

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

**TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD**

May 3, 2022

FINAL AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a garage conversion for “Batsheva Rivkin & Daniel Amishay” located at 9650 Broadview Terrace, Lot 1 of Block 34. The owners are proposing to convert their garage into a/c living space with a new bedroom and bathroom. Enclosed please find the site plan and elevation. (Item #1)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

2. Request for approval for a new single family home for “Shaul & Danielle Dina” located at 9720 West Broadview Drive, Lot 64 of Block 23. The owners are proposing to construct a new two-story single family home. The existing 5,522 sq. ft. single-story home (built in 1948) will be demolished and replaced with a new two-story 10,498 sq. ft. home. The residence will have 7 bedrooms, 7 full baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

ADJOURNMENT:

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Design Review Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

May 3, 2022

ITEM NUMBER: 1.

ITEM: Request for approval for a garage conversion for “Batsheva Rivkin & Daniel Amishay” located at 9650 Broadview Terrace, Lot 1 of Block 34. The owners are proposing to convert their garage into a/c living space with a new bedroom and bathroom. Enclosed please find the site plan and elevation. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 9650 BVT SFR Garage Con DRB Staff Report Apr 25 2022
2.	_1_-9650 Broadview ave __TS_-and more-

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MM*
Consultant Town Planner

Date: April 25th, 2022

Subject: Proposed Enclosure of a Garage at an Existing Single-Family Residence
9650 Broadview Terrace
Bay Harbor Islands Acct. No.: Bldg. Permit No. B22-000156
MMPA Acct. No.: 01-0702-1128

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the submitted plans and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the enclosure of a garage at an existing single-family house located at 9650 Broadview Terrace.

BACKGROUND:

Over the last several months the current (new) homeowners ((Batsheva Rivkin & Daniel Amishay) have been processing a number of building permits to renovate / upgrade an existing single-family home located at 9650 Broadview Terrace. According to the Miami-Dade Property Appraiser's public records this home was originally built in 1964 with some minor modifications made over the years. The 4BR / 3Bath house is approximately 3,251 sq. ft. in total size. The subject site is a rectangular N/S oriented corner lot with the home's front door façade facing Broadview Terrace and a secondary street-side façade facing north onto 97th Street – including a 2-car garage with a doublewide driveway at the northwest corner of the site. The homeowners recently approached the Town to convert the garage into A/C living space (new BR & Bath). The Town's Code requires each single-family home to provide a minimum of two (2) parking spaces on the site – but the Town Code does not mandate that the required parking spaces be located within a garage or carport. Several older homes in the Town have received approval over the years to close-in their original garages and convert the area into A/C living area. Initial building permit plans have been submitted and reviewed by the Town's staff. A looped circular driveway on Broadview Terrace can easily accommodate at least 2-3 vehicles, plus the Town's adjoining road swale parking.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Proposed Enclosure of a Garage at an Existing Single-Family Home
9650 Broadview Terrace
April 25th, 2022
Page 2**

While the Town's Code does not mandate that the DRB (formerly Planning & Zoning Board) must approve individual garage conversions (like some other cities do), when the Town Council relinquished their role as the Planning and Zoning Board in 2008 and created a separate appointed Planning and Zoning Board (now DRB), Resolution No. 1077 was adopted to delegate various building review / approval responsibilities between the appointed Planning and Zoning Board and staff for more minor daily matters. Specifically, Resolution No. 1077 states as follows and has been applied to similar situations like this:

Section 1. The Planning and Zoning Board shall review and approve the following:

e. Revisions to plans previously approved by the Planning and Zoning Board for changes in materials and/or colors that affect the overall aesthetic look (Structural changes, location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent feature).

On April 25th, 2022, the Town received a formal Site Development Plan application for the conversion of a garage at the above existing single-family home located at 9650 Broadview Terrace. The plans were reviewed by MMPA / Town staff for consistency with the Town Code / FBC requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes. The current plan meets all Town Code requirements for the conversion of a garage. The applicant is also proposing to remove the current driveway from the street to the garage door. The removal of the garage door and resultant street home façade modifications (add windows) are the focus of this application and DRB review responsibility.

PROJECT DESCRIPTION / SUMMARY

The applicant is requesting Design Review Board (DRB) approval for the conversion of a garage into A/C living area for an existing single-family residence on an interior lot located at 9650 Broadview Terrace. According to the survey submitted, the existing home / garage is set back 25' from both the Broadview Terrace and 97th Street property lines which meets the current day street setback requirements. The applicant will be removing the garage door and placing two fixed windows in its place as well as raising the garage floor to BFE; the roof structure and garage footprint will not change. As the driveway will be removed landscaping will cover that area.

The Miami-Dade County Property Appraisers website list the existing structure as being built in 1964. The Historical Structure Survey for the Town of Bay Harbor Islands does not identify the existing structure as the home was not 50 years old at the time of the survey. The existing structure is a form of ranch design.

Again, the Town Code does not require garages for single-family homes; however, Sec. 23-24(c)(1) requires two parking spaces for single-family homes which the subject property can provide in the existing Broadview Terrace circular driveway. As previously stated, the plans meet all Town Code requirements for the enclosure of a garage and the existing garage structure meets all current day setback requirements.



INDEX:

Sheet	Dwg.	Title
1	TS	TITLE SHEET, LOCATION AND INDEX OF DRAWINGS
2	SP-1	EXISTING & PROPOSED SITE PLANS.
3	A-1	EXISTING/DEMOLITION ARCHITECTURAL FLOOR PLAN.
4	A-2	PROPOSED ARCHITECTURAL FLOOR PLAN.
5	A-3	EXISTING & PROPOSED ELEVATIONS.
6	A-4	BATHROOM DETAILS
7	E-1	ELECTRICAL POWER PLAN AND DETAILS.
8	P-1	PLUMBING SITE PLAN, ROOF DRAINAGE PLAN & DETAILS.
9	M-1	MECHANICAL PLAN DETAILS.

CONSTRUCTION DRAWINGS FOR CARPORT ENCLOSURE AT:

9650 BROADVIEW AVE.

BAY HARBOR ISLANDS, FLORIDA

Erick Torres

Digitally signed by Erick Torres
Date: 2022.03.09 19:27:06 -05'00'

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS.

2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT/ENGINEER AND OWNER'S REP.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF FLOOR/CEILING AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISHED BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT/ENGINEER.

5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE RESPONSIBILITY OF THE CONTRACTOR.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.

7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.

8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.

9. CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020, 7TH EDITION, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER EACH PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK. IN ADDITION, THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

11. PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR SAME.

12. PERFORMANCE OF WORK: NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.

13. CLEANUP: IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SWAGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.

14. MATERIALS: ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.

15. FIRE RESISTANCE / UNDERWRITERS LABORATORY RATINGS: WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTANCE RATINGS / UNDERWRITERS LABORATORY RATINGS, ALL SUCH SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.

16. CUTTING AND PATCHING: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.

17. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.

FINISHES:

1. ALL GYPSUM WALL BOARD TO BE 1/2" TYPE "X" WITH MR USED AT ALL PLUMBING WALLS.

2. METAL STUD FRAMING TO BE 20 GA. 16"OC. PROVIDE WOOD BLOCKING WHERE SHOWN AND REQUIRED.

3. PROVIDE 1" BEADS, CORNER BEADS & TRIM AS REQUIRED. TAPE, SPACKLE, ALL JOINTS & SCREWS W/ 3 COATS FEATHERED FINISH & SAND SMOOTH.

4. ALL WOOD PLACED AT INTERIOR PARTITIONS FOR DOOR FRAMES WILL BE TREATED WOOD.

SCOPE OF WORK (GENERAL):

1. CARPORT ENCLOSURE WITH 426 SQ. FT.

etr

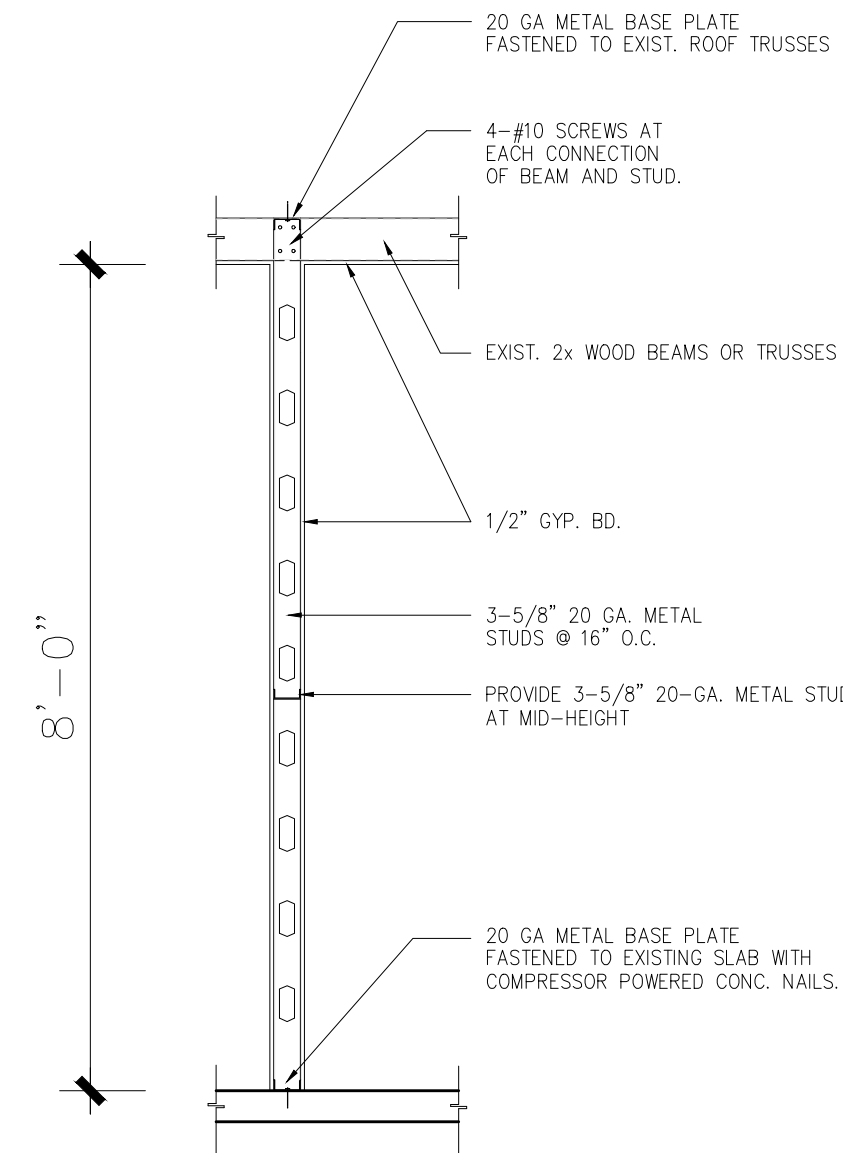
ARCHITECTURAL WORKSHOP
(AA26002286)
7725 SW 155th. PL., suite 44
MIAMI, FL., 33193
ERICK TORRES-ARCHITECT
ARCHITECT LICENSE NO. AR95479
TEL: (786) 715.7731 arch2bc@yahoo.com

SCOPE OF WORK (General):

- ENCLOSE EXISTING GARAGE OF 436 SQ. FT. & CONVERT IT TO BEDROOM #4 WITH BATHROOM AND CLOSET.
- POUR NEW 4.75" THICK CONCRETE SLAB OVER EXISTING GARAGE SLAB. SLAB THICKNESS TO BE VERIFIED WITH THICKNESS OF NEW TILE TO BE INSTALLED.
- INSTALL 27 LIN. FT. OF NEW INTERIOR PARTITION.

LEGEND (DEMOLITION):

- (A) NEW 4" INTERIOR PARTITION.
- (B) EXISTING STRUCTURE TO REMAIN.

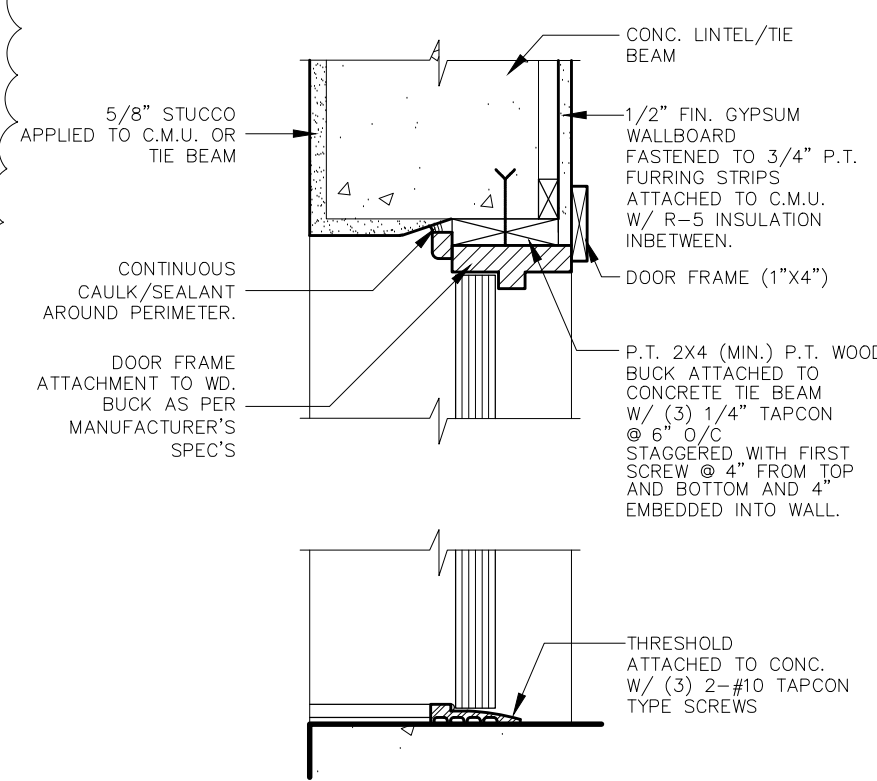


TYP. PARTITION DETAIL (A)

SCALE: 1/2"=1'-0"

WINDOW SILL HEAD (CMU)

SCALE: N.T.S.

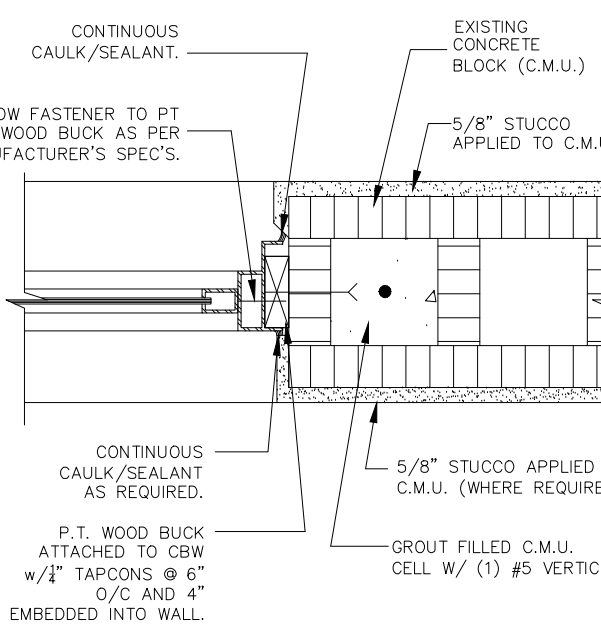


DOOR HEAD/JAMB DETAIL (CMU)

SCALE: N.T.S.

WINDOW SILL DETAIL (CMU)

SCALE: N.T.S.



WINDOW JAMB DETAIL (CMU)

SCALE: N.T.S.

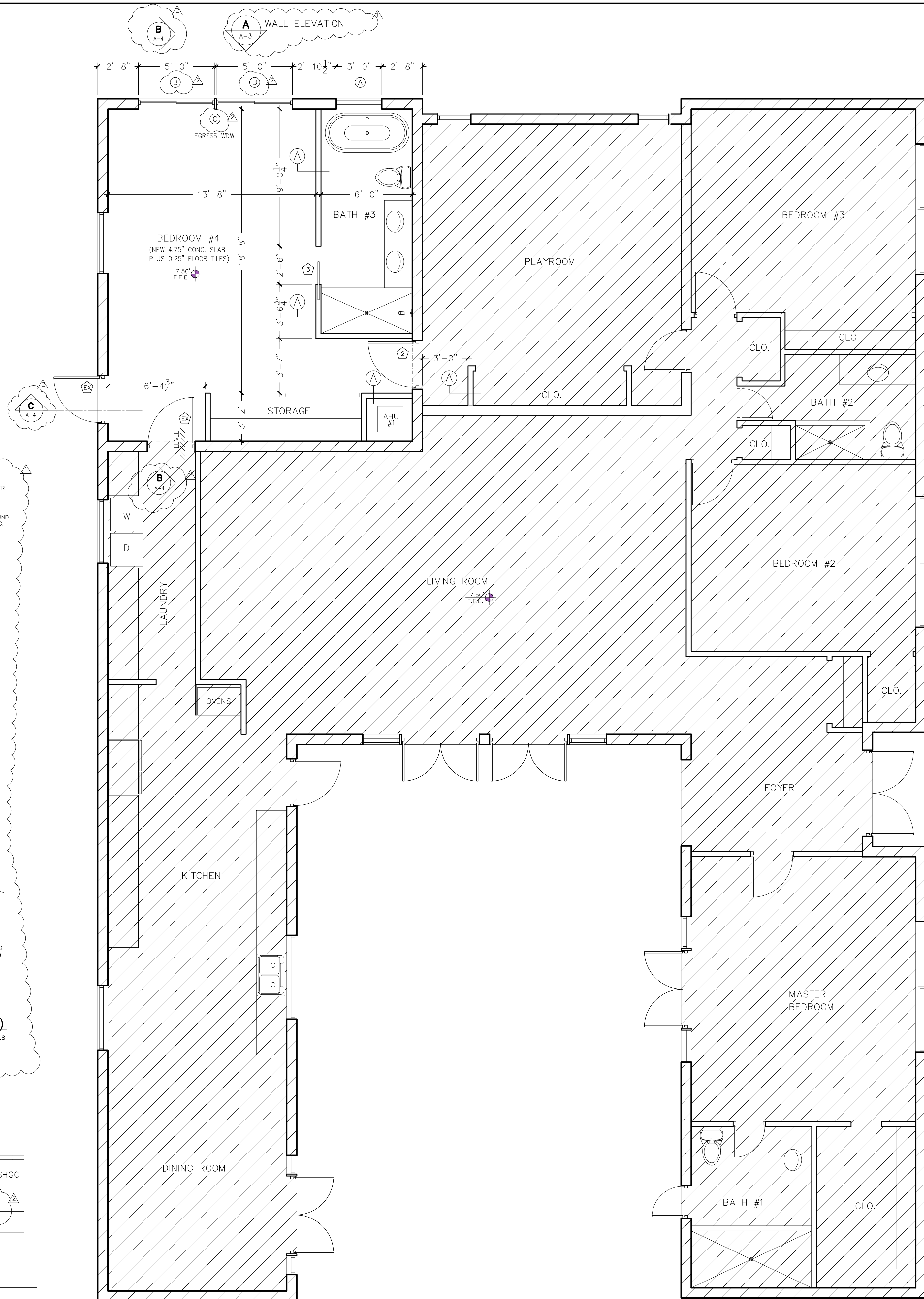
WINDOW SCHEDULE

TAG	DIMENSIONS (WxH)	TYPE		GLAZING			TYPE	APPROVED PRESSURE POS/NEG	REQUIRED PRESSURE POS/NEG	PRODUCT APPROVAL #	FASTENER TYPE/SIZE	HEADER	SIDES	SILL	SHUTTER	U-FACTOR/SHGC
		MATERIAL	FINISH	THICK	TYPE	FINISH										
(A)	36"x24"	ALUM/GLASS	WHITE BAKED ENAMEL	1/8"	DSB	CLEAR	HORIZ. SLIDER CAT. II SAFETY GLASS	70/75.0	40.05/43.45	NOA # 21-0414.04	TAPCON/1/8"	6"/12"	6"	6"/12"	NO	1.0/0.50
(B)	60"x48"	ALUM/GLASS	WHITE BAKED ENAMEL	1/8"	DSB	CLEAR	HORIZ. SLIDER	70/75.0	40.05/43.45	NOA # 21-0414.04	TAPCON/1/8"	6"/12"	6"	6"/12"	NO	1.0/0.50
(C)	1"x48"	ALUMINUM	WHITE BAKED ENAMEL				MULLION	120/120.0	40.05/43.45	NOA # 21-0122.04						

ALL GLASS IN DOORS AND WITHIN 48" OF DOORS TO BE CATEGORY II SAFETY GLAZING

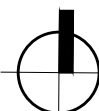
DOOR SCHEDULE

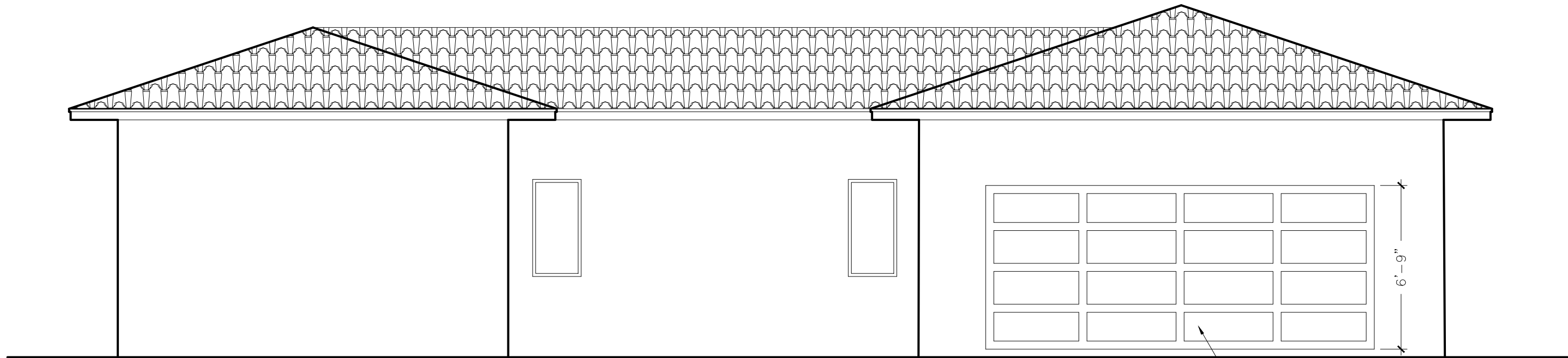
MARK	DOOR DIMENSIONS			TYPE	COMMENTS	MATERIAL	APPROVED PRESSURE POS/NEG	REQUIRED PRESSURE POS/NEG	PRODUCT APPROVAL #	FASTENER TYPE/SIZE	HEADER	SIDES	SHUTTER	U-FACTOR/SHGC
	WIDTH	HEIGHT	THICK											
(1)					OMIT									
(2)	3'-0"	6'-8"	1-3/8"	INTERIOR SWING		WOOD								
(3)	2'-6"	6'-8"	1"	INTERIOR SLIDING		WOOD								
(EX)					EXISTING									



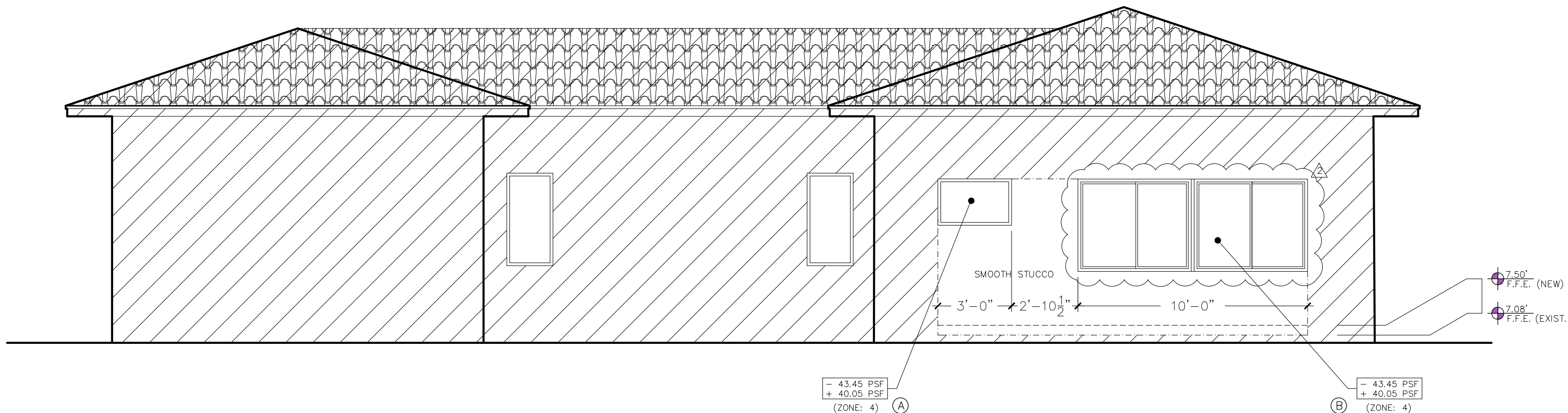
Proposed Architectural Floor Plan

SCALE: 1/4"=1'-0"

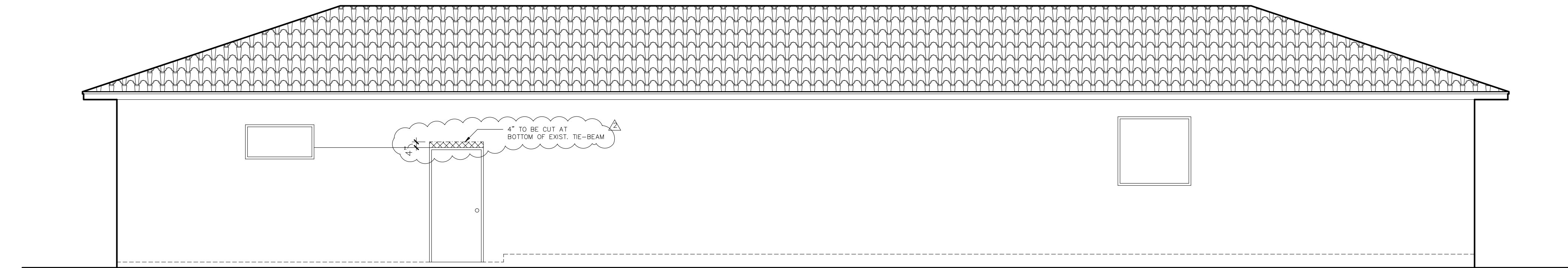




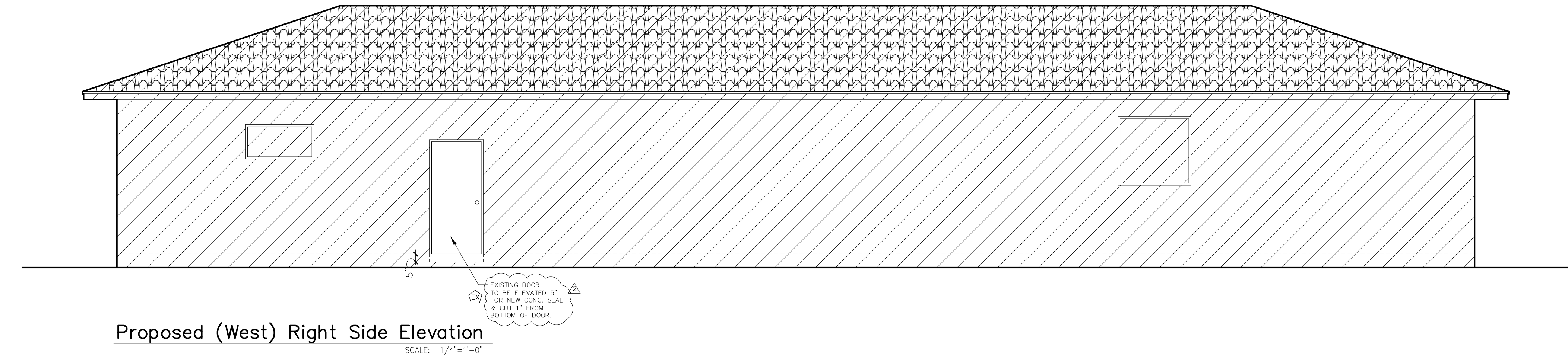
Existing (North) Front Elevation
SCALE: 1/4"=1'-0"



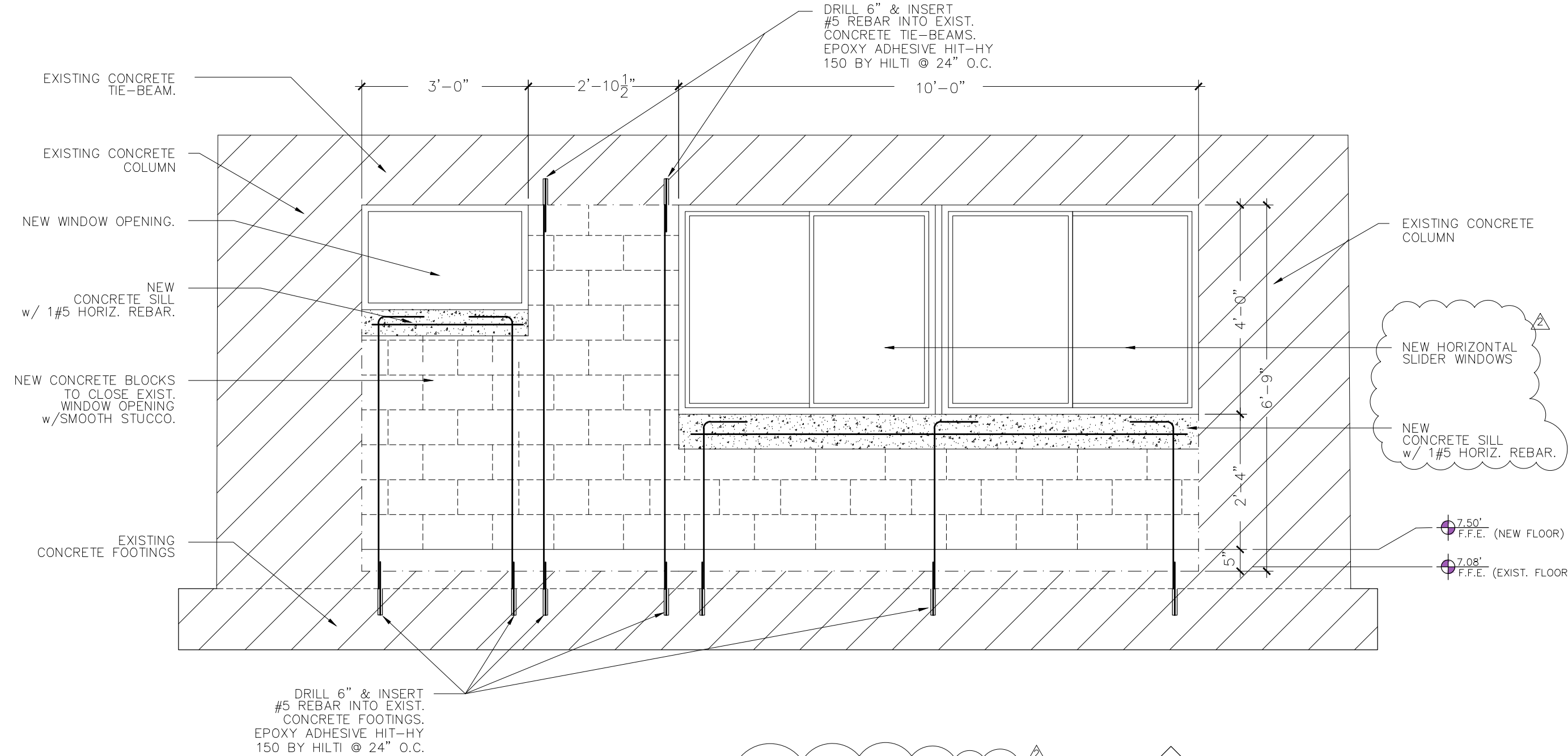
Proposed (North) Front Elevation
SCALE: 1/4"=1'-0"



