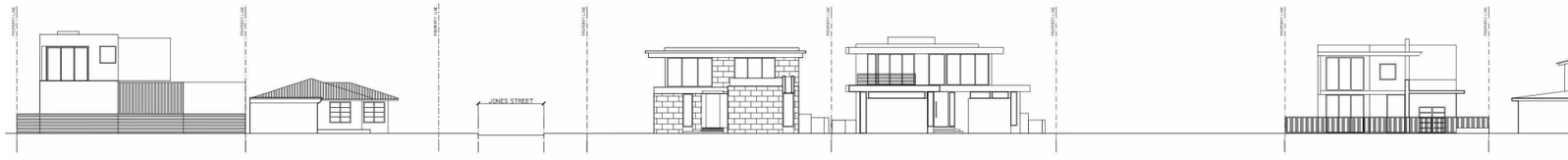
Hallen

Date: 2025-07-11
17:18-04:00

860 S SHORE DR | 880 S SHORE DR | 900 S SHORE DR | 910 S SHORE DR | 920 S SHORE DR | 930 S SHORE DR | 940 S

PROPOSED PROJECT

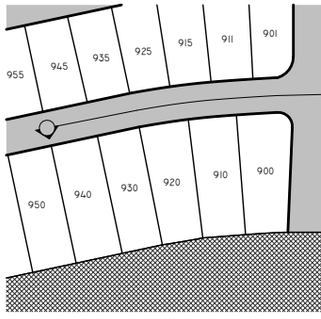


860 S SHORE DR | 880 S SHORE DR | 900 S SHORE DR | 910 S SHORE DR | 920 S SHORE DR | 930 S SHORE DR | 940 S

PROPOSED PROJECT

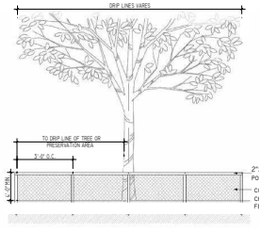
STREET SECTION

SITE CONDITIONS ON THE
15TH OF JUNE OF 2025



KEY MAP

CONCRETE, MORTAR OR ANY OTHER MATERIAL SHALL OCCUR WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
8. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS, IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
9. ONLY HAND DIGGING AND GRADING ACTIVITIES WILL BE PERMITTED WITHIN THE TREE PROTECTION ZONE ALL SURROUNDING AREAS MUST BE GRADED TO A POINT THAT MEETS THE OUTSIDE OF THE TREE PROTECTION ZONE.
10. UNDERGROUND UTILITY LINES, INCLUDING, BUT NO LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS. IF SUCH PLACEMENT IS NOT POSSIBLE, DISTURBANCE AND ROOT DAMAGE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING, HAND DIGGING, EXCAVATION WITH AN AIR SPADE, OR THE USE OF OVERHEAD UTILITY LINES.
11. NO VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS.
12.THE CUTTING OF ROOTS WITH A DIAMETER OF TWO INCHES OR LARGER IS PROHIBITED, UNLESS THERE IS NO FEASIBLE ALTERNATIVE, AS DETERMINED BY THE ENVIROMENT AND SUSTAINABILITY DIRECTOR.
13. TREES SHALL BE EVALUATED BY THE ENVROMENT AND SUSTAINABILITY DIRECTOR TO DETERMINE WHETHER THE ROOT CUTTING WILL DESTABILIZE THE TREE OR CAUSE UNNACEPTABLE DAMAGE TO THE TREE.
14. ROOT CUTS SHALL BE MADE AT MINIMUM A DISTANCE FROM THE TRUNK EQUIVALENT TO THREE TIMER THE TREES TRUNK DIAMETER AT FOUR AND ONE-HALF FEET ABOVE GROUND UNLESS UNAVOIDABLE BECAUSE OF SIDEWALKS, PAVEMENT, OR OTHER INFRASTRUCTURE, ROOT CUTS MUST BE .ADE AT A DISTANCE FROM THE TRUNCK EQUIVALENT TO FIVE TIMES THE TREE'S DBH OR GREATER IN ALL OTHER CIRCUMSTANCES.



