

NOBE YARD

at

8108, 8128, 8140 COLLINS AVE
MIAMI BEACH , FL 33141

for

NORTH BEACH YARD LLC

ARCHITECTURE

CDS | ARCHITECTURE AND PLANNING
2103 CORAL WAY, SUITE 722
MIAMI, FLORIDA 33145
TEL: (305) 300-7438 | info@cds-ap.com

CONTAINER DESIGN

LITTLE RIVER BOX COMPANY
9200 NW 27 Avenue
MIAMI, FLORIDA 33147
TEL: (305) 302-6260 | info@littleriverboxcompany.com

SITE CIVIL AND INFRASTRUCTURE ENGINEERING.

CRABTREE GROUP
918 CUYAMA ROAD
OJAI, CALIFORNIA 93023
Tel: (719) 221-1799 | crabtree@cabtreegroup.com

ORIGINAL MASTER PLAN BY DPZ CODESIGN

SCOPE: THE NORTH BEACH YARD SHALL INCLUDE UP TO 20 STATIONARY FOOD TRUCKS (WHETHER IN TRUCK, TRAILER OR CONTAINER FORMAT), UP TO 4 CONTAINER RESTAURANTS OTHER THAN FOOD TRUCKS/TRAILERS, A MAIN BAR PAVILION FOR THE SALE OF ALCOHOLIC BEVERAGES, A MAIN STAGE FOR MUSIC AND OTHER PERFORMANCES WITH AN OPEN LAWN IN FRONT, AN ORGANIC GARDEN, A FARMER'S MARKET, UP TO 20 MARKET STALLS FOR FOOD/BEVERAGE OR RETAIL VENDORS FOCUSING ON LOCALLY SOURCED OR SUSTAINABLE PRODUCTS, AND A VENUE FOR CULTURAL/COMMUNITY PROGRAMMING OR ENTERTAINMENT OFFERINGS, SUCH AS, WITHOUT LIMITATION, FITNESS CLASSES, WORKSHOPS, MUSIC, ART CLASSES, CULINARY CLASSES, AND OTHER PROGRAMMING FOR THE GENERAL PUBLIC.

FINAL DESIGN REVIEW BOARD SUBMITTAL

MARCH 2, 2018

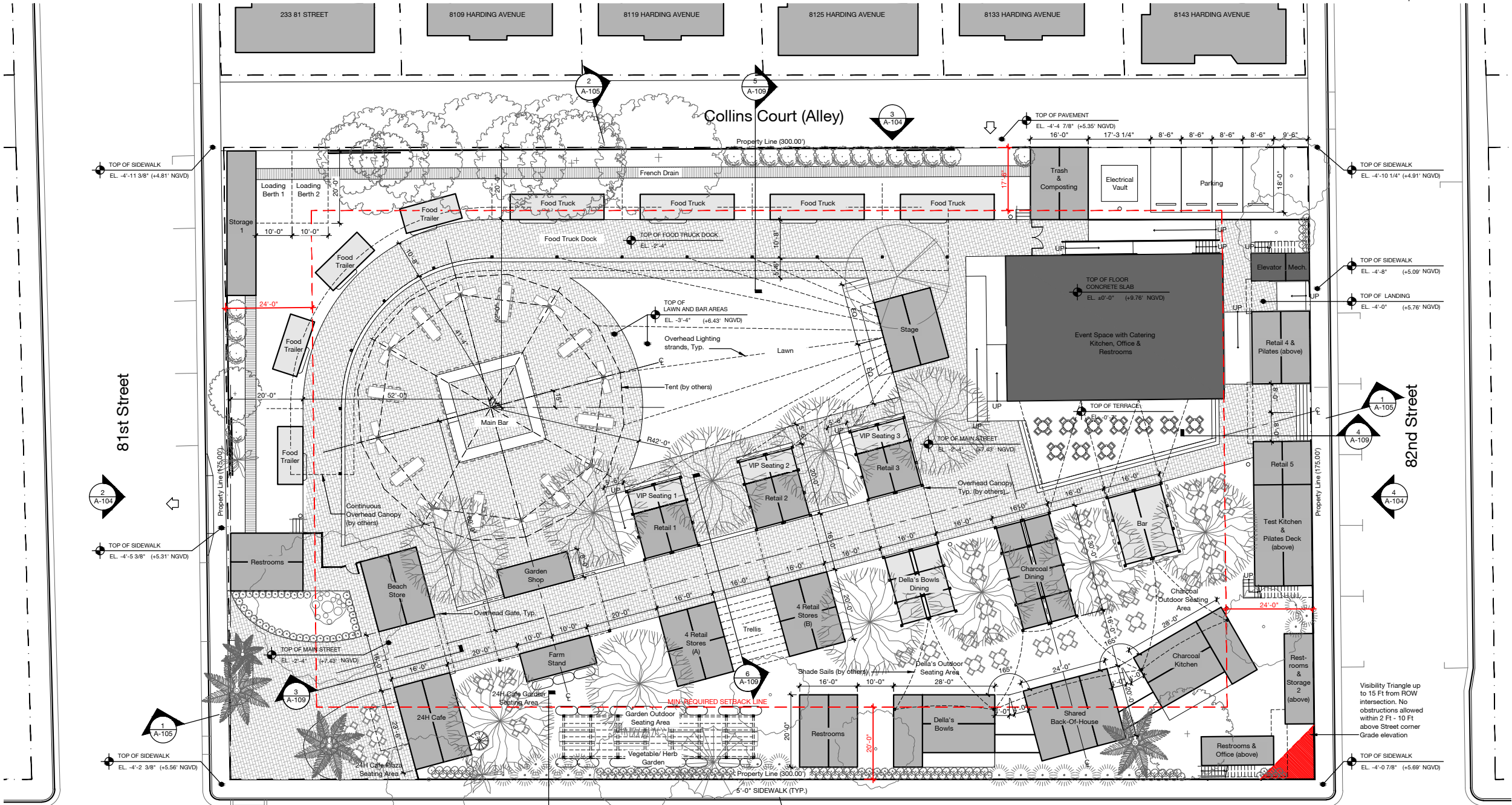
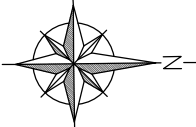
PROPERTY INFORMATION