Existing (West) Right Side Elevation
SCALE: 1/4"=1'-0"

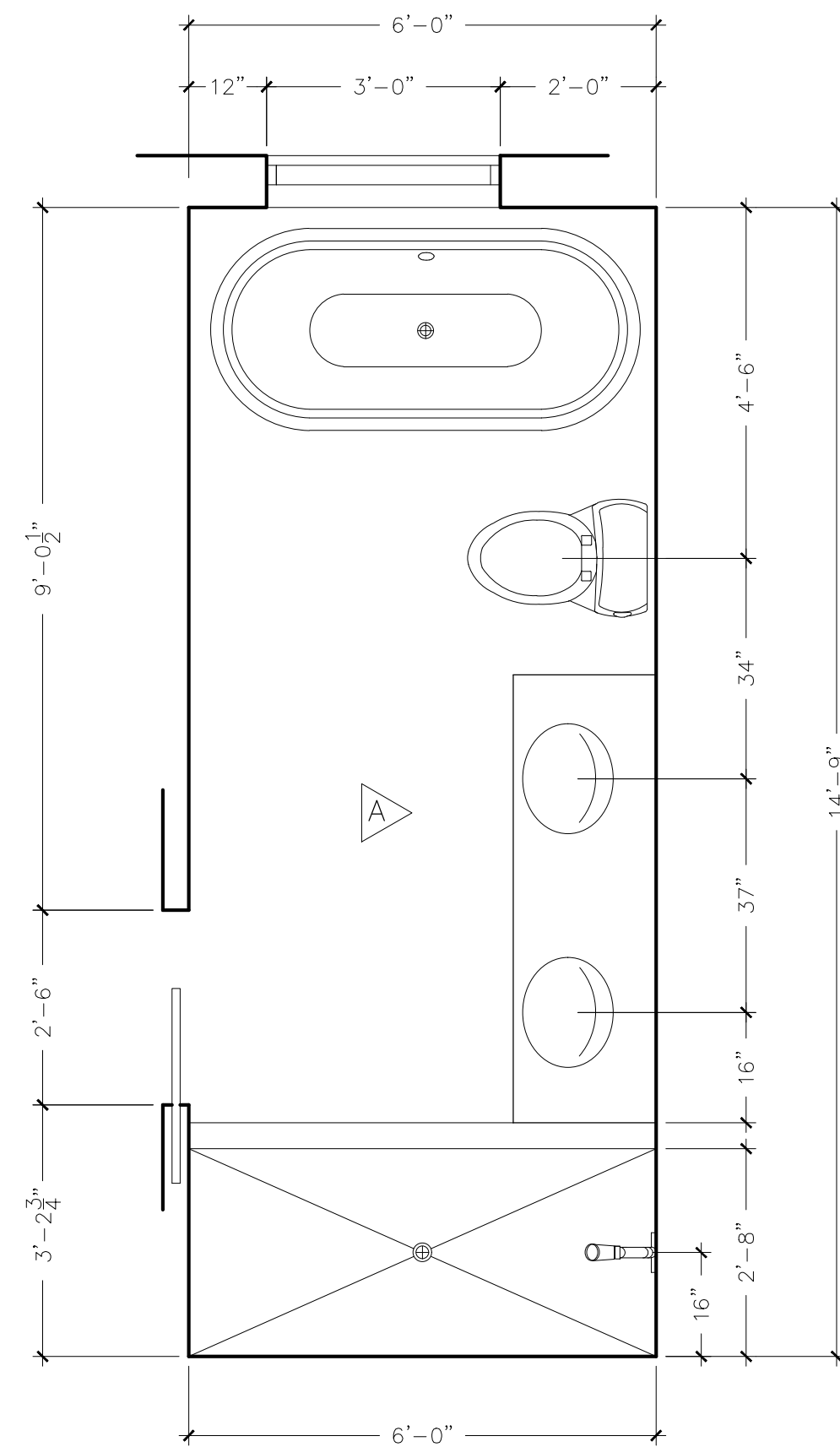


Proposed (West) Right Side Elevation
SCALE: 1/4"=1'-0"



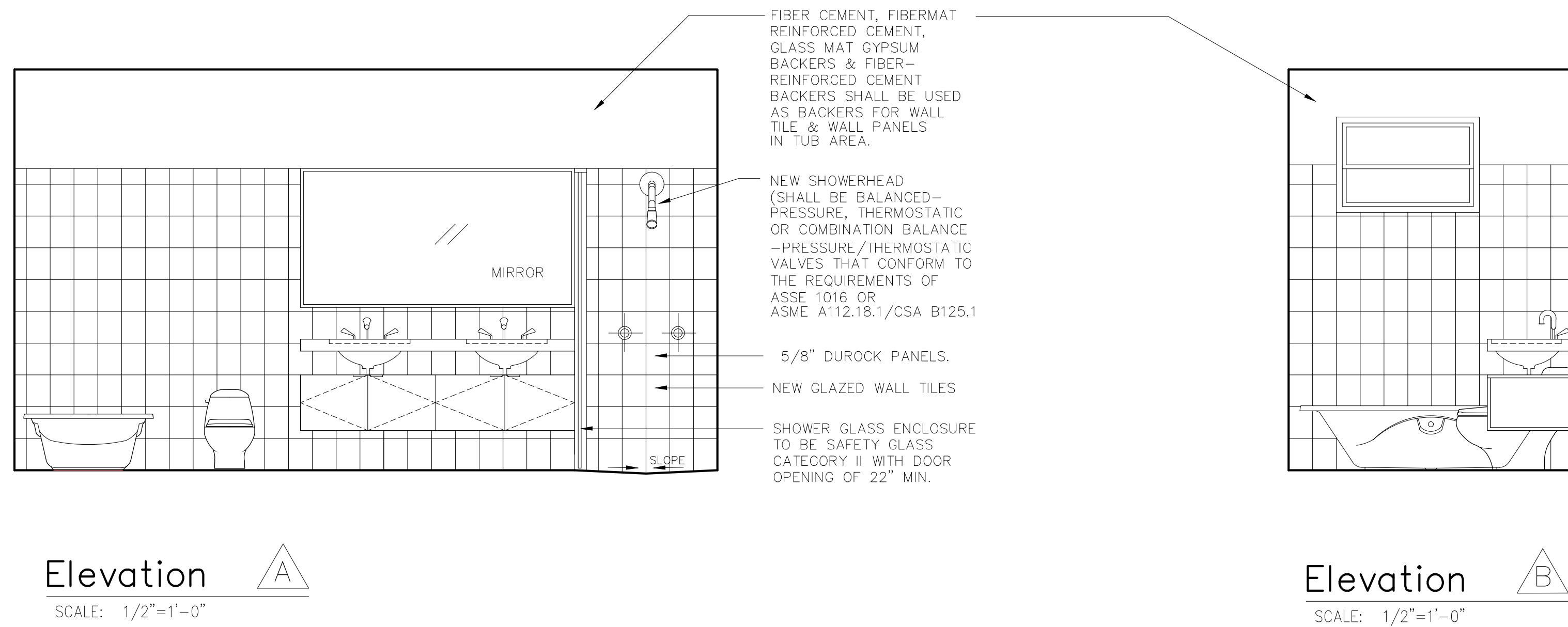
WALL ELEVATION
SCALE: 1/2"=1'-0"
A
A-3

MK	DATE	DESCRIPTION
△	3.30.22	REVISION 1
△	4.19.22	REVISION 2



BATH #3 FLOOR PLAN
Blow-up Detail

SCALE: 1/2"=1'-0"

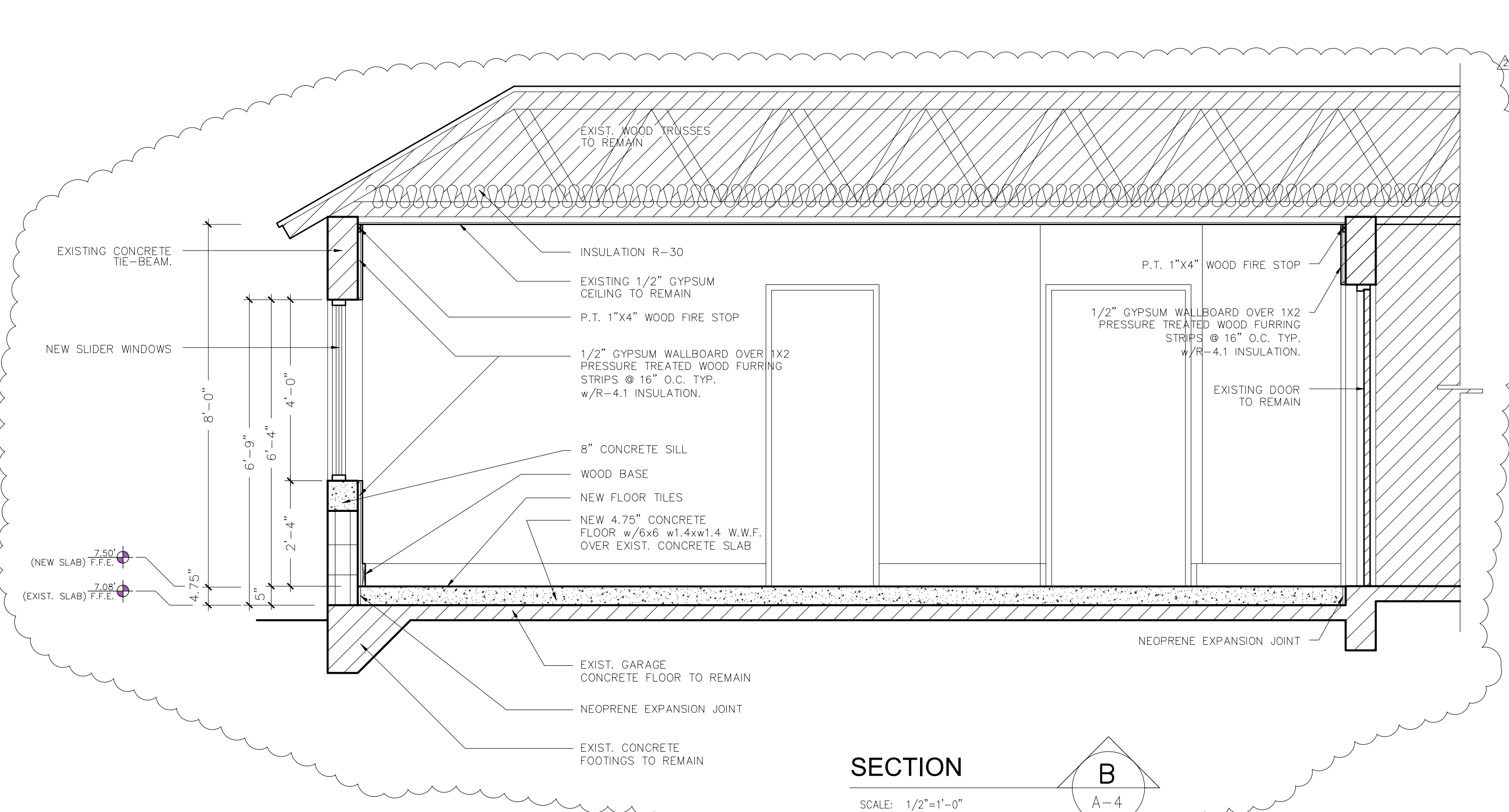


Elevation A

SCALE: 1/2"=1'-0"

Elevation B

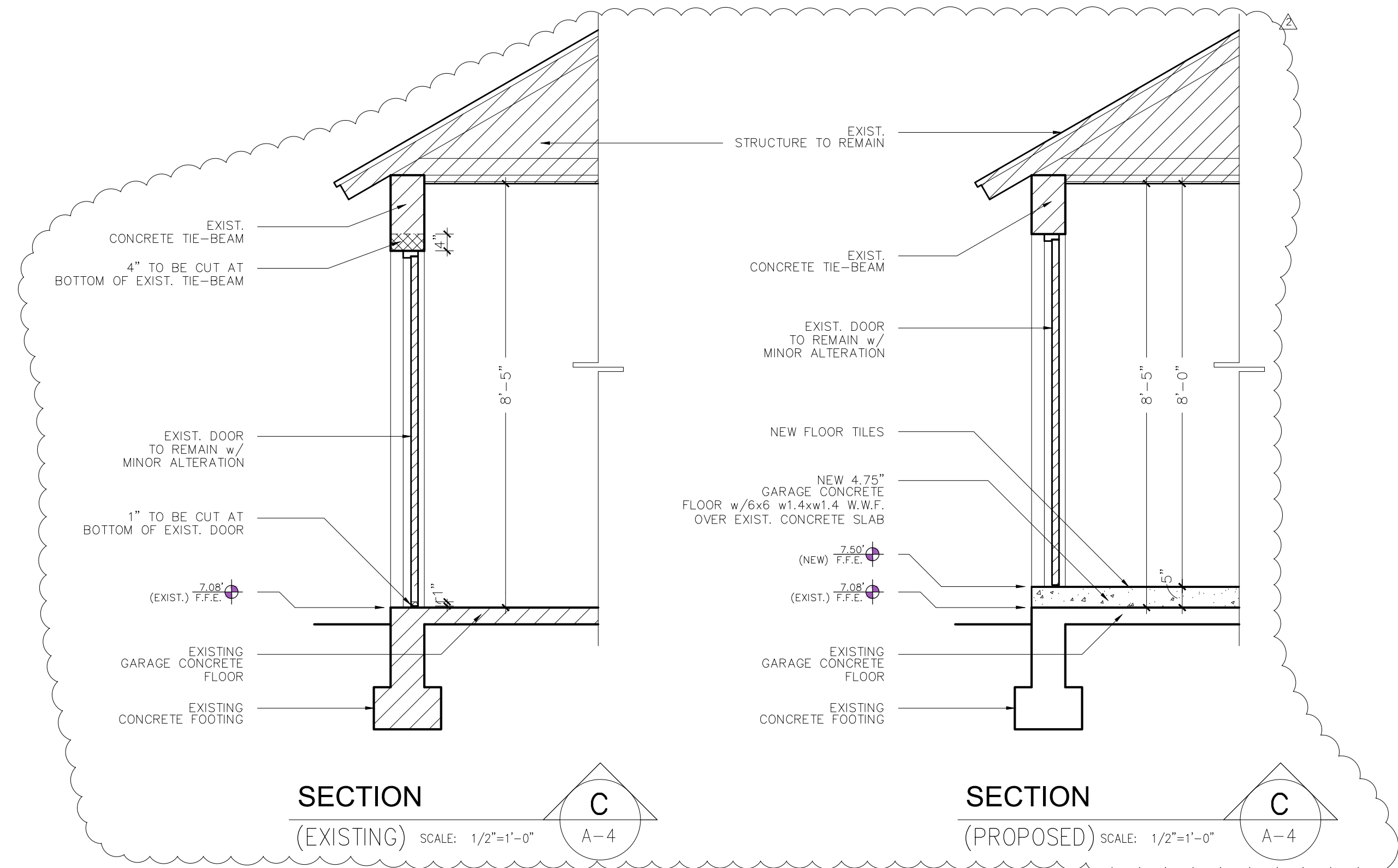
SCALE: 1/2"=1'-0"



SECTION B

SCALE: 1/2"=1'-0"

A-4



SECTION C

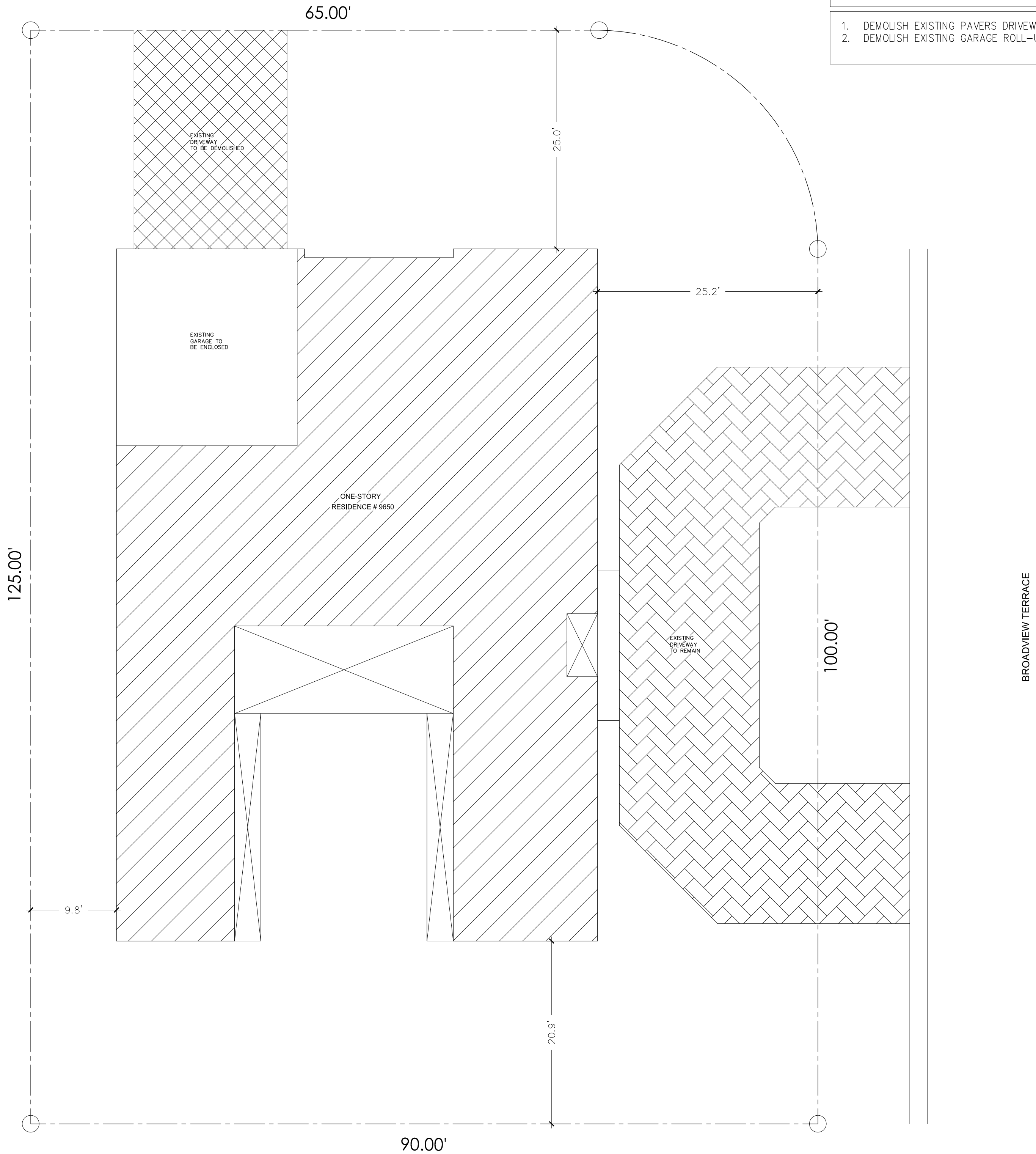
(EXISTING) SCALE: 1/2"=1'-0"

A-4

SECTION C

(PROPOSED) SCALE: 1/2"=1'-0"

A-4



- SCOPE OF WORK (Demolition Site):**
- DEMOLISH EXISTING PAVERS DRIVEWAY (437 SQ. FT.).
 - DEMOLISH EXISTING GARAGE ROLL-UP DOOR.

Existing Site Plan
SCALE: 1/8"=1'-0"

ZONING LEGEND			
DISTRICT: RD SINGLE FAMILY RESIDENTIAL GARAGE ENCLOSURE			
ZONING:	PERMITTED	EXISTING	PROPOSED
LOT AREA		11,105 SF	11,105 SF
LOT COVERAGE 1st FL. (50% MAX)	5,552 SF (50%)	3,433 SF	3,433 SF (30.9%)
LANDSCAPE:			
25% MIN. GREEN SPACE OF THE SITE:	1,212 SF. (25%)	3,670 SF	3,670 SF. (76%)
BUILDING SETBACKS:			
FRONT	25'		25.0' (EXIST)
RIGHT SIDE	10'		9.8' (EXIST)
LEFT SIDE	10'		25.2' (EXIST)
REAR	15'		20.9' (EXIST)
HEIGHT (TO RIDGE OF ROOF) 25 FT	2 STORIES (25')		1 STORY (12'-0")
OCCUPANCY: RESIDENTIAL			
TYPE OF CONSTRUCTION: II-B			

FOLIO NUMBER:
21-726116

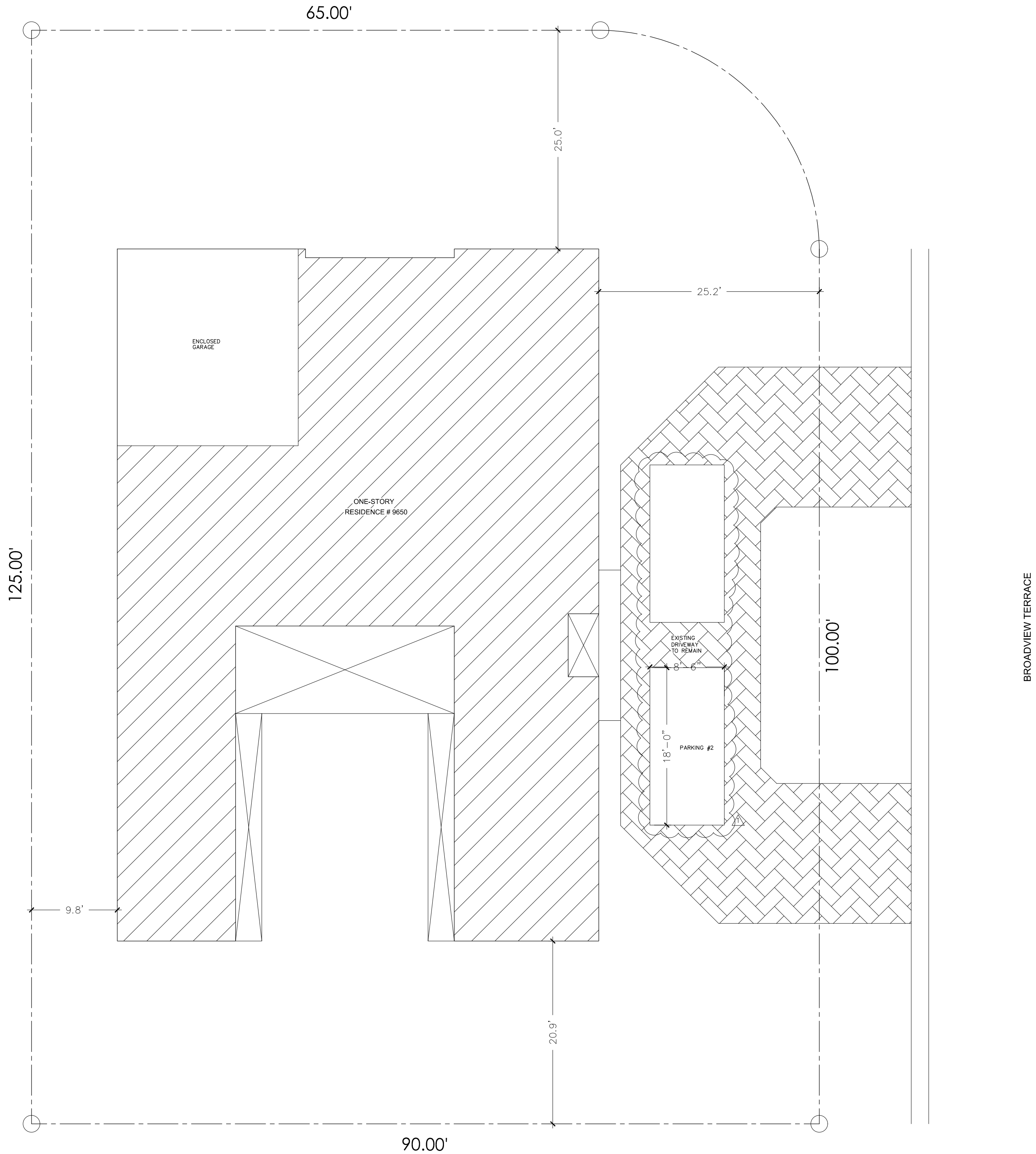
LEGAL DESCRIPTION:
LOT 4, BLOCK 14 OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

APPLICABLE DESIGN CODES:

FBC-2020, 7th EDITION: RES./BUILDING/MECH./PLUMBING/ELEC.
NATIONAL ELECTRIC CODE - 2020 EDITION
FLORIDA FIRE PREVENTION CODE-2020
NFPA-101 - 2020 EDITION

ALTERATION LEVEL CLASSIFICATION:

1. LEVEL 2 AS PER FBC 2020, 7th EDITION, EXISTING BUILDING.



Proposed Site Plan
SCALE: 1/8"=1'-0"

MK	DATE	DESCRIPTION
△	3.30.22	REVISION 1

SHEET TITLE:
EXISTING & PROPOSED SITE PLANS

9650 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL. 33154

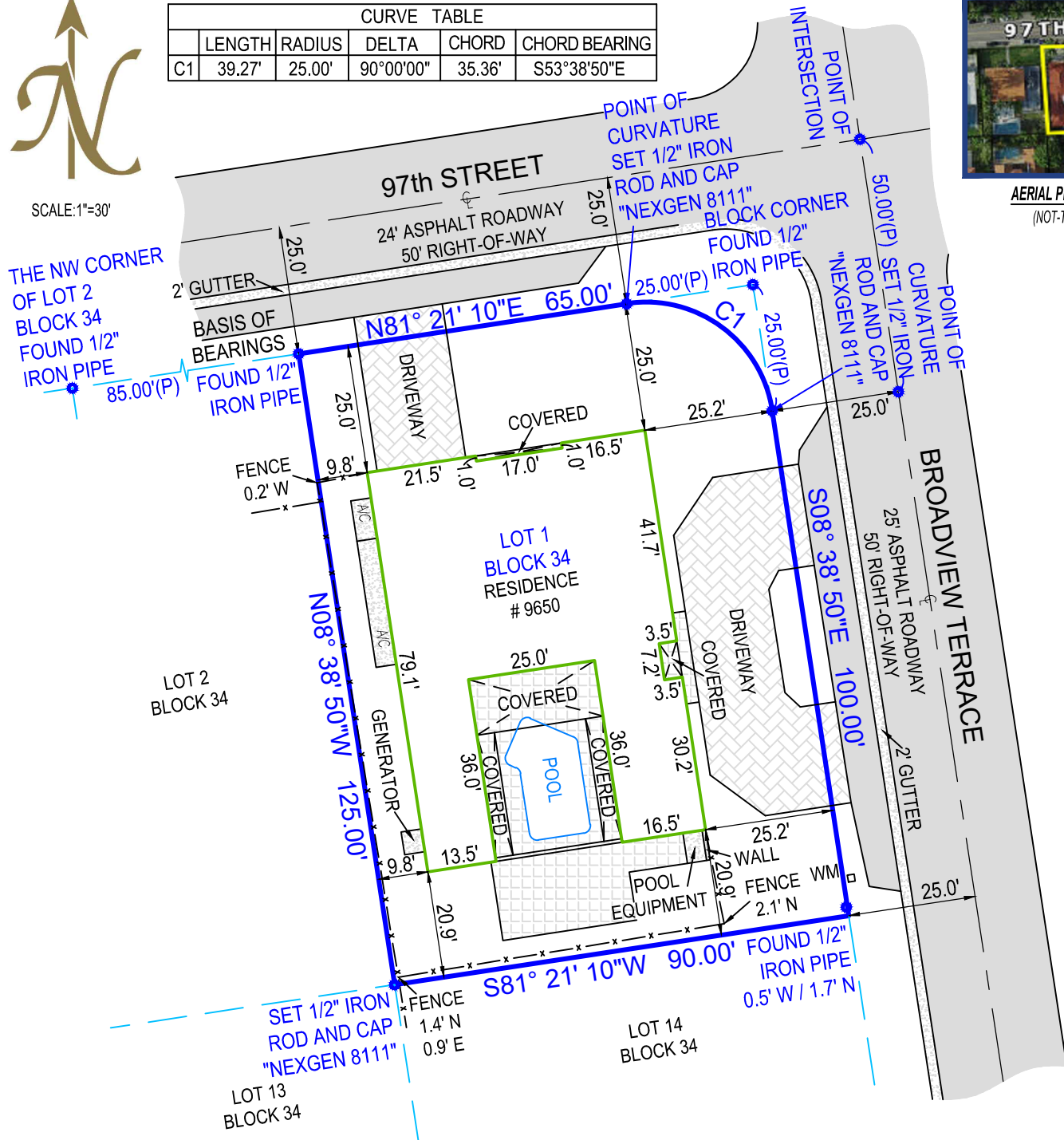


SCALE: 1"=30'

CURVE TABLE				
	LENGTH	RADIUS	DELTA	CHORD
C1	39.27'	25.00'	90°00'00"	35.36'
				S53°38'50"E



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



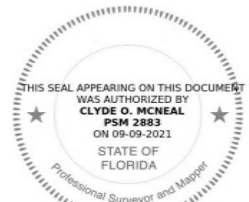
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 09-06-2021
 Drawn By: Oleg
 Order #: 150786
 Last Revision Date: None
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

NEXGEN
 SURVEYING, LLC.



