




A map of the area around 7725 Creept Boulevard. The map shows Creept Blvd running diagonally from the top left to the bottom right. To the left of Creept Blvd, there is a shaded area labeled 'Creept Park'. To the right of Creept Blvd, there is a shaded area labeled 'Tatum Waterway' and 'Tatum Park'. The map includes several street names: 81st St, 80th St, 79th St, 78th St, 77th St, 76th St, 75th St, 74th St, 73rd St, 72nd St, 71st St, 70th St, 69th St, 68th St, 67th St, 66th St, 65th St, 64th St, 63rd St, 62nd St, 61st St, 60th St, 59th St, 58th St, 57th St, 56th St, 55th St, 54th St, 53rd St, 52nd St, 51st St, 50th St, 49th St, 48th St, 47th St, 46th St, 45th St, 44th St, 43rd St, 42nd St, 41st St, 40th St, 39th St, 38th St, 37th St, 36th St, 35th St, 34th St, 33rd St, 32nd St, 31st St, 30th St, 29th St, 28th St, 27th St, 26th St, 25th St, 24th St, 23rd St, 22nd St, 21st St, 20th St, 19th St, 18th St, 17th St, 16th St, 15th St, 14th St, 13th St, 12th St, 11th St, 10th St, 9th St, 8th St, 7th St, 6th St, 5th St, 4th St, 3rd St, 2nd St, 1st St. Other landmarks include 'Children Around the World', 'Meekya Yeshiva Elementary', 'Lehman Community Day School', and 'Blacayne Elementary School'. A red location pin is placed on Creept Blvd near 7725 Creept Boulevard.

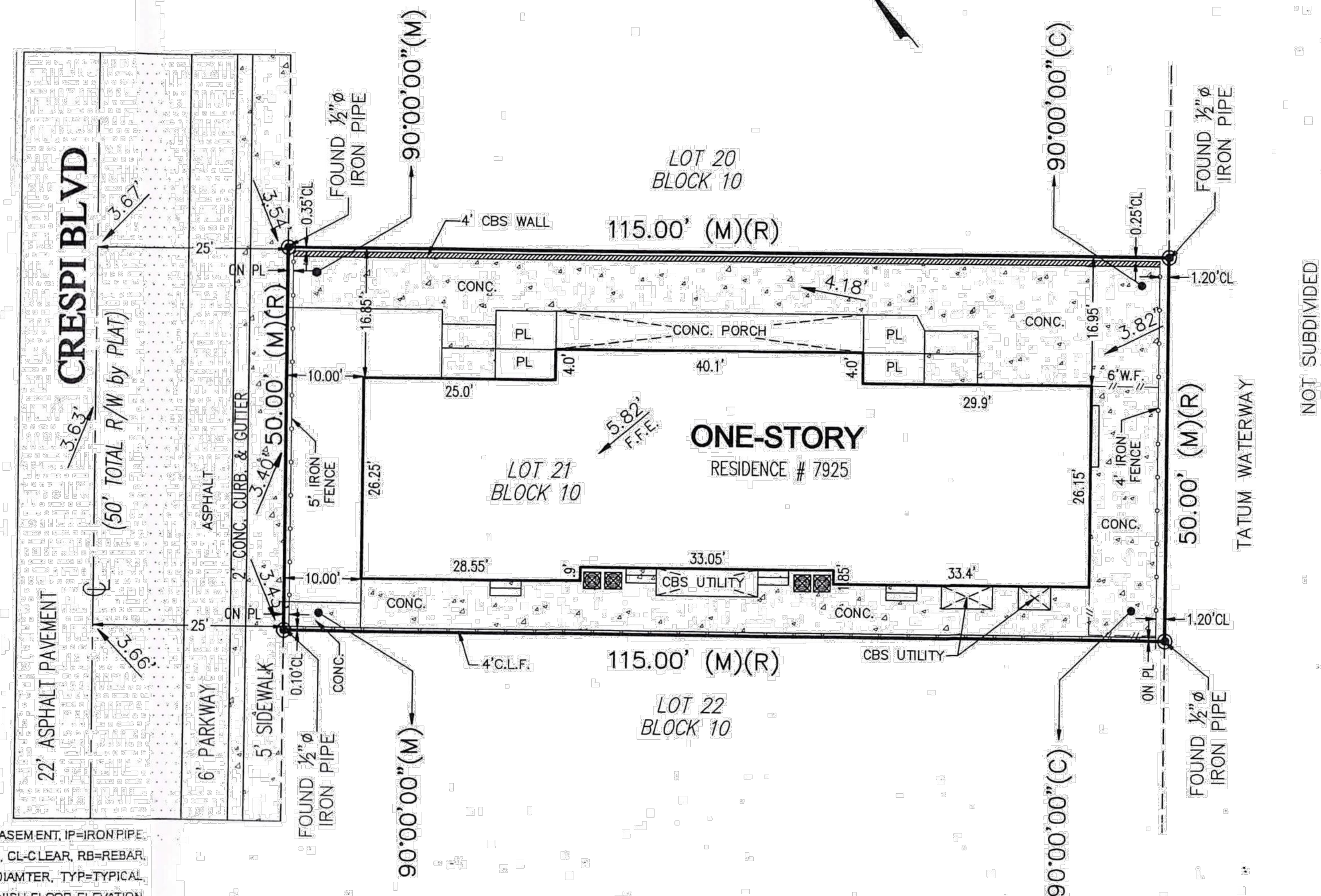
LEGAL DESCRIPTION: LOT 21, BLOCK 10, OF BISCAYNE BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE,
F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, W/F=WOODEN FENCE, RES=RESIDENCE, CL-CLEAR, RB-REBAR,
UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, C/L=CENTER LINE, O=Diameter, TYP=TYPICAL,
M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION,
O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
WOOD FENCE: 
MASONRY WALL: 
CONCRETE: 
MAINTENANCE & DRAINAGE EASEMENT= M & D.E.

