1 A6.00 FRONT RENDERING
N.T.S.

CLIENT

MILLER RESIDENCE

1515 W 22ND ST

MIAMI BEACH, FL 33140

DESIGNER

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architecture . interior design . planning

3250 NE 1st Avenue , Suite 305 . Miami . Florida . 33133
T. 305 857 9323
brileyarchitects.com

CONSULTANTS

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STATE OF FLORIDA LICENSE
#AR0011358

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS

ISSUE

MARK	DATE	DESCRIPTION
	10/19/2020	DRB SUBMITTAL
1	11/9/2020	
2	12/7/2020	

PROJECT NO:
DRAWN BY: DE / MC / MS
CHECKED BY: JB
PHASE: SCHEMATIC DESIGN
PLOT DATE: 12.07.2020

SHEET TITLE

FRONT RENDERING

SHEET NUMBER

A6.00

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1 / A6.01 REAR RENDERING
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REAR ELEVATION

SHEET NUMBER

A6.01

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1 / A6.02 AXONOMETRIC
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AXONOMETRIC

SHEET NUMBER

A6.02

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1 / A6.03 AXONOMETRIC
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SHEET TITLE

AXONOMETRIC

SHEET NUMBER

A6.03

1 / A6.04 AXONOMETRIC
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AXONOMETRIC

SHEET NUMBER

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AXONOMETRIC

SHEET NUMBER

A6.05

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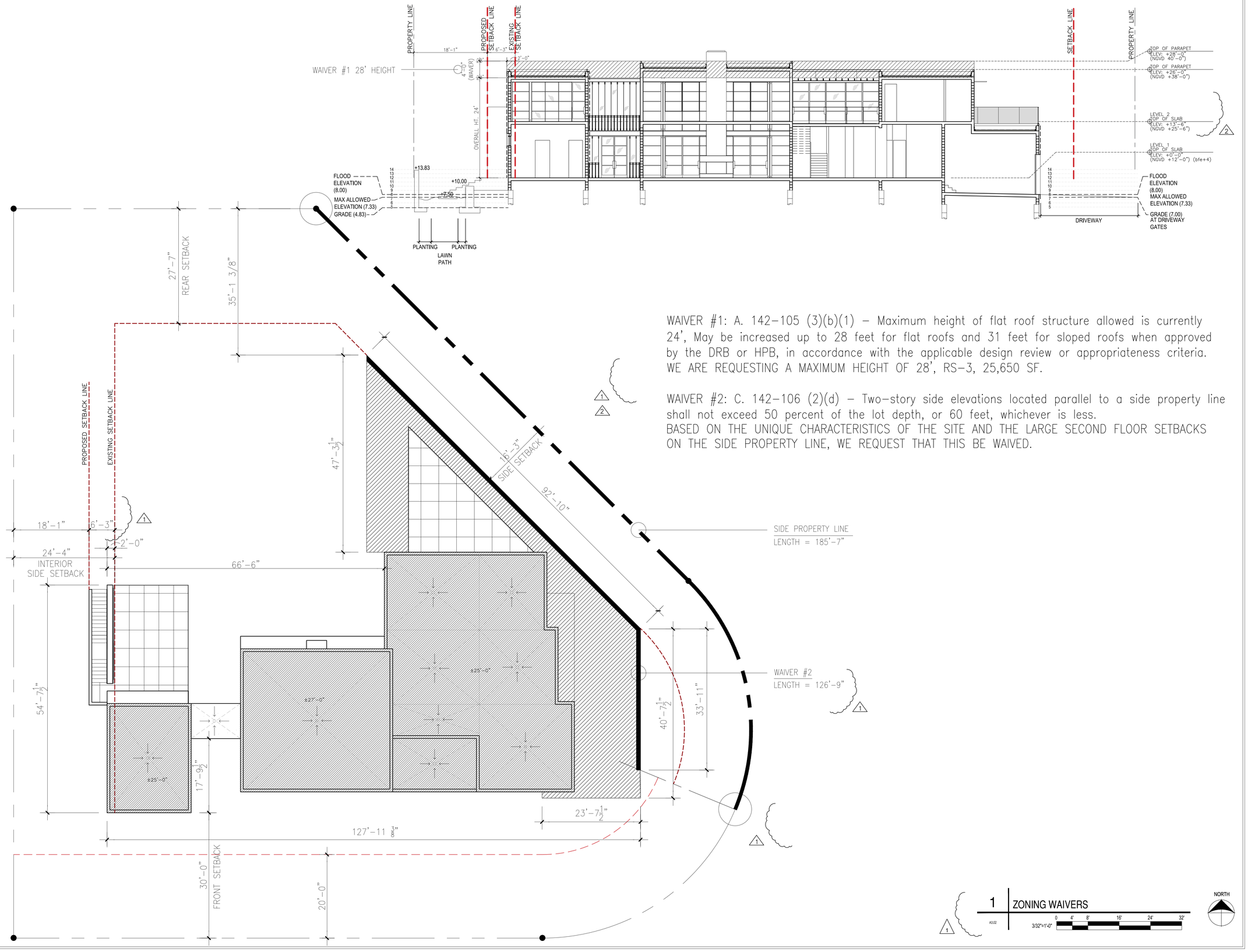

