

MIRMELLI RESIDENCE

FINAL SUBMITTAL
01/05/2024

1210 MICHIGAN AVE
MIAMI BEACH, FL 33139



CLIENT
ANDREW MIRMELLI

ARCHITECT
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LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE
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HPB REQUEST	
1.	APPROVAL OF DEMOLITION OF A RESIDENCE IN A HISTORIC DISTRICT
2.	APPROVAL OF UNDERSTORY (SECTION 142-05b.4.d)

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Ralph Choeff
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comm no.
2417

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12/09/2024

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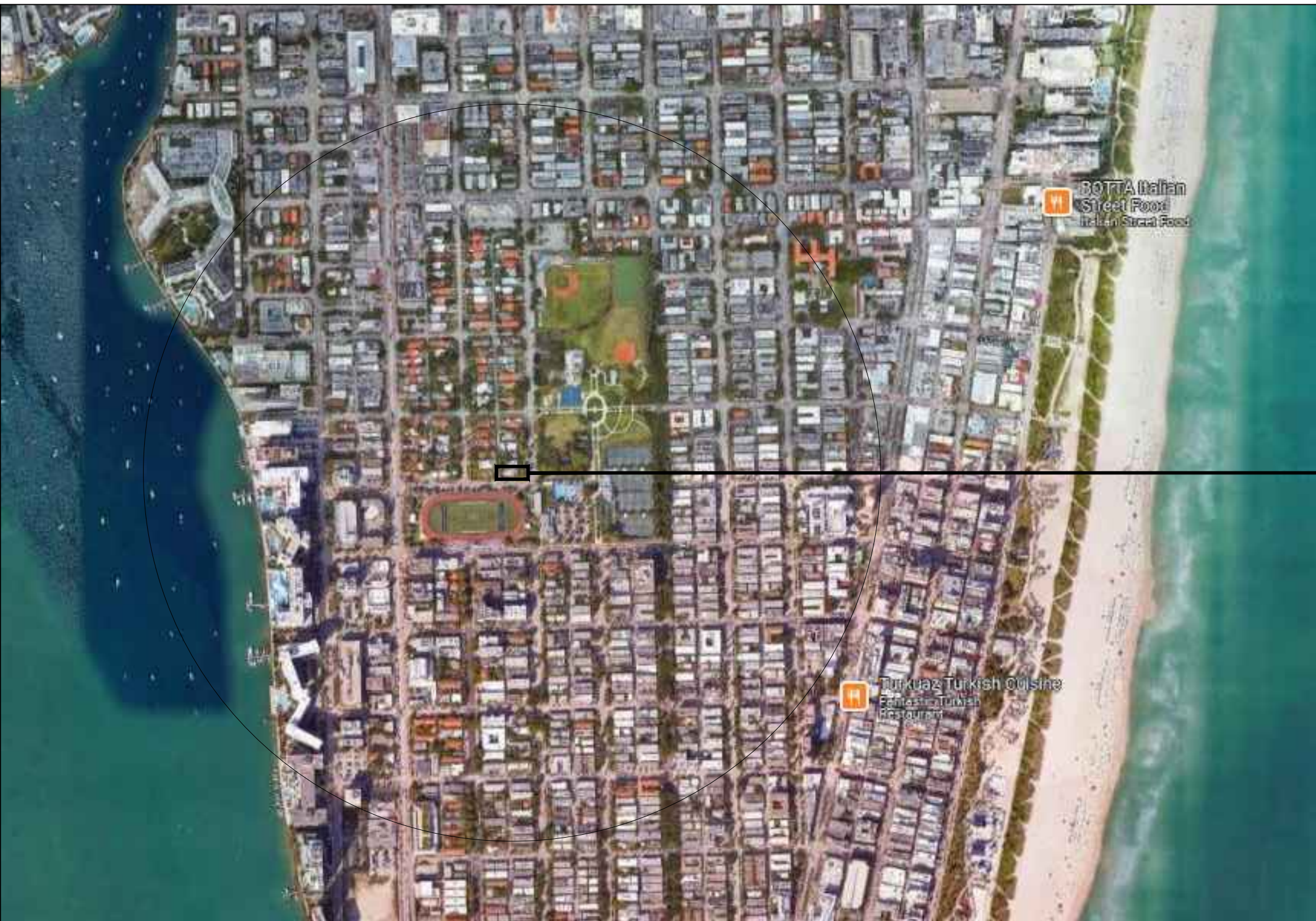
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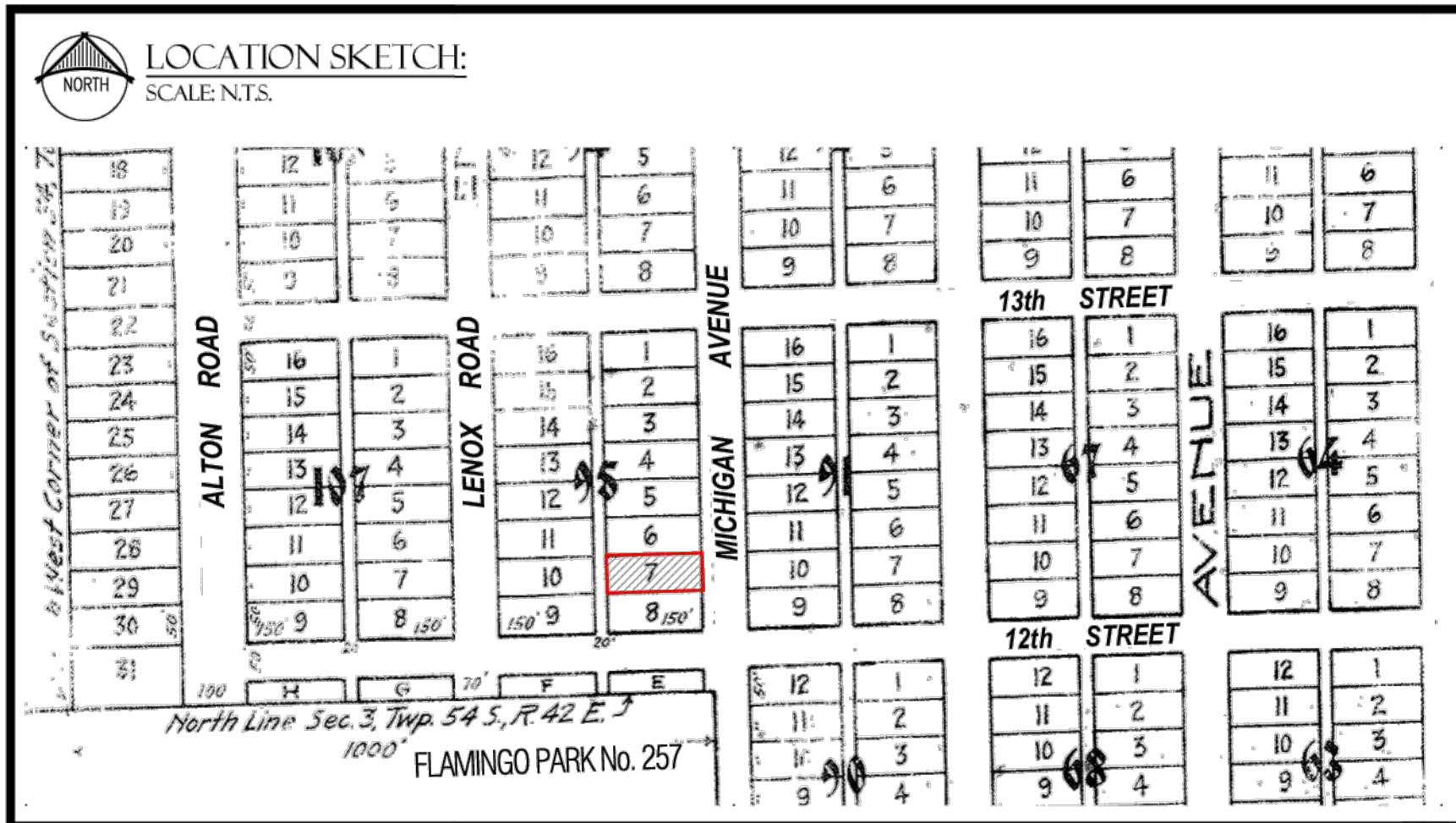
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SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
1210 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA 33139

2. LEGAL DESCRIPTION :
Lot 7, Block 95 of "OCEAN BEACH ADD. No. 3"; according to the Plat Thereof as Recorded in Plat Book 2 at Page 81 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon are based of bearings value S02°01'07"E, along the center line of Michigan Avenue; according to Plat Book 2, Page 81 of the Public Records of Miami Dade County, Florida.

4. SOURCES OF DATA (VERTICAL CONTROL):
FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)

F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2014	AE	8.0'	120651	0317	L	V 310 ELEV. 4.57 NGVD29

5. ACCURACY : The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are to the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determined the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

ABBREVIATIONS AND LEGEND:

A = arc	HT = high (height)	PRM = permanent reference monument	+ XXX' elevation NGVD29	— board fence
ADJ = adjacent	L.F.E. = lowest floor elevation	PT = point of tangency	+ (XXX)' elevation NAVD88	— CBS wall / fence
A.E. = anchor easement	LME = lake maintenance	R = radius	— fire hydrant	— chain link fence
BBQ = barbecue	LS = land surveyor	R/R = railroad	FPL = FPL box	— pre-cast fence
BOB = basis of bearings	M = measured distance	R/W = right-of-way	— gas meter	— picket fence
BM = bench mark	N A = not applicable	Sec = section	— propane gas tank	— wooden fence
BC = block corner	N&D = nail & disc	S = south	— manhole (unknown)	— base line
CME = canal maintenance easement.	NAV/D = national american vertical datum	T = tangent	— pool equipment	— center line
C = calculated	NGVD = national geodetic vertical datum	U.E. = utility easement	— pool water heater	— monument line
Ch = chord	N = north	W = west	— a/c split	— overhead utility line
CBS = concrete block structure	NTS = not to scale	— catch basin	— concrete power pole	— covered / rofed
Ø = diameter	OH = overhang	— clean out	— wood power pole	— building/adjacent
DH = drill hole	O/S = offset	— communication box	— light pole	— asphalt
DME = drainage maintenance easement	ORB = official record book	— electric register	— storm flow	— concrete
* = degrees	P = plat	— electric meter	— valve	— pavers
E = east	P.B. = plat book	— electric panel	— water back flow	— tile
F.I.P. = found iron pipe no id	P.C. = point of curvature	— emergency generator	— water meter	— vegetation
F.I.R. = found iron rebar no id	PG = page		— well & electric pump	— wooden
F.N&D = found nail and disc	PCP = permanent control point			
F.F.E. = finish floor elevation	P/L = property line			
	POB = point of beginning			
	POC = point of commencement			

CERTIFY TO : ANDREW MIRMELLI.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

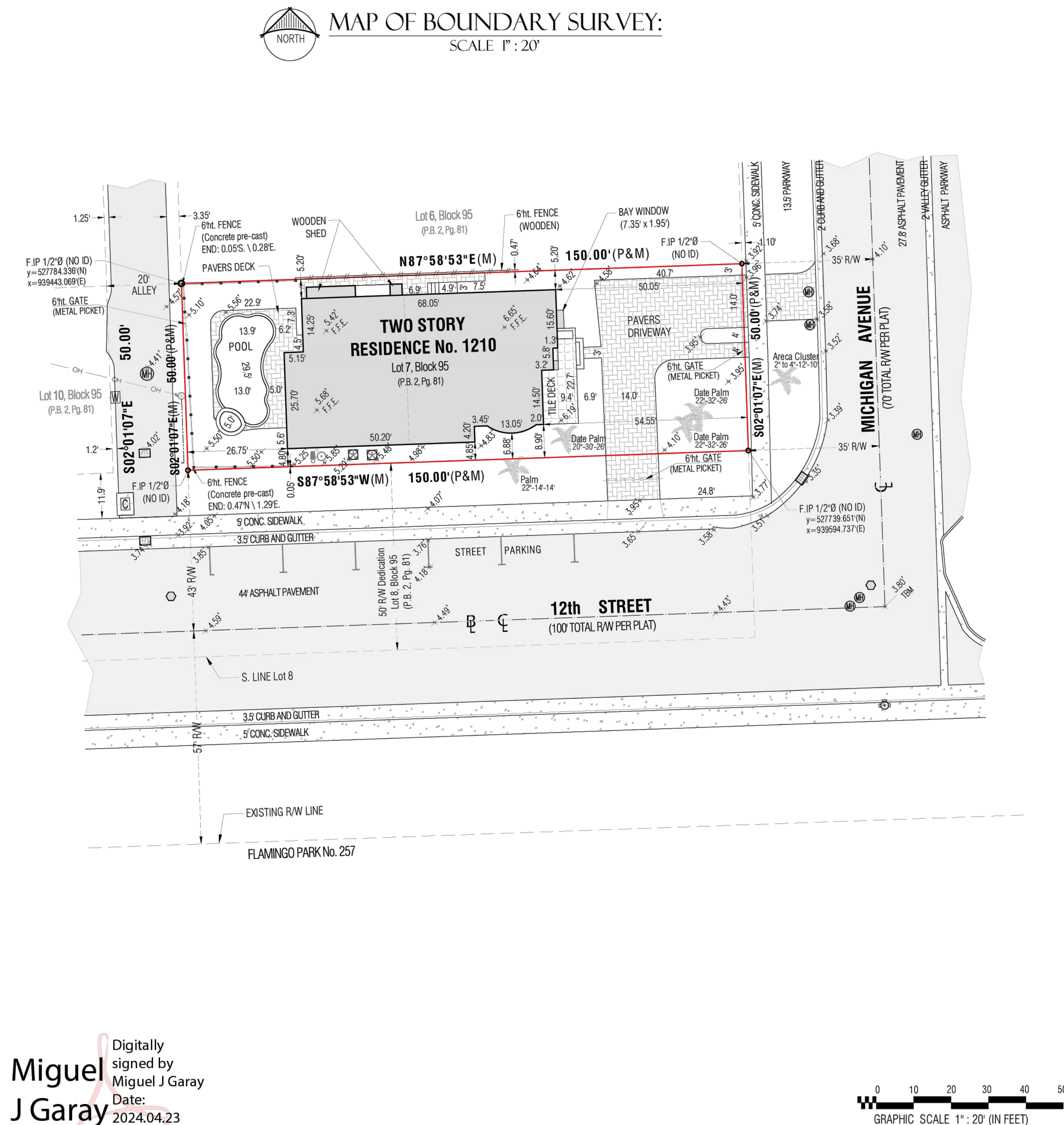
SURVEYOR'S CERTIFICATE: I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 53-17.050 through 53-17.052 of the Florida Administrative Code and its implementing law, chapter 472.027 of the Florida Statutes.

By: **Miguel J. Garay**
Professional Surveyor and Mapper
No. 6594 State of Florida

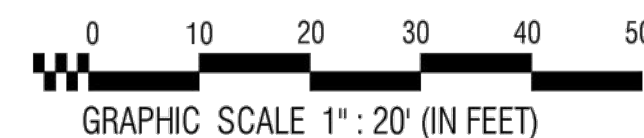
8801 NW 176th Street Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

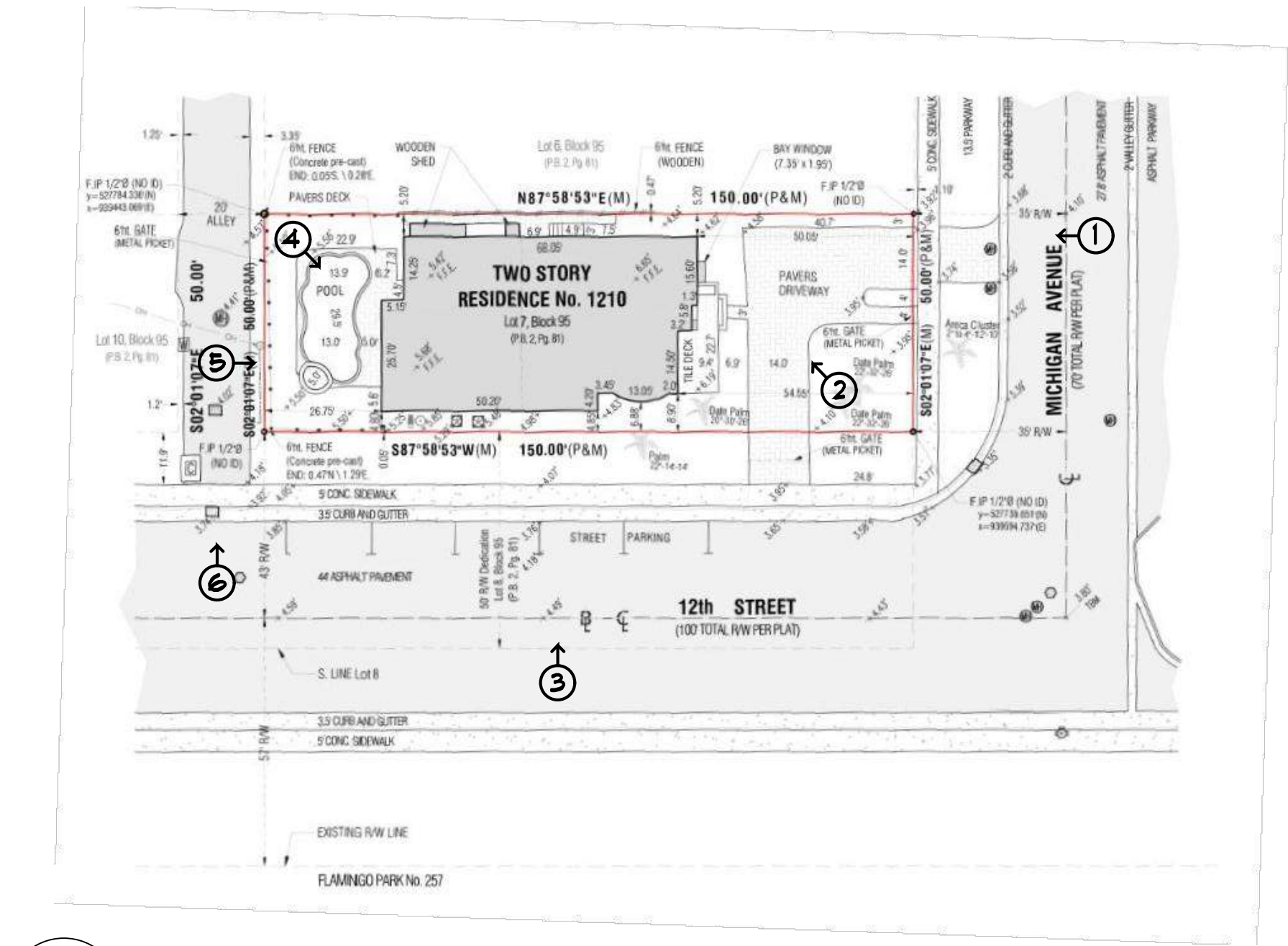
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PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

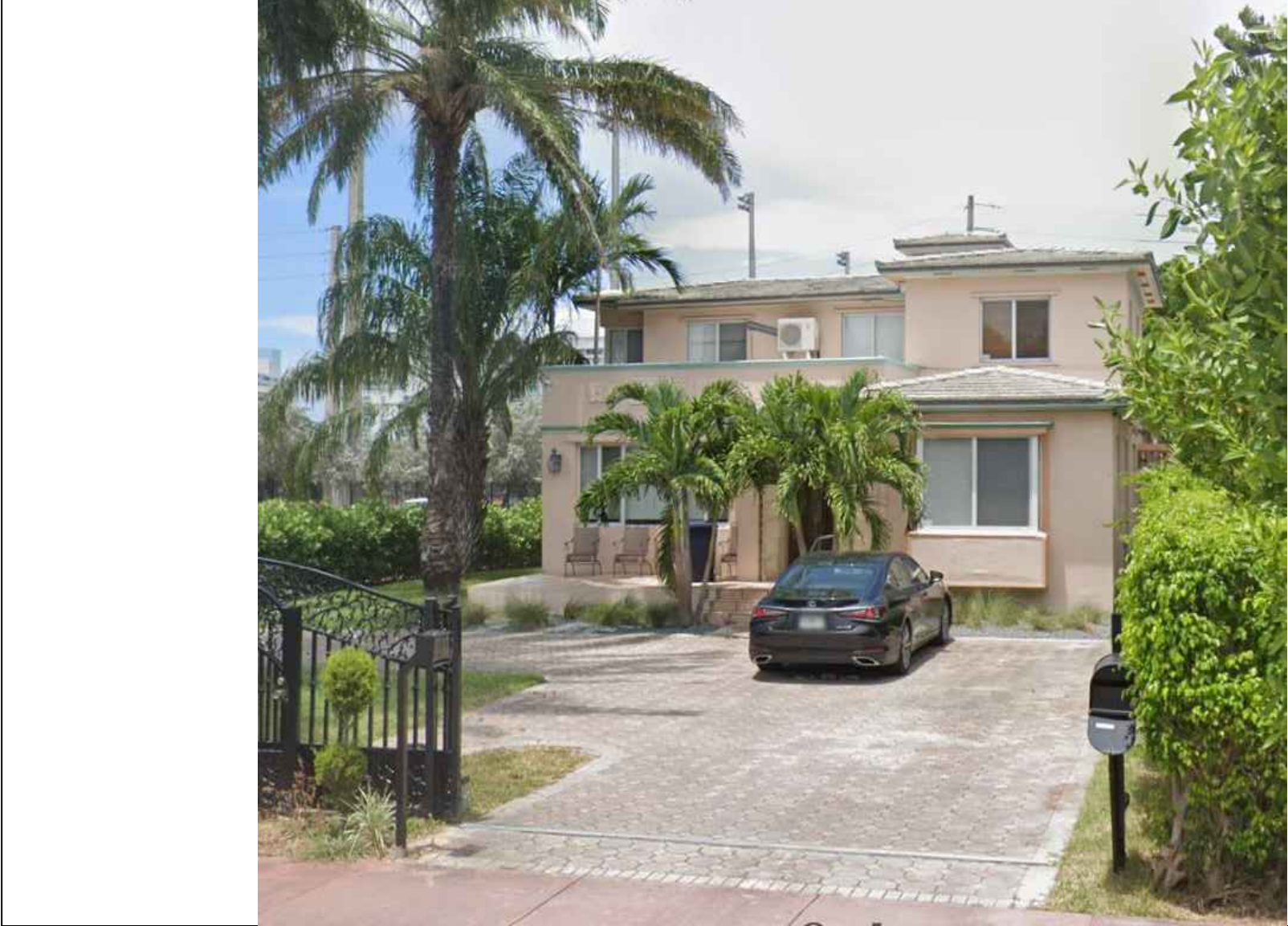


Digitally signed by Miguel J Garay
Date: 2024.04.23
09:18:33 -04'00'