ELEVATION BASED ON LOC. # 3220 se
CBM# D-180 ELV. 3.51' TYPE OF SURVEY: BOUNDARY

SURVEYOR'S NOTES: 1) OVERSHPR SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB _____ PAGE



I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: ae	SUFFIX: L	DATE: 9/11/09
PANEL: 0307	COMMUNITY #: 120651	BASE: N/a
DATE: 5/16/18	SCALE: 1" = 20'	DWN. BY: F. Blanco
		JOB No: 18-350

SEAL & SIGNATURE

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ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 08.03.2018

JOB No: 18002

REVISIONS:

TITLE: BUILDING SURVEY

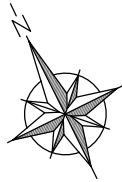
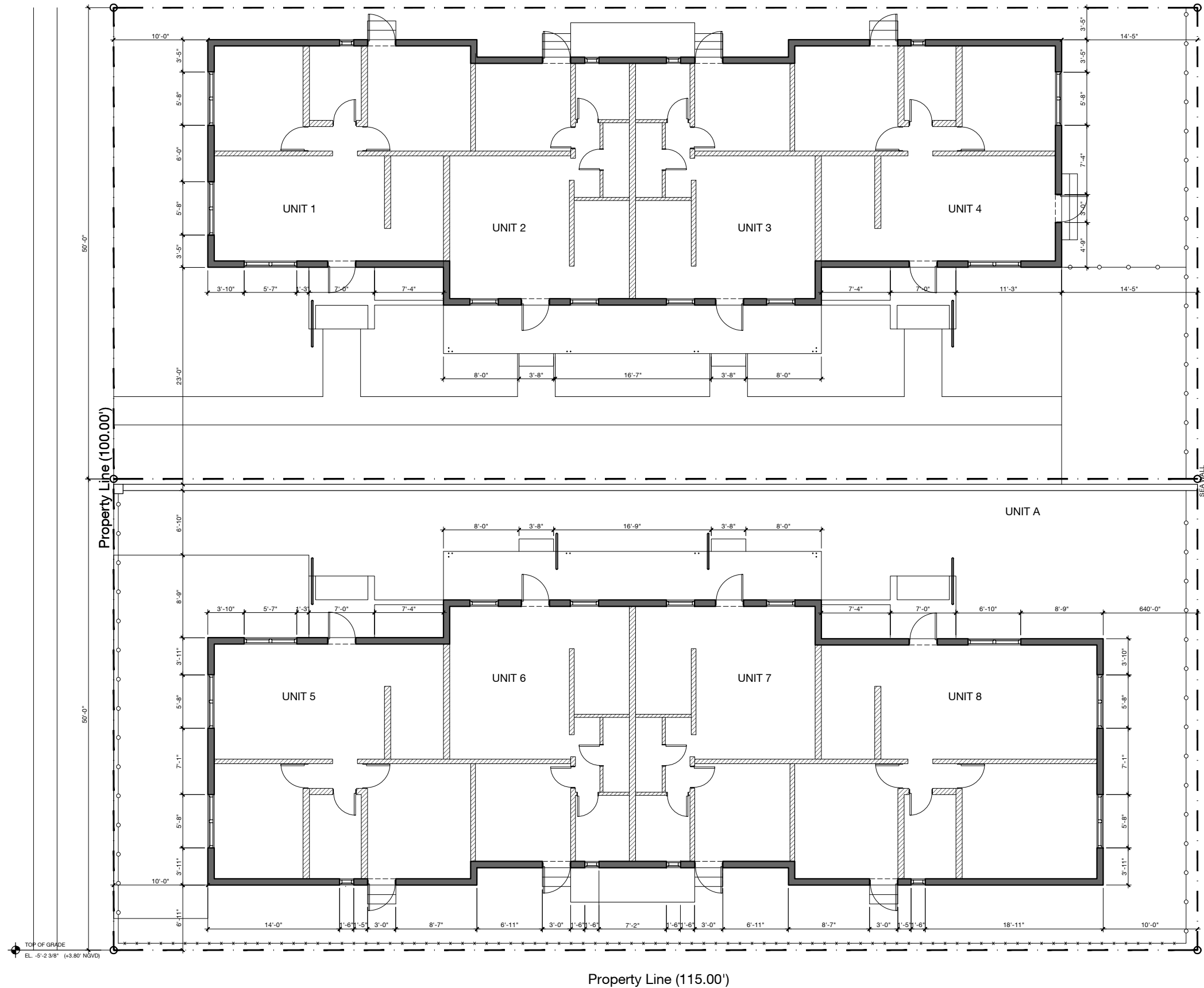
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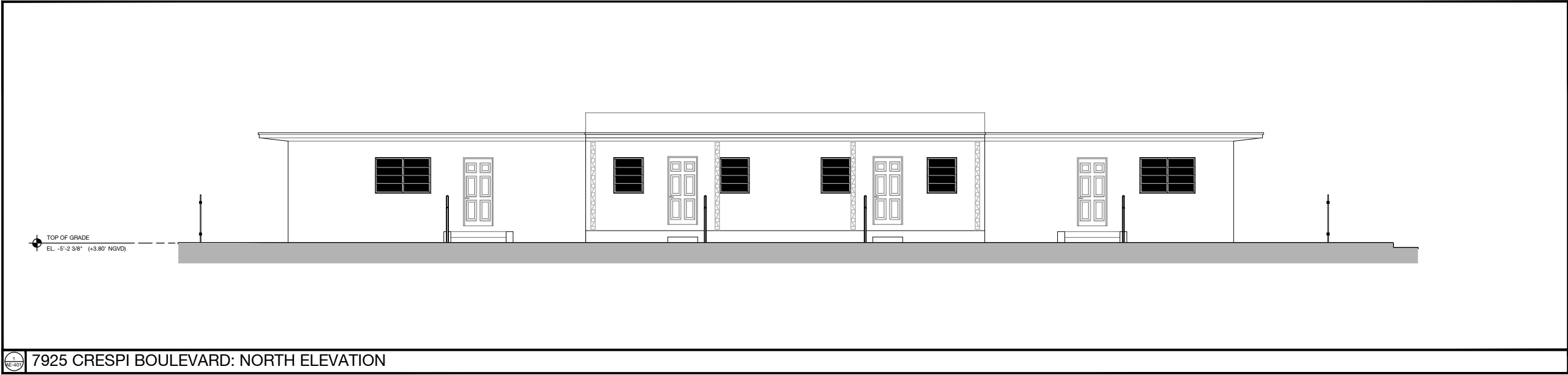
V-101