WAIVER #1: A. 142-105 (3)(b)(1) – Maximum height of flat roof structure allowed is currently 24', May be increased up to 28 feet for flat roofs and 31 feet for sloped roofs when approved by the DRB or HPB, in accordance with the applicable design review or appropriateness criteria. WE ARE REQUESTING A MAXIMUM HEIGHT OF 28', RS-3, 25,650 SF.

WAIVER #2: C. 142-106 (2)(d) – Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less.
BASED ON THE UNIQUE CHARACTERISTICS OF THE SITE AND THE LARGE SECOND FLOOR SETBACKS ON THE SIDE PROPERTY LINE, WE REQUEST THAT THIS BE WAIVED.

CLIENT

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PHASE: SCHEMATIC DESIGN	PLOT DATE: 11.09.2020

SHEET TITLE

ZONING WAIVERS

SHEET NUMBER

A7.00

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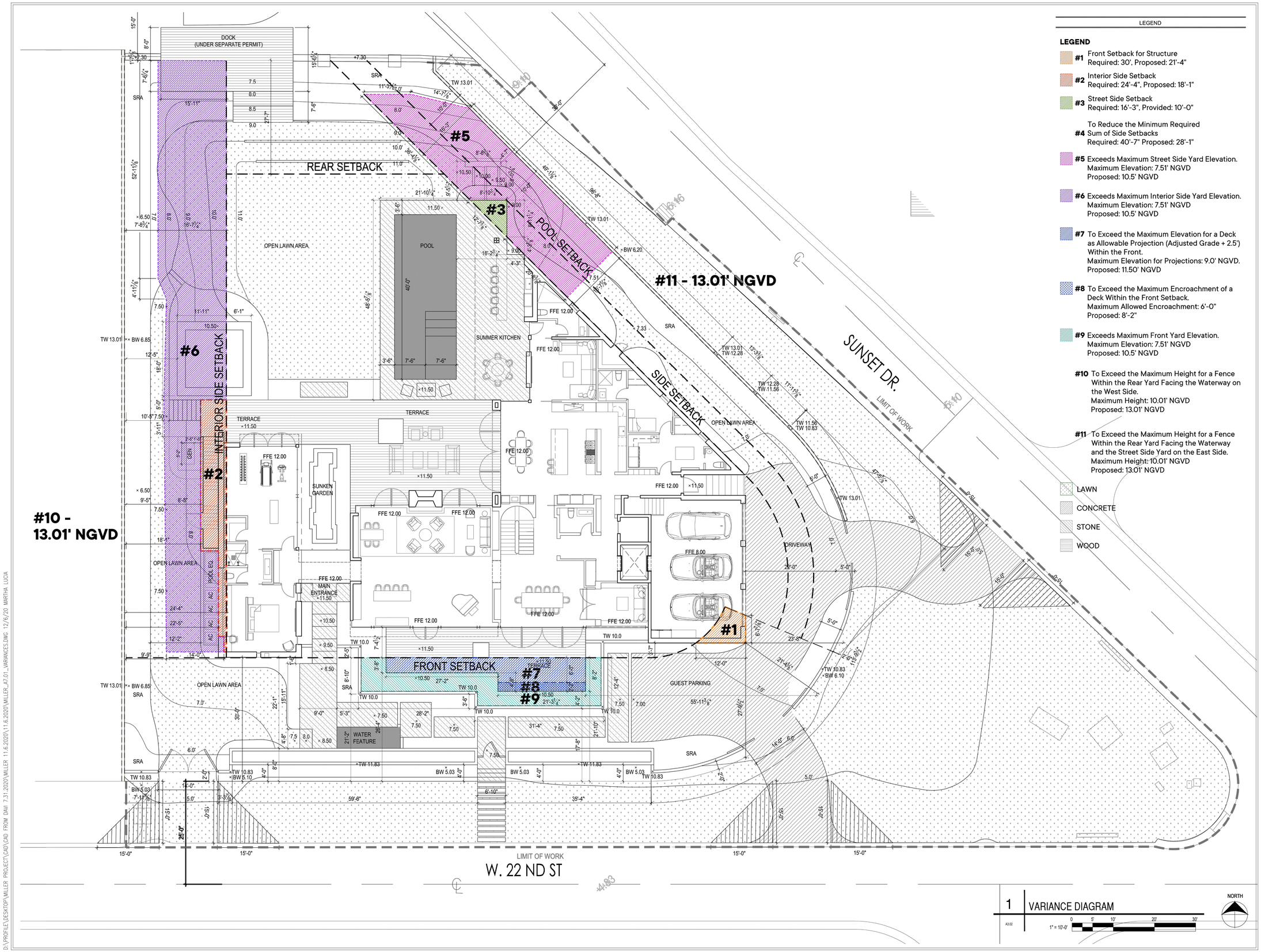

