



E

D

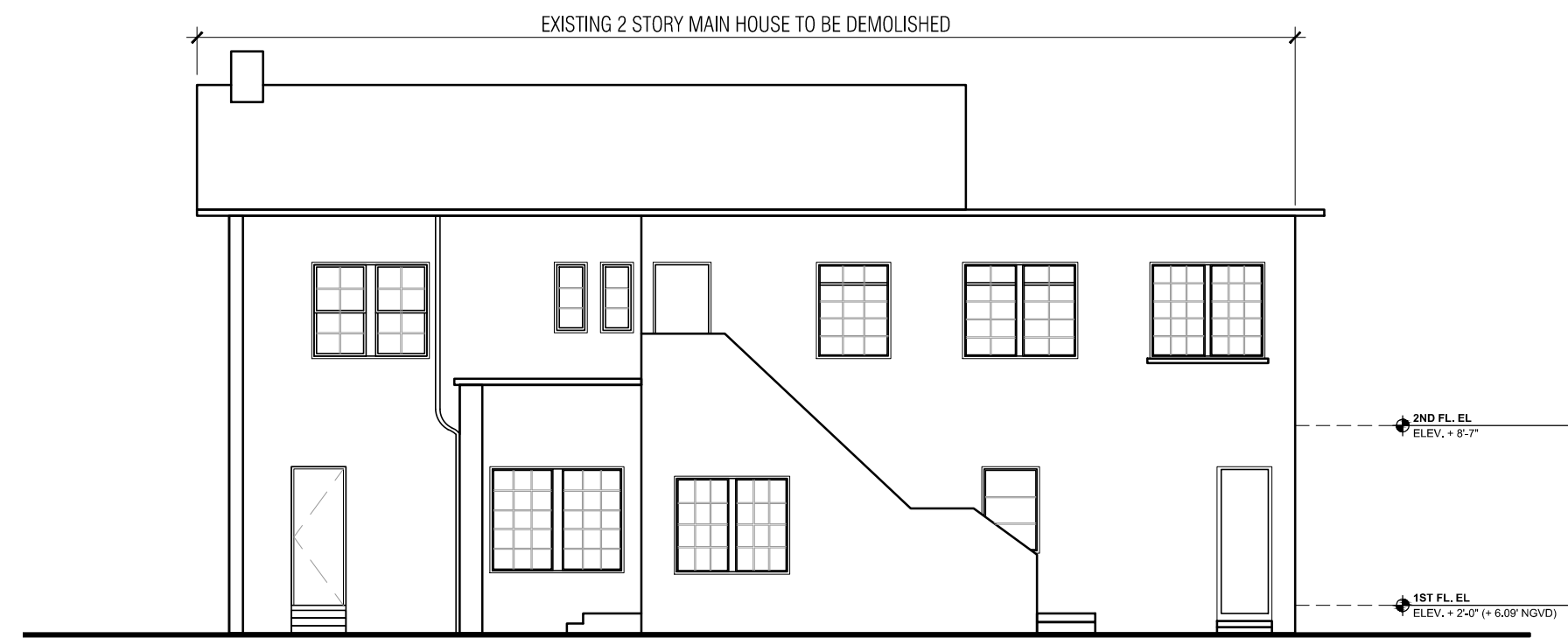
C

B

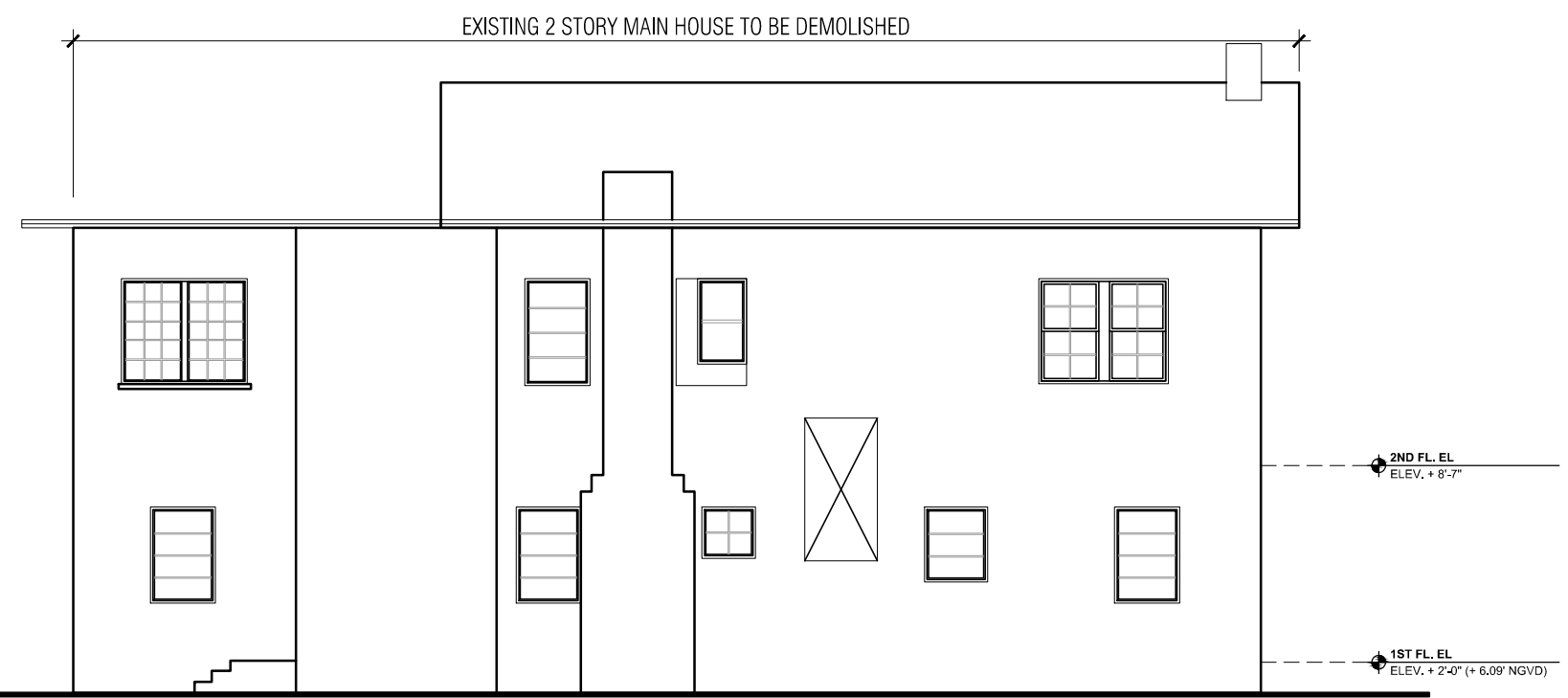
A

**DEMOLITION GENERAL NOTES**

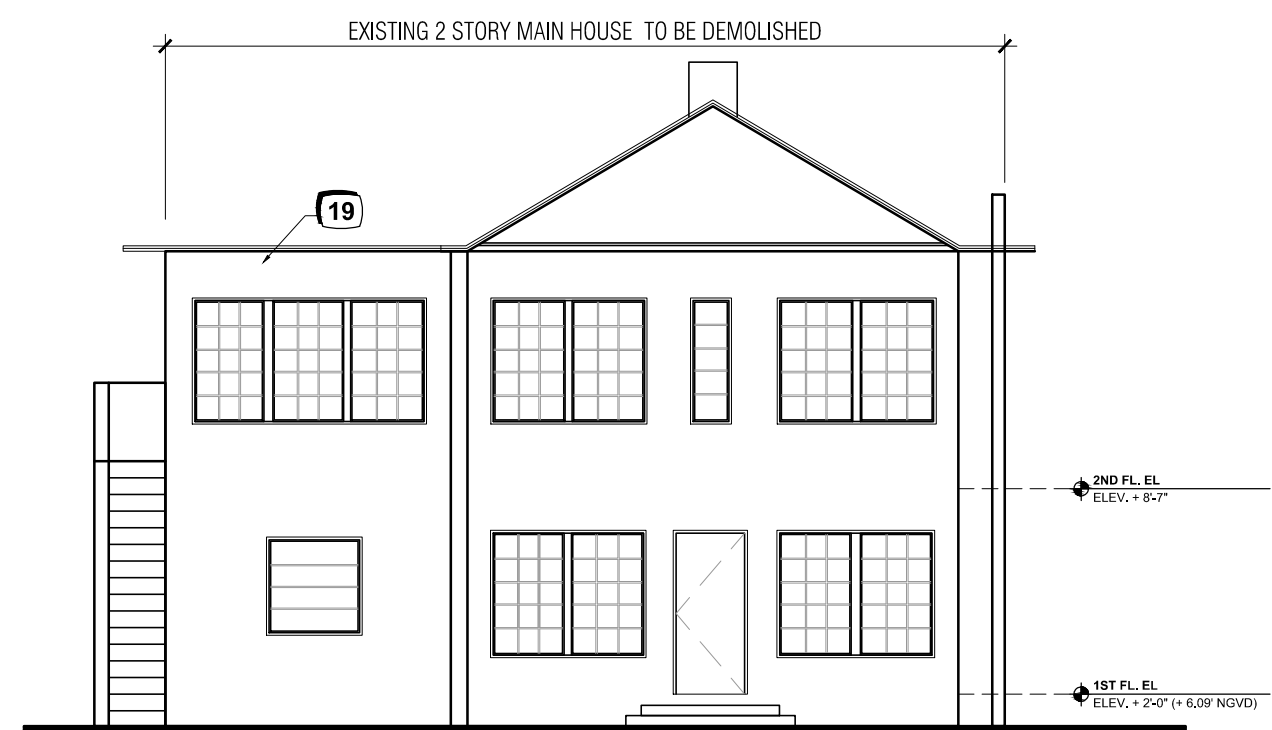
1. THE GENERAL SCOPE OF THE DEMOLITION WORK INCLUDES THE DEMOLITION OF ALL ELEMENTS INDICATED IN PLANS AND ELEVATIONS. INCLUDES: ALL WINDOWS, ALL DOORS, ALL FLOORING FINISHES, TILES ON FLOOR AND WALLS, MILLWORK, ALL ELECTRICAL SYSTEM, ALL PLUMBING SYSTEMS, ALL EXISTING ROOF STRUCTURES, ALL EXISTING INTERIOR G.W.B.
2. EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED IN ITS ENTIRETY TO THE EXTENT INDICATED IN PLANS.
3. GENERAL CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER AND ALL UTILITY COMPANIES AND DEPARTMENTS 72 HOURS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE PROCESS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
4. GENERAL CONTRACTOR IS TO TAKE PRE-DEMOLITION PHOTOGRAPHS OF THE STRUCTURES AND SURROUNDINGS
5. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED. THESE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNMENT AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL
6. GENERAL CONTRACTOR IS TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.
7. GENERAL CONTRACTOR IS TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS AND COORDINATE WITH OWNER.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND ASSUMES LIABILITY FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
9. GENERAL CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER
10. GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK.
11. GENERAL CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE, AND NOT TO RESUME OPERATION UNTIL SAFETY IS RESTORED.
12. ALL DEMOLISHED MATERIAL SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY CONTRACTOR.
13. GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY DEMOLITION. (I.E WATER, SEWER, FPL, ETC.)
14. CONTROL, AS MUCH AS PRACTICAL, THE SPREAD OF DUST AND DIRT.
15. VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND PROPERLY CAPPED TO INSURE SAFETY.
16. PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
17. UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS LEAVING ALL AREAS (EXT. & INT.) CLEAN AND PREPARED FOR NEW CONSTRUCTION.