EDUARDO A. PARDO-FERNANDEZ, AJA
AR95482

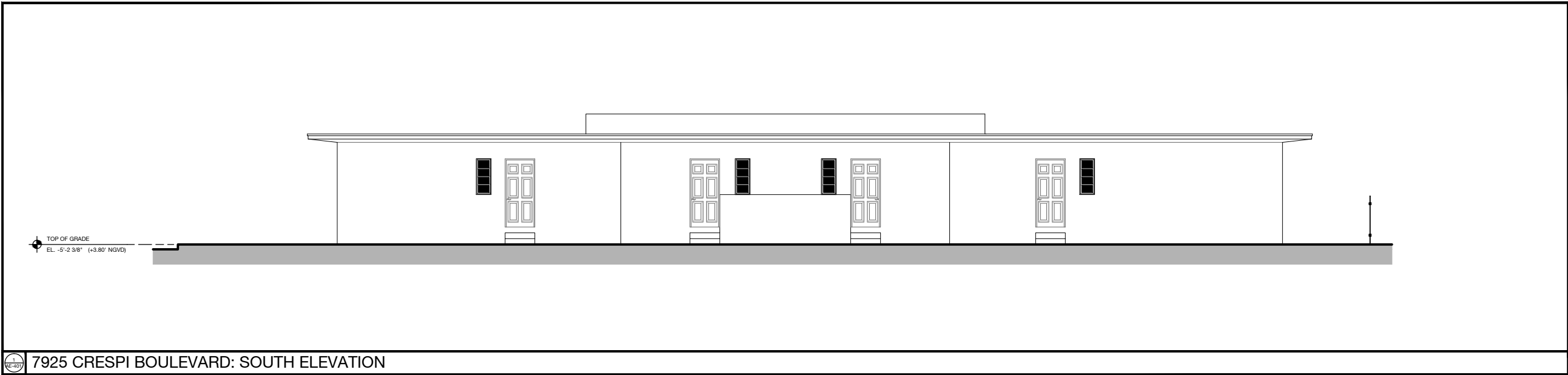
CDS

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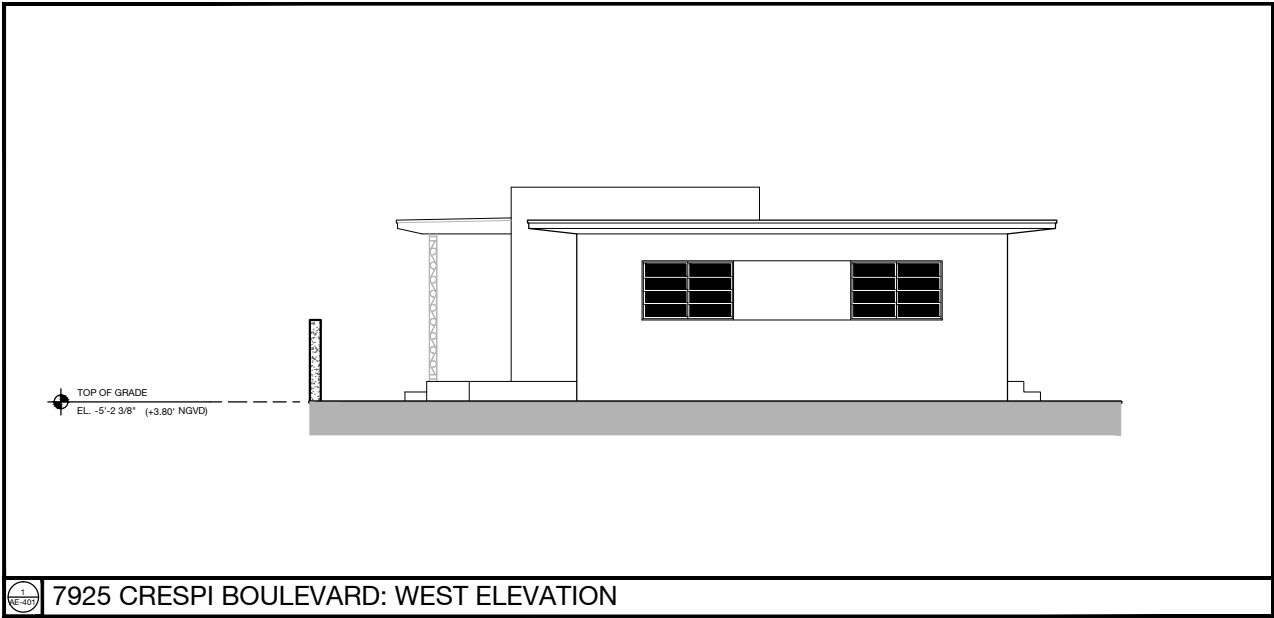




