

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 don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**MEETING OF THE
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

January 3, 2023

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a garage conversion for "Thomas J. Stalzer Trust" located at 1230 95 Street, Lot 3 of Block 32. The owner is proposing to convert their existing garage into a/c living space with a new bedroom, bathroom, and laundry room. Enclosed please find the site plan and elevation. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for a garage conversion for "Brian & Brittany Reimer" located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing to convert their existing garage into a/c living space with a new bedroom, bathroom, and laundry room. Enclosed please find the site plan and elevation. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for a new multi-family dwelling for "DDG 1055 BHI, LLC" located at 1055 93 Street, Lot 13 of Block 14. The owner is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south of the site on top of a grade level parking area. The proposed building will have seven (7) stories in height (6 floors of residential use over a one-story parking area at 65 feet above BFE + 1" FBC freeboard. The proposed dwelling units range from 1,440 to 2,527 square feet of a/c space plus balconies. The proposal is to build nine (9) dwelling units. Therefore, no TDR will be required. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1055 93 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning 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

January 3, 2023

ITEM NUMBER: 1.

ITEM: Request for approval for a garage conversion for “Thomas J. Stalzer Trust” located at 1230 95 Street, Lot 3 of Block 32. The owner is proposing to convert their existing garage into a/c living space with a new bedroom, bathroom, and laundry room. Enclosed please find the site plan and elevation. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1230 95 St SFR Reno DRB Staff Report Dec 12 2022
2.	SPR22-000028 DRB Application 1230 95 Street
3.	1230 95th Street DRB Set 1.3.23

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

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

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

Date: December 12th, 2022

Subject: Proposed Enclosure of a Garage at Existing Single-Family Residence
1230 95th Street (Lot 3 / Block 32)
Bay Harbor Islands Acct. No.: SPR22-000028
MMPA Acct. No.: 01-0702-1145

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 1230 95th Street.

BACKGROUND:

The above single-family home located at 1230 95th Street was acquired in June 2022 by new owners (Thomas J. Stalzer Trust). The new owners are in the process of renovating the home, including converting the current one-car garage into a bedroom / bathroom / laundry room. This would also involve alterations to the exterior appearance of the front / one of the side elevations of the house. In October 2022 the Town was initially contacted about the process to achieve those renovations. Due to the extent / type of changes the Town Code requires the DRB to approve such requests. According to the Miami-Dade Property Appraiser's public records this home was originally built in 1951 with some modifications made over the years (949 sq. ft. addition in 2010 / new pool / other). The existing 3 Bedroom / 3 Full Bath / 1 Half Bath / Den house is approximately 3,167 sq. ft. in size according to the Miami-Dade Property Appraiser website (plans note 3,278 sq. ft.). The subject site is a rectangular N/S oriented lot with the home's front door façade north onto 95th Street.

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. A looped circular driveway onto 95th Street exists that can easily accommodate at least 2-3 vehicles, plus the Town's adjoining road swale parking. The plans denote 2 vehicle locations to meet Code. As per Code when a garage is converted to living area and the garage door is removed, a minimum of 2' of landscaping is required adjoining the home where the former garage door was located.

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 October 19th, 2022, the Town received a formal Site Development Plan application for the conversion of a garage at the above existing single-family home. 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 removal of the garage door and resultant 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 1230 95th Street. According to the plans / survey submitted, the existing home / garage is set back 25' from the 95th Street property line which meets the current day street setback requirements. The applicant will be removing the garage door and installing a linear fixed window with 3 panels in its place as well as installing a new fixed window on the west home elevation and raising the garage floor to BFE. The roof structure and garage footprint will not change.

The Miami-Dade County Property Appraisers website list the existing structure as being built in 1951. The 2006 Historical Structure Survey for the Town of Bay Harbor Islands identified the existing structure as a Ranch design.

Again, the Town's Code does not mandate garages for single-family homes; however, Zoning Code Sec. 23-24(c)(1) requires two parking spaces for single-family homes which the subject property can provide in the existing circular / straight 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. Per Sec. 5-19.2(c) a minimum 2' landscape strip with shrubbery will be installed along the former garage door home façade.



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

(NEW SUBMITTAL)

**TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE
MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.**

PROCESS NUMBER SPR22-000028
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name Thomas J. Stalzer, as Trustee of the FL 360 Trust u/i/d/ December 21, 2020 Contact Number 404-815-3501
Address 18851 NE 29 Ave, Suite 510
City Aventura State FL Email Address Shawn@sandbarbuilders.com

OWNER / PROPERTY INFORMATION

Name Thomas J. Stalzer, as Trustee of the FL 360 Trust u/i/d/ December 21, 2020 Address 1230 95TH ST Bay Harbor Islands FL
Folio# 13-2227-001-5980 Lot 3 Block 32

DESCRIPTION OF PROPOSED USE / REQUEST

Enclose garage/convert to living quarters. From exterior, changes include removal of garage door, replace with stucco wall and window. Add egress steps on side of house

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 10/19/2022 Signature of Applicant: [Signature]
Thomas J. Stalzer, Trustee

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 10/19/2022 Signature of Owner: [Signature]
Thomas J. Stalzer, Trustee

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 10/19/2022 Signature of Applicant: [Signature]
Thomas J. Stalzer, Trustee

NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

OE #1366

BUILDING INFORMATION:

FOLIO #:	13-2227-001-5980	LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB 46-5 LOT 3 BLK 32 LOT SIZE 80.000 X 125 OR 20015-0636 10 2001 4
ADDRESS:	1230 95TH STREET BAY HARBOR ISLANDS, FL 33154	MAIN BUILDING AREA:	EX. RESIDENCE = 2,979 ^{sq} GARAGE = 299 ^{sq} TOTAL AREA = 3,278 ^{sq}
ZONING / PROPOSED USE:	RD. EXISTING SINGLE FAMILY		
BUILDING HEIGHT:	REQ./ALLOWED	PROVIDED	
MAIN BUILDING	1.5 STY / 25'-0" max.	EX. 1 STY	
ACCESSORY	---	EXISTING	

ZONING DATA INFORMATION:

BUILDING SETBACKS	REQ./ALLOWED	PROVIDED
FRONT	25'-0" min.	EX. 25'-0"
RIGHT SIDE (INTERIOR SIDE)	10'-0" min.	EX. 10'-1"
LEFT SIDE (INTERIOR SIDE)	10'-0" min.	EX. 9'-11"
SIDE STREET	15'-0" min.	N/A
REAR	15'-0" min.	EX. 18'-2"
BETWEEN BUILDING (ACCESSORY BLDG.)	N/A	N/A

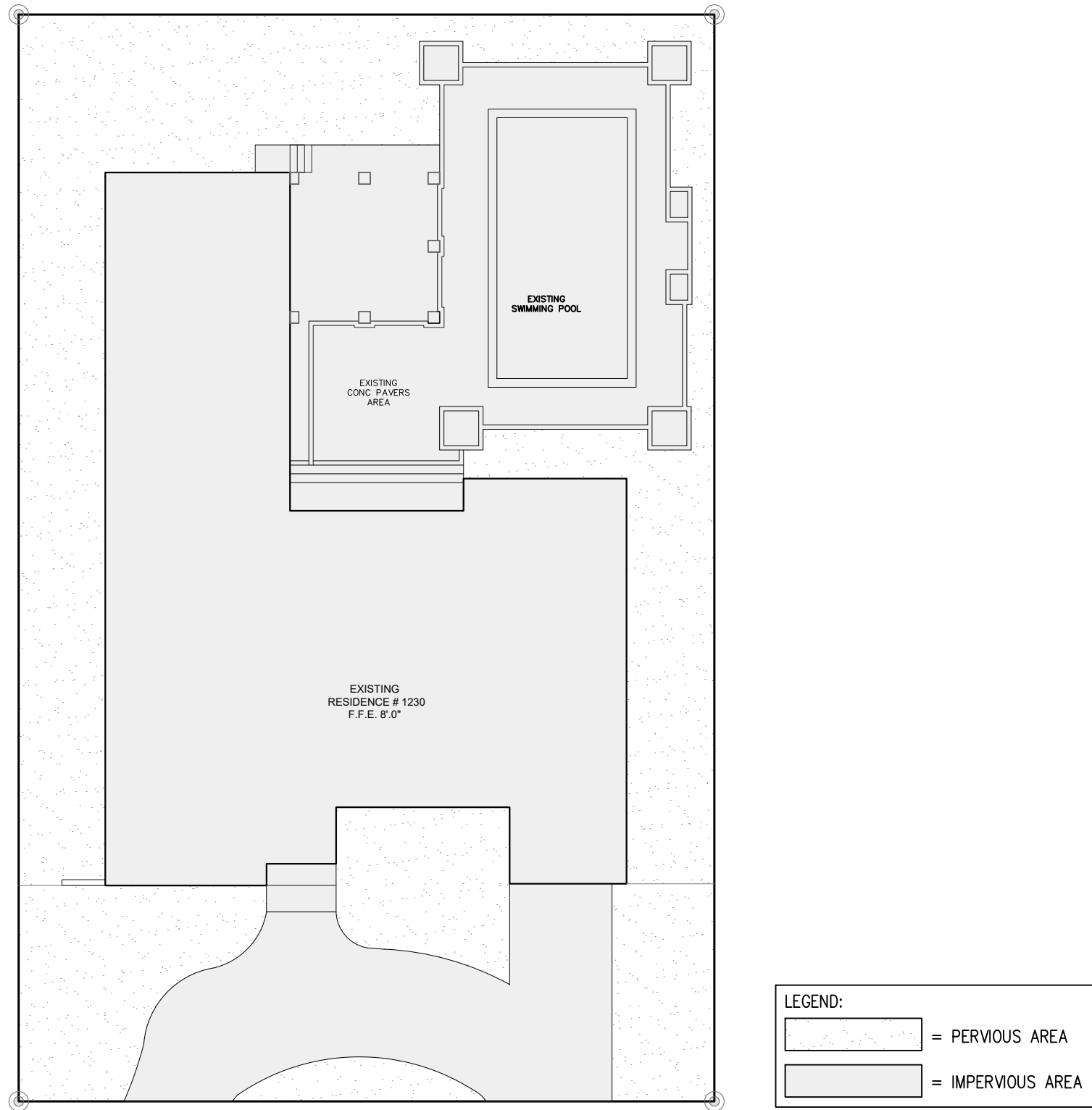
SQUARE FOOT CALCULATION	REQ./ALLOWED	PROVIDED
NET LOT AREA	N/A	EX. 10,000 ^{sq}
LOT DIMENSIONS (WIDTH / DEPTH)	N/A	80' / 125'
MAIN RESIDENCE BLDG. AREA	1,500 ^{sq} min.	3,278 ^{sq}
MINIMUM OPEN SPACE (35% OF NET LOT AREA)	10,000 ^{sq} x 35% = 3,500 ^{sq} (min.)	EX. 3,687 ^{sq} = 36.87%
MINIMUM LANDSCAPED PERVIOUS OPEN SPACE AREA @ FRONT YARD (50%)	80' x 25' x 50% = 1,000 ^{sq} (min.)	EX. 1,060 ^{sq} = 53%
MAXIMUM IMPERVIOUS AREA @ FRONT YARD (50%)	80' x 25' x 50% = 1,000 ^{sq} (max.)	EX. 940 ^{sq} = 47%

ALL WORK SHALL BE IN STRICT ACCORD WITH:

- THE FLORIDA BUILDING CODE 2020, 7TH EDITION;
- THE NEC AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS.

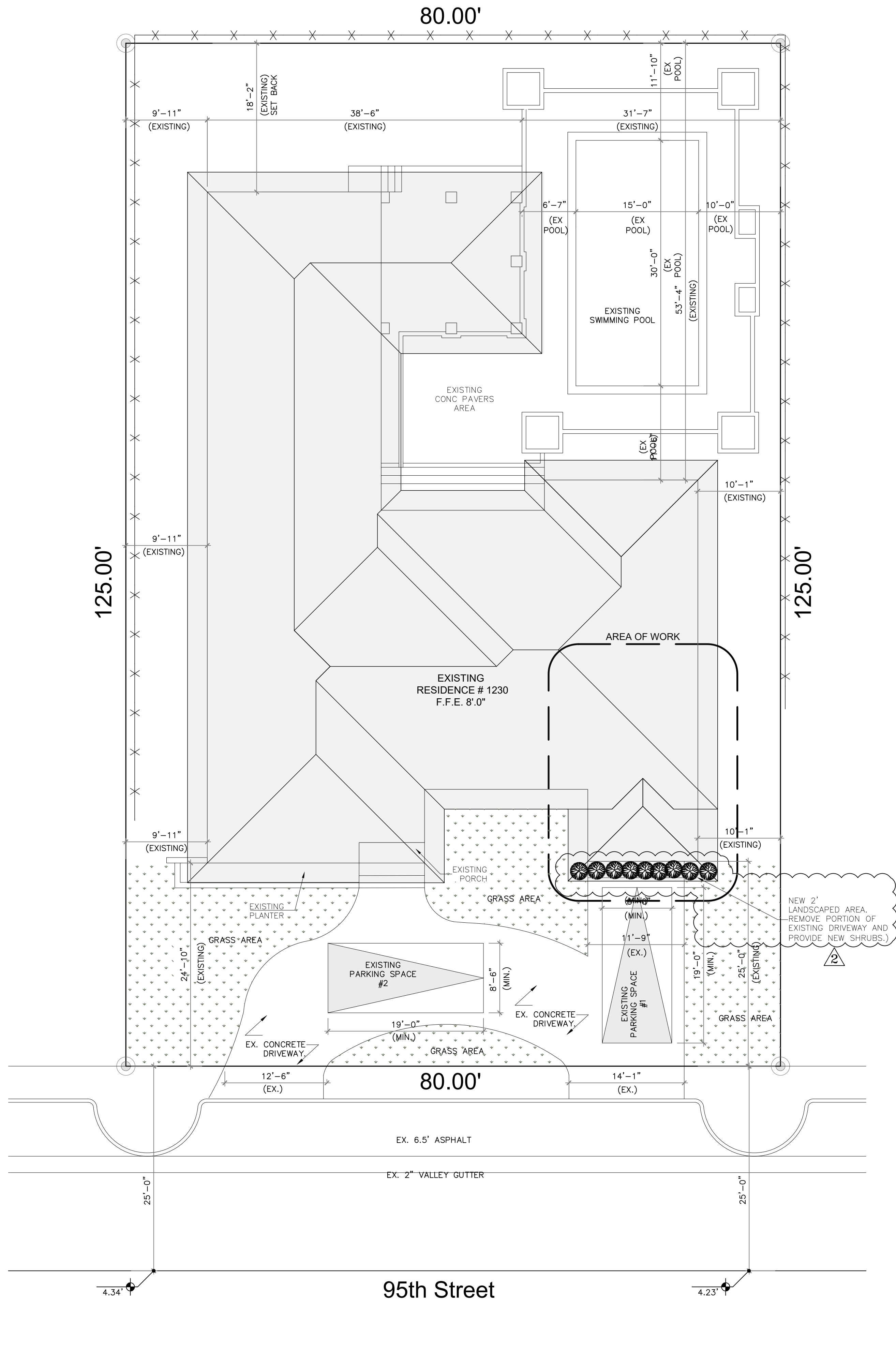
GENERAL NOTES:

- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE DISTURBING NOISE LEVELS OR OTHERWISE INTERFERE WITH THE DAY TO DAY OPERATIONS SHALL BE PERFORMED FROM 8:30AM TO 5:30PM. THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO: - CUTTING OR CORE DRILLING, CUTTING IN CONCRETE FLOOR OR WALLS, - DRILLING CONCRETE SLABS FOR PIPE HANGERS, - DISABLING THE HVAC SYSTEM, - CRANE OPERATIONS, - DISRUPTION TENANT ACTIVITIES. CONSTRUCTION EQUIPMENTS AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC WORKERS AND ADJOINING PROPERTIES.
- CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS & EQUIPMENT TO DISCONNECT, DISMANTLE, REMOVE AND SALVAGE IN THE DISPOSITION OF THE DEMOLITION IN EXISTING SPACE.
- GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THE EXISTING STRUCTURE OR EQUIPMENT CAUSED BY THIS OPERATION AND SHALL NOT INTERFERE WITH EXISTING STRUCTURE SYSTEM.
- UPON COMPLETION OF DEMOLITION, THE ENTIRE AREA SHALL BE CLEANED OF ALL DEBRIS AND PREPARED FOR NEW CONSTRUCTION. EXISTING CONDITION NOT SHOW ON THIS PLAN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO REMOVAL.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND SAFETY BARRIERS AS REQUIRED BY WORK. GENERAL CONTRACTOR TO PROVIDE DUST CONTROL MEASURES.
- GENERAL CONTRACTOR SHALL COORDINATE TO ENSURE UTILITY SYSTEM REMAINS OPERATIONAL AS NEEDED TO ACCOMMODATE DEMOLITION ACTIVITIES.
- COORDINATE INTERRUPTIONS TO UTILITIES WITH OWNER'S REPRESENTATIVE AND THE ARCHITECT.
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- COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL CONSTRUCT AND PLACE SUCH BARRICADES AND PROTECTION DEVICES AS ARE NECESSARY TO KEEP PEDESTRIANS AND OTHER TRAFFIC OFF THE SIDEWALK, DRIVEWAY, OR MEDIAN.
- ANY SIDEWALK, DRIVEWAY, OR PAVED MEDIAN DAMAGED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, BY REMOVING CONCRETE WITHIN GROOVE LIMITS AND REPLACING IT WITH CONCRETE OF THE TYPE AND FINISH IN THE ORIGINAL CONSTRUCTION.



PERVIOUS & IMPERVIOUS DIAGRAM

N.T.S.



EXISTING SITE PLAN

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

11-23-22	B.D.C.
12-06-22	B.D.C.
DATE	REVISION

OWNER :

MR. REITER

INTERIOR REMODELING FOR:

1230 95 ST.
BAY HARBOR, FL 33

SMARTDRAFTING

PH: (305) 799-7961

PROGRESS SET NOT FOR CONSTRUCTION

DWG. TITLE

SITE PLAN

SCALE
AS SHOWN

DRAWN BY
SMARTDRAFTING

CHK'D
M.A.P.

PROJECT NO.
22-065

DATE
09-21-2022

SHEET NUMBER

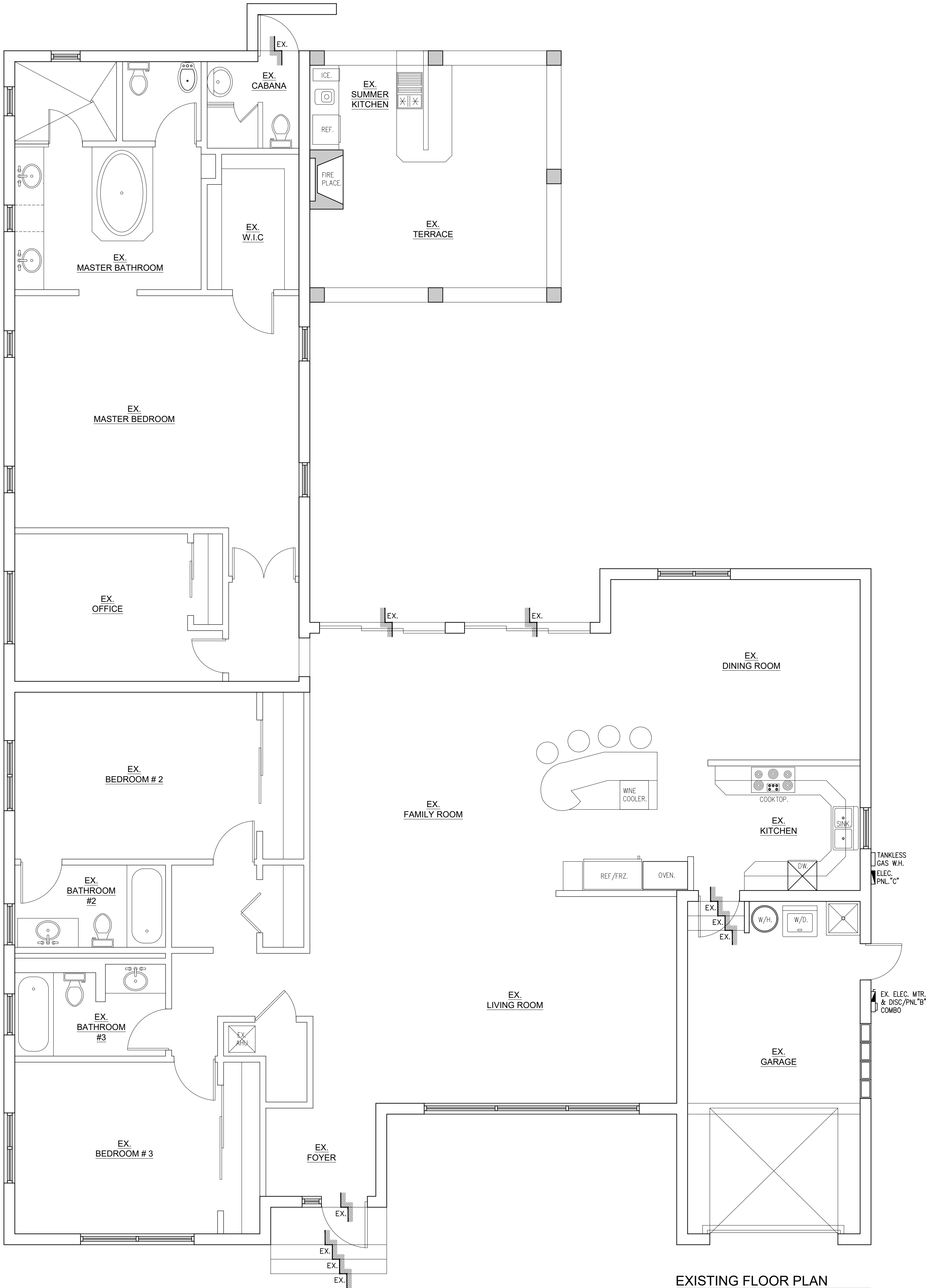
SP.01

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ZONING / PROPOSED USE:	RD EXISTING SINGLE FAMILY	MAIN BUILDING AREA:	EX
		PROPOSED BLDG. AREA:	EX
BUILDING HEIGHT:	ALLOWED	PROVIDED	
MAIN BUILDING	--		EX.
ACCESSORY BUILDING	--		EX.

GENERAL NOTES:

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EXISTING FLOOR PLAN

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

△		
△		
△		
△		
△	DATE	REVISION

OWNER :
MR. REITER
1230 95 ST.
BAY HARBOR, FL 33

SMARTDRAFTING

PH: (305) 799-7961

DWG. TITLE	EXISTING FLOOR PLAN
SCALE	AS SHOWN
DRAWN BY	SMARTDRAFTING
CHK'D	M.A.P.
PROJECT NO.	22-065
DATE	09-11-2022
SHEET NUMBER	A.01

PROGRESS SET NOT FOR CONSTRUCTION

SCOPE OF WORK

A. REMOVE CONCRETE VENTILATION BLOCK AS SHOWN.

B. REMOVE ALL GARAGE DOOR AS SHOWN, INCLUDING HARDWARE, FRAMES, DOOR OPENER AND TRACKS.

C. REMOVE EXISTING TANK WATER HEATER.

D. REMOVE LAUNDRY FIXTURES.

E. REMOVE DOORS AS SHOWN, INCLUDING HARDWARE AND FRAMES.

NOTES:

- REMOVE & DISPOSE OF ALL EXISTING MATERIALS IN AN APPROVED CONTAINER TO KEEP JOB SITE CLEAN OF ALL DEBRIS.
- NO STRUCTURAL SUPPORT ELEMENTS ARE TO BE REMOVED IF SUCH WORK IS REQ'D NOTIFY ARCHITECT PRIOR TO CONTINUING.
- REFER TO PROPOSED FLOOR PLAN FOR COMPLETE SCOPE OF WORK REQUIRED TO ACCOMMODATE ALL NEW CEILINGS.
- REFER TO REFLECTED CEILING PLAN FOR COMPLETE SCOPE OF DEMOLITION WORK REQUIRED TO ACCOMMODATE ALL NEW CEILINGS.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS FOR COMPLETE SCOPE OF DEMOLITION WORK REQUIRED.
- REFER TO ELECTRICAL DRAWINGS FOR COMPLETE SCOPE DESCRIPTION OF ALL NEW LIGHTING WORK.

GENERAL NOTES

DEMOLITION NOTES:

- ALTERATIONS TO EXISTING WORK BEING OF SUCH NATURE THAT ALL FACETS OF THE WORK ARE IMPOSSIBLE TO DETAIL AND SPECIFY. IT IS THEREFORE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, CAREFULLY EXAMINE THE BUILDING AND GROUNDS, AND COMPLETELY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND RELATE SUCH CONDITIONS TO THE SCOPE OF THE PROPOSED NEW WORK.
- THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING ROOF, STRUCTURE, FOOTINGS, WALLS, FLOORS SLABS, FIXTURES, ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS WHETHER SHOWN OR NOT SHOWN ON THE DEMOLITION DRAWINGS IN THIS SET, AS REQUIRED TO PERFORM ALL NEW WORK INDICATED ON DRAWINGS UNLESS OTHERWISE NOTED.
- THE G.C. SHOULD VISIT THE PROJECT SITE PRIOR TO BIDDING AND INSPECT EXISTING CONDITIONS.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL BE ACCEPTABLE TO LOCAL AUTHORITIES.
- LOCATE ALL UTILITIES PRIOR TO STARTING ANY DEMOLITION. REMOVE ANY EXISTING UTILITIES NOT BEING REUSED AS REQUIRED.
- THIS DRAWING IS PROVIDED FOR INFORMATION / ESTIMATING PURPOSE ONLY. ALL REQUIRED SLAB / PAD REMOVAL MAY NOT BE INDICATED. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS CAREFULLY INCLUDING CIVIL, STRUCTURAL, ARCHITECTURAL, PLUMBING AND ELECTRICAL FOR MORE INFORMATION ON REQUIREMENTS AND LOCATIONS. THE DIMENSIONS SHOWN SHOULD BE FIELD VERIFIED FOR COORDINATION OF EXISTING CONDITIONS AND NEW WORK. THE DIMENSIONS INDICATED ARE FOR ESTIMATING PURPOSES ONLY.
- COORDINATE TRENCH / ACCESS LOCATIONS AND AREA OF CUT-OUTS WITH PLUMBING DRAWINGS.
- CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS & EQUIPMENT TO DISCONNECT, DISMANTLE, REMOVE AND SALVAGE IN THE DISPOSITION OF THE DEMOLITION IN EXISTING SPACE.
- GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THE EXISTING STRUCTURE OR EQUIPMENT CAUSED BY THIS OPERATION AND SHALL NOT INTERFERE WITH EXISTING STRUCTURE SYSTEM.
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GENERAL CONSTRUCTION REQUIREMENTS:

- BACKFILLING SHALL NOT BE STARTED UNTIL NEWLY INSTALLED UNDERGROUND EQUIPMENT IS CHECKED AND APPROVED BY THE ENGINEERS TO VERIFY THEIR IDENTITY AND THEIR CORRECT POSITION.
- BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH THE RELEVANT RULING STANDARDS.
- DISPOSAL OF/AND STOCKPILING OF EXCESS MATERIAL WITHIN THE PLANNING AREA SHALL BE DONE IN SUCH A WAY THAT IT WILL NOT CREATE A NUISANCE TO THE ONGOING WORKS IN GENERAL AND THE NEIGHBORING SURROUNDING.
- SLAB ON FILL: SHALL BE PLACED ON CLEAN ORGANIC SOIL, THOROUGHLY MOISTENED BEFORE CONCRETE IS POURING. SHALL BE POURING IN A CHECKERBOARD SEQUENCE EACH FRAGMENT OF WHICH IS NOT EXCEED A MAXIMUM AREA OF 625 SF OR 30 LF IN ANY DIRECTION.
- FINISH SOIL GRADE AROUND BUILDING'S PERIMETER SHALL SLOPE DOWN AT A MINIMUM OF 5% FOR A DISTANCE OF THE FIRST 10'-0" AWAY FROM THE BUILDING. NO PUDDLING ALLOWED NEAR BUILDING.
- SLOPE OF LANDINGS AT DOORS TO BE A MAXIMUM OF 1/4" PER FOOT.
- SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON GROUND SHALL BE APPROPRIATELY SEALED.
- ANY DAMAGE ON PUBLIC AREA AND/OR ON THE CLIENTS PREMISES CAUSED BY THE ONGOING PROJECT WORKS SHALL BE RESTORED IN ITS ORIGINAL CONDITION, WITH NO ADDITIONAL COST IMPLICATION TO THE OWNERS INVOLVED, AS PER FOLLOWING REQUIREMENTS:
 - ALL TREES IMPACTED BY THE ONGOING CONSTRUCTION WORKS SHALL BE REPLACED WITH THE SAME SIZE AND TYPE OF TREE AT THE SAME LOCATION OR AT A NEW LOCATION GIVEN BY THE LOCAL AUTHORITIES OR BY THE CLIENT.
 - ANY ROAD OR STREET CUTS ARE TO BE COORDINATED WITH THE LOCAL AUTHORITIES, BACKFILLED ACCORDING STANDARDS AND REPAIRED TO ITS ORIGINAL STATUS.
- ALL CONSTRUCTION ACTIVITIES, BOTH DEMOLITION AND NEW WORK, WHICH MIGHT CREATE DISTURBING NOISE LEVELS OR OTHERWISE INTERFERE WITH THE DAY TO DAY OPERATIONS SHALL BE PERFORMED FROM 8:00AM TO 6:00PM. THESE ACTIVITIES SHALL INCLUDE BUT ARE NOT LIMITED TO: - CUTTING OR CORE DRILLING, CUTTING IN CONCRETE FLOOR OR WALLS. - DRILLING CONCRETE SLABS FOR PIPE HANGERS. - DISABLING THE HVAC SYSTEM. - CRANE OPERATIONS. - DISRUPTION TENANT ACTIVITIES. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC WORKERS AND ADJOINING PROPERTIES.

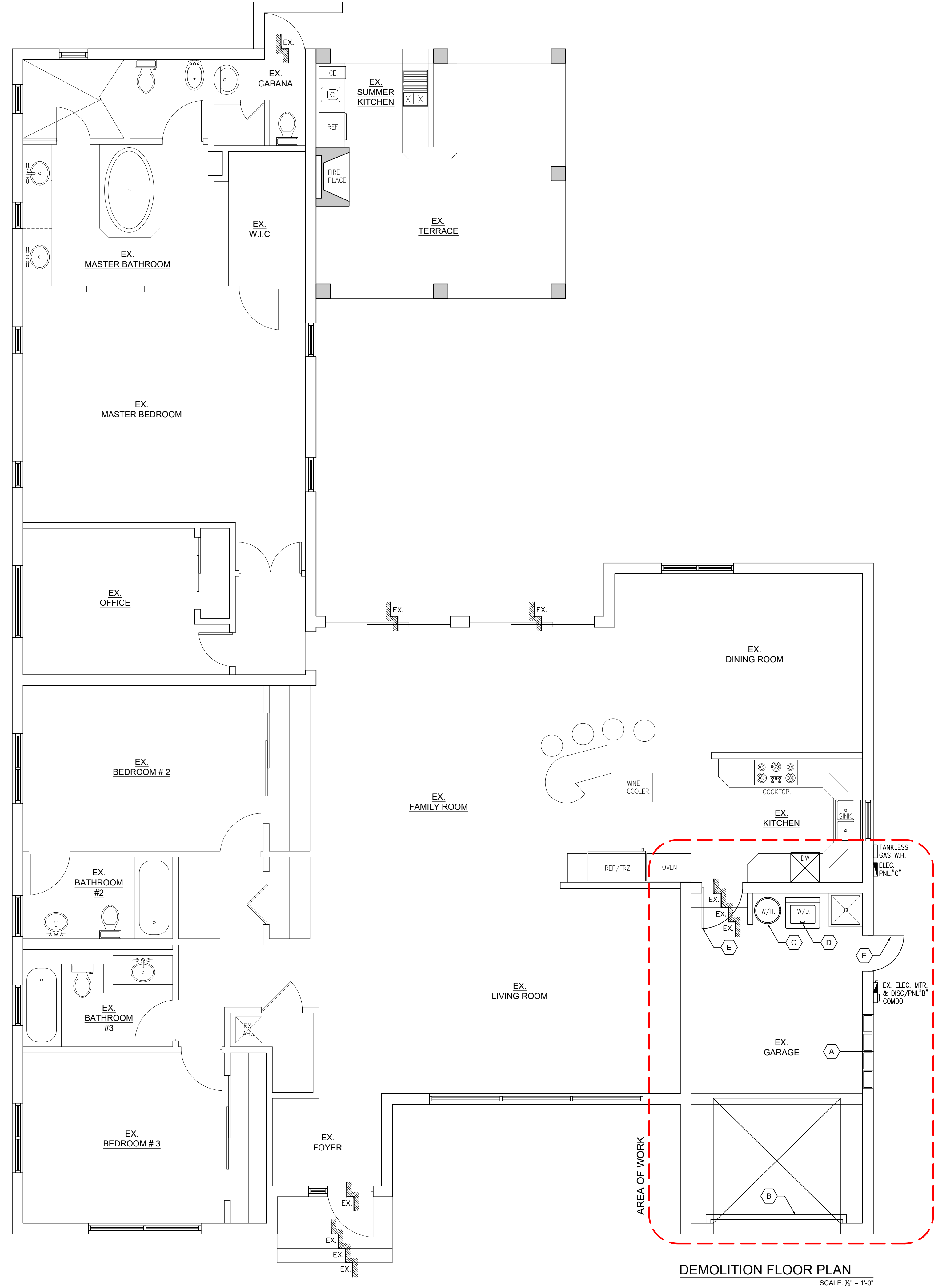
LEGEND:

EXISTING PARTITION WALL

EXISTING FIRE PARTITION TO REMAIN

DASHED LINES INDICATE ITEMS TO BE REMOVED

EXISTING C.M.U. WALL



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△		
△		
△		
△	DATE	REVISION

OWNER :

MR. REITER

INTERIOR REMODELING FOR:

1230 95 ST.
BAY HARBOR, FL 33

SMARTDRAFTING

PH: (305) 799-7961

PROGRESS SET NOT FOR CONSTRUCTION

DWG. TITLE

DEMOLITION FLOOR PLAN

SCALE

AS SHOWN

DRAWN BY

SMARTDRAFTING

CHK'D

M.A.P.

PROJECT NO.

22-065

DATE

09-11-2022

SHEET NUMBER

A.02

SCOPE OF WORK:

- REMODELING OF EXISTING GARAGE INTO NEW BEDROOM, IT INCLUDING A BATHROOM AND WALKING CLOSET.
- FLOOR TO BE RAISED TO MATCH EXISTING FLOOR ELEVATION OF THE EXISTING RESIDENCE.
- NEW LAUNDRY WITH CLOSET.

GENERAL NOTES

PLANS MUST COMPLY WITH THE NEW "FLORIDA BUILDING CODE 2020, 7th EDITION". THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 EDITION OF F.B.C. INCLUDING THE FLORIDA EXISTING BUILDING CODE IF APPLICABLE.

GENERAL:

- THESE GENERAL NOTES ARE INSTRUCTIONS TO THE CONTRACTOR AND APPLY GENERALLY TO ALL THE WORK UNLESS MORE SPECIFIC INFORMATION IS SHOWN IN DRAWINGS OR WRITTEN IN THE SPECIFICATIONS, STANDARDS AND/OR CONTRACTS.
- THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
- ALL CONSTRUCTION WORKS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT DRAWINGS, SPECIFICATIONS AND STANDARDS AS MODIFIED BY THE ARCHITECT/ENGINEER.
- ALL WORKS SHALL BE CONFORM TO THE BEST PRACTICE OF EACH TRADE, UNLESS SHOWN OR NOTED OTHERWISE, CONSTRUCTION DETAILS OR PRACTICES ARE COMMON TO THE STANDARD OF THE TRADE.
- AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES.
- ALL WORKS SHALL BE CONFORM TO THE APPLICABLE CODES AND AUTHORITY RULES.
- THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS REQUIRED FOR THE WORKS SHOWN ON THESE DRAWINGS PRIOR TO THE START OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE AND UNCOVER ALL THE UNDERGROUND UTILITIES IN ADVANCE OF THE CONSTRUCTION IN ORDER THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL NOT TRESPASS BEYOND THE PROJECT BOUNDARY LINES UNLESS A PERMIT OR WRITTEN AUTHORIZATION HAS BEEN OBTAINED FROM THE NEIGHBORING PROPERTY OWNERS INVOLVED.
- THE DRAWING SHALL NOT BE SCALED. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED. THE CONTRACTOR SHALL REQUEST, FROM THE ARCHITECT, NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. PLEASE NOTIFY ARCHITECT BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL, CIVIL AND MEP DRAWINGS, SPECIFICATIONS AND WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS FOR PROPER COORDINATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION.
- ALL LEVELS SHOWN IN THE DRAWING ARE FINISHED FLOOR LEVELS. CONTRACTOR SHALL ALLOW ADEQUATE CHANGES IN THE STRUCTURAL FLOOR TO ACHIEVE INDICATED FLOOR LEVELS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS "FOR APPROVAL" PRIOR TO FABRICATION WHERE REQUIRED BY ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.

SUPPLEMENTARY NOTES:

- CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATION WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- THE CONTRACTOR SHALL CONDUCT HIS OWN SITE SURVEY OF THE EXISTING GROUND AND CURB ELEVATIONS (LEVELS) AND REPORT ACTUAL ELEVATIONS (LEVELS) TO THE ENGINEER.
- ALL PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE.
- THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR/OWNER SHALL NOTIFY ARCHITECT IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.

FINISH NOTES:

- PROVIDE, STORE AND INSTALL ALL SPECIFIED FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS RESPECTIVE INSTALLERS.
- ALL FINISH MATERIALS AND FINISH ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- ALL FINISH MATERIALS SHALL BE NEW, FIRST QUALITY MATERIALS NORMALLY AVAILABLE FROM THE MANUFACTURER.
- PREPARE ALL SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- ALL WALLS AND SURFACES RECEIVING PAINT AND WALL COVERINGS, ETC. SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEAMS AND JOINTS OF FINISH MATERIALS SHALL BE STRAIGHT, SMOOTH AND CLEAN.
- BEFORE PROCEEDING WITH PROCUREMENT, THE RESPECTIVE INSTALLER SHALL FIELD VERIFY DIMENSIONS TO ASSURE SUFFICIENT QUANTITIES OF MATERIALS TO COMPLETE THE WORK.
- NO SUBSTITUTIONS OF SPECIFIED FINISH MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL.

INTERIOR WALLS & CEILING FINISHES NOTES:

- PROVIDE 1/2" DRYWALL THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.).
- PROVIDE 5/8" TYPE "X" DRYWALL IN ONLY AREAS SPECIFICALLY MENTIONED ON THE PLANS.
- ALL GYPSUM WALLBOARD PARTITIONS AND CEILING MATERIALS AND WORK SHALL CONFORM TO THE ASTM AND GYPSUM ASSOCIATION STANDARDS. USE TYPE X, FIRE RETARDANT GYPSUM PANELS IN ALL RATED PARTITIONS AND CEILING ASSEMBLIES. USE WATER RESISTANT GYPSUM PANELS IN ALL PARTITIONS AND CEILING ASSEMBLIES IN TOILET AND BATH AREAS.
- WHERE NON-FIRE-RATED PARTITIONS INTERSECT FIRE-RATED PARTITIONS, THE FIRE-RATED ASSEMBLY SHALL REMAIN INTACT AND CONTINUOUS.
- ALL EXPOSED CORNERS, JOINTS, ETC. OF GYPSUM WALLBOARD WORK SHALL BE FINISHED WITH APPROPRIATE TRIM AND JOINT COMPOUND TO PROVIDE SMOOTH FINISHED APPEARANCE WITH NO EXPOSED METAL OR ROUGH EDGES.
- TAPE, SPACKLE AND SAND ALL PARTITIONS. PARTITIONS SHALL BE FINISHED IN A SMOOTH CONDITION, READY FOR FINISHES SPECIFIED, U.O.N.
- GYPSUM BOARD ACOUSTICAL CEILING IN FLAT METAL SUSPENSION GRID SYSTEM. SEE REFLECTED CEILING PLANS FOR DETAILS.
- WET AREAS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD W/ SEMI-GLOSS PAINT FINISH.
- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2020 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 TO COMPLY WITH FBC 2020 R 302.10.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273 (FBC R302.9).
- NO CEILING HEIGHT SHALL BE LOWER THAN 7.0' AFF AS PER FBC R-305.
- GENERAL CONTRACTOR SHALL FINISH DRYWALL WORK AT PERIMETER WALLS AS REQUIRED.

REFLECTED CEILING NOTES:

- REFER TO LIGHTING SPECIFICATIONS FOR LAMPING AND GENERAL LIGHTING NOTES.
- ALL SOFFITS AND DRYWALL CEILINGS TO ALIGN WITH ADJACENT WALL SURFACE IN SAME PLANE U.O.N.
- GENERAL CONTRACTOR SHALL SUBMIT A DRAWING WHICH COORDINATES THE INSTALLATION OF ABOVE-CEILING ITEMS PRIOR TO SUBMISSION OF SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY CONFLICTS AT THE TIME THE COORDINATED DRAWING IS SUBMITTED.
- GENERAL CONTRACTOR SHALL VERIFY THAT LIGHT FIXTURE SIZES SPECIFIED SHALL FIT WITHIN THE DESIGNATED ROOMS.
- ALL NEW MECHANICAL DUCTS, PIPING & ELECTRICAL ITEMS MUST BE LOCATED TO ALLOW INSTALLATION OF FIXTURES INDICATED.
- MOUNT ALL NEW SWITCHES, RECEPTACLES AND DEVICES AS INDICATED ON DETAIL. WHERE SWITCHES ARE IN CONFLICT, CONSULT ARCHITECT FOR CORRECT MOUNTING HEIGHT.
- FOR COVE LIGHT FIXTURES AND UNDER CABINET LIGHT FIXTURES, GENERAL CONTRACTOR SHALL VERIFY IN FIELD THE LENGTH OF EACH CONTINUOUS RUN AND PROVIDE FIXTURES OF PROPER LENGTH AND QUANTITY TO ELIMINATE DARK SPOTS. FIXTURE RUNS SHALL START AND STOP WITHIN 6" OF ENDS, TYPICAL.

FLOORING FINISH AND CERAMIC / PORCELAIN TILES:

- CONCRETE TO BE PREPARED FOR FINISH FLOOR INSTALLATION.
- ALL FLOOR TILE TO BE SLIP RESISTANT PORCELAIN TILE. SELECTION BY OWNER.
- FURNISH AND INSTALL PORCELAIN OR CERAMIC TILE AS SELECTED BY OWNER. SET TILE IN THIN SET PORTLAND CEMENT (LATEX) MORTAR. GROUT TILE W/ COMMERCIAL PORTLAND CEMENT SHRINK RESISTANT GROUT. COLOR SELECTION BY OWNER.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW AND APPROVAL, SHOWING ALL DETAILS LAYOUTS, ELEVATIONS, SECTION ETC. SHOP DRAWINGS TO ALSO INDICATE ALL JOINT THICKNESS, ALIGNMENT AND RELEVANT DETAILS.

BATH FIXTURES / SHOWER AND BATHTUB:

- BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1
- SHOWER ENCLOSURE OPENING MUST BE 22" CLEAR, MINIMUM.
- BATHTUB AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR TO COMPLY WITH FBC 2020 R 307.2.

ROOM FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
NEW BEDROOM #4	TILE	5½" WOOD	G.W.B.	G.W.B.	±7'-6"	---
NEW BATHROOM #4	TILE	TILE	G.W.B.	G.W.B.	±7'-6"	TILE TO CEILING ON DUROCK AT SHOWER
NEW W.I.C.	TILE	5½" WOOD	G.W.B.	G.W.B.	±7'-6"	---
NEW LAUNDRY	TILE	5½" WOOD	G.W.B.	G.W.B.	±7'-6"	MATCH EX. KITCHEN FINISH FLOOR ELEVATION
EX. FOYER	EX.	EX.	EX.	EX.	EX.	---
EX. LIVING ROOM	EX.	EX.	EX.	EX.	EX.	---
EX. FAMILY ROOM	EX.	EX.	EX.	EX.	EX.	---
EX. DINING ROOM	EX.	EX.	EX.	EX.	EX.	---
EX. KITCHEN	EX.	EX.	EX.	EX.	EX.	---
EX. BEDROOM #3	EX.	EX.	EX.	EX.	EX.	---
EX. BATHROOM #3	EX.	EX.	EX.	EX.	EX.	---
EX. BEDROOM #2	EX.	EX.	EX.	EX.	EX.	---
EX. BATHROOM #2	EX.	EX.	EX.	EX.	EX.	---
EX. OFFICE	EX.	EX.	EX.	EX.	EX.	---
EX. MASTER BEDROOM	EX.	EX.	EX.	EX.	EX.	---
EX. MASTER BATHROOM	EX.	EX.	EX.	EX.	EX.	---
EX. MASTER W.I.C.	EX.	EX.	EX.	EX.	EX.	---
EX. CABANA	EX.	EX.	EX.	EX.	EX.	---
EX. TERRACE	EX.	EX.	EX.	EX.	EX.	---

DOOR SCHEDULE								
SYM.	SIZE			MATERIAL	THRESHOLD	FRAME	TYPE	REMARKS
	WIDTH	HEIGHT	THICK					
①	2'-6"	6'-8"	1½"	METAL/GLASS	METAL	METAL	F/D	SANDBLASTED CATII SAFETY GLASS
②	2'-8"	6'-8"	1½"	WOOD	---	WOOD	H/C	---
③	2'-0"	6'-8"	1½"	WOOD	---	WOOD	SLD.	SLIDING DOOR (UP TRACK ROLLER)
④	2'-8"	6'-8"	1½"	WOOD	---	WOOD	SLD.	SLIDING DOOR (UP TRACK ROLLER)
⑤	6'-2"	6'-8"	1½"	WOOD	---	WOOD	SLD.	LOUVERED BI-FOLD DOOR
⑥	2'-8"	8'-0"	1½"	WOOD	---	WOOD	H/C	2 PANELS BI-PASS DOOR
EX	EX.	EX.	EX.	EX.	---	EX.	---	---

WINDOW SCHEDULE								
SYM.	SIZE			MATERIAL	SILL	FRAME	TYPE	REMARKS
	WIDTH	HEIGHT	HEAD					
(A)	8'-10"	1'-8"	±5'-6"	METAL/GLASS	---	METAL	CM/FIXED	CATII SAFETY GLASS
(B)	5'-2"	4'-3"	±6'-8"	METAL/GLASS	---	METAL	H/R	EGRESS - CATII SAFETY GLASS

NOTE: ALL WINDOWS TO BE TINTED & IMPACT RESISTANT U.O.N.
ALL WINDOWS TO BE GLASS GLAZING U-FACTOR=0.55 AND SHGC=0.50. VERIFY ALL OPENINGS

PROPOSED FLOOR PLAN

SCALE: ¼" = 1'-0"

DESIGN PRESSURES FOR COMPONENTS & CLADDING

BUILDING DATA				JOB INFORMATION						
Wind Velocity (mph)	175			Company	SMARTDRAFTING					
Importance Factor	1.00			Prepared By	SMARTDRAFTING					
Exposure Category	C			Client Name	---					
Directionality Factor (k _d)	1.00			Job Description	INTERIOR REMODELING					
Internal Pressure Coefficient ±	0.18			1230 95TH STREET						
Mean Roof Height (ft)	16.00			8441 WARRIOR ISLANDS						
Building Width (ft)	59.90			FL 33154						
Building Length (ft)	82.30									
Roof Slope (x:12)	3.00									

Width of End Zone (a) in feet = 5

OPENING MARK		OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (ft)	OPENING DIMENSIONS	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
A	FRONT		5	5.60	105.0	20.0	-58.0
B	BEDROOM #4		4	6.70	62.0	51.0	-45.3
1	LAUNDRY		4	6.70	30.0	80.0	-50.2

