

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

**TOWN OF BAY HARBOR ISLANDS  
MORRIS N. BROAD COMMUNITY CENTER  
1175 95TH STREET  
BAY HARBOR ISLANDS, FL 33154**

**DESIGN REVIEW BOARD**

**October 3, 2023  
7:00 PM**

**FINAL AGENDA**

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

1. Request for approval for a revision for “Edward & Verna Reizen” located at 1230 100 Street, Lot 2 of Block 27. On May 17, 2023, the Board approved the proposed outdoor covered terrace. The owner is requesting to change the previously approved stair design from small steps to stairs all around the terrace. Enclosed please find the site plan and elevations. (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 enclosure for “Albert & Michelle Azout” located at 1270 97 Street, Lot 6 of Block 30. The owners are proposing to convert the current two-car garage into a children's playroom, den and bathroom. The current garage is about 380 sq. ft. The existing driveway will need to be modified slightly to meet the minimum code requirement for a 2' wide landscaped strip adjoining the home facade where the current garage door is located. Enclosed please find the site plan and elevations. (Item #2)

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

3. Request for approval for a new single-family home for “Michelle Allen Jacobs TRS & Stephanie JH 2022 TR” located at 1331 99 Street, Lot 7 of Block 37. The owners are proposing to construct a new two-story single-family home. The existing 1,952 sq. ft. one-story home built in 1950 will be demolished and replaced with a new two-story 6,552 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 half bath. Enclosed please find the site plan and elevations. (Item #3)

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

4. Request for approval for a new single-family home for "Prosper Shaked" located at 9955 West Broadview Drive, Lot 4 of Block 37. The owners are proposing to construct a new two-story single-family home. The existing 2,960 sq. ft. one-story home built in 1953 will be demolished and replaced with a new two-story 6,521 sq. ft. home. The residence will have 6 bedrooms, 6 full baths, 2 half baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #4)

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

#### **ADJOURNMENT:**

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



## AGENDA ITEM REPORT

October 3, 2023

### ITEM NUMBER: 1.

**ITEM:** Request for approval for a revision for “Edward & Verna Reizen” located at 1230 100 Street, Lot 2 of Block 27. On May 17, 2023, the Board approved the proposed outdoor covered terrace. The owner is requesting to change the previously approved stair design from small steps to stairs all around the terrace. Enclosed please find the site plan and elevations. (Item #1)

### DESCRIPTION:

#### PROPERTY VALUE & MILLAGE SUMMARY

|                                                                    |                     |
|--------------------------------------------------------------------|---------------------|
| 2021 Taxable Value                                                 | 1,372,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2022 Taxable Value                            | 2,484,39 16.6%      |
|                                                                    | 2                   |
| 2022 Taxable Value                                                 | 1,600,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2023 Taxable Value                            | 32,803,21 18.8%     |
|                                                                    | 8                   |
| Current Year Estimated Taxable Value                               | 1,900,000,00        |
|                                                                    | 0                   |
| Current Year Additions (New Construction)                          | (6,000,00 -0.3%     |
|                                                                    | 0)                  |
| <b>Current Year Estimated Taxable Value for Operating Purposes</b> | <b>1,894,000,00</b> |
|                                                                    | <b>0</b>            |

#### 15 Year Millage, Taxable Value and Revenue History

| <u>Fiscal Year</u> | <u>Millage Rate</u> | <u>Taxable Value</u> | <u>Percent Change in Taxable Value</u> | <u>Property Tax Revenue Gross</u> | <u>Net (95%)</u> |
|--------------------|---------------------|----------------------|----------------------------------------|-----------------------------------|------------------|
| 2010               | 5.29710             | 762,700,165          | -11.2%                                 | 4,040,099                         | 3,838,094        |
| 2011               | 5.29710             | 606,645,530          | -20.5%                                 | 3,213,462                         | 3,052,789        |
| 2012               | 5.29710             | 577,100,052          | -4.9%                                  | 3,056,957                         | 2,904,109        |
| 2013               | 5.52971             | 579,865,315          | 0.5%                                   | 3,206,487                         | 3,046,163        |
| 2014               | 5.25000             | 602,162              | 3.8%                                   | 3,161,356                         | 3,003,288        |

|      |         |      |                 |           |           |
|------|---------|------|-----------------|-----------|-----------|
| 2015 | 4.90000 | ,980 | 698,927 16.1%   | 3,424,744 | 3,253,507 |
| 2016 | 4.55000 | ,405 | 778,065 11.3%   | 3,540,199 | 3,363,189 |
| 2017 | 4.40000 | ,824 | 880,111 13.1%   | 3,872,490 | 3,678,866 |
| 2018 | 3.99900 | ,322 | 1,031,587 17.2% | 4,125,319 | 3,919,053 |
| 2019 | 3.71990 | ,742 | 1,214,738 17.8% | 4,518,705 | 4,292,770 |
| 2020 | 3.62450 | ,329 | 1,333,876 9.8%  | 4,834,634 | 4,592,902 |
| 2021 | 3.62450 | ,001 | 1,378,221 3.3%  | 4,995,365 | 4,745,597 |
| 2022 | 3.59000 | ,700 | 1,374,484 -0.3% | 4,934,399 | 4,687,679 |
| 2023 | 3.17280 | ,392 | 1,632,803 18.8% | 5,180,558 | 4,921,530 |
| 2024 | 3.17280 | ,218 | 1,894,000 32.2% | 6,009,283 | 5,708,819 |
|      |         | ,000 |                 |           |           |

| FY 2024 Value of 1 Mill * |               |                   |     |
|---------------------------|---------------|-------------------|-----|
| Mills                     | Gross Revenue | Net Revenue (95%) |     |
| 1.00                      | 1,894,000     | 1,799,300         | 1,7 |
| 0.75                      | 1,420,500     | 1,349,475         | 1,3 |
| 0.50                      | 947,000       | 899,650           | 8   |
| 0.40                      | 757,600       | 719,720           | 7   |
| 0.30                      | 568,200       | 539,790           | 5   |
| 0.25                      | 473,500       | 449,825           | 4   |
| 0.10                      | 189,400       | 179,930           | 1   |

#### RECOMMENDED ACTION:

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

#### FINANCIAL ANALYSIS:

**BUDGET IMPACT:**

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Submitted By:           Ayanidys Martinez  
                                  Ayanidys Martinez

**ATTACHMENTS**

|    |                                                       |
|----|-------------------------------------------------------|
| 1. | BHI 1230 100 St SFR Rev DRB Staff Report Sept 21 2023 |
| 2. | DRB Applic Revision                                   |
| 3. | 1230 100 Street DRB Set 10.3.2023                     |

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

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

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

**Date:** September 21<sup>st</sup>, 2023

**Subject:** Existing Single-Family Residence – Modification to Approved DRB Plans  
Proposed Outdoor Covered Terrace / Storage Room / Misc. Items  
Modification to Rear Yard Covered Terrace Stair Steps  
1230 100<sup>th</sup> Street  
Bay Harbor Islands Acct. No.: SPR23-000026  
MMPA Acct. No.: 01-0702-1126

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**RECOMMENDED ACTION**

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the submitted revised 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 a modification to the approved rear yard covered terrace stair design. This improvement is proposed to an existing single-family home located at 1230 100<sup>th</sup> Street.

**PREVIOUS DRB ACTIONS**

The DRB approved Site Development Plans for a number of site modifications, including an outdoor rear yard covered raised terrace on May 17<sup>th</sup>, 2023. A building permit application was made, and staff noticed a significant change to the stair design from the elevated outdoor terrace to the ground (small steps vs. stairs all around the terrace). The Bldg. Official felt this should be re-reviewed by the DRB. The owners have expressed a safety concern for their grandchildren falling off the terrace. The applicant is requesting the approved stair steps be modified to permit two smaller steps on the south and west sides of the covered terrace.

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**BACKGROUND**

Over the last several months the owner's project architect (Martin Litman @ Toma Design Group) has been working with Town staff on plans to upgrade some features of the house & site, including

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**Town of Bay Harbor Islands  
Design Review Board (DRB) Staff Report  
Existing Single-Family Home – Outdoor Covered Terrace / Storage Room / Misc. Items  
Modification to Rear Yard Covered Outdoor Terrace Stair Design  
1230 100<sup>th</sup> Street  
September 21<sup>st</sup>, 2023  
Page 2**

the above referenced outdoor covered terrace and storage room. As the home is older, the site has some serious non-conformities, including a roof-mounted A/C system (exposed condenser & ductwork) that has been banned in the Town for single-family homes since 2005, insufficient landscaping (only palm trees / no shade trees at all) and a few other features. MMPA has worked with the architect to achieve some “extra” site improvements (mostly screening of mechanical equipment / solid waste area) as described herein at this time, in addition to the new covered terrace & storage room. The owners would prefer to wait on major landscaping improvements at this time. Long-term it is envisioned this site will be redeveloped into a modern new home.

According to the Miami-Dade Property Appraiser's public records this home was originally built in 1956 with some minor modifications made over the years. The 4 BR / 3 Bath home is approximately 3,300 sq. ft. in total size. The subject site is a rectangular N/S oriented lot with the house centered on the lot with a pool / pool deck in the rear yard. There is no garage, but the existing circular driveway can easily accommodate 3-4 vehicles (min. 2 spaces required for an SFR), plus the adjoining street paved swale areas.

This house was built before there was a Town Zoning Code (1957 initial Code); therefore, the guiding land design regulations were the original developer's Deed Restrictions (CCRs). Over the years the Town adopted many additional regulations covering many topics. There was no Town Council or Planning & Zoning Board around at that time to review / approve anything – it was all handled through the developer - most likely through their staff to ensure compliance with the CCR setbacks / etc. The existing house, pool area, and driveways meet the current Zoning Code setbacks, etc. The proposed new additions will also meet the current Zoning Code setbacks, etc. While a minimum of 35% of this site is required to be open space (1-story house) with the new addition there will be about 52% of the site as open space. 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:

- b. Additions.
- c. Substantial renovations (not including interior renovations).
- g. Outdoor Kitchen.
- h. Gazebos.

On March 21<sup>st</sup>, 2022, the Town received a Site Development Plan application for the outdoor covered terrace, storage room, and other improvements at the above existing single-family home located at 1230 100<sup>th</sup> Street. 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. As stated above, MMPA worked with the project architect to address a few of the non-conformities. As related to the existing exposed roof-mounted A/C condenser and ductwork, a louvered screen panel system is shown at a height necessary to fully screen the mechanical equipment (light gray color). Sheet SP-1.0 also shows new screening (wood fence / landscaping) for ground-mounted A/C units and the solid waste storage area.

#### **PROJECT DESCRIPTION / SUMMARY / RECOMMENDATION**

As stated above, on May 17<sup>th</sup>, 2023 the DRB approved a Site Development Plan for a number of minor site modifications, including an outdoor covered terrace with stairs completely around its perimeter. A building permit application was made, and staff noticed a significant change to the stair design from the elevated outdoor terrace to the ground (small steps vs. stairs all around the terrace). The Bldg. Official felt this was significant and should be re-reviewed by the DRB. The owners have expressed a safety concern for their grandchildren falling off the terrace. The applicant is requesting the approved stair steps be modified to permit two smaller steps on the south and west sides of the covered terrace. In addition, a railing has been added around the terrace perimeter and on the stairs.

The applicant is requesting Design Review Board (DRB) approval to revise the stair step design for the covered terrace to two smaller stairs to the south and west sides of the covered terrace.

As previously stated, the plans meet all applicable Town Code requirements (setbacks / height / open space) for the new outdoor covered terrace, storage room, and other improvements. Efforts are being made to address some of the site's non-conformities which is appreciated by the community (mechanical equipment / solid waste storage screening). Hopefully in the future the lack of Code compliant landscaping can be addressed, pending the eventual redevelopment of the site.

The applicant submitted revised plans that were reviewed and commented on by MMPA / other Town staff and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

- 1) This approval is based on the latest plans prepared by TOMA Design Group signed & sealed by the architect August 28<sup>th</sup>, 2023, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Board if felt to be substantial.



**TOWN OF BAY HARBOR ISLANDS**  
**Design Review Board**  
**(APPLICATION FOR PLAN REVISION)**

“PLEASE FILL OUT COMPLETELY”

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER \_\_\_\_\_

**APPLICANT INFORMATION**

Company Toma Design Group Inc  
Name Martin Litman Contact Number 305-401-2223  
Address 20900 NE 30th Ave. Suite #1001  
City Aventura State FL Email Address martinl@tomadesigngroup.com

**OWNER / PROPERTY INFORMATION**

Name Edward and Verna Reizen Address 1230 100th Street  
Folio# 13-2227-001-5290 Lot 3 & W1/2 LOT 2 Block 2  
Contact Number 305-490-1022 Email Address ereizen@gmail.com

DATE OF ORIGINAL APPROVAL ~ DRC: \_\_\_\_\_ P&Z: \_\_\_\_\_

REVISION # \_\_\_\_\_ REVISION DATE: \_\_\_\_\_

ENTER SHEET # \_\_\_\_\_

Owner / Applicant given copy of Plan Revision Checklist ( ) Yes ( ) No

REVISION REVIEW FEE: \$350.00 Please make payment payable to The Town of Bay Harbor Islands

NOTE: If any application is disapproved, the Design and 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 and Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

**INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA**

Edward & Verna Reizen  
1230 100<sup>th</sup> Street  
Bay Harbor Islands, FL 33154  
Tel (305)490-1022 \* Email ereizen@gmail.com

Mr. Michael Miller  
Town Planner  
Bay Harbor Islands Building Department

August 28, 2023

Design Review Board pending application  
1230 100<sup>th</sup> Street, Bay Harbor Islands

Dear Mr. Miller

In conjunction with the above referenced matter, and particularly with respect to your comments of the Town Planner Review dated 8-22-23, I provide to you the following information.

The original drawings for the patio portion of the improvements included steps around the entire perimeter and a small ramp from the patio leading to the adjacent existing exterior door. We have spent a considerable expense necessitated by the site conditions requiring pilings and related framework and the steps were substantially completed approximately five weeks ago. During this time, based on a personal experience at another residence occupied by very young children, we determined that it would be much safer to eliminate all the steps except a five foot portion on the west side and a six foot portion on the east side. The ramp as initially indicated has been removed because the finished floor of the patio is six inches below the adjacent finished floor of the residence and deemed to be not necessary. Even though the floor elevation is approximately twenty-five inches above grade, well below the thirty inches to require railings as per code, we have opted to install the railings as a further safety measure.

Respectfully submitted,

Edward Reizen



OSVALDO MARRERO  
ARCHITECT  
PA • M268

SEAL : AR0015952  
AA26003029



1 LOCATION MAP  
COVER N.T.S.

1230 100th St. Bay Harbor Islands, FL 33154

|                          |                       |
|--------------------------|-----------------------|
| CONSTRUCTION TYPE        | III B                 |
| OCCUPANCY CLASSIFICATION | RESIDENTIAL GROUP R-3 |

| PROJECT AREA CALCULATIONS |          |       |          |
|---------------------------|----------|-------|----------|
|                           | EXISTING | ADDED | PROPOSED |
| GROUND FLOOR GROSS AREA   | 3,226 SF | 0 SF  | 3,226 SF |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Torma Design Group, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Torma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

**TOMA DESIGN GROUP  
INC.**

Tel: (305) 437-2223  
20060 NE 30th Ave. #1001  
Aventura, FL 33180

Fax: (305) 466-4077  
13015 E. Palmetto Drive  
Southwest Ranches, FL 33300

Sheet N°:

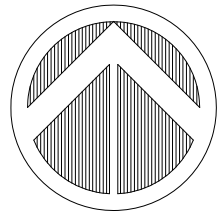
**COVER**

CAD ID:

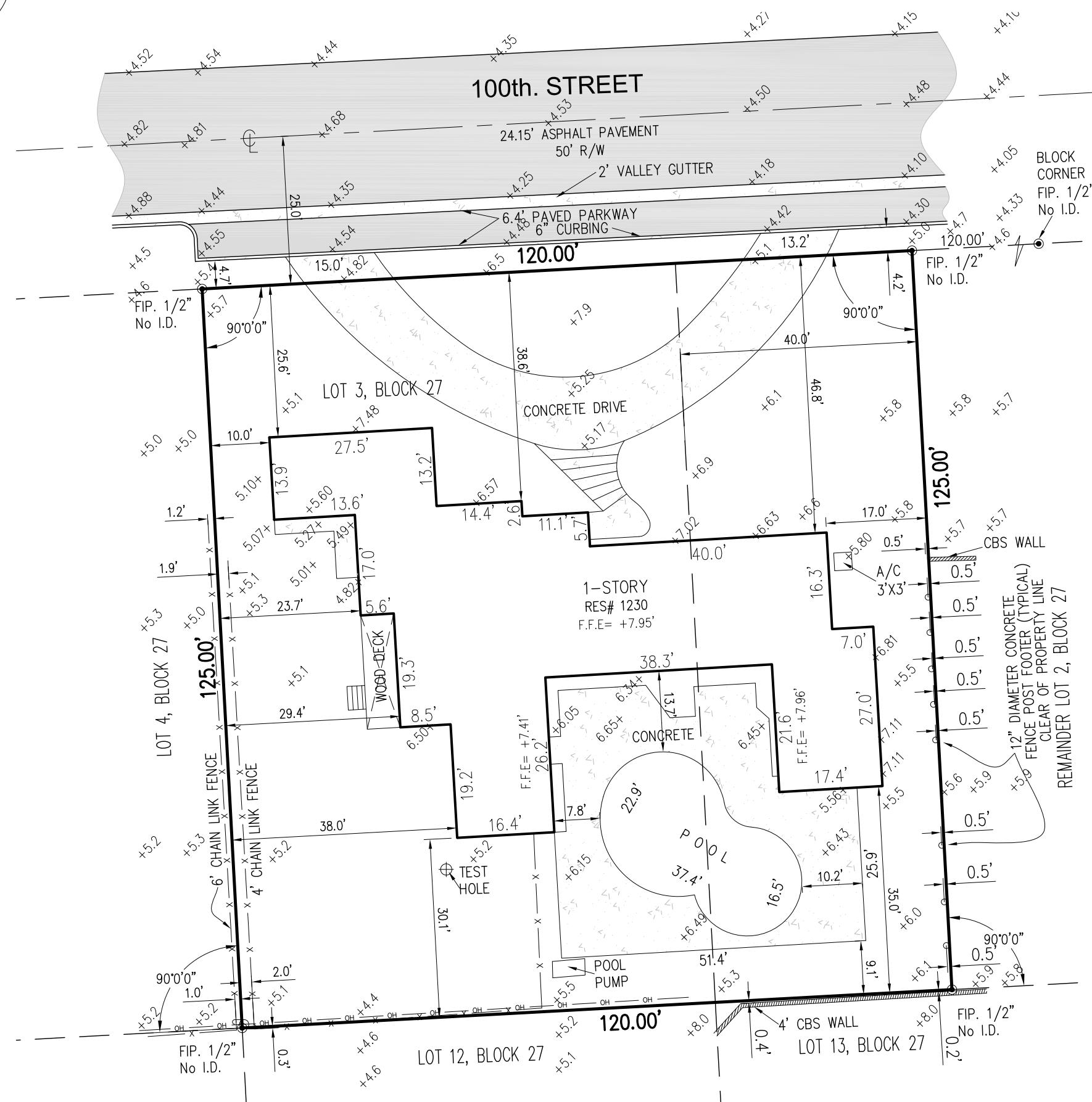
INDEX OF DRAWINGS

|            |                                                 |
|------------|-------------------------------------------------|
| COVER PAGE |                                                 |
| SP-0.0     | PREVIOUSLY APPROVED SITE PLAN                   |
| SP-1.0     | PROPOSED SITE PLAN                              |
| A-1.0      | PREV. APPROVED AND PROPOSED GROUND FLOOR PLAN   |
| A-2.0      | PREV. APPROVED AND PROPOSED ROOF PLAN           |
| A-3.0      | PREV. APPROVED AND PROPOSED EXTERIOR ELEVATIONS |
| A-4.0      | PHOTOGRAPHS                                     |
| A-5.0      | COLOR RENDERINGS                                |
| A-6.0      | DETAILS                                         |





( IN FEET )  
1 inch = 20 ft.



|             |                    |
|-------------|--------------------|
| — OH — OH — | Overhead Wire Line |
| — // — // — | Wood Fence         |
| — X — X —   | Chain Link Fence   |
| — □ — □ —   | Iron Fence         |
| — ML — — —  | Monument Line      |
| — CL — — —  | Centerline         |
| — PL — — —  | Property Line      |

A = Arc  
BRG = Bearing  
CH = Chord  
 $\Delta$  = Delta  
L = Length  
R = Radius  
T = Tangent  
 $\emptyset$  = Diameter

+ 0.00' = Existing Elevations

 = Catch Basin

 = Water Meter

 = Electric Box

 = Sanitary Manhole

 = Sprinkler Pump

 = Wood Pole

 = Conc. Pole

 = Light Pole

 = Fire Hydrant

 = Water Valve

 = Inlet

 = Cable Tv Box

 = Electric Meter Box

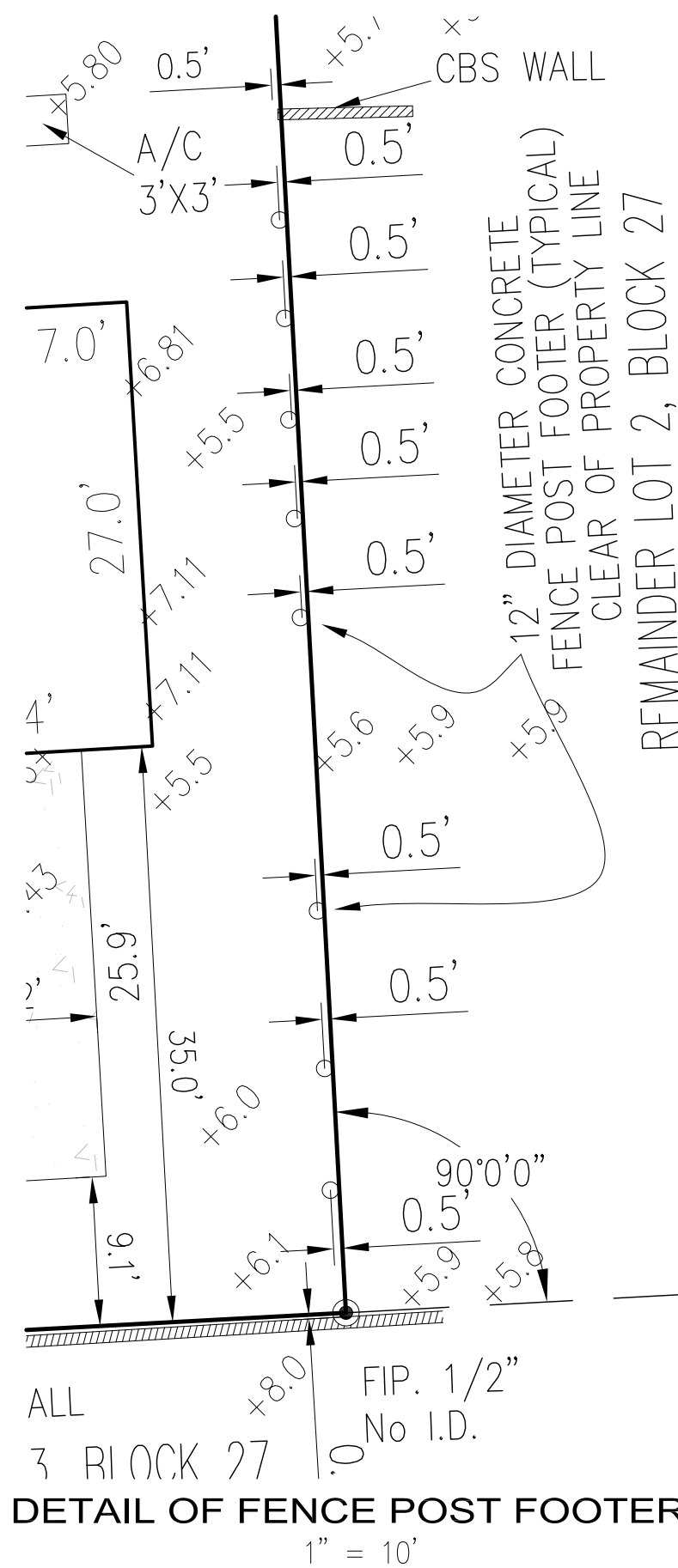
 = Traffic Signal Box

 = Gas Valve

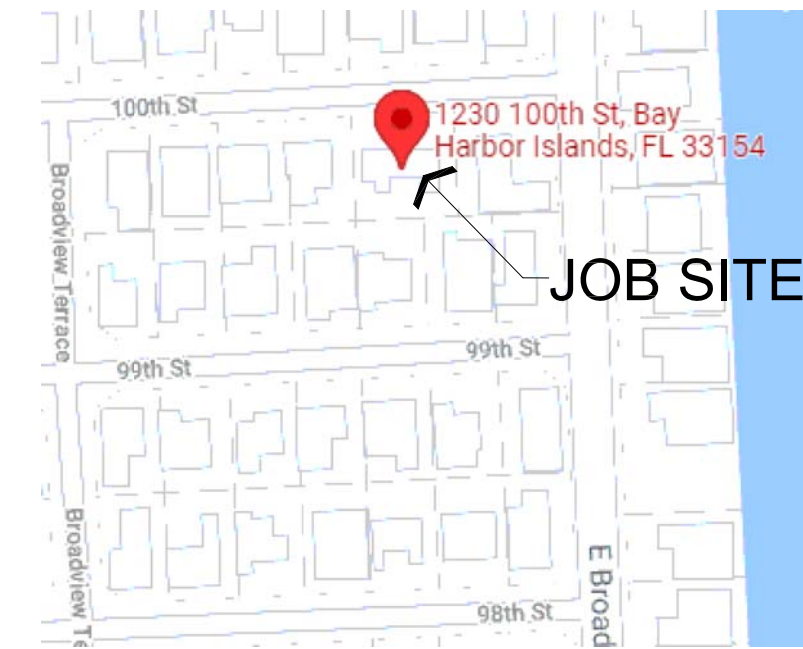
 = Monitoring Valve

 = Manhole

A/C = Air Conditioner  
 Conc. = Concrete  
 C.B.S. = Concrete Block & Stucco  
 (D) = Deed  
 D.E. = Drainage Easement  
 D.M.F. = Drainage Maintenance Easement  
 F.D.H. = Found Drill Hole  
 F.F.E. = First Floor Elevation  
 F.I.P. = Found from Pipe/Fin  
 F.R.B. = Found from Rebar  
 F.N. = Found Nail  
 F.N.D. = Found Nail & Disc  
 F.P.L. = Florida Power Light  
 H = Height  
 L.M.E. = Lease Maintenance Easement  
 (M) = Measured  
 (P) = Platted  
 P.O.B. = Point of Beginning  
 P.O.C. = Point of Commencement  
 (R) = Record  
 Res. = Residence  
 SIP/R = Set from Pipe/Rebar  
 S = Spread  
 U.E. = Utility Easement



## DETAIL OF FENCE POST FOOTERS



Lot 3, and West 1/2 of Lot 2 in Block 27, 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.

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.  
**ABSTRACT NOT REVIEWED.**
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- **Accuracy:**  
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.  
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey **SKETCH OF SURVEY.**
- 11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.
- 12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
- 13- **Benchmark Used:** Miami-Dade County Benchmark **#R-243**. Elevation = +6.59'.
- 14- **Flood Zone Data:** Community/ Panel **#120637/0144/L** Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0
- 15- This SURVEY has been prepared for the exclusive use of the entities named hereon.  
The Certificate does not extend to any unnamed party;

- EDWARD M. & VERA REIZEN

I HEREBY CERTIFY:  
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

[illegible]

**ROYALPOINT**  
**LAND SURVEYORS, INC. L.B.# 7282**

6175 NW 153RD STREET, SUITE 321, MIAMI LAKES, FL 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9669  
info@RoyalPointLs.com

TYPE OF SURVEY:

EDWARD M. & VERA REIZEN

DRAWN: MEB.

CHECKED: P.J.A.

SCALE: AS NOTED

FIELD DATE: 02/17/2023

JOB No.: RP23-0185

SHEET:

1

OF 1 SHEET



OSVALDO MARRERO  
ARCHITECT  
M.A. F.L.R.C.E.

SEAL : AR0015952  
AA262603025

\*  
FLORENCE



5268  
1049852

OSVALDO MARRERO  
ARCHITECT  
M.A. F.L.R.C.E.

REGISTERED ARCHITECT

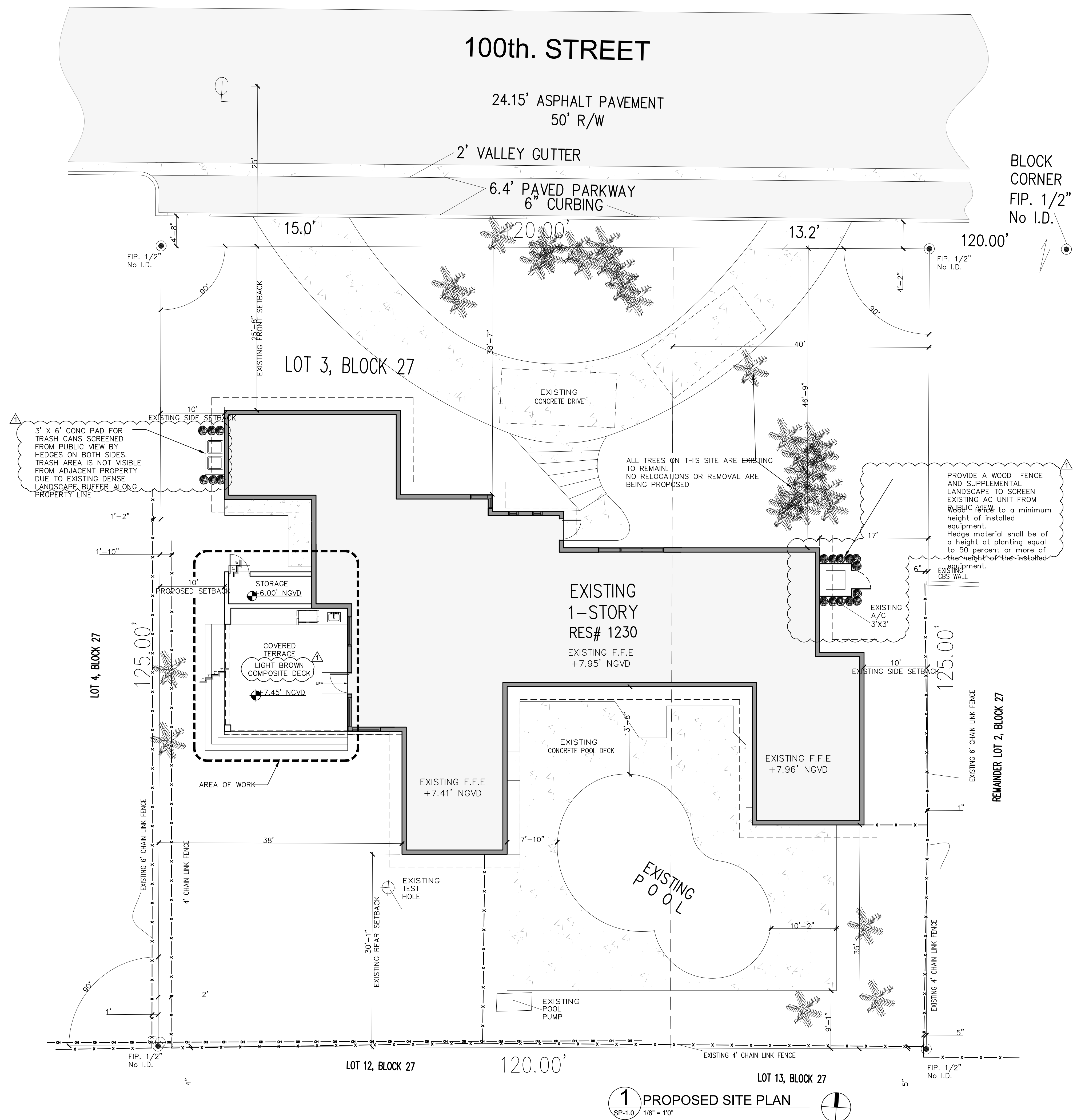
|             |                                                                       |
|-------------|-----------------------------------------------------------------------|
| Project     | REIZEN RESIDENCE<br>1230 100th St<br>Bay Harbor Islands, FL,<br>33154 |
| Sheet title | PREVIOUSLY SITE PLAN                                                  |

|                    |            |
|--------------------|------------|
| Date               | 08-15-2023 |
| Drawn by           | M.T.       |
| Checked by         | M.L        |
| Scale:<br>AS SHOWN |            |

Sheet N°:

**SP-0.0**

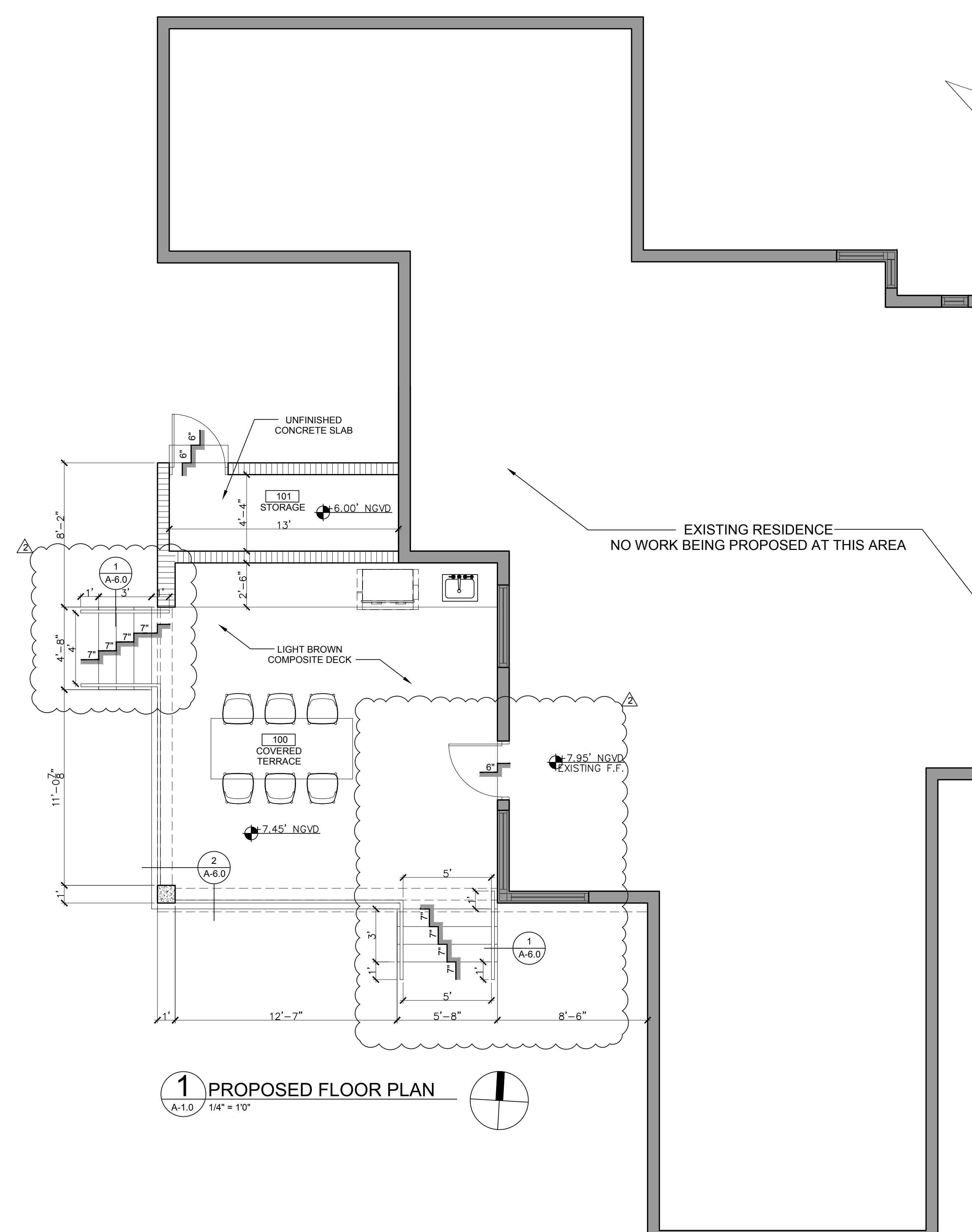
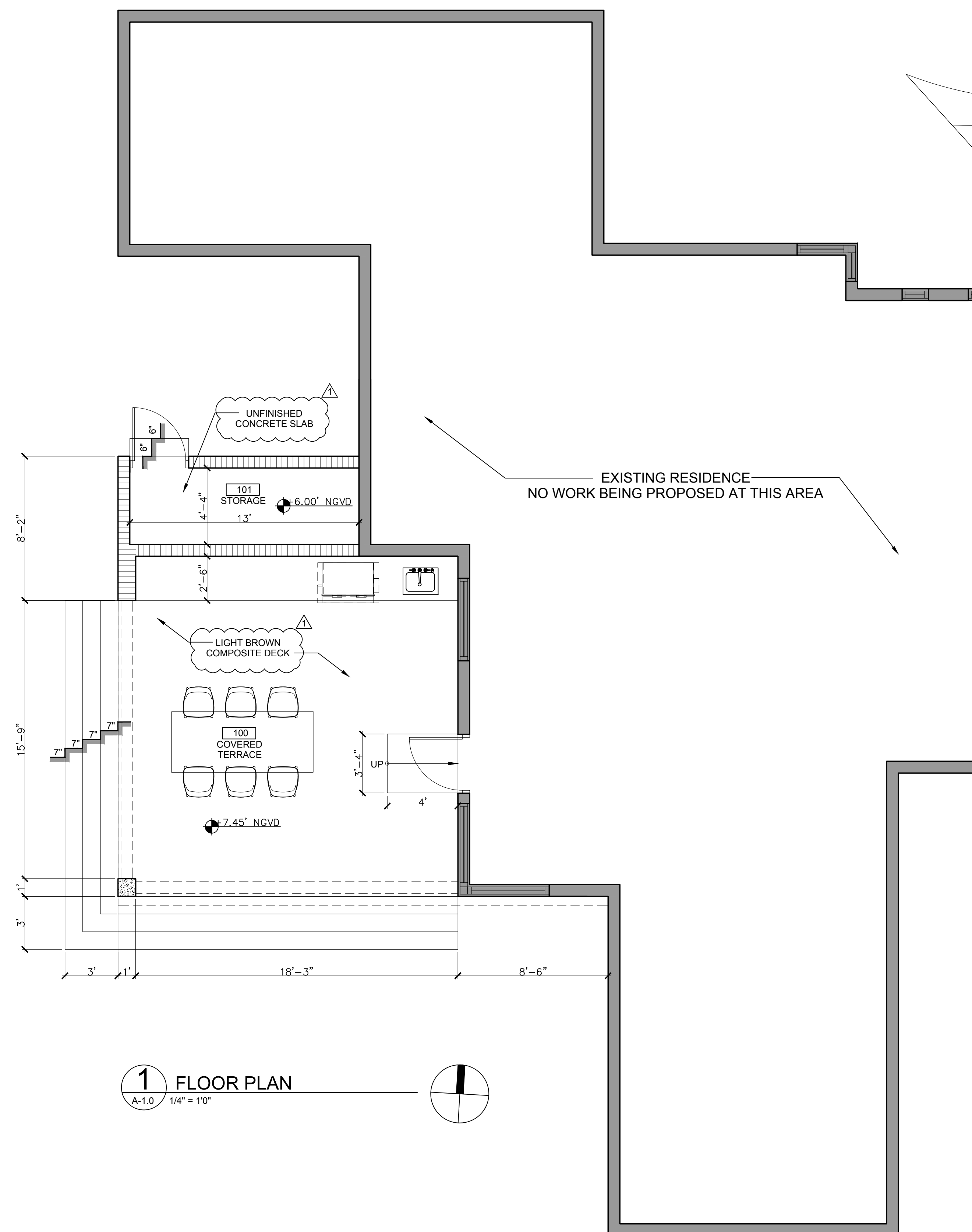
CAD ID:









[illegible]

OSVALDO MARRERO  
ARCHITECT  
PA • FLA. REG.  
\*  
SEAL • A00015952  
AA26030229

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|                                                                                  |                                    |
|----------------------------------------------------------------------------------|------------------------------------|
| Project<br>REIZEN RESIDENCE<br>1230 100th St<br>Bay Harbor Islands, FL,<br>33154 | Sheet Title<br>PROPOSED FLOOR PLAN |
|----------------------------------------------------------------------------------|------------------------------------|

**TOMA DESIGN GROUP  
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Tel. (305) 431-2223      Fax: (305) 466-4077  
20660 NE 30th Ave #1301      13595 E. Palmetto Drive  
Aventura, FL 33180      Southwest Ranches, FL 33330

|            |            |
|------------|------------|
| Date       | 08-15-2023 |
| Drawn by   | M.T.       |
| Checked by | M.L.       |

Scale:

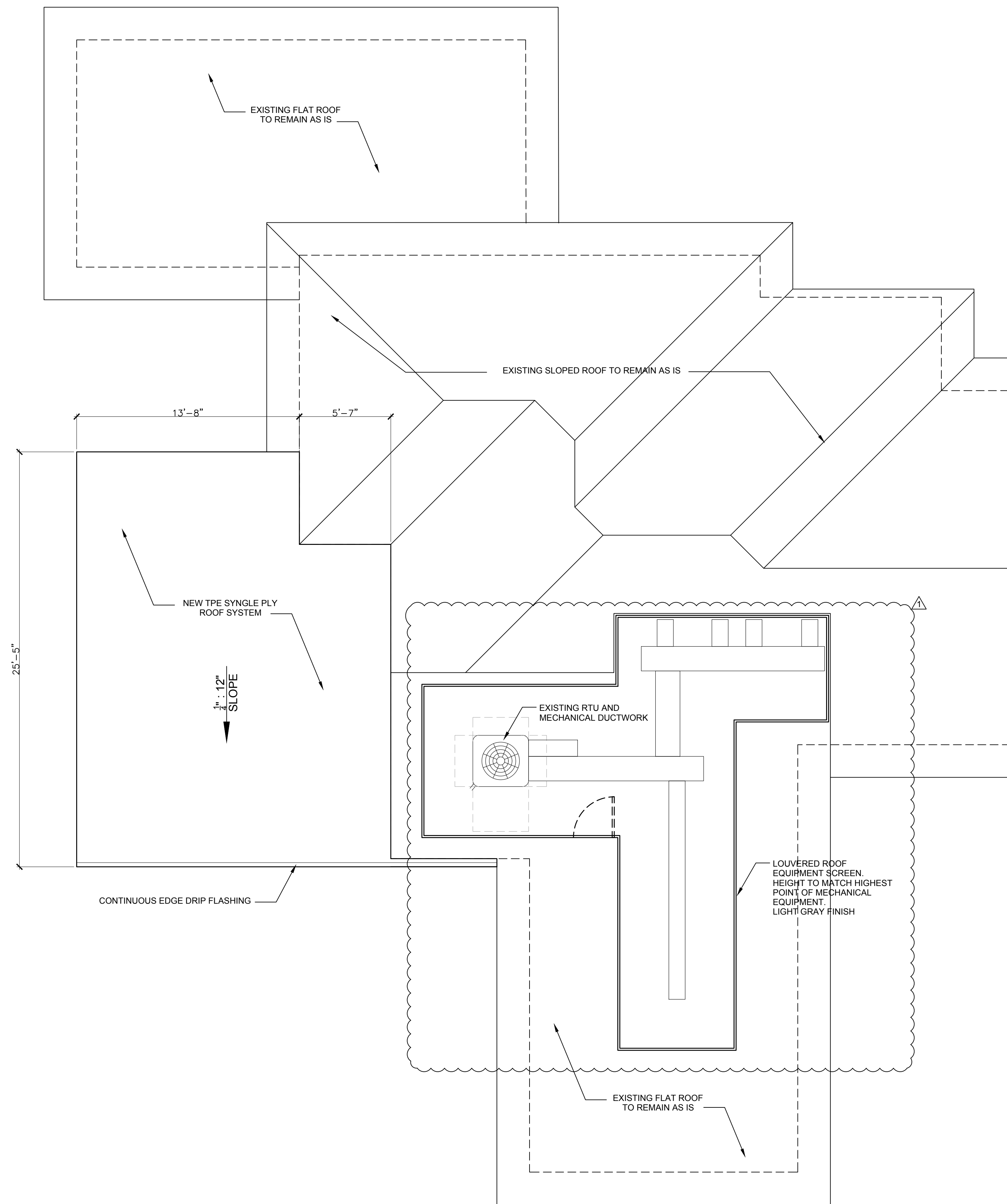
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Sheet N°:

**A-1.0**

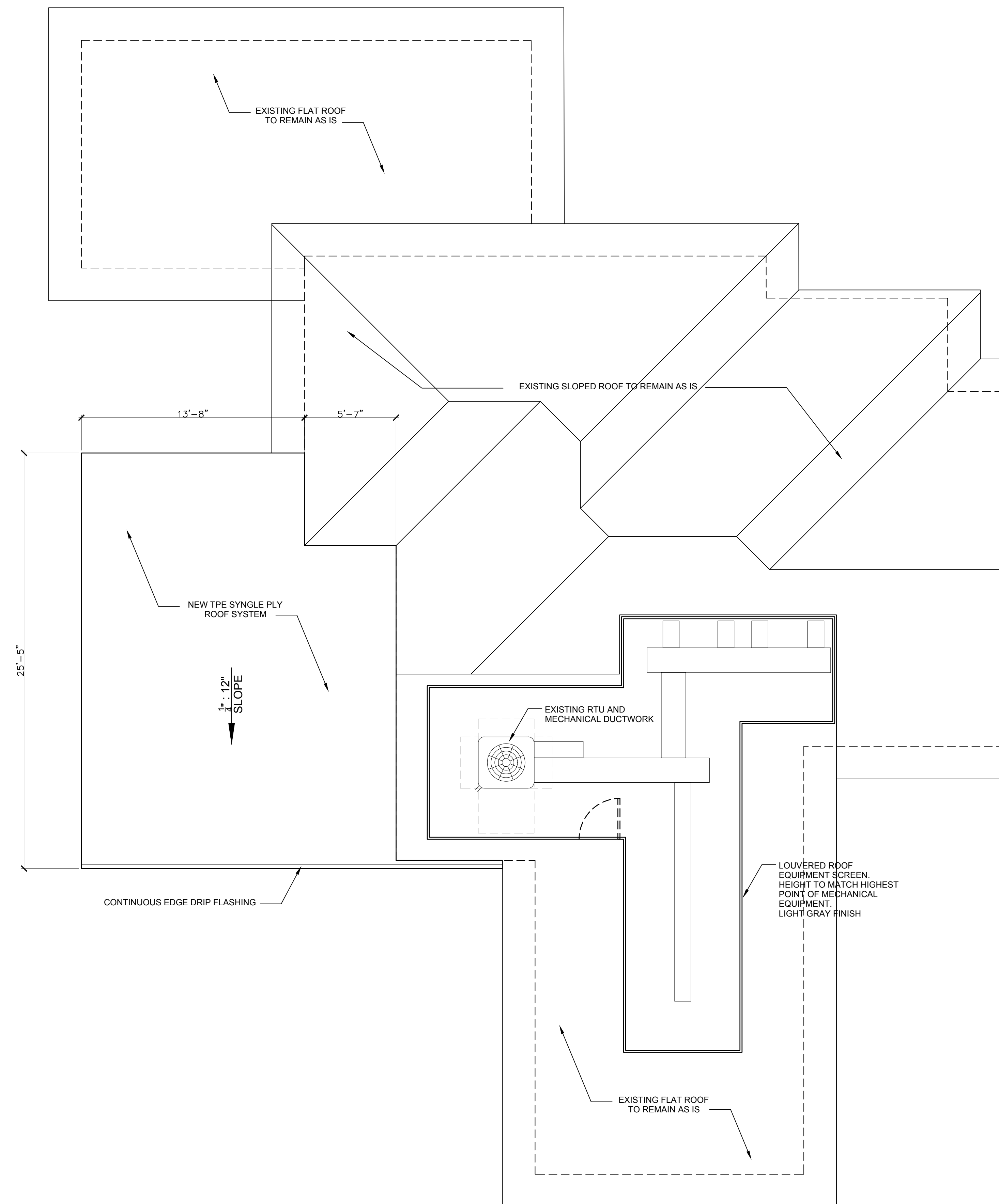
CAD ID:





**1** ROOF PLAN  
A-2.0 1/4" = 1'0"

PREVIOUSLY APPROVED



**1** PROPOSED ROOF PLAN  
A-2.0 1/4" = 1'0"

PROPOSED

[illegible]

SVALDO MARRERO  
ARCHITECT  
AA • NCARB.

\*

SEAL : AR0015952  
AA26003029



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STATUTES, CHAPTER 1 105.13.4.4 OF  
(FLORIDA BUILDING CODE 2020)

REIZEN RESIDENCE  
1230 100th St  
Bay Harbor Islands, FL,  
33154

# PROPOSED ROOF PLAN

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Aventura, FL 33180 Southwest Ranches, FL 33330

|            |            |
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| Date       | 08-15-2023 |
| Drawn by   | M.T.       |
| Checked by | M.L.       |

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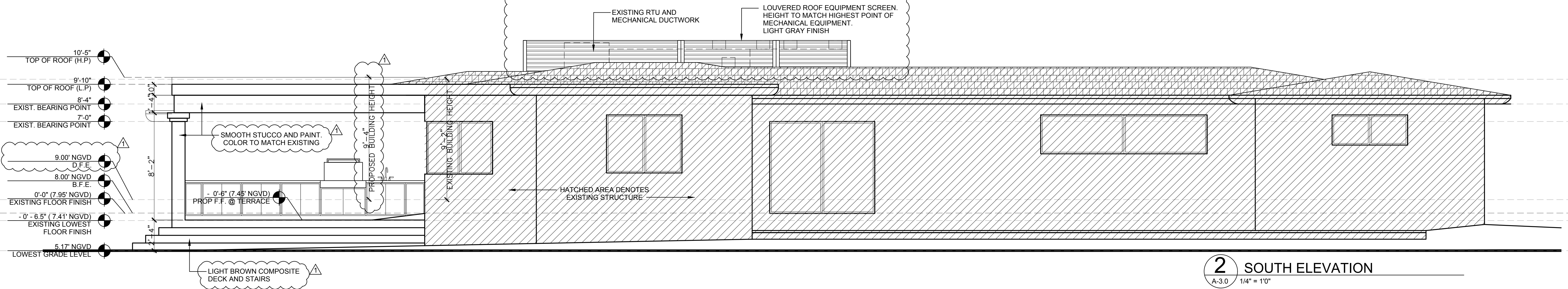
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Sheet N:

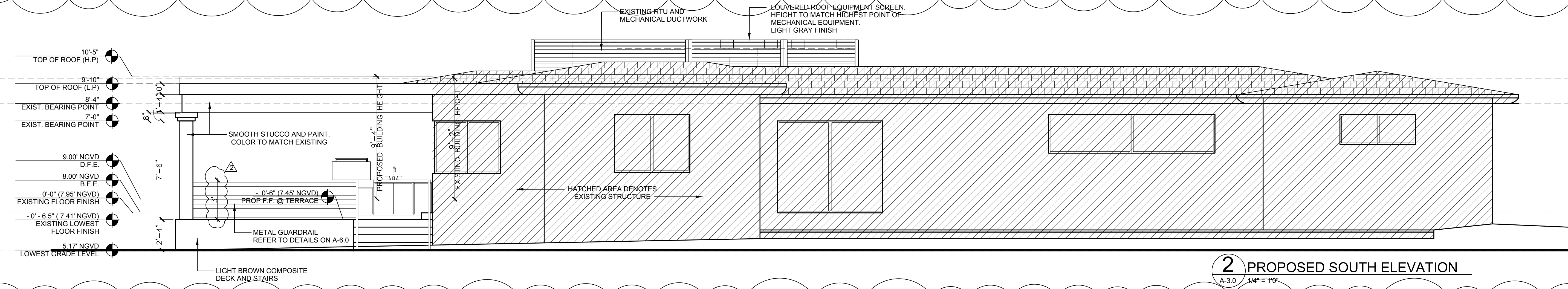
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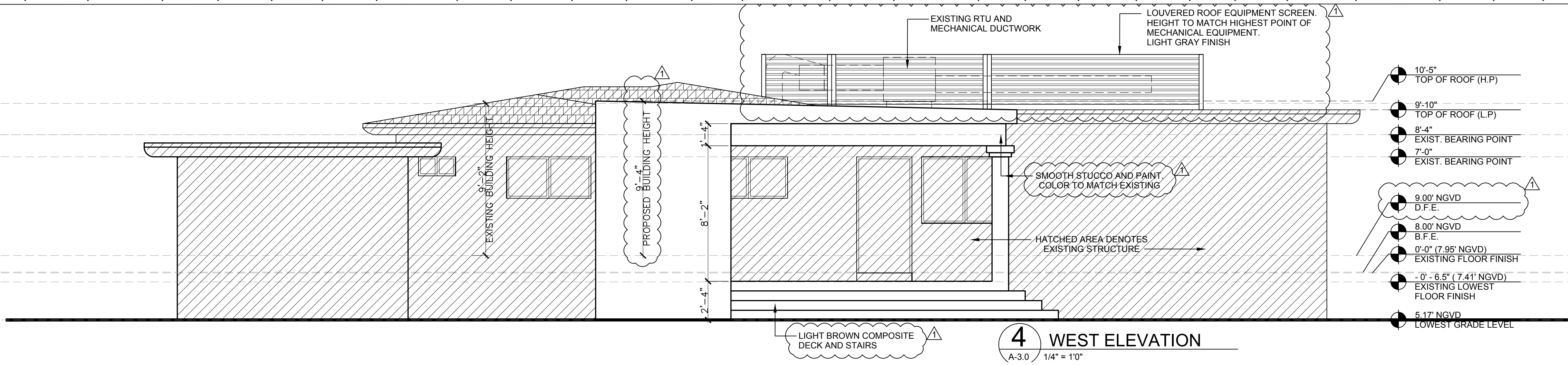




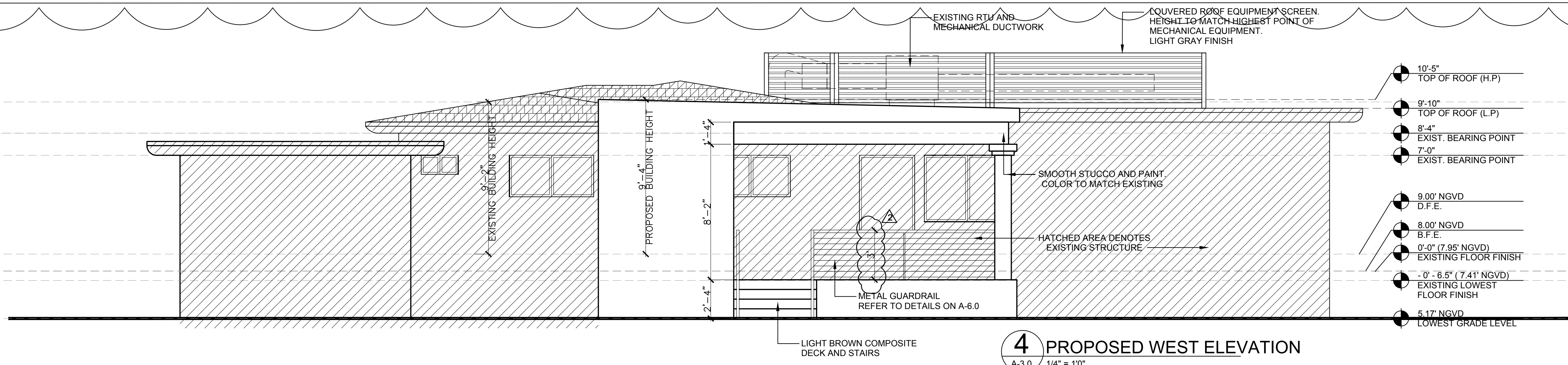
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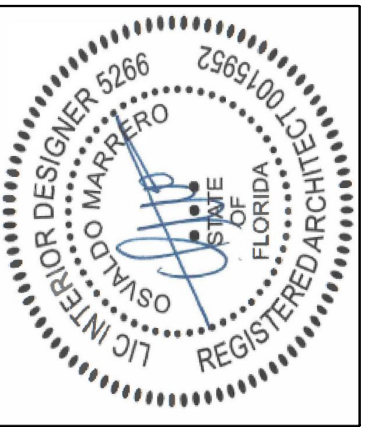
PREVIOUSLY APPROVED



PROPOSED

| Revisions |         |                           |
|-----------|---------|---------------------------|
| No.       | Date    | Description               |
| 1         | 4/21/22 | FROM PREVIOUS DRB PROCESS |
| 2         | 8/27/23 | CITY COMMENTS             |

OSVALDO MARRERO  
ARCHITECT  
MA • M.L.B.E.  
SEAL: AR0015952  
AA26003029



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REZEN RESIDENCE  
1230 100th St  
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33154

EXISTING AND PROPOSED  
EXTERIOR ELEVATIONS

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Tel: (305) 401-2223 Fax: (305) 488-4077  
2000 NE 28th Ave #101 10701 E. Palmetto Drive  
Aventura, FL 33180 Southfield Ranches, FL 33306

|            |            |
|------------|------------|
| Date       | 08-15-2023 |
| Drawn by   | M.T.       |
| Checked by | M.L.       |
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Sheet N:  
**A-3.0**  
CAD ID:





REAR VIEW



LEFT SIDE PROPERTY VIEW



FRONT VIEW



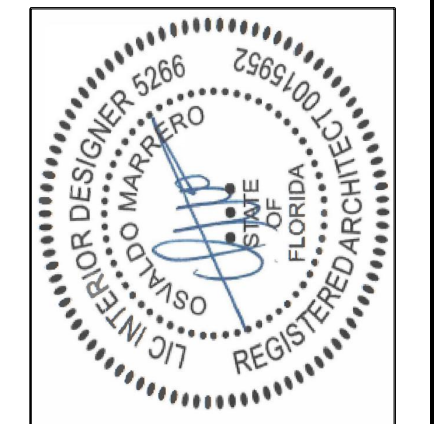
RIGHT SIDE PROPERTY VIEW



©

[illegible]

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ARCHITECT  
AIA • NCARB.



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(FLORIDA BUILDING CODE 2020)

REIZEN RESIDENCE  
1230 100th St  
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33154

## PHOTOGRAPHS

Project:

1998

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25000 NE 30th Ave, #1001 13875 E. Palomino Drive  
Aventura, FL 33180 Southwest Ranches, FL 33330

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|------------|------------|
| Date       | 08-15-2023 |
| Drawn by   | M.T.       |
| Checked by | M.L.       |

Scale:  
AS SHOWN

Sheet N:

A-4.0

CAD ID:





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USVALDO MARRERO  
ARCHITECT  
AA \* MCARB.

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REZEN RESIDENCE  
1230 100th St  
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211

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20900 NE 30th Ave., #1001 13975 E. Palomino Drive  
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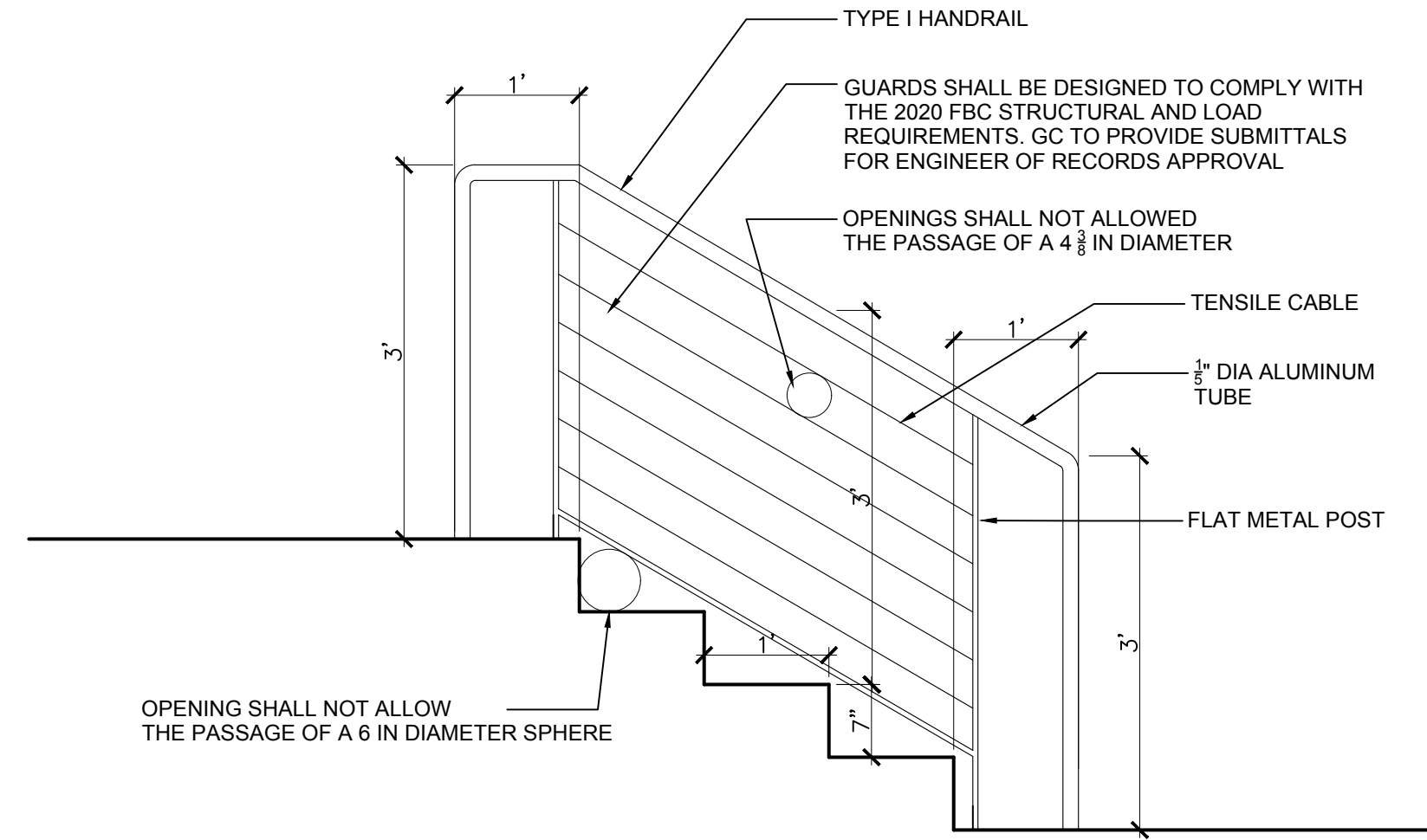
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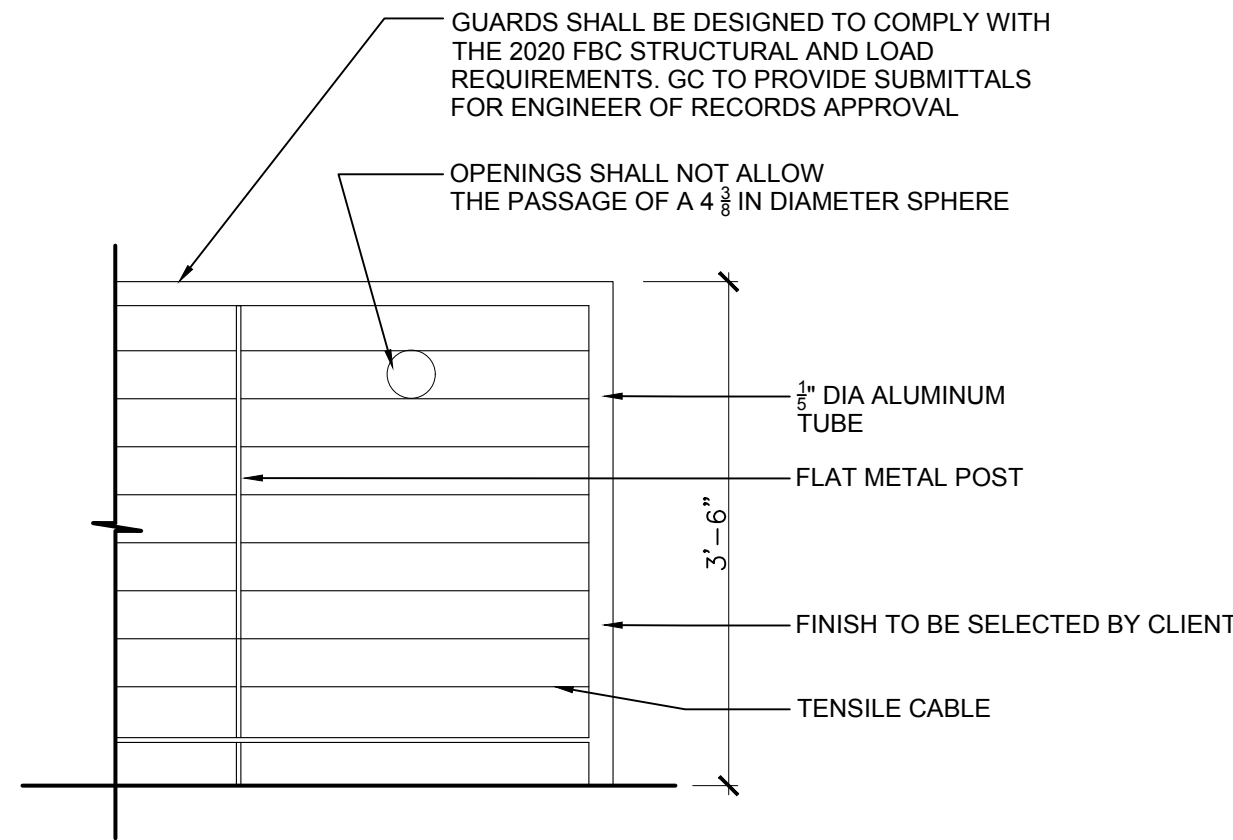
A-5.0

ID:





**1** CABLE GUAR/HANDRAIL DETAIL  
A-5.0 3/4" = 1'0"



**2** CABLE RAILING DETAIL  
A-5.0 3/4" = 1'0"

| Revisions |          |                           |
|-----------|----------|---------------------------|
| No.       | Date     | Description               |
| 1         | 4/21/22  | FROM PREVIOUS DRB PROCESS |
| 2         | 08/27/23 | CITY COMMENTS             |
|           |          |                           |
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|           |          |                           |

OSVALDO MARRERO  
ARCHITECT  
PA • NJLR#  
SEAL: AR0015952  
AA26003029

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REIZEN RESIDENCE  
1230 100th St  
Boy Harbor Islands, FL,  
33154

DETAILS

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223 Fax: (305) 408-4077  
2020 NE 20th Ave #101 1020 E. Palmview Drive  
Aventura, FL 33180 Southfield Ranches, FL 33306

|            |            |
|------------|------------|
| Date       | 08-15-2023 |
| Drawn by   | M.T.       |
| Checked by | M.L.       |

Scale:  
AS SHOWN

Sheet N:  
**A-6.0**  
CAD ID:



## AGENDA ITEM REPORT

October 3, 2023

### ITEM NUMBER: 2.

**ITEM:** Request for approval for a garage enclosure for “Albert & Michelle Azout” located at 1270 97 Street, Lot 6 of Block 30. The owners are proposing to convert the current two-car garage into a children's playroom, den and bathroom. The current garage is about 380 sq. ft. The existing driveway will need to be modified slightly to meet the minimum code requirement for a 2' wide landscaped strip adjoining the home facade where the current garage door is located. Enclosed please find the site plan and elevations. (Item #2)

### DESCRIPTION:

#### PROPERTY VALUE & MILLAGE SUMMARY

|                                                                    |                     |
|--------------------------------------------------------------------|---------------------|
| 2021 Taxable Value                                                 | 1,372,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2022 Taxable Value                            | 2,484,39 16.6%      |
|                                                                    | 2                   |
| 2022 Taxable Value                                                 | 1,600,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2023 Taxable Value                            | 32,803,21 18.8%     |
|                                                                    | 8                   |
| Current Year Estimated Taxable Value                               | 1,900,000,00        |
|                                                                    | 0                   |
| Current Year Additions (New Construction)                          | (6,000,00 -0.3%     |
|                                                                    | 0)                  |
| <b>Current Year Estimated Taxable Value for Operating Purposes</b> | <b>1,894,000,00</b> |
|                                                                    | <b>0</b>            |

#### 15 Year Millage, Taxable Value and Revenue History

| <u>Fiscal Year</u> | <u>Millage Rate</u> | <u>Taxable Value</u> | <u>Percent Change</u> | <u>Property Tax Revenue Gross</u> | <u>Net (95%)</u> |
|--------------------|---------------------|----------------------|-----------------------|-----------------------------------|------------------|
|                    |                     |                      | <u>in</u>             |                                   |                  |
|                    |                     |                      | <u>Taxable</u>        |                                   |                  |
|                    |                     |                      | <u>Value</u>          |                                   |                  |
| 2010               | 5.29710             | 762,700              | -11.2%                | 4,040,099                         | 3,838,094        |
|                    |                     | ,165                 |                       |                                   |                  |
| 2011               | 5.29710             | 606,645              | -20.5%                | 3,213,462                         | 3,052,789        |
|                    |                     | ,530                 |                       |                                   |                  |
| 2012               | 5.29710             | 577,100              | -4.9%                 | 3,056,957                         | 2,904,109        |
|                    |                     | ,052                 |                       |                                   |                  |
| 2013               | 5.52971             | 579,865              | 0.5%                  | 3,206,487                         | 3,046,163        |



|      |         |      |                 |           |           |
|------|---------|------|-----------------|-----------|-----------|
| 2014 | 5.25000 | ,315 | 602,162 3.8%    | 3,161,356 | 3,003,288 |
| 2015 | 4.90000 | ,980 | 698,927 16.1%   | 3,424,744 | 3,253,507 |
| 2016 | 4.55000 | ,405 | 778,065 11.3%   | 3,540,199 | 3,363,189 |
| 2017 | 4.40000 | ,824 | 880,111 13.1%   | 3,872,490 | 3,678,866 |
| 2018 | 3.99900 | ,322 | 1,031,587 17.2% | 4,125,319 | 3,919,053 |
| 2019 | 3.71990 | ,742 | 1,214,738 17.8% | 4,518,705 | 4,292,770 |
| 2020 | 3.62450 | ,329 | 1,333,876 9.8%  | 4,834,634 | 4,592,902 |
| 2021 | 3.62450 | ,001 | 1,378,221 3.3%  | 4,995,365 | 4,745,597 |
| 2022 | 3.59000 | ,700 | 1,374,484 -0.3% | 4,934,399 | 4,687,679 |
| 2023 | 3.17280 | ,392 | 1,632,803 18.8% | 5,180,558 | 4,921,530 |
| 2024 | 3.17280 | ,218 | 1,894,000 32.2% | 6,009,283 | 5,708,819 |
|      |         | ,000 |                 |           |           |

| <b>FY 2024 Value of 1 Mill *</b> |                      |                          |     |
|----------------------------------|----------------------|--------------------------|-----|
| <b>Mills</b>                     | <b>Gross Revenue</b> | <b>Net Revenue (95%)</b> |     |
| 1.00                             | 1,894,000            | 1,799,300                | 1,7 |
| 0.75                             | 1,420,500            | 1,349,475                | 1,3 |
| 0.50                             | 947,000              | 899,650                  | 8   |
| 0.40                             | 757,600              | 719,720                  | 7   |
| 0.30                             | 568,200              | 539,790                  | 5   |
| 0.25                             | 473,500              | 449,825                  | 4   |
| 0.10                             | 189,400              | 179,930                  | 1   |

**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 1270 97 St SFR Garage Conv DRB Staff Report Sept 22 2023 |
| 2. | SPR23-000014 DRB Application                                 |
| 3. | 1270 97 Street DRB Set 10.3.2023                             |



**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:** September 22<sup>nd</sup>, 2023

**Subject:** Proposed Enclosure of a Garage at Existing Single-Family Residence  
1270 97<sup>th</sup> Street (Lot 6 / Block 30)  
Bay Harbor Islands Acct. No.: SPR22-000014  
MMPA Acct. No.: 01-0702-1161

---

**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 1270 97<sup>th</sup> Street.

---

**BACKGROUND:**

The above single-family home located at 1270 97<sup>th</sup> Street was acquired in November 2022 by new owners (M/M Albert / Michelle Azout). The owners are requesting to convert the current two-car garage into a children's playroom / den / bathroom. This would involve alterations to the exterior appearance of the front elevation of the house (no change to north side elevation). 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 2003 with some minor modifications made over the years. The existing 2-story / 5 Bedroom / 4 Bath house is approximately 5,220 sq. ft. in total size with 4,172 sq. ft. of A/C living area according to the MDPA website. The size of the current garage is about 380+/- sq. ft. The subject site is a rectangular N/S oriented lot with the home's front door facing north onto 97<sup>th</sup> Street. A swimming pool / deck is located in the rear yard on the south portion of the site. The site is enclosed by a decorative fence / wall. The driveway will need to be modified slightly to meet the minimum Code requirement for a minimum 2' wide landscaped strip adjoining the home façade where the current garage door is located. The plans show a 4' wide landscape strip.

---



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 97<sup>th</sup> Street can accommodate at least 2 vehicles, plus the Town's adjoining road swale parking. The plans denote 2 vehicle locations to meet Code. As stated above, 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).

In April 2023, the Town received a 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 revised 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 RECOMMENDATION**

The applicant is requesting Design Review Board (DRB) approval for the conversion of a 380+/- sq. ft. garage into A/C living area for an existing single-family residence on an interior lot located at 1270 97<sup>th</sup> Street. According to the plans / survey submitted, the existing home / garage is set back 29' from 97<sup>th</sup> Street which meets the current day street setback requirements (25'). The applicant will be removing the garage door and installing two rectangular fixed windows (different sizes (smaller bathroom / larger playroom) 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 (8.00' NGVD). The roof structure and house footprint will not change. A new 4' wide landscape strip will be installed adjoining the former garage door location as per Code.

Again, the Town's Code does not mandate garages for single-family homes; however, Zoning Code Sec. 23-24(c)(1) requires at least two (2) 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



**Town of Bay Harbor Islands  
Design Review Board (DRB) Staff Report  
Proposed Enclosure of a Garage at Existing Single-Family Home  
1270 97<sup>th</sup> Street  
September 22<sup>nd</sup>, 2023  
Page 3**

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' wide landscape strip with shrubbery will be installed along the former garage door home façade (4' landscape strip to be installed).

The following condition of approval is recommended:

- 1) This approval is based on the latest plans prepared by SIMJA Designers / Construction signed & sealed by the architect August 9<sup>th</sup>, 2023, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Board if felt to be substantial.





