

**800 LAKEVIEW DR.  
WATERFRONT  
IMPROVEMENTS PROJECT**

Miami Beach, Florida

CLIENT:  
**MR. ARIEL FURST**

800 Lakeview Drive  
Miami Beach, Florida 33140

ENVIRONMENTAL CONSULTANT:  
**OCEAN  
CONSULTING, LLC.**

340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:

**ADOLFO J. GONZALEZ P.E.**

2050 Coral Way Suite 502  
Miami, FL 33145  
Office - 305-415-8782

SEAL / SIGNATURE / DATE



Digitally signed  
by Adolfo J  
Gonzalez  
Date: 2022.09.02  
11:53:23 -04'00'

Adolfo J. Gonzalez PE  
Lic. No. 58620

**PERMIT DRAWINGS**

**Issue # Issue Date**

① June 13, 2022

② August 30, 2022

PROJECT: 16-6015 CLI- 2021-0505

**PROJECT LOCATION &  
NOTES**

SCALE : AS SHOWN  
SHEET NO.

**S-1**

**GENERAL NOTES:**

- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2020 EDITION (AND CURRENT ADDENDUMS).
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

**DESIGN CRITERIA**

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2020 EDITION.
- ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
- EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.

IN THE EVEN OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

**DOCK LL:** 100 PSF

**BOLTS:**

- ALL BOLTS SHALL BE 316 STAINLESS STEEL, UNLESS OTHERWISE NOTED.

**CONCRETE**

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

**WOOD**

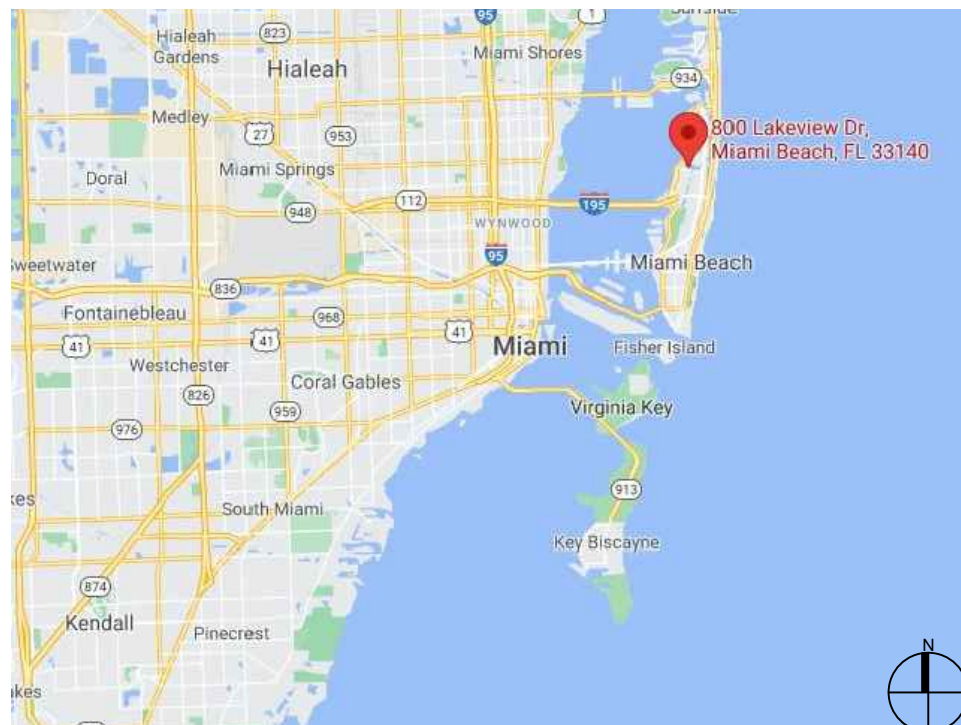
- PRIMARY WOOD FRAMING MEMBERS SHALL BE NUMBER 1 PRESSURE TREATED MARINE GRADE TEK SOUTHERN PINE, OR BETTER.

**PILE DRIVING NOTES**

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED MINIMUM 15 TON BEARING CAPACITY.
- PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGH NO LESS THAN 3,000 POUNDS, AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FT.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/4" PER FOOT FROM THE VERTICAL, OR FROM THE BATTER LINE INDICATED, WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3".
- WHERE PILING MUST PENETRATE STRATA OFFERING HIGH RESISTANCE TO DRIVING, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE THAT PILES BE SET IN PRE-DRILLED OR PUNCHED HOLES. THE PILES SHALL REACH THEIR FINAL PENETRATION BY DRIVING.



**LOCATION MAP AND LEGAL DESCRIPTION**



**PROJECT SITE LOCATION:**

800 Lakeview Drive  
Miami Beach, FL 33140

**LATITUDE:** 25°49'26.51"N

**LONGITUDE:** 80° 7'52.72"W

**FOLIO No.:** 02-3222-022-1360

**LEGAL DESCRIPTION:**

LAKE VIEW SUB PB 14-42

LOT 8 BLK 30

LOT SIZE 97.670 X 187

OR 16568-4297 1194 1

**RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL**

**NAME** Nicole Alvarado

**DATE** 11/09/2022



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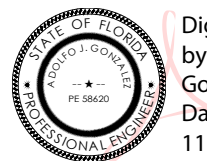
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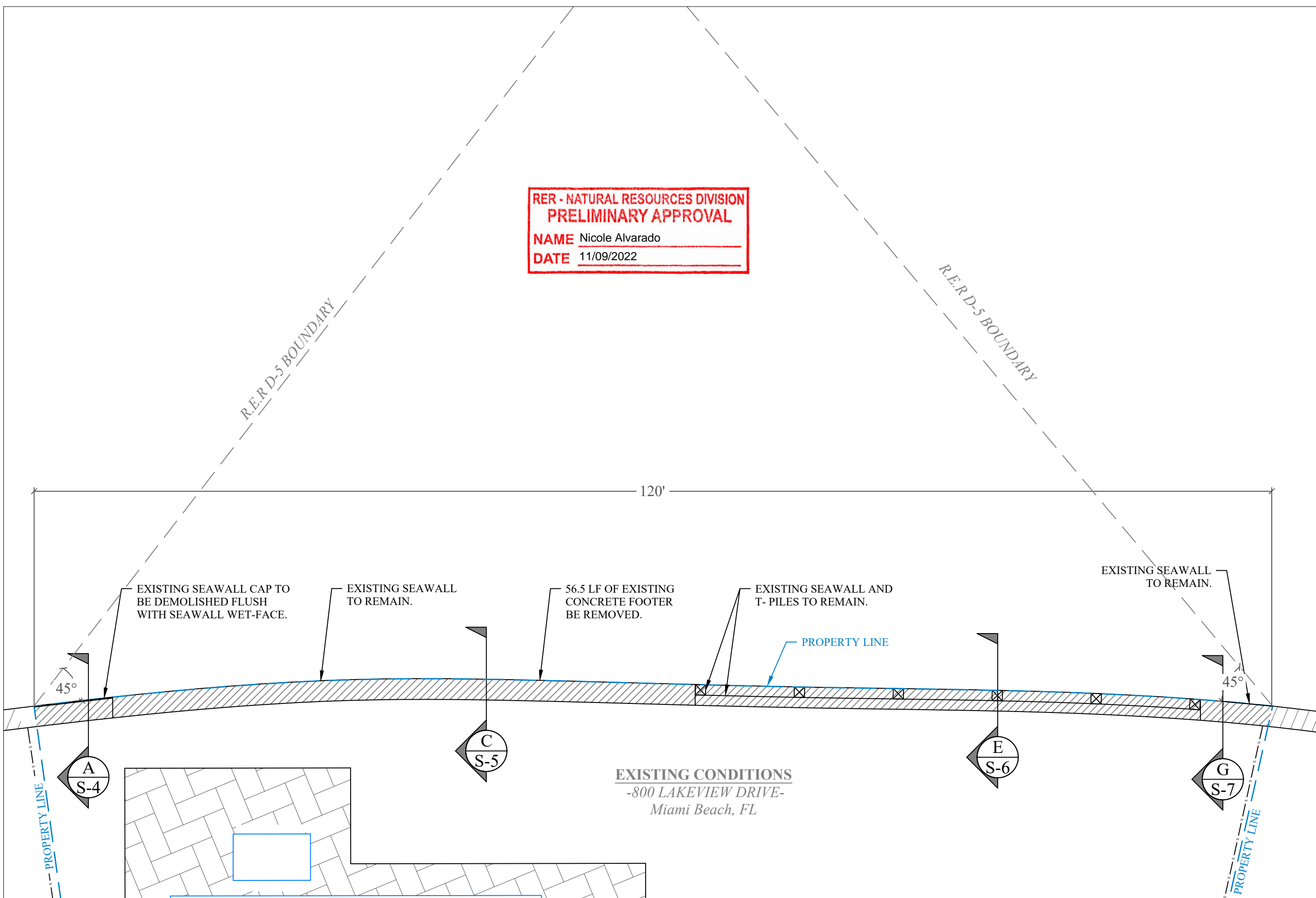
PROJECT: 16-6015 CLI- 2021-0505

**EXISTING CONDITIONS**

SCALE : AS SHOWN  
SHEET NO.

**S-2**

**RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL**  
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DATE 11/09/2022



**EXISTING CONDITIONS**  
-800 LAKEVIEW DRIVE-  
Miami Beach, FL



SCALE: 1/8" = 1"

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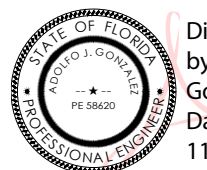
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**PROPOSED DOCK AND  
SEAWALL CONDITIONS**

SCALE : AS SHOWN  
SHEET NO.