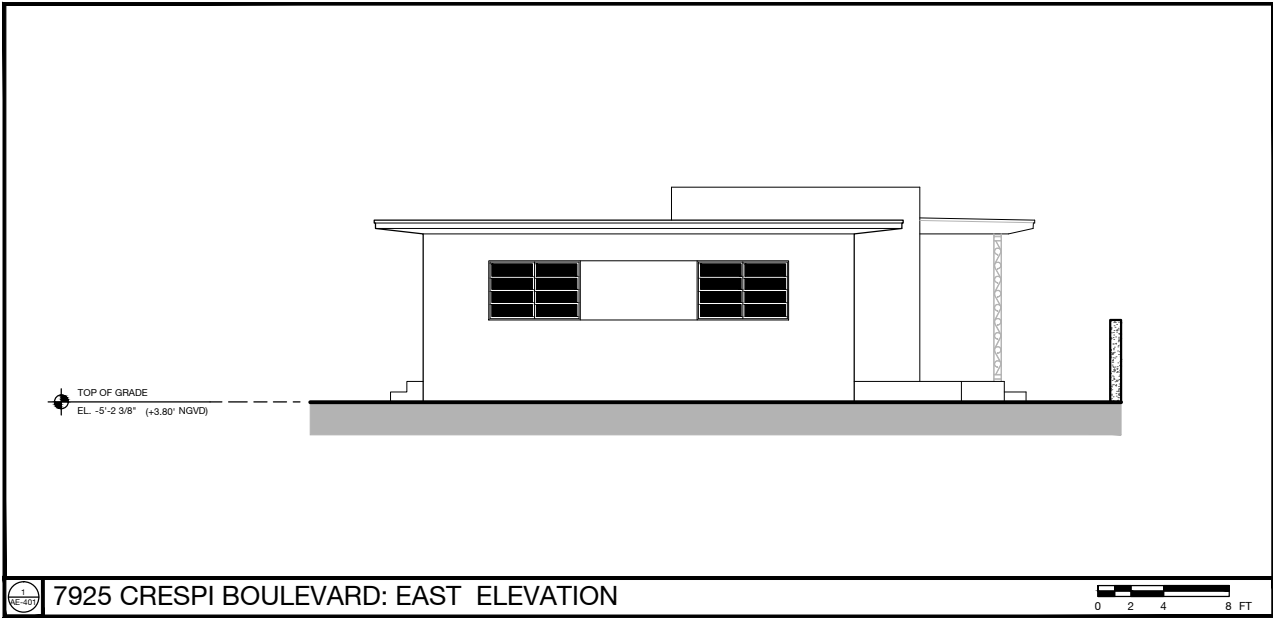
7925 CRESPI BOULEVARD: NORTH ELEVATION



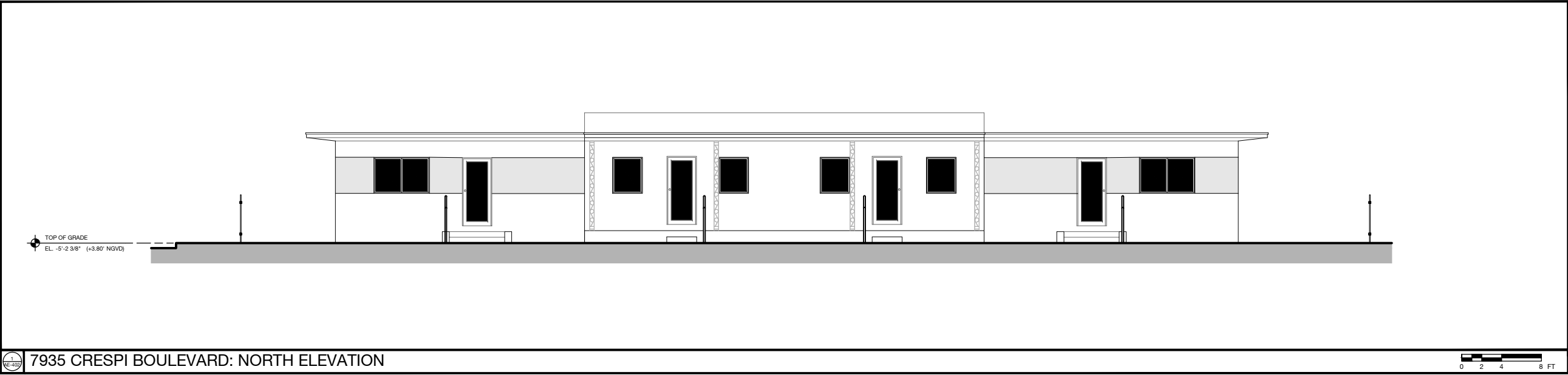
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