# 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 3PR23-000014  
DRB APPLICATION FEE - \$350.00 chk#166

**APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)**

Name Michelle + Albert Azout Contact Number 305-978-7965  
Address 1270 97th Street  
City Bay Harbor Islands State FL Email Address Michazout@gmail.com

**OWNER / PROPERTY INFORMATION**

Name Michelle Azout + Albert Azout Address 1270 97th Street Bay Harbor Islands  
Folio# 13-2227-001-5140 Lot \_\_\_\_\_ Block \_\_\_\_\_

**DESCRIPTION OF PROPOSED USE / REQUEST**

Garage Conversion

**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: 4/5/23 Signature of Applicant: Michelle Azout

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: 4/5/23 Signature of Owner: Michelle Azout

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: 4/5/23 Signature of Applicant: Michelle Azout

**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.





# AZOUT RESIDENCE

## GARAGE CONVERSION

1270 97ST, BAY HARBOR ISLANDS, FL 33154

### INDEX OF DRAWINGS:

GN-101 COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

#### ARCHITECTURAL

A-100 SITE PLAN  
A-200 EXISTING FIRST FLOOR PLAN  
A-201 EXISTING SECOND FLOOR PLAN  
A-202 PROPOSED FIRST FLOOR PLAN  
A-203 PROPOSED SECOND FLOOR PLAN  
A-300 CEILING FIRST FLOOR PLAN  
A-301 CEILING SECOND FLOOR PLAN  
D-200 DEMOLITION FIRST FLOOR PLAN  
D-201 DEMOLITION SECOND FLOOR PLAN

A-401 EXTERIOR ELEVATIONS  
A-402 EXTERIOR ELEVATIONS  
A-403 EXTERIOR ELEVATIONS  
A-600 DETAILS  
A-700 WALL & PARTITION TYPES  
A-800 DOOR / WINDOW SCHEDULE

S-200 STRUCTURAL FIRST FLOOR PLAN  
E-201 ELECTRICAL FIRST FLOOR PLAN  
E-202 ELECTRICAL SECOND FLOOR PLAN  
M-201 MECHANICAL FIRST FLOOR PLAN  
M-202 MECHANICAL SECOND FLOOR PLAN  
P-201 PLUMBING FIRST FLOOR PLAN  
P-202 PLUMBING SECOND FLOOR PLAN

1. THE GENERAL CONTRACTOR MUST HAVE OPERATING FAX MACHINE AND A TELEPHONE ON THE JOB SITE AT ALL TIMES.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST WORKMANSHIP PRACTICES OF THE CONSTRUCTION TRADE. ARCHITECT RESERVES THE RIGHT TO REJECT A MATERIAL OF WORK, WHICH DOES NOT CONFORM TO THESE STANDARDS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE LOCAL AND NATIONAL CODES.
4. ALL MATERIALS FURNISHED ON THE SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS. GENERAL CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
5. THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING AND MECHANICAL WORK REQUIRED FOR COMPLETE AND OPERATIONAL JOB AS SHOWN AND/OR INDICATED ON THESE DRAWINGS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ALL WORK PROVIDED BY SUBCONTRACTORS OF THE VARIOUS TRADES.
8. SUBSTITUTIONS OR "APPROVED EQUALS" PRODUCTS SHALL BE LISTED AND APPROVED BY ARCHITECT. ALL MATERIALS SHALL BE ORDERED IN TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE ARCHITECT SHALL BE PROVIDED WITH SAMPLES, SUBMITTALS, SHOP DRAWINGS, FOR FIXED AND OPERABLE HURRICANE SHUTTERS, MILLWORK, FIREPLACE, WINDOWS AND DOORS, AND TRUSSES, ETC. THE DRAWINGS ARE FOR CONSTRUCTION. THE DIMENSIONS MAY VARY DO TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
10. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS MAY VARY ON SITE DUE TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. DRAWINGS ARE NOT TO BE SCALED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DO COURSE AND COORDINATION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LICENSES AND TAXES, RELATED TO WORK.
12. SURFACES TO BE PAINTED SHALL BE FILLED, SEALED AND SANDED AS REQUIRED. COLORS TO BE SELECTED BY THE ARCHITECT. FOUR TEST SAMPLES SHALL BE MADE, PRIOR TO EXECUTION OF WORK. THE ARCHITECT SHALL ALSO SELECT COLORS OF READY-BUILT PRODUCTS.
13. ALL INTRUSION PREVENTING DEVICES, SHALL CONFORM TO CHAPTER 36 OF THE FLORIDA BUILDING CODE.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE THAT ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL DRAWINGS ARE EMPLOYED SIMULTANEOUSLY IN THE CONSTRUCTION OF THIS PROJECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
15. NO DEVIATIONS OF THESE PLANS ARE ALLOWED EXCEPT WITH WRITTEN CONSENT OF THE ARCHITECT.
16. BEFORE SUBMISSION OF BID, THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH THE EXISTING CONDITIONS.
17. LAWFUL AND PROPER DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
18. GENERAL CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS AND COORDINATE WITH THE OWNER THAT THE BUILDING IS SECURE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE WITH OWNER AND HIS SECURITY SERVICES PRIOR TO CONSTRUCTION START, AND BLOCKING TO FIRE TREATED.
19. ANY DEMOLITION SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERING REQUIREMENTS. REFER TO SHORING AND DEMOLITION PLANS ON THE STRUCTURAL SHEETS. SPECIAL CARE SHALL BE TAKEN DURING THE DEMOLITION AND CONSTRUCTION PERIOD, THAT NO DAMAGE WILL OCCUR TO ANYTHING IN EXISTING AREAS WHICH ARE INTENDED TO REMAIN.
20. GENERAL CONTRACTOR SHALL INSTALL A FIRST AID KIT AT JOB SITE IN A READILY ACCESSIBLE LOCATION.
21. CONTRACTOR SHALL PROVIDE 8"X 8" CONCRETE LINTEL OVER ALL OPENINGS NOT COVERED BY PROPER TIE BEAM OR OTHER HEADER.
22. ALL FIXED GLASS WINDOWS ARE TO HAVE SIZES VERIFIED IN THE FIELD.
23. ALL CEILING HEIGHTS ARE REFERENCED FROM NEAREST FINISH FLOOR ELEVATION. ALL BEARING ELEVATIONS ARE BASED ON 0'-0" (REFERENCED ELEVATION)
24. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER SECT. 1408.2 (B) F.B.C.
25. TOILET ROOMS SHALL COMPLY WITH SECT. 1405.26 F.B.C.
26. ALL WATER CLOSETS, LABORATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH TABLE 46-R2 F.B.C.
27. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
28. ALL PARTITIONS ARE DIMENSIONED FOR STUD FACE TO STUD FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N. AND MUST BE ACCURATLY MAINTAIN WITH A MINIMUM VARIATION OF 1/8".
29. DIMENSIONS MARKED + MEANS A TOLERANCE NOT GREATER OR SMALLER THAN 2" INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD. IN CASE OF CONFLICT NOTIFY ARCHITECT'S OFFICE FOR CLARIFICATION.
30. ALL DIMENSIONS TO THE EXTERIOR WINDOWS WALL ARE TO THE INSIDE FACE OF SILL U.O.N.
31. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
32. ALL WORK ERECTED AND PLUMBING INSTALLED SHALL BE LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
33. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
34. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIERS LOCATIONS.
35. REFER TO POWER AND EQUIPMENT PLANS, AND REFLECTED CEILING PLANS FOR LOCATION OF SWITCHES. OUTLETS AND THE LIKE TO BE REMOVED, PATCH & REPAIR PARTITIONS TO MATCH ADJACENT SURFACE AND FINISH.
36. DIMENSIONS, LOCATING DOORS ARE TO BE INSIDE EDGE OF JAMB U.O.N.
37. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT. ALL CONCEALED LUMBER AND BLOCKING TO FIRE TREATED.
38. COORDINATE SCHEDULE AND BARRICADES WITH MALL MANAGEMENT.
39. REMOVE ALL DEBRIS FROM PREMISES ON A DAILY BASIS AND PLACE IN A CONSTRUCTION DUMPSTER.
40. ALL ITEMS TO BE HUNG FROM TOP CORD OR STEEL JOISTS AND NOT FROM METAL DECKS NOR CEILING TILE OR GRIDS.
41. ANY OUTDOOR FURNITURE, OUTDOOR PAINTING, OUTDOOR LETTERING, ETC. TO BE COORDINATED WITH THE MALL, TO MEET THEIR CRITERIA.
42. PROVIDE NAMEPLATE ON ROOF TOP A/C UNIT IF NOT CURRENTLY LABELLED.
43. NO PVC PIPING TO BE PERMITTED.
44. ALL SIGNAGE TO BE UNDER A SEPERATE PERMIT, SHOP DRAWINGS TO BE SUBMITTED TO MALL FOR APPROVAL.

### OWNER:

AZOUT / ALL FAITH TRUST BAY HARBOR ISLANDS

### ARCHITECT:

SIMJA DESIGNERS LIC#0016093,

### DESIGNER:

ED FORTICH, SIMJA CONSTRUCTION, CEL 954-804-7362

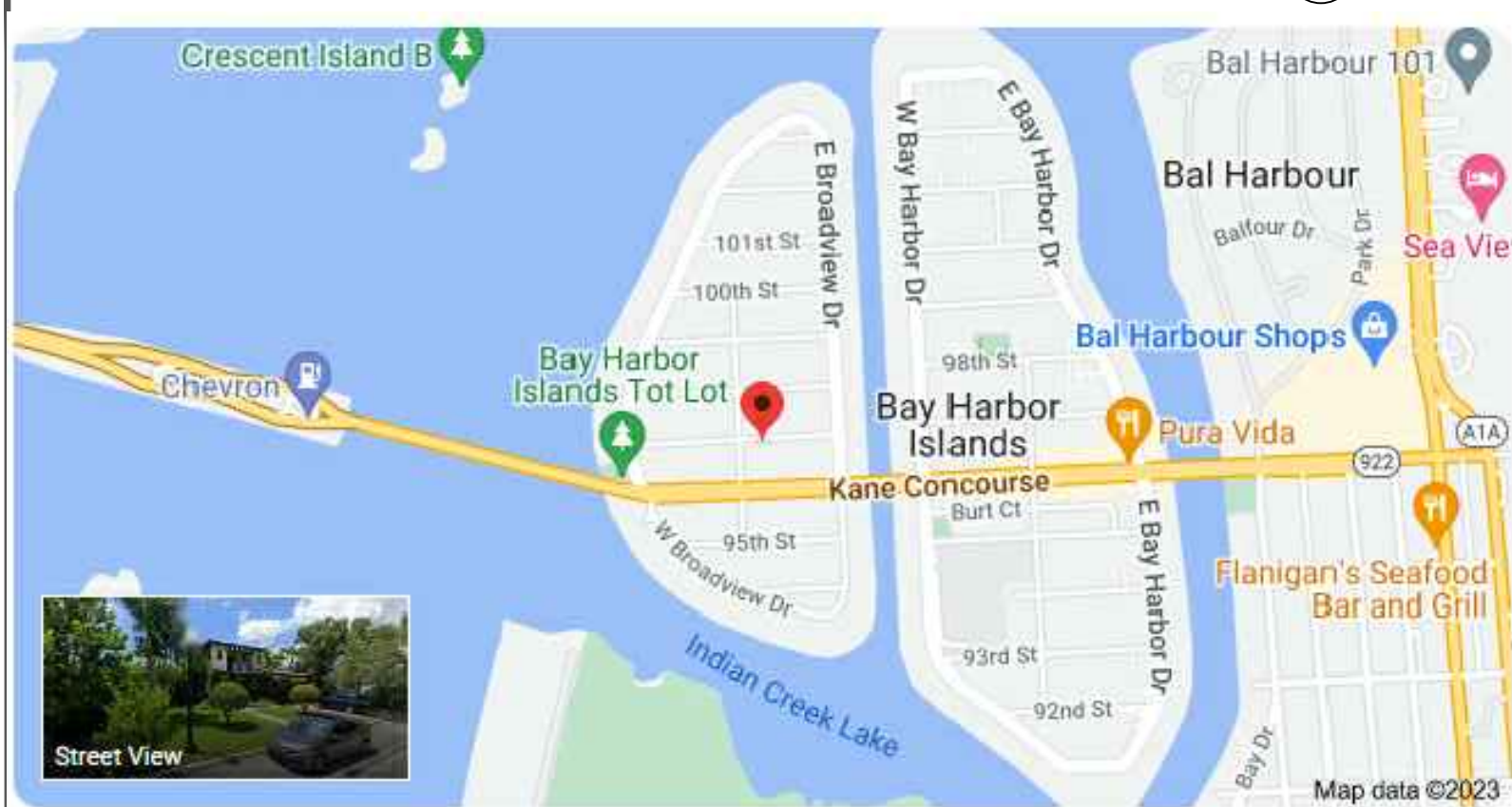
### CONTRACTOR:

ED FORTICH, SIMJA CONSTRUCTION, CEL 954-804-7362

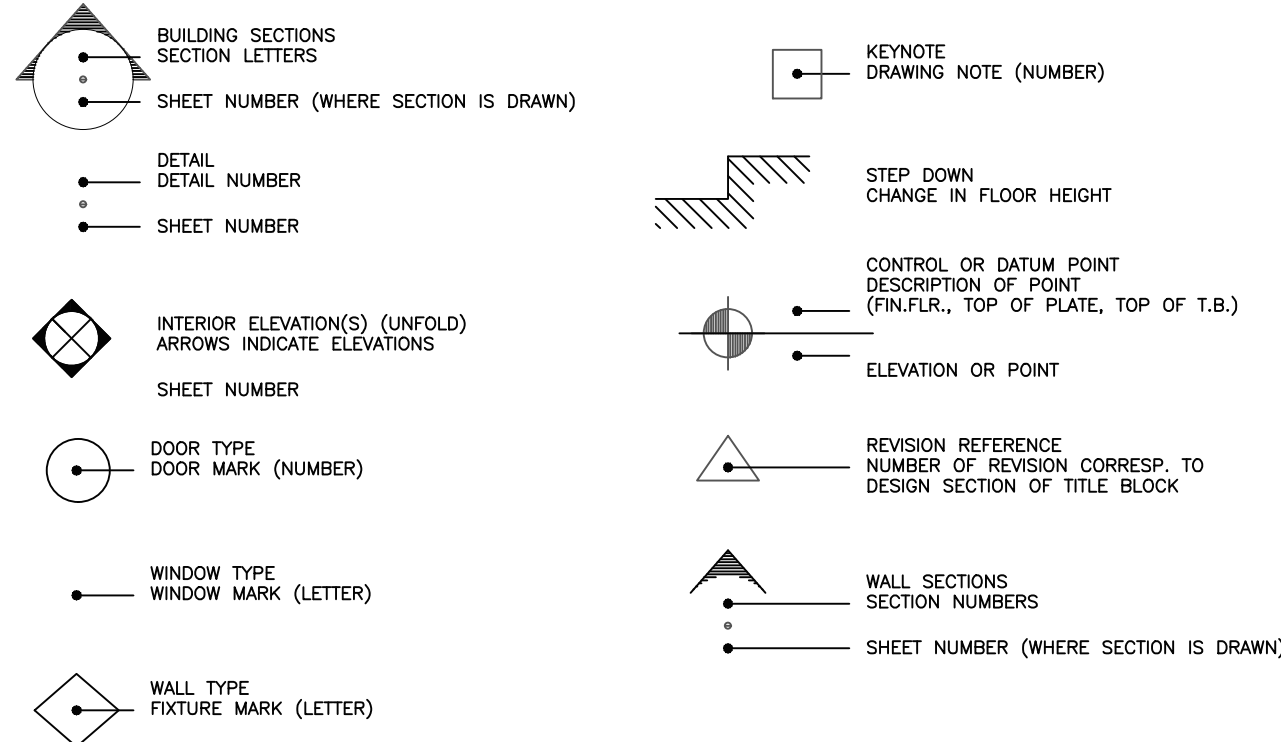
### LEGAL DESCRIPTION:

FOLIO # 13-2227-001-5740  
BAY HARBOR ISLANDS  
LOT 6 BUC 30  
LOT SIZE 80 x 125  
OR 19894-3761-09-2001-1  
COC 22074-2714-02-2004-1

### LOCATION



### SYMBOLS:



### ABBREVIATIONS:

|                                                                                                             |                                                             |                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                                          |                                                                                                   |                                                                                  |                                                                                                                                                         |                                                                   |                                                             |                                                                                         |                                                                                     |                                                                  |                                                                                                                                                                                                                              |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                   |
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| AIR CONDITIONING<br>GRADE<br>ALTERNATE<br>ALUMINUM<br>ANCHOR BOLT<br>ANGLE<br>AVERAGE<br>ABOVE FINISH FLOOR | A/C<br>A.H.U.<br>ALT.<br>AL.<br>A.B.<br>C<br>AVG.<br>A.F.F. | BEAM<br>BLOCKING<br>BOARD<br>BOTTOM<br>BUILDING<br>CABINET<br>CEILING<br>CEILING JOISTS<br>CEMENT<br>CENTER LINE<br>CERAMIC TILE<br>CHAMFER<br>CHANNEL<br>CLEAR<br>COLUMN<br>COMPOSITION<br>CONCRETE BLOCK<br>CONSTRUCTION GRADE<br>CONTINUOUS<br>COLD WATER<br>CULTURED MARBLE | A/C<br>A.H.U.<br>ALT.<br>AL.<br>A.B.<br>C<br>AVG.<br>A.F.F. | BEAM<br>BLKG.<br>BD. / BRD.<br>BOT.<br>BLDG.<br>CAB.<br>CLG.<br>CLG. JST.<br>CEM.<br>E<br>CER. T.<br>CHAM.<br>[OR ]<br>CLR.<br>COL.<br>COMPO.<br>CONC. BLK.<br>CONST. GR.<br>CONT.<br>C.W.<br>CULT. MAR. | DETAIL<br>DIAMETER<br>DISHWASHER<br>DOUBLE<br>DOUBLE PLATE<br>DOOR<br>DOWN<br>DOWNSPOUT<br>DRAWER | EACH<br>ELEVATION<br>EQUAL<br>EXHAUST<br>EXPANSION JOINT<br>EXTERIOR<br>ETCETERA | FACE OF MASONRY<br>FACE OF STUD<br>FINISH<br>FINISH FLOOR<br>FINISH GRADE<br>FLASHING<br>FLOOR<br>FLOOR DRAIN<br>FLOOR JOISTS<br>FLUORESCENT<br>FOOTING | DTL.<br>DIA.<br>D.W.<br>DBL.<br>PL.<br>DR.<br>DN.<br>D.S.<br>DWR. | EA.<br>ELEV./EL.<br>EQ.<br>EXH.<br>EXP. JT.<br>EXT.<br>ETC. | F.O.W.<br>F.O.S.<br>FIN.<br>FF.<br>F.G.<br>F.L.<br>F.L.<br>F.LR. JST.<br>FLOOR.<br>FTG. | GALVANIZED<br>GRADE<br>GYPSUM BOARD<br>HEADER<br>HEIGHT<br>HOSE BIBB<br>HOLLOW CORE | GALV.<br>GRD.<br>GYP.BD.<br>HDR.<br>HGT.<br>H.O.<br>H.B.<br>H.C. | PAIR<br>Penny<br>PLATE<br>PLYWOOD<br>PROPERTY LINE<br>POUNDS PER SQUARE INCH.<br>PRESSURE TREATED<br>RADIUS<br>RAFTER<br>REQUIRED<br>REVISION<br>REFRIGERATOR<br>RISER<br>ROUGH DRAIN<br>ROOM<br>ROUGH SAWN<br>ROUGH OPENING | INFO.<br>INSUL.<br>INT.<br>LAM. PLAS.<br>LUMBER<br>LUM.<br>LAVATORY<br>MACHINE BOLT<br>MATERIAL<br>MAXIMUM<br>MEDICINE CABINET<br>METAL<br>MINIMUM<br>NOT IN CONTRACT<br>NOT TO SCALE<br>OBSOLETE<br>OPPOSITE<br>O.H. | PAIR<br>Penny<br>PLATE<br>PLYWOOD<br>PROPERTY LINE<br>POUNDS PER SQUARE INCH.<br>PRESSURE TREATED<br>RADIUS<br>RAFTER<br>REQUIRED<br>REVISION<br>REFRIGERATOR<br>RISER<br>ROUGH DRAIN<br>ROOM<br>ROUGH SAWN<br>ROUGH OPENING<br>SELECT STRUCTURAL<br>SOLID CORE<br>SHELF AND POLE<br>SIMILAR<br>SLIDING GLASS DOOR<br>SLOPING CEILING<br>SPLASH<br>SHEATHING<br>SYNTHETIC MARBLE | PR.<br>d.<br>DIA.<br>PLY.WD.<br>P.S.I.<br>P.T.<br>RAD.<br>RAFTER<br>REDD<br>REV.<br>REF.<br>RISER<br>RM.<br>ROOF<br>R.O.G.<br>SELECT STRUCT.<br>S.C.<br>S. & P<br>SIM.<br>GL. DR.<br>SLP. CLG.<br>SPL.<br>SHTG.<br>SYN. MARBLE | TEMPERED GLASS<br>TIE BEAM<br>TOP OF CURB<br>TREAD<br>TYPICAL<br>TONGUE AND GROOVE<br>TOP OF PLATE<br>TOP OF BEAM<br>UNLESS NOTED OTHERWISE<br>VENT THRU ROOF<br>VENT TO OUTSIDE AIR<br>VERTICAL<br>VINYL COMPOSITION TILE<br>WARDROBE<br>WATER CLOSET<br>WATERPROOFING<br>WELDED WIRE MESH<br>WINDOW<br>W/O<br>WO.<br>W.I.<br>W.I.C. | TEMP. GL.<br>T.B.<br>T.C.<br>T.<br>TYP.<br>T&G<br>T.O.P.<br>T.O.B.<br>U.N.O.<br>V.T.R.<br>V.T.O.S.A<br>VERT.<br>V.C.T.<br>WARD.<br>W.C.<br>W.P.<br>W.W.M.<br>WIND<br>W/O<br>WO.<br>W.I.<br>W.I.C. |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

AZOUT RESIDENCE  
INTERIOR RENOVATION  
1270 97ST, BAY HARBOR ISLANDS, FL 33154

REVISIONS

REMARKS

DATE

NO.

TITLE OF SHEET

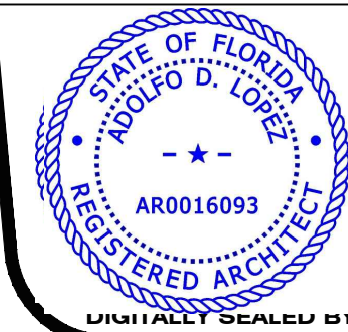
### GENERAL NOTES

ISSUE DATE  
FEB 2, 2022

PROJECT NO.  
2202

SEAL

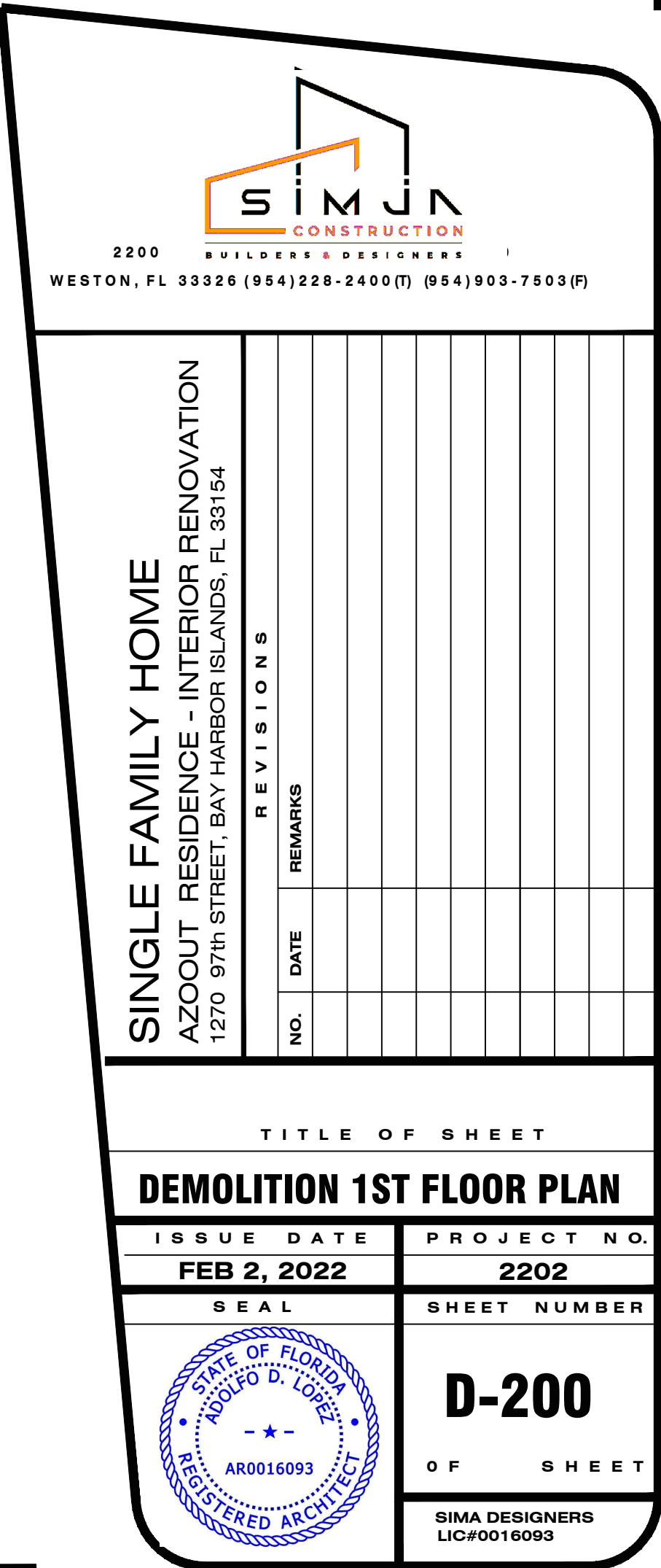
SHEET NUMBER



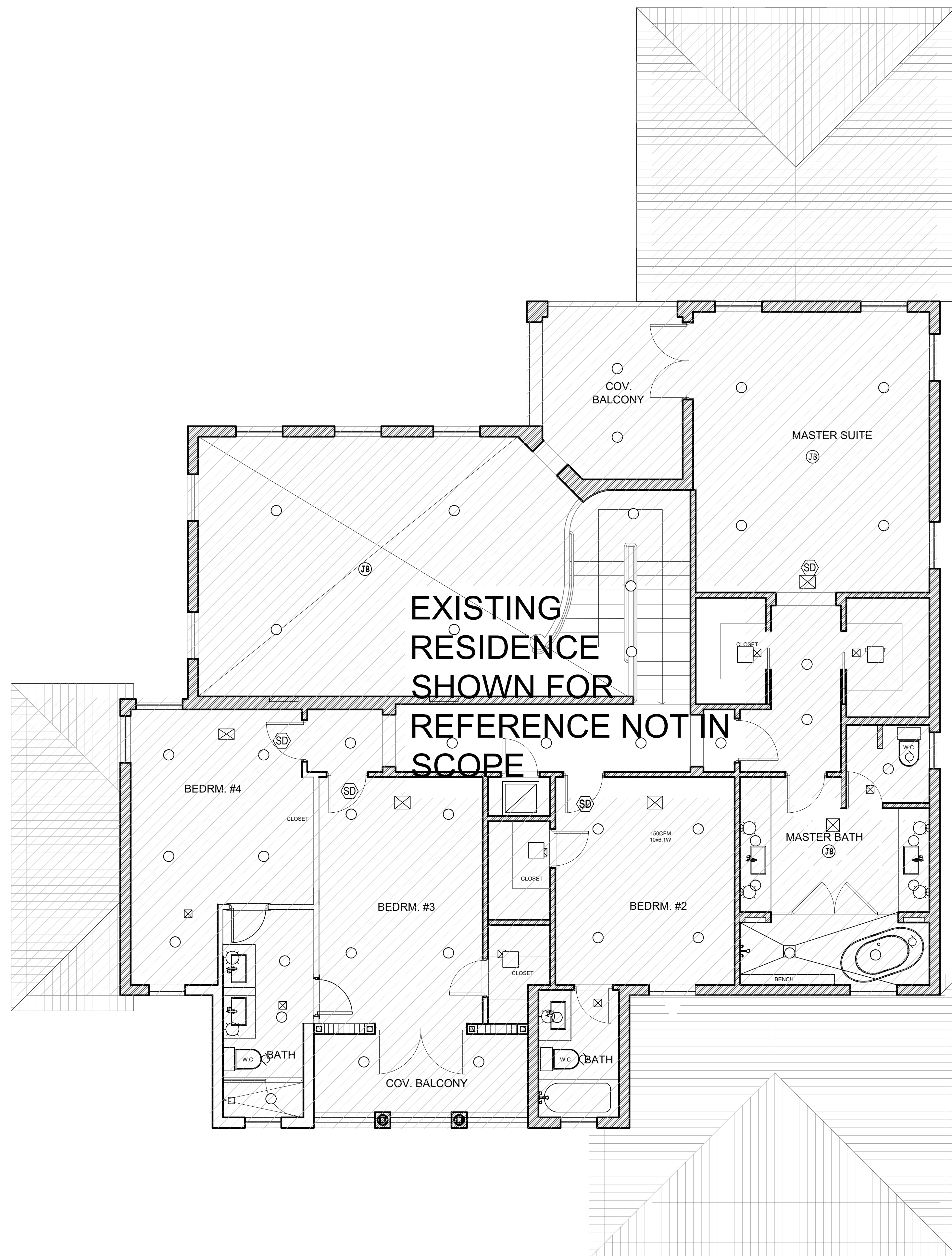
GN-101  
OF SHEET

SIMJA DESIGNERS  
LIC#0016093  
ADOLFO LOPEZ  
DIGITALLY SEALED BY:









NOTE:

- 1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED WITH 1/2" C.B. ON 7/8" METAL FURRING OR 1x2 P.T. WOOD FURRING AT 16" O.C.
- 2) ALL INTERIOR ROOMS FLOOR BASEBOARD SHALL BE OF WHITE PAINTED WOOD.
- 3) INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE CLASS A, B, OR C (N.F.P.A.)
- 4) FLOOR FINISH, BATHROOMS FINISH AND COLORS TO BE CONSULTED WITH OWNER OR INTERIOR DESIGN.
- 5) BATHROOM CABINET TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
- 6) OWNER TO COORDINATE WITH BATHROOM FIXTURES CONSULTANT FOR FIXTURE SELECTION.
- 7) KITCHEN CABINETS TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.

| LEGEND                                                                                                                                                                                                                                                                                                |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                    | EXTERIOR CONCRETE SLAB                                                                                                                                                  |
|                                                                                                                                                                                                                    | CONCRETE COLUMN (SEE STRUCT. DRWGS.)                                                                                                                                    |
|                                                                                                                                                                                                                    | 8" C.M.U. U.L. DESIGN NO. U905                                                                                                                                          |
|                                                                                                                                                                                                                    | 8" C.M.U. REINFORCED CONCRETE FILLED CELL (SEE STRUCT. DRWGS.)                                                                                                          |
|                                                                                                                                                                                                                    | 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. OR 1/2" FIBER-CEMENT BOARD AT SHOWER AREA, ONE SIDE ONLY                                                                  |
|                                                                                                                                                                                                                    | 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700                                                                           |
|                                                                                                                                                                                                                    | 6" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700                                                                               |
|                                                                                                                                                                                                                    | 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. ONE SIDE AND 1/2" FIBER-CEMENT BACKER BOARD AT SHOWER AREA ONLY SEE SHEET A-700                                           |
|                                                                                                                                                                                                                    | 6" METAL STUDS PARTITION WITH ONE LAYER OF 1/2" G.W.B. ONE SIDE AND 1/2" FIBER-CEMENT BACKER BOARD ON 5/8" G.W.B. AT BATHROOM AREA (NON-RATED REQUIRED) SEE SHEET A-700 |
|                                                                                                                                                                                                                  | TWO 3 5/8" METAL STUDS PARTITION WITH 1/2" FIBER-CEMENT BACKER BOARD AT EACH SIDE OF SHOWER AREAS. SEE SHEET A-700                                                      |
|                                                                                                                                                                                                                  | SEE DOOR SCHEDULE AND DOOR TYPE ON SHEET A-800                                                                                                                          |
|                                                                                                                                                                                                                  | SEE WINDOW TYPE ON SHEET A-800                                                                                                                                          |
| <b>NOTE</b><br>THE GLAZING IN SLIDING, ROLLING OR SWINGING DOORS, RAILING, SHOWER ENCLOSURE, INCLUDING GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR AND SURFACE IN WALLS, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY I GLAZING PRODUCTS AS PER FBC 2017 R4410.2.6.2 |                                                                                                                                                                         |

TERMITE PROTECTION NOTE:  
PROVIDE TERMITE PROTECTION PER 2020 F.B.C. 1816  
TERMITE PROTECTION SHALL BE PROVIDED BY  
REGISTERED TERMITICIDES OR OTHER APPROVED  
METHODS OF TERMITES PROTECTION LABELED FOR USE  
AS A PREVENTIVE TREATMENT TO THE CONSTRUCTION.  
FOLLOWING COMPLETION OF WORK THE COMPANY SHALL  
SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING:  
THE BUILDING HAS RECEIVED A COMPLETED TREATMENT  
FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
ESTABLISHED BY THE FLORIDA DEPARTMENT OF  
AGRICULTURE AND CONSUMER SERVICES.

DAMP-PROOFING AND WATER-PROOFING AS PER 2020 F.B.C. 1805 PROVIDE 6-MIL, NON-POLYETHYLENE VAPOR BARRIER BELOW SLAB ON FILL (LAP SHEETS MINIMUM 6" AND SEAL WITH MANUFACTURER'S SPECIFIED TAPE, TAPE ALL PENETRATIONS) ALL SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS OR CONCRETE BRICKS.

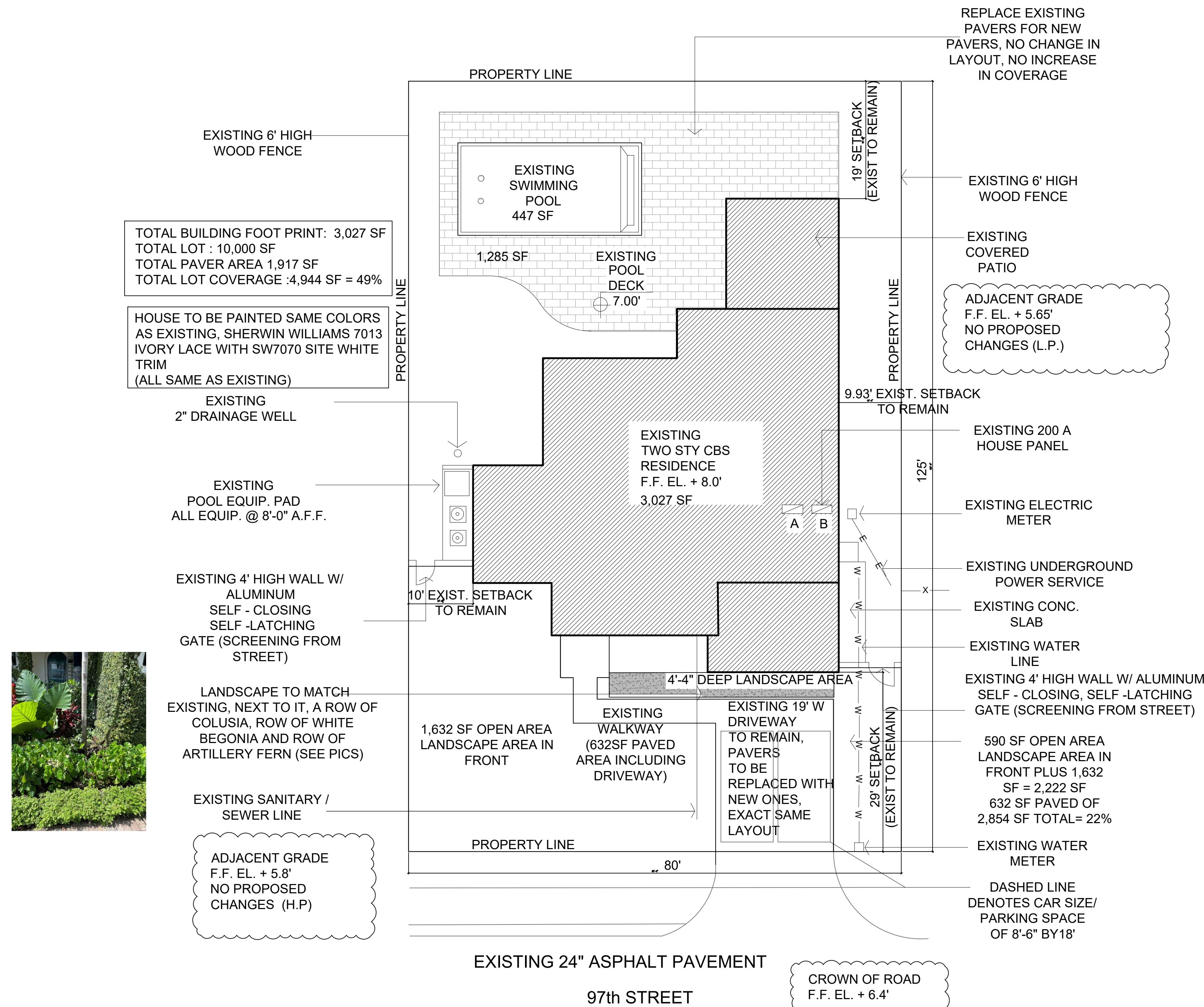


## 2ND FLOOR REFLECTED CEILING PLAN

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

[illegible]





NOTE:

- 1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED WITH 1/2" G.W.B. ON 7/8" METAL FURRING OR 1x2 P.T. WOOD FURRING AT 16" O.C.
- 2) ALL INTERIOR ROOMS FLOOR BASEBOARD SHALL BE OF WHITE PAINTED WOOD.
- 3) INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE CLASS A, B, OR C (N.E.P.A.)
- 4) FLOOR FINISH, BATHROOMS FINISH AND COLORS TO BE CONSULTED WITH OWNER OR INTERIOR DESIGN.
- 5) BATHROOM CABINET TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
- 6) OWNER TO COORDINATE WITH BATHROOM FIXTURES CONSULTANT FOR FIXTURE SELECTION.
- 7) KITCHEN CABINETS TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.