0 SURVEY PHOTO VIEWS
A-0.3A Scale: NT6



1 SITE PHOTO 1
A-0.3A Scale: NT6



2 SITE PHOTO 2
A-0.3A Scale: NT6



3 SITE PHOTO 3 (12TH STREET SIDE VIEW)
A-0.3A Scale: NT6



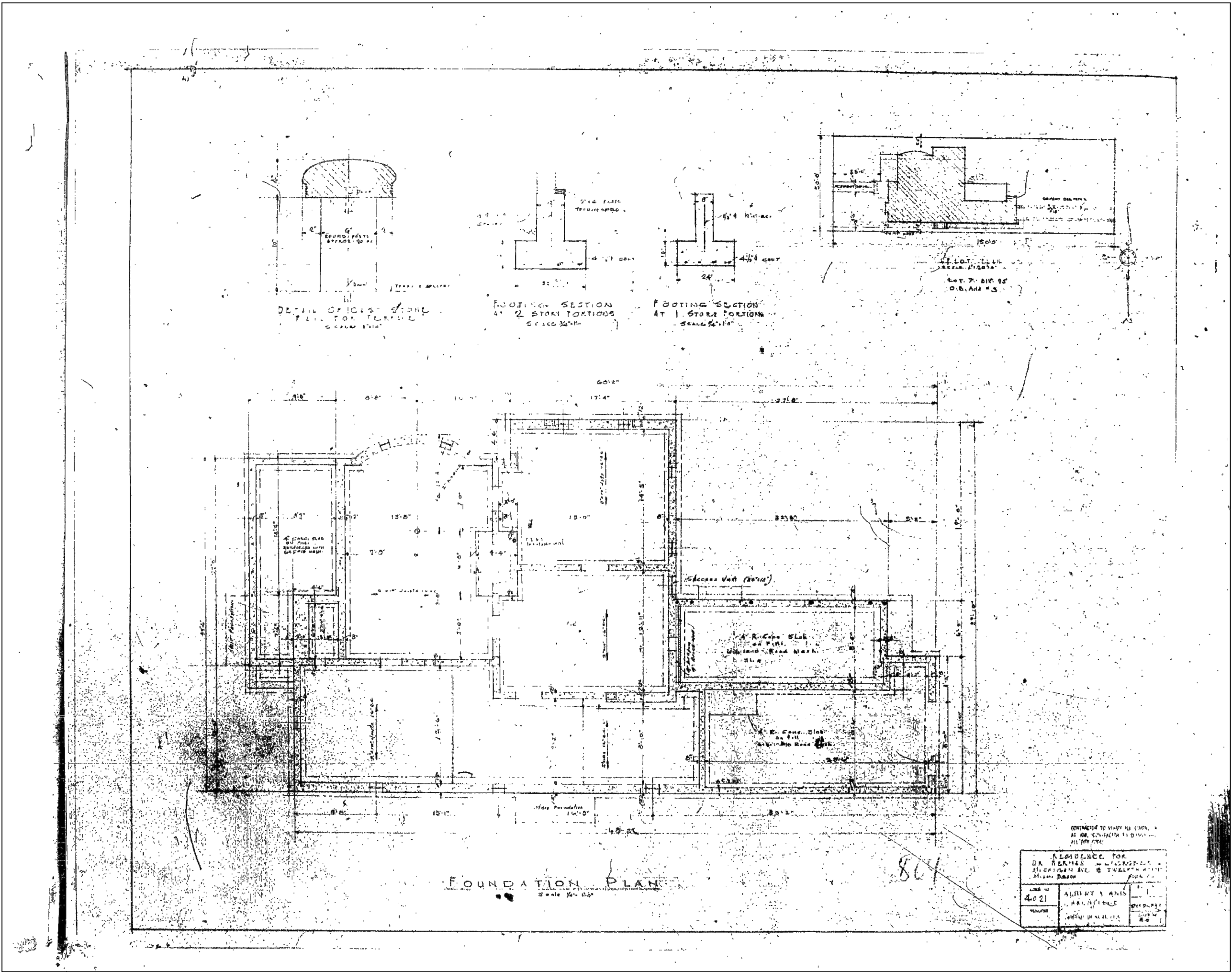
4 SITE PHOTO 4 (REAR PROPERTY)
A-0.3A Scale: NT6



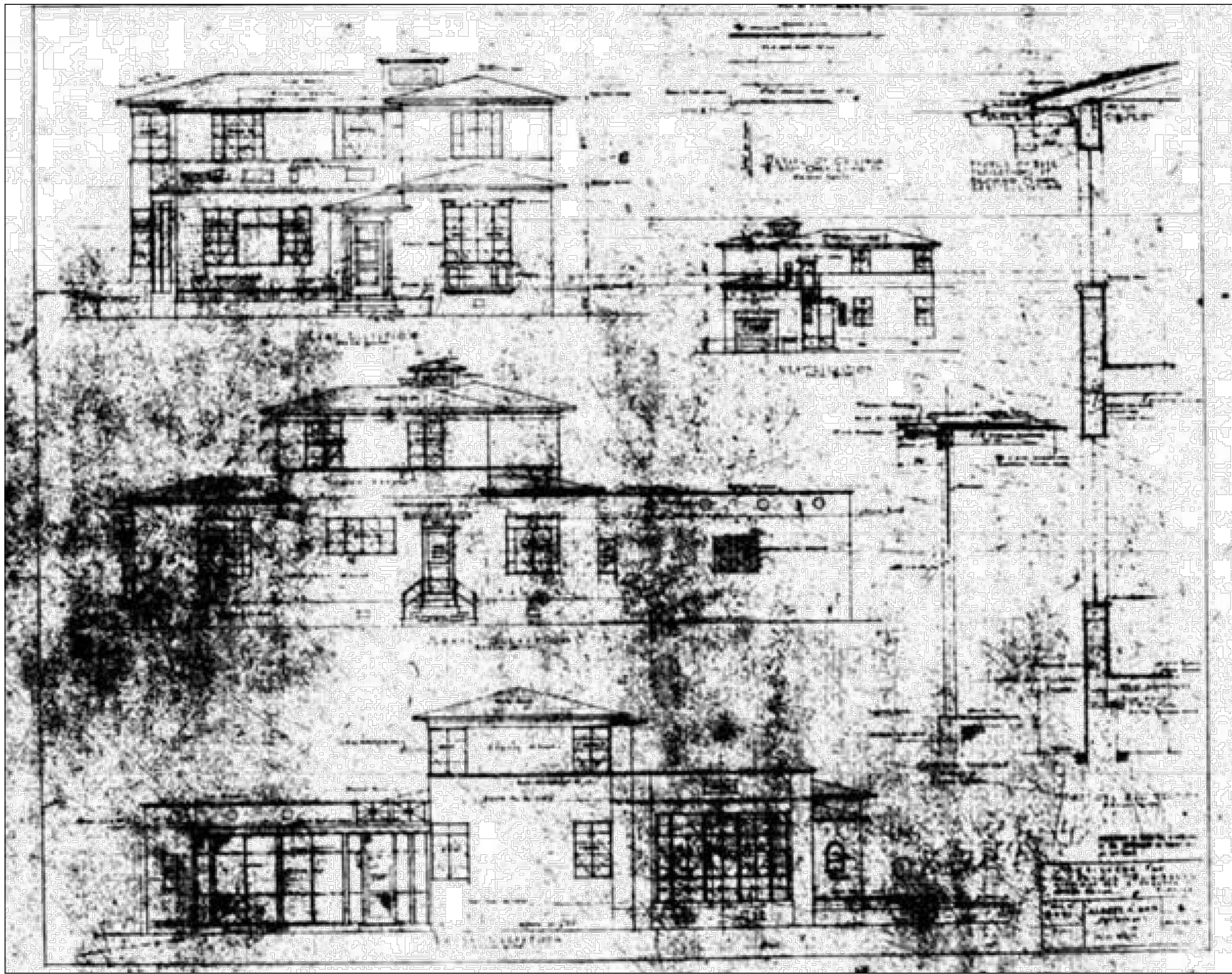
5 SITE PHOTO 5 (REAR ALLEY VIEW)
A-0.3A Scale: NT6



6 SITE PHOTO 5 (REAR)
A-0.3A Scale: NT6



1 ORIGINAL RESIDENCE PLAN
A-0.3B Scale: NT5



2 ORIGINAL RESIDENCE ELEVATIONS
A-0.3B Scale: NT5

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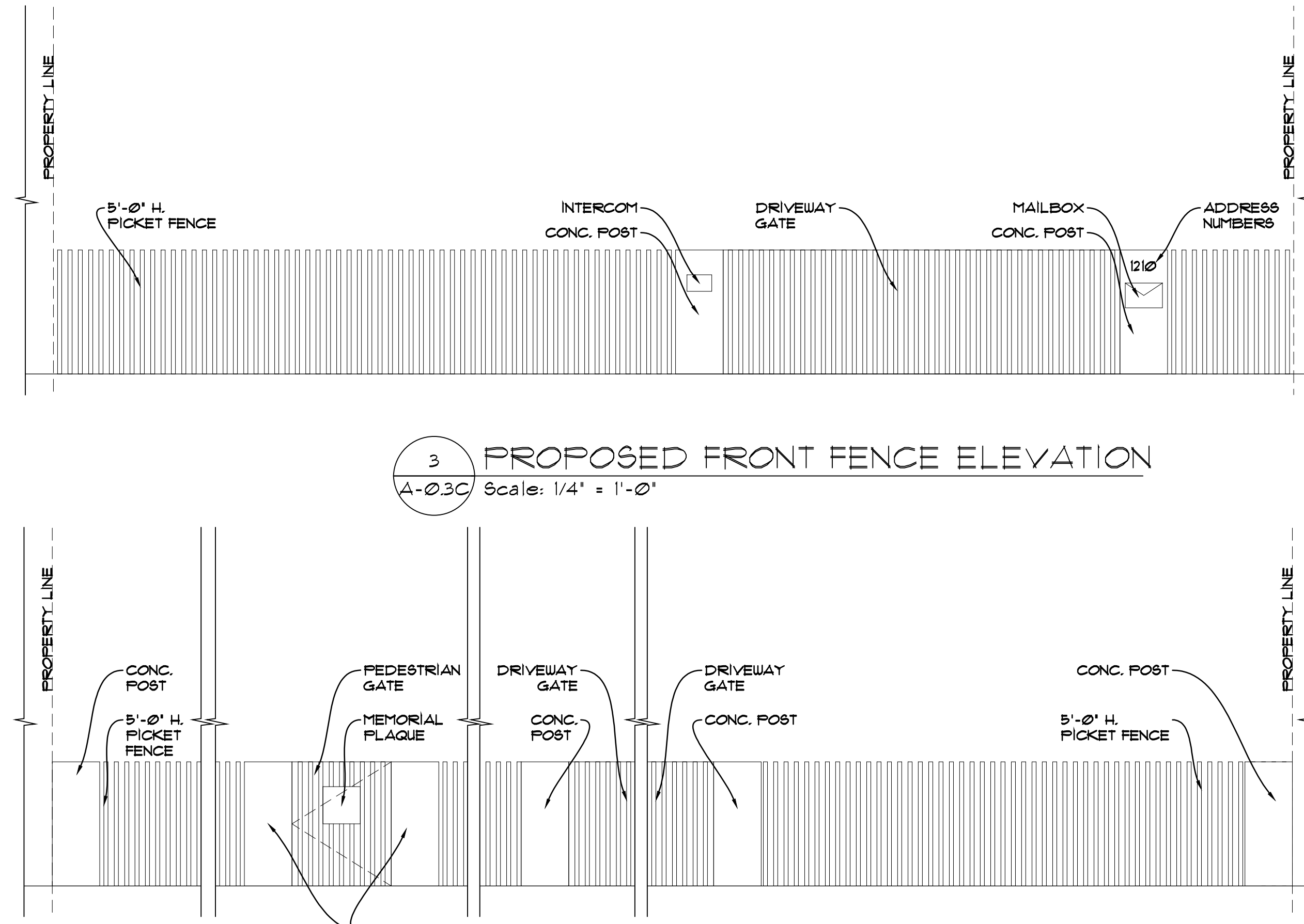
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1 EXISTING FRONT ELEVATION
A-0.3C Scale: NTS

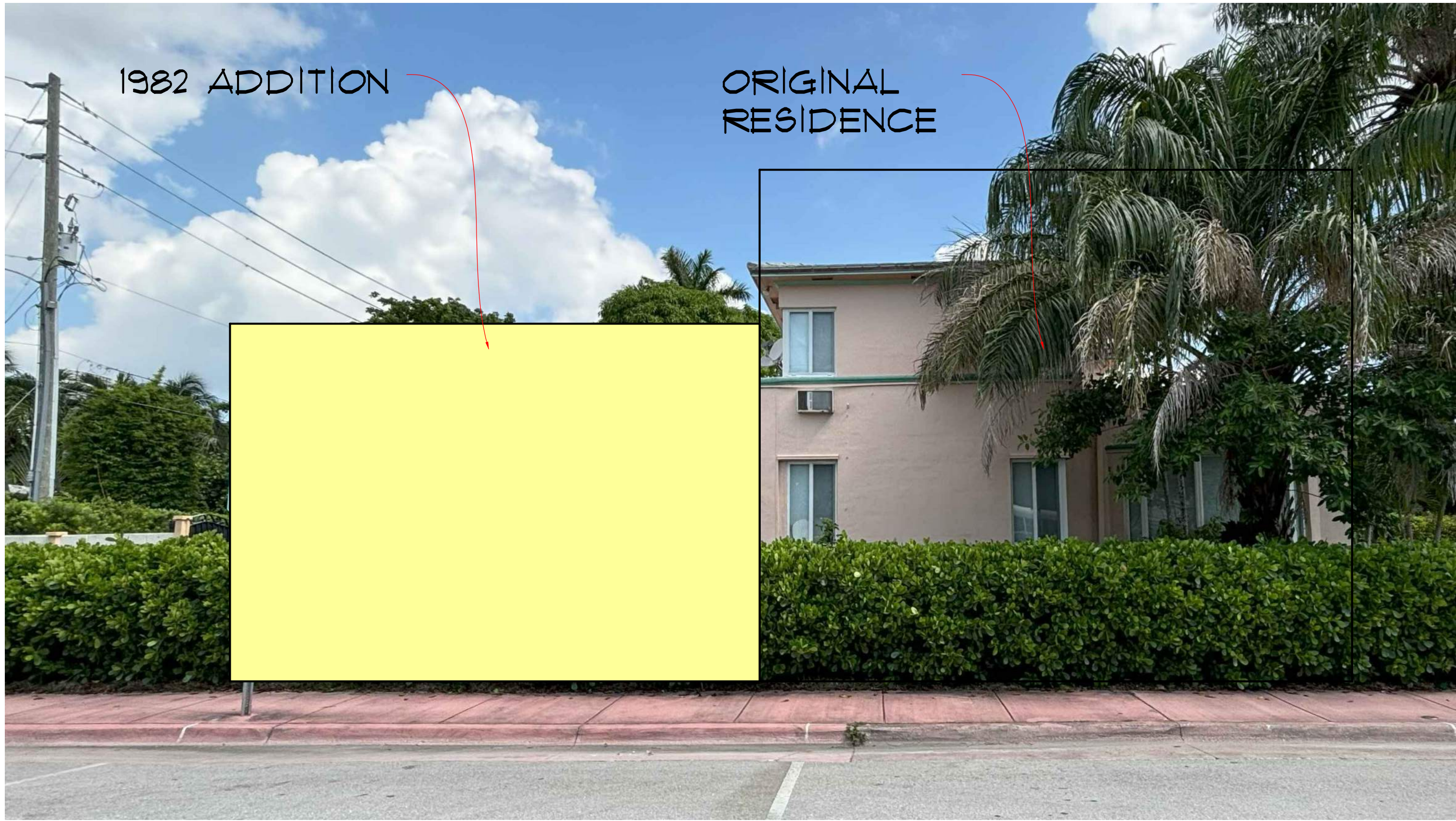


2 PROPOSED FRONT ELEVATION
A-0.3C Scale: NTS



3 PROPOSED FRONT FENCE ELEVATION
A-0.3C Scale: 1/4" = 1'-0"

4 PROPOSED SIDE FENCE 12TH STREET ELEVATION
A-0.3C Scale: 1/4" = 1'-0"



5 EXISTING SIDE ELEVATION (12TH STREET)
A-0.3C Scale: NTS

AREA OF ADDITIONS



6 PROPOSED SIDE ELEVATION (12TH STREET)
A-0.3C Scale: NTS

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COMMEMORATION A-0.3C

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1 AERIAL PLAN OF PROPERTY 4
SURROUNDING PROPERTIES
A-0.4A Scale: NTS