6 TREE PROTECTION FENCING DETAIL
3/4" = 1'-0"

DEMOLITION PLAN REQUIRED NOTES AND DETAILS

RECYCLING PROCEDURES FOR DEMOLITION PROJECTS

- THE FOLLOWING RECYCLING PROCEDURES ARE EMPLOYED DURING DEMOLITION PROJECTS:
- AS DEMOLITION PROGRESSES, THE DEBRIS IS SEPARATED INTO CLEAN CONCRETE, STEEL AND NON-FERROUS METALS. CLEAN NON-TREATED WOOD, AND TRASH WHICH INCLUDES EVERYTHING ELSE.
- CLEAN CONCRETE IS TAKEN TO LOCAL LAKEFILLS WHERE IT IS USED TO BACKFILL LAKES TO RECREATE LAND.
- STEEL AND NON-FERROUS METALS ARE TAKEN TO LOCAL METAL RECYCLING FACILITIES.
- CLEAN NON-TREATED WOOD AND TREE TRUNKS ARE TAKEN TO LOCAL GRINDING FACILITIES WHERE THE MATERIAL IS MADE INTO WOOD CHIPS.
- EVERYTHING ELSE IS TAKEN TO LANDFILLS WHERE PLASTICS AND ANY OTHER REMAINING RECYCLABLES ARE RECOVERED.

CITY OF MIAMI BEACH DEMOLITION NOTES

- A TREE SURVEY, IF REQUIRED, SHALL BE SUBMITTED AND A REPLACEMENT PLAN, IF REQUIRED, SHALL BE REVIEWED AND APPROVED BY THE URBAN FORESTRY IN THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT.
- ENTIRE PROPERTY SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF THE ROAD, UPON THE COMPLETION OF DEMOLITION, WITH APPROVED BASE MATERIAL.
- DROUGHT AND SALT TOLERANT SOD, SUCH AS BAHIA SOD OR SEASHORE PASPALUM SOD SHALL BE INSTALLED ON THE ENTIRE SITE AND HEDGE MATERIAL SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
- FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF ALUMINUM PICKET ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
- THE RAISING OF THE SITE TO SIDEWALK GRADE AND THE INSTALLATION OF ALL REQUIRED LANDSCAPING MUST BE COMPLETED WITHIN TEN DAYS OF THE COMPLETION OF DEMOLITION.
- ALL LANDSCAPING REQUIRED HEREIN SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE DEMOLITION PERMIT AND THE CITY'S LANDSCAPING CODE, UNTIL SUCH TIME AS NEW CONSTRUCTION IS AUTHORIZED AND COMMENCES.
- PER SEC. 24-41.11 - REFRIGERANTS, OF THE MIAMI-DADE CODE OF ORDINANCE IT SHALL BE UNLAWFUL FOR ANY PERSON TO RELEASE OR CASE, LET, ALLOW, PERMIT OR SUFFER THE RELEASE OF ANY REFRIGERANT FROM ANY REFRIGERANT SYSTEM INTO THE AMBIENT AIR OF THE EARTH.
- RECOVERED REFRIGERANT WHICH CANNOT BE RE-USED OR RECYCLED SHALL BE DISPOSED IN A MANNER APPROVED IN WRITING BY THE DIRECTOR OR THE DIRECTOR.'S DESIGNEE.

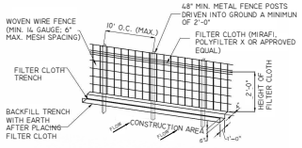
GENERAL DEMOLITION NOTES

- GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING ALL EXISTING WATER/SEWER/ELECTRIC SERVICES HAVE BEEN TURNED OFF AS REQUIRED WITH THE APPROPRIATE AGENCIES PRIOR TO THE START OF DEMOLITION.
- FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF 6' CHAINLINK FENCE THE ENTIRE PERIMETER OF THE PROPERTY.
- THE RAISING OF THE SITE TO SIDEWALK GRADE AND THE INSTALLATION OF ALL REQUIRED LANDSCAPING MUST BE COMPLETED WITHIN TEN DAYS OF THE COMPLETION OF DEMOLITION.
- ALL LANDSCAPING REQUIRED HEREIN SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE DEMOLITION PERMIT AND THE CITY'S LANDSCAPING CODE, UNTIL SUCH TIME AS NEW CONSTRUCTION IS AUTHORIZED AND COMMENCES.
- SEDIMENT AND EROSION CONTROLS MUST REMAIN IN PLACE THROUGHOUT THE ENTIRETY OF THE DEMOLITION.
- DEMOLITION PERMIT NUMBER: BR2308485

10. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
11. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
12. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
13. BALA SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
14. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
15. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
16. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

TURBIDITY BARRIERS

17. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
18. TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.



