

DEMOLITION KEY NOTES:

- THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AND DEBRIS FROM SITE AS REQUIRED TO COMPLETE THE JOB.
- STRUCTURES TO BE DEMOLISHED AND ITEMS TO BE REMOVED FROM THE SITE ARE SHOWN ON THE DEMOLITION PLAN.
- DURING THE PROCESS OF DEMOLITION, THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO ASSURE THE SAFETY OF CREW AND PUBLIC THROUGHOUT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY DEMOLITION WORK.
- CONTRACTOR SHALL IDENTIFY ANY POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED ON THE DEMOLITION PLANS AND ON SITE, WHICH REQUIRE REMOVAL AND OR RELOCATION.
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL EXISTING WATER, SANITARY, AND ELECTRICAL SERVICE LINES WHICH ARE TO REMAIN AND NEED TO BE PROTECTED FROM DAMAGE DURING DEMOLITION.
- SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AN IN A MANNER SUITABLE TO THE WORK SEQUENCES.
- DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD EXISTING STRUCTURE OR ANY STRUCTURE NOT INCLUDED ON THE DEMOLITION PLAN.
- EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
- WASTE MATERIAL AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AND SAFELY AS POSSIBLE.
- WASTE MATERIAL AND RUBBISH FROM DEMOLITION OPERATION SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES; DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES CLEAN AND CLEAR OF UNNECESSARY DEBRIS AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
- ONLY DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN ON DEMOLITION PLANS UNLESS OTHERWISE NOTED.
- IF HAZARDOUS MATERIAL OR ANY TYPE OF POTENTIALLY HAZARDOUS / DANGEROUS CONDITIONS OR SITE CONTAMINATION IS PRESENT ON SITE, DO NOT DISTURB AND IMMEDIATELY NOTIFY ARCHITECT AND THE OWNER.

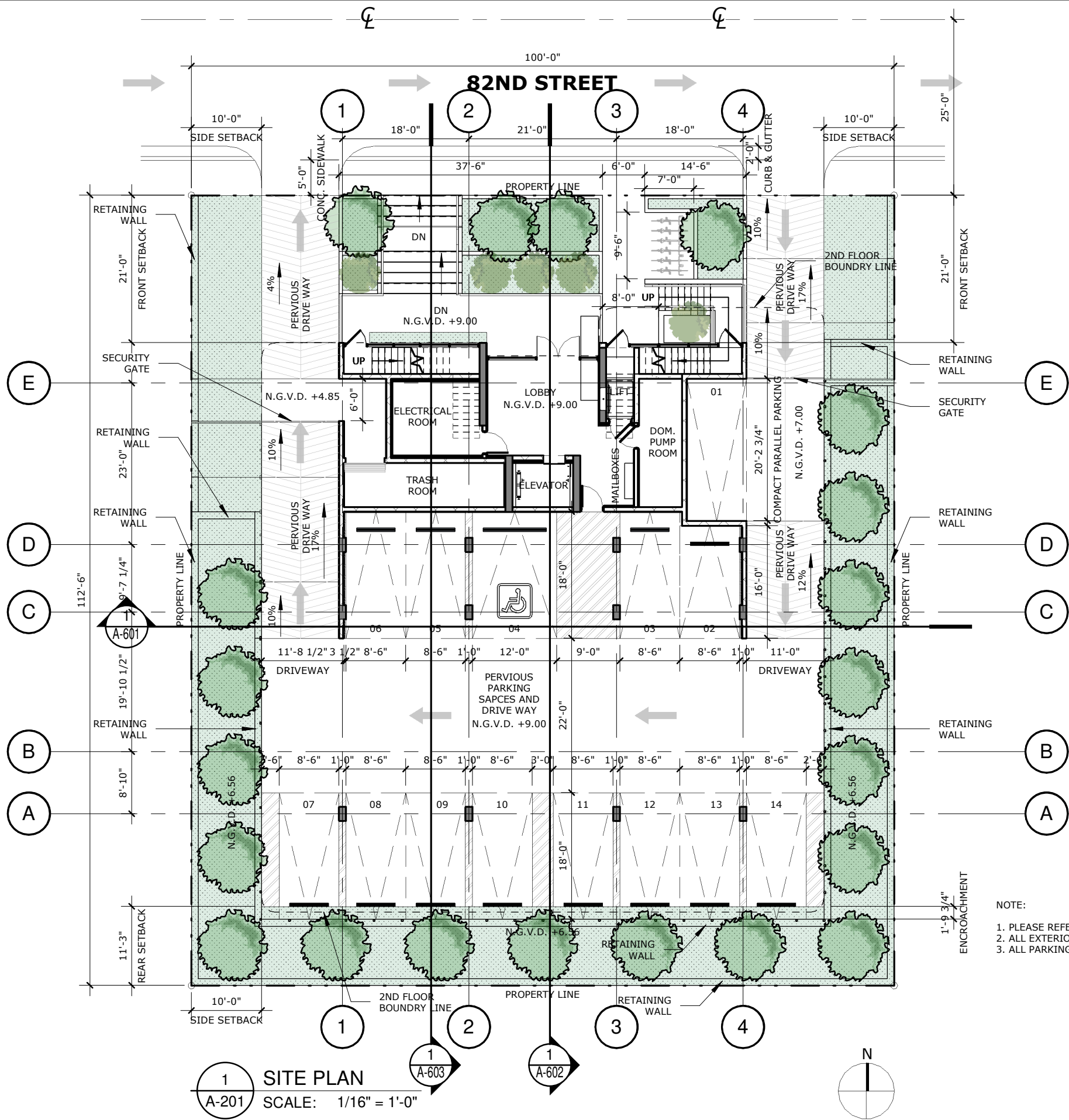
KEY SYMBOLS:

- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- PLANTERS WALL
- TILES PAVEMENT
- CONCRETE
- EXISTING BUILDING TO BE DEMOLISHED

DEMOLITION NOTES

- (A) OVERHEAD WIRE LINE TO BE DEMOLISHED
- (B) WOOD FENCE TO BE DEMOLISHED
- (C) CHAIN LINK FENCE TO BE DEMOLISHED
- (D) PLANTERS TO BE DEMOLISHED
- (E) TILE SURFACE TO BE DEMOLISHED
- (F) CONCRETE TO BE DEMOLISHED
- (G) EXISTING HOUSE TO BE DEMOLISHED
- (H) EXISTING TREE TO BE REMOVED
- (I) PROPOSED LOCATION FOR DEMOLITION NOTICE SIGNAGE

02 DEMOLITION PLAN  
A-100 SCALE: 1" = 20'-0"



- NOTE:
1. PLEASE REFER TO SHEET C-01 FOR DETAILED YARD ELEVATIONS.
  2. ALL EXTERIOR PARKING SPACES AND DRIVEWAYS ARE PERVIOUS PAVERS
  3. ALL PARKING SPACES ARE LONG-TERM PARKING



PERVIOUS PAVERS

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21-866

SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND FOR FLORIDA STATUS.

STEPHANE LECLOUVER

AP 9587

STATE OF FLORIDA  
REGISTERED ARCHITECT  
STEPHANE LECLOUVER  
AP 9587

ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE

SITE PLAN / GROUND FLOOR PLAN

SCALE

As indicated

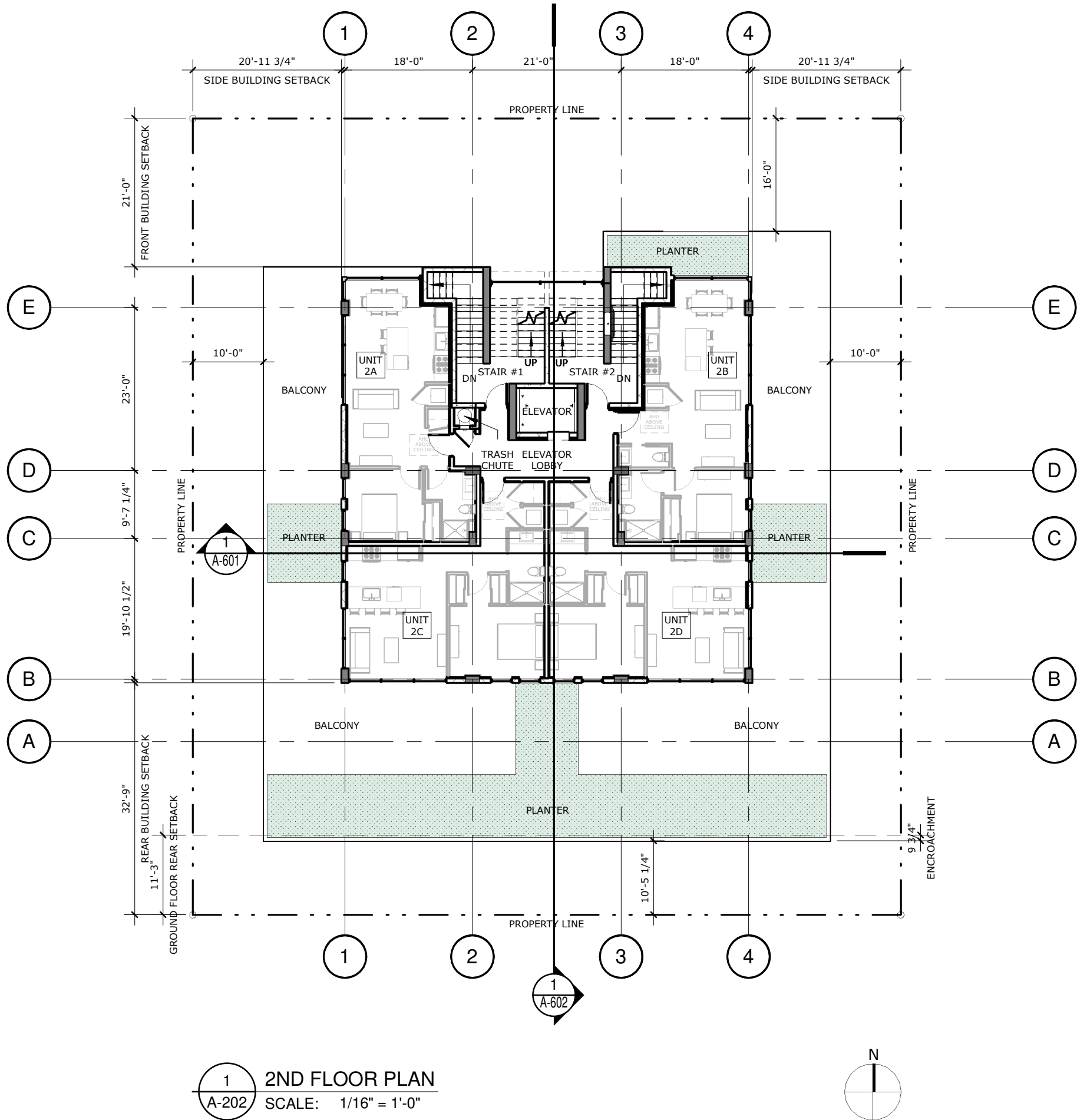
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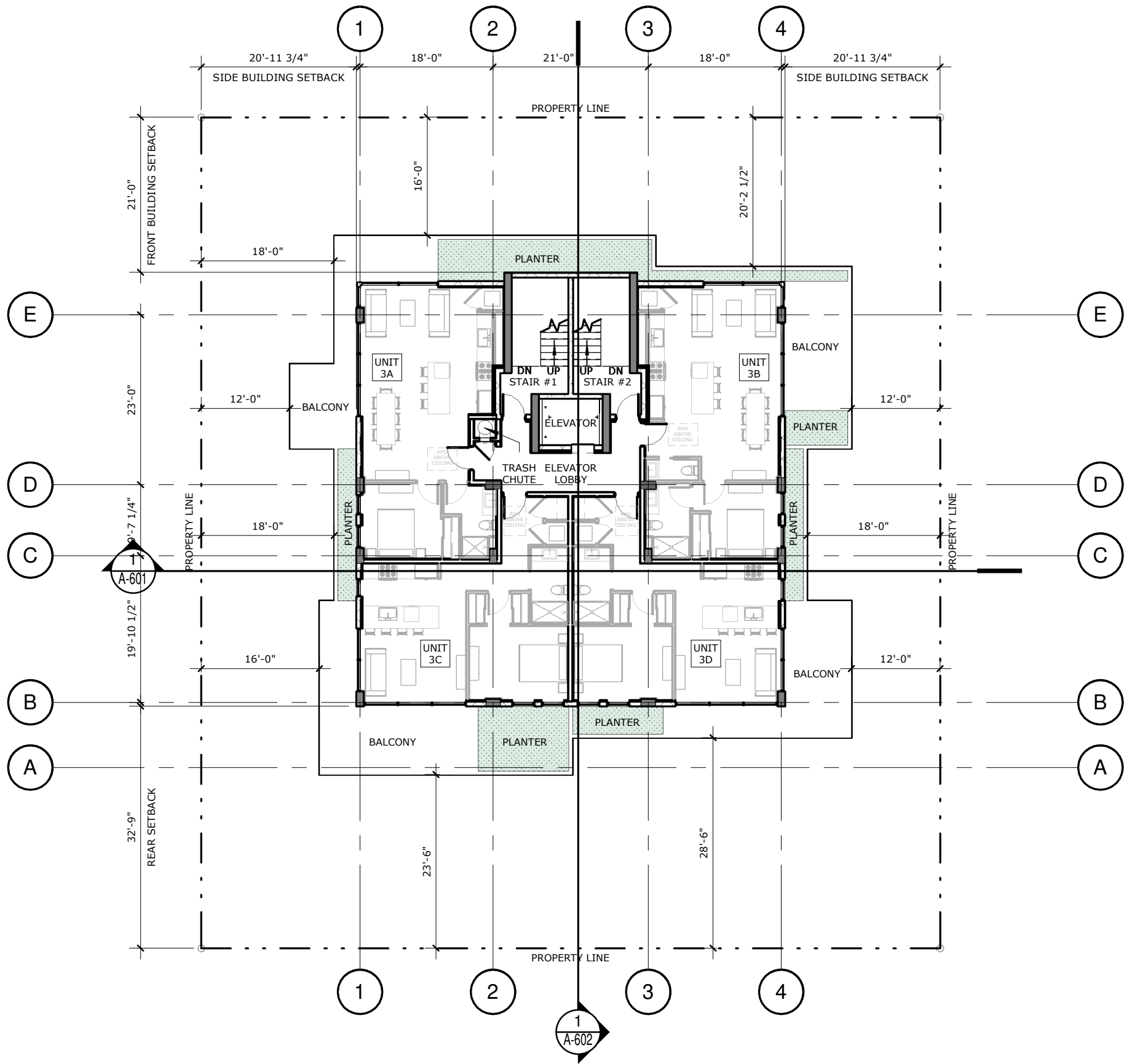
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04/10/2023