2 AERIAL PLAN OF PROPERTY 4
SURROUNDING PROPERTIES #2
A-0.4A Scale: NTS



3 SITE
A-0.4A Scale: NTS



4 ALLEY #0
A-0.4A Scale: NTS



5 PROPERTY #1
A-0.4A Scale: NTS



6 PROPERTY #2
A-0.4A Scale: NTS



7 PROPERTY #3
A-0.4A Scale: NTS



8 PROPERTY #4
A-0.4A Scale: NTS



9 PROPERTY #5
A-0.4A Scale: NTS

		
1 PROPERTY #6 A-0.4B Scale: NTS	2 PROPERTY #7 A-0.4B Scale: NTS	3 PROPERTY #8 A-0.4B Scale: NTS
		
4 PROPERTY #9 A-0.4B Scale: NTS	5 PROPERTY #10 A-0.4B Scale: NTS	6 PROPERTY #11 A-0.4B Scale: NTS
		
7 PROPERTY #12 A-0.4B Scale: NTS	8 PROPERTY #13 (PARK) A-0.4B Scale: NTS	9 PROPERTY #14 (TRACK) A-0.4B Scale: NTS

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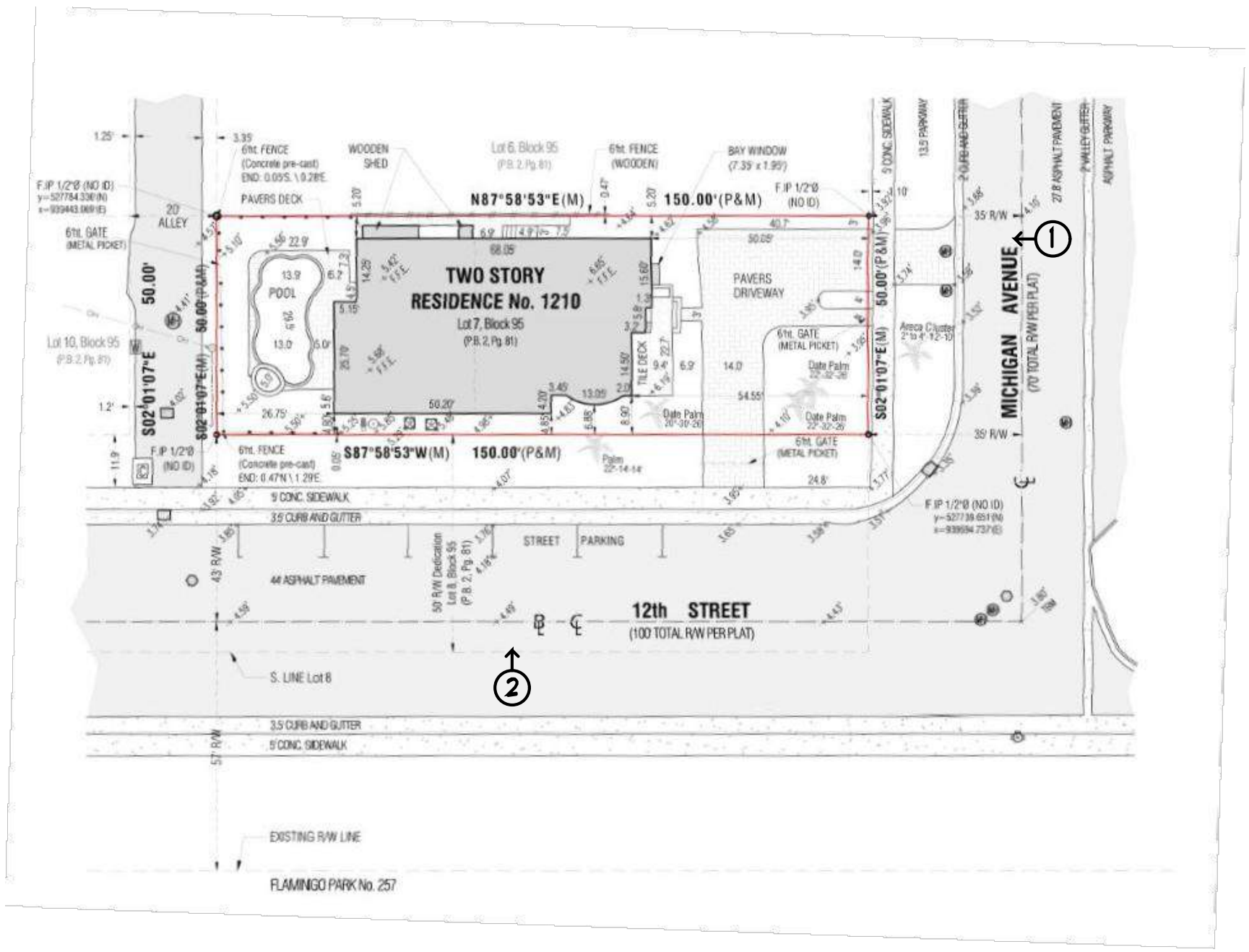
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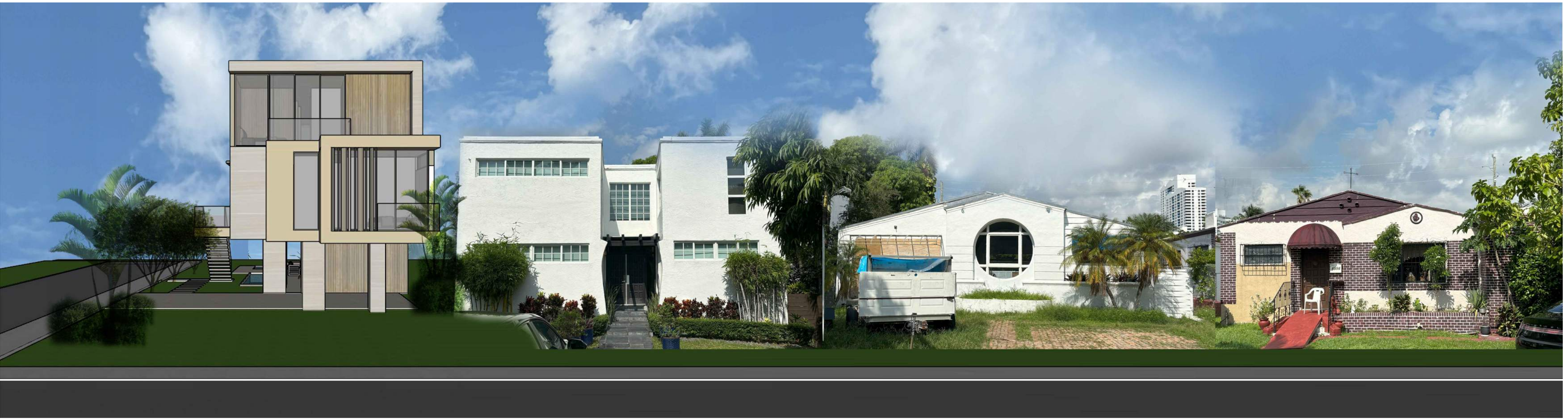
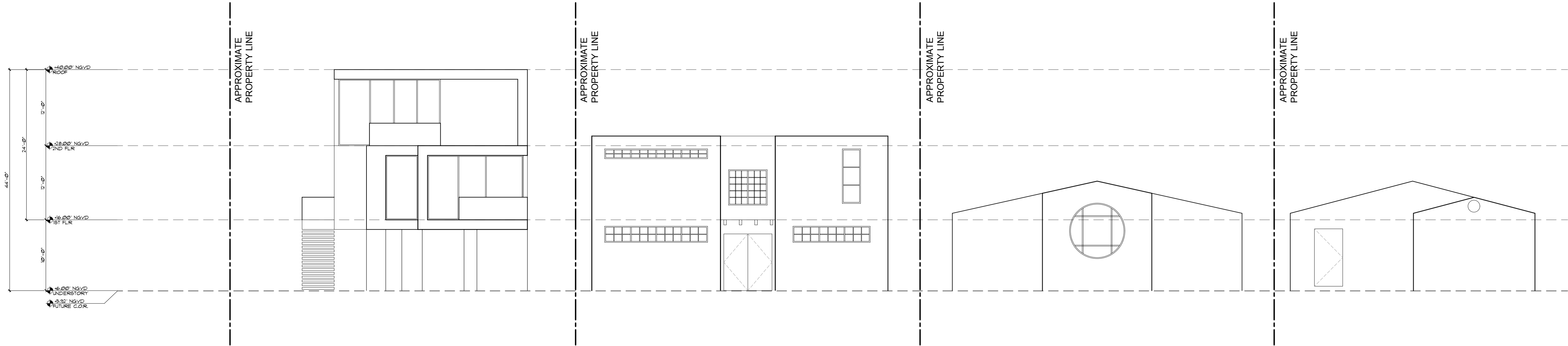


3 12TH STREET VIEW
A-0.4C Scale: NTS

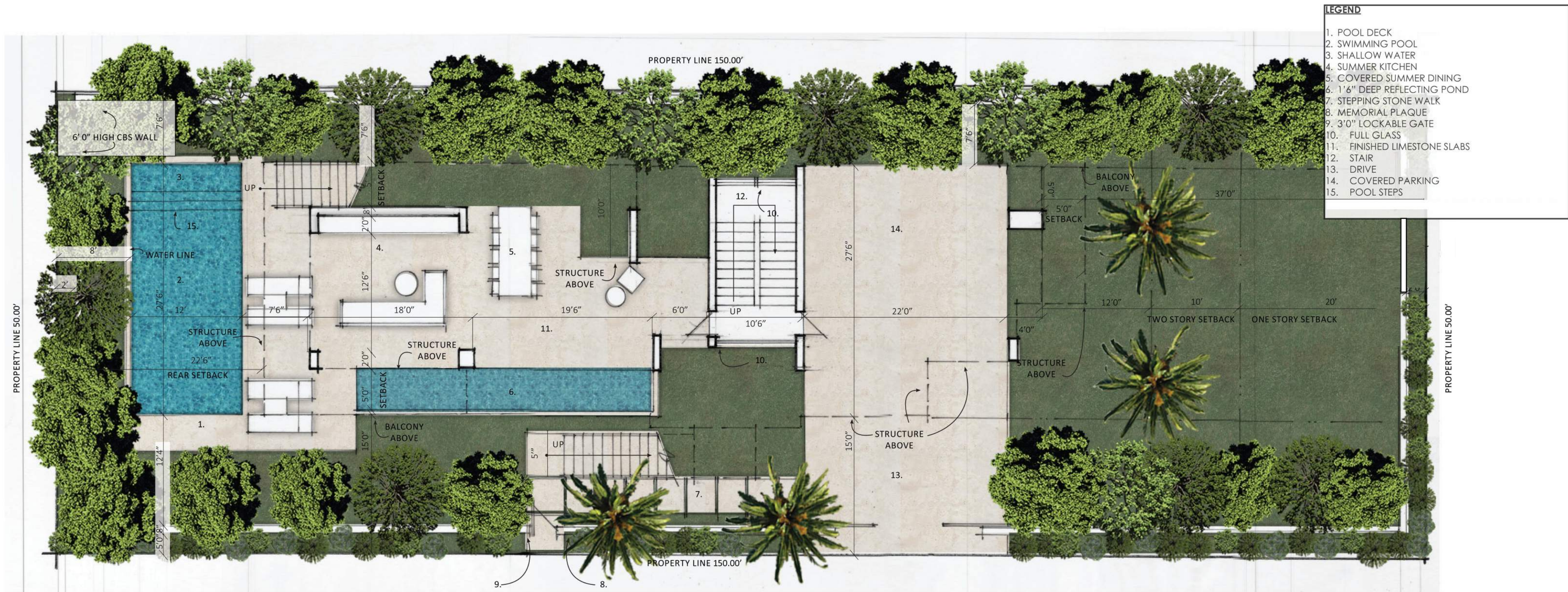
A-0.4C



1 SURVEY PHOTO VIEWS
A-0.3A Scale: NT5



2 MICHIGAN AVENUE VIEW
A-0.4C Scale: NT5



 **SITE PLAN**
SCALE: 1/8"=1'-0"

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SITE PLAN

A-0.5

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1210 MICHIGAN AVE MIAMI BEACH, FL 33139 LEGAL DESCRIPTION: LOT 7 BLOCK 95 LOT SIZE 50 X 150			
2	Folio number(s):	02-4203-009-7410			
3	Board and file numbers :				
4	Year built:		Zoning District:	RS-4	
5	Based Flood Elevation:	+8.00' NGVD	Grade value (C.O.R.)	+4.10' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.05' NGVD	Future (C.O.R.)	+5.92' NGVD	
7	Lot Area:	7,500 SQ FT.	Free board:	+16.00' NGVD	
8	Lot width:	50'-0"	Lot Depth:	150'-0"	
9	Max Lot Coverage SF and %:	3,750 SQ FT. (50%)	Proposed Lot Coverage SF and %:	1,764 SQ FT. (23.5%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	1500 SQ FT. (100%)	Rear Yard Open Space SF and %:	972 SQ FT. (86.4%)	
12	Max Unit Size SF and %:	3,750 SQ FT. (50%)	Proposed Unit Size SF and %:	3,620 SQ FT. (48.3%)	
13	Proposed Understory Unit Size	196 SQ FT.	Proposed First Floor Unit Size (Inc. O.H. Areas):	1,764 SF	
	Proposed Second Floor Unit Size:	1,660 SQ FT.	Proposed Roof Unit Size:	N/A	
14			Proposed First Floor Unit Size (volumetric) :	N/A	
15		Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)			N/A
16		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):			N/A
		Required	Existing	Proposed	Notes
17	Height:			34'-0"	
18	Front First level Setback :	20'-0"		42'-0"	
19	Front Second level Setback :	40'-0"		42'-0"	
20	Side 1 Setback :	7'-6"		7'-6"	
21	Side 2 Setback :	15'-0"		15'-0"	
22	Rear Setback :	22'-6"		22'-6"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard	22'-6"		22'-6"	
27	Located within a Local Historic District?		YES	YES	
28	Designated as an individual Historic Single Family Residence Site?			SEE ABOVE	
29	Determined to be Architecturally Significant?				
Notes:					

ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE - EL 8	
2	FIRM Map Number	12086C0317L	
3	Base Flood Elevation (BFE):	+8.0' NGVD	
4	Proposed Flood Design Elevation:	+16.00' NGVD	
5	Crown of Road Elevation:	+4.10' NGVD	
6	Future Crown of Road Elevation:	+5.92' NGVD	
7	Classification of Structure:	Category II	
8	Building Use:	Single-Family Residence	
9	Lowest Elev. of Equip		
10	Lowest Adjacent Grade		
11	Highest Adjacent Grade		

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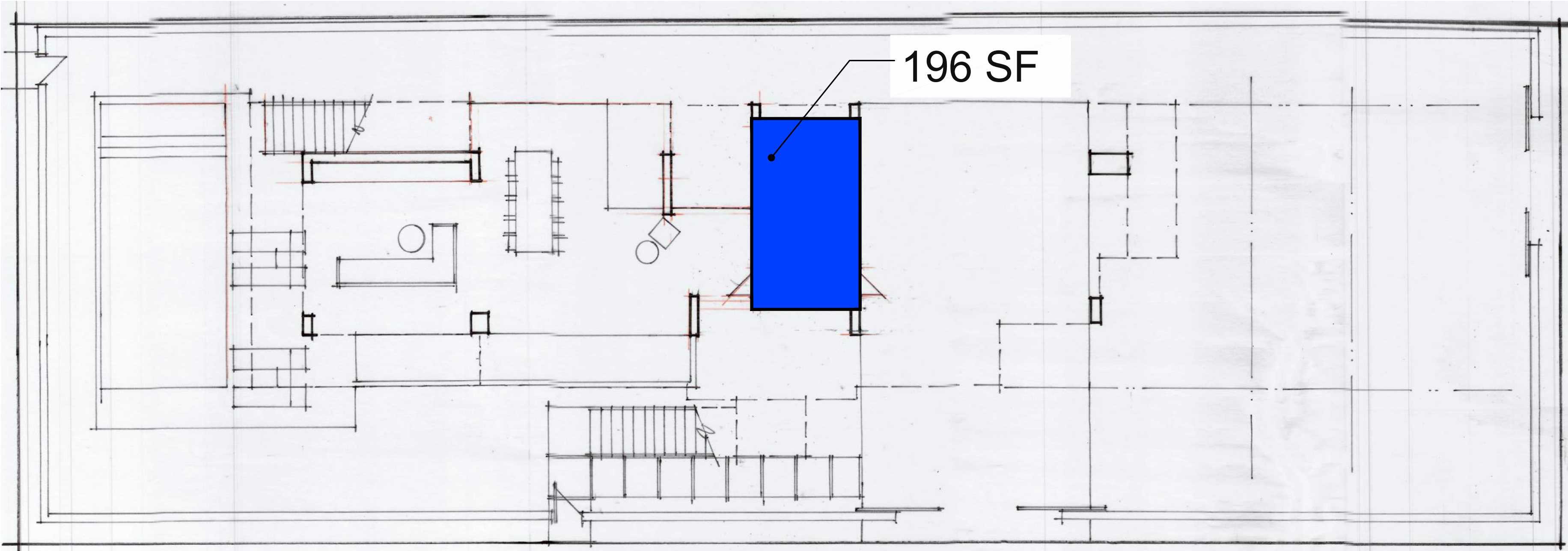
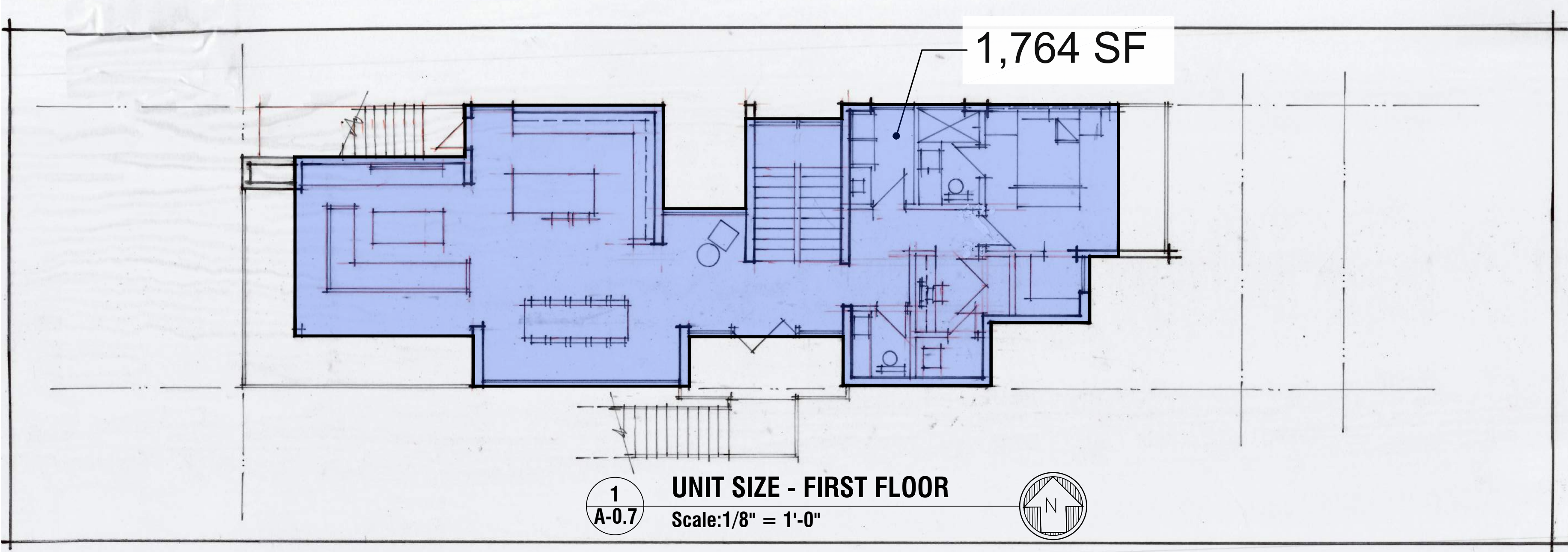
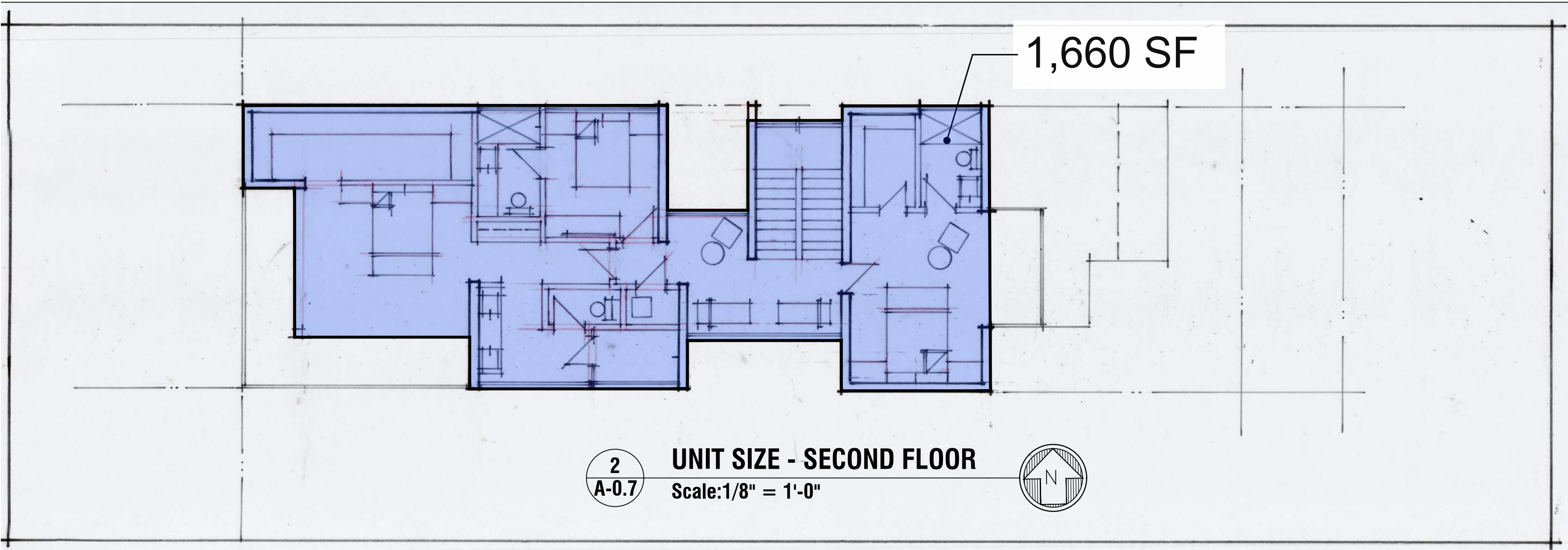
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UNIT SIZE :

LOT SIZE:	7,500 S.F.
MAX UNIT SIZE:	3,750 S.F. (50% MAX.)
UNDERSTORY	196 S.F.
FIRST FLOOR	1,764 S.F.
SECOND FLOOR	1,660 S.F.
TOTAL	3,620 S.F. (48.3%)

