

E D C B A

1020 PENNSYLVANIA AVENUE

1020 Pennsylvania Ave, Miami Beach, FL, 33139

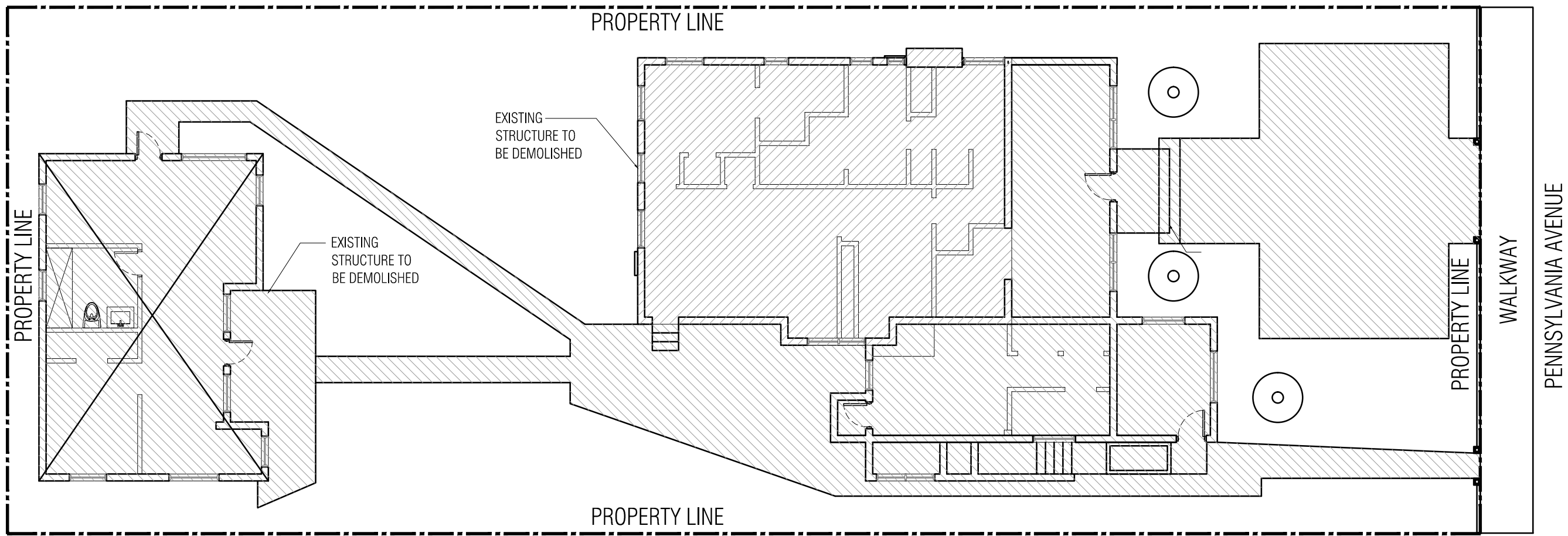
TOTAL DEMOLITION PERMIT

RM-1 MULTI-FAMILY RESIDENTIAL LOW DENSITY
RESIDENTIAL GROUP R-2

1

NOTE FOR FIRE DEPARTMENT:

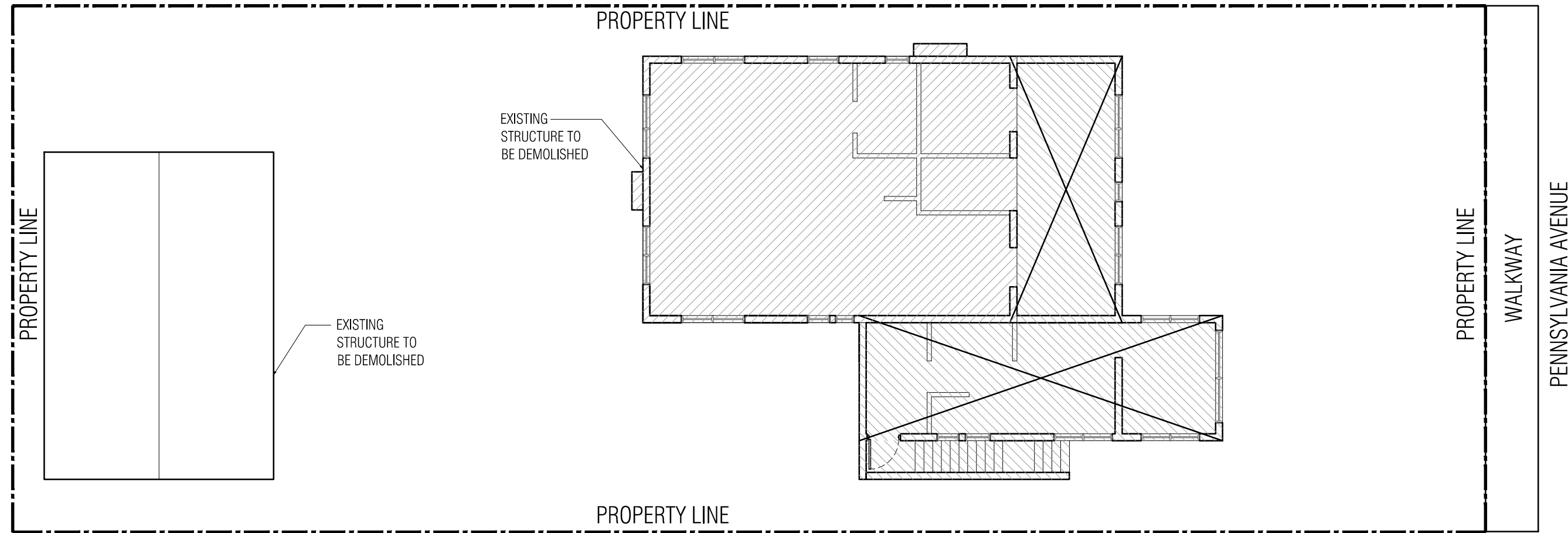
THE BUILDING IS TO REMAIN UNOCCUPIED DURING THE PROCESS OF BUILDING DEMOLITION



2

1ST FLOOR DEMOLITION PLAN

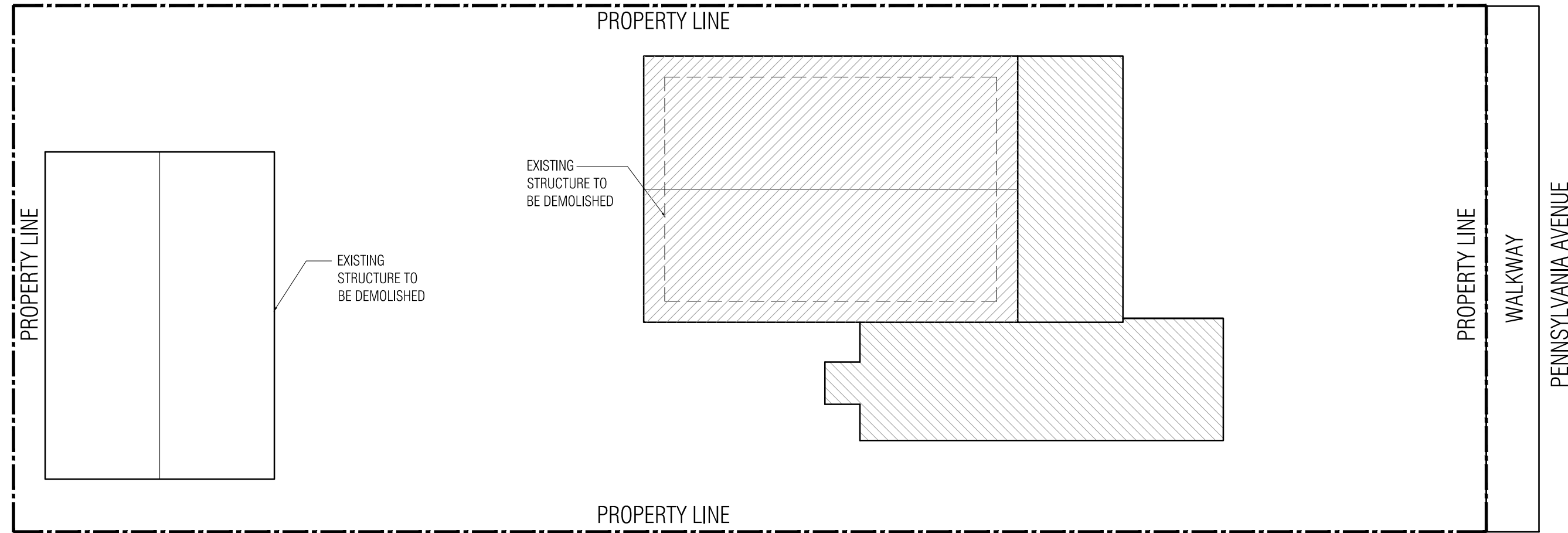
SCALE: 3/32" = 1'-0"



3

2ND FLOOR DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



4

3 ROOF DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

LOCATION MAP - AERIAL VIEW



PROJECT STATISTICS

a. FOLIO NUMBER:	02-4203-009-1160
b. CLUC:	3900 MULTI-FAMILY - 38-62 U/A
c. ZONING:	RM-1 (MULTIFAMILY LOW INTENSITY)
d. LAND USE:	30 - LOW-DENSITY MULTI-FAMILY
e. URBAN DEVELOPMENT:	INSIDE URBAN DEVELOPMENT BOUNDARY (UDB)
f. OCCUPANCY CLASSIFICATION:	RESIDENTIAL, GROUP R2
g. OCCUPANCY LOAD FACTOR:	-
h. CONSTRUCTION TYPE:	TYPE III, IN ACCORDANCE WITH 2010 FBC, SECTION 503, TABLE 503 AND SECTION 602, TABLES 601 AND 602.
i. APPLICABLE CODES:	FLORIDA BUILDING CODE - RESIDENTIAL - 2010 EDITION FLORIDA BUILDING CODE - BUILDING - 2010 EDITION FAIR HOUSING ACT DESIGN MANUAL - 1996 EDITION FLORIDA FIRE PREVENTION CODE - 2010 EDITION LIFE SAFETY CODE - NFPA 101 - 2009 EDITION
j. PROPERTY OWNER:	1020 PENNSYLVANIA AVE LLC
k. LEGAL DESCRIPTION:	OCEAN BEACH ADDN NO 3 PB 2-81 LOT 6 BLK 43 LOT SIZE 50,000 X 140 OR 19794-2603 07 2001 1 COC 25665-2821 05 2007 1
l. MAILING ADDRESS:	111098 BISCAYNE BLVD #203, MIAMI FL 33161
m. SQUARE FOOTAGE:	LOT SIZE: 7,000 SQ FT 1ST FLOOR AREA: 2,900 SQ FT 2ND FLOOR AREA: 1,630 SQ FT TOTAL BUILDING AREA: 4,530 SQ FT