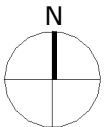
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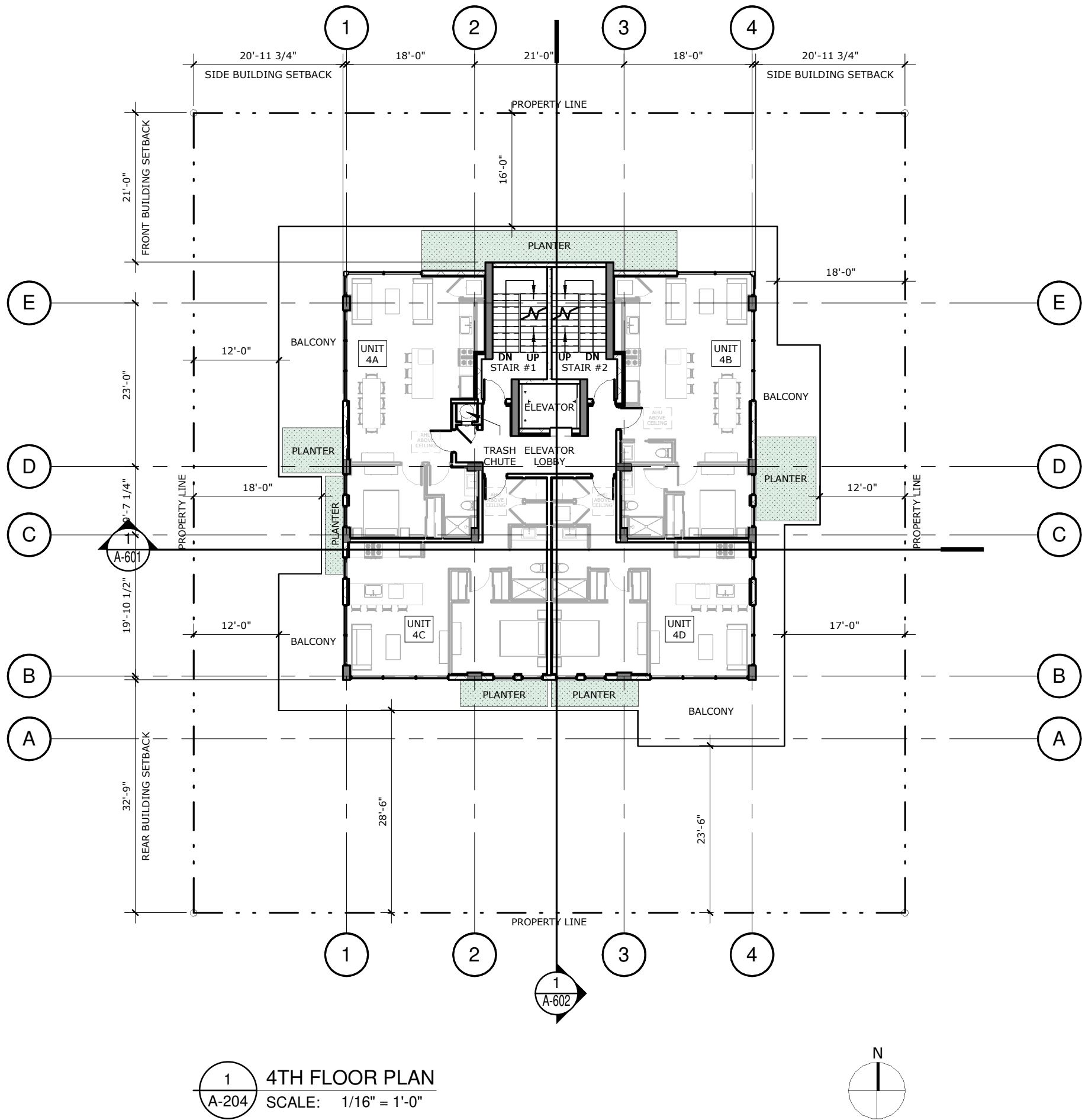


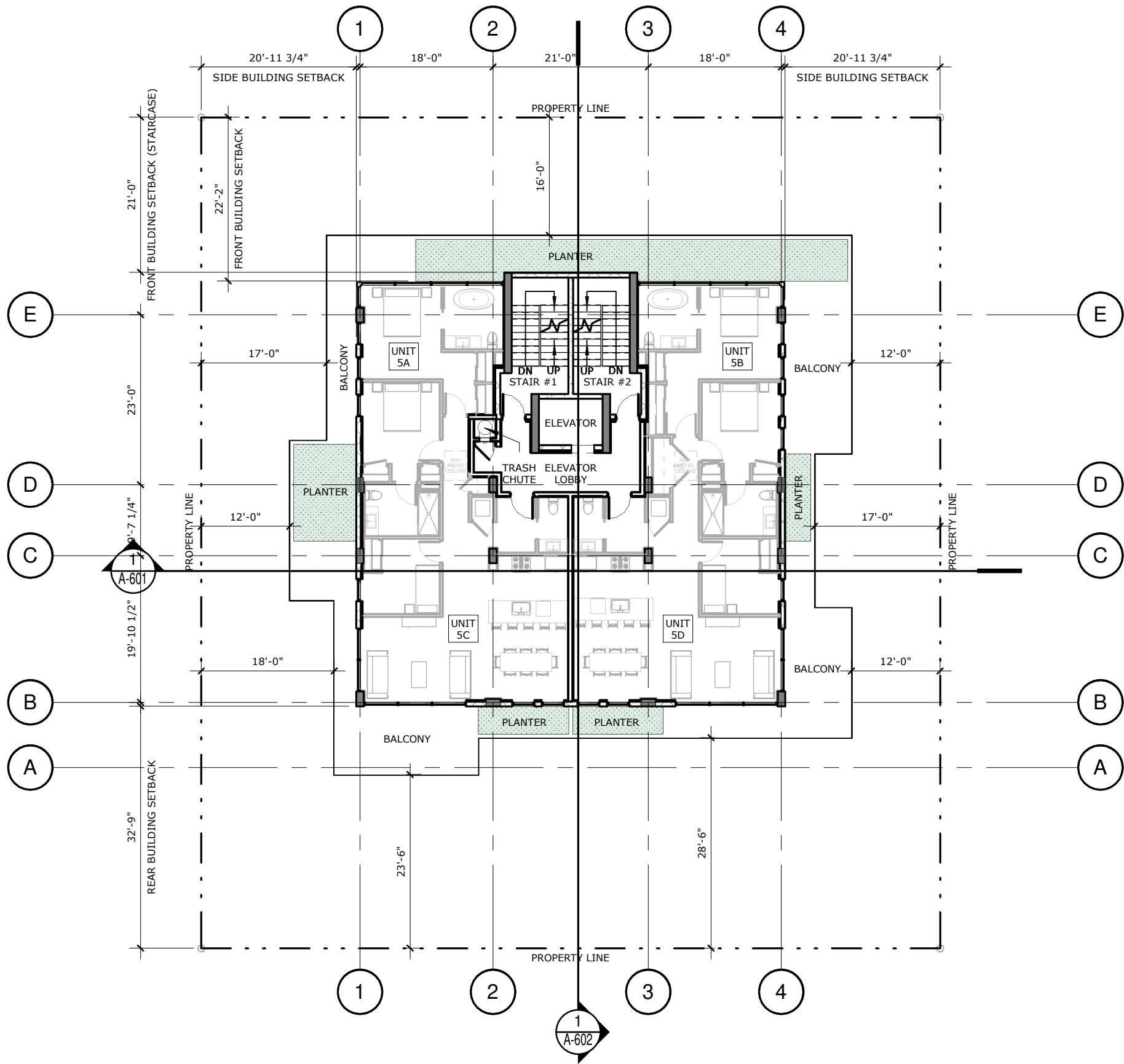


1 3RD FLOOR PLAN  
A-203 SCALE: 1/16" = 1'-0"