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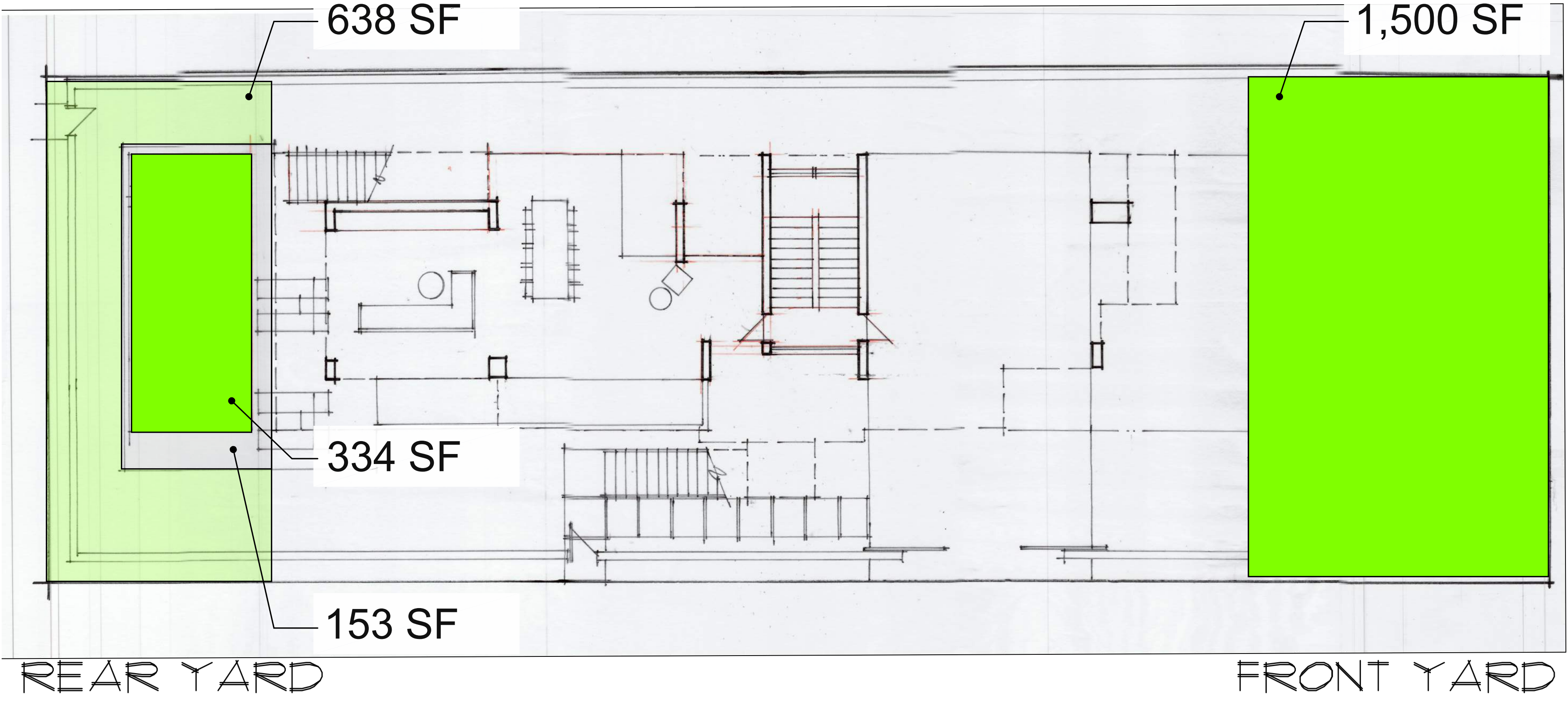
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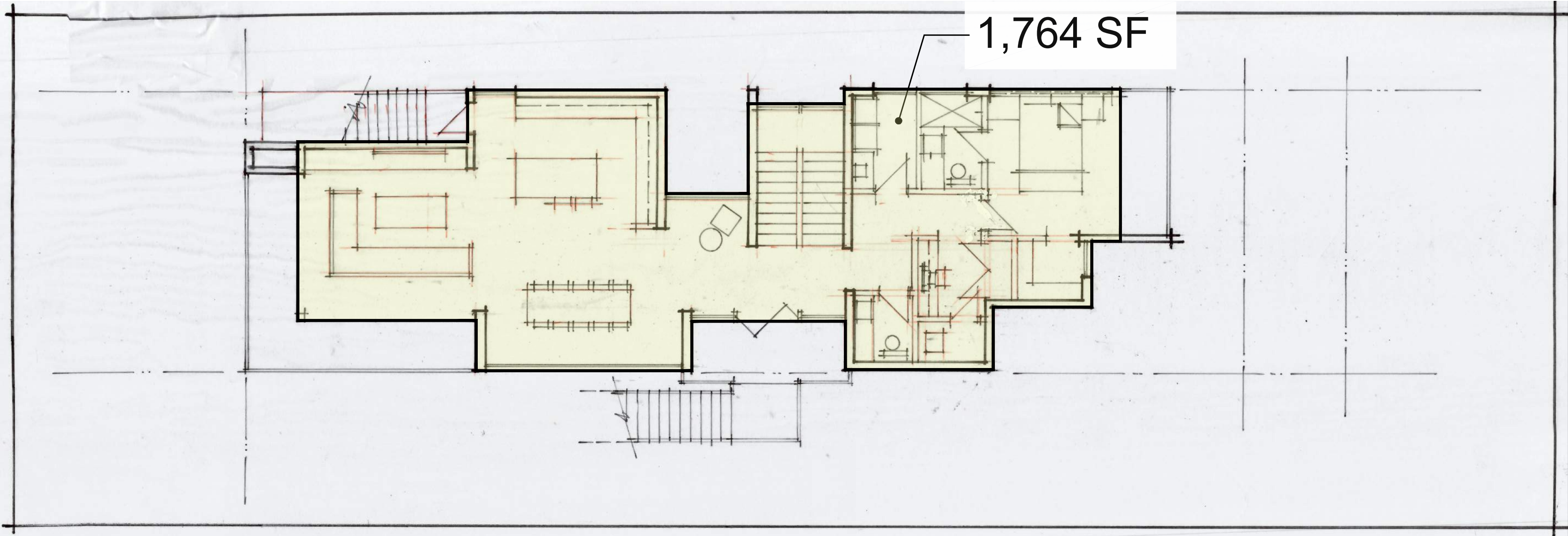
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1
A-0.8
PERVIOUS VS. IMPERVIOUS
Scale: 1/8" = 1'-0"



0
A-0.8
LOT COVERAGE
Scale: 1/8" = 1'-0"

LOT COVERAGE:

LOT SIZE:	1,500 SF.
MAX LOT COVERAGE:	2,250 SF. (30% MAX)
LOT COVERAGE	1,764 SF.
OVERHANGS OVER 5'	0 SF.
TOTAL	1,764 SF. (23.5%)

FRONT YARD CALCULATIONS:

FRONT YARD AREA:	1,500 SF.
MINIMUM PERVIOUS REQ.	1,050 SF. (70%)
PERVIOUS AREA PROP.	1,500 SF. (100%)

REAR YARD CALCULATIONS:

REAR YARD AREA:	1,125 SF.
MINIMUM PERVIOUS REQ.	787.5 SF. (70%)
PERVIOUS AREA PROP.	912 SF. (86.4%)

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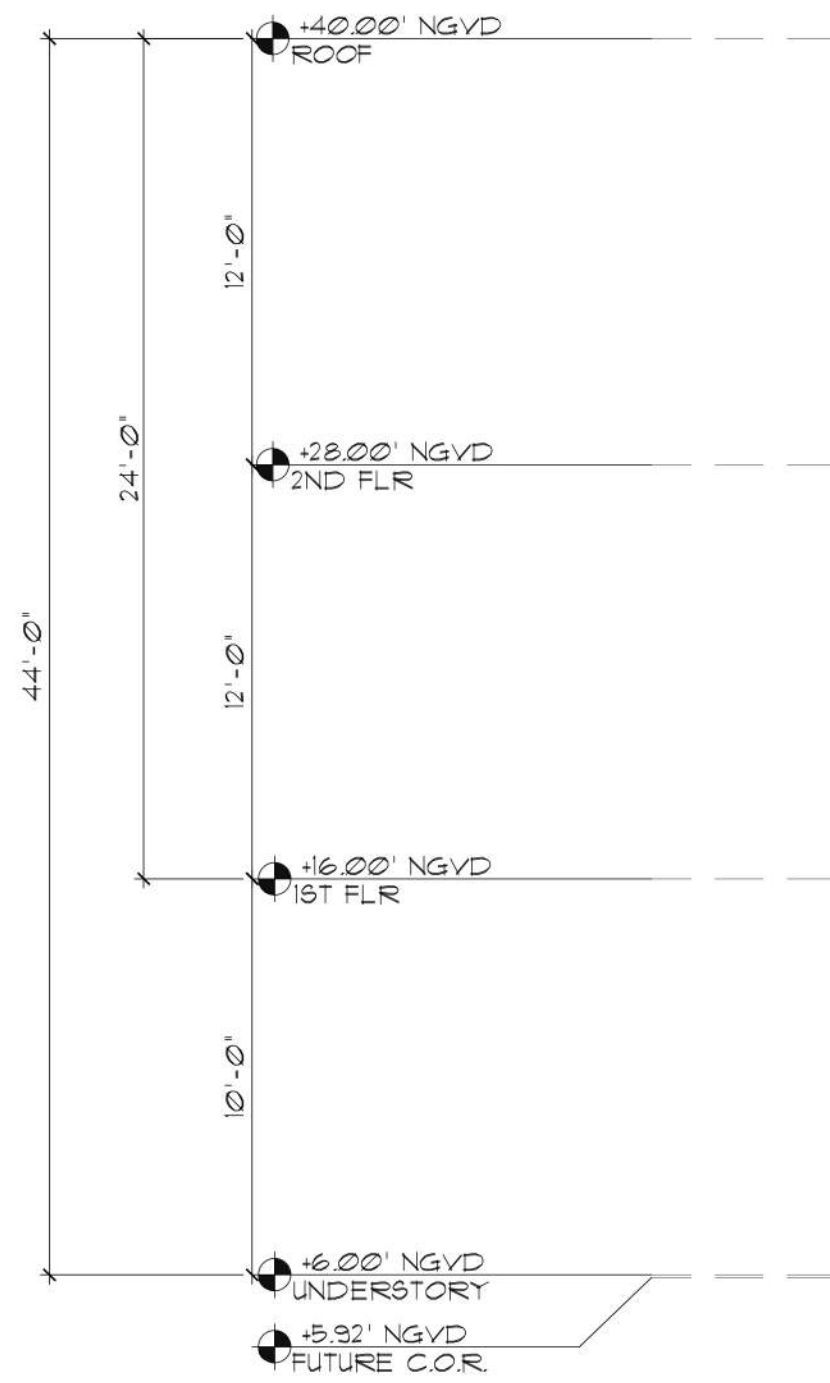
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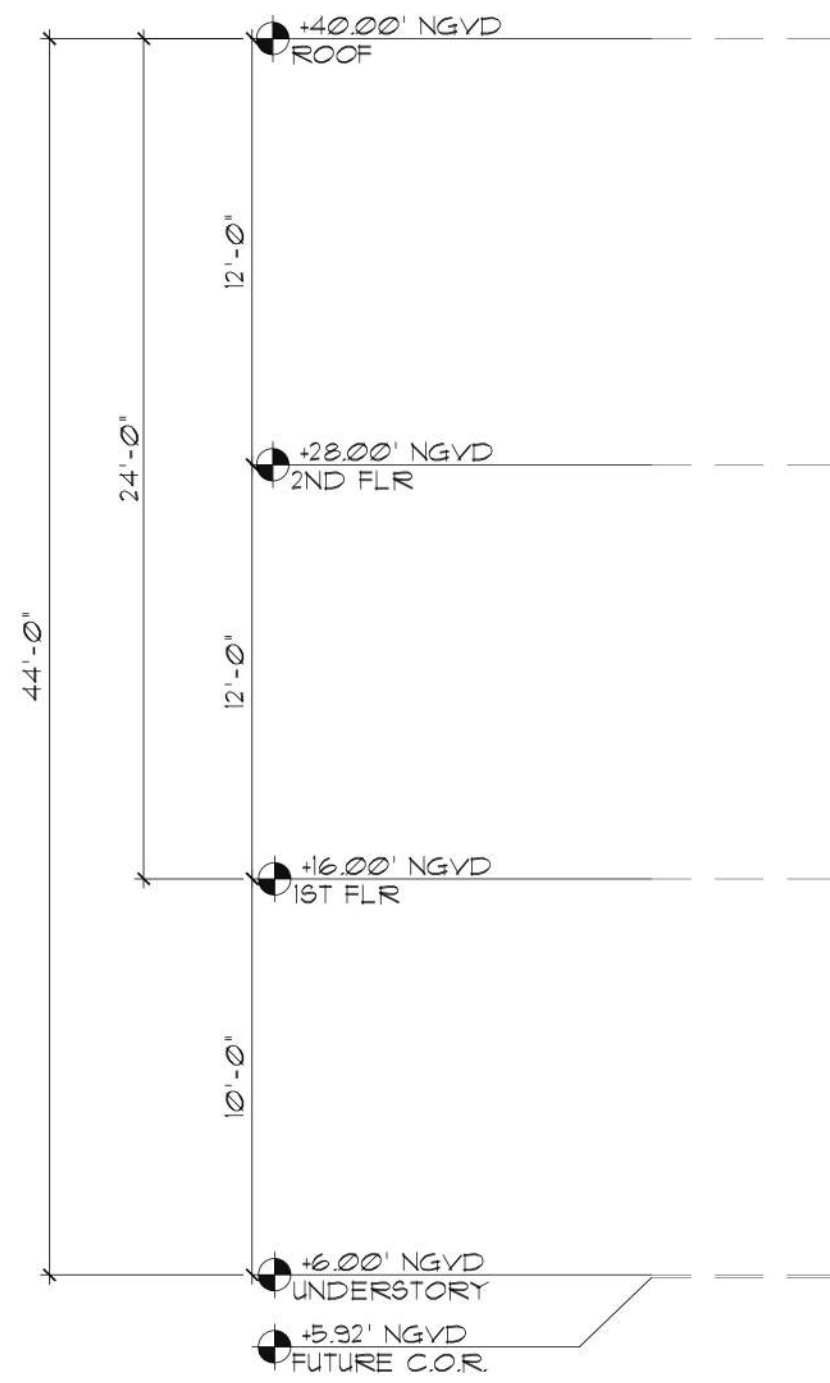
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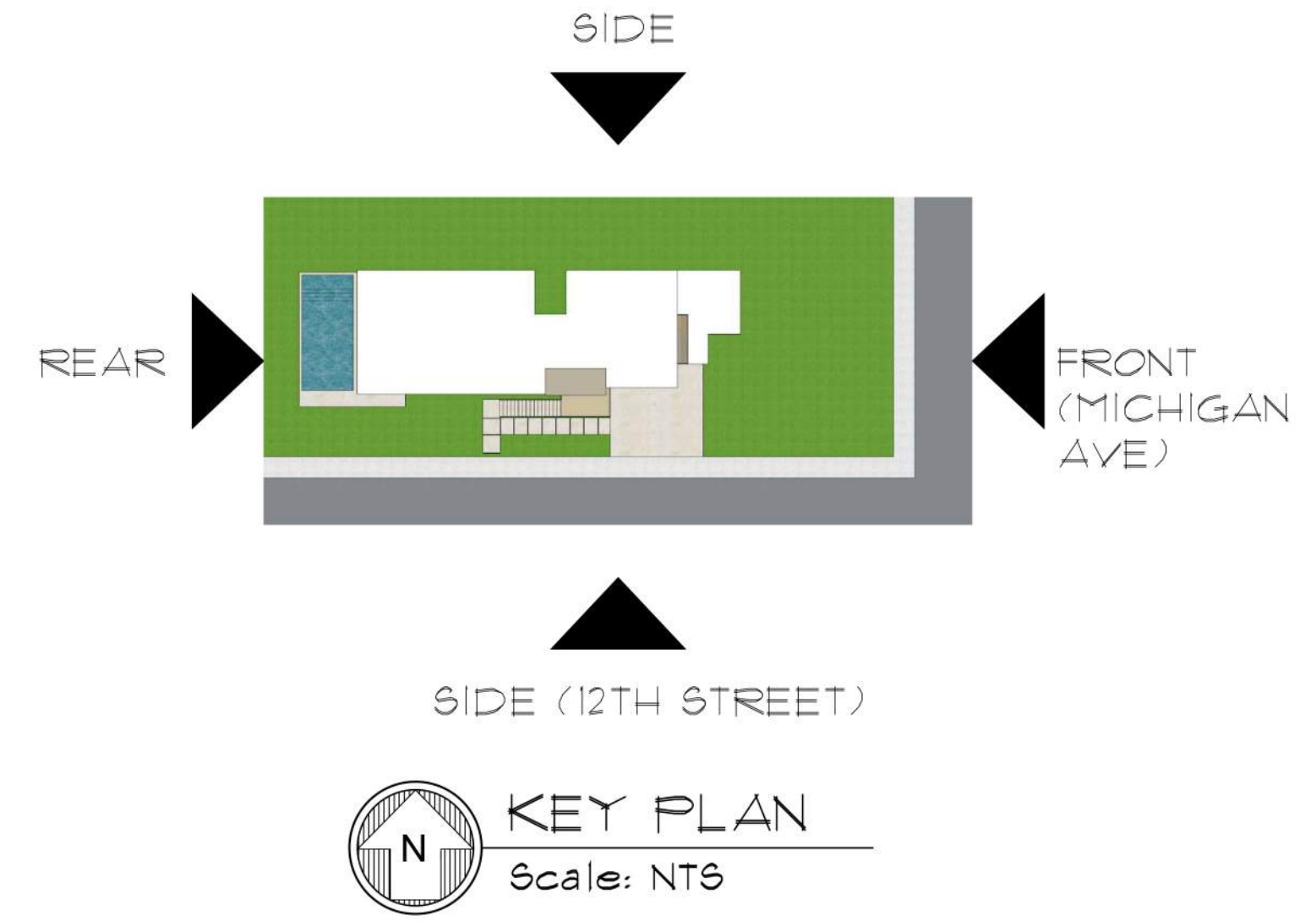
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1 SIDE (SOUTH VIEW) ELEVATION
A-0.9 Scale: 3/16" = 1'-0"



2 SIDE (NORTH VIEW) ELEVATION
A-0.9 Scale: 3/16" = 1'-0"



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CALCULATIONS:	
TOTAL UNDERSTORY AREA:	791 S.F. 338.5 S.F. (50% MIN)
SOUTH SIDE COVERAGE:	431 S.F. (62% OPEN)
NORTH SIDE COVERAGE:	431 S.F. (62% OPEN)