PROGRESS SET NOT FOR CONSTRUCTION

OWNER : MR. REITER

1230 95 ST. BAY HARBOR, FL 33

SMARTDRAFTING

PH: (305) 799-7961

DWG. TITLE

PROPOSED FLOOR PLAN & SCHEDULES

SCALE AS SHOWN

DRAWN BY SMARTDRAFTING

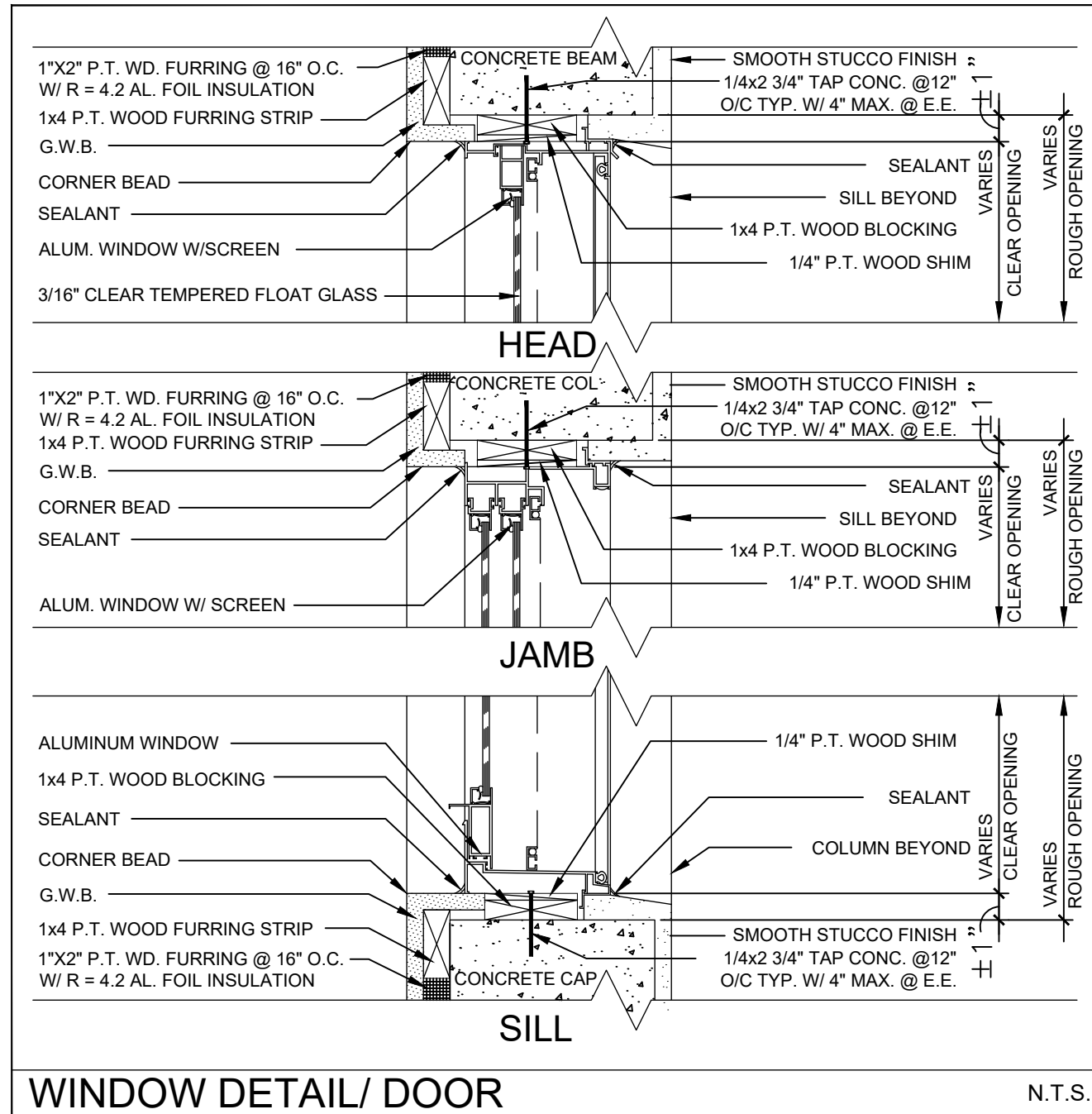
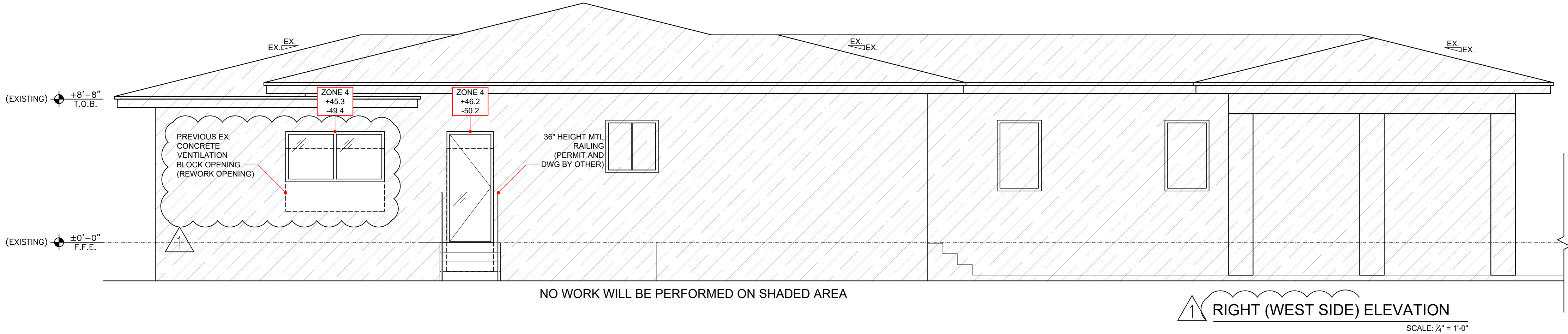
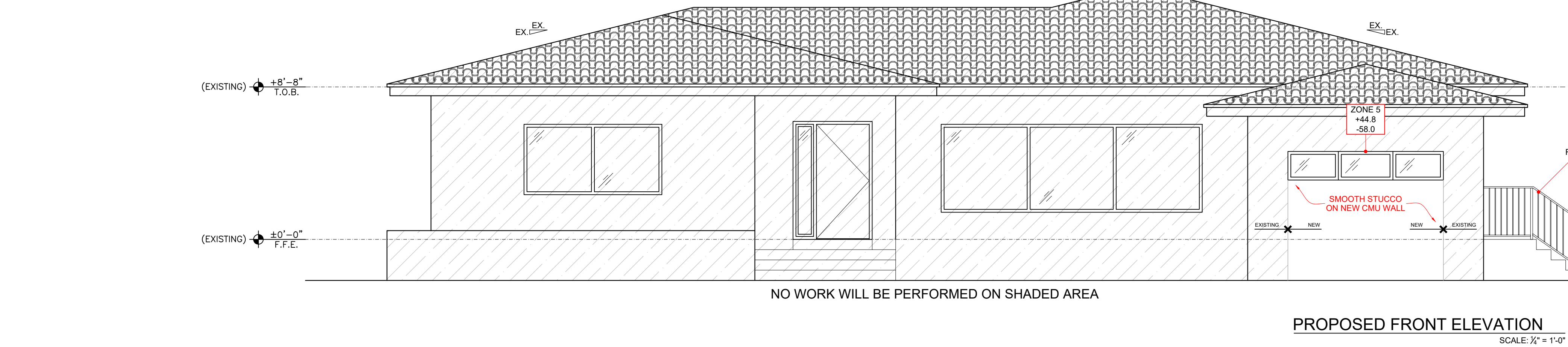
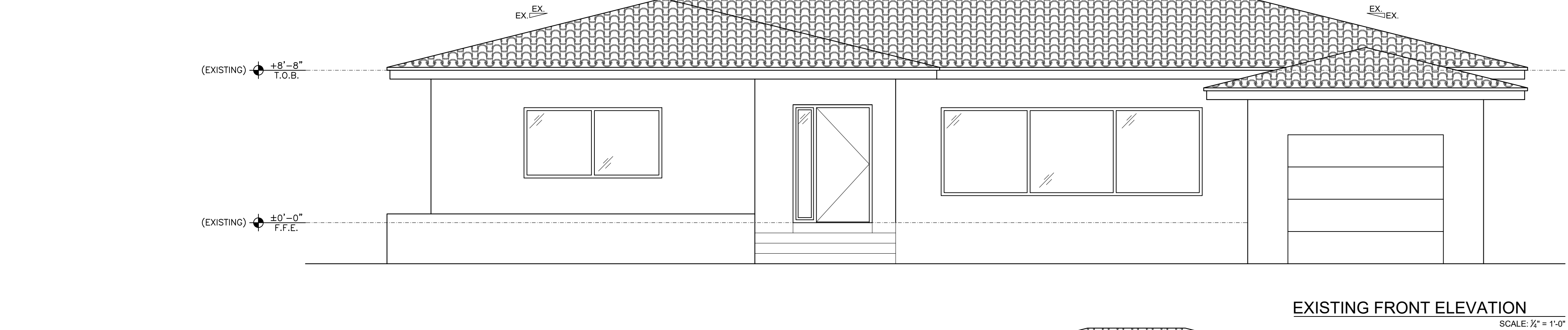
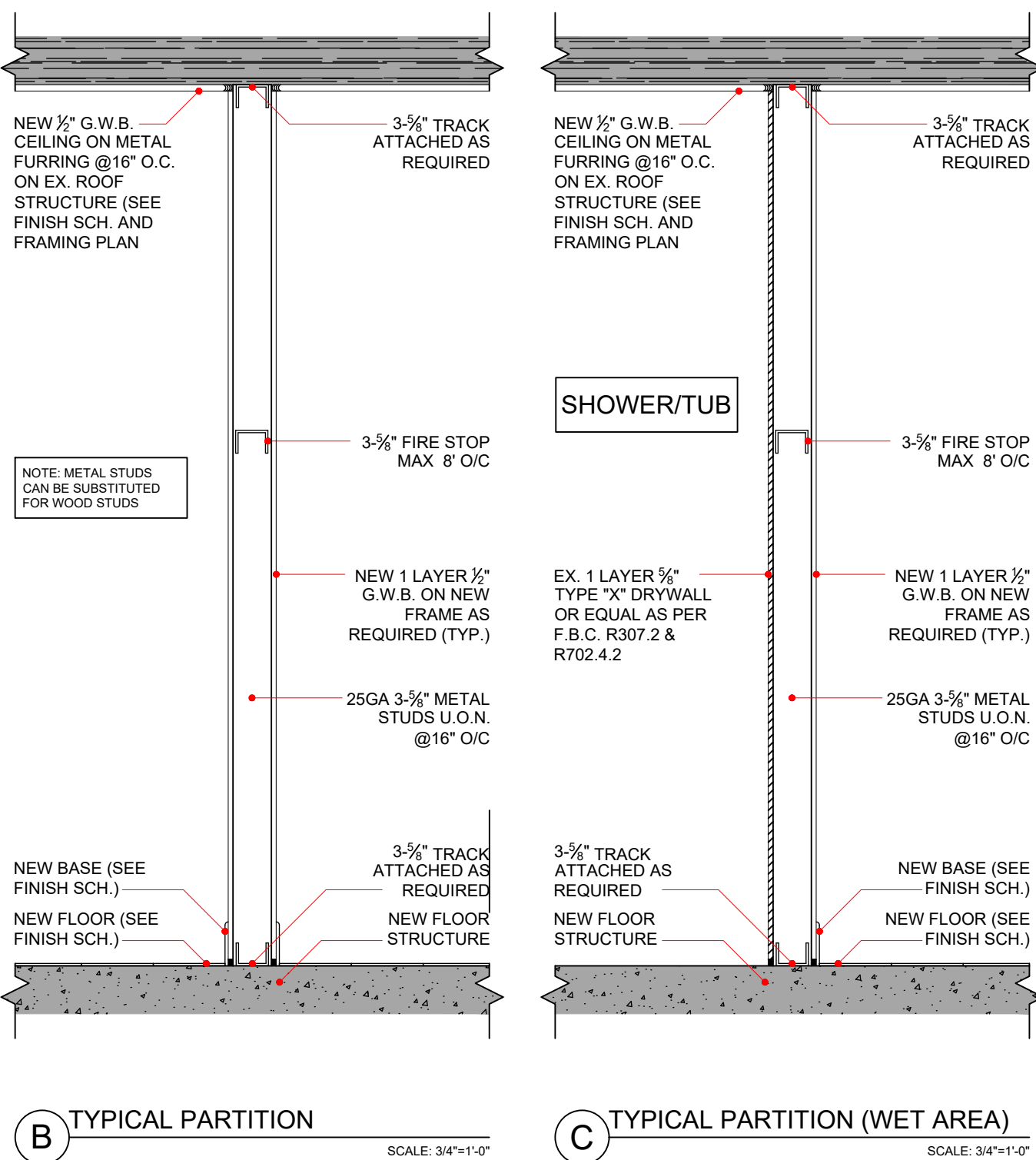
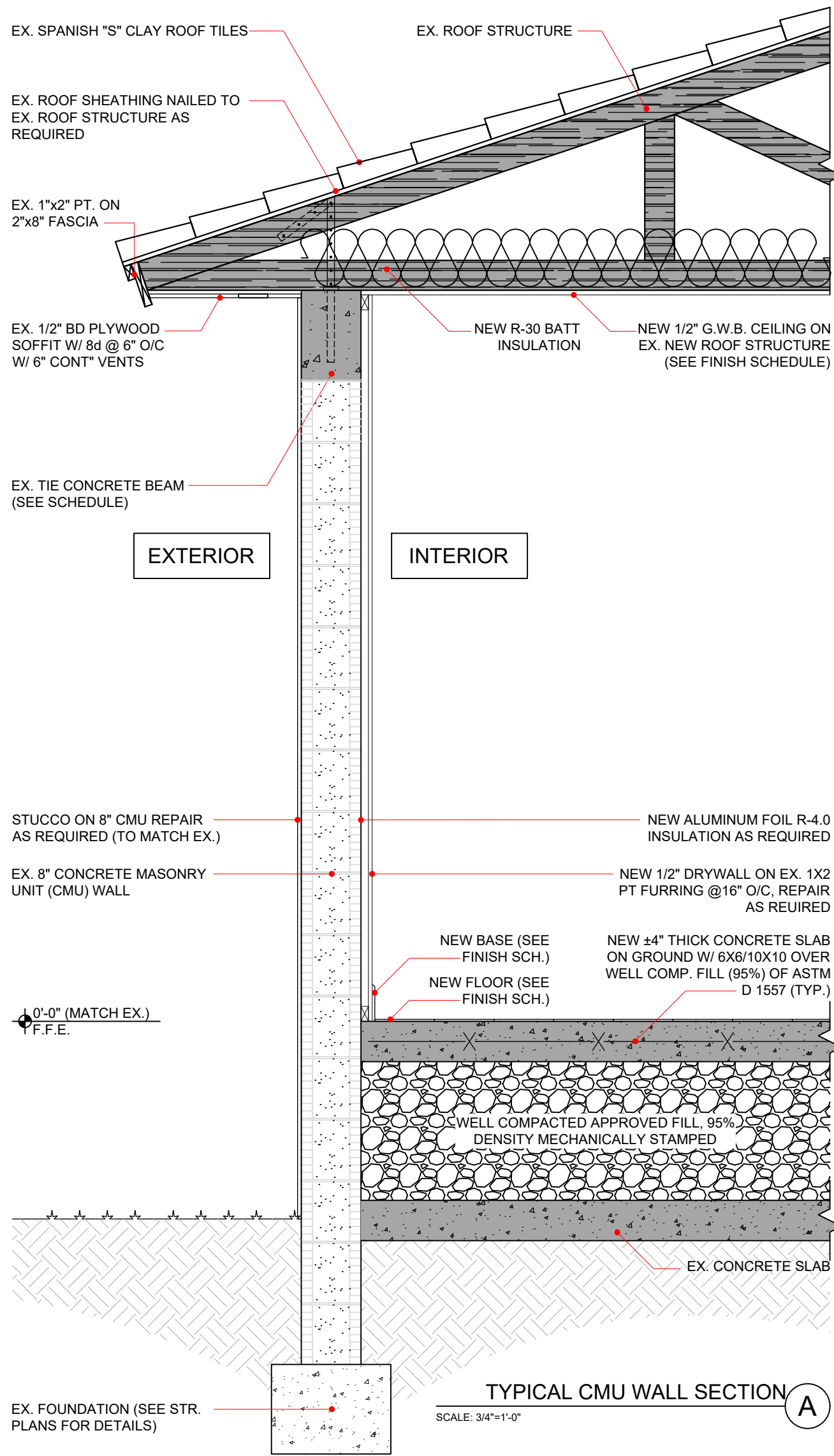
CHK'D M.A.P.

PROJECT NO. 22-065

DATE 09-21-2022

SHEET NUMBER

A.03



WINDOWS / DOORS & GLASS & NOTES:

*WINDOWS & DOORS UNDER SEPARATE PERMIT

WINDOWS:

- ALL DIMENSIONS ARE NOMINAL (CONC. OR ROUGH OPENING). PROVIDE ENGINEERED SHOP DRAWINGS & PRODUCT APPROVAL NOTICES FOR ALL WINDOWS & EXTERIOR DOORS.
- ALL WINDOWS SHALL MEET WIND LOAD CRITERIA DESCRIBED IN STRUCTURAL DRAWINGS.
- VERIFY CONC. OPENINGS PRIOR TO FABRICATION.
- ALL EXTERIOR DOORS & WINDOWS TO BE INSTALLED PER MIAMI-DADE COUNTY OR FLORIDA PRODUCT APPROVAL N.O.A.'s.
- FIELD VERIFY OPENING AFTER NEW STRUCTURAL FRAMING IS IN PLACE. DIMENSIONS SHOWN MAY VARY FROM ACTUAL AS BUILT CONDITIONS.

DOORS:

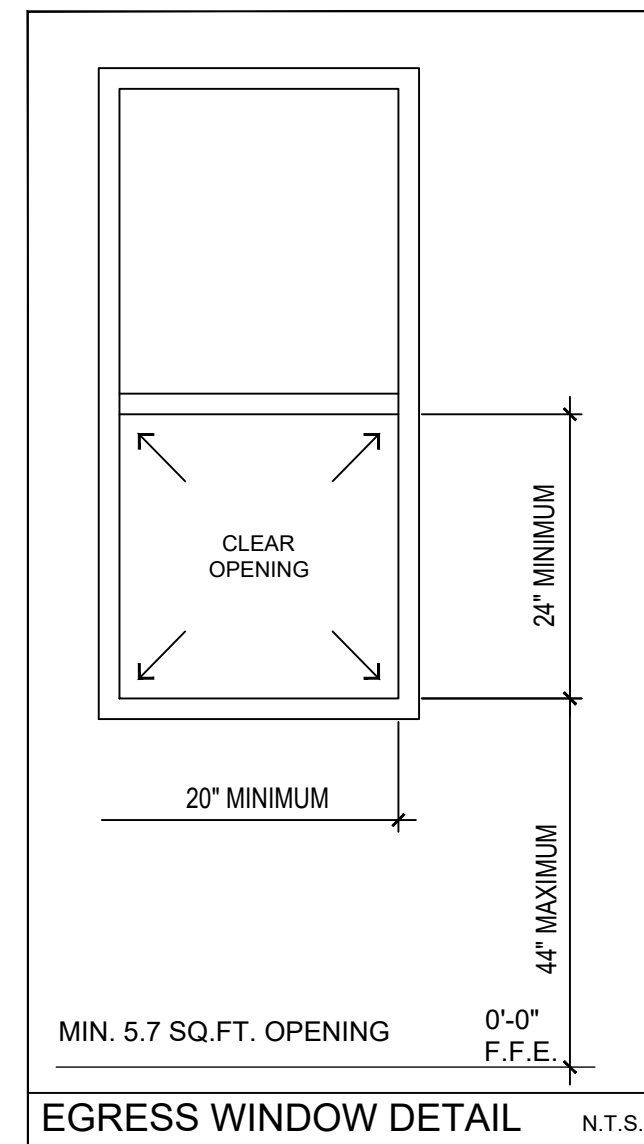
- ALL INTERIOR DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE, UNLESS NOTED OTHERWISE.
- ALL KEYING REQUIREMENTS TO BE COORDINATED W/ OWNER - PROVIDE MASTER KEY FOR ALL LOCKS.
- ALL DOORS ARE TO BE EQUIPPED W/ DOOR STOPS WHERE APPLICABLE.
- ALL CLOSERS TO COMPLY W/ A.D.A. OPENING PRESSURES.
- ALL THRESHOLDS ARE TO COMPLY WITH A.D.A. REQUIREMENTS, W/ MAX. RISE OF 1/2".
- ALL EXTERIOR DOORS SHALL MEET APPLICABLE WIND LOAD CODES.
- ALL EXTERIOR DOORS TO COMPLY WITH WATER INTRUSION REQUIREMENTS PER NOA.
- ALL DOORS ALONG AN ACCESSIBLE PATH, MUST COMPLY WITH THE MINIMUM MANEUVERING REQUIRED CLEARANCES PER FBC 2020.
- SEE SAFETY GLAZING NOTES FOR ADDITIONAL GLAZING REQUIREMENTS.
- VERIFY ALL HARDWARE FINISH SELECTIONS WITH OWNER.
- ALL DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NOT MORE THAN ONE RELEASING OPERATION.
- PROVIDE WEATHER-STRIPS FOR ALL EXTERIOR DOORS.
- PROVIDE TOP RAINDRIPS FOR ALL DOOR EXPOSED TO THE ELEMENTS WITHOUT OVER HEAD COVERING.
- DOORS 8'0" AND HIGHER TO HAVE 4 HINGES PER LEAVE.
- LANDING @ EXTERIOR EGRESS DOOR SHALL BE 1.5' MAX BELOW TOP OF THRESHOLD. AS PER F.B.C. 2020 R-311.3.1.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 8C.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- DEADBOLT LOCK SHALL BE PROVIDED ON ALL EXTERIOR SWINGING DOORS.

SAFETY GLASS NOTES:

- ALL EXTERIOR GLAZING SHALL BE CAT. II IMPACT RESISTANT AS PER FBC CHAPTER 24 W/ FLORIDA PRODUCT APPROVAL N.O.A.'s TO BE PROVIDED BY CONTRACTOR. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS.)
- ANY GLAZING MATERIAL FOLLOWING CONDITIONS OF A HAZARDOUS LOCATION SHALL BE CATEGORY II SAFETY GLASS, TO COMPLY WITH FBC 2020 2406.4.
- ALL GLAZING LARGER THAN 9 SQ. FT. MUST BE CATEGORY II SAFETY GLASS, AS PER FBC CHAPTER 20.
- ALL OTHER GLASS PROVIDE SAFETY LAMINATED TYPE GLASS. AT DOUBLE GLAZED INSULATED GLASS - BOTH PANES SHALL BE SAFETY LAMINATED GLASS.
- ALL SAFETY GLASS OF EITHER TYPE SHALL BEAR A PERMANENTLY AFFIXED CODE/LABEL/LOGO TO EACH PANE STATING TEMPERED GLASS (OR) SAFETY LAMINATED GLASS.
- ALL GLASS (WITH LEAST DIMENSION GREATER THAN 3") IN DOORS AND ADJOINING WINDOWS LESS THAN 24" FROM LOCKABLE DEVICE TO BE TEMPERED. PER FBC R-308.4.
- SAFETY GLAZING TO BE PROVIDED AT ALL SWING DOORS, STORM DOORS, GLAZING W/ EDGES WITHIN 24" OF DOOR, INDIVIDUAL PLANES GREATER THAN 9 S.F. & GLAZING W/ BOTTOM EDGE LESS THAN 18" FROM F.F.
- PROVIDE SAFETY GLASS IN HAZARDOUS AREAS AS BATH ENCLOSURES, WALLS, RAILINGS, FENCES, ETC. AS PER FBC CHAPTER 24.
- MANUFACTURER SHALL STORE GLASS READILY ACCESSIBLE FOR INSPECTION.

SAFETY / EGRESS DOOR NOTES:

- NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE SOUTH FLORIDA BUILDING CODE.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 2012 ED. OF NFPA. 101
- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED.



△	11-23-22	B.D.C.
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△		
△	DATE	REVISION

OWNER :

MR. REITER

INTERIOR REMODELING FOR:

1230 95 ST.
BAY HARBOR, FL 33

SMARTDRAFTING

PH: (305) 799-7961

DWG. TITLE

EXISTING
PROPOSED
FRONT
ELEVATION &
DETAILS

SCALE
AS SHOWN

DRAWN BY
SMARTDRAFTING

CHK'D
M.A.P.

PROJECT NO.
22-065

DATE
09-21-2022

SHEET NUMBER

A.04

PROGRESS SET NOT FOR CONSTRUCTION

AGENDA ITEM REPORT

January 3, 2023

ITEM NUMBER: 2.

ITEM: Request for approval for a garage conversion for “Brian & Brittany Reimer” located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing to convert their existing garage into a/c living space with a new bedroom, bathroom, and laundry room. Enclosed please find the site plan and elevation. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 9625 BVT SFR Garage Con DRB Staff Report Dec 14 2022
2.	SPR22-000029 DRB Application 9625 Brdv Terr
3.	BHI 9625 BVT SFR Garage Con Applicant Pictures
4.	9625 Brdv Terr DRB Set 1.3.2023

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

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

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

Date: December 14th, 2022

Subject: Proposed Enclosure of a Garage at Existing Single-Family Residence
9625 Broadview Terrace (Lot 8 / Block 30)
Bay Harbor Islands Acct. No.: SPR22-000029
MMPA Acct. No.: 01-0702-1146

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 / conversion of a garage into A/C living area at an existing single-family house located at 9625 Broadview Terrace.

BACKGROUND:

The above single-family home located at 9625 Broadview Terrace was acquired in May 2021 by new owners (M/M Brian & Brittany Reimer). The owners are requesting to convert the current two-car garage into a bedroom / bathroom / laundry room. This would involve alterations to the exterior appearance of the front elevation of the house (no change to north side elevation). In October 2022 the Town was initially contacted about the process to achieve those renovations. Due to the extent / type of changes the Town Code requires the DRB to approve such requests. According to the Miami-Dade Property Appraiser's (MDPA) public records this home was originally built in 1972 with some minor modifications made over the years. The existing 3 Bedroom / 3 Bath house is approximately 3,056 sq. ft. in total size with 2,752 sq. ft. of A/C living area according to the MDPA website. The 609 sq. ft. garage conversion will result in the home having 4 Bedrooms / 4 Baths. The subject site is a rectangular N/S oriented lot with the home's front door façade west onto Broadview Terrace. A swimming pool / deck is located on the south portion of the site adjoining Kane Concourse. The site is enclosed by a decorative fence / wall. The driveway will need to be modified slightly to meet the minimum Code width.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Proposed Enclosure of a Garage at Existing Single-Family Home
9625 Broadview Terrace
December 14th, 2022
Page 2**

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. The existing straight driveway onto Broadview Terrace can accommodate at least 2 vehicles, plus the Town's adjoining road swale parking. The plans denote 2 vehicle locations to meet Code. As per Code when a garage is converted to living area and the garage door is removed, a minimum of 2' of landscaping is required adjoining the home where the former garage door was located.

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 November 8th, 2022, the Town received a formal Site Development Plan application for the conversion of a garage at the above existing single-family home. 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 removal of the garage door and resultant 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 9625 Broadview Terrace. According to the plans / survey submitted, the existing home / garage is set back 40' from Kane Concourse & 25' from the Broadview Terrace property lines which meets the current day street setback requirements. The applicant will be removing the garage door and installing two rectangular fixed windows that appear to match the other windows on the house and raise the garage floor to match the BFE of the remainder of the house (7.50' NGVD). The roof structure and house footprint will not change. A new 2' wide landscape strip will be installed adjoining the former garage door location as per Code.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Proposed Enclosure of a Garage at Existing Single-Family Home
9625 Broadview Terrace
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Page 3**

The Miami-Dade County Property Appraisers website list the existing structure as being built in 1972. The 2006 Historical Structure Survey for the Town of Bay Harbor Islands did not identify the existing structure as it was not 50 years old at that time. The home is 50 years old this year (2022) and appears to be a standard suburban-type home with some Ranch design features. Again, the Town's Code does not mandate garages for single-family homes; however, Zoning Code Sec. 23-24(c)(1) requires two parking spaces for single-family homes which the subject property can provide in the existing straight 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. Per Sec. 5-19.2(c) a minimum 2' landscape strip with shrubbery will be installed along the former garage door home façade.



TOWN OF BAY HARBOR ISLANDS DESIGN REVIEW BOARD

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE
MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER B22-000521
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name _____ Contact Number _____
Address _____
City _____ State _____ Email Address _____

OWNER / PROPERTY INFORMATION

Name Brian and Brittany Riemer Address 9625 Broadview Ter, Bay Harbor Islands, FL 33154
Folio# 13-2227-001-5760 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST

Residential use. Convert garage to bedroom, bathroom and laundry room. Demolition, electrical, plumbing, waterproofing, framing, mechanical and finishes per plans

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 11/8/2022 Signature of Applicant: 

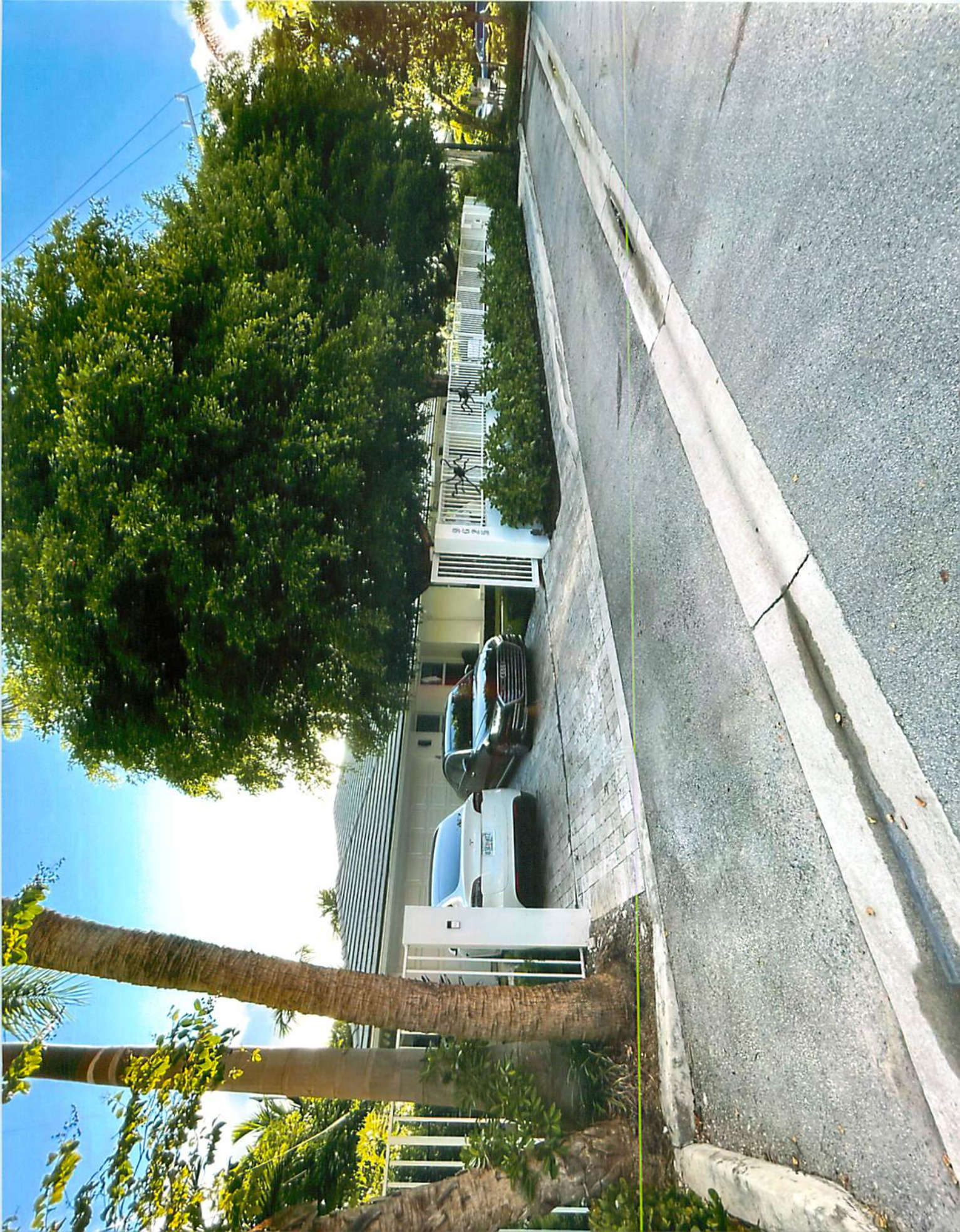
I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 11/8/2022 Signature of Owner: 

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

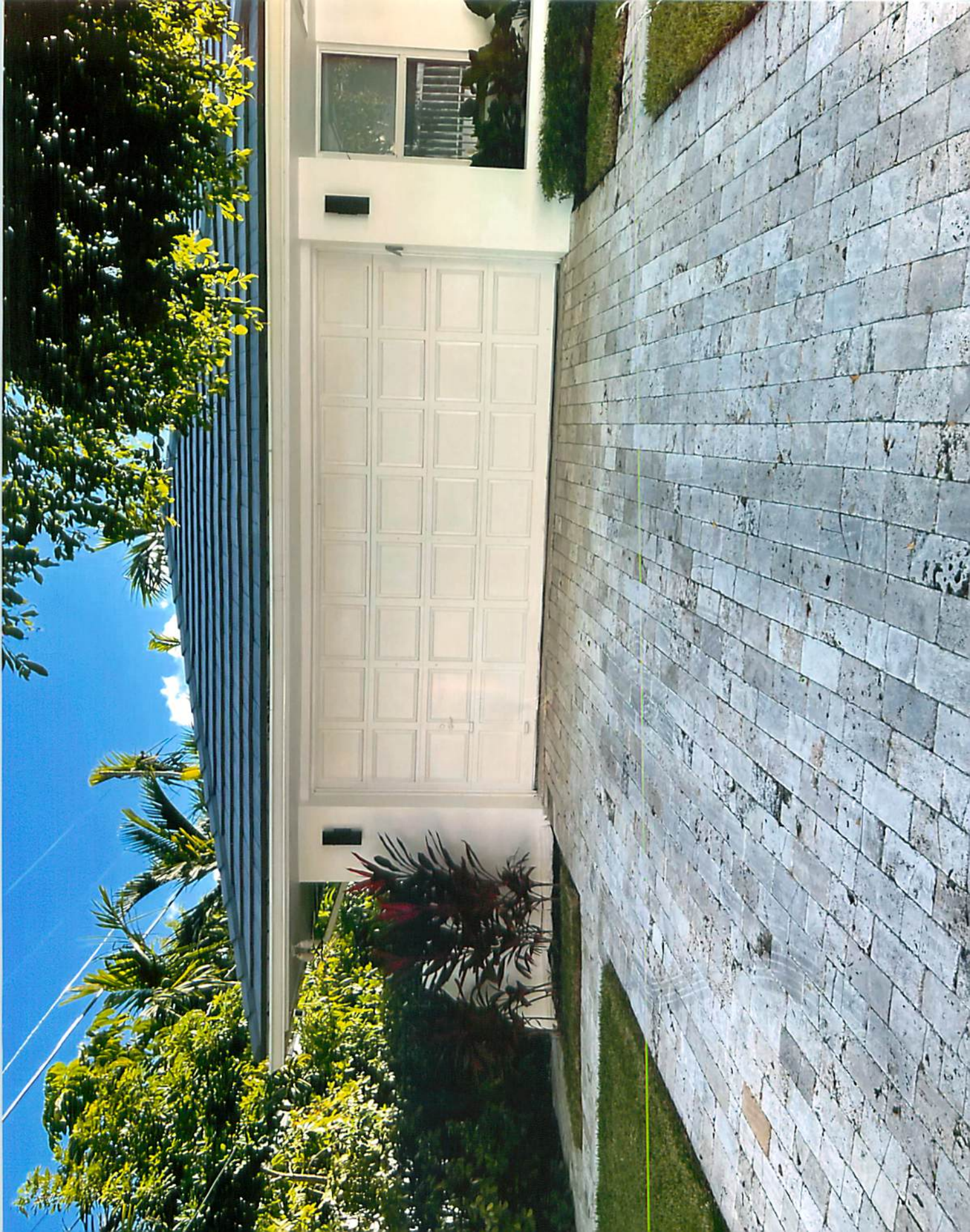
Date: 11/8/2022 Signature of Applicant: 

NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.





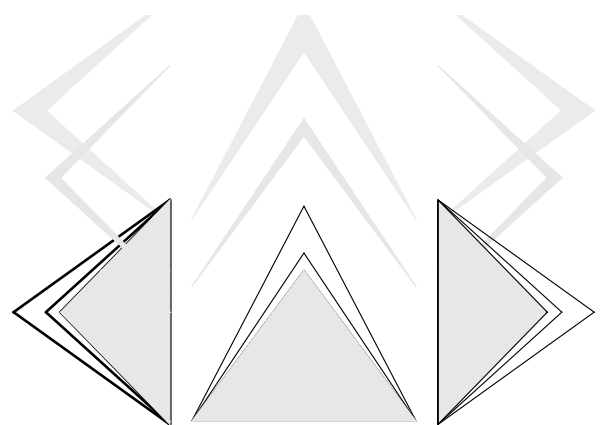




INTERIOR RENOVATION

MR.and Mrs. BRIAN RIEMER RESIDENCE

9625 BROADVIEW TERRACE BAY HARBOR ISLANDS, FLORIDA 33154



CREATIVE ART & DESIGN
19552 SW 133 AVE.
MIAMI, FL. 33177
(786) 443-1685
em: jacman954@gmail.com
www.creativeartdesigninc.com
FAUSTO GUERRERO P.E.
P.E. 50465

SCOPE OF WORK

1. RAISE GARAGE FLOORING TO MATCH EXISTING FINISHED FLOOR
2. REPLACE GARAGE DOOR WITH A NEW WALL AND 2 WINDOWS
3. ADD INTERIOR PARTITIONS TO PROVIDE A BATHROOM, A BEDROOM, AND LAUNDRY AREA.
4. RELOCATE WASHER AND DRYER IN THE NEW LAYOUT.
5. PAINT ALL NEW WALLS AND CEILINGS.
6. PAINT EXTERIOR WALL TO MATCH EXISTING.
7. ADD NEW SMOKE DETECTOR IN NEW BEDROOM.
8. ADD NEW MINI SPLIT IN BEDROOM AREA.
9. EXTEND NEW PLUMBING TO CONNECT TO EXISTING FOR BATHROOM, AND WASHER.
10. REPLACE EXTERIOR DOOR AT THE GARAGE WITH A HURRICANE PROOF DOOR.
11. NEW 6" WOOD WALL FENCE IN SOUTH AND EAST SIDE OF PROPERTY.

EXISTING RESIDENCE: 2,752 S.F. RENOVATED GARAGE AREA: 603 SQ.FT.

PROPERTY ADDRESS:

9625 BROADVIEW TERRACE BAY HARBOUR FLORIDA 33154

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 46-5
LOT 8 BLK 30 OR 16374-2531 0494 5
COC 24740-4221 07 2006 4
COC 24775-3492 072006 4

FOLIO NUMBER : 13-2227-001-5760
OWNER: BRITTANY AND BRIAN RIEMER

GOVERNING CODES:

FLORIDA BUILDING CODE - 2020 7TH EDITION
2020 NFPA 70 NEC EDITION

CLASSIFICATION OF WORK:

ALTERATION LEVEL 2

NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101 AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

LIST OF DRAWINGS:

ARCHITECTURAL

- A-1 COVER SHEET
- A-2 SITE PLAN
- A-3 DEMOLITION PLAN
- A-3.1 EXISTING AND NEW PLAN
- A-4 FLOOR PLAN - DOOR AND WINDOW SCHEDULE
- A-5 EXTERIOR ELEVATIONS
- A-6 SECTIONS DETAILS
- A-7 GENERAL NOTES

ELECTRICAL

- E-1 ELECTRICAL POWER, LIGHTING PLAN
- E-2 ELEC. PANEL, CALCS, NOTES

MECHANICAL

- M-1 MECHANICAL PLAN
- M-2 MECHANICAL SCHEDULE, DETAILS, NOTES

PLUMBING

- P-1 PLUMBING PLAN
- P-2 PLUMBING SCHEDULE,DETAILS, NOTES

STRUCTURAL

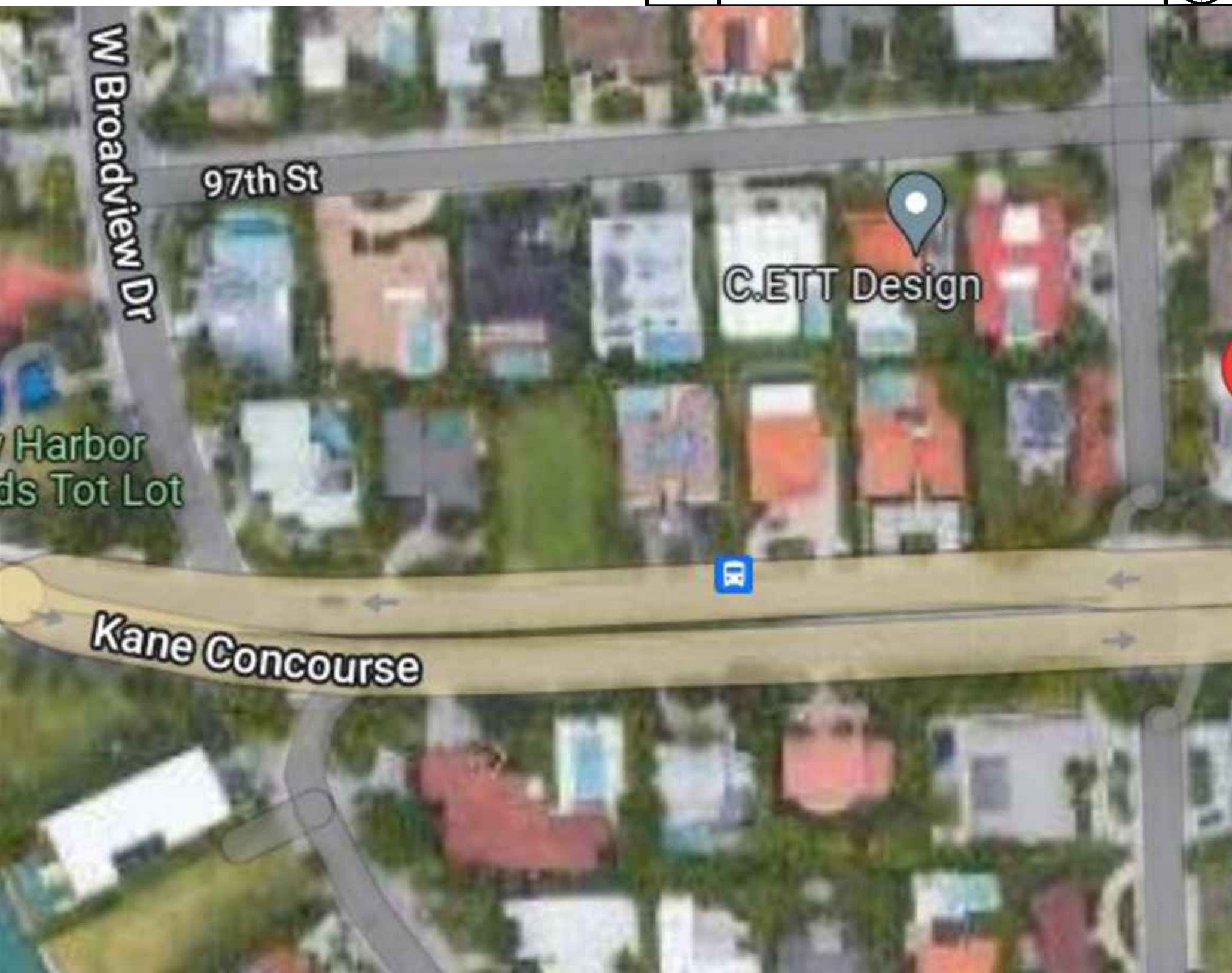
- G-100 STRUCTURAL GENERAL NOTES
- S-200 STRUCTURAL SITE PLAN
- S-300 STRUCTURAL ELEVATIONS
- S-400 STRUCTURAL SECTIONS, DETAILS
- S-401 STRUCTURAL SECTIONS, DETAILS



1

SITE PLAN

SCALE: N.T.S.



LOCATION

FAUSTO GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465
19552 SW 133 AVE.
MIAMI, FL. 33177
(786) 443-1685

DATE: AUGUST 28, 2022

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS BY THE ARCHITECT FOR THIS BUILDING COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE. THESE DRAWINGS, THEIR DESIGN, DETAILS AND INVENTION ARE THE PROPERTY OF CREATIVE ART & DESIGN, INC. AND SHALL BE USED ONLY FOR REFERENCE WORK ON THE PROJECT FOR WHICH THEY ARE PROVIDED. USE IS LIMITED TO THE CUSTOMER AND/OR END USER, AND INFORMATION SHALL NOT BE COPIED OR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF CREATIVE ART & DESIGN, INC. ANY VIOLATION OF THE ABOVE SHALL BE SUBJECT TO LEGAL ACTION. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITH THE ARCHITECT PRIOR TO STARTING THE PROJECT. ANY DISCREPANCIES NOT SO VERIFIED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CREATIVE ART & DESIGN, INC. DOES NOT GUARANTEE DIMENSIONS RELATED TO WORK BY OTHERS. CONTRACTORS AND MANUFACTURERS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO EXECUTION OF THEIR WORK. DIMENSIONS NOTED HAVE PRECEDENCE OVER MEASUREMENTS SCALED FROM DRAWINGS.

ALTERATION 2 FOR:
BRITTANY AND BRIAN RIEMER
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, Florida 33154

COVER SHEET

REVISED

GENERAL REVISION 12-12-2022

JOB.NO 20221002

DRAWN BY:

FILE: C:\DWG2022-1401

OWNER: BRIAN & BRITTANY RIEMER

FOLIO No:

SHEET NO

A-1.0



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ALTERATION 1 FOR:
BRITTANY AND BRIAN RIEMER
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, Florida 33154

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



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

REVISÉ

1 GENERAL REVISIONS 12.12.2022

JOB.NO 20221002

DRAWN BY:

FILE: C:\DWG2022-1401

OWNER: **BRIAN & BRITTANY RIEMER**

FOLIO No: _____

SHEET NO.

FAUSTO GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465
19552 SW 133 AVE.
MIAMI, FL. 33177
(786) 443-1685

A-2.0

- EXISTING DOOR TO CHANGE FOR A HURRICANE GLASS DOOR.
- EXISTING GARAGE DOOR TO BE REMOVED
ALL MECHANISM, RAILING ETC TO BE REMOVED.
CAP ALL EXISTING ELECTRICAL
REUSE FOR LIGHTING
- EXISTING WASHER AND DRYER TO BE RELOCATED.
PREPARE ALL ELECTRICAL AND PLUMBING FOR NEW LOCATION

KEY LEGEND

- 1

EXISTING ELECTRICAL SWITCHES TO BE RELOCATED
- 2

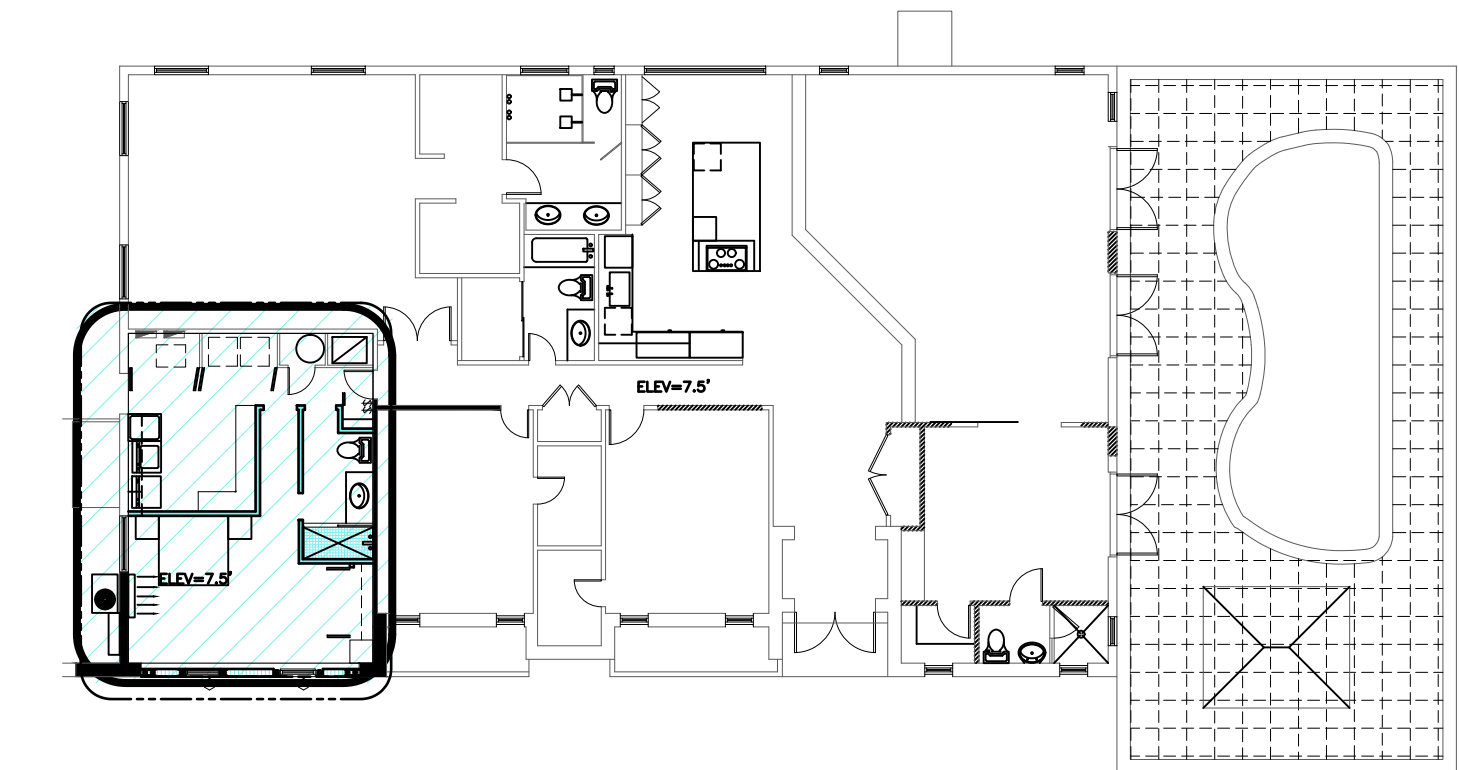
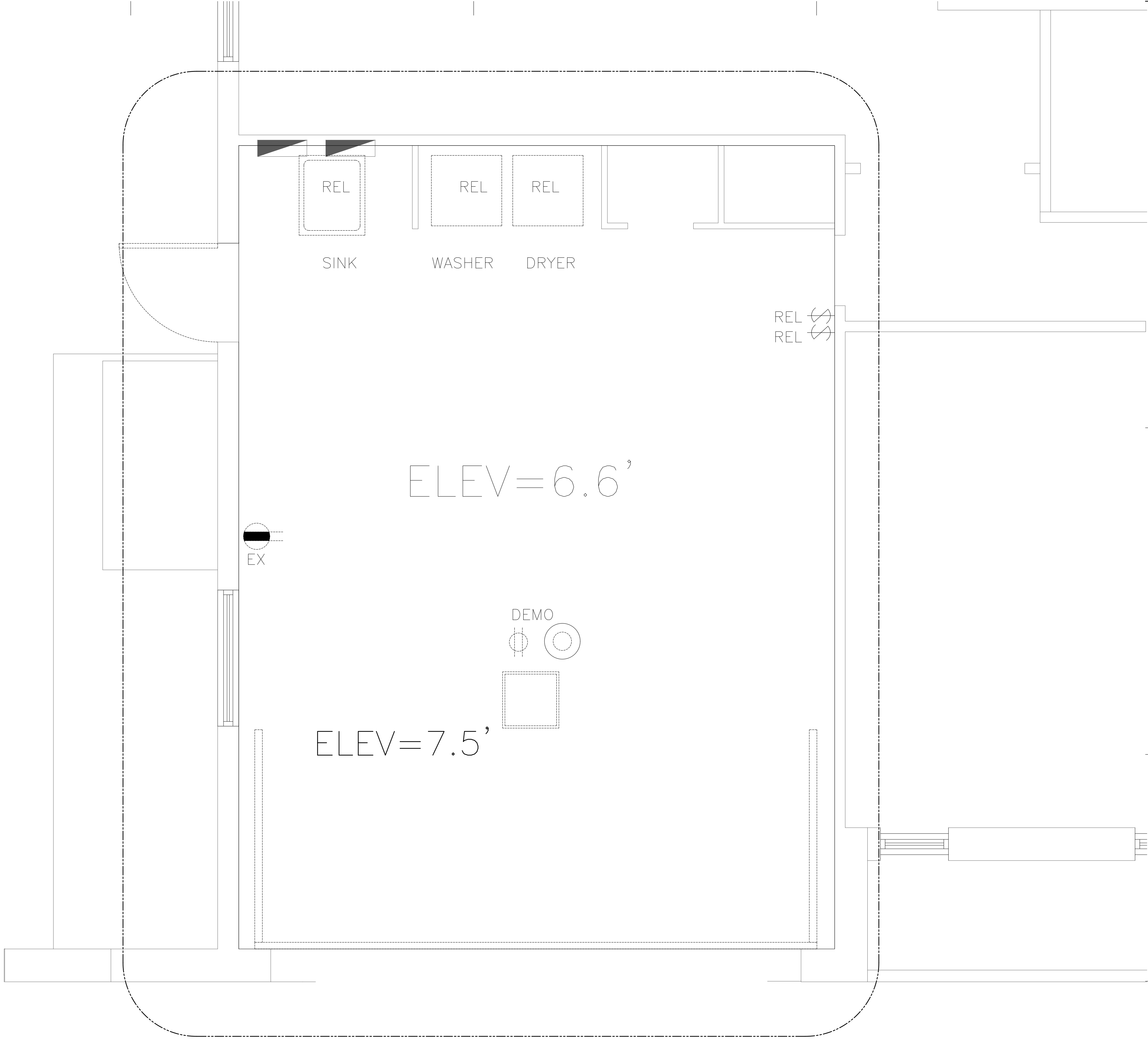
EXISTING WASHER AND DRYER TO BE RELOCATED. PREPARE NEW PLUMBING,
ELECTRICAL FOR NEW LOCATION.
- 3

EXISTING HAND SINK TO BE RELOCATED. PREPARE ALL PLUMBING FOR NEW LOCATION
- 4

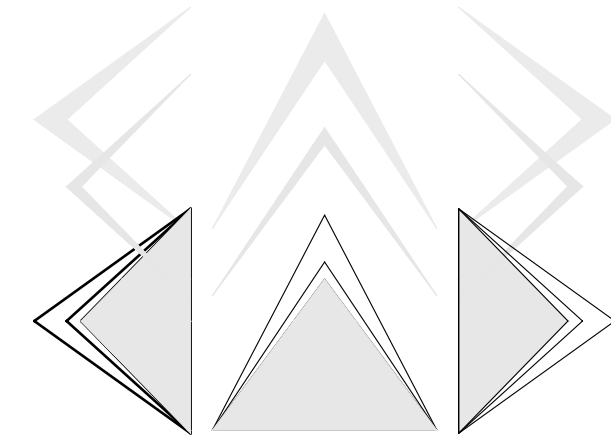
EXISTING GARAGE DOOR TO BE REMOVED, INCLUDING ALL ACCESSORIES, RAILINGS, ETC.
- 5

EXISTING DOOR TO BE REPLACED BY A HURRICANE PROOF GLASS DOOR.