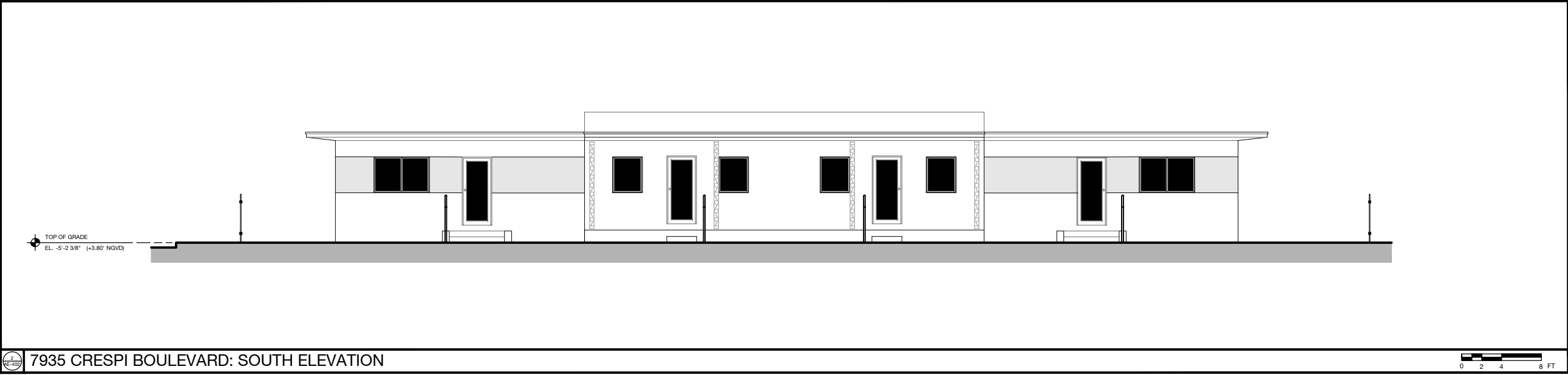
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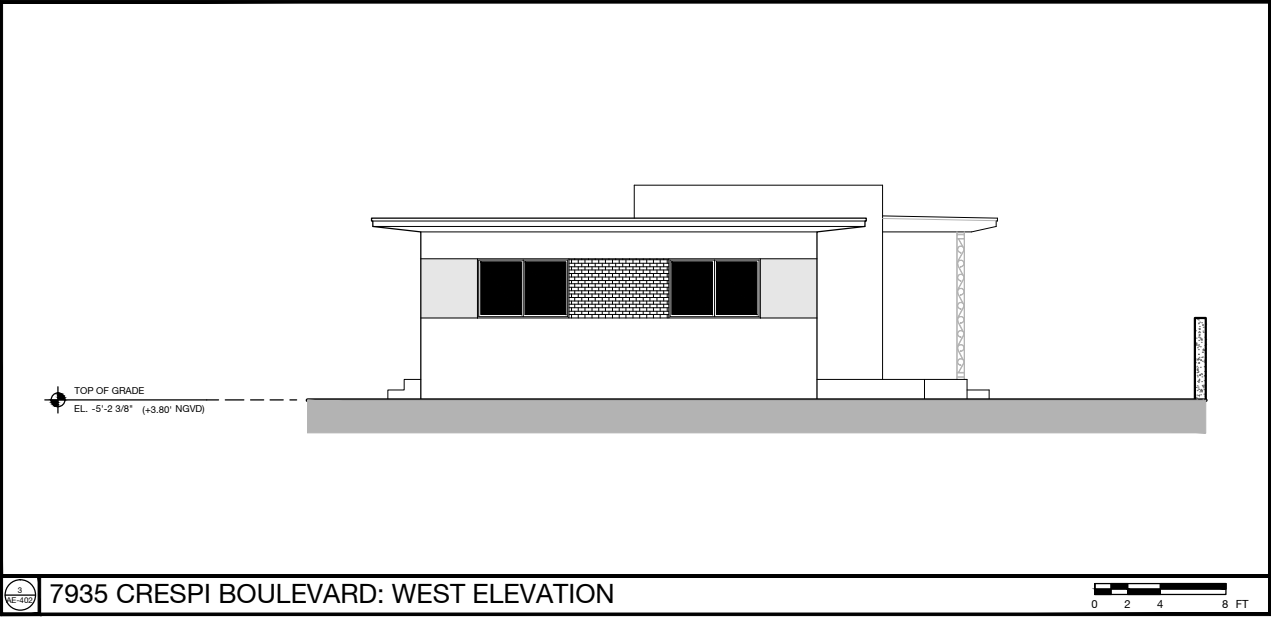
7925 CRESPI BOULEVARD: EAST ELEVATION



