

GENERAL DEMOLITION NOTES

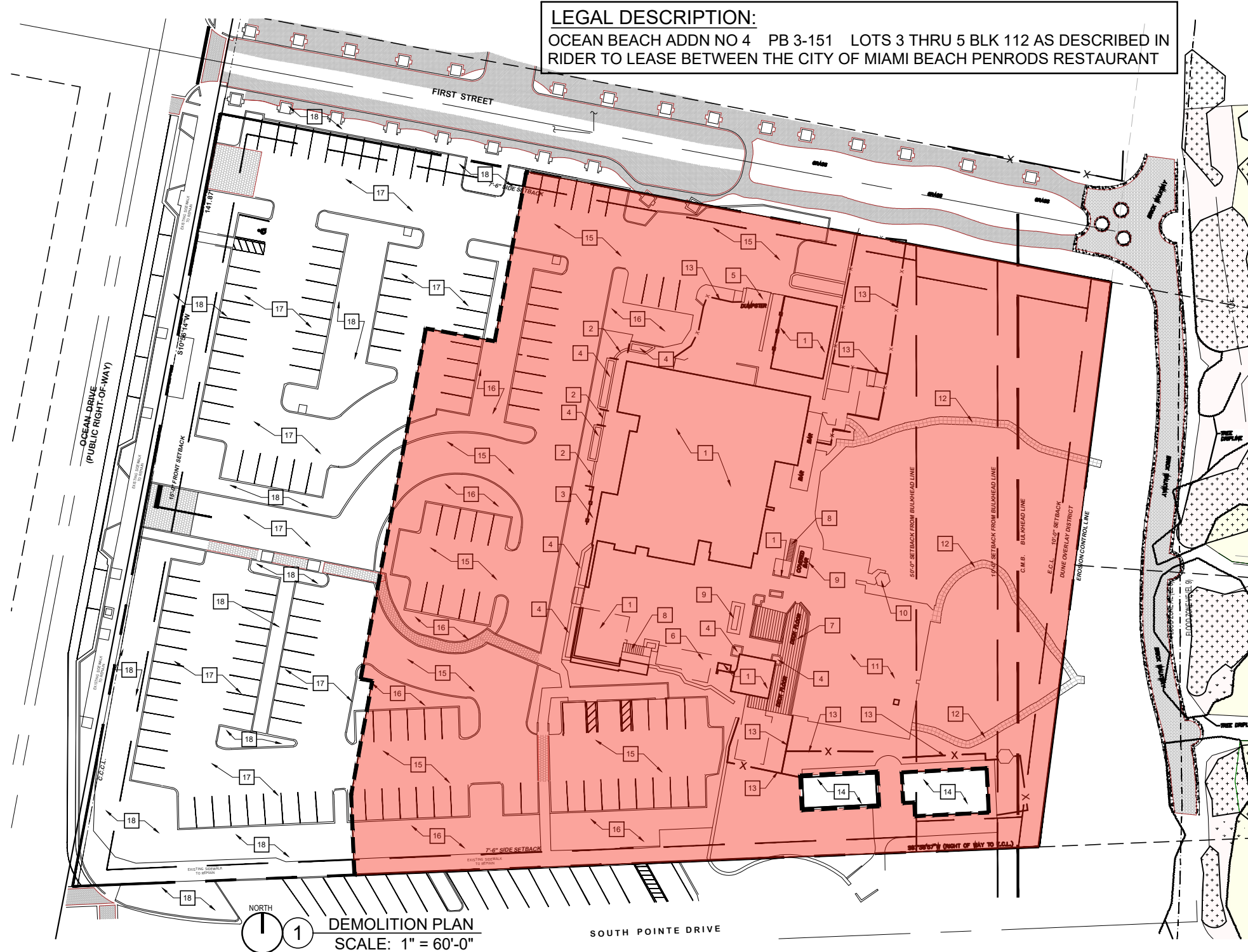
1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A201 14TH EDITION AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, IS HEREBY MADE A PART OF THESE DOCUMENTS TO THE SAME EXTENT AS IF BOUND IN THEIR ENTIRETY HEREIN. IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S MEANS, METHODS OR HAVE CONTROL OR CHARGE OVER THE ACTS AND OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THE AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, ORDINANCES AND OSHA REGULATIONS.
3. CONTRACTOR SHALL OBTAIN AND PAY ALL FEES FOR PERMITS AND INSPECTIONS AS REQUIRED BY CODE, APPLICABLE LAWS OR GOVERNING AGENCIES IN CONNECTION WITH DEMOLITION WORK, REMOVAL AND DISPOSAL OF DEBRIS, ASBESTOS, ETC.
4. CONTRACTOR SHALL IN ADVANCE OF BID TOUR THE THE ENTIRE PROJECT TO ASCERTAIN THE EXISTING CONDITIONS AND THE FULL SCOPE OF DEMOLITION WORK REQUIRED FOR A COMPLETE PROJECT. CONTRACTOR SHALL ASSURE HIMSELF THAT THE QUANTITIES OF WORK AS ILLUSTRATED IN THE CONTRACT DOCUMENTS ARE A TRUE AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK NECESSARY TO PROVIDE A COMPLETE PROJECT.
5. IF THE CONTRACTOR BELIEVES THAT THE SCOPE OF WORK IS NOT FULLY ILLUSTRATED IN THE CONTRACT DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CORRECTIONS HE DEEMS NECESSARY.