**1 EXISTING SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



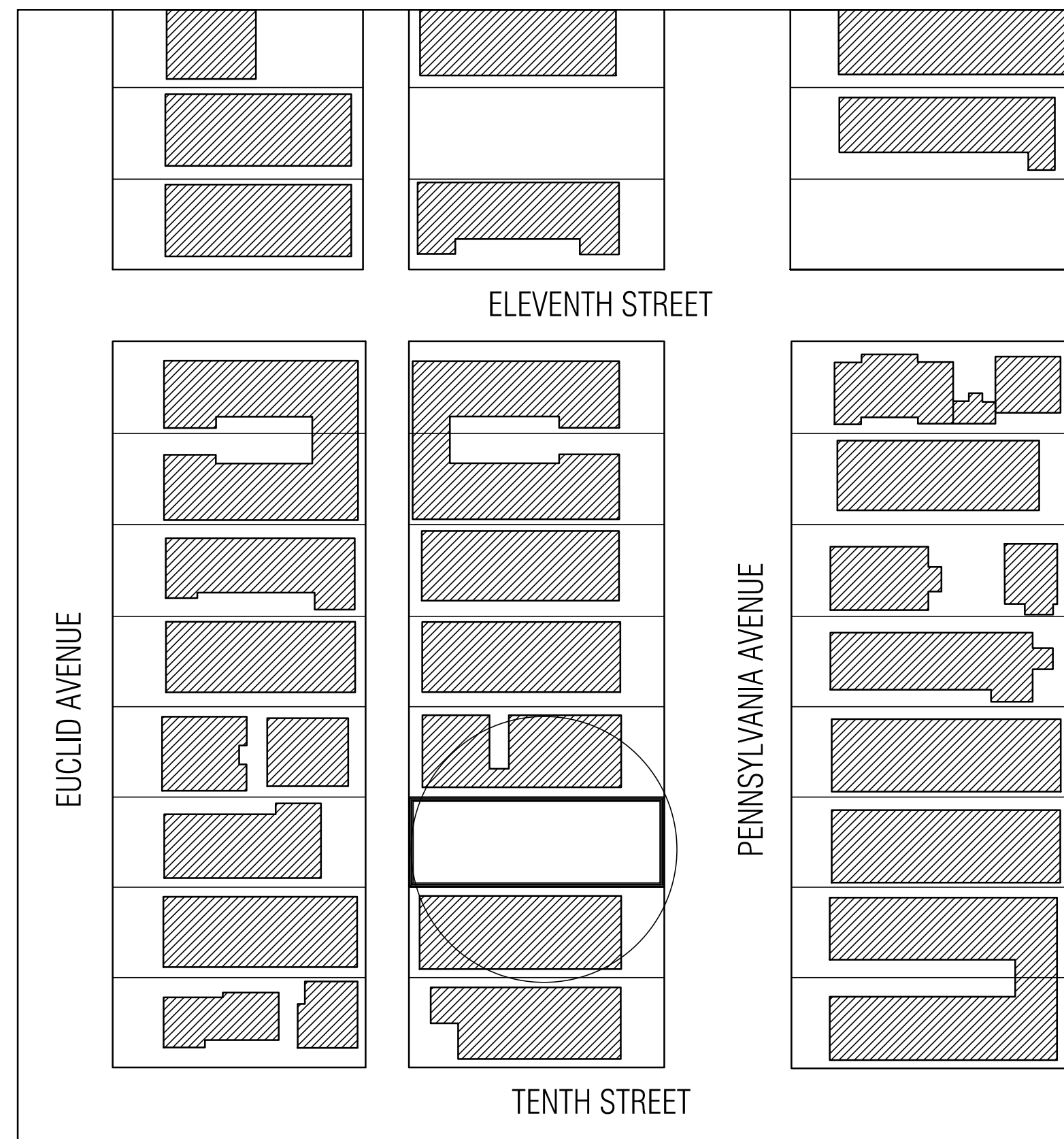
**2 EXISTING NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