FLOOD INFORMATION:

COMMUNITY NUMBER: HARBOR ISLANDS/120637  
PANEL NUMBER: 12086C0144  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8'

PROPOSED FINISHED FLOOR OF ALTERATION 8'  
LOWEST LEVEL OF EQUIPMENT 8'

AREA CALCULATIONS:

LOT AREA: 10,000 SF  
BUILDING AREA: 3,028 SF (NO PROPOSED CHANGES)  
OPEN AREA: 6,972SF (NO PROPOSED CHANGES)  
PERVIOUS AREA: 6,054 SF (NO PROPOSED CHANGES)  
IMPERVIOUS AREA: 918+3028 = 3,946 SF (NO PROPOSED CHANGES)

**LEGEND**

 EXTERIOR CONCRETE SLAB

 CONCRETE COLUMN (SEE STRUCT. DRWS.)

 FILLED CELL (SEE STRUCT. DRWS.)

(NO) SEE DOOR SCHEDULE AND DOOR TYPE ON SHEET A-800

(NO) SEE WINDOW TYPE ON SHEET A-800

**NOTE:**

THE GLAZING IN SLIDING, ROLLING OR SWINGING DOORS, RAILING, SHOWER ENCLOSURE, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR AND SURFACE IN WALLS, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3. FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2017 R4410.2.6.2.

TERMITE PROTECTION NOTE:  
PROVIDE TERMITE PROTECTION PER 2020 F.B.C. 1816  
TERMITE PROTECTION SHALL BE PROVIDED BY  
REGISTERED TERMITICIDES OR OTHER APPROVED  
METHODS OF TERMITES PROTECTION LABELED FOR USE  
AS A PREVENTIVE TREATMENT TO THE CONSTRUCTION.  
FOLLOWING COMPLETION OF WORK THE COMPANY SHALL  
SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING:  
THE BUILDING HAS RECEIVED A COMPLETED TREATMENT  
FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
ESTABLISHED BY THE FLORIDA DEPARTMENT OF  
AGRICULTURE AND CONSUMER SERVICES.

DAMP-PROOFING AND WATER-PROOFING AS PER 2020 F.B.C. 1805 PROVIDE 6-MIL, NON-POLYETHYLENE VAPOR BARRIER BELOW SLAB ON FILL (LAP SHEETS MINIMUM 6" AND SEAL WITH MANUFACTURER'S SPECIFIED TAPE, TAPE ALL PENETRATIONS) ALL SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS OR CONCRETE BRICKS.

LEGAL DESCRIPTION  
LOT 6,BLOCK 30, OF BAY HARBOR OR ISLAND,  
ACCORDING TO THE PLAT THERE OF , AS  
RECORDED IN PLAT BOOK 46, PAGE 5, OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA.

SITE DATA TABLE:

EXISTING ZONING: TO REMAIN (RD)  
PARKING SPACES PROVIDED TO REMAIN: 2 (SEE DASHED AREA) (MEETS CODE)  
TOTAL LOT AREA : 10,000 SF  
TOTAL BUILDING FOOTPRINT: 3,027 SF  
:TOTAL PAVEMENT AREA 1,917 SFTOTAL LOT COVERAGE :4,944 SF = 49% (40% OPEN REQUIRED, MEETS CODE)  
FRONT OPEN AREA REQUIRED 50%, PROPOSED IS = 2,222 SF  
OUT OF 2,854SF = 78%(MEETS CODE)  
FRONT SETBACK REQ: 25' - PROVIDED 29' (MEETS CODE)  
NO NEW WALLS NOR CHANGES TO SIDE OR REAR SETBACKS  
NOR TO HEIGHT

1

A-100

## SITE PLAN

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



SCOPE OF WORK: GARAGE CONVERSION TO PLAYROOM AND DEN

NEW FLOORING, NEW BASEBOARD, NEW PLASTER,  
NEW ELECTRICAL, PLUMBING AND PLUMBING, NEW CABINETS,

NOTE:

ALL SITE PLAN FOR REFERENCE ONLY.  
NO PROPOSED FOOTPRINT CHANGES — ONLY CHANGE TO SITE  
IS REPLACEMENT OF DRIVEWAY MATERIAL

NOTE NEW WALL TO MATCH EXSTING HOUSE COLOR- SHERWIN  
WILLIAMS SW9542 NATURAL WHITE



**SIMJA**  
CONSTRUCTION  
BUILDERS • DESIGNERS

2200 N.COMMERCE PARKWAY, SUITE #200  
STON, FL 33326 (954) 228-2400(T) (954) 903-7503(F)

**AZOUT RESIDENCE**  
**INTERIOR RENOVATION**  
1270 97ST, BAY HARBOR ISLANDS, FL 33154

[illegible]

T I T L E   O F   S H E E T

## SITE PLAN

PROJECT NO.

090622

SHEET NUMBER

## A-100

OF SHEET

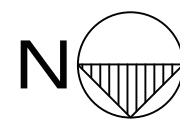
SIMA DESIGNERS  
LIC#0016093

**LIMITATION OF LIABILITY CLAUSE:** To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subconsultants, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising from or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater.





1 SITE PLAN  
A-100 SCALE: 3/32" = 1'-0"



SCOPE OF WORK: GARAGE CONVERSION TO PLAYROOOM AND DEN

NEW FLOORING, NEW BASEBOARD, NEW PLASTER,  
NEW ELECTRICAL, PLUMBING AND PLUMBING, NEW CABINETS,

NOTE:

ALL SITE PLAN FOR REFERENCE ONLY.  
NO PROPOSED FOOTPRINT CHANGES - ONLY CHANGE TO SITE IS  
REPLACEMENT OF DRIVEWAY MATERIAL

NOTE:  
1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED WITH 1/2" G.W.B. ON 7/8" METAL FURRING OR 1x2 P.T. WOOD FURRING AT 16" O.C.  
2) ALL INTERIOR ROOMS FLOOR BASEBOARD SHALL BE OF WHITE PAINTED WOOD  
3) INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE CLASS A, B, OR C (N.F.P.A.)  
4) FLOOR FINISH, BATHROOMS FINISH AND COLORS TO BE CONSULTED WITH OWNER OR INTERIOR DESIGN.  
5) BATHROOM CABINET TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.  
6) OWNER TO COORDINATE WITH BATHROOM FIXTURES CONSULTANT FOR FIXTURE SELECTION.  
7) KITCHEN CABINETS TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.

| LEGEND                                                                                                                                                                                                                                                                                               |                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                      | EXTERIOR CONCRETE SLAB                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                      | CONCRETE COLUMN (SEE STRUCT. DRWGS.)                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                      | 8" C.M.U. U.L. DESIGN NO. U905                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                      | 8" C.M.U. REINFORCED CONC. FILLED CELL (SEE STRUCT. DRWGS.)                                                                                                             |
|                                                                                                                                                                                                                                                                                                      | 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. OR 1/2" FIBER-CEMENT BOARD AT SHOWER AREA, ONE SIDE ONLY                                                                  |
|                                                                                                                                                                                                                                                                                                      | 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700                                                                           |
|                                                                                                                                                                                                                                                                                                      | 6" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700                                                                               |
|                                                                                                                                                                                                                                                                                                      | 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. ONE SIDE AND 1/2" FIBER-CEMENT BACKER BOARD AT SHOWER AREA ONLY SEE SHEET A-700                                           |
|                                                                                                                                                                                                                                                                                                      | 6" METAL STUDS PARTITION WITH ONE LAYER OF 1/2" G.W.B. ONE SIDE AND 1/2" FIBER-CEMENT BACKER BOARD ON 5/8" G.W.B. AT BATHROOM AREA (NON-RATED REQUIRED) SEE SHEET A-700 |
|                                                                                                                                                                                                                                                                                                      | TWO 3 5/8" METAL STUDS PARTITION WITH 1/2" FIBER-CEMENT BACKER BOARD AT EACH SIDE OF SHOWER AREAS. SEE SHEET A-700                                                      |
|                                                                                                                                                                                                                                                                                                      | SEE DOOR SCHEDULE AND DOOR TYPE ON SHEET A-800                                                                                                                          |
|                                                                                                                                                                                                                                                                                                      | SEE WINDOW TYPE ON SHEET A-800                                                                                                                                          |
| NOTE:<br>THE GLAZING IN SLIDING, ROLLING OR SWINGING DOORS, RAILING, SHOWER ENCLOSURE, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR AND SURFACE IN WALLS, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2017 R4410.2.6.2 |                                                                                                                                                                         |

TERMITE PROTECTION NOTE:  
PROVIDE TERMITE PROTECTION PER 2020 F.B.C. 1816  
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITES PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO THE CONSTRUCTION. FOLLOWING COMPLETION OF WORK THE COMPANY SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING: THE BUILDING HAS RECEIVED A COMPLETED TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

DAMP-PROOFING AND WATER-PROOFING AS PER 2020 F.B.C. 1805 PROVIDE 6-MIL, NON-POLYETHYLENE VAPOR BARRIER BELOW SLAB ON FILL (LAP SHEETS MINIMUM 6" AND SEAL WITH MANUFACTURER'S SPECIFIED TAPE, TAPE ALL PENETRATIONS) ALL SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS OR CONCRETE BRICKS.

LEGAL DESCRIPTION  
LOT 6,BLOCK 30, OF BAY HARBOR OR ISLAND, ACCORDING TO THE PLAT THERE OF , AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD INFORMATION:

COMMUNITY NUMBER: HARBOR ISLANDS/120637  
PANEL NUMBER: 12086C0144  
FLOOD ZONE: AEASE FLOOD ELEVATION: 8'

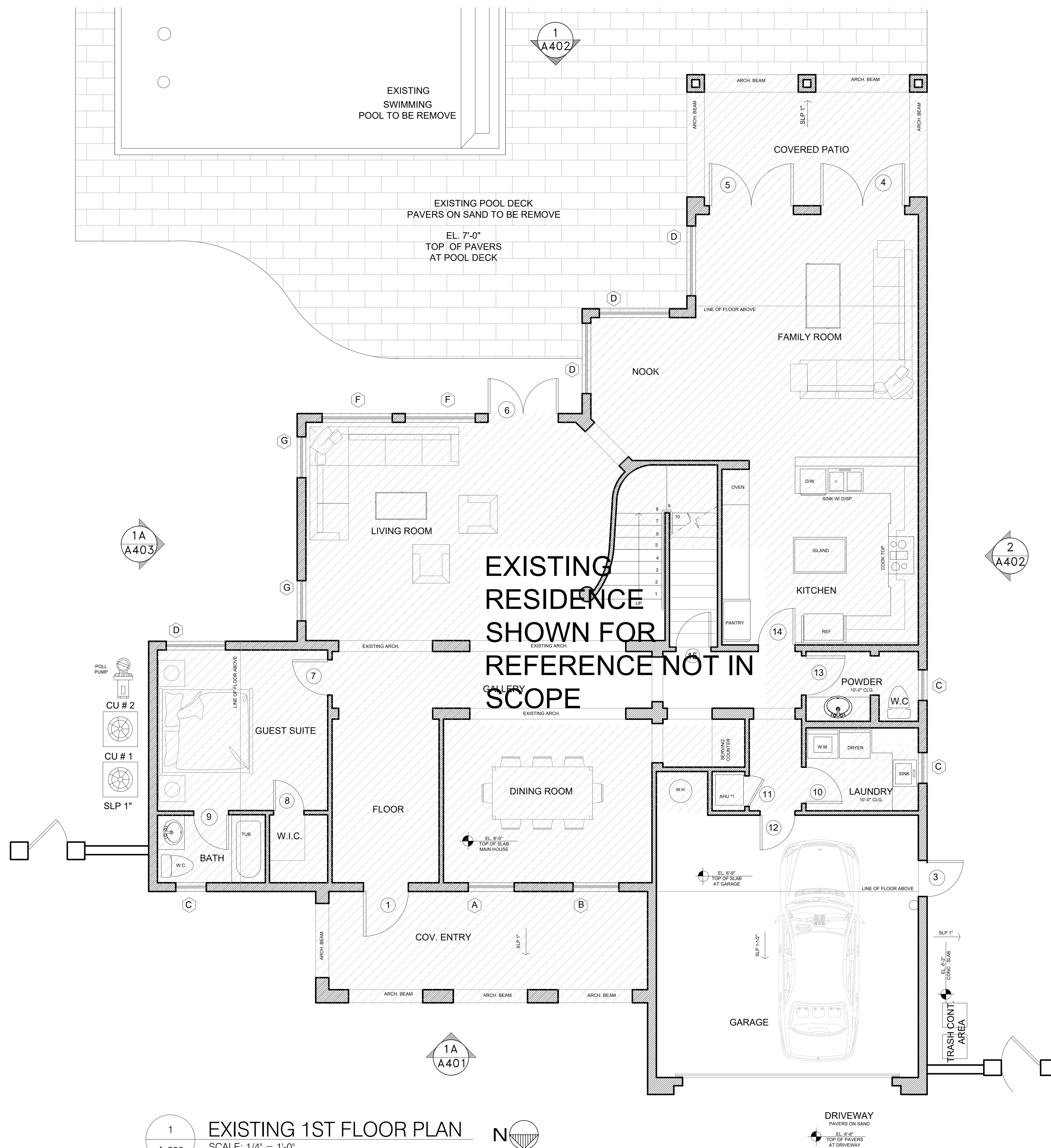
PROPOSED FINISHED FLOOR OF ALTERIOATION 8'

AREA CALCULATIONS:

LOT AREA: 10,000 SF  
BUILDING AREA: 3,028 SF (NO PROPOSED CHANGES)  
OPEN AREA: 6,972SF (NO PROPOSED CHANGES)  
PERVIOUS AREA: 6,054 SF (NO PROPOSED CHANGES)  
IMPERVIOUS AREA: 918+3028 = 3,946 SF (NO PROPOSED CHANGES)

|                                                                                           |                               |
|-------------------------------------------------------------------------------------------|-------------------------------|
|                                                                                           |                               |
| 2200 N.COMMERCE PARKWAY , SUITE#200<br>WESTON, FL 33326 (954)228-2400(T) (954)903-7503(F) |                               |
| AZOUT RESIDENCE<br>INTERIOR RENOVATION<br>1270 97ST, BAY HARBOR ISLANDS, FL 33154         | REVISIONS                     |
|                                                                                           | REMARKS                       |
|                                                                                           | DATE                          |
|                                                                                           | NO.                           |
| TITLE OF SHEET                                                                            |                               |
| SITE PLAN                                                                                 |                               |
| ISSUE DATE                                                                                | PROJECT NO.                   |
| JAN 13, 2023                                                                              | 090622                        |
| SEAL                                                                                      | SHEET NUMBER                  |
|                                                                                           | A-101                         |
|                                                                                           | OF SHEET                      |
|                                                                                           | SIMA DESIGNERS<br>LIC#0016093 |





NOTE:

- 1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED WITH 1/2" G.W.B. ON 7/8" METAL FURRING OR 1x2 P.T. WOOD FURRING AT 16" O.C.
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**LEGEND**

 EXTERIOR CONCRETE SLAB

 CONCRETE COLUMN (SEE STRUCT. DRWGS.)

 8" C.M.U. UNIT. DESIGN NO. U905

 8" C.M.U. REINFORCED CONC. FILLED CELL (SEE STRUCT. DRWGS.)

 3/8" METAL STUDS PARTITION WITH 1/2" G.W.B. OR 1/2" FIBER-CEMENT BOARD AT SHOWER AREA, ONE SIDE ONLY

 3/8" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700

 6" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700

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 6" METAL STUDS PARTITION WITH ONE LAYER OF 1/2" G.W.B. ONE SIDE AND 1/2" FIBER-CEMENT BACKER BOARD ON 5/8" G.W.B. AT BATHROOM AREA (NON-RATED REQUIRED) SEE SHEET A-700

 TWO 3/8" METAL STUDS PARTITION WITH 1/2" FIBER-CEMENT BACKER BOARD AT EACH SIDE OF SHOWER AREAS. SEE SHEET A-700

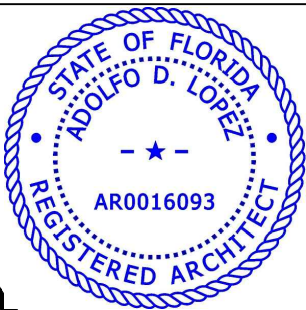
(NO) SEE DOOR SCHEDULE AND DOOR TYPE ON SHEET A-800

(NO) SEE WINDOW TYPE ON SHEET A-800

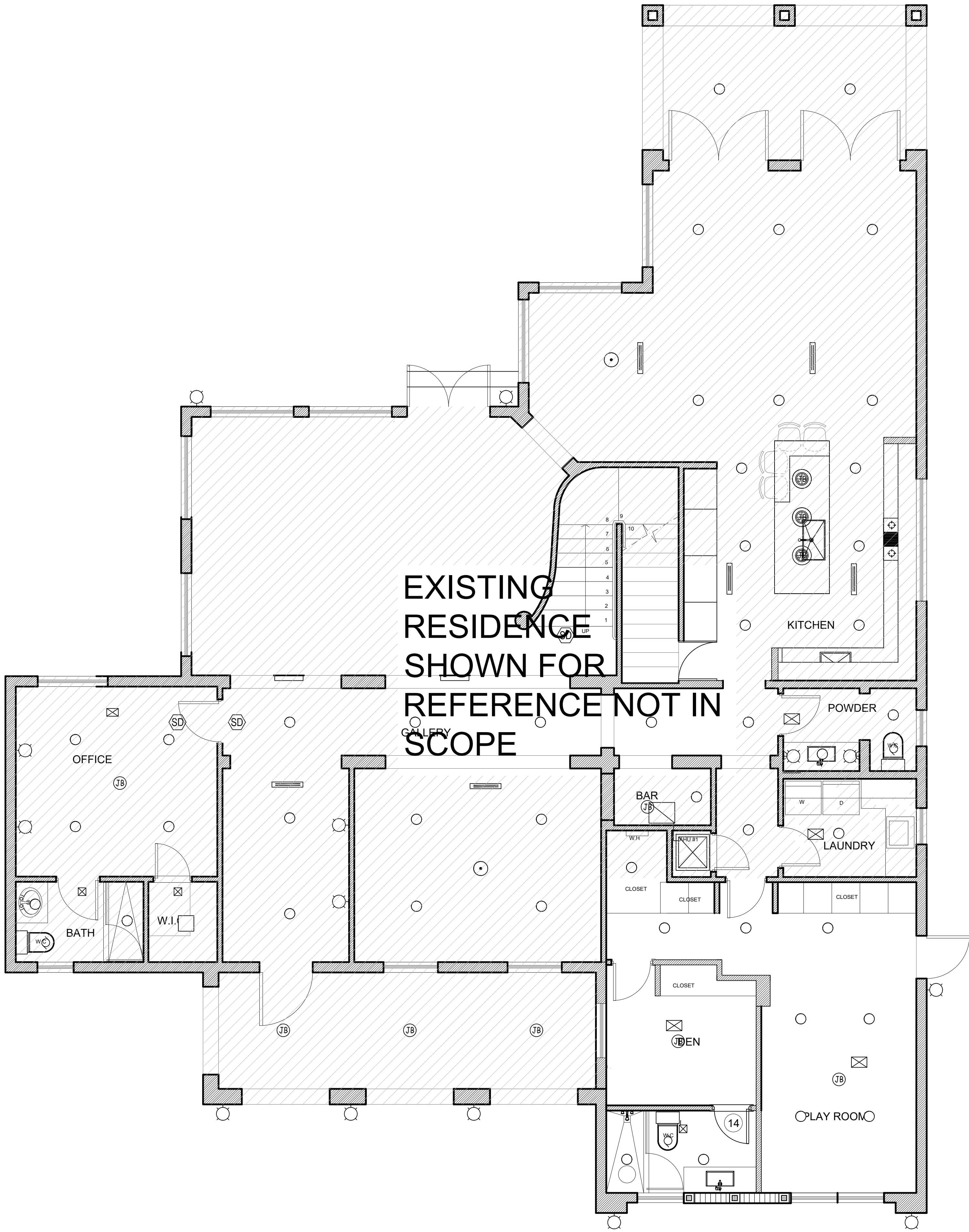
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TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
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AGRICULTURE AND CONSUMER SERVICES.

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|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|------------------------------|--|--|--|--|--|
|  <p><b>SIMA CONSTRUCTION</b></p> <p>BUILDERS &amp; DESIGNERS</p> <p>2200 N.COMMERCE PARKWAY , SUITE #200<br/>WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)</p> |  |  |  |  |  |                              |  |  |  |  |  |
| <b>AZOUT RESIDENCE<br/>INTERIOR RENOVATION</b><br>1270 97ST, BAY HARBOR ISLANDS, FL 33154                                                                                                                                                                    |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
|                                                                                                                                                                                                                                                              |  |  |  |  |  |                              |  |  |  |  |  |
| <b>TITLE OF SHEET</b>                                                                                                                                                                                                                                        |  |  |  |  |  |                              |  |  |  |  |  |
| <b>EXISTING 1ST FLOOR PLAN</b>                                                                                                                                                                                                                               |  |  |  |  |  |                              |  |  |  |  |  |
| ISSUE DATE                                                                                                                                                                                                                                                   |  |  |  |  |  | PROJECT NO.                  |  |  |  |  |  |
| JAN 13, 2023                                                                                                                                                                                                                                                 |  |  |  |  |  | 090622                       |  |  |  |  |  |
| SEAL                                                                                                                                                                                                                                                         |  |  |  |  |  | SHEET NUMBER                 |  |  |  |  |  |
|                                                                                                                                                                         |  |  |  |  |  | <b>A-200</b><br><br>OF SHEET |  |  |  |  |  |
| SIMA DESIGNERS<br>LIC#0016093                                                                                                                                                                                                                                |  |  |  |  |  |                              |  |  |  |  |  |





NOTE:  
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**LEGEND**

- EXTERIOR CONCRETE SLAB
- CONCRETE COLUMN (SEE STRUCT. DRWGS.)
- 8" C.M.U. UL. DESIGN NO. U905
- 8" C.M.U. REINFORCED CONC. FILLED CELL (SEE STRUCT. DRWGS.)
- 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. OR 1/2" FIBER-CEMENT BOARD AT SHOWER AREA, ONE SIDE ONLY
- 3 5/8" METAL STUDS PARTITION WITH 1/2" G.W.B. BOTH SIDES (NON-RATED REQUIRED) SEE SHEET A-700
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- TWO 3 5/8" METAL STUDS PARTITION WITH 1/2" FIBER-CEMENT BACKER BOARD AT EACH SIDE OF SHOWER AREAS. SEE SHEET A-700
- SEE DOOR SCHEDULE AND DOOR TYPE ON SHEET A-800
- SEE WINDOW TYPE ON SHEET A-800

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1  
A-300  
1ST FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"  
N

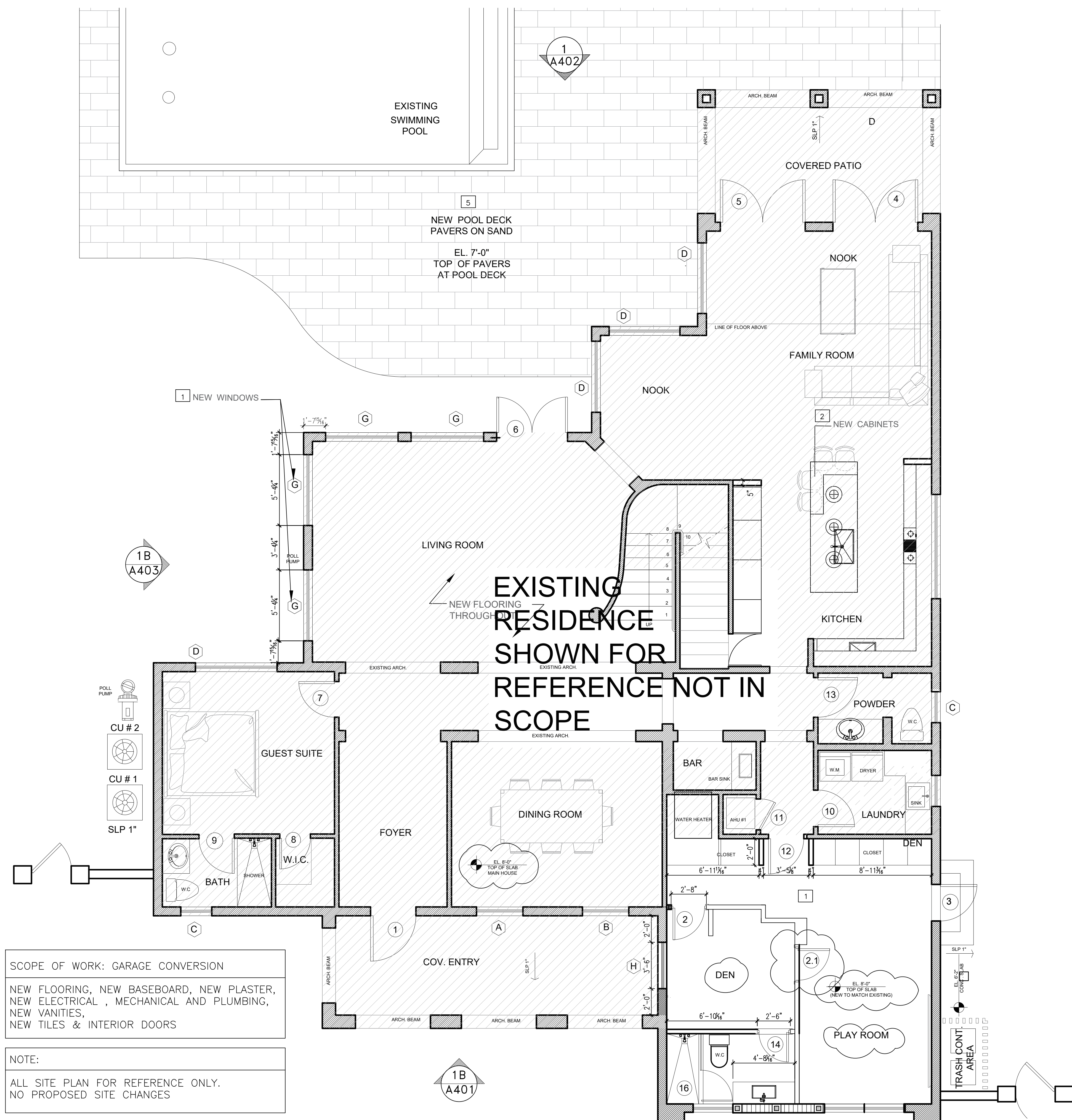
2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

|                                                                                   |           |         |
|-----------------------------------------------------------------------------------|-----------|---------|
| AZOUT RESIDENCE<br>INTERIOR RENOVATION<br>1270 97ST, BAY HARBOR ISLANDS, FL 33154 | REVISIONS |         |
|                                                                                   | NO.       | REMARKS |
|                                                                                   | DATE      |         |
|                                                                                   |           |         |

|                        |                               |
|------------------------|-------------------------------|
| TITLE OF SHEET         |                               |
| 1ST FLR REFL CEIL PLAN |                               |
| ISSUE DATE             | PROJECT NO.                   |
| JAN 13, 2023           | 090622                        |
| SEAL                   | SHEET NUMBER                  |
|                        | A-300                         |
|                        | OF SHEET                      |
|                        | SIMA DESIGNERS<br>LIC#0016093 |

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WINDOWS ARE UNDER SEPERATE SUB PERMIT:

WINDOW ORDER AND THEIR NOA NUMBERS ARE  
SUBMITTED AS AN ATTACHMENT FOR REFERENCE

ALL WINDOW'S TO MEET WINDOW PRESSURES OF  
ZONE 5, +80PSF -60PSF

- LEGEND**
- |                                                                                     |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | EXTERIOR CONCRETE SLAB                                                                                                                                                  |
|  | CONCRETE COLUMN (SEE STRUCT. DRWS.)                                                                                                                                     |
|  | 8" C.M.U. U.L. DESIGN NO. U905                                                                                                                                          |
|  | 8" C.M.U. REINFORCED CONC. FILLED CELL (SEE STRUCT. DRWS.)                                                                                                              |
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|  | SEE DOOR SCHEDULE AND DOOR TYPE ON SHEET A-800                                                                                                                          |
|  | SEE WINDOW TYPE ON SHEET A-800                                                                                                                                          |
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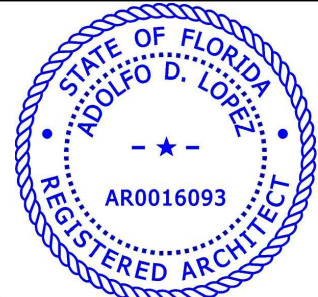
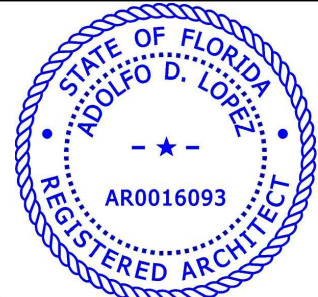
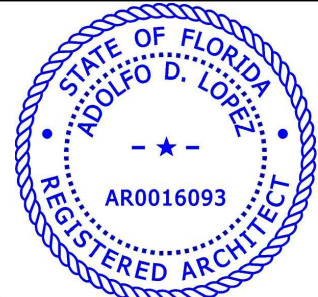
ALL SHOWER PANS TO BE INSTALLED AS PER THIS  
TYPICAL DETAIL

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KEY NOTES AREAS OF INCREASED SCOPE:

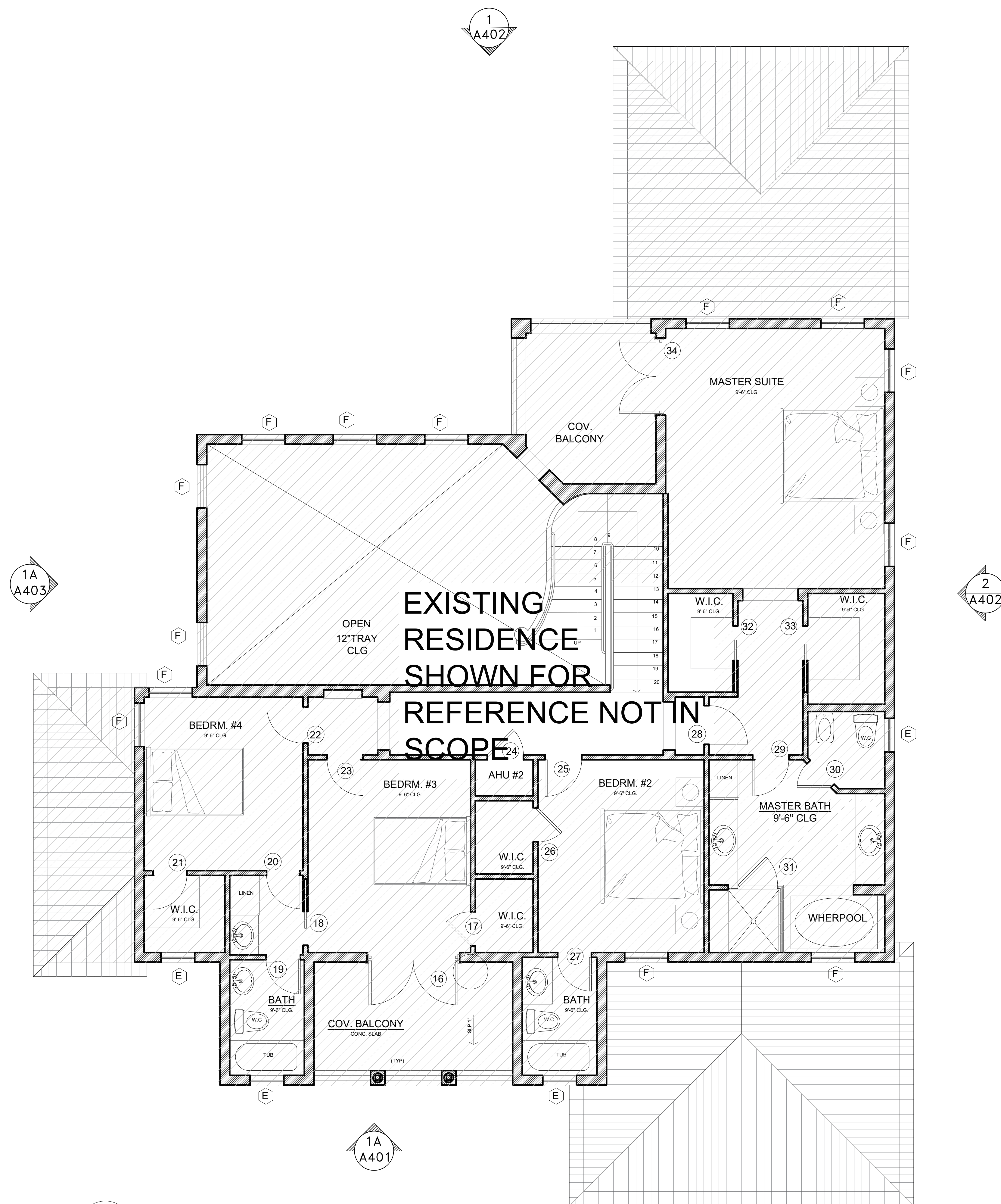
- 1 GARAGE SLAB TO BE RAISED, POURED FLUSH WITH HOUSE  
NEW INTERIOR PARTITIONS AS DIMENSIONED  
NEW BATHROOM  
GARAGE DOOR TO BE INFILLED WITH 8" CMU AND  
WINDOWS TO BE INSTALLED TO MATCH SECOND  
FLOOR ABOVE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 2200 N.COMMERCE PARKWAY . SUITE #200<br>WESTON, FL 33326 (954)228-2400(T) (954)903-7503(F)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p style="transform: rotate(-90deg); transform-origin: left top; white-space: nowrap;"><b>AZOUT RESIDENCE</b></p> <p style="transform: rotate(-90deg); transform-origin: left top; white-space: nowrap;"><b>INTERIOR RENOVATION</b></p> <p style="transform: rotate(-90deg); transform-origin: left top; white-space: nowrap;">1270 97ST, BAY HARBOR ISLANDS, FL 33154</p>                                                                                                                                                                                                                                                                       |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 75%;">REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> |            | NO.                                                                                   | DATE                                                                                                                                                                                                                      | REMARKS      |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DATE       | REMARKS                                                                               |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>TITLE OF SHEET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>PROPOSED 1ST FLOOR PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">ISSUE DATE</th> </tr> <tr> <td>JAN 13, 2023</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ISSUE DATE | JAN 13, 2023                                                                          | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PROJECT NO</th> </tr> <tr> <td>090622</td> </tr> </table>                                                                 | PROJECT NO   | 090622 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ISSUE DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| JAN 13, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PROJECT NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 090622                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">SEAL</th> </tr> <tr> <td style="text-align: center;">  </td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                 | SEAL       |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">SHEET NUMBER</th> </tr> <tr> <td style="text-align: center; font-size: 2em; font-weight: bold;">A-202</td> </tr> </table> | SHEET NUMBER | A-202  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SEAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| SHEET NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A-202                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| OF      SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SIMA DESIGNERS<br>LIC#0016093                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                       |                                                                                                                                                                                                                           |              |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



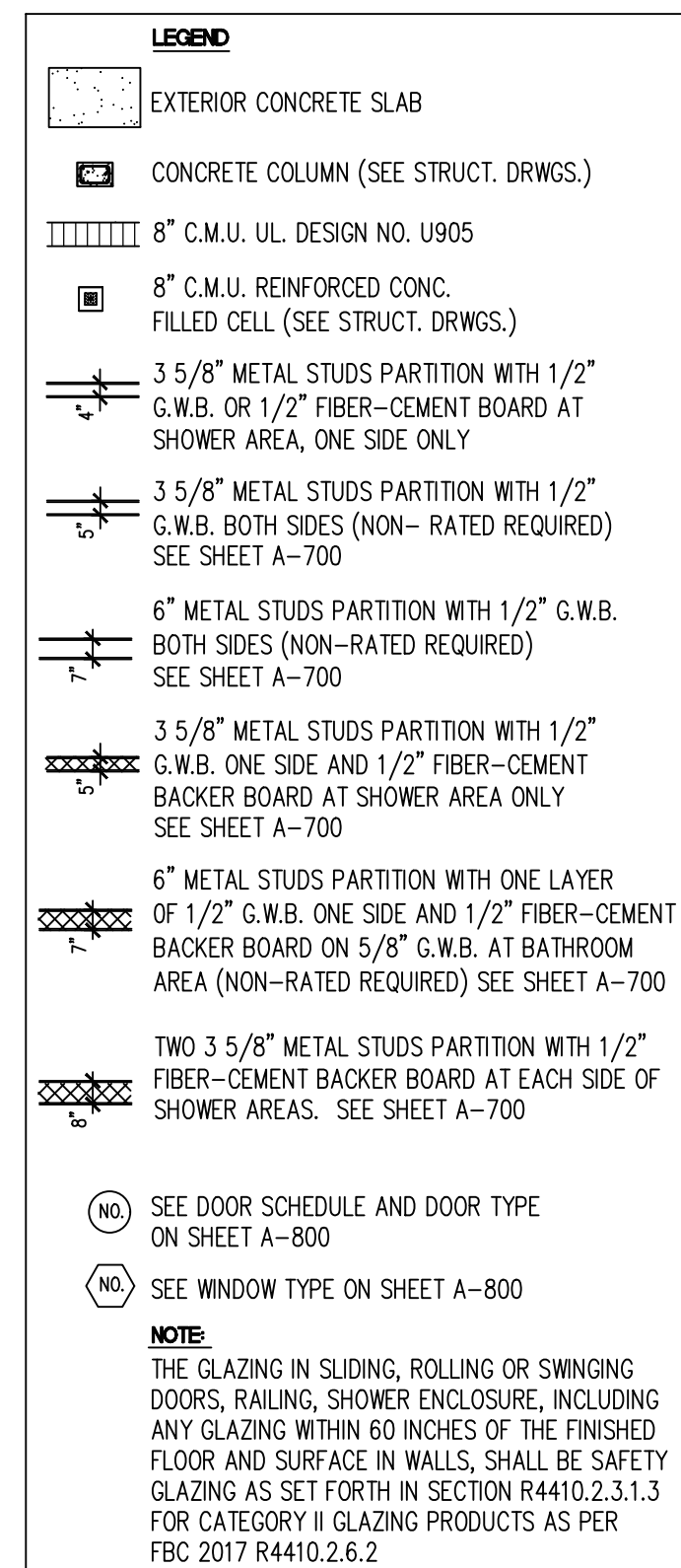






NOTE:

- 1) ALL INTERIOR FACE OF C.M.U. WALL TO BE FINISHED WITH 1/2" G.W.B. ON 7/8" METAL FURRING OR 1x2 P.T. WOOD FURRING AT 16" O.C.
- 2) ALL INTERIOR ROOMS FLOOR BASEBOARD SHALL BE OF WHITE PAINTED WOOD.
- 3) INTERIOR FINISH OF WALLS AND CEILINGS SHALL BE CLASS A, B, OR C (N.F.P.A.)
- 4) FLOOR FINISH, BATHROOMS FINISH AND COLORS TO BE CONSULTED WITH OWNER OR INTERIOR DESIGN.
- 5) BATHROOM CABINET TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
- 6) OWNER TO COORDINATE WITH BATHROOM FIXTURES CONSULTANT FOR FIXTURE SELECTION.
- 7) KITCHEN CABINETS TO BE SELECTED BY OWNER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.