DEMOLITION GENERAL NOTES

- 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 GWB.
- EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED IN ITS ENTIRETY TO THE EXTENT INDICATED IN PLANS.
- 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.
- GENERAL CONTRACTOR IS TO TAKE PRE-DEMOLITION PHOTOGRAPHS OF THE STRUCTURES AND SURROUNDINGS
- 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
- GENERAL CONTRACTOR IS TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.
- GENERAL CONTRACTOR IS TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS AND COORDINATE WITH OWNER.
- 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.
- GENERAL CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER
- GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK.
- 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.
- ALL DEMOLISHED MATERIAL SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY CONTRACTOR.
- GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY DEMOLITION. (I.E WATER, SEWER, FPL, ETC.)
- CONTROL, AS MUCH AS PRACTICAL, THE SPREAD OF DUST AND DIRT.
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- PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
- UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS LEAVING ALL AREAS (EXT. &INT.) CLEAN AND PREPARED FOR NEW CONSTRUCTION.

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ARCHITECT OF RECORD:

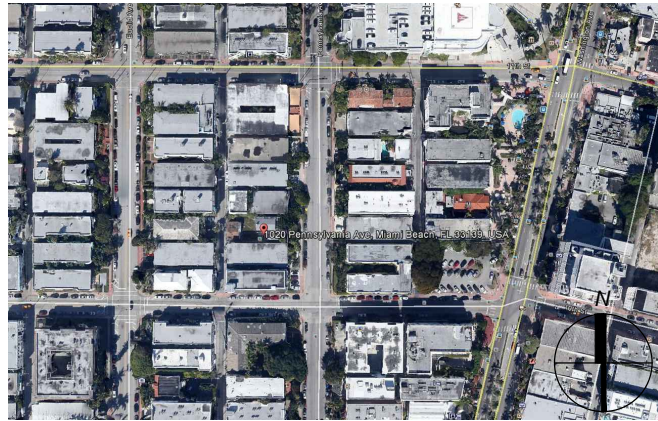


VHR Architecture
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Phone: 305 . 282 . 0005
Fax : 305 . 631 . 8079

AA26002510

CONSULTANT:

KEY PLAN



SIGNATURE / DATE / SEAL

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 - SCOPE OF WORK
- PROJECT STATISTICS
- DEMOLITION FLOOR
PLANS

SCALE :

