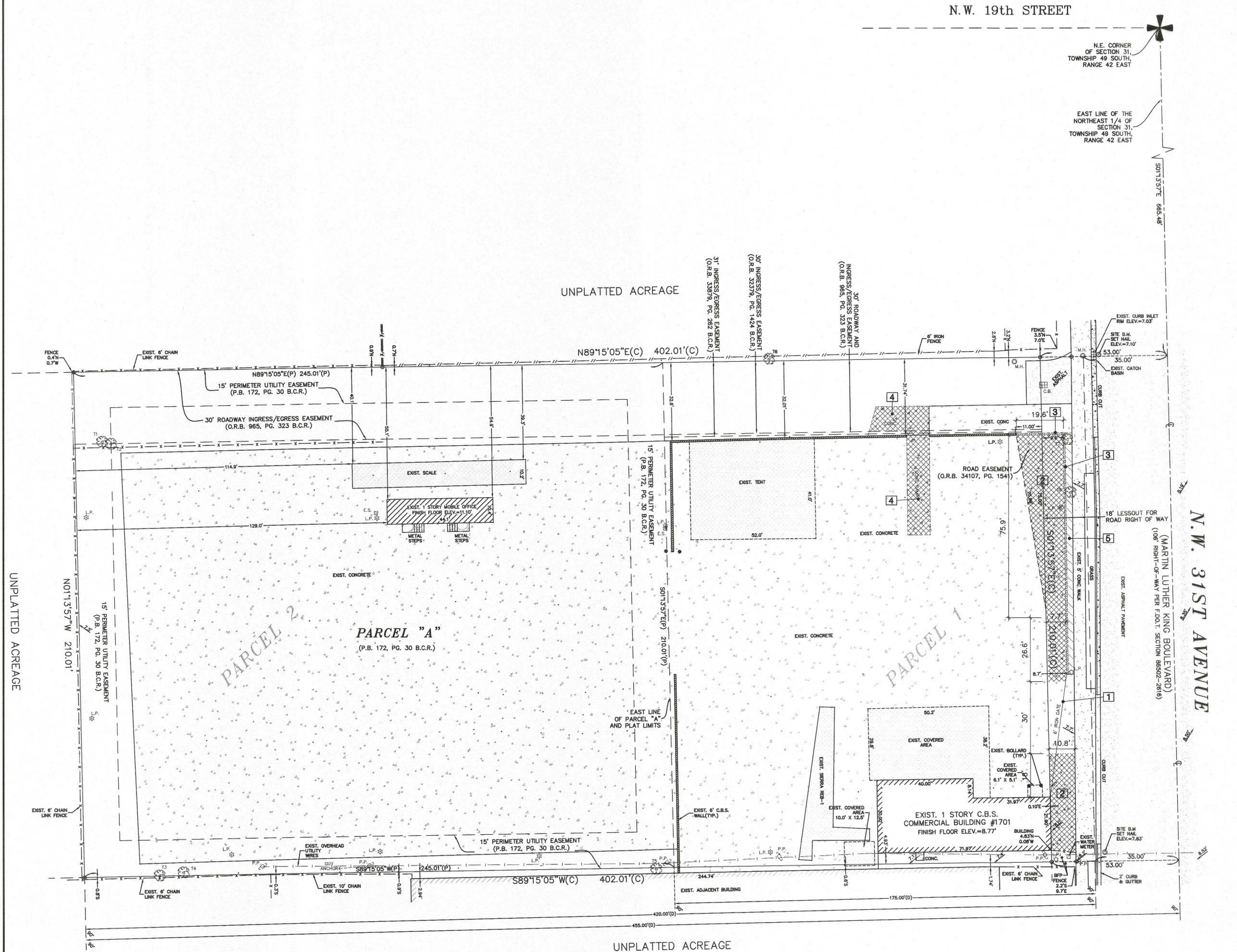


SITE DEMOLITION PLAN



SCALE: 1" = 20'-0"

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO CONFIRM ALL EXISTING INFORMATION, ANY DISCREPANCIES FOUND MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY AND PRIOR TO BIDDING OR CONSTRUCTION OR IT WILL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
2. ALL EXISTING UNFORESEEN CONDITIONS SHALL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING ALL ITEMS THAT ARE NOT DEPICTED ON THE PLAN AND / OR CANNOT BE SEEN BY THE NAKED EYE. ANY UNFORESEEN CONDITIONS FOUND ARE REQUIRED TO BE BROUGHT TO THE OWNER'S / ARCHITECT'S ATTENTION IMMEDIATELY FOR RESOLUTION.
3. ANY DAMAGE CAUSED TO ADJACENT PROPERTIES DURING SITE DEMOLITION OR CONSTRUCTION SHALL BE CORRECTED PRIOR TO SUBSTANTIAL COMPLETION, AT THE EXPENSE OF THE CONTRACTOR.
4. CONTACT LOCAL UNDERGROUND UTILITY LOCATOR 48 HOURS MINIMUM PRIOR TO COMMENCING WITH SITE DEMOLITION. ALL EXISTING UTILITIES SHALL BE VERIFIED WITH REGARD TO SIZE, TYPE AND LOCATION. IT IS RECOMMENDED THAT THE CONTRACTOR MEET WITH ALL GOVERNING AUTHORITIES TO DISCUSS THEIR REQUIREMENTS PRIOR TO SITE DEMOLITION AND CONSTRUCTION.
5. PRIOR TO STARTING WORK, IT IS REQUIRED TO MEET WITH AUTHORITIES HAVING JURISDICTION REGARDING ALL DEMOLITION AND CONSTRUCTION PROCEDURES.
6. COORDINATION: IT IS THE INTENT OF THE OWNER TO CONTINUE TO CONDUCT BUSINESS FROM DESIGNATED FACILITIES (AS SCHEDULED) THEREFORE IT IS OF THE UTMOST IMPORTANCE THAT DEBRIS, EQUIPMENT AND AIR POLLUTION BE LIMITED TO AND CONTROLLED. ALL WORK SHALL BE CLEANED AND LEFT UNOBSTRUCTED AS POSSIBLE AT THE END OF EACH WORK DAY. INGRESS & EGRESS SHALL BE COORDINATED WITH THE OWNER, PARTICULARLY DURING SITE WORK & PAVING RESURFACING.
7. PROTECTION: PROPERLY PROTECT EQUIPMENT, FIXTURES, MACHINERY, F&E AND ANY OTHER MATERIALS OR DESIGNATED ITEMS DURING CONSTRUCTION. THIS INCLUDES ANY AND ALL NEW ROAD SURFACES, CONCRETE, CONCRETE STRUCTURES, FENCING, ETC.
8. THE TELEPHONE COMPANY AND CABLE PROVIDER SHALL BE NOTIFIED PRIOR TO REMOVAL OR RELOCATION (TEMPORARY OR PERMANENT). STANDARDS PROVIDED BY THESE COMPANIES SHALL BE OBSERVED.