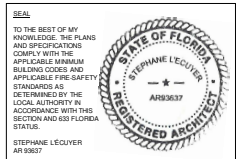
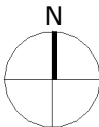








1 5TH FLOOR PLAN  
A-205 SCALE: 1/16" = 1'-0"

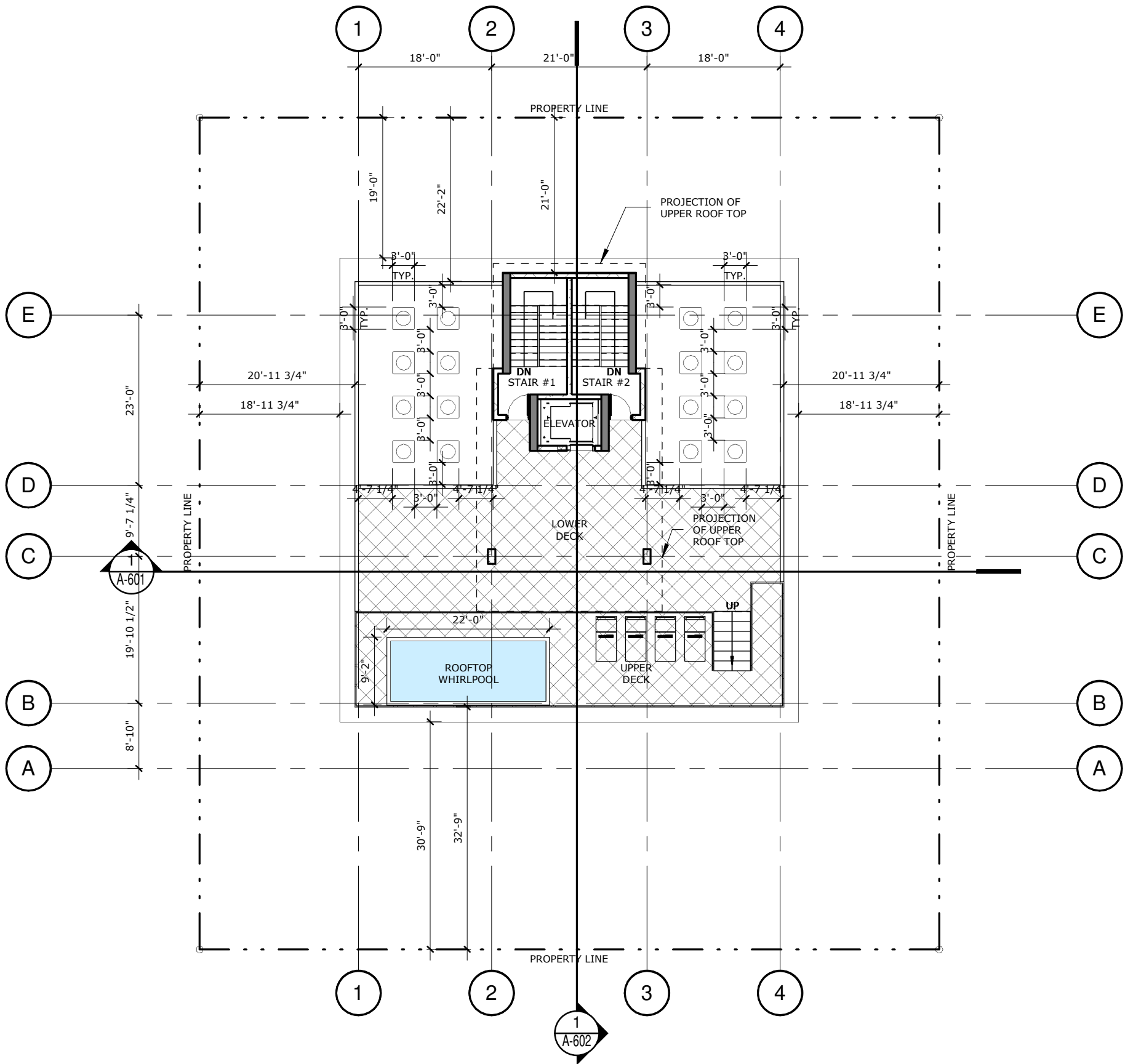


ISSUE FOR: SITE PLAN APPROVAL

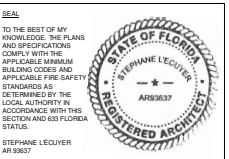
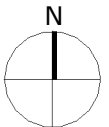
BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

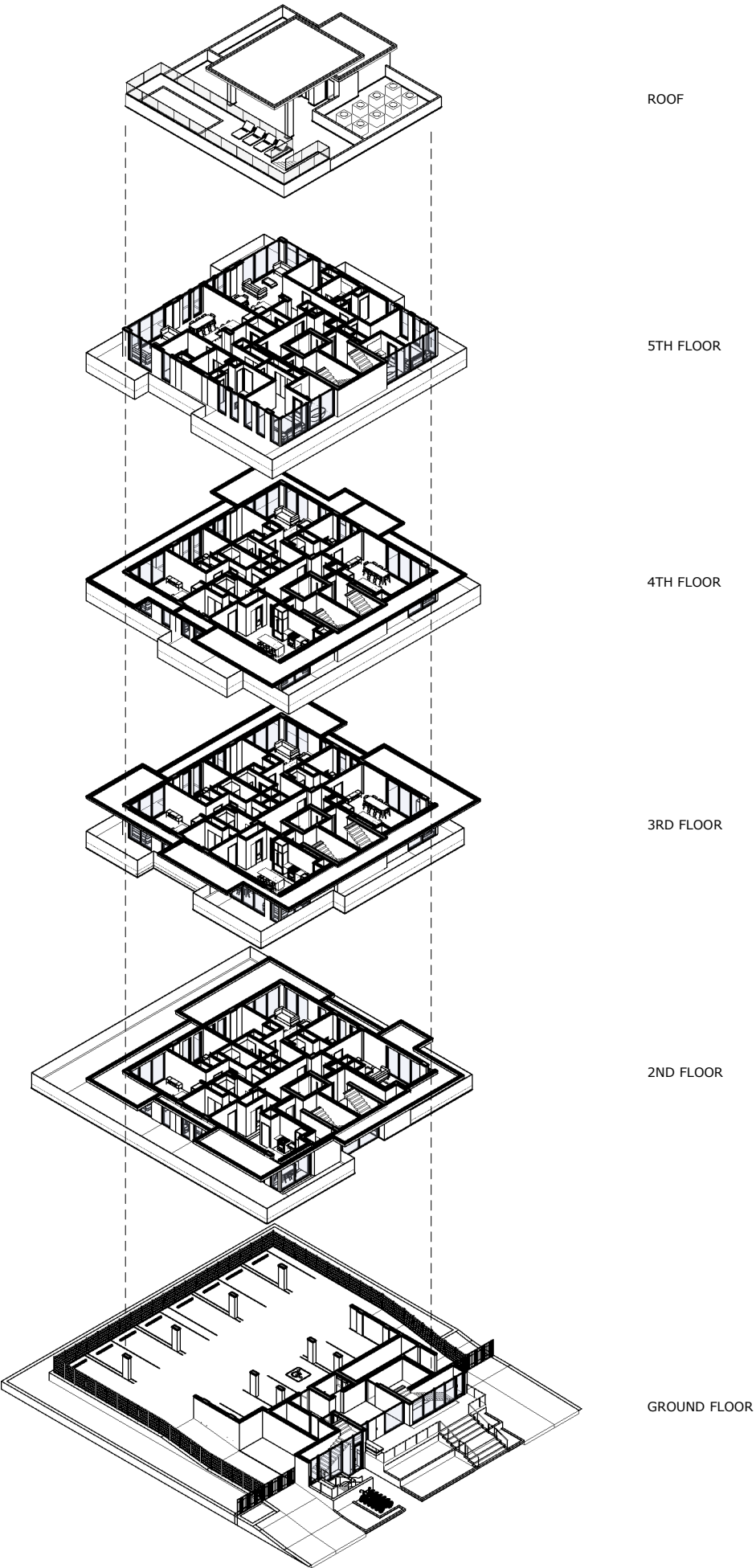
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5TH FLOOR PLAN  
SCALE  
1/16" = 1'-0"  
DRAWN BY  
JWU  
DATE  
04/10/2023



1 ROOF PLAN  
A-206 SCALE: 1/16" = 1'-0"







ROOF

5TH FLOOR

4TH FLOOR

3RD FLOOR

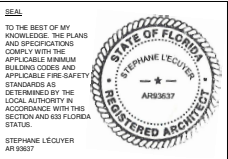
2ND FLOOR

GROUND FLOOR



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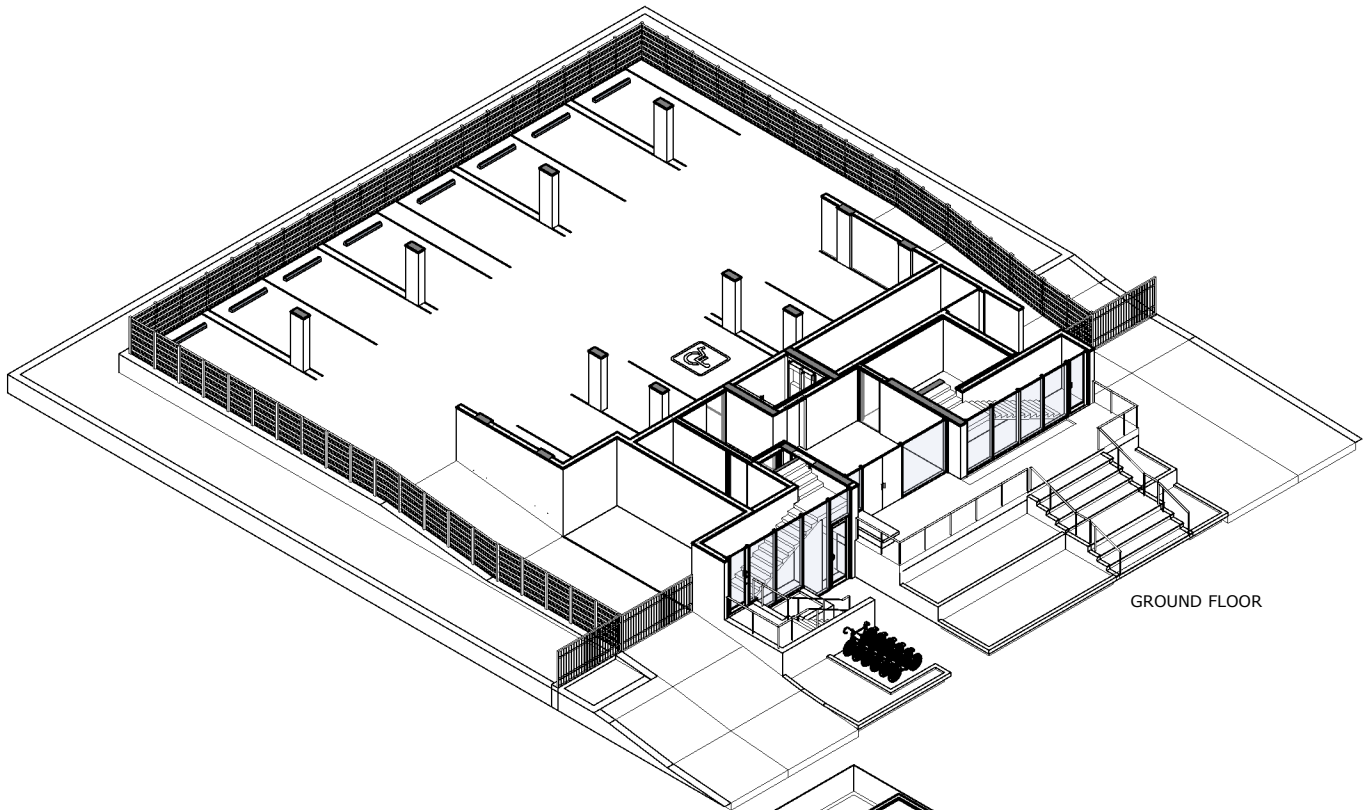