6. ANY WORK NOT SHOWN ON THE DRAWING OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THIS CONTRACTOR WITHOUT ADDITIONAL CHARGE.
7. REQUEST FOR CHANGE ORDERS RELATED TO THE CONTRACTOR'S FAILURE TO COMPLY WITH THE ABOVE TERMS WILL NOT BE APPROVED. ANY ADDITIONAL EXPENSES SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. DEMOLITION CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN DEMOLISHING OR REMOVING ITEMS IN BUILDING SO AS TO CAUSE THE LEAST AMOUNT OF PATCHWORK AND REPAIR.
9. EXISTING FINISHES AND OTHER MATERIALS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE DEMOLITION AND REMOVAL PROCESS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE AND NOT ALLOWED TO ACCUMULATE. PROTECT PATH OF TRAVEL OF RUBBISH DISPOSAL THROUGH THE BUILDING AT ALL TIMES.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING DEMOLITION TO AVOID REMOVING EXISTING STRUCTURAL COLUMNS AND BEAMS WHICH MAY BE CONCEALED AND WHICH ARE TO REMAIN.
12. CARE SHALL BE GIVEN TO THE PROTECTION OF EXISTING UTILITY LINES DURING DEMOLITION.
13. WHERE MECHANICAL, ELECTRICAL, AND PLUMBING WORK ARE REMOVED, ALL LINES, CONDUITS, DUCTS, ETC. SHALL BE CAPPED WITHIN THE WALLS, ABOVE FINISH CEILING OR BELOW FINISH FLOOR LINE.
14. DISCONNECT ELECTRIC CIRCUITS AT MAIN PANEL(S) SERVING AREAS TO BE DEMOLISHED. REMOVE ALL INTERIOR ELECTRIC LIGHT FIXTURES, SWITCHES, RECEPTACLES AND ALL WIRE RUNS/CONDUITS IN AND ABOVE ALL WALLS AND CEILINGS TO BE DEMOLISHED.