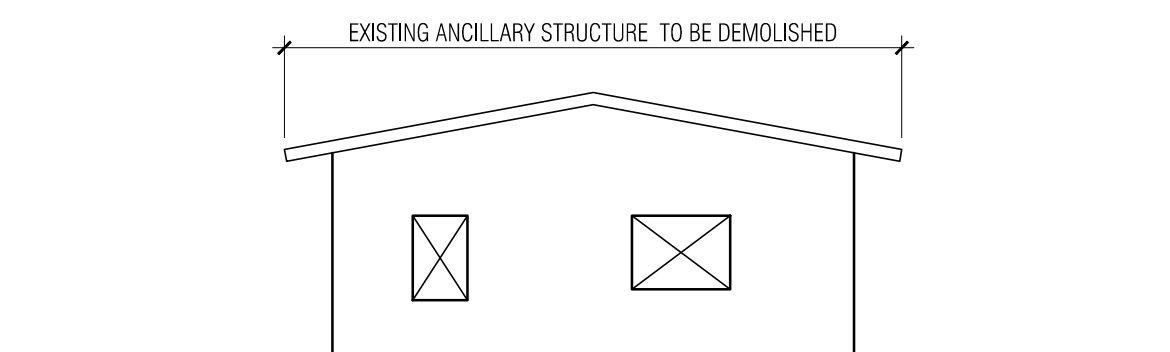
**3 EXISTING EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



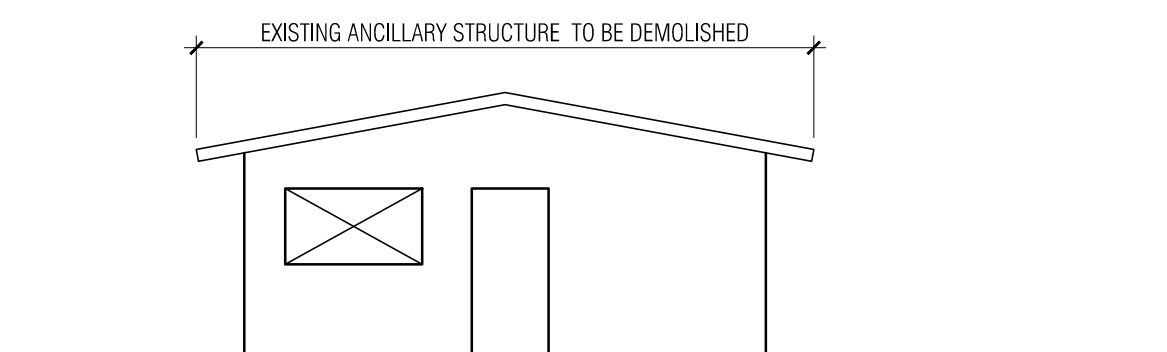
**4 EXISTING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



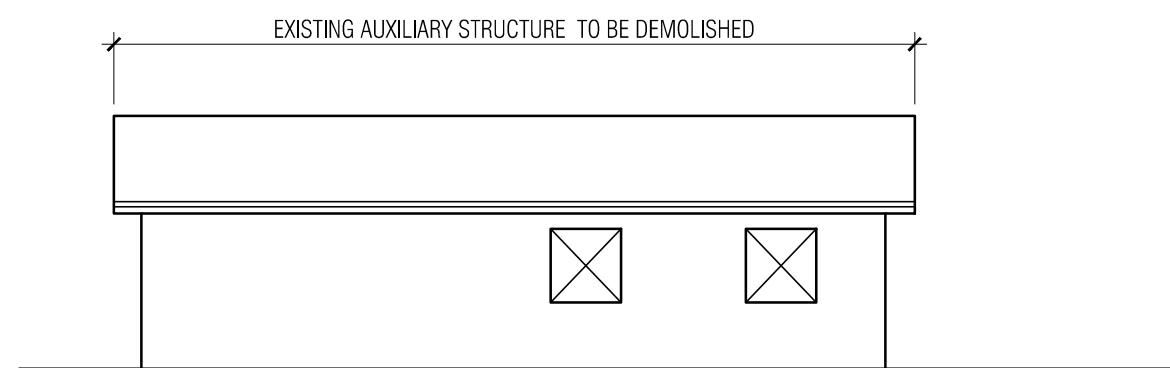
LOCATION MAP



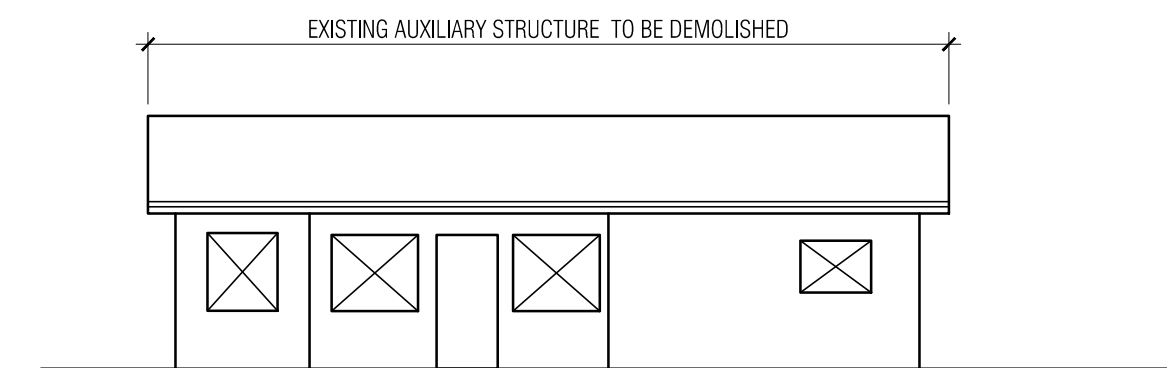
**5 EXISTING ANCILLARY SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 EXISTING ANCILLARY NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 EXISTING ANCILLARY WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**8 EXISTING ANCILLARY EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

PROJECT:

**1020 PENNSYLVANIA AVENUE**

1020 Pennsylvania Ave, Miami Beach, FL 33139

PROJECT OWNER:

1020 PENNSYLVANIA AVE., LLC  
11098 Biscayne Blvd. Suite 203  
Miami Beach, FL 33141

ARCHITECT OF RECORD:

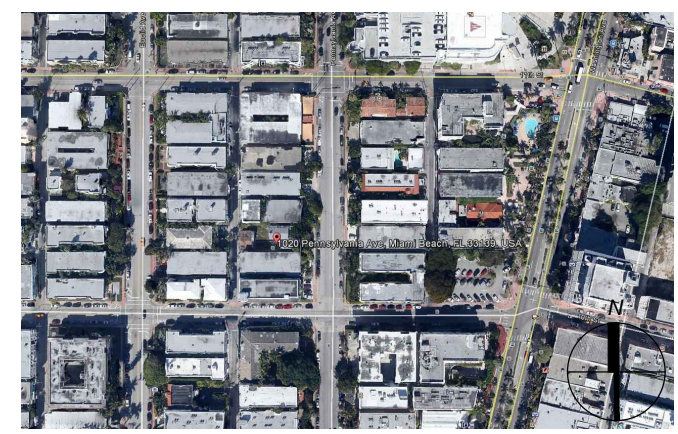


**VHR Architecture**  
1540 San Remo Avenue, Suite 10  
Coral Gables, FL 33146  
Phone: 305 . 282 . 0005  
Fax : 305 . 831 . 8079

AA26002510

CONSULTANT:

KEY PLAN



SIGNATURE / DATE / SEAL

3 Victor H. Rodriguez,  
Registered Architect  
State of Florida # AR0094965

**HISTORIC PRESERVATION BOARD SUBMITTAL**

Issue	Issue Date / For
(1)	01.15.2014 / HPB Submittal

DDCI Project #: 1309.00  
Drawn by: VHR / VAR / JT / YP  
Approved by: VHR

SHEET INDEX

4 - Demolition Elevations  
- Demolition Notes

SCALE:

SHEET NO.

**D.01**

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF DDCI, Corp. ALL COPYRIGHTS RESERVED © 2014

E

D

C

B

A



**1 EAST BUILDING VIEW FROM WEST CORNER**



**2 BUILDING VIEW FROM SW CORNER**



**3 BUILDING VIEW FROM NW CORNER**



**4 EAST BUILDING NW CONER VIEW**



**5 EAST BUILDING WEST ENTRANCE**



**6 EAST BUILDING CONER**



**7 WEST BUILDING FROM NE CORNER**



**8 EAST BUILDING INTERIOR**



**9 EAST BUILDING INTERIOR**

PROJECT:

# 1020 PENNSYLVANIA AVENUE

1020 Pennsylvania Ave, Miami Beach, FL 33139

PROJECT OWNER:

**1** 1020 PENNSYLVANIA AVE., LLC  
11098 Biscayne Blvd, Suite 203  
Miami Beach, FL 33141

ARCHITECT OF RECORD:



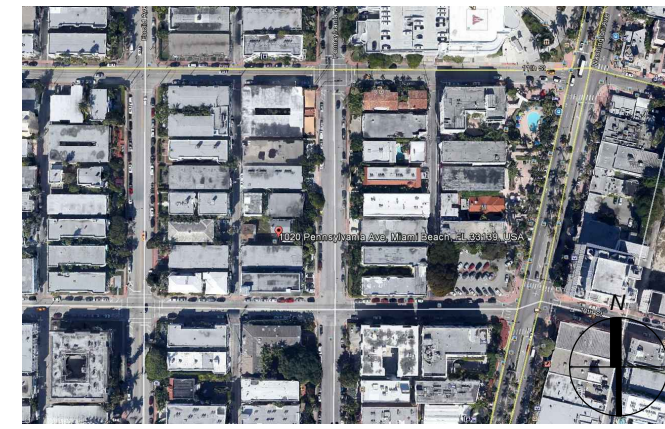
**VHR Architecture**  
1540 San Remo Avenue, Suite 10  
Coral Gables, FL 33146  
Phone: 305 . 282 . 0005  
Fax : 305 . 831 . 8079

AA26002510

CONSULTANT:

**2**

KEY PLAN



SIGNATURE / DATE / SEAL

**3**

Victor H. Rodriguez,  
Registered Architect  
State of Florida # AR0094965

## HISTORIC PRESERVATION BOARD SUBMITTAL

Issue: Issue Date / For  
(1) 01.15.2014 / HPB Submittal

DDCI Project #: 1309.00  
Drawn by: VHR / VAR / JT / YP  
Approved by: VHR

SHEET INDEX

**4** Photographs of:  
- Views of Existing Buildings

SCALE: As Noted

SHEET NO.