DEMOLITION LEGEND

-  = DEMO EXISTING CONCRETE
-  = DEMO EXIST. GRASS AREA

SPECIFIC DEMOLITION NOTES

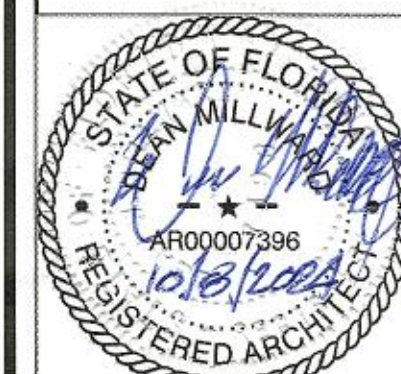
MARK	DESCRIPTION
1	REMOVE EXISTING GATE.
2	CUT/REMOVE EXISTING CONCRETE
3	CUT/REMOVE EXISTING 6' H. C.B.S. WALL/FOOTING
4	CUT/REMOVE EXISTING CONC. RAMP.
5	REMOVE EXISTING GRASS AREA

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION

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[illegible]

PROPOSED SITE IMPROVEMENTS FOR
RESOURCE METALS RECYCLING
1701 N.W. 31ST AVENUE
LAUDERHILL, FLORIDA 33311



NAME:	DEAN W. MILLWARD
LICENSE #:	AR00007396
DATE:	09/17/24
SCALE:	1" = 20'-0"
DRAWN:	JMP
JOB	24-000035
SHEET TITLE:	SITE DEMOLITION PLAN
SHEET #:	

SHEET #:
D-101

An aerial photograph of a residential neighborhood. A label 'SITE' with an arrow points to a house in the upper right quadrant. The house is a two-story structure with a light-colored roof and a dark chimney. Other houses are visible throughout the neighborhood, some with labels like '1000 11th St', '1000 12th St', and '1000 13th St'. The area is surrounded by trees and greenery.

LOCATION SKETCH
NOT TO SCALE

DEVELOPMENT REGULATIONS

PROPERTY OWNER:	LSL RECYCLING, LLC dba RESOURCE METAL RECYCLING
SITE ADDRESS:	1701 N.W. 31ST AVENUE, LAUDERHILL, FL 33311
FOLIO NO.:	494231410010 & 494231000002
ZONING DISTRICT:	IL (LIGHT INDUSTRIAL)
LAND USE:	COMMERCIAL
FUTURE LAND USE:	COMMERCIAL
LEGAL DESCRIPTION:	PARCEL 1: ASD 175 FEET OF THE NORTH 210 FEET OF THE WEST 420 FEET OF THE EAST 455 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 16 FEET THEREOF FOR ROAD RIGHT-OF-WAY. PARCEL 2: PARCEL "A", "I.G.M.", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 172, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL OF THE ABOVE DESCRIBED LANDS SITUATE LYING AND BEING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINS 94.423 SQUARE FEET (1.9381 ACRES) MORE OR LESS.
JURISDICTION:	CITY OF LAUDERHILL, BROWARD COUNTY

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RESOURCE METALS RECYCLING
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SHEET TITLE:	PROPOSED SITE PLAN

SHEET #:

SP-101

N.E. CORNER
OF SECTION 31,
TOWNSHIP 49 SOUTH,
RANGE 42 EAST

EAST LINE OF THE
NORTHEAST 1/4 OF
SECTION 31
TOWNSHIP 49 SOUTH
RANGE 42 EAST

S01°13'57"E 665.48

UNPLATTED ACREAGE

N89°15'05"E(C) 402.01'(C)

PARCEL "A"
(P.B. 172, PG. 30 B.C.R.)

NEW 30'W. CHAIN
SLIDING GATE.

N.W. 31ST AVENUE

(MARIN LUTHER KING DOCK) 106' RIGHT-OF-WAY PER F.D.O.T. SECTION 86502-26

UNPLATTED ACREAGE

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET

SCALE: 1" = 20'-0"

PROPOSED SITE PLAN