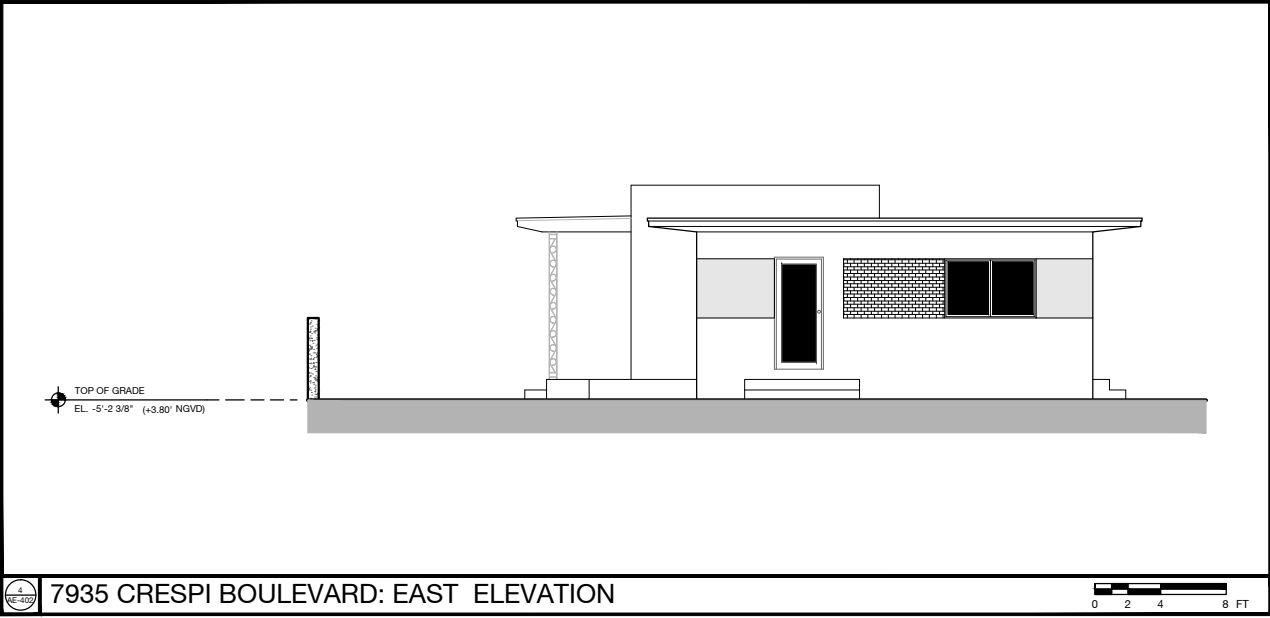
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