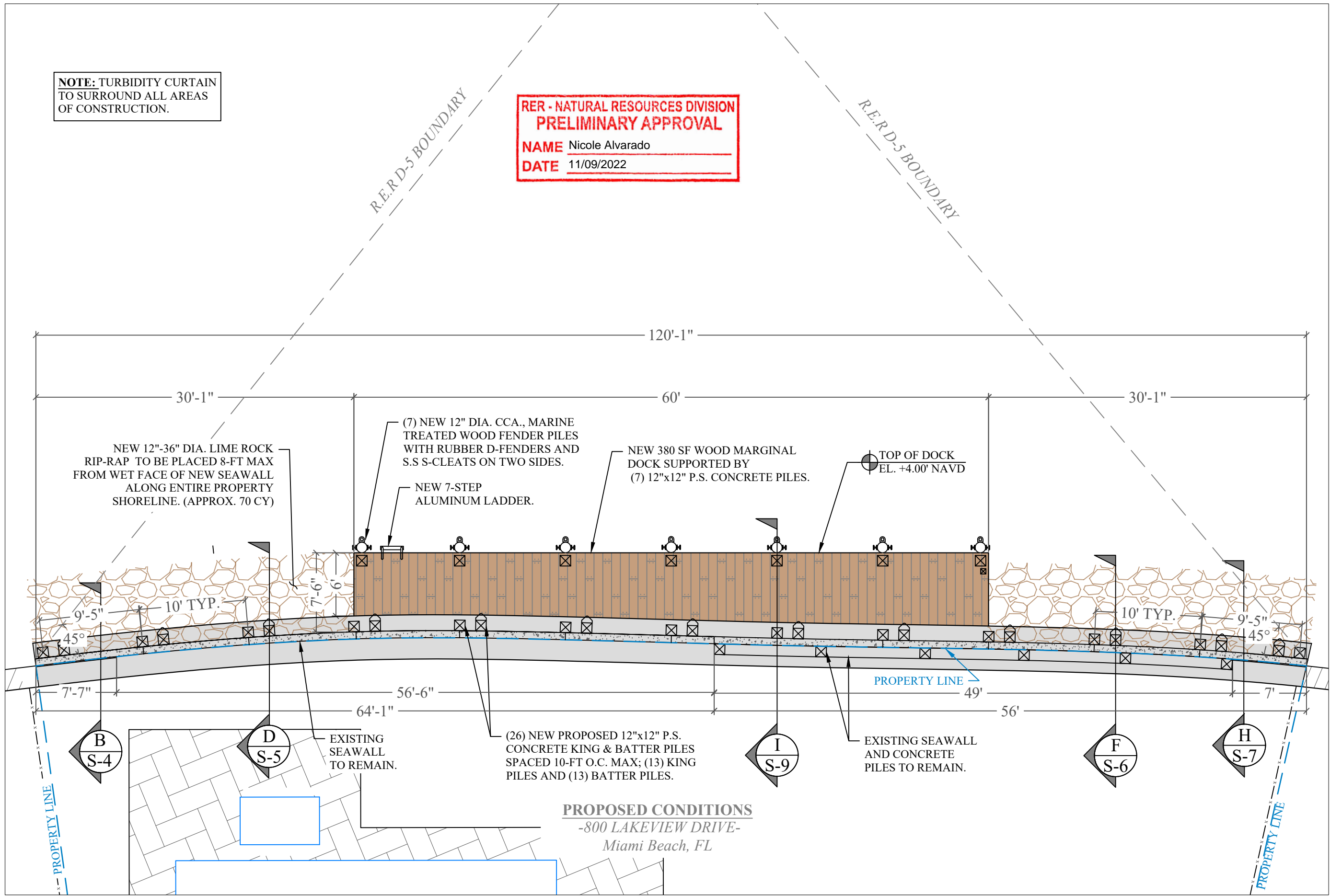
**S-3**

**NOTE:** TURBIDITY CURTAIN  
TO SURROUND ALL AREAS  
OF CONSTRUCTION.

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**PROPOSED CONDITIONS**

*-800 LAKEVIEW DRIVE-  
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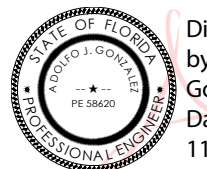
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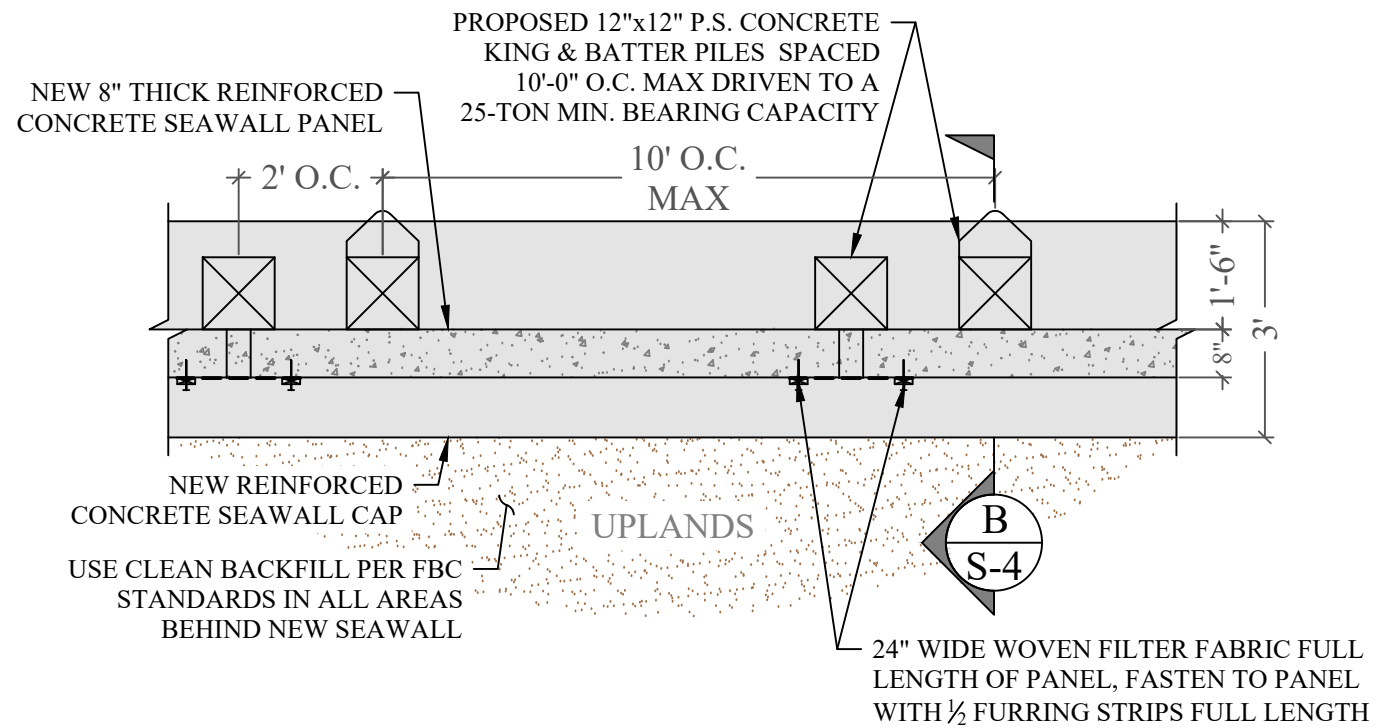
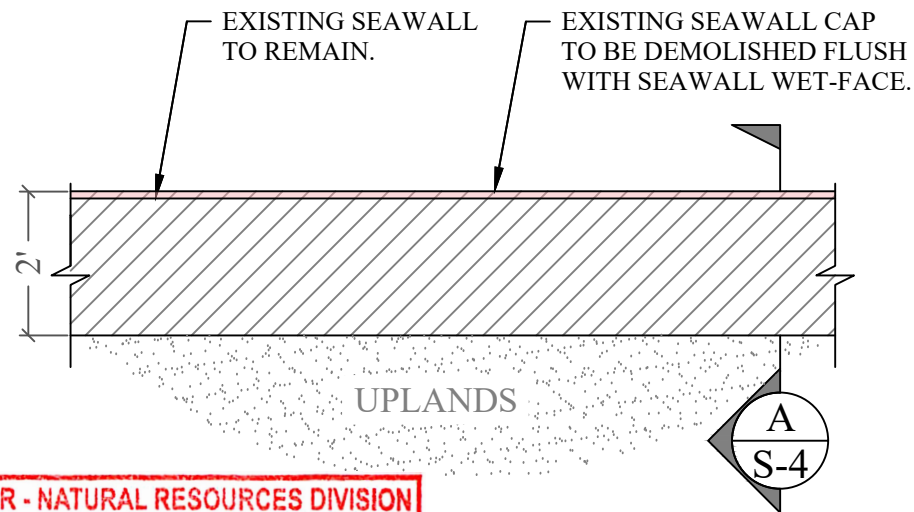
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**PROPOSED AND  
EXISTING SEAWALL  
SECTION & DETAILS**

SCALE : AS SHOWN  
SHEET NO.