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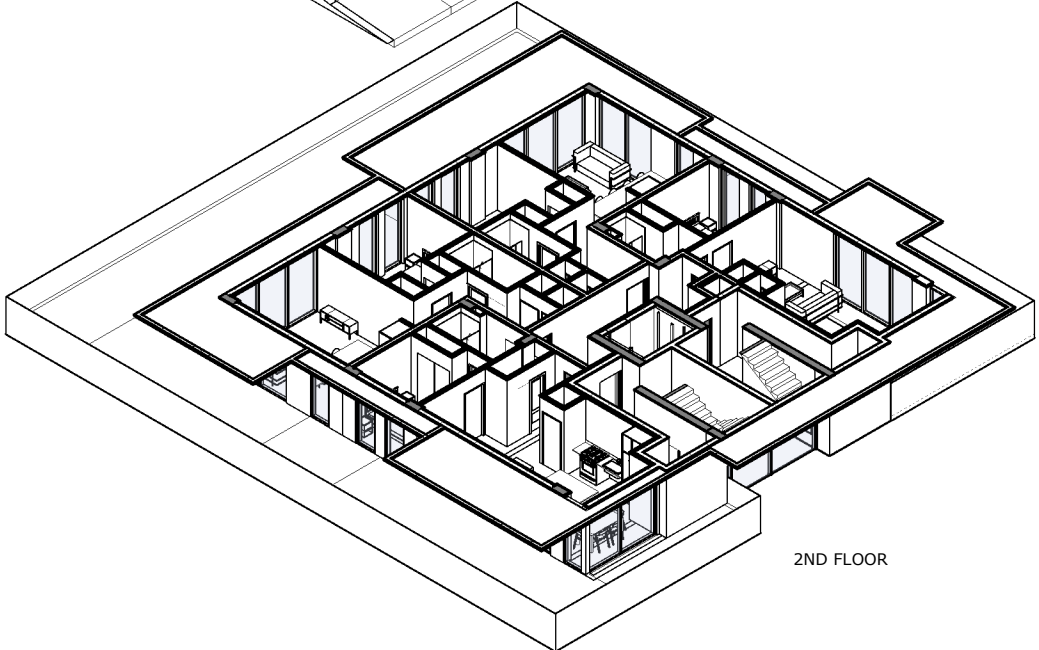
BISCAYNE POINT  
700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
EXPLODED AXONOMETRIC  
PLANS  
SCALE  
DRAWN BY  
JWU  
DATE  
04/10/2023

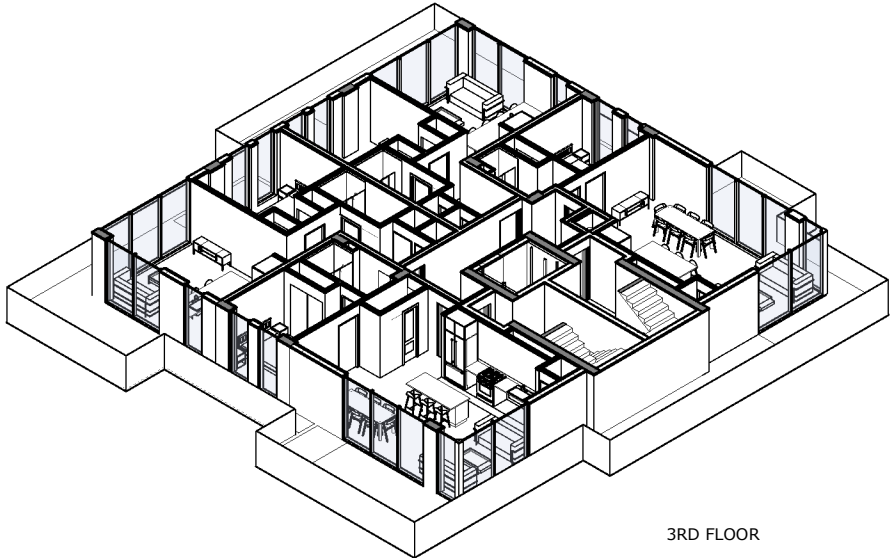
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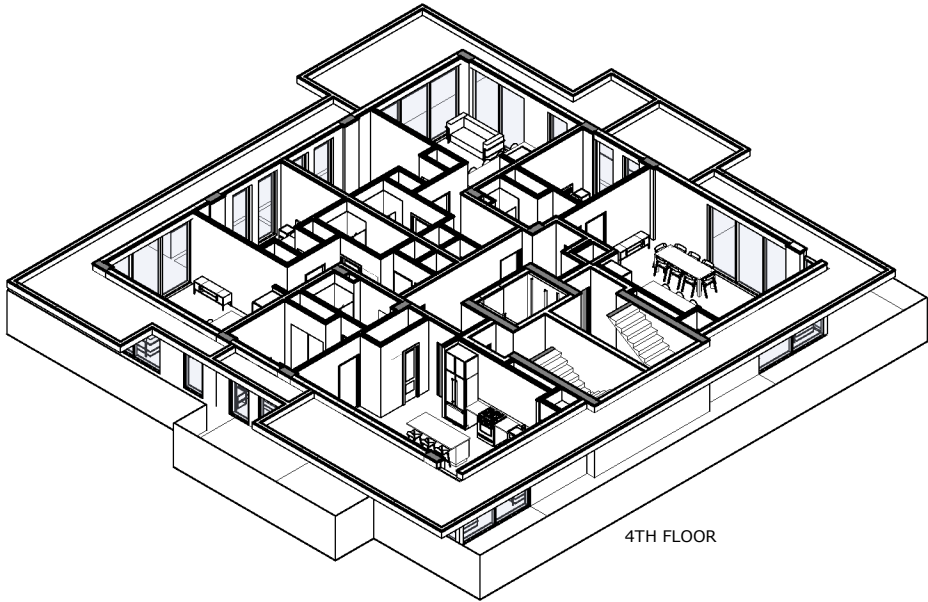
GROUND FLOOR



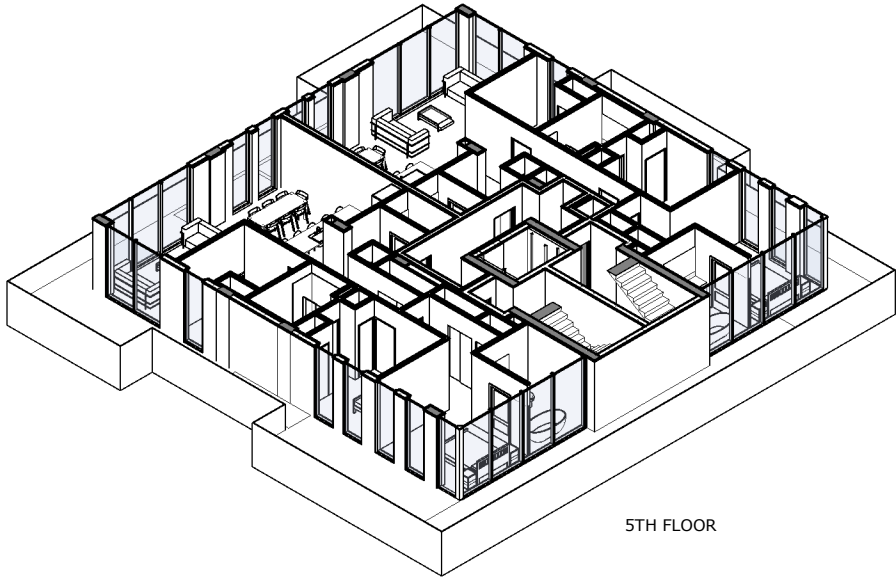
2ND FLOOR



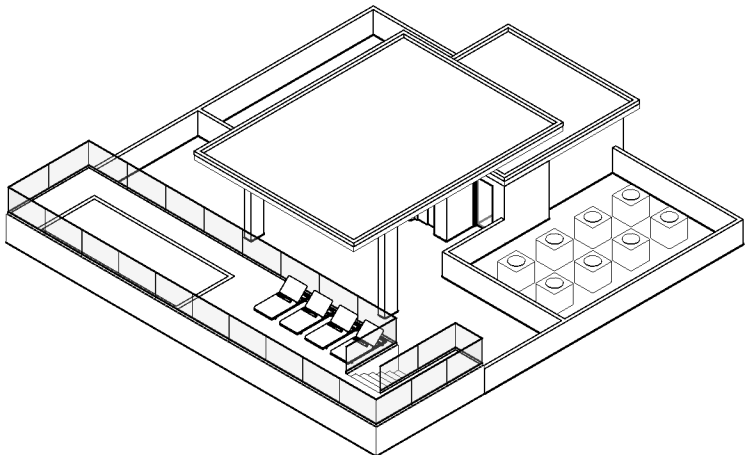
3RD FLOOR



4TH FLOOR



5TH FLOOR



ROOF

ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
ENLARGED AXONOMETRIC  
PLANS

SCALE

DRAWN BY

JWU

DATE

04/10/2023



EXPOSED  
CONCRETE



TINTED GLASS FOR WINDOWS /  
STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