ALTERATION PROJECT PROCEDURES:

15. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEMS AS:
 - 15.1. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
 - 15.2. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT AND WIRING.
 - 15.3. REMOVAL OF UNSUITABLE OR EXTRANEUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METAL AND DETERIORATED CONCRETE.
 - 15.4. CLEANING OF SURFACES, AND REMOVAL OF SURFACE FINISHES AS NEEDED.
16. ASSIGN THE WORK OF MOVING, REMOVAL, CUTTING AND PATCHING, TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER TO CAUSE LEAST DAMAGE TO EACH TYPE OF WORK, AND PROVIDE MEANS OF RETURNING TO APPEARANCE OF NEW WORK.
17. CUT FINISH SURFACES SUCH AS MASONRY, GYPSUM WALLBOARD, WALL COVERING, TILE, PLASTER OR METALS, BY METHODS TO TERMINATE SURFACES ON A STRAIGHT LINE AT A NATURAL POINT OF DIVISION.
18. PROTECT FROM DAMAGE EXISTING FINISHES, EQUIPMENT, AND ADJACENT WORK WHICH IS SCHEDULED TO REMAIN.
19. CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OR STANDARDS OF WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION. CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND ANY NECESSARY TESTING, AND WORKMANSHIP BY USE OF THE EXISTING AS A SAMPLE OF COMPARISON.
20. G.C. SHALL DISCUSS W/ OWNER THE CORRECT WAY AND TIMES FOR BRINGING MATERIALS INTO THE SITE AND STORING. ALSO FOR THE PROPER PROCEDURES FOR DUMPSTER LOCATION AND TRASH REMOVAL AS TO COMPLY WITH CITY OF SURFSIDE CONSTRUCTION WORK TIMES AND DAYS ORDINANCE.
21. PERFORM CUTTING AND REMOVAL OF WORK IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
22. DEMOLITION SHALL COMPLY WITH ALL CODES AND REGULATIONS HAVING JURISDICTION ON SITE AND PROJECT.
23. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
24. ALL DEMOLITION 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. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK BEFORE NEW WORK BEGINS. RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
25. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
26. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH IS NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
28. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
29. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
30. PROVIDE ALL DEMOLITION REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT DEMOLITION WORK IS SHOWN AND/OR CALLED OUT.
31. ALL REMAINING WALLS TO BE STRIPPED TO MASONRY AND CONCRETE. ALL FURRING STRIPS, PLASTER AND/OR GWB AND ELECTRICAL AND PLUMBING TO BE REMOVED.
32. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY UTILITIES SHOWN TO BE REMOVED OR RELOCATED HEREON, EARLY IN CONSTRUCTION PROCESS, AS TO AVOID ANY DELAYS.
33. ALL EXISTING WELLS (IF ANY) FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR, AS PER RULE 400-3.531 F.A.C.

LEGAL DESCRIPTION:

OCEAN BEACH ADDN NO 4 PB 3-151 LOTS 3 THRU 5 BLK 112 AS DESCRIBED IN RIDER TO LEASE BETWEEN THE CITY OF MIAMI BEACH PENRODS RESTAURANT



DEMOLITION AREA OF WORK			
DEMOLITION KEY TAGS			
1	DEMOLISH AND REMOVE EXISTING STRUCTURE IN ITS ENTIRETY. INCLUSIVE OF BUT NOT LIMITED TO: ROOFING AND ROOF STRUCTURE. ALL EXTERIOR AND INTERIOR WALLS, ALL NON ORIGINAL PLUMBING FIXTURES AND SYSTEMS, MECHANICAL SYSTEMS, ELECTRICAL WIRING AND SYSTEMS, STRUCTURAL ELEMENTS INCLUDING COLUMNS, FLOOR FRAMING AND FOUNDATIONS, FINISHES, ETC. REFER TO GENERAL NOTES FOR FURTHER INSTRUCTIONS.	14	EXISTING ONE-STORY BUILDING TO REMAIN PROTECTED DURING DEMOLITION AND CONSTRUCTION.
2	DEMOLISH & REMOVE EXISTING STEPS IN THEIR ENTIRETY.	15	DEMOLISH & REMOVE EXISTING ASPHALT DRIVEWAY.
3	DEMOLISH & REMOVE EXISTING RAMP IN ITS ENTIRETY.	16	DEMOLISH & REMOVE EXISTING PLANTING AREA AND CONC. CURB.
4	DEMOLISH & REMOVE EXISTING PLANTER IN ITS ENTIRETY.	17	EXISTING ASPHALT PAVEMENT TO BE REPLACED WITH PERMEABLE PAVERS.
5	DEMOLISH & REMOVE EXISTING DUMPSTER ENCLOSURE IN ITS ENTIRETY.	18	EXISTING PLANTING AREA TO RECEIVE IMPROVEMENTS (SEE LANDSCAPE).
6	DEMOLISH & REMOVE EXISTING PERGOLA IN ITS ENTIRETY.		
7	DEMOLISH & REMOVE EXISTING WOOD DECK FLOOR IN ITS ENTIRETY.		
8	DEMOLISH & REMOVE EXISTING STAIRCASE IN ITS ENTIRETY.		
9	DEMOLISH & REMOVE EXISTING BAR IN ITS ENTIRETY.		
10	DEMOLISH & REMOVE EXISTING PAVILION IN ITS ENTIRETY.		
11	DEMOLISH & REMOVE EXISTING CONCRETE SLAB & BRICK TERRACE.		
12	DEMOLISH & REMOVE EXISTING CONCRETE SLAB & BRICK WALKWAY.		
13	DEMOLISH & REMOVE EXISTING FENCE IN ITS ENTIRETY.		