**S-4**



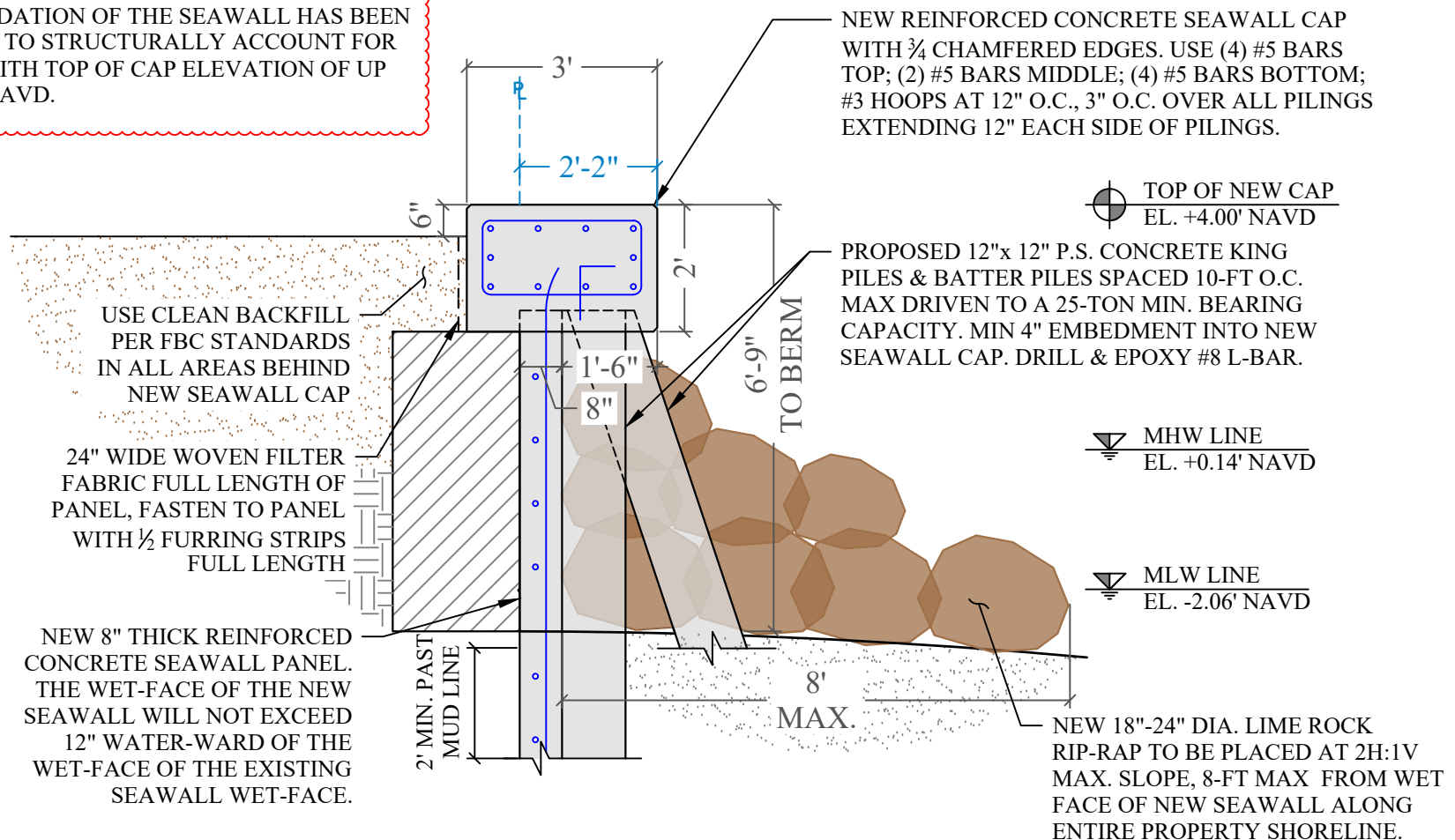
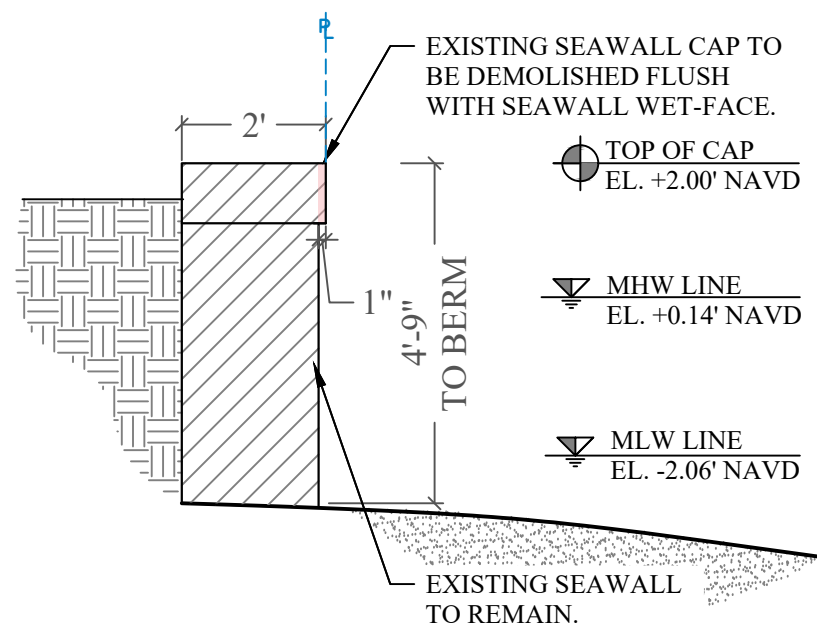
**RER - NATURAL RESOURCES DIVISION  
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NAME Nicole Alvarado  
DATE 11/09/2022

**EXISTING SEAWALL CONDITION DETAIL (1)**  
SCALE: 3/8" = 1'-0"

**PROPOSED SEAWALL CONDITION DETAIL (2)**  
SCALE: 3/8" = 1'-0"

**NOTE:**  
THE FOUNDATION OF THE SEAWALL HAS BEEN DESIGNED TO STRUCTURALLY ACCOUNT FOR A WALL WITH TOP OF CAP ELEVATION OF UP TO +5.70' NAVD.



**EXISTING SEAWALL SECTION (A)**  
SCALE: 3/8" = 1'-0"

**PROPOSED SEAWALL CONDITION SECTION (B)**  
SCALE: 3/8" = 1'-0"



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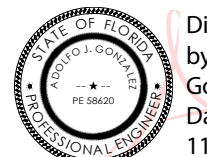
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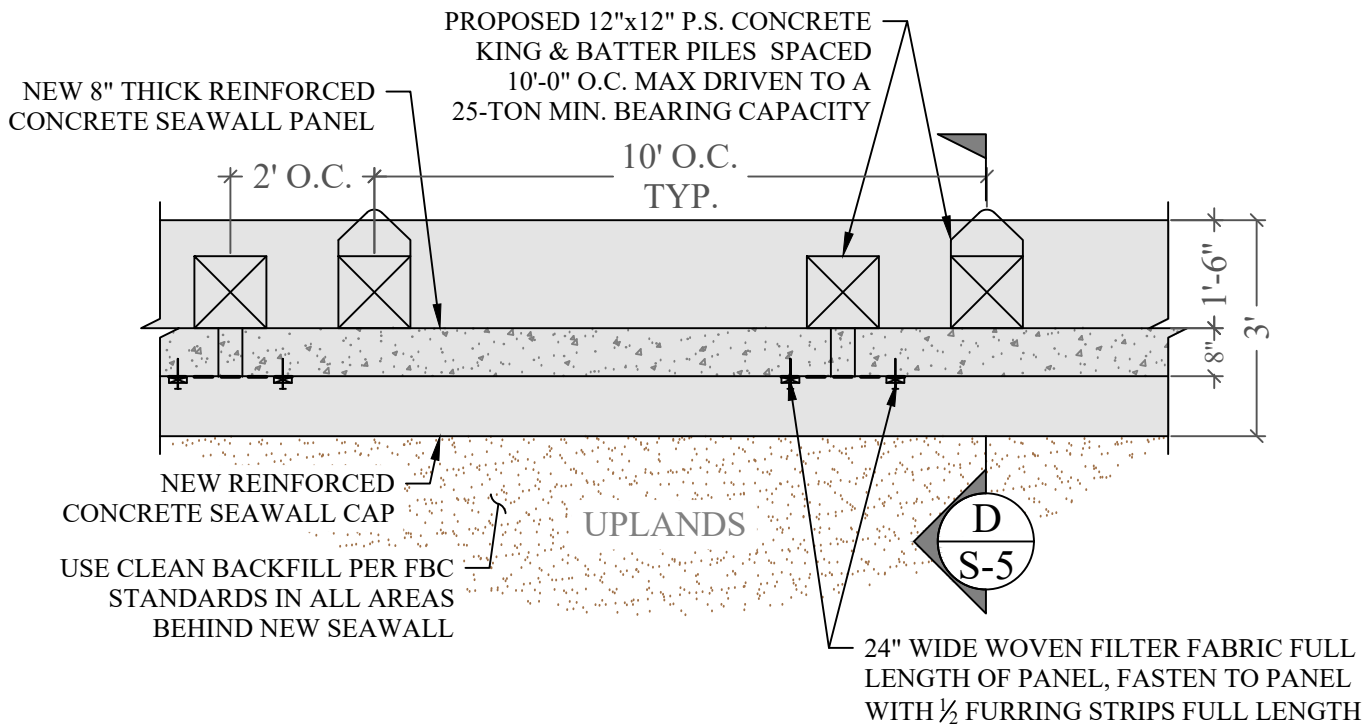
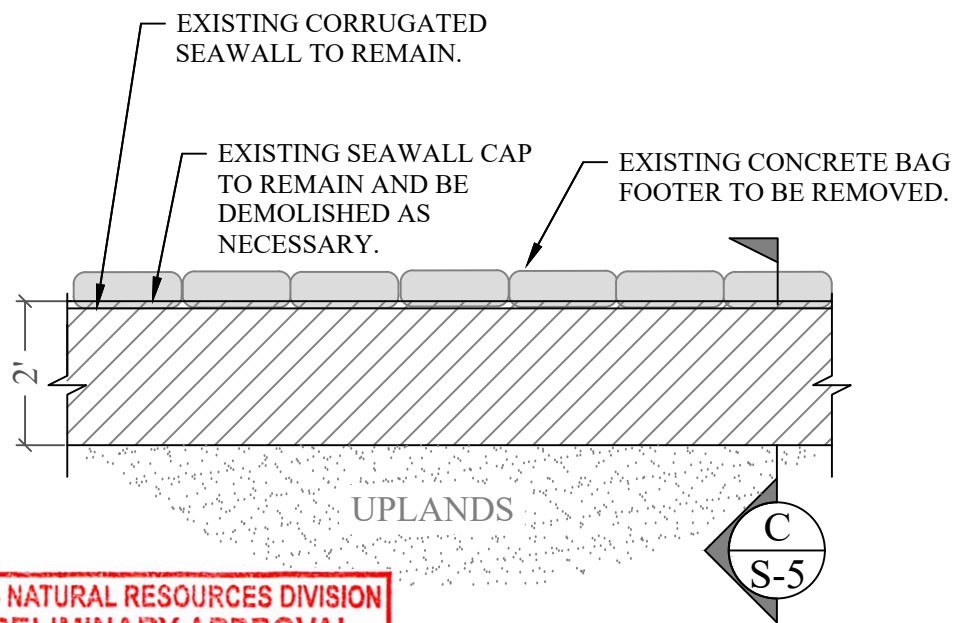
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**PROPOSED AND  
EXISTING SEAWALL  
SECTION & DETAILS**  
SCALE: AS SHOWN

SHEET NO.