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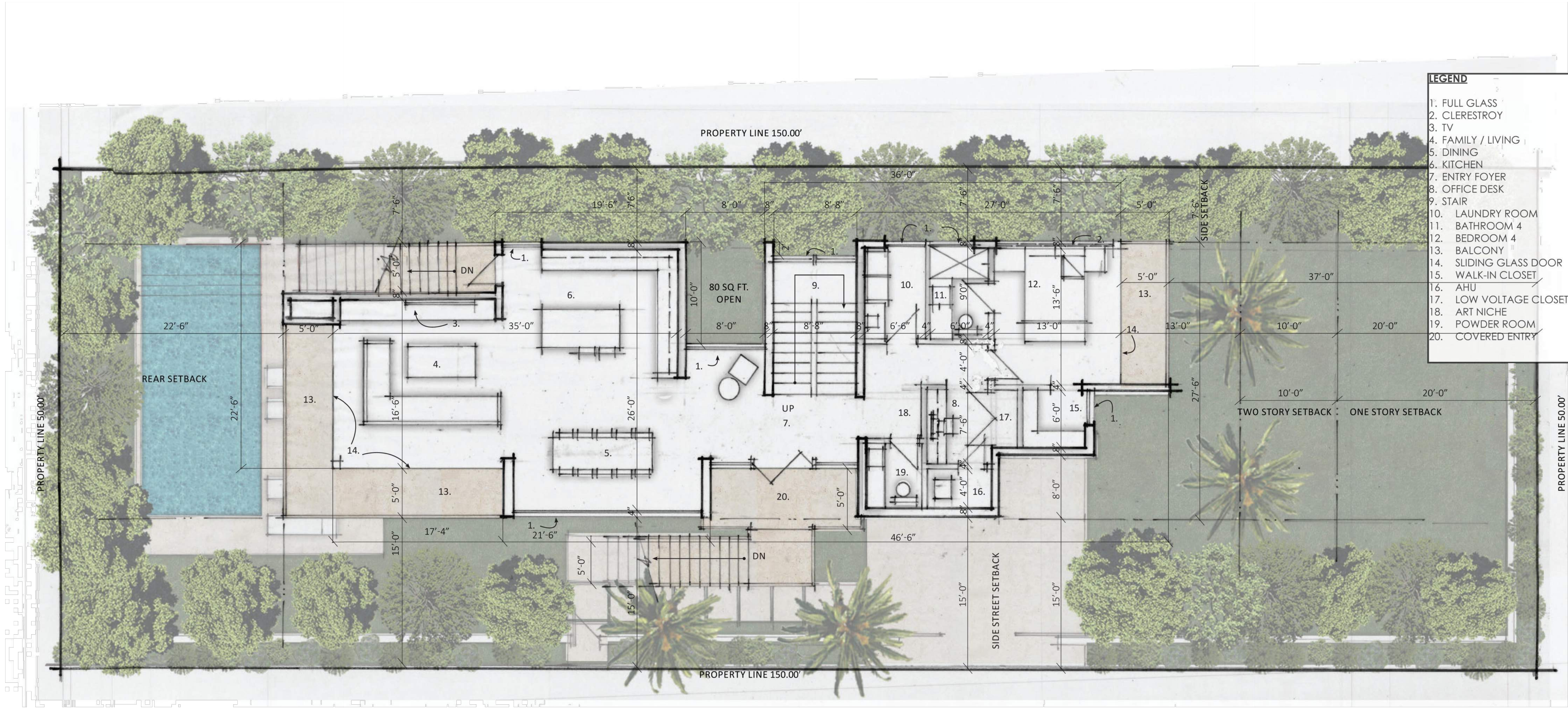
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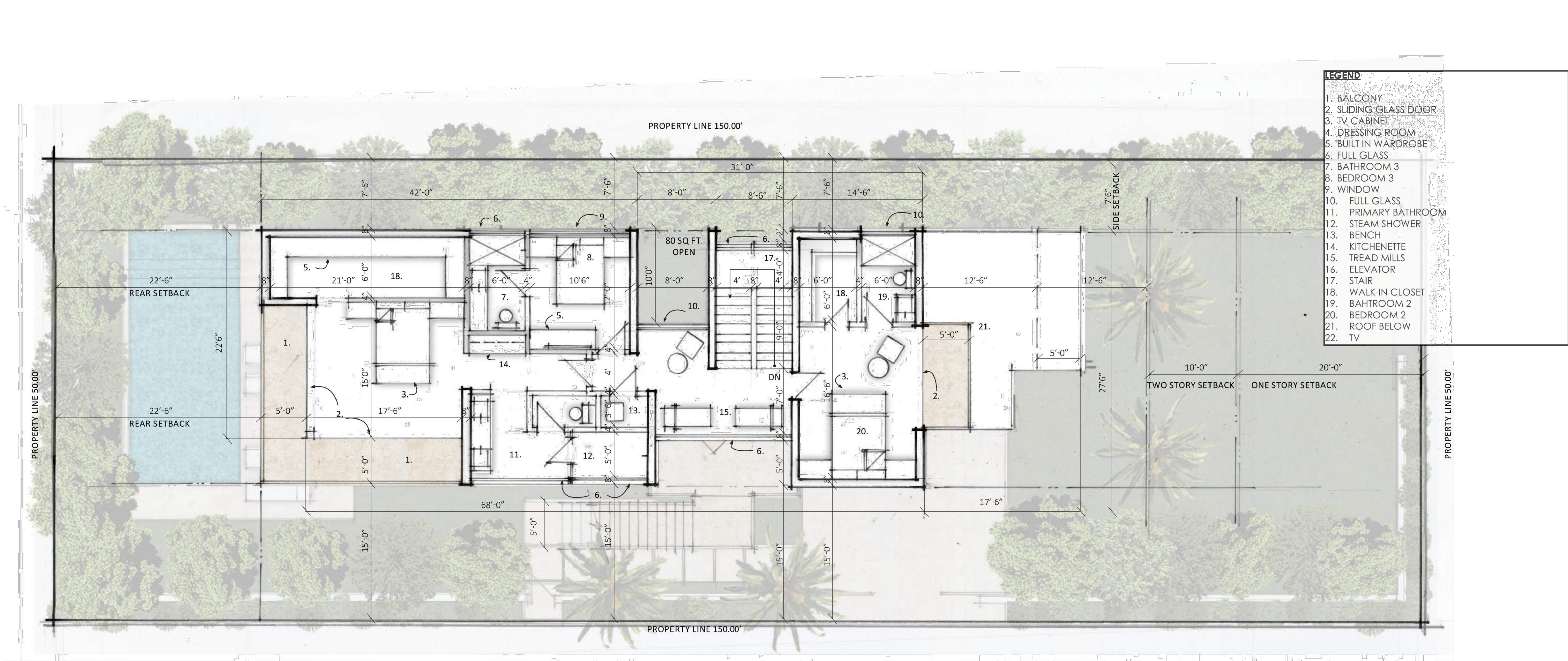
- LEGEND**
- 1. POOL DECK
 - 2. SWIMMING POOL
 - 3. SHALLOW WATER
 - 4. SUMMER KITCHEN
 - 5. COVERED SUMMER DINING
 - 6. 1' 6" DEEP REFLECTING POND
 - 7. STEPPING STONE WALK
 - 8. MEMORIAL PLAQUE
 - 9. 3' 0" LOCKABLE GATE
 - 10. FULL GLASS
 - 11. FINISHED LIMESTONE SLABS
 - 12. STAIR
 - 13. DRIVE
 - 14. COVERED PARKING
 - 15. POOL STEPS

 UNDERSTORY FLOOR PLAN
SCALE: 3/16"=1'-0"



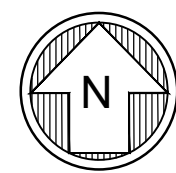
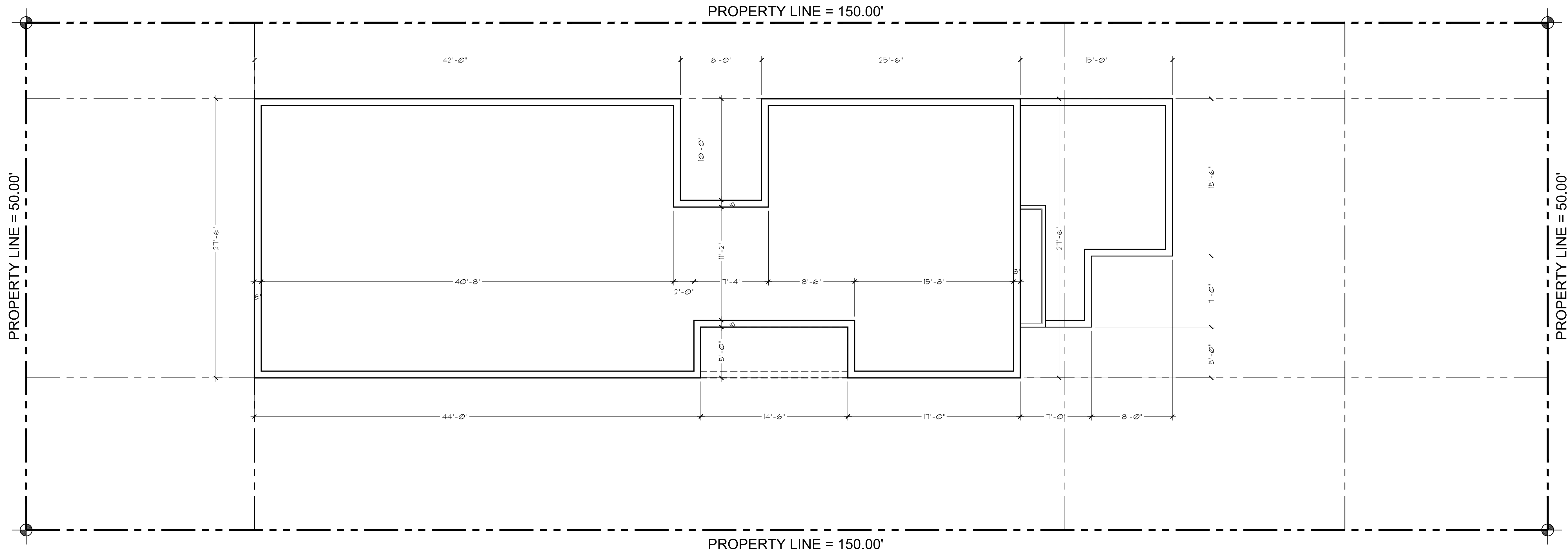
- LEGEND**
- 1. FULL GLASS
 - 2. CLERESTROY
 - 3. TV
 - 4. FAMILY / LIVING
 - 5. DINING
 - 6. KITCHEN
 - 7. ENTRY FOYER
 - 8. OFFICE DESK
 - 9. STAIR
 - 10. LAUNDRY ROOM
 - 11. BATHROOM 4
 - 12. BEDROOM 4
 - 13. BALCONY
 - 14. SLIDING GLASS DOOR
 - 15. WALK-IN CLOSET
 - 16. AHU
 - 17. LOW VOLTAGE CLOSET
 - 18. ART NICHE
 - 19. POWDER ROOM
 - 20. COVERED ENTRY

FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

- LEGEND**
- 1. BALCONY
 - 2. SLIDING GLASS DOOR
 - 3. TV CABINET
 - 4. DRESSING ROOM
 - 5. BUILT IN WARDROBE
 - 6. FULL GLASS
 - 7. BATHROOM 3
 - 8. BEDROOM 3
 - 9. WINDOW
 - 10. FULL GLASS
 - 11. PRIMARY BATHROOM
 - 12. STEAM SHOWER
 - 13. BENCH
 - 14. KITCHENETTE
 - 15. TREAD MILLS
 - 16. ELEVATOR
 - 17. STAIR
 - 18. WALK-IN CLOSET
 - 19. BATHROOM 2
 - 20. BEDROOM 2
 - 21. ROOF BELOW
 - 22. TV



ROOF PLAN
SCALE: 3/16"=1'-0"

MIRMELLI RESIDENCE
1210 MICHIGAN AVE.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2417

date:
12/09/2024

revised:

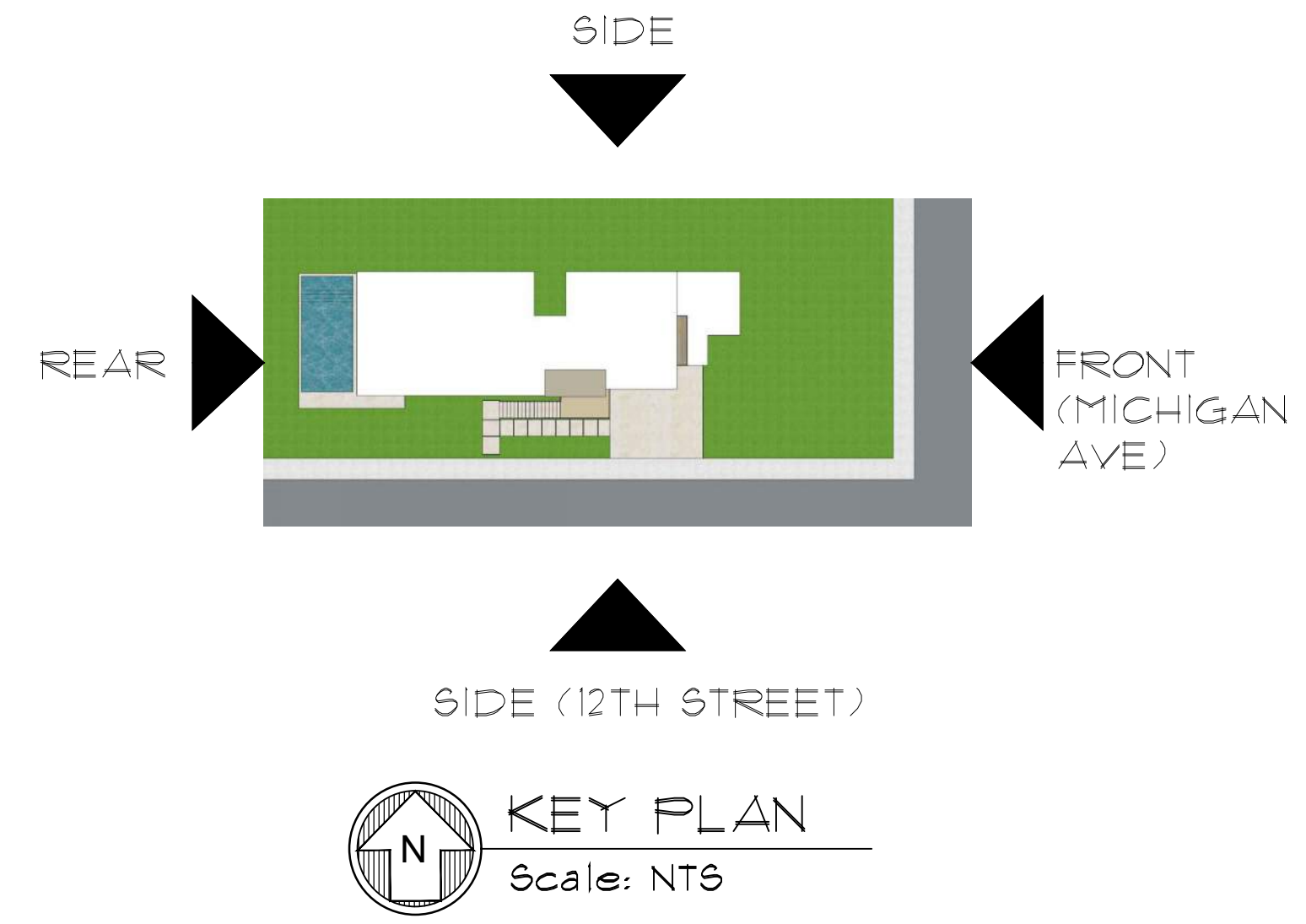
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ROOF PLAN

A-1.3



1 FRONT ELEVATION
A-2.1 Scale: 3/16" = 1'-0"



MATERIALS
Scale: NTS



2 SIDE ELEVATION (12TH STREET)
A-2.1 Scale: 3/16" = 1'-0"

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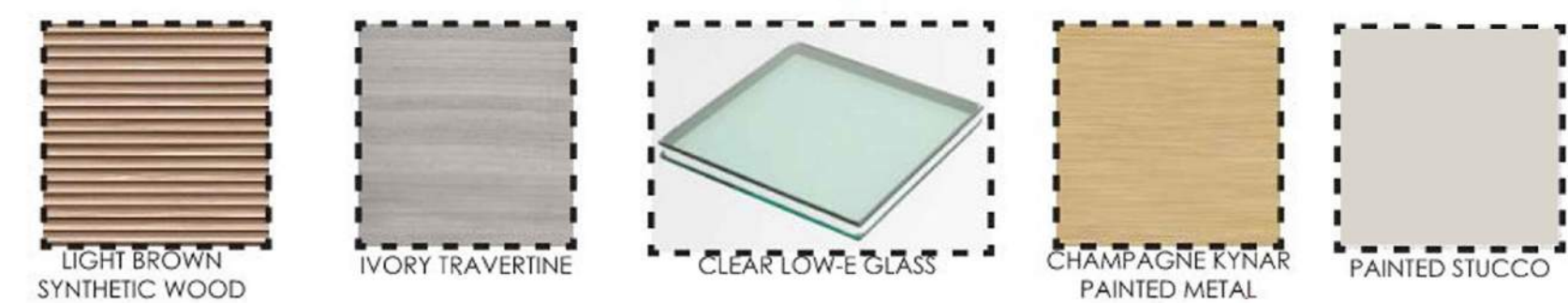
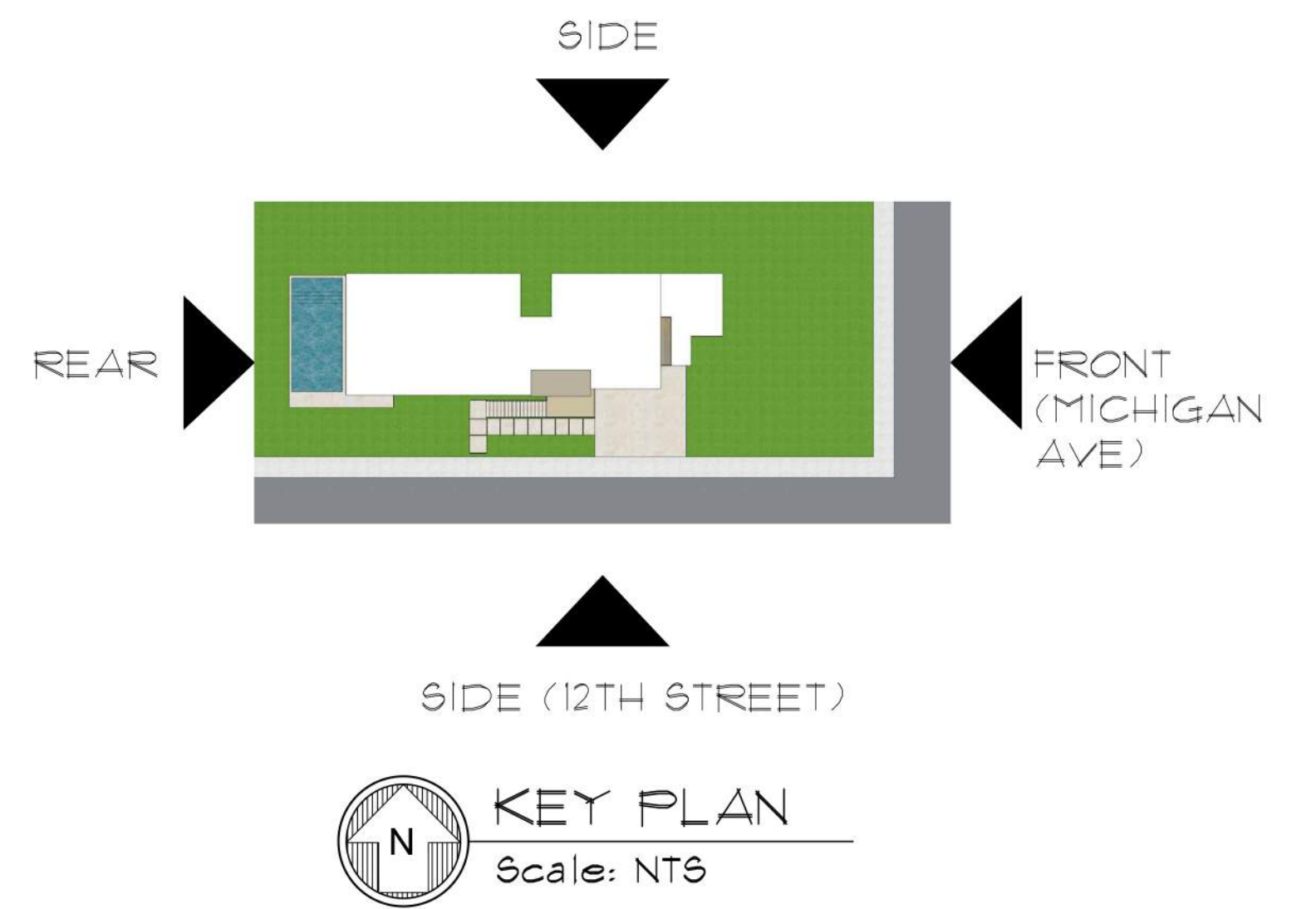
COLORED ELEVATIONS