WOOD FOR  
EXTERIOR DOORS



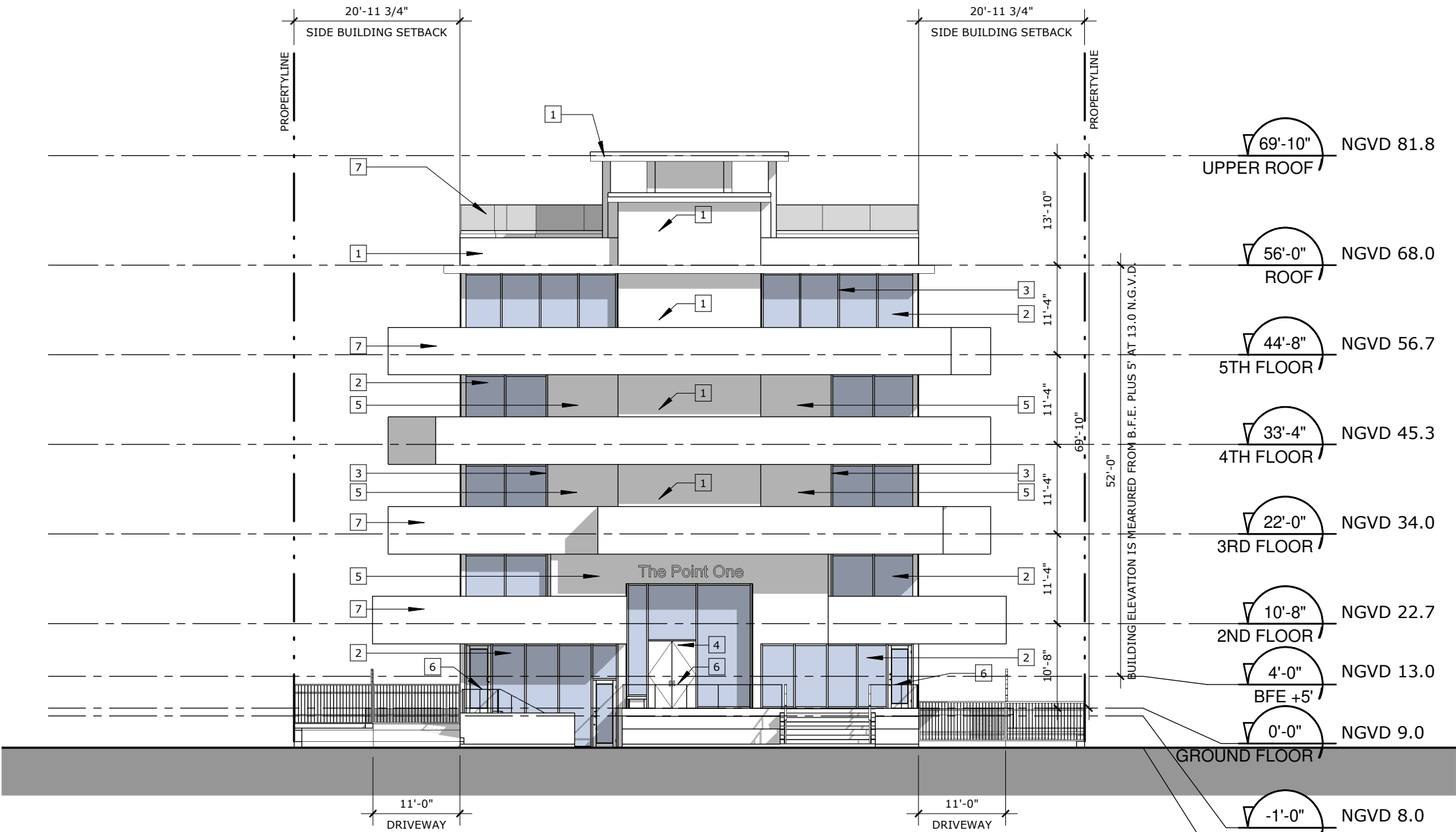
WOOD PANEL  
NICHHA RIFSAWN - CHESTNUT



EXTERIOR RAILINGS  
(PAINTED BLACK)



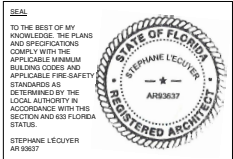
GLASS RAILING



ELEVATION LEGEND

- |   |  |
|---|--|
| 1 | EXPOSED CONCRETE                               |
| 2 | TINTED GLASS FOR WINDOWS / STOREFRONTS         |
| 3 | BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS |
| 4 | WOOD DOOR                                      |
| 5 | BURNT WOOD                                     |
| 6 | EXTERIOR RAILINGS (PAINTED BLACK)              |
| 7 | GLASS RAILING                                  |

1 FRONT ELEVATION (NORTH)  
A-501 SCALE: 1/16" = 1'-0"



ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
FRONT ELEVATION (NORTH)

SCALE  
As indicated

DRAWN BY  
JWU

DATE  
04/10/2023





EXPOSED  
CONCRETE



TINTED GLASS FOR WINDOWS /  
STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



WOOD FOR  
EXTERIOR DOORS



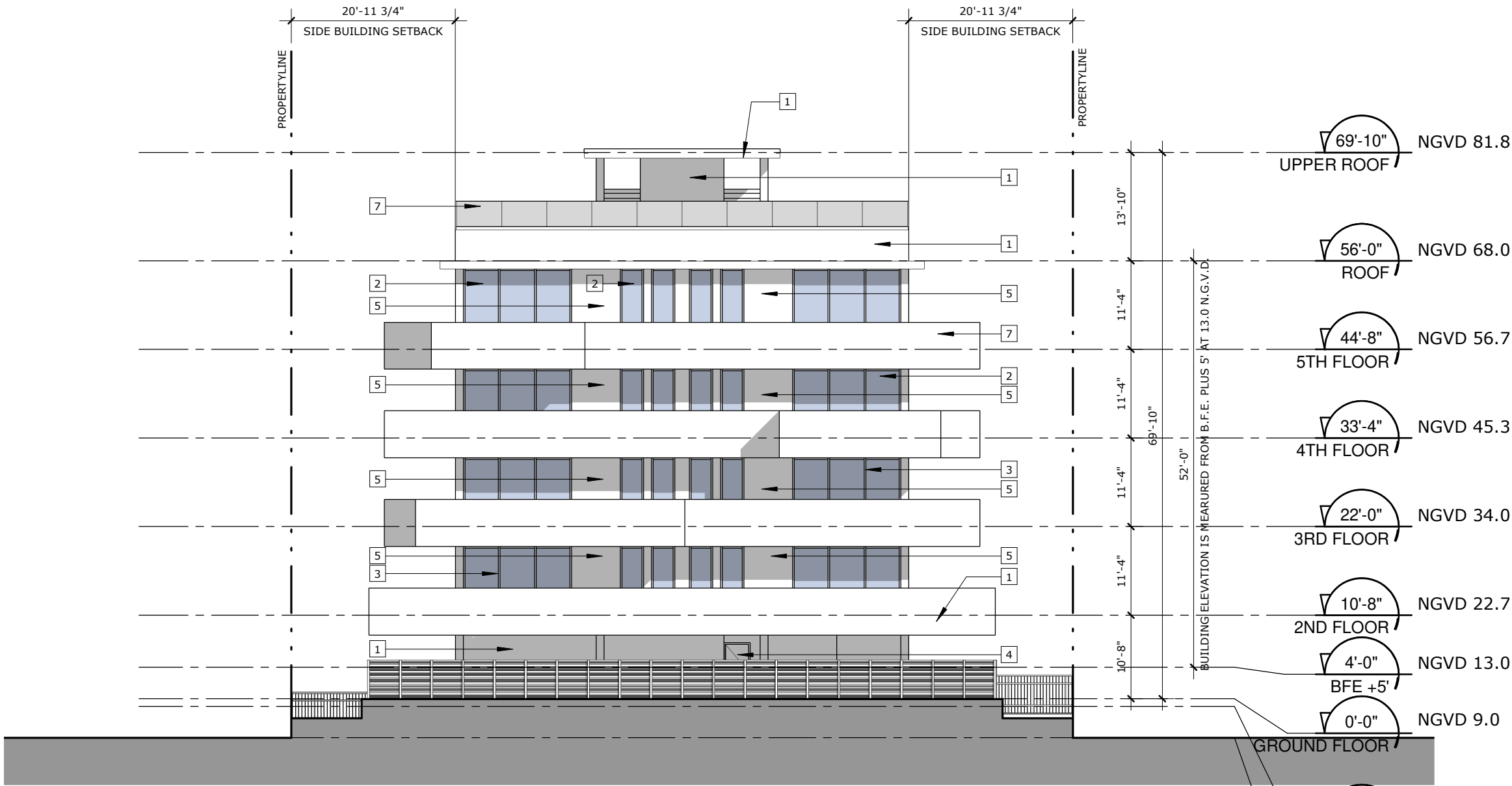
WOOD PANEL  
NICHIIHA RIFTSAWN - CHESTNUT



EXTERIOR RAILINGS  
(PAINTED BLACK)



GLASS RAILING



ELEVATION LEGEND

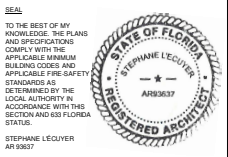
- |   |  |
|---|--|
| 1 | EXPOSED CONCRETE                               |
| 2 | TINTED GLASS FOR WINDOWS / STOREFRONTS         |
| 3 | BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS |
| 4 | WOOD DOOR                                      |
| 5 | BURNT WOOD                                     |
| 6 | EXTERIOR RAILINGS (PAINTED BLACK)              |
| 7 | GLASS RAILING                                  |

1 REAR ELEVATION (SOUTH)  
A-502 SCALE: 1/16" = 1'-0"



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ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
REAR ELEVATION (SOUTH)

SCALE  
As indicated

DRAWN BY  
JWU

DATE  
04/10/2023

A-502



EXPOSED  
CONCRETE



TINTED GLASS FOR WINDOWS /  
STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