3 STAKED TURBIDITY BARRIER (SILT FENCE)
3/16" = 1'-0"

CONSTRUCTION SPECIFICATIONS:

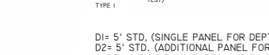
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24"X24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

4 STORM DRAIN INLET PROTECTION
1/4" = 1'-0"

SPECIFIC APPLICATION:

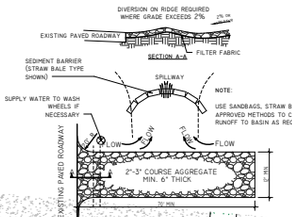
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCRETATED FLOWS, SUCH AS IN STREET PR HIGHWAY MEDIANS.

2 FLOATING TURBIDITY BARRIER
3/4" = 1'-0"



D1= 5' STD, (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2= 5' STD. (ADDITIONAL PANEL FOR DEPTHS >5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECI
SPECIFICALLY CALLED FOR THE PLANS OR AS DETERMINED BY THE ENGINEER.

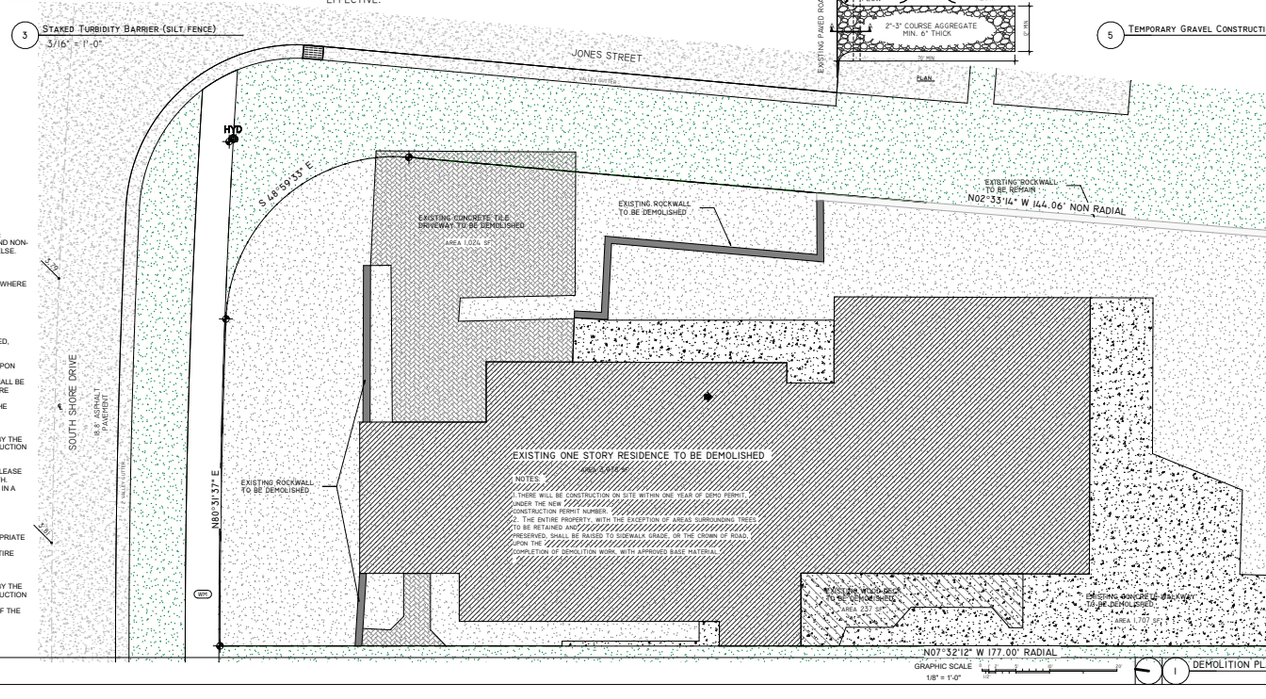
NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPI
INFRINGEMENT ON THE PROPIETARY RIGHTS OF THE DESIGNER SHALL BE THE SO
THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE E