LEGAL DESCRIPTION OF: 9650 BROADVIEW TER, BAY HARBOR ISLANDS, FL, 33154

LOT 1, BLOCK 34 OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT
PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFIED TO:

FM HOME LOANS, LLC, ITS SUCCESSORS AND/OR ASSIGNS
JONATHAN C. BENITAH, P.A
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BATSHEVA RIVKIN AND DANIEL R. AMISHAY

FLOOD ZONE:

12086C0144L
ZONE: AE
ELEV: 8 FT
EFF: 09/11/2009

SURVEY NOTES:

- DRIVEWAY CROSS THE BOUNDARY LINES ON NORTHERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND WESTERLY SIDES OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRICK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

AGENDA ITEM REPORT

May 3, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for “Shaul & Danielle Dina” located at 9720 West Broadview Drive, Lot 64 of Block 23. The owners are proposing to construct a new two-story single family home. The existing 5,522 sq. ft. single-story home (built in 1948) will be demolished and replaced with a new two-story 10,498 sq. ft. home. The residence will have 7 bedrooms, 7 full baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9720 W BROADVIEW COMBINED DRB 5.3.2022
2.	BHI 9720 WBHD SF DRB Staff Report Apr 4 2022

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR | FL | 33154

GENERAL SITE INFORMATION			
PROPERTY ADDRESS	9720 WEST BROADVIEW DR BAY HARBOR FL 33154		
FOLIO NUMBER	13-2227-001-4480		
LEGAL DESCRIPTION	LOT 64, BLOCK 23, of "BAY HARBOR ISLANDS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
SCOPE OF WORK	NEW CONSTRUCTION OF TWO-STORY SINGLE FAMILY HOUSE		
GOVERNING CODES			
FLORIDA RESIDENTIAL CODE 2020 - 7TH EDITION			
FLORIDA EXISTING BUILDING CODE 2020 - 7TH EDITION			
TYPES OF CONSTRUCTION			
TYPE II CONSTRUCTION - CONCRETE WALLS ROOF AND FLOOR			
OCCUPANCY CLASSIFICATION			
RESIDENTIAL GROUP R-3			
COMPLAN LAND USE DESIGNATION			
LOW DENSITY RESIDENTIAL			
ZONING GUIDELINES			
MUNICIPALITY	BAY HARBOR		
ZONING DISTRICT	RD		
LOT DIMENSIONS	IRREGULAR 80'-4" X 175'-0"		
LOT AREA	13,150 Sq.Ft		
ZONING	ALLOWED	EXISTING	PROVIDED
OPEN SPACE	40% OF LOT AREA = 5,260 SF	-	5,260 SF 40%
UNIT SIZE	MIN 2,000 SF	-	10,498 SF
1ST FLOOR VOLUME	-	-	5,757 SF
2ND FLOOR % OF 1ST FLOOR	80% OF 1ST FLOOR = 4,606 SF	-	4,606 SF 80.0%
FRONT YARD GREEN SPACE	50% OF FRONT YARD = 880 SF	-	1,190 SF 67.1%
SETBACKS			
FRONT SETBACK	25'-0"	-	25'-0"
REAR SETBACK	40'-0"	-	40'-11"
SIDE SETBACK	10'-0"	-	10'-0"
POOL	5'-0"	-	5'-0"
MAX. HEIGHT			
BUILDING	MAX 25'-0"	-	25'-0"
PARKING			
SINGLE - FAMILY DWELLING	2 PARKING SPACES	-	2 PARKING SPACES

DRAWING LIST

ARCHITECTURE

A0.00	TITLE SHEET
A0.02	ABBREVIATIONS + GRAPHIC LEGENDS
A0.03	GENERAL NOTES
A0.04	SURVEY
A0.05	EXISTING SITE PHOTOS
A0.06	EXISTING SITE PHOTOS
A0.08	ZONING DIAGRAMS
A0.09	DIAGRAMS
A0.12	FRONT RENDERERS
A0.13	REAR RENDERERS
A0.14	SIDE RENDERERS
A0.15	AERIAL VIEWS
A0.16	MATERIAL
A1.00	GROUND FLOOR SITE PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A5.50	CABANA DETAILS

2

CIVIL

C1.00	GENERAL NOTES
C2.00	PAVING, GRADING, & DRAINAGE PLAN
C3.00	STORMWATER POLLUTION PREVENTION PLAN
C4.00	BEST MANAGEMENT PRACTICES NOTES

LANDSCAPE

L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES, DETAILS & LEGEND
L1.02	TREE SURVEY / DISPOSITION PLAN & PROTECTION PLAN
L1.03	TREE DISPOSITION & PROTECTION
L1.04	IRRIGATION PLAN
L1.05	EAST & WEST ELEVATIONS
L1.06	NORTH & SOUTH ELEVATIONS



9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

LOCATION MAP
NTS

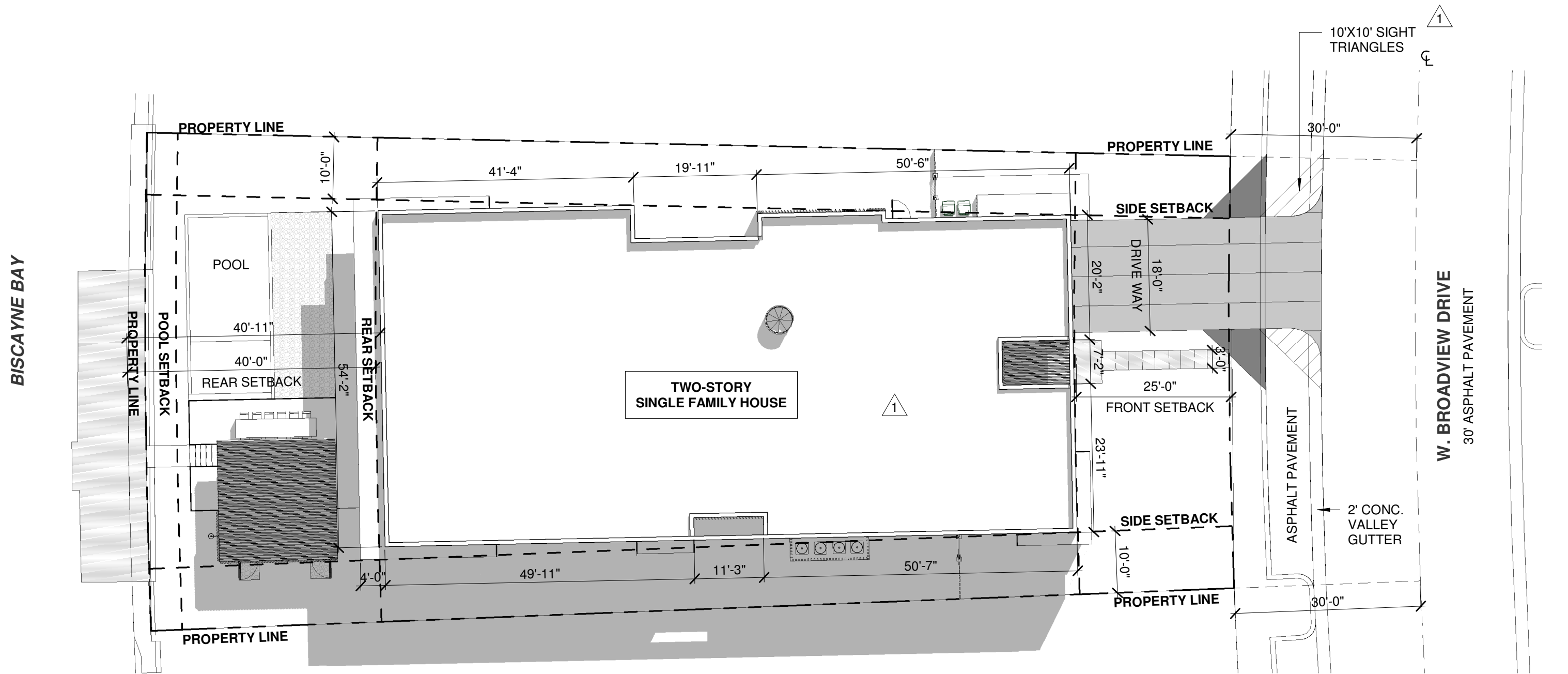
3



9720 WEST BROADVIEW DR
BAY HARBOR | FL | 33154

AERIAL VIEW
NTS

2



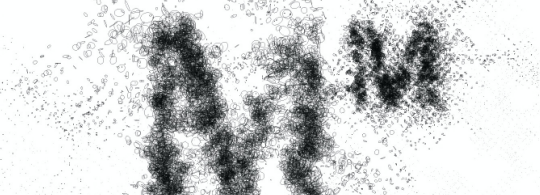
SITE PLAN
1/16" = 1'-0"

1

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR
FL | 33154

DESIGNER



MTR MGMT
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD

MTR MGMT XK LLC
212 NW 73RD ST | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

CONTRACTOR

TBD

TBD

CIVIL

EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE | HOLLYWOOD FL | 33021
T | 754.777.7993
www.ea3civil.com

LANDSCAPE

H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 36TH ST | MIAMI FL | 33155
T | 305.730.4372
hlmartin@bellsouth.net

STRUCTURAL

TBD

MEP

TBD

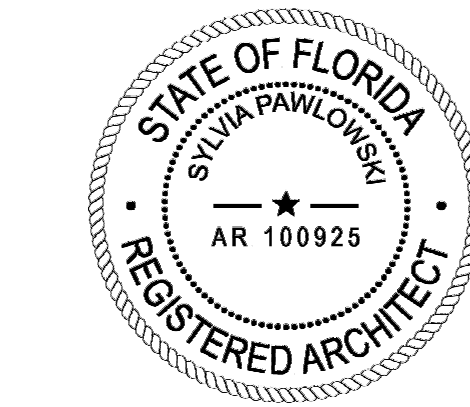
GEOTECHNICAL

TBD

REVISIONS		
3	P&Z Comments	03-24-22
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN CONSENT

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925



PROJECT NO 2102

TITLE SHEET

SCALE As indicated

A0.00

PLANNING & ZONING

2021.09.21

3/24/2022 9:52:59 AM

ABBREVIATIONS

@	AT			GYP BD	GYPSUM BOARD			PAT	PATTERN			STOR	STORAGE
A/C	AIR CONDITIONER / CONDITIONING	D	DEEP					PBD	PARTICLE BOARD			STRUCT	STRUCTURE / STRUCTURAL
ACC	ACCESSIBLE	DBL	DOUBLE	H	HIGH			PCC	PRECAST CONCRETE			SUH	SUSPENDED UNIT HEATER
ACCSY	ACCESSORY	DEG	DEGREE	HC	HOLLOW CORE			PED	PEDESTAL			SURF	SURFACE
ACOUS	ACOUSTICAL INSULATION	DEMO	DEMOLITION	HCP	HANDICAPPED			PERF	PERFORATED			SUSP	SUSPENDED
INSUL		DET	DETAIL	HD	HAND DRYER			PERIM	PERIMETER			SVP	VINYL SOLID PANEL (ACROVYN)
ACOUS	ACOUSTICAL PANELS	DF	DRINKING FOUNTAIN	HDBD	HARD BOARD			PERP	PERPENDICULAR			SW	SWITCH
PNL		DH	DOUBLE HUNG	HDR	HEADER			PL	PROPERTY LINE			SYMM	SYMMETRICAL
ACP	LAY-IN ACOUSTIC PANEL CEILING PADS	DIA	DIAMETER	HDW	HARDWARE			PLAM	PLASTIC LAMINATE			SYNTH	SYNTHETIC
ACS DR	ACCESS DOOR	DIAG	DIAGONAL	HDWL	HARDWOOD			PLAS	PLASTIC			SYS	SYSTEM
ACS FLR	ACCESS FLOOR	DIM	DIMENSION	HM	HEADWALL			PLAS	PLASTER			T	TREAD
ACS PNL	ACCESS PANEL	DISP	DISPENSER	HNDRL	HOLLOW METAL			PLYWD	PLYWOOD			T&B	TOP AND BOTTOM
ACST	ACOUSTICAL	DIV	DIVISION	HP	HORIZONTAL			PR	PAIR			T&G	TONGUE AND GROOVE
ACT	ACOUSTICAL CEILING TILE	DMPF	DAMP/PROOFING	HR	HORSEPOWER			PREFAB	PREFABRICATED			T/S	TUB / SHOWER
AD	AREA DRAIN	DS	DOWNSPOUT	HS	HAND SINK			PRF	POLYURETHANE SPORTS FLOORING			TB	TOWEL BAR
ADA	AMERICANS WITH DISABILITIES ACT	DW	DISHWASHER	HT	HEIGHT			PROP	PROPERTY			TC	TERRA COTTA
ADDL	ADDITIONAL	DWG	DRAWING	HVAC	HEATING / VENTILATION / AIR CONDITIONING			PRST	PRESSURE TREATED			TCZ	CEMENTITIOUS TERRAZZO
ADDM	ADDENDUM	DWR	DRAWER	HW	HOT WATER			PS	POURED SEALANT			TEL	TELEPHONE
ADJ	ADJUSTABLE / ADJACENT	E	EAST	HWP	HOT WATER PUMP			PSF	POUNDS PER SQUARE FOOT			TEMP	TEMPERATURE
ADMIN	ADMINISTRATION	EA	EACH	HYD	HYDRANT			PSI	POUNDS PER SQUARE INCH			TEMP	TEMPORARY
AFC	ABOVE FINISHED COUNTER	EF	EACH FACE					PT	PAINT(ED)			THK	THICKNESS
AFF	ABOVE FINISHED FLOOR	EG	VERTICAL END GUARDS					PT/E	EPOXY PAINT			THRES	THRESHOLD
AFG	ABOVE FINISHED GRADE	EHD	ELECTRIC HAND DRYER					PT/F	FLAT PAINT			THRU	THROUGH
AFS	ABOVE FINISHED SLAB	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM					PT/HG	HIGH GLOSS PAINT			TK BD	TACK BOARD
AHR	ANCHOR	EJ	EXPANSION JOINT					PT/SG	SEMGLOSS PAINT			TKP	TACKABLE PANELING
AHU	AIR HANDLING UNIT	EL	ELEVATION					PTD	PAPER TOWEL DISPENSER			TOC	TOP OF CONCRETE
ALNMT	ALIGNMENT	ELEC	ELECTRICAL					PTN	PARTITION			TOS	TOP OF SLAB
ALT	ALTERNATE	ELEV	ELEVATOR					PV	PAVED			TOW	TOP OF WALL
ALUM	ALUMINUM	EM	ELECTROMAGNETIC					PVC	POLYVINYL CHLORIDE			TPD	TOILET PAPER DISPENSER
ANOD	ANODIZED	EMER	EXPANDED METAL					PVG	PAVING			TR	ACCENT RAIL
APC	ACOUSTICAL PANEL CEILING	ENCL	ENCLOSED / ENCLOSURE					Q	HEAT TRANSFER			TRTD	TREATED
APPROX	APPROXIMATELY	ENGR	ENGINEER					Q	RATE OF FLOW			TRZ	INTERIOR POURED EPOXY RESIN TERRAZO
APVVD	APPROVED	ENTR	ENTRANCE					QT	QUARRY TILE			TV	TELEVISION
APT	APARTMENT	EOS	EDGE OF SLAB					QTY	QUANTITY			TYP	TYPICAL
ARCH	ARCHITECT(URAL)	EPB	ELECTRIC PANEL BOARD					QZF	QUARTZ FLOORING			U/S	UNDERSIDE
ASPH	ASPHALT	EQ	EQUAL(LY)					QZR	QUARTZ RESIN			UC	UNDERCUT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EQU	EQUIPMENT					QZT	QUARTZ TILE			UGND	UNDERGROUND
ATC	ACOUSTICAL TILE CEILING	ER	POURED EPOXY									UL	UNDERWRITER'S LABORATORY
AUTO	AUTOMATIC	ERF	POURED EPOXY FLOORING					R	RISER			UNFIN	UNFINISHED
AVG	AVERAGE	ESCAL	ESCALATOR					R	RADIUS			UNO	UNLESS NOTED OTHERWISE
AWP	WALL-MOUNTED SOUND ABSORPTION PANEL	EST	ESTIMATE					RA	RETURN AIR			UR	URINAL
AWT	ACOUSTIC WALL TREATMENT	EW	EACH WAY					RB	RUBBER BASE			V	VOLT
		EWG	ELECTRIC WATER COOLER					RB	RUBBER BASE			VAC	VACUUM
BD	BOARD	EXF	EXTERIOR FINISH					RCP	REFLECTED CEILING PLAN			VB	VINYL BASE
BITUM	BITUMINOUS	EXH	EXHAUST					RD	ROOF DRAIN			VCT	VINYL COMPOSITION TILE
BL	BASELINE	EXIST	EXISTING					REC	RECESSED			VENT	VENTILATE
BL	BLACK	EXP	EXPANSION					RECPT	RECEPTACLE			VERT	VERTICAL
BLDG	BUILDING	EXT	EXTERIOR					REF	REFERENCE			VEST	VESTIBULE
BM	BEAM							REFL	REFLECTED			VIF	VERIFY IN FIELD
BO	BLOWOFF	FA	FIRE ALARM					REG	REGISTER			VNR	VENEER
BOT	BOTTOM	FAB	FABRIC					REINF	REINFORCE(D)			VOL	VOLUME
BR	BEDROOM	FAI	FRESH AIR INTAKE					REQ	REQUIRED			VP	VACUUM PUMP
BRG	BEARING	FBRK	FIREBRICK					RESIL	RESILIENT			VP	VANISHING POINT
BS	BOTH SIDES	FCP	PREFABRICATED FABRIC CEILING PANEL					REST	RESTROOM			VP	VAPOR PRESSURE
BSMT	BASEMENT	FCU	FAN COIL UNIT					RET	RETURN			VP	VENEER PLASTER
BTWN	BETWEEN	FD	FLOOR DRAIN					REV	REVISE / REVISION			VPC	VENEER PLASTIC CEILING/SOFFT
BUR	BUILT UP ROOFING	FE	FOUNDATION					RF	RESILIENT FLOORING			VR	VAPOR RETARDER
BW	BOTH WAYS	FF	FIRE EXTINGUISHER					RFG	ROOFING			VRR	VINYL (ACROVYN) RAIL
		FF EL	FINISH FLOOR ELEVATION					RH	RIGHT HAND			VS	VENT STACK
C	CELSIUS	FGL	FIBERGLASS					RM	ROOM			VS	VOLUMETRIC SWITCH
C	CHANNEL	FH	FIRE HOSE					RO	ROUGH OPENING			VT	SHEET VINYL
C TO C	CENTER TO CENTER	FHC	FIRE HOSE CABINET					ROW	RIGHT OF WAY			VTR	VENT THRU ROOF
CAB	CABINET	FIN	FINISHED					RR	RAILROAD			VTS	VINYL TRANSITION STRIP
CB	CATCH BASIN	FIN FLR	FINISHED FLOOR					RR	ROLL ROOFING			VWC	VINYL WALLCOVERING
CEM	CEMENT	CH	CHILLER					RS	RAPID START			W	WIDE
CEM PLAS	CEMENT PLASTER (STUCCO)	CH	COAT HOOK					RS	ROUGH SAWN			W	WEST
CER	CERAMIC	CHBD	CHALKBOARD					RS	RUBBER SHEET			W / W	WALL TO WALL
CG	CORNER GUARD	CHFR	CHAMFER					RSF	RUBBER SHEET FLOORING			W /	WITH
CH	CHILLER	CI	CAST IRON					RST	REINFORCING STEEL			W/D	WASHER / DRYER
CH	COAT HOOK	CIP	CAST IN PLACE					RT	RIGHT			W/O	WITHOUT
CHBD	CHALKBOARD	CJ	CONTROL JOINT					RTF	RUBBER TILE FLOORING			WB	WOOD BASE
CHFR	CHAMFER	CL	CENTERLINE					RTS	RUBBER TRANSITION STRIP			WC	WATER CLOSET
CI	CAST IRON	CL D	CLOTHES DRYER					RWD	REDWOOD			WC	WALLCOVERING
CIP	CAST IN PLACE	CLG	CEILING					RWL	RAIN WATER LEADER			WD	WOOD
CJ	CONTROL JOINT	CLG HT	CEILING HEIGHT					S	SOUTH			WDH	WOOD HAND RAIL
CL	CENTERLINE	CLL	CONTRACT LIMIT LINE					SAN	SANITARY			WDM	WOOD WALL MOULDINGS
CL D	CLOTHES DRYER	CLO	CLOSET					SC	SOLID CORE			WDP	WOOD PANELING
CLG	CEILING	CLR	CLEAR					SCHED	SCHEDULE			WDR	WOOD CHAIR, CRASH, OR HAND RAIL
CLG HT	CEILING HEIGHT	CMU	CONCRETE MASONRY UNIT					SCRN	SCREEN			WDS	ATHLETIC/ACOUSTIC ISOLATED WOOD FLOORING
CLL	CONTRACT LIMIT LINE	CO	CARBON MONOXIDE					SD	SOAP DISPENSER			WDSHV	WOOD SHELIVING
CLO	CLOSET	CO	CASED OPENING					SECT	SECTION			WDT	WOOD TILE OR PARQUET FLOORING
CLR	CLEAR	CO	CERTIFICATE OF OCCUPANCY					SF	SQUARE FEET			WDV	WOOD VENEER
CMU	CONCRETE MASONRY UNIT	CO	CLEANOUT					SGL	SINGLE			WDW	WINDOW
CNTR	COUNTER	CO	COMPANY					SH	SINGLE HUNG			WF	WIDE FLANGE
CO	CARBON MONOXIDE	CO	CUTOUT					SHR	SHOWER			WGL	WIRED GLASS
CO	CASED OPENING	COL	COLUMN					SHR HD	SHOWER HEAD			WH	WALL HUNG
CO	CERTIFICATE OF OCCUPANCY	COMB	COMBINATION					SHT	SHEET			WI	WROUGHT IRON
CO	CLEANOUT	CONC	CONCRETE					SHTHG	SHEATHING			WP	WATERPROOF
CO	COMPANY	CONC FLR	SEALED CONCRETE FLOOR					SIM	SIMILAR			WP	WORKING POINT
CO	CUTOUT	CONSTR	CONSTRUCTION					SL	SEA LEVEL			WPM	WATERPROOF MEMBRANE
CO	CUTOUT	CONT	CONTINUE					SLDG	SLIDING			WR	WEATHER RESISTANT
COL	COLUMN	CONT	CONTROLLER					SND	SANITARY NAPKIN DISPENSER			WR	WIRE ROPE
COMB	COMBINATION	CONV	CONVERT					SNDU	SANITARY NAPKIN DISPOSAL UNIT			WRP	WATER REPELLENT
CONC	CONCRETE	CORR	CORRIDOR / CORRUGATED					SPC	SUSPENDED PLASTER CEILING			WT	WEIGHT
CONC FLR	SEALED CONCRETE FLOOR	CPT	CARPET					SPEC	SPECIFY / SPECIFICATION			WWF	WELDED WIRE FABRIC
CONSTR	CONSTRUCTION	CR	CLOSET ROD					SPH	SOLID PHENOLIC POLYMER (TRESPA)			XPS	EXTRUDED POLYSTYRENE
CONT	CONTINUE	CR	CONTROL RELAY					SPKR	SPEAKER			YD	YARD
CONT	CONTROLLER	CR	CONTROL ROOM										
CONV	CONVERT	CR	CRASH RAIL										
CORR	CORRIDOR / CORRUGATED	CS	CAST STONE										
CPT	CARPET	CS	CONTROL SWITCH										
CR	CLOSET ROD	CSWK	CASEWORK										
CR	CONTROL RELAY	CT	CERAMIC TILE										
CR	CONTROL ROOM	CTB	CERAMIC TILE BASE										
CR	CRASH RAIL	CTR	CENTER										
CS	CAST STONE	CU	COPPER										
CS	CONTROL SWITCH	CU FT	CUBIC FOOT										
CSWK	CASEWORK	CU YD	CUBIC YARD										
CT	CERAMIC TILE	CUB	CUBICLE CURTAIN										
CTB	CERAMIC TILE BASE	CURT	CURTAIN										
CTR	CENTER	CW	CASEMENT WINDOW										
CU	COPPER	CW	CHEMICAL WASTE LINE										
CU FT	CUBIC FOOT	CW	CLOCKWISE										
CU YD	CUBIC YARD	CW	COLD WATER PIPING										
CUB	CUBICLE CURTAIN												
CURT	CURTAIN												
CW	CASEMENT WINDOW												
CW	CHEMICAL WASTE LINE												
CW	CLOCKWISE												
CW	COLD WATER PIPING												

SYMBOLS LEGEND

SHEET NO

0

GRIDLINE

Room name
150 SF

ROOM NAME

D-101

DOOR NUMBER

11

WINDOW TYPE

A02

WALL TYPE

Center Line

CENTER LINE

Flow Arrow

FLOW ARROW

Exterior Elevation

EXTERIOR ELEVATION

Interior Elevation

INTERIOR ELEVATION

Building Section

BUILDING SECTION

Detail Callout

DETAIL CALLOUT

Detail Section

DETAIL SECTION

Level Marker

LEVEL MARKER

Spot Elevation

SPOT ELEVATION

Revision Number

REVISION NUMBER

Revision Cloud

REVISION CLOUD

Materials

MATERIALS

Aluminum

ALUMINUM

Concrete

CONCRETE

Glass

GLASS

Rigid Insulation

RIGID INSULATION

Brick in Section

BRICK IN SECTION

Concrete Masonry Unit

CONCRETE MASONRY UNIT

Earth

EARTH

Gypsum / Plaster / Stucco

GYPSUM / PLASTER / STUCCO

Steel

STEEL

Pea Gravel

PEA GRAVEL

Stone

STONE

Batt Insulation

BATT INSULATION

Precast

PRECAST

Gravel

GRAVEL

Sand

SAND

Wood - Solid

WOOD - SOLID

Plywood

PLYWOOD

Brick

BRICK

Cultured Stone

CULTURED STONE

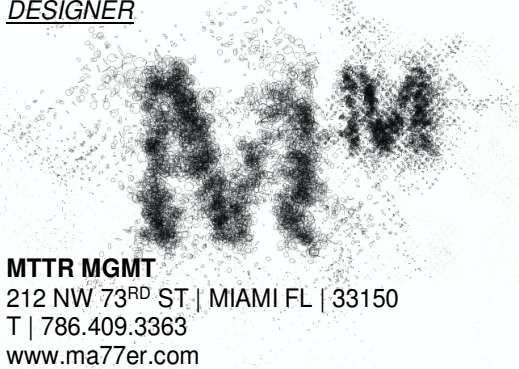
Exterior Composite Panel

EXTERIOR COMPOSITE PANEL

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR
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DESIGNER



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CONTRACTOR

TBD
TBD

CIVIL

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STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

TBD

PROJECT NO

2102

ABBREVIATIONS + GRAPHIC LEGENDS

SCALE 1/4" = 1'-0"

A0.02

PLANNING & ZONING

2021.09.21

PROJECT / OWNER

ARCHITECT

CONSULTANTS

REVISIONS

SEAL

DRAWING TITLE

SHEET #

STATUS

3/24/2022 9:29:41 AM

CODES AND STANDARDS

2018 LIFE SAFETY CODE NFPA 101
2020 FLORIDA FIRE PREVENTION CODE
2020 FLORIDA BUILDING CODE (7TH EDITION) - RESIDENTIAL
2020 NATIONAL ELECTRIC CODE
2020 FBC ACCESSIBILITY (7TH EDITION)
MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT U.N.O
CITY OF MIAMI PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS.
SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR
REFERENCED CODES.

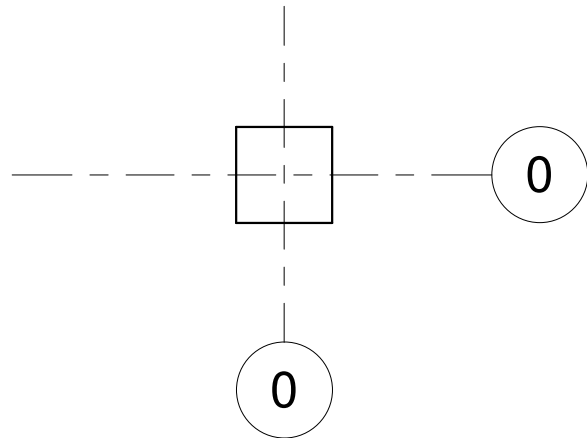
ROOF NOTES

1. INSTALL ROOFING SYSTEM ACCORDING TO MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.
3. ALL ROOF SLOPE TO BE A MIN. 1/4" TO 12".
4. CONTRACTOR SHALL PERFORM AND IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.

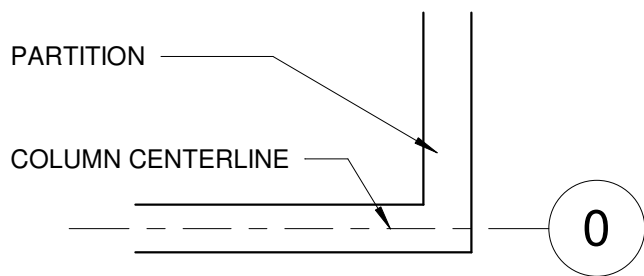
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED.
TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

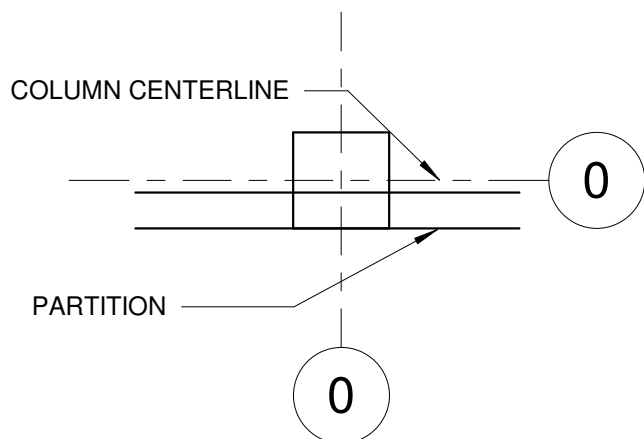
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



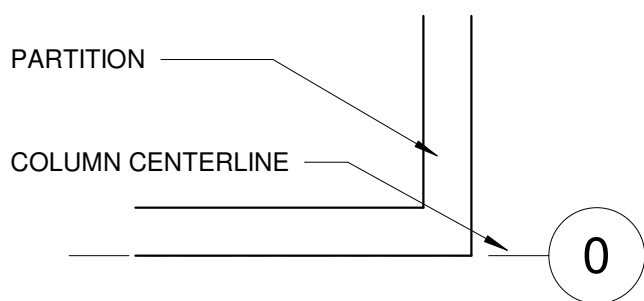
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



4. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



5. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

SITE PLAN, FOUNDATION AND GRADING

1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
2. EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
3. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL
4. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
5. CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4" FILL OF COURSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2" THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16" EACH WAY.
6. ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
7. TERMITE PROTECTION NOTES:
 - A. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
 - B. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
 - C. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES
2. INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3. ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% MIN.
4. PROVIDE SOUND INSULTION FOR ALL BUILT-IN PIPING.
5. BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

FIRE PROTECTION

1. SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR, AND ALL ELEVATED FLOORS.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
3. ALL SMOKE DETECTORS TO BE HARD WIRED INTERCONNECTED - SEE ELECTRICAL DRAWINGS.

GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS TO BE CATEGORY II SAFETY GLASS AS PER FBC

GENERAL CONSTRUCTION NOTES

1. THE AOR/EOR SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2. ALL WORK SHALL BE ACCORDING WITH LOCAL CODES HAVING JURISDICTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASINGS, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
6. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED IN DRAWINGS. DIMENSIONS FOR LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
8. INSULATE MASONRY WALLS, EXTERIOR STUD WALLS, AND ATTIC SPACE IN ACCORDANCE WITH ENERGY CODE CALCULATIONS.
9. ALL WINDOW AND DOOR SIZES ARE NORMAL, VERIFY MANUFACTURE'S ACTUAL AND ROUGH OPENING DIMENSIONS.
10. ALL REQUIRED TESTS SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
11. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
12. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE GENERAL CONTRACTOR WILL PROVIDE THE MOST GENEROUS ITEM.
13. THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
14. THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
15. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
16. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE FLORIDA BUILDING CODE.
17. FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
18. CONTRACTOR TO PROVIDE SHORING(RESHORING) DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR **BAY HARBOR**.
19. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES AND WINDOWS FOR APPROVAL BY **BAY HARBOR**. (ALL OF THESE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
20. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNERS WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

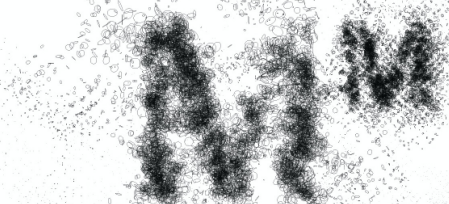
SECURITY REQUIREMENTS

1. WOOD FLUSH - TYPE DOORS SHALL BE 1-3/8" THICK MIN. WITH SOLID WOOD CORE CONSTRUCTION.
2. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
5. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

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CONTRACTOR

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STRUCTURAL

TBD

MEP

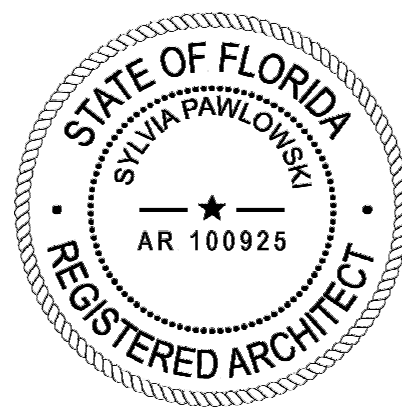
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LICENSE NUMBER: AR100925



PROJECT NO 2102

GENERAL
NOTES

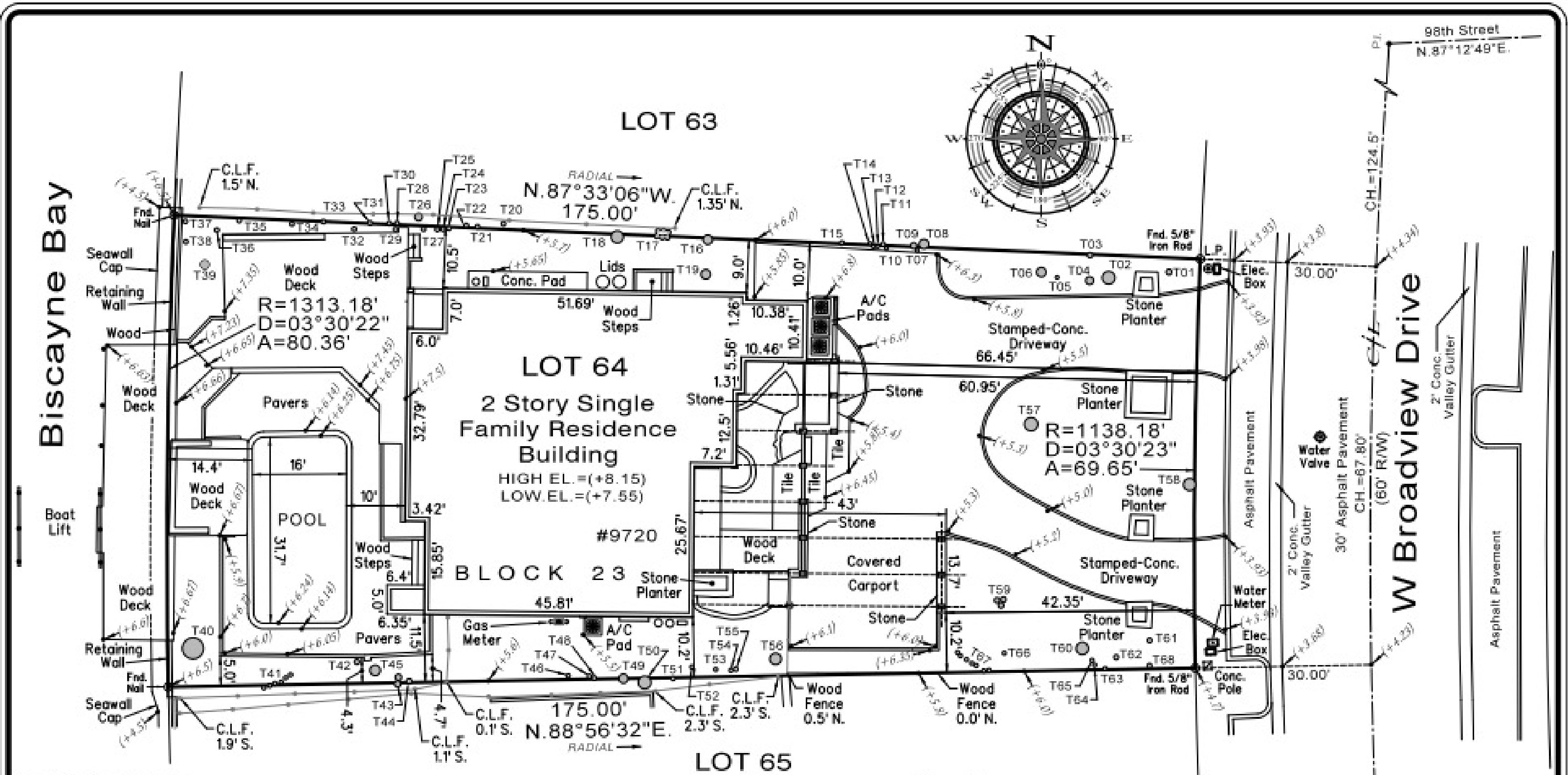
SCALE 12" = 1'-0"

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PLANNING
& ZONING

2021.09.21

PROJECT | OWNER
ARCHITECT
CONSULTANTS
REVISIONS
SEAL
DRAWING TITLE
SHEET #
STATUS



Bay Harbor Islands

HPA

HPA, Surveyors, Inc.
Land Development Services

LAND DEVELOPMENT CONSULTANTS
LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS
Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161
215 Via Villaggio, Hylapolo, Florida 33462
Phone: (561) 427-0920 E-Mail: hnasurveyor@yahoo.com

Revisions:

	n/s
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MAP of SURVEY: BOUNDARY SURVEY

Date: 09/07/2021 Scale: 1"=20' Sheet 2 of 2 Sheets

Valid and authorized, by the attesting registered surveyor, digital copies have a digitized stamp-seal. Digital-ID and corresponding date

Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor

Sheet 1 of 2 Sheets

STATUS	SHEET #	DRAWING TITLE	SEAL	REVISIONS	CONSULTANTS	ARCHITECT	PROJECT	OWNER
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| FL | 33154

MR 34

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 hlmartinufu@bellsouth.net

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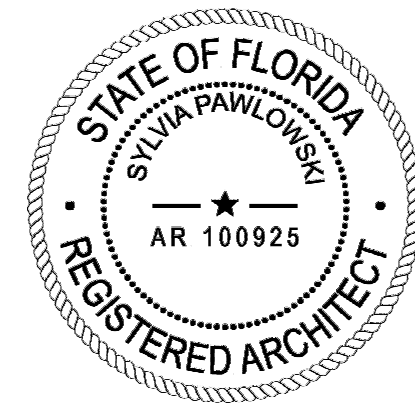
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1	P&Z Comments	10-05-21

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PROJECT NO. 3103

SURVEY

SCALE 1/16" = 1'-0"

PLANNING & ZONING

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A large, dense tropical garden with a wooden deck and railing. The garden features a large, spiky-leafed plant in the foreground, surrounded by various palm trees and other tropical foliage. A wooden balcony is visible on the right side of the image.



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ARCHITECT OF RECORD
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TBD

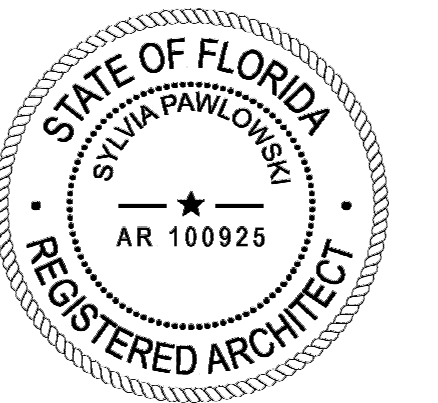
LANDSCAPE
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TDD

TBD

[illegible]

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LICENSE NUMBER: AR100925



EXISTING SITE PHOTOS

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8/24/2022 9:29:53 AM

EXISTING ADJOINING LOTS



PROJECT / OWNER

W BROADVIEW

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CONTRACTOR
TBD
TBD

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STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

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DRAWING TITLE

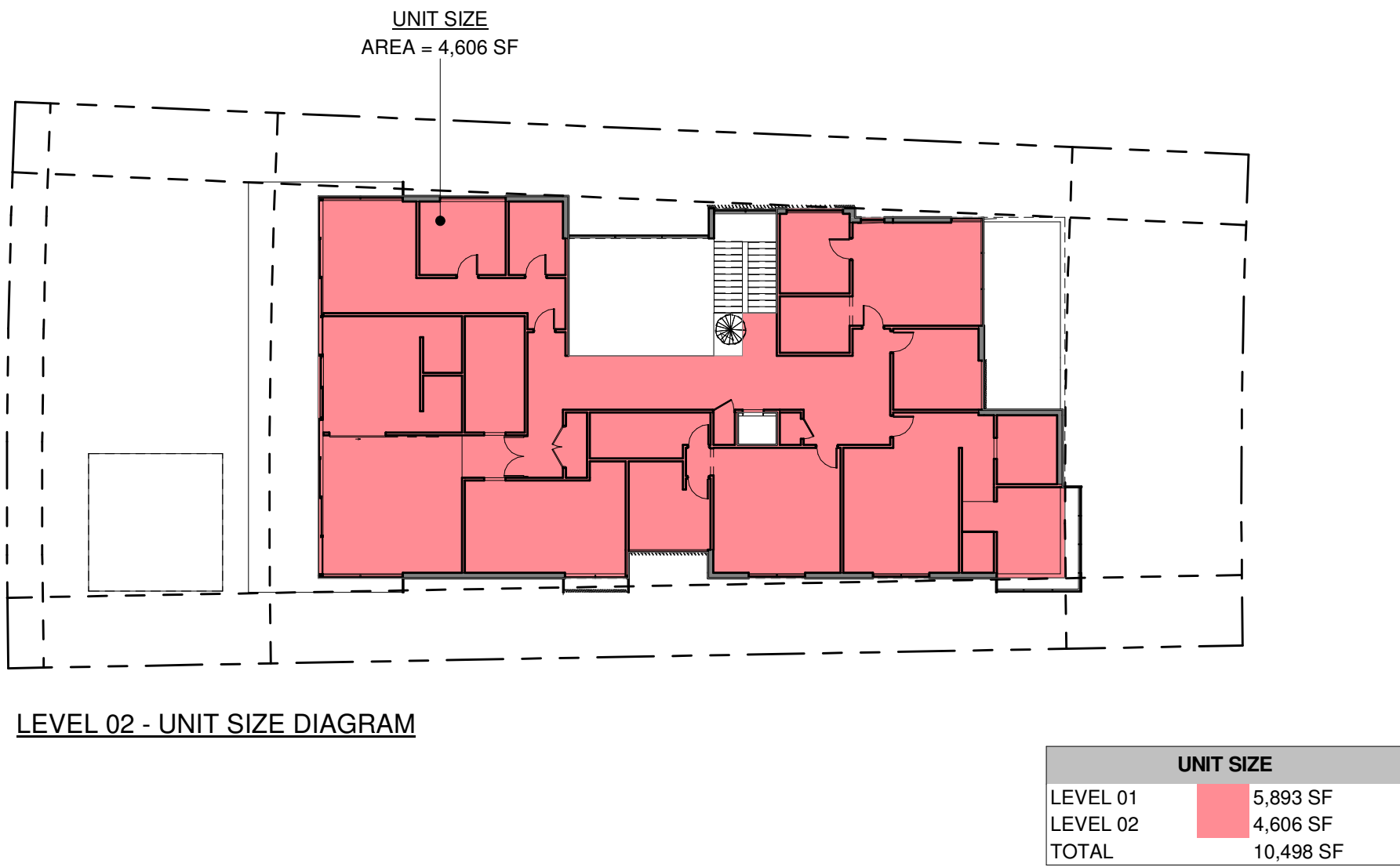
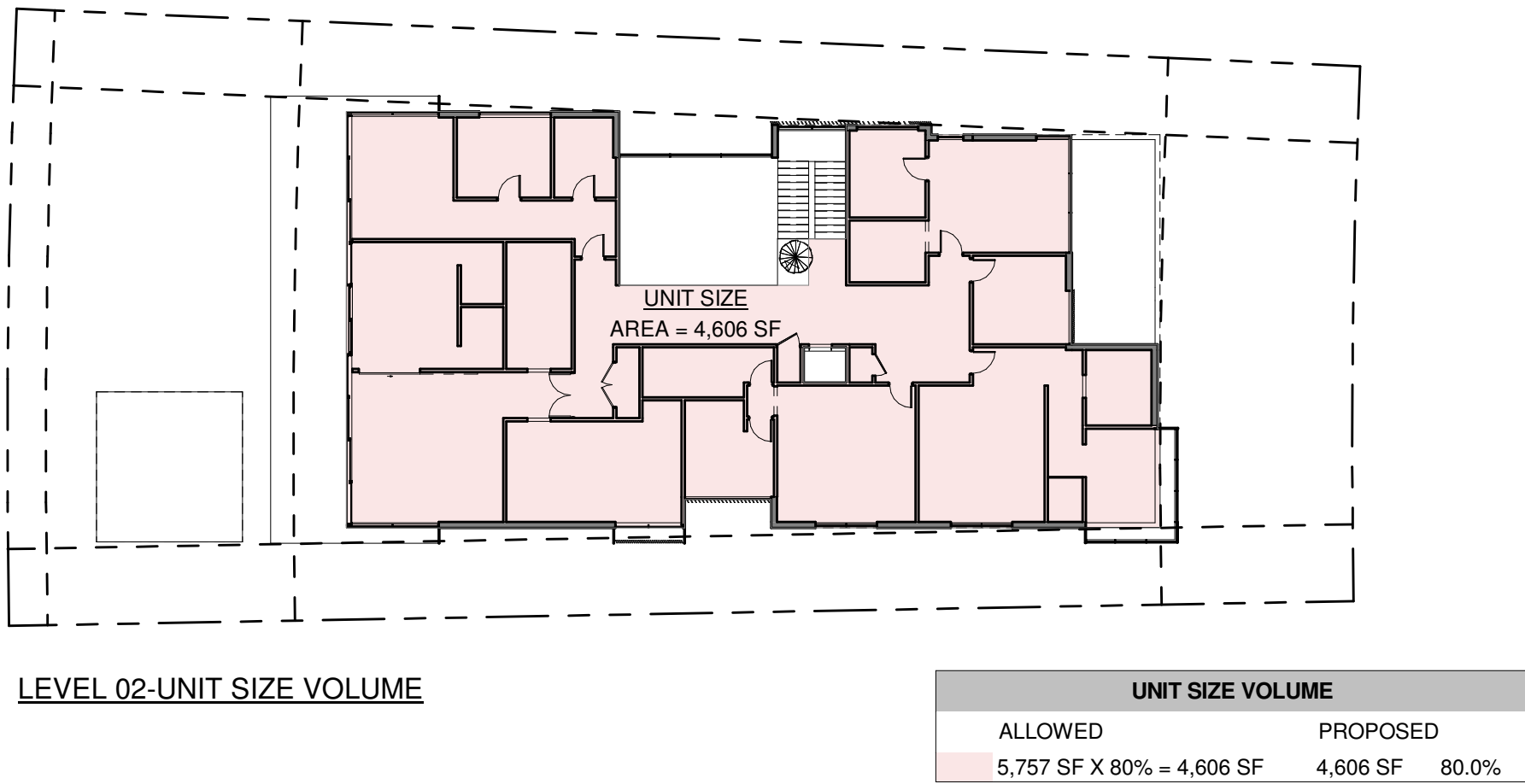
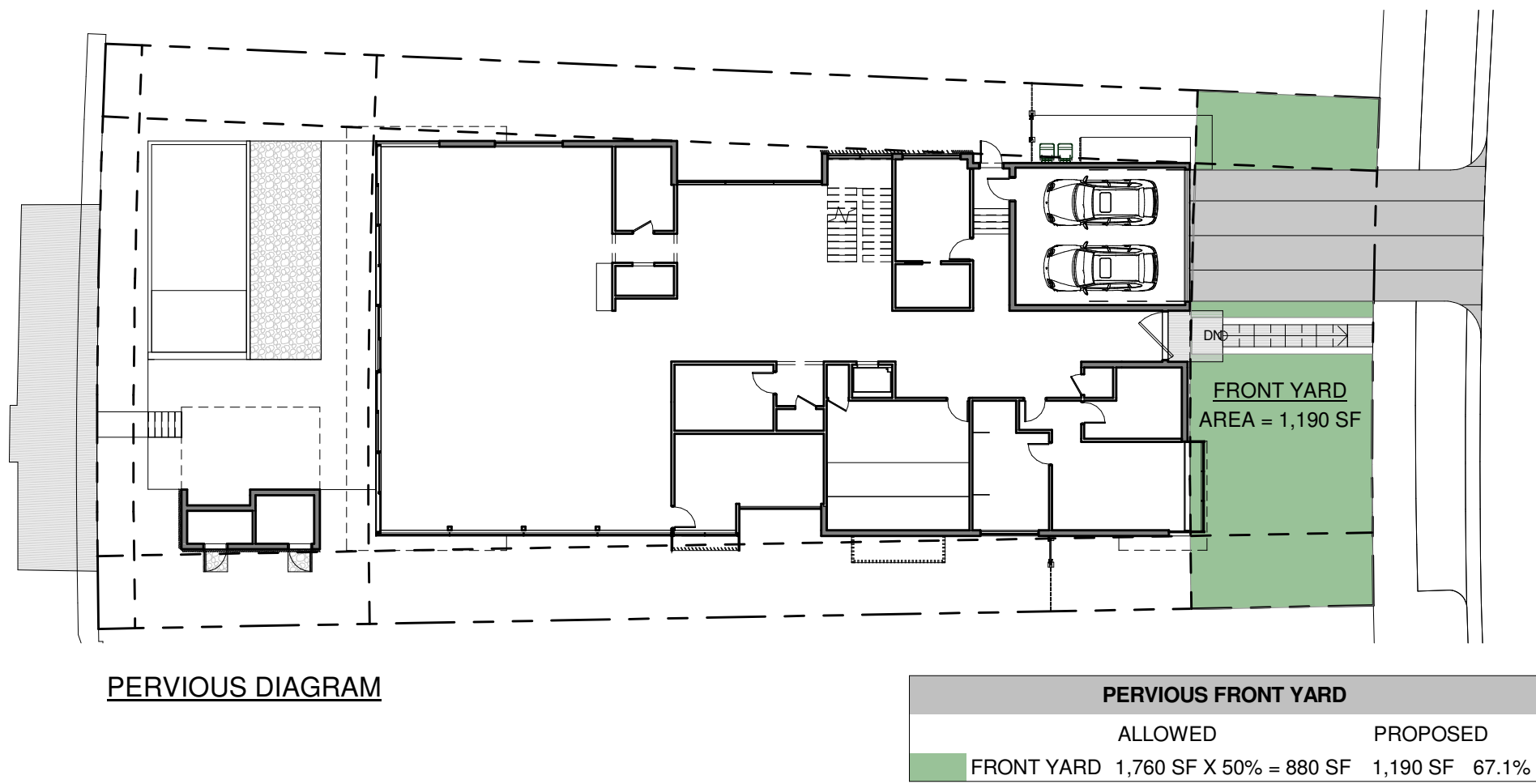
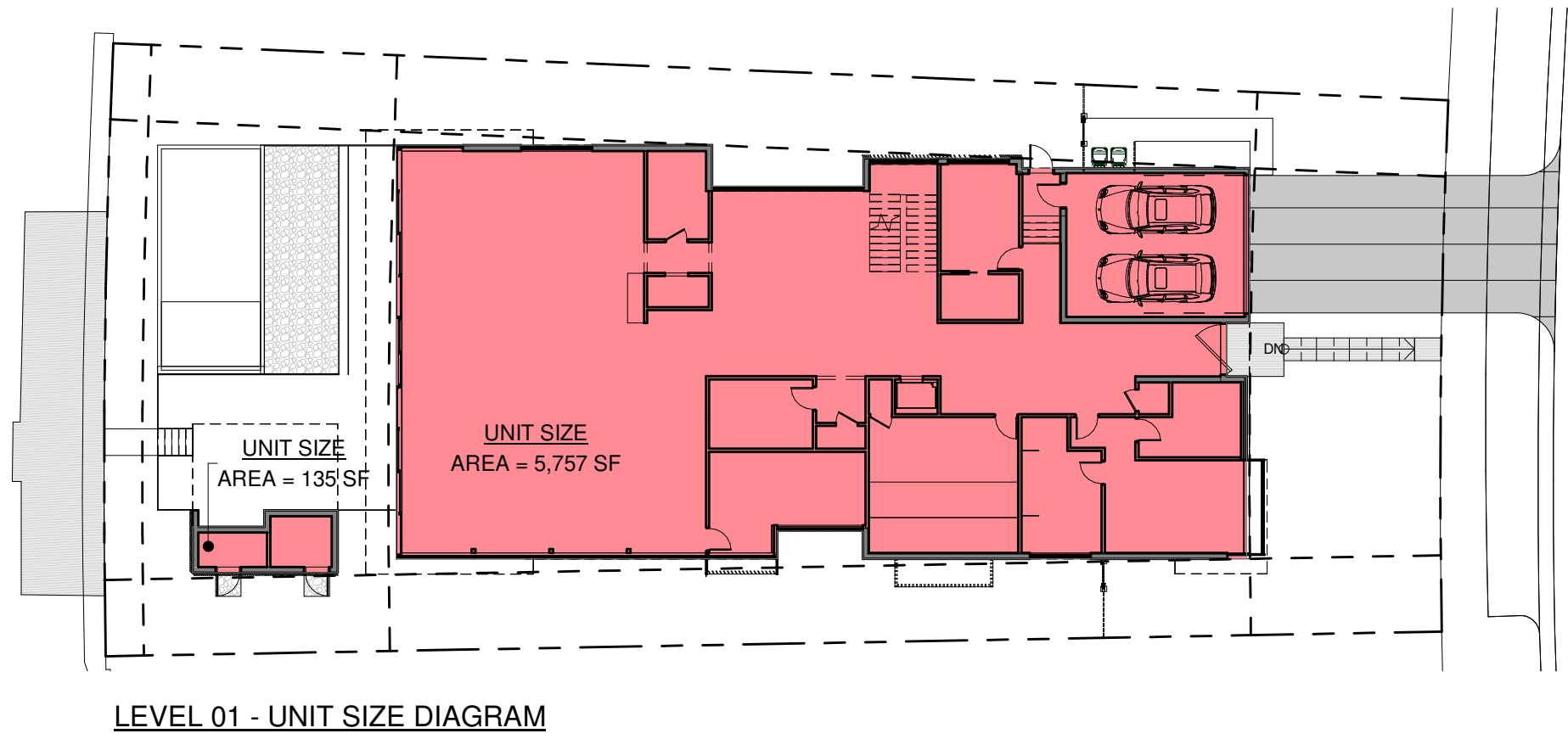
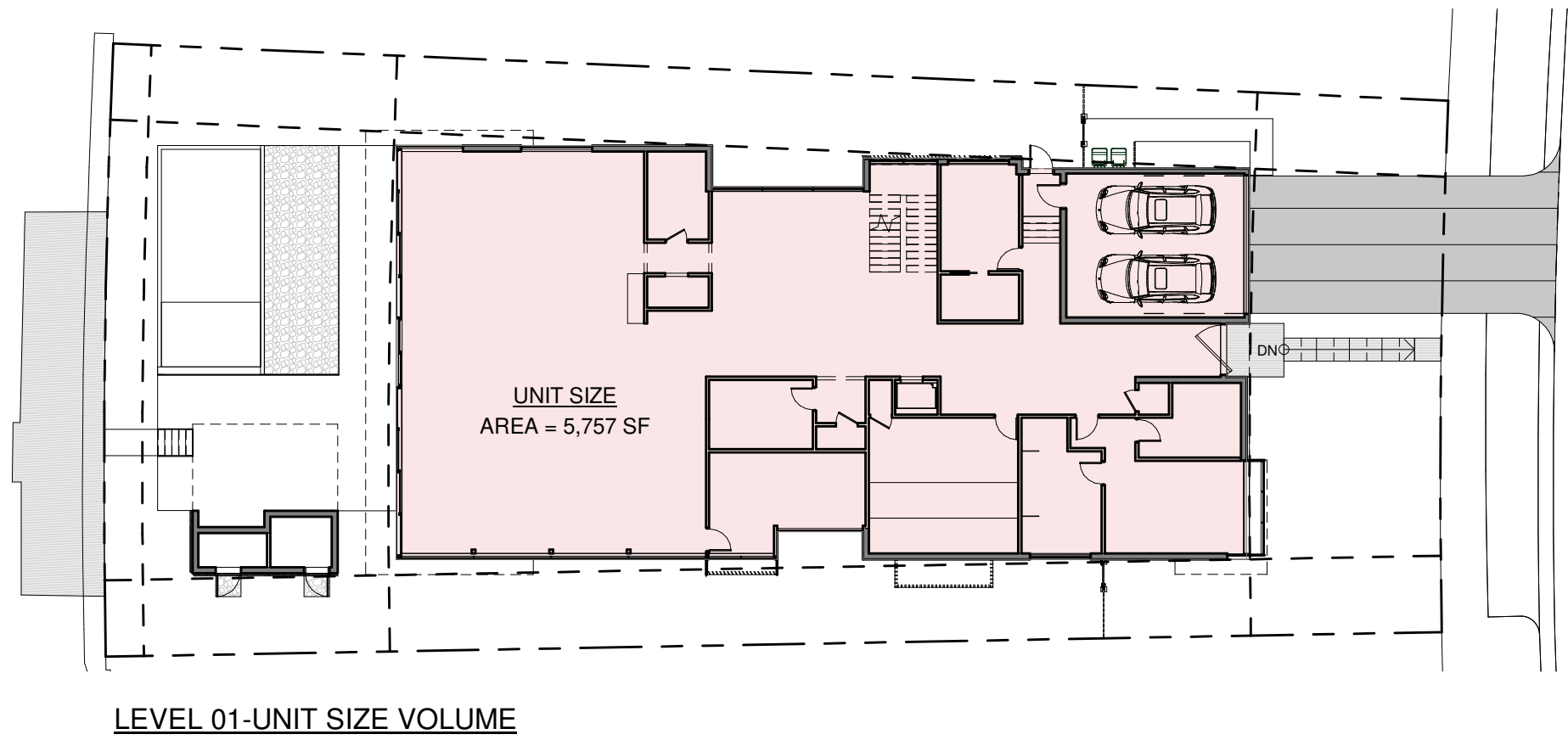
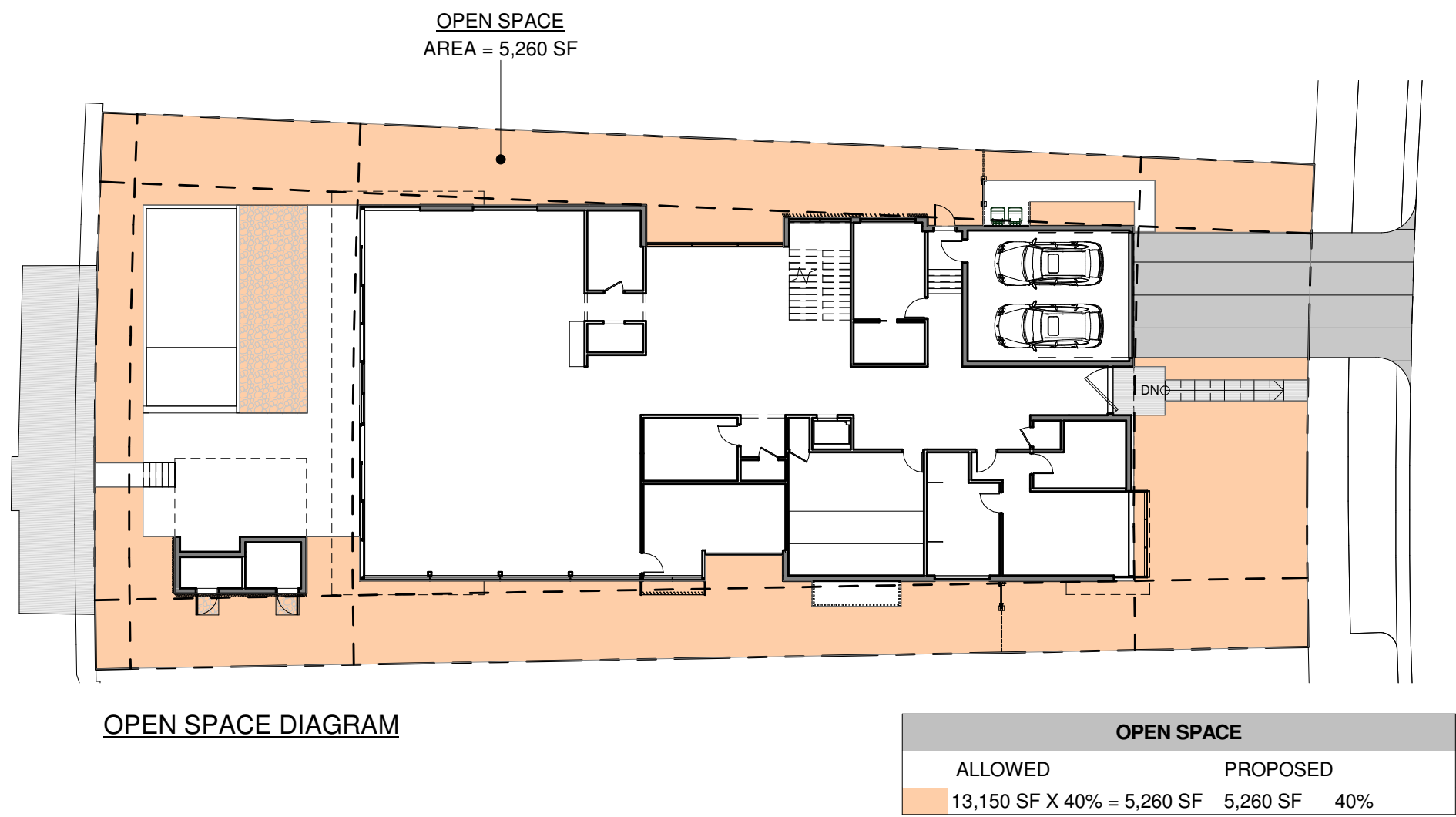
EXISTING SITE
PHOTOS

SCALE

A0.06

PLANNING
& ZONING

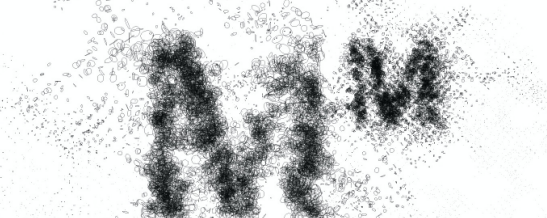
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STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

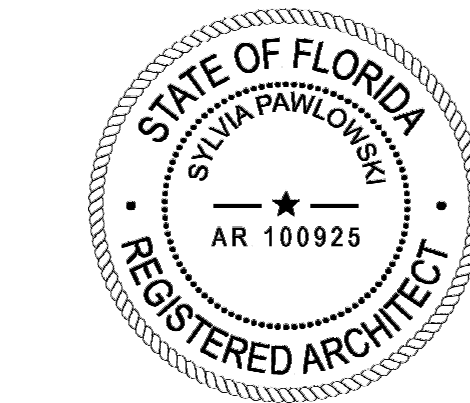
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REVISIONS