A-2.1

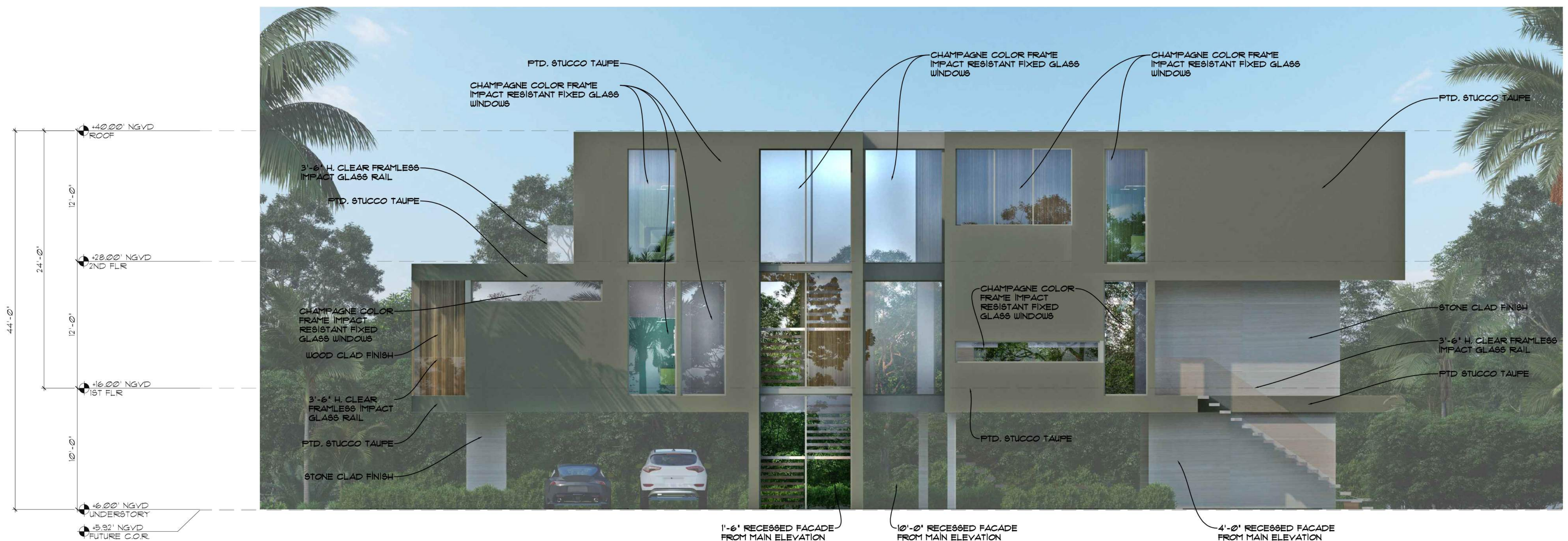
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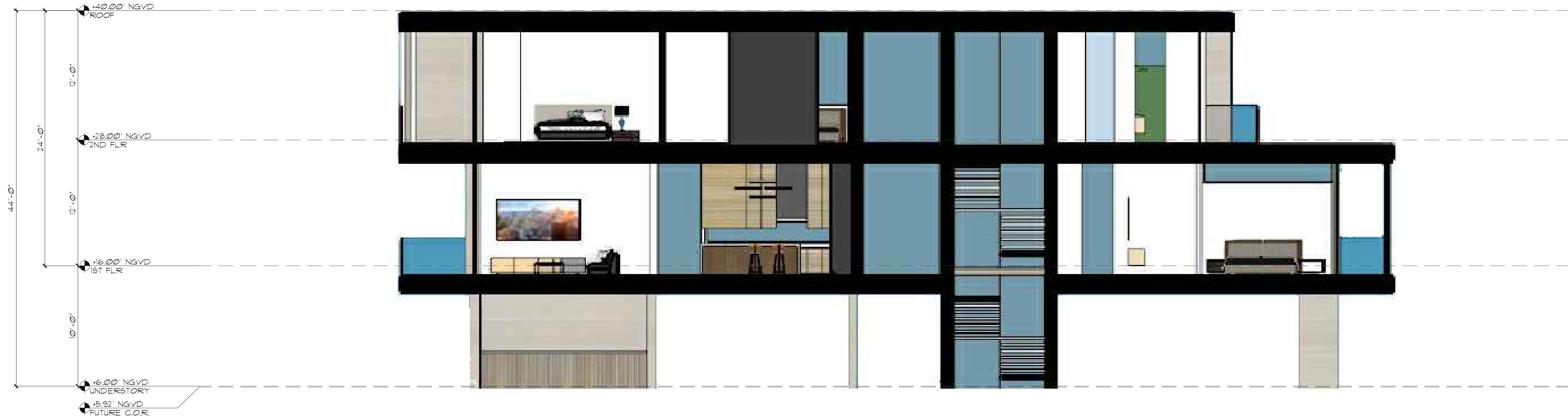
1 REAR ELEVATION
A-22 Scale: 3/16" = 1'-0"



MATERIALS
Scale: NTS



2 SIDE ELEVATION
A-22 Scale: 3/16" = 1'-0"



1 SECTION A
A-2.3 Scale: 3/16" = 1'-0"



2 SECTION B
A-2.3 Scale: 3/16" = 1'-0"

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SECTIONS

A-2.3

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MIRMELLI RESIDENCE

DEMOLITION PERMIT

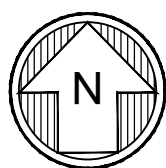
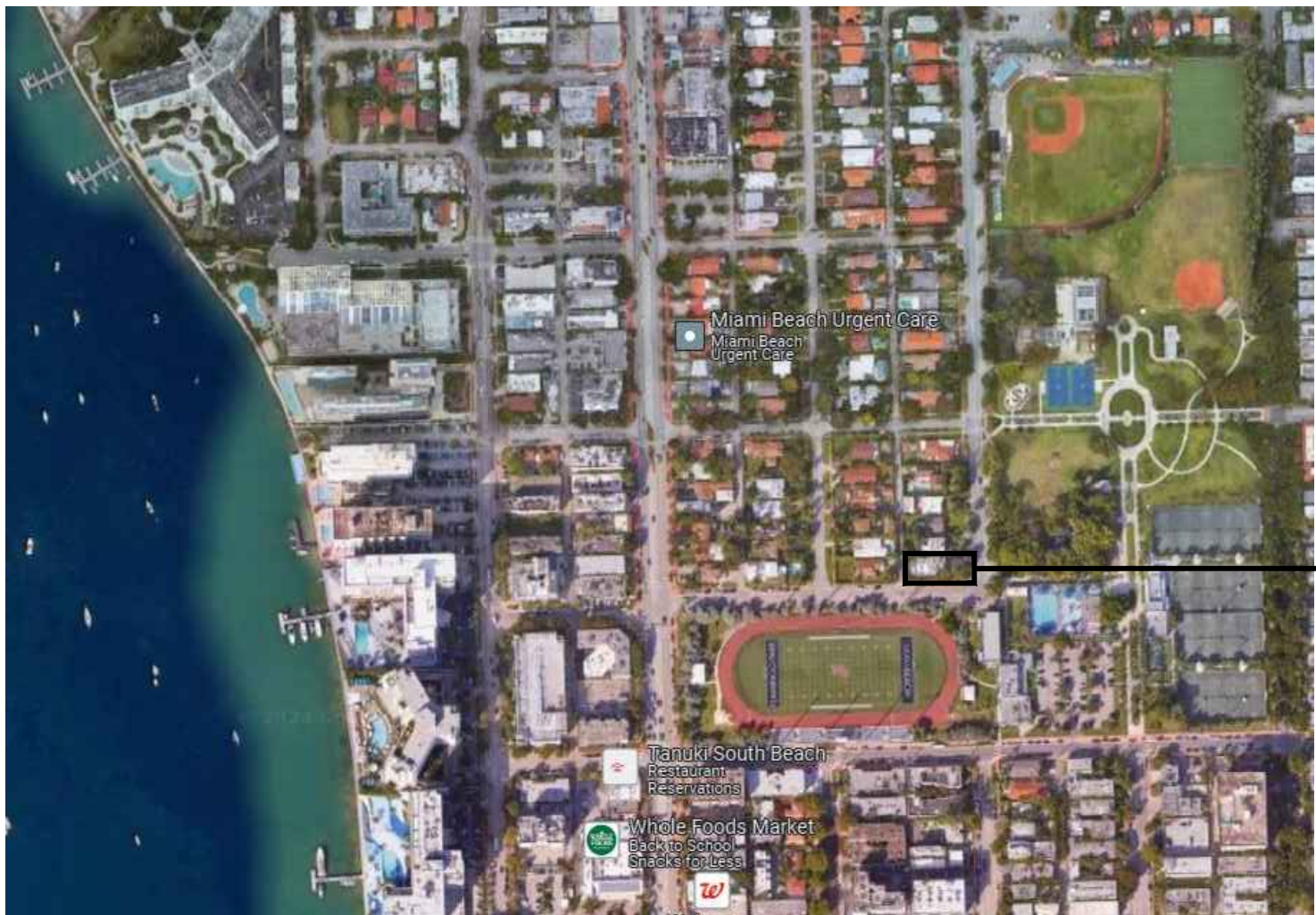
1210 MICHIGAN AVE MIAMI BEACH FL, 33139



CLIENT
ANDREW MIRMELLI

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585



LOCATION MAPS
SCALE: NTS

MIRMELLI RESIDENCE
1210 MICHIGAN AVE.
MIAMI BEACH, FL 33139

seal

Ralph Choeff
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MIRMELLI RESIDENCE

DEMOLITION PERMIT

1210 MICHIGAN AVE MIAMI BEACH FL, 33139

PROJECT DATA

SCOPE OF WORK:
DEMOLITION OF AN EXISTING TWO STORY CBS RESIDENCE IN MIAMI BEACH, FLORIDA

PROPERTY ADDRESS:
1210 MICHIGAN AVE, MIAMI BEACH FL, 33139

FOLIO NUMBER:
02-4203-009-1410

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2020 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL.

INDEX OF DRAWINGS

D-00

COVER SHEET

D-01

DEMO NOTES, INDEX, PROJECT DATA

D-02

SURVEY

D-10

EXISTING/ DEMOLITION PLAN

D-20

SEDIMENT & EROSION CONTROL NOTES

LEGAL DESCRIPTION

LOT 30 IN BLOCK 2A, OF, AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE PART OF THE TWENTY (20) FOOT STRIP CONTIGUOUS AND ABUTTING TO SAID LOT WHICH WAS CONVEYED TO THE BISCAYNE BAY ISLANDS CO., IN DEED BOOK 1501, AT PAGE 419, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH IMPROVEMENTS THEREON.

NOTES:

THE SITE MUST BE LEFT CLEAN OF ALL DEBRIS AND CONSTRUCTION MATERIALS AND BE FULLY GRADED AND LEFT READY FOR CONSTRUCTION

THE ENTIRE SITE MUST BE TERMITE & RODENT TREATED AFTER DEMOLITION IS COMPLETE. THE CONTRACTOR MUST PROVIDE A CERTIFIED LETTER TO THE CITY OF MIAMI BEACH

PRIOR TO THE DEMOLITION, THE CONTRACTOR MUST:

DISCONNECT ALL GAS TO THE PROPERTY & MUST OBTAIN A DISCONNECT LETTER FROM TECO GAS.

DISCONNECT ALL ELECTRICAL SCIENCE TO THE PROPERTY & MUST OBTAIN A LETTER FROM E.P. & L. CO.

DISCONNECT ALL PLUMBING & UTILITIES TO THE PROPERTY AND MUST OBTAIN A DISCONNECT LETTER FROM MIAMI BEACH PUBLIC WORKS

RECYCLING PROCEDURES FOR DEMOLITION:

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 GRINDING FACILITIES WHERE THE MATERIAL MADE INTO WOOD CHIPS.

EVERYTHING ELSE IS TAKEN TO LANDFILLS WHERE PLASTICS AND OTHER REMAINING RECYCLABLES ARE RECOVERED.

GENERAL SEDIMENT & 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 1/2 - 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.

DEMOLITION NOTES:

DESCRIPTION OF WORK

A. WORK INCLUDED IN THIS SECTION: ALL LABOR, MATERIALS, ETC., NECESSARY TO COMPLETE ALL DEMOLITION AND REMOVAL WORK REQUIRED TO COMPLETE CONTRACT WORK AS SHOWN ON DRAWINGS, AS SPECIFIED HEREIN, AND/OR AS REQUIRED BY JOB CONDITIONS, INCLUDING BUT NOT LIMITED TO:

1. THE PRESERVATION OF THE STREET SIDE ENTRY WALL AND FOUNDATIONS.

2. DEMOLITION OF EXISTING MAIN AND ACCESSORY BUILDINGS.

3. REMOVAL OF ALL FOOTERS/FOUNDATION AND PILES OF EXISTING BUILDINGS.

4. REMOVAL OF EXISTING POOL AND PILES

5. REMOVAL OF EXISTING PLUMBING, MECHANICAL AND ALL ELECTRICAL COMPONENTS.

APPLICABLE RULES, REGULATIONS AND CODES

A. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS AND THE CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS, AND ALL CITY DEPT. HAVING JURISDICTION OVER THE WORK, AND WITH OWNER'S SPECIAL CONDITIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY FEES, PERMITS (INCLUDING HAUL AND DUMPING LICENSES) AND CERTIFICATES AND GIVE ALL NOTICES AS REQUIRED DURING THE PERFORMANCE OF THE DEMOLITION WORK.

B. THE METHOD OF PERFORMING THE WORK OF DEMOLITION SHALL CONFORM TO ALL REQUIREMENTS OF THE CODE, AND ALL OTHER ORDINANCES AND REGULATIONS OF MIAMI-DADE COUNTY OR ANY OF ITS DEPARTMENTS, APPLICABLE TO THE WORK INVOLVED.

C. EXCEPT AS OTHERWISE MODIFIED HEREIN, DEMOLITION WORK SHALL CONFORM TO THE APPLICATION REQUIREMENTS OF THE ANSI SAFETY CODE FOR BUILDING CONSTRUCTION, ANSI A102, PART 1 'DEMOLITION' AS ISSUED BY AMERICAN NATIONAL STANDARDS INSTITUTE. WHERE THE REQUIREMENTS SPECIFIED HEREIN OR CONTAINED IN THE ANSI SAFETY CODE DIFFER FROM OTHER APPLICABLE RULES, REGULATIONS AND CODES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN ALL WORK UNDER THE CONTRACT.

D. THE ARCHITECT SHALL NO RESPONSIBILITY FOR DISCOVERY, PRESENCE, HANDLING, CONTAINMENT, REMOVAL, OR DISPOSAL OF MOLD, ASBESTOS, PCB OR OTHER 'HAZARDOUS MATERIAL' (AS DEFINED IN SOUTH FLORID BUILDING CODE).

EXECUTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK.

B. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE EXISTING STRUCTURE PRIOR TO DEMOLITION.

C. COMPLETE ALL DEMOLITION WORK AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE WORK. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.

D. BARRICADE AND COVER AS NECESSARY TO PROTECT PEDESTRIANS, WORKMEN AND ADJACENT PROPERTIES. CONTROL DUST BY PERIODICALLY SPRAYING DEMOLITION WORK WITH WATER.

E. PROTECT ANY EXISTING ACTIVE SERVICE LINES, INDICATED OR NOT. DISCONNECT ANY ELECTRIC, TELEPHONE, GAS, WATER OR OTHER LINES SERVICING THE STRUCTURE AS PER RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

F. AVOID ANY ENCROACHMENT ON ADJACENT PROPERTIES, REPAIR AND MAKE GOOD ANY DAMAGE TO ADJOINING PROPERTIES CAUSED BY OPERATIONS. CONDUCT OPERATIONS SO AS NOT TO INTERFERE WITH ADJACENT STREETS, WALKS, SERVICE LINE.

G. PREVENT ACCUMULATION OF DEBRIS AND OVERLOADING OF ANY PARTS OF THE STRUCTURE. ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE REUSED, SHALL BE PROMPTLY REMOVED FROM THE SITE.

H. UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO THE OWNER, LOCAL AUTHORITIES AND THE ARCHITECT.

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sheet no.

INDEX

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SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
1210 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA 33139

2. LEGAL DESCRIPTION :
Lot 7, Block 95 of "OCEAN BEACH ADD. No. 3"; according to the Plat Thereof as Recorded in Plat Book 2 at Page 81 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon are based of bearings value S02°01'07"E, along the center line of Michigan Avenue; according to Plat Book 2, Page 81 of the Public Records of Miami Dade County, Florida.

4. SOURCES OF DATA (VERTICAL CONTROL):
FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)

F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2014	AE	8.0'	120651	0317	L	V 310 ELEV. 4.57 NGVD29

5. ACCURACY : The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determine the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the FI. Statutes.

ABBREVIATIONS AND LEGEND:

A =arc	HT =high (height)	PRM =permanent reference monument	+ X.XX" _elevation NGVD29	— board fence
ADJ =adjacent	L.F.E.=lowest floor elevation	PT =point of tangency	+ (X.XX)" _elevation NAVD88	— CBS wall / fence
A.E. =anchor easement	LME =lake maintenance easement	R =radius	— fire hydrant	— chain link fence
BBQ =barbecue	LS =land surveyor	R/R =railroad	FPL FPL box	— pre-cast fence
BOB =basis of bearings	M =measured distance	R/W =right-of-way	— gas meter	— picket fence
BM =bench mark	N A =not applicable	Sec =section	GT propane gas tank	— wooden fence
BC =block corner	N&D =nail & disc	S =south	manhole (unknown)	
CME =canal maintenance easement.	NAVD =national american vertical datum	T =tangent	pool equipment	
C =calculated	NGVD =national geodetic vertical datum	U.E. =utility easement	pool water heater	
Ch =chord	N =north	W =west	concrete power pole	
CBS =concrete block structure	NTS =not to scale		wood power pole	
Ø =diameter	OH =overhang		catch basin	
DH =drill hole	O/S =offset		clean out	
DME =drainage maintenance easement	ORB =official record book		communication box	
E =east	P =plat		electric register	
F.I.P. =found iron pipe no id	P.B. =plat book		electric meter	
F.I.R. =found iron rebar no id	P.C. =point of curvature		electric panel	
F.N&D =found nail and disc	PG =page		emergency generator	
F.F.E. =finish floor elevation	PCP =permanent control point			
	P.L. =property line			
	POB =point of beginning			
	POC =point of commencement			

CERTIFY TO : ANDREW MIRMELLI.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE : I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 53-17.050 through 53-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: **Miguel J. Garay**
Professional Surveyor and Mapper
No. 6594 State of Florida

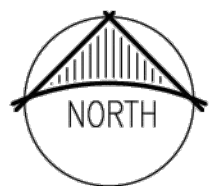
8801 NW 176th Street Miami Lakes, FL 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

Date: 04-22-2024
Job No.24-12843F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

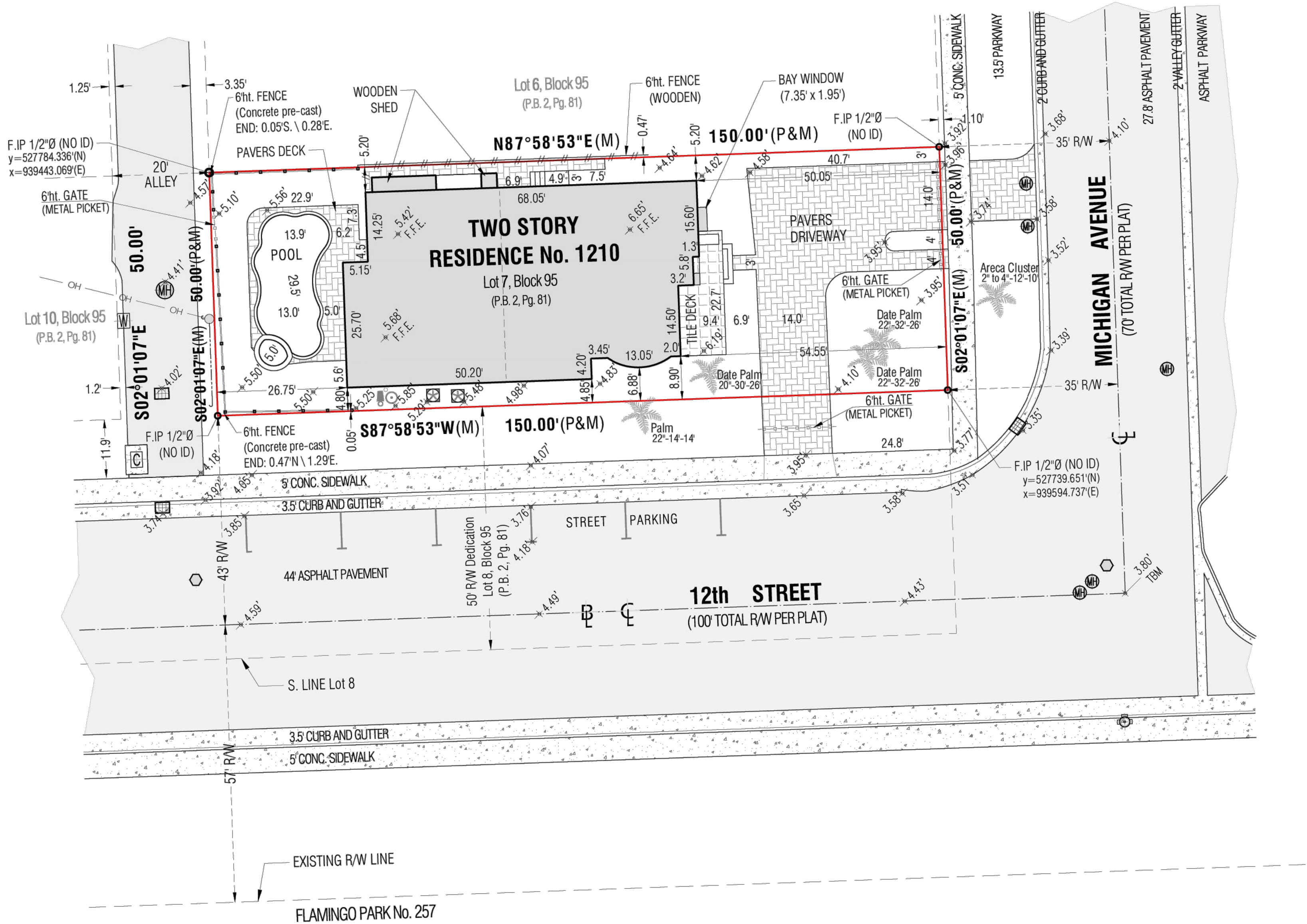
Miguel J Garay

Digitally signed by Miguel J Garay
Date: 2024.04.23
09:18:33 -04'00'



MAP OF BOUNDARY SURVEY:

SCALE 1" : 20'