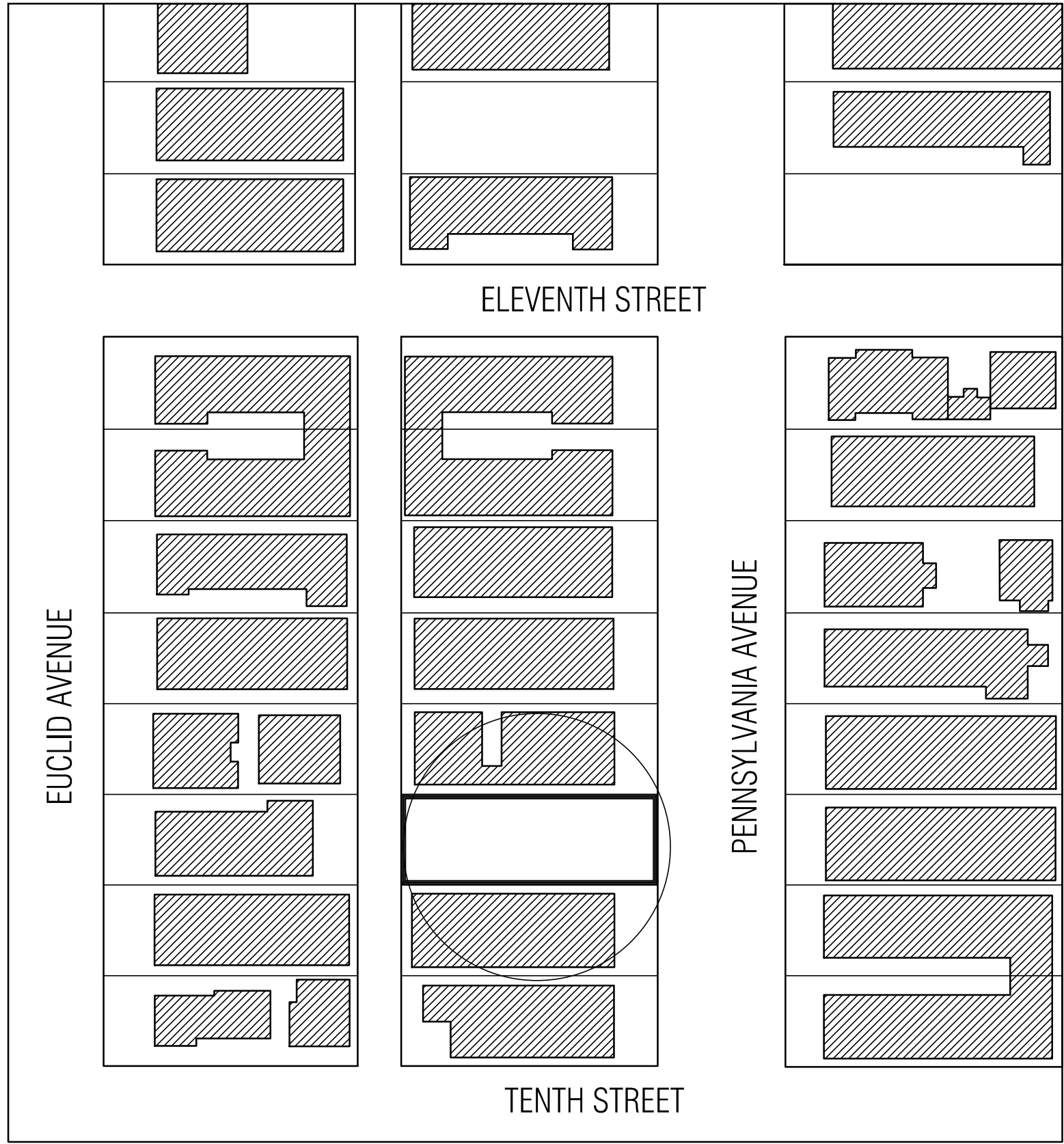
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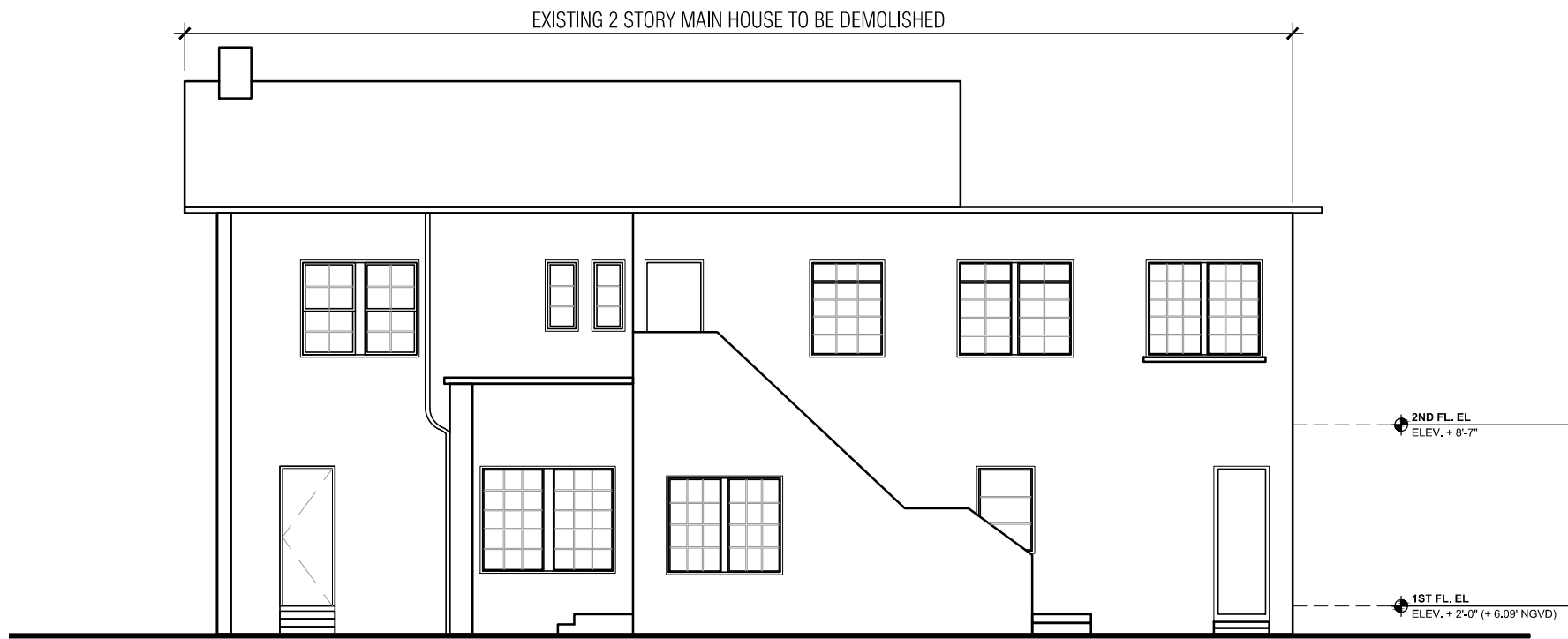
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DEMOLITION GENERAL NOTES

