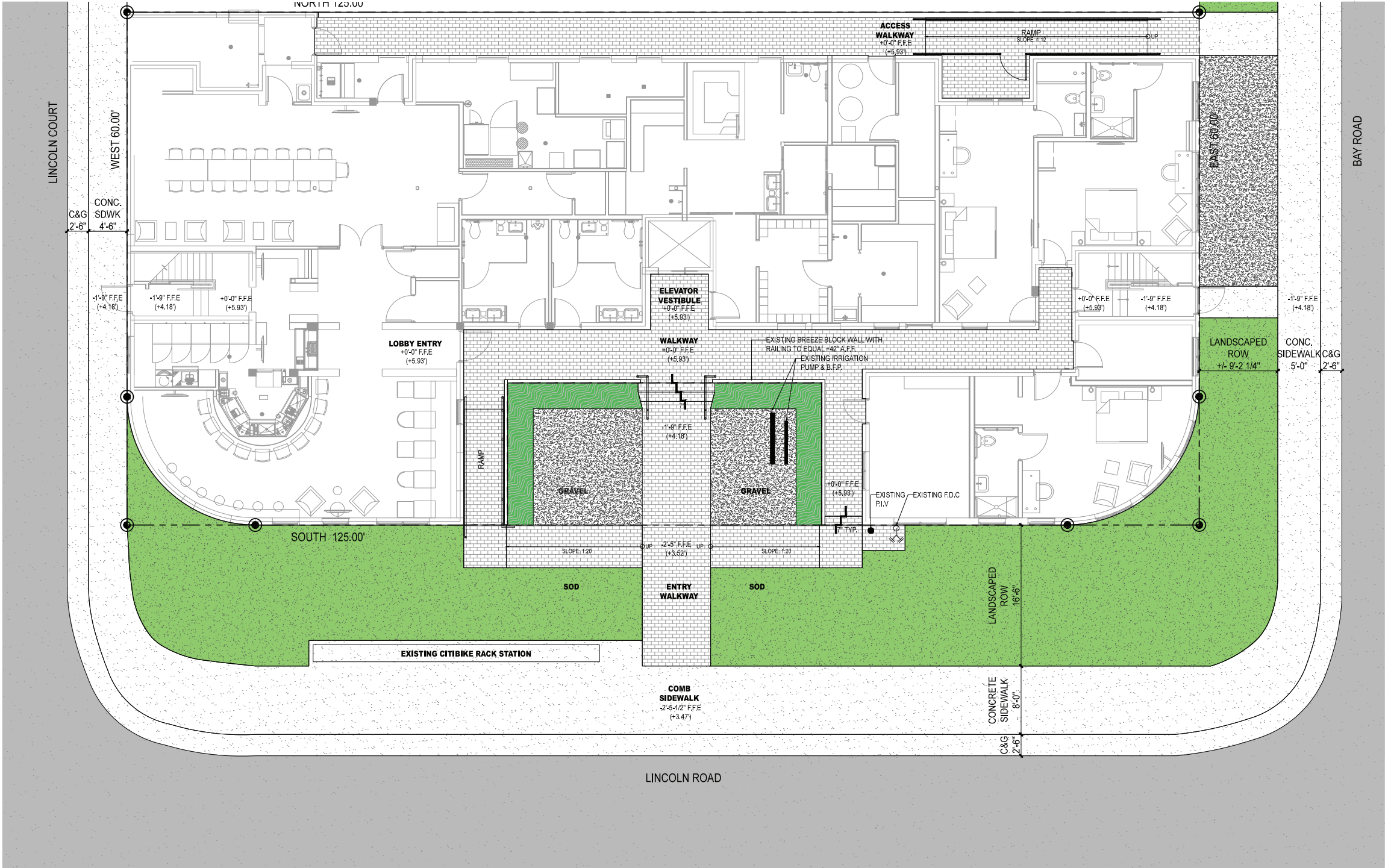
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MAP KEY





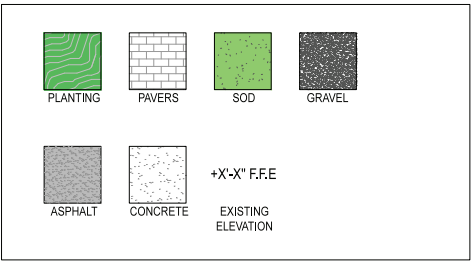


1 AS BUILT  
3/16" = 1'-0"



TO THE BEST OF OUR KNOWLEDGE,  
THESE PLANS COMPLY WITH ALL  
APPLICABLE BUILDING AND ZONING CODES

GRAPHIC LEGEND



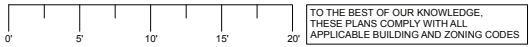
GENERAL ABBREVIATIONS

TW	TOP OF WALL	CONC	CONCRETE
TPW	TOP OF PLANTER WALL	LA	LANDSCAPE ARCHITECT
TB	TOP OF BENCH	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AEF	ABOVE FINISH FLOOR	ENG	ENGINEER
PL	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
M	MONUMENT LINE	EXST	EXISTING
CL	CENTER LINE	HSCP	HARDSCAPE
ML	MATCH LINE	LSCP	LANDSCAPE
EL	ENLARGED PLAN	PLNT	PLANTING
OA	OVERALL PLAN	C&G	CURB & GUTTER (SEE TO CIVIL ENG. DWGS.)