LEGEND

LEGEND

- **#1** Front Setback for Structure
  Required: 30', Proposed: 21'-4"
- **#2** Interior Side Setback
  Required: 24'-4", Proposed: 18'-1"
- **#3** Street Side Setback
  Required: 16'-3", Provided: 10'-0"
- **#4** To Reduce the Minimum Required Sum of Side Setbacks
  Required: 40'-7" Proposed: 28'-1"
- **#5** Exceeds Maximum Street Side Yard Elevation.
  Maximum Elevation: 7.51' NGVD
  Proposed: 10.5' NGVD
- **#6** Exceeds Maximum Interior Side Yard Elevation.
  Maximum Elevation: 7.51' NGVD
  Proposed: 10.5' NGVD
- **#7** To Exceed the Maximum Elevation for a Deck as Allowable Projection (Adjusted Grade + 2.5') Within the Front.
  Maximum Elevation for Projections: 9.0' NGVD.
  Proposed: 11.50' NGVD
- **#8** To Exceed the Maximum Encroachment of a Deck Within the Front Setback.
  Maximum Allowed Encroachment: 6'-0"
  Proposed: 8'-2"
- **#9** Exceeds Maximum Front Yard Elevation.
  Maximum Elevation: 7.51' NGVD
  Proposed: 10.5' NGVD
- **#10** To Exceed the Maximum Height for a Fence Within the Rear Yard Facing the Waterway on the West Side.
  Maximum Height: 10.01' NGVD
  Proposed: 13.01' NGVD
- **#11** To Exceed the Maximum Height for a Fence Within the Rear Yard Facing the Waterway and the Street Side Yard on the East Side.
  Maximum Height: 10.01' NGVD
  Proposed: 13.01' NGVD

