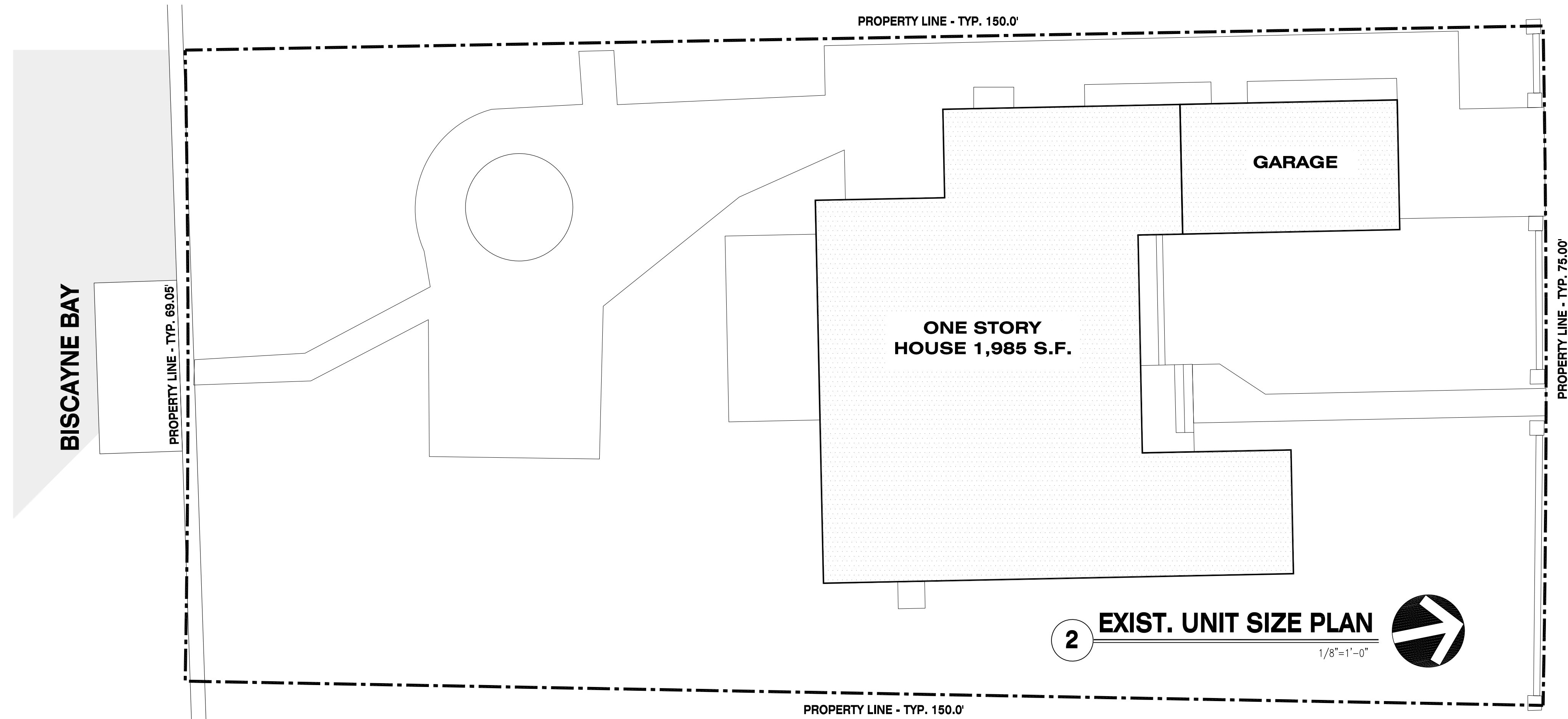


## LEGEND

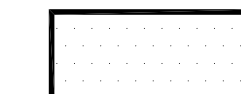


### EXISTING LOT COVERAGE CALCULATION

LOT AREA	10,849 Sq. Ft.
MAX. COVERAGE (30%)	3,254 Sq. Ft.
1ST FLOOR GARAGE	1,985 Sq. Ft. 360 Sq. Ft.
<b>TOTAL LOT COVERAGE EXIST. PERCENTAGE</b>	<b>2,345 Sq. Ft. 21.6%</b>



## LEGEND



### EXISTING UNIT SIZE CALCULATION

LOT AREA	10,849 Sq. Ft.
MAX. UNIT SIZE (50%)	5,424 Sq. Ft.
1ST FLOOR A/C	1,985 Sq. Ft.
GARAGE (AFTER EXCLUDING 500 S.F.)	360 Sq. Ft.
<b>TOTAL UNIT SIZE</b>	<b>2,345 Sq. Ft.</b>
<b>EXIST. PERCENTAGE</b>	<b>21.6%</b>