WOOD FOR  
EXTERIOR DOORS



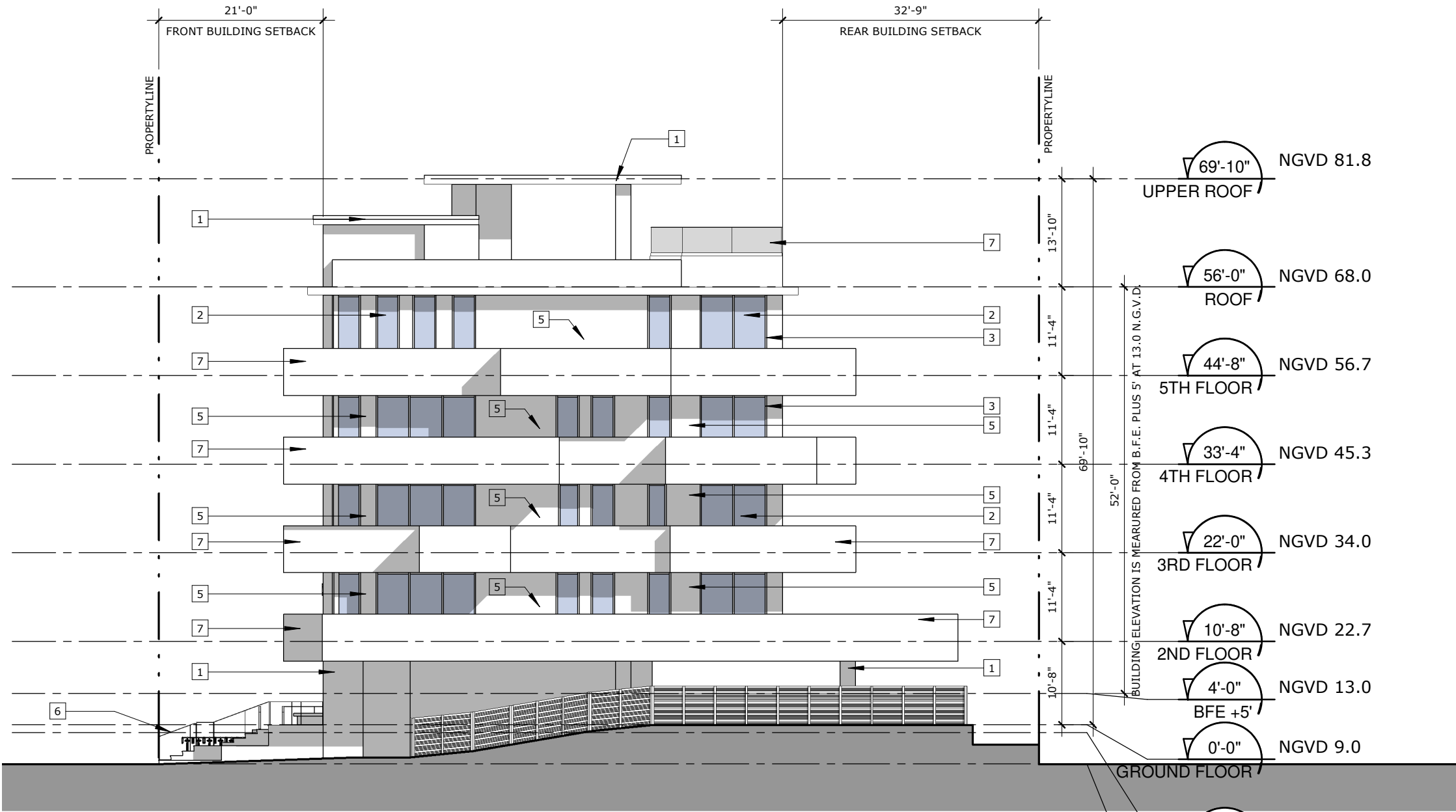
WOOD PANEL  
NICHIIH RIFTSAWN - CHESTNUT



EXTERIOR RAILINGS  
(PAINTED BLACK)



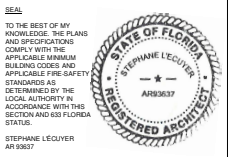
GLASS RAILING



ELEVATION LEGEND

- 1 EXPOSED CONCRETE
- 2 TINTED GLASS FOR WINDOWS / STOREFRONTS
- 3 BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS
- 4 WOOD DOOR
- 5 BURNT WOOD
- 6 EXTERIOR RAILINGS (PAINTED BLACK)
- 7 GLASS RAILING

1 SIDE ELEVATION (WEST)  
A-503 SCALE: 1/16" = 1'-0"



ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
SIDE ELEVATION (WEST)

SCALE  
As indicated

DRAWN BY  
JWU

DATE  
04/10/2023



EXPOSED  
CONCRETE



## TINTED GLASS FOR WINDOWS / STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



## WOOD FOR EXTERIOR DOORS



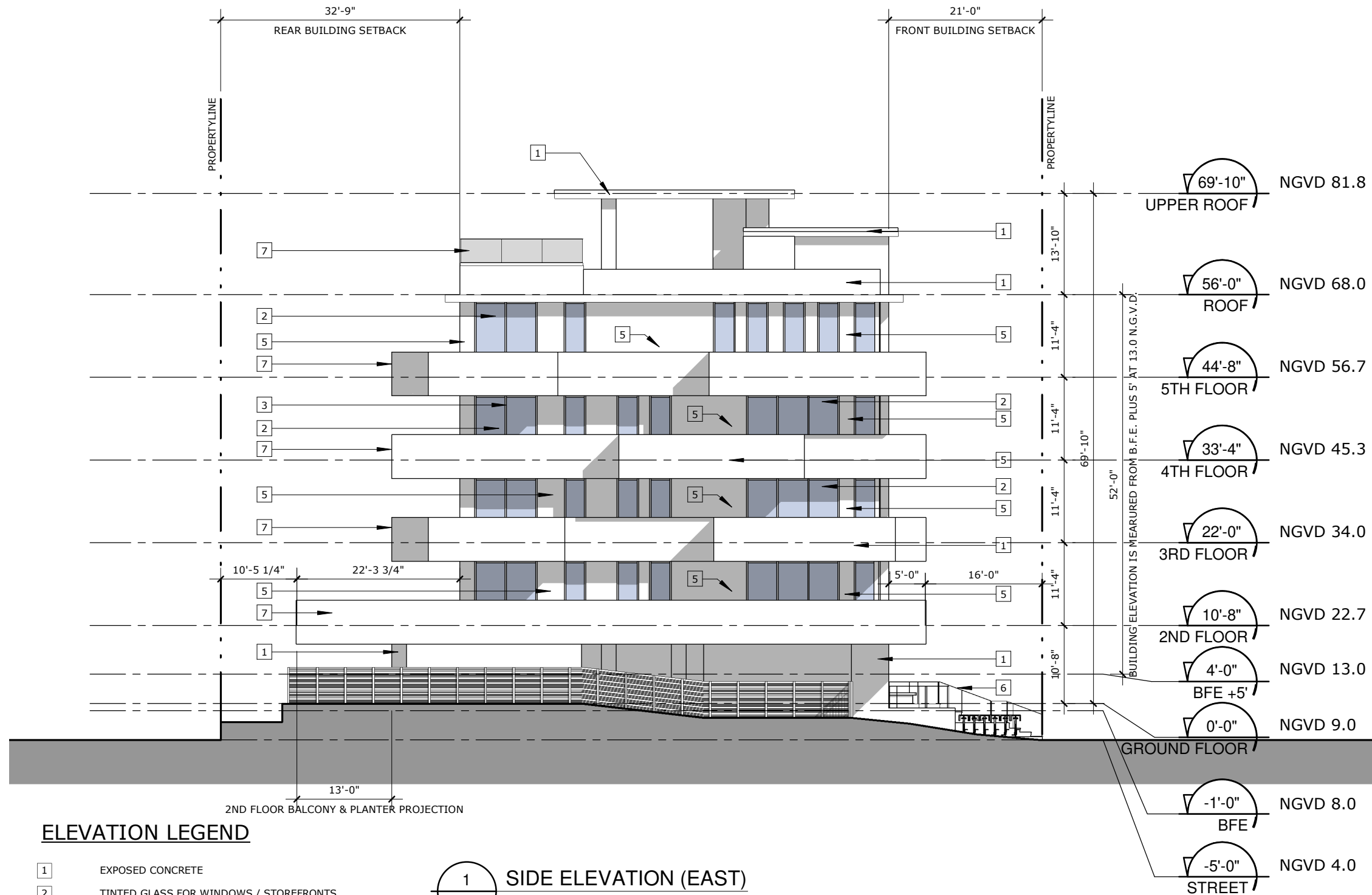
WOOD PANEL  
NICHIIHA RIFSAWN - CHESTNUT



EXTERIOR RAILINGS  
(PAINTED BLACK)



## GLASS RAILING

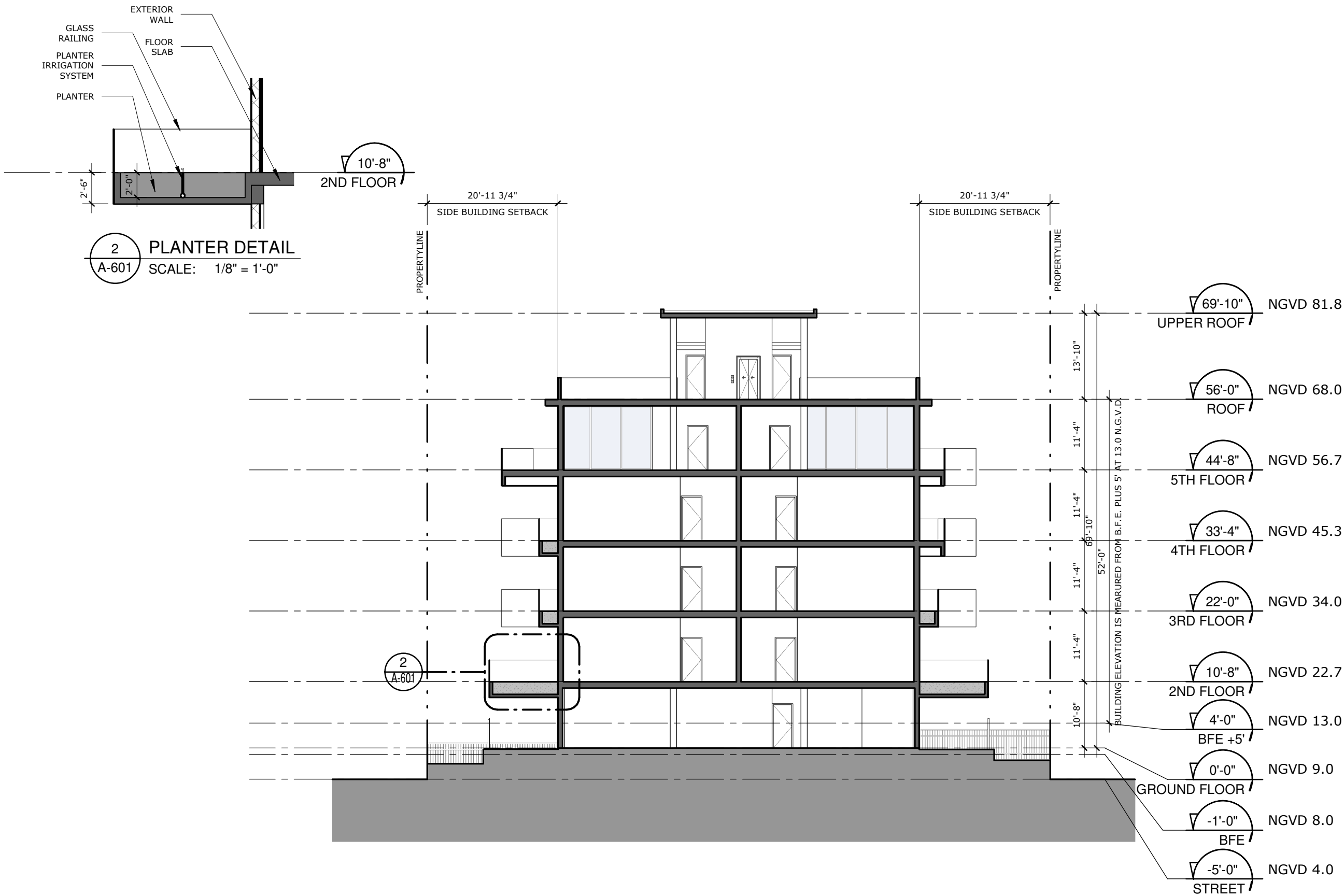


### ELEVATION LEGEND

- 1 EXPOSED CONCRETE
- 2 TINTED GLASS FOR WINDOWS / STOREFRONTS
- 3 BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS
- 4 WOOD DOOR
- 5 BURNT WOOD
- 6 EXTERIOR RAILINGS (PAINTED BLACK)
- 7 GLASS RAILING