LEGAL DESCRIPTION :
ALTOS DEL MAR NO 1 PB 31-40, P-32 AKA LOT 1, 2, 3, 4, 5 & 6 BLK 18
ZONING DISTRICT : GU (Government use district)
SURROUNDING ZONING DISTRICTS : RM-1 (Low intensity multi-family residential district)
GRADE : +5.77' NGVD (Sidewalk elevation at centerline of the front of the property)

FLOODING INFO
Flood Zone: AE; Panel No.: 0326L
Community Name/No.: City of Miami Beach / 120651
Base Flood Elevation: +8.00' NGVD

CODES IN EFFECT

FLORIDA BUILDING CODE 6th EDITION (2017) BUILDING
FLORIDA BUILDING CODE 6th EDITION (2017) PLUMBING
FLORIDA BUILDING CODE 6th EDITION (2017) MECHANICAL
FLORIDA FIRE PREVENTION CODE, 6th EDITION (2017)
NFPA 101 LIFE SAFETY CODE, 2015 EDITION



LAND DEVELOPMENT REGULATIONS (LDR) COMPLIANCE ANALYSIS

ZONING

REQUIRED / ALLOWED

FLOOR AREA: 65,625 SF (1.25 FAR Max.)
LOT AREA: 52,500 SF Min.
LOT WIDTH: 52'-0" Min.
LOT COVERAGE: 13,655 SF (45% of Lot Area)
LOT AGGREGATION: Two platted lots Max.
UNIT SIZE: 550 SF Min. (New Construction) | 800 SF Ave. Min.
BUILDING HEIGHT: 55'-0" | 5 Stories
BUILDING SETBACKS:
FRONT: 20'-0"
INTERIOR SIDE: 24'-0" (8% of Lot width) | 48'-0" sum of yards
REAR: 17'-0" (10% of Lot depth)

PROPOSED

FLOOR AREA: 12,016 SF
LOT AREA: 52,500 SF
LOT WIDTH: 100'-0"
LOT COVERAGE: 19,821 SF (38% of Lot Area)
LOT AGGREGATION: Four platted lots
UNIT SIZE: 300 SF
BUILDING HEIGHT:
FORMER CLASSROOM BUILDING: 8'-1" | 1 Story
HIGHER CONTAINER STRUCTURES: 10'-5" | 2 Stories
BUILDING SETBACKS:
FRONT: 0'-0"
INTERIOR SIDE: 0'-0"
REAR: 0'-0"

PARKING SETBACKS:

FRONT: 20'-0"
INTERIOR SIDE: 24'-0" (8% of lot width)
REAR: 5'-0" since abutting an Alley
MIN. YARD ELEVATION: + 6.56' NGVD
MAX. YARD ELEVATION: + 8.27' NGVD (2" above Grade)
PARKING: 2 Parking Spaces (Single-Family detached dwelling, LDR Chapter 130 Sec. 130-32, (99)
MAIN USES: Single-Family detached dwellings, Townhomes, Apartments, Hotels and Bed & Breakfast Inns

PARKING SETBACKS:

FRONT: 15'-0"
INTERIOR SIDE: 1'-0"
REAR: 0'-0"
MIN. YARD ELEVATION: + 4.81' NGVD
MAX. YARD ELEVATION: + 7.42' NGVD
PARKING: 4 Parking Spaces
MAIN USES: Assembly, Commercial (Retail, Restaurant and Bar), and Entertainment (Outdoor)