TERMITE PROTECTION NOTE:  
PROVIDE TERMITE PROTECTION PER 2020 F.B.C. 1816  
TERMITE PROTECTION SHALL BE PROVIDED BY  
REGISTERED TERMITICIDES OR OTHER APPROVED  
METHODS OF TERMITES PROTECTION LABELED FOR USE  
AS A PREVENTIVE TREATMENT TO THE CONSTRUCTION.  
FOLLOWING COMPLETION OF WORK THE COMPANY SHALL  
SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING:  
THE BUILDING HAS RECEIVED A COMPLETED TREATMENT  
FOR THE PREVENTION OF SUBTERRANEAN TERMITES.  
TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS  
ESTABLISHED BY THE FLORIDA DEPARTMENT OF  
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1  
A-201

EXISTING 2ND FLOOR PLAN

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

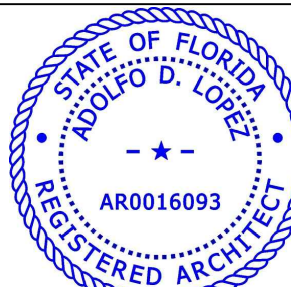
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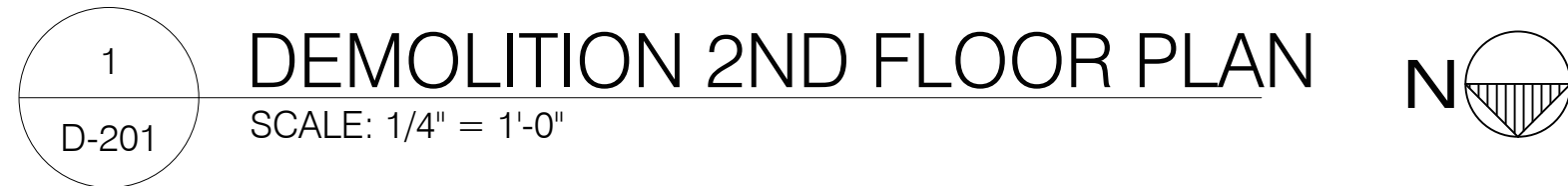
**SIMA CONSTRUCTION**  
BUILDERS • DESIGNERS

2200 N.COMMERCE PARKWAY . SUITE #200  
WESTON, FL 33326 (954)226-2400(T) (954)903-7503(F)

|                                                                                           |           |      |         |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------|-----------|------|---------|--|--|--|--|--|--|--|--|--|--|
| <b>AZOUT RESIDENCE<br/>INTERIOR RENOVATION</b><br>1270 97ST, BAY HARBOR ISLANDS, FL 33154 | REVISIONS |      |         |  |  |  |  |  |  |  |  |  |  |
|                                                                                           | NO.       | DATE | REMARKS |  |  |  |  |  |  |  |  |  |  |
|                                                                                           |           |      |         |  |  |  |  |  |  |  |  |  |  |
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|---------------------------------------------------------------------------------------|------------------------------|
| TITLE OF SHEET                                                                        |                              |
| <b>EXISTING 2ND FLOOR PLAN</b>                                                        |                              |
| ISSUE DATE                                                                            | PROJECT NO.                  |
| JAN 13, 2023                                                                          | 090622                       |
| SEAL                                                                                  | SHEET NUMBER                 |
|  | <b>A-201</b><br><br>OF SHEET |
| SIMA DESIGNERS<br>LIC#0016093                                                         |                              |





| KEY NOTES AREAS OF INCREASED SCOPE: |                                                                                                       |
|-------------------------------------|-------------------------------------------------------------------------------------------------------|
|                                     | DEMOLITIONS ALL FLOORING, BASEBOARDS, CABINETS, VANITIES, PLUMBINE, WINDOWS & DOORS                   |
| 1                                   | DEMOLITION WINDOWS & CHANGE WALL EXISTING, WALL TO MATCH TO MATCH WINDOW OPENING OF THE ADJACENT WALL |
| 2                                   | REMOVED ALL FLOORING, DOORS, VANITIES, PLUMB FIXT & CHANGE CABINETES                                  |
| 3                                   | WATER HEATER TO BE REMOVED FOR INSTANT WATER HEATER                                                   |
| 4                                   | N/A                                                                                                   |
| 5                                   | POOL DECK PAVERS ON SAND TO BE REMOVED FOR NEW FLOORING                                               |



**2200**  
BUILDERS & DESIGNERS

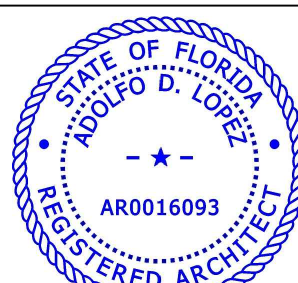
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

|                                                                                                                                |             |      |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------|-------------|------|--|--|--|--|--|--|--|--|--|--|
| <p><b>SINGLE FAMILY HOME</b><br/>AZOOOT RESIDENCE - INTERIOR RENOVATION<br/>1270 97th STREET, BAY HARBOR ISLANDS, FL 33154</p> | REVIS I ONS |      |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                | REMARKS     |      |  |  |  |  |  |  |  |  |  |  |
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TIT L E O F S H E E T

**DEMOLITION 2ND FLOOR PLAN**

|                                             |                                       |
|---------------------------------------------|---------------------------------------|
| <p>ISSUE DATE</p> <p><b>FEB 2, 2022</b></p> | <p>PROJECT NO.</p> <p><b>2202</b></p> |
| <p>SEAL</p>                                 | <p>SHEET NUMBER</p>                   |



**D-201**

O F S H E E T

SIMA DESIGNERS  
LIC#0016093





1A  
A-401  
**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

EXISTING GARAGE DOOR

NEW DOOR AND 8" CMU WALL INSIDE COV.  
BALCONY, LOOKS EXACTLY AS EXISTING FACADE  
WALL, NO VISIBLE CHANGE PROPOSED



1B  
A-401  
**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

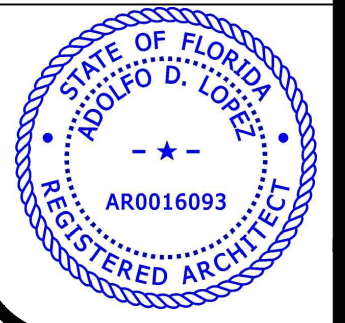
FOR ALL WINDOWS AND DOORS REFER TO SHOP DRAWINGS  
LAYOUT/STYLE SHOWN FOR REFERENCE ONLY- SEE SHOP DWGS

SINGLE HUNG  
WINDOWS

HORIZONTAL ROLLER

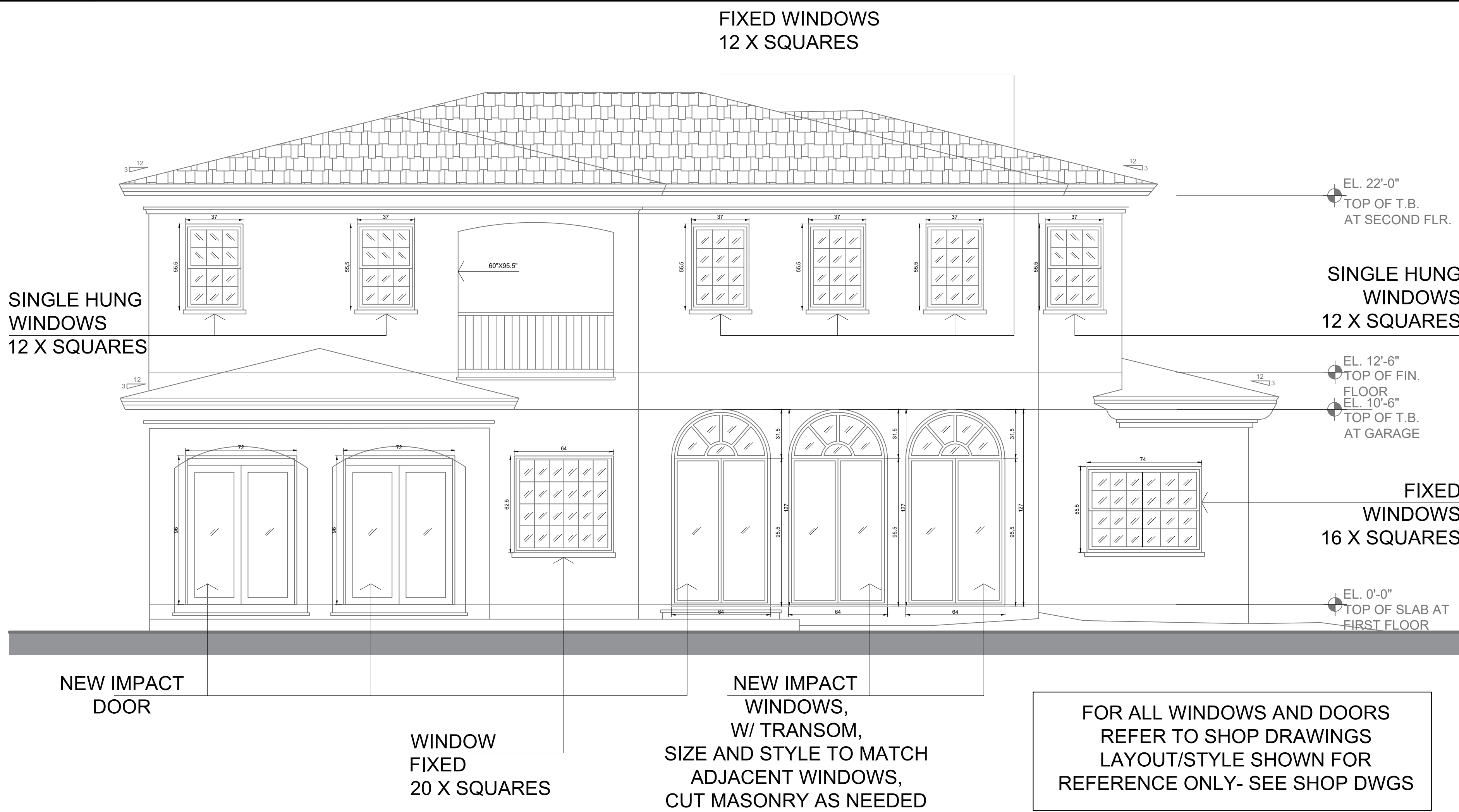


2200 N.COMMERCE PARKWAY , SUITE #200  
WESTON, FL 33326 (954)228-2400(T) (954)903-7503(F)

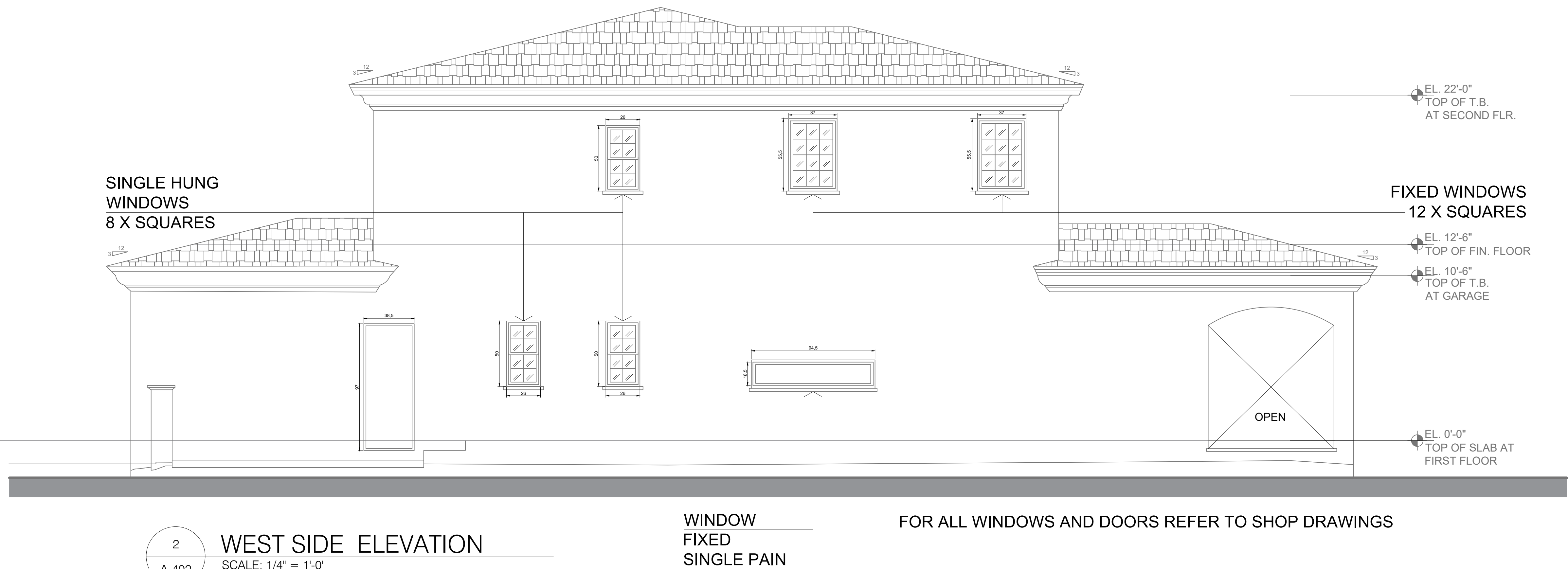
|                                                                                       |                               |         |
|---------------------------------------------------------------------------------------|-------------------------------|---------|
| AZOUT RESIDENCE<br>INTERIOR RENOVATION<br>1270 97ST, BAY HARBOR ISLANDS, FL 33154     | REVISIONS                     |         |
|                                                                                       | NO.                           | REMARKS |
|                                                                                       | DATE                          |         |
|                                                                                       |                               |         |
| TITLE OF SHEET                                                                        |                               |         |
| FRONT ELEVATION                                                                       |                               |         |
| ISSUE DATE                                                                            | PROJECT NO.                   |         |
| JAN 13, 2023                                                                          | 090622                        |         |
| SEAL                                                                                  | SHEET NUMBER                  |         |
|  | <b>A-401</b>                  |         |
|                                                                                       | OF SHEET                      |         |
|                                                                                       | SIMA DESIGNERS<br>LIC#0016093 |         |

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater.





1  
A-402  
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-402  
WEST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

AZOUT RESIDENCE  
INTERIOR RENOVATION  
1270 97ST, BAY HARBOR ISLANDS, FL 33154

REVISIONS

REMARKS

NO.

DATE

TITLE OF SHEET

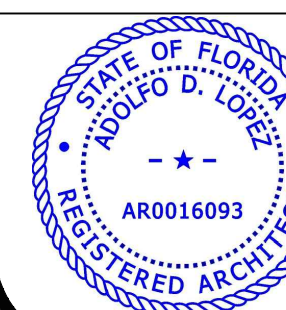
REAR & WEST SIDE ELEVATION

ISSUE DATE  
JAN 13, 2023

PROJECT NO.  
090622

SEAL

SHEET NUMBER



A-402

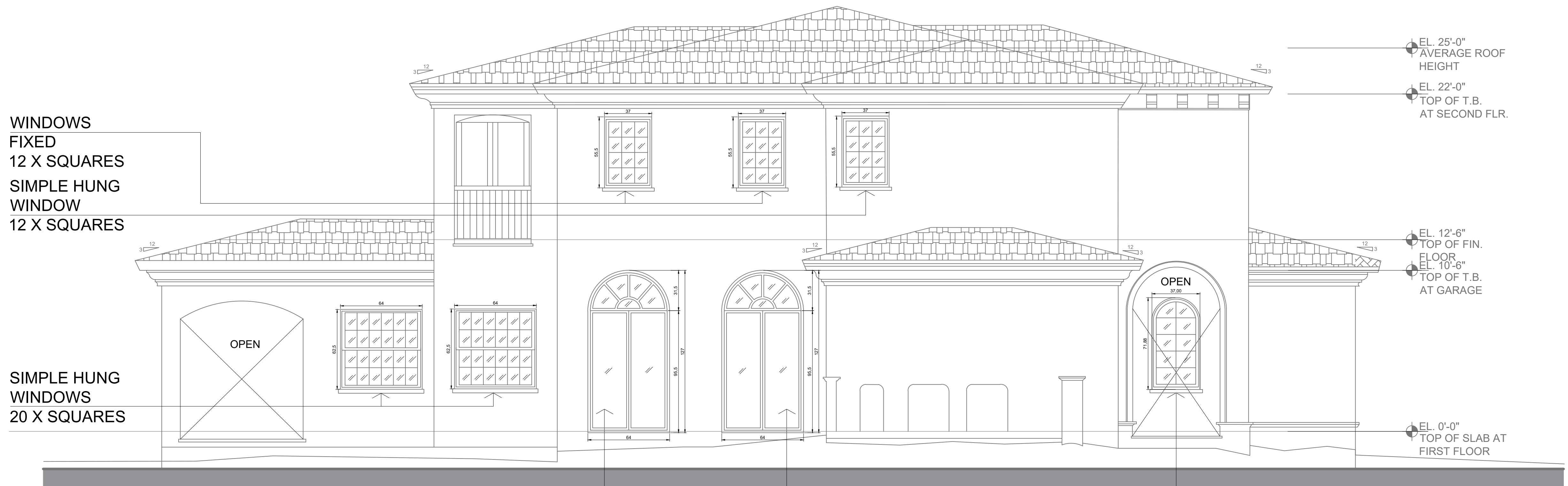
OF SHEET

SIMA DESIGNERS  
LIC#0016093





1A  
A-403  
EXISTING EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



WINDOWS  
FIXED  
12 X SQUARES  
SIMPLE HUNG  
WINDOW  
12 X SQUARES

SIMPLE HUNG  
WINDOWS  
20 X SQUARES

FOR ALL WINDOWS AND DOORS  
REFER TO SHOP DRAWINGS  
LAYOUT/STYLE SHOWN FOR  
REFERENCE ONLY- SEE SHOP DWGS

NEW IMPACT  
WINDOWS,  
W/ TRANSOM,  
SIZE AND STYLE TO MATH  
ADJACENT WINDOWS,  
CUT MASONRY AS NEED

NEW WINDOW FOR DEN  
TO MATCH DINING ROOM  
FIXED WINDOW

1B  
A-403  
PROPOSED EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

2200 N. COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F)

|                                                                                   |           |         |
|-----------------------------------------------------------------------------------|-----------|---------|
| AZOUT RESIDENCE<br>INTERIOR RENOVATION<br>1270 97ST, BAY HARBOR ISLANDS, FL 33154 | REVISIONS |         |
|                                                                                   | NO.       | REMARKS |
|                                                                                   | DATE      |         |
|                                                                                   |           |         |

|                     |                               |
|---------------------|-------------------------------|
| TITLE OF SHEET      |                               |
| EAST SIDE ELEVATION |                               |
| ISSUE DATE          | PROJECT NO.                   |
| JAN 13, 2023        | 090622                        |
| SEAL                | SHEET NUMBER                  |
|                     | A-403                         |
|                     | OF SHEET                      |
|                     | SIMA DESIGNERS<br>LIC#0016093 |

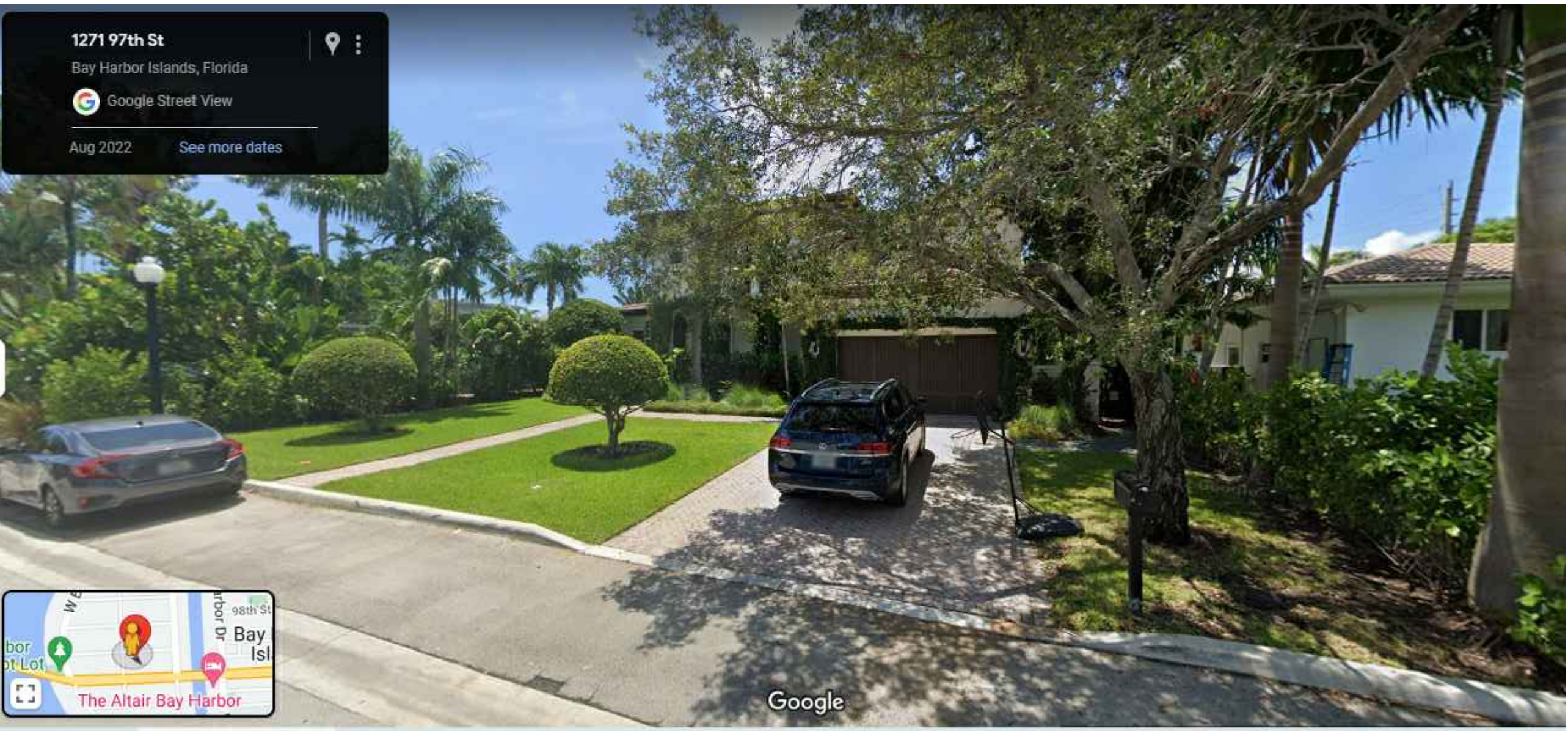
LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater.





1  
A-404

AERIAL  
NTS



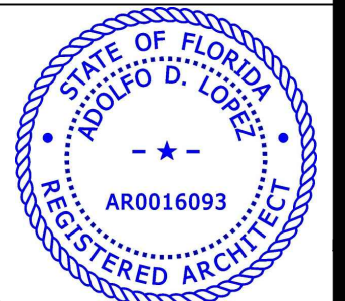
2  
A-404

PROPOSED FACADE  
NTS



3  
A-404

EXISTING FACADE  
NTS

|                                                                                                                                                                                         |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <br>2200 N. COMMERCE PARKWAY, SUITE #200<br>WESTON, FL 33326 (954) 228-2400 (T) (954) 903-7503 (F) |                          |
| AZOUT RESIDENCE<br>INTERIOR RENOVATION<br>1270 97ST, BAY HARBOR ISLANDS, FL 33154                                                                                                       | REVISIONS                |
|                                                                                                                                                                                         | REMARKS                  |
|                                                                                                                                                                                         | DATE                     |
|                                                                                                                                                                                         | NO.                      |
| TITLE OF SHEET<br><b>SITE PHOTOGRAPHS</b>                                                                                                                                               |                          |
| ISSUE DATE<br>JAN 13, 2023                                                                                                                                                              | PROJECT NO.<br>090622    |
| SEAL                                                                                                                                                                                    | SHEET NUMBER             |
|                                                                                                    | <b>A-404</b><br>OF SHEET |
| SIMA DESIGNERS<br>LIC#0016093                                                                                                                                                           |                          |





1

A-404

## FRONT RENDERING

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

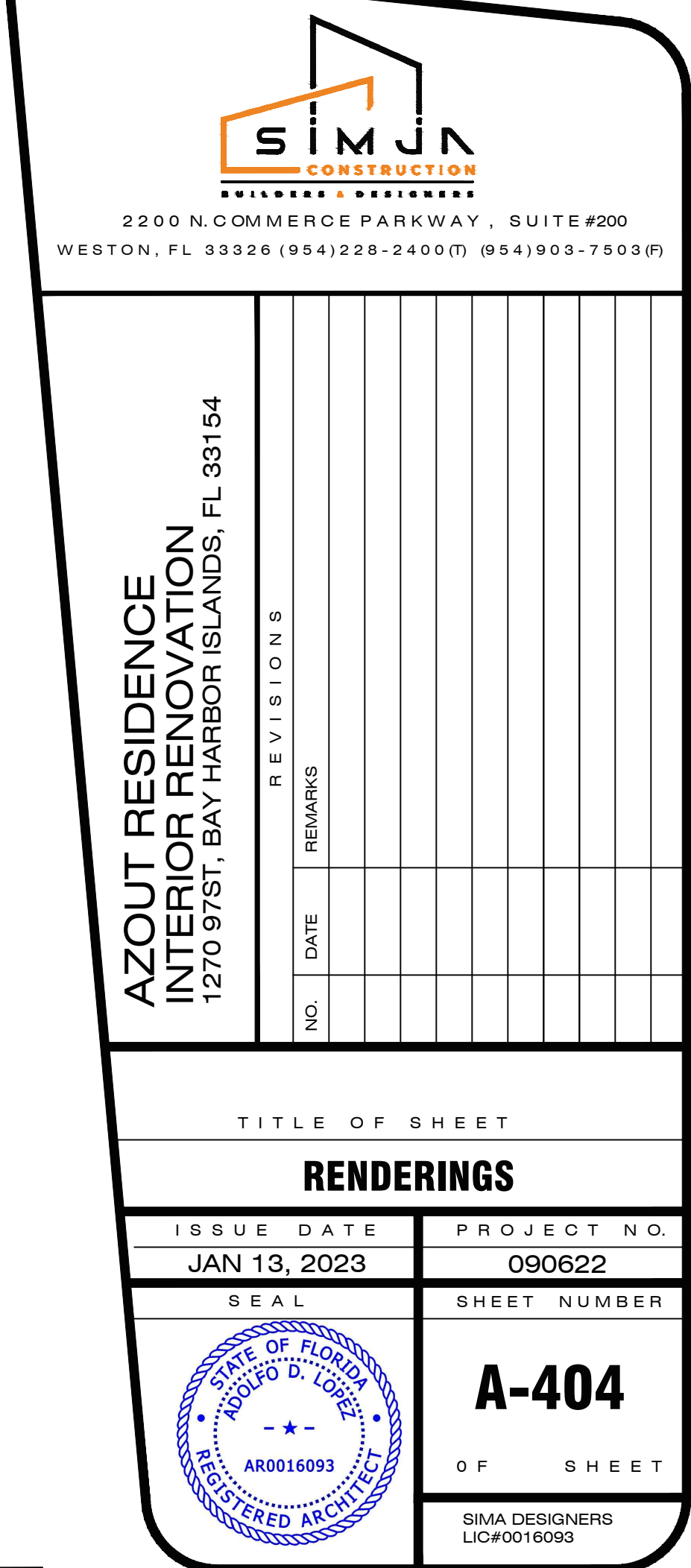


2

A-404

## FRONT/ SIDE RENDERING

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







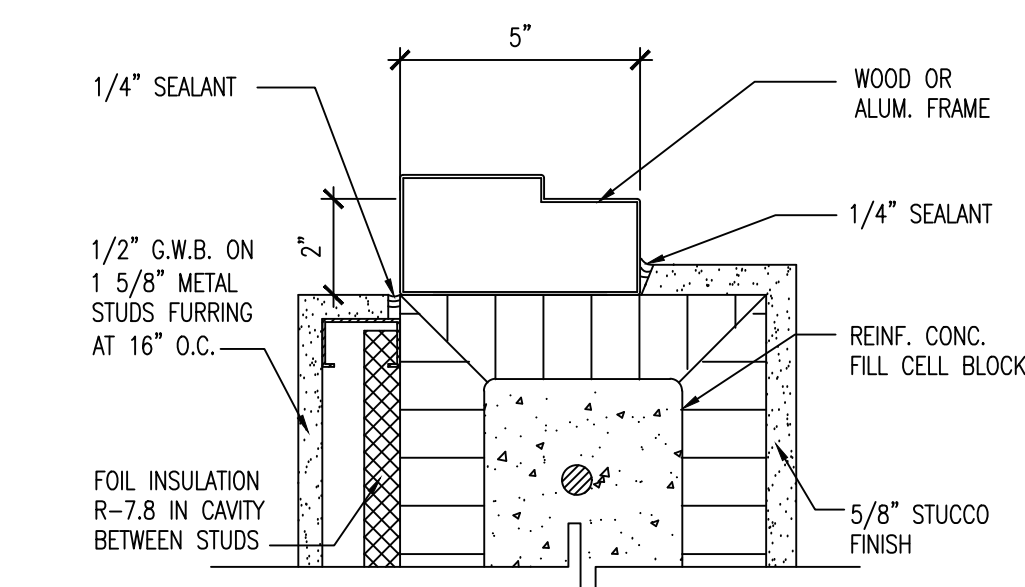
1 REAR RENDERING  
A-405 SCALE: 1/4" = 1'-0"



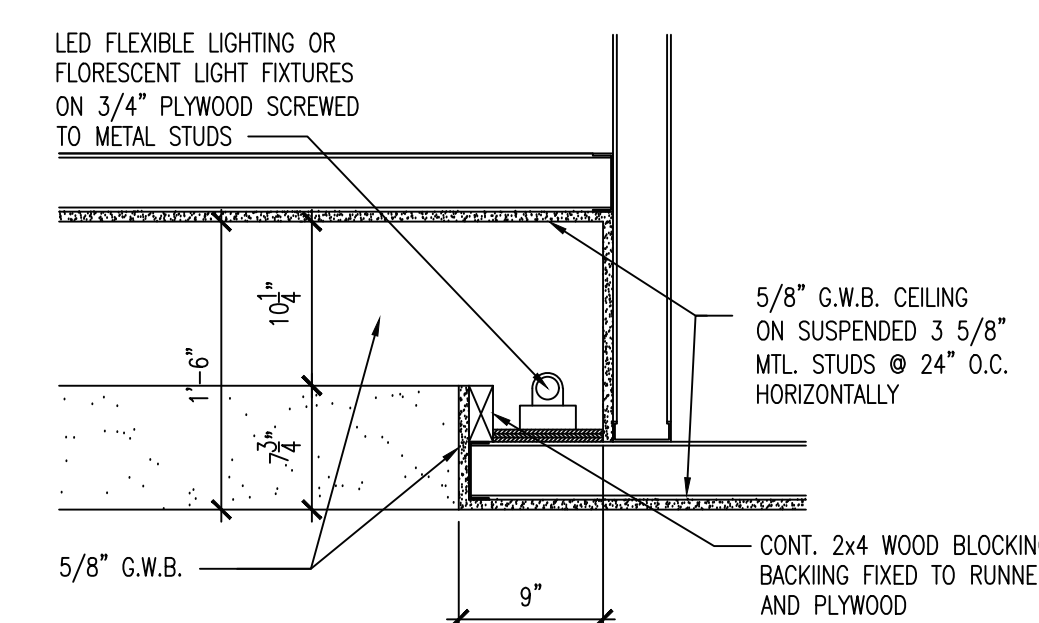
2 REAR/ SIDE RENDERING  
A-405 SCALE: 1/4" = 1'-0"

[illegible]



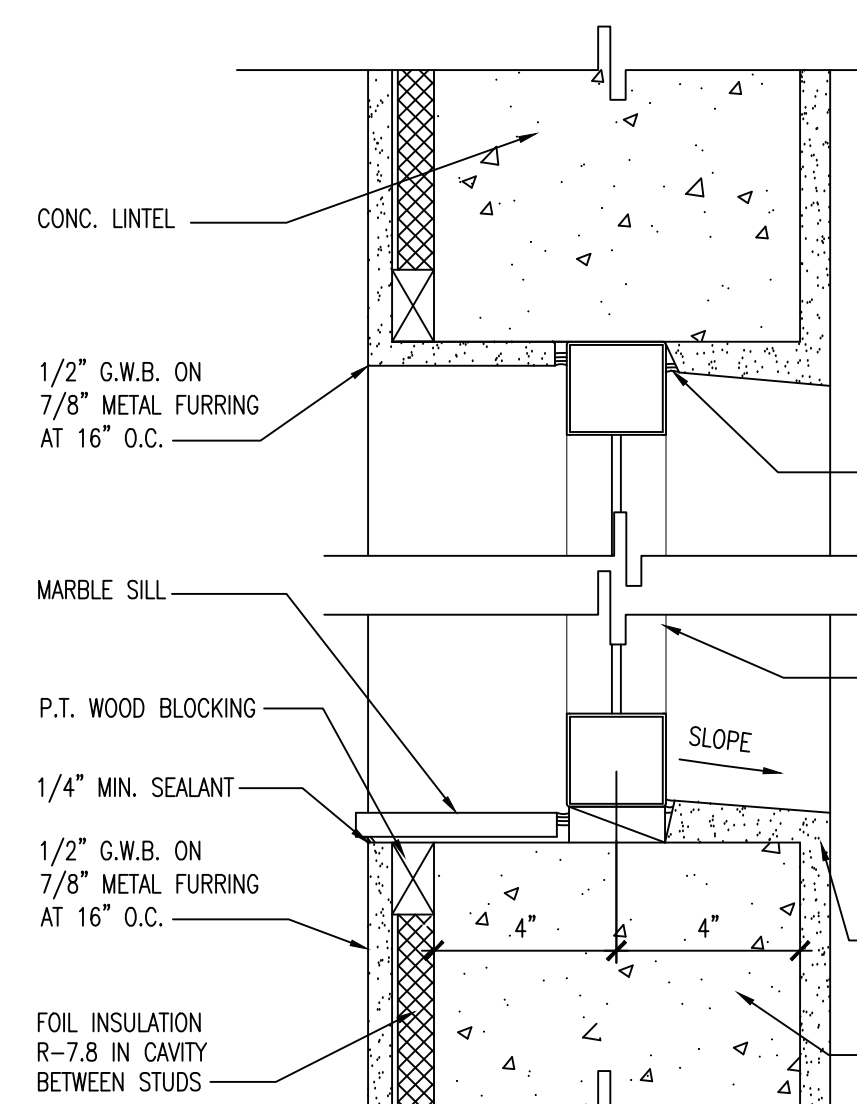


5 DOOR JAMB DETAIL  
A-600 SCALE: 3" = 1'-0"



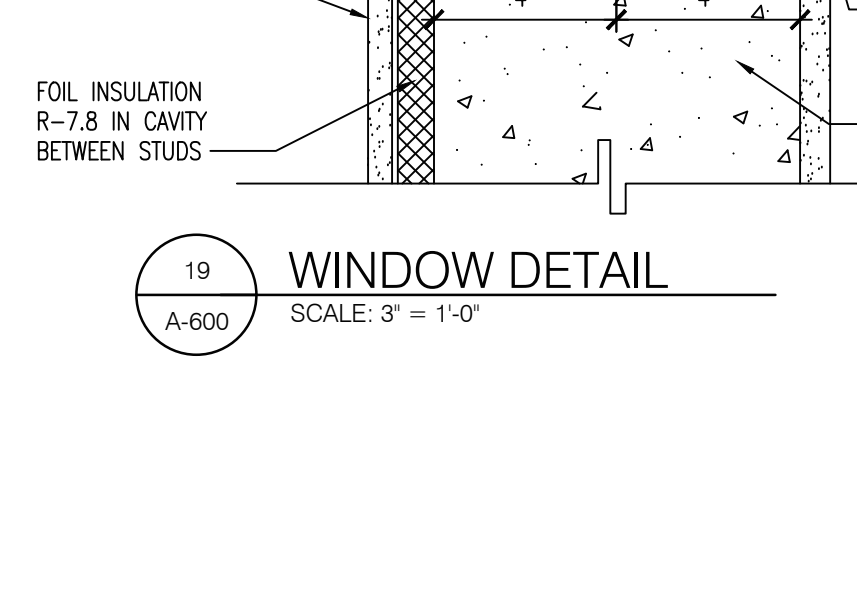
10  
A-600

CEILING DETAIL  
SCALE: 1" = 1'-0"



15  
A-600

TYP. LAVATORY DETAIL  
SCALE: 3/8" = 1'-0"



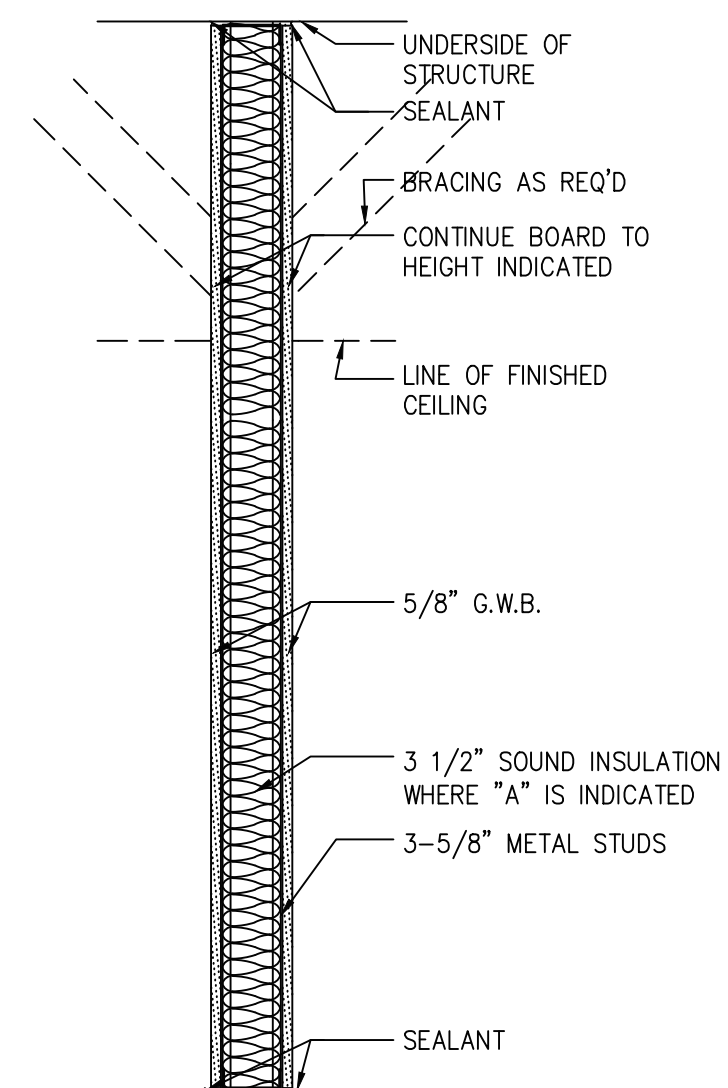
18 GARAGE VENT BLOCK DETAIL  
A-600 N.T.S.