NO.	DESCRIPTION	DATE
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925



PROJECT NO 2102

ZONING DIAGRAMS

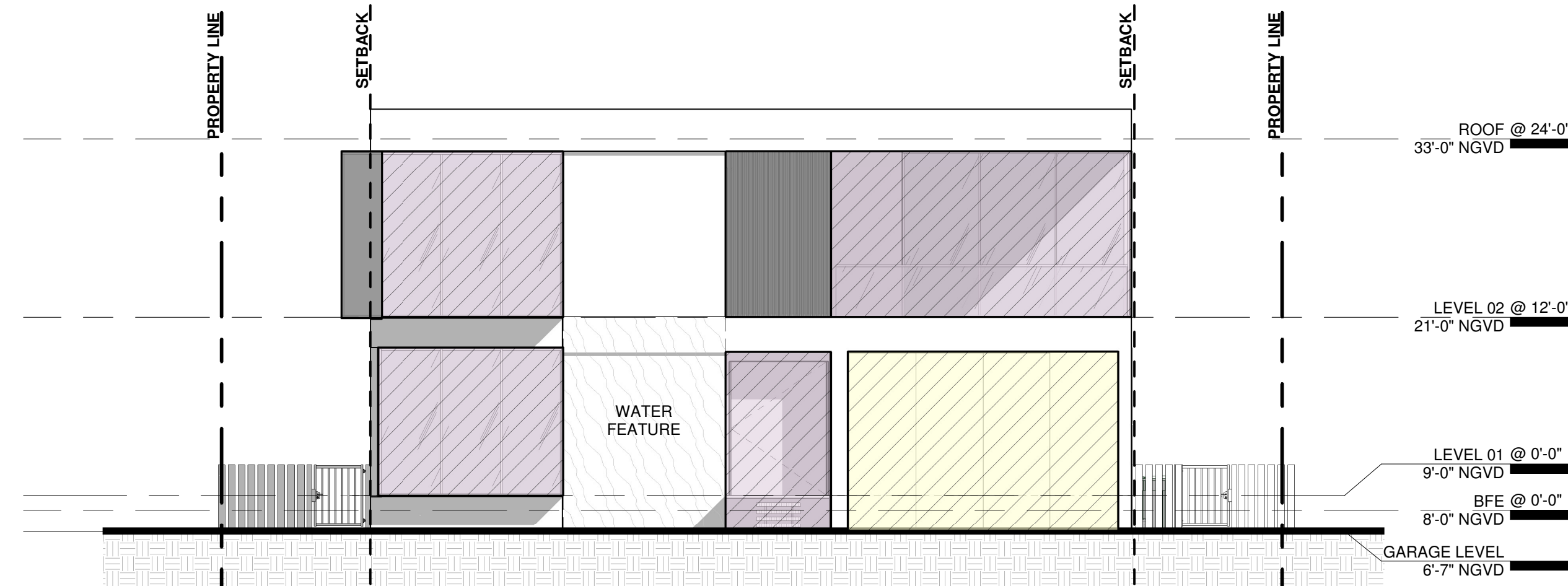
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PLANNING & ZONING

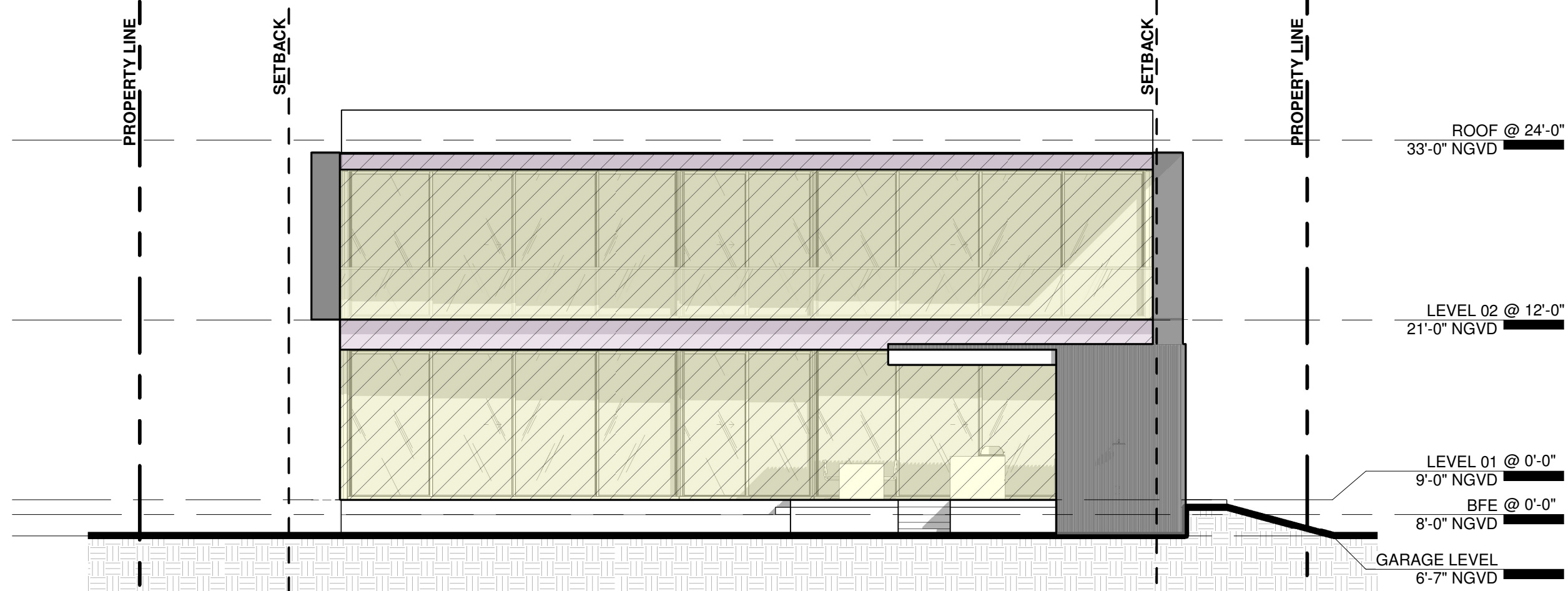
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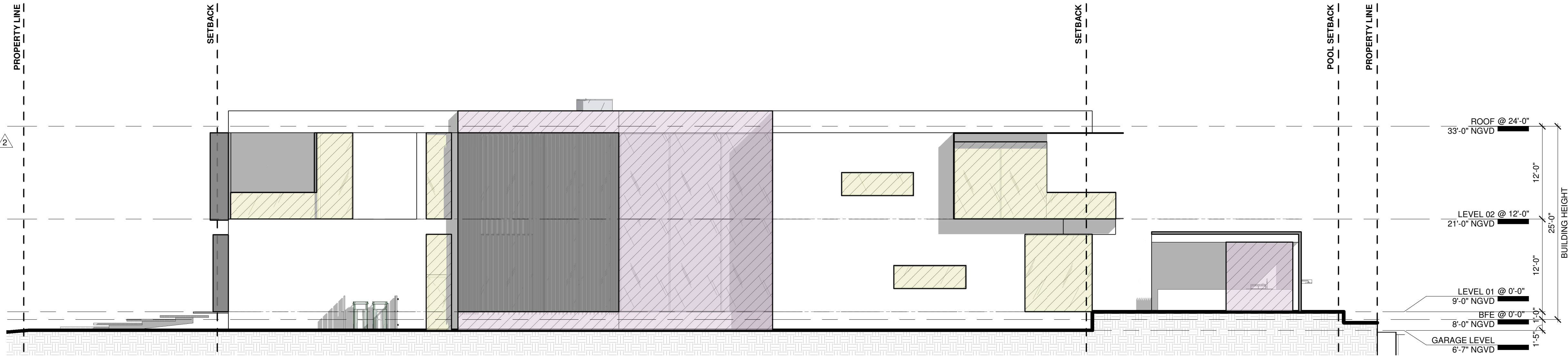
EAST ELEVATION 1
1/8" = 1'-0"

EAST ELEVATION: ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 1,477 SF			
	ARCHITECTURAL "EMBELLISHMENTS" RELIEFS		SMOOTH STUCCO
	PROVIDED: 572 SF		PROVIDED: 575 SF / 1,477 SF = 39%
	572 SF / 1,477 SF = 38.7%		
	ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS		METAL SLATS/TRELLIS
	PROVIDED: 220 SF		PROVIDED: 110 SF
	220 SF / 1,477 SF = 14.9%		110 SF / 1,477 SF = 7.4%



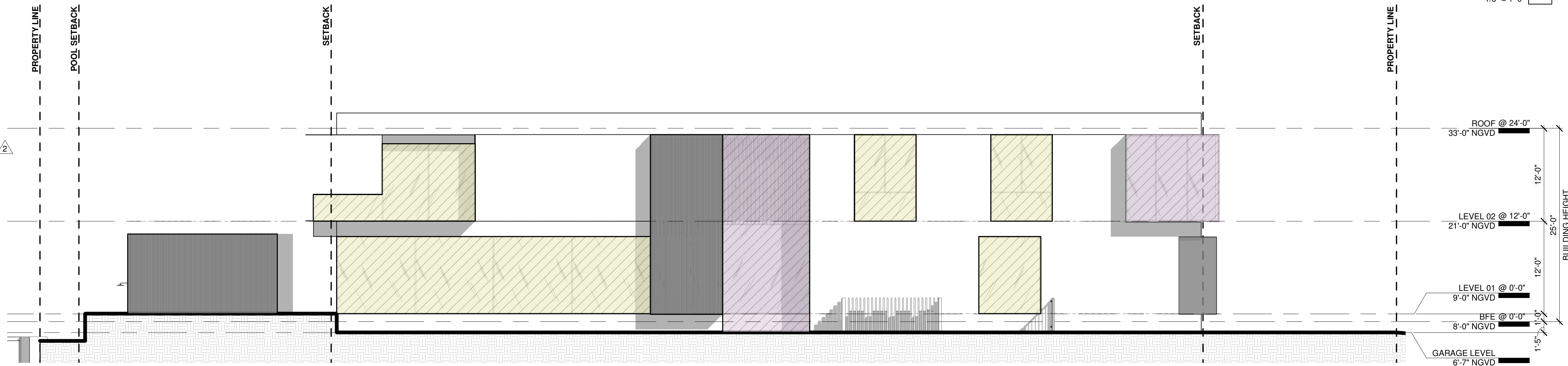
WEST ELEVATION 2
1/8" = 1'-0"

WEST ELEVATION: ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 1,615 SF			
	ARCHITECTURAL "EMBELLISHMENTS" RELIEFS		SMOOTH STUCCO
	PROVIDED: 161 SF		PROVIDED: 283 SF
	161 SF / 1,615 SF = 10%		283 SF / 1,615 SF = 17.5%
	ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS		METAL SLATS/TRELLIS
	PROVIDED: 1,010 SF		PROVIDED: 161 SF
	1,010 SF / 1,615 SF = 62.5%		161 SF / 1,615 SF = 10%



NORTH ELEVATION 4
1/8" = 1'-0"

NORTH ELEVATION: ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 3,393 SF			
	ARCHITECTURAL "EMBELLISHMENTS" RELIEFS		SMOOTH STUCCO
	PROVIDED: 751 SF		PROVIDED: 1,638 SF
	751 SF / 3,393 SF = 22.1%		1,638 SF / 3,393 SF = 48.3%
	ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS		METAL SLATS/TRELLIS
	PROVIDED: 462 SF		PROVIDED: 542 SF
	462 SF / 3,393 SF = 13.6%		542 SF / 3,393 SF = 16%



SOUTH ELEVATION 3
1/8" = 1'-0"

SOUTH ELEVATION: ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 3,393 SF			
	ARCHITECTURAL "EMBELLISHMENTS" RELIEFS		SMOOTH STUCCO
	PROVIDED: 424 SF		PROVIDED: 1,689 SF
	424 SF / 3,393 SF = 12.5%		1,689 SF / 3,393 SF = 49.8%
	ARCHITECTURAL "EMBELLISHMENTS" FACADE OPENINGS		METAL SLATS/TRELLIS
	PROVIDED: 815 SF		PROVIDED: 465 SF
	815 SF / 3,393 SF = 24%		465 SF / 3,393 SF = 13.7%

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR
| FL | 33154

DESIGNER

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ARCHITECT OF RECORD

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CONTRACTOR

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hlmartin@bellsouth.net

STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

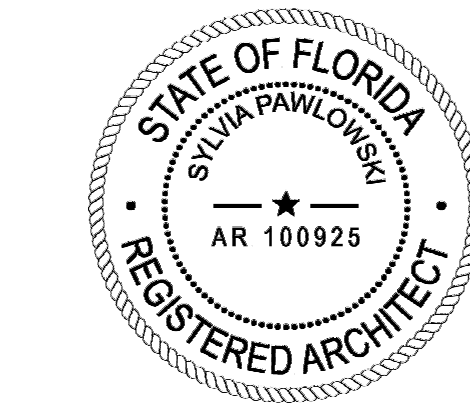
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REVISIONS

NO.	DESCRIPTION	DATE
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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LICENSE NUMBER: AR100925



PROJECT NO 2102

DIAGRAMS

SCALE As indicated

A0.09

PLANNING & ZONING

2021.09.21

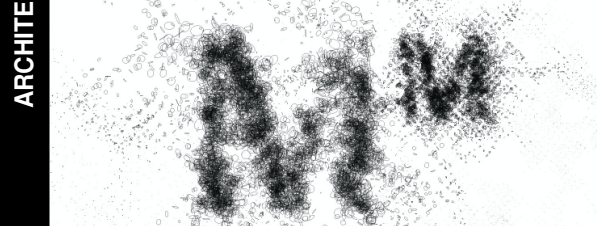
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STRUCTURAL

TBD

MEP

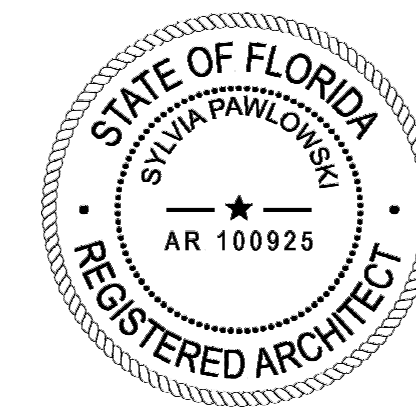
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LICENSE NUMBER: AR100925



PROJECT NO 2102

FRONT
RENDERS

SCALE

A0.12

PLANNING
& ZONING

2021.09.21

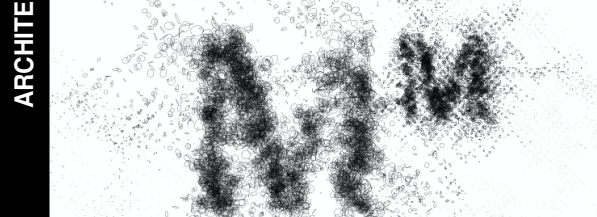
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STRUCTURAL

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MEP

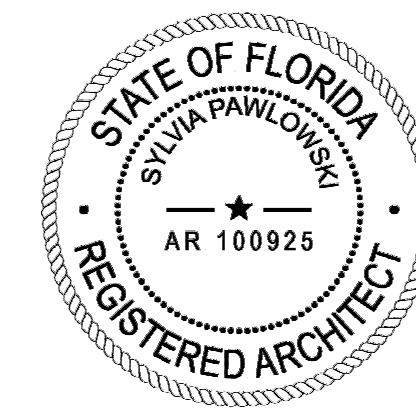
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PROJECT NO 2102

REAR RENDERS

SCALE

A0.13

PLANNING
& ZONING

2021.09.21

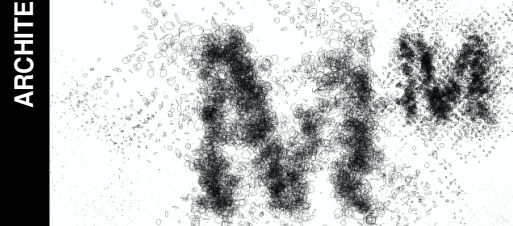
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STRUCTURAL

TBD

MEP

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GEOTECHNICAL

TBD

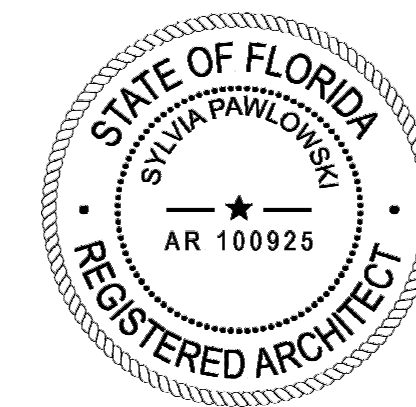
REVISIONS

NO.	DESCRIPTION	DATE

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SEAL

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925



PROJECT NO 2102

SIDE RENDERS

SCALE

SHEET #

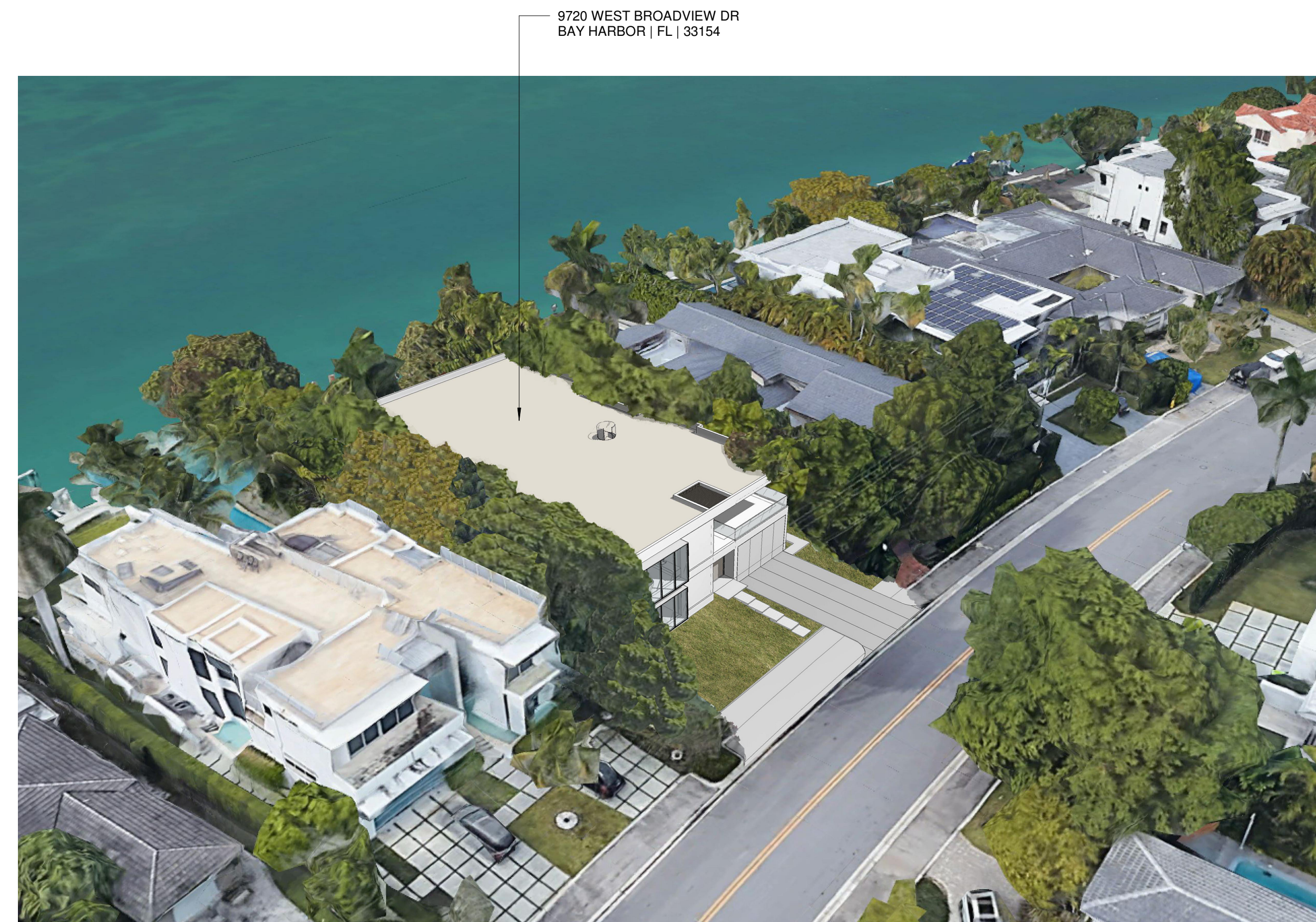
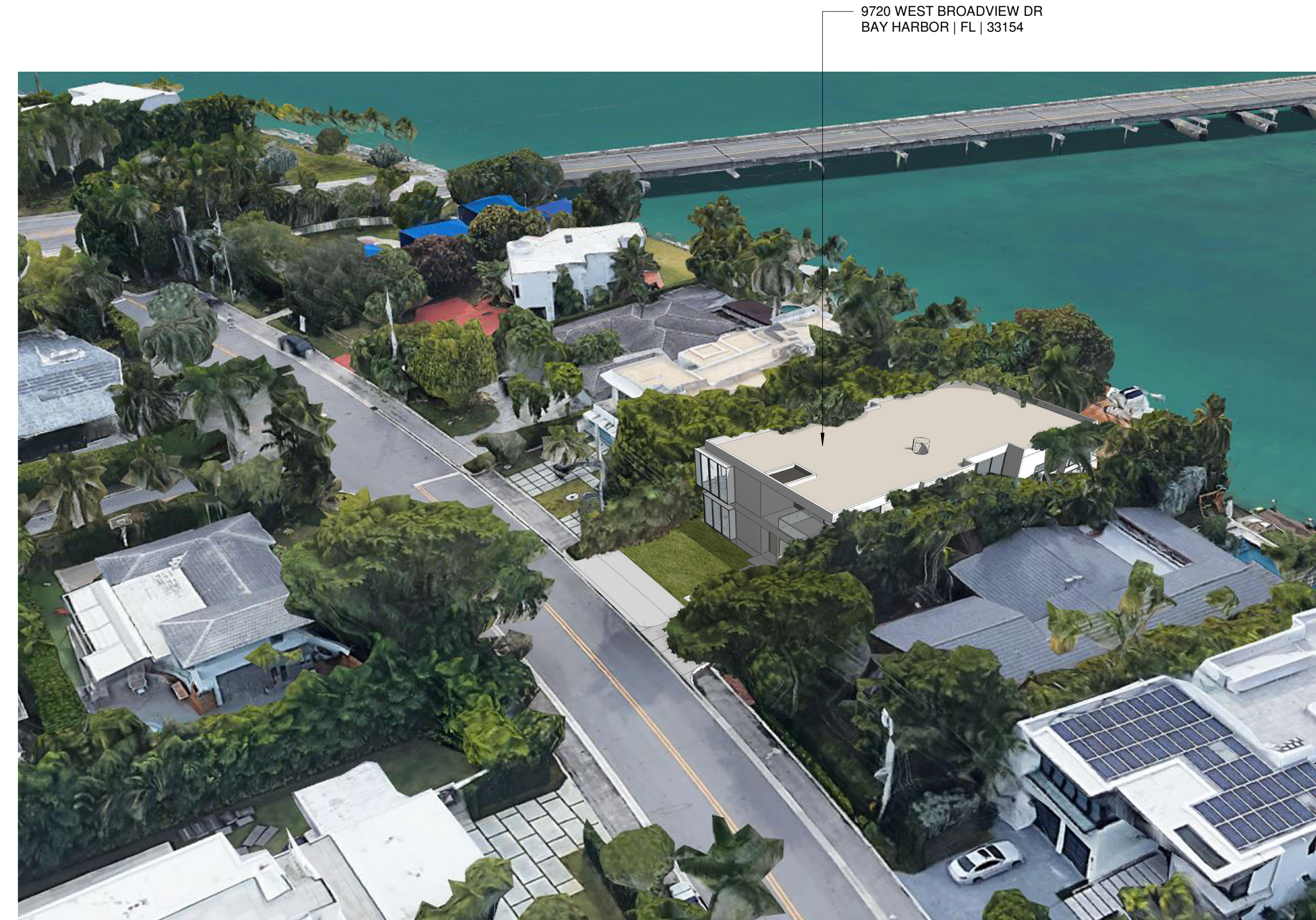
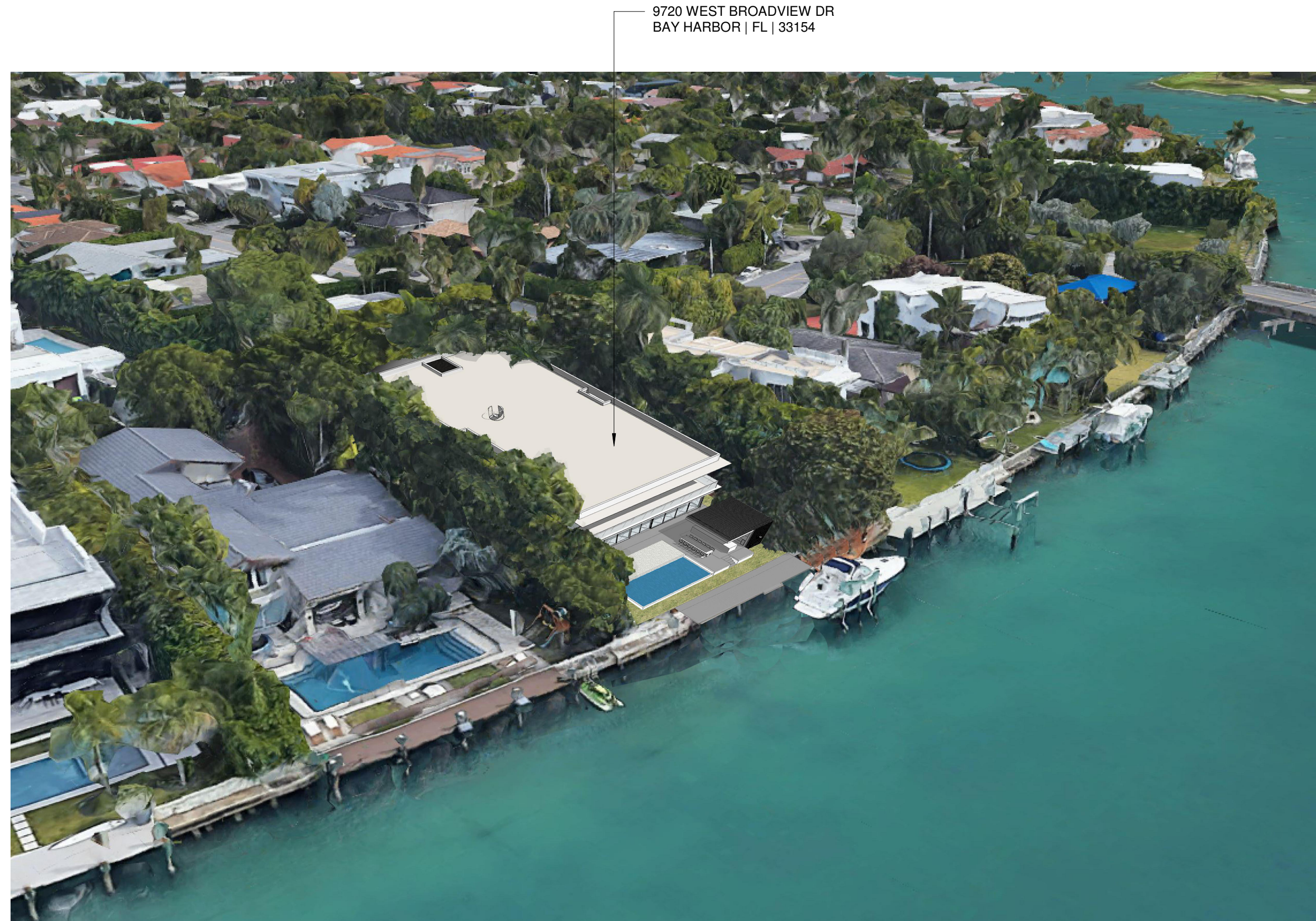
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PLANNING
& ZONING

2021.09.21

PROJECT | OWNER
ARCHITECT
CONSULTANTS
STATUS

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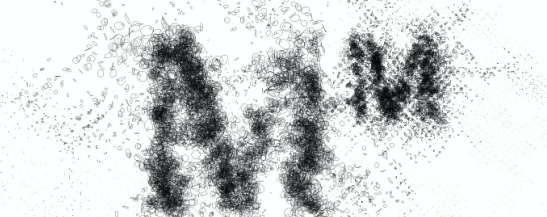


STATUS	SHEET #	DRAWING TITLE	SEAL	REVISIONS	CONSULTANTS	ARCHITECT	PROJECT	OWNER
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W BROADVIEW

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STRUCTURAL

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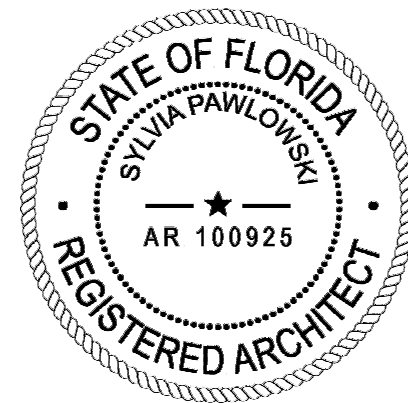
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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925



PROJECT NO 2102

AERIAL VIEWS

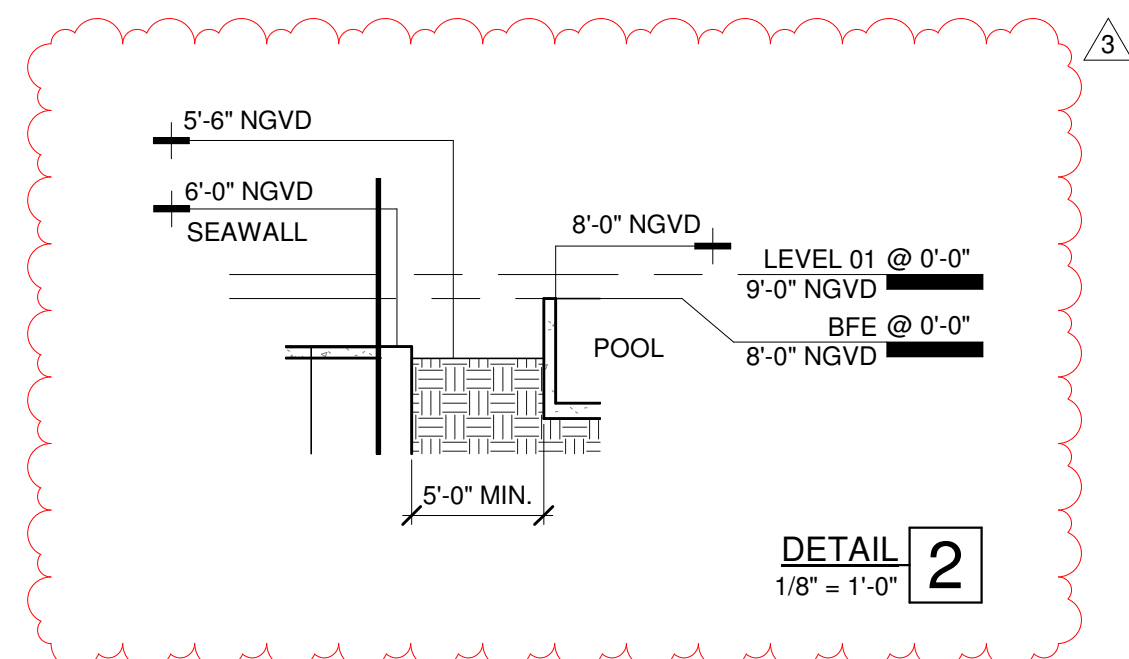
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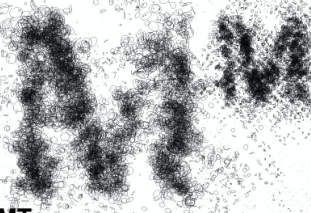
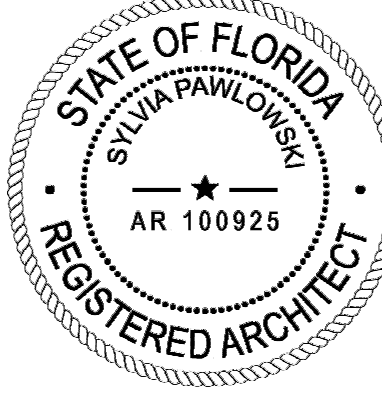
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PLANNING & ZONING