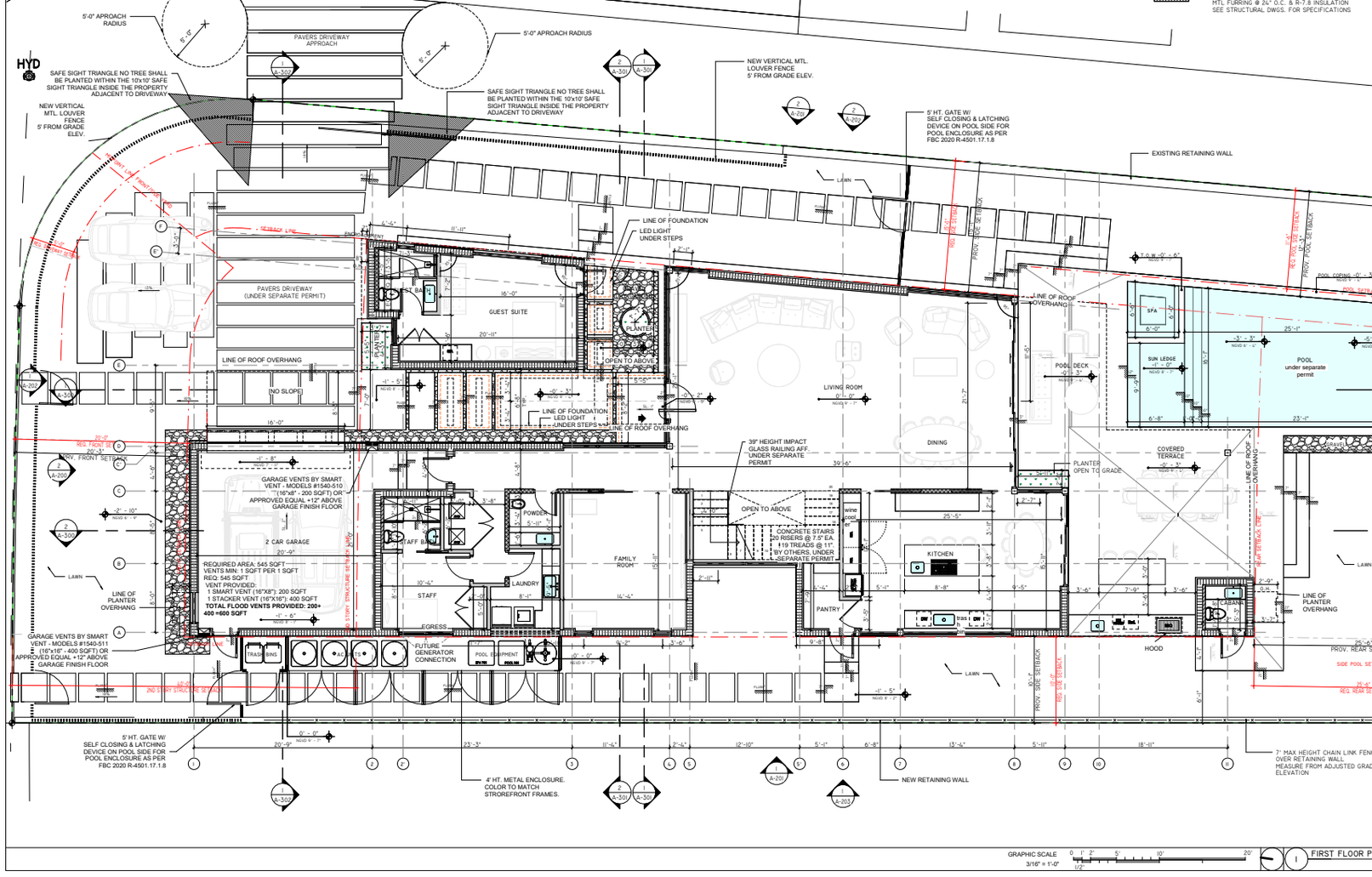
5 TEMPORARY GRAVEL CONSTRUCTI

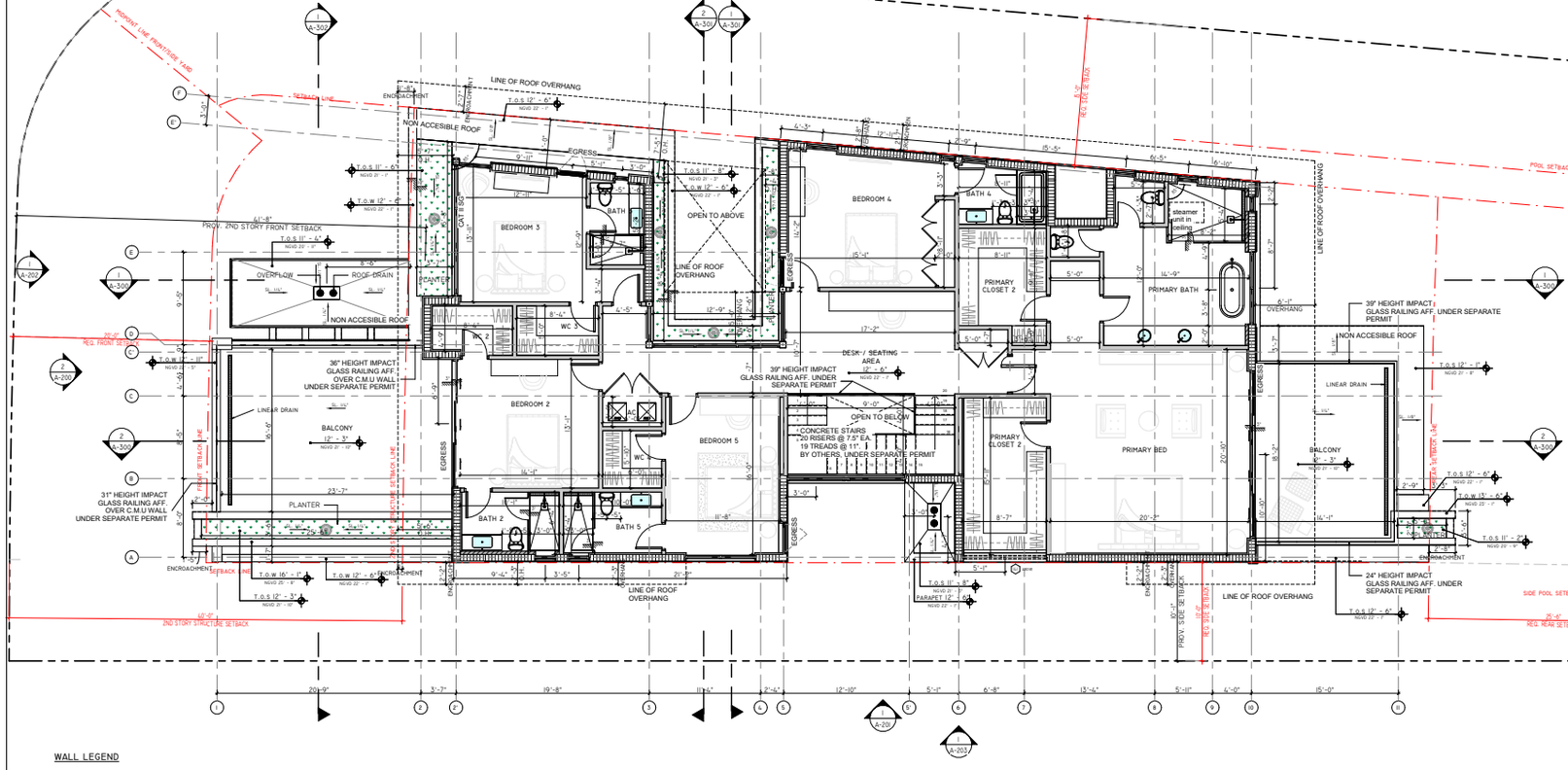
NOTES:

1. THE ENTRANCE SHOULD BE MAINTAIN
WILL PREVENT TRACKING OR FLOWING
RIGHTS- OF-WAY. THIS MAY REQUIRE T
AND/OR CLEANOUT OF ANY MEASURES
2. WHEN NECESSARY, WHEELS SHALL B
ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
3. WHEN WASHING IS REQUIRED, IT SHA
STABILIZED WITH CRUSHED STONE THAT
SEDIMENT TRAP OR SEDIMENT BASIN.