KEY NOTES



KEY PLAN



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(786) 443-1685
em: jacman954@gmail.com
www.creativeartdesigninc.com
FAUSTO GUERRERO P.E.
P.E. 50465

DATE: **AUGUST 28, 2022**

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**ALTERATION 1 FOR:
BRITTANY AND BRIAN RIEMER
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, Florida 33154**

DEMOLITION PLAN

REVISED

JOB NO: **20221002**

DRAWN BY:

FILE: **C:\DWG\2022-1401**

OWNER: **BRIAN & BRITTANY RIEMER**

FOLIO No:

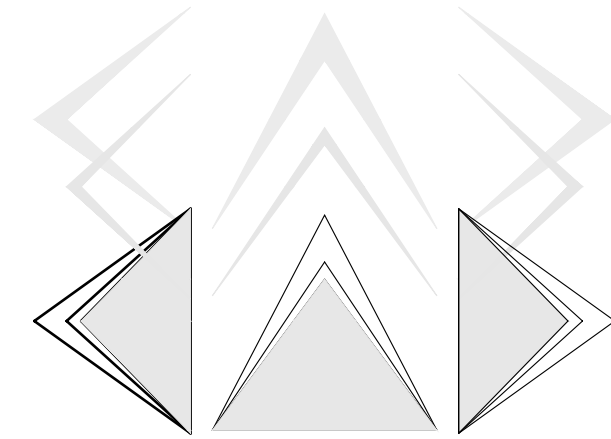
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A-3.0

DEMOLITION PLAN

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



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ALTERATION 1 FOR:
BRITTANY AND BRIAN RIEMER
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, Florida 33154

EXISTING PLAN & NEW FLOOR PLAN

REVISED

▲ REVISIONS BY OWNER 12.12.2022

JOB.NO **20221002**

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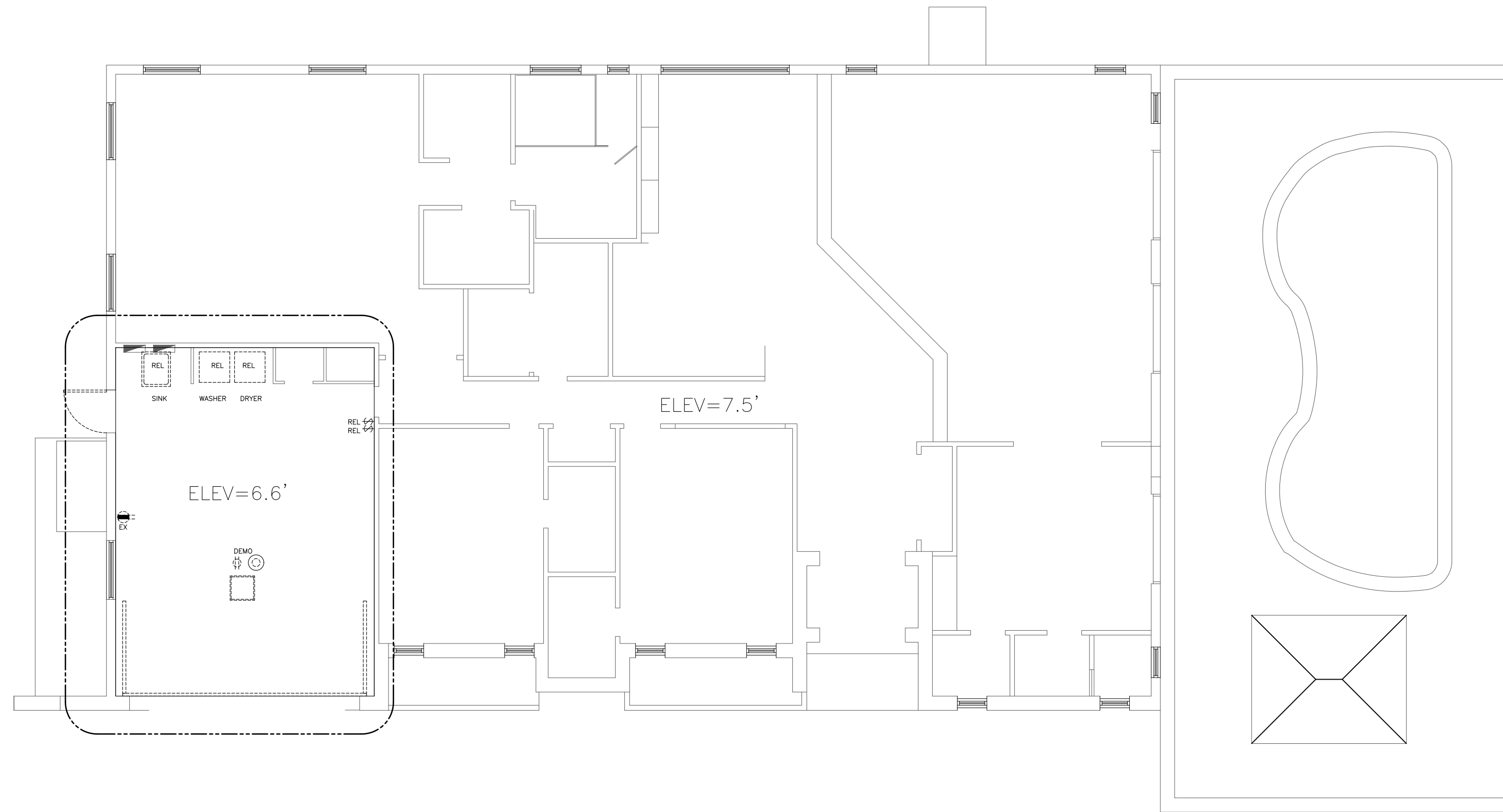
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OWNER: **BRIAN & BRITTANY RIEMER**

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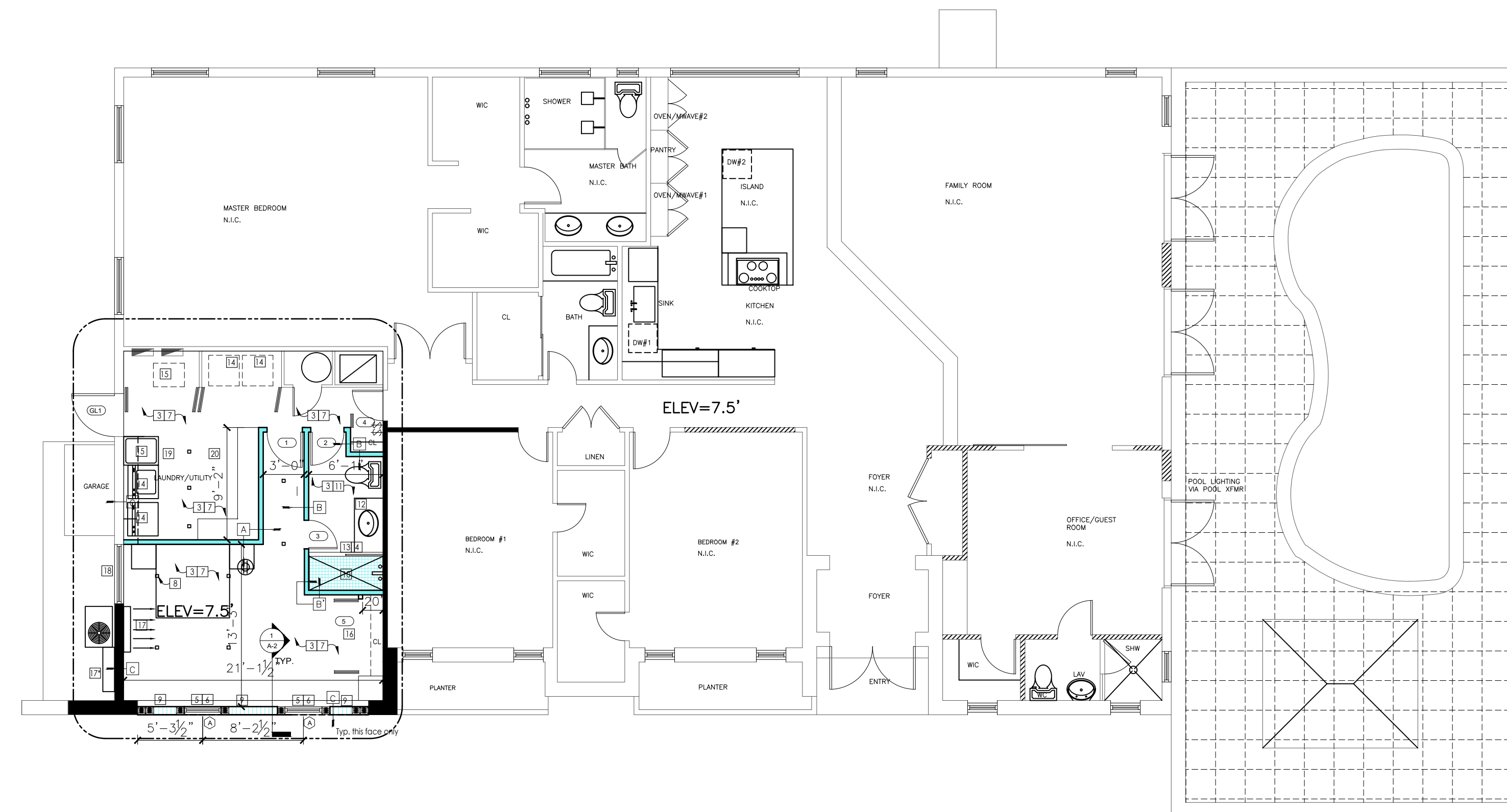
SHEET NO

A-3.1



EXISTING PLAN

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



NEW FLOOR PLAN

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

FAUSTO
GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465
19552 SW 133 AVE.
MIAMI, FL. 33177
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Door Schedule							
Mark	Family and Type			Height	Width	TYPE	Comments
1	Single-Flush: wood frame,solid core, bedroom,			6' - 8"	2' - 8"	1	
2	Single-Flush: wood frame,solid core, bedroom,corridor house			6' - 8"	2' - 10"	1	
Exterior Doors Main Door and Glass doors Qty				Height	Width	Door/ Fl accept	VERIFY WALL ROUGH DIMENSION PRIOR TO ORDER
GL.1	Ext. Door- Single-Full Glass-Alum.	1	corridor ext. wall	6' - 8"	3' - 0"	PLY GEM FL 14911	
SHOWER Glass doors							
SH.1	Door- Single-7' HT.X 32" W/Panel	1	bathroom	7' - 0"	2' - 6"		GLASS:CATI SAFETY GLASS
Window Schedule							
Mark	Qty	Family and Type		Height	Width	Florida	Comments
A	2	Ply Gem Single Hung Alum. Frame w. Flange		5'-2"	3' - 0"	15329	



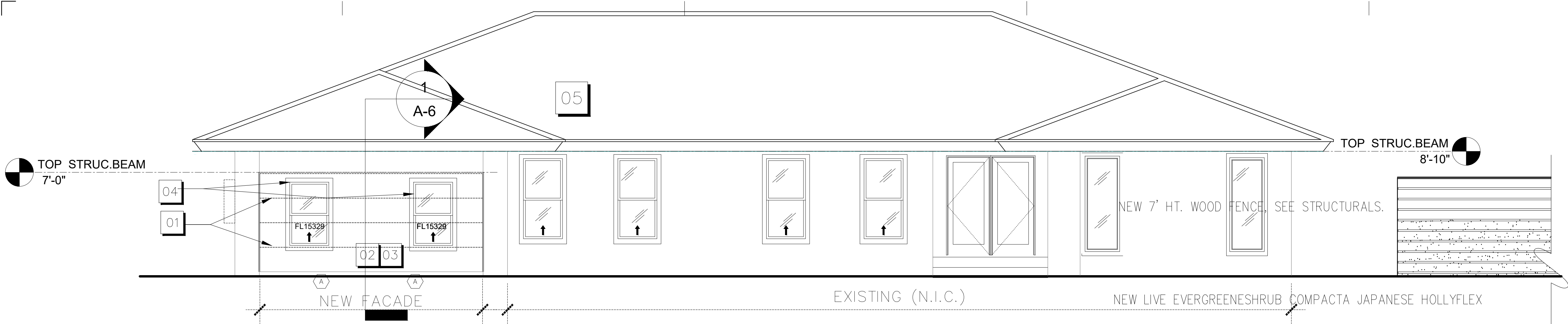
- ## KEY NOTES



KEY PLAN

FLOOR PLAN

A-4.0

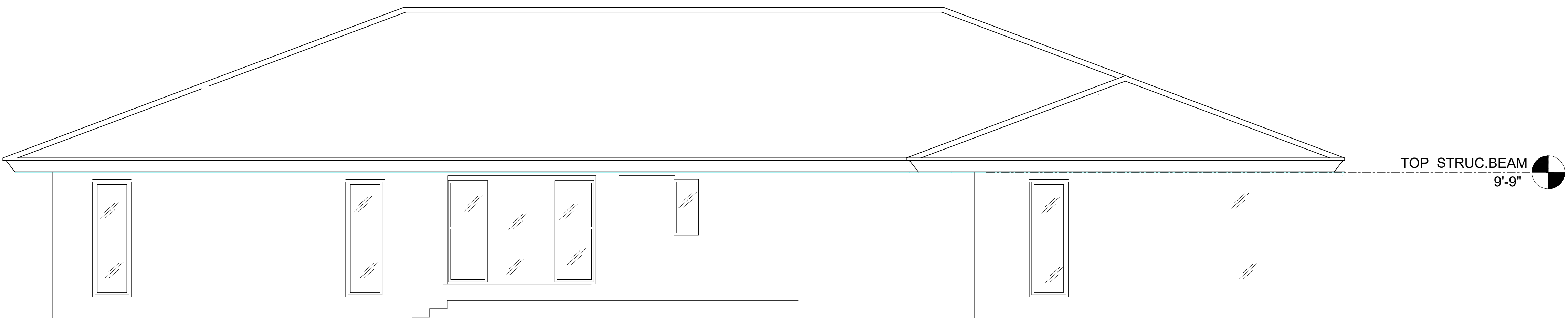


KEY NOTES

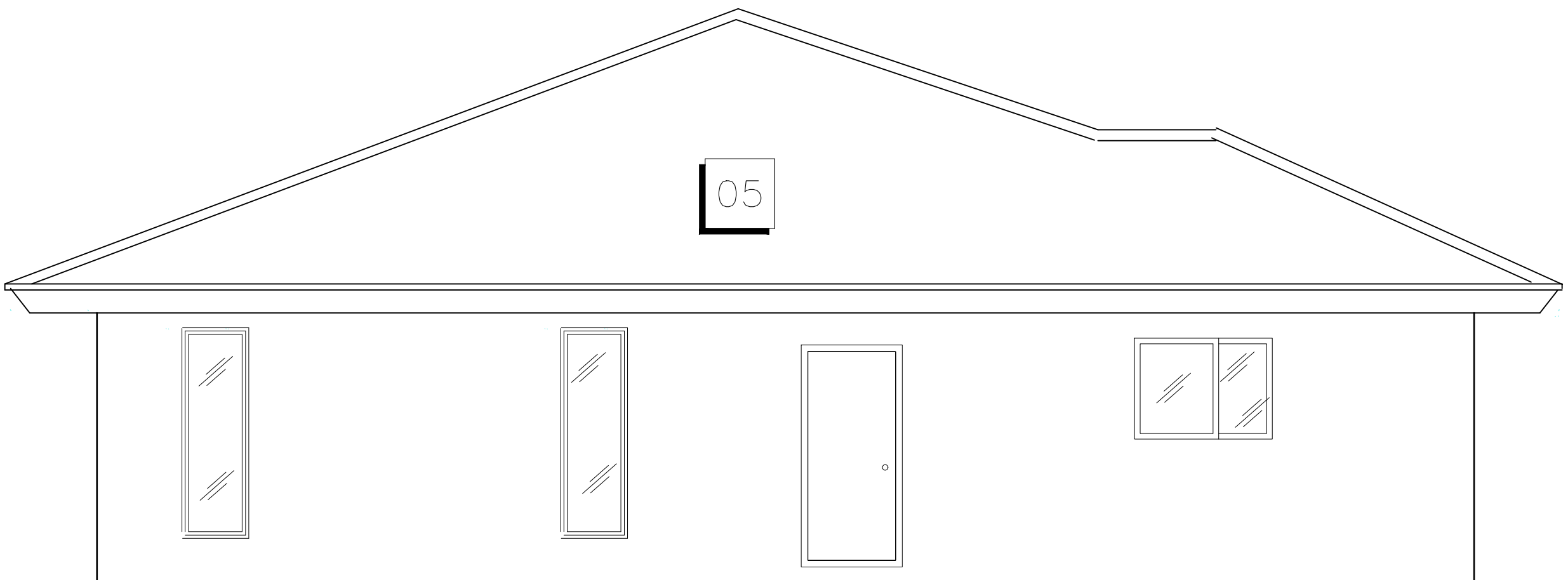
- 01 REMOVE EXISTING GARAGE DOOR. ALL RAILINGS, MOTOR RELATED TO THE DOORS.
- 02 PROVIDE NEW CONC. WALL WITH REINFORCEMENT AS SHOWN IN DETAIL 1-A/2 PREPARE OPENINGS FOR WINDOWS AS SHOWN, AND 5/8" STUCCO.
- 03 PROVIDE 5/8" SMOOTH STUCCO TO MATCH EXISTING FACADE.
- 04 PROVIDE NEW PLY GEM HURRICANE PROOF IMPACT RESISTANT ALUMINUM GLASS WINDOWS. PROVIDE FLORIDA NUMBERS. FOR WINDOW PRESSURE CALCS, SEE STRUCTURALS
- 05 EXISTING ROOF TO REMAIN, N.I.C.

WEST ELEVATION

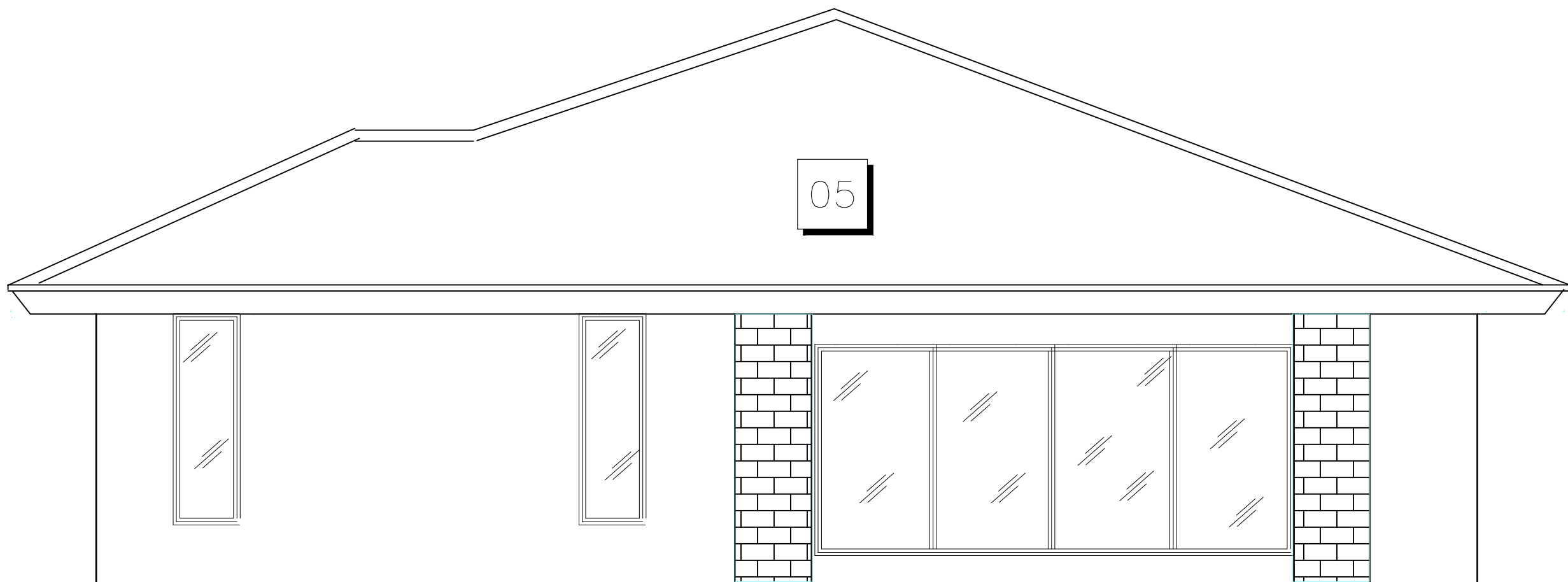
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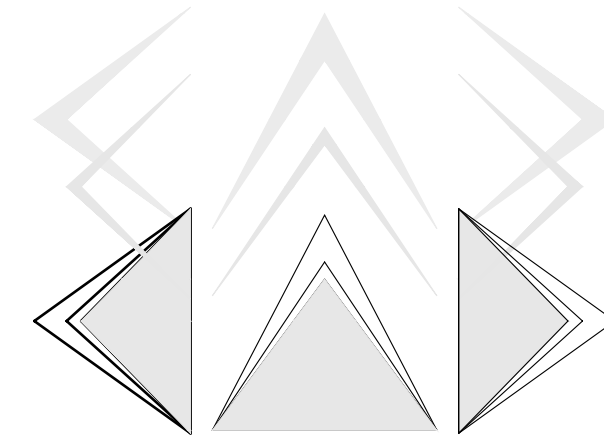
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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DATE: AUGUST 28, 2022

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ALTERATION 1 FOR:
BRITTANY AND BRIAN RIEMER
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, Florida 33154

EXTERIOR ELEVATIONS

REVISED

JOB.NO 20221002

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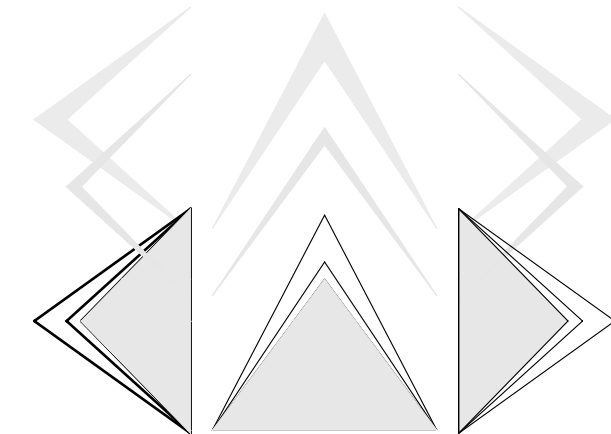
OWNER: BRIAN & BRITTANY RIEMER

FOLIO No:

SHEET NO

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A-5.0



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em: jacman954@gmail.com
www.creativeartdesigninc.com
FAUSTO GUERRERO P.E.
P.E. 50465

DATE: AUGUST 28, 2022

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS BY THE ARCHITECT FOR THIS BUILDING COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE. THESE DRAWINGS, THEIR DESIGN, DETAILS AND INVENTION ARE THE PROPERTY OF CREATIVE ART & DESIGN, INC. AND SHALL BE USED ONLY FOR REFERENCE WORK ON THE PROJECT FOR WHICH THEY ARE PROVIDED. USE IS LIMITED TO THE CUSTOMER AND/OR END USER, AND INFORMATION SHALL NOT BE COPIED OR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF CREATIVE ART & DESIGN, INC. ANY VIOLATION OF THE ABOVE SHALL BE SUBJECT TO LEGAL ACTION. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITH THE ARCHITECT PRIOR TO STARTING THE PROJECT. ANY DISCREPANCIES NOT SO VERIFIED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CREATIVE ART & DESIGN, INC. DOES NOT GUARANTEE DIMENSIONS RELATED TO WORK BY OTHERS. CONTRACTORS AND MANUFACTURERS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO EXECUTION OF THEIR WORK. DIMENSIONS NOTED HAVE PRECEDENCE OVER MEASUREMENTS SCALED FROM DRAWINGS.

ALTERATION 1 FOR:
BRITTANY AND BRIAN RIEMER
9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, Florida 33154

SECTION DETAILS

REVISED

JOB.NO 20221002

DRAWN BY:

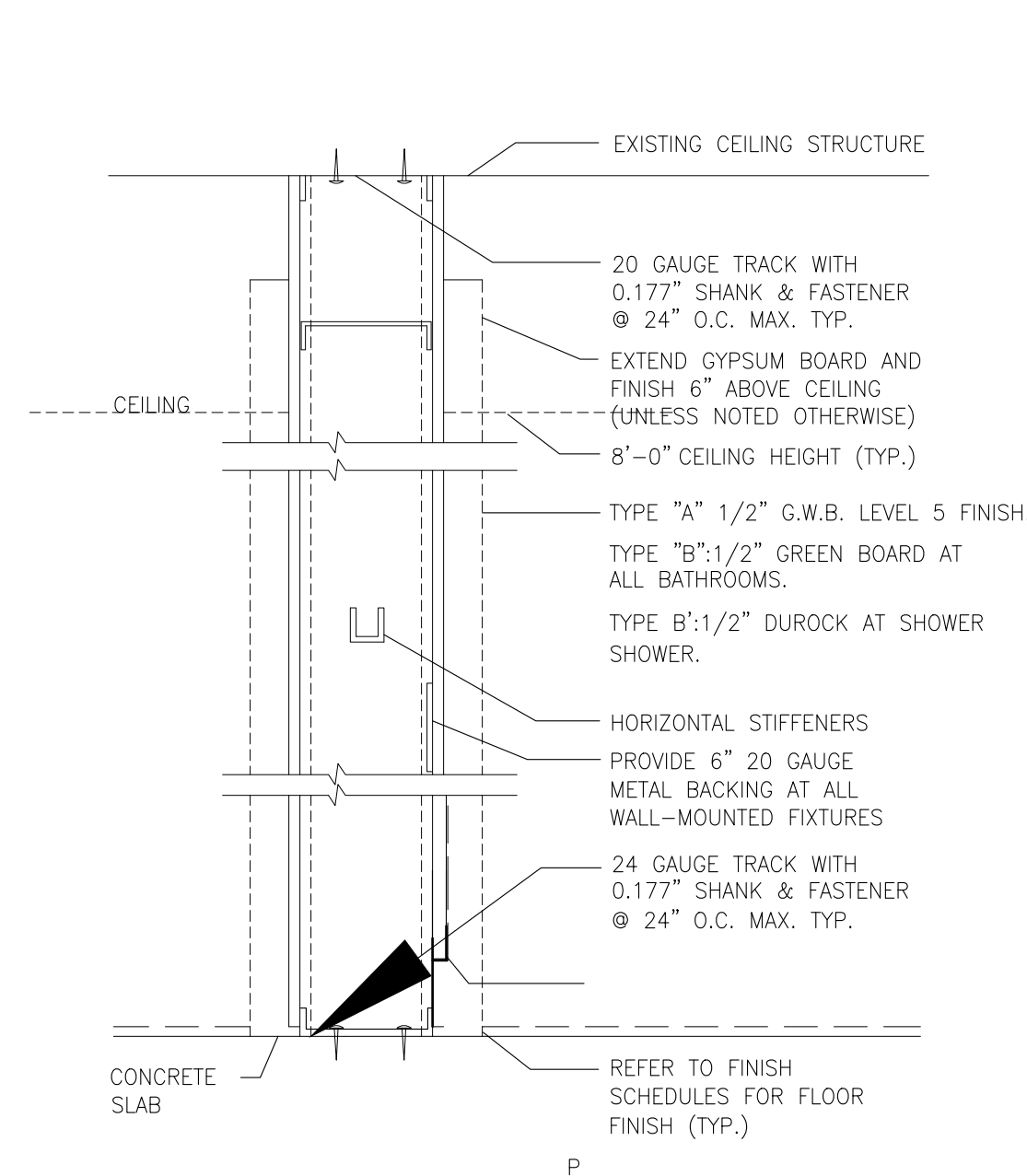
FILE: C:\DWG\2022-1401

OWNER: BRIAN & BRITTANY RIEMER

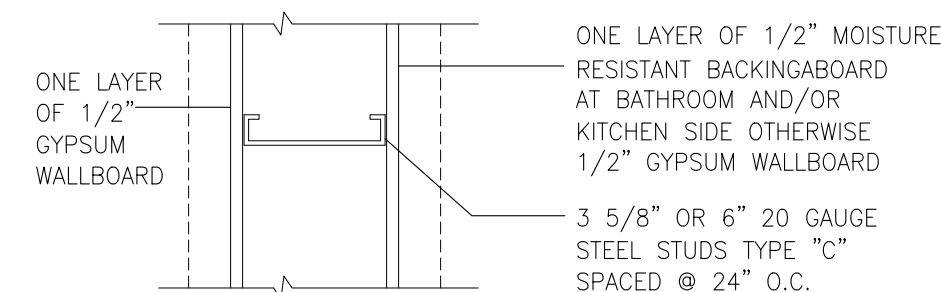
FOLIO No:

SHEET NO

A-6.0

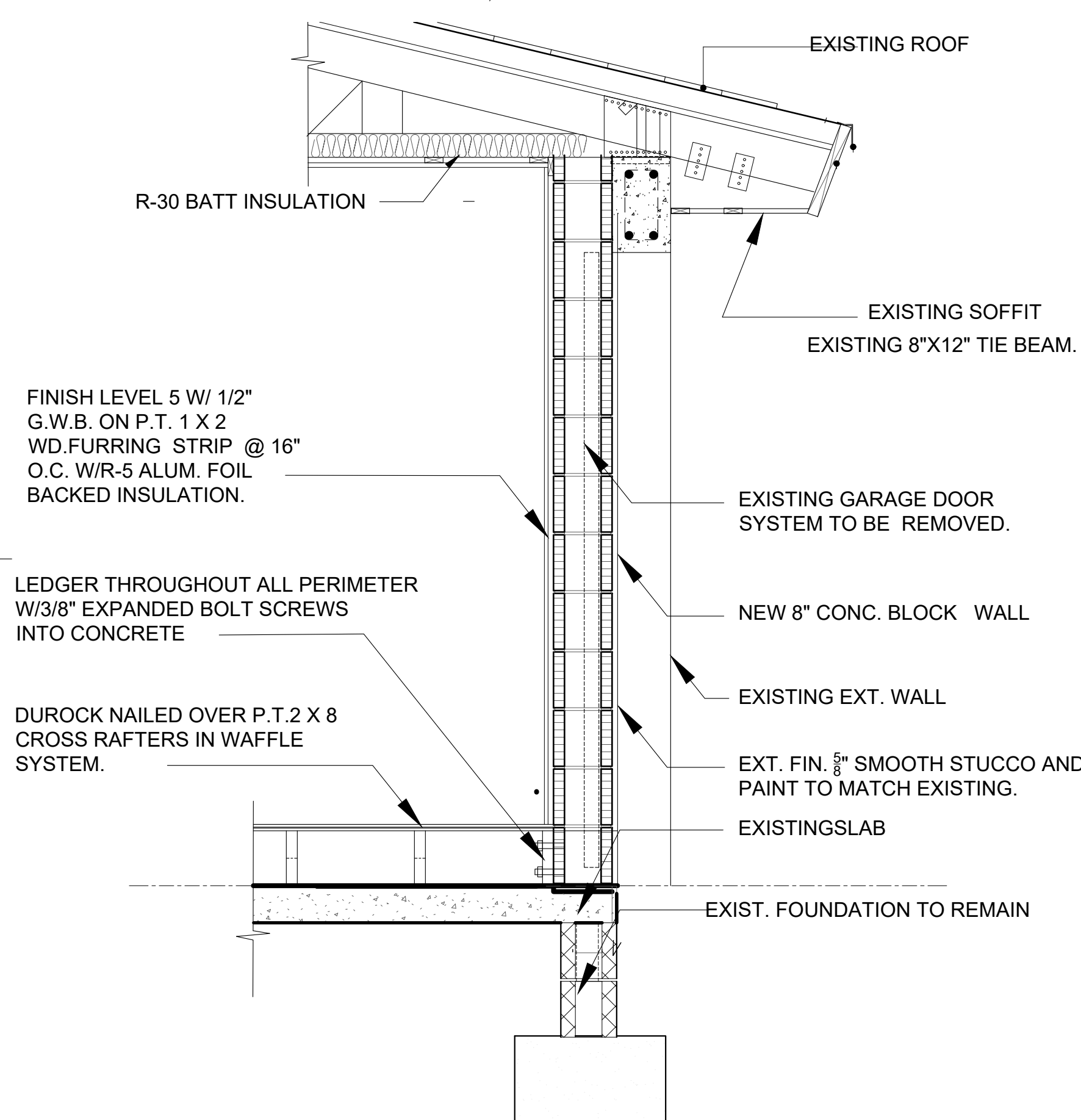


SECTION VIEW



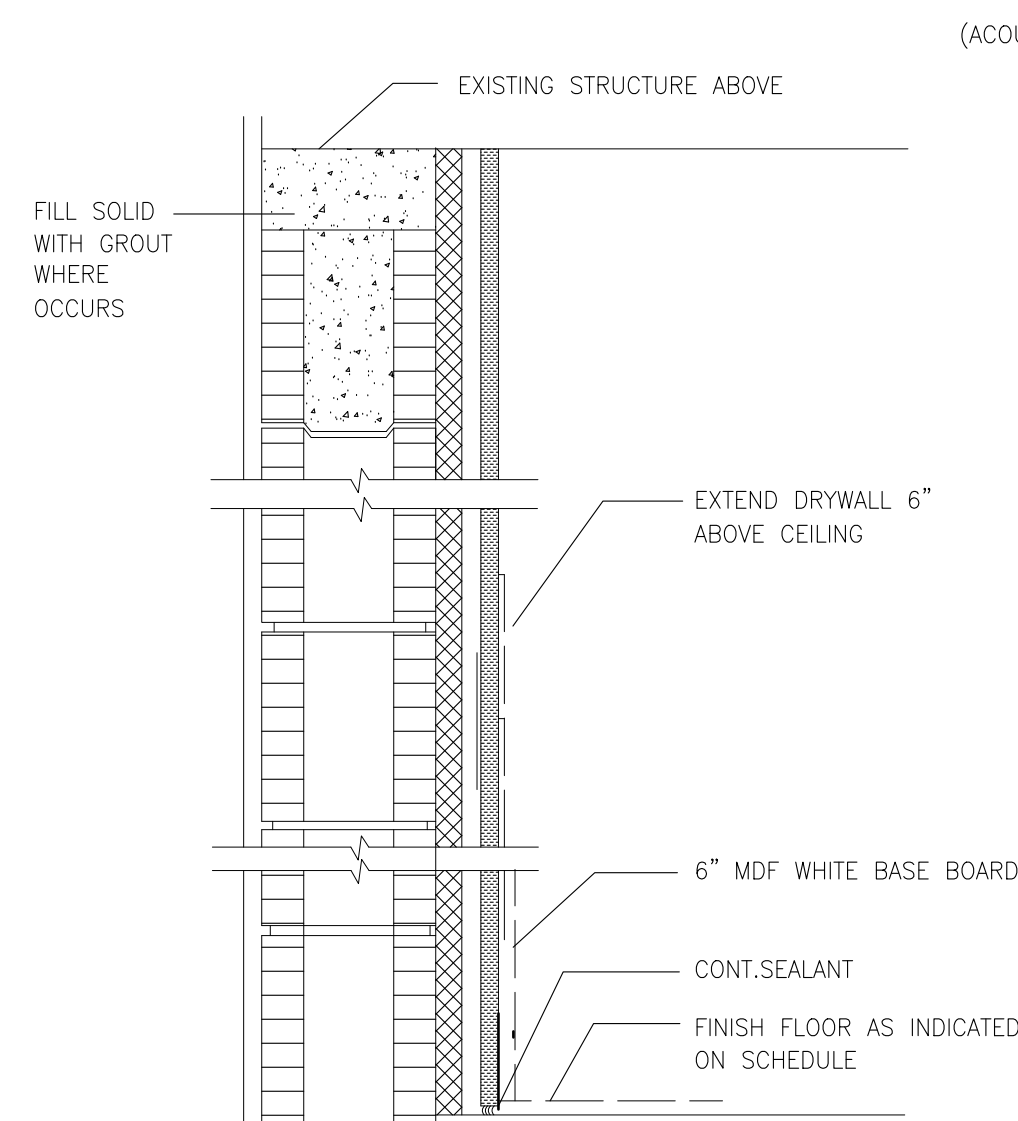
PLAN VIEW WALL TYPE A - B - B'

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

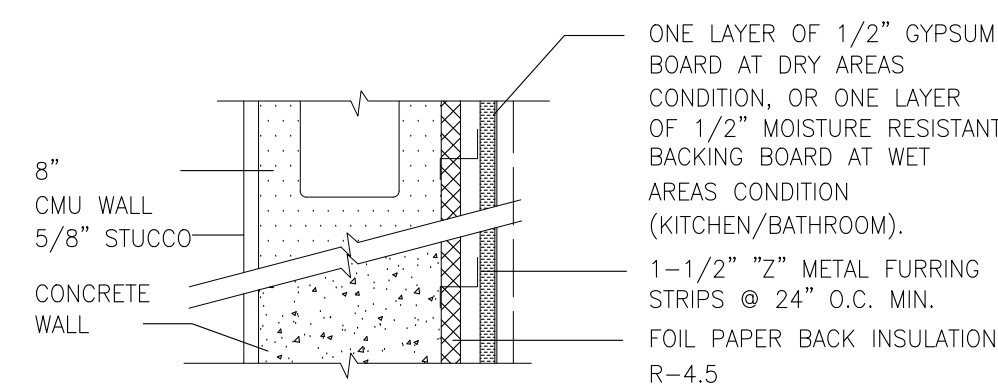


1. WALL SECTION TYPE "C"

SCALE: 3/4"=1'-0"

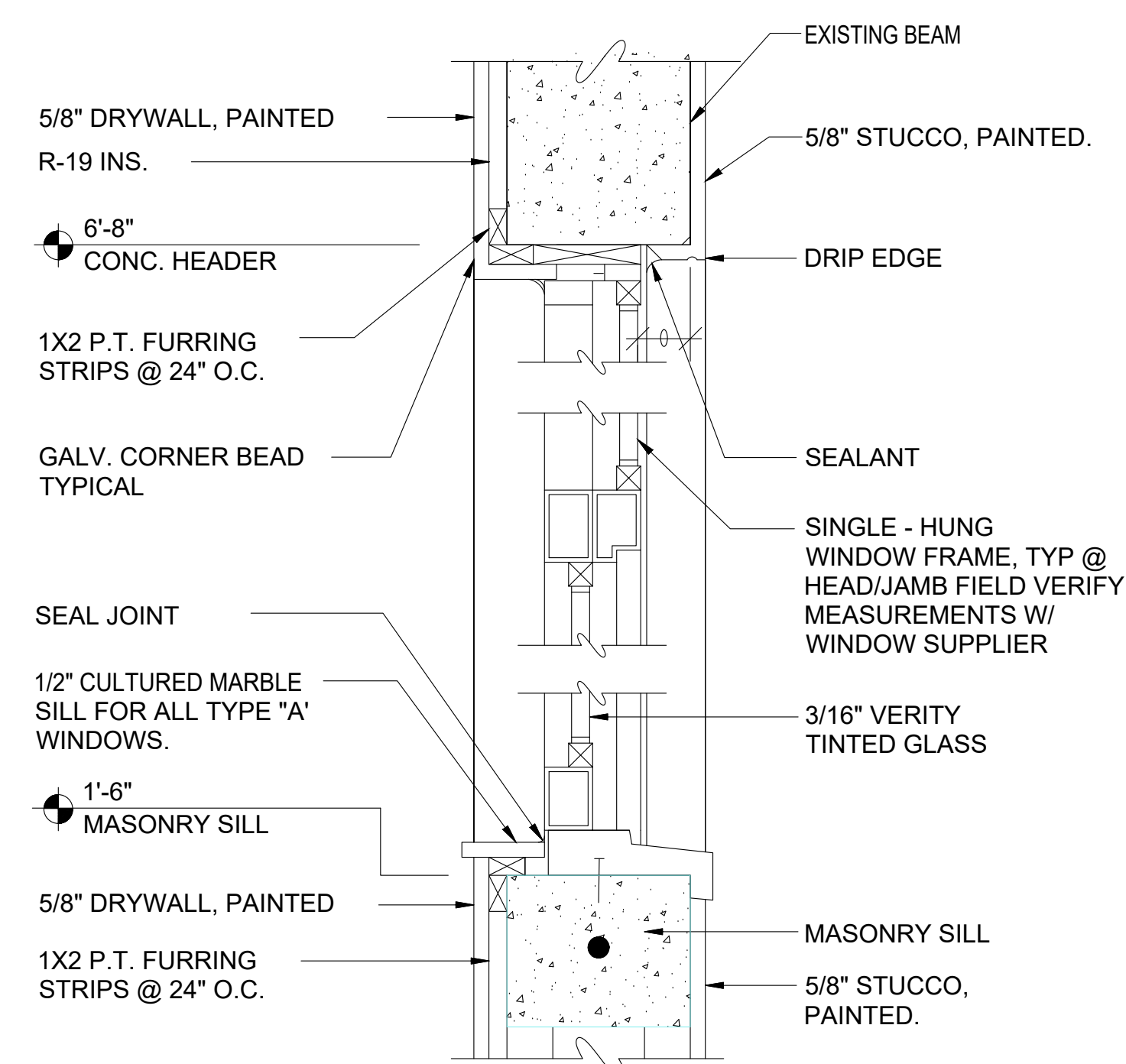


SECTION VIEW



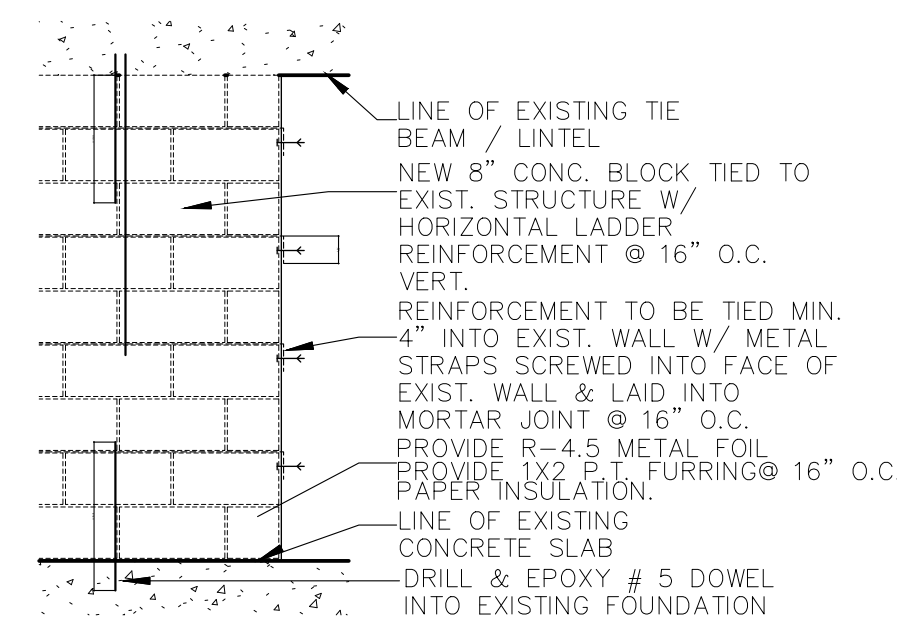
PLAN VIEW WALL TYPE C

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



2. EXTERIOR WINDOW SECTION

SCALE: 3/4"=1'-0"



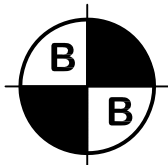
1 C.M.U. WALL REINF. DETAIL

1
A 2.0

3. NEW WALL REINFORCEMENT DETAIL

SCALE: N.T.S.

FAUSTO
GUERRERO P.E.
PROFESSIONAL ENGINEER
P.E. 50465
19552 SW 133 AVE.
MIAMI, FL. 33177
(786) 443-1685



B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street
Cooper City, Florida 33330
Phone (954) 680-4061
Licensed Business #6601
ebogi@bellsouth.net

LEGAL DESCRIPTION:

LOT 8, BLOCK 30 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9625 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

CERTIFIED TO:

1. BRIAN RIEMER AND BRITTANY RIEMER

ABBREVIATION LEGEND:

- A.G. - AVERAGE GRADE
- C - CENTER LINE
- R/W - RIGHT OF WAY
- (M) - MEASURED
- (P) - PLAT
- (R) - RECORD
- R - PROPERTY LINE
- CONC. - CONCRETE
- N.T.S. - NOT TO SCALE
- L.B. - LICENSED BUSINESS
- FND. - FOUND
- CLF - CHAIN LINK FENCE
- WM - WATER METER
- C.B.S. - CONCRETE BLOCK STRUCTURE
- WD - WOOD
- PP - POWER POLE
- OHL - OVERHEAD LINE
- [E] - ELECTRIC METER
- B/W - BACK OF WALK
- RLS - REGISTERED LAND SURVEYOR
- E/P - EDGE OF PAVEMENT
- E/W - EDGE OF WATER
- C.P. - COVERED PORCH
- P.C. - POINT OF CURVATURE
- MDCR - MIAMI-DADE COUNTY RECORDS
- L - ARC LENGTH
- Δ - DELTA
- T - TANGENT
- R - RADIUS
- A/C - AIR CONDITIONING
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- BCR - BROWARD COUNTY RECORDS
- O/S - OFFSET
- JB - JUNCTION BOX
- FPL - FLORIDA POWER & LIGHT
- CATV - CABLE TV BOX
- CLR - CLEAR
- FF - FINISHED FLOOR
- LFF - LOWEST FINISHED FLOOR
- LP - LIGHT POLE
- MH - MANHOLE
- SS - SANITARY SEWER
- C/O - CLEAN OUT
- CB - CATCH BASIN
- FH - FIRE HYDRANT

BUILDING SETBACKS
PER TOWN OF BAY HARBOR

SETBACK FOR SOUTH SIDE = 40'
SETBACK FOR EAST SIDE = 10'
SETBACK FOR WEST SIDE = 25'
SETBACK FOR NORTH SIDE = 10'
PER MIKE MILLER, PLANNING CONSULTANTS
FOR TOWN OF BAY HARBOR ISLANDS
PHONE: 954-757-9909
ZONED RD SINGLE FAMILY RESIDENCE

SURVEY NOTES:

- NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- THIS SURVEY WAS PERFORMED FOR TITLE & MORTGAGE PURPOSES ONLY. B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
- EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED
- THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH THE RECORD VALUES UNLESS SHOWN OTHERWISE.
- OBSTRUCTED OR INACCESSIBLE CORNERS ARE WITNESSED BY IMPROVEMENTS.
- NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. THIS SURVEY WAS NOT ABSTRACTED BY THE UNDERSIGNED FOR OWNERSHIP, EASEMENTS (RECORDED AND/OR UNRECORDED), RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
- COLLECTION OF HORIZONTAL CONTROL AND MEASUREMENTS ON THIS SURVEY WAS PERFORMED USING A TOPCON TOTAL STATION AND SURVEY PRO DATA COLLECTION SOFTWARE AS WELL AS A TOPCON GNSS SATELLITE SYSTEM WITH CORRECTIONS USING FDOT FPRN FOR NON-DIMENSIONED ITEMS.
- OVERHEAD LINES NOT SHOWN FOR CLARITY OF SKETCH.

FLOOD INSURANCE NOTES:

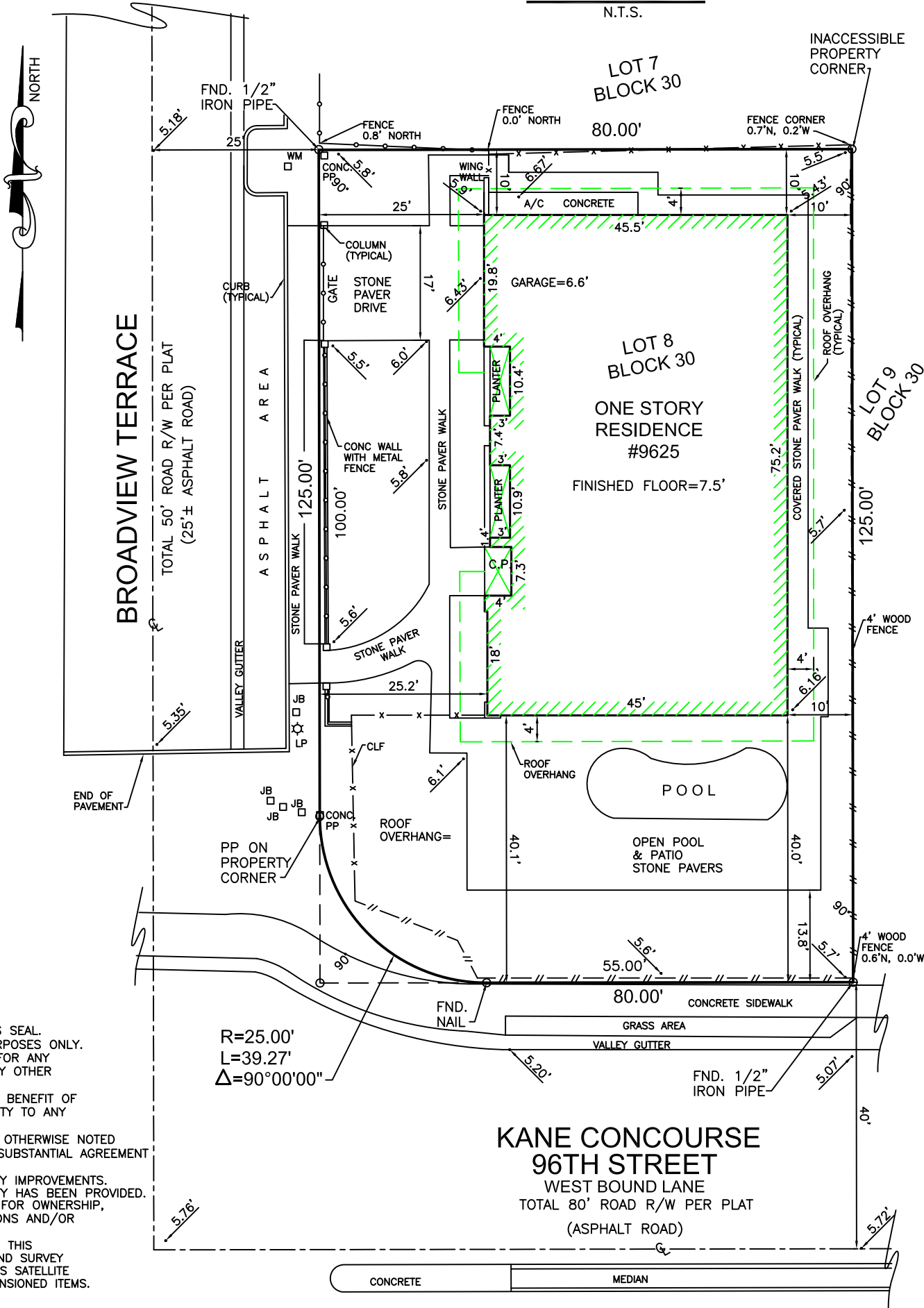
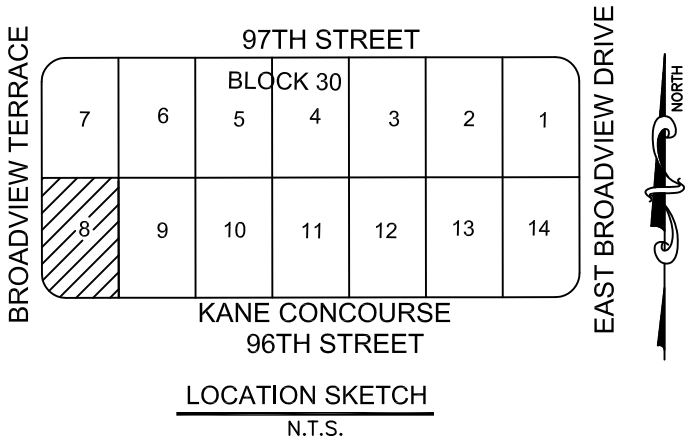
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
120637	0144	L	9/11/09	AE	8'

Lowest Finished Floor Elevation 7.5' Garage Floor Elevation 6.6' Lowest Adjacent Grade 5.8'

SURVEYOR'S NOTES:

Legal Description provided by client.
This survey was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record.
Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.
Elevations are relative to NGVD of 1929, and shown thus: 1.5', and are based on COUNTY benchmarks.
Bearings based on: PLAT ANGLES MEASURED IN FIELD.
BENCHMARK: R-243

Elevation: 6.11'



DRAWN BY: EMB	CHECKED BY: GB	FIELD BK.	PGS.
REVISIONS: 12/8/22 SURVEY UPDATED			
SCALE: 1"=20'			
FILE NO. 21-029REV			
12/8/22			

THIS BOUNDARY SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE INTENDED.

Dated this 23RD day of MARCH 20 21 A.D.

Gary L. Bogumill
Gary L. Bogumill

Professional Land Surveyor & Mapper
State of Florida Registration No. 5376
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AGENDA ITEM REPORT

January 3, 2023

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi-family dwelling for "DDG 1055 BHI, LLC" located at 1055 93 Street, Lot 13 of Block 14. The owner is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south of the site on top of a grade level parking area. The proposed building will have seven (7) stories in height (6 floors of residential use over a one-story parking area at 65 feet above BFE + 1" FBC freeboard. The proposed dwelling units range from 1,440 to 2,527 square feet of a/c space plus balconies. The proposal is to build nine (9) dwelling units. Therefore, no TDR will be required. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1055 93 Street.

RECOMMENDED ACTION:

The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1055 93 St MFR DRB Staff Report Dec 15 2022
2.	SPR22-000026 Site Plan Application 1055 93 Street
3.	1055 93rd Street_Drainage Calcs_SS
4.	SmartVent
5.	1055 93 Street DRB Set 1.3.2023

**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: December 15th, 2022

Subject: Site Development Plan Application
Proposed New 9 DU Multi-family Residential Complex
1055 93rd Street
Bay Harbor Islands Acct. No. SPR22-000026
MMPA Acct. No. 01-0702-1144

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated November 23rd, 2022 and the contents of this staff report, and if found acceptable **APPROVE** the proposed Site Development Plan application as-is or with modifications, subject to the suggested condition listed in the summary section of this report, and a finding by the Board of the following:

- 1) Sec. 23-24(d)(4) requires exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to provide some parking spaces that extend out from under the building but are screened from adjoining sites by fences / landscaping. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. If the DRB does not approve the request the project design will have to be adjusted.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1055 93rd Street
Legal Description: Lot 13 of Block 14, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The local project architect, Carl Levin Architecture + Design, as agent for the property owner, DDG 1055 BHI LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit mid-rise residential development located at 1055 93rd Street. The proposed dwelling units range from 1,440 sq. ft. to 2,527 sq. ft. of A/C space plus balconies. The lot is currently cleared and vacant. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site on top of a grade level parking area. The building floors above the parking garage form a single enclosed structure.

The proposed new building is 7-stories in height (6 floors of residential use) over a one (1) story parking area @ 65-feet above BFE + 1' FBC freeboard which meets Code. One (1) main driveway connection to 93rd Street is proposed. The driveway is shown as a two-way driveway that is twenty-three (23) feet in width which meets the Code minimum. The driveway provides access to the under-building parking garage area and one exterior parking space (guest / lobby drop-off / delivery). All parking spaces, except one grade level guest space, will be in the under-building parking area. The plan includes a tentative Fire Department staging area in the street adjoining the site (typical). It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking as some others had done; however, there are four (4) parallel parking spaces in the Town swale. The Town's Code requires that all re-development must completely remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics.

The second floor provides a common courtyard and landscape area on the east side / middle of the building. Two (2) units are also on this floor. The units have access from a common enclosed hallway on the west side of building. One unit is on the front of the building and other unit is on the rear. On the 5th floor, the southern half of the building has a pool, outdoor kitchen and sundeck area. An amenity room and bathroom are provided adjacent to the pool / rec area within the building. On the building rooftop an additional rooftop pool / deck was added since the original submission. The revised plans for these added features meet Code requirements.

According to the survey, the lot is currently vacant. Town records indicate that the lot was previously developed with a duplex (2 DU). The total lot area is 11,250 square feet / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build nine (9) dwelling units; therefore, no TDR will be required. The net increase (duplex / new development) would be seven (7) DU.