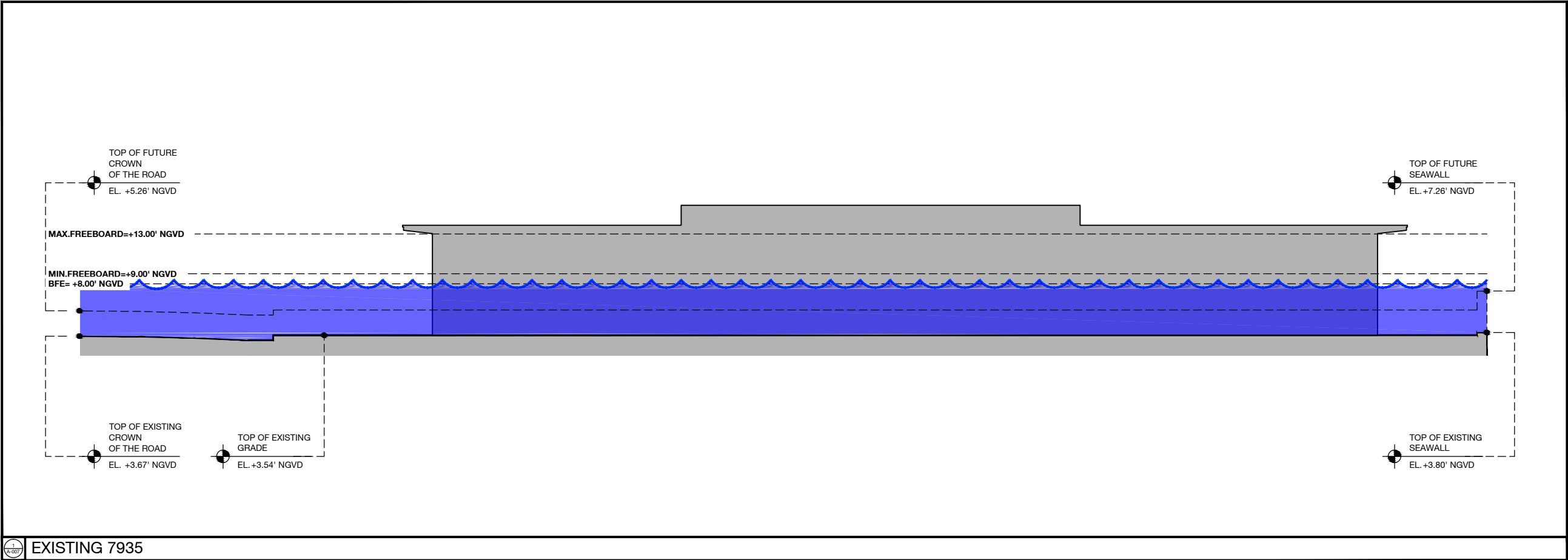
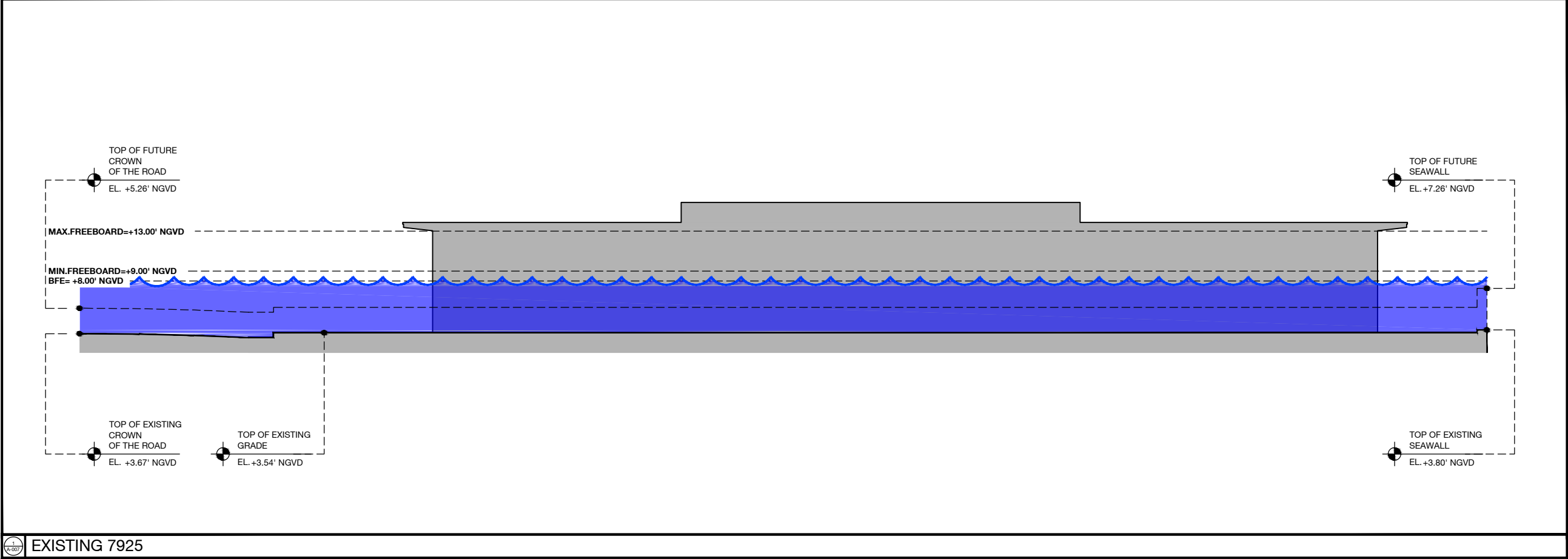
7935 CRESPI BOULEVARD: SOUTH ELEVATION