# A1.09

E

D

C

B

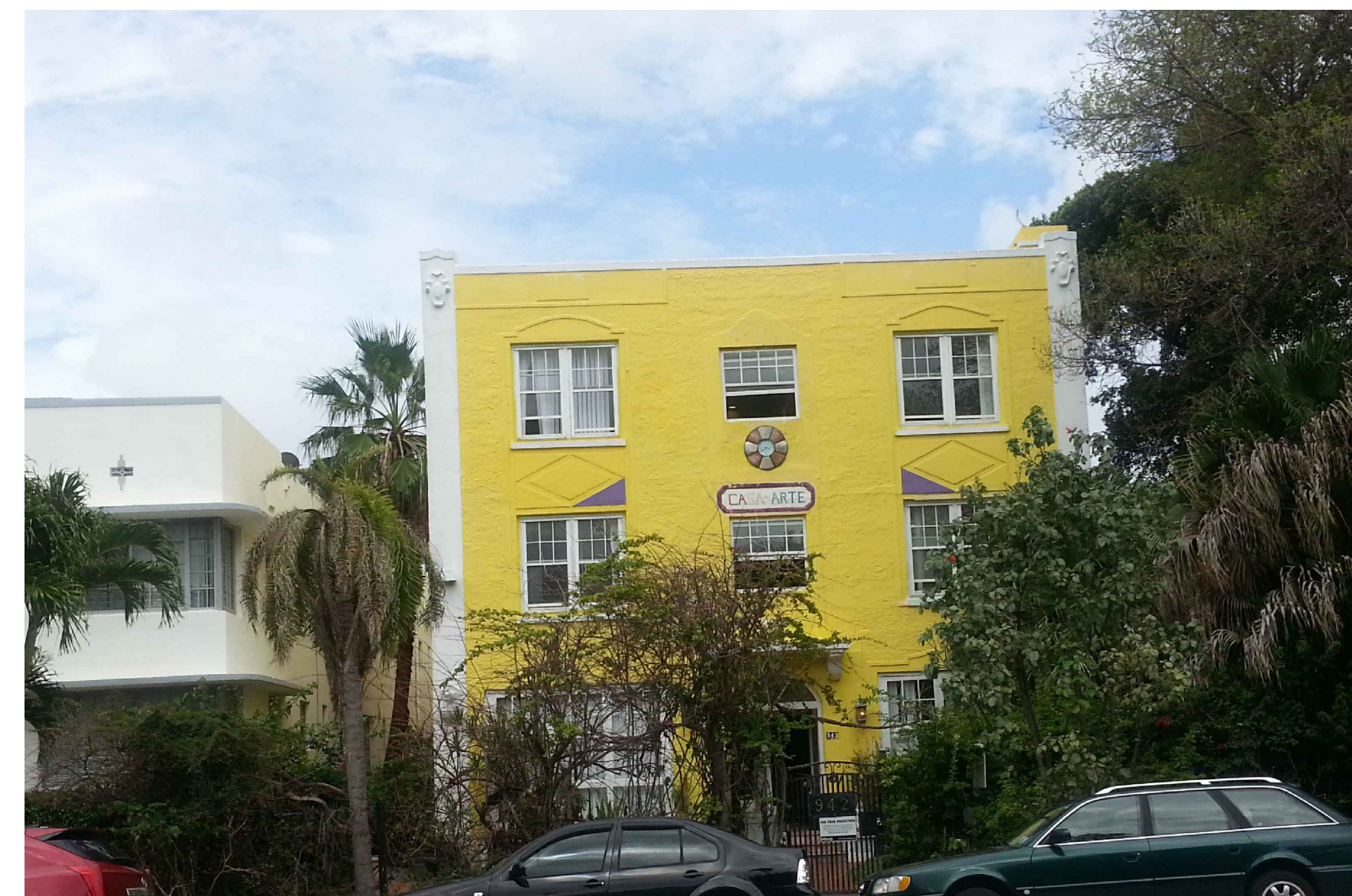
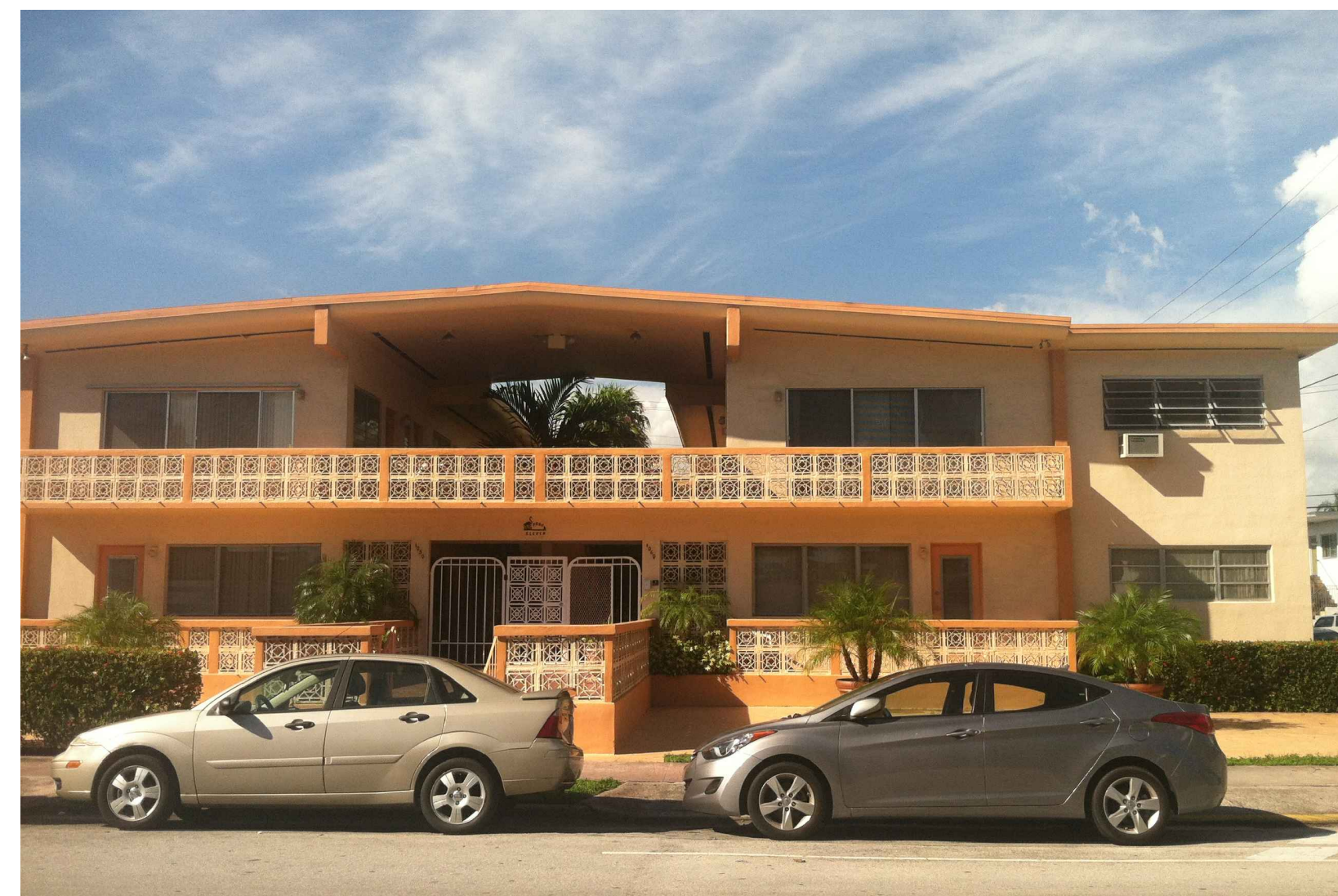
A