Rev.	Date	Rev.	Date

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PB25-0792/ DRB25-1146

FINAL SUBMITTAL
PIER PARK
ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
Name: Major Food Group, LLC
Address: 4100 NE 1st Avenue, Suite 300
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Email: will@majorfood.com



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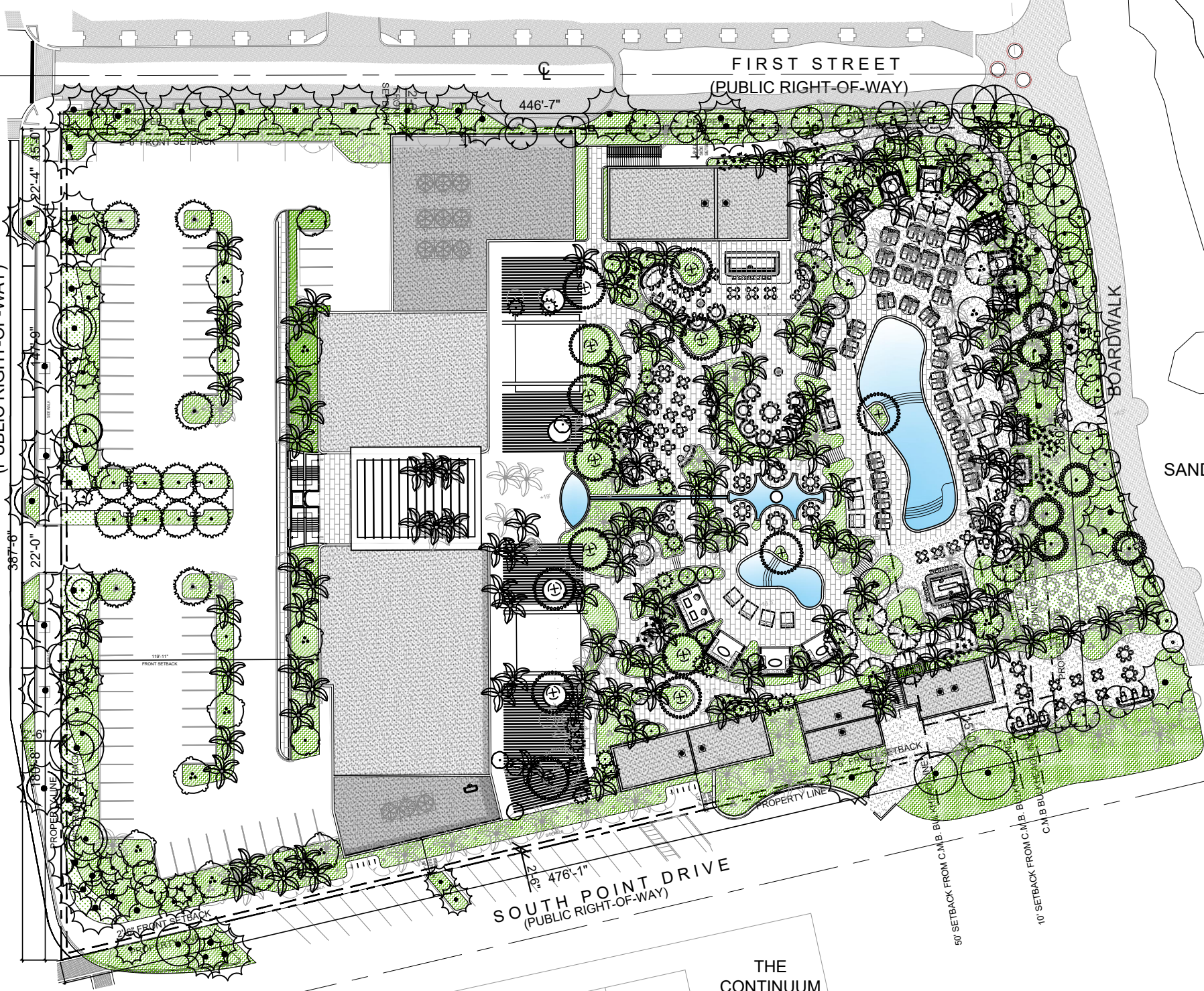
ARCHITECT:
Kobi Karp Architecture and Interior Design, Inc.
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Fax: +1(305) 573 3766