CONDITIONAL USES:

Adult congregative living facility, Day care facility, Nursing home, Religious institutions, Private & Public institutions, Schools, Commercial or Non-commercial parking lots and garages
REQUIRED ENCLOSURES:
STORE ENCLOSURE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits, is prohibited, unless made from substantially enclosed permanent building
MECHANICAL EQUIPMENT: All mechanical equipment located above roof deck shall be enclosed or screened from public view

CONDITIONAL USES: Outdoor Cafe

REQUIRED ENCLOSURES:
STORE ENCLOSURE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits, is prohibited, unless made from substantially enclosed permanent building
MECHANICAL EQUIPMENT: All mechanical equipment located above roof deck shall be enclosed or screened from public view

COMMERCIAL VEHICLE STORAGE:

LOCATION: I-1 Light Industrial District (CD-1, CD-2A CD-3 as conditional use)
SCREENING: Vehicles shall be fully screened from view as seen from any R.O.W. or adjoining property, when viewed from 5'-6" above grade, by 6'-0" high fence and hedge behind
ACCESSORY OUTDOOR BAR COUNTERS:
USE: Permitted as Accessory Use to 30 char Min. Outdoor Cafe or Hotel Pool Deck
SCREENING: Shall not be visible from any point along property line adjacent to public R.O.W.

COMMERCIAL VEHICLE STORAGE:

LOCATION: GU Government Use District
SCREENING: Vehicles shall be fully screened from view as seen from any R.O.W. or adjoining property, when viewed from 5'-6" above grade, by 6'-0" high fence and hedge behind
ACCESSORY OUTDOOR BAR COUNTERS:
USE: Permitted as Accessory Use to 30 char Min. Outdoor Cafe or Hotel Pool Deck
SCREENING: Shall not be visible from any point along property line adjacent to public R.O.W.

MOBILE STORAGE CONTAINERS:

USE: Storage and shipping of personal goods and materials
LOCATION: RS-1, RS-2, RS-3, & RS-4 Single-Family Residential Districts
ALLOWED TIME: 7 days Max.
ADVERTISING: Only name and telephone number of storage container company allowed on face of container
FORCED REMOVAL: Upon Hurricane Watch declaration for City of Miami Beach
FENCE HEIGHT: 5'-0" at Front property line
OFF STREET LOADING:
QUANTITY: 2 Spaces (Over 10,000 SF but not over 20,000 SF of Floor Area)
SIZE: 10'-0" x 20'-0"

MOBILE STORAGE CONTAINERS:

USE: Sale, or exposure for sale of any personal property, including merchandise, groceries or perishable foods, such as vegetables and fruits.
LOCATION: GU Government Use District
ALLOWED TIME: Indefinite
ADVERTISING: Establishment name, services, and price information for Retail, same plus menus for Eating and drinking establishments.
FORCED REMOVAL: Not Applicable.
FENCE HEIGHT: 6'-0" at Front property line
OFF STREET LOADING:
QUANTITY: 2 Spaces
SIZE: 10'-0" x 20'-0"

SIGNAGE (WALL)

REQUIRED / ALLOWED

AREA: 30 SF Max. 0.33 SF per every LF of frontage
HEIGHT RESTRICTION: Shall not be located above Ground Floor
QUANTITY: One Wall Max. (Projecting or detached)

PROPOSED

AREA: 72 SF - 98 SF Max. for 300 LF @ 0.33 SF per every LF of frontage
HEIGHT RESTRICTION: Located on Second Floor
QUANTITY: One Wall

LANDSCAPE REQUIREMENTS

REQUIRED / ALLOWED

TREE SIZE: 12'-0" Min. | 6'-0" Min. Crown spread | 2" Min. Caliper
Caliper 6"p to 30% can be met by 10'-0" high / 1 1/2" Caliper native trees
TREE QUANTITY: 34 Min. (0.28 per acre of Net Lot Area)
NATIVE SPECIES: 30% Min.
DRAUGHTY SALT TOLERANT SPECIES: 50% Min.
TREE DIVERSITY: 7 Species Min.
SHRUB SIZE: 18'-0" Min. @ 30" O.C. Max.
SHRUB QUANTITY: 408 Min. (0.12 per sq. required tree)
NATIVE SPECIES: 50% Min. required
LARGE SHRUB SIZE: 6'-0" Min. | 4'-0" Min. Crown spread (at planting)
LARGE SHRUB QUANTITY: 41 Min. (at 10% of required shrub quantity)
NATIVE SPECIES: 50% Min.
SHRUB DIVERSITY: 25% of Quantity Max. per Species
SIZE: 12'-0" x 20'-0"