**1** NW CORNER BUILDING PENNSYLVANIA AVE & 10 ST

**2** VIEW ACROSS FROM SITE (BETWEEN 10 & 11 ST)

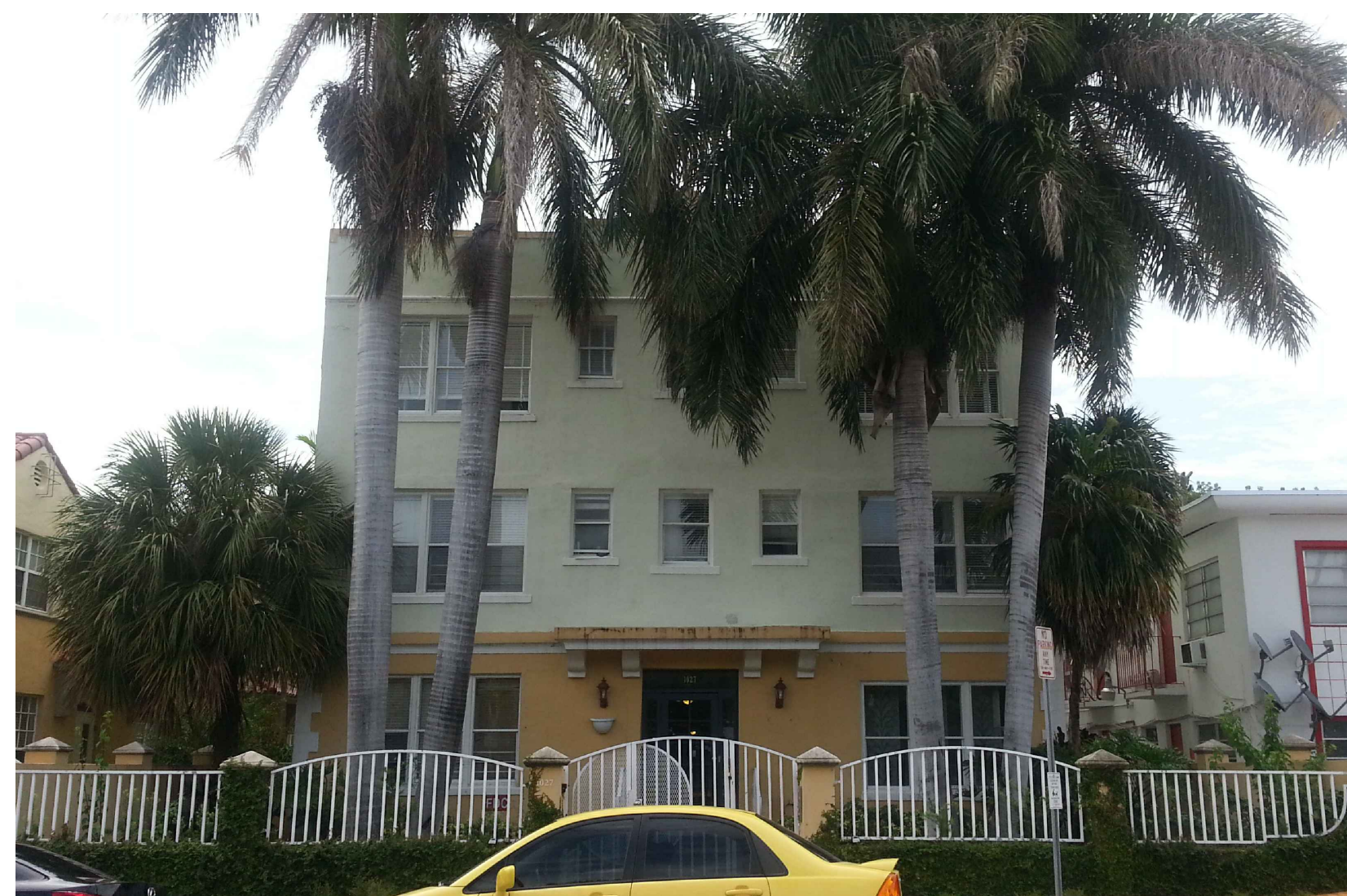
**3** 928 PENNSYLVANIA AVENUE



**4** SE CORNER BUILDING PENNSYLVANIA AVE & 10 ST

**5** 1060 PENNSYLVANIA AVENUE

**6** 947 PENNSYLVANIA AVENUE



**7** 1027 PENNSYLVANIA AVENUE

**8** 1025 PENNSYLVANIA AVENUE

**9** BUILDINGS SOUTH OF SITE

PROJECT:

# 1020 PENNSYLVANIA AVENUE

1020 Pennsylvania Ave, Miami Beach, FL 33139

PROJECT OWNER:

1 1020 PENNSYLVANIA AVE., LLC  
11098 Biscayne Blvd, Suite 203  
Miami Beach, FL 33141

ARCHITECT OF RECORD:



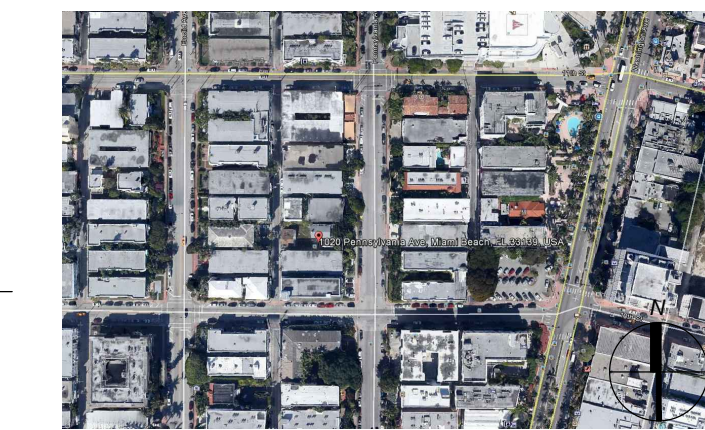
**VHR Architecture**  
1540 San Remo Avenue, Suite 10  
Coral Gables, FL 33146  
Phone: 305 . 282 . 0005  
Fax : 305 . 831 . 8079

AA26002510

CONSULTANT:

2

KEY PLAN



SIGNATURE / DATE / SEAL

3

Victor H. Rodriguez,  
Registered Architect  
State of Florida # AR0094965

## HISTORIC PRESERVATION BOARD SUBMITTAL

Issue Issue Date / For  
(1) 01.15.2014 / HPB Submittal

DDCI Project #: 1309.00  
Drawn by: VHR / VAR / JT / YP  
Approved by: VHR

SHEET INDEX