7935 CRESPI BOULEVARD: WEST ELEVATION



7935 CRESPI BOULEVARD: EAST ELEVATION



TITLE: FLOOD SECTIONS

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 08.03.2018

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

SHEET: A-007

NOTE:

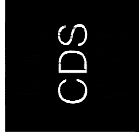
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SEAL & SIGNATURE

EDUARDO A. PACHECO-ARMSTRONG, AIA
PROFESSOR

JOB No: 18002

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



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MIAMI, FL 33146
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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.

AD-001

DEMOLITION NOTES

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 08.03.2018

SEAL & SIGNATURE

NOTE:
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JOB No: 18002

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

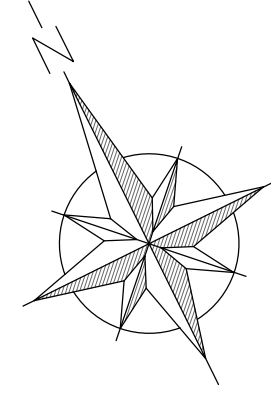
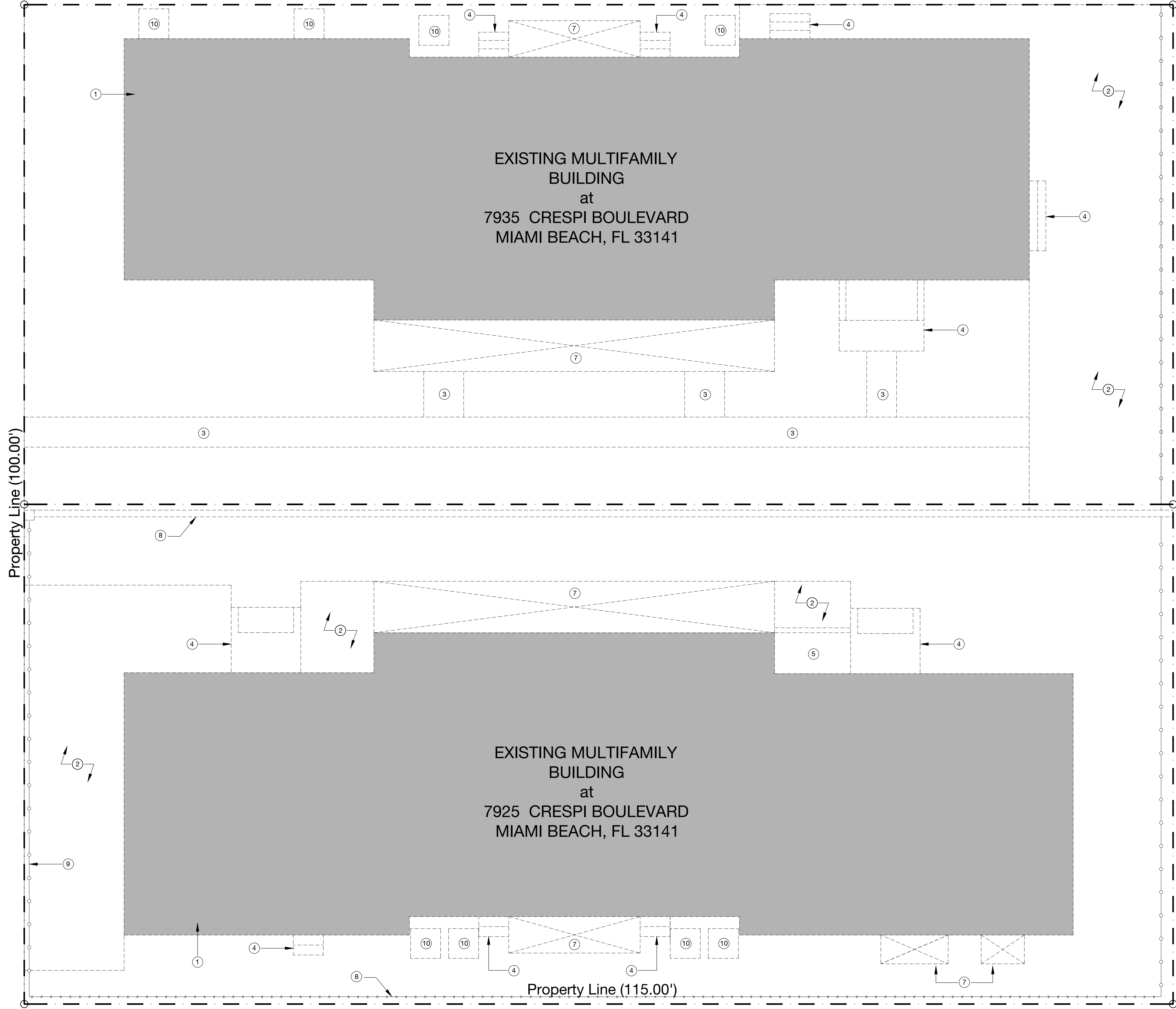
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305.300.7438
info@cdsdesign.com

EDUARDO A. PABLO FERNANDEZ, AIA
ARCHITECT

Crespi Boulevard
(50'-0" R.O.W)

DEMOLITION KEY NOTES

- ① EXISTING BUILDING TO BE DEMOLISHED
 - ② REMOVE AND DISPOSE OF EXISTING CONCRETE SLAB
 - ③ REMOVE AND DISPOSE OF EXISTING CONCRETE WALKWAY
 - ④ REMOVE AND DISPOSE OF EXISTING STEPS
 - ⑤ REMOVE AND DISPOSE OF EXISTING PLANTER
 - ⑥ REMOVE AND DISPOSE OF EXISTING CONCRETE BLOCK WALL
 - ⑦ REMOVE AND DISPOSE OF EXISTING CANOPY
 - ⑧ REMOVE AND DISPOSE OF EXISTING CHAINLINK FENCE
 - ⑨ REMOVE AND DISPOSE OF EXISTING IRON FENCE
 - ⑩ REMOVE AND DISPOSE OF EXISTING CONDENSING UNITS
- EXISTING BUILDING AREA



TITLE: DEMOLITION
PLAN

REVISIONS:

PROJECT: NOBE ISLAND

CLIENT: REBOND LLC

ADDRESS: 7925-7935 CRESPI BOULEVARD
MIAMI BEACH, FL 33141

ISSUED ON: 08.03.2018

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

AD-101

SHEET:

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