LAWN
CONCRETE
STONE
WOOD

1 VARIANCE DIAGRAM
A3.02
1" = 10'-0"
0 5' 10' 20' 30'
NORTH

CLIENT

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SHEET TITLE

VARIANCE DIAGRAM

SHEET NUMBER

A7.01

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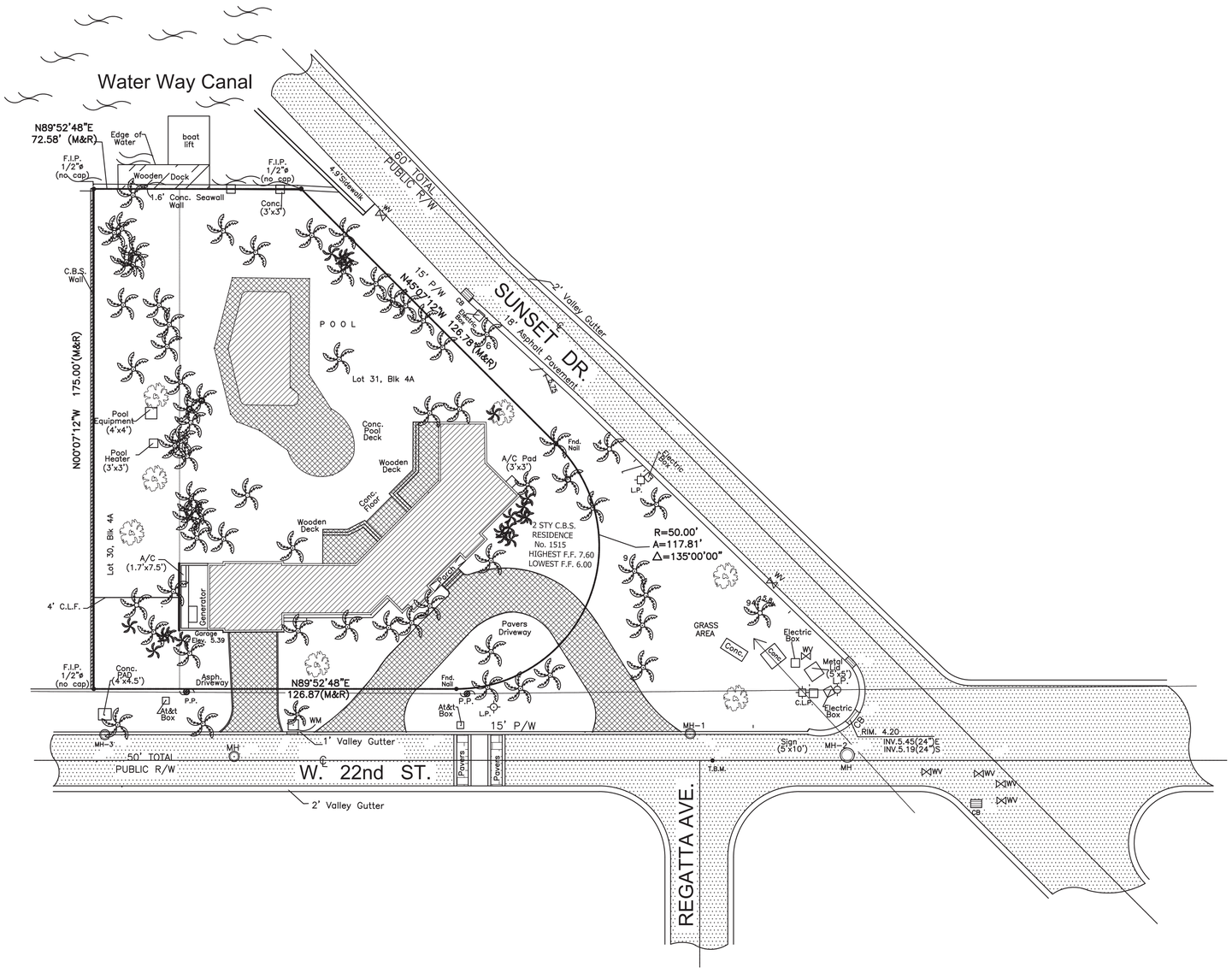
DEMOLITION LEGEND:

▨ = EXISTING TWO STORY RESIDENCE AND HARDSCAPE TO BE REMOVED IN THEIR ENTIRETY



1 DEMOLITION SITE PLAN
D1.0
1" = 10'-0"
0 5' 10' 20' 30'

NORTH

RECYCLING PROCEDURES FOR DEMOLITION PROJECTS

The following recycling procedures are employed during demolition projects:

1. 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.
2. Clean concrete is taken to local lakefills where it is used to backfill lakes to recreate land.
3. Steel and non-ferrous metals are taken to local metal recycling facilities.
4. Clean non-treated wood and tree trunks are taken to local grinding facilities where the material is made into wood chips.
5. Everything else is taken to landfills where plastics and any other remaining recyclables are recovered.

These recycling procedures reduce the amount of waste from demolition projects which is placed in landfills by as much as 80%.

General Sediment and Erosion Control Notes

1. The contractor is responsible for following the best erosion and sediment control practices as outlined in the plans, specification, applicable permit(s), and the prevention, correction, control, and abatement of erosion and water pollution in accordance with chapter 62-302, Florida Administrative Code.
2. Erosion and sediment control barriers shall be placed where there is potential for downstream water quality degradation.
3. The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
4. The site contractor is responsible for the maintenance of BMPs to make sure they are functioning as designed at all times.
5. The BMP structures shall be inspected after each rain and repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
6. Correctly installed silt fences will be used along the limits of construction to minimize offsite siltation migration.
7. Sod shall be placed in areas which may require immediate erosion protection to ensure water quality standards are maintained and where no active construction is occurring.
8. The contractor shall pay for any water quality control violations from any agency that results in fines being assessed to the owner because of the contractor's failure to eliminate turbid runoff from leaving the site and raising background levels of turbidity above existing background levels.

Inlet Protection

9. Wire mesh shall be laid over the top drop inlet so that the wire extends a minimum of 1 foot beyond each side of the inlet structure. Hardware cloth or comparable wire mesh with ½ - inch opening shall be used. If more than one strip of mesh is necessary the strips shall be overlapped.
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. Bale 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.

EROSION AND SEDIMENT CONTROL GENERAL NOTES
N.T.S.

MIAMIBEACH
PUBLIC WORKS DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

APPROVED	REVISED	TITLE	
06/01/2010	12/18/2011 11/15/2012 10/11/2017	SITE EARTHWORK DETAILS NO.2 EROSION AND SEDIMENT CONTROL GENERAL NOTES	SES14

F:\WORK\BILL\JOB-FILES\STANDARDS\DWG _ STANDARD DETAILS\Public Works Manual (2015)\DWG Site Earthwork Details\Erosion Detail.dwg

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DEMOLTION SITE PLAN

SHEET NUMBER

D1.00

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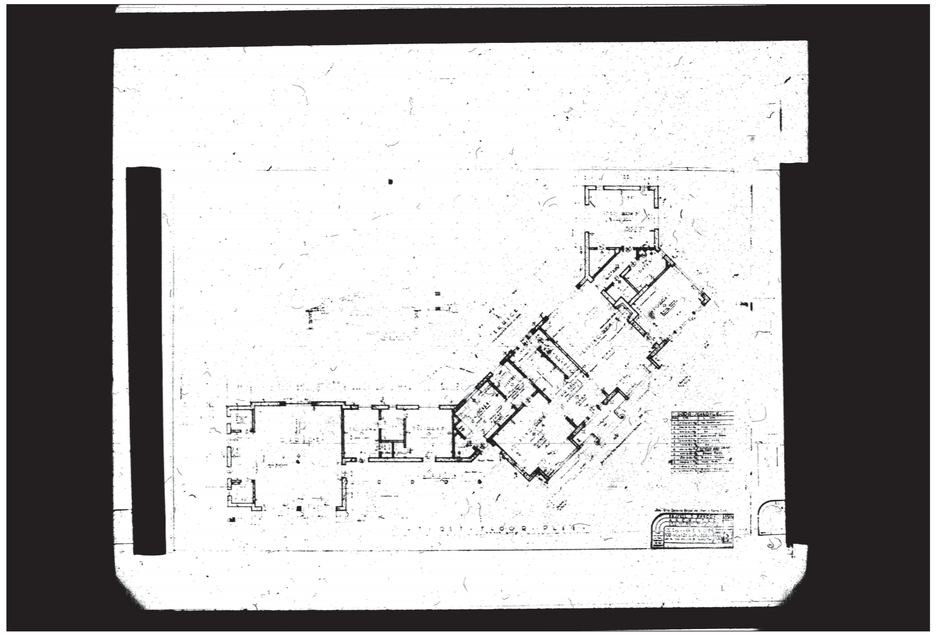

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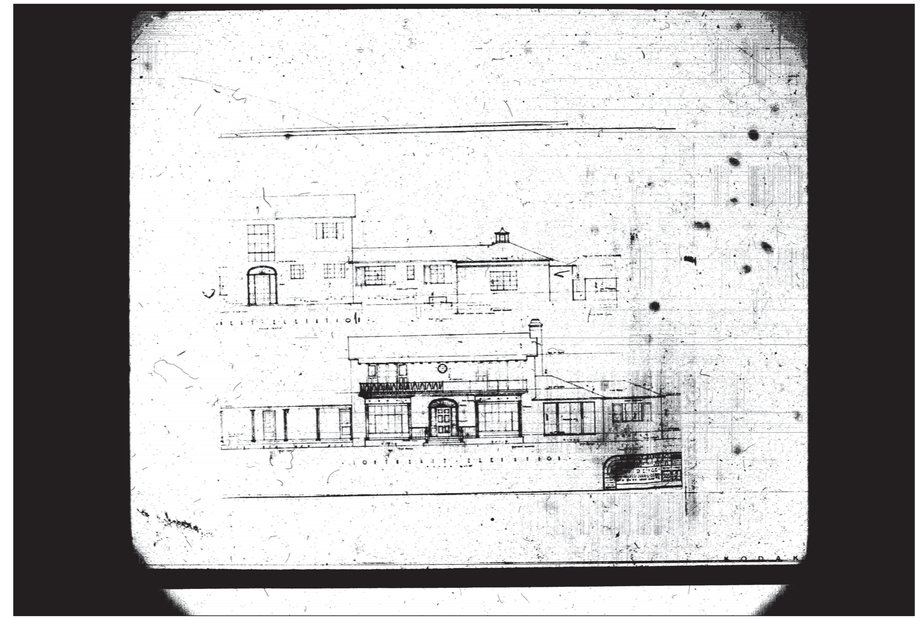

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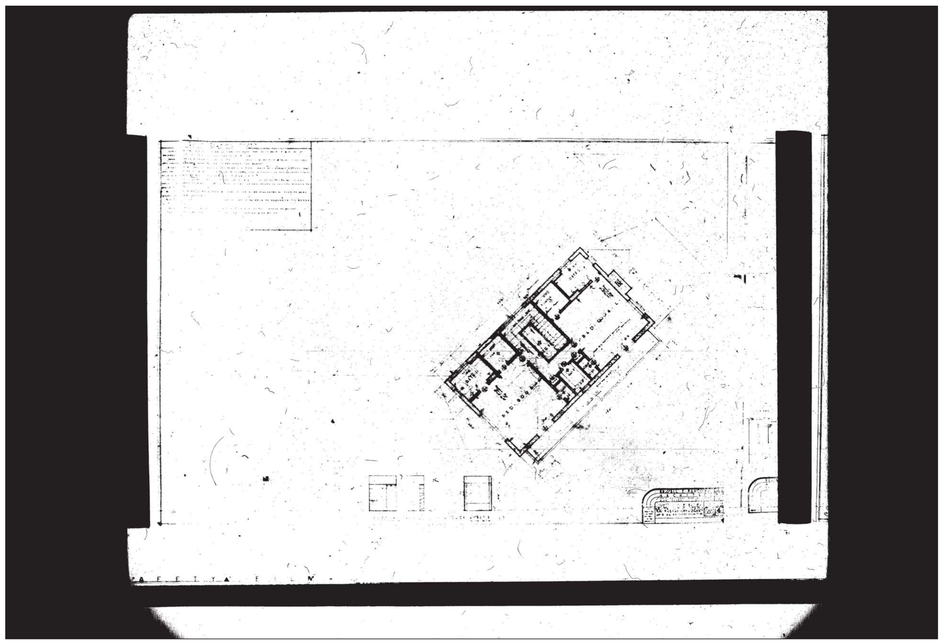

2 / MF1.00 (MICROFILM) EXISTING SECOND FLOOR
N.T.S.

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MICROFILM OF EXISTING HOME

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MF1.00

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