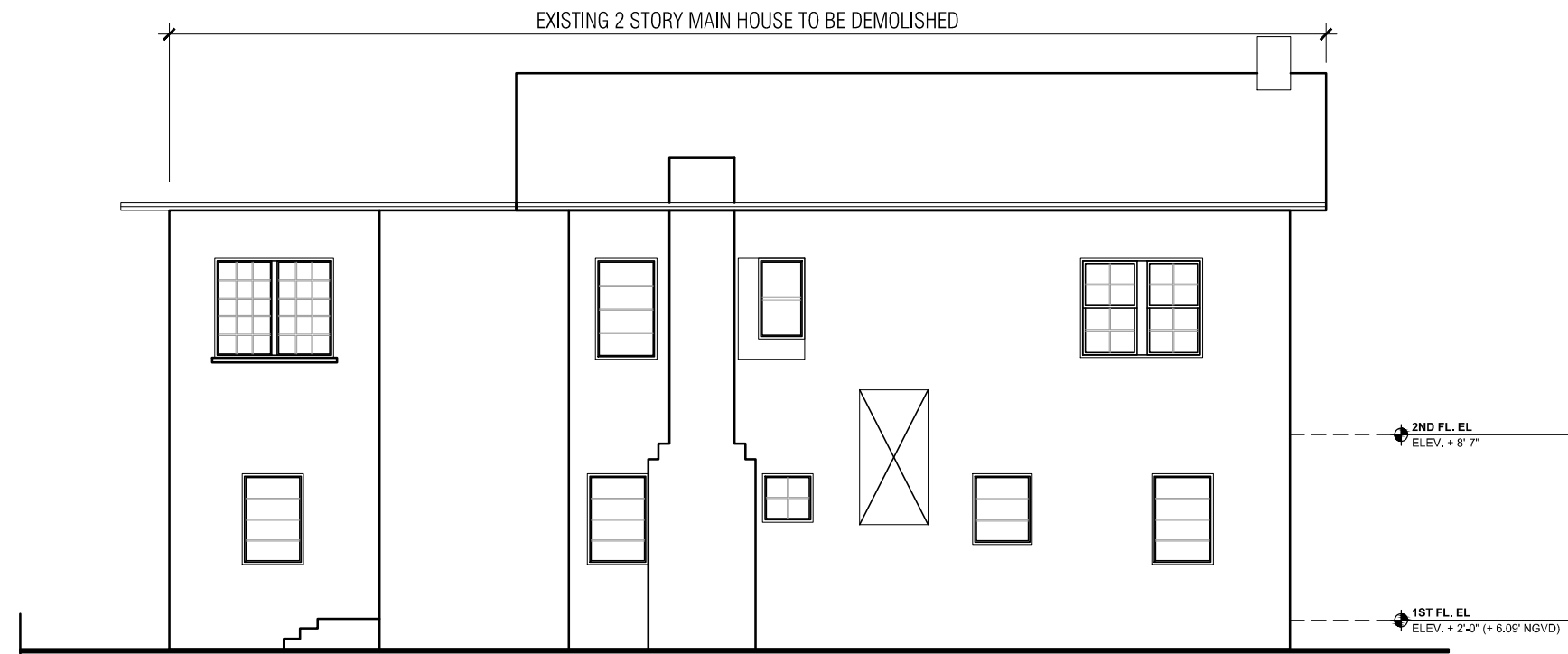
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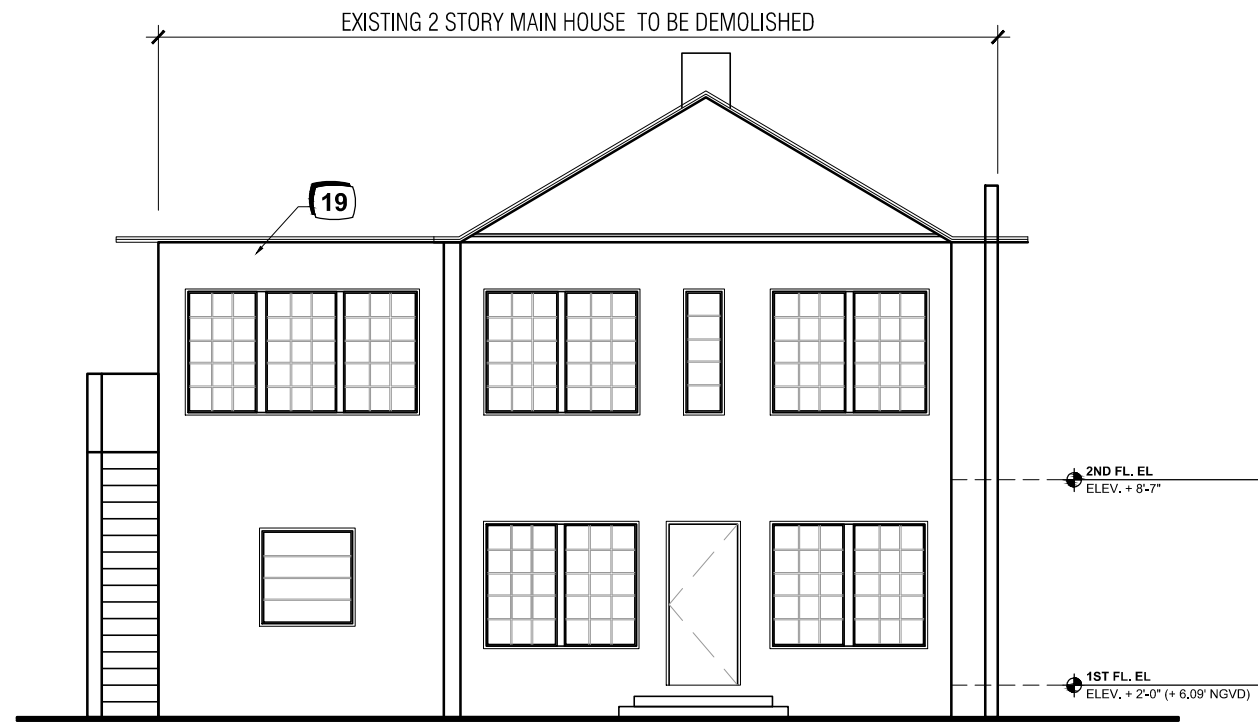
LOCATION MAP