18 GA  
A-600 N.T.S.

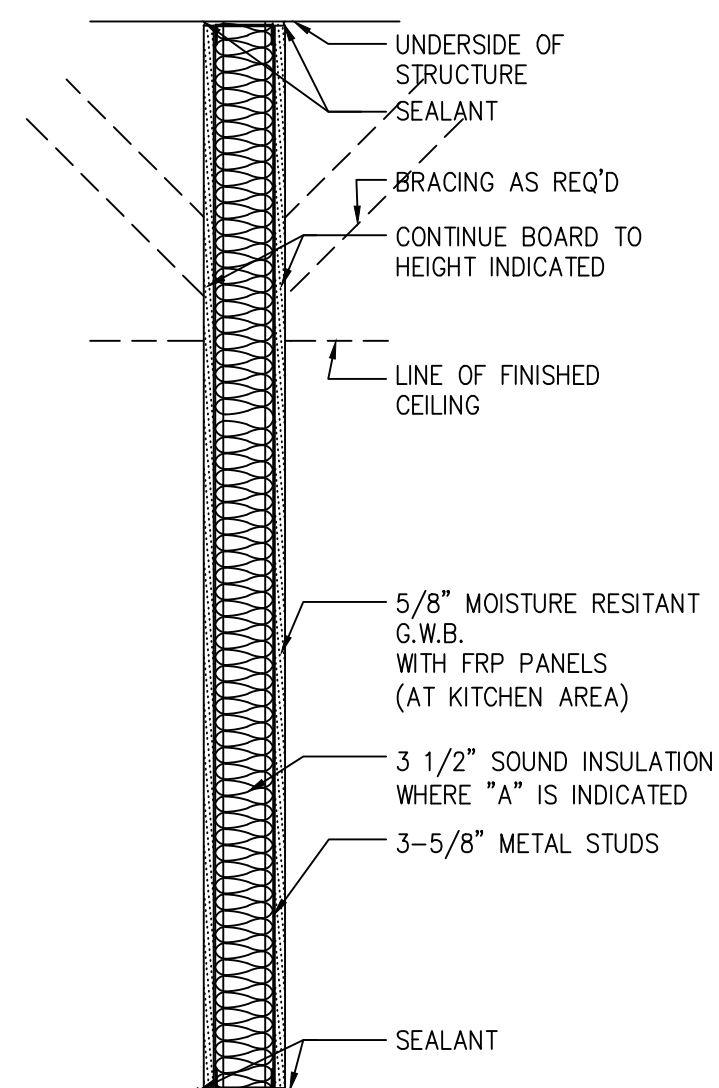
SIMA DESIGNERS

SIMA DESIGNERS

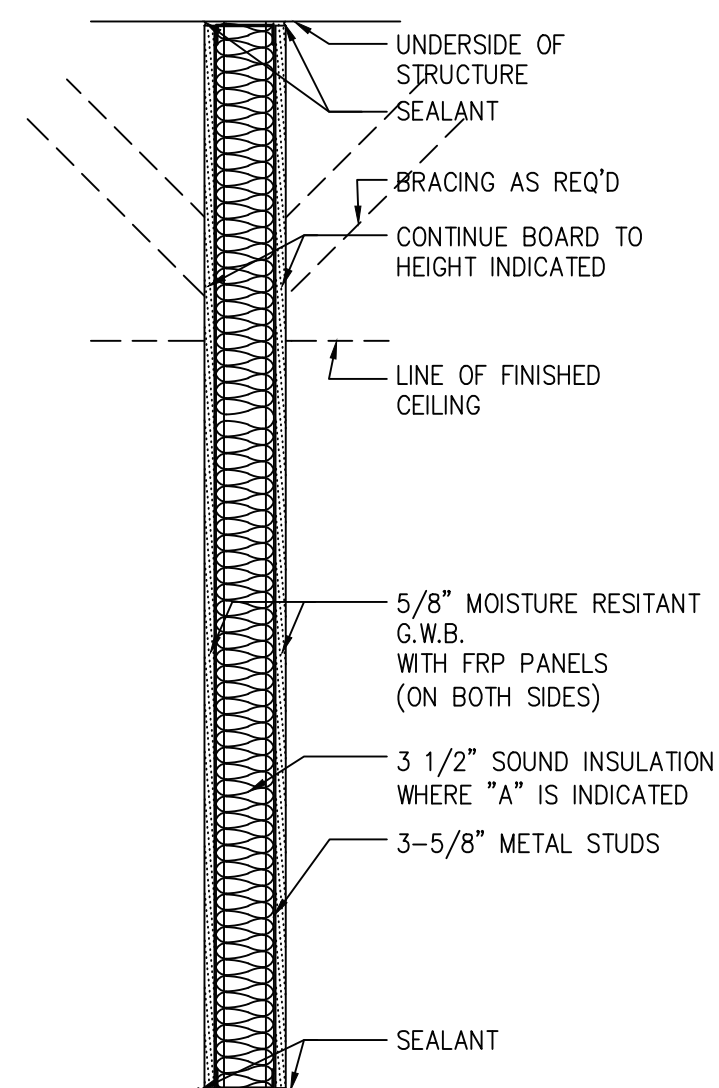




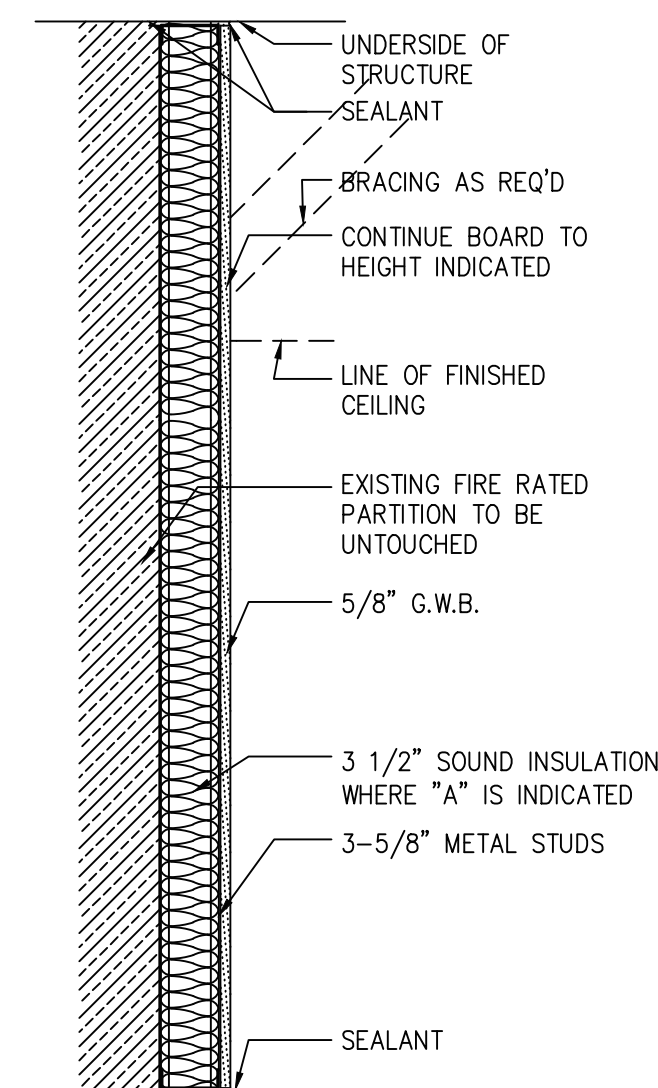
W.1 & W.1A



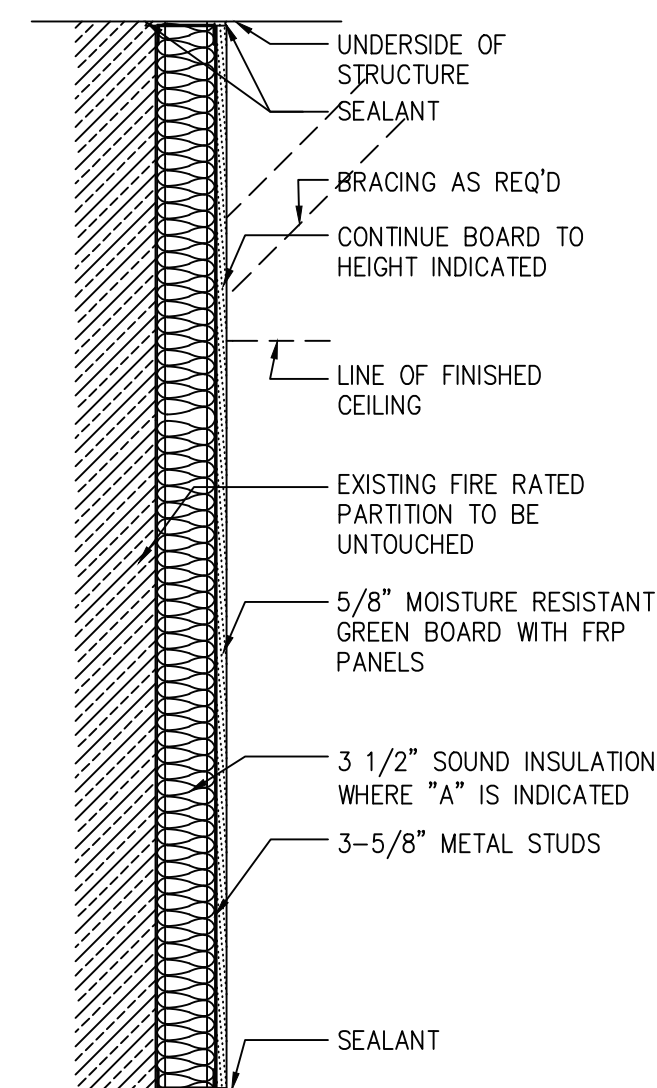
W.2 & W.2A



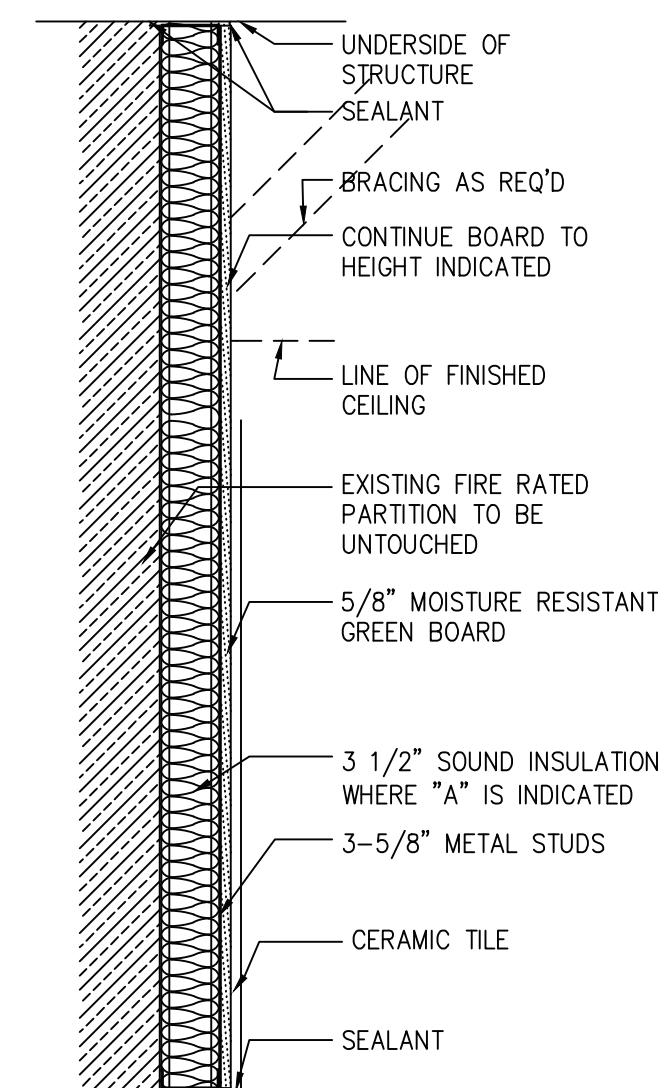
W.3 & W.3A



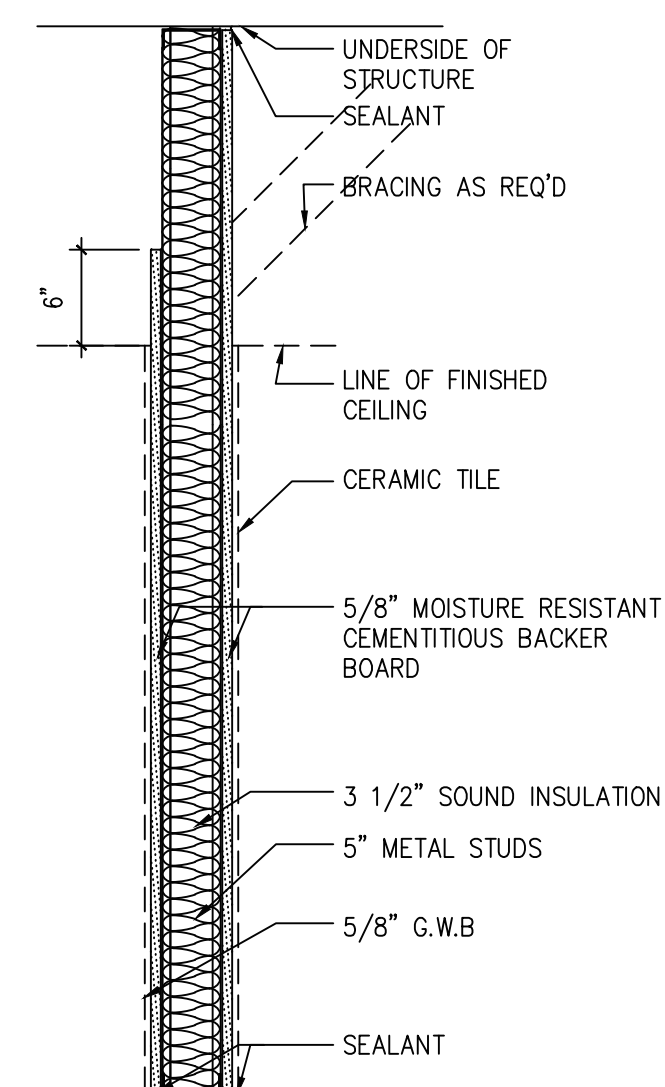
F.1 & F.1A



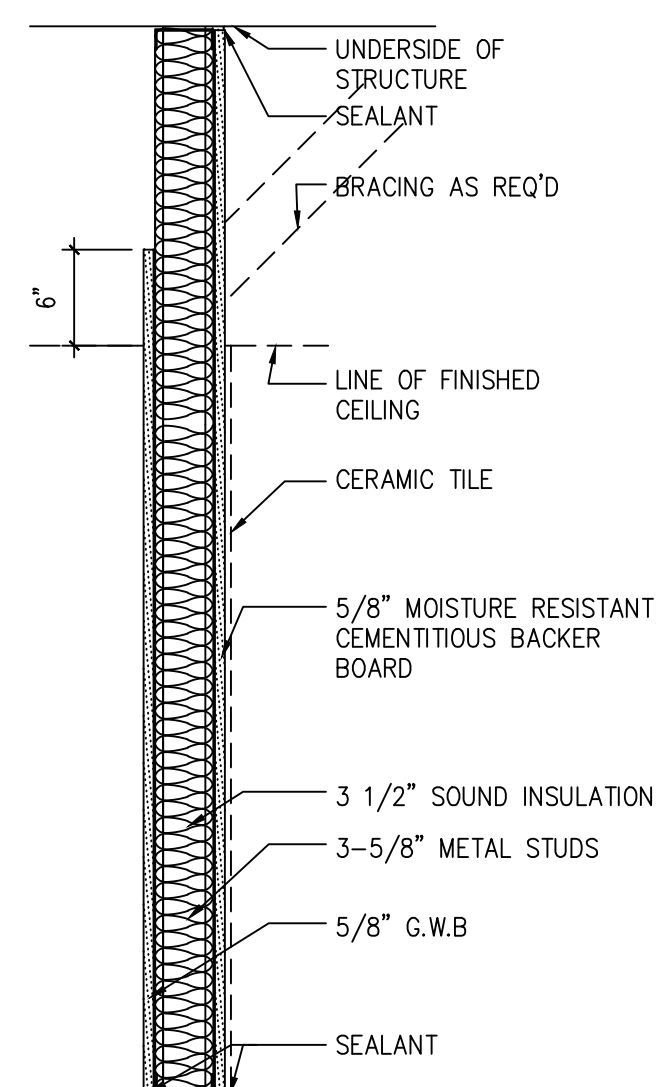
F.2 & F.2A



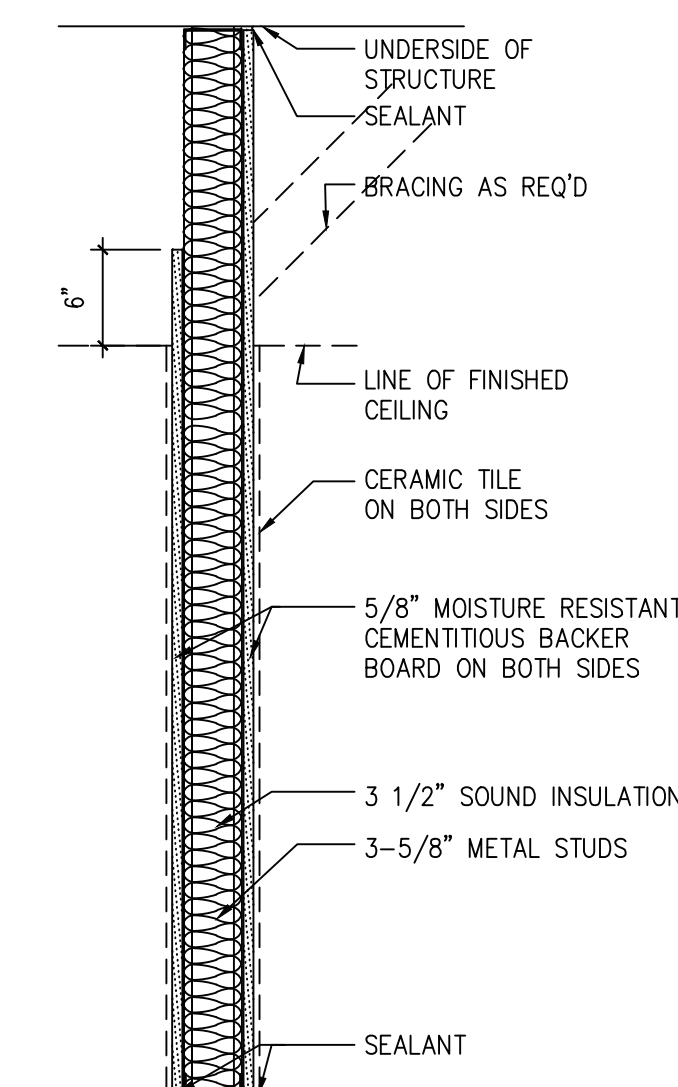
F.3 & F.3A



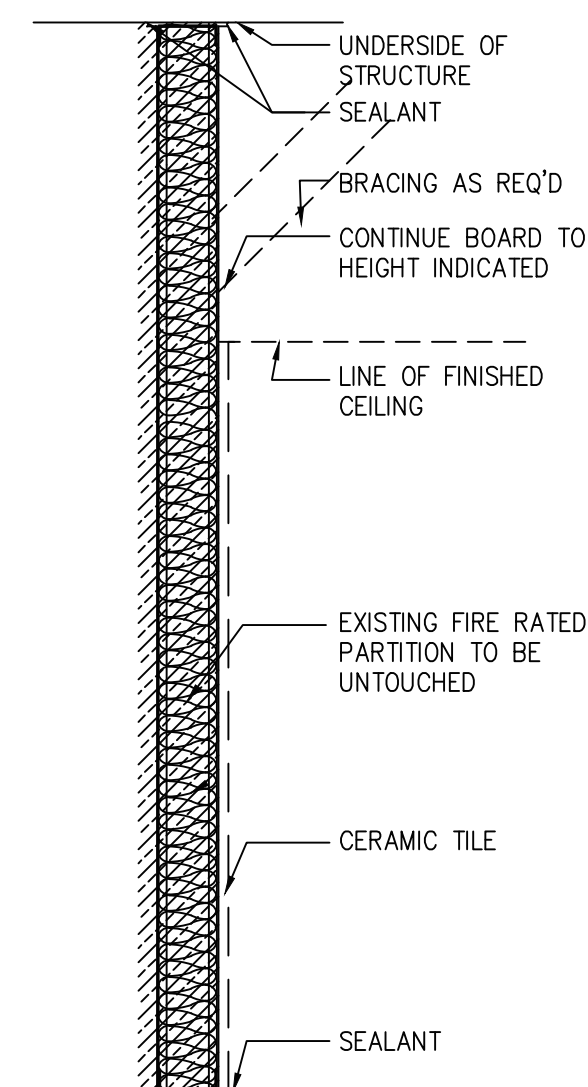
P.1



P.2



P.3



X.1

1

## WALL TYPES

A-700



2200 N.COMMERCE PARKWAY, SUITE #200  
WESTON, FL 33326 (954)228-2400(T) (954)903-7503(F)

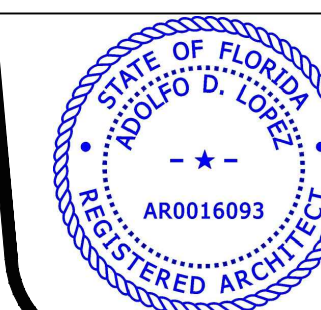
**AZOUT RESIDENCE  
INTERIOR RENOVATION**  
1270 97ST, BAY HARBOR ISLANDS, FL 33154

[illegible]

TITLE OF SHEET

## WALL TYPES

|              |              |
|--------------|--------------|
| ISSUE DATE   | PROJECT NO   |
| JAN 13, 2023 | 090622       |
| SEAL         | SHEET NUMBER |



## A-700

OF SHEET

SIMA DESIGNERS  
LIC#0016093

**LIMITATION OF LIABILITY CLAUSE:** To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subconsultants, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of or in any way related to this Project or Agreement from any cause or causes including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater.



## AGENDA ITEM REPORT

October 3, 2023

### ITEM NUMBER: 3.

**ITEM:** Request for approval for a new single-family home for “Michelle Allen Jacobs TRS & Stephanie JH 2022 TR” located at 1331 99 Street, Lot 7 of Block 37. The owners are proposing to construct a new two-story single-family home. The existing 1,952 sq. ft. one-story home built in 1950 will be demolished and replaced with a new two-story 6,552 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 half bath. Enclosed please find the site plan and elevations. (Item #3)

### DESCRIPTION:

#### PROPERTY VALUE & MILLAGE SUMMARY

|                                                                    |                     |
|--------------------------------------------------------------------|---------------------|
| 2021 Taxable Value                                                 | 1,372,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2022 Taxable Value                            | 2,484,39 16.6%      |
|                                                                    | 2                   |
| 2022 Taxable Value                                                 | 1,600,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2023 Taxable Value                            | 32,803,21 18.8%     |
|                                                                    | 8                   |
| Current Year Estimated Taxable Value                               | 1,900,000,00        |
|                                                                    | 0                   |
| Current Year Additions (New Construction)                          | (6,000,00 -0.3%     |
|                                                                    | 0)                  |
| <b>Current Year Estimated Taxable Value for Operating Purposes</b> | <b>1,894,000,00</b> |
|                                                                    | <b>0</b>            |

#### 15 Year Millage, Taxable Value and Revenue History

| <u>Fiscal Year</u> | <u>Millage Rate</u> | <u>Taxable Value</u> | <u>Percent Change</u>   | <u>Property Tax Revenue Gross</u> | <u>Net (95%)</u> |
|--------------------|---------------------|----------------------|-------------------------|-----------------------------------|------------------|
|                    |                     |                      | <u>in Taxable Value</u> |                                   |                  |
| 2010               | 5.29710             | 762,700              | -11.2%                  | 4,040,099                         | 3,838,094        |
|                    |                     | ,165                 |                         |                                   |                  |
| 2011               | 5.29710             | 606,645              | -20.5%                  | 3,213,462                         | 3,052,789        |
|                    |                     | ,530                 |                         |                                   |                  |
| 2012               | 5.29710             | 577,100              | -4.9%                   | 3,056,957                         | 2,904,109        |
|                    |                     | ,052                 |                         |                                   |                  |
| 2013               | 5.52971             | 579,865              | 0.5%                    | 3,206,487                         | 3,046,163        |



|      |         |      |                 |           |           |
|------|---------|------|-----------------|-----------|-----------|
| 2014 | 5.25000 | ,315 | 602,162 3.8%    | 3,161,356 | 3,003,288 |
| 2015 | 4.90000 | ,980 | 698,927 16.1%   | 3,424,744 | 3,253,507 |
| 2016 | 4.55000 | ,405 | 778,065 11.3%   | 3,540,199 | 3,363,189 |
| 2017 | 4.40000 | ,824 | 880,111 13.1%   | 3,872,490 | 3,678,866 |
| 2018 | 3.99900 | ,322 | 1,031,587 17.2% | 4,125,319 | 3,919,053 |
| 2019 | 3.71990 | ,742 | 1,214,738 17.8% | 4,518,705 | 4,292,770 |
| 2020 | 3.62450 | ,329 | 1,333,876 9.8%  | 4,834,634 | 4,592,902 |
| 2021 | 3.62450 | ,001 | 1,378,221 3.3%  | 4,995,365 | 4,745,597 |
| 2022 | 3.59000 | ,700 | 1,374,484 -0.3% | 4,934,399 | 4,687,679 |
| 2023 | 3.17280 | ,392 | 1,632,803 18.8% | 5,180,558 | 4,921,530 |
| 2024 | 3.17280 | ,218 | 1,894,000 32.2% | 6,009,283 | 5,708,819 |
|      |         | ,000 |                 |           |           |

| <b>FY 2024 Value of 1 Mill *</b> |                      |                          |     |
|----------------------------------|----------------------|--------------------------|-----|
| <b>Mills</b>                     | <b>Gross Revenue</b> | <b>Net Revenue (95%)</b> |     |
| 1.00                             | 1,894,000            | 1,799,300                | 1,7 |
| 0.75                             | 1,420,500            | 1,349,475                | 1,3 |
| 0.50                             | 947,000              | 899,650                  | 8   |
| 0.40                             | 757,600              | 719,720                  | 7   |
| 0.30                             | 568,200              | 539,790                  | 5   |
| 0.25                             | 473,500              | 449,825                  | 4   |
| 0.10                             | 189,400              | 179,930                  | 1   |

**RECOMMENDED ACTION:**

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



**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By:       Ayanidys Martinez  
                              Ayanidys Martinez

**ATTACHMENTS**

|    |                                                            |
|----|------------------------------------------------------------|
| 1. | BHI 1331 99 Street SFR Final DRB Staff Report Sept 22 2023 |
| 2. | 1331 99 Street DRB Set 10.3.2023                           |



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

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

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

**Date:** September 22<sup>nd</sup>, 2023

**Subject:** Proposed Single-Family Residence – New Construction  
1331 99<sup>th</sup> Street  
Bay Harbor Islands Acct. No.: SPR23-000021  
MMPA Acct. No.: 01-0702-1167

---

**RECOMMENDED ACTION**

MMPA recommends the Design Review Board review the contents of this staff report, the latest revised Site Plan and Architectural Plans (S&S 7/10/23 / updated 8/18/23) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications deemed appropriate and/or with conditions, to allow for the construction of a new replacement single-family home located at 1331 99<sup>th</sup> Street.

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**GENERAL PROJECT INFORMATION**

**Land Use Designation:** L – Low Density Residential  
**Zoning District:** RD Single-Family District  
**General Location:** 1331 99<sup>th</sup> Street  
**Legal Description:** Lot 7 of Block 37, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

**PROJECT DESCRIPTION**

The project architect, SDH Studio, as agent for the property owners, Michelle Allen Jacobs TRS & Stephanie JH 2022 TR, has submitted an application for the construction of a new replacement single-family residence on an interior lot located at 1331 99<sup>th</sup> Street. The two-story home will have approximately 6,552 square feet of A/C living space with a two-car garage. The residence will have six (6) bedrooms, seven (7) full bathrooms, and one (1) half bathroom. The overall height of the structure will be 25'-0" above Base Flood Elevation (BFE) + 1' FBC Freeboard (9.0' NGVD),

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which meets the maximum height permitted in the RD Single-Family District. The new home will have a sloped roof and the building height is measured to the mid-point (2<sup>nd</sup> Floor tie-beam @ 22.0'). The applicant is proposing one (1) driveway connection to 99<sup>th</sup> Street. The architecture design is modern with large windows. The house is oriented to the rear yard with a covered terrace, outdoor kitchen area, pool and spa.

The proposed landscaping meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The Town's Street Tree Master Plan identifies the tree species for this area of the Town as Florida Live Oak along 99<sup>th</sup> Street. The applicant's design complies with the required Street Tree species / quantity / size along the front of the site. The site landscaping quantities far exceed the minimum requirements.

The survey indicates there is an existing one-story home on site. The existing home is approximately 1,925 sq. ft. according to the Miami-Dade Property Appraiser (MDPA) data. The MDPA website lists the structure as being built in 1950. The Town's Historic Structure Survey states the existing home was built in 1953 and has a Masonry Vernacular architectural style.

## **PROJECT REVIEW HISTORY**

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

## **COMPREHENSIVE PLAN / ZONING**

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

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

## **PLATTING**

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



**SUMMARY / SITE PLAN COMMENTS**

The latest revised Site Plan and Architectural Plans submitted for the construction of a new replacement single-family home located at 1331 99<sup>th</sup> Street meet or exceed all applicable Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA / Town Staff and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by SDH Studio dated July 10<sup>th</sup>, 2023 / final updates August 18<sup>th</sup>, 2023 with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff and may require re-approval by the Design Review Board if felt to be substantial in accordance with the provisions in Sec. 5-23.1(c).