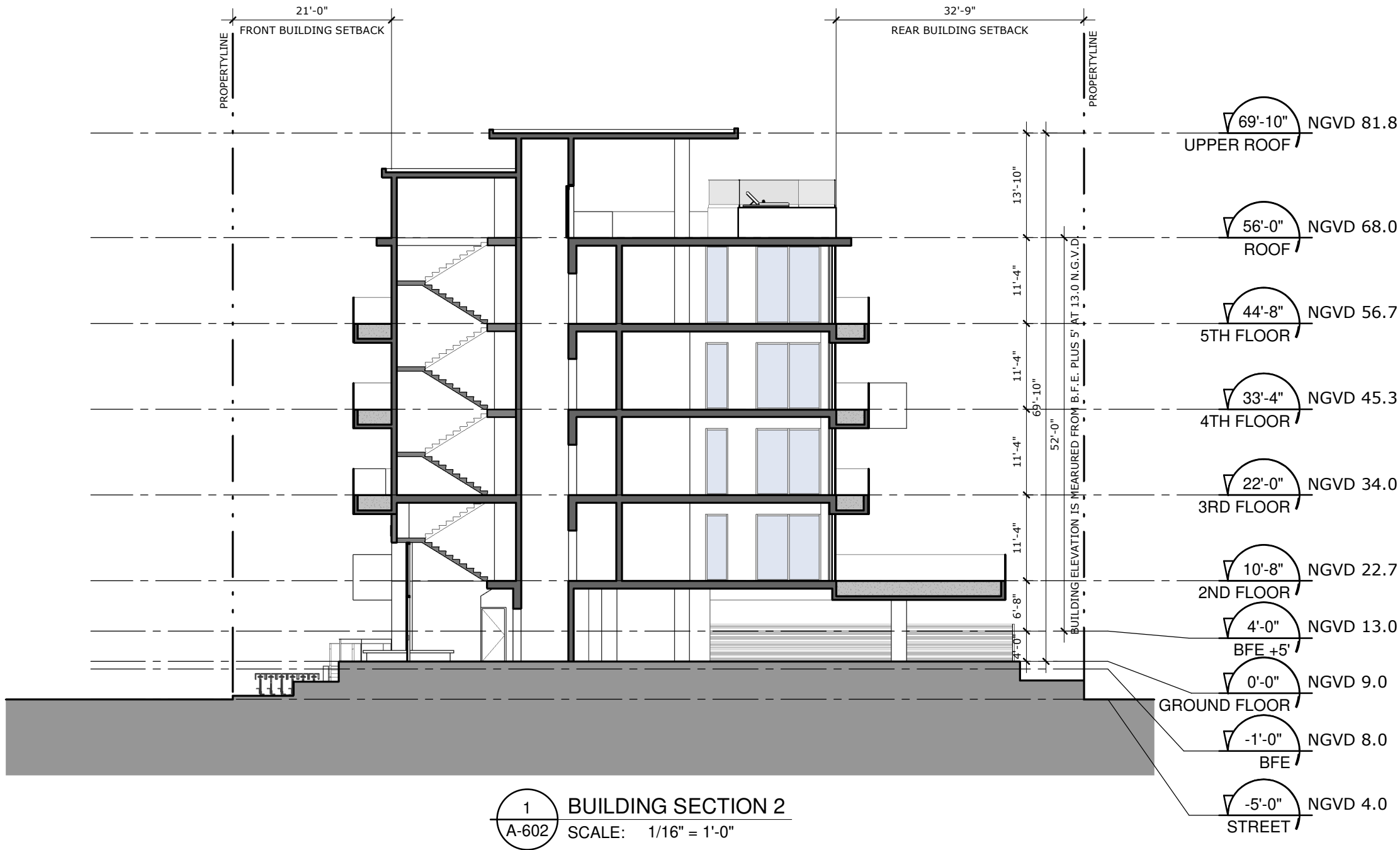
1 SIDE ELEVATION (EAST)  
A-504 SCALE: 1/16" = 1'-0"

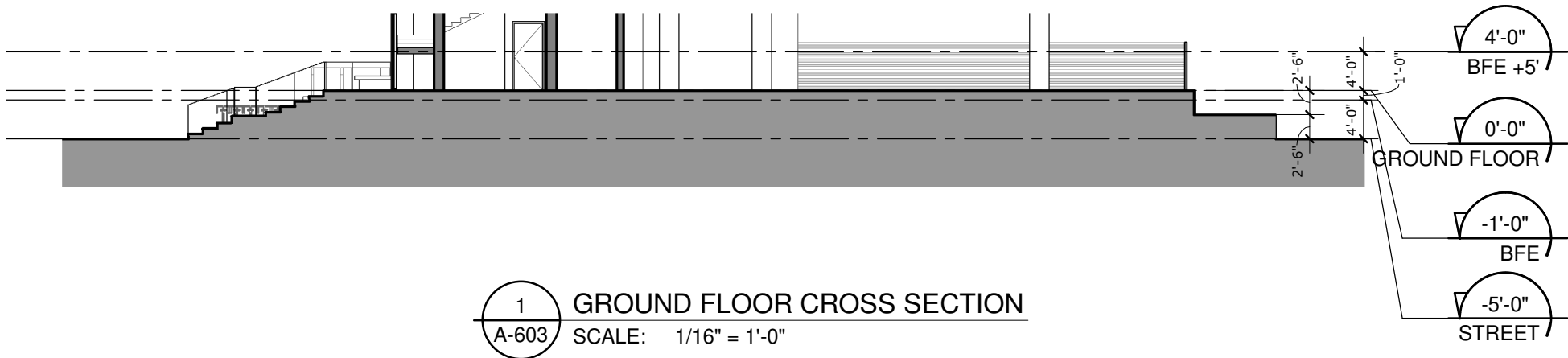




1 BUILDING SECTION 1  
A-601 SCALE: 1/16" = 1'-0"

2 PLANTER DETAIL  
A-601 SCALE: 1/8" = 1'-0"

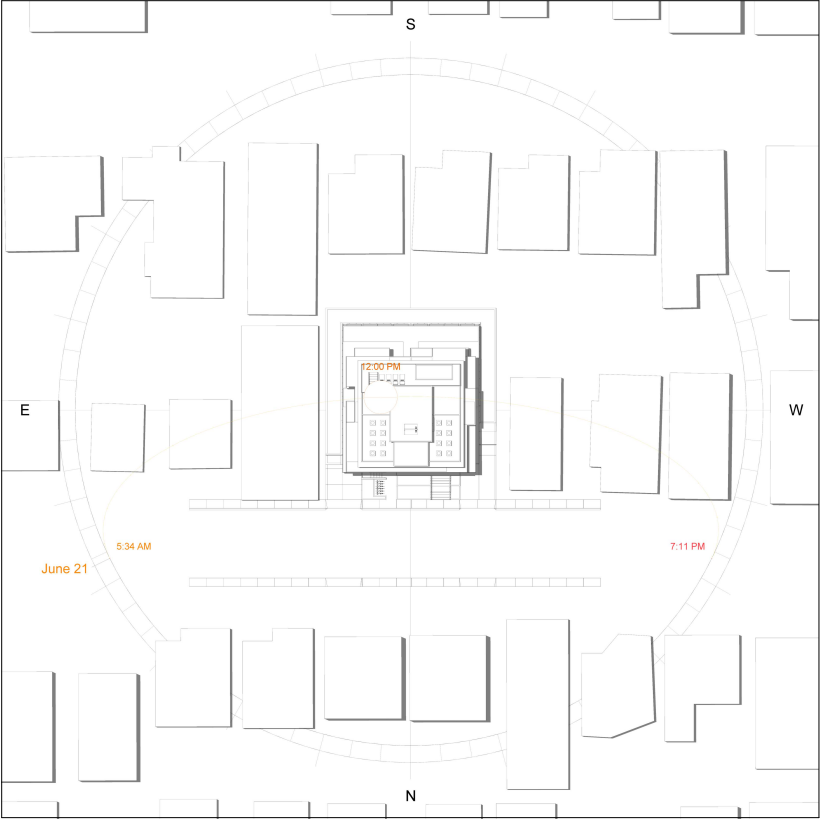




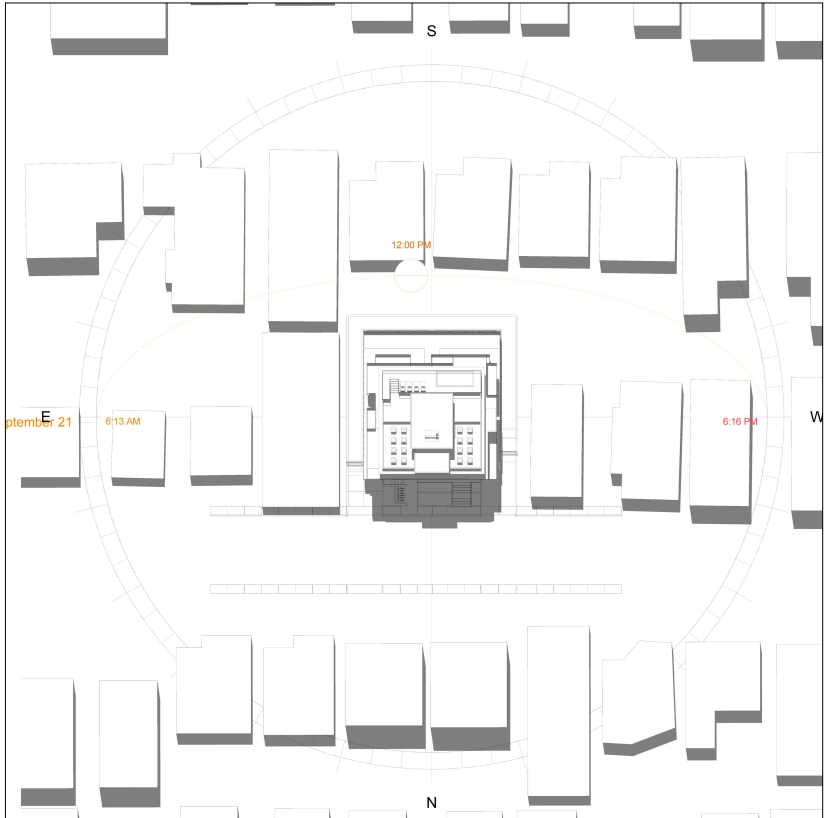




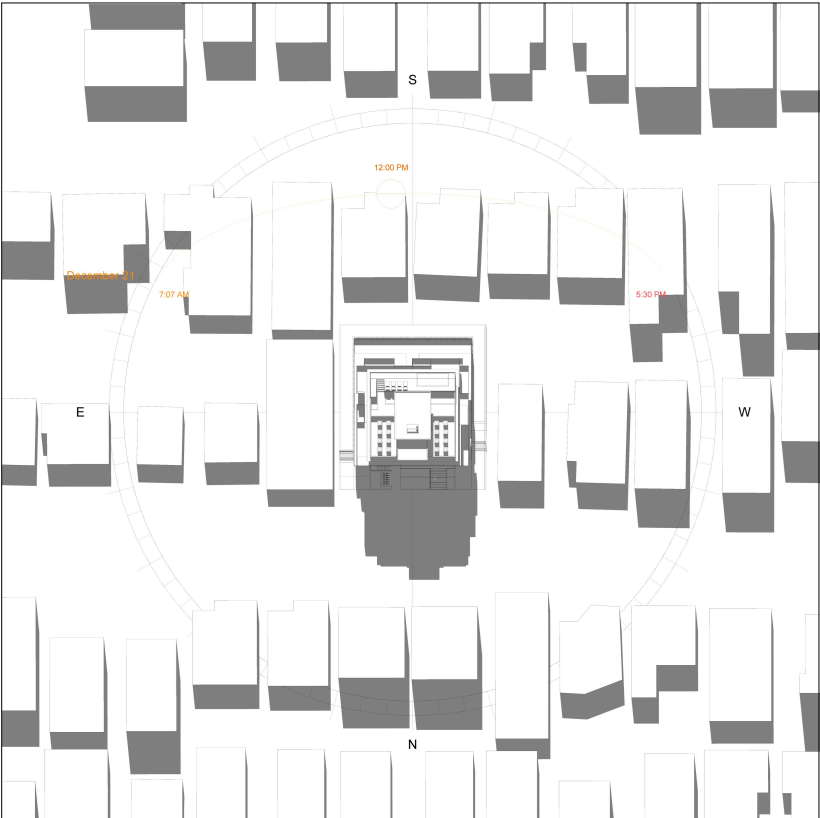
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JUNE 21ST 12:00PM