The adjoining / nearby development sites currently include a 6-story multi-family residential complex @ 69 DU / 67 DUA to the immediate north. To the immediate east is a one-story quad multi-family residential complex @ 4 DU / 15 DUA. To the immediate west is a one-story triplex, @ 3 DU / 12 DUA. To the south across 93rd Street is the 7-story Stuart House multi-family residential complex @ 54 DU / 52 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

It is noted that in 2015 the Town received a Site Development Plan application for a fifteen (15) DU midrise building on this site. An initial DRC review / meeting was held but the project never moved forward for formal Town approval.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Based on the site size a maximum of nine (9) DU could be built on this site. The applicant is requesting 9 DU; therefore, the proposed land use / density is consistent with the Complan designation.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of the main roof deck). The proposed use of the property is consistent with this zoning classification. The latest revised site design is now deemed consistent with all provisions of the Code.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (one lot).

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one main driveway connection to 93rd Street. The driveway is shown as a 23-foot-wide two-way driveway that provides access to the parking garage which meets Code.

Based on 9 DU the Code requires at least eighteen (18) parking spaces. Nineteen (19) parking spaces are provided (18 standard, 1 ADA including 1 guest space). Therefore, the site design meets / exceeds the current minimum Code requirements for on-site parking spaces. As this is a single lot, no guest spaces are required; however, one (1) guest space is provided. The Town encourages applicants to provide a guest space if possible.

The plan includes a proposed tentative Fire Department staging area in the street adjoining the site which is typical. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is somewhat unusual with clean / modern with decorative vertical and horizontal design elements, as well as the use of painted vertical accents. The building does not exceed one hundred twenty (120) feet in length; therefore, no “breezeway” is required. The building design incorporates significant building articulation.

As related to the site parking facilities, Sec. 23-24(d)(4) requires that for all parking garages the building façades must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors unless the Design Review Board (DRB) approves equivalent screening. However, the Code also allows parking spaces to extend out from under a building into yard areas or be constructed totally in yards areas, subject to compliance with setbacks, screening and landscaping requirements. This project includes under-building parking garage spaces, portions of some parking spaces that extend out from under the building (east side), and a front yard guest space. The plans show that the north / south parking garage façades as solid walls with no openings (except at entry gate). Along the sides where the parking extends out from under the building into the side yards the parking spaces are proposed to be screened from the adjoining sites with a solid white 6' tall aluminum metal fence along each side lot line, with landscaping on the inside of the fences. A detail on the proposed aluminum fence is included. This design will comply with minimum Code requirements.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated November 23rd, 2022, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Carl Levin Architecture & Design, dated November 23rd, 2022, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.
2. This approval is based on the DRB's approval of the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to provide some parking spaces that extend out from under the building but are screened from adjoining sites. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. If the DRB does not approve the request the project design will have to be modified to comply with the standard Town Code criteria and/or an alternative design approved by the DRB.
3. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town will ensure the final lighting plan complies with the Code footcandle limitations / requirements. Subsequent to the redevelopment being completed Code Enforcement action will ensure compliance with excessive light emissions.

4. Impact Fees – Applicable County & Town park / other impact fees must to be paid / satisfied at time of building permits.
5. Public School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
6. Miami-Dade County Fire Department approval of the Fire Truck staging area shown on the plans is required at the time on building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.
7. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
8. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

APPLICATION FOR SITE PLAN REVIEW

Vacant Lot



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Folio # 13-2227-001-2780

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 75.0' x 100.0' 7,500 SF (0.17 acres)

Project Description New Construction - Condo Units 9

Owner(s) Name DDG 1055 BHI LLC

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email lee@redhoek.com

Signature of Owner *Lee*

Name of Applicant (if different from owner) Jack Tawil

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email jack@redhoek.com

Signature of Applicant *Jack Tawil*

Name of Representative Jack Tawil

Mailing Address 138 Pioneer St

City Brooklyn State NY Zip 11231

Phone Number 718-852-8162 Email jack@redhoek.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received *SPR22-000026* By *AM*
Process Number *9/29/22* Fee Paid *\$3,000 OF 1313*

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

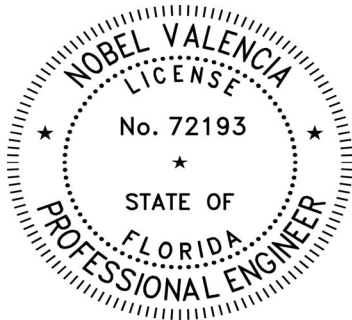


Civil Engineers

DRAINAGE CALCULATIONS

1055 93rd Street

1055 93rd Street, Bay Harbor Islands, FL.



**Nobel
Valencia**

Digitally signed by
Nobel Valencia
Date: 2022.11.14
16:33:29 -05'00'

By: Nobel Valencia, P.E.

11/14/2022

COEFFICIENT OF RUNOFF

COEFFICIENT	IMPERVIOUS (C _i)	ROOF (C _r)	SWALE (C _s)	GRASS (C _g)
	0.9	0.9	0.3	0.3
AREA	IMPERVIOUS (A _i)	ROOF (A _r)	SWALE (A _s)	GRASS (A _g)
AREA (Sq. Ft.)	0.00	9562.00	0.00	1688.00
AREA (Acres)	0.00	0.22	0.00	0.04
TOTAL AREA (Sq. Ft.)	A _t = A _i + A _r + A _s + A _g + A _p			A _t = 11250 Sq. ft
TOTAL AREA (Acres)	A _t = A _i + A _r + A _s + A _g + A _p			A _t = 0.26 Ac.
WEIGHTED COEFFICIENT	C _w = (A _i C _i + A _r C _r + A _s C _s + A _g C _g) / A _t			C _w = 0.810

DESIGN PARAMETERS

EXFILTRATION TRENCH FOR CATCH BASINS (ON-SITE)				GENERAL			
Rainfall Depth (in) 10 year/24 Hr	R=	6.74	inches	Total Area of Site (Acres)	=	0.26	Acres
Hydraulic conductivity, (K) cfs / ft²-ft.head *				Flood Zones	=	"AE"	
Test #1		2.68E-04		Base Flood Elevation (FEMA)	=	8.00	NGVD
Test #2				Dade County Flood Criteria	=	5.00	NGVD
	Average	2.68E-04		Water Table Elevation (October H.W.)	=	2.00	NGVD
Depth to Water Table (feet) **	(H₂)	3.00	feet	Design Storm	=	10 year/24hr	
Non-Saturated Trench Depth (feet) **	(Dᵤ)	1.30	feet	Time of Concentration (min.)	=	15	
Saturated Trench Depth (feet) **	(Dₛ)	12.00	feet				
Width (feet)	(W)	4	feet				
* Information Provided By:	Dynatech Engineering Corp						
* Test Conducted on :	7/26/2022						
** Refer to Exfiltration Trench Diagram							

FORMULAS

VOLUME TREATED (V) $V = C_w A R$

LENGTH OF TRENCH ** $L = \frac{V}{K(2H_2D_u - D_u^2 + 2H_2D_s) + 1.39 \times 10^{-4} WD_u}$

** Taken from South Florida Water Management District Permitting Information Manual. Volume IV - 2012.

DRAINAGE STRUCTURES AREAS

DRAINAGE AREA NUMBER		ON-SITE	-	-	-	-	-	-	-	-	-
Total Impervious Area	A _i	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Roof	A _r	9562.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Swale	A _s	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Area of Grass	A _g	1688.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AREA (Sq. Ft.)	A _t	11250	0	0	0	0	0	0	0	0	0
TOTAL AREA (Acres)	A _t	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EXFILTRATION TRENCH CALCULATIONS

DRAINAGE AREA NUMBER		ON-SITE	-	-	-	-	-	-	-	-	-
Area (Sq Feet)	A	11250	0	0	0	0	0	0	0	0	0
Volume Treated (acre-inch)	V	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trench Width (Feet)	W	4	4	4	4	4	4	4	4	4	4
Hydraulic Conductivity, K	K	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04	2.68E-04
Depth to Water Table	H ₂	3	3	3	3	3	3	3	3	3	3
Non-Saturated Trench Depth (feet)	D _u	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Saturated Trench Depth (feet)	D _s	12	12	12	12	12	12	12	12	12	12
Length of Trench Required (ft)	L	65.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Min. Length of Trench Used (ft)	L	75	0	0	0	0	0	0	0	0	0

PROJECT NAME **1055 93rd Street**
ON-SITE Drainage
PROJECT LOCATION **1055 93rd Street, Bay Harbor Islands, FL.**
DATE October 22, 2022

C FACTOR FOR IMPERVIOUS AREA	0.9
C FACTOR FOR PERVIOUS AREAS	0.3
ACRES OF IMPERVIOUS AREAS	0.22
ACRES OF PERVIOUS AREAS	0.04
LINEAR FEET OF FRENCH DRAIN PROVIDED	75.00
RATE OF EXFILTRATION PER LINEAR FOOT	0.021
WEIGHTED COEFFICIENT OF RUN-OFF	0.81
STORAGE AVAILABLE IN SYSTEM (C.F. PER 1000)	0.20
TOTAL DRAINAGE AREA	0.26

TIME TO GENERATE ONE INCH OF RUN-OFF IN MINUTES

VOLUME OF ONE INCH OF RUN-OFF IN C.F.	938
DESIGN STORM EVENT	10 Year/24 Hr
INITIAL TIME OF CONCENTRATION	15
TIME TO GENERATE ONE INCH OF RUN-OFF	11.34
TOTAL TIME TO GENERATE ONE INCH OF RUN-OFF	26.34

MASS DIAGRAM FOR 5 YEAR STORM

TIME MIN.	INT I/H	RUN-OFF C.F.S.	CUM-RUN. C.F. X 1000
0	0.00	0.00	0.00
5	7.39	1.55	0.46
10	6.74	1.41	0.85
15	6.20	1.30	1.17
20	5.74	1.20	1.44
25	5.34	1.12	1.67
30	4.99	1.04	1.88
40	4.42	0.92	2.22
50	3.96	0.83	2.49
60	3.59	0.75	2.70
90	2.80	0.59	3.17
120	2.30	0.48	3.46
150	1.95	0.41	3.67
180	1.69	0.35	3.82
240	1.34	0.28	4.03
360	0.94	0.20	4.26
480	0.73	0.15	4.39
720	0.50	0.10	4.53
1080	0.34	0.07	4.62
1440	0.26	0.05	4.67

TIME MIN.	EXF. C.F.S.	CUM-EXF+ST CUBIC FEET X 1000	STORAGE	TOTAL
0	1.57	0.00	0.20	0.20
5	1.57	0.47	0.195	0.67
10	1.57	0.94	0.195	1.14
15	1.57	1.41	0.195	1.61
20	1.57	1.88	0.195	2.08
25	1.57	2.36	0.195	2.55
30	1.57	2.83	0.195	3.02
40	1.57	3.77	0.195	3.96
50	1.57	4.71	0.195	4.91
60	1.57	5.65	0.195	5.85
90	1.57	8.48	0.195	8.67
120	1.57	11.30	0.195	11.50
150	1.57	14.13	0.195	14.33
180	1.57	16.96	0.195	17.15
240	1.57	22.61	0.195	22.80
360	1.57	33.91	0.195	34.11
480	1.57	45.22	0.195	45.41
720	1.57	67.82	0.195	68.02
1080	1.57	101.74	0.195	101.93
1440	1.57	135.65	0.195	135.84

SUMMARY OF ACCUMULATED INFLOWS AND OUTFLOWS

TIME MIN.	CUM-RUN	CUM-EXF--ST CUBIC FEET X 1000	OVERF.
0	0.00	0.20	-0.20
5	0.46	0.67	-0.20
10	0.85	1.14	-0.29
15	1.17	1.61	-0.44
20	1.44	2.08	-0.64
25	1.67	2.55	-0.88
30	1.88	3.02	-1.14
40	2.22	3.96	-1.75
50	2.49	4.91	-2.42
60	2.70	5.85	-3.14
90	3.17	8.67	-5.51
120	3.46	11.50	-8.03
150	3.67	14.33	-10.65
180	3.82	17.15	-13.33
240	4.03	22.80	-18.77
360	4.26	34.11	-29.84
480	4.39	45.41	-41.02
720	4.53	68.02	-63.49
1080	4.62	101.93	-97.31
1440	4.67	135.84	-131.18



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 26, 2022

Mr. Daniel Asherian
138 Pioneer Street
Brooklyn, NY 11231

Re: Proposed 6-Story Building and Parking @
1055 -93rd Street
Bay Harbor Island, FL

Dear Mr. Asherian:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Percolation Test on July 26, 2022 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4' below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.

In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.

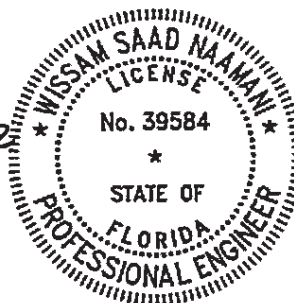
Re: 1055 -93rd Street, Bay Harbor Island, FL

This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

Sincerely yours,


Wissam Naamani, P. E. 7-28-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAAMANI, P.E. ON
THE DATE ADJACENT TO THE SEAL.

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PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : July 26, 2022
CLIENT : MR. DANIEL ASHERIAN
PROJECT : Proposed 6-Story Building and Parking @
PROJECT LOCATION : 1055 -93rd Street, Bay Harbor Island, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-1

TEST DEPTH (feet)	0-10'	0-15'
AVERAGE FLOW (GPM)	2.5	5.3
	-4	-4
AVERAGE K (CFS/Sq. Ft-Ft Head)	1.26x10	2.68x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 4' Below existing ground surface.

SUBSURFACE INVESTIGATION

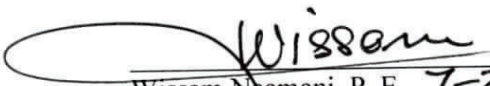
Depth Below Ground Surface

0'-0" to 0'-6"
0'-6" to 1'-0"
1'-0" to 3'-0"
3'-0" to 4'-6"
4'-6" to 5'-6"
5'-6" to 7'-0"
7'-0" to 9'-6"
9'-6" to 15'-0"

Soil Description

Grass and brown topsoil
Fine to beach sand with shells
Tan beach sand
Gray silty beach sand
Gray silty beach sand with peat traces
Brown peat
Gray silty beach with some peat traces
Gray beach sand

Sincerely yours,


Wissam Naamani, P. E. 7-28-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



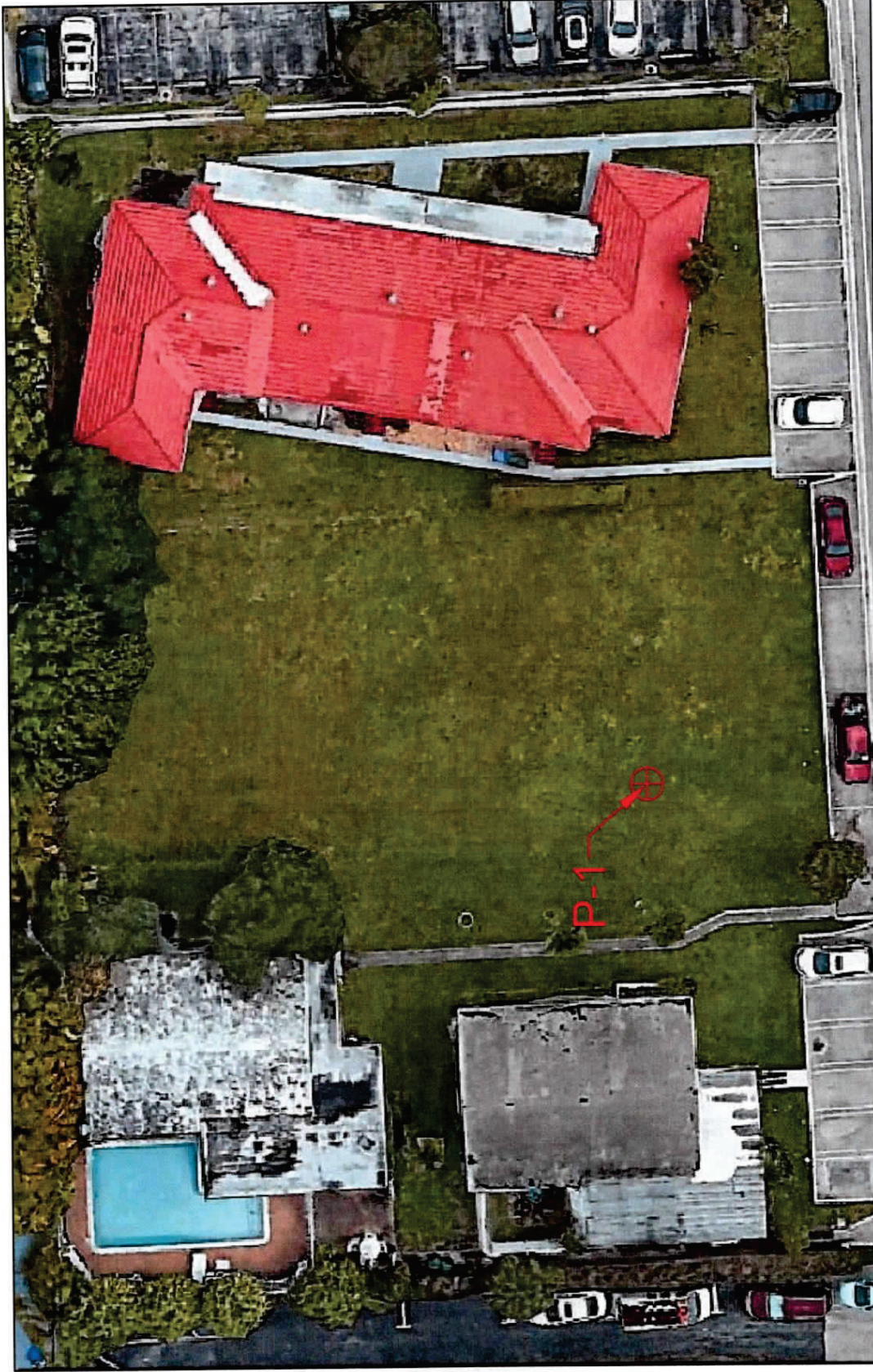
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BY WISSAM SAAD NAMANI, P.E. ON
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* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.

SITE PLAN

PERCOLATION TESTS



⊕ PERCOLATION TEST LOCATION

DYNATECH ENGINEERING CORP. 750 WEST 84TH STREET HIALEAH, FLORIDA 33014 (TEL) 305-828-7499 (FAX) 305-828-9598 EMAIL: INFO@DYNATECHENGINEERING.COM	PROPOSED BUILDING & PARKING 1055 93 STREET BAY HARBOR ISLAND, FL	DATE: JULY 26, 2022 CLIENT: DANIEL ASHERIAN DRAWN BY: SB DRAWING SCALE: NOT TO SCALE
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ICC-ES Evaluation Report

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ESR-2074

Reissued 02/2021

Revised 04/2021

This report is subject to renewal 02/2023.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520;
#1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**



*"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"*



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ICC-ES Evaluation Report

ESR-2074

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2021, 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is

fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.

- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

- 5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

- 7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
430 ANDBRO DRIVE, UNIT 1
PITMAN, NEW JERSEY 08071
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT®	1540-510	15 ³ / ₄ " X 7 ³ / ₄ "	200
FloodVENT® Overhead Door	1540-524	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT® Overhead Door	1540-514	15 ³ / ₄ " X 7 ³ / ₄ "	200
Wood Wall FloodVENT®	1540-570	14" X 8 ³ / ₄ "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 ³ / ₄ "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m²

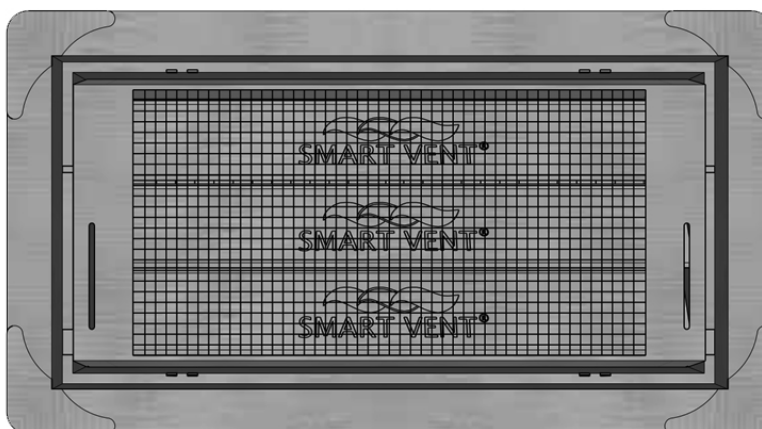


FIGURE 1—SMART VENT: MODEL 1540-510

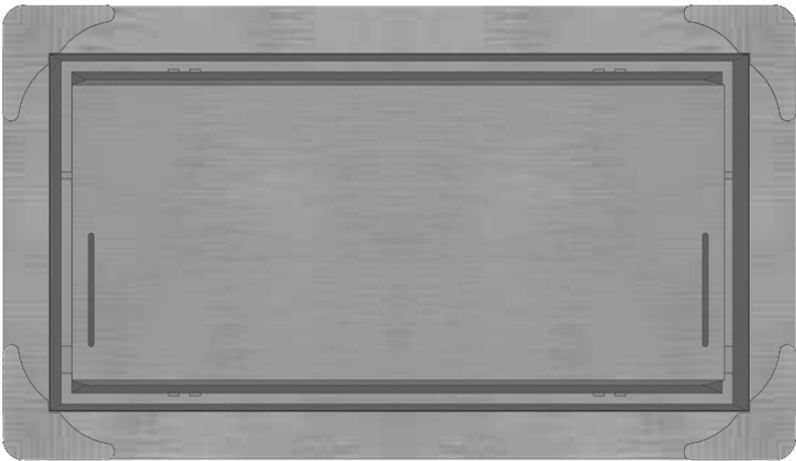


FIGURE 2—SMART VENT MODEL 1540-520

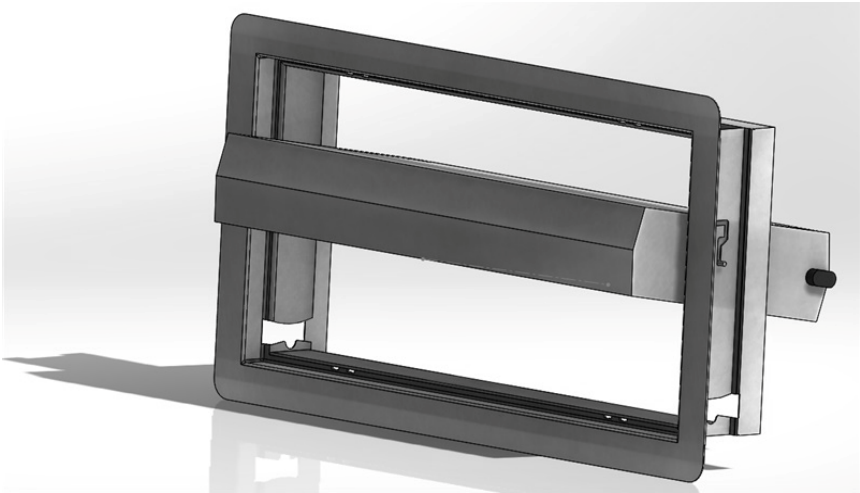


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

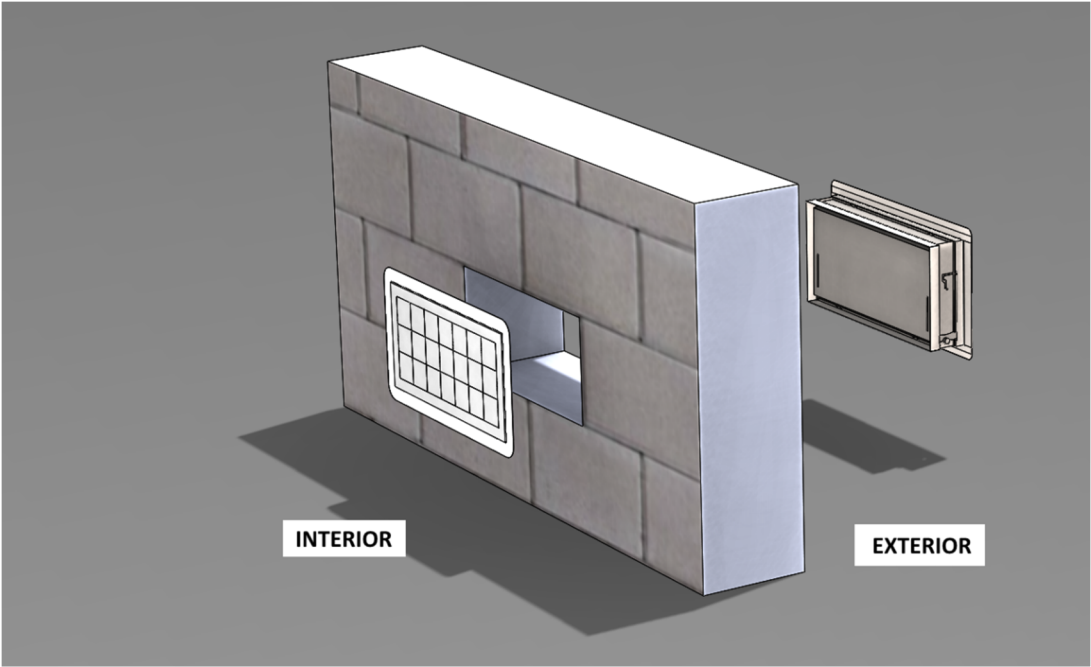


FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

■ 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

■ 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2021 and revised April 2021.

ICC-ES Evaluation Report

ESR-2074 FBC Supplement

Reissued February 2021

Revised April 2021

This report is subject to renewal February 2023.

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 *Florida Building Code—Building*
- 2020 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code-Residential*, provided the design requirements are determined in accordance with the *Florida Building Code-Building* or the *Florida Building Code-Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code*® meet the requirements of the *Florida Building Code-Building* or the *Florida Building Code-Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2021 and revised April 2021.



BHI 1055 93RD ST

DESIGN REVIEW BOARD SUBMISSION

DEC 14, 2022

1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DRAWING LIST

ARCHITECTURAL	
T-01	COVER SHEET
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A-02	EXTERIOR RENDERING
A-03	EXTERIOR RENDERING
A-04	AERIAL RENDERING
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PD-2	PAVING, GRADING, DRAINAGE PLANS&TYPICAL SECTIONS
PD-3	DRAINAGE&PAVEMENT DETAILS
WS-1	COVER SHEET
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PS-06	5TH FLOOR PHOTOMETRIC, Emergency Power
PS-07	ROOF PHOTOMETRIC, Normal Power
PS-08	ROOF PHOTOMETRIC, Emergency Power

BHI 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

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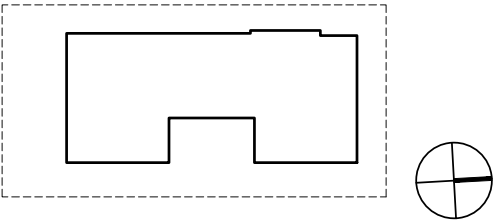
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
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LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
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DOB APPROVAL SCAN

KEY PLAN



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PROJECT NUMBER
2211

TITLE
COVER SHEET

DRAWING NO.

T-01

SCALE: 1"= 20'

BH LAND I HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
MARK MAJESKI

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

1055 93RD STREET
BAY HARBOR ISLAND, FLORIDA 33154

SURVEYOR'S NOTATIONS: NONE

THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AE
BASE FLOOD: 8' NGVD29
PANEL NO/SUFFIX: 144/L
COMMUNITY NO.: 120637
DATE OF FIRM: 09/11/2009

THE SUBJECT PROPERTY DOES LIE
IN A SPECIAL FLOOD HAZARD AREA

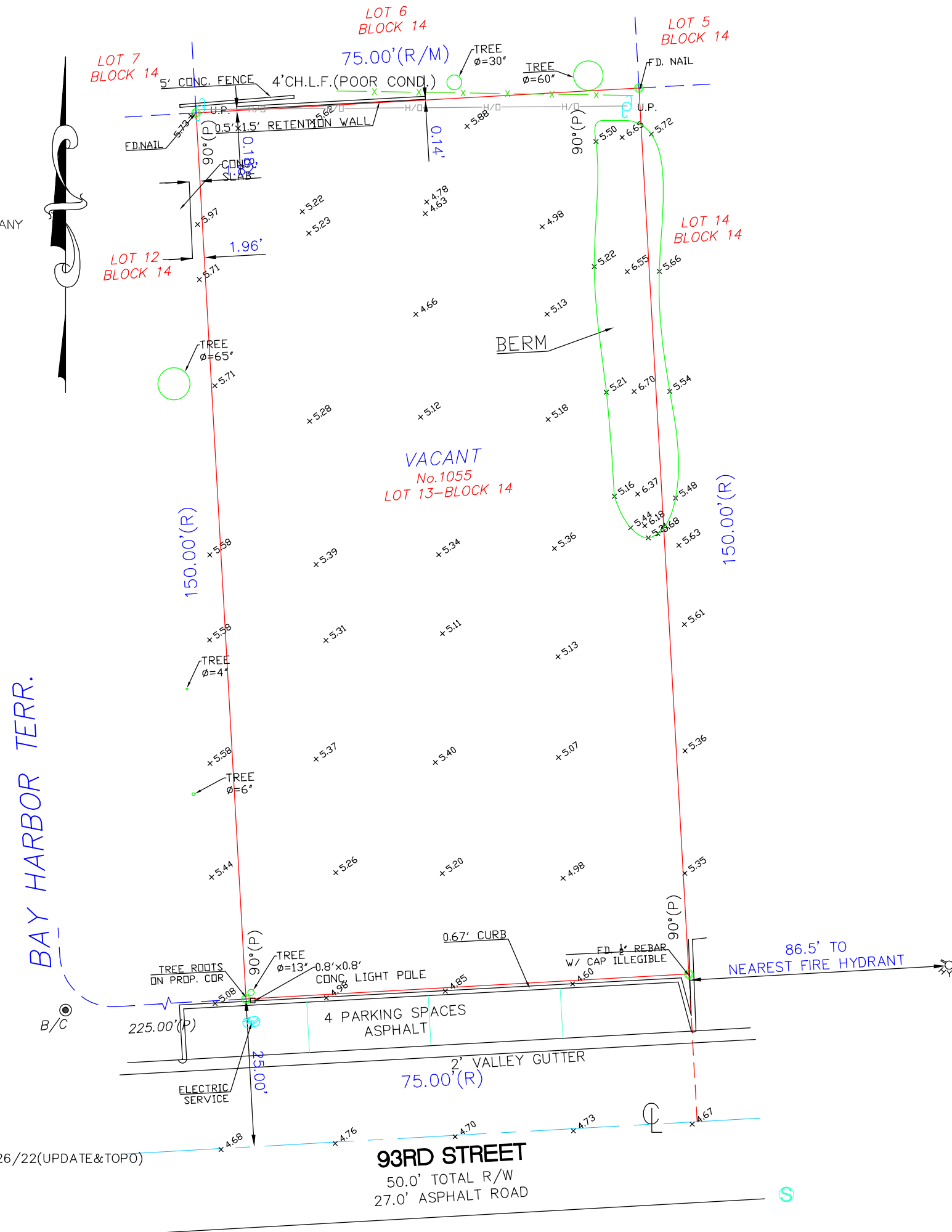
- a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
- b) this is a boundary survey, prepared for use exclusively by those to whom it is certified.
- c) code restriction and title search are not reflected on this survey.
- d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- f) underground encroachments, if any, not located.
- g) i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 of 17,052 florida administrative code pursuant to section 472.027 fla. statutes.
- h) if shown, bearings are to an assumed meridian (by plat)
- i) if shown, elevations are referred to ngvd1929



JULIO S. PITA, P.S & M # 5789

STATE OF FLORIDA

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



X 99.99 = SPOT ELEVATION IN NGVD29

	MAN HOLE SANITARY SEWER		WATER METER
	CATCH BASIN		WATER VALVE
	FIRE HYDRANT		ELECTRIC BOX
	SIGN		T.V. BOX
	HANDICAP PARKING		ELECTRIC METER
	CONC. LIGHT POLE		WOOD LIGHT POLE
			METAL LIGHT POLE
			UTILITY POLE

ADJ.	ADJACENT	(W)	WEST
A/C	AIR CONDITIONER	N	NORTH
ASPH. PAV.	ASPHALT PAVEMENT	N/D	NAIL AND DISC
B/C	BLOCK CORNER	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
B.D.G.	BUILDING	N.T.S.	NOT TO SCALE
BLK.	BLOCK	O/H	OVER HEAD
B.M.	BENCH MARK	O.R.B.	OFFICIAL RECORD BOOK
B.C.R.	BROADWAY COUNTRY RECORD	O.U.L.	OVERHEAD UTILITY LINE
C/G	CURB AND GUTTER	(P)	PLAT
C.B.	CATCH BASIN	P.B.	PLAT BOOK
CH.	CHORD DISTANCE	P.C.	POINT OF CURVATURE
CH.L.F.	CHAIN LINK FENCE	P.C.C.	POINT OF COMPOUND CURVATURE
CLP.	CONCLIGHT POLE	P.C.P.	PERMANENT CONTROL POINT
C/L	CENTER LINE	PG.	PAGE
(C)	CALCULATED	P.I.	Point of Intersection
C.B.S.	CONCRETE BLOCK AND STUCCO	P.K.	PARKER KALON
CL	CLEAR	PKWY	PARKWAY
C.M.E.	CANAL MAINTENANCE EASEMENT	P.L.S.	PROFESSIONAL LAND SURVEYOR
C.R.	CONCRETE	P/L	PROPERTY LINE
CR.	CORNER	P.O.B.	POINT OF BEGINNING
CT.	COURT	P.O.C.	POINT OF COMMENCEMENT
D.B.	DEED BOOK	P.O.R.	POINT OF REVERSE CURVATURE
D.C.R.	DEED CURRENCY RECORD	P.R.M.	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	P.T.	POINT OF TANGENCY
D/H	DRILL HOLE	(R)	RECORD
D/W	DRIVEWAY	RE-BAR	REINFORCEMENT BAR
E	EAST	(R/M)	RECORD AND MEASURED
ENC.	ENCROACHMENT	RES.	RESIDENCE
E.O.W.	EDGE OF WATER	R/W	RIGHT-OF-WAY
F	FENCE	S	SOUTH
F.	FOUND	SEC.	SECTION
F.H.	FIRE HYDRANT	S.P.	SET IRON PIPE
FD, IP.	FOUND IRON PIPE	SWK	SIDEWALK
F.FLEV.	FINISH FLOOR ELEVATION	(TYP)	TYPICAL
F.P.L.	FLORIDA POWER AND LIGHT CO.	TERR.	TERRACE
LGTH	LENGTH	U.L.	UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT	U.P.	UTILITY POLE
M.E.	MAINTENANCE EASEMENT	W.F.	WOOD FENCE
M.F.	METAL FENCE	W.M.	WATER METER
M.H.S.S.	MANHOLE SANITARY SEWER	W	WEST
M/L	MONUMENT LINE		

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
242-7692 DADE, (954) 779-
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY
SURVEYORS—MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

DATE
7/26/2022
SCALE
1"=20'
DRAWN BY
J.P.IV
ORDER No.
22-1189
SHEET
1 OF 1

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
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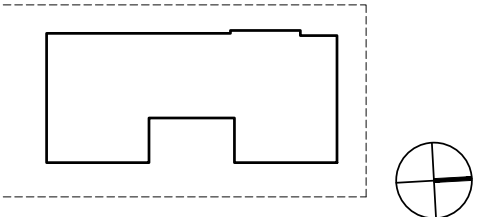
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
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A-01

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1 EXTERIOR RENDERING
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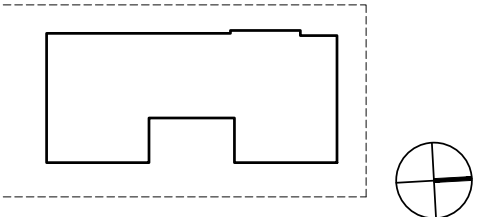
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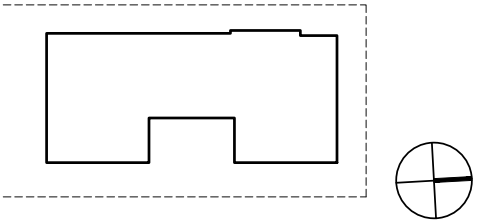
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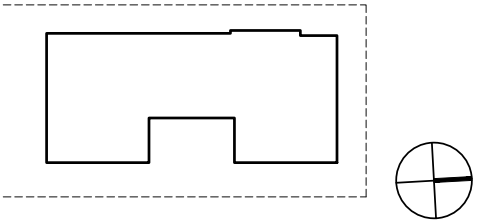
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
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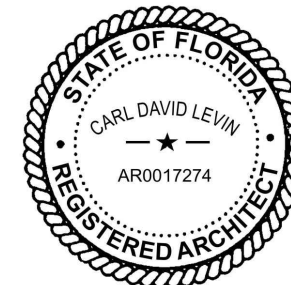
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AERIAL RENDERING

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A-04

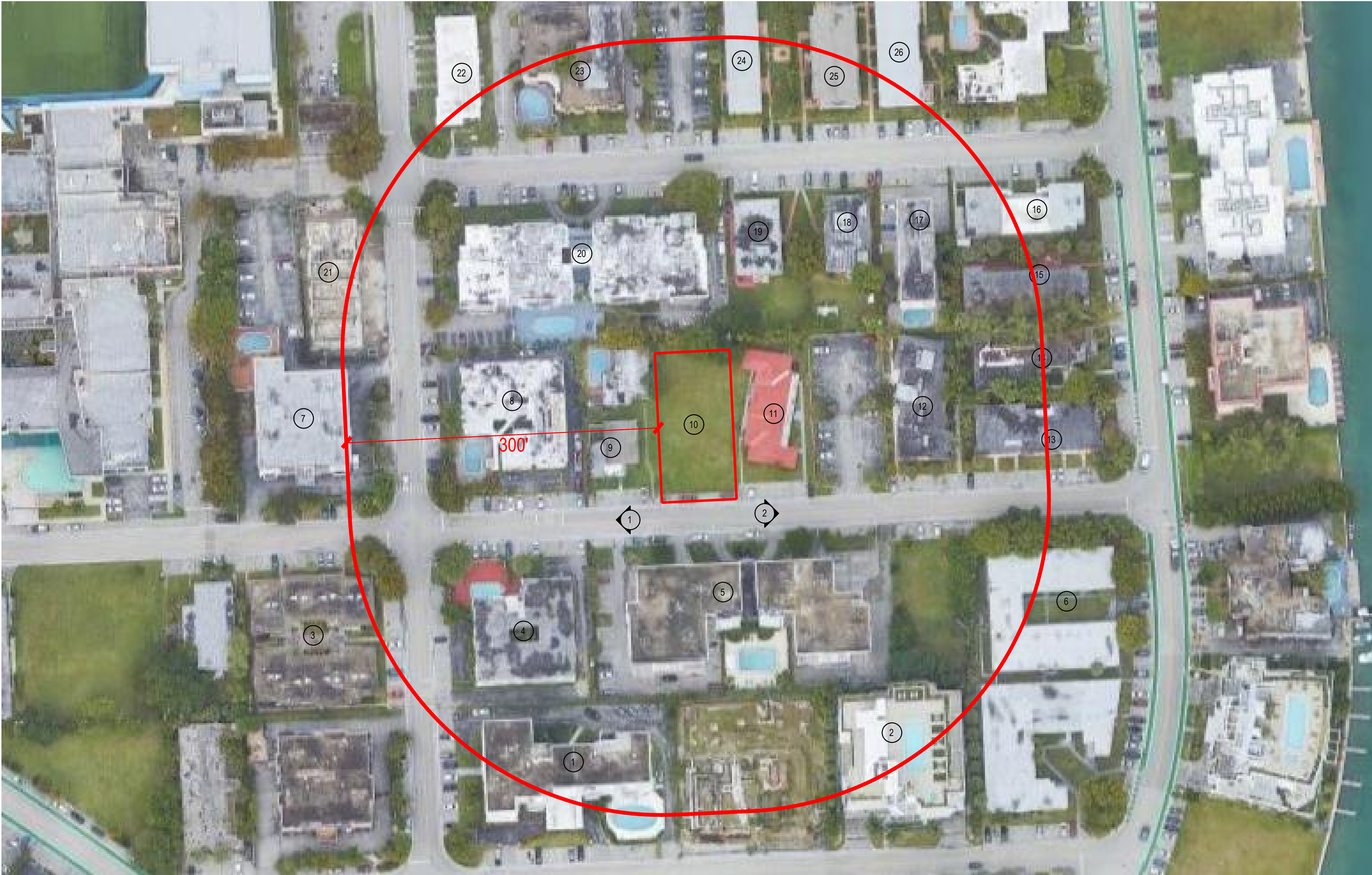
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1 AERIAL RENDERING
SCALE: 1/8" = 1' - 0"

ADJACENT LAND USES

ADDRESS	STORIES	LAND USES (DWELLING UNITS)
1. 1075 92ND STREET	6	RESIDENTIAL (28 D.U.)
2. 1025 92ND STREET	8	RESIDENTIAL (42 D.U.)
3. 9260 BAY HARBOR	2	RESIDENTIAL (16 D.U.)
4. 1080 93RD STREET	4	RESIDENTIAL (24 D.U.)
5. 1050 93RD STREET	7	RESIDENTIAL (54 D.U.)
6. 9270 E BAY HARBOR DR	2	RESIDENTIAL (24 D.U.)
7. 9300 BAY HARBOR	7	RESIDENTIAL (24 D.U.)
8. 9300 E BAY HARBOR DR	2	RESIDENTIAL (26 D.U.)
9. 1025 93RD STREET	2	RESIDENTIAL (7 D.U.)
11. 1045 93RD STREET	1	RESIDENTIAL (2 D.U.)
12. 1065 93RD STREET	1	RESIDENTIAL (2 D.U.)
13. 1075 93RD STREET	4	RESIDENTIAL (12 D.U.)
14. 9350 E BAY HARBOR DR	2	RESIDENTIAL (8 D.U.)
15. 9370 E BAY HARBOR DR	2	RESIDENTIAL (12 D.U.)
16. 9390 E BAY HARBOR DR	3	RESIDENTIAL (10 D.U.)
17. 1020 94TH STREET	5	RESIDENTIAL (12 D.U.)
18. 1030 94TH STREET	2	RESIDENTIAL (4 D.U.)
19. 1040 94TH STREET	2	RESIDENTIAL (8 D.U.)
20. 1080 94TH STREET	6	RESIDENTIAL (70 D.U.)
21. 9350 BAY HARBOR TER		UNDER CONSTRUCTION
22. 1085 94TH STREET	1	RESIDENTIAL (6 D.U.)
23. 1065 94TH STREET	3	RESIDENTIAL (21 D.U.)
24. 1043 94TH STREET	2	RESIDENTIAL (8 D.U.)
25. 1035 94TH STREET	2	RESIDENTIAL (6 D.U.)
26. 1025 94TH STREET	1	RESIDENTIAL (12 D.U.)



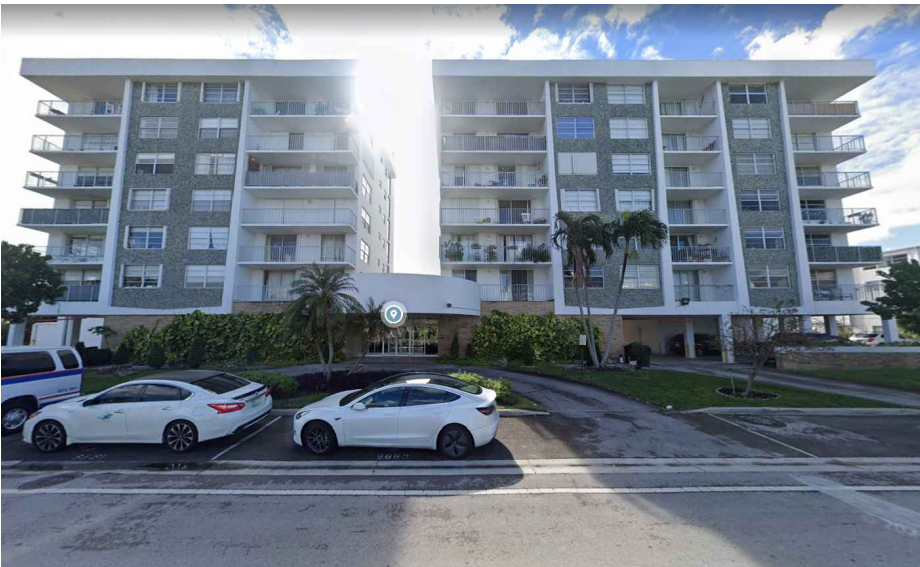
2 SITE PHOTOGRAPH



1. EAST STREET VIEW



2. WEST STREET VIEW



5. 1050 93RD STREET



9. 1025 93RD STREET



10. SUBJECT PROPERTY



11. 1045 93RD STREET

1 CONTEXT PHOTOGRAPHS

BH1 1055 93RD ST
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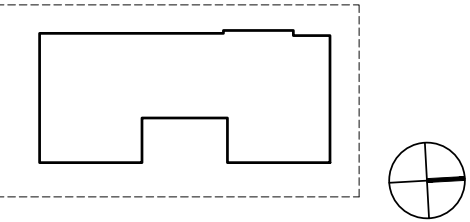
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DOB APPROVAL SCAN

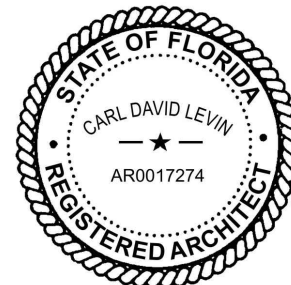
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TITLE
SITE AND CONTEXT PHOTOGRAPHS

DRAWING NO.

A-05

DEVELOPMENTAL IMPACT ANALYSIS

2020 U.S. CENSUS:	2.60 PERSONS PER HOUSEHOLD		
EXISTING PROPERTY INFORMATION:			
0 LIVING UNITS, 0 STORIES			
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 0 D.U. =	0 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 0 D.U. =	0 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 0 D.U. =	0 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 0 D.U. =	0 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 0 D.U. =	0 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 0 D.U. =	0 TRIPS P.M. PEAK
9 LIVING UNITS, 7 STORIES			
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 9 D.U. =	4,683 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 9 D.U. =	3,650.4 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 9 D.U. =	10.76 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 9 D.U. =	48.96 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 9 D.U. =	17.64 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 9 D.U. =	21.51 TRIPS P.M. PEAK
POTABLE WATER:	4,683 GAL PER DAY - 0 GAL PER DAY =	4,683 GAL PER DAY DIFFERENCE	
SANITARY SEWER:	3,650.4 GAL PER DAY - 0 GAL PER DAY =	3,650.4 GAL PER DAY DIFFERENCE	
SOLID WASTE:	01.76 GAL PER DAY - 0 GAL PER DAY =	01.76 GAL PER DAY DIFFERENCE	
TRAFFIC:	48.96 TRIPS - 0 TRIPS =	48.96 TRIPS DIFFERENCE	
	17.64 TRIPS A.M. PEAK - 0 TRIPS =	17.64 TRIPS A.M. PEAK DIFFERENCE	
	21.51 TRIPS P.M. PEAK - 0 TRIPS =	21.51 TRIPS P.M. PEAK DIFFERENCE	

UNIT MIX CHART

UNIT / # OF BEDROOMS	REQUIRED:	PROVIDED:	TOTAL AREA:	SELLABLE AREA:
2A / 2	1,150 SF	1,433 SF	LEVEL 1 (PARKING GARAGE): 6,380 SF	-
2B / 3	1,350 SF	2,074 SF	LEVEL 2: 4,668 SF	3,507 SF
3A / 3	1,350 SF	1,981 SF	LEVEL 3: 5,058 SF	4,153 SF
3B / 3	1,350 SF	2,172 SF	LEVEL 4: 5,058 SF	4,207 SF
4A / 3	1,350 SF	1,981 SF	LEVEL 5: 2,580 SF	1,512 SF
4B / 3	1,350 SF	2,226 SF	LEVEL 6: 2,930 SF	2,389 SF
5A / 2	1,150 SF	1,512 SF	LEVEL 7: 2,810 SF	2,273 SF
6A / 3	1,550 SF	2,389 SF	ROOF: 478 SF	-
7A / 3	1,350 SF	2,273 SF	GRAND TOTAL: 29,962 SF	18,041 SF

OF UNIT BREAKDOWN

UNITS PER FLOOR:	SUBTOTAL UNITS:	TOTAL UNITS PROPOSED:
LEVEL 2-4: 2 RESIDENTIAL UNITS	6 RESIDENTIAL UNITS	9 RESIDENTIAL UNITS
LEVEL 5-7: 1 RESIDENTIAL UNIT	3 RESIDENTIAL UNITS	

AREA BREAKDOWN

SETBACK REQUIREMENTS

UNIT	ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	BUILDING LESS THAN 30': 20'-0" BUILDING LESS THAN 45': 25'-0" BUILDING LESS THAN 65': 30'-0"	LEVEL 1: 24'-0" LEVEL 2: 25'-2" LEVEL 3: 25'-2" LEVEL 4: 25'-2" LEVEL 5: 58'-0" LEVEL 6: 55'-2" LEVEL 7: 55'-2"
SIDE YARD SETBACK:	BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT MAXIMUM SETBACK: 20'	WEST / EAST LEVEL 1: 10'-0" / 5'-0" LEVEL 2: 11'-5" / 10'-5" LEVEL 3: 11'-5" / 14'-5" LEVEL 4: 11'-5" / 14'-5" LEVEL 5: 18'-0" / 18'-0" LEVEL 6: 20'-0" / 20'-0" LEVEL 7: 20'-0" / 20'-0"
REAR YARD SETBACK:	BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	LEVEL 1: 10'-0" LEVEL 2: 11'-5" LEVEL 3: 11'-5" LEVEL 4: 11'-5" LEVEL 5: 17'-8" LEVEL 6: 18'-3" LEVEL 7: 21'-8"
OFF-STREET PARKING SETBACK:	5'-0"	LEVEL 1: 9'-4" (WEST) 5'-0" (EAST)

FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00 120637 1208660144 L 8.00' NGVD
COMMUNITY NUMBER:	
PANEL NUMBER:	
SUFFIX:	
BASE FLOOD ELEVATION:	14.53' NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	CONSTRUCTION DRAWING NGVD 1929
BUILDING ELEVATIONS ARE BASED ON:	
ELEVATION DATUM USED:	
A) TOP OF BOTTOM FLOOR:	5.20' NGVD
B) TOP OF THE NEXT HIGHER FLOOR:	14.53' NGVD
C) BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	N/A
D) ATTACHED GARAGE (TOP OF SLAB):	5.20' NGVD
E) LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING:	14.53' NGVD
F) LOWEST ADJACENT GRADE NEXT TO BUILDING:	5.18' NGVD
G) HIGHEST ADJACENT GRADE NEXT TO BUILDING:	5.18' NGVD
H) LOWEST ADJACENT GRADE AT LOWEST ELEVATION OF DECK OR STAIRS, INCLUDING STRUCTURAL SUPPORT:	N/A
I) HIGHEST CROWN OF ROAD:	4.76' NGVD

SITE REQUIREMENTS

LOT AREA:	ALLOWED / REQUIRED:	PROPOSED:
11,250 SF (0.258 ACRES)		11,250 SF (0.258 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 0.258 X 34 = 8.8 (9 UNITS)	9 UNITS
BUILDING HEIGHT:	65'-0"	65'-0"
BUILDING LENGTH:	120'-0"	116'-0"
LANDSCAPE REQUIREMENTS:	MIN. 20 PERCENT LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 1ST FLOOR: 11,250 SF x 20% = 2,250 SF	2,332 SF (20.4%)
BUILDING ROOF DESIGN:	MIN. 15 PERCENT OF FLAT ROOF DECK SHALL BE LANDSCAPED 2ND FLOOR: 1,246 SF x 15% = 186.9 SF 5TH FLOOR: 2,120 SF x 15% = 318 SF ROOF: 1,269 SF x 15% = 190 SF	208 SF (15.3%) 348 SF (15.4%) 412 SF (28%)

PARKING REQUIREMENTS

	REQUIRED:	PROPOSED:
RESIDENTIAL:	2 PS PER DWELLING UNIT (9 UNITS X 2PS = 18 PS)	18 PS
PARKING PER FLOOR:		
LEVEL 1 (PARKING GARAGE)	17 STANDARD PS + 1 ACCESSIBLE PS = 18 PS	TOTAL 18 PS

PROJECT DESCRIPTION

LEGAL DESCRIPTION:	LOT 13, BLOCK 14, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	13-227-001-2780
PROJECT NAME:	BHI 1055 93RD ST
PROJECT ADDRESS:	1055 93rd STREET, BAY HARBOR ISLANDS, FL 33154
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLAND
ZONING:	RM-2 (MULTIPLE FAMILY DISTRICT, NON-WATERFRONT LOTS)
OCCUPANCY CLASSIFICATION:	R-2 AS PER FBC 2020 SECTION 310.4
GROSS LOT AREA:	11,250 SF (0.258 ACRES)
BASE FLOOD ELEVATION:	8' NGVD
DESIGN FLOOD ELEVATION:	8'+1' = 9' NGVD
BUILDING HEIGHT:	65'-0"
BUILDING STORIES:	7
DEVELOPER:	REDIOCK + PARTNERS 138 PIONEER STREET BROOKLYN, NY 11231 T: 718.852.8162
DESIGNER:	FAB 314 ARCHITECTURE WORKSHOP HAYESOD STREET 2 #121 TEL AVIV-YAFO, 6816721, IL T: 972-50-888-2629
DESIGNER:	PLISKIN ARCHITECTURE PLLC 233 BROADWAY, SUITE 2030 NEW YORK, NY 10279 T: 212-999-9885
ARCHITECT:	CARL LEVIN ARCHITECTURE + DESIGN 3380 MARY STREET, SUITE 135 COCONUT GROVE, FL 33133 T: 305 442 3118
CIVIL:	NGA ENGINEERS INC. 11231 SW 88TH ST., UNIT D-114 MIAMI, FL 33176 T: 305 200 6701
LANDSCAPE:	STRATA LANDSCAPE ARCHITECTURE 1906 TIGERTAIL AVE MIAMI, FL 33133 T: 305 747 9336
LIGHTING:	POWER & LIGHTING SYSTEMS, INC. 3832 SHIPPING AVE. MIAMI, FL 33146 T: 305 444 8520

BHI 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDIOCK + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYESOD STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
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CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
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LANDSCAPE:
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LIGHTING:
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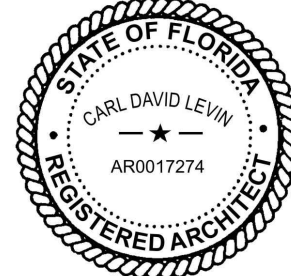
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01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
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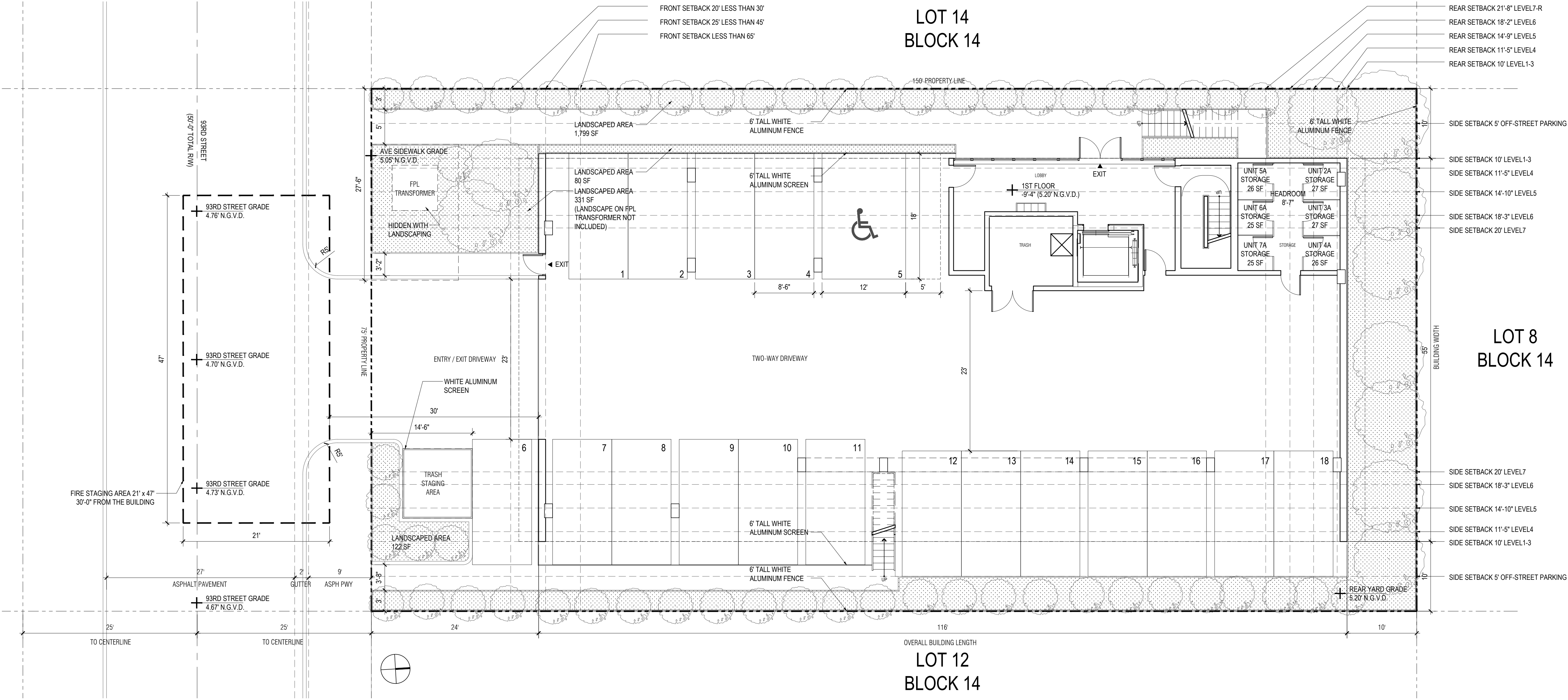
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TITLE
SITE PLAN AND
ZONING INFORMATION

DRAWING NO.