MORE RESIDENCE

1331 99th street Bay Harbor Islands,  
FL. 33154-1103

SDH\_STUDIO

ARCHITECTURE+DESIGN

Firm License No. AA26002883

18200 NE 19th Ave. Suite 100  
North Miami Beach, Florida 33162

305.501.5013

[www.sdhstudio.com](http://www.sdhstudio.com)

|               | LANDSCAPING | ARCHITECTURE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | STRUCTURAL | PLUMBING | MECHANICAL | ELECTRICAL | CIVIL |
|---------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|------------|------------|-------|
| DRAWING INDEX |             | A-000 COVER PAGE<br>A-001 GENERAL NOTES<br>A-002 SITE PHOTOS<br>A-003 SITE PHOTOS<br>A-004 SITE PHOTOS<br>A-005 EXISTING PROPERTY PHOTOS<br>A-100 SITE PLAN<br>A-100.1 PROJECT RENDERINGS & MATERIALS<br>A-100.2 SITE PLAN DETAILS<br>A-100.3 PROJECT DIAGRAMS<br>A-100.4 PROJECT VIEWS<br>A-101 FIRST FLOOR PLAN<br>A-102 SECOND FLOOR PLAN<br>A-103 ROOF PLAN<br>A-200 ELEVATIONS<br>A-201 ELEVATIONS<br>A-202 ELEVATION DIAGRAMS<br>A-300 SECTIONS<br>A-301 SECTIONS |            |          |            |            |       |
| PROJECT TEAM  |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |          |            |            |       |





LOCATION MAP

1331 99TH STREET BAY HARBOR ISLANDS, FL. 33154-1103

ABBREVIATIONS

|              |                                            |        |                        |
|--------------|--------------------------------------------|--------|------------------------|
| A            | ANCHOR                                     | HT     | HEIGHT                 |
| AC           | AIR CONDITIONING                           | HORIZ  | HORIZONTAL             |
| ACOUST       | ACOUSTICAL                                 | HB     | HOSE BIBB              |
| ACP          | ACOUSTICAL CEILING PANEL                   | ID     | INTERIOR DIMENSION     |
| AFF          | ABOVE FINISH FLOOR                         | INSUL  | INSULATION             |
| AHU          | AIR HANDLE UNIT                            | INTERM | INTERMEDIATE           |
| ALUM         | ALUMINUM                                   | JAN    | JANITOR                |
| ANOD         | ANODIZE                                    | MANUF  | MANUFACTURER           |
| BD           | BOARD                                      | MAT    | MATERIAL               |
| BFF          | BELOW FINISH FLOOR                         | MAX    | MAXIMUM                |
| BLK'G        | BLOCKING                                   | MIN    | MINIMUM                |
| BLK          | BLOCK                                      | MTL    | METAL                  |
| CEM          | CEMENT                                     | NIC    | NOT IN CONTRACT        |
| CER          | CERAMIC                                    | NEOPR  | NEOPRENE               |
| CFV          | CONTRACTOR FIELD VERIFY                    | OD     | OUTSIDE DIMENSION      |
| CJ           | CONTROL JOINT                              | OC     | ON CENTER              |
| CLG          | CEILING                                    | OS     | OVERFLOW SCUPPERS      |
| COL          | COLUMN                                     | PTN    | PARTITION              |
| CONC         | CLOSET                                     | PJ     | PANEL JOINT            |
| CONT         | CONTINUOUS                                 | PL     | PLATE                  |
| COVER'G      | COVERING                                   | LP     | LIGHT POLE             |
| DGL          | DOUBLE                                     | PLYWD  | PLAYWOOD               |
| DIM          | DIMENSION                                  | PNL    | PANEL                  |
| DTL/DTLS     | DETAILS                                    | PLAM   | PLASTIC LAMINATE       |
| EA           | DISH WASHER                                | PT     | PRESSURE TREATED       |
| ETEC         | EACH                                       | REINF  | REINFORCING            |
| EL           | ELECTRICAL                                 | REQ'D  | REQUIRED               |
| ELEV         | ELEVATION                                  | RM     | ROOM                   |
| EXH          | EXHAUST                                    | RD     | ROOF DRAIN             |
| EXIST        | EXISTING                                   | SHT    | SHEET                  |
| EXP          | EXPANSION                                  | SS     | SCHEDULE               |
| EXT          | EXTERIOR                                   | STL    | STAINLESS STEEL        |
| FE           | FIRE DRAIN                                 | STD    | STEEL                  |
| FE           | FIRE EXTINGUISHER                          | SECT   | STANDARD SECTION       |
| FIRE EXT CAB | FIRE EXTINGUISHER CABINET                  | SIM    | SIMILAR                |
| FOIC         | FURNISHED BY OWNER, INSTALED BY CONTRACTOR | SPC'S  | SPECIFICATIONS         |
|              | FLOURESCENT                                | STR    | STRUCTURAL             |
|              | FIN                                        | SC     | SOLID CORE WOOD        |
| GA           | GAUGE                                      | PH     | TELEPHONE              |
| GWB          | GYPSUM WALL BOARD                          | TEMP   | TEMPERED               |
| GYP BD       | GYPSUM BOARD                               | TOS    | TOP OF SLAB            |
| GALV         | GALVANIZED                                 | VCT    | VINYL COMPOSITION TILE |
| GS           | GALVANIZED STEEL                           | VERT   | VERTICAL               |
| GL           | GLASS                                      | VST    | VESTIBULE              |
| HM           | HOLLOW METAL                               | WH     | WATER HEATER           |

| SYMBOL LEGEND                              |                    |                               |                    |
|--------------------------------------------|--------------------|-------------------------------|--------------------|
|                                            | CENTER LINE        |                               | MATERIAL TAG       |
|                                            | PROPERTY LINE      |                               | PRINCIPAL ENTRY    |
|                                            | WINDOWS TAG        |                               | SLOPE TAG          |
|                                            | DOOR TAG           |                               | WATER METER        |
|                                            | DATUM FLOOR ELEV.  |                               | POLE               |
|                                            | BREAKLINE          |                               | PLUMBING TAG       |
|                                            | GRID BUBBLE TAG    |                               | REVISION TAG       |
|                                            | LEVEL HEAD CIRCLE  |                               | CHANGE OF ELEV.    |
|                                            | SECTION MARK       |                               | NORTH ARROW        |
|                                            | CALLOUT HEAD TAG   | <div>Room name<br/>AREA</div> | ROOM TAG           |
| <div>Ref<br/><br/>Ref</div>                | BUILDING ELEV. TAG | <div>I REF<br/><br/>REF</div> | INTERIOR ELEV. TAG |
| <div><br/>VIEW NAME<br/>1/8" = 1'-0"</div> |                    | <div>VIEW TITLE</div>         |                    |
|                                            |                    |                               | EXISTING ELEV.     |

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| GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| 1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.<br>2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.<br>3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.<br>4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.<br>5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.<br>6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.<br>7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.<br>8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.<br>9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.<br>10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.<br>11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.<br>12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.<br>13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.<br>14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.<br>15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.<br>16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.<br>17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.<br>18. ALL SHAFTS SHALL BE 1 HOUR RATED WITHOUT EXCEPTION. U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.<br>19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.<br>20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.<br>21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.<br>22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.<br>23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.<br>24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.<br>25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.<br>26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.<br>27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.<br>28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.<br>29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.<br>30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.<br>31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.<br>32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ('AS BUILT') ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.<br>33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.<br>34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.<br>35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.<br>36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.<br>37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.<br>38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.<br>39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.<br>40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1509.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.<br>41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS<br>42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION |
| RAIN WATER NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE<br><br>O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.<br>S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEV. REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE ELEVATION DESIGN NON-ELEVATION DESIGNATIONS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA(IIC-5-F)) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.<br>DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:<br>(1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.<br>(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| STAIRS NOTE S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".<br>2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".<br>3. HEADROOM IS AT LEAST 6'-8".<br>4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".<br>5. ALL TREAD ARE IDENTICAL.<br>6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| GARAGE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C<br>2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUD OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C<br>3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD JAMS BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.<br>5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.<br>6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.<br>7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4                                                                                               |
| MEAN OF ESCAPE NOTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.<br>EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET<br>EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| TERMITE PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| R318.1 TERMITE PROTECTION.<br>TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| NOTE AS PER FBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES<br>A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.<br><br>DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| FLOOR PLAN NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.<br><br>2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2<br>BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2<br><br>3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS<br><br>4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE. REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF BAY HARBOR ISLANDS. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.5<br><br>5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.                                                                                                                                                                                                                                                |
| ELEVATION NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)<br><br>2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD<br><br>3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.<br><br>4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500<br><br>5. ALL WINDOWS WILL BE TINTED<br><br>6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| POOL BARRIER; ALARM NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:<br>ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN IS SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL. ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS- THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.<br>ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION. |
| GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| A-001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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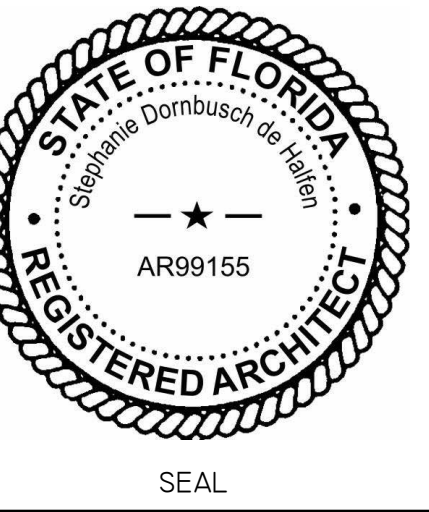
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EXISTING HOUSE



HOUSE TO THE WEST



HOUSE TO THE SOUTH



HOUSE TO THE WEST

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Stephanie Dornbusch de Halphen

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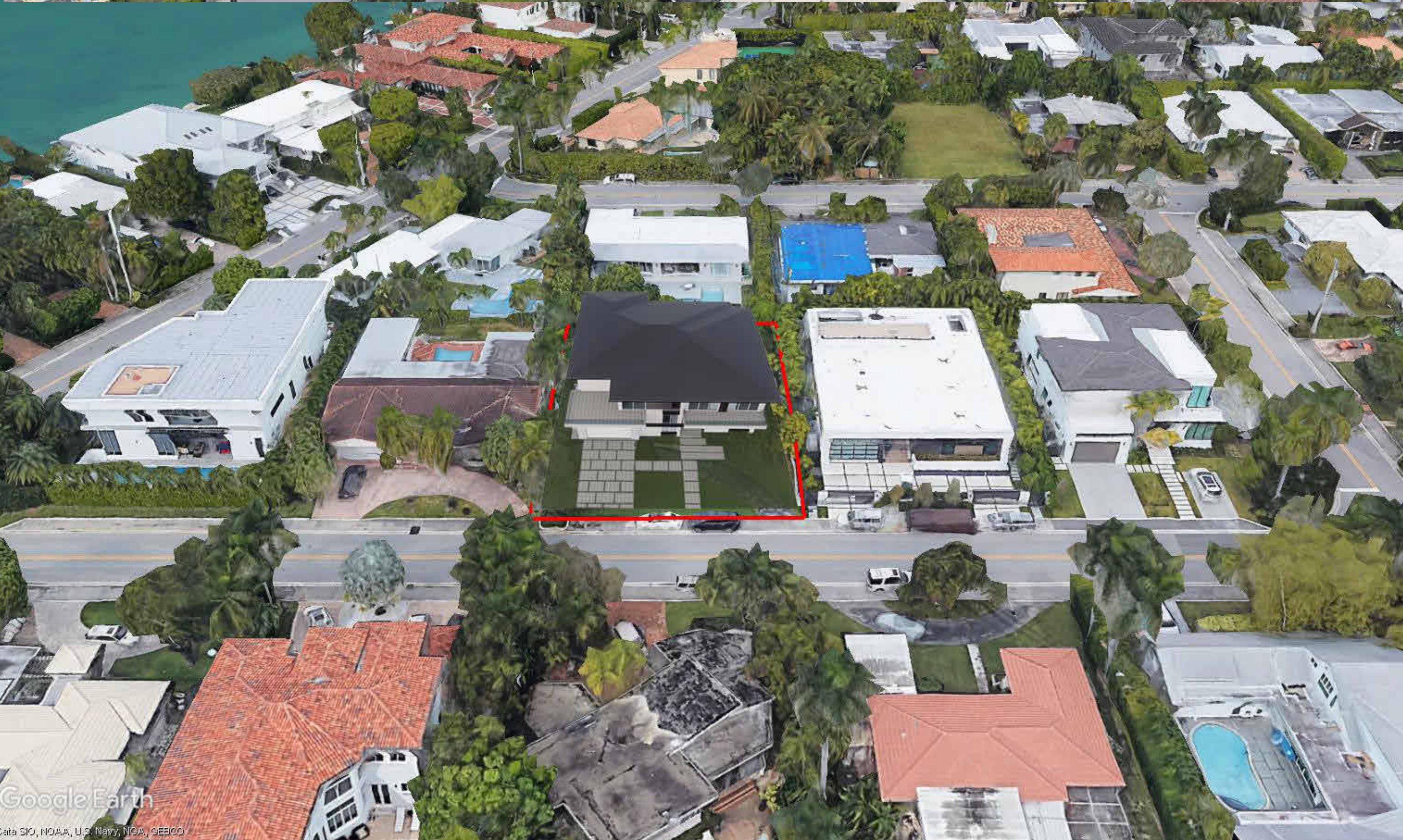




SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW

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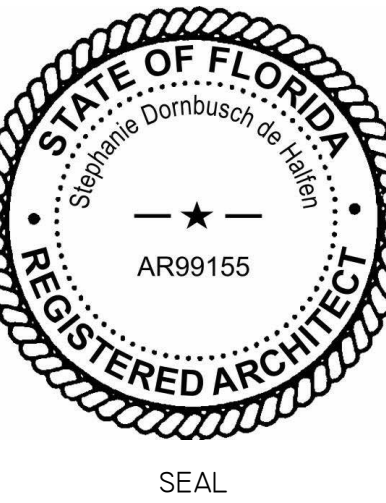
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PROPOSED PROJECT - SCHEMATIC VIEW FROM STREET



PROPOSED PROJECT - SCHEMATIC VIEW FROM STREET

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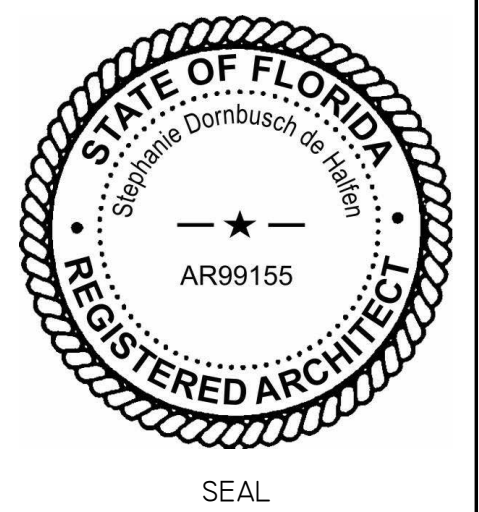
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EXISTING HOUSE - FRONT



EXISTING HOUSE - BACK



EXISTING HOUSE - SIDE



EXISTING HOUSE - SIDE

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★  
AR99155  
REGISTERED ARCHITECT

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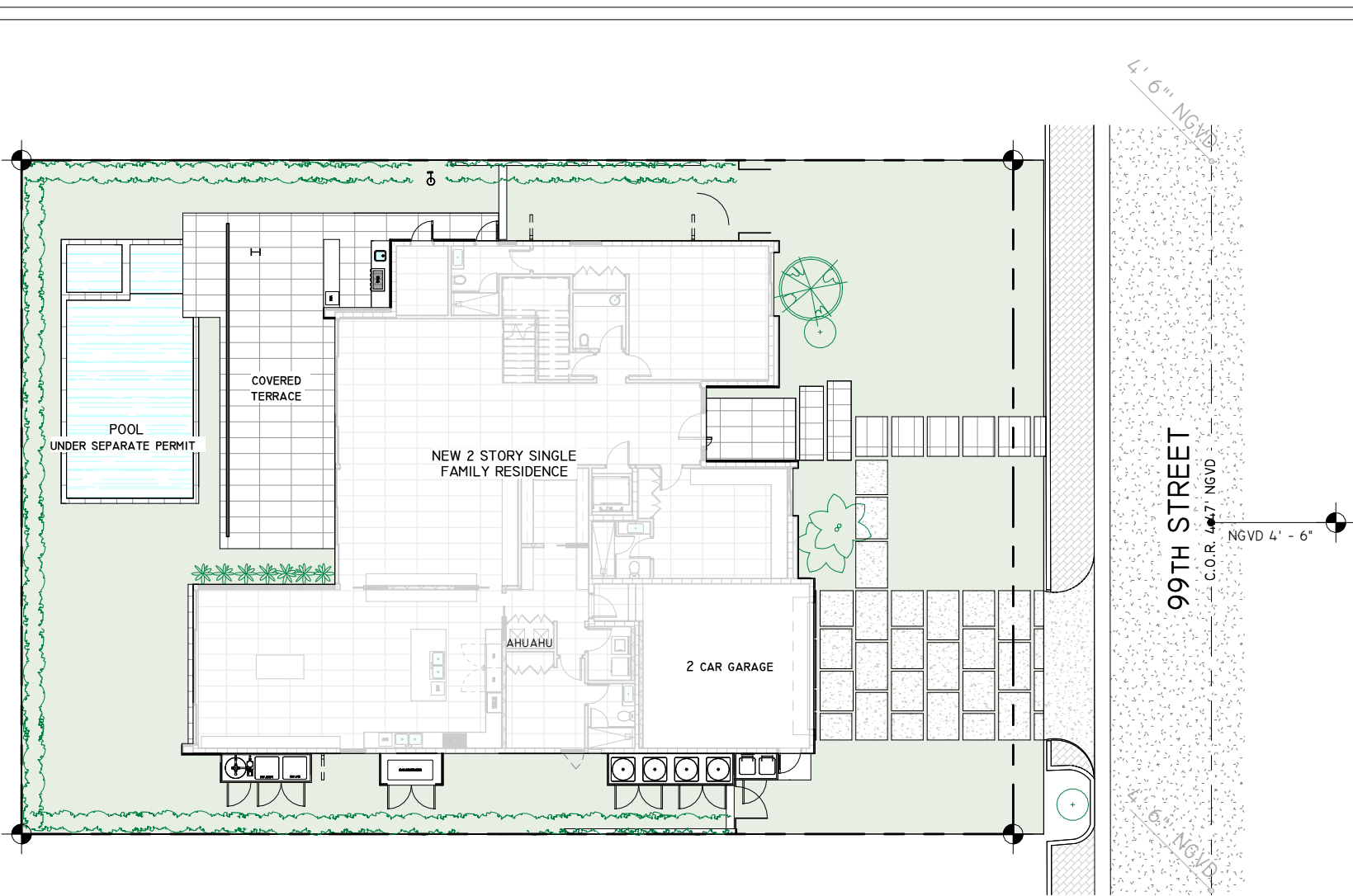
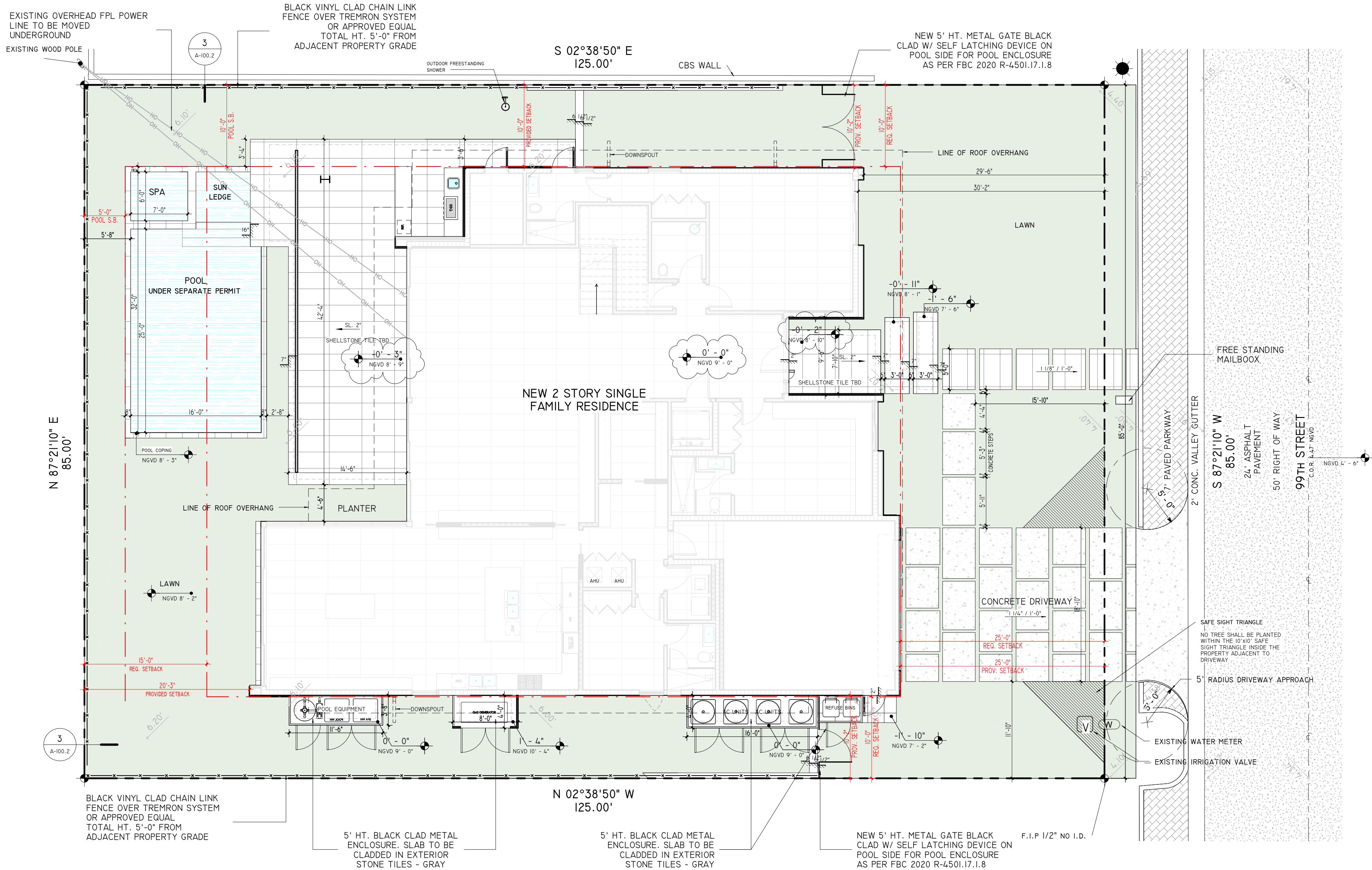
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INITIAL DRAWING  
RELEASE DATE:

ISSUE DATE

A-005





2 SITE PLAN  
1" = 20'-0"

#### APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION  
FLORIDA RESIDENTIAL CODE 2020  
NATIONAL ELECTRICAL CODE 2020  
FLORIDA PLUMBING CODE 2020  
FLORIDA MECHANICAL CODE 2020  
FLORIDA ENERGY CODE 2020

#### SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

#### AREA TALLY

|               |                         |
|---------------|-------------------------|
| LOT AREA      | 10,625 SF<br>0.24 ACRES |
| A/C GROUND FL | 3,434.11 SF             |
| A/C SECOND FL | 3,118.39 SF             |
| A/C TOTAL     | 6,552.5 SF              |
| ENTRY         | 101.83 SF               |
| TERRACES      | 804.68 SF               |
| GARAGE        | 519.83 SF               |
| BALCONIES     | 1,525.91 SF             |
| POOL          | 559.25 SF               |
| WALKWAY       | 247.68 SQF              |
| DRIVEWAY      | 392.64 SQF              |

#### ZONING INFORMATION

| CITY OF BAY HARBOR ISLANDS<br>CHAPTER 23 - ZONING DISTRICT REQUIREMENTS<br>SECTION 23-11<br>RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL) |                                                         |                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------|
| BUILDING SET BACK                                                                                                                               | REQUIRED                                                | PROVIDED                         |
| FRONT SETBACK                                                                                                                                   | 25'-0"                                                  | 25'-1"                           |
| REAR SETBACK                                                                                                                                    | 15'-0"                                                  | 20'-3"                           |
| SIDES SETBACK                                                                                                                                   | 10'-0"                                                  | 10'-0" / 10'-0"                  |
| POOL SETBACK                                                                                                                                    | 5'-0" FROM REAR & 10'-0" FROM SIDES                     | 5' FROM REAR & 10'-0" FROM SIDES |
| HEIGHT LIMITATION                                                                                                                               | 25' FROM BFE+FREEBOARD TO AVE. HT.                      | 25'-0"                           |
| LOT OCCUPATION                                                                                                                                  |                                                         |                                  |
| PERVIOUS AREA                                                                                                                                   | MIN. 40% = 4,250 SF                                     | 4,411 SF = 41.5%                 |
| IMPERVIOUS AREA                                                                                                                                 | MAX. 60% = 6,375 SF                                     | 6,214 SF = 58.4%                 |
| 50% MIN. FRONT YARD OPEN SPACE                                                                                                                  | MIN. 50% FRONT YARD = 1,062.5 SF                        | 1,541.69 SF = 72.5%              |
| FIRST FLOOR GROSS FLOOR AREA                                                                                                                    | SECOND FLOOR < 80% FIRST FLOOR GROSS AREA (3,163.36 SF) | 3,118.39 SF                      |
| PARKING SPACES                                                                                                                                  | 2                                                       | 2                                |

#### SITE DESCRIPTION

##### LEGAL DESCRIPTION

ADDRESS: 1331 99TH STREET BAY HARBOR ISLANDS, FL. 33154-1103

LOT: 7 BLOCK: 37 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 4'-6" FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 4'-6" BASE FLOOD: 8.00'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JORGE L. CABRERA PLS LIC. 6487 FIELD WORK DATE: 09/22/2022

| LOWEST FLOOR ELEVATION |                    | GARAGE/STORAGE/ELEV. |  | ADJACENT GRADE ELEV. |
|------------------------|--------------------|----------------------|--|----------------------|
| PROPOSED               | 9'-0" NGVD         | 7'-4" NGVD           |  |                      |
| MINIMUM                | 9'-0" NGVD (8'-1") |                      |  |                      |

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)

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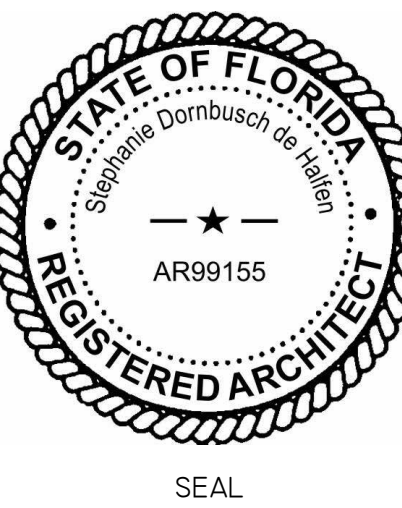
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|---|----------------|---------|
| 1 | BOARD COMMENTS | DATE 1  |
| 2 | BOARD COMMENTS | 7/20/23 |

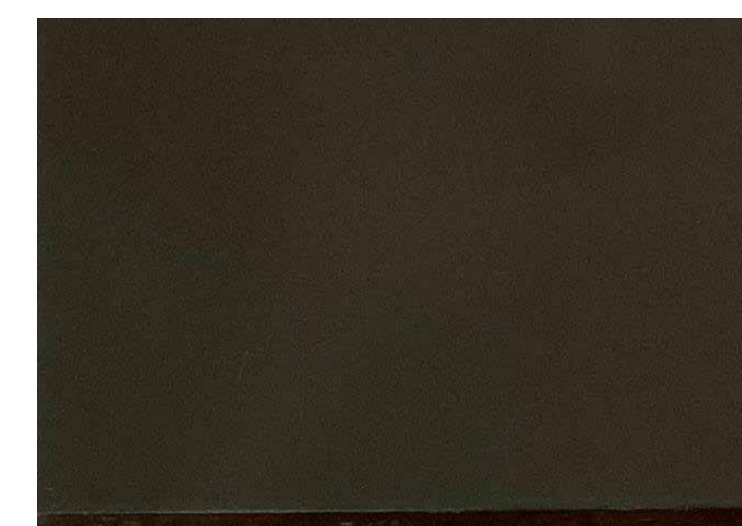
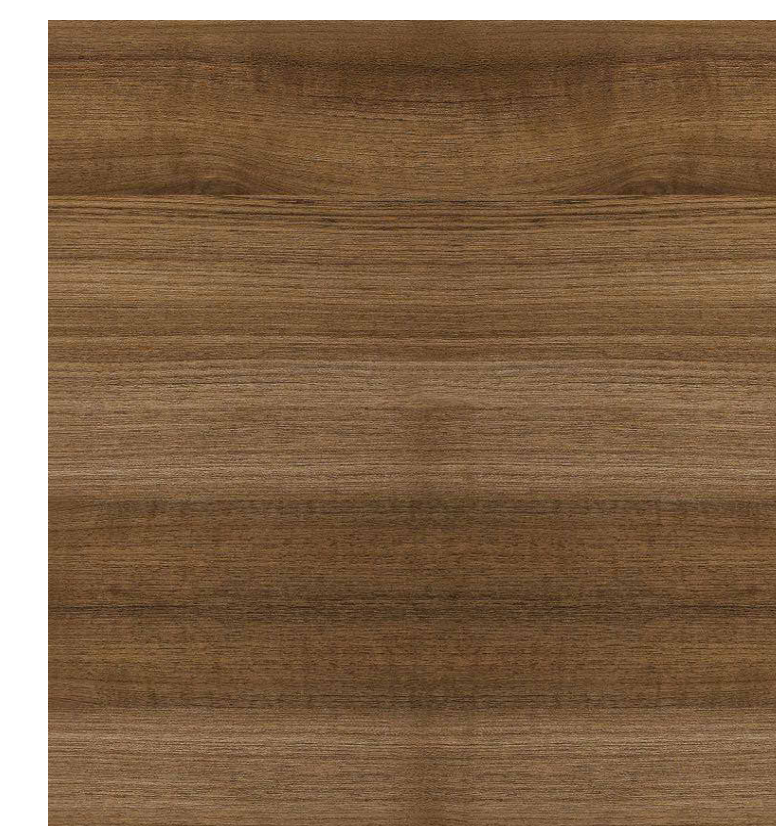
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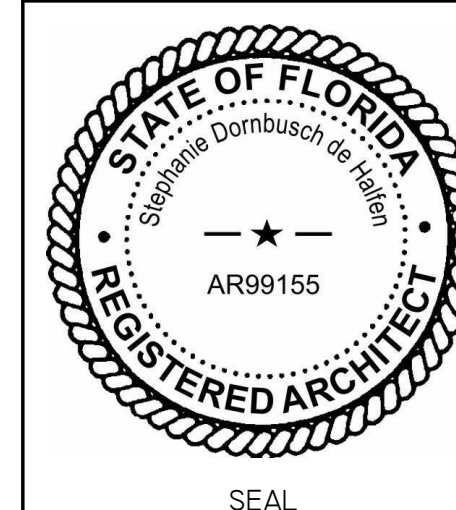
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NOTES/COMMENTS

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|  | BOARD<br>COMMENTS | DATE |
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|--|-------------------|------|

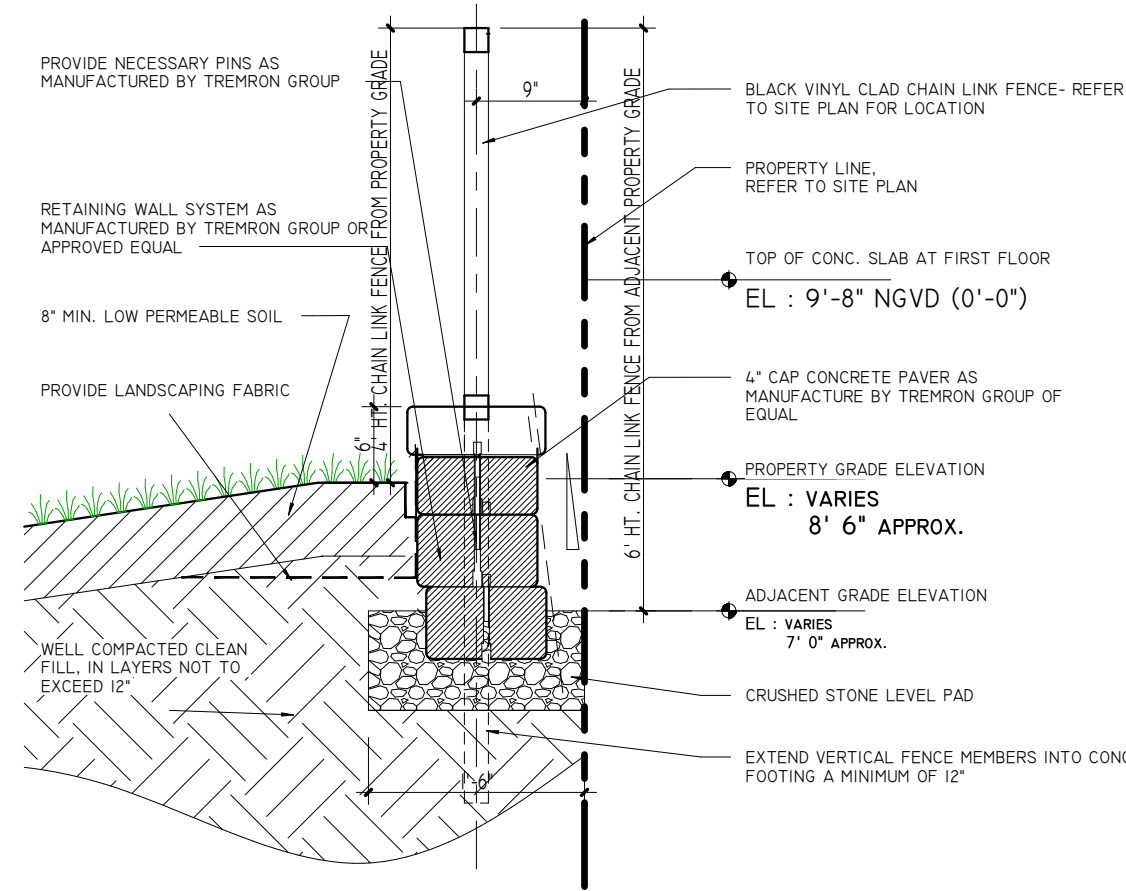
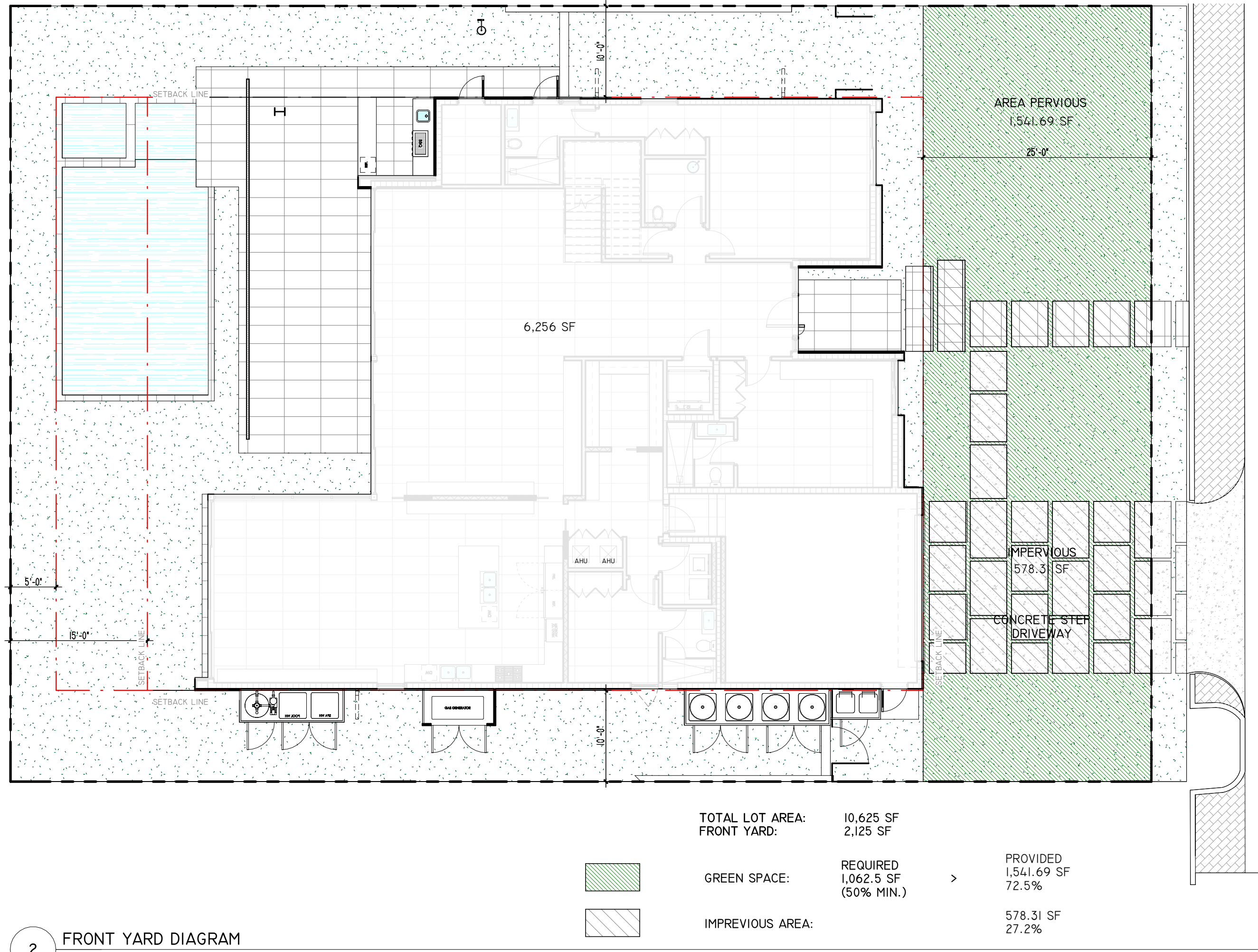
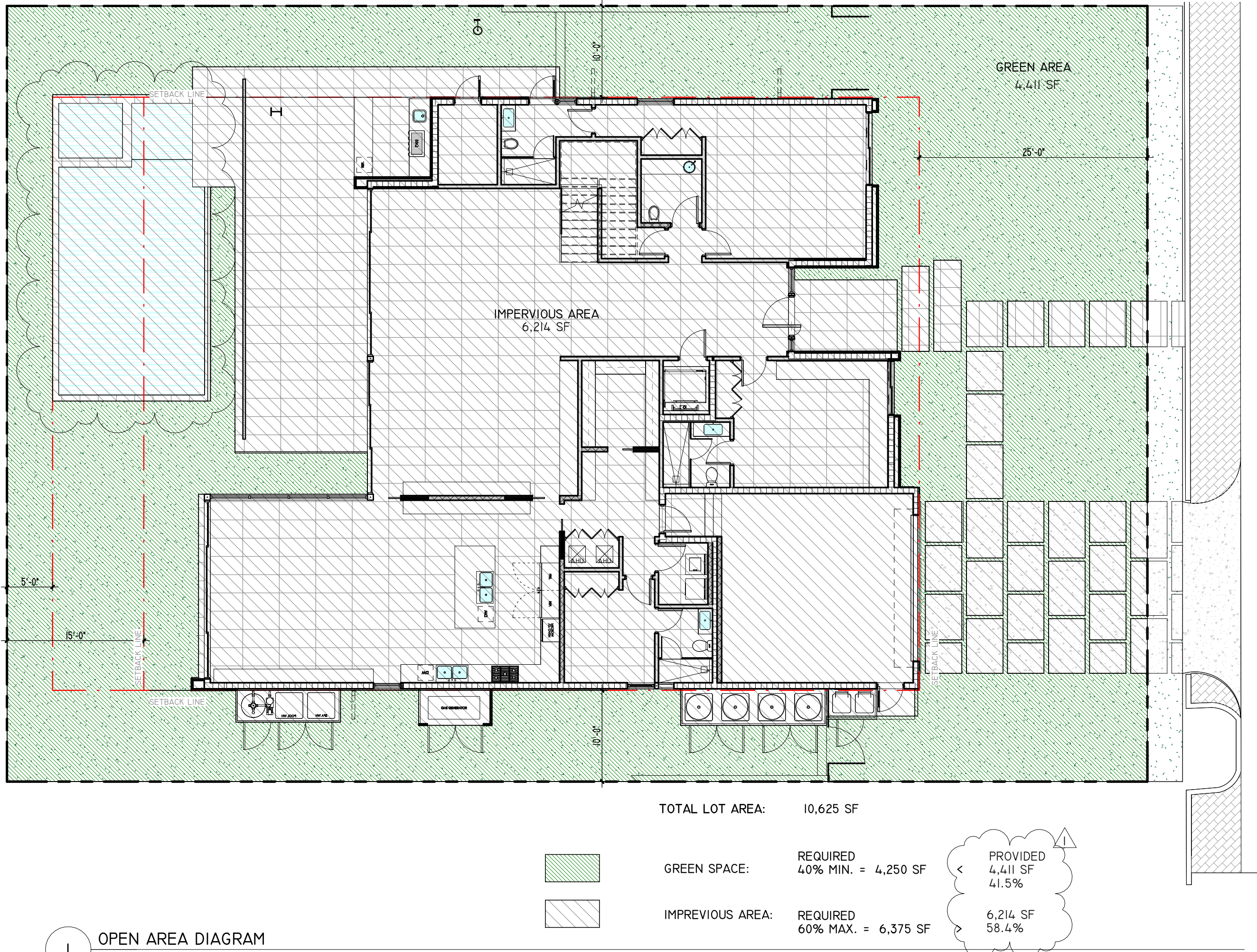
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NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 222A. UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1.5'x1'.