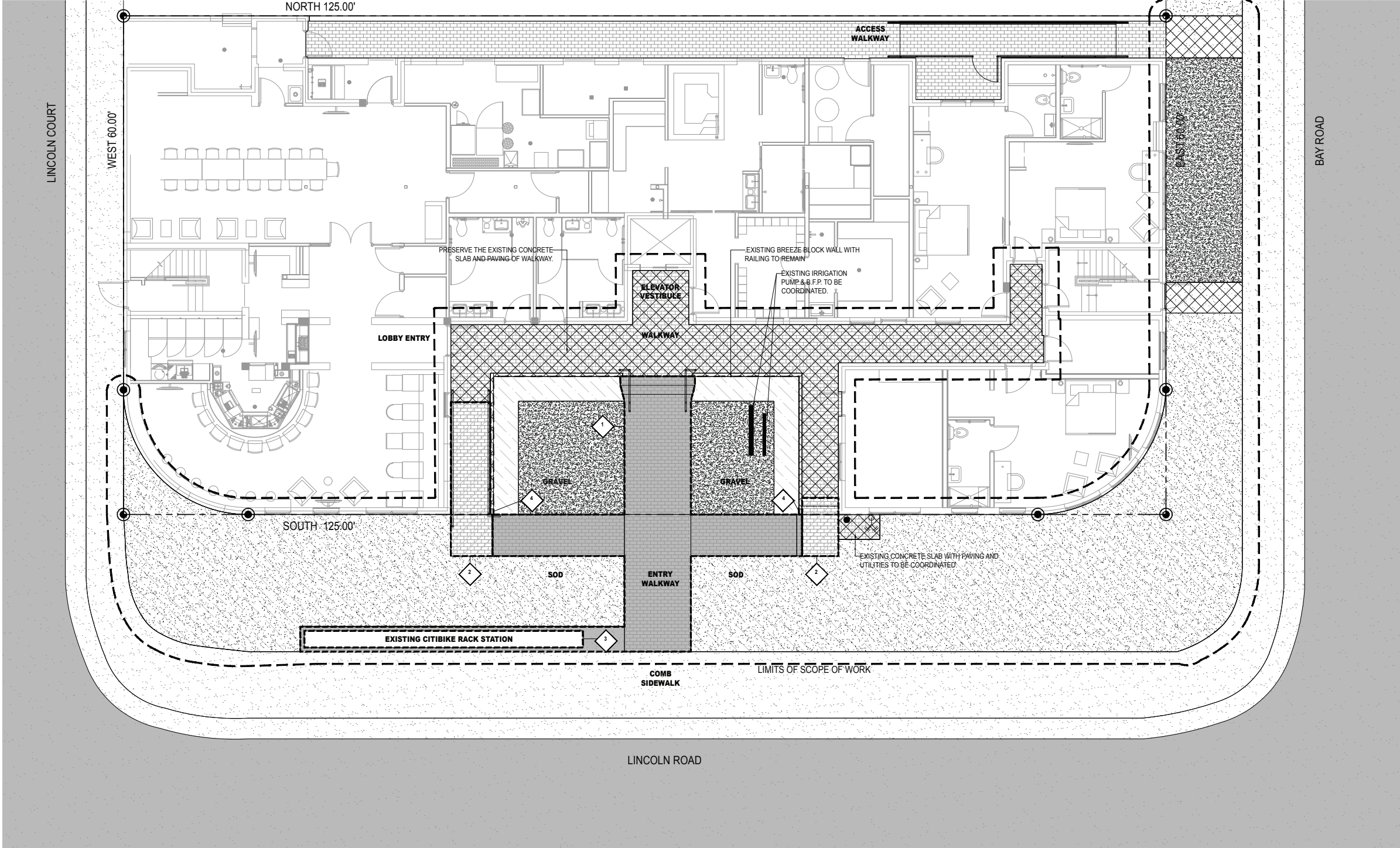




1 SOUTH ELEVATION  
3/16"=1'-0"







1 DEMOLITION PLAN  
3/16" = 1'-0"

DEMOLITION PLAN | GRAPHIC LEGEND

EXISTING PAVING	EXISTING PLANTING SEE TREE DISPO. PLAN	HATCH INDICATES DEMOLITION AS PER NOTE	LIMITS OF SCOPE OF WORK	EXISTING TO REMAIN	DEMOLITION KEYNOTE

SITE DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR, AND EACH SUB-CONTRACTOR, SHALL BE RESPONSIBLE FOR INSPECTING EXISTING CONDITIONS AT THE JOB SITE. SUBMISSION OF A PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE.
2. OBTAIN ALL REQUIRED TREE REMOVAL PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES AS PER SURVEY AND/OR TREE DISPOSITION PLAN PRIOR COMMENCEMENT OF WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL ADJACENT PORTIONS OF SITE AND BUILDING NOT PART OF THE DEMO WORK SCOPE.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE PRIOR TO THE END OF WORK DAY.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT REQUIRED OR TEMPORARY FENCING.
7. PATCHING OF FLOORS, WALLS, ETC. NECESSITATED BY NEW CONSTRUCTION OF DEMOLITION SHALL BE OF MATERIALS AND FINISH TO MATCH ADJACENT SURFACES UNLESS SPECIFIED OTHERWISE.
8. CONTRACTOR TO REFER AND COORDINATE WITH LANDSCAPE DRAWINGS.
9. CONTRACTOR TO REFER TO TREE DISPOSITION PLAN FOR EXISTING PLANTING.

DEMOLITION KEYNOTES

1	REMOVE EXISTING PAVING, CONCRETE SLAB, HANDRAILS, AND CENTRAL STAIRS.
2	REMOVE EXISTING PAVING AND HANDRAILS OF RAMP & SIDE STAIRS. EXISTING CONCRETE SLAB TO REMAIN.
3	COORDINATE WITH CITY OF MIAMI BEACH AND ATTAIN NECESSARY PERMITS FOR THE RELOCATION OF THE EXISTING CITIBIKE STATION.
4	CUT BACK WALL TO ACCOMMODATE NEW LOW BRICK WALL THAT IS WITHIN THE PROPERTY LINE.