PROPOSED

TREE SIZE: 12'-0" Min. | 6'-0" Min. Crown spread | 2" Min. Caliper provided.
TREE QUANTITY: 34 Trees and 6 Palms
NATIVE SPECIES: 57%
DRAUGHTY SALT TOLERANT SPECIES: 50%
TREE DIVERSITY: 7 Species
SHRUB SIZE: 24" @ 30" O.C.
SHRUB QUANTITY: 207
NATIVE SPECIES: 56%
LARGE SHRUB SIZE: 6'-0" | 4'-0" Crown spread (at planting)
LARGE SHRUB QUANTITY: 18
NATIVE SPECIES: 100% Min.
SHRUB DIVERSITY: 25% of Quantity per Species

SITE PLAN

SEAL & SIGNATURE

NOTE:

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PROJECT: NOBE YARD

CLIENT: NORTH BEACH YARD LLC

ADDRESS: 8108, 8128, 8140 COLLINS AVE
MIAMI BEACH, FL 33141

ISSUED ON: 03.02.2018

JOB No: 17004

REVISIONS:

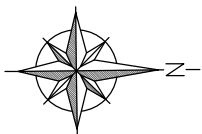
SITE PLAN

SCALE: AS SHOWN

SHEET: A-101

CDS

EDUARDO A. PABLO-FERNANDEZ, AIA
ARCHITECT
2103 CORAL WAY, SUITE 722
MIAMI, FL 33145
eduardo@cds-ny.com



81st Street

82nd Street

Collins Court (Alley)

Collins Avenue

OCCUPANT LOAD CALCULATIONS

SPACE	FUNCTION	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANTS
ASSEMBLY				
Dining Hall	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	1,405.9	93.7
Catering Kitchen/ Pantry	Kitchen	200 gross	219.3	1.1
Dining Terrace	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	600.0	40.0
Main Bar (Seating)	Assembly with fixed seats (stools)	1 stool per 24" of counter length	--	123.0
Main Bar (Standing)	Assembly Standing Area	5 net	2,253.8	450.8
Bar	Assembly with fixed seats (stools)	1 stool per 24" of counter length	--	24.0
Lawn	Assembly Standing Area	5 net	3,943.7	788.8
Stage	Stages	15 net	400.0	26.7
VIP Seating	Assembly with fixed seating booths	1 occupant per 24" of seating booths length	--	43.0
Food Trucks and Trailers	Assembly Standing Area	5 net	800.0	160.0
24H Cafe	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	376.0	25.1
24H Cafe Plaza Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	300.0	20.0
24H Cafe Garden Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	240.0	16.0
Garden Outdoor Seating Area	Assembly with fixed seats (without dividing arms)	1 occupant per 18" of seating length	--	53.4
Dallas Dining	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	320.0	21.4
Dallas Outdoor Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	540.0	36.0
Dallas Bowls	Kitchens	200 gross	480.0	2.4
Charcoal Dining	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	480.0	32.0
Charcoal Outdoor Seating Area	Assembly without fixed seats, Unconcentrated (Tables and Chairs)	15 net	1020.0	68.0
Charcoal Kitchen	Kitchens	200 gross	480.0	2.4
Shared Back-Of-House	Kitchens	200 gross	480.0	2.4
Pilates & Pilates Deck	Exercise rooms	50 gross	1,216.0	24.4

SPACE	FUNCTION	OCCUPANT LOAD FACTOR	AREA (SF)	OCCUPANTS
BUSINESS				
Test Kitchen	Business Areas	100 gross	448.0	4.5
Office 1	Business Areas	100 gross	166.8	1.7
Office 2	Business Areas	100 gross	160.0	1.6
Employee Lounge	Business Areas	100 gross	320.0	3.2
MERCANTILE				
Main Bar (Work Area)	Mercantile	60 gross	361.0	6.0
Bar (Work Area)	Mercantile	60 gross	220.3	3.7
Beach Store	Mercantile	60 gross	320.0	5.4
Garden Shop	Mercantile	60 gross	160.0	2.7
Farm Stand	Mercantile	60 gross	160.0	2.7
Retail 1	Mercantile	60 gross	208.0	3.5
Retail 2	Mercantile	60 gross	208.0	3.5
Retail 3	Mercantile	60 gross	208.0	3.5
Retail 4	Mercantile	60 gross	320.0	5.4
Retail 5	Mercantile	60 gross	191.8	3.2
4 Retail Stores (A)	Mercantile	60 gross	320.0	5.4
4 Retail Stores (B)	Mercantile	60 gross	320.0	5.4
STORAGE				
Pantry	Accessory Storage Areas	300 gross	81.2	0.3
Trash & Composting	Accessory Storage Areas	300 gross	320.0	1.1
Storage 1	Storage	300 gross	320.0	1.1
Storage 2	Storage	300 gross	200.0	0.7
Mech. 1	Mechanical Equipment Room	300 gross	31.1	0.1
Mech. 2	Mechanical Equipment Room	300 gross	53.2	0.2