1 DEMOLITION PL


5'-0" APROACH RADIUS
PAVERS DRIVEWAY APPROACH
5'-0" APROACH RADIUS
SAFE SIGHT TRIANGLE NO TREE SHALL BE PLANTED WITHIN THE 10'x10' SAFE SIGHT TRIANGLE INSIDE THE PROPERTY ADJACENT TO DRIVEWAY
NEW VERTICAL MTL. LOUVER FENCE 5' FROM GRADE ELEV.
SAFE SIGHT TRIANGLE NO TREE SHALL BE PLANTED WITHIN THE 10'x10' SAFE SIGHT TRIANGLE INSIDE THE PROPERTY ADJACENT TO DRIVEWAY
NEW VERTICAL MTL. LOUVER FENCE 5' FROM GRADE ELEV.
5' HT. GATE W/ SELF CLOSING & LATCHING DEVICE ON POOL SIDE FOR POOL ENCLOSURE AS PER FBC 2020 R-4501.17.1.8
EXISTING RETAINING WALL
LAWN
LINE OF FOUNDATION
LED LIGHT UNDER STEPS
PAVERS DRIVEWAY (UNDER SEPARATE PERMIT)
GUEST BATH
GUEST SUITE
PLANTER
OPEN TO ABOVE
LINE OF ROOF OVERHANG
(NO SLOPE)
LIVING ROOM
POOL DECK
SPA
SUN LEDGE
POOL under separate permit
LINE OF FOUNDATION
LED LIGHT UNDER STEPS
LINE OF ROOF OVERHANG
39" HEIGHT IMPACT GLASS RAILING AFF. UNDER SEPARATE PERMIT
DINING
COVERED TERRACE
PLANTER OPEN TO GRADE
GARAGE VENTS BY SMART VENT - MODELS #1540-510 (16"x8" - 200 SQFT) OR APPROVED EQUAL +12" ABOVE GARAGE FINISH FLOOR
POWDER
2 CAR GARAGE
STAFF BATH
FAMILY ROOM
OPEN TO ABOVE
CONCRETE STAIRS 20 RISERS @ 7.5" EA. & 19 TREADS @ 11" BY OTHERS. UNDER SEPARATE PERMIT
KITCHEN
REQUIRED AREA: 545 SQFT
VENTS MIN: 1 SQFT PER 1 SQFT
REQ: 545 SQFT
VENT PROVIDED:
1 SMART VENT (16"X8"): 200 SQFT
1 STACKER VENT (16"X16"): 400 SQFT
TOTAL FLOOD VENTS PROVIDED: 200+ 400 =600 SQFT
STAFF
LAUNDRY
EGRESS
FUTURE GENERATOR CONNECTION
POOL EQUIPMENT
PANTRY
CABANA
HOOD
LINE OF PLANTER OVERHANG
LINE OF ROOF OVERHANG
GARAGE VENTS BY SMART VENT - MODELS #1540-511 (16"x16" - 400 SQFT) OR APPROVED EQUAL +12" ABOVE GARAGE FINISH FLOOR
5' HT. GATE W/ SELF CLOSING & LATCHING DEVICE ON POOL SIDE FOR POOL ENCLOSURE AS PER FBC 2020 R-4501.17.1.8
4" HT. METAL ENCLOSURE. COLOR TO MATCH STROREFRONT FRAMES.
NEW RETAINING WALL
7' MAX HEIGHT CHAIN LINK FENCE OVER RETAINING WALL. MEASURE FROM ADJUSTED GRADE ELEVATION
GRAPHIC SCALE 3/16" = 1'-0"
FIRST FLOOR P