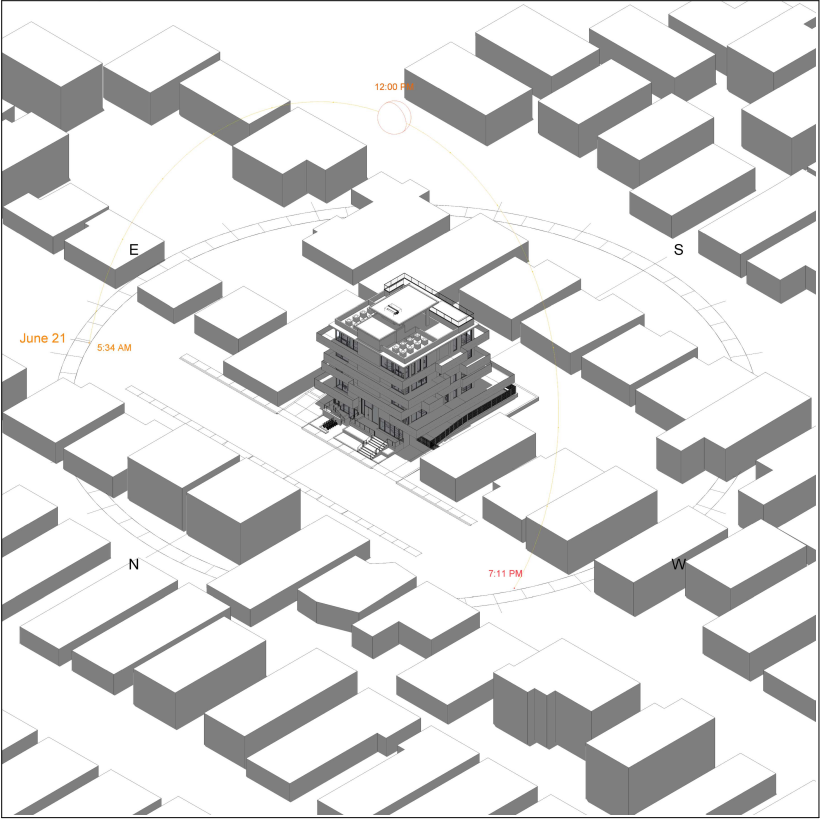
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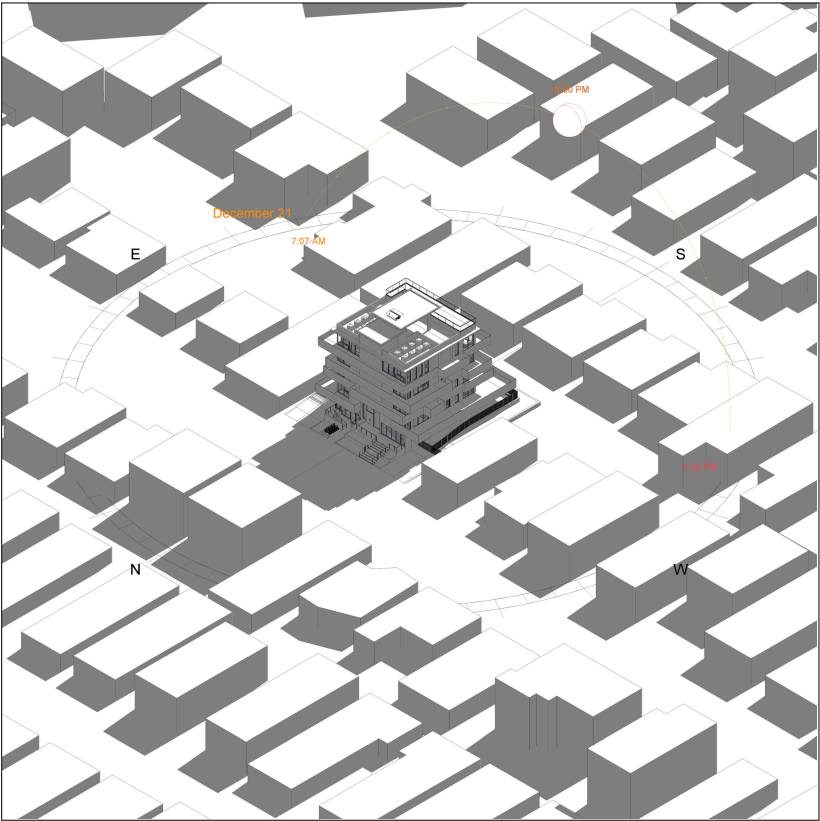
MARCH 21ST 12:00PM



JUNE 21ST 12:00PM



SEPTEMBER 21ST 12:00PM



DECEMBER 21ST 12:00PM

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SEAL  
TO THE BEST OF MY  
KNOWLEDGE, THE PLANS  
AND SPECIFICATIONS  
COMPLY WITH THE  
APPLICABLE MINIMUM  
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APPLICABLE FIRE SAFETY  
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ACCORDANCE WITH THIS  
SECTION AND FOR FLORIDA  
STATUS.  
STEPHANE LEQUOYER  
AP 9507

STATE OF FLORIDA  
REGISTERED ARCHITECT  
STEPHANE LEQUOYER  
ARS3637

ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT  
700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
SUN STUDY (3D)

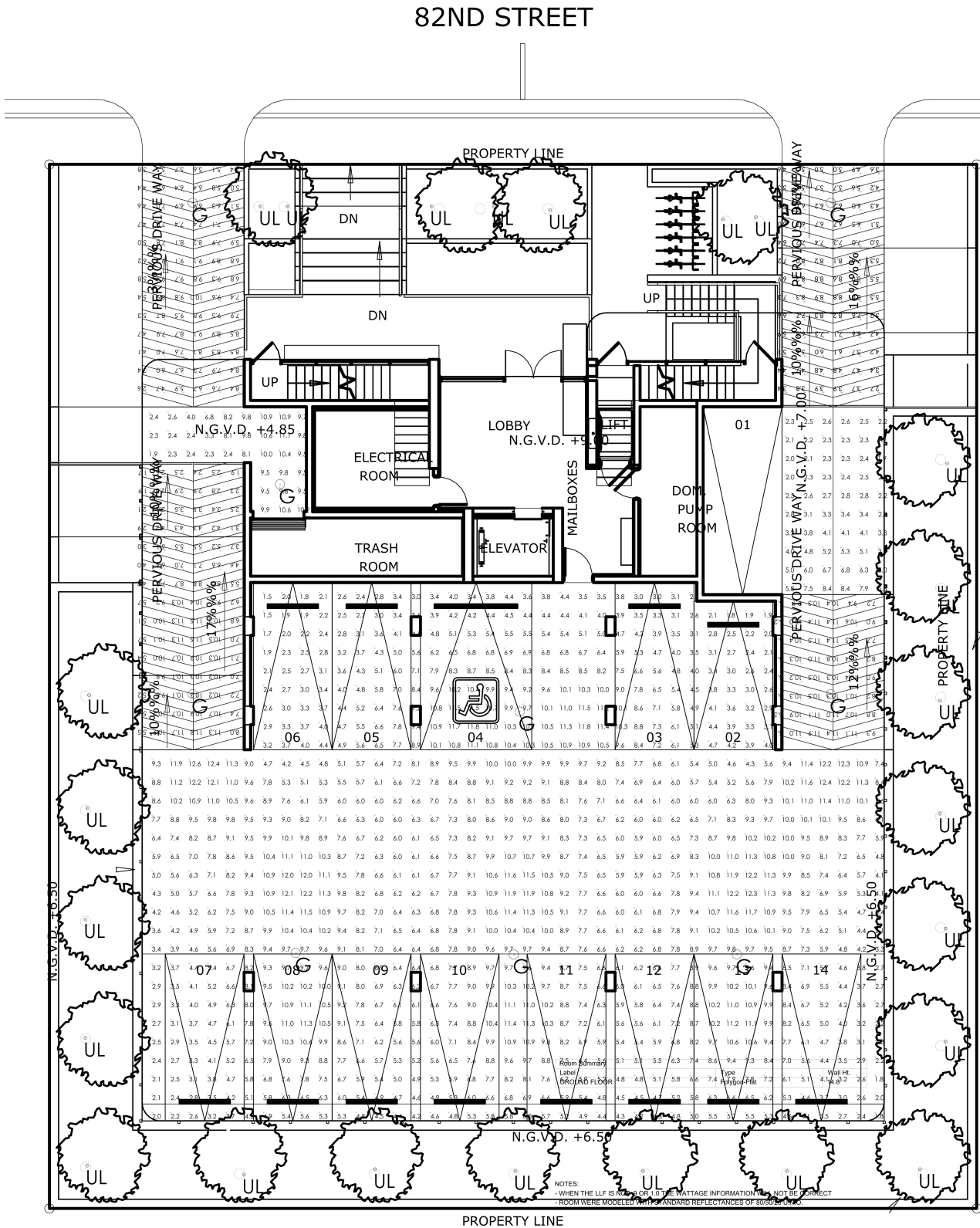
SCALE

DRAWN BY  
JWU

DATE  
04/10/2023

A-902

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Luminaire Schedule									
Project: BISCAYNE POINT  MAIMI BEACH, FL  PARKING  4-5-2023									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	[MANUFAC]	Description
	24	UL	Single	1702	0.900	23	552	B-K	HP24-LED-X63-FL-9
	9	G	Single	7596	0.900	90	810	GARDCO	SVPG-A05-830-G2-T1R

Calculation Summary							
Project: BISCAYNE POINT  MAIMI BEACH, FL  PARKING  4-5-2023							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING_Top	Illuminance	Fc	6.96	12.6	1.5	4.64	8.40
RAMPS	Illuminance	Fc	6.51	11.9	1.7	3.83	7.00

TARGETING: 1 FC MIN - 10:1 MAX/MIN