A-06



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

BH 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDWICK + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
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DOB APPROVAL SCAN

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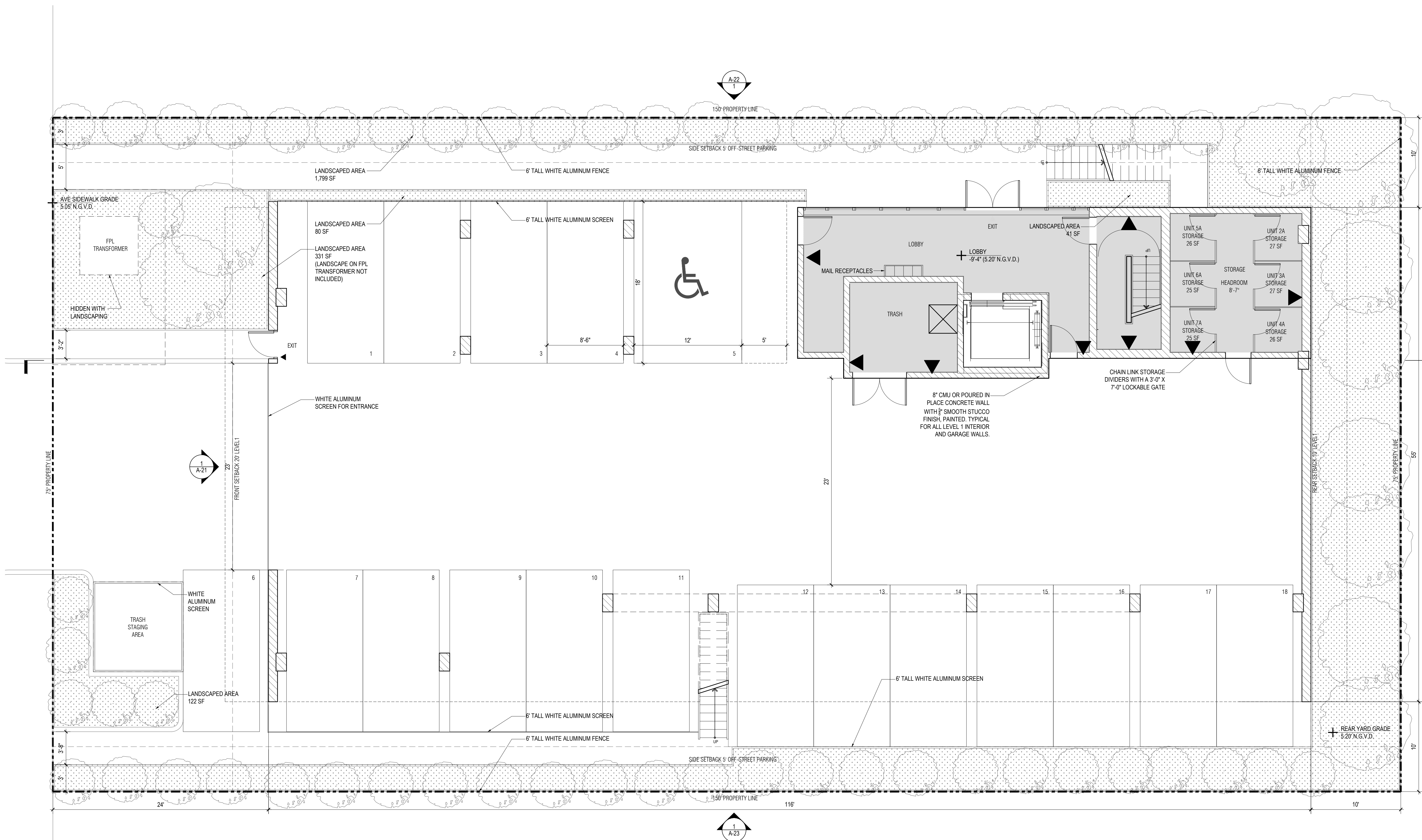
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1ST FLOOR
FLOOR PLAN

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DRAWING KEY

- 8" CMU OR POURED IN PLACE CONCRETE WALL WITH 1/2" SMOOTH STUCCO FINISH, PAINTED
- WET-FLOOD AREA
- ENGINEERED FLOOD VENT (SMART VENT MD. NO. 1540-520)

SHEET NOTES

- ALL MATERIALS BELOW BFE +1 (9.00' N.G.V.D.) TO BE COMPATIBLE WITH FLOOD-RESISTANT MATERIALS IN ACCORDANCE WITH SECTION 5, ASCE 24.
- PROPOSED LAYOUT DESIGNED TO PROVIDE FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTION 2.6.2, ASCE 24.
- ALL FLOOD VENTS TO COMPLY WITH THE DESIGN PRINCIPLE NOTED IN SECTION 2.7.2.2 AND SECTION 2.7.3 OF ASCE/SEI 24-14 FOR A MAXIMUM RATE OF RISE AND FALL OF 5.0 FEET PER HOUR (0.433 MM/S).

FLOOD VENT CALCULATION

FLOOD VENT SIZE = 16' W X 8' H X 3'D
FLOOD VENT OPENING SIZE = 16.25' W X 8.25' H
FLOOD VENT COVERAGE = 200 SF

WET FLOODED AREA 1: LOBBY = 326 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 326 SF

WET FLOODED AREA 2: TRASH ROOM = 120 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 120 SF

WET FLOODED AREA 3: STAIR ROOM = 106 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 106 SF

WET FLOODED AREA 4: STORAGE ROOM = 226 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 226 SF

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

BH 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDDEX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
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DESIGNER:
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DESIGNER:
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NEW YORK, NY 10279
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ARCHITECT:
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CIVIL:
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11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
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MIAMI, FL 33133
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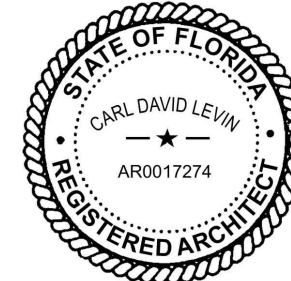
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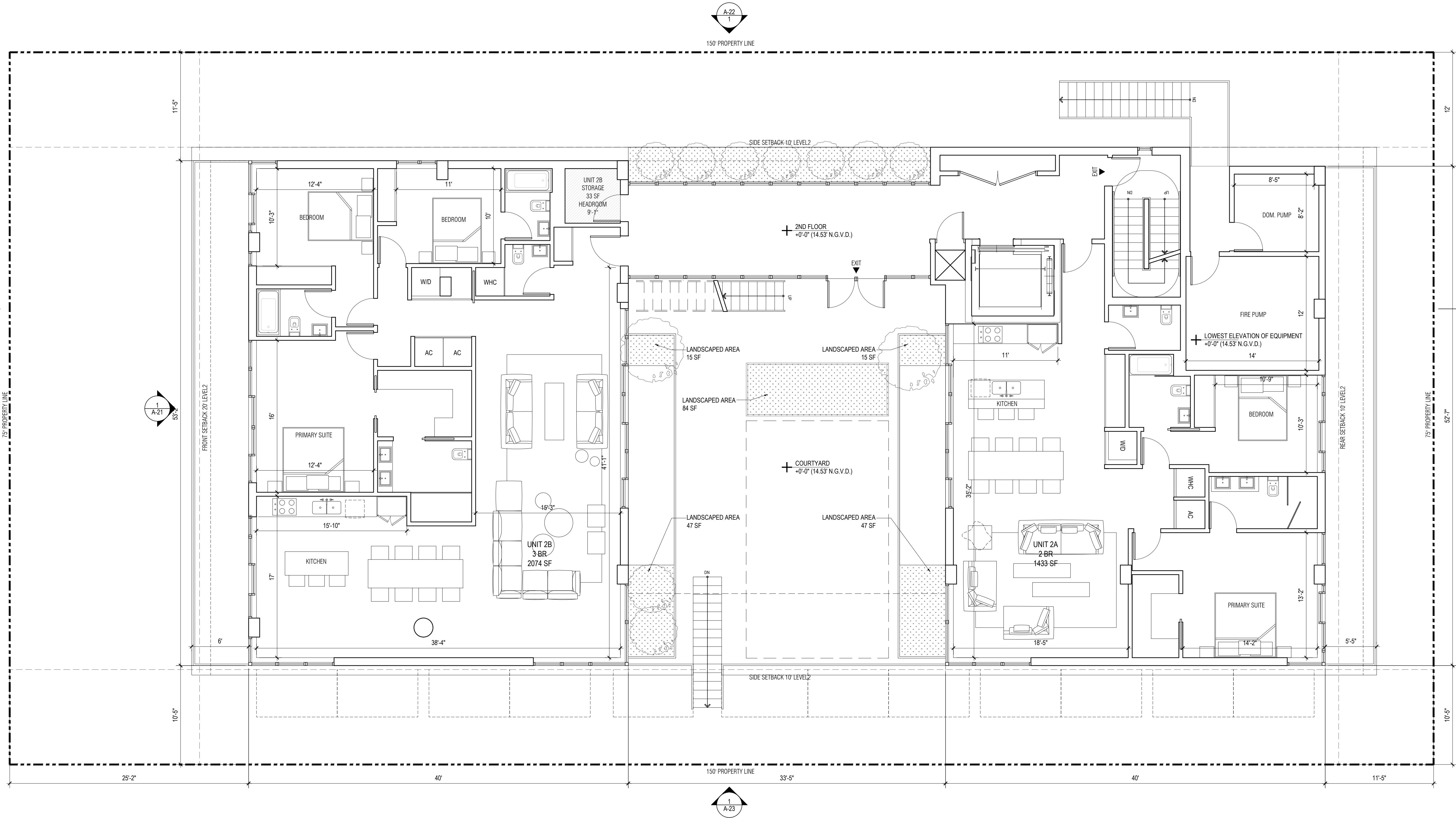
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2ND FLOOR
FLOOR PLAN

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1 2ND FLOOR PLAN
SCALE: 3/16"=1'-0"

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BAY HARBOR ISLANDS, FL 33154

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REDHOKX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
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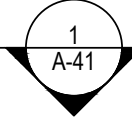
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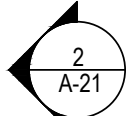
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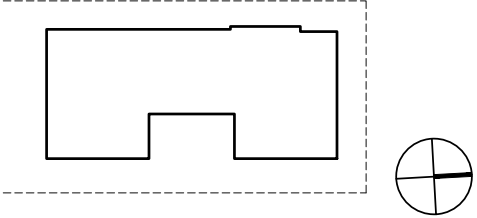


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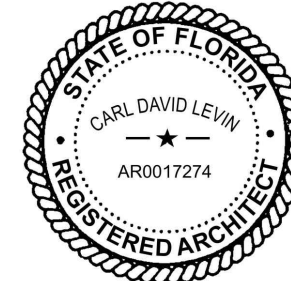
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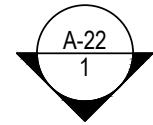
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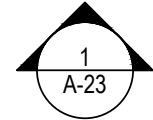
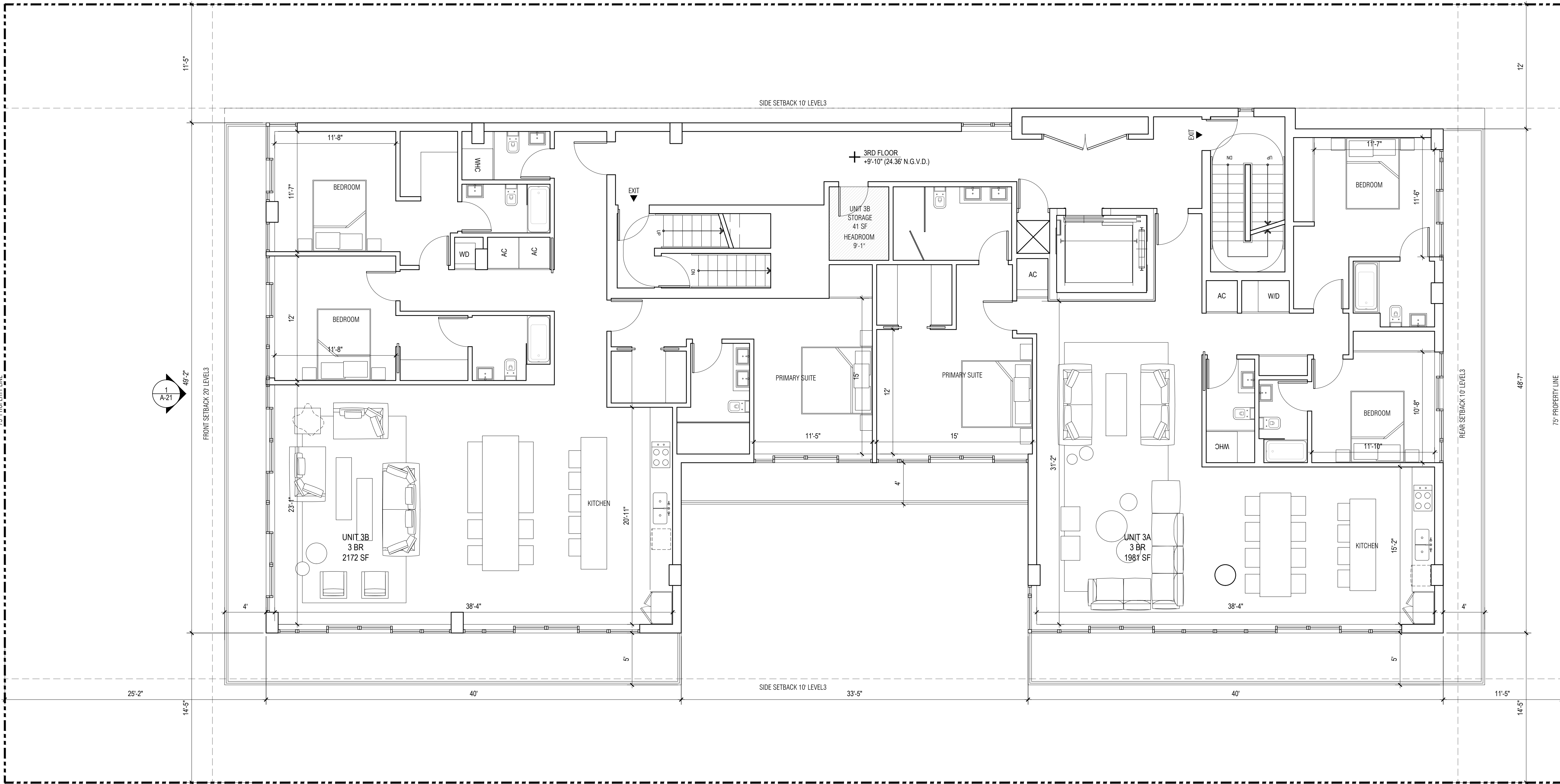
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150' PROPERTY LINE



150' PROPERTY LINE

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

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BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
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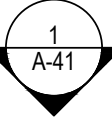
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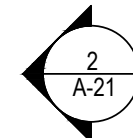
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LANDSCAPE:
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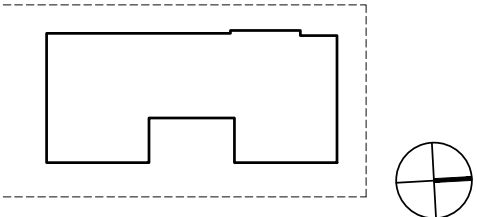


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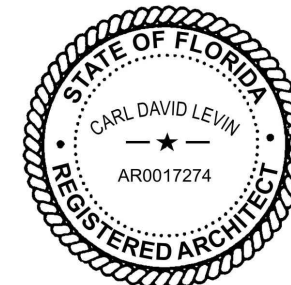
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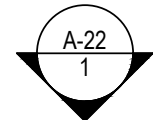
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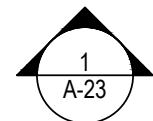
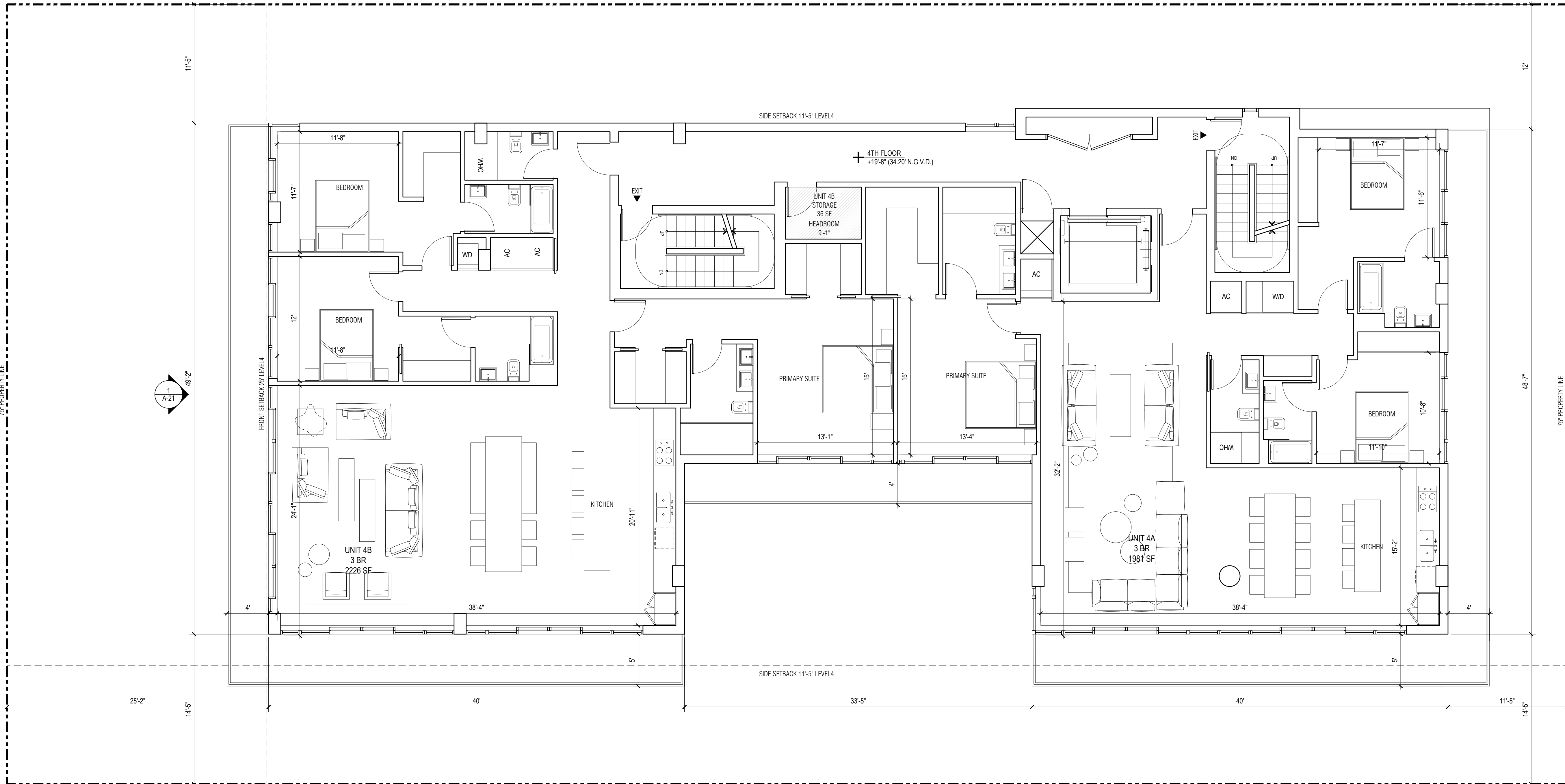
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150' PROPERTY LINE



150' PROPERTY LINE

1 4TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"

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BAY HARBOR ISLANDS, FL 33154

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DESIGNER:
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HAYES00 STREET 2 #121
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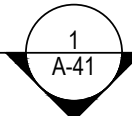
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3390 MARY STREET, SUITE 135
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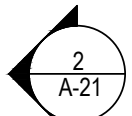
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NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

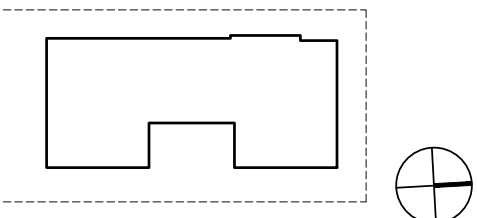


DOB APPROVAL STAMP



DOB APPROVAL SCAN

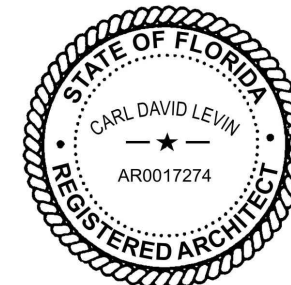
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01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
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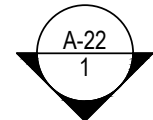
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5TH FLOOR PLAN

DRAWING NO.

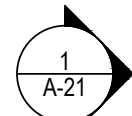
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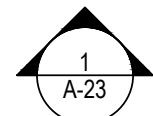
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150' PROPERTY LINE



75' PROPERTY LINE



150' PROPERTY LINE

75' PROPERTY LINE

1 5TH FLOOR PLAN
SCALE: 3/16"=1'-0"

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLUSKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
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T: 305 444 8520

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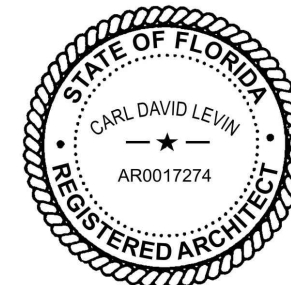
DOB APPROVAL SCAN

KEY PLAN

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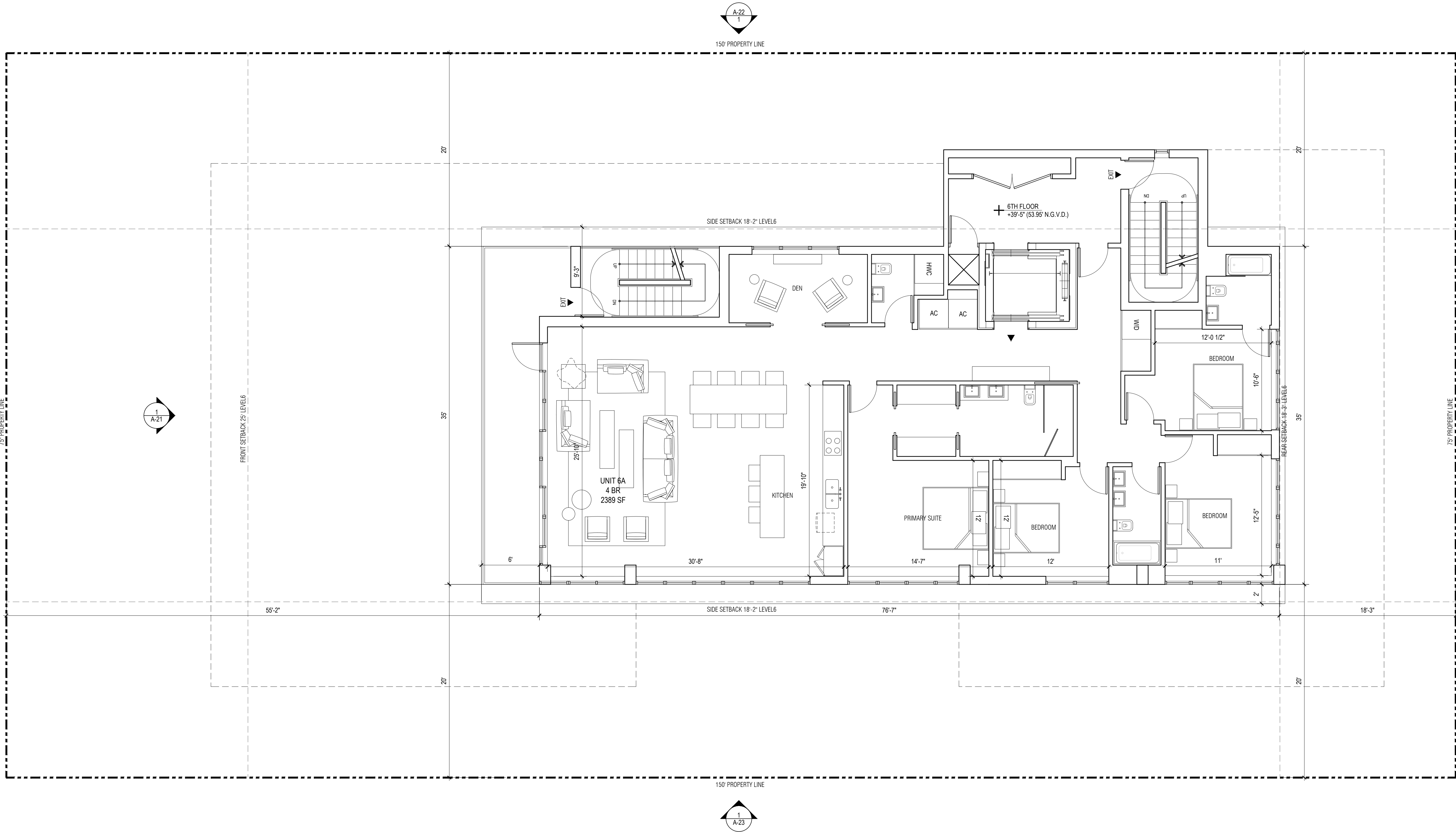
PROJECT NUMBER
2211

TITLE
6TH FLOOR PLAN

DRAWING NO.

A-16

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1 6TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"

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138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

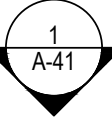
DESIGNER:
PLUSKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3330 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

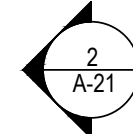
CIVIL:
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MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
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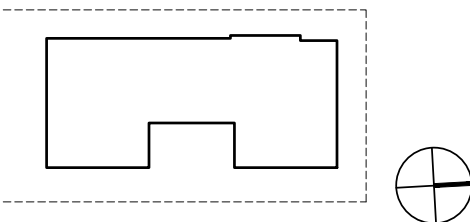


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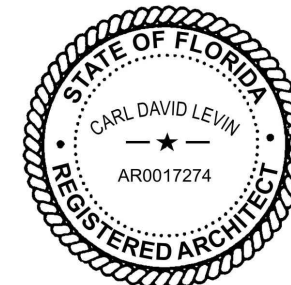
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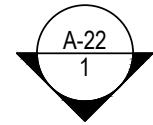
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7TH FLOOR PLAN

DRAWING NO.

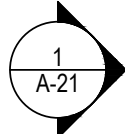
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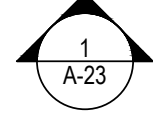
150' PROPERTY LINE



75' PROPERTY LINE

FRONT SETBACK 30' LEVEL

75' PROPERTY LINE



150' PROPERTY LINE

1 7TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"

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1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

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REDNOX + PARTNERS
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DESIGNER:
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233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
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DOB APPROVAL STAMP

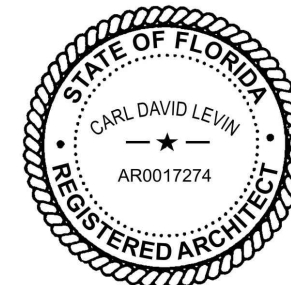
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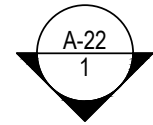
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DRAWING NO.

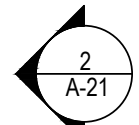
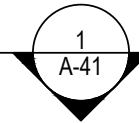
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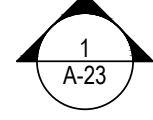
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150' PROPERTY LINE



75' PROPERTY LINE



150' PROPERTY LINE

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

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1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
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233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3330 MARY STREET, SUITE 135
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T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3823 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

DOB APPROVAL STAMP

DOB APPROVAL SCAN

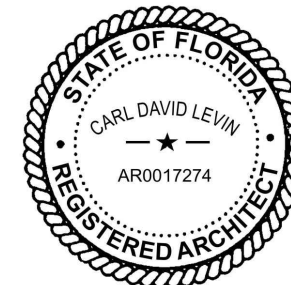
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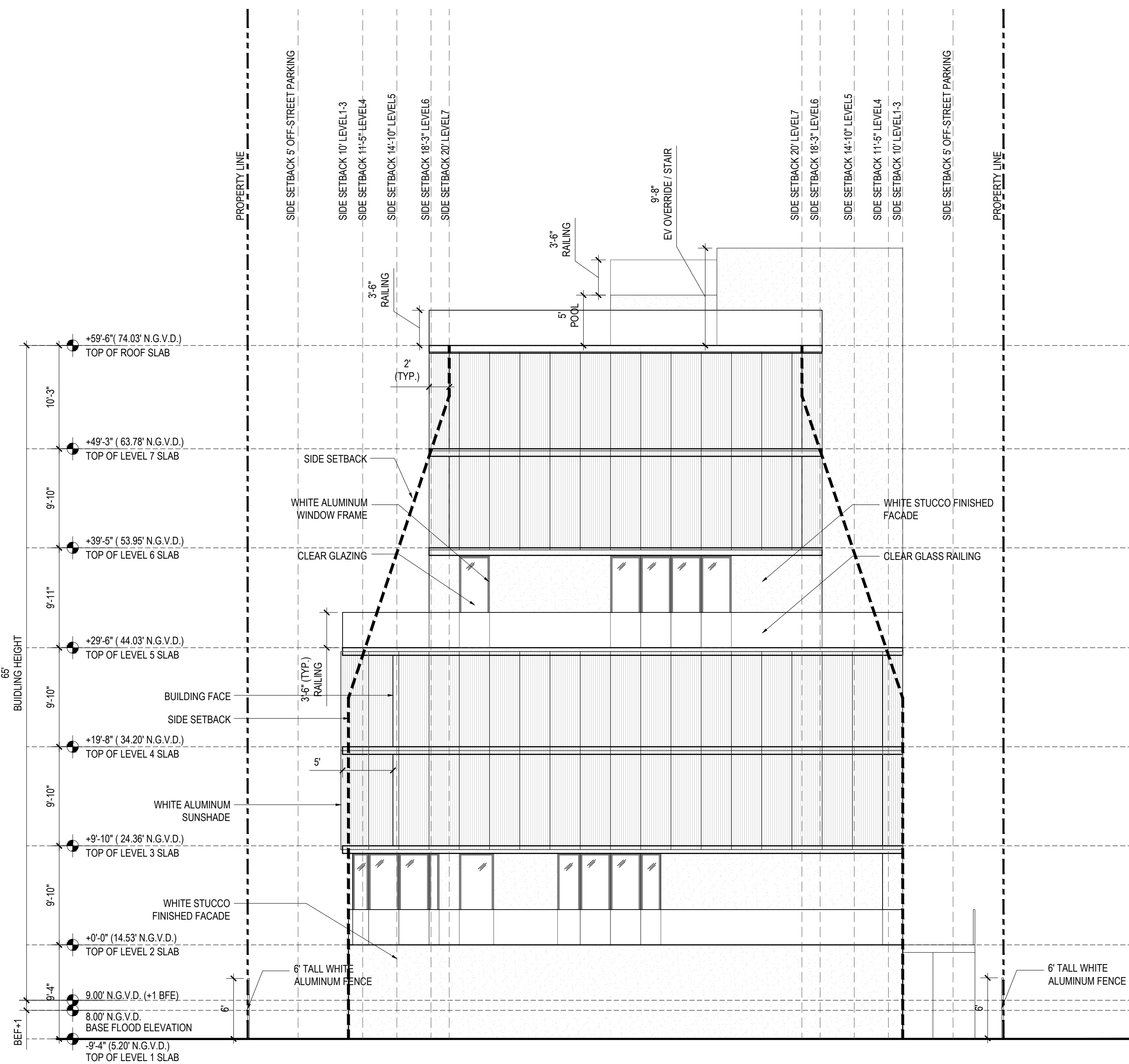
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BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

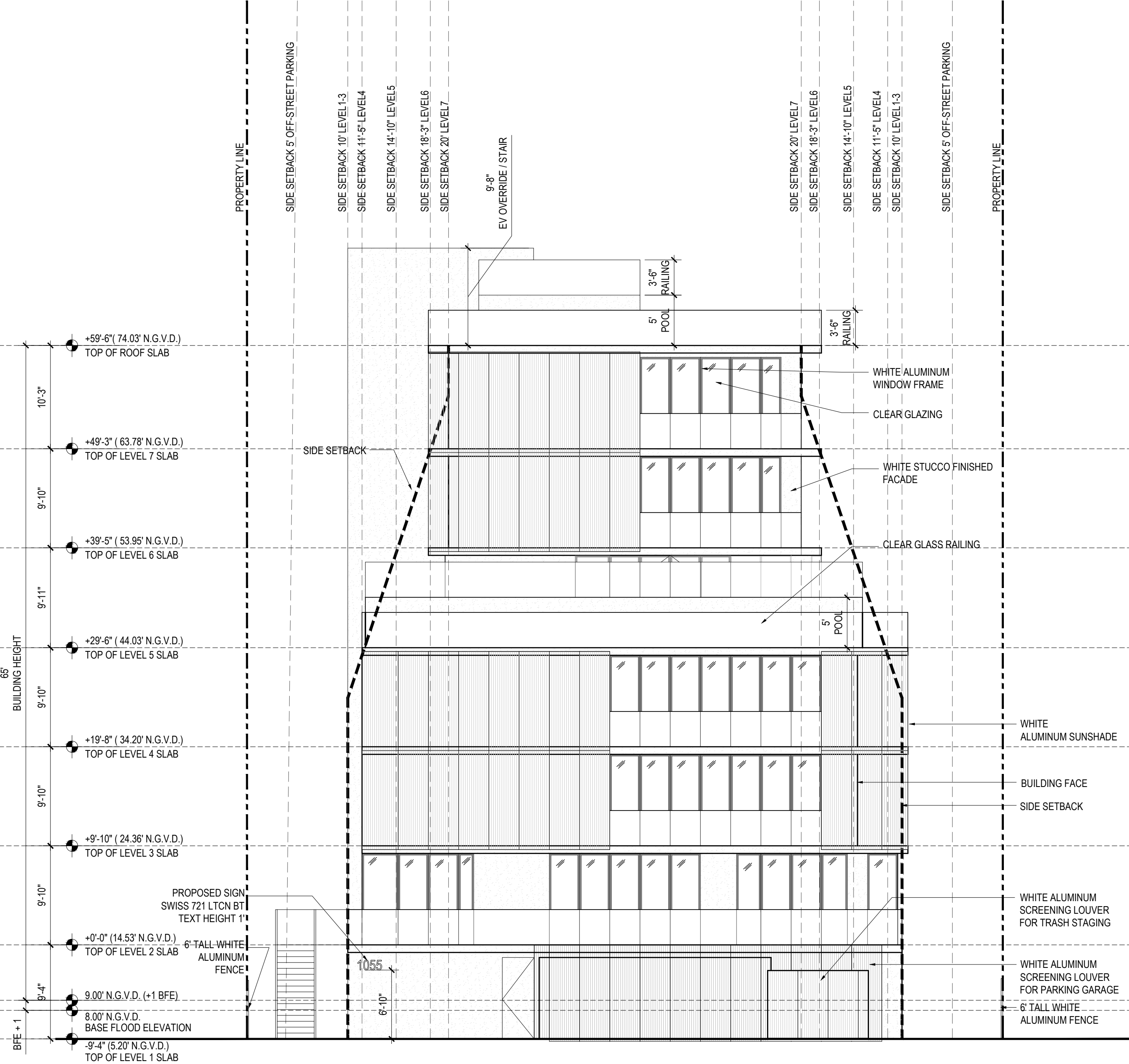
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2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"



1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1' - 0"

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
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233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3380 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
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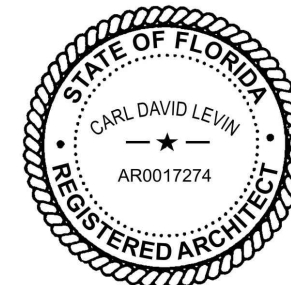
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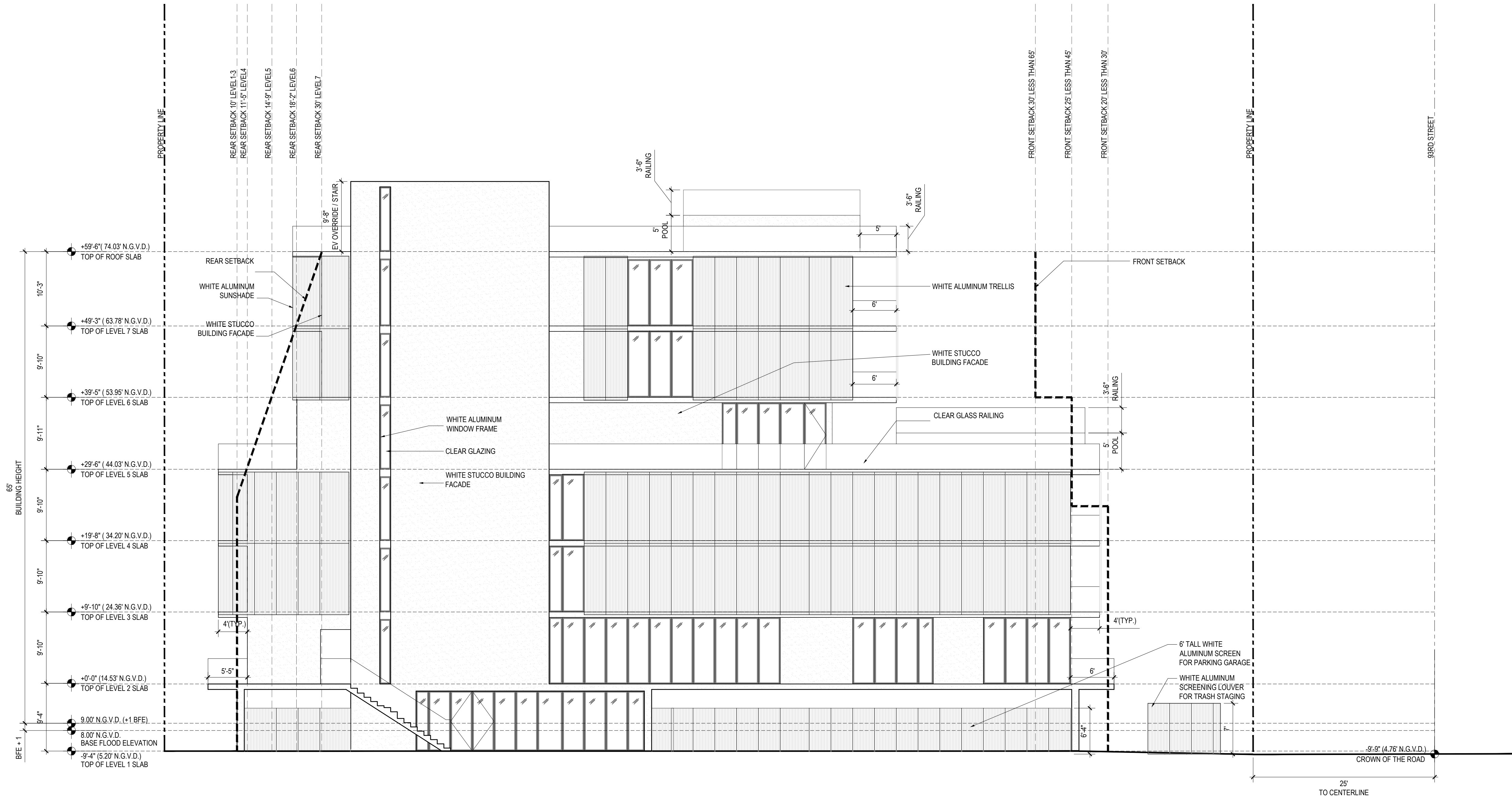
TITLE
BUILDING ELEVATION
WEST

DRAWING NO.

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1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1' - 0"

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1055 93RD STREET,
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138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

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NEW YORK, NY 10279
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COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
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LANDSCAPE:
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T: 305 747 9336

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3832 SHIPPING AVE.
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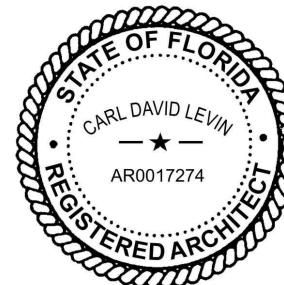
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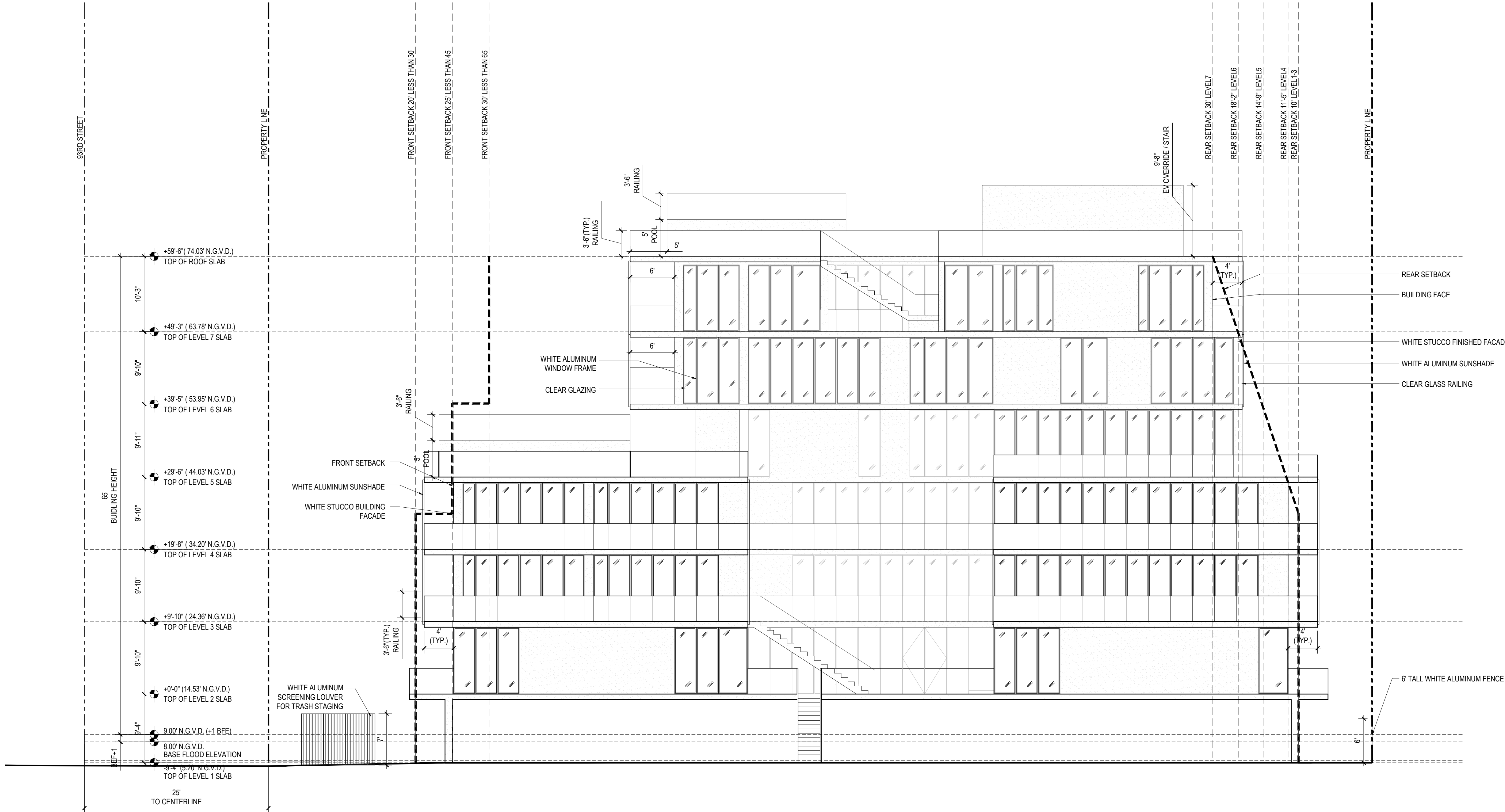
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2211

TITLE
BUILDING ELEVATION
EAST

DRAWING NO.