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1210 MICHIGAN AVE.
MIAMI BEACH, FL 33139

seal

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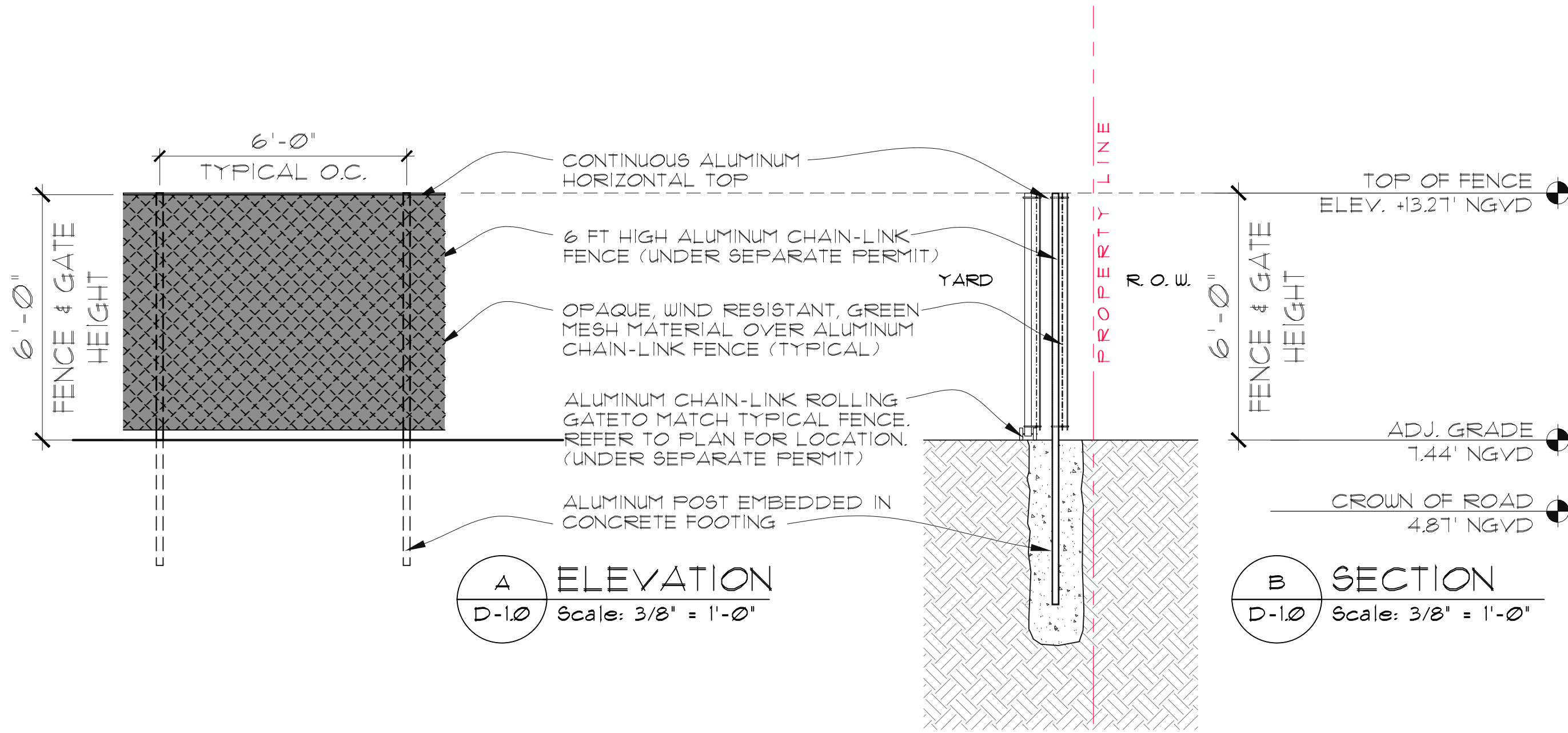
date:
12/09/2024

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sheet no.

SURVEY

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DEMOLITION NOTES:

1. 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.
2. ALL EXISTING STRUCTURE, FOUNDATION, EXTERIOR CBS BEARING WALLS, INTERIOR BEARING PARTITIONS, WOOD FLOOR JOISTS, ROOF FLOOR SLABS, AND ALL OTHER ELEMENT PERTAINING TO THE MAIN CBS 2 STORY RESIDENCE SHALL BE REMOVED IN ITS ENTIRETY TO BE REPLACED BY NEW STRUCTURE.
3. ALL EXISTING EXTERIOR DOORS AND WINDOWS SHALL BE REMOVED AND DISPOSED CORRECTLY.
4. ALL EXISTING ELECTRICAL WIRING, CONDUIT, RECEPTACLES, LIGHTING, DEVICES, ETC. SHALL BE REMOVED.
5. ALL EXISTING MECHANICAL EQUIPMENT, DUCTS, GRILLS, DEVICES, ETC. SHALL BE REMOVED.
6. ALL INTERIOR FINISHES, FIXTURES, AND EQUIPMENT, IN KITCHENS, BATHROOMS, AND MECHANICAL CLOSETS, SHALL BE REMOVED.
7. ANY TREE REMOVAL SHALL BE IN ACCORDANCE WITH CITY ORDINANCES FOR REMOVING TREES, AND SHALL BE PERMITTED AND MITIGATED AS NEEDED.
8. ALL EXISTING WOOD, CBS, AND CHAIN LINK FENCES SHALL BE REMOVED AND DISPOSED CORRECTLY.
9. ALL SITE DEVELOPMENT TO BE DEMOLISHED AND REMOVED FROM SITE.
10. 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.
11. ENTIRE PROPERTY SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF THE ROAD, UPON THE COMPLETION OF DEMOLITION, WITH APPROVED BASE MATERIAL.
12. 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.
13. FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF ALUMINUM PICKET ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
14. 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.
15. 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.
16. PER SEC. 24-41(1) - 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.
17. 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.

CONSTRUCTION FENCE GUIDELINES :

- SECTION 142-876 (b):
- (b). CONSTRUCTION FENCES IN ALL DISTRICTS, AS APPLICABLE TO ALL PROPERTIES WITH ACTIVE BUILDING PERMITS THAT HAVE BEEN DEEMED UNFIT FOR HUMAN HABITATION, CONSTRUCTION FENCES SHALL BE REQUIRED TO BE INSTALLED ALONG ALL PROPERTY LINES:
- (1) HEIGHT, IN SINGLE-FAMILY DISTRICTS, CONSTRUCTION FENCES SHALL BE INSTALLED AT A MINIMUM HEIGHT OF SIX FEET AND MAXIMUM HEIGHT OF TEN FEET, AS MEASURED FROM THE ADJACENT GRADE. IN ALL OTHER DISTRICTS, CONSTRUCTION FENCES SHALL BE A MINIMUM HEIGHT OF SIX FEET AND MAXIMUM HEIGHT OF 12 FEET, AS MEASURED FROM ADJACENT GRADE.
- (2) MATERIALS IN ALL DISTRICTS, CONSTRUCTION FENCES LOCATED ALONG A FRONT, SIDE FACING A STREET, OR WATERFRONT PROPERTY LINE, SHALL CONSIST OF AN OPAQUE SCREENING, WHICH MAY INCLUDE PLYWOOD OR ALUMINUM PANELS, OR THE EQUIVALENT SOLID CONSTRUCTION ON A WOOD OR METAL FRAME. ALTERNATIVELY, A CHAIN LINK FENCE MAY BE PERMITTED, PROVIDED THAT IT CONTAINS A HORIZONTAL TOP, OPAQUE SCREENING, AND A ROLLING GATE FOR ACCESS. THE EXTERIOR FACE OF SUCH FENCING SHALL AT A MINIMUM CONSIST OF A CONTINUOUS COLOR FINISH IN SINGLE-FAMILY DISTRICTS. IN ALL DISTRICTS, EXCEPT SINGLE-FAMILY DISTRICTS, AN ARTISTIC MURAL, WHICH IS INTEGRAL TO THE FENCE CONSTRUCTION, SHALL BE REQUIRED, SUBJECT TO DESIGN REVIEW APPROVAL OR A CERTIFICATE OF APPROPRIATENESS, AS APPLICABLE.
- (3) CONSTRUCTION REQUIREMENTS, ALL FENCES REQUIRED TO BE INSTALLED PURSUANT TO THIS SECTION SHALL BE OF PERMANENT-QUALITY CONSTRUCTION, INCLUDING CONCRETE FOUNDATIONS.
- (4) ACCESS, A ROLLING OR RIGID FOLDING GATE SHALL BE PLACED AT AN OPENING IN THE FENCE WHEREVER THERE IS A VEHICULAR ACCESS POINT FOR CONSTRUCTION VEHICLES TO ENTER THE SITE. THE WIDTH OF THE GATE SHALL NOT BE GREATER THAN WHAT IS REQUIRED TO ALLOW ACCESS TO CONSTRUCTION VEHICLES; HOWEVER, THE HEIGHT MAY BE INCREASED AS NECESSARY TO PROVIDE A RIGID FRAME THAT COMPLETELY SURROUNDS THE VEHICULAR ACCESS POINT. THE GATE SHALL NOT BE OF A SWINGING TYPE.

PROPERTY INFORMATION:

PROPERTY ADDRESS:
1210 MICHIGAN AVE, MIAMI BEACH FL, 33139

FOLIO NUMBER:
02-4203-000-1410

LEGAL DESCRIPTION:
LOT 7, BLOCK 95 OF 'OCEAN BEACH ADD. NO 3', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

PROJECT DATA:

THE INTENTION OF THIS APPLICATION IS TO BEGIN DEMOLITION AND THE CONSTRUCTION PROCESS ON SITE.

IF SITE REMAINS VACANT FOR AN EXTENDED PERIOD OF TIME, FENCE MUST MEET REQUIREMENTS AS PER SEC. 142-876 (a)

SCOPE OF WORK:
DEMOLITION OF AN EXISTING TWO STORY CBS RESIDENCE IN MIAMI BEACH, FLORIDA

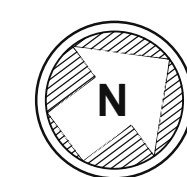
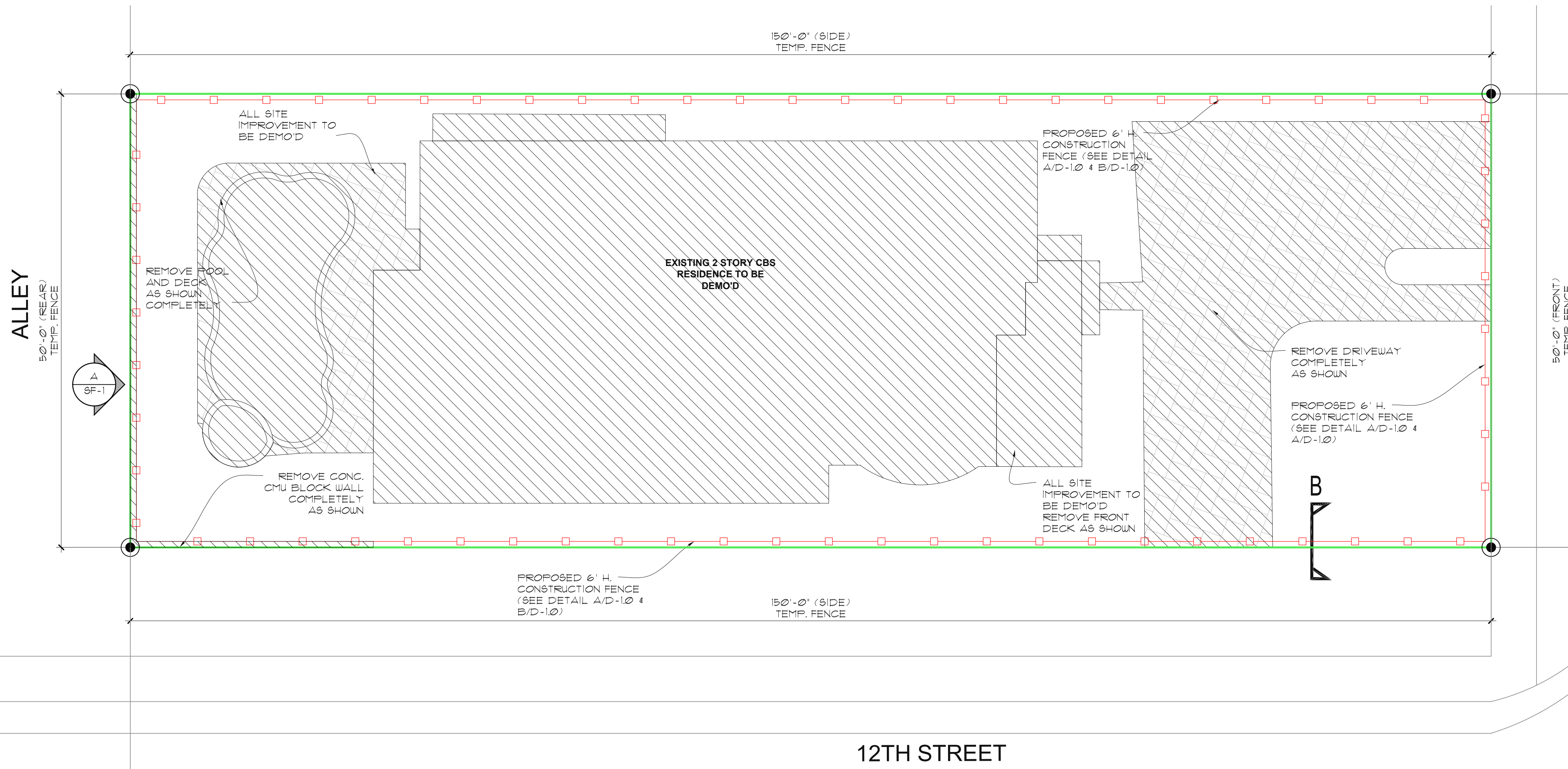
APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2020 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL.

PER SEC. 142-108 (F)(3), THE DEMOLITION PERMIT SHALL REQUIRE THAT ALL DEBRIS ASSOCIATED WITH THE DEMOLITION OF THE STRUCTURE SHALL BE RE-CYCLE, IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

TEMPORARY CONSTRUCTION FENCE NOTE:

- A. THE TEMPORARY CONSTRUCTION FENCE SHALL BE AN 6'-0" HIGH FENCE WITH A WIND RESISTANT GREEN MESH MATERIAL ALONG PROPERTY LINE AT THE FRONT, REAR AND SIDES TO AN ELEVATION OF +13.21 FT. NGVD
- B. ADJUSTED GRADE +6.05 FT NGVD (+8.00' + 4.10' / 2 = +6.05 FT NGVD)
- C. SITE ELEVATIONS ARE IN NGVD 1929 AND MATCH THE BOUNDARY THE SURVEY ELEVATION.



SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

MIRMELLI RESIDENCE
1210 MICHIGAN AVE,
MIAMI BEACH, FL 33139

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2417

date:
12/09/2024

revised:

sheet no.