2021.09.2

3/24/2022 9:30:52 AM



- | | | | |
|-----------------|--|--------------|----------|
| PROJECT / OWNER | W BROADVIEW
9720 WEST BROADVIEW DR BAY HARBOR
 FL 33154 | | |
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TBD | | |
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| | <u>STRUCTURAL</u>
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| | <u>MEP</u>
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| | <u>GEOTECHNICAL</u>
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| REVISIONS | | | |
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| | | | |
| | 3 | P&Z Comments | 03-24-22 |
| | 3 | P&Z Comments | 03-09-22 |
| | 1 | P&Z Comments | 10-05-21 |
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| SEAL | SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925 | | |
| |  | | |
| DRAWING TITLE | PROJECT NO 2102 | | |
| | GROUND FLOOR
SITE PLAN | | |
| | SCALE As indicated | | |
| SHEET # | A1.00 | | |
| STATUS | PLANNING
& ZONING | | |
| 2021.09.21 | | | |

PROPERTY LINE

PROPERTY LINE

SETBACK

LINE OF SECOND FLOOR ABOVE

9'-0" NGVD

SETBACK

PROPERTY LINE

LINE OF SECOND FLOOR ABOVE

METAL TRELLIS

METAL TRELLIS

54" HIGH METAL FENCE AND GATE SELF CLOSING W/ A LATCH RELEASE (CREAM/WHITE)

PROPERTY LINE

SETBACK

FOYER 9'-0" NGVD

WATER FEATURE

ORIEL WINDOW

54" HIGH METAL FENCE AND GATE SELF CLOSING W/ A LATCH RELEASE (CREAM/WHITE)

LEVEL 01
3/16" = 1'-0"

MATERIALS

- ALUMINUM
- CONCRETE
- GLASS
- RIGID INSULATION
- BRICK IN SECTION
- CONCRETE MASONRY UNIT
- EARTH
- GYPSUM / PLASTER / STUCCO
- STEEL
- PEA GRAVEL
- STONE
- BATT INSULATION
- PRECAST
- GRAVEL
- SAND
- WOOD - SOLID
- PLYWOOD
- BRICK
- CULTURED STONE
- EXTERIOR COMPOSITE PANEL

PROJECT / OWNER

ARCHITECT

CONSULTANTS

CONTRACTOR

TBD

TBD

CIVIL

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STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

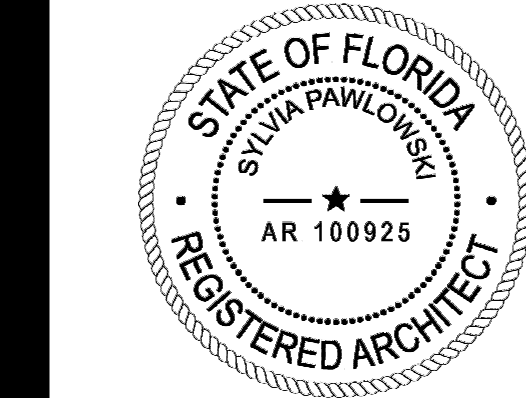
TBD

REVISIONS

1 P&Z Comments 10-05-21

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LICENSE NUMBER: AR100925



PROJECT NO 2102

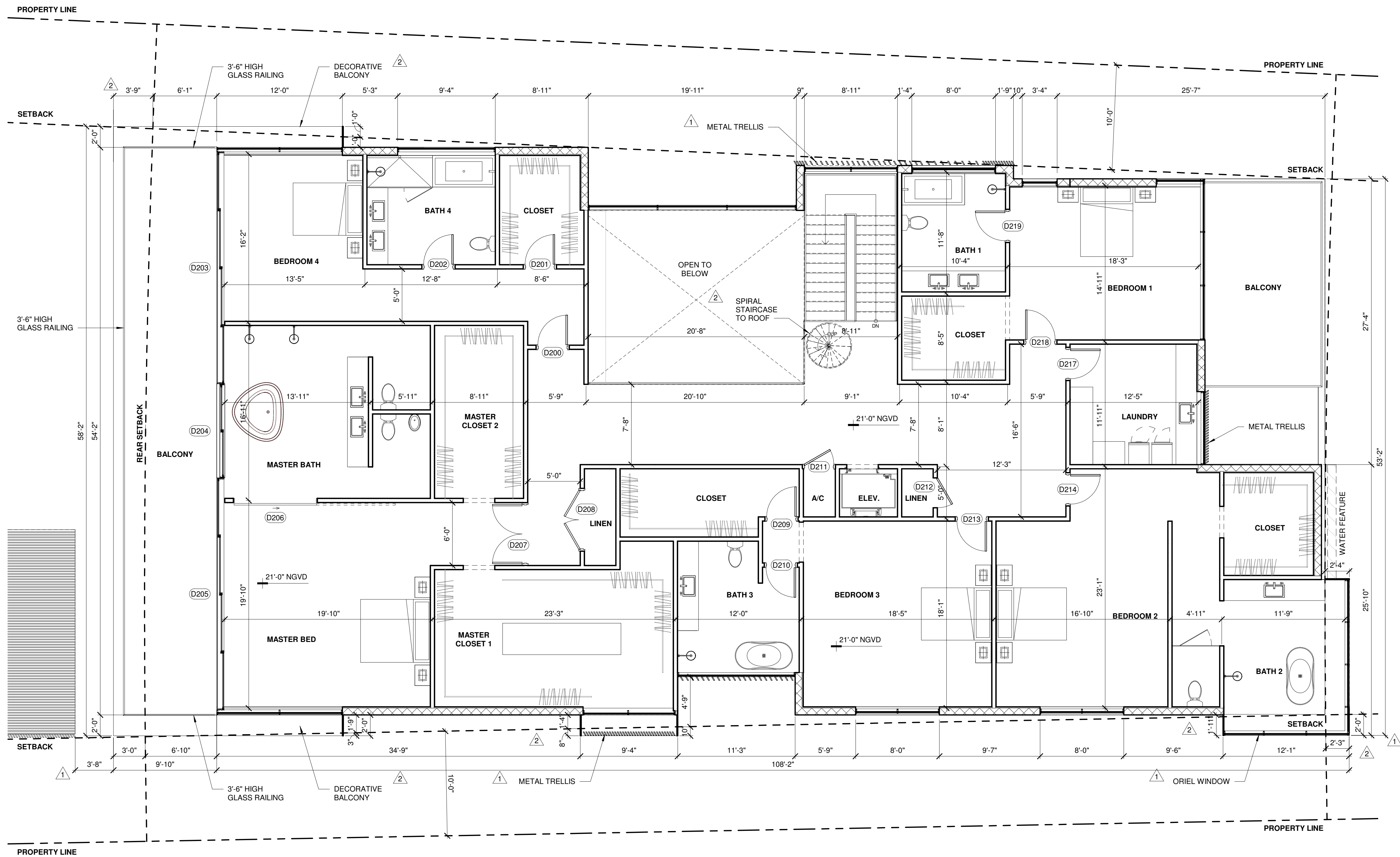
DRAWING TITLE
FIRST FLOOR
PLAN

SCALE As indicated

SHEET #
A1.01
PLANNING
& ZONING

2021.09.21

3/24/2022 9:31:12 AM



LEVEL 02
3/16" = 1'-0"

- MATERIALS**
- ALUMINUM
 - CONCRETE
 - GLASS
 - RIGID INSULATION
 - BRICK IN SECTION
 - CONCRETE MASONRY UNIT
 - EARTH
 - GYPSUM / PLASTER / STUCCO
 - STEEL
 - PEA GRAVEL
 - STONE
 - BATT INSULATION
 - PRECAST
 - GRAVEL
 - SAND
 - WOOD - SOLID
 - PLYWOOD
 - BRICK
 - CULTURED STONE
 - EXTERIOR COMPOSITE PANEL

PROJECT OWNER

ARCHITECT

CONSULTANTS

SEAL

DRAWING TITLE

SHEET #

STATUS

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR
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CONTRACTOR
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STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS		
2	P&Z Comments	03-09-22
1	P&Z Comments	10-05-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

STATE OF FLORIDA

SYLVIA PAWLOWSKI

AR 100925

REGISTERED ARCHITECT

PROJECT NO 2102

SECOND FLOOR PLAN

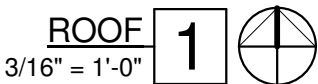
SCALE As indicated

A1.02

PLANNING & ZONING

2021.09.21

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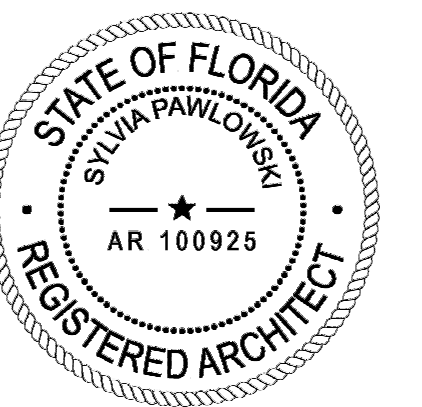
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144

TBD

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LICENSE NUMBER: AR100925



ELEVATIONS

A3.01

PLANNING & ZONING

2021.09.21



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STRUCTURAL

TBD

MEP

TBD

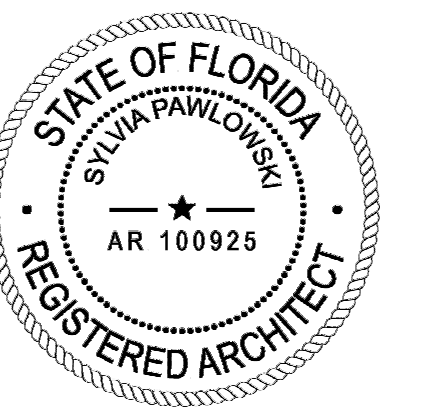
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1	P&Z Comments	10-05-21
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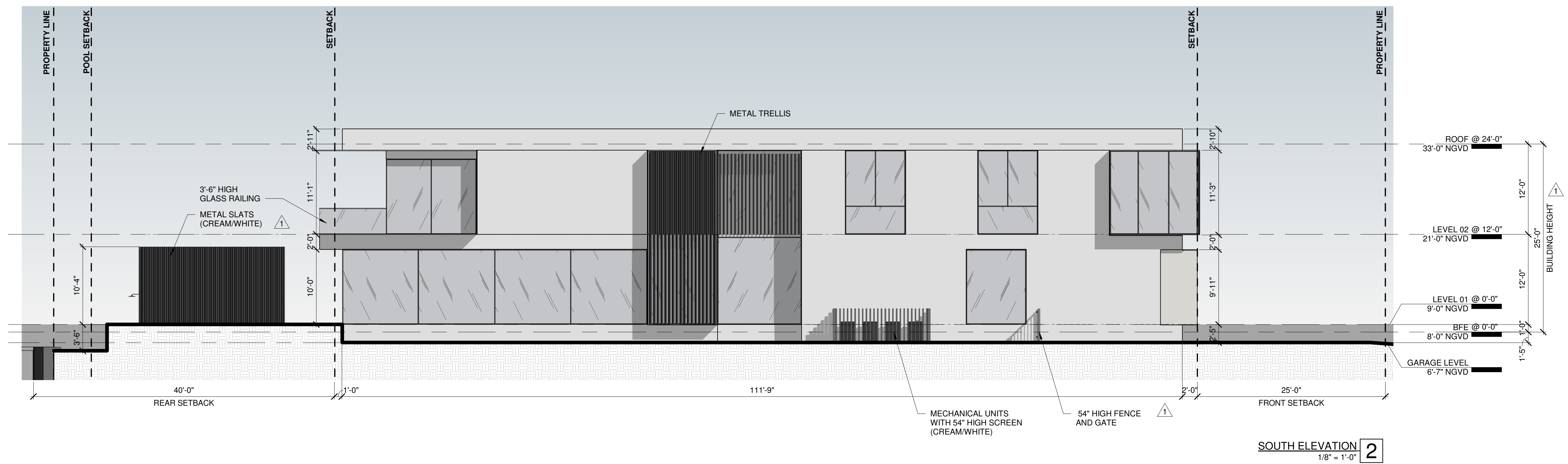
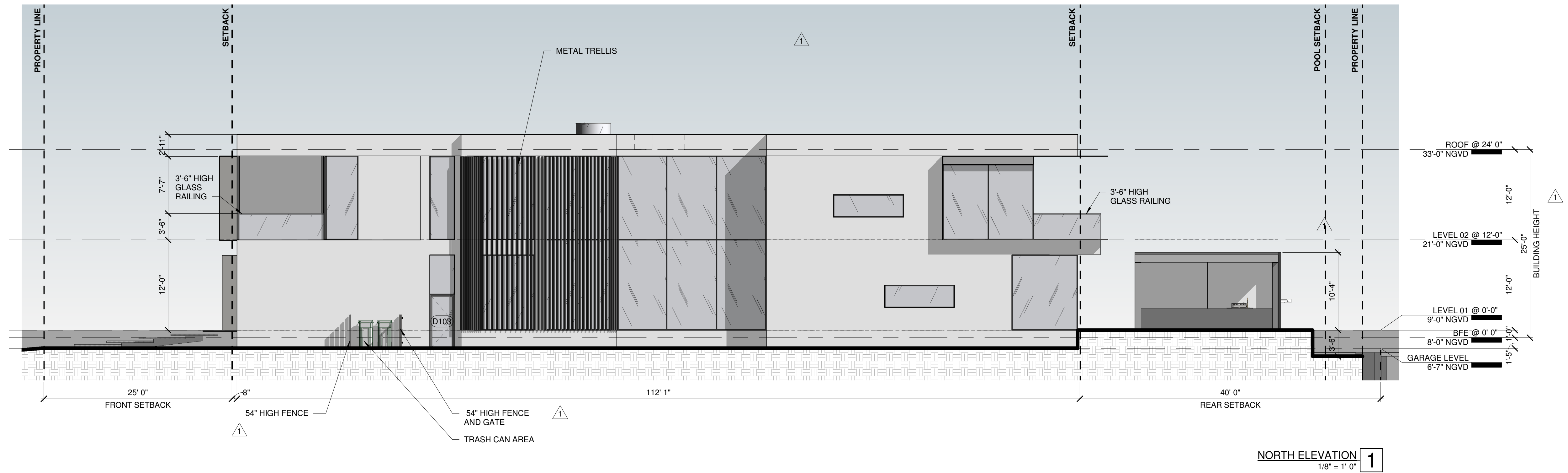
PROJECT NO 2102

SCALE 1/8" = 1'-0"

PLANNING & ZONING

2021.09.21

3/24/2022 9:31:38 AM

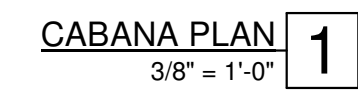


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A circular professional seal for Sylvia Pawlowsky, a Registered Architect in the State of Florida. The seal features a rope-like outer border. Inside, the text "STATE OF FLORIDA" is at the top and "REGISTERED ARCHITECT" is at the bottom. The name "SYLVIA PAWLOWSKY" is in the center, with a five-pointed star and the alphanumeric code "AR 100925" below it.

A5.50

2021.09.21



GENERAL NOTES AND SPECIFICATIONS:

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT AND PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY TRANSPORTATION & PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY RER-DERM, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION AND DITCH EXCAVATION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE TOPOGRAPHIC SURVEY BY:

HPA SURVEYORS, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB # 8161

4. ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D. 1929.
PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.

5. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

6. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

8. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LOOPS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

9. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING, OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT, AND ALL OTHER DELETERIOUS MATERIAL.

12. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

15. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED RECORD SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

18. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

19. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

20. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

21. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE MIAMI-DADE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRER).

2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD, AS APPLICABLE.

3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

4. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

5. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE PLANS.

III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

A. SANITARY SEWER SYSTEM – INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.

B. SANITARY SEWER MAINS – LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.

C. POTABLE WATER DISTRIBUTION MAINS:
1) LIVE TAP CONNECTIONS TO EXISTING MAINS
2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600

D. STORM DRAINAGE:
1) DRAINAGE WELLS – COMPLETED WELL PUMP TEST
2) DRAINAGE PIPE AND STRUCTURES – PRIOR TO BACKFILL

E. LIMEROCK BASE – PRIOR TO AND DURING PLACEMENT OF LIMEROCK BASE

F. FINISHED PAVEMENT – PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.

G. SUBSTANTIAL COMPLETION

H. FINAL INSPECTION

REGARDLESS OF WHETHER OR NOT THE ABOVE ARE WITNESSED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE ENGINEER OF RECORD PRESENT, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE CONTRACT. OTHERWISE, THE ENGINEER OF RECORD RESERVES THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS:

1. DRAINAGE:
A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, RIMS, AND POLLUTANT RETARDANT BAFFLES.
B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, OUTLETS, ETC.
C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
D. DRAINAGE PIPE AND FITTINGS.
E. CLEANOUTS

2. WATER DISTRIBUTION:
A. PIPE AND FITTINGS
B. VALVES AND AIR RELEASE VALVES
C. FIRE HYDRANTS
D. BACKFLOW PREVENTION DEVICES
E. METER VAULTS & BOXES
F. TAPPING SLEEVES AND CORPORATION STOPS

3. SANITARY SEWER:
A. MANHOLES, INCLUDING STRUCTURES, TOP/BOTTOM SLABS, FRAMES AND RIMS
B. PIPE AND FITTINGS
C. CLEANOUTS
D. VALVES AND AIR RELEASE VALVES
E. PUMP STATION AND ALL RELATED EQUIPMENT

4. ASPHALT MIX
A. SUBGRADE AND LIMEROCK BASE SECTIONS TO BE INCLUDED

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

D. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION
A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH M.U.T.C.D. AND THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS, AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

5. REFER TO TOWN OF BAY HARBOR ISLANDS STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER FDOT AND MIAMI-DADE COUNTY STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.



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CA NO. 35252
PE NO. 82291
ERIC ARENCIBIA, P.E.

PROJECT OWNER

ARCHITECT

CONSULTANTS

REVISIONS

SEAL

DRAWING TITLE

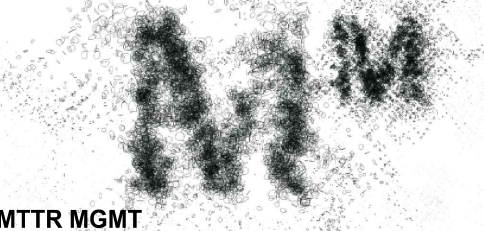
SHEET #

STATUS

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR
| FL | 33154

DESIGNER



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ARCHITECT OF RECORD

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CONTRACTOR

TBD
TBD

CIVIL

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LANDSCAPE

TBD

STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

TBD

3

P&Z Comments

03-22-22

2

P&Z Comments

11-11-21

1

P&Z Comments

10-05-21

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN CONSENT

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO

2102

GENERAL NOTES

C1.00

PLANNING
& ZONING

2022.03.22

EXISTING CONDITIONS:
SITE AREA = 13,125 SF
PERVIOUS AREA = 3,844 SF (29.3%)
IMPERVIOUS AREA = 9,281 SF (70.7%)

SITE AREA	= 13,125 SF
PERVIOUS AREA	= 5,260 SF (40.0%)
IMPERVIOUS AREA	= 7,865 SF (60.0%)

RAINFALL AMOUNT (P) = 8.0 INCHES (10-yr/24-hr LOS)
COMPACTED SOIL STORAGE = 8.18" (SFWMD)

$$\begin{aligned} S &= (\text{PERVIOUS} / \text{SITE}) * (\text{COMPACTED SOIL STORAGE}) = \\ &= (3,844 / 13,125) * (8.18) = 2.40'' \\ S(\text{EXIST.}) &= 2.40'' \\ \text{RUNOFF}(R) &= (P - 0.2S)^2 / (P + 0.8S) = 5.70'' \\ \text{VOLUME OF RUNOFF}(V) &= A * R / 12 \\ &= 13,125 * 5.70 / 12 \\ &= 6,235 \text{ CF} \end{aligned}$$
$$\begin{aligned} S &= (\text{PERVIOUS} / \text{SITE}) * (\text{COMPACTED SOIL STORAGE}) = \\ &= (5,260 / 13,125) * (8.18) = 3.28'' \\ S(\text{PROP.}) &= 3.28'' \\ \text{RUNOFF}(R) &= (P - 0.2S)^2 / (P + 0.8S) = 5.08'' \\ \text{VOLUME OF RUNOFF}(V) &= A * R / 12 \\ &= 13,125 * 5.08 / 12 \\ &= 5,557 \text{ CF} \end{aligned}$$

$$\begin{aligned} & 5,557 \text{ CF} - 6,235 \text{ CF} = \underline{(-)678 \text{ CF}} \\ & 1.0 \text{ IN.} \times 13,125 \text{ SF} / 12 \text{ in./ft} = \underline{1,094 \text{ CF}} \\ & 2.5 \text{ IN.} \times 60.0\% \text{ (PERCENT IMPERVIOUS)} = 1.50 \text{ IN.} \\ & 1.50 \text{ IN.} \times 13,125 \text{ SF (SITE AREA)} / 12 \text{ in./ft} = \underline{1,641 \text{ CF}} \end{aligned}$$

TOTAL SWALE AREA STORAGE=151 + 195 = 346 CF

$$L1 = \frac{FS \% WQ * Vwq}{K(H2 * W + 2 * Heff * Du - Du^2 + 2 * Heff * Ds) + 0.000139 * W * Du}$$

$$L2 = \frac{FS \% WQ * Vwq}{K(2 * HeffDu - Du^2 + 2 * Heff * Ds) + 0.000139 * W * Du}$$

W = 4.00' TRENCH HEIGHT = 12.00'

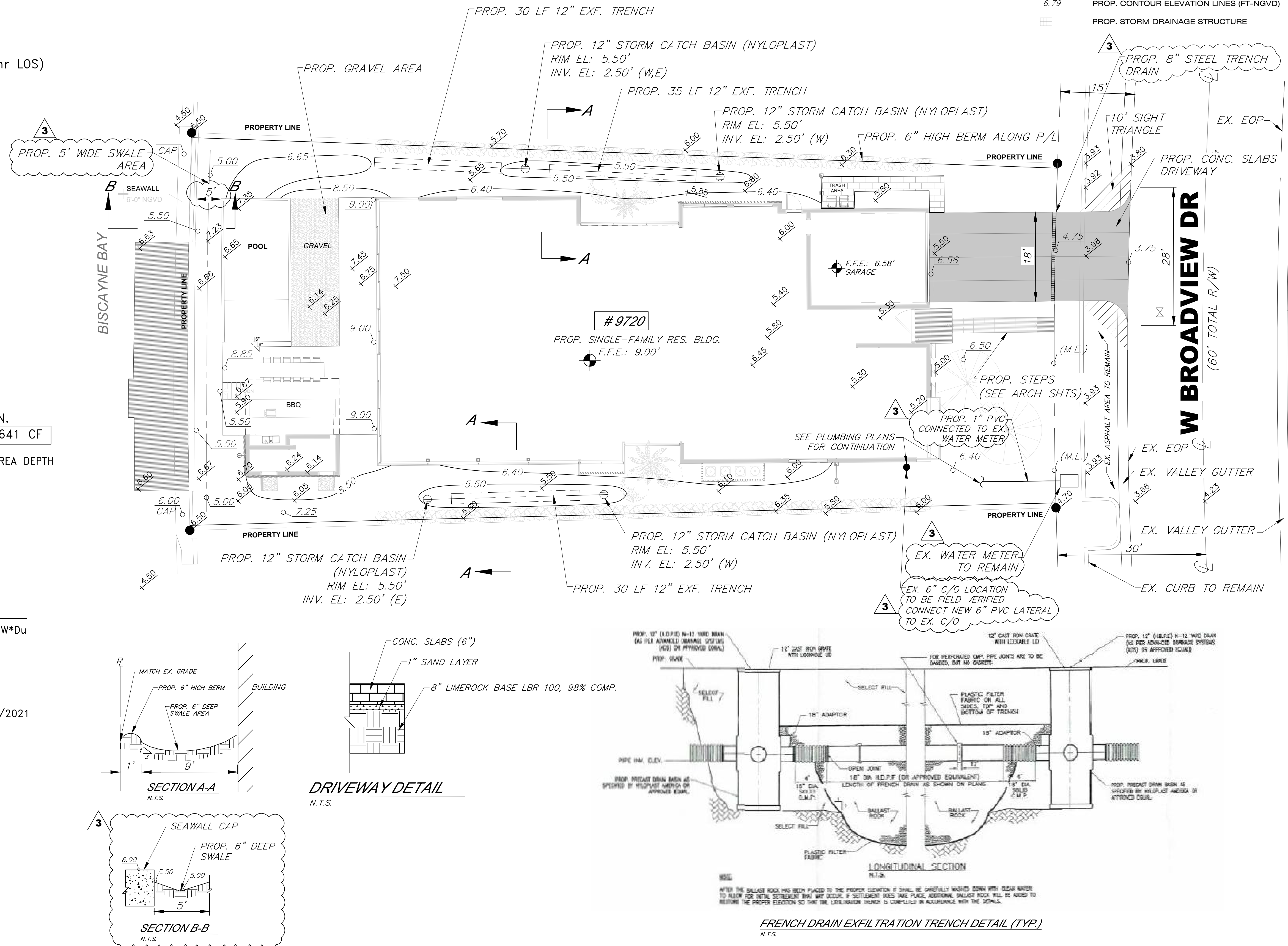
95' F.D. PROVIDED

1. ALL RAINFALL RUNOFF TO BE RETAINED ON-SITE. PERIMETER OF LOT SHALL BE GRADED WITH MINIMUM 6" HIGH BERM.
2. A MAXIMUM SLOPE OF 3:1 WITHIN ALL SWALE AREAS SHALL BE MAINTAINED.
3. PROPOSED CONTOUR LINES ARE ESTIMATED, AND SHALL BE COORDINATED WITH LANDSCAPE PLANS.
4. ELEVATIONS SHOWN HEREON RELATE TO N.G.V.D., 1929.
5. SITE CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.

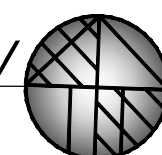
Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

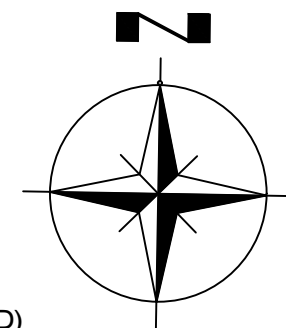
Check positive response codes before you dig!



SCALE: $3/32" = 1'-0"$



 CENTER LINE
 RIGHT-OF-WAY
 PROPERTY LINE
 EXIST. ELEVATION (FT-NGVD)
 PROP. GRADE ELEVATION (FT-NGVD)
 PROP. CONTOUR ELEVATION LINES (FT-NGVD)
 PROP. STORM DRAINAGE STRUCTURE



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RELATIONS		
3	P&Z Comments	03-22-22
2	P&Z Comments	11-11-21
1	P&Z Comments	10-05-21

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DUPLICATED WITH THEIR WRITTEN CONSENT

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

PAVING, GRADING,
& DRAINAGE PLAN

SCALE As indicated

C2.00

PLANNING & ZONING

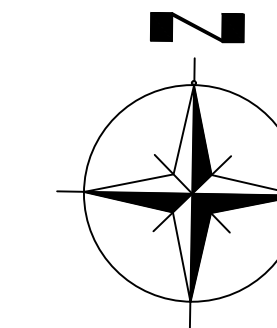
2022.03.22

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ERIC ARENCIBIA, P.E.

	CENTER LINE
	RIGHT-OF-WAY
	PROPERTY LINE
	STAKED SILT FENCE
	TURBIDITY BARRIER



9720 WEST BROADVIEW DR | BAY HARBOR
| FL | 33154

ARCHITECTURE
 1930s
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LANDSCAPE
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REVISIONS			
	3	P&Z Comments	03-22-22
	2	P&Z Comments	11-11-21
1	P&Z Comments	10-05-21	

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SEAL SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

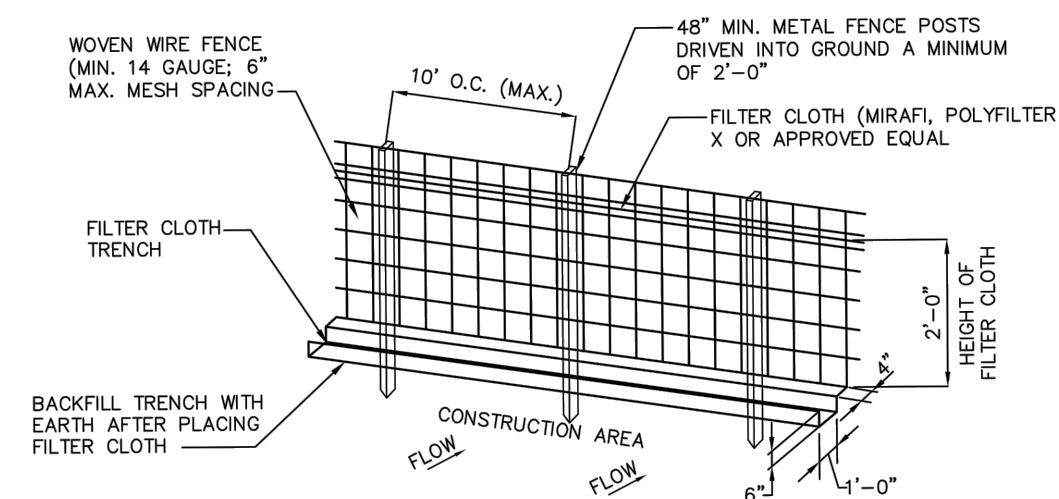
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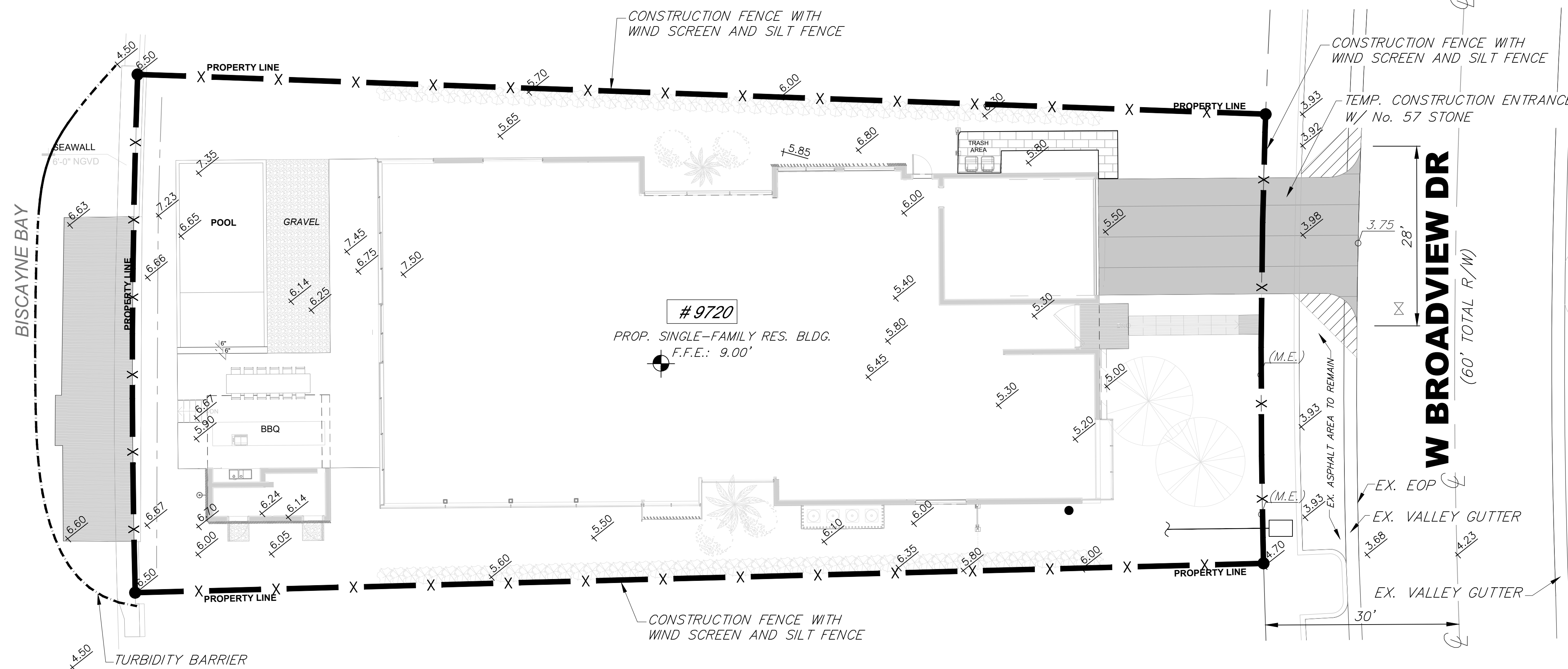


CONSTRUCTION SPECIFICATIONS:

- CONSTRUCTION SPECIFICATIONS:**
1. WOVEN WIRE FENCE IS 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" X 24".
 3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION CONTROL CONSTRUCTION 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.