**S-5**



**RER - NATURAL RESOURCES DIVISION  
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**EXISTING SEAWALL CONDITION DETAIL**

SCALE: 3/8" = 1'-0"

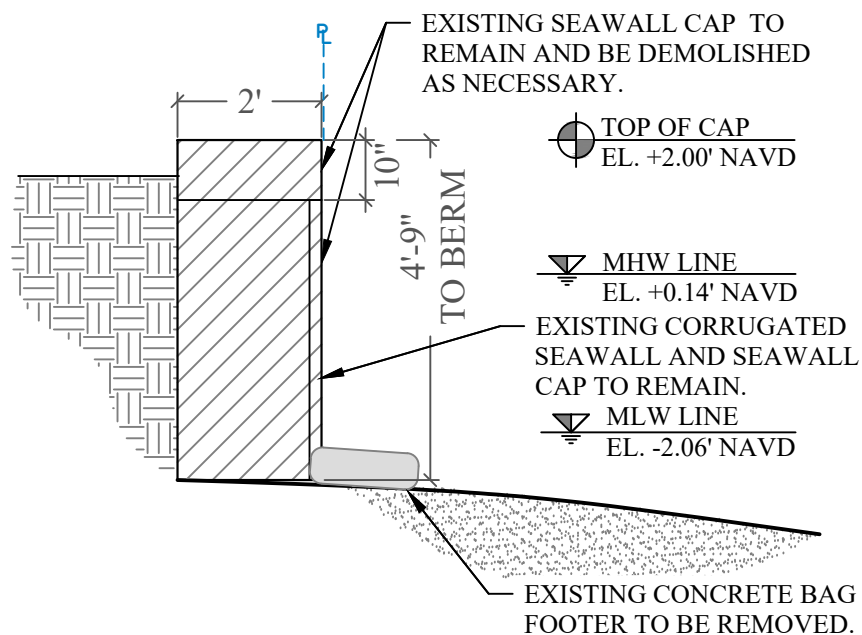
**3  
S-5**

**PROPOSED SEAWALL CONDITION DETAIL**

SCALE: 3/8" = 1'-0"

**4  
S-5**

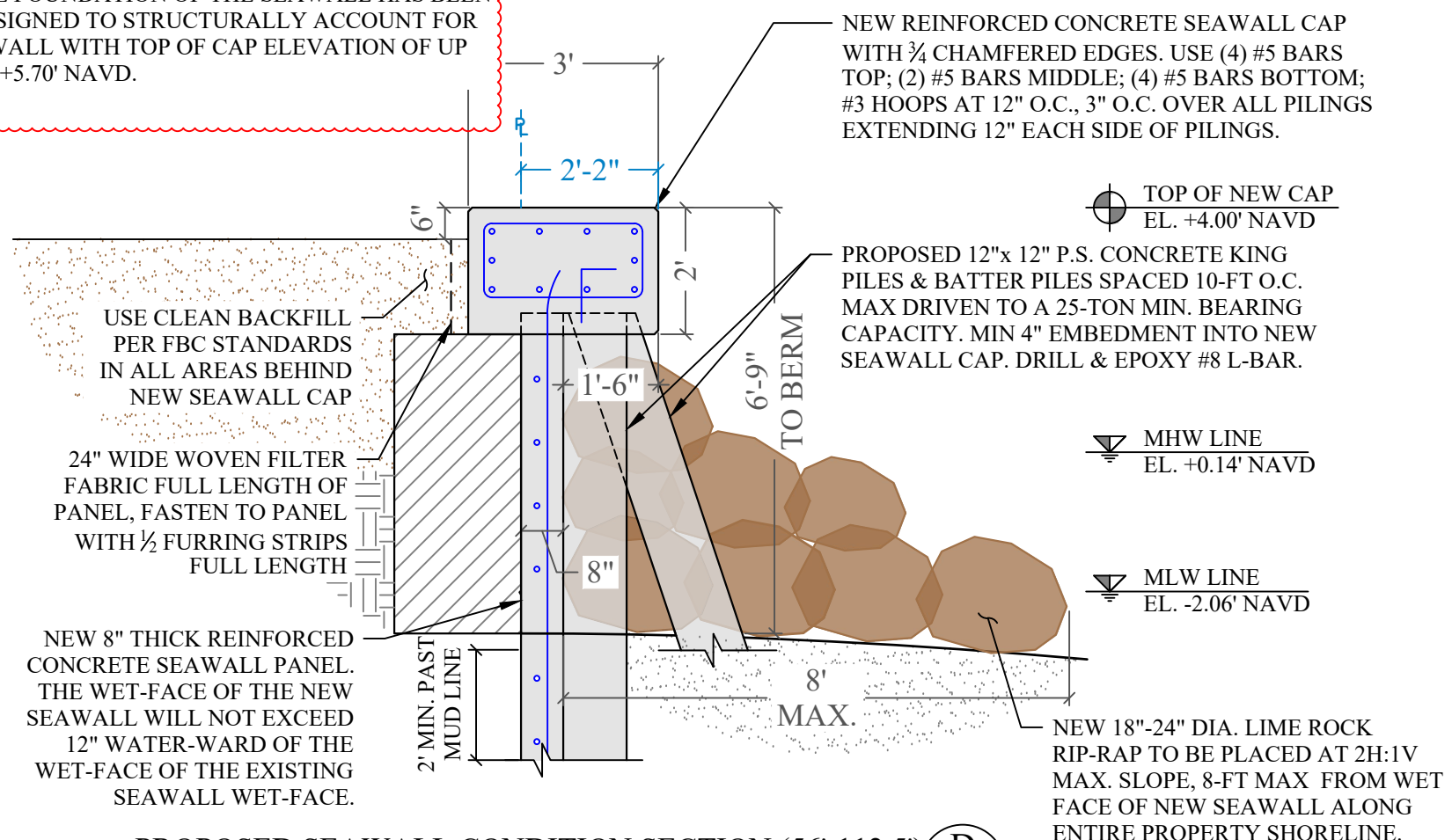
**NOTE:**  
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**EXISTING SEAWALL SECTION**

SCALE: 3/8" = 1'-0"

**C  
S-5**



**PROPOSED SEAWALL CONDITION SECTION (56'-112.5')**

SCALE: 3/8" = 1'-0"

**D  
S-5**

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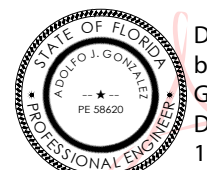
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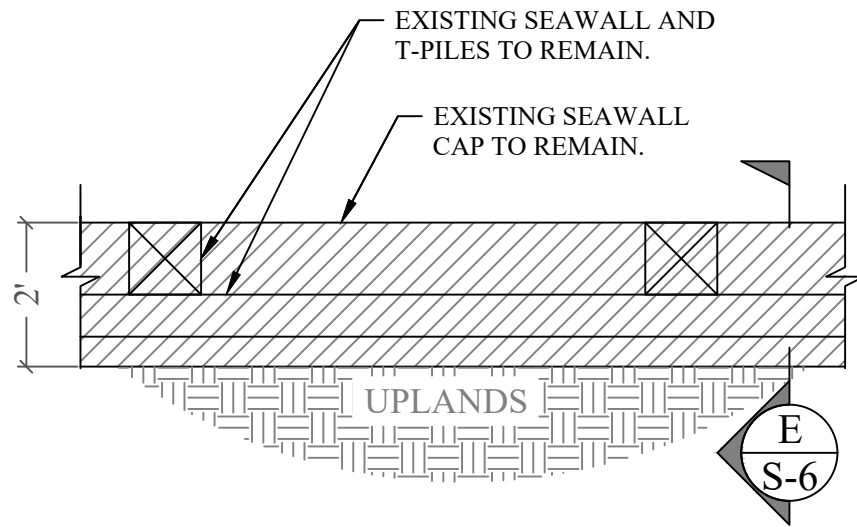
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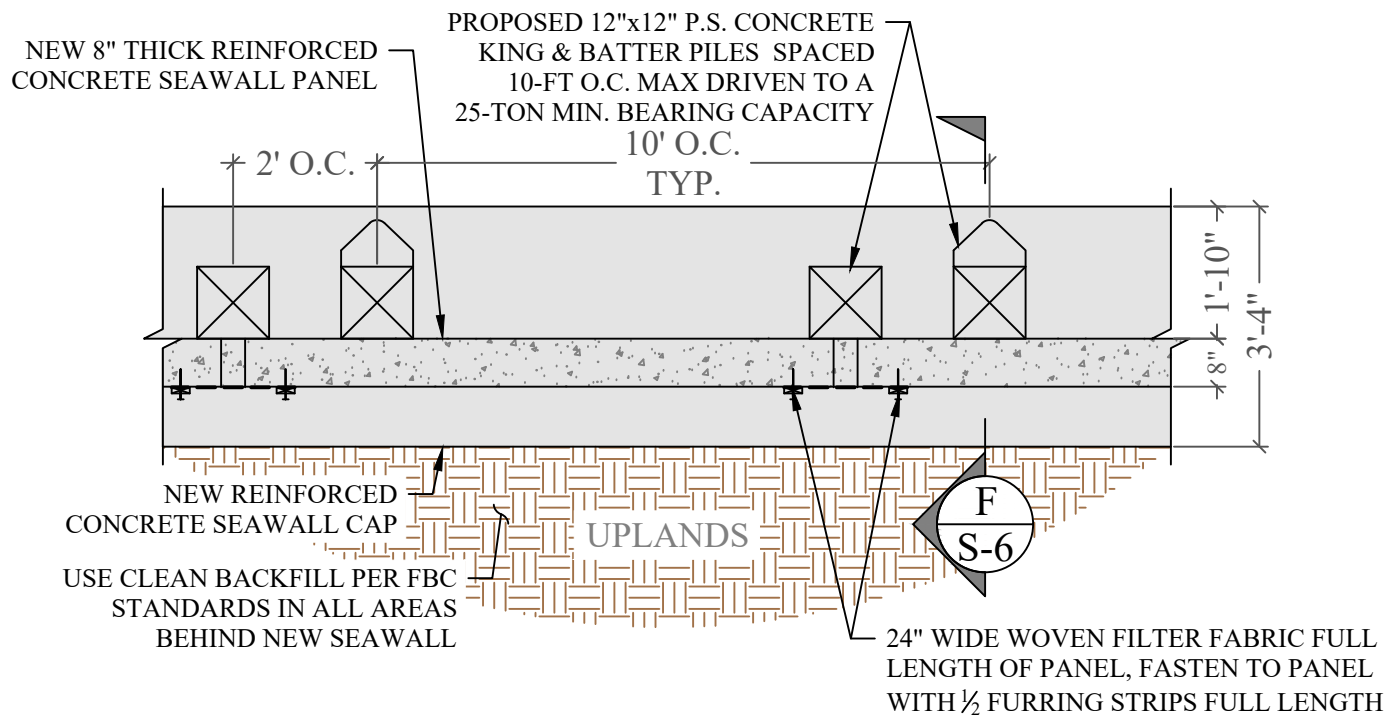
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**PROPOSED AND  
EXISTING SEAWALL  
SECTIONS & DETAILS**  
SCALE : AS SHOWN  
SHEET NO.