A-23

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1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1' - 0"

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REDHOKX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
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DESIGNER:
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NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
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3300 MARY STREET, SUITE 135
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CIVIL:
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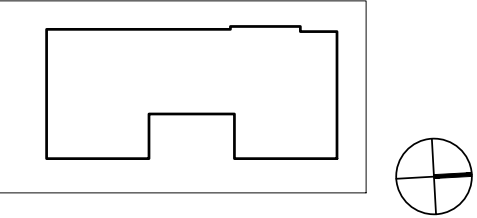
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
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DOB APPROVAL SCAN

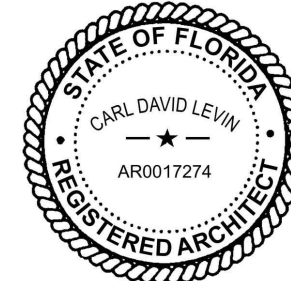
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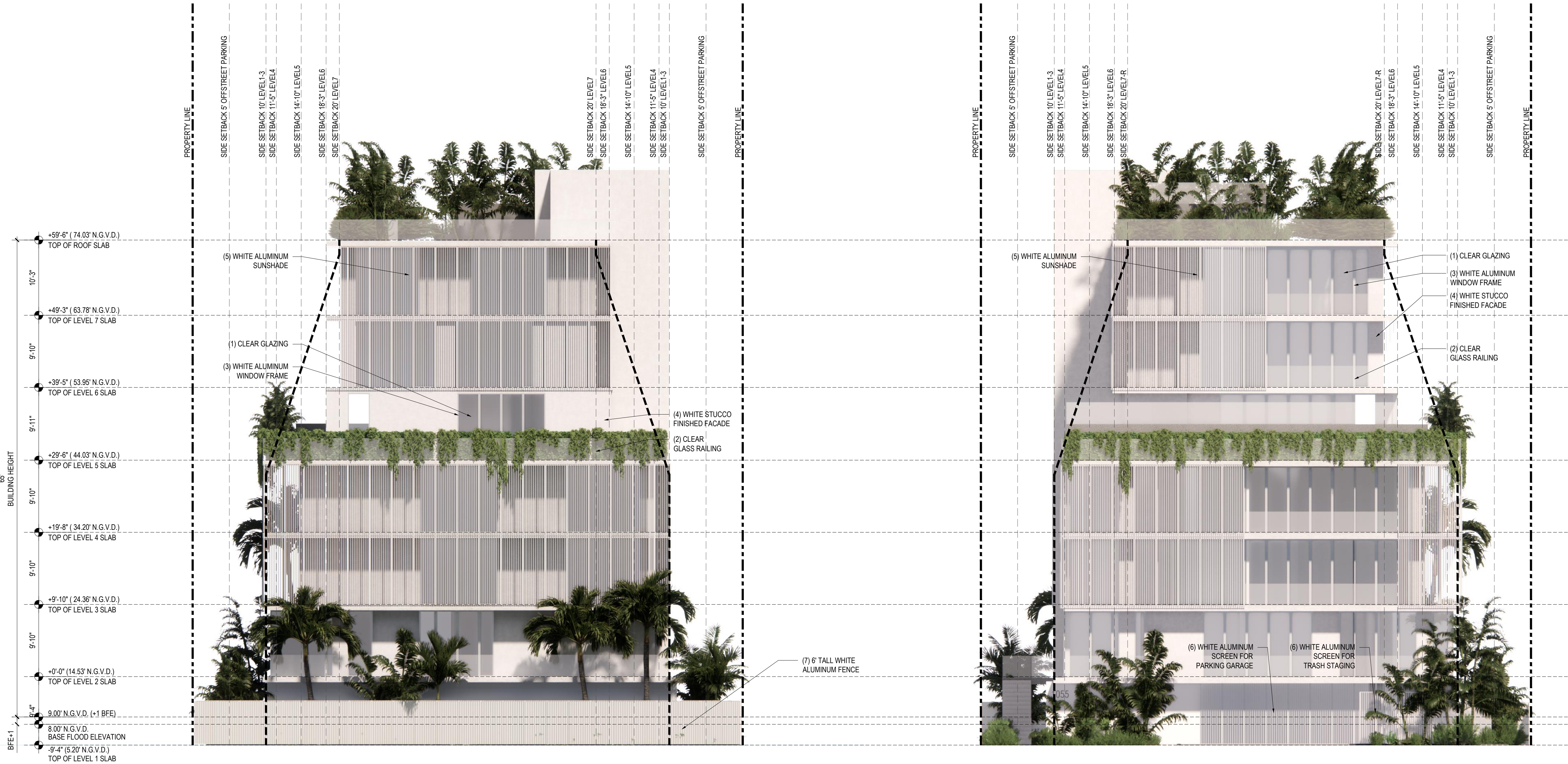
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2211

TITLE
COLORED BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

A-31

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2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1' - 0"



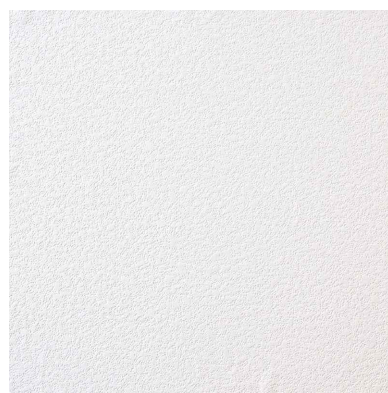
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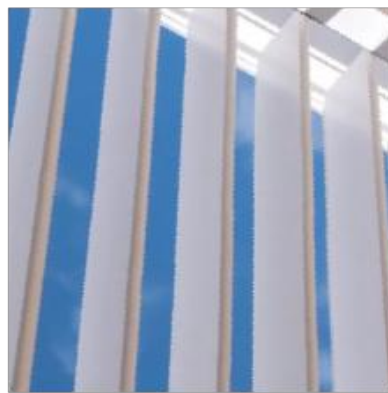
(2) CLEAR GLASS RAILING



(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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MIAMI, FL 33176
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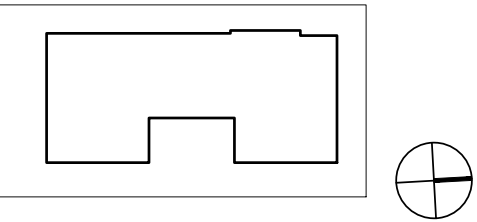
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STRATA LANDSCAPE ARCHITECTURE
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DOB APPROVAL SCAN

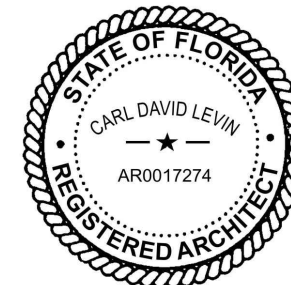
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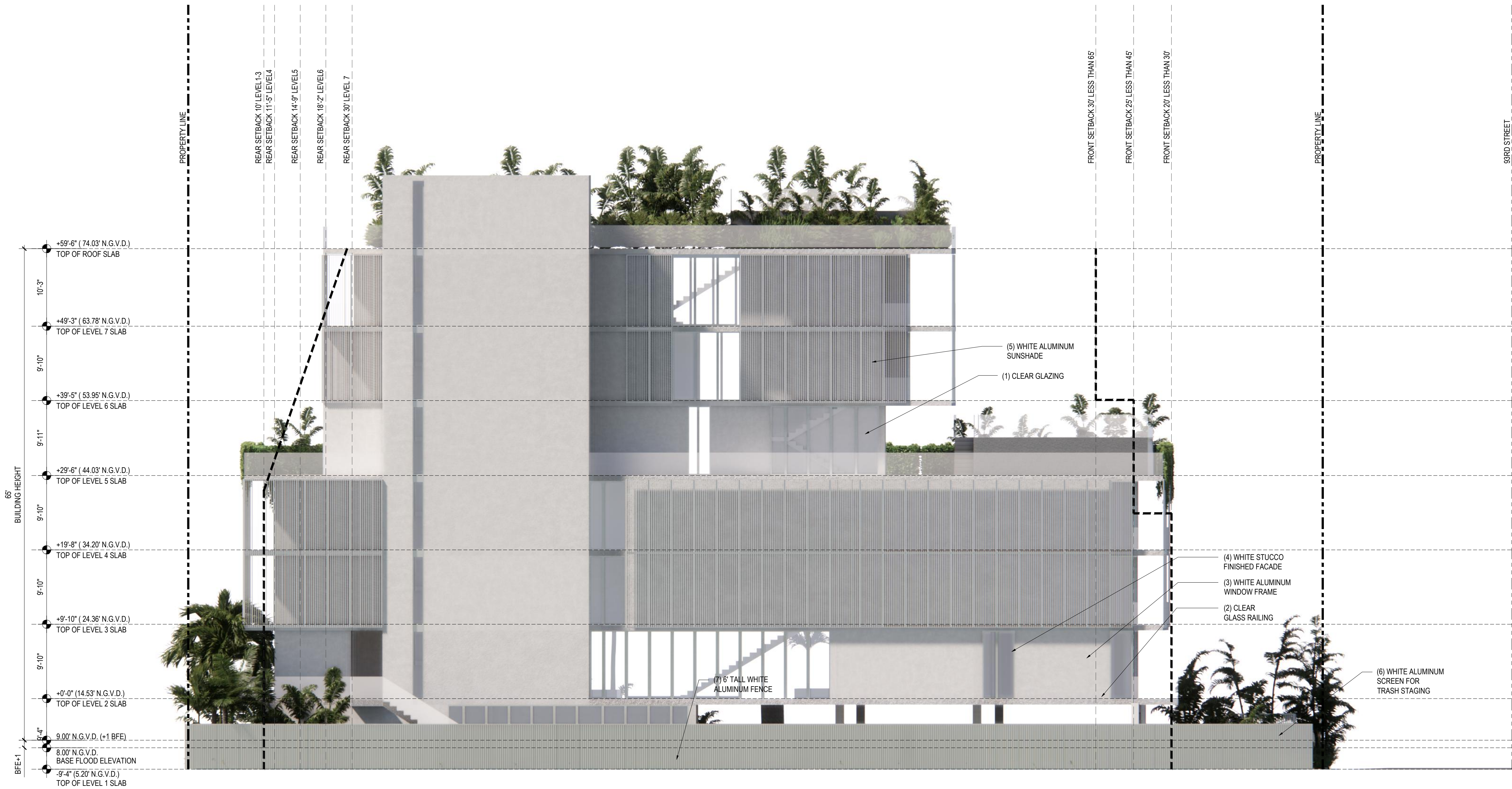
TITLE
COLORED BUILDING ELEVATION
WEST

DRAWING NO.

A-32

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1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1' - 0"



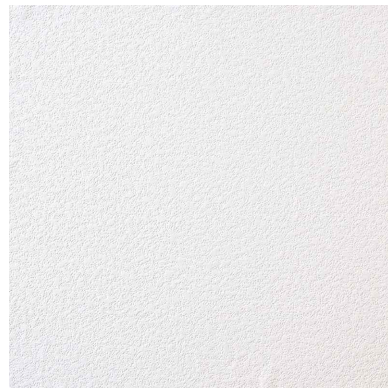
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(2) CLEAR GLASS RAILING



(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
T: 718.852.8162

DESIGNER:
FAB 314 ARCHITECTURE WORKSHOP
HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
T: 972-50-888-2629

DESIGNER:
PLISKIN ARCHITECTURE PLLC
233 BROADWAY, SUITE 2030
NEW YORK, NY 10279
T: 212-999-9885

ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
3300 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
T: 305 442 3118

CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

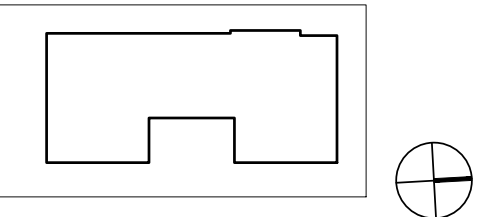
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3822 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

DOB APPROVAL STAMP

DOB APPROVAL SCAN

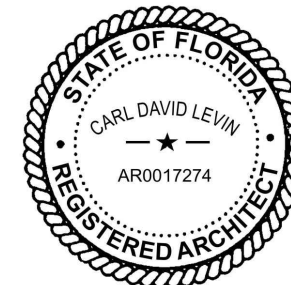
KEY PLAN



PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
02 ISSUE FOR SITE PLAN REVIEW	10.27.2022
03 ISSUE FOR SITE PLAN REVIEW	11.23.2022
04 ISSUE FOR DRB	12.14.2022

NOT FOR CONSTRUCTION

STAMP



DRAWN BY CHECK BY

PROJECT NUMBER
2211

TITLE
BUILDING ELEVATION
EAST

DRAWING NO.

A-33

PAGE No. OF

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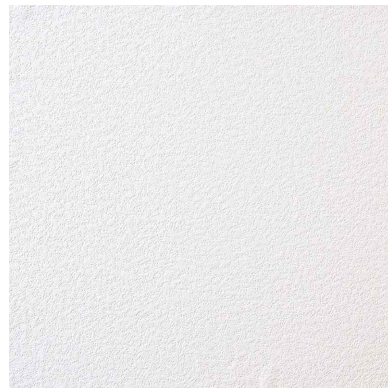
(7) CLEAR GLAZING



(2) CLEAR GLASS RAILING



(3) ALUMINUM WINDOW FRAME COLOR WHITE



(4) EXTERIOR WALL STUCCO COLOR WHITE



(5) ALUMINUM SUNSHADE COLOR WHITE



(6) ALUMINUM SCREEN COLOR WHITE



(7) ALUMINUM FENCE COLOR WHITE

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LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

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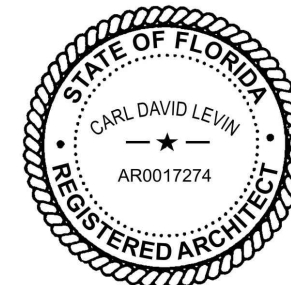
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KEY PLAN

PRINTING	DATE
.01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
.02 ISSUE FOR SITE PLAN REVIEW	10.27.2022
.03 ISSUE FOR SITE PLAN REVIEW	11.23.2022
.04 ISSUE FOR DRB	12.14.2022

NOT FOR CONSTRUCTION

STAMP



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PROJECT NUMBER
2211

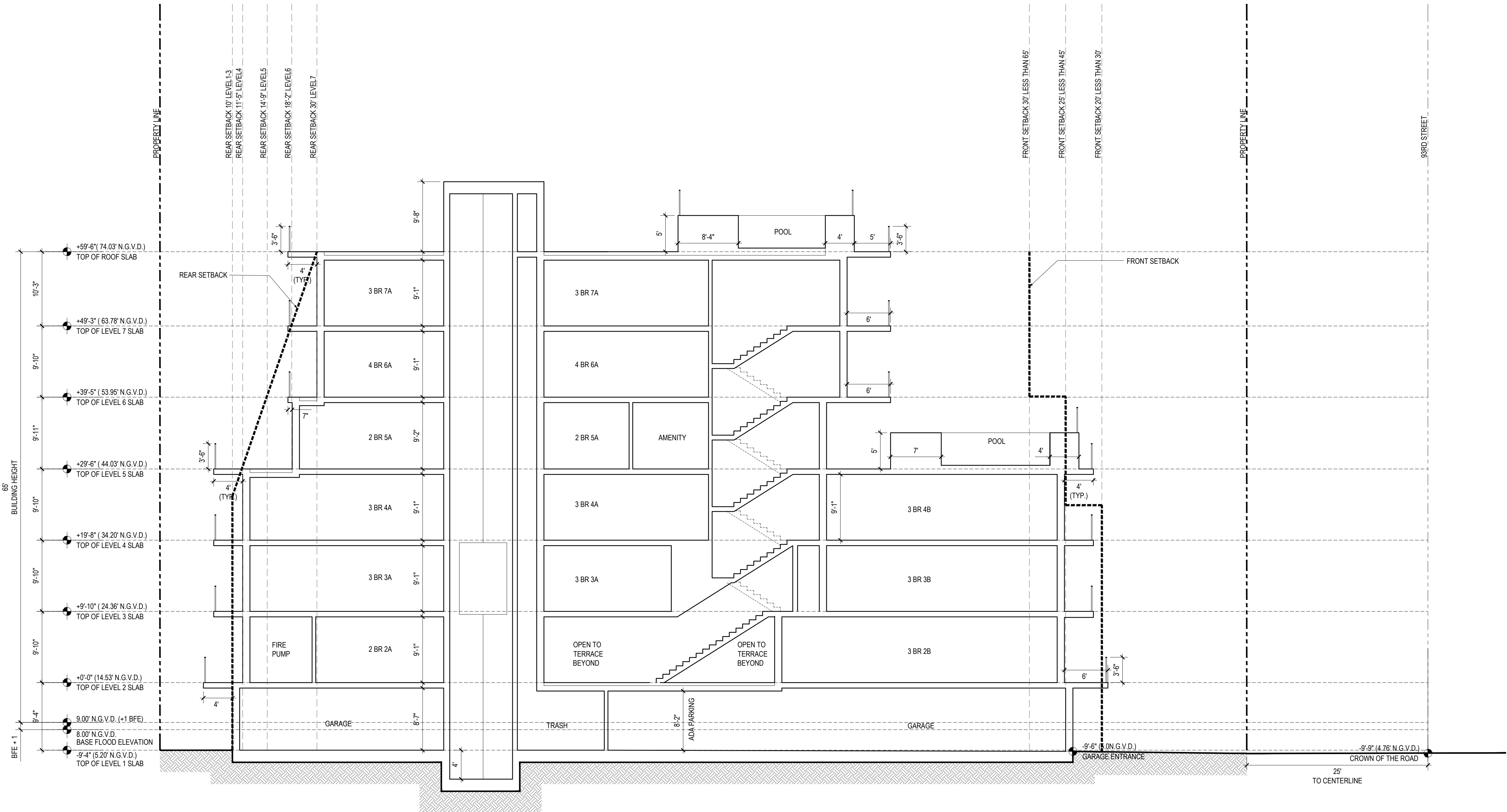
TITLE
BUILDING SECTION

DRAWING NO.

A-41

PAGE No. 1 OF 1

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1 BUILDING SECTION
SCALE: 1/8" = 1' - 0"

INDEX OF SHEETS

- PD-1 COVER SHEET
- PD-2 PAVING GRADING & DRAINAGE PLANS & TYPICAL SECTIONS
- PD-3 DRAINAGE & PAVEMENT DETAILS

DEMOLITION NOTES:

- 1.- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK SHALL BE REMOVED IN THEIR ENTIRETY.
- 2.- ASPHALT PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAW-CUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 3.- IN GREEN AREAS, EXISTING LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS.
- 4.- ALL EXISTING DRAINAGE IMPROVEMENTS WITHIN THE LIMITS OF WORK, IF ANY, SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, AND FRENCH DRAINS.

TRENCH SAFETY ACT

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.

SITE DATA

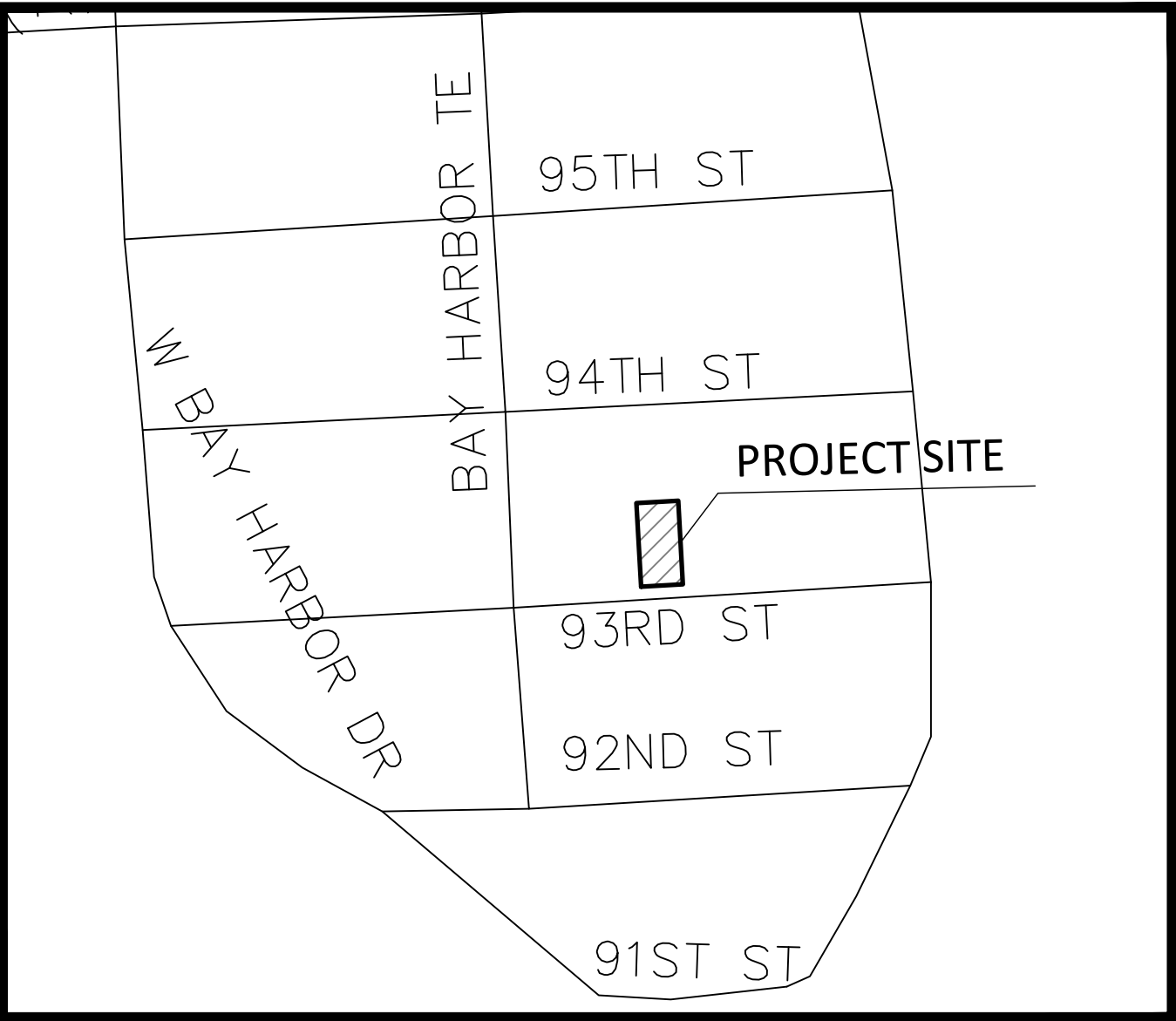
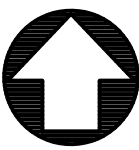
FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD

UNDERGROUND DIGGING NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING. CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES AS REQUIRED BY LAW.

GENERAL NOTES:

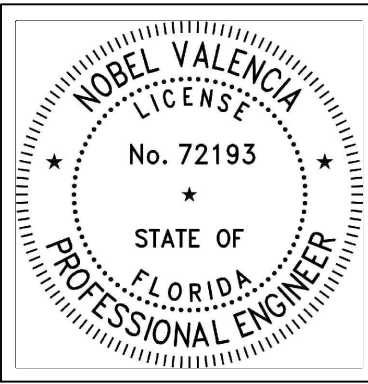
- VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.
- THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.
- ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
- USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.
- GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTNG ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
- ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
- PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES OF TOWN OF BAY HARBOR STANDARDS AND DETAILS, MIAMI-DADE COUNTY STANDARDS AND DETAILS, MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES (DERM) STANDARDS AND DETAILS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



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11/20/2022

ENGINEER'S CERTIFICATION:



I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



Civil Engineers

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Unit D-114,
Miami, FL 33176.
TEL: (305) 200 6701
EMAIL: nobel@ngaengineers.com

SEAL :

Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

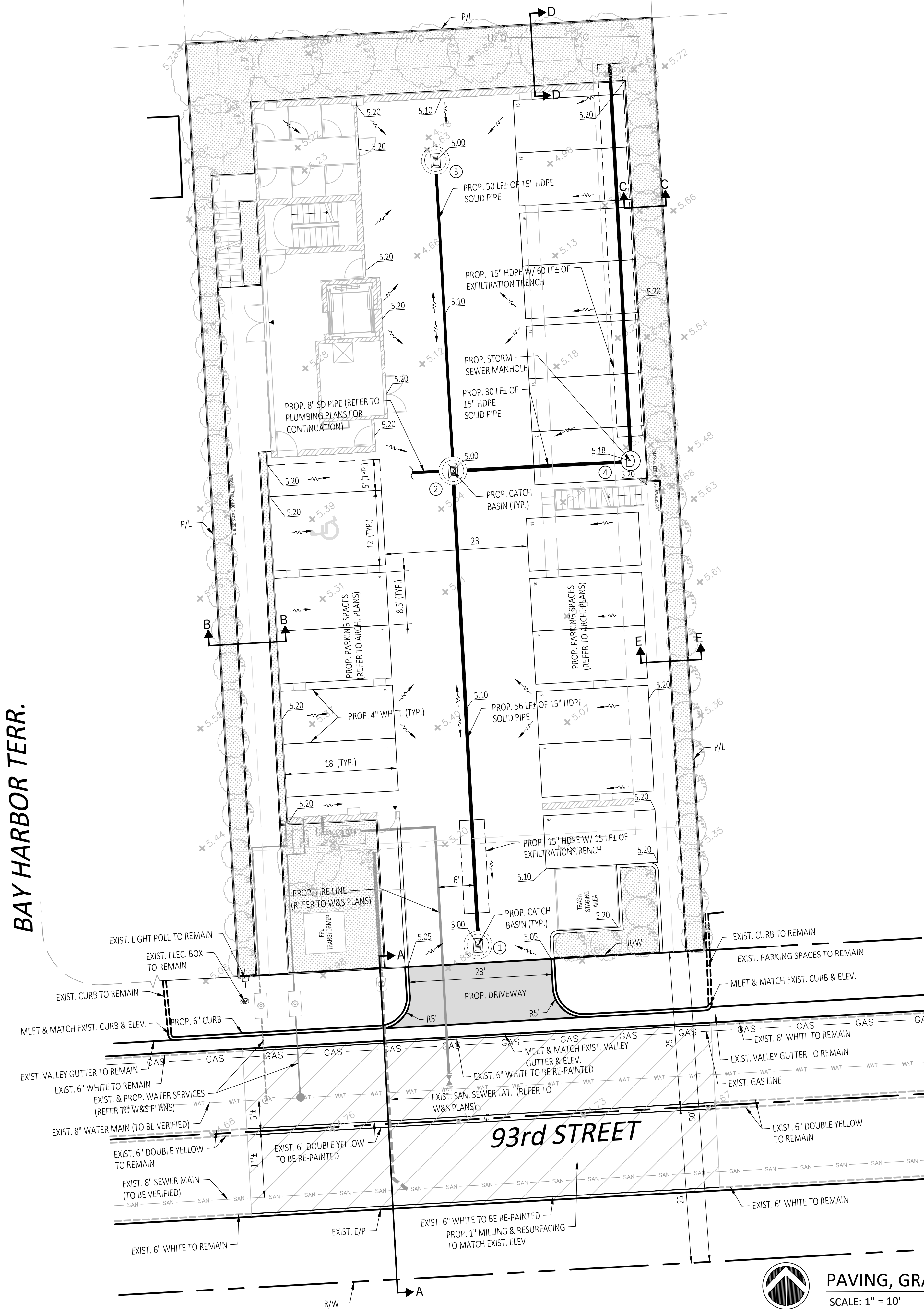
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Cover Sheet

SHEET No.

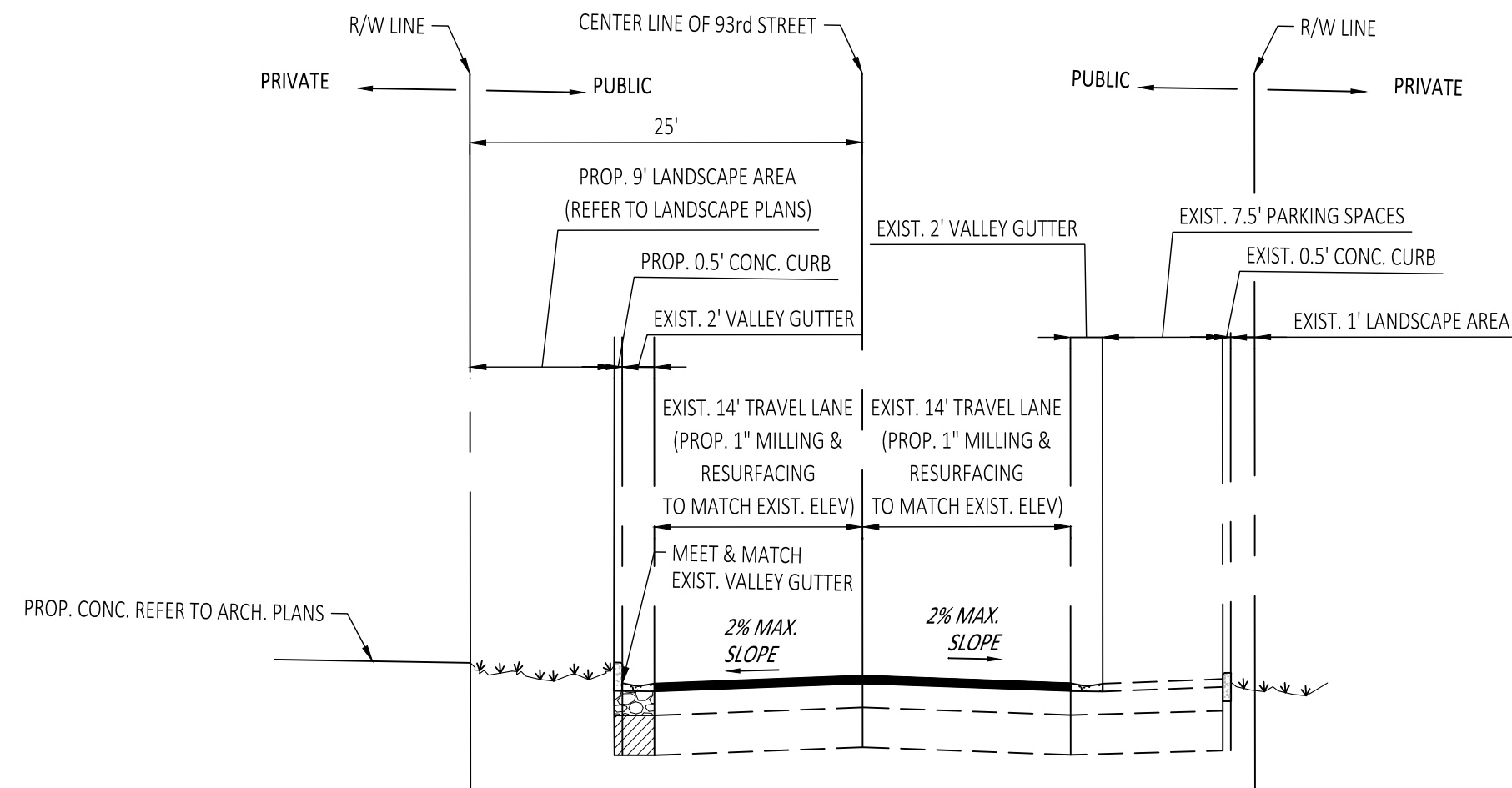
PD-1

BAY HARBOR TERR.



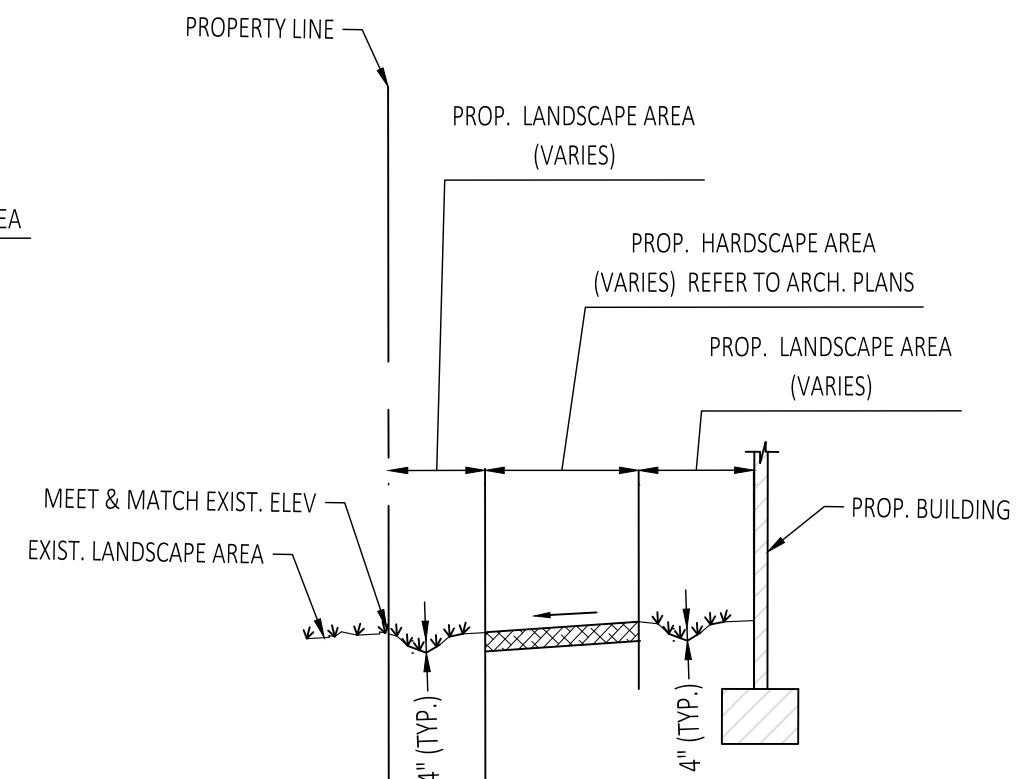
PAVING, GRADING, DRAINAGE PLAN & DETAILS

SCALE: 1" = 10'



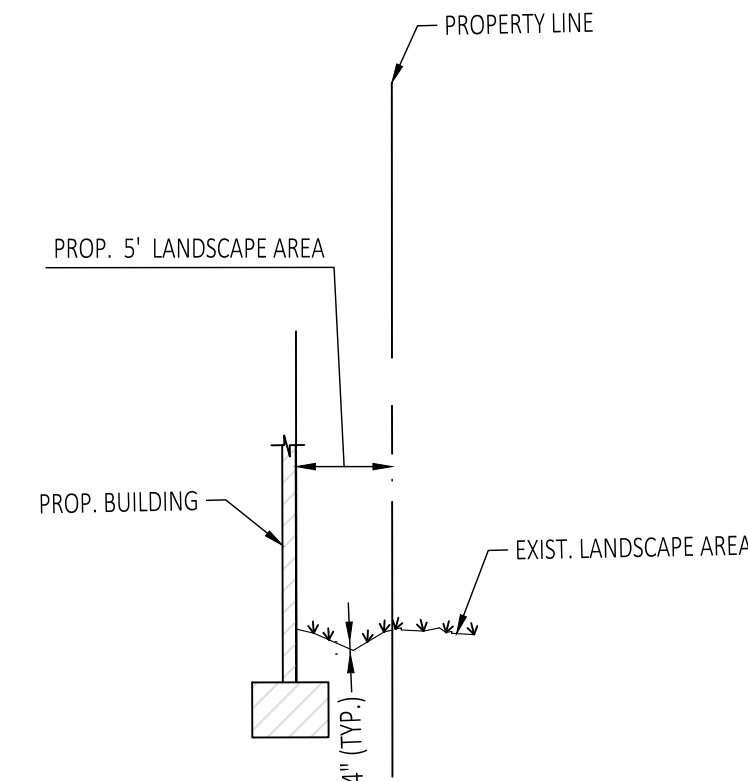
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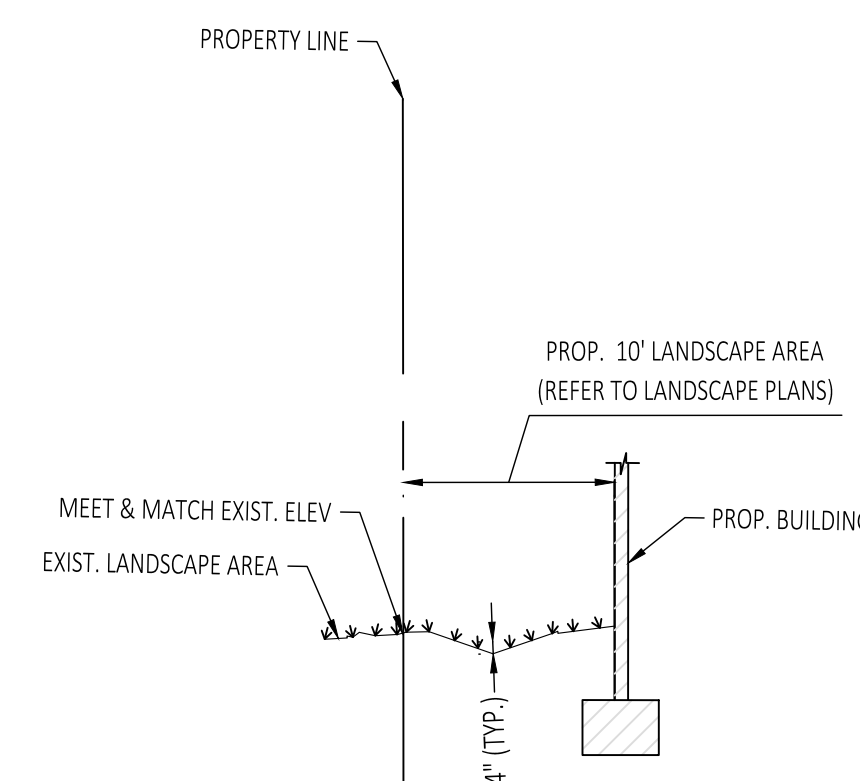
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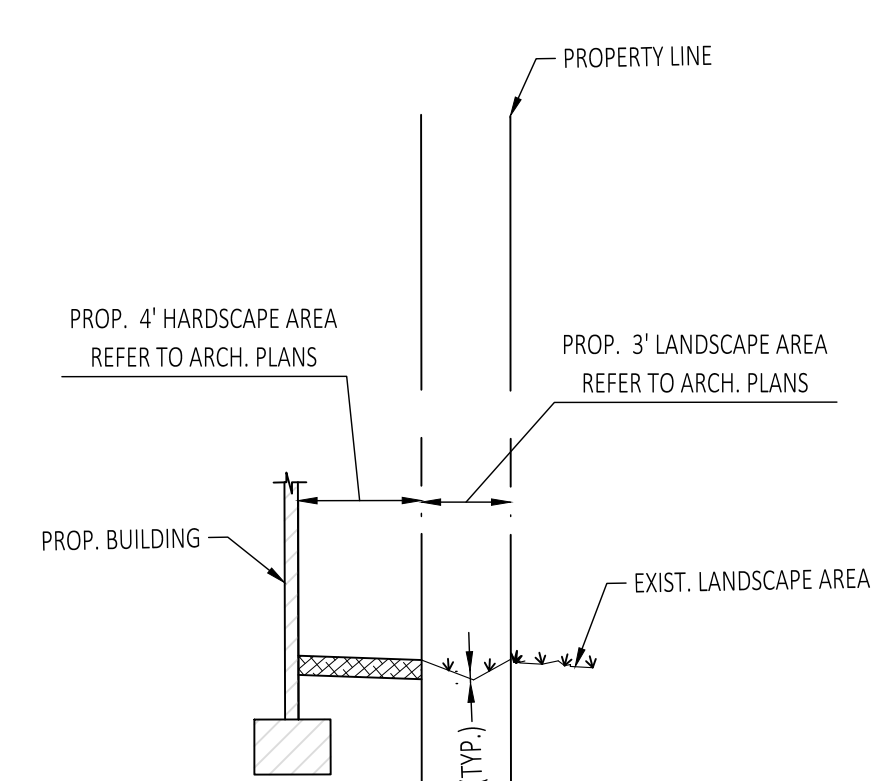
TYPICAL SECTION C-C

NOT TO SCALE



TYPICAL SECTION D-D

NOT TO SCALE



TYPICAL SECTION E-E

NOT TO SCALE

TYPICAL SECTIONS

NOT TO SCALE

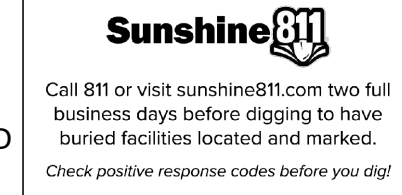
DRAINAGE STRUCTURE SCHEDULE

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			N	W	S	E		
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CB-2	48"	5.00	1.00	1.00	1.00*	1.00	(-)2.50	TYPE "P", USF 4700-6223
CB-3	48"	5.00	—	—	1.00	—	(-)1.00	TYPE "P", USF 4700-6223
MH-4	48"	5.18	1.00*	1.00	—	—	(-)2.50	TYPE "P", USF 310

* BAFFLE REQUIRED

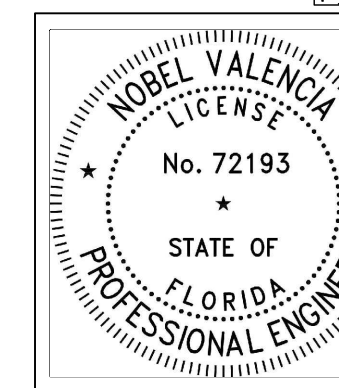
SITE DATA

FLOOD ZONE FIRM MAP PANEL No. = 12086C0144L
ZONE "AE" DATED: 09-11-2009
BASE FLOOD ELEVATION = 8 NGVD
WATER TABLE ELEVATION OCT. H.W. = (+) 2.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 5.00 NGVD



LEGEND

- 9.0 PROPOSED ELEVATION (NGVD)
- +10.00 EXISTING ELEVATION (NGVD)
- DIRECTION OF FLOW
- ① PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- PROPOSED FRENCH DRAIN
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT



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11/20/2022

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Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:
Paving, Grading,
Drainage Plans &
Typical Sections
SHEET No.

PD-2



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Nobel Valencia, PE No. 72193
Civil Engineer

CONSULTANT :

BHI 1055 93rd STREET

1055 93rd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISIONS :

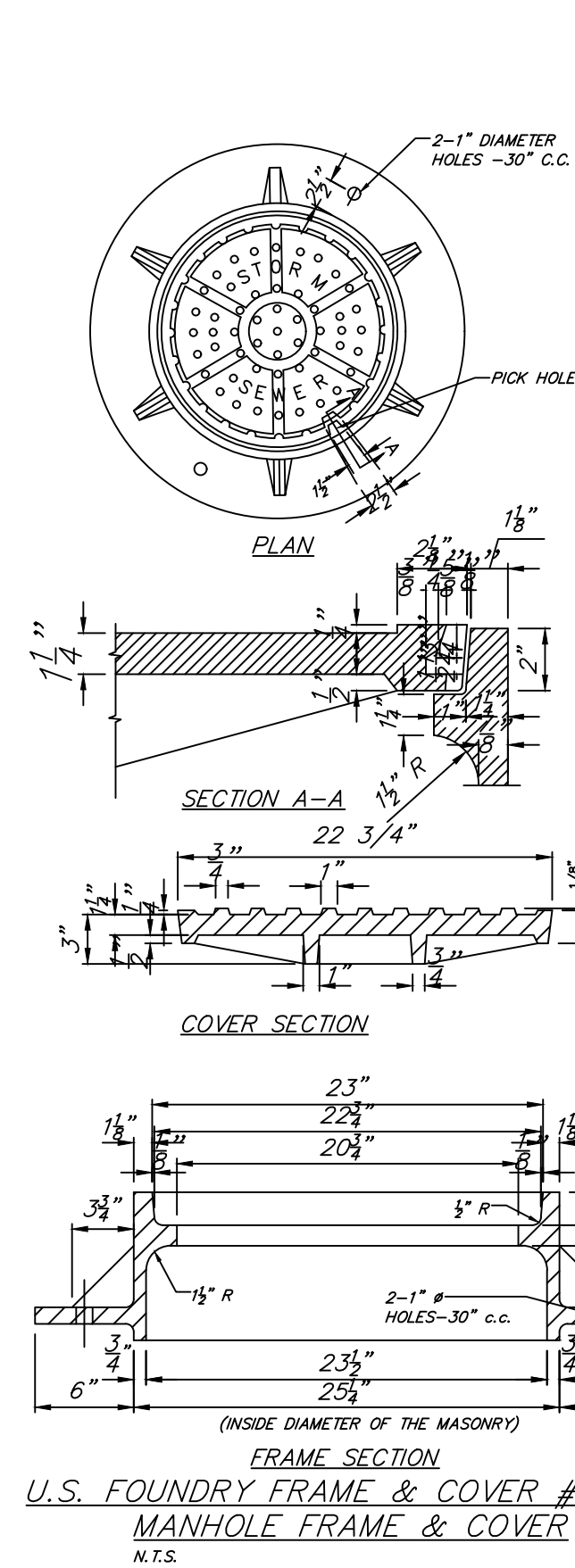
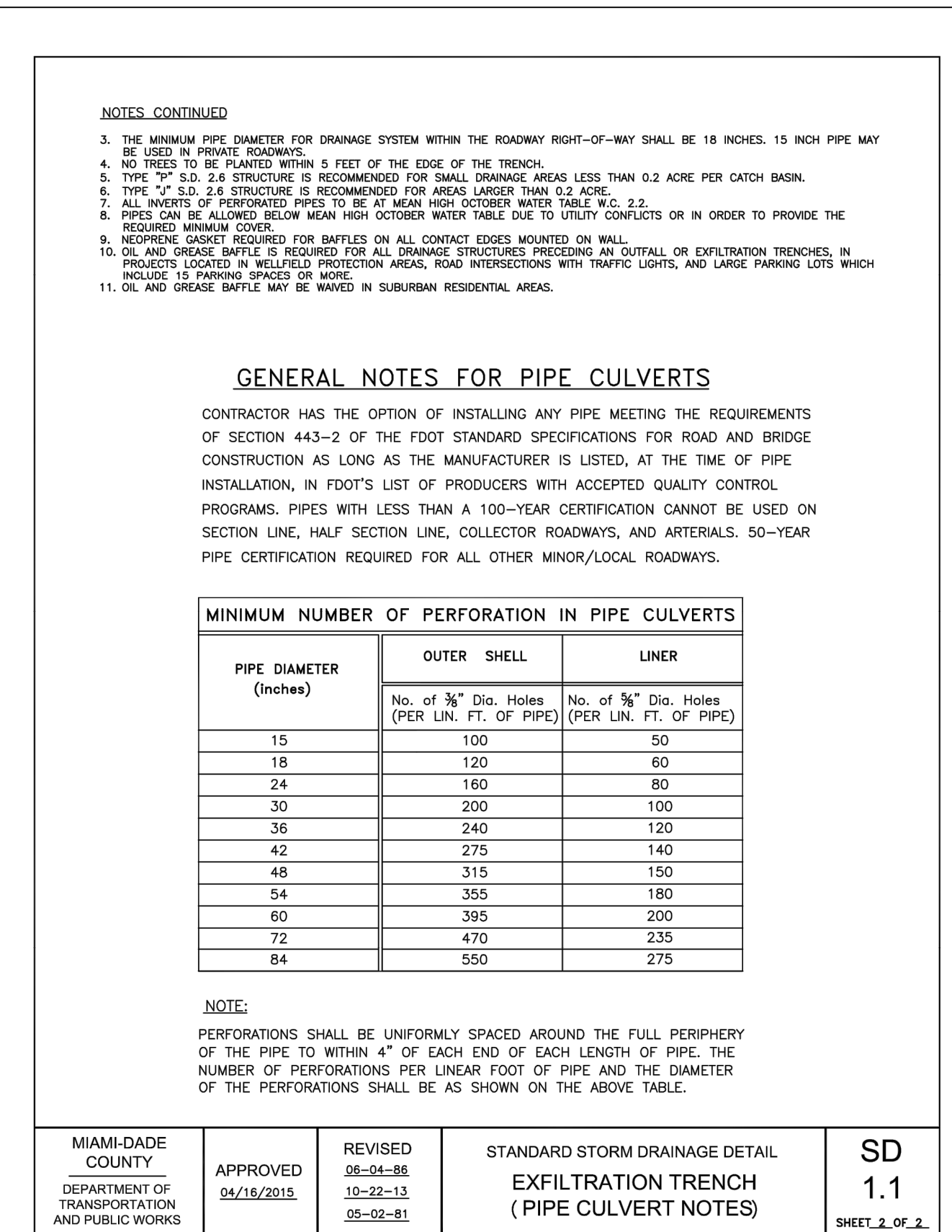
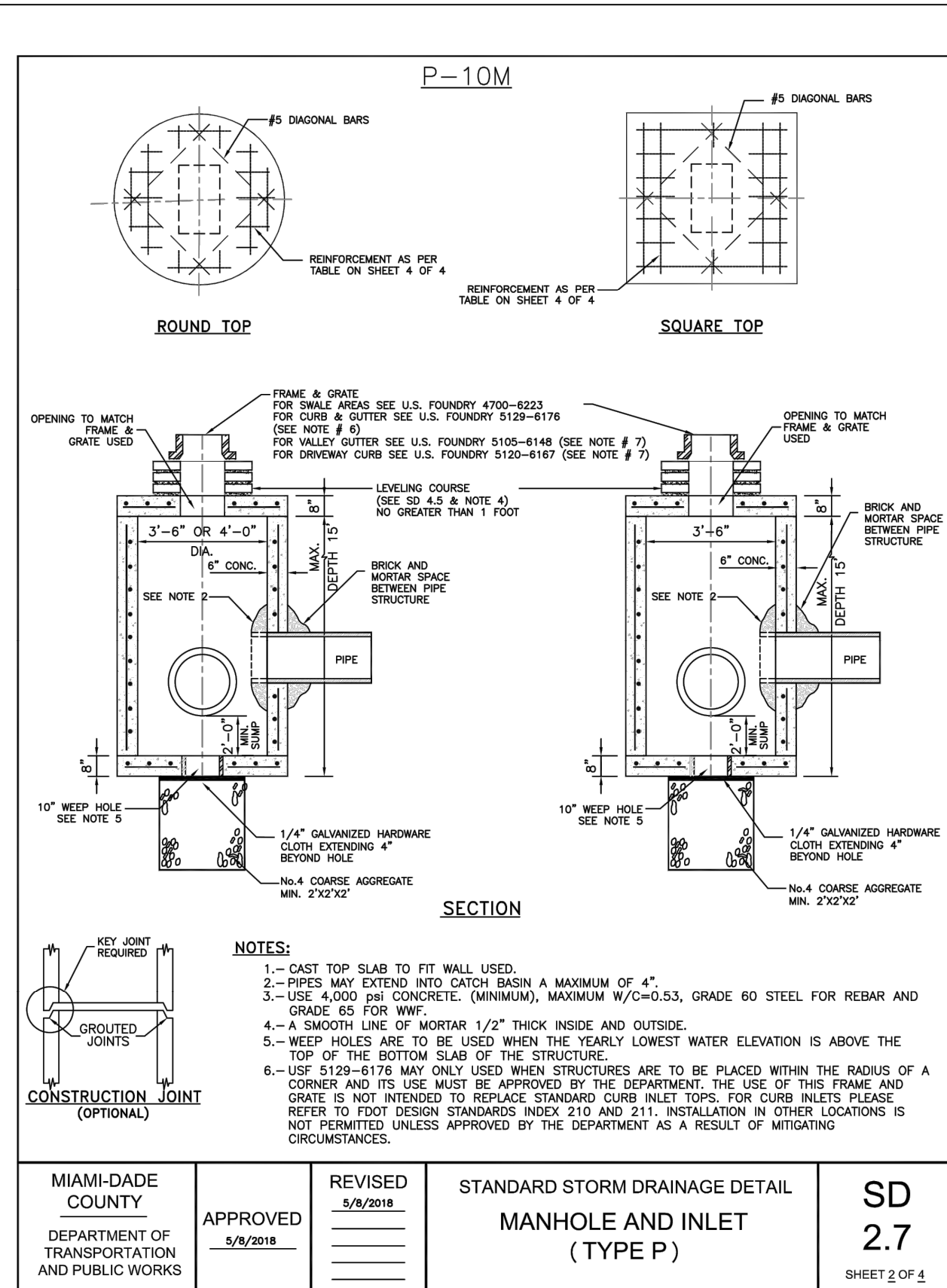
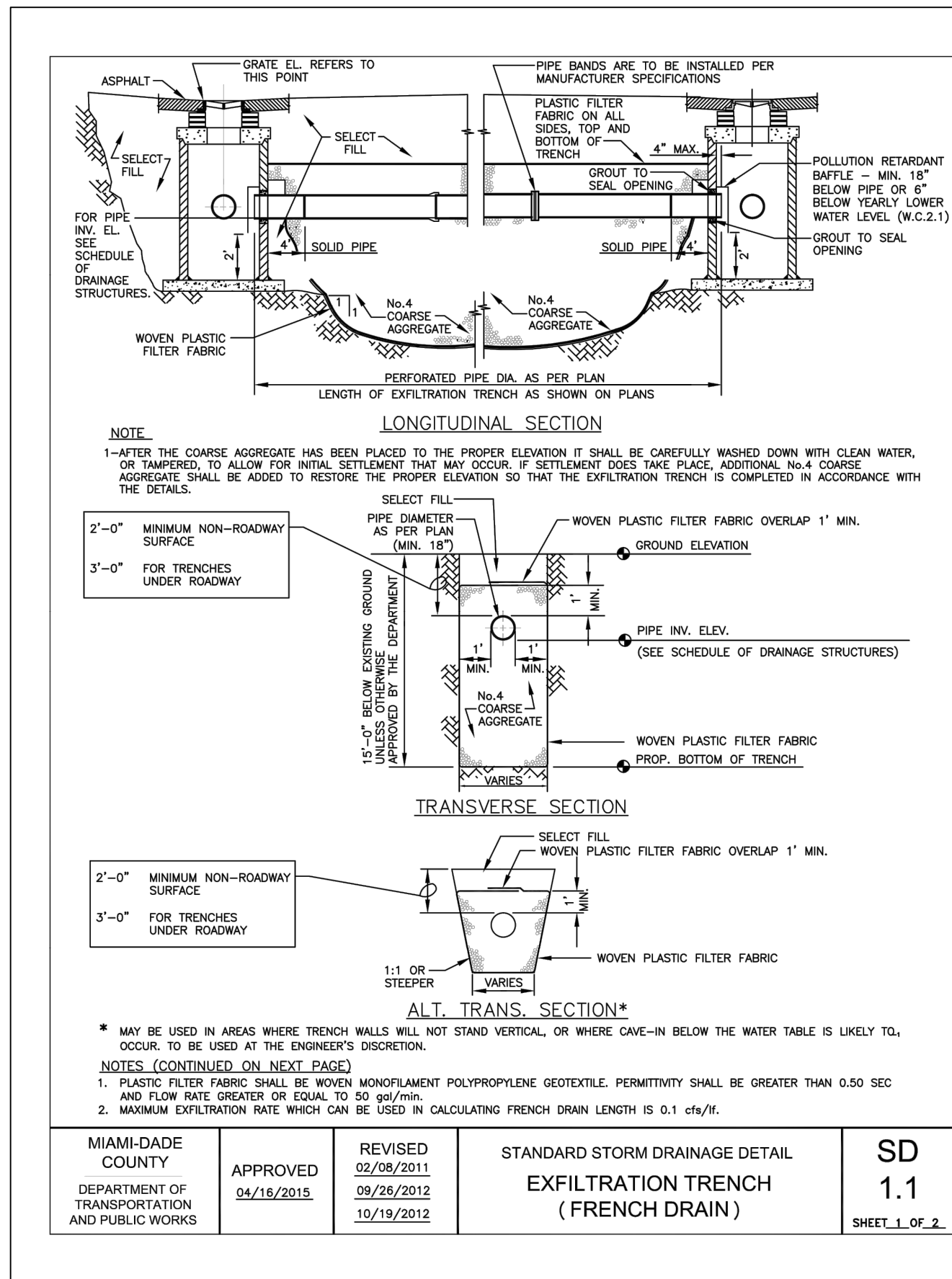
DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:
Drainage &
Pavement Details

SHEET No.

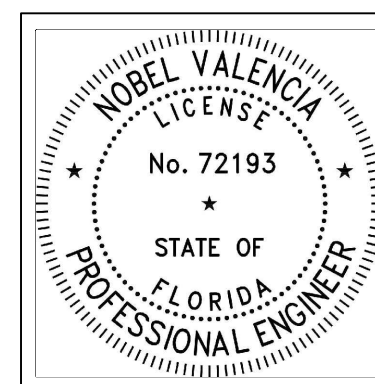
PD-3

3 OF 3



TRAFFIC NOTES & STANDARDS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE PROJECT.
4. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING, UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC., MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
5. ALL PAVEMENT MARKINGS WITH THE EXCEPTION OF PARKING STALLS SHALL BE THERMOPLASTIC.
6. STRIPING AND SIGNING SHALL CONFORM WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARD MANUAL.