DEMOLITION PLAN

Date	10/19/2025	Sheet No.	D1.00
Scale	AS NOTED		
Project	2521		

OCEAN DRIVE
(PUBLIC RIGHT-OF-WAY)



HILTON BENTLEY

FIRST STREET
(PUBLIC RIGHT-OF-WAY)

SAND

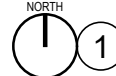
DUNES

BEACH AREA

SOUTH POINT DRIVE
(PUBLIC RIGHT-OF-WAY)

THE CONTINUUM

ONE OCEAN CONDO

NORTH

 1 PROPOSED SITE PLAN
 SCALE: 1" = 60'-0"

LEGAL DESCRIPTION:
 OCEAN BEACH ADDN NO 4 PB 3-151 LOTS 3 THRU 5 BLK 112 AS DESCRIBED IN RIDER TO LEASE BETWEEN THE CITY OF MIAMI BEACH PENRODS RESTAURANT

Rev.	Date	Rev.	Date

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PB25-0792/
 DRB25-1146

FINAL SUBMITTAL

PIER PARK
 ONE OCEAN DRIVE
 MIAMI BEACH, FLORIDA. 33139

Owner:
 Name: Major Food Group, LLC
 Address: 4100 NE 1st Avenue, Suite 300
 Address: Miami FL 33137 | USA
 Tel: +1(305) 414 1009
 Email: will@majorfood.com



INTERIOR DESIGNER:
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PROPOSED SITE PLAN

Date	10/19/2025	Sheet No.	A2.00
Scale	AS NOTED		
Project	2521		

OCEAN DRIVE
(PUBLIC RIGHT-OF-WAY)

HILTON
BENTLEY



FIRST STREET
(PUBLIC RIGHT-OF-WAY)

BOARDWALK

SAND DUNES BEACH AREA

SOUTH POINT DRIVE
(PUBLIC RIGHT-OF-WAY)

THE
CONTINUUM

	TOTAL LOT AREA: 152,333 SF
	LOT COVERAGE: 62,276 SF (2.3%)

NORTH
1
PROPOSED LOT COVERAGE
SCALE: 1" = 60'-0"