4 **Photographs of:  
- Views of Existing  
Buildings in the area**

SCALE: As Noted

SHEET NO.

# A1.10

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF DDCI, Corp. ALL COPYRIGHTS RESERVED © 2014

E

D

C

B

A

1



**1 PANORAMIC OF SITE BLOCK**

2



**2 PANORAMIC OF BLOCK IN FRONT OF SITE**

4

PROJECT:

**1020 PENNSYLVANIA AVENUE**

1020 Pennsylvania Ave, Miami Beach, FL 33139

PROJECT OWNER:

**1** 1020 PENNSYLVANIA AVE., LLC  
11098 Biscayne Blvd, Suite 203  
Miami Beach, FL 33141

ARCHITECT OF RECORD:



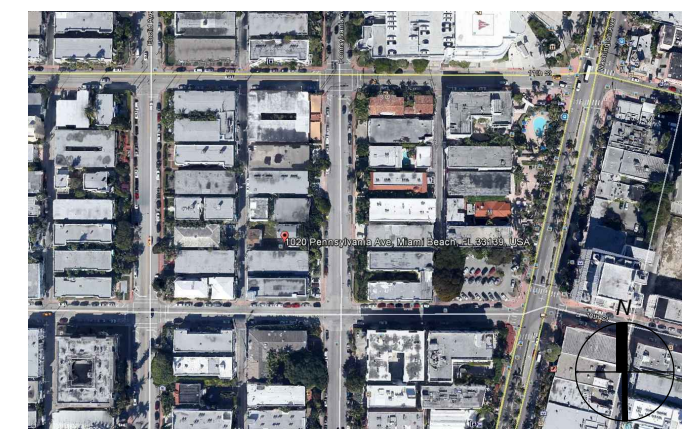
**VHR Architecture**  
1540 San Remo Avenue, Suite 10  
Coral Gables, FL 33146  
Phone: 305 . 282 . 0005  
Fax : 305 . 831 . 8079

AA26002510

CONSULTANT:

2

KEY PLAN



SIGNATURE / DATE / SEAL

3

Victor H. Rodriguez,  
Registered Architect  
State of Florida # AR0094965

**HISTORIC PRESERVATION BOARD SUBMITTAL**

Issue	Issue Date / For
(1)	01.15.2014 / HPB Submittal

DDCI Project #: 1309.00  
Drawn by: VHR / VAR / JT / YP  
Approved by: VHR

SHEET INDEX

**4 Photographs of :  
- Views of Context**

SCALE: As Noted

SHEET NO.

**A1.11**