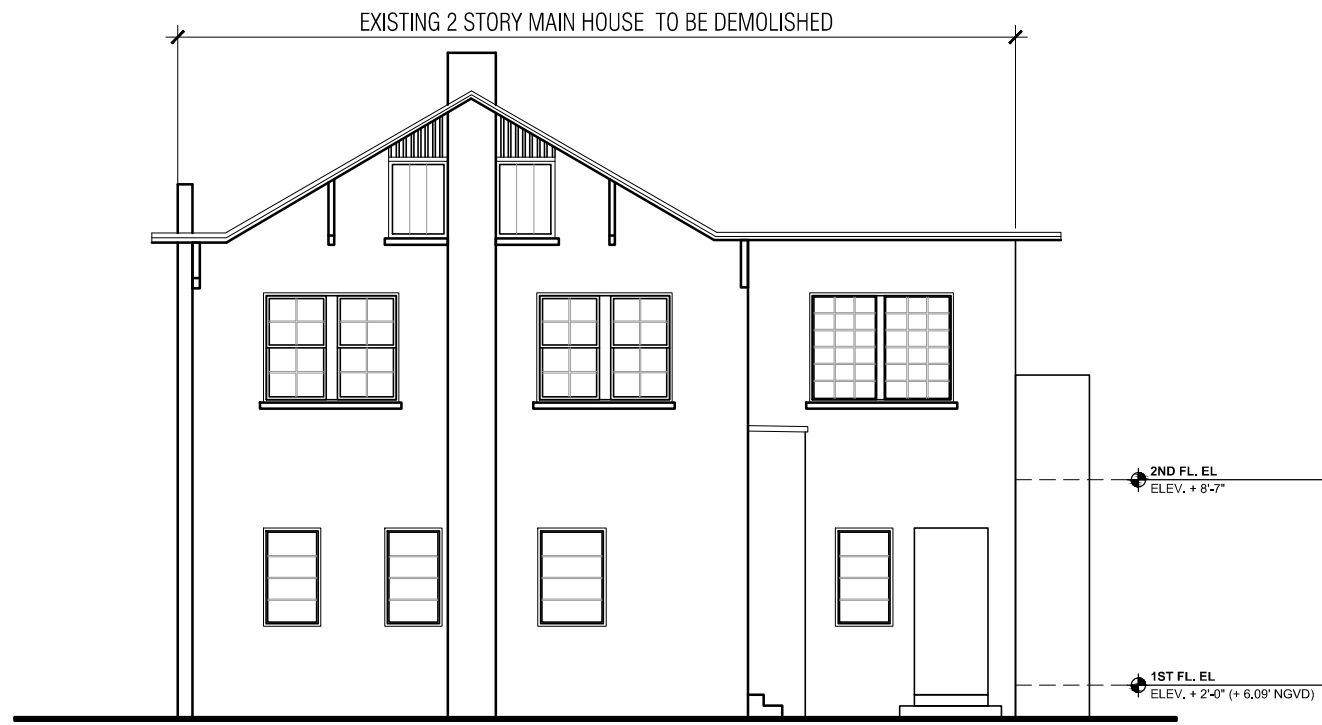
1 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