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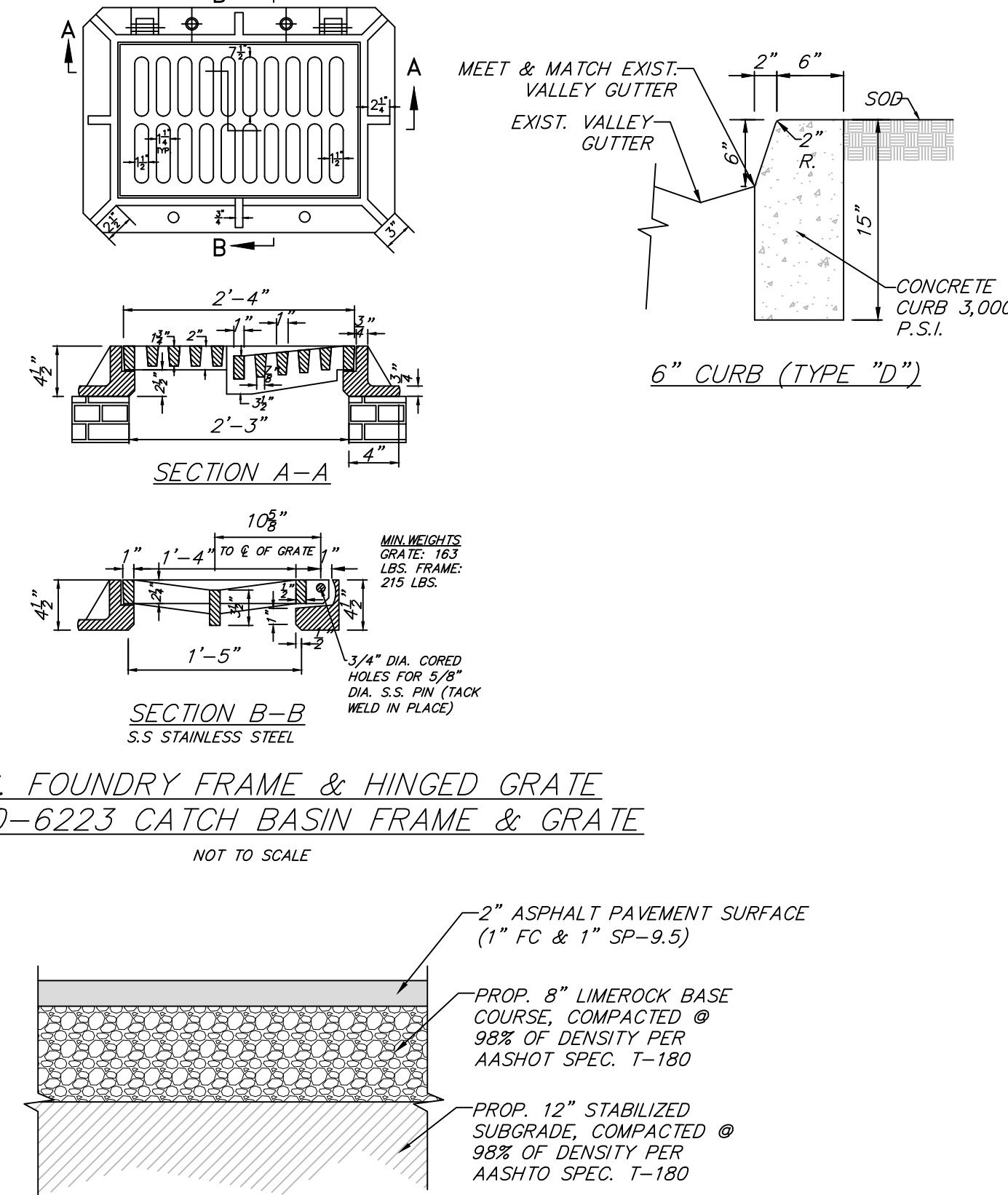
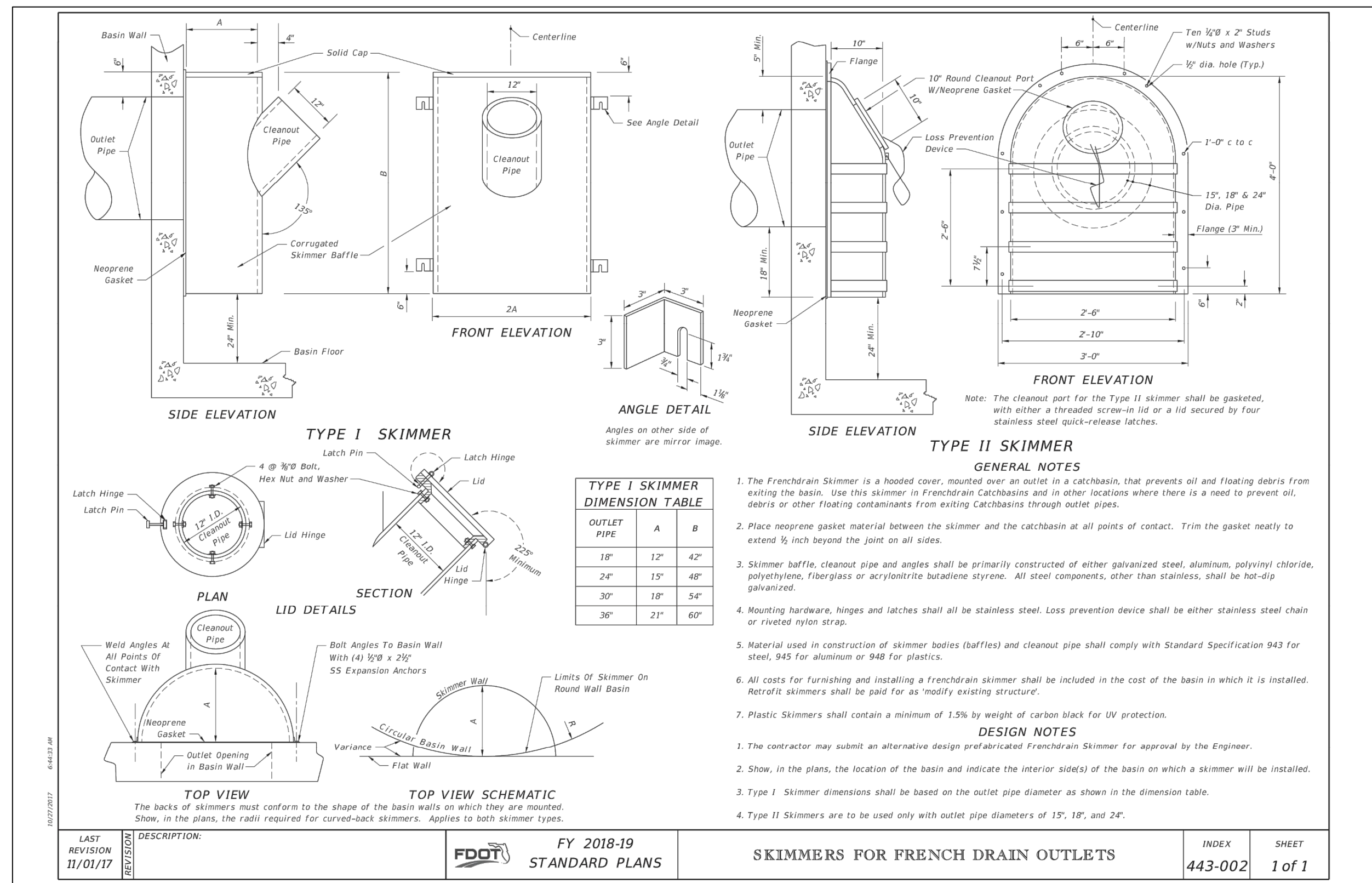
11/20/2022

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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!



TYPICAL ASPHALT PAVEMENT
DETAIL

NOT TO SCALE

INDEX OF SHEETS

- WS-1 COVER SHEET
- WS-2 WATER & SEWER PLANS & DETAILS
- WS-3 WATER & SEWER DETAILS

DEMOLITION NOTES:

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- 2.- ASPHALT PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAW-CUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
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- 4.- ALL EXISTING DRAINAGE IMPROVEMENTS WITHIN THE LIMITS OF WORK, IF ANY, SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, AND FRENCH DRAINS.

RER-DERM WATER-SEWER GENERAL NOTES:

- 1. A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE TOP OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
 - A) THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - B) THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
 - C) THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
- 2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THIS DISTANCE CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS, WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
 - A) THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - B) THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
- 3. AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWERS.
- 4. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
 - A) RESIDENTIAL LAND USES. FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
 - B) NON-RESIDENTIAL LAND USES. TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
 - C) ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- 5. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- 6. FORCEMAIN SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE DUCTILE IRON, C-900 PVC, HDPE OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
- 7. THE MAXIMUM ALLOWABLE EXFILTRATION/LEAKAGE RATE OF FORCE MAIN SANITARY SEWERS SHALL BE:
 - A) DUCTILE IRON, C-900 PVC, HDPE AND PVC PIPE. THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
 - B) REINFORCED CONCRETE PRESSURE PIPE. HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
 - C) ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- 8. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- 9. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS.
- 10. IF ANY AREA OF THE WORK SITE IS FOUND TO CONTAIN BURIED SOLID WASTE AND/OR GROUND OR GROUND WATER CONTAMINATION, THE FOLLOWING SHALL APPLY:
 - A) ALL WORK IN THE AREA SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION MUST BE PROVIDED TO THE APPROPRIATE AGENCIES.
 - B) IMMEDIATELY NOTIFY THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION (EMRD). THE EMRD CAN BE CONTACTED AT (305) 372-6700.
 - C) IF CONTAMINATED SOILS AND/OR BURIED SOLID WASTE MATERIAL IS EXCAVATED DURING CONSTRUCTION, THEN THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. BE ADVISED THAT THE LANDFILL OWNER/OPERATOR IS THE FINAL AUTHORITY ON DISPOSAL AND MAY HAVE REQUIREMENTS BEYOND THOSE PROVIDED BY HEREIN. IF DISPOSAL WITHIN A MIAMI-DADE COUNTY OWNED LANDFILL (CLASS 1 LANDFILL) IS APPROPRIATE AND SELECTED, PLEASE CONTACT THE MIAMI-DADE COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT AT (305) 594-6666 FOR INFORMATION.
 - D) THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOIL MANAGEMENT PLAN FROM THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION. THE EMRD CAN BE CONTACTED AT (305) 372-6700.
- 11. PUMPS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS FOR CLASS I, GROUP D, DIVISION 1 LOCATIONS (EXPLOSION PROOF).
- 12. THE CONTRACTOR IS ADVISED THAT A TREE REMOVAL/RELOCATION PERMIT MAY BE REQUIRED PRIOR TO THE REMOVAL AND/OR RELOCATION OF TREE RESOURCES. PRIOR TO REMOVING OR RELOCATING ANY TREES, THE CONTRACTOR SHALL NOTIFY THE TREE AND FOREST RESOURCES SECTION OF DERM AT (305) 372-6574 OR VIA E-MAIL AT: TFRS@MIAMIDADE.GOV , OR CONTACT THE MUNICIPALITY WITH TREE ORDINANCE JURISDICTION TO OBTAIN ANY REQUIRED PERMITS. THOSE TREES NOT INTERFERING WITH THE CONSTRUCTION SHALL BE PROTECTED IN PLACE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24-49.5 OF THE MIAMI-DADE CODE.
- 13. PLEASE NOTE THAT THE DEMOLITION, REMOVAL, AND/OR DISTURBANCE OF EXISTING UNDERGROUND UTILITIES THAT CONTAIN ASBESTOS- CEMENT PIPES (ACP) ARE SUBJECT TO THE PROVISIONS OF 40 CFR-61 SUBPART M. THEREFORE, PURSUANT TO THE PROVISIONS OF 40 CFR-61-145, A NOTICE OF DEMOLITION OR ASBESTOS RENOVATION FORM MUST BE FILED WITH THE AIR QUALITY MANAGEMENT DIVISION (AQMD) OF DERM, AT LEAST TEN (10) WORKING DAYS PRIOR TO STARTING OF ANY WORK. NOTE THAT THE BACKFILLING AND BURIAL OF CRUSHED ACP WOULD CAUSE THESE LOCATIONS TO BE CONSIDERED ACTIVE DISPOSAL SITES AND SUBJECT TO 40 CFR-61.154, AND 40 CFR-61.151 A YEAR AFTER PROJECT COMPLETION. EXISTING STANDARD OPERATING PROCEDURES, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY CRITERIA, MUST BE FOLLOWED AND IMPLEMENTED TO MINIMIZE ANY POTENTIAL RELEASE OF FUGITIVE EMISSIONS, ESPECIALLY DURING PROJECT CONSTRUCTION ACTIVITIES. THE AQMD CAN BE CONTACTED VIA EMAIL AT ASBESTOS@MIAMIDADE.GOV OR (305) 372-6925.

REV 04/30/2018

GENERAL NOTES:

- 1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.
- 2. THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.
- 3. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.
- 4. USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.
- 6. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.
- 7. GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL ADJACENT IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
- 9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.
- 10. ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.
- 11. THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- 12. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.
- 13. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.
- 14. PROVIDE 6 FOOT VINYL VISUAL BARRIER ON ALL FENCING AT CONSTRUCTION LIMITS.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- 16. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- 17. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES OF TOWN OF BAY HARBOR ISLANDS STANDARDS AND DETAILS, MIAMI-DADE COUNTY STANDARDS AND DETAILS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS.
- 18. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARD DETAILS DETAIL R-21.1.

THE FOLLOWING ARE REQUIREMENTS PER DEPARTMENT OF HEALTH:

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OR WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

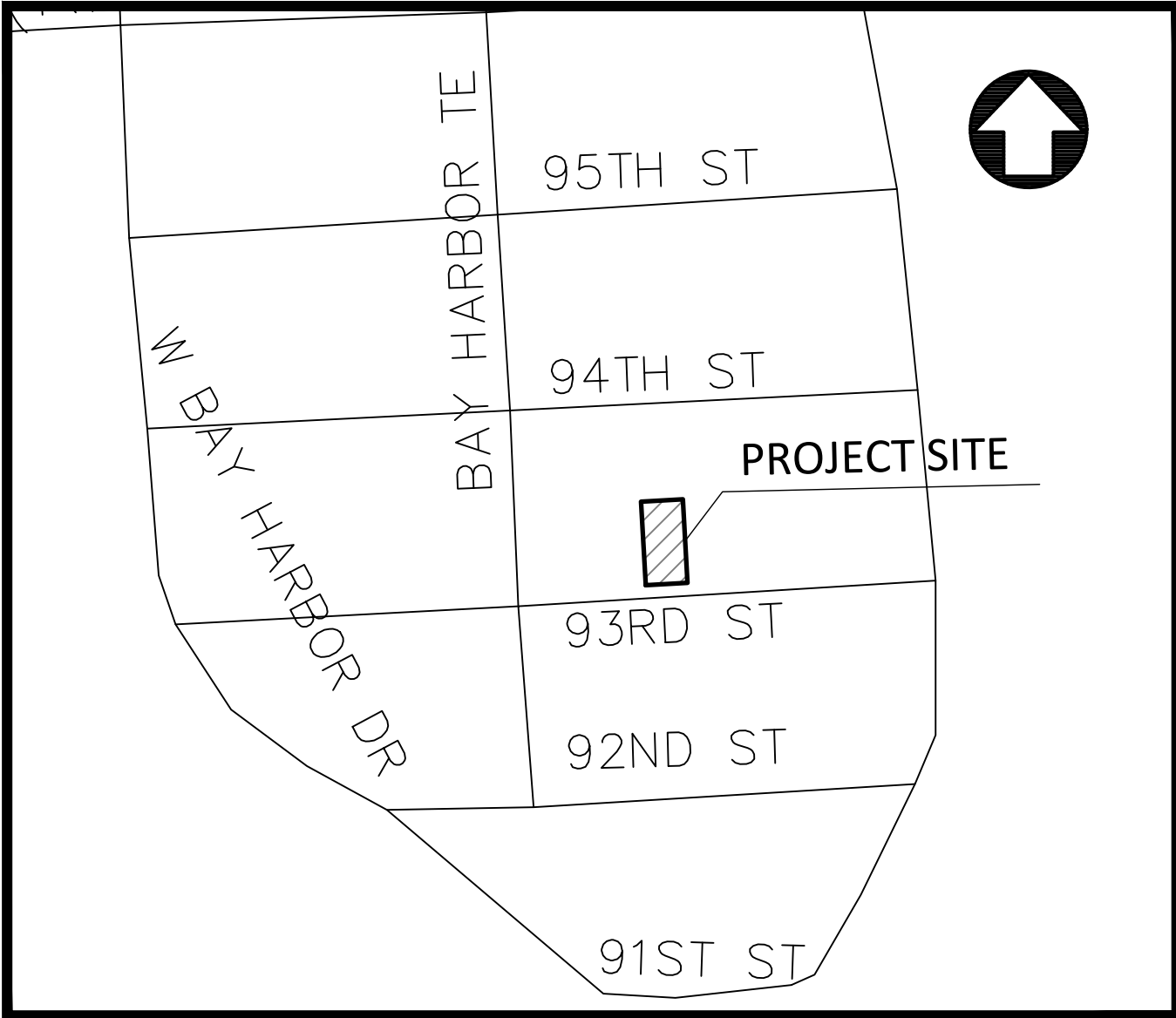
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.



LOCATION MAP
SCALE 1" = 300'

LEGAL DESCRIPTION:

LOT 13, BLOCK 14, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TRENCH SAFETY ACT:

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT", AND ALL REQUIREMENTS OF O.S.H.A.

UNDERGROUND DIGGING NOTE:

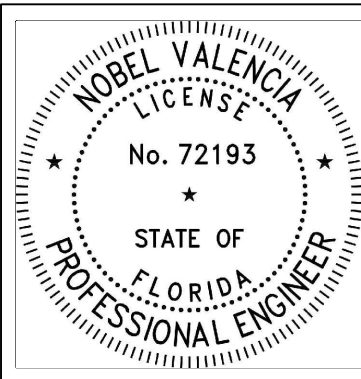
CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING. CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES AS REQUIRED BY LAW.

NOTE:

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED:

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT.

2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES



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11/20/2022

ENGINEER'S CERTIFICATION:



I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.



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REVISIONS :

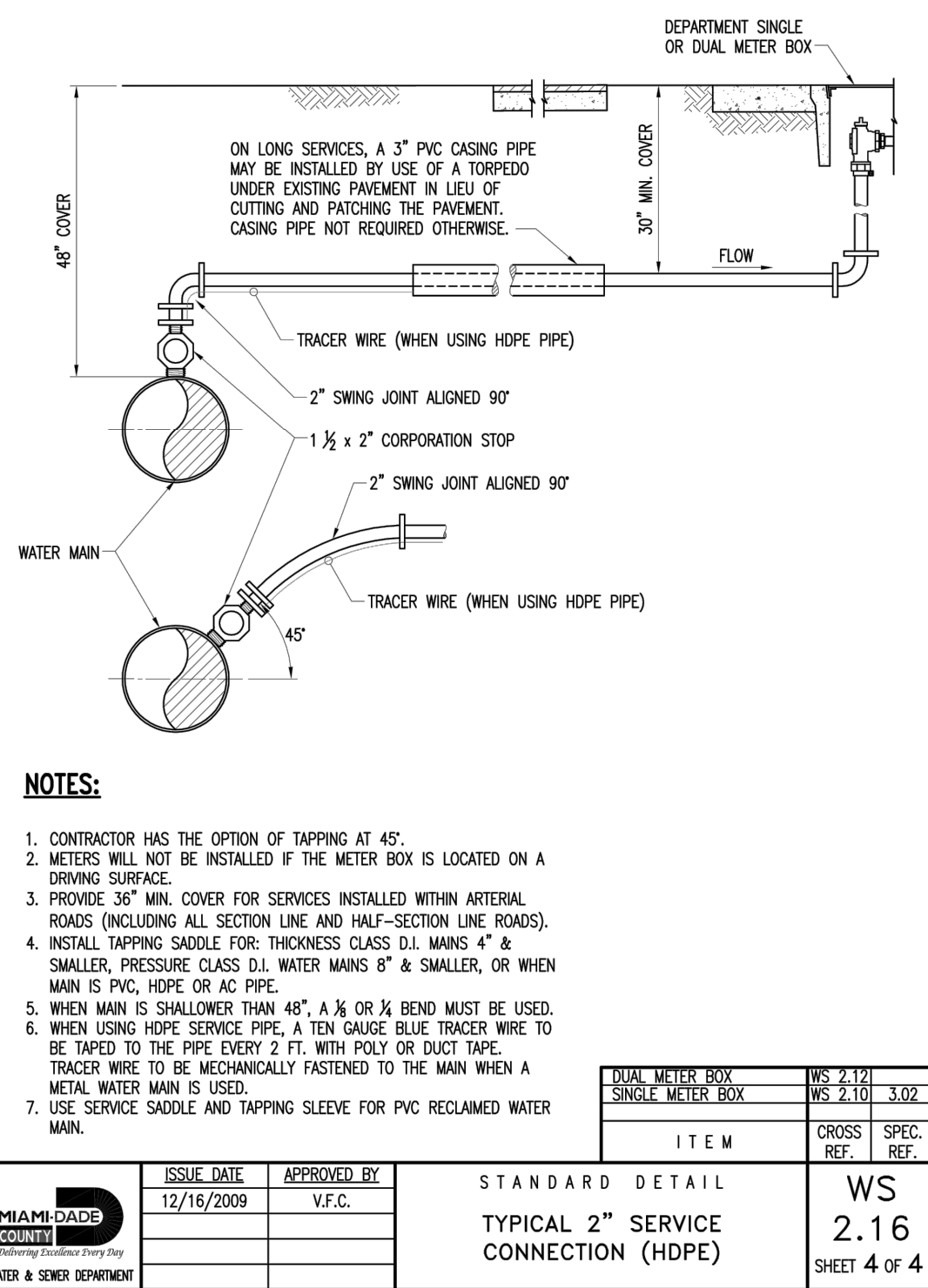
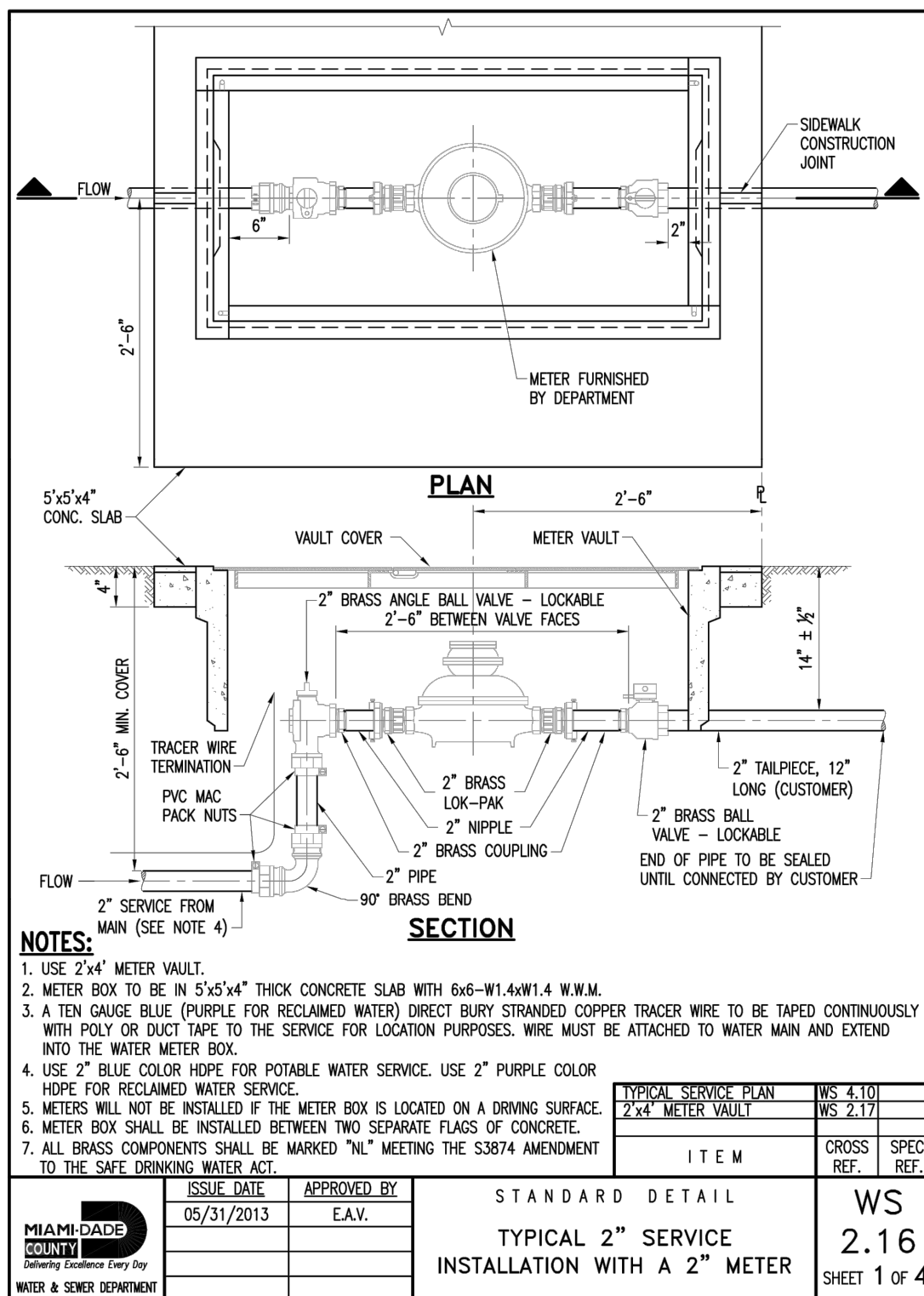
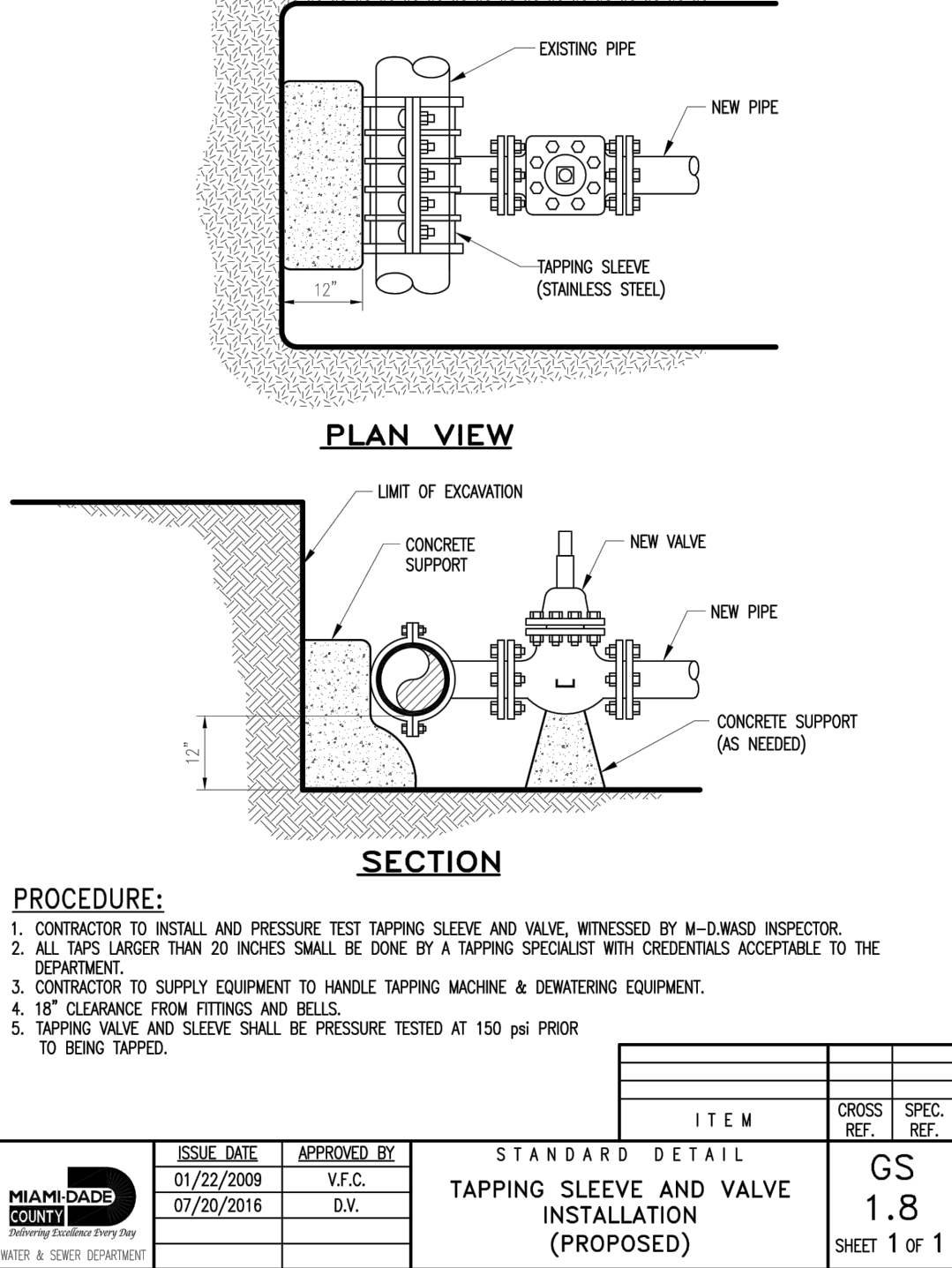
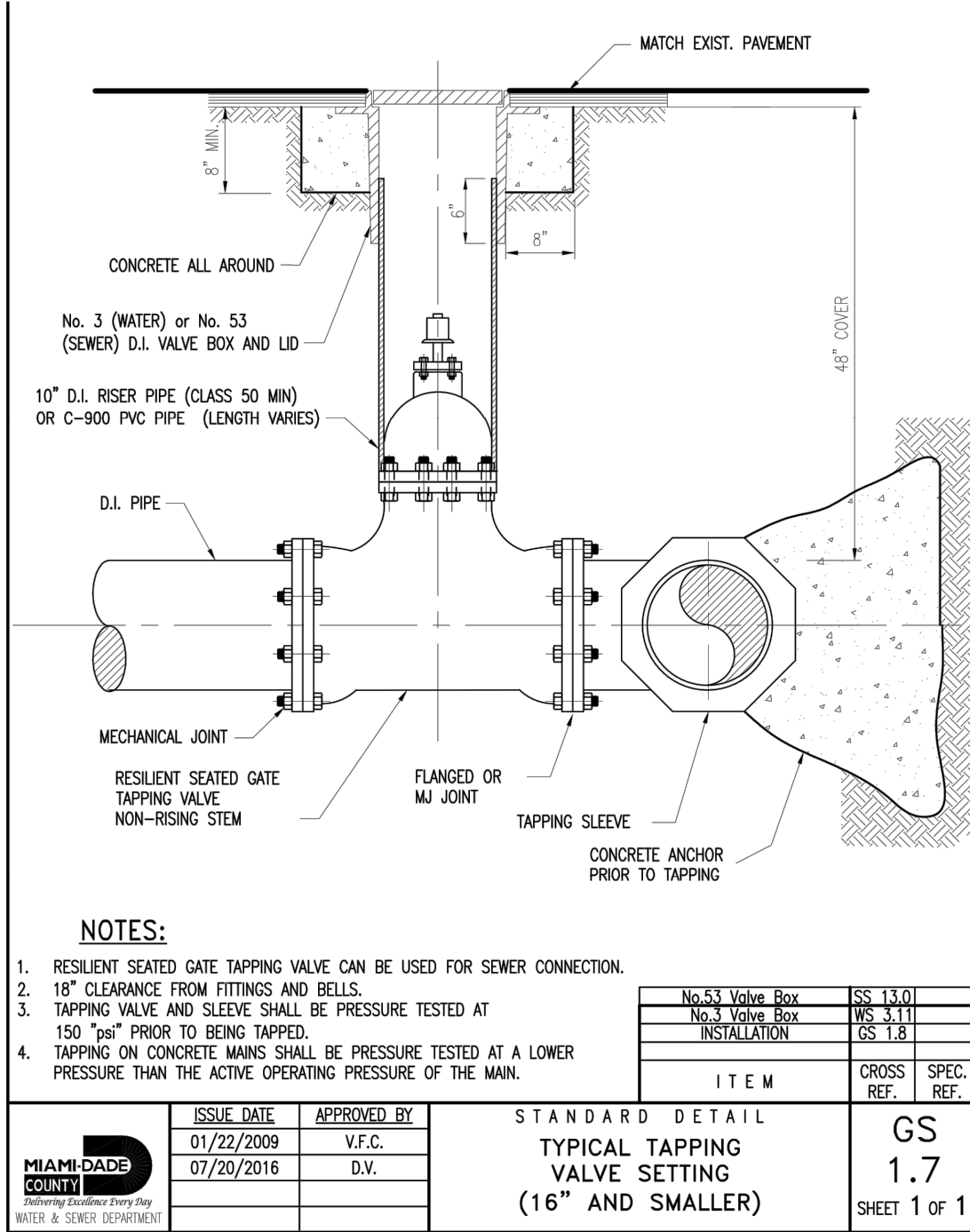
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CHECKED BY: N.V.
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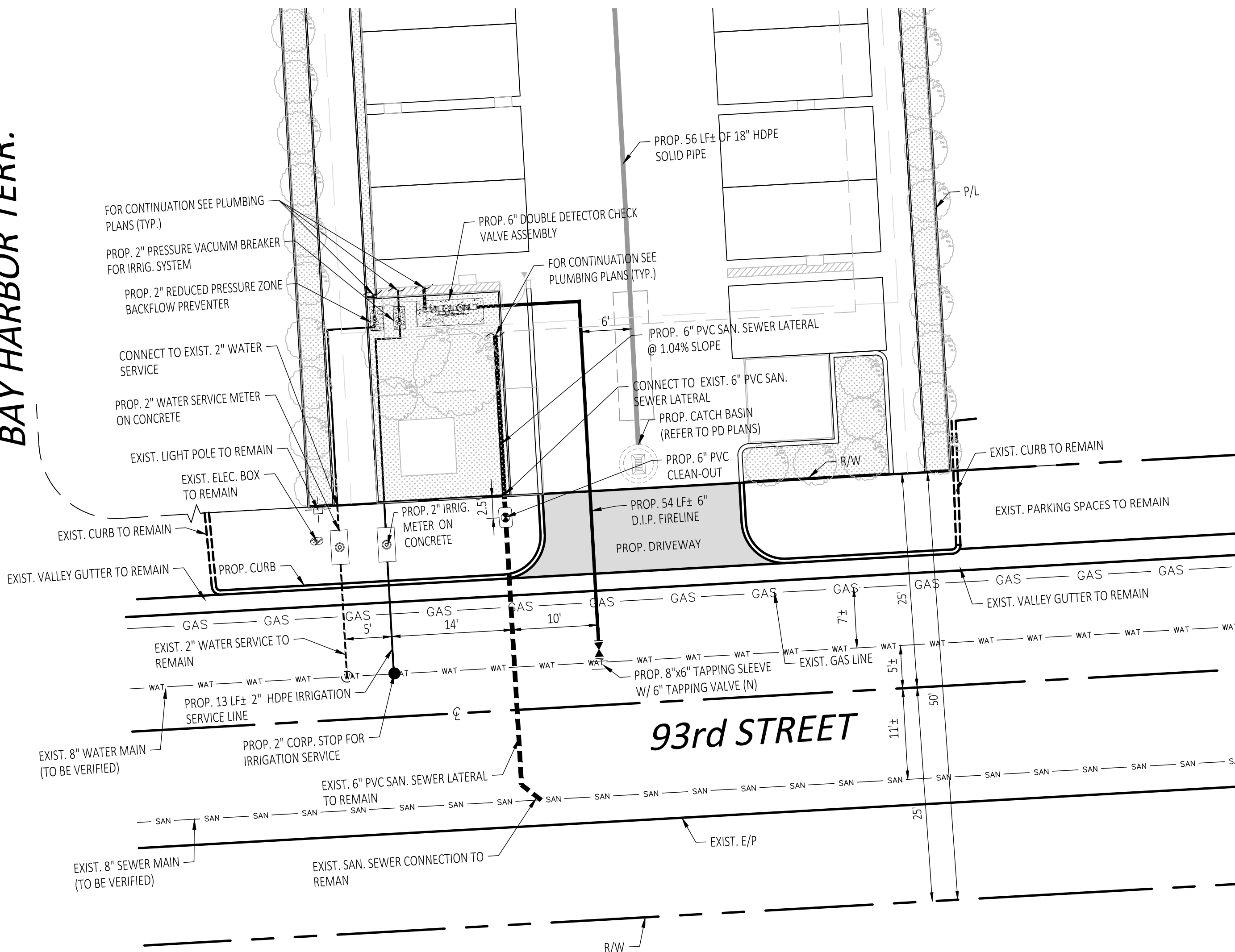
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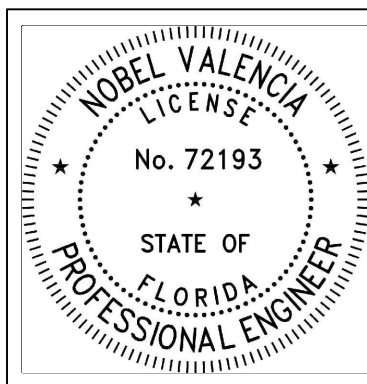


BAY HARBOR TERR.



WATER & SEWER PLAN
SCALE: 1" = 10'

WATER & SEWER DETAILS
NOT TO SCALE



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Sunshine

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Check positive response codes before you dig!



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Civil Engineer

CONSULTANT :

REVISIONS :

DATE: 11/20/2022
PROJECT No. 2022.104
DRAWN BY: A.B.
CHECKED BY: N.V.
SCALE: AS SHOWN

SHEET NAME:

Water & Sewer Plan & Details

SHEET No.

WS-2



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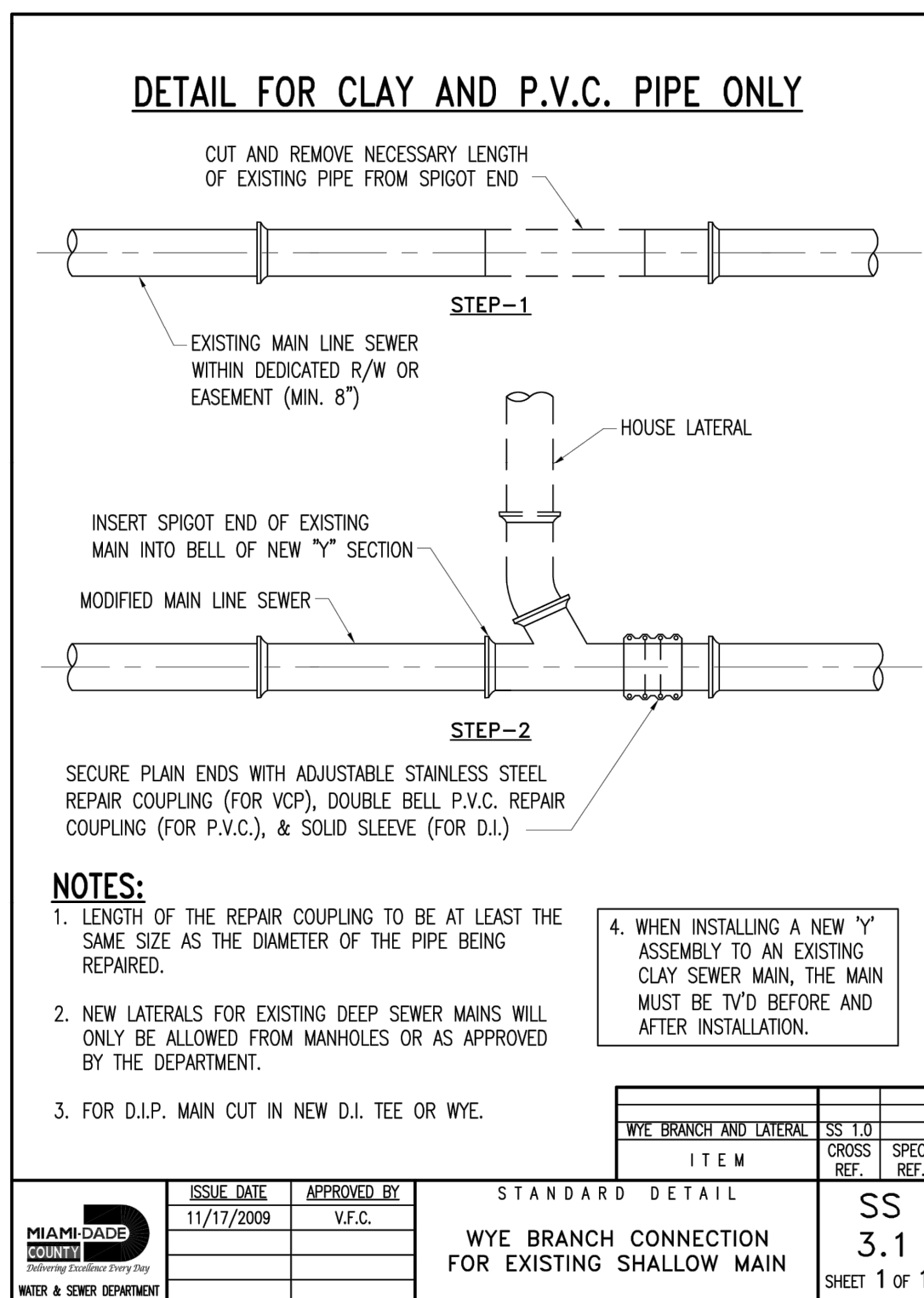
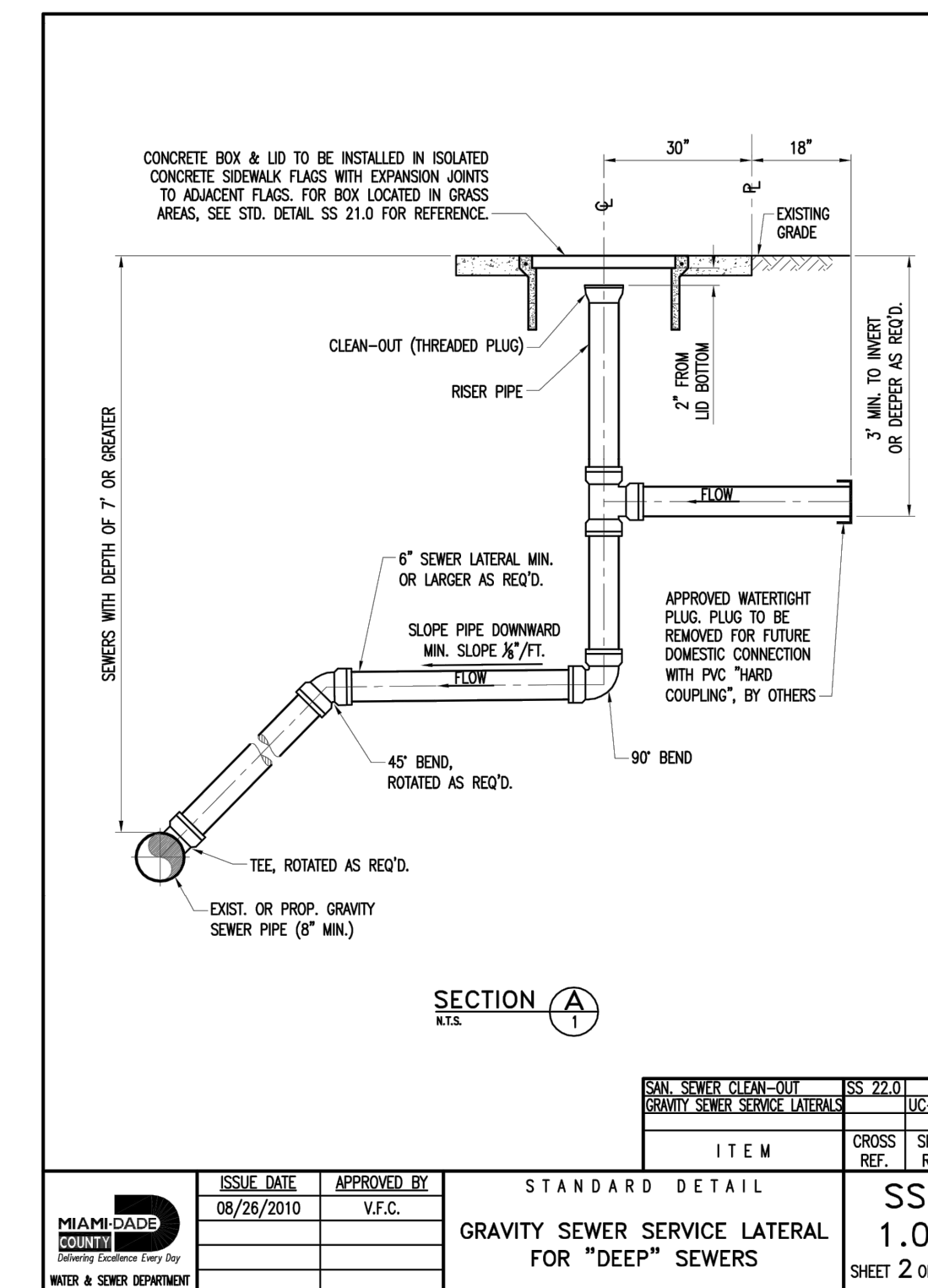
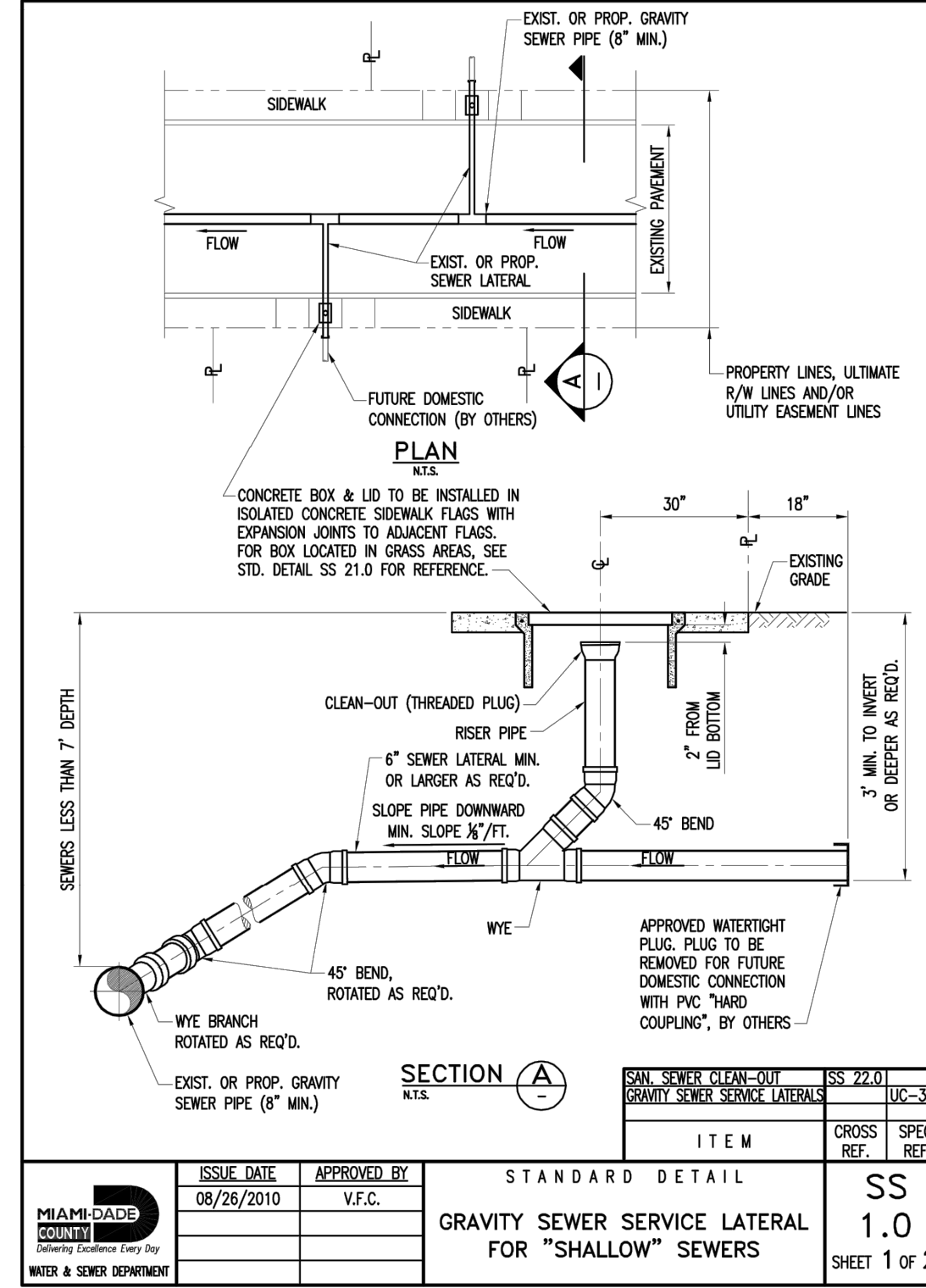
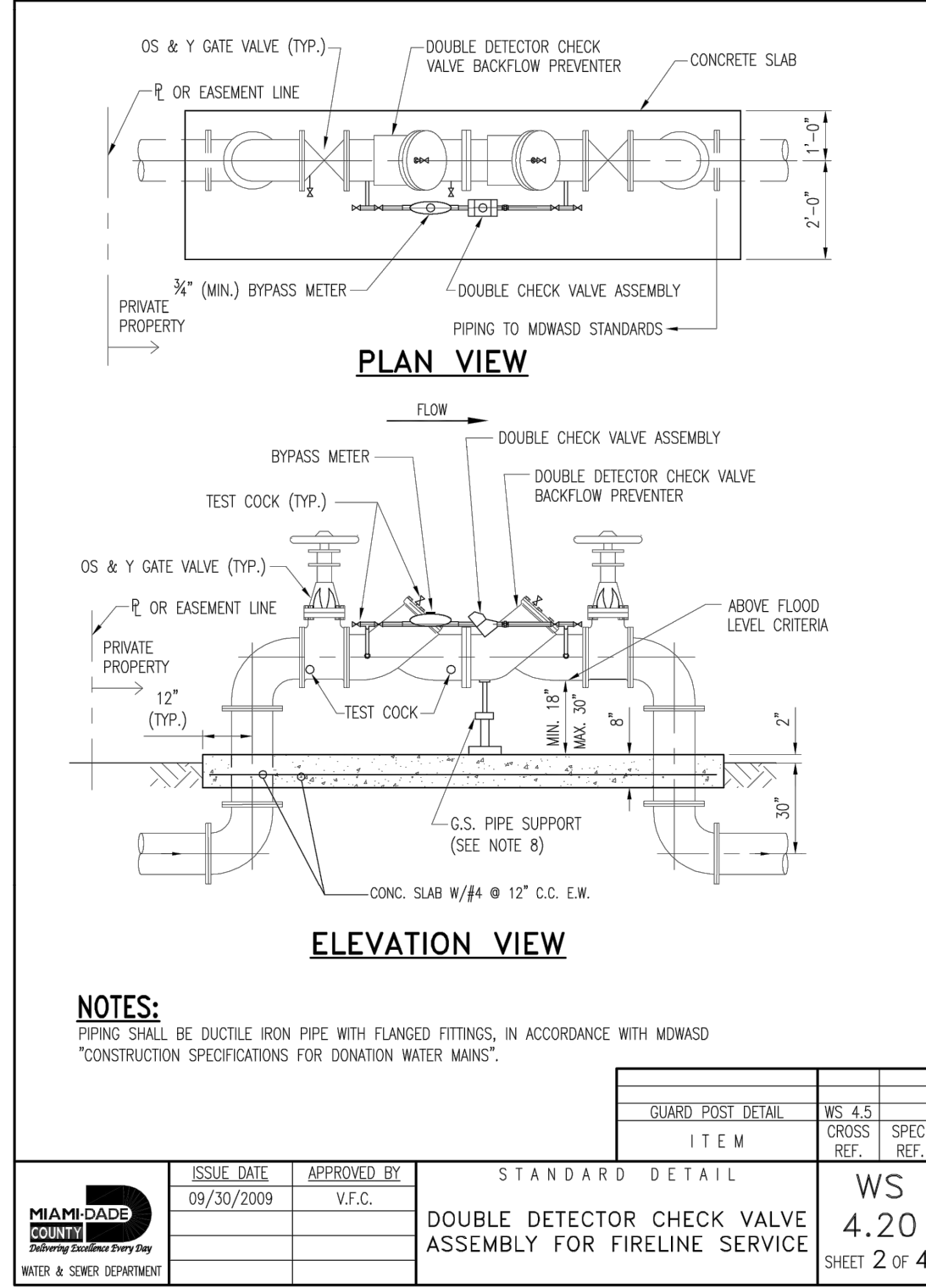
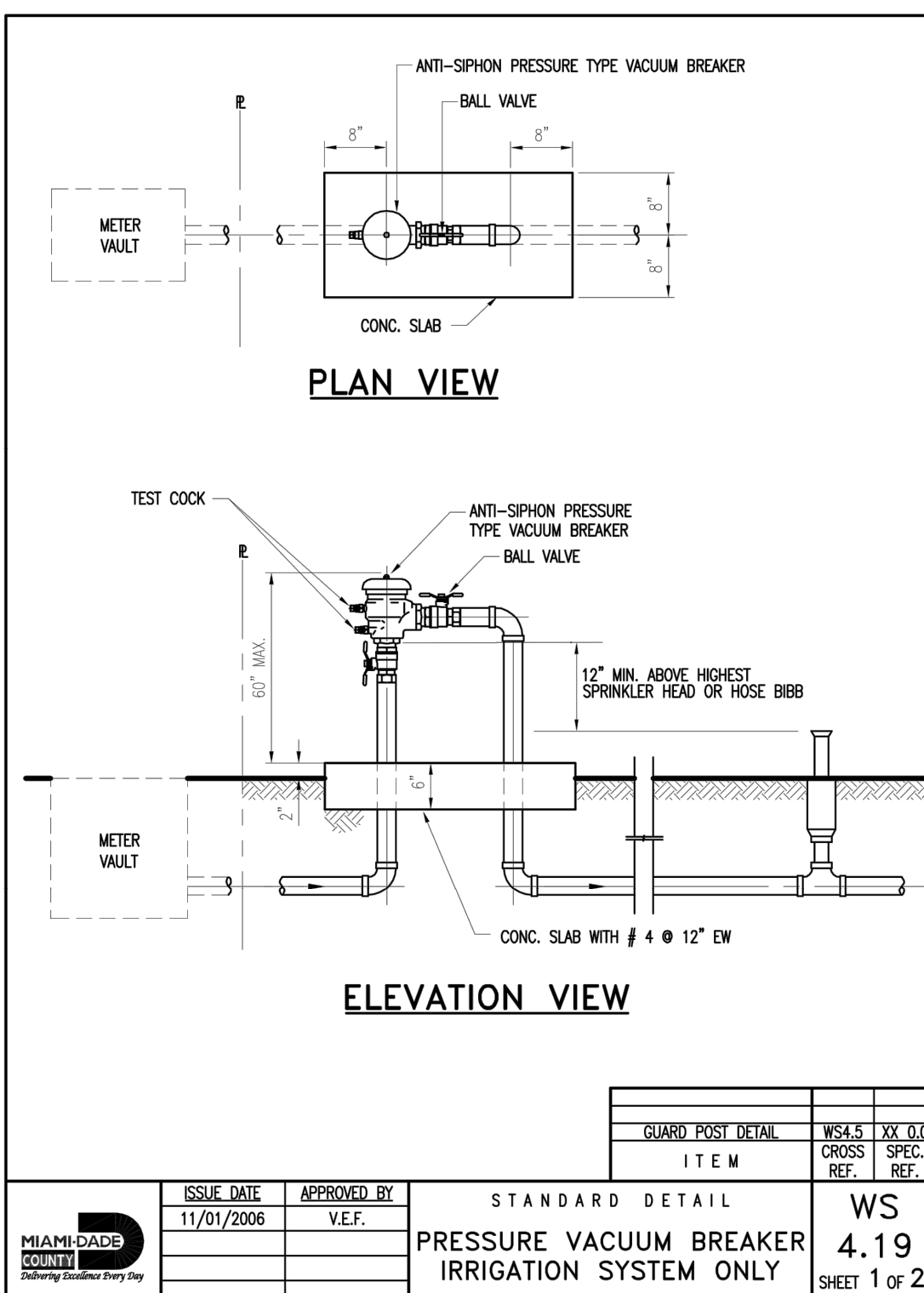
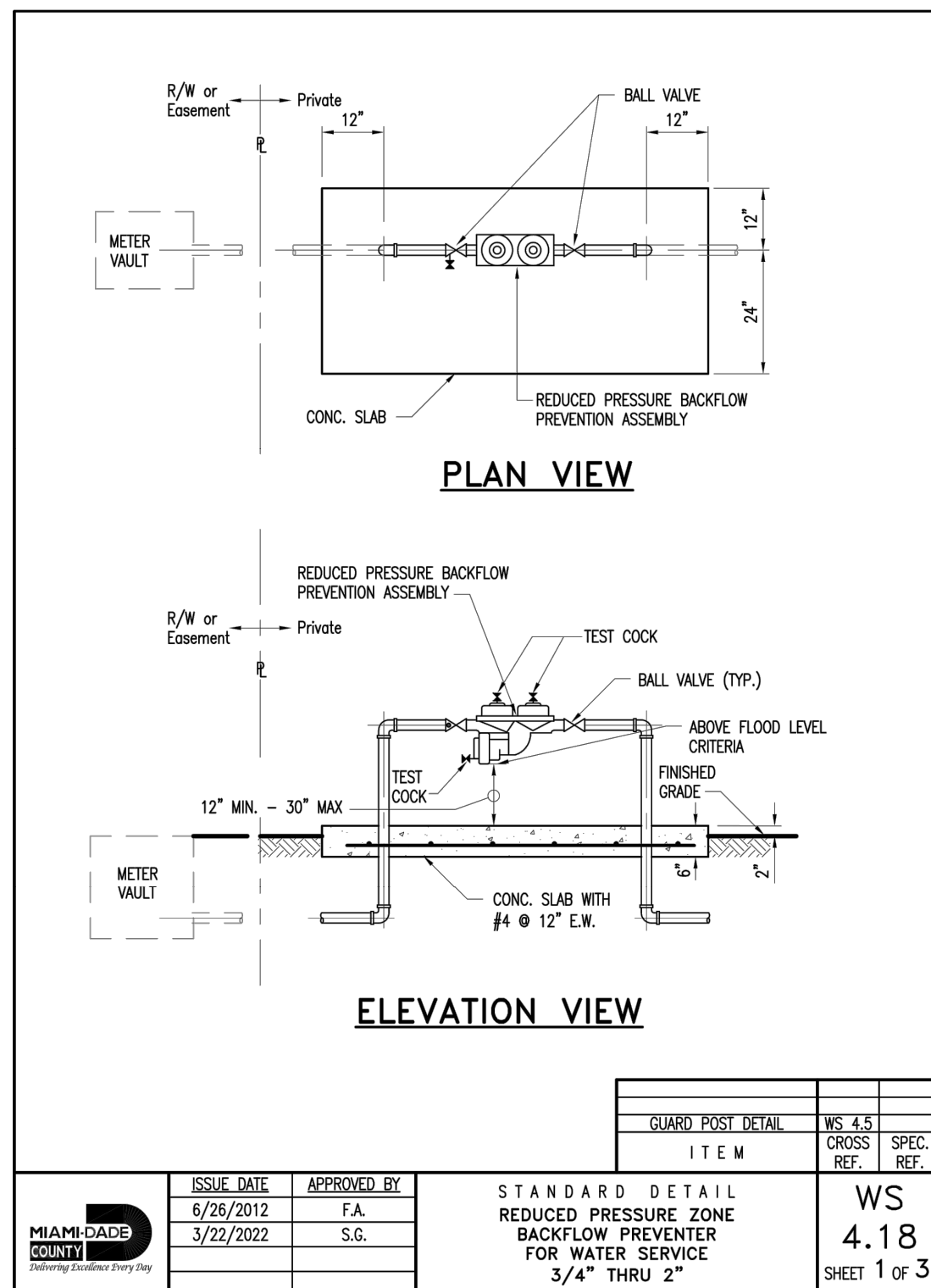
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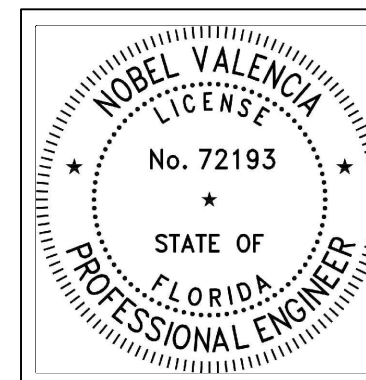
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3 OF 3