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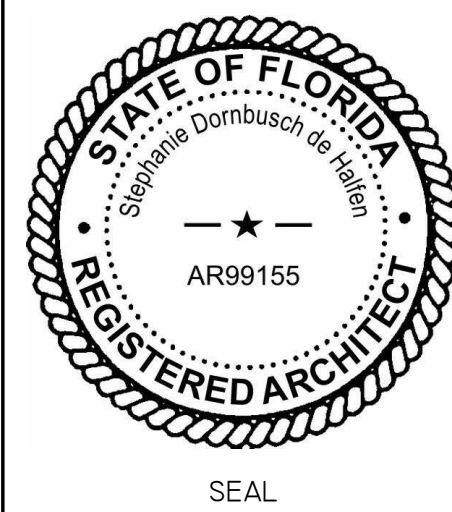
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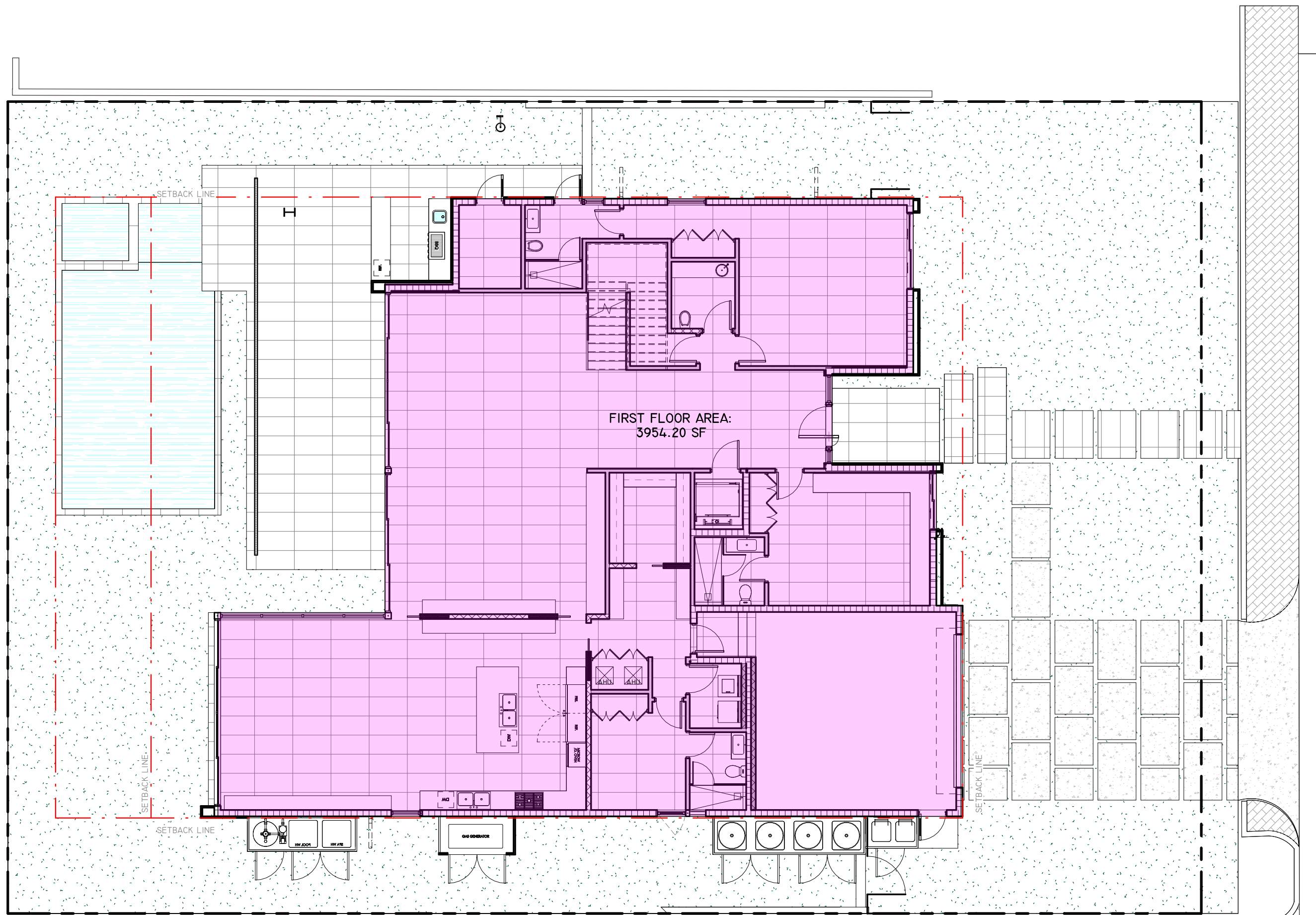
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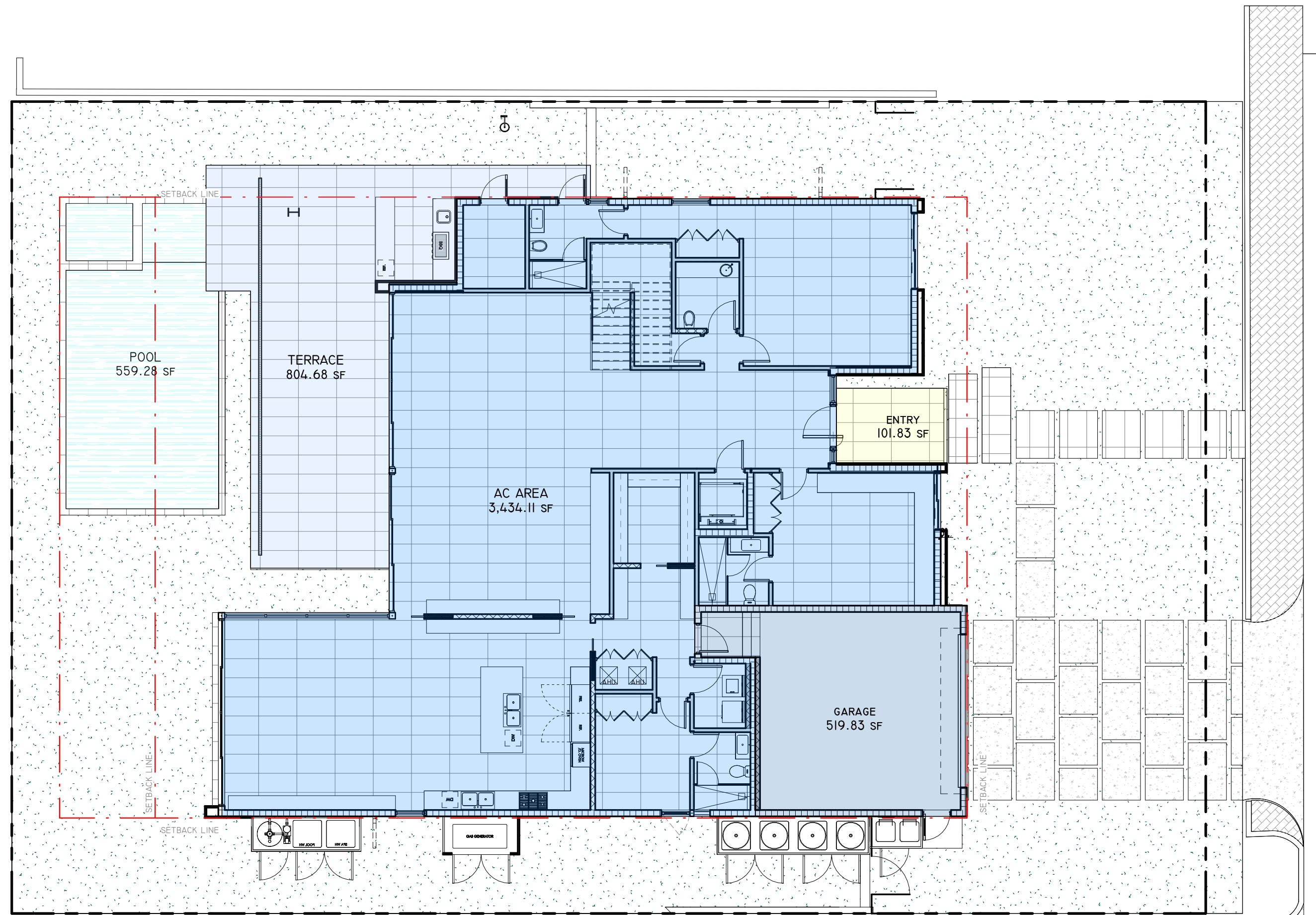


NOTE: FOR RESIDENCE DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED AREAS).

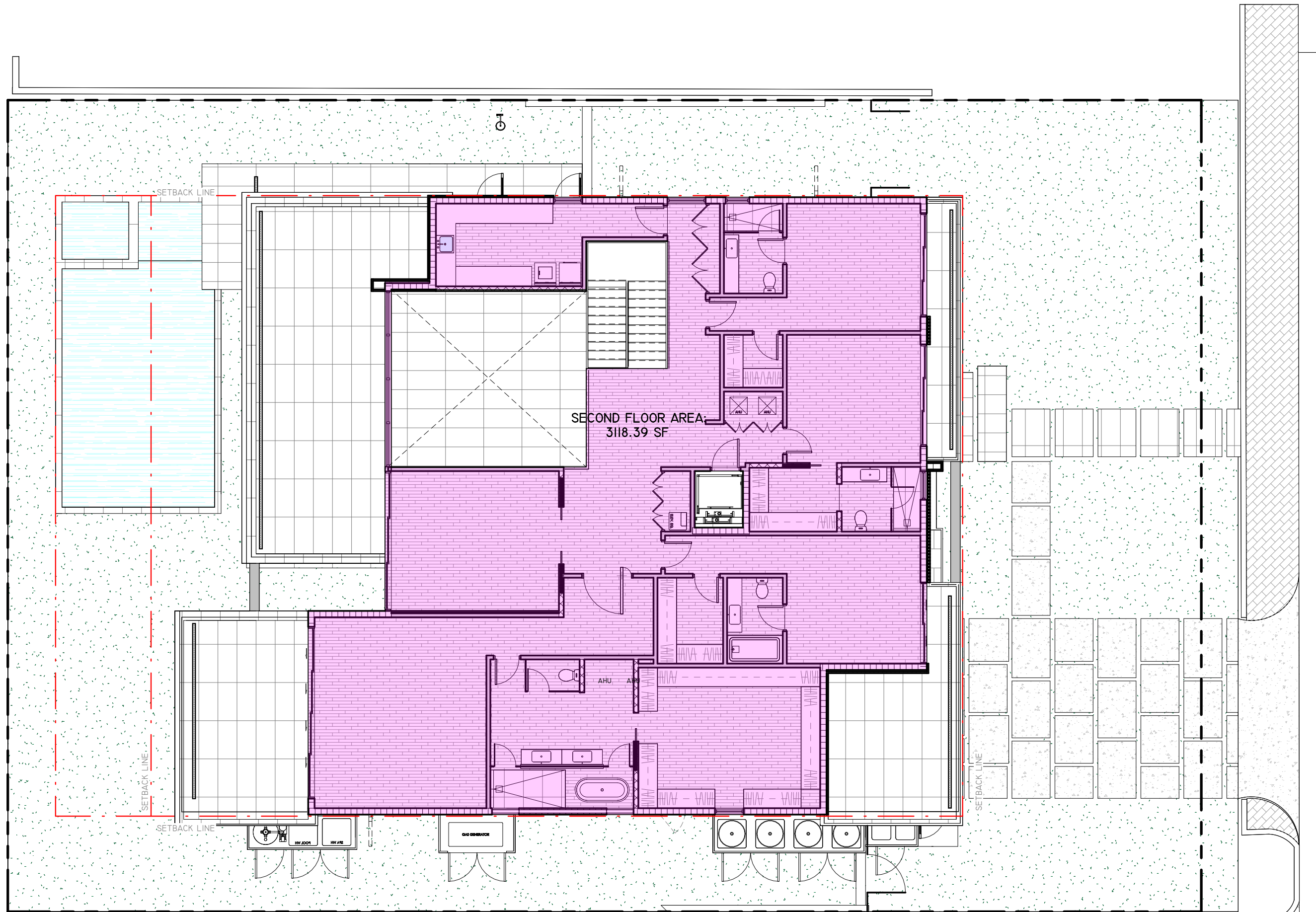
FIRST FLOOR: 3,954.20 SF  
80% OF 3,954.2 = 3,163.36 SF

SECOND FLOOR: 3,118.39 SF

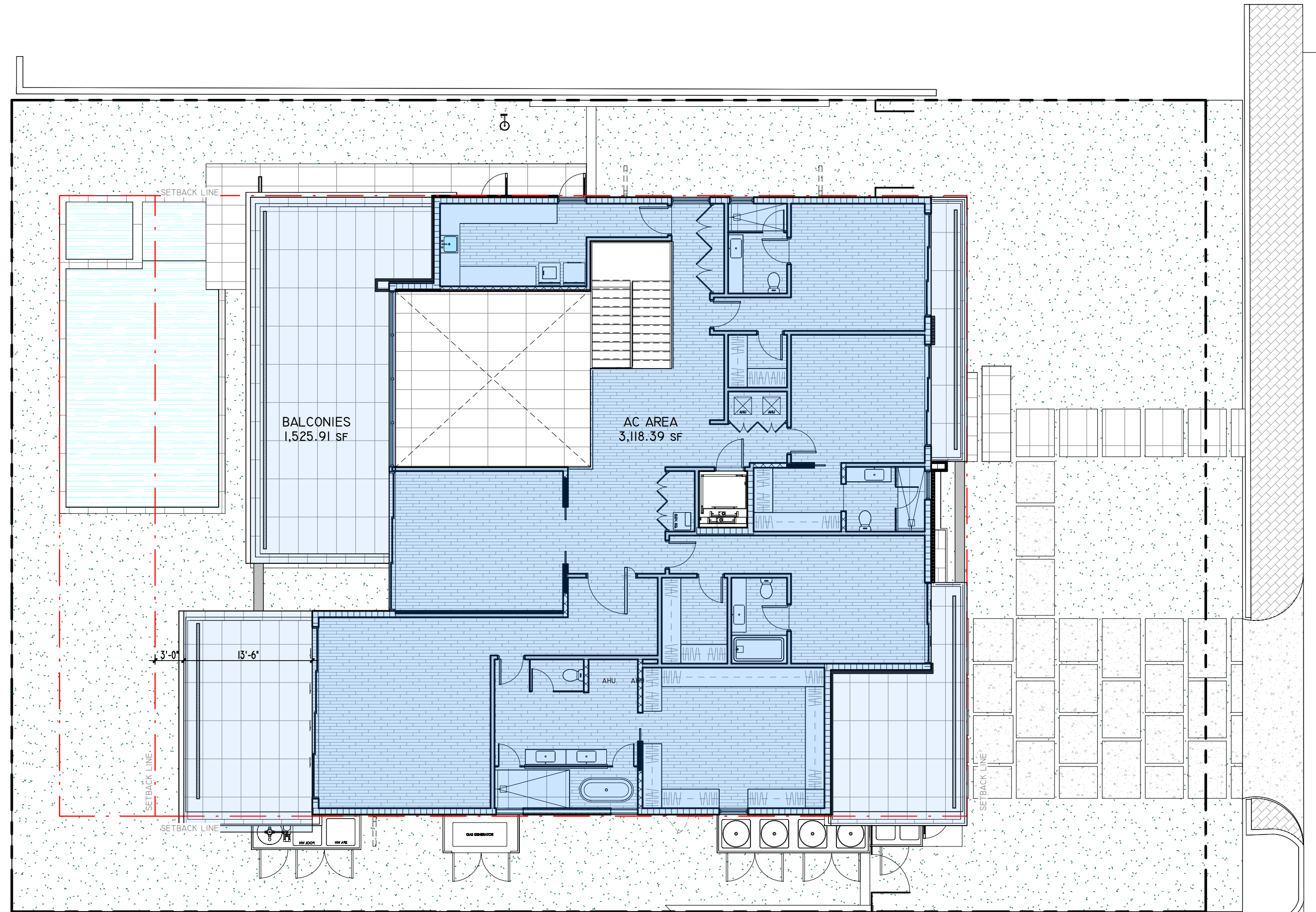
1 FIRST FLOOR AREA  
1" = 10'-0"



2 FIRST FLOOR AC  
1" = 10'-0"



3 2ND FLOOR AREA  
1" = 10'-0"



4 2ND FLOOR AC  
1" = 10'-0"

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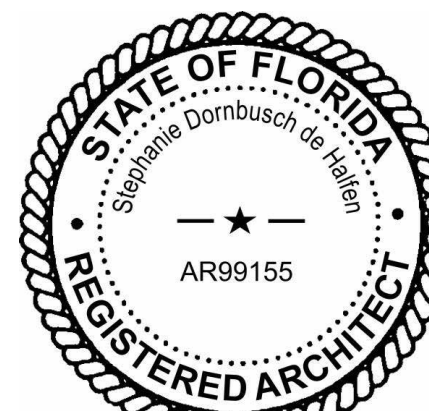
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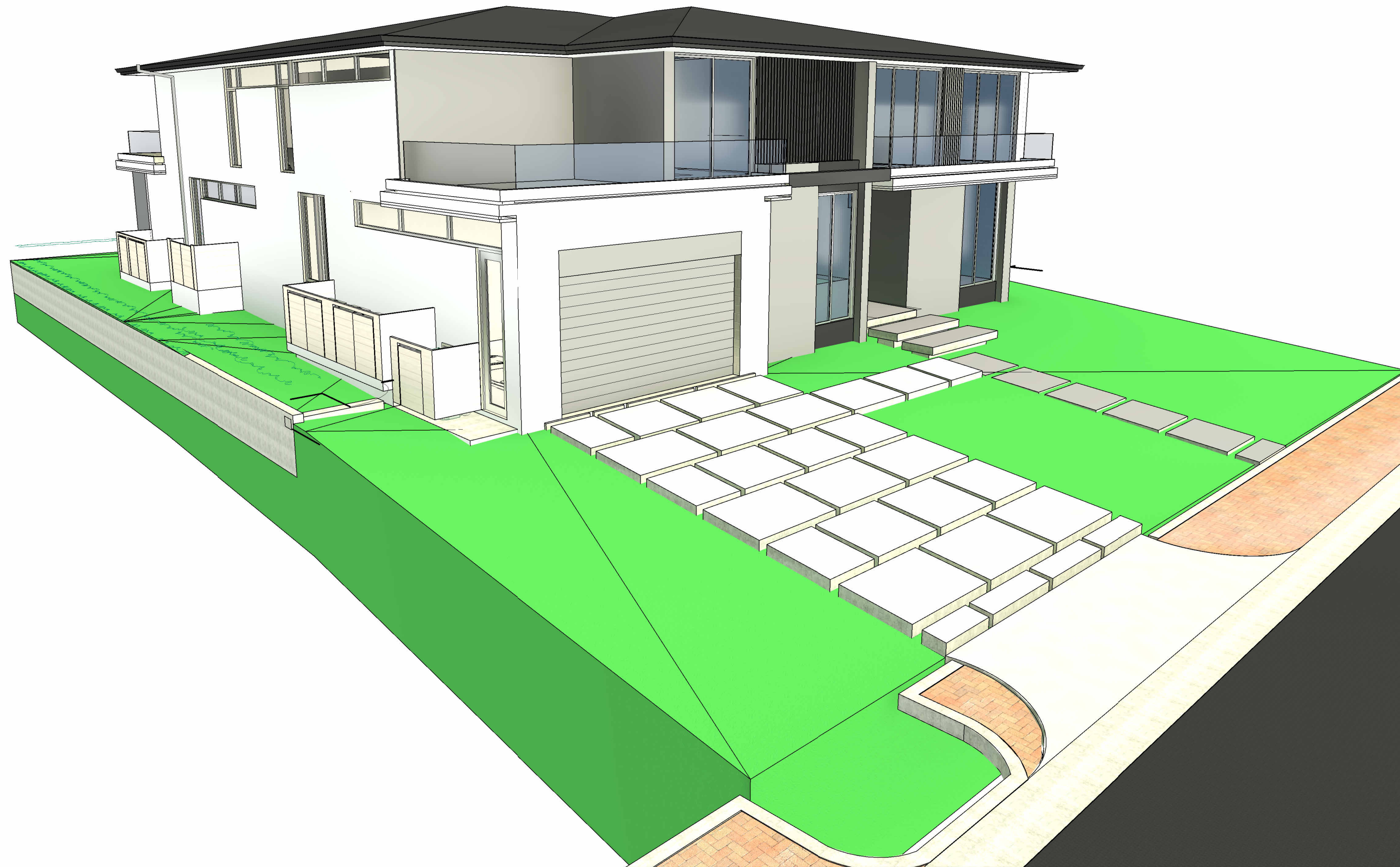
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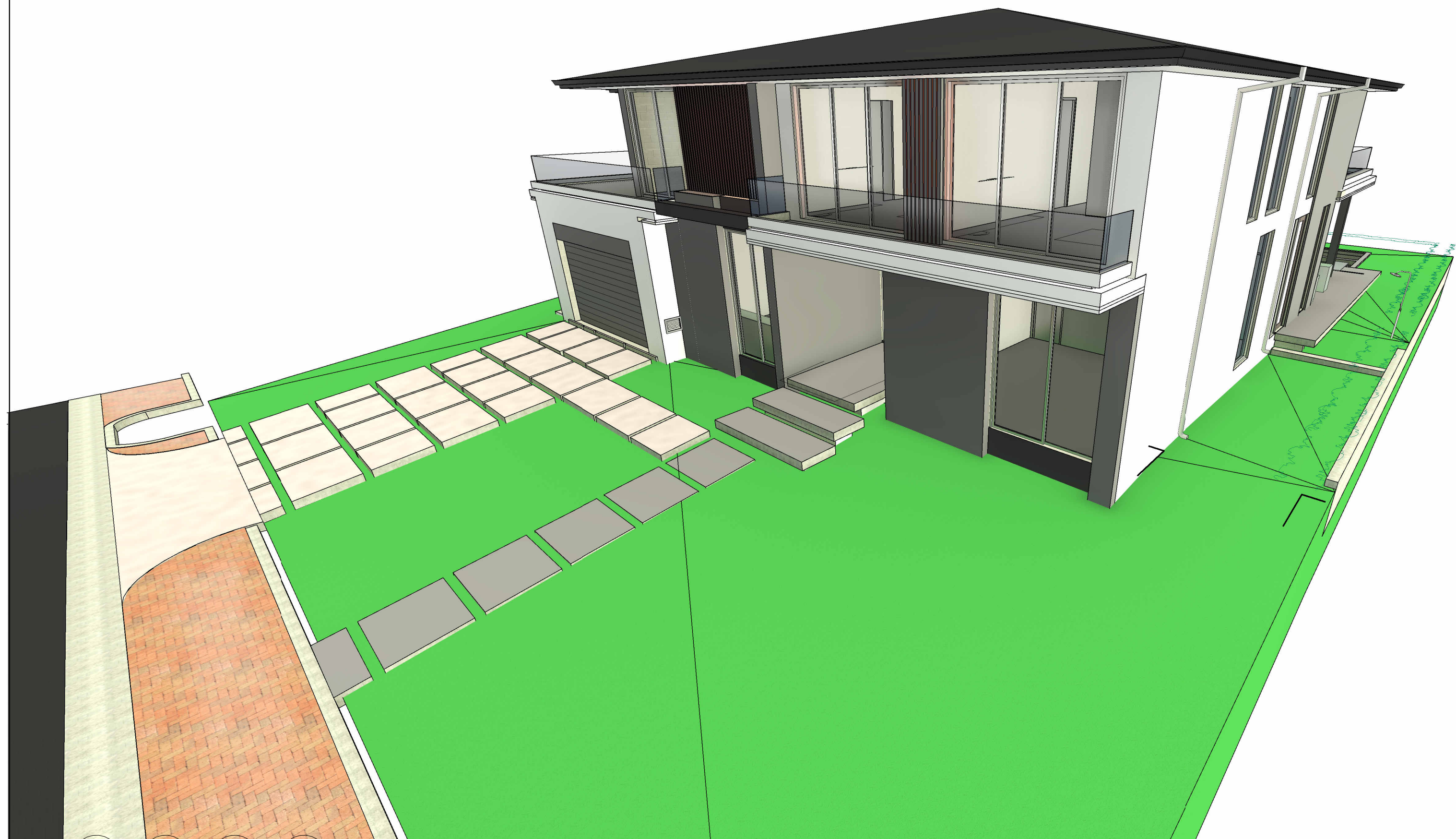
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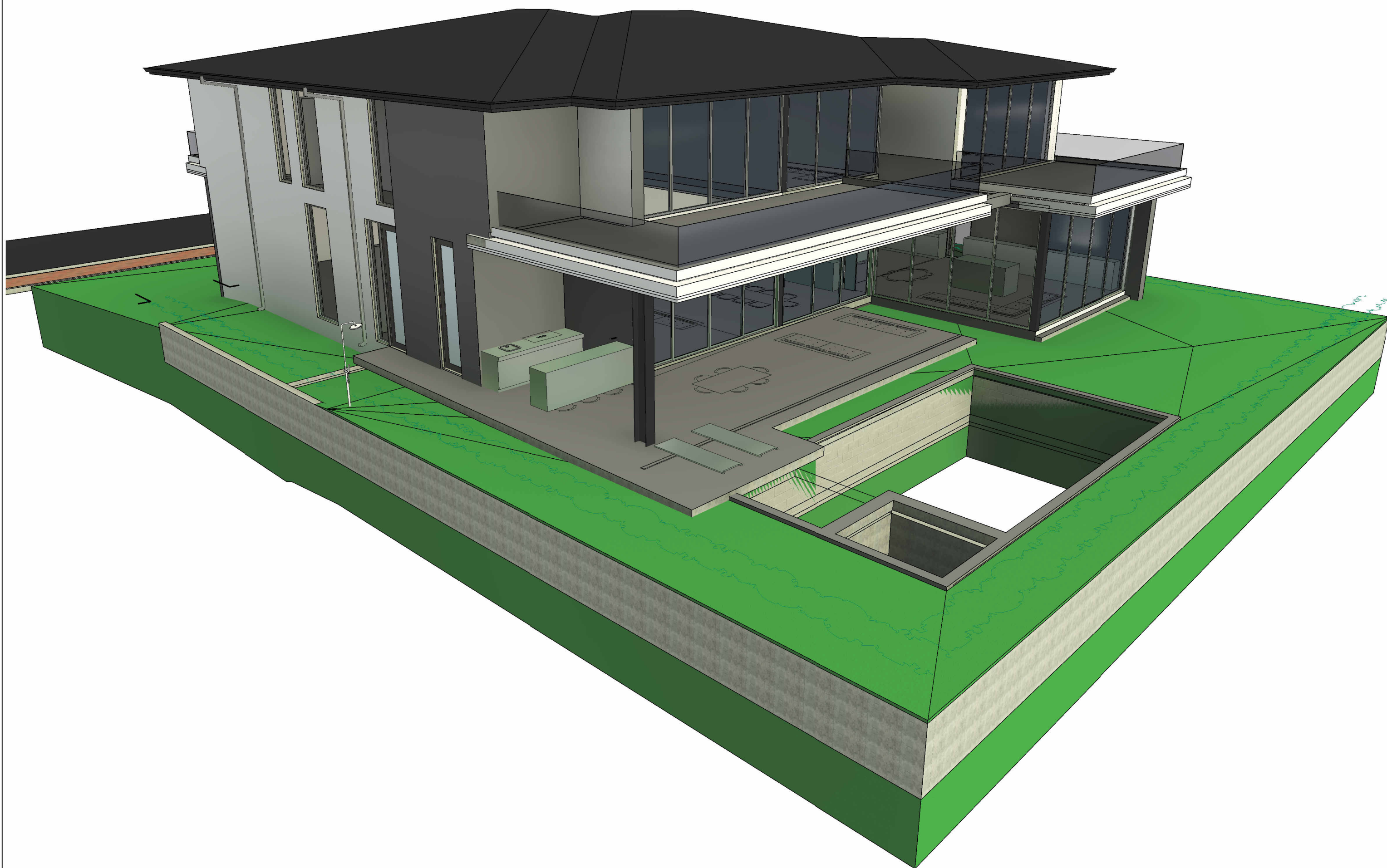




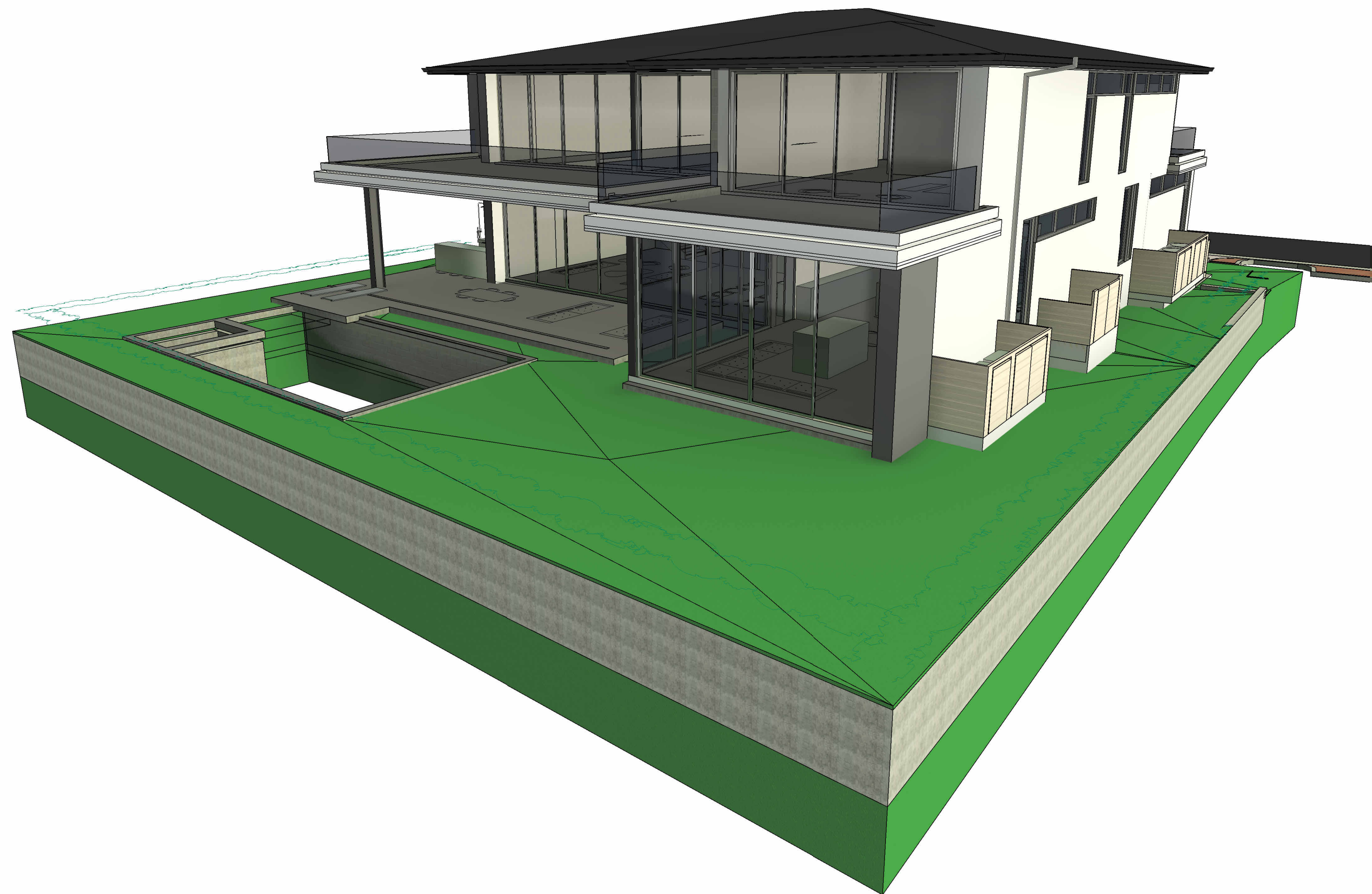
1 SW CORNER VIEW



2 SE CORNER VIEW



3 NE CORNER VIEW



4 NW CORNER VIEW

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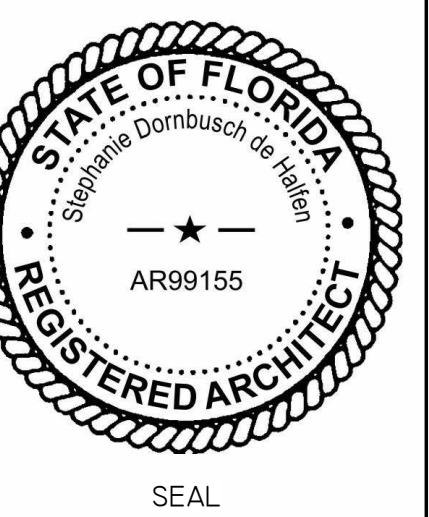
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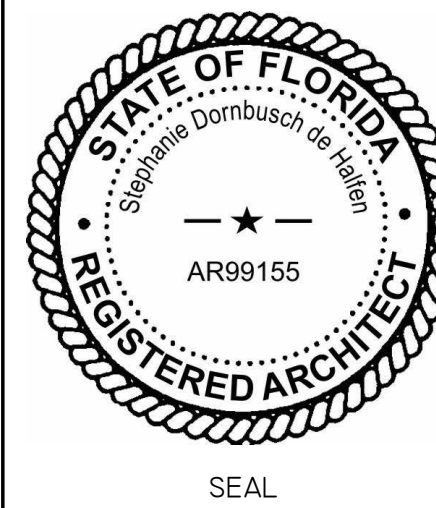
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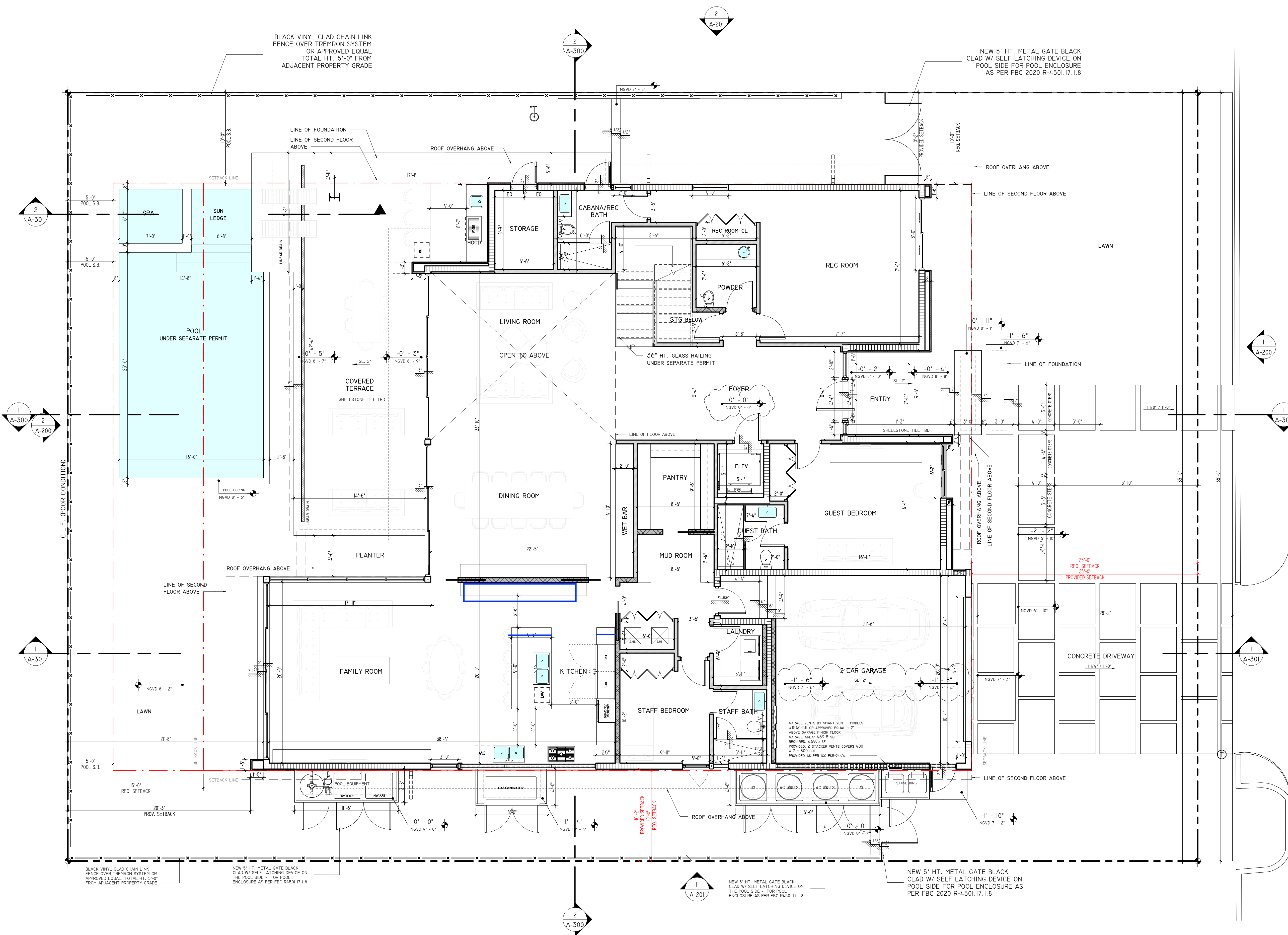
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|---|----------------|---------|
| 1 | BOARD COMMENTS | DATE 1  |
| 2 | BOARD COMMENTS | 7/20/23 |

FIRST FLOOR PLAN

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CHECKED BY: RB  
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RELEASE DATE:

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WALL LEGEND

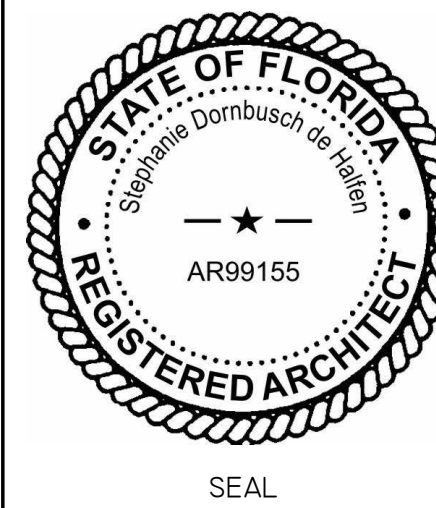
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" FINISH DETAILS. 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).

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



MORE  
RESIDENCE1331 99TH STREET BAY  
HARBOR ISLANDS, FL.  
33154-1103

MORE



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