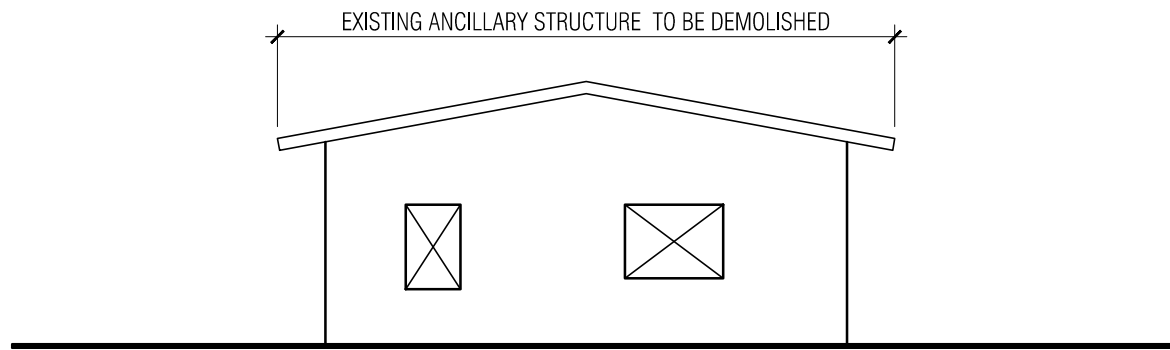
2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



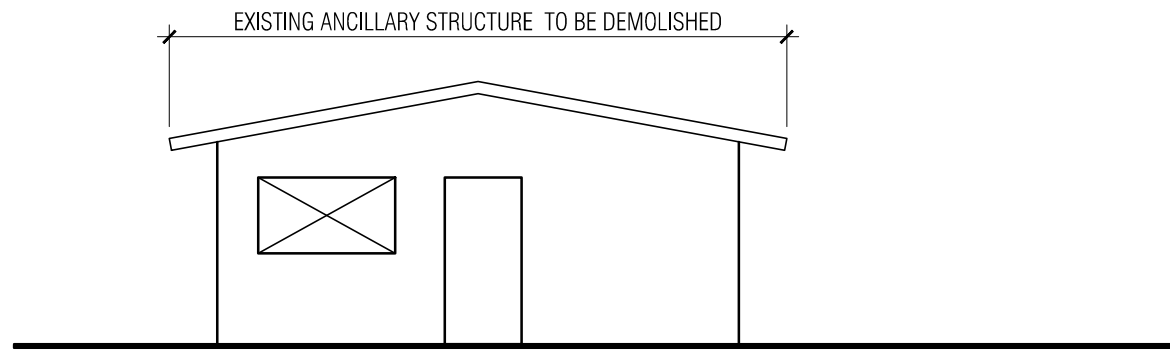
3 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



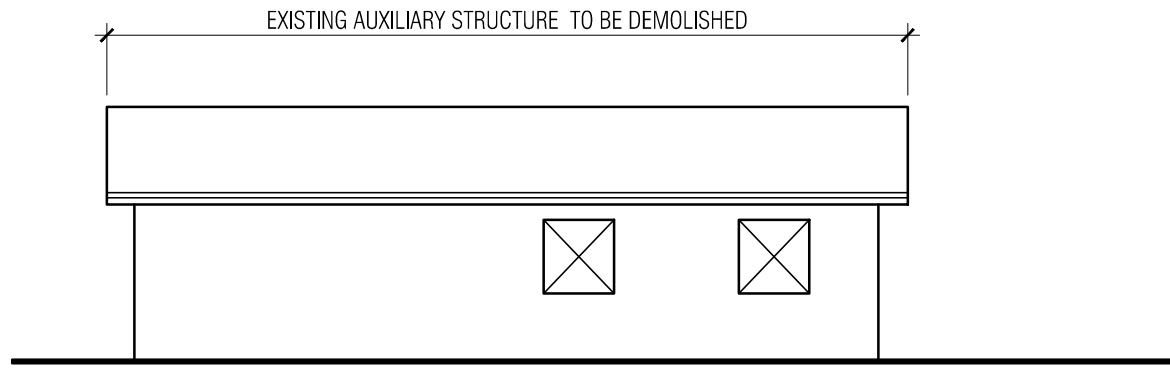
4 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



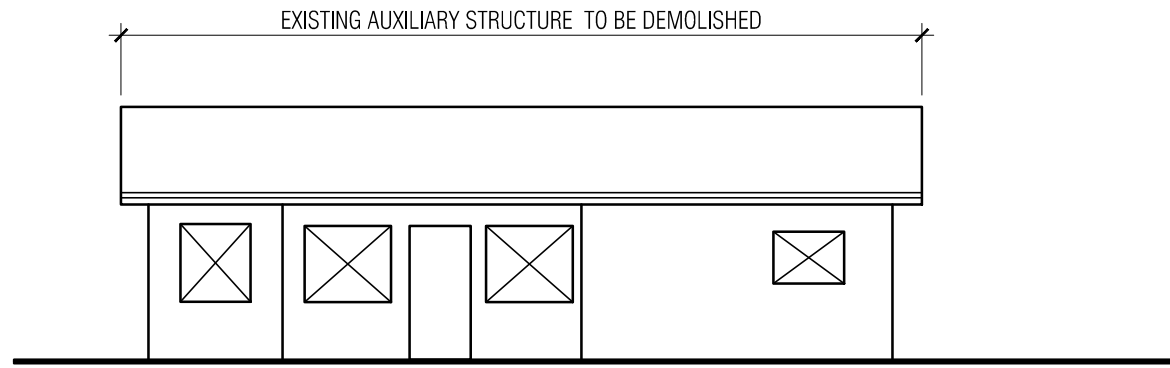
5 EXISTING ANCILLARY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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"