**S-6**

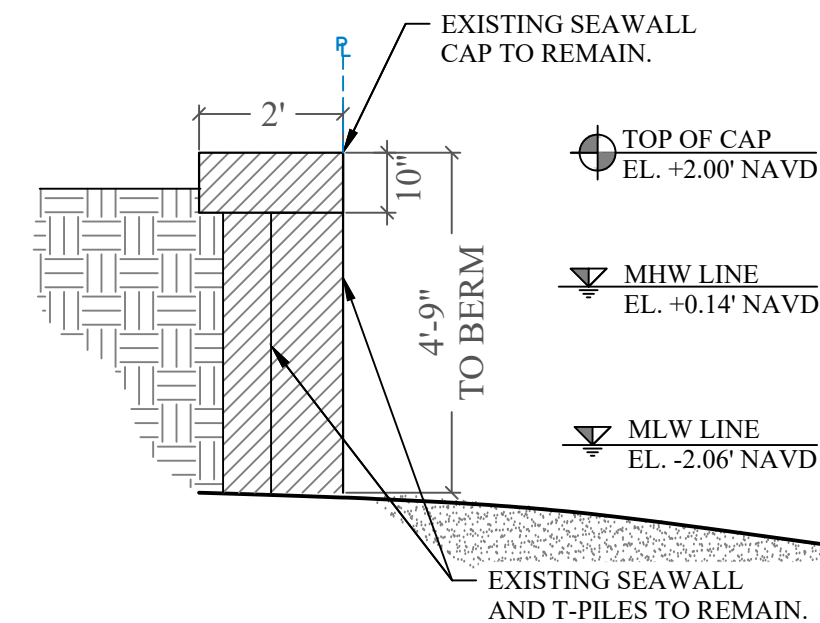


**EXISTING SEAWALL CONDITION DETAIL** (E) (S-6)  
SCALE: 3/8" = 1'-0"



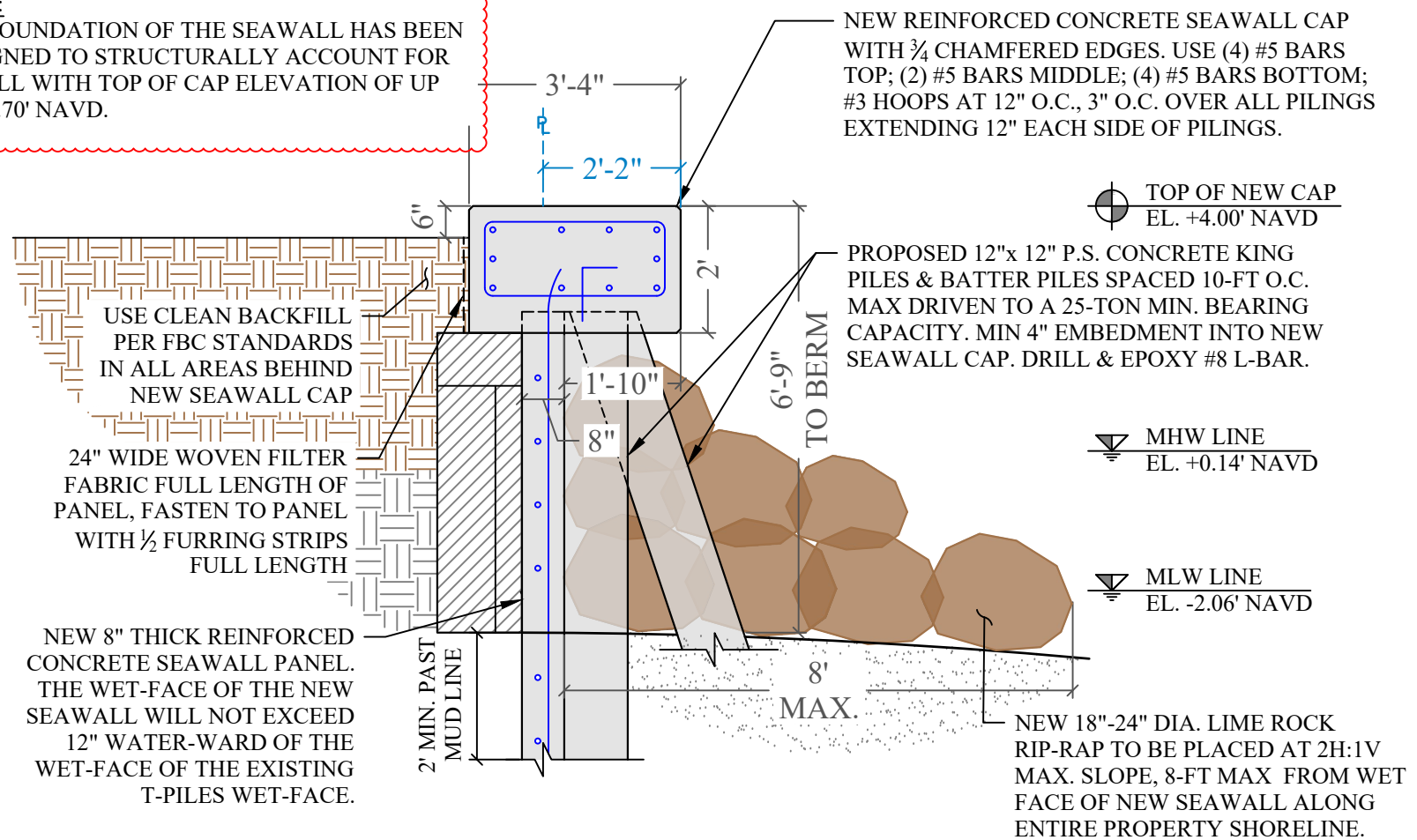
**PROPOSED SEAWALL CONDITION DETAIL** (F) (S-6)  
SCALE: 3/8" = 1'-0"

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**EXISTING SEAWALL SECTION** (E) (S-6)  
SCALE: 3/8" = 1'-0"

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**PROPOSED SEAWALL CONDITION SECTION (7' to 56')** (F) (S-6)  
SCALE: 3/8" = 1'-0"



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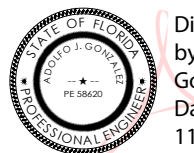
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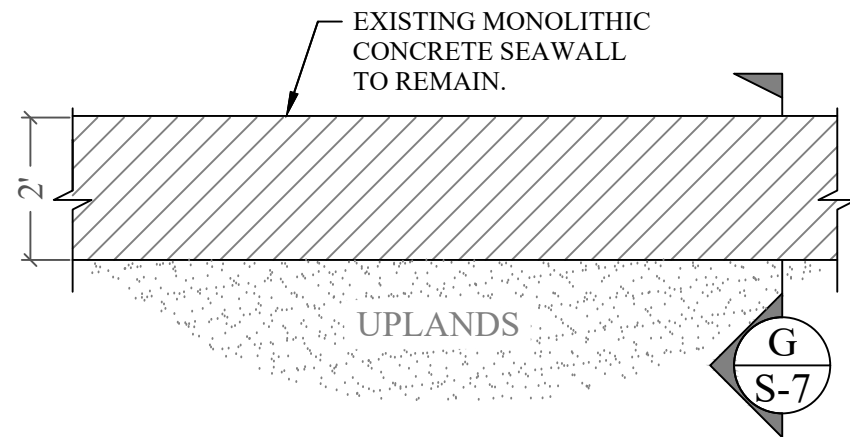
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**PROPOSED AND  
EXISTING SEAWALL  
SECTIONS & DETAILS**

SCALE: AS SHOWN  
SHEET NO.

**S-7**

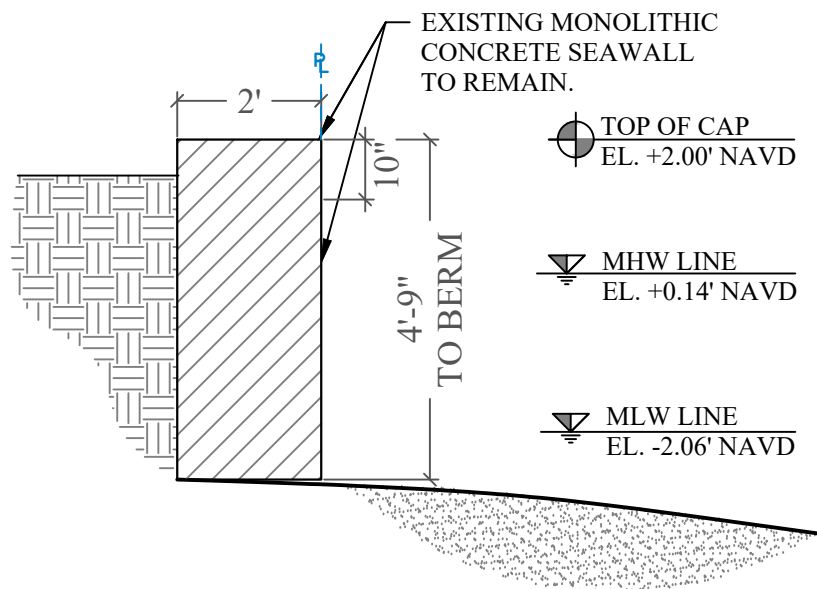


**PROPOSED SEAWALL CONDITION DETAIL 7**

SCALE: 3/8" = 1'-0"

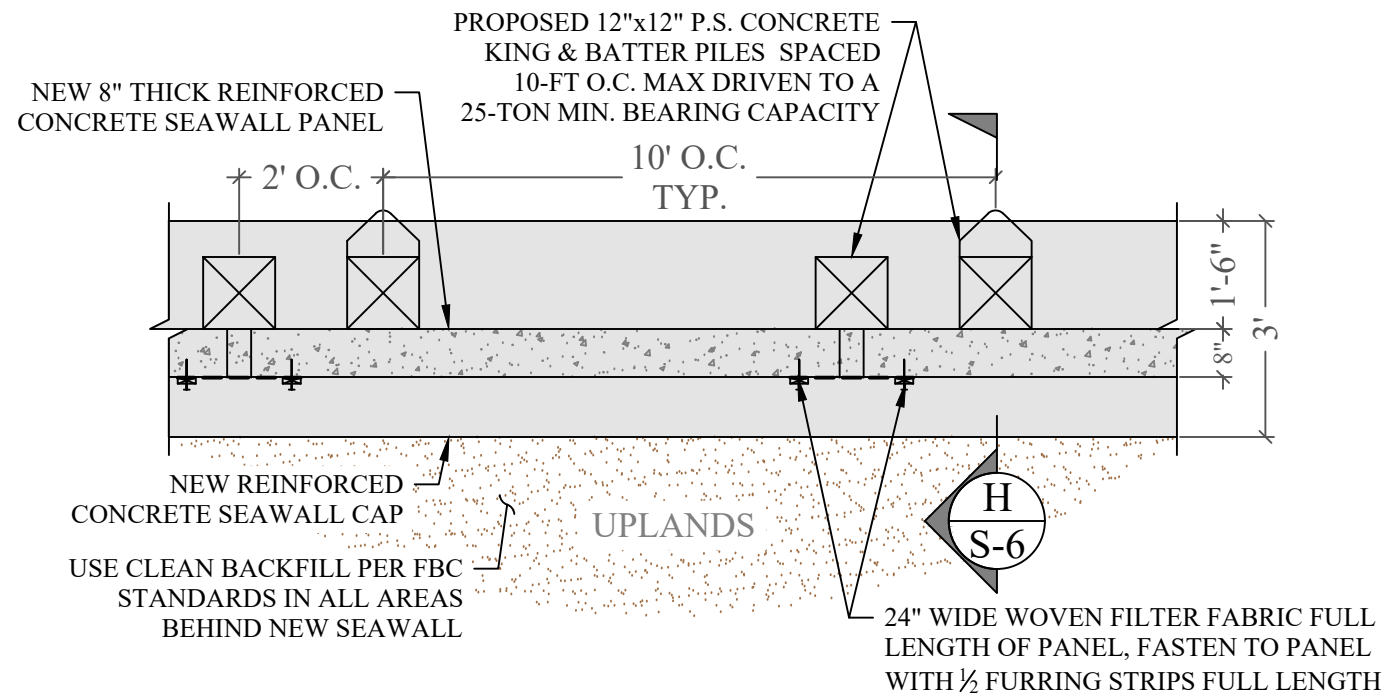
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**EXISTING SEAWALL SECTION G**