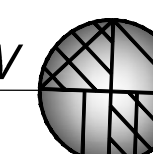
SILT FENCE (TYP.)

N.T.S.



1. FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA, AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS IMPEDED.
2. SECURED SAND BAGS MAY BE USED IN-LIEU OF SILT FENCE WHERE PRACTICAL. SAND BAGS SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN FUNCTIONAL CONDITION.

SCALE: $3/32" = 1'-0"$



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BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI-DADE REGULATORY AND ECONOMIC RESOURCES (RER) REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400-4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. FUEL SPILLS AND LEAKS PREVENTION
 - B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
 - C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
 - D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
 - E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
 - F. SOLID WASTE MANAGEMENT
 - G. HAZARDOUS WASTE MANAGEMENT
 - H. CONCRETE WASTE MANAGEMENT
 - I. SANDBLASTING WASTE MANAGEMENT
 - J. STRUCTURE CONSTRUCTION AND PAINTING
 - K. SPILL PREVENTION AND CONTROL
 - L. CONTAMINATED SOIL MANAGEMENT
 - M. SANITARY/SEPTIC WASTE MANAGEMENT
 - N. SOIL EROSION CONTROL
 - O. STORM WATER TURBIDITY MANAGEMENT

4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

- A. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
- C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
- E. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
- F. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
 - A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
 - B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
 - C. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.
6. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
7. SOD SHALL BE PLACED, IN ACCORDANCE WITH PLANS, FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
8. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
9. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL NOTES:

1. WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING, AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
11. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

OFF-SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF-SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAILIN.
2. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
 - A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
 - B. STORE ONLY ENOUGH MATERIAL ON-SITE FOR PROJECT COMPLETION.
 - C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
 - D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
 - E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
 - F. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

- A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

- A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON-SITE.
- B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL NOTES:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
 - A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
 - B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.
 - C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.
2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

Sunshine

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!



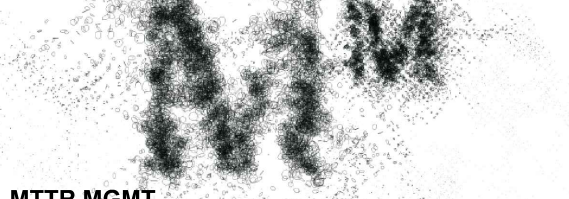
EA3 CIVIL ENGINEERING

EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE
HOLLYWOOD, FLORIDA 33021
OFFICE: 754.777.7993
WWW.EA3CIVIL.COM

CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

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| FL | 33154

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LANDSCAPE
TBD

STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

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REVISIONS		
3	P&Z Comments	03-22-22
2	P&Z Comments	11-11-21
1	P&Z Comments	10-05-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

BEST MANAGEMENT
PRACTICES NOTES

SCALE As indicated

C4.00

PLANNING
& ZONING

2022.03.22

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1104

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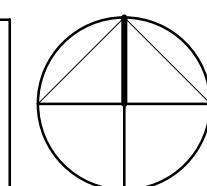
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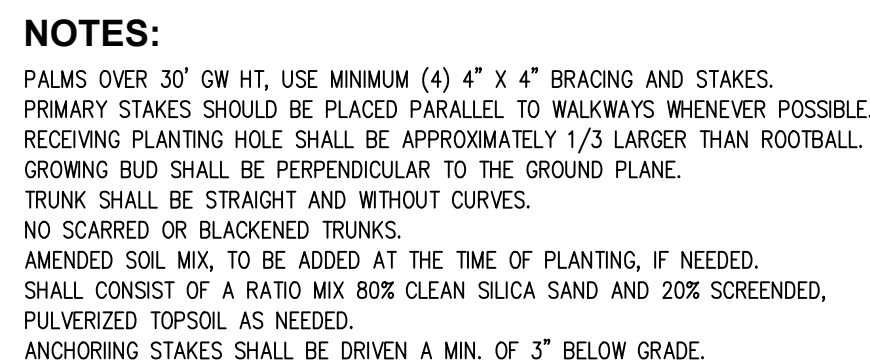
2021.09.21



Qty	Key	Botanical / Common Name	Description	Mitigation	Native Yes / No
2	SS	Senna surattensis / Glauous Cassia	15' oa ht, 6' spr, 4" cal.	500sf x 2 = 1000 sf	No
6	CD	Coccoloba diversifolia / Pigeon Plum	12'-14' oa ht, 4' ct, 3" cal.	500sf x 6 = 3000 sf	Yes
1	CES	Conocarpus e. sericeus / Silver Buttonwood	12'-14' oa ht, 4' ct, 3" cal.	500sf x 1 = 500 sf	Yes
(9) Prov'd Trees				4500 sf > 4436 Req'd	
1	PS	Phoenix sylvestris / Sylvester Date Palm	16' CT, 24' oa ht.		No
1	CN	Cocos nucifera / Coconut Palm	10' CT, 20' oa ht.		No
115	CLG	Clusia guttifera / Small Leaf Clusia	6' ht, 3' spr, 25 gal.		No
44	PSN	Psychotria nervosa / Wild Coffee	2' ht, 1.5' spr, 3 gal.		Yes
(159) Prov'd Shrubs / (44) Native					
12	PGC	Philodendron Green Congo / Green Congo	24" ht, 24" spr, 7 gal.		No
21	TRM	Trimezia martinicensis / Yellow Walking Iris	24" ht, 18" spr, 3 gal.		No
13	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.		No
65	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.		No
28	PEO	Pepperomia obtusifolia / Pepperomia-var.	8" x 8" spr, 3 gal.		Yes

Num	Botanical / Common Name	Disposition	Description					Notes	Mitigation
			HT	SPR	DBH	Condition			
#2 BB	Bucida buceras / Black Olive	Remain	40'	35'	21"	Good			
#8 TH	Tabebuia heterophylla / Pink Tabebuia	Remain	40'	23'	14"	Good			
#18 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good			
#20-22 PE	Ptychosperma elegans / Alexander Palm	Remain	10-15'	9'	3"	Good	Group of (3) palms		
#23-30 PE	Ptychosperma elegans / Alexander Palm	Remain	10-25'	9'	3"	Good	Group of (8) palms		
#40 CU	Coccoloba uvifera / Seagrape	Remain	30'	36"	16,16,18" 10,10,8"	Good			
#41 PE7	Ptychosperma elegans / Alexander Palm	Remain	10-20'	9'	3"	Good	Group of (7) palms		
#19 RE	Roystonea elata / Royal Palm	--Remove--	45'	22'	15"	Moderate			
#46 BB	Bucida buceras / Black Olive	Remain	40'	20'	9"	Good			
#47 BB	Bucida buceras / Black Olive	Remain	40'	25'	14"	Good			
#50 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good			
#51 BB	Bucida buceras / Black Olive	Remain	45'	25'	12"	Good			
#56 BB	Bucida buceras / Black Olive	Remain	45'	30'	18"	Good			
#60 BB	Bucida buceras / Black Olive	Remain	45'	42'	28"	Good			
#62 LI	Lagerstroemia indica / Crape Myrtle	Remain	14'	12'	5@2"	Good	In R/W		

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Typical Palm Planting Detail N.T.S.

Plant List						
	Qty	Key	Botanical / Common Name	Description	Mitigation	Native Yes / No
3	2	SS	Senna surattensis / Glauous Cassia	15'oa ht, 6' spr, 4" cal.	500sf x 2= 1000 sf	No
	6	CD	Coccoloba diversifolia / Pigeon Plum	12"-14' oa ht, 4' ct, 3" cal.	500sf x 6= 3000 sf	Yes
3	1	CES	Conocarpus e. sericeus / Silver Buttonwood	12"-14' oa ht, 4' ct, 3" cal.	500sf x 1= 500 sf	Yes
	(9) Prov'd Trees				4500 sf > 4436 Req'd	
	1	PS	Phoenix sylvestris / Sylvester Date Palm	16' CT, 24' oa ht.		No
	1	CN	Cocos nucifera / Coconut Palm	10' CT, 20' oa ht.		No
	115	CLG	Clusia guttifer a / Small Leaf Clusia	6' ht, 3' spr, 25 gal.		No
	44	PSN	Psychotria nervosa / Wild Coffee	2' ht, 1.5' spr, 3 gal.		Yes
	(159) Prov'd Shrubs / (44) Native					
	12	PGC	Philodendron Green Congo / Green Congo	24" ht, 24" spr, 7 gal.		No
	21	TRM	Trimezia martinicensis / Yellow Walking Iris	24" ht, 18" spr, 3 gal.		No
	13	PHB	Philodendron Burle Marx / Burle Marx	16" ht, 16" spr, 3 gal.		No
	65	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.		No
	28	PEO	Peperomia obtusifolia / Peperomia-var.	8" x 8" spr, 3 gal.		Yes

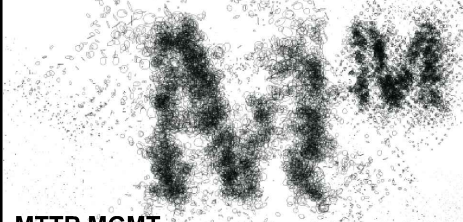
A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	<u>5</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>6</u>	<u>16</u>
3. Two-Family Lot	<u>5</u>	<u>N/A</u>
4. Number of Shade Trees in Front Yard	<u>2</u>	<u>4</u>
5. Native Species Required - 50%	<u>3</u>	<u>10</u>
6. Drought Tolerant and Low Maintenance Species Required – 50%	<u>3</u>	<u>10</u>

1. Single-Family Non-Waterfront Lot	<u>50</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>60</u>	<u>159</u>
3. Two-Family Lot	<u>50</u>	<u>N/A</u>
4. Native Species Required - 30%	<u>18</u>	<u>44</u>
5. Drought Tolerant and Low Maintenance Species Required – 50%	<u>30</u>	<u>44</u>
C. Maximum Lawn Area Allowed***		
*** 50% of Net Lot Area	6562 (Max)	6500

- L 1.00 Landscape Plan
- L 1.01 Landscape Notes, Details & Legend
- L 1.02 Tree Survey / Disposition Plan & Protection Plan
- L 1.03 Tree Disposition & Protection
- L 1.04 Irrigation Plan
- L 1.05 East & West Elevations
- L 1.06 North & South Elevations

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STRUCTURAL

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

LANDSCAPE
NOTES/ DETAILS &
LEGEND

SCALE As indicated

L1.01

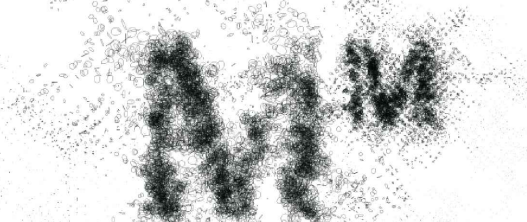
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1	P&Z Comments	10-05-21

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LICENSE NUMBER: AR100925

PROJECT NO 2102

TREE SURVEY /
DISPOSITION &
PROTECTION PLAN

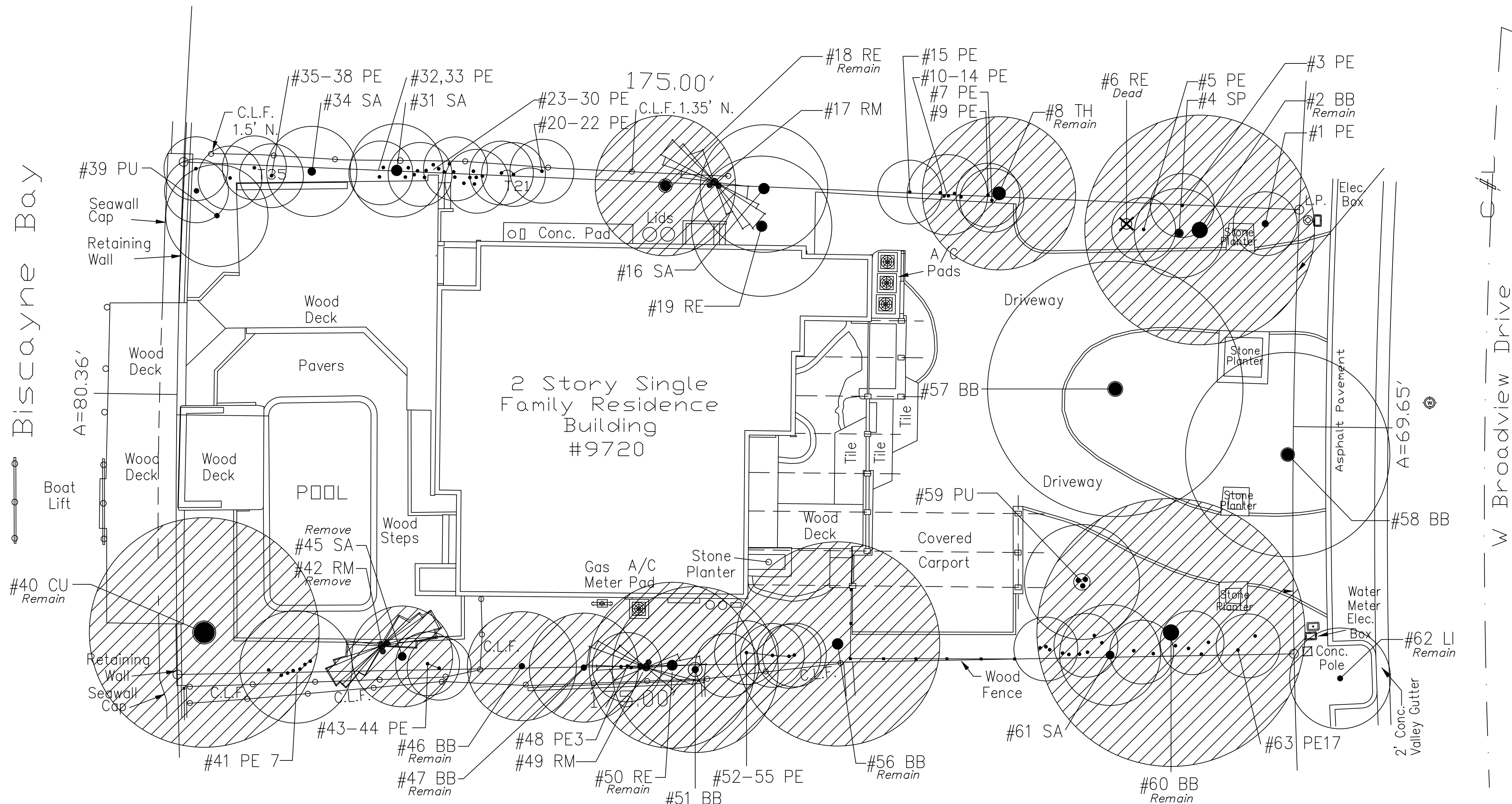
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PLANNING
& ZONING

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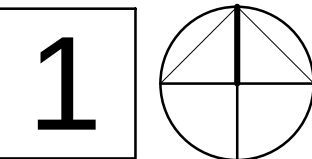
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Tree Survey List									
Num	Botanical / Common Name	Disposition	HT	Description	Condition	Notes	Mitigation		
				SPE DBH					
#1 PE	Ptychosperma elegans / Alexander Palm	--Remove--	21'	9' 3"	Moderate				
#2 BB	Bucida buceras / Black Olive	Remain	40'	35' 21"	Moderate				
#3 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9' 3"	Moderate				
#4 SP	Sabal palmetto / Sabal Palm	--Remove--	16'	13' 12"	Moderate				
#5 PE	Ptychosperma elegans / Alexander Palm	--Remove--	15'	9' 3"	Moderate				
#6 RE	Roystonea elata / Royal Palm--Dead--	--Remove--	15'		Dead	Trunk only			
#7 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9' 3"	Moderate				
#8 TH	Tabebuia heterophylla / Pink Tabebuia	Remain	40'	23' 14"	Good				
#9 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9' 3"	Good				
#10-14 PE	Ptychosperma elegans / Alexander Palm	--Remove--	15-25'	9' 3"	Good	Group of (5) palms			
#15 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9' 3"	Good				
#16 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	Good	Invasive Exotic			
#17 RM	Ravennia madagascariensis / Traveller's Palm	--Remove--	18'	12' cluster	Good	Not a tree or palm	N/A		
#18 RE	Roystonea elata / Royal Palm	Remain	60'	25' 20"	Good				
#19 RE	Roystonea elata / Royal Palm	--Remove--	45'	22' 15"	Moderate				
#20-22 PE	Ptychosperma elegans / Alexander Palm	Remain	10-15'	9' 3"	Good	Group of (3) palms			
#23-30 PE	Ptychosperma elegans / Alexander Palm	Remain	10-25'	9' 3"	Good	Group of (8) palms			
#31 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	cluster	Invasive Exotic			
#32,33 PE	Ptychosperma elegans / Alexander Palm	--Remove--	16-18'	9' 3"	Good				
#34 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	cluster	Invasive Exotic			
#35-38 PE	Ptychosperma elegans / Alexander Palm	--Remove--	15-20'	9' 3"	Good	Group of (4) palms			
#39 PU	Pandanus utilis / Screw Pine	--Remove--	16'	16' 8"	Good		N/A		
#40 CU	Coccoloba uvifera / Seagrape	Remain	30'	36' 16,16,18" 10,10,8"	Good				
#41 PE7	Ptychosperma elegans / Alexander Palm	Remain	10-20'	9' 3"	Good	Group of (7) palms			
#42 RM	Ravennia madagascariensis / Traveller's Palm	--Remove--	15'	10'	cluster		N/A		
#43,44 PE	Ptychosperma elegans / Alexander Palm	--Remove--	18'	9' 3"		Group of (2) palms			
#45 SA	Schefflera actinophylla / Schefflera	--Remove--	20'	10'	cluster	Invasive Exotic			
#46 BB	Bucida buceras / Black Olive	Remain	40'	20' 9"	Good				
#47 BB	Bucida buceras / Black Olive	Remain	40'	25' 14"	Good				

TREE SURVEY, DISPOSITION PLAN

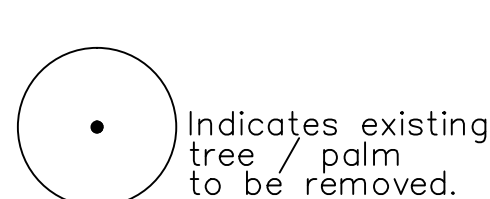
3/32" = 1'-0"



#48 PE3	Ptychosperma elegans / Alexander Palm	--Remove--	15-20'	9'	10"	Moderate	Group of (3) palms	
#49 RM	Ravennia madagascariensis / Traveller's Palm	--Remove--	15'	10'	cluster	Not a tree or palm	N/A	
#50 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#51 BB	Bucida buceras / Black Olive	Remain	45'	25'	12"	Good		
#52-55 PE	Ptychosperma elegans / Alexander Palm	--Remove--	10-20'	9'	3"	Moderate	Group of (4) palms	
#56 BB	Bucida buceras / Black Olive	Remain	45'	30'	18"	Good		
#57 BB	Bucida buceras / Black Olive	--Remove--	40'	40'	22"	Good	1256 sf x 2 2512 sf	
#58 BB	Bucida buceras / Black Olive	--Remove--	35'	35'	20"	Moderate	Pruned to accommodate powerlines 962 sf x 2 1924 sf	
#59 PU	Pandanus utilis / Screw Pine	--Remove--	18'	18'	3010"	Good		
#60 BB	Bucida buceras / Black Olive	Remain	45'	42'	26"	Good		
#61 SA	Schefflera actinophylla / Schefflera	--Remove--	15'	10'	cluster			
#62 LI	Lagerstroemia indica / Crape Myrtle	Remain	14'	12'	502"	Good	In R/W	
#63 PE17	Ptychosperma elegans / Alexander Palm	--Remove--	8-24'	9'	3"	Moderate	(17) palms along PL	

Tree Survey Notes:

- Tree Survey by Landscape Architect, based on Survey provided.
- Three trees to be removed w/ DBH> 18" = 4436 sf of mitigation trees. See Sht. L1.02 for mitigation calculations.
- All invasive Schefflera trees to be removed. Coordinate removal w/ adjacent property owners as they appear to be "shared trees" located on north & south property lines.

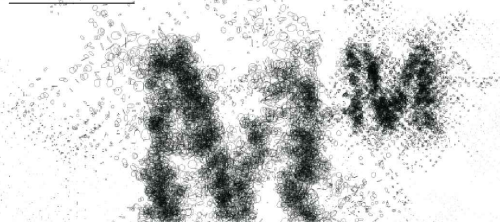
Total Canopy 4436 sf
Sq ft to be removed

- L 1.00 Landscape Plan
- L 1.01 Landscape Notes, Details & Legend
- L 1.02 Tree Survey / Disposition Plan & Protection Plan
- L 1.03 Tree Disposition & Protection
- L 1.04 Irrigation Plan
- L 1.05 East & West Elevations
- L 1.06 North & South Elevations

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO 2102

TREE
DISPOSITION &
PROTECTION PLAN

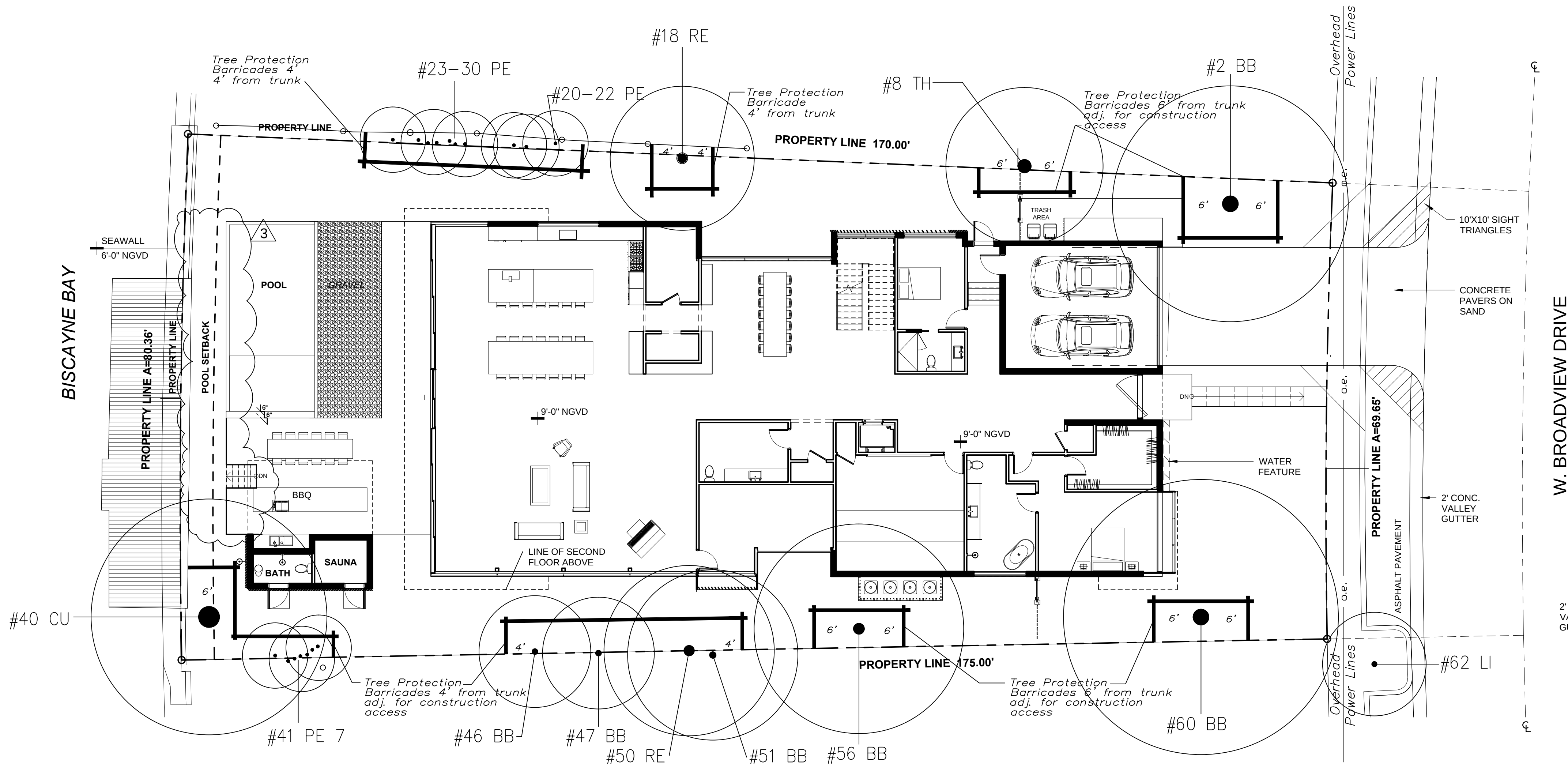
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L1.03

PLANNING
& ZONING

2021.09.21

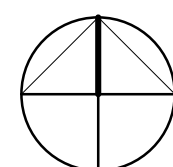
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TREE DISPOSITION & PROTECTION PLAN

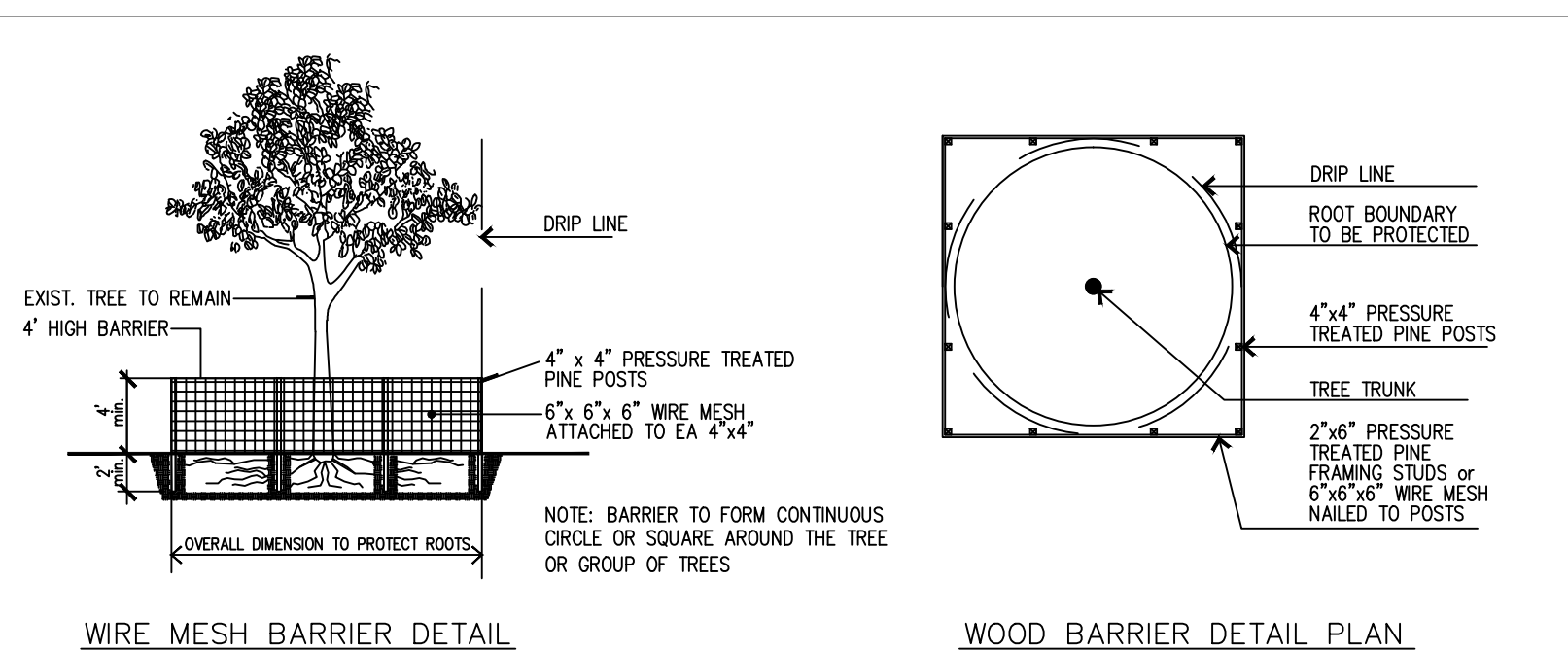
3/32" = 1'-0"

1



Tree Survey List—Exist. Trees & Palms to Remain.