**PRAXIS**  
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**NEW RESIDENCE**  
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MIAMI BEACH, FLORIDA. 33141

MR. &amp; MRS. OWADE

**Project:**

**Client:**

Drawing Title

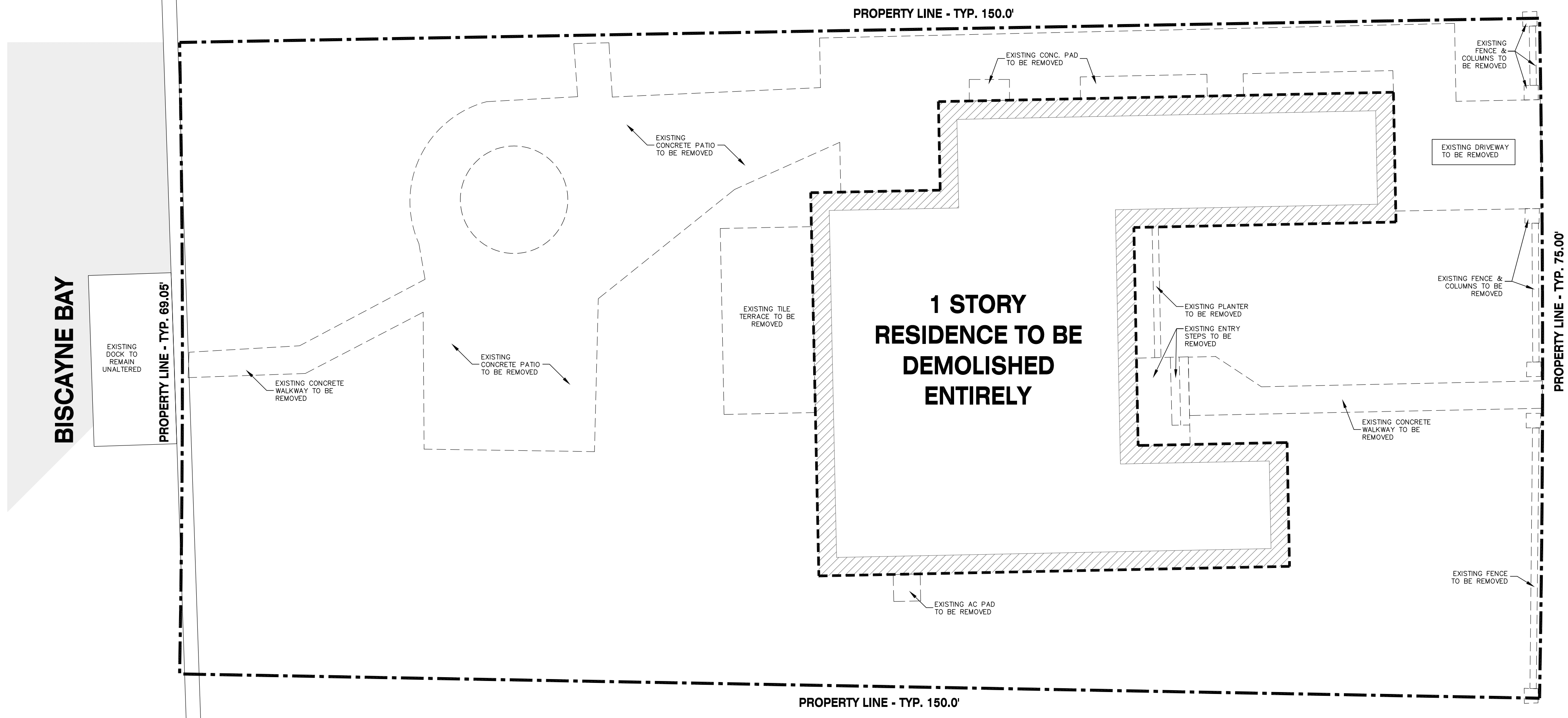
**EXISTING  
LOT COVE./  
UNIT SIZE**

Revision                      Date


Scale: As Shown  
Date 01-20-17

Dwg:

## EX-1



**1 DEMOLITION PLAN**

1/8"=1'-0"

**DEMOLITION NOTES**

- SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE.
- REMOVE WALKWAYS, CONCRETE PATIO, DRIVES AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT ALL EXISTING TREES.

**TREE PROTECTION NOTE**

PROVIDE 6'X6' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12" PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

**GENERAL DEMOLITION NOTES**

- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
- CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
- CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
- UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS, THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
- CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.