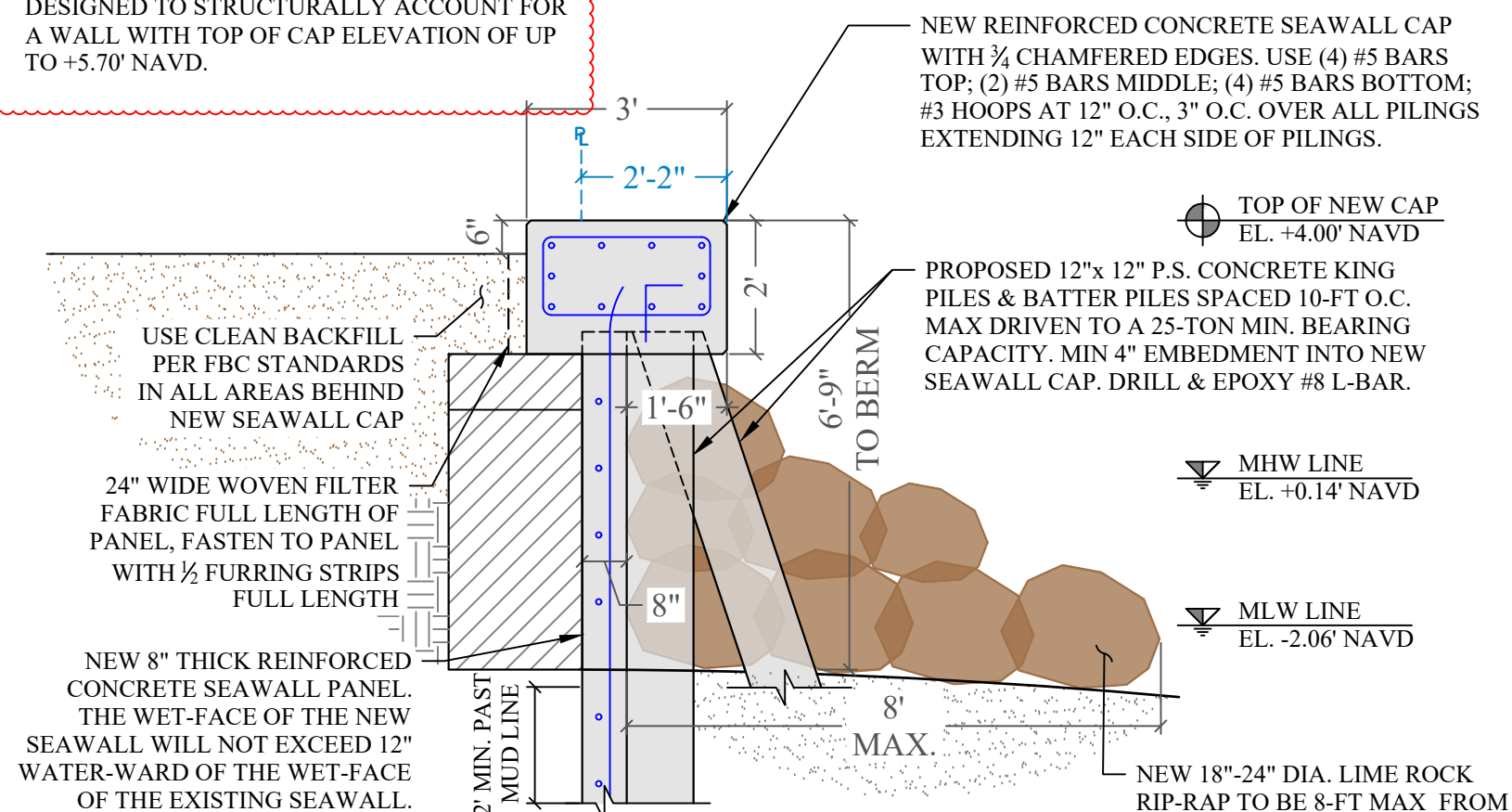
SCALE: 3/8" = 1'-0"



**PROPOSED SEAWALL CONDITION DETAIL 8**

SCALE: 3/8" = 1'-0"

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**PROPOSED SEAWALL CONDITION SECTION (0 to 7'-7") H**

SCALE: 3/8" = 1'-0"