Num	Botanical / Common Name	Disposition	Description			Condition	Notes	Mitigation
			HT	SPR	DBH			
#2 BB	Bucida buceros / Black Olive	Remain	40'	35'	21"	Good		
#8 TH	Tabebuia heterophylla / Pink Tabebuia	Remain	40'	23'	14"	Good		
#18 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#20-22 PE	Ptychosperma elegans / Alexander Palm	Remain	10-15'	9'	3"	Good	Group of (3) palms	
#23-30 PE	Ptychosperma elegans / Alexander Palm	Remain	10-25'	9'	3"	Good	Group of (8) palms	
#40 CU	Coccoloba uvifera / Seagrape	Remain	30'	36'	16,16,18" 10,10,8"	Good		
#41 PE7	Ptychosperma elegans / Alexander Palm	Remain	10-20'	9'	3"	Good	Group of (7) palms	
#19 RE	Roystonea elata / Royal Palm	--Remove--	45'	22'	15"	Moderate		
#46 BB	Bucida buceros / Black Olive	Remain	40'	20'	9"	Good		
#47 BB	Bucida buceros / Black Olive	Remain	40'	25'	14"	Good		
#50 RE	Roystonea elata / Royal Palm	Remain	60'	25'	20"	Good		
#51 BB	Bucida buceros / Black Olive	Remain	45'	25'	12"	Good		
#56 BB	Bucida buceros / Black Olive	Remain	45'	30'	18"	Good		
#60 BB	Bucida buceros / Black Olive	Remain	45'	42'	28"	Good		
#62 LI	Lagerstroemia indica / Crape Myrtle	Remain	14'	12'	5@2"	Good	In R/W	



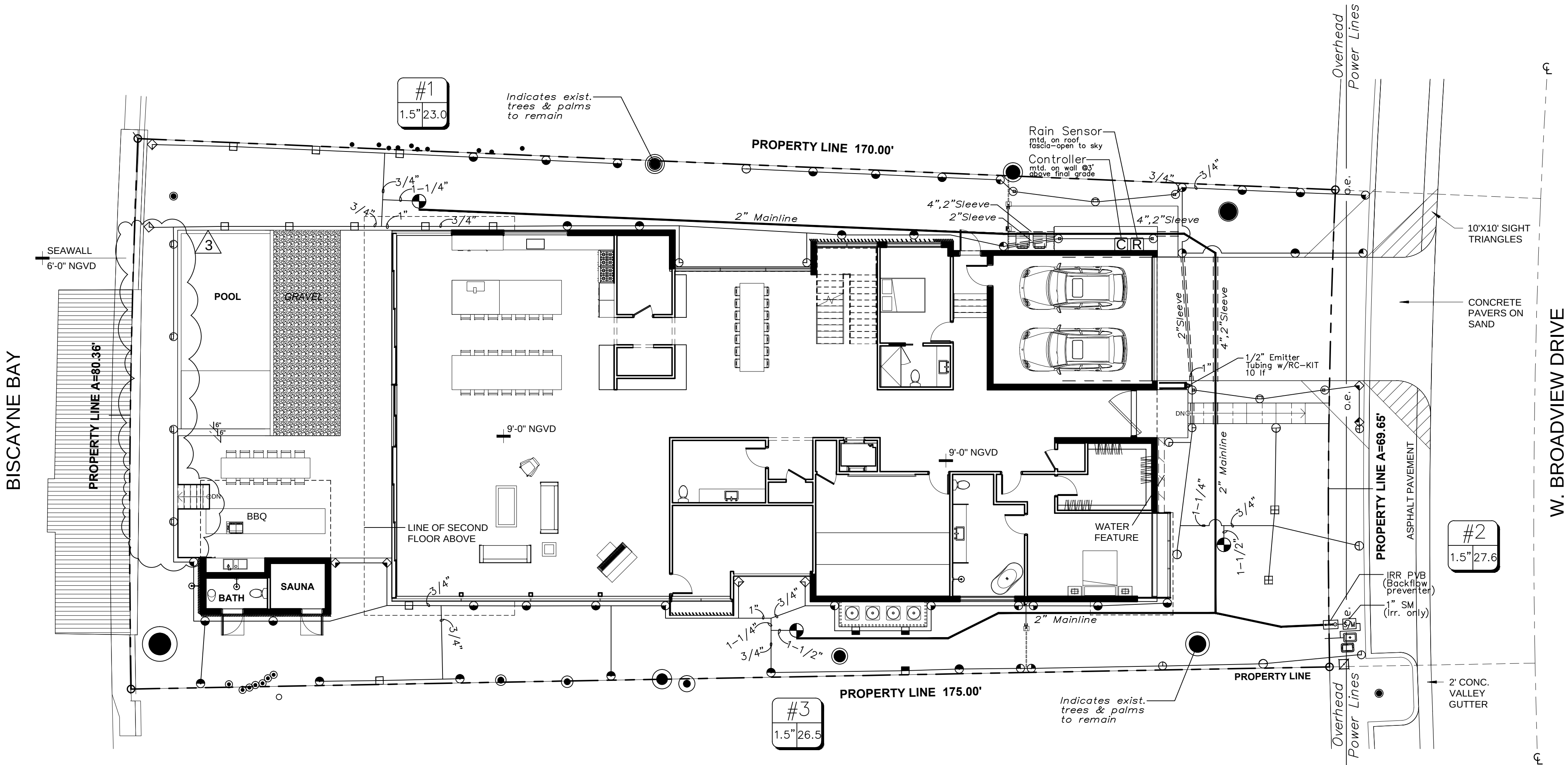
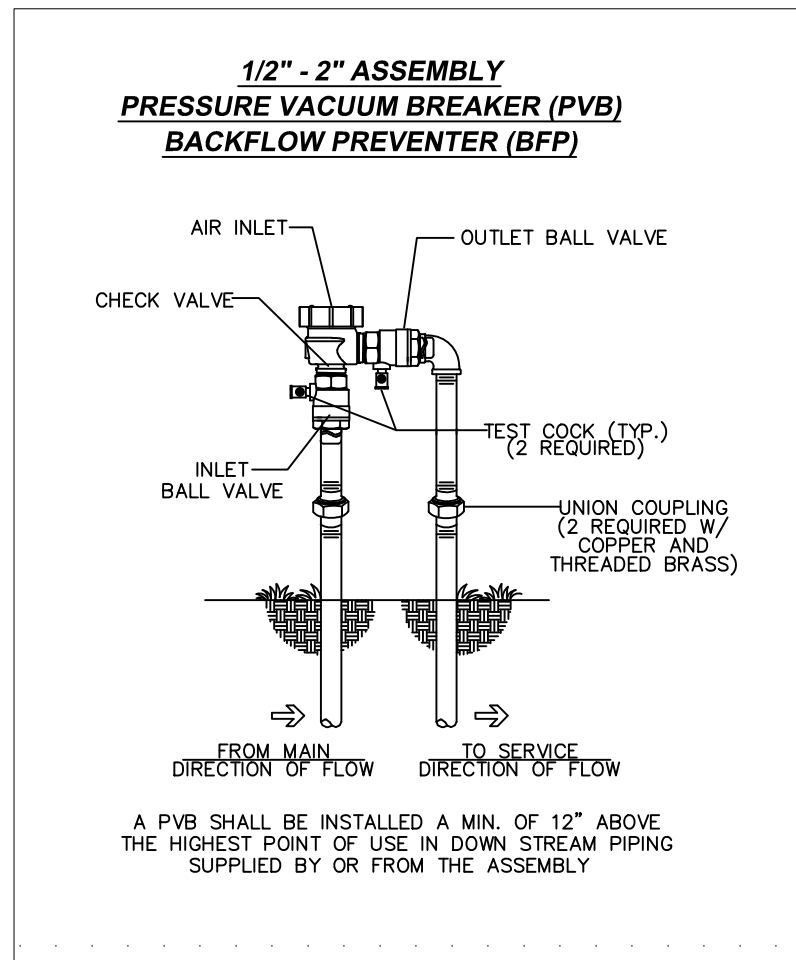
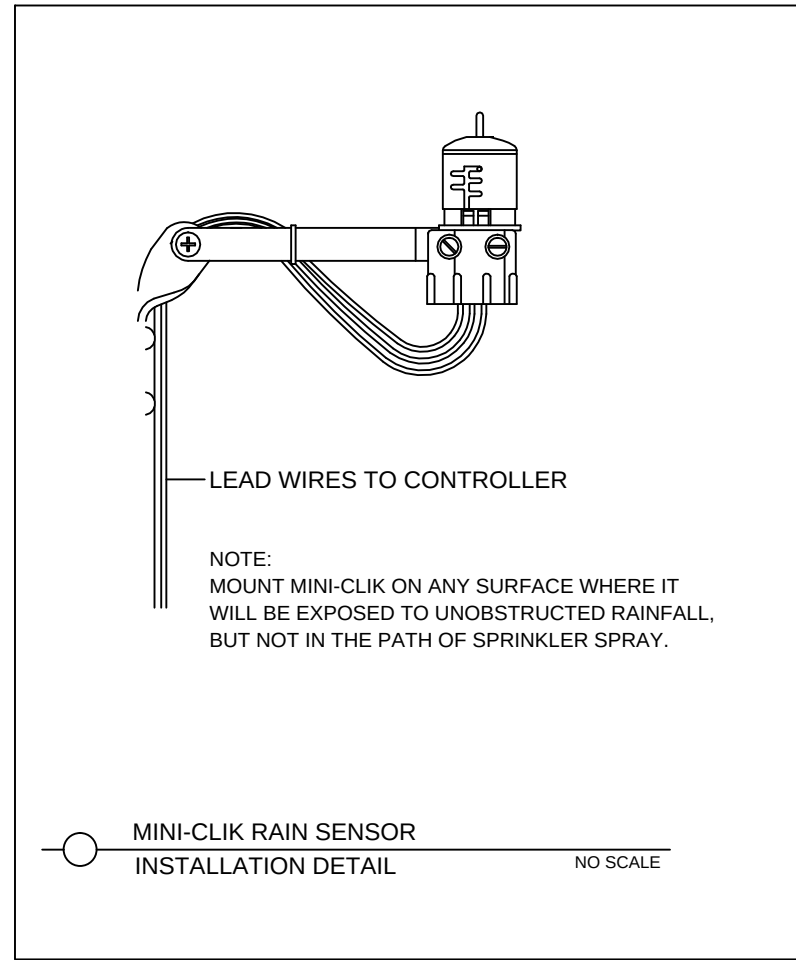
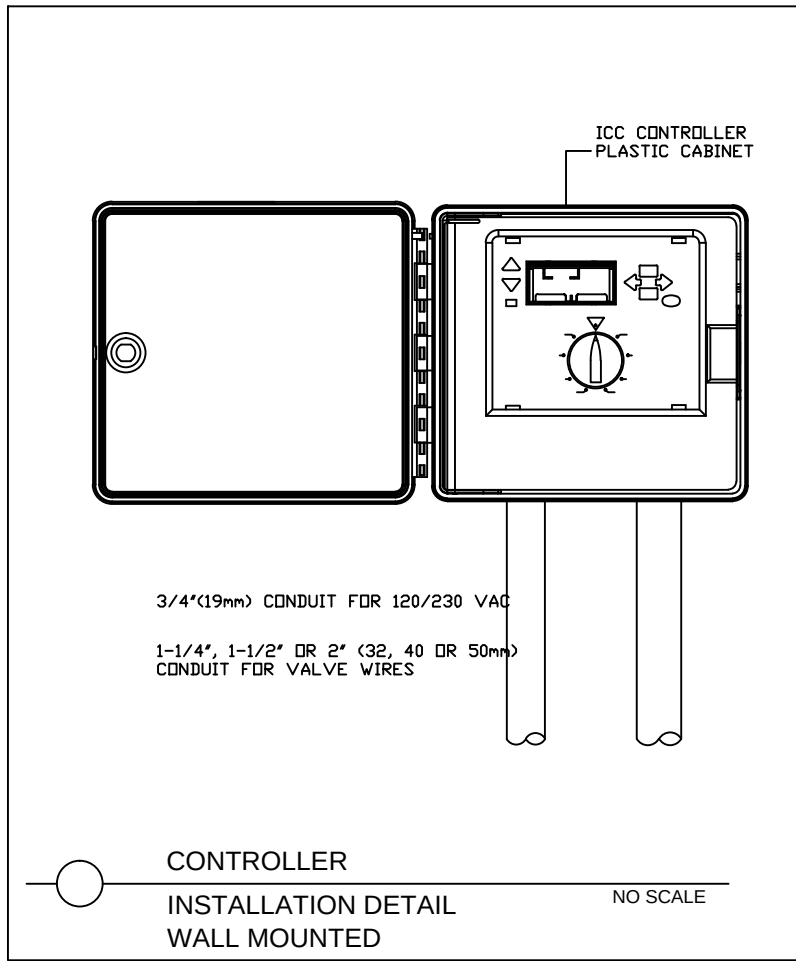
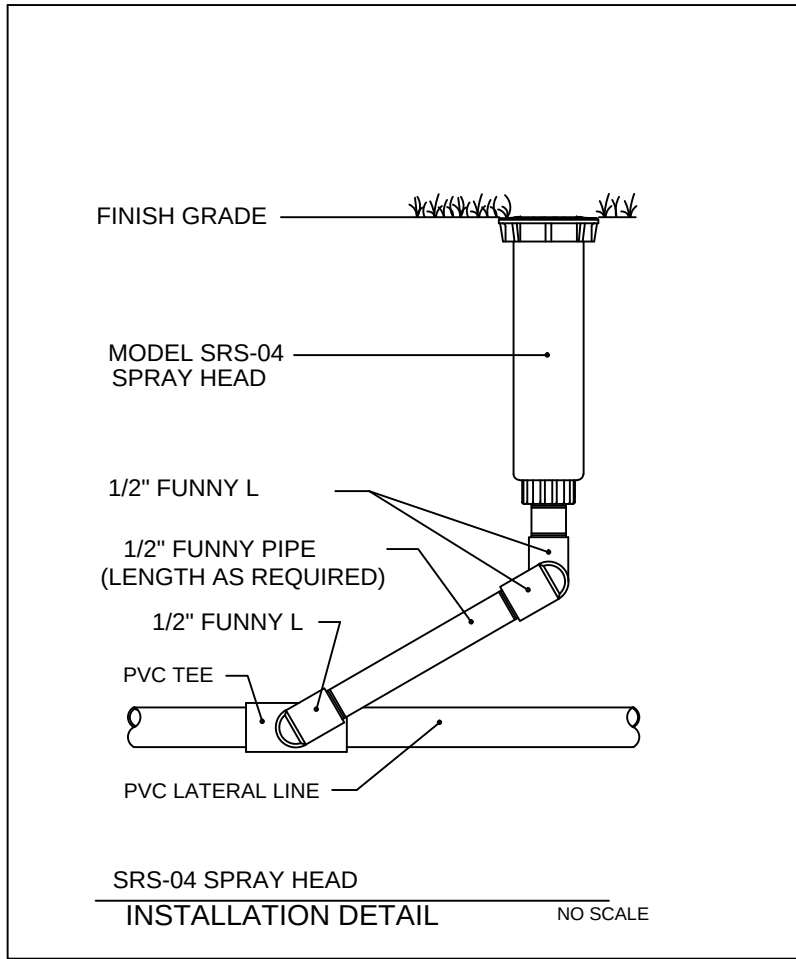
TREE PROTECTION BARRIER DETAIL

N.T.S.

Notes:

- 1) Tree Protection Barriers dimensions are measured from the outside of the trunk.
- 2) Tree Protection Barriers are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
- 4) Barriers to remain in place throughout the duration of construction activities.
- 5) Barriers to be attached to existing CLF's, WD fences or concrete walls where applicable.

- L 1.00 Landscape Plan
- L 1.01 Landscape Notes, Details & Legend
- L 1.02 Tree Survey / Disposition Plan & Protection Plan
- L 1.03 Tree Disposition & Protection
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- L 1.06 North & South Elevations



LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATRALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1 ft OF THE BUILDING SIDE WALL, (FBC p1b 318.1)

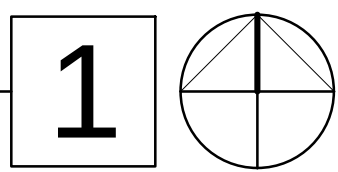
*INSTALL RAIN SENSOR AS PER LOCAL CODE FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

IRRIGATION PLAN EQUIPMENT TABLE	
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' full
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' qtr
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' half
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-End
	6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center
	1/2" Emitter Tubing, Flexible XF Series Dripline, 10 lf.
	RC Kit to Connect Emitter Tubing
	(3) 1.5" Valves by Rainbird, in Carson Valve Box
	2" Mainline, Schedule 40 PVC
	Sleeves, Schedule 40 PVC
	Lateral Lines, Schedule 160 pvc
	Controller, ESP Modular Series 4 Stations (1 spare)
	Rain Sensor, by Miniclik
	PVB - Pressure Vacuum Breaker by Watts - Watts 800M-4
	Proposed 1" Sub Meter-Irrigation Only

IRRIGATION PLAN

3/32" = 1'-0"

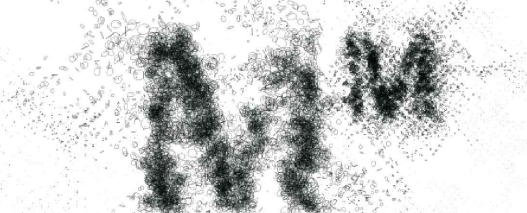


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- L 1.05 East & West Elevations
- L 1.06 North & South Elevations

W BROADVIEW

9720 WEST BROADVIEW DR | BAY HARBOR
FL | 33154

DESIGNER



MTR MGMT
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T | 786.409.3363
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ARCHITECT OF RECORD

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CONTRACTOR

TBD

TBD

CIVIL

TBD

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STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

TBD

PROJECT NO

2102

IRRIGATION PLAN

SCALE

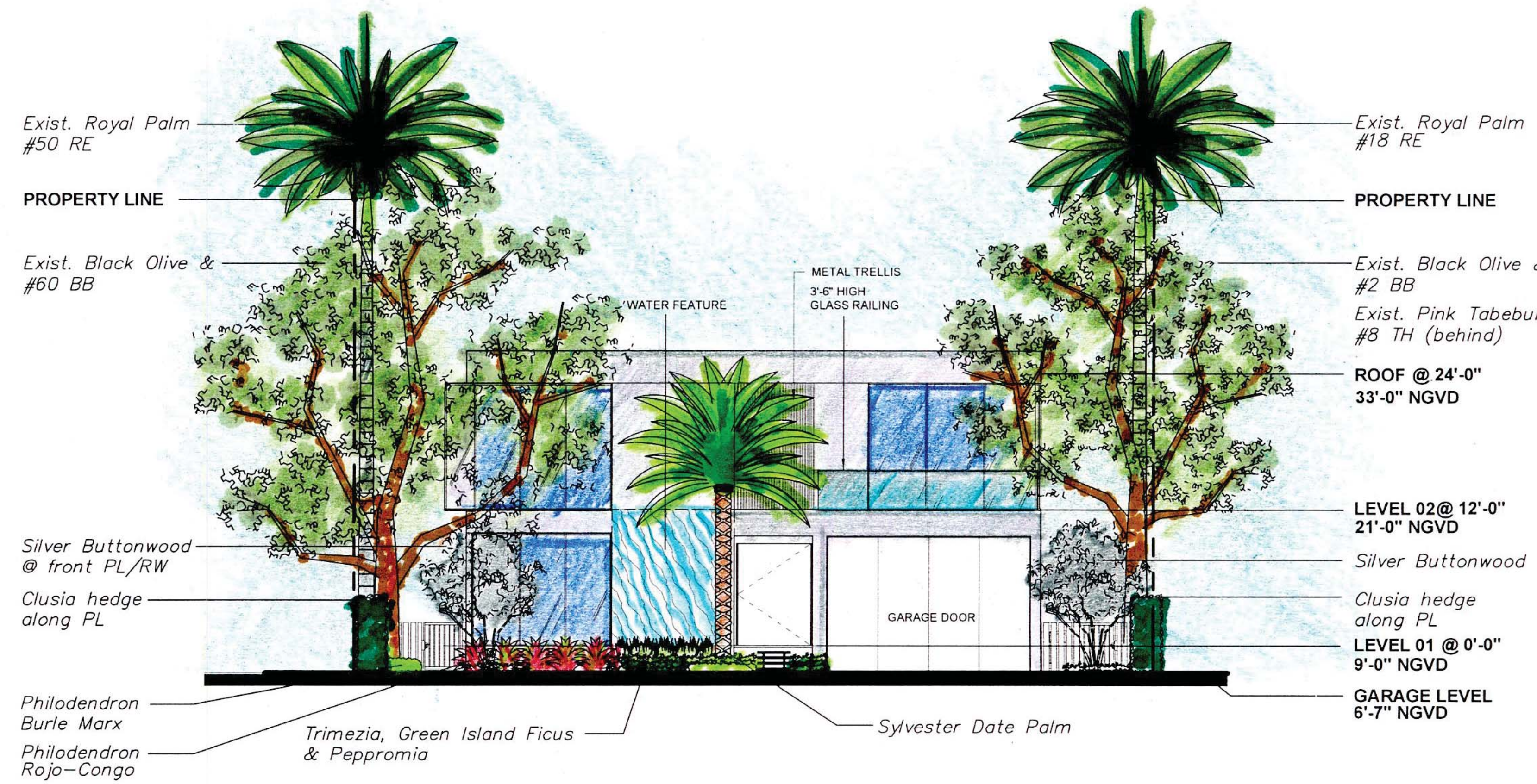
As indicated

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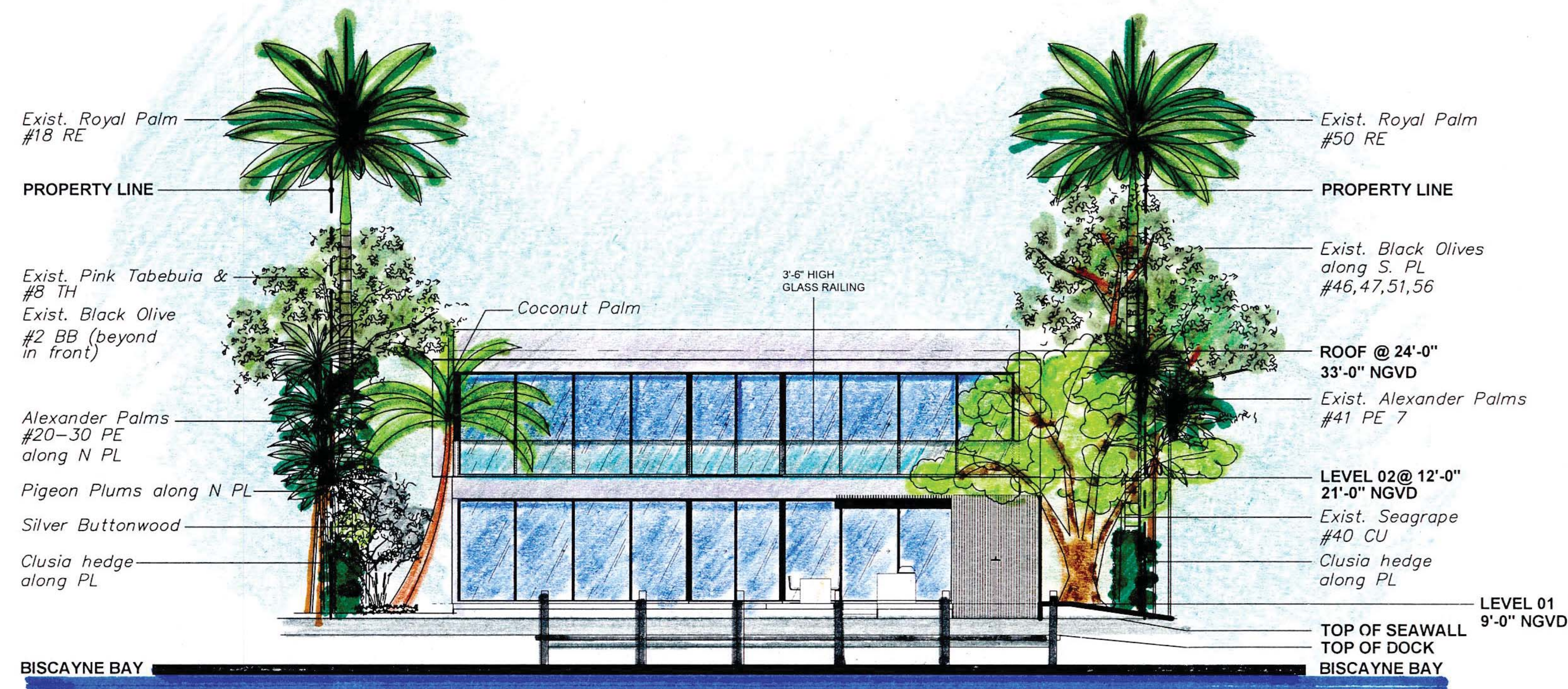
PLANNING
& ZONING

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EAST ELEVATION (Front)
3/32" = 1'-0"



WEST ELEVATION (Rear)
3/32" = 1'-0"

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STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

NO.	DATE	DESCRIPTION
1	11-11-21	2 P&Z Comments

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN CONSENT

SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO
2102

EAST & WEST ELEVATIONS

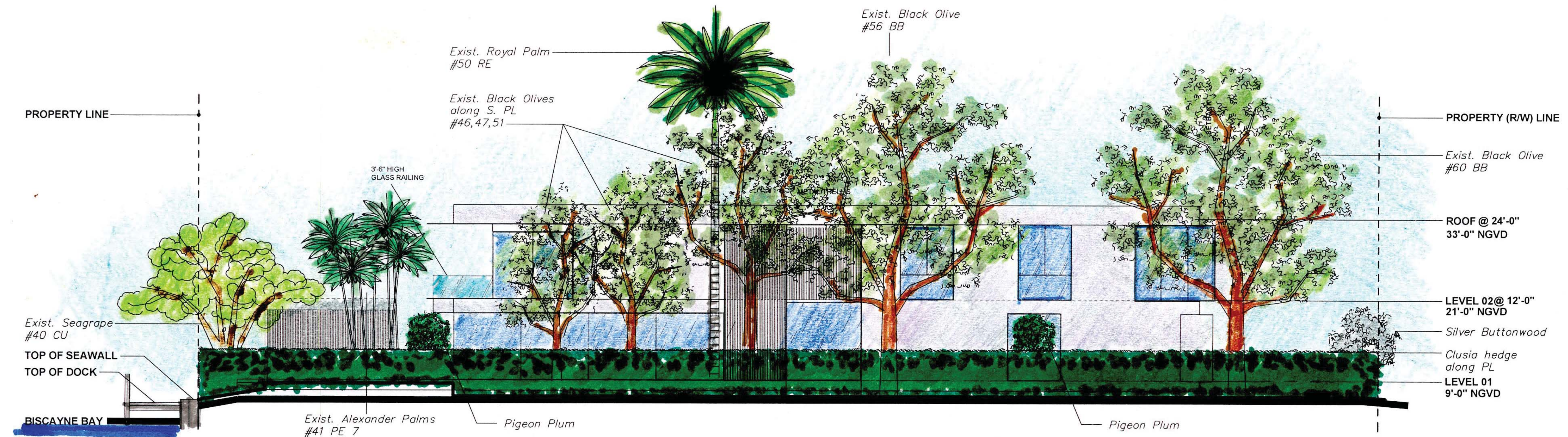
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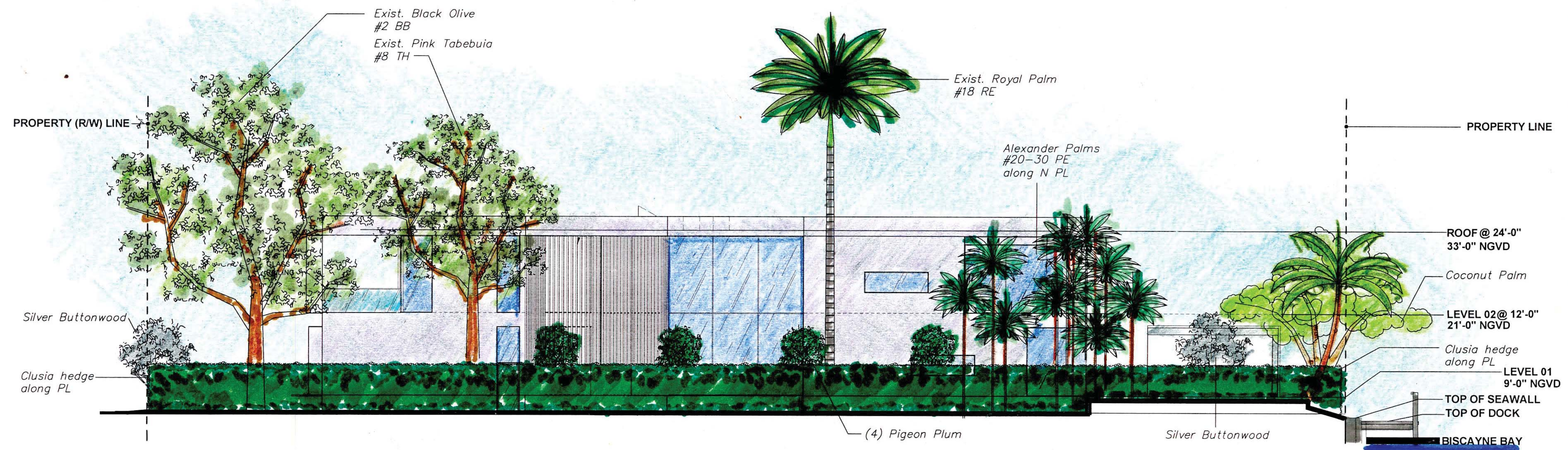
PLANNING & ZONING

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SOUTH ELEVATION (Side)
3/32" = 1'-0"



NORTH ELEVATION (Side)
3/32" = 1'-0"

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W BROADVIEW

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DESIGNER

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CONTRACTOR

TBD

TBD

CIVIL

TBD

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STRUCTURAL

TBD

MEP

TBD

GEOTECHNICAL

TBD

2 - P&Z Comments 11-11-21

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SYLVIA PAWLOWSKI
LICENSE NUMBER: AR100925

PROJECT NO

2102

NORTH & SOUTH ELEVATIONS

SCALE

As indicated

L1.06

**PLANNING
& ZONING**

2021.09.21

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**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Design Review Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: April 4th, 2022

Subject: Single-Family Residence – New Construction
9720 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000019
MMPA Acct. No.: 01-0702-1118

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated 3/24/22) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9720 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9720 West Broadview Drive
Legal Description: Lot 64 of Block 23, “Bay Harbor Island”, according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, MTTR MGMT XK LLC, as agent for the property owners, Shaul and Danielle Dina, has submitted an application to construct a new single-family residence on a waterfront lot located at 9720 West Broadview Drive. The existing 5,522 sq. ft. two-story home (built in 1948) will be demolished and replaced with a new two-story 10,498 sq. ft. home that has 7 bedrooms / 7 full baths, 1 ½ bath and a two (2) car garage. The site fronts west directly onto Biscayne Bay. This proposed new rectangularly-shaped home has a modern design with extensive glazing and

is oriented toward a waterfront outdoor living area with a pool, outdoor dining and sauna. The architect has included a number of building articulation features (façade openings (windows) / building offsets & relief / metal slat trellis) to help break up the otherwise boxy massing. The overall height of the proposed structure is 25' above the current Base Flood Elevation (BFE), which complies with the 25' maximum height permitted for flat roofs. It is noted the Zoning Code was recently amended by the Town Council to now measure building height from BFE + 1' FBC freeboard, which will assist designers with a little more interior space. If the owners wish to take advantage of this allowance staff will handle this at the time of building permits. Also, the design includes a short (2'+/-) parapet wall on the roof edge for accent (mechanical equipment has not been allowed on single-family rooftops since 2009). The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Low Density Residential”. The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning Code sections apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description (single lot).

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 9720 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by MTTR XK, LLC last revision dated March 24th, 2022, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

Michael Miller Planning Associates, Inc.