TOTAL OCCUPANT LOAD	
CLASSIFICATION	OCCUPANTS
ASSEMBLY	2054.6
BUSINESS	11.0
MERCANTILE	50.4
STORAGE	3.5
TOTAL	2,119.5

OCCUPANT LOAD PLAN

0 8 16 32 FT

CONTAMPOREY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

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MIAMI, FL 33146
info@cds-studio.com

EDUARDO A. PABLO-HERNANDEZ, AIA
ARCHITECT

SEAL & SIGNATURE

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PROJECT: NOBE YARD

CLIENT: NORTH BEACH YARD LLC

ADDRESS: 8108, 8128, 8140 COLLINS AVE
MIAMI BEACH, FL 33141

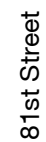
ISSUED ON: 03.02.2018

JOB No: 17004

TITLE: OCCUPANT LOAD PLAN

SCALE: AS SHOWN

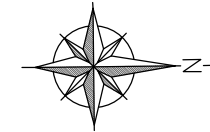
SHEET: A-102



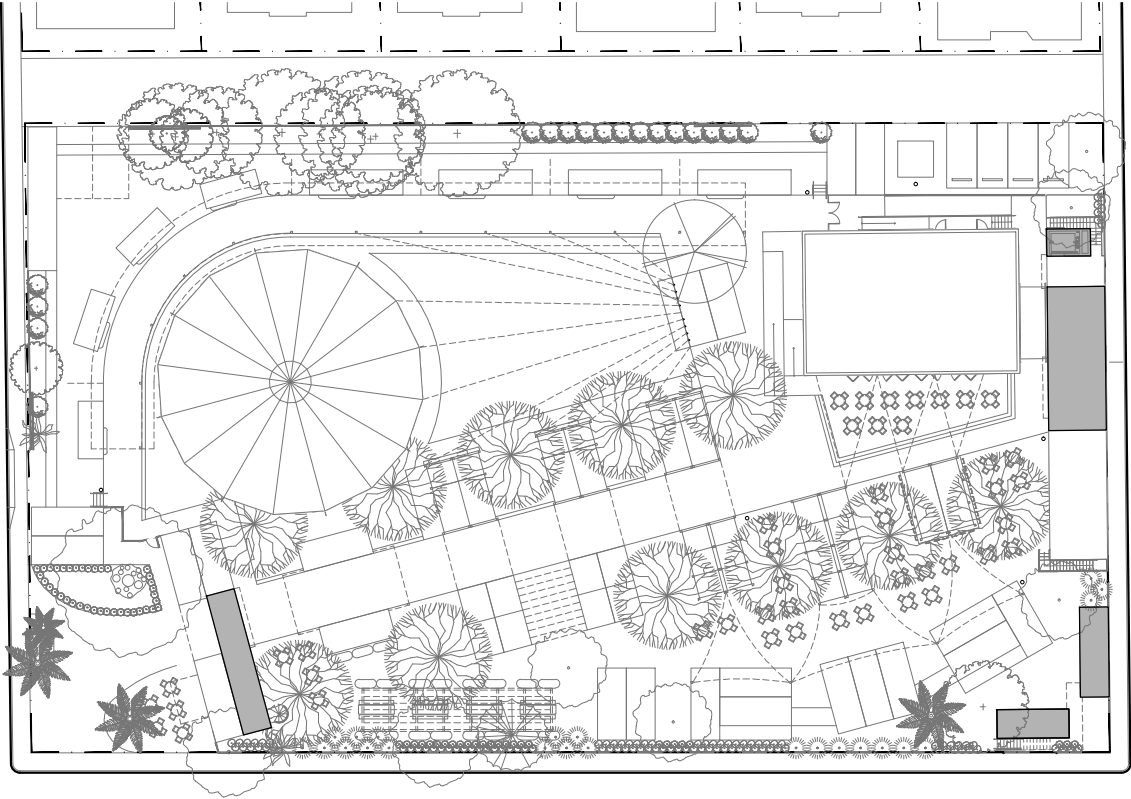
USES' CHART

USE	SEATS		AREA NOT UTILIZED FOR SEATING (SF)	TOTAL USE AREA (SF)	
	INDOOR	OUTDOOR			
MAIN USES					
ASSEMBLY		94.0	40.0	3,033.8	4,132.8
TOTAL		134.0			4,132.8
COMMERCIAL					
• Bar		--	147.0	2,835.1	5,593.9
• Restaurant		54.0	104.0	1,800.0	3,960.0
• Retail		--	--	160.0	160.0
- Fresh Fruit Sales		--	--	2,255.8	2,255.8
- Store Sales		--	--		
TOTAL		905.0			11,969.2
ENTERTAINMENT					
• Outdoor Entertainment		--	43.0	4,343.7	4,679.7
TOTAL		43.0			4,679.7
CONDITIONAL USES					
OUTDOOR CAFE		26.0	36.0	60.0	916.0
TOTAL		62.0			916.0