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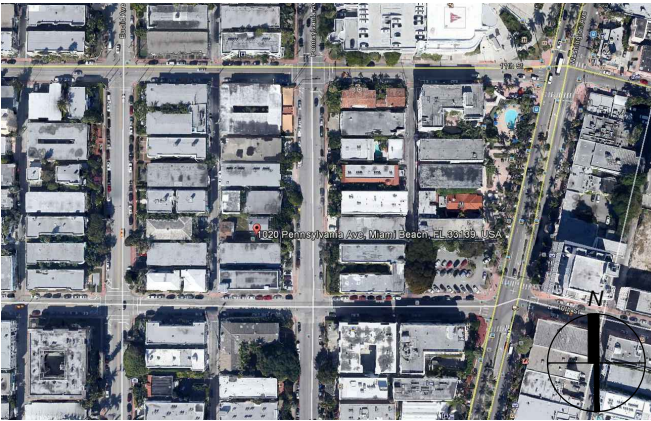


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SHEET INDEX

4 - Demolition Elevations
- Demolition Notes

SCALE:

SHEET NO.

D.01

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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

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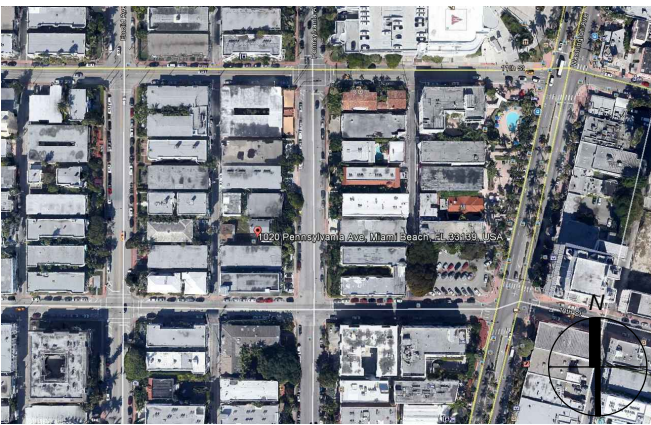
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SHEET INDEX

4 Photographs of :
- Views of Existing
Buildings

SCALE: As Noted

SHEET NO.

A1.09

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1 NW CORNER BUILDING PENNSYLVANIA AVE & 10 ST



4 SE CORNER BUILDING PENNSYLVANIA AVE & 10 ST



7 1027 PENNSYLVANIA AVENUE



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



5 1060 PENNSYLVANIA AVENUE



8 1025 PENNSYLVANIA AVENUE



3 928 PENNSYLVANIA AVENUE



6 947 PENNSYLVANIA AVENUE



9 BUILDINGS SOUTH OF SITE

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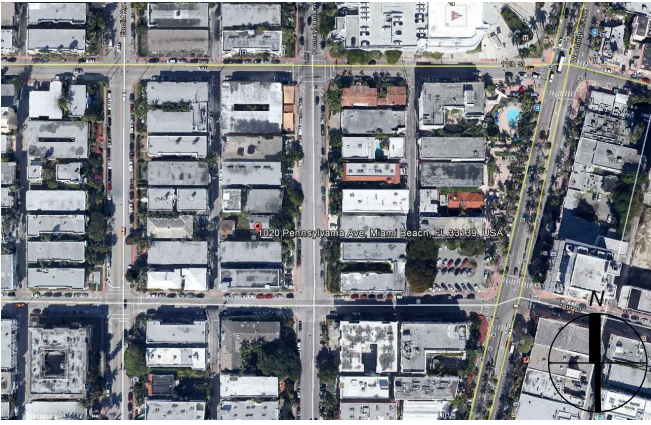


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4 **Photographs of :
- Views of Existing
Buildings in the area**

SCALE: **As Noted**

SHEET NO.

A1.10

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E

D

C

B

A

E

D

C

B

A

1



1 PANORAMIC OF SITE BLOCK

2



2 PANORAMIC OF BLOCK IN FRONT OF SITE

3

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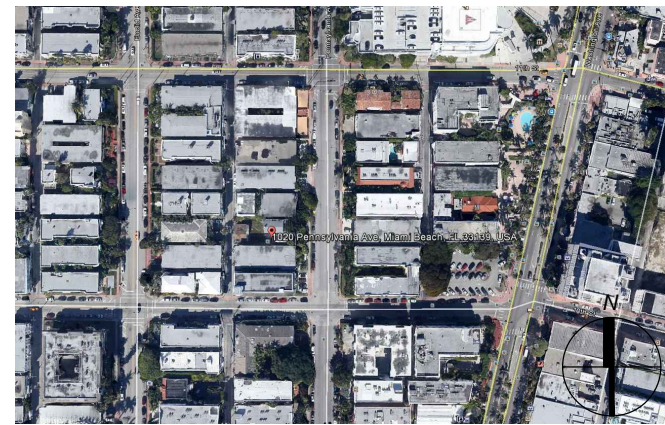
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4 Photographs of :
- Views of Context

SCALE: As Noted

SHEET NO.

A1.11