Rev.	Date Rev.	Date

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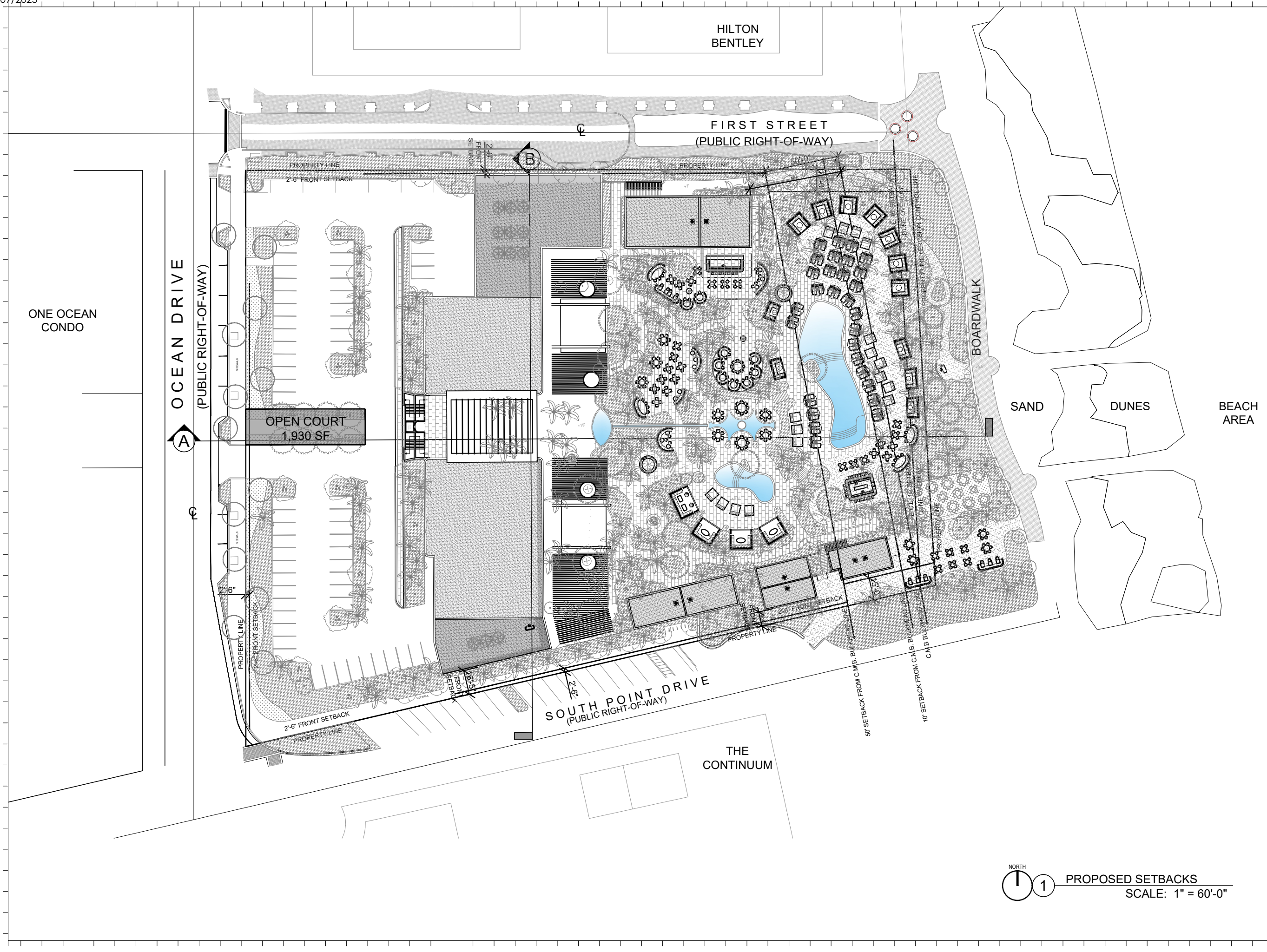
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PROPOSED LOT COVERAGE

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A2.01
Project	2521	



Rev.	Date	Rev.	Date

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STATE OF FLORIDA

Kobi Karp

Date: 2025.10.09

22-50-05-88

REGISTERED ARCHITECT

KOBİ KARP

PROPOSED SETBACKS

NORTH
1 PROPOSED SETBACKS
SCALE: 1" = 60'-0"

Date	10/19/2025	Sheet No.	A2.02
Scale	AS NOTED		
Project	2521		