WATER & SEWER DETAILS

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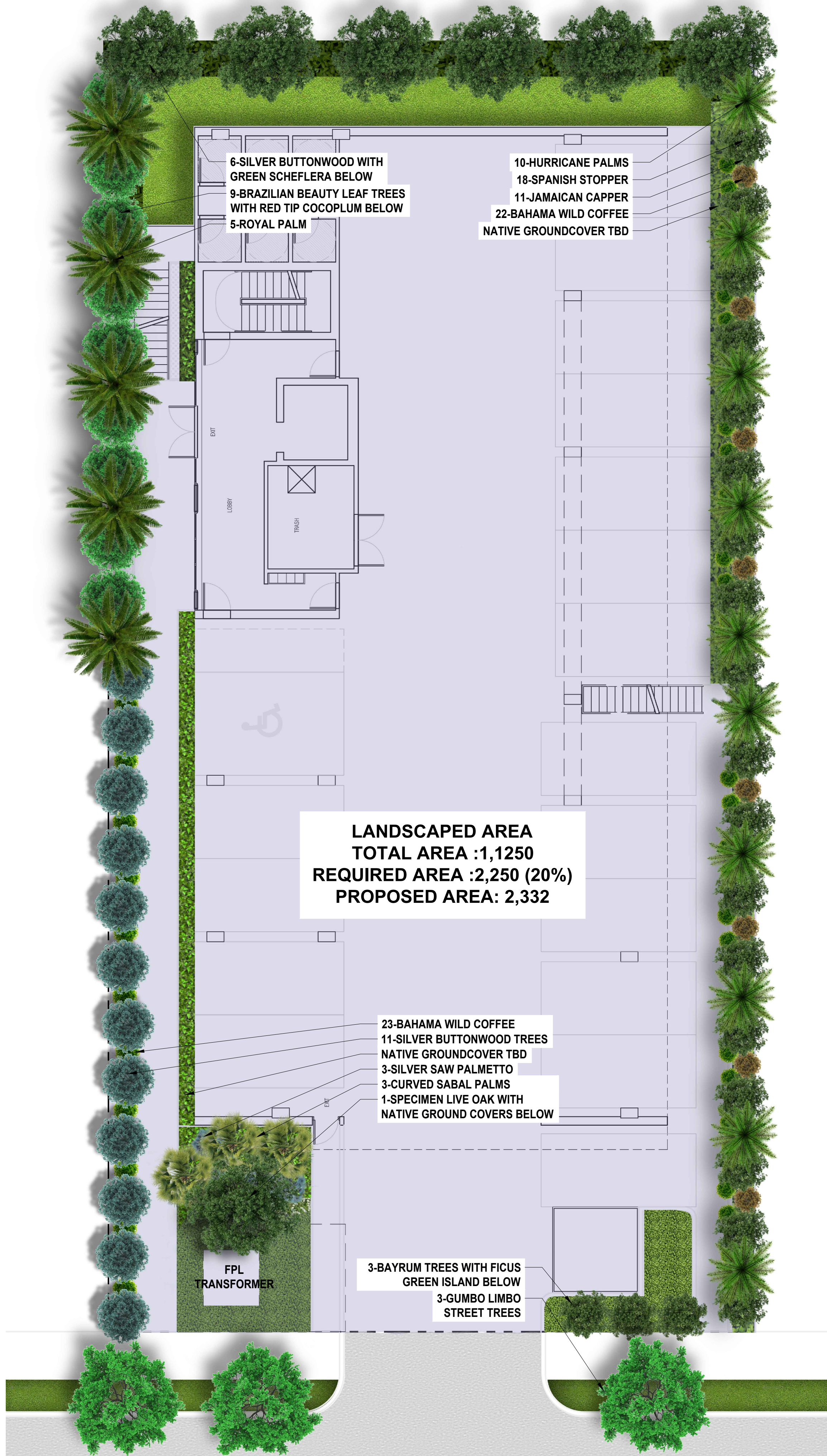
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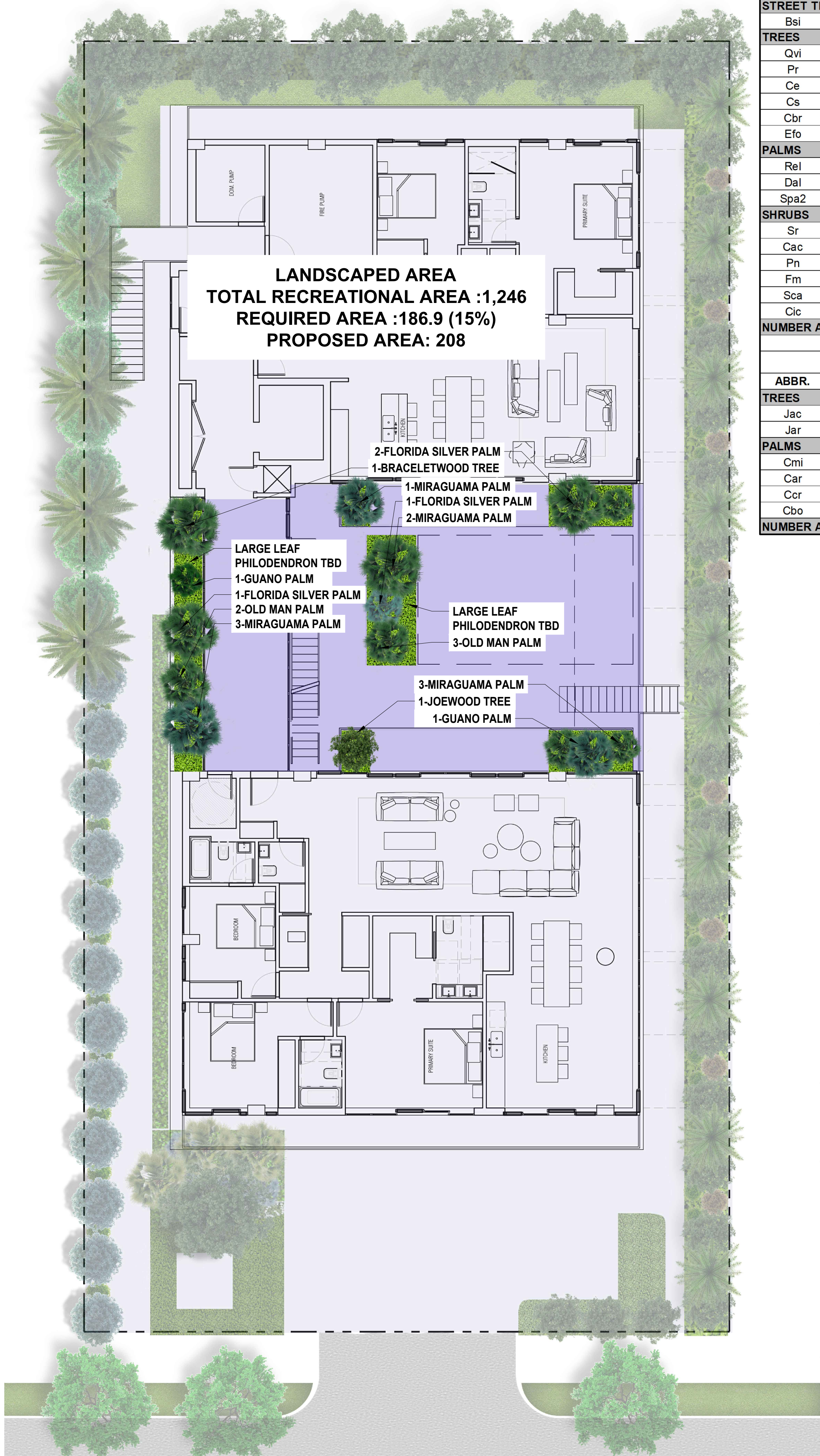
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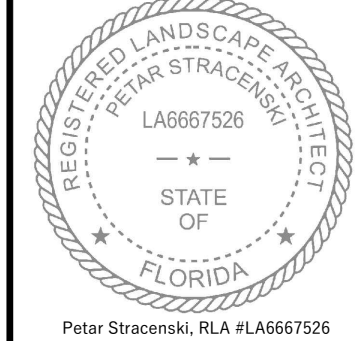
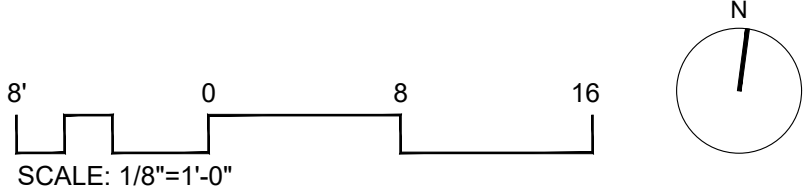
1ST FLOOR PLAN

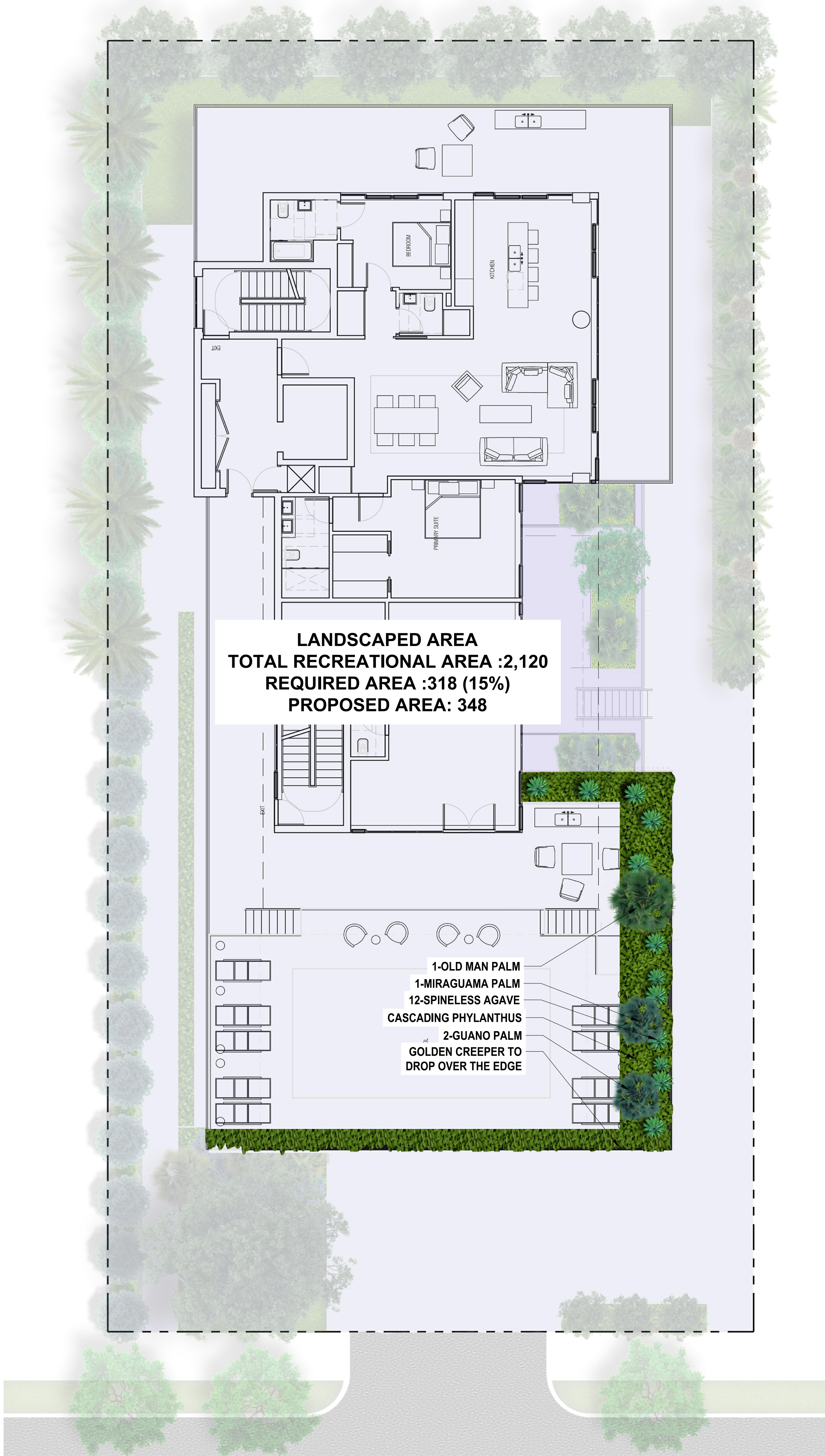


2ND FLOOR PLAN

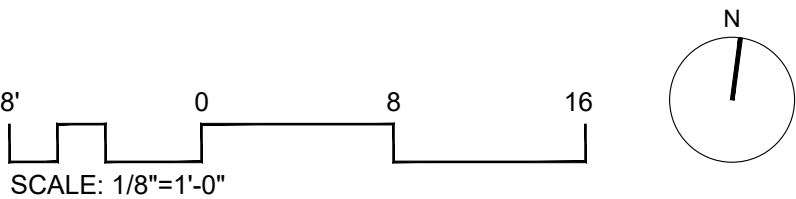
1ST FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Bsi	3	Bursera simaruba	Gumbo Limbo	3" DBH 16' Ht. Min. 6' CT
TREES				
Qvi	1	Quercus virginiana	Southern Live Oak	10" DBH 20' Ht. Min. 4' CT
Pr	3	Pimenta racemosa	Bay Rum	3" DBH 15' Ht. Min. 4' CT
Ce	9	Conocarpus Erectus	Green Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cs	17	Conocarpus erectus var. sericeus	Silver Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cbr	9	Calophyllum brasiliense	Brazilian Beautyleaf	4" DBH 17' Ht. Min. 4' CT
Efo	18	Eugenia foetida	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	Roystonea elata	Royal Palm	20'-28' Ht. O.A.
Dal	10	Dictyosperma album	Hurricane Palm	14'-18' Ht. OA
Spa2	6	Sabal palmetto	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	3	Serenoa repens 'Silver Form'	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	15	Capparis cynophallophora	Jamaican Caper	15 Gal. 36" Ht.
Pn	44	Psychotria nervosa	Wild Coffee	15 Gal. 36" Ht.
Fm	35	Ficus microcarpa	Green Island Ficus	7 Gal. 18" Ht.
Sca	20	Schefflera arboricola	Green Schefflera	15 Gal. 36" Ht.
Cic	48	Chrysobalanus icaco	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE N				
2ND FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	1	Jacquinia keyensis	Joewood Tree	25 Gal. Sculptural
Jar	1	Jacquinia arborea	Braceletwood Tree	25 Gal. Sculptural
PALMS				
Cmi	4	Coccothrinax miraguama	Miraguama Palm	6'-10' Ht. OA
Car	5	Coccothrinax argentata	Florida Silver Palm	4'-6" Ht. OA
Ccr	6	Coccothrinax crinita	Old Man Palm	4'-6" Ht. OA
Cbo	7	Coccothrinax borhidiana	Guano Palm	4'-6" Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

Town of Bay Harbor Islands, Florida Landscape Requirements Legend				
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3) Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)				
Site Address	1055 93rd St. Bay Harbor Islands			
Legal Description	Lot 13, Block 14 of Bay Harbor Island			
Net Lot Area	0.258	Acres /	11.250	SF
I. Open Space Requirement		Required	Provided	
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI - Sec. 23-11)		20% / 2,250 SF	21% / 2,320SF	
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5)) a. Req. open space 2,250 SF x 60% = 1,350 SF		60% Max / 1,350 SF	17 % / 385 SF	
II. Shade Trees				
A. Required				
1. 28 shade trees/acre: 28 x 0.258 acres = 7 (Min. 12' in height / 4' clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16		7	39	
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (BHI - Sec. 24-16(a)(2))		4	33	
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% = 4 (MDC - Sec. 18A-6(C)(11)(b))		4	33	
B. Tree Species				
1. Number of shade trees required (from Sec. II)(A)(1) above)		7		
2. Number of shade tree species required (BHI - Sec. 24-16(a)(2))		3	5	
C. Tree Heights				
1. Number of Stories of building		5		
2. Number of shade trees required (from Sec. II)(A)(1) above)		7		
3. Shade tree heights required:		12 ft. - 0 % or 0 shade trees 14-16 ft. - 25 % or 2 shade trees 16-18 ft. - 50 % or 4 shade trees 18-20 ft. - 25 % or 2 shade trees		
III. Street Trees		Required	Provided	
1. Street Trees @ 1:35' Width of lot 100 / 35' = 2.85 (15' min height / 6" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16(a)(2)(a))		3	3	
IV. Shrubs Required		Required	Provided	
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))		70	113	
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))		21	93	
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))		35	93	

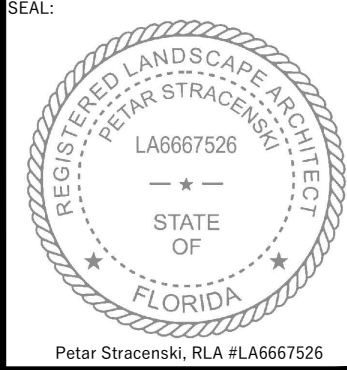




5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS				
Ei	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
ACCENTS				
Aat	13	<i>Agave attenuata</i>	Spineless Agave	3 Gal.
ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Ei	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
Ei	17	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
Cac	12	<i>Capparis cynophallophora</i>	Jamaican Caper	15 Gal. 36" Ht.



REV.	DATE	DESCRIPTION





Southern Live Oak
Quercus virginiana



Bay Rum
Pimenta racemosa



Green Buttonwood
Conocarpus Erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



Sabal Palm
Sabal palmetto



Silver Saw Palmetto
Serenoa repens 'Silver Form'



Brazilian Beautyleaf
Calophyllum brasiliense



Spanish Stopper
Eugenia foetida



Royal Palm
Roystonea elata



Hurricane Palm
Dictyosperma album



Green Island Ficus
Ficus microcarpa



Trinette
Schefflera arboricola 'Trinette'



Florida Silver Palm
Coccothrinax argentata



Old Man Palm
Coccothrinax crinita



Guano Palm
Coccothrinax borhidiana



Golden Creeper
Ernodea littoralis



Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



Jacquinia keyensis
Joewood



Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

REV.	DATE	DESCRIPTION



PROJECT NO: 51_22
PHASE: PERMITTING
DATE: 09/26/2022
DRAWN: M.V.
CHECKED: P.S.
SHEET TITLE:
**PLANTING
PALETTE**
SHEET NO.
L.04



LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	6	A	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	N/A	0.900	3592	26.57
	3	AE	Single	Lithonia Lighting	VCPG LED P1 30K TSW MVOLT	SURFACE	INVERTER	0.900	3592	26.57
	1	B	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-3 BLS	COLUMN MOUNTED: 10' A.F.G.	N/A	0.900	710	10
	3	BE	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 80-2 BLS	COLUMN MOUNTED: 10' A.F.G.	INVERTER	0.900	710	10
	3	C	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	N/A	0.900	161	3
	7	CE	Single	Lumenpulse	BLDB-TM1-120/277-CSL-N03-30K-CRI 80-2 BLS	BOLLARD	INVERTER	0.900	161	3
	1	DE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1186	11.17
	1	E	Single	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	POLE MOUNTED: 15' A.F.G.	N/A	0.900	2669	38
	15	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	6	FAE	Single	ALPHABET	750S-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	5	FB	Single	ALPHABET	750S-30K-ST-PC	RECESSED	N/A	0.900	164	1.5

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRANCE	Illuminance	Fc	8	8	0	2.38	3.4	1.3	1.83	2.62
EXIT	Illuminance	Fc	2	2	0	3.24	5.0	1.1	2.95	4.55
GARAGE_Floor	Illuminance	Fc	8	8	0	4.70	7.8	1.5	3.13	5.20
PROP LINE	Illuminance	Fc	8	N.A.	N.A.	0.14	1.2	0.0	N.A.	N.A.
WALKWAY_EAST	Illuminance	Fc	2.5	2.5	0	2.66	9.3	1.2	2.22	7.75
WALKWAY_WEST	Illuminance	Fc	2	2	0	2.30	9.7	1.1	2.09	8.82
STAIR_EAST	Illuminance	Fc				18.89	22.7	15.4	1.23	1.47
STAIR_WEST	Illuminance	Fc				15.46	21.8	10.2	1.52	2.14

LIGHTING POWER DENSITY SUMMARY			
Scene: NORMAL			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE	6159	257.13	0.042

Scale: 1 inch= 8 Ft.

DESCRIPTION:
PARKING & WALKWAY
NORMAL POWER

DATE:
11/21/2022

REV# 01

PROJECT: BHI 1055 93RD ST - BAY HARBOR ISLANDS





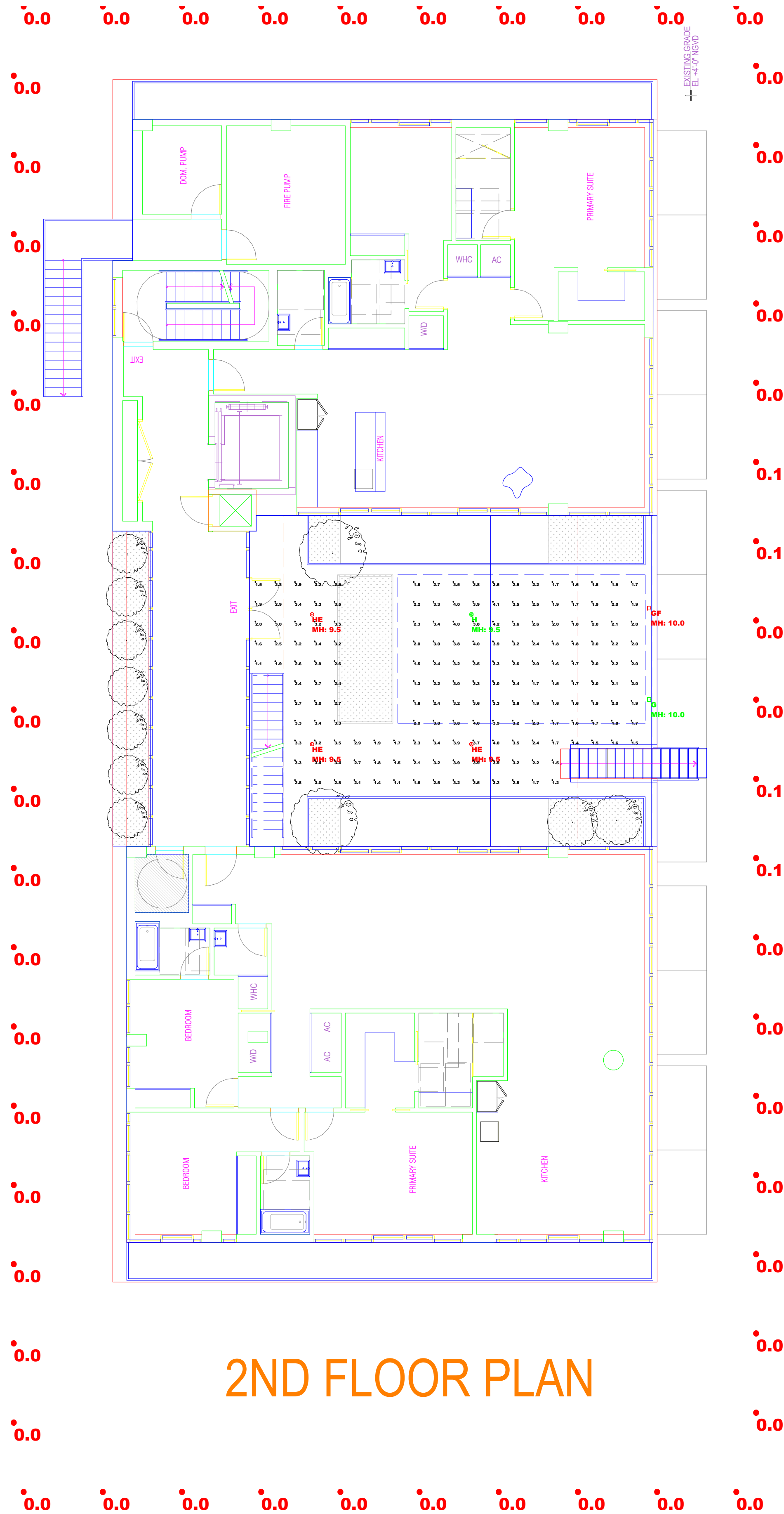
DATE:
11/21/2022

REV# 01

Power & Lighting Systems, Inc.
HONESTY • INTEGRITY • SERVICE • SINCE 1958

Calculation Summary										
Scene: EMERGENCY										
Label	Calc Type	Units	Spacing L-R (ft)	Spacing T-B (ft)	Height (ft)	Avg	Max	Min	Avg/Min	Max/Min
Entrance_EM	Illuminance	Fc	8	8	0	1.43	2.1	1.0	1.43	2.10
Exit_EM	Illuminance	Fc	2	2	0	1.94	4.4	0.6	3.23	7.33
Garage_EM	Illuminance	Fc	8	8	0	1.87	4.6	0.4	4.68	11.50
Walkway_East_EM	Illuminance	Fc	2.5	2.5	0	2.20	3.3	0.2	11.00	16.50
Walkway_West_EM	Illuminance	Fc	2	2	0	1.19	2.4	0.1	11.90	24.00
Stair_East_EM	Illuminance	Fc				4.57	13.8	1.6	2.86	8.63
Stair_West_EM	Illuminance	Fc				3.80	10.4	1.0	3.80	10.40

LIGHTING POWER DENSITY SUMMARY			
Scene: EMERGENCY			
LABEL	AREA	TOTAL WATTS	LPD
GARAGE	6159	84.21	0.014



2ND FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	G	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	N/A	0.900	803	10
	1	GF	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	INVERTER	0.900	803	10
	1	H	Single	Gotham Architectural Lighting	EVO4SC 30/05 AR WD LD	SURFACE	N/A	0.900	424	7.2
	3	HE	Single	Gotham Architectural Lighting	EVO4SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD Planar	Illuminance	Fc	2	2	0	2.58	4.2	1.1	2.35	3.82
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.01	0.1	0.0	N.A.	N.A.

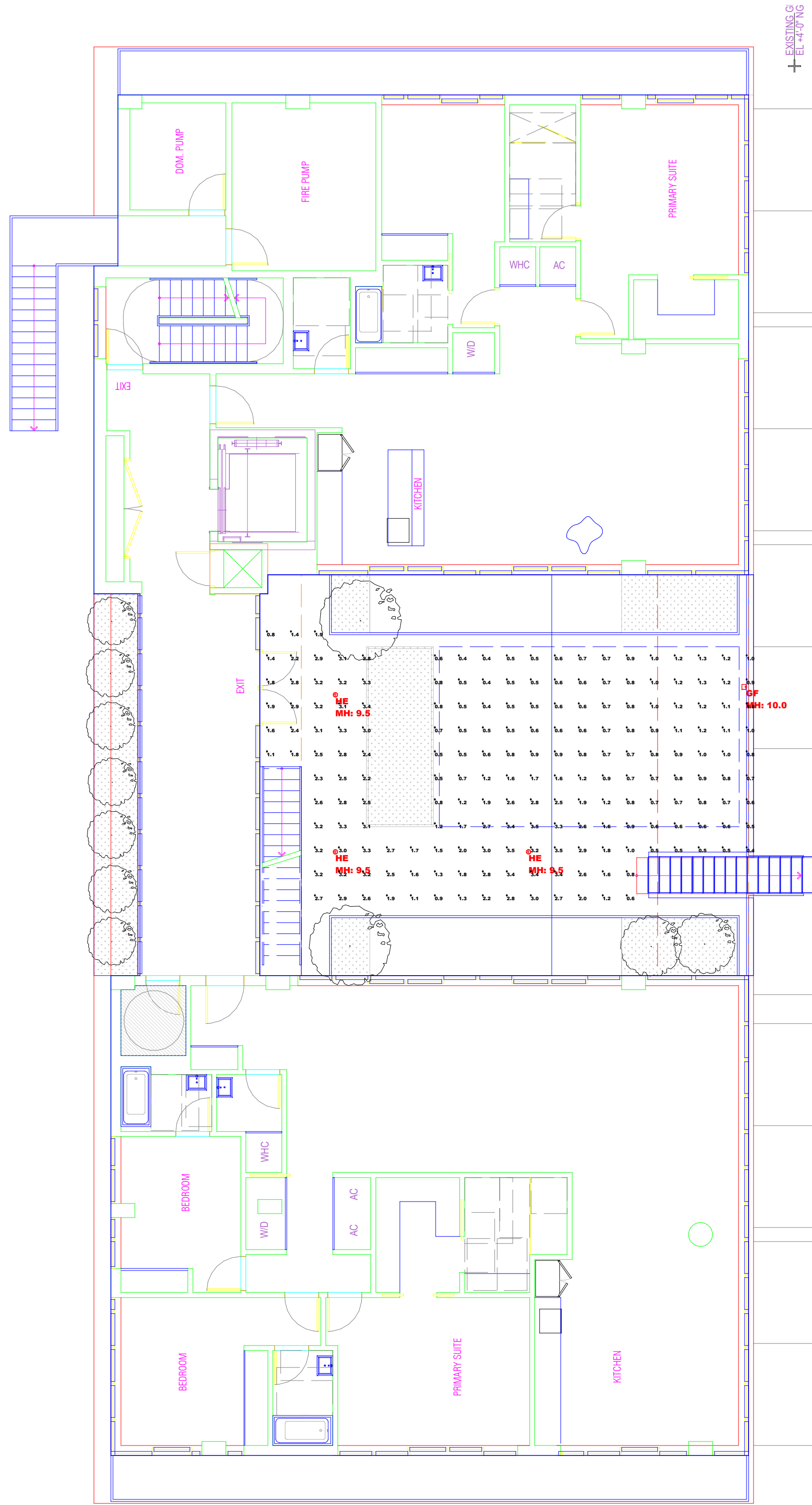
Scale: 1 inch= 8 Ft.

DESCRIPTION:
LEVEL 02
NORMAL POWER
DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





2ND FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	GF	Single	Lumenpulse	BLDC-TM1-120/277-CSL-XS10-30K-CRI 70-4	POLE MOUNTED: 10' A.F.G.	INVERTER	0.900	803	10
	3	HE	Single	Gotham Architectural Lighting	EV04SC 30/05 AR WD LD	SURFACE	INVERTER	0.900	424	7.2

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COURTYARD-EM	Illuminance	Fc	2	2	0	1.57	3.5	0.4	3.93	8.75

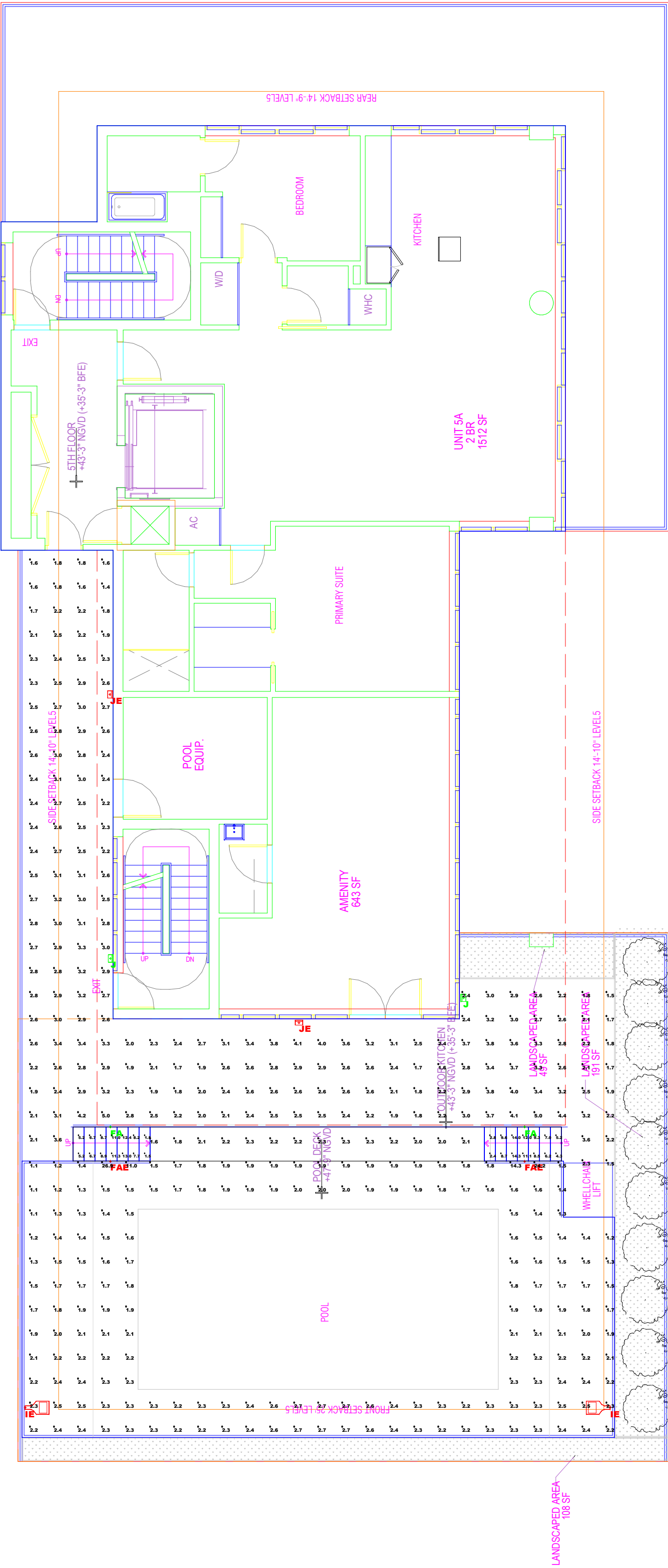
Scale: 1 inch= 8 Ft.

DESCRIPTION:
LEVEL 02
EMERGENCY POWER
DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS





5TH FLOOR PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	FA	Single	ALPHABET	7505-30K-VA-PC	RECESSED	N/A	0.900	158	1.5
	2	FAE	Single	ALPHABET	7505-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	2	IE	Single	Lithonia Lighting	DSX0 LED P1 30K TFTM MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	4373	38
	2	J	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	N/A	0.900	1205	11.17
	2	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
POOL DECK, Top	Illuminance	Fc	2	2	4.5	2.33	26.9	1.1	2.12	24.45
WALKWAY	Illuminance	Fc	2	2	0	2.64	5.0	1.4	1.89	3.57
STAIR	Illuminance	Fc				6.02	14.3	1.5	4.01	9.53

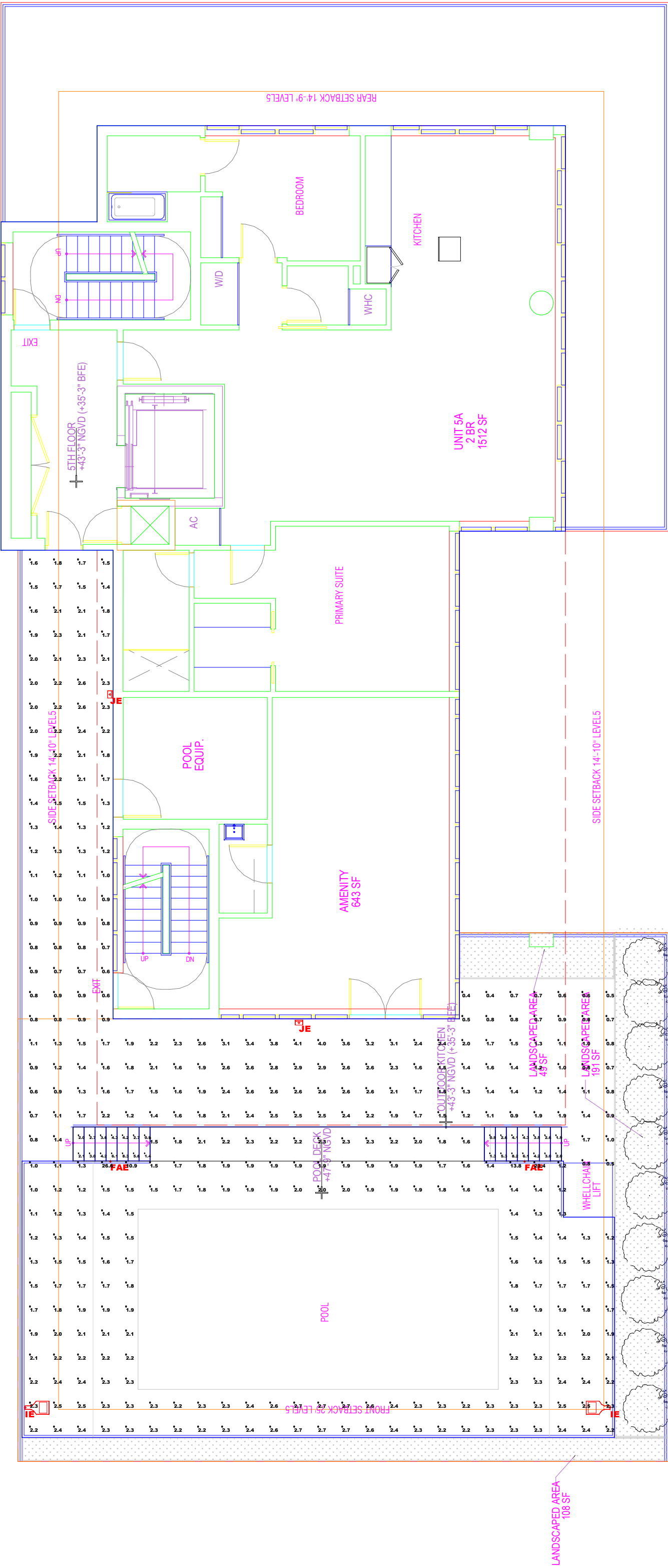
Scale: 1 inch= 8 Ft.

DESCRIPTION:
5TH FLOOR PLAN
NORMAL POWER

DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS



5TH FLOOR PLAN

Scale: 1 inch= 8 Ft.

DESCRIPTION:
5TH FLOOR PLAN
EMERGENCY POWER

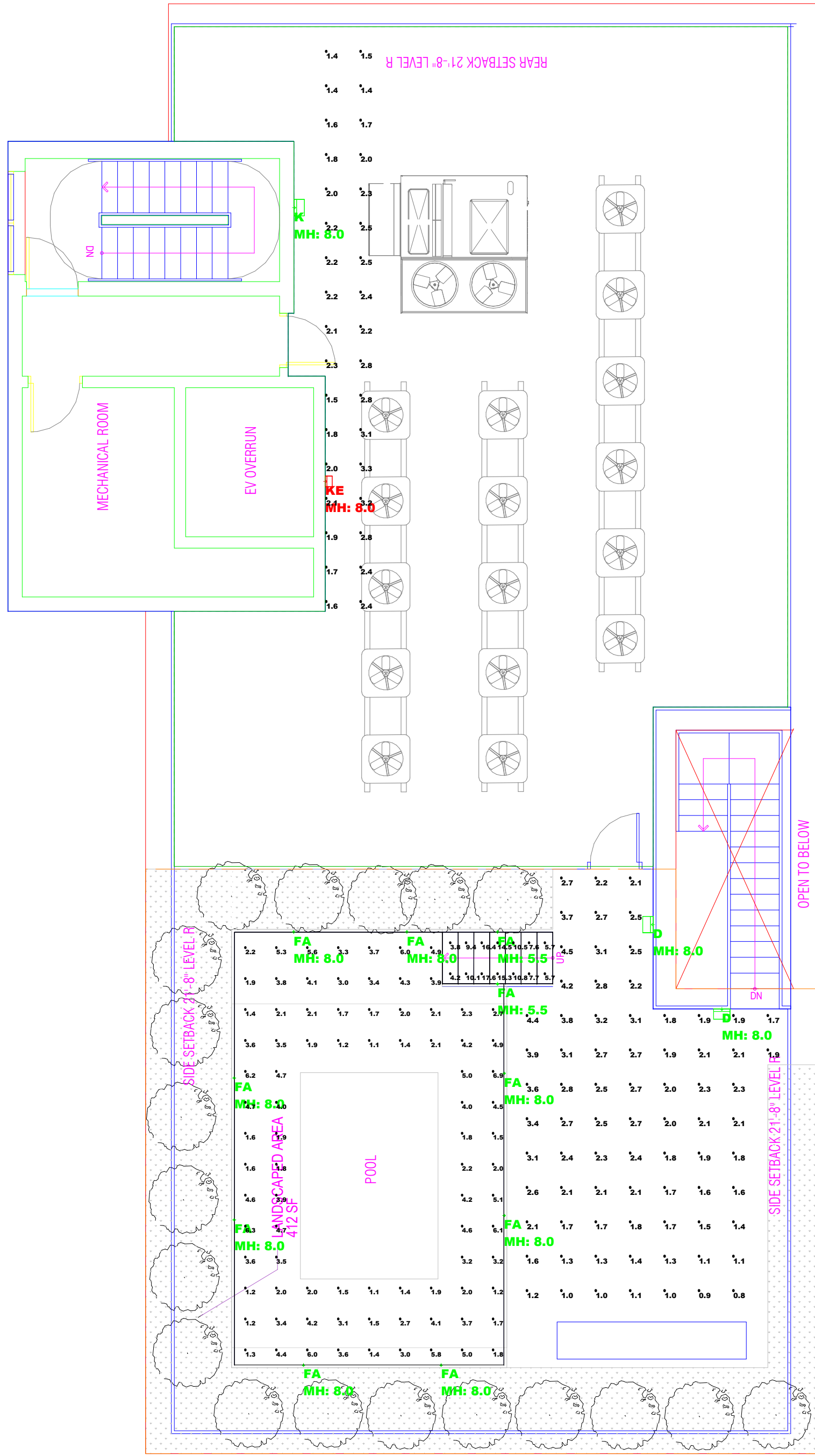
DATE:
10/24/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	FAE	Single	ALPHABET	7505-30K-VA-PC	RECESSED	INVERTER	0.900	158	1.5
	2	IE	Single	Lithonia Lighting	DSX0 LED P1 30K TFTM MVOLT	POLE MOUNTED: 15' A.F.G.	INVERTER	0.900	4373	38
	2	JE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
POOL DECK_EM	Illuminance	Fc	2	2	4.5	2.30	26.6	1.0	2.30	26.60
WALKWAY_EM	Illuminance	Fc	2	2	0	1.61	4.1	0.4	4.03	10.25
STAIR (EM)	Illuminance	Fc				3.09	8.3	0.9	3.43	9.22



ROOF PLAN

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	D	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TPTM	WALL MOUNTED: 8' A.F.G.	NA	0.900	1166	11.17
	10	FA	Single	ALPHABET	750S-30K-VA-PC	RECESSED	NA	0.900	158	1.5
	1	K	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T2M	WALL MOUNTED: 8' A.F.F.	NA	0.900	693	6.9
	1	KE	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T3M	WALL MOUNTED: 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: NORMAL										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
WALKWAY	Illuminance	Fc	2	2	0	2.22	4.5	0.9	2.78	5.63
ROOF Floor	Illuminance	Fc	2	2	0	2.15	3.3	1.4	1.84	2.96
POOL ROOF	Illuminance	Fc				4.12	17.6	1.1	3.75	16.00

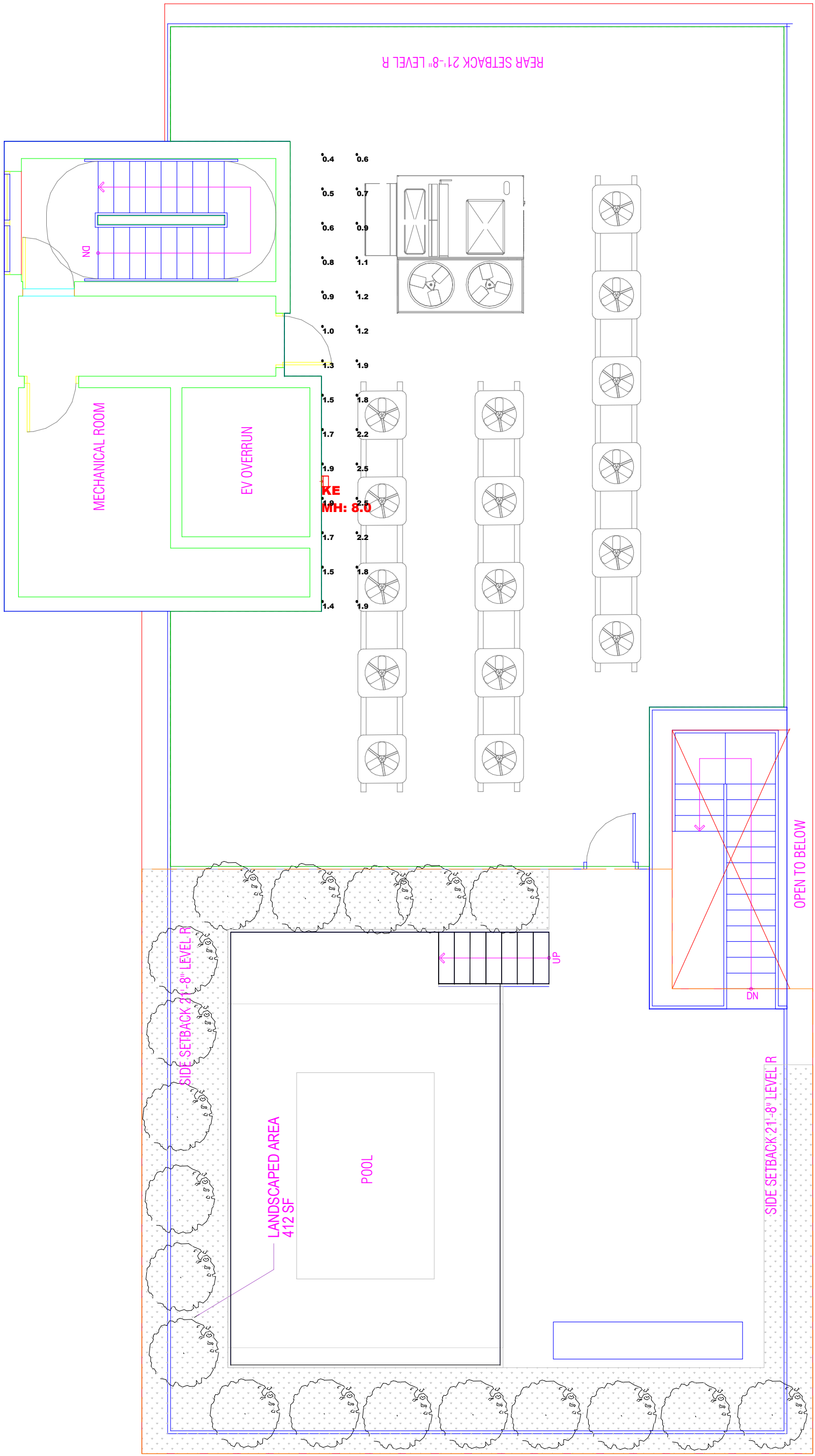
Scale: 1 inch= 6 Ft.

DESCRIPTION:
ROOF
NORMAL POWER

DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS



ROOF PLAN

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	KE	Single	Lithonia Lighting	W06Z2 LED P1 30K 80CRI T3M	WALL MOUNTED; 8' A.F.G.	INVERTER	0.900	1205	11.17

CALCULATION SUMMARY										
Scene: EMERGENCY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROOF (RM)	Illuminance	Fc	2	2	0	1.41	2.5	0.4	3.53	6.35

Scale: 1 inch= 6 Ft.

DESCRIPTION:
ROOF
EMERGENCY POWER

DATE:
11/21/2022

REV# 01

PROJECT:
BHI 1055 93RD ST - BAY HARBOR ISLANDS