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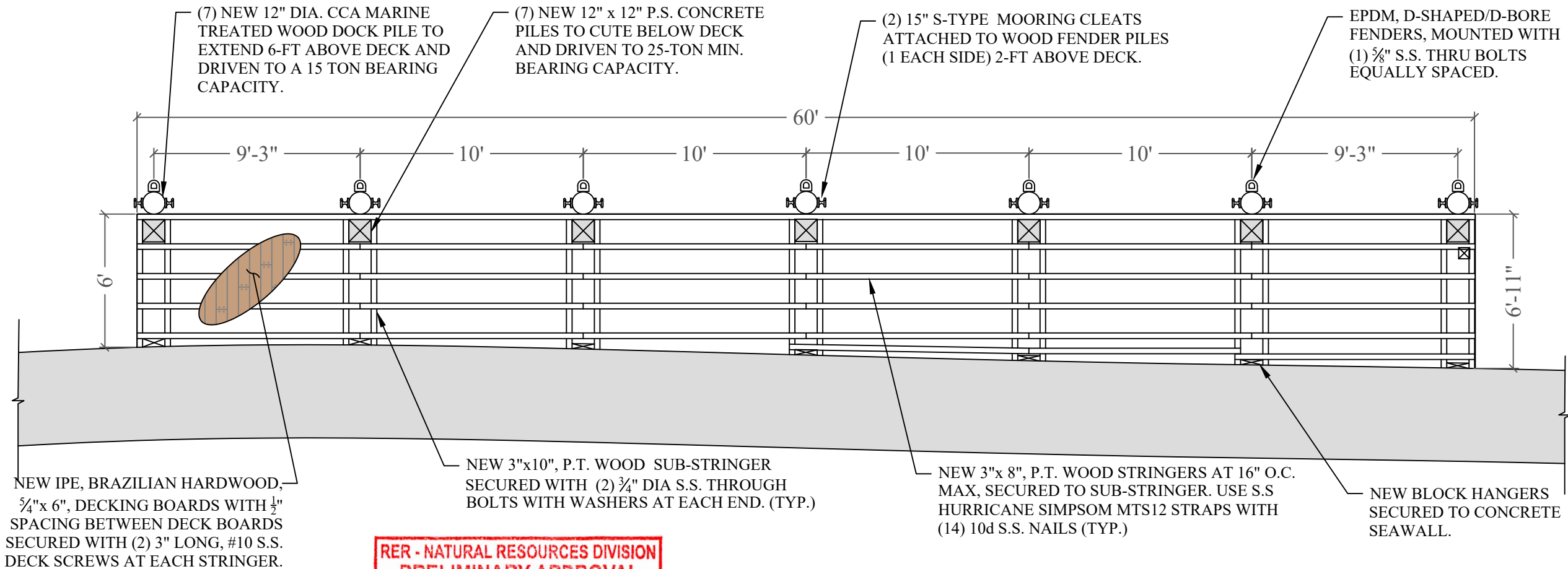
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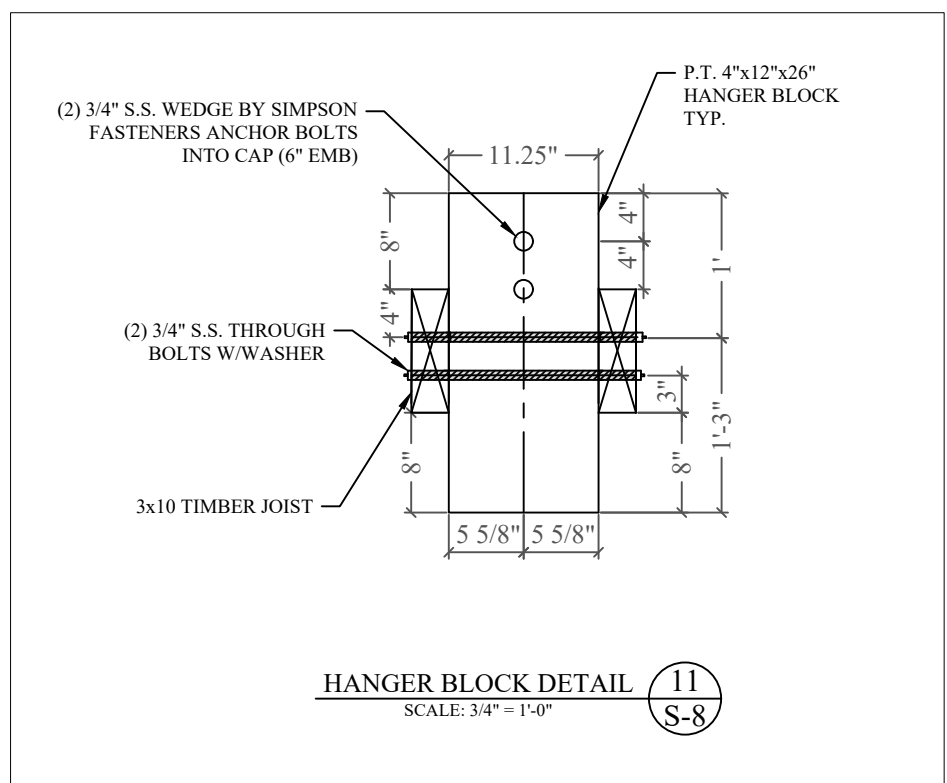
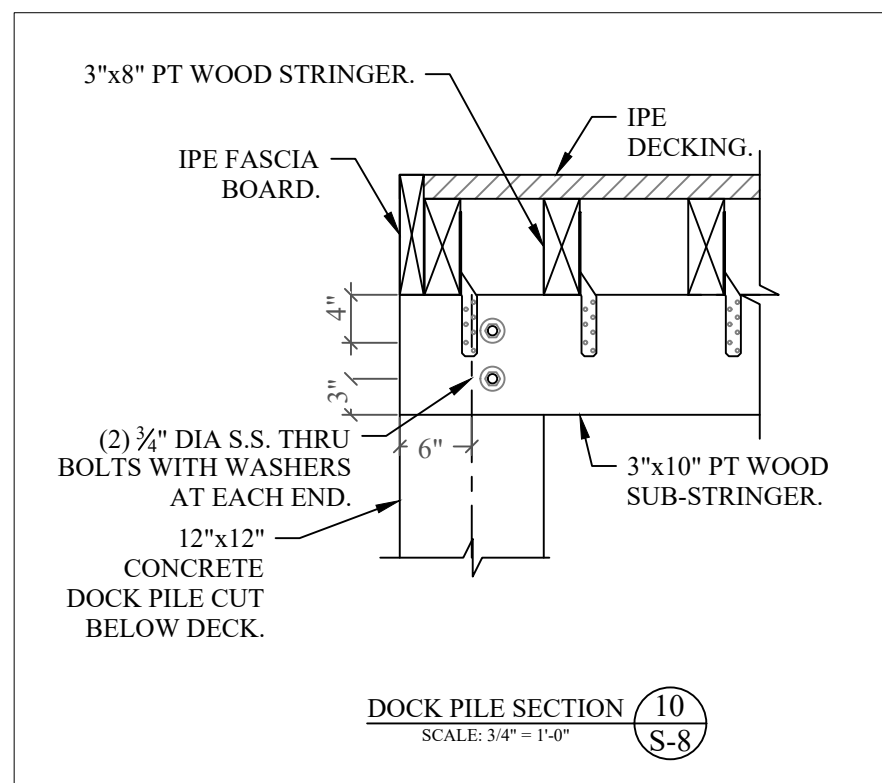
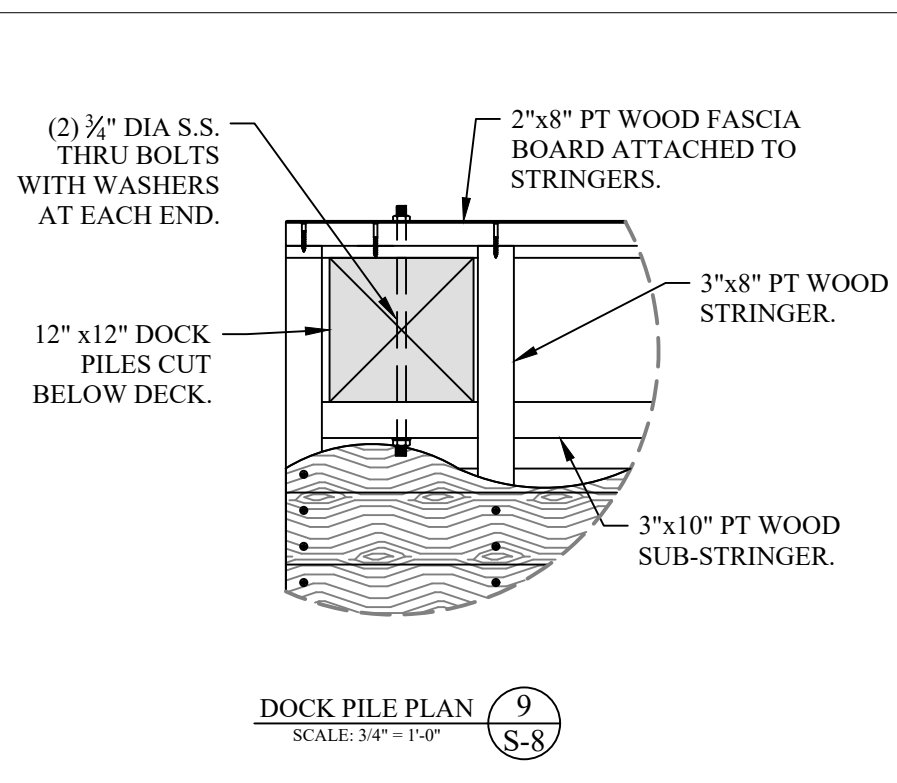
**RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL**

NAME Nicole Alvarado

DATE 11/09/2022



DOCK FRAMING PLAN



Digitally signed by Adolfo J. Gonzalez  
Date: 2022.09.02 11:55:27 -04'00'  
Adolfo J. Gonzalez PE  
Lic. No. 58620

**PERMIT DRAWINGS**

Issue #	Issue Date
①	June 13, 2022
②	August 30, 2022

PROJECT: 16-6015 CLI- 2021-0505

**DOCK FRAMING PLAN**

SCALE : AS SHOWN  
SHEET NO.

**S-8**



**800 LAKEVIEW DR.  
WATERFRONT  
IMPROVEMENTS PROJECT**

Miami Beach, Florida

CLIENT:  
**MR. ARIEL FURST**

800 Lakeview Drive  
Miami Beach, Florida 33140

ENVIRONMENTAL CONSULTANT:  
**OCEAN  
CONSULTING, LLC.**

340 Minorca Avenue, Suite 7  
Coral Gables, Florida 33134  
Tel: (305) 921-9344  
Fax: (305) 677-3254

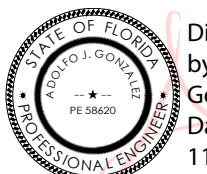
CONTRACTOR:

PROJECT ENGINEER:

**ADOLFO J. GONZALEZ P.E.**

2050 Coral Way Suite 502  
Miami, FL 33145  
Office - 305-415-8782

SEAL / SIGNATURE / DATE



Digitally signed  
by Adolfo J  
Gonzalez  
Date: 2022.09.02  
11:55:44 -04'00'

Adolfo J. Gonzalez PE  
Lic. No. 58620

**PERMIT DRAWINGS**

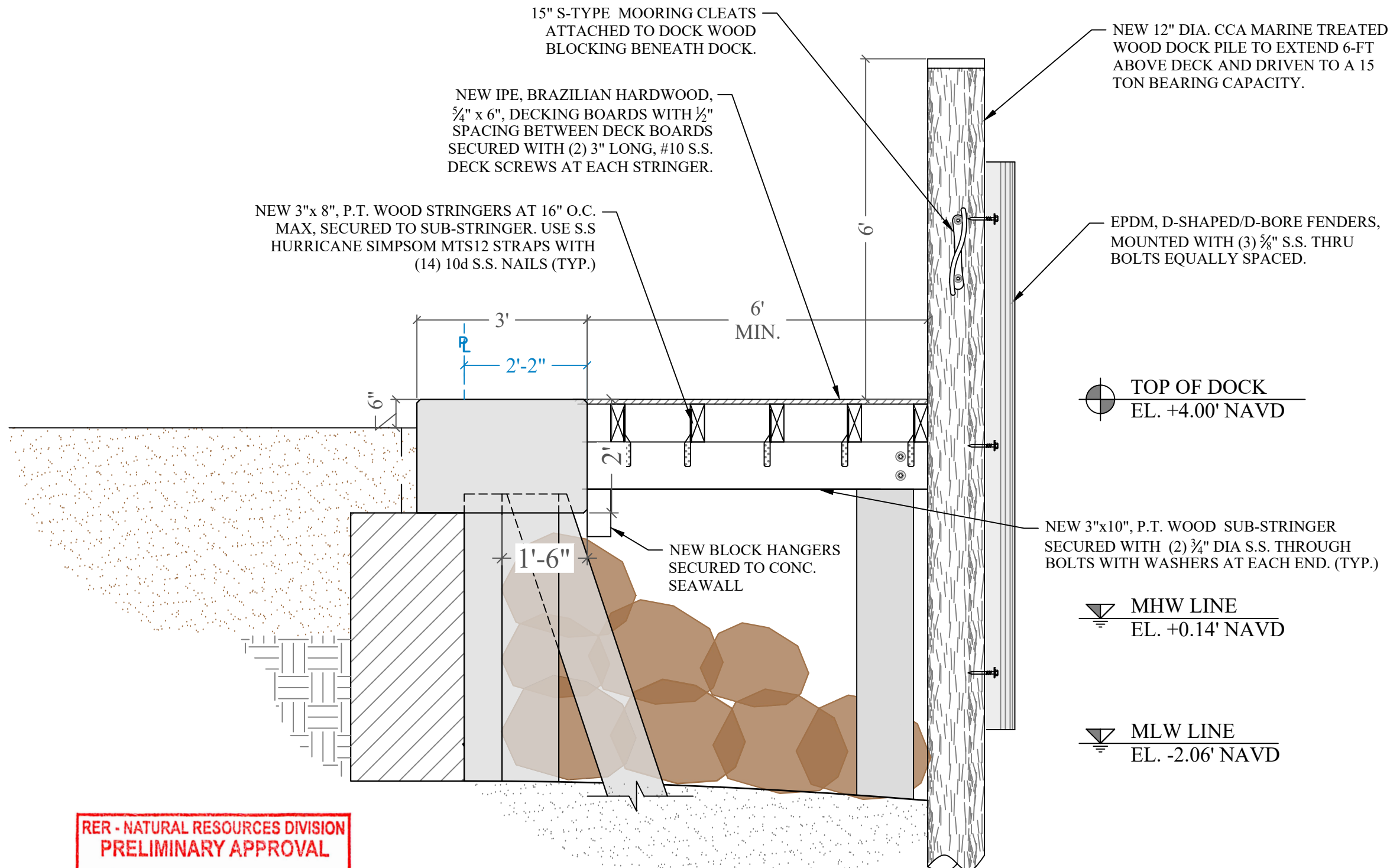
Issue #	Issue Date
①	June 13, 2022
②	August 30, 2022

PROJECT: 16-6015 CLI- 2021-0505

**DOCK SECTION**

SCALE : AS SHOWN  
SHEET NO.