NOTE: TOTAL USE AREAS INCLUDE OUTDOOR SEATING AREAS WHERE APPLICABLE

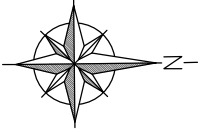
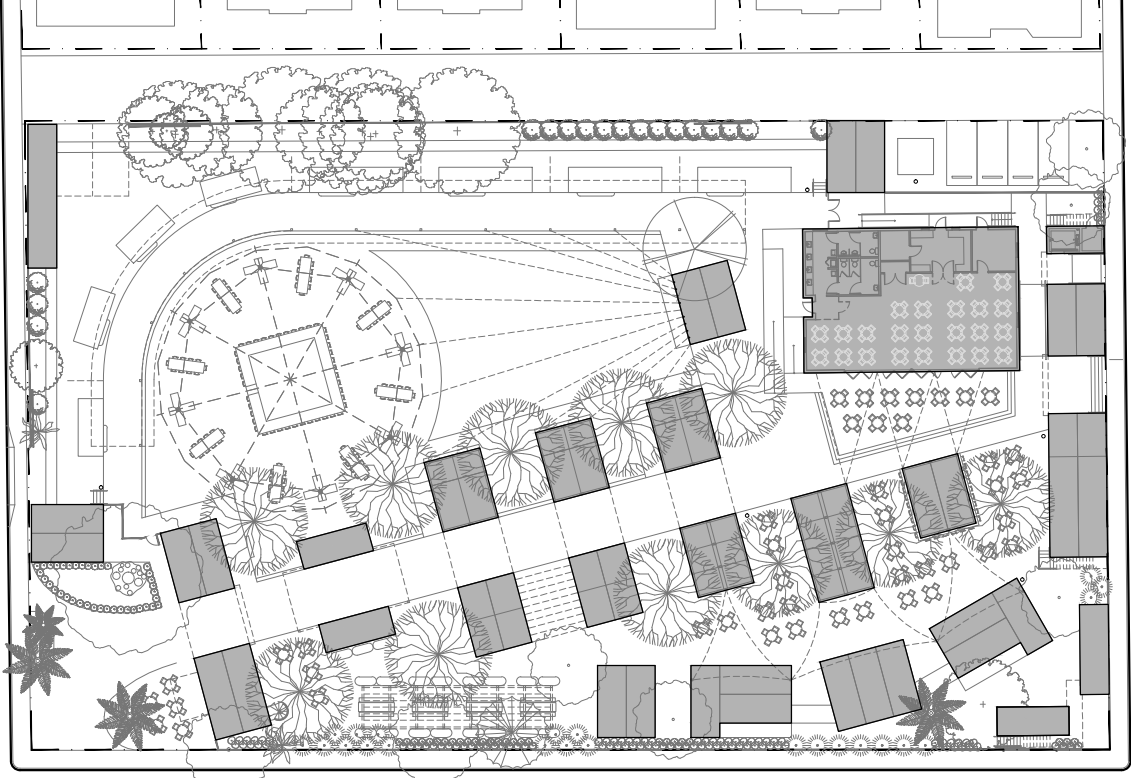


SECOND LEVEL FLOOR AREA : 1,412.3 SF



TOTAL UNIT SIZE: 12,016.2 SF

GROUND LEVEL FLOOR AREA : 10,603.9 SF



TITLE: FAR CALCULATION PLAN

REVISIONS:

PROJECT: NOBE YARD

SCALE: AS SHOWN

CLIENT: NORTH BEACH YARD LLC

ADDRESS: 8108, 8128, 8140 COLLINS AVE
MIAMI BEACH, FL 33141

ISSUED ON: 03.02.2018

JOB No: 17004

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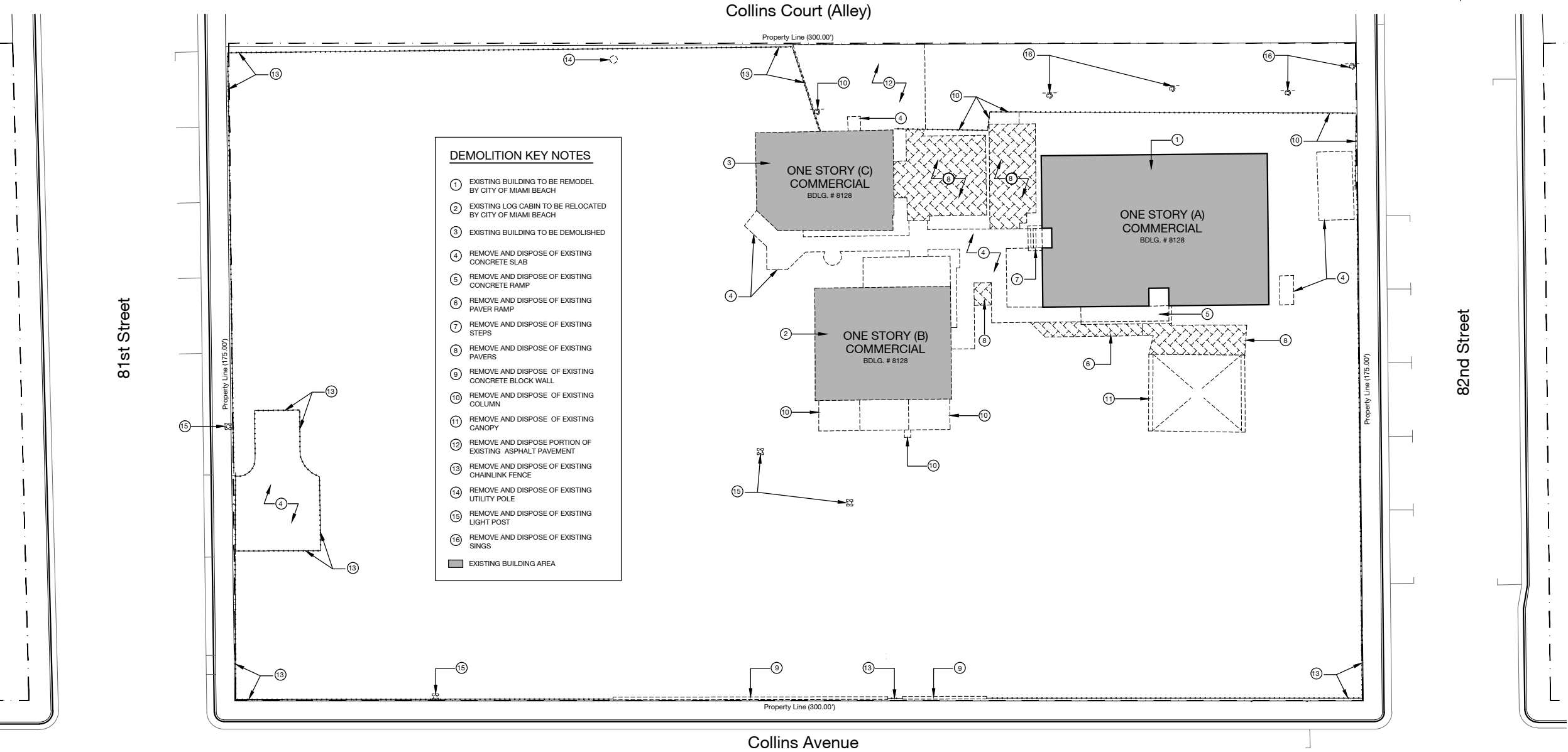
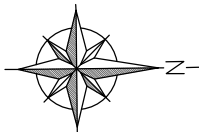
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ARCHITECT

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CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

NOTE: A RECYCLING OR SALVAGE PLAN FOR PARTIAL OR TOTAL DEMOLITION SHALL BE PROVIDE



GENERAL DEMOLITION NOTES

THESE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM SURVEY NUMBER 17-004300-2 AND FIELD OBSERVATIONS OF CURRENT VISIBLE CONDITIONS. THE CONTRACTOR SHALL WALK THROUGH AND BECOME FAMILIAR WITH THE EXISTING SITE AND BUILDING, AND WITH THEIR EXISTING CONDITIONS AND EXTENT OF THE WORK, PRIOR TO PREPARING A PROPOSAL.

THESE DEMOLITION DRAWINGS ARE INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. THEY MAY NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT SHALL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.

DASHED LINES ON DEMOLITION PLAN REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC. TO BE REMOVED.

ALL PLAN DIMENSIONS SUPERSEDE SCALED DRAWINGS. CONTRACTOR SHALL NOT ATTEMPT TO OBTAIN DIMENSIONS FROM SCALED DRAWINGS, BUT REQUEST THEM FROM THE ARCHITECT WHEN NOT AVAILABLE IN CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA, AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS AND NOTES. THE CONTRACTOR SHALL PATCH OR REBUILD ANY AREAS TO REMAIN THAT MIGHT HAVE BEEN DAMAGED OR DISTURBED BY HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DEMOLITION.

THE CONTRACTOR SHALL PERFORM PRELIMINARY INVESTIGATIONS AS REQUIRED TO ASCERTAIN THE EXTENT OF THE WORK. CONDITIONS THAT WOULD BE APPARENT BY SUCH INVESTIGATIONS SHALL NOT BE ALLOWED AS CAUSE FOR CLAIMS FOR EXTRA COSTS.

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL DEMOLITION AS INDICATED IN ACCORDANCE WITH PROVISIONS OF CONTRACT DOCUMENTS.

BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION, AND NOTIFY ALL INTERESTED UTILITIES, VERIFYING THE SIZE AND LOCATION OF UNDERGROUND UTILITY INFRASTRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING/DISCONNECTING UTILITIES, AND CAPPING OFF LINES, AS REQUIRED FOR THE SUCCESSFUL PERFORMANCE OF THE DEMOLITION WORK.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD, AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THOSE ON CONTRACT DOCUMENTS, OR ITEMS NOT COVERED, BEFORE PROCEEDING WITH ANY DEMOLITION WORK.

GENERAL CONTRACTOR SHALL ASSESS AND DISCUSS WITH OWNER THE POSSIBLE PRESENCE OF ASBESTOS, VERMICULITE, MERCURY VAPOR, LEAD OR POLYCHLORINATED BIPHENYLS (PCBs), AS WELL AS ANY OTHER POTENTIALLY HAZARDOUS MATERIALS, INSIDE BUILDING PRIOR TO COMMENCEMENT OF THE WORK. IF ANY OF THESE ARE SUSPECTED, GENERAL CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS PRESCRIBED BY OSHA AND NESHAP REGULATIONS. HANDLING, REMOVAL AND CORRECT DISPOSAL OF ANY HAZARDOUS MATERIAL SHALL BE EXCLUSIVELY PERFORMED BY A LICENSED AND INSURED CONTRACTOR CERTIFIED FOR THIS TYPE OF WORK.

THE CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH THE OWNER, IN ORDER TO IDENTIFY ANY POTENTIAL ITEMS TO BE SALVAGED PRIOR TO THE COMMENCEMENT OF DEMOLITION.

PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR SHALL MAKE A THOROUGH ASSESSMENT OF THE NEED FOR TEMPORARY BRACING AND SHORING OF FLOOR, WALL AND ROOF STRUCTURAL ELEMENTS DURING DEMOLITION, TO PROVIDE STABILITY WHEN VERTICAL AND LATERAL LOAD SUPPORT IS REMOVED. TEMPORARY BRACING AND SHORING STRUCTURES SHALL REMAIN UNDISTURBED DURING CONSTRUCTION UNTIL THE PERMANENT VERTICAL AND LATERAL BRACING ELEMENTS HAVE BEEN INSTALLED. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD A LOGICAL SEQUENCE OF DEMOLITION AND ERECTION OF BRACING AND TEMPORARY SHORING, AND THEIR SHOP DRAWINGS, SO THAT ADEQUATE VERTICAL AND LATERAL SUPPORT IS ASSEMBLED AND INSTALLED. THE CONTRACTOR SHALL COORDINATE ALL BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING BUILDING ELEMENTS AND ITS SYSTEMS AS REQUIRED.

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUN-OFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE, AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, AND BRACING THAT ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE TO ADJACENT STRUCTURES IF CAUSED BY DEMOLITION OR NEW CONSTRUCTION WORK, AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL ENDEAVOR TO PROTECT ALL EXISTING HVAC AND ANY OTHER BUILDING SYSTEM EQUIPMENT, DUCTWORK AND PIPING FROM DAMAGE DUE TO DUST, EXPOSURE TO THE ELEMENTS, AND ANY OTHER CONSTRUCTION-RELATED CAUSES. PROPER DUST BARRIERS, TEMPORARY LININGS AND PROTECTIVE COVERS SHALL BE PROVIDED AS REQUIRED PRIOR TO COMMENCEMENT OF WORK.

SANITARY FACILITIES SHALL BE PROVIDED DURING DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING.

ALL DEMOLITION WORK 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. THE CONTRACTOR SHALL COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL.

THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT PUBLIC THOROUGHFARES UNLESS APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL PAY FOR AND BE RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL REQUIREMENTS, DUMPING FEES, AND DIRECT AND INDIRECT COSTS PERTAINING TO THE REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS FROM THE BUILDING AND SITE. SAID REMOVAL AND DISPOSAL SHALL SATISFACTORILY COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

DEMOLITION WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND PUBLIC RIGHTS-OF-WAY.

ALL STRUCTURES UNDER DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE, AND SIZED FOR NOT LESS THAN ORDINARY HAZARD, TO BE LOCATED IN EVERY STORAGE AND CONSTRUCTION SHED. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.

FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH APPLICABLE CODES AND REGULATIONS, AS ENFORCED BY THE AUTHORITIES HAVING JURISDICTION.

AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

THE CONTRACTOR SHALL THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, THE CONTRACTOR SHALL RETURN AREAS ADJACENT TO THOSE AFFECTED BY SELECTIVE DEMOLITION TO THE CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.

CONTAMPORARY DESIGN STUDIO
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PROJECT: NOBE YARD

CLIENT: THE WYNWOOD YARD

ADDRESS: 8108, 8128, 8140 COLLINS AVE
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ISSUED ON: 02-12-2018

REVISIONS:

TITLE: DEMOLITION PLAN

SCALE: AS SHOWN

SHEET: AD-101

JOB No: 17004