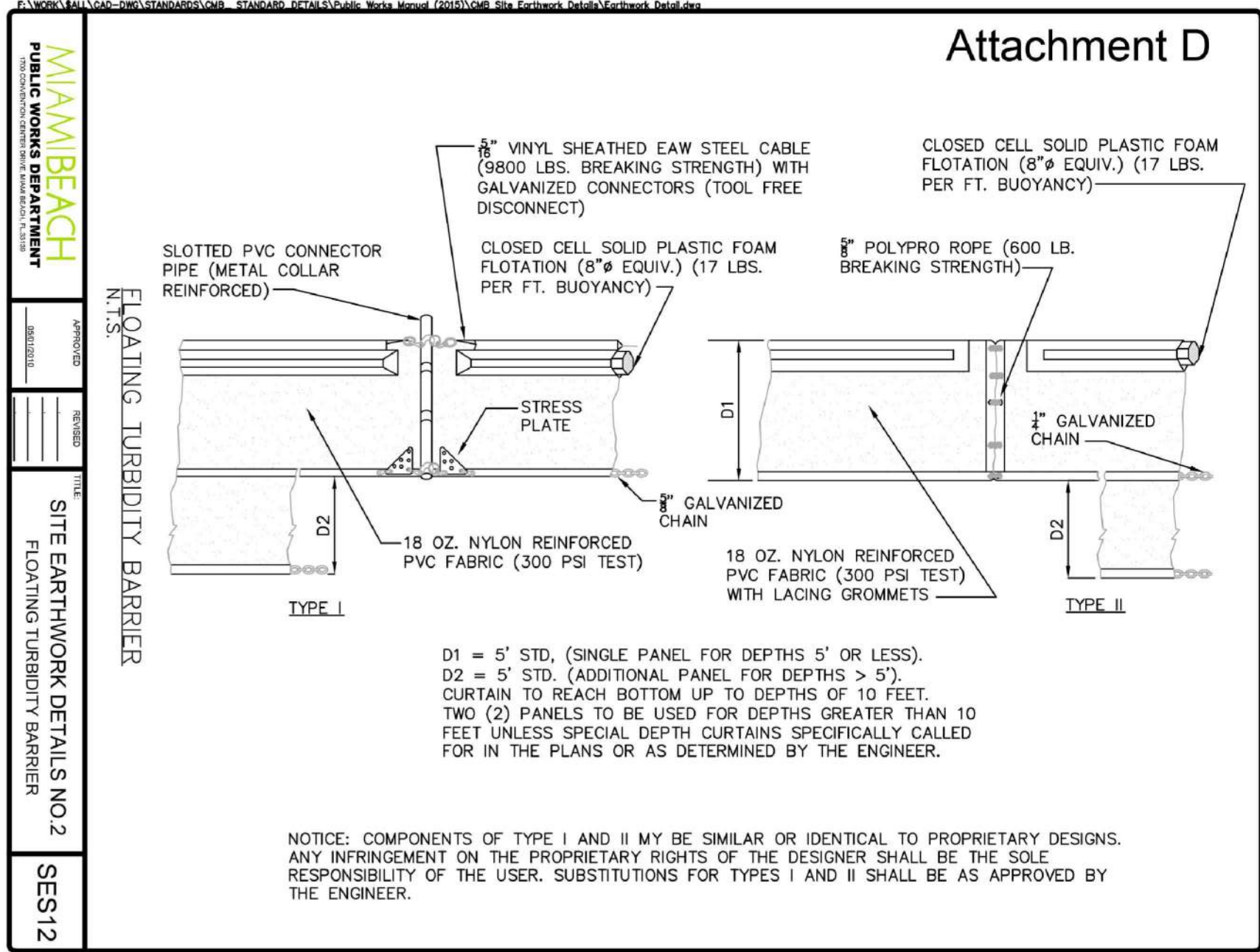
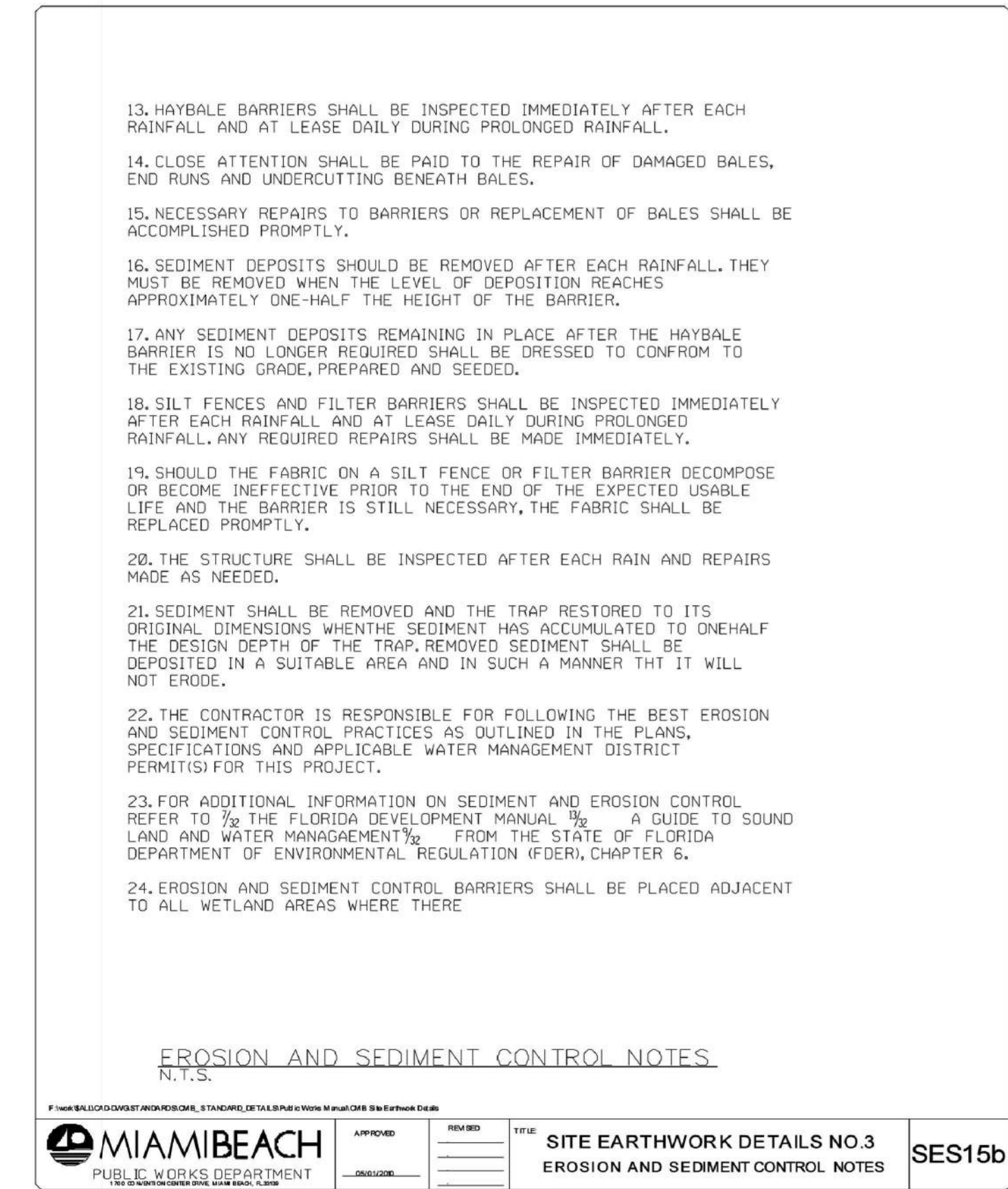
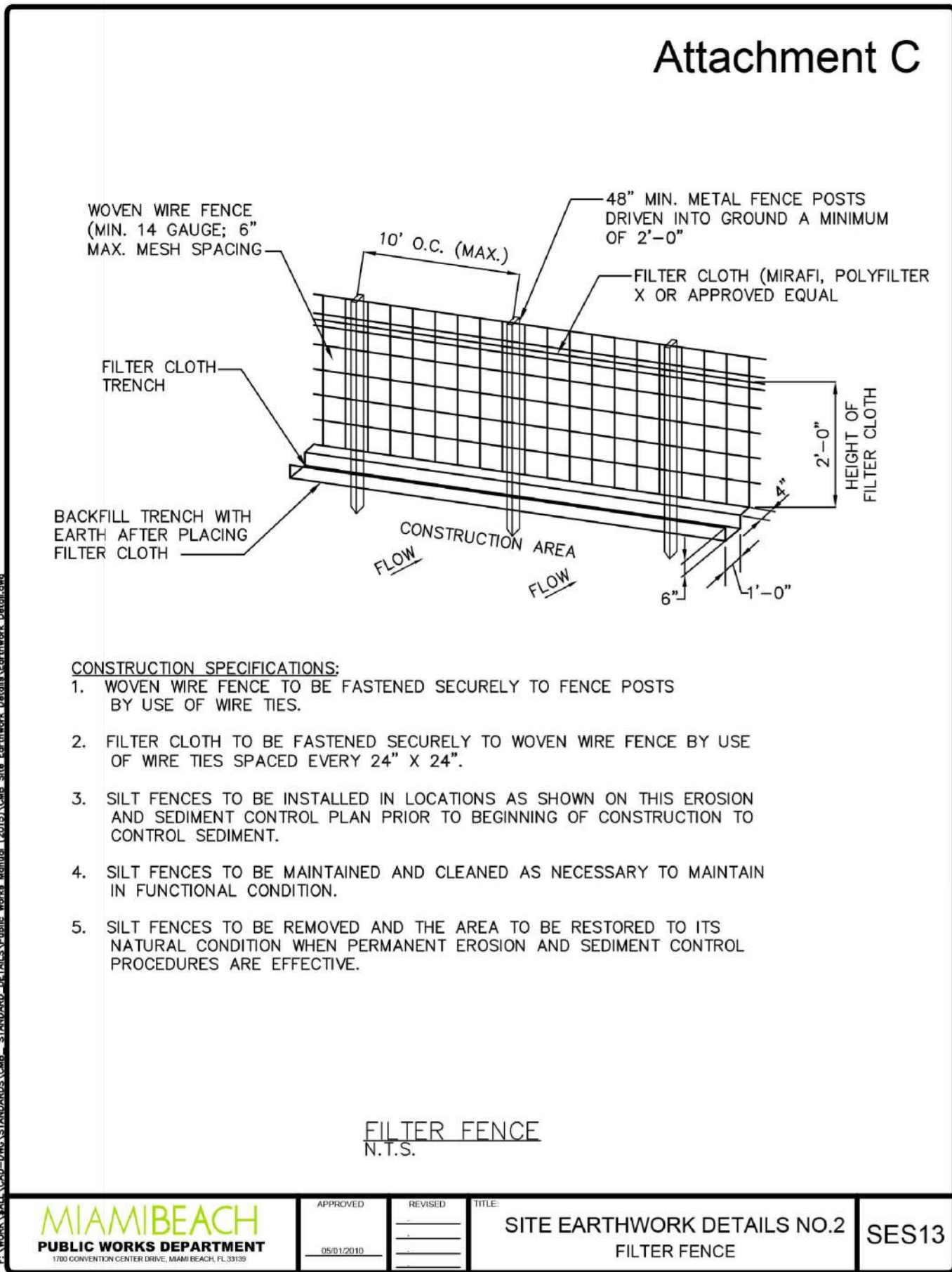
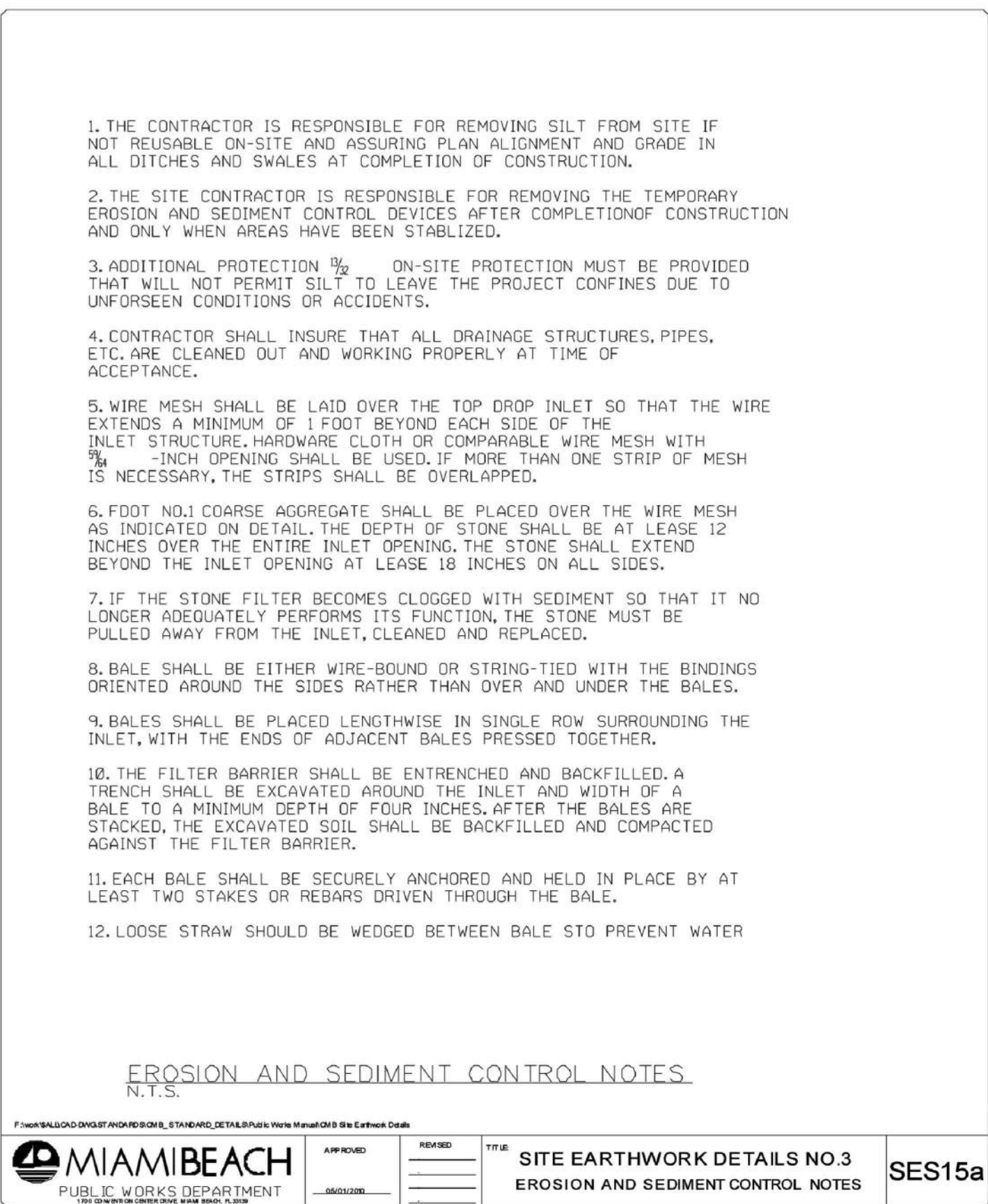
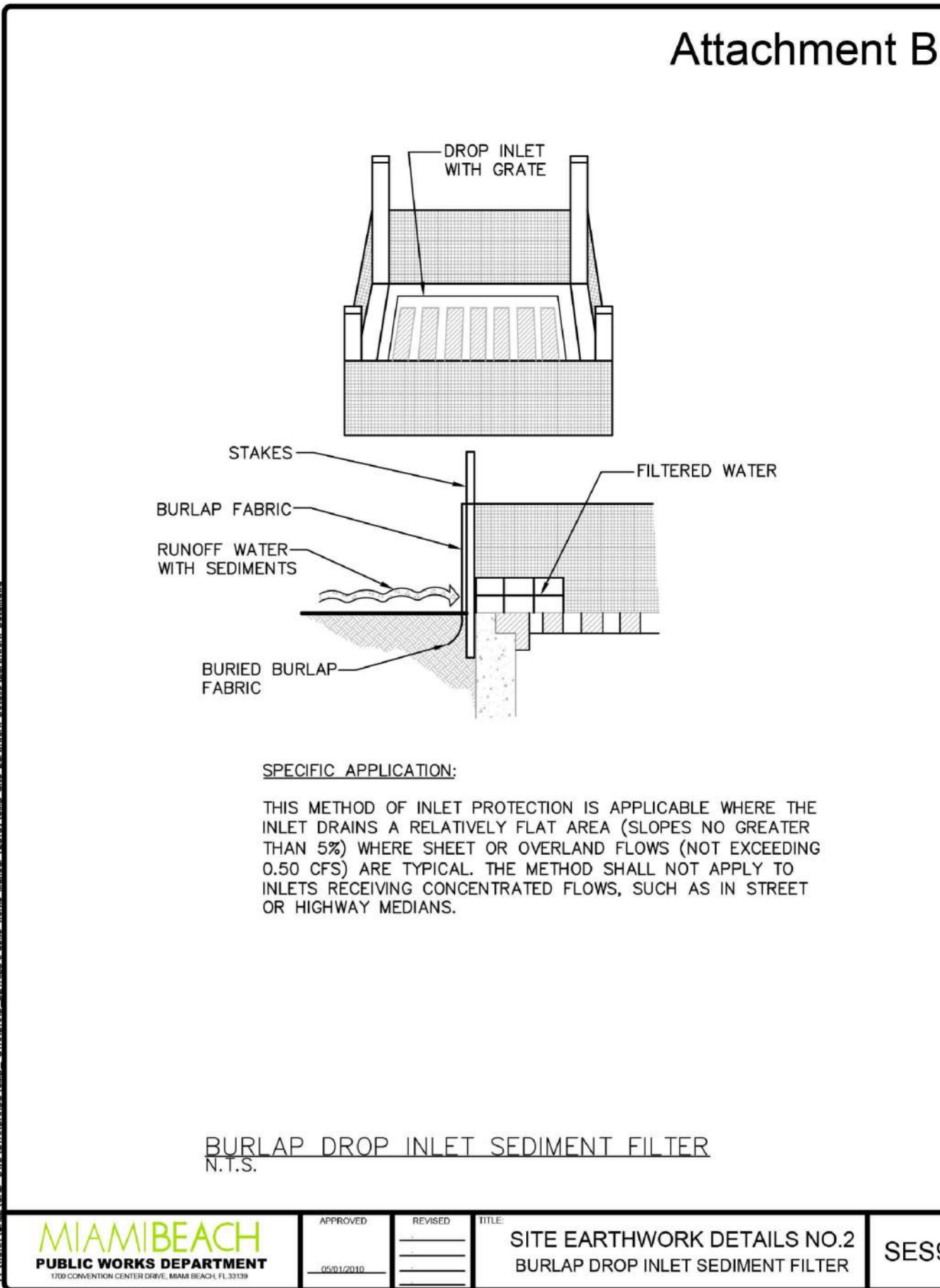
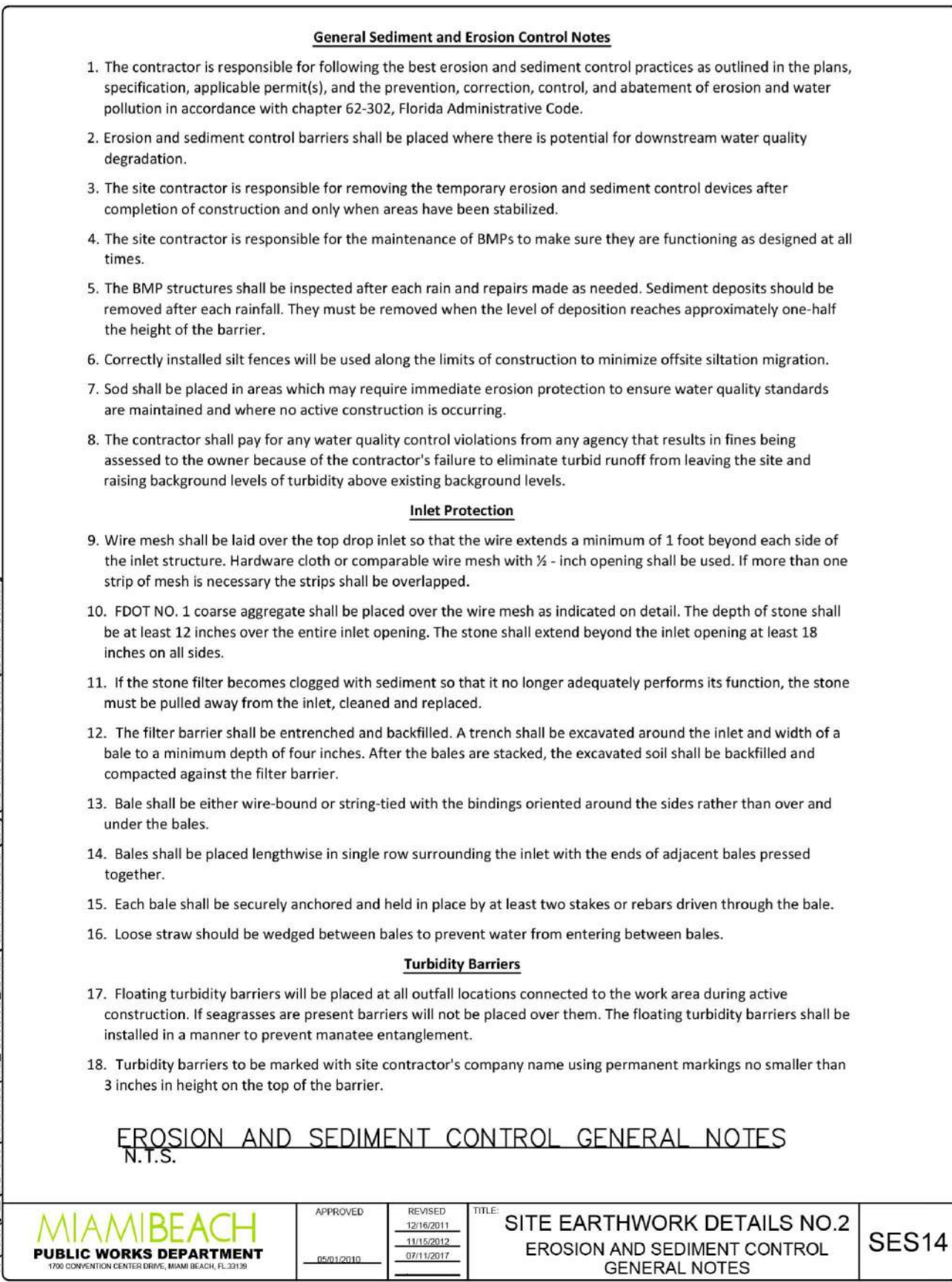
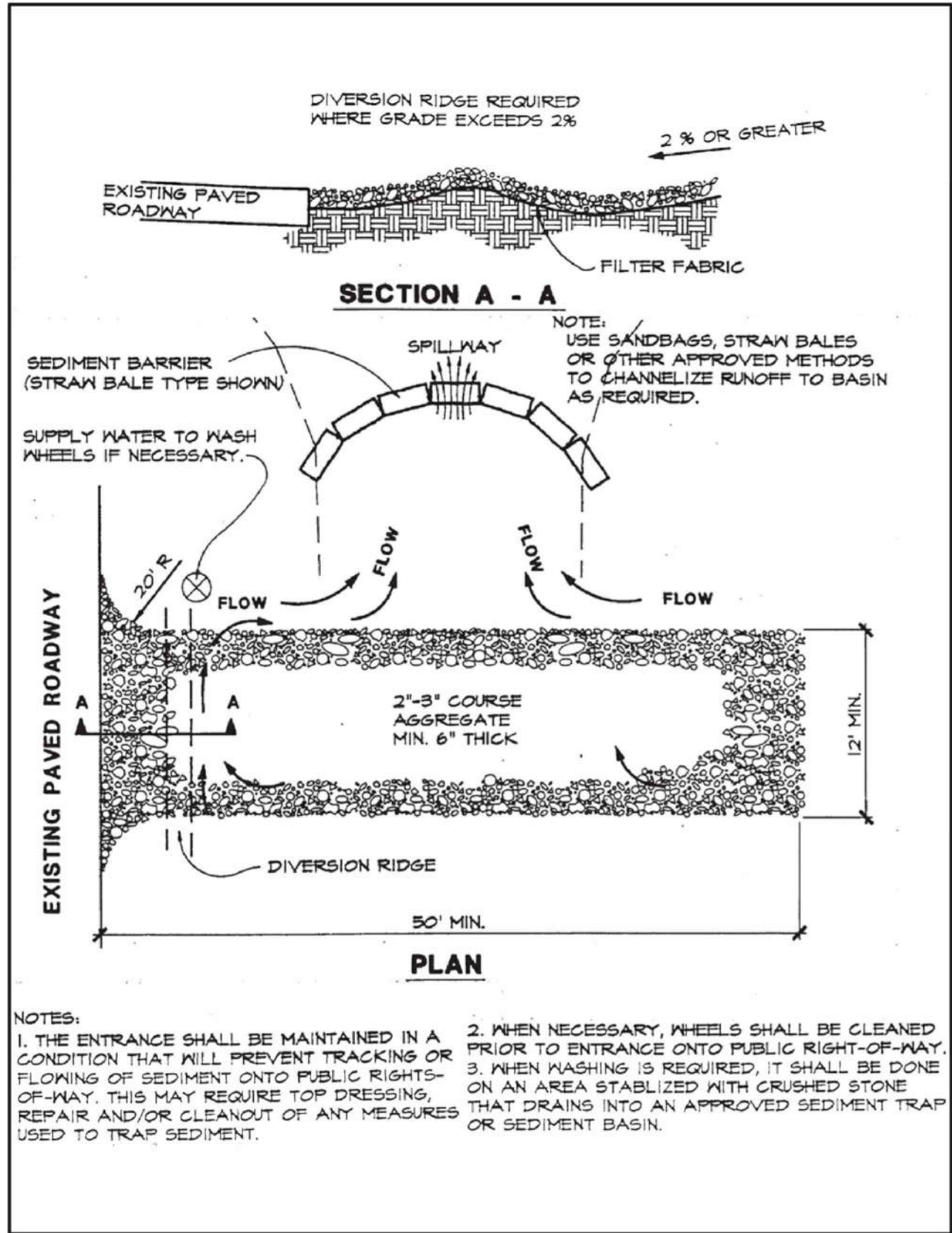
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Attachment A





1 NORTH EAST VIEW
G-3.1 Scale: NTS



2 SOUTH EAST VIEW
G-3.1 Scale: NTS



3 SOUTH WEST VIEW
G-3.1 Scale: NTS



4 NORTH WEST VIEW
G-3.1 Scale: NTS



1 SIDE (SOUTH) VIEW
G-3.2 Scale: NTS

SIDE (SOUTH) RENDERING

G-3.2



1 FRONT (EAST) VIEW
G-3.3 Scale: NTS

FRONT (EAST) RENDERING

G-3.3



1 REAR (SOUTH WEST) VIEW
G-4.4 Scale: NTS

REAR (SOUTH WEST) RENDERING

G-3.4

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1 SIDE (NORTH) VIEW
G-3.5 Scale: NT5

SIDE (NORTH) RENDERING

G-3.5

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