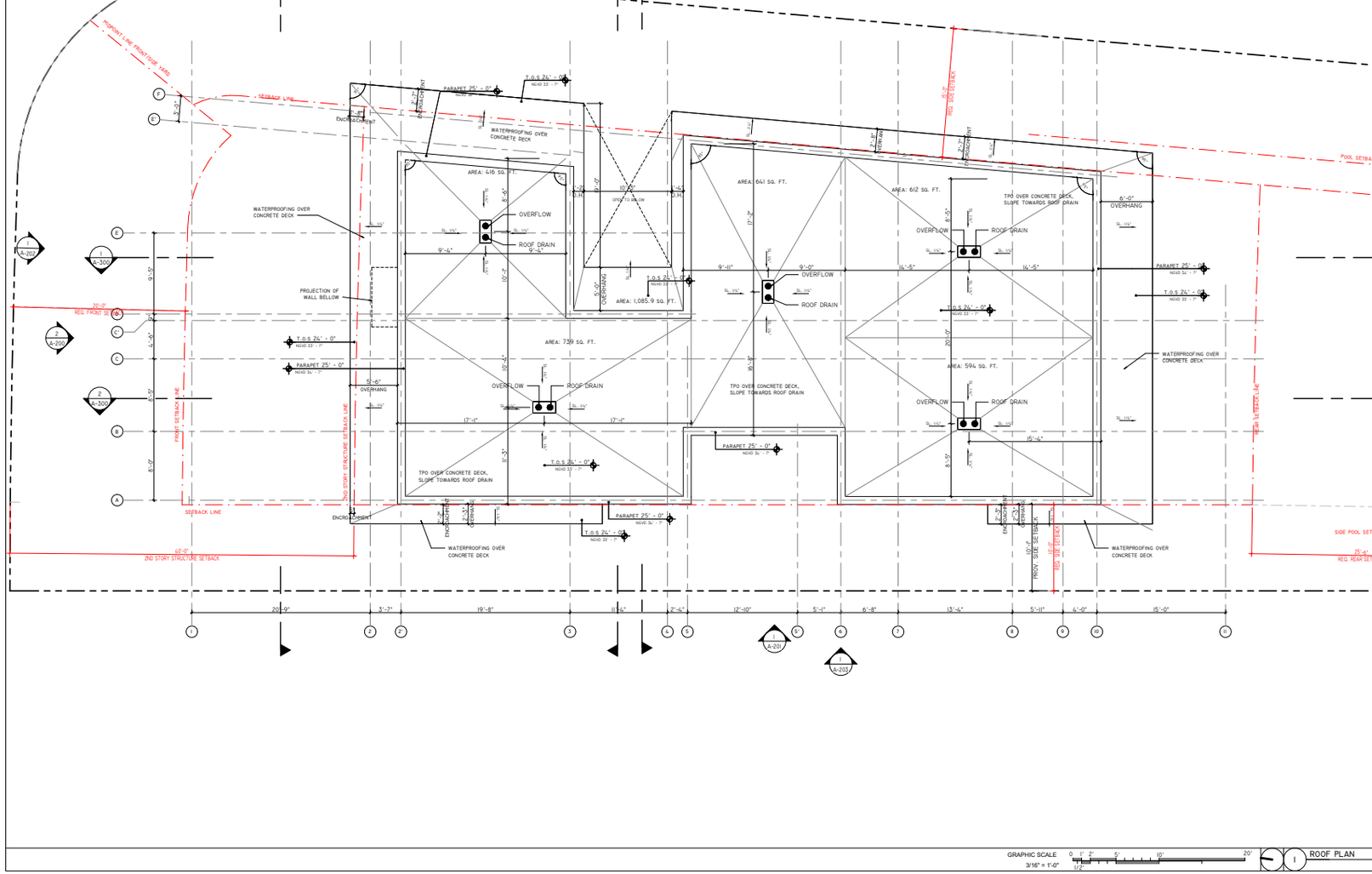


WALL LEGEND

- 3 5/8" - 25 ga. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 ga. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

GRAPHIC SCALE 3/16" = 1'-0" (0, 1', 2', 5', 10', 20')

1 2ND FLOOR



GRAPHIC SCALE
3/16" = 1'-0"
0 1' 2' 5' 10' 20'

ROOF PLAN