**S-9**



**RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL**

NAME Nicole Alvarado  
DATE 11/09/2022

TYP. DOCK SECTION **I**  
SCALE: 1/2" = 1'-0" **S-9**

**800 LAKEVIEW DR.  
WATERFRONT  
IMPROVEMENTS PROJECT**

Miami Beach, Florida

CLIENT:  
**MR. ARIEL FURST**

800 Lakeview Drive  
Miami Beach, Florida 33140

ENVIRONMENTAL CONSULTANT:  
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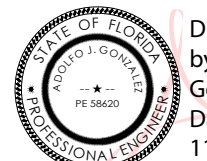
CONTRACTOR:

PROJECT ENGINEER:

**ADOLFO J. GONZALEZ P.E.**

2050 Coral Way Suite 502  
Miami, FL 33145  
Office - 305-415-8782

SEAL / SIGNATURE / DATE



Digitally signed  
by Adolfo J  
Gonzalez  
Date: 2022.09.02  
11:56:00 -04'00'

Adolfo J. Gonzalez PE  
Lic. No. 58620

**PERMIT DRAWINGS**

**Issue # Issue Date**

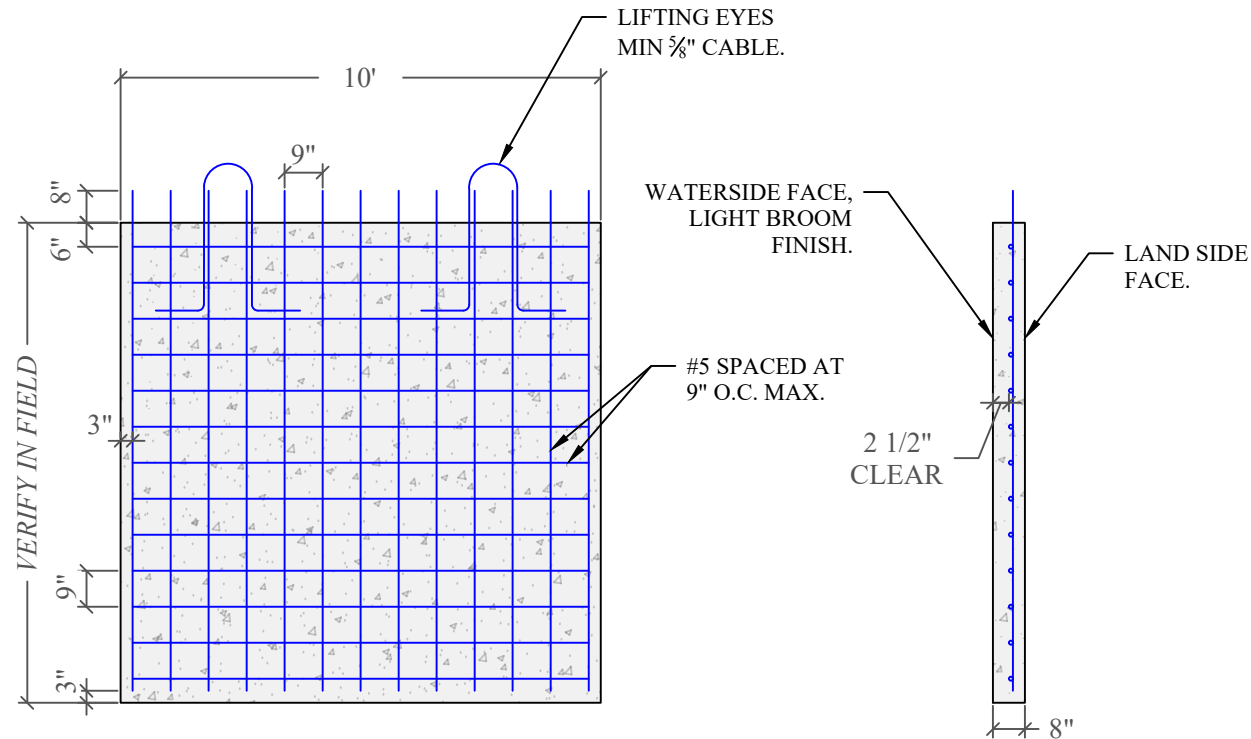
- ① June 13, 2022
- ② August 30, 2022

PROJECT: 16-6015 CLI- 2021-0505

**CONCRETE PANEL,  
COLD JOINT AND PILE  
DETAIL.**

SCALE : AS SHOWN  
SHEET NO.

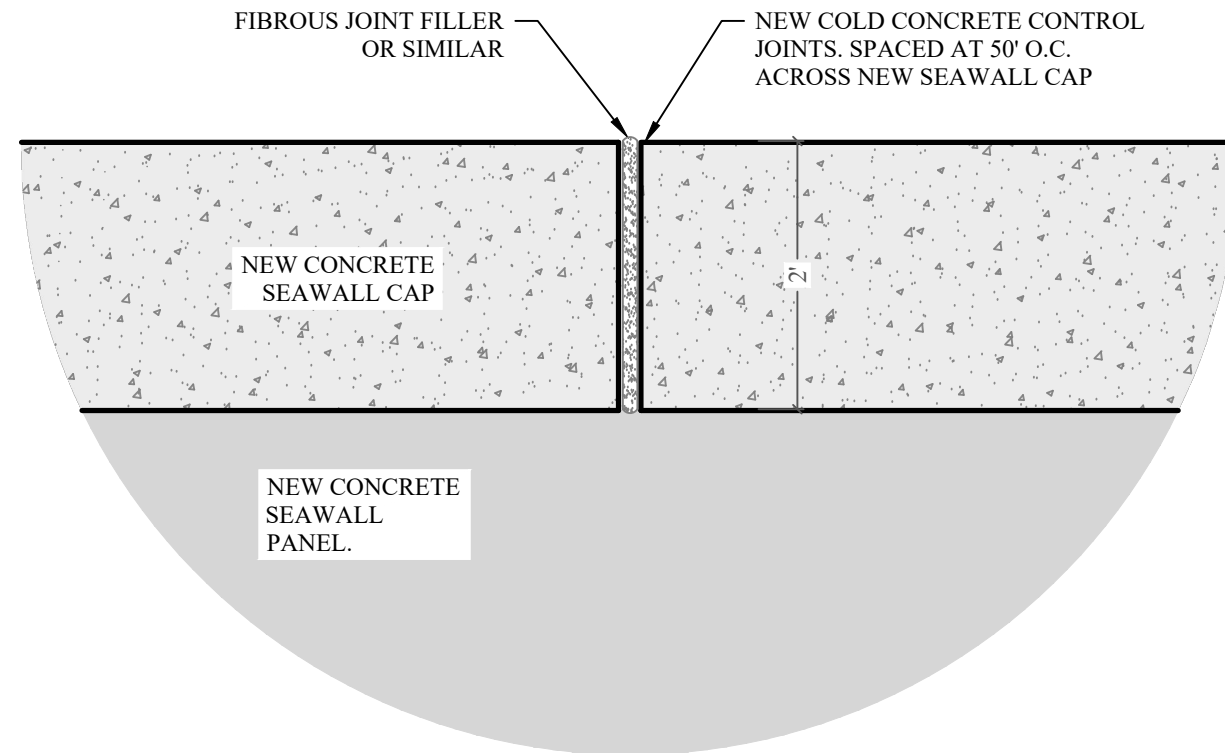
**S-10**



STEEL DETAIL

TYPICAL SECTION

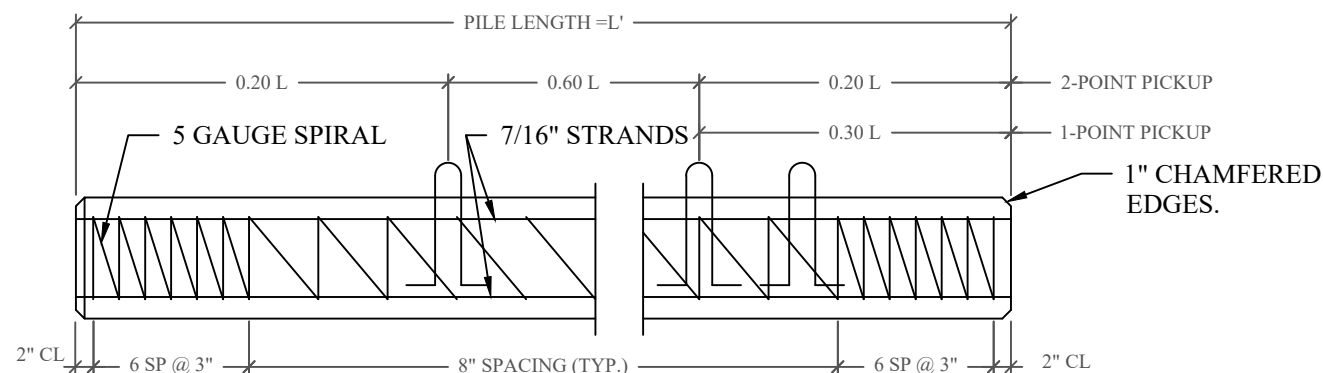
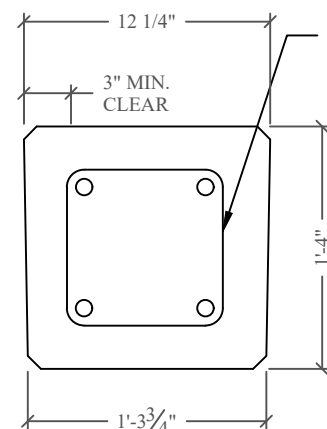
CONCRETE PANEL DETAIL 12  
SCALE: 1/4" = 1'-0" S-10



COLD JOINT DETAIL 13  
NOT TO SCALE S-10

**RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL**

NAME Nicole Alvarado  
DATE 11/09/2022



CONCRETE PILE DETAIL 14  
NOT TO SCALE S-10

PILE NOTE:

CONCRETE COMPRESSIVE STRENGTH:  
3000 PSI @ RELEASE  
5000 PSI @ DRIVING

STRANDS - USE FOUR 7/16" (270K)  
LOW RELAXATION ASTM 416-87  
UNCOATED 7-WIRE STRANDS  
TENSIONED TO 2.33 KIPS EACH

1-POINT PICKUP-MAXIMUM L = 50'  
2-POINT PICKUP-MAXIMUM L = 62'

SPIRAL TO BE ASTM A-82 TIGHT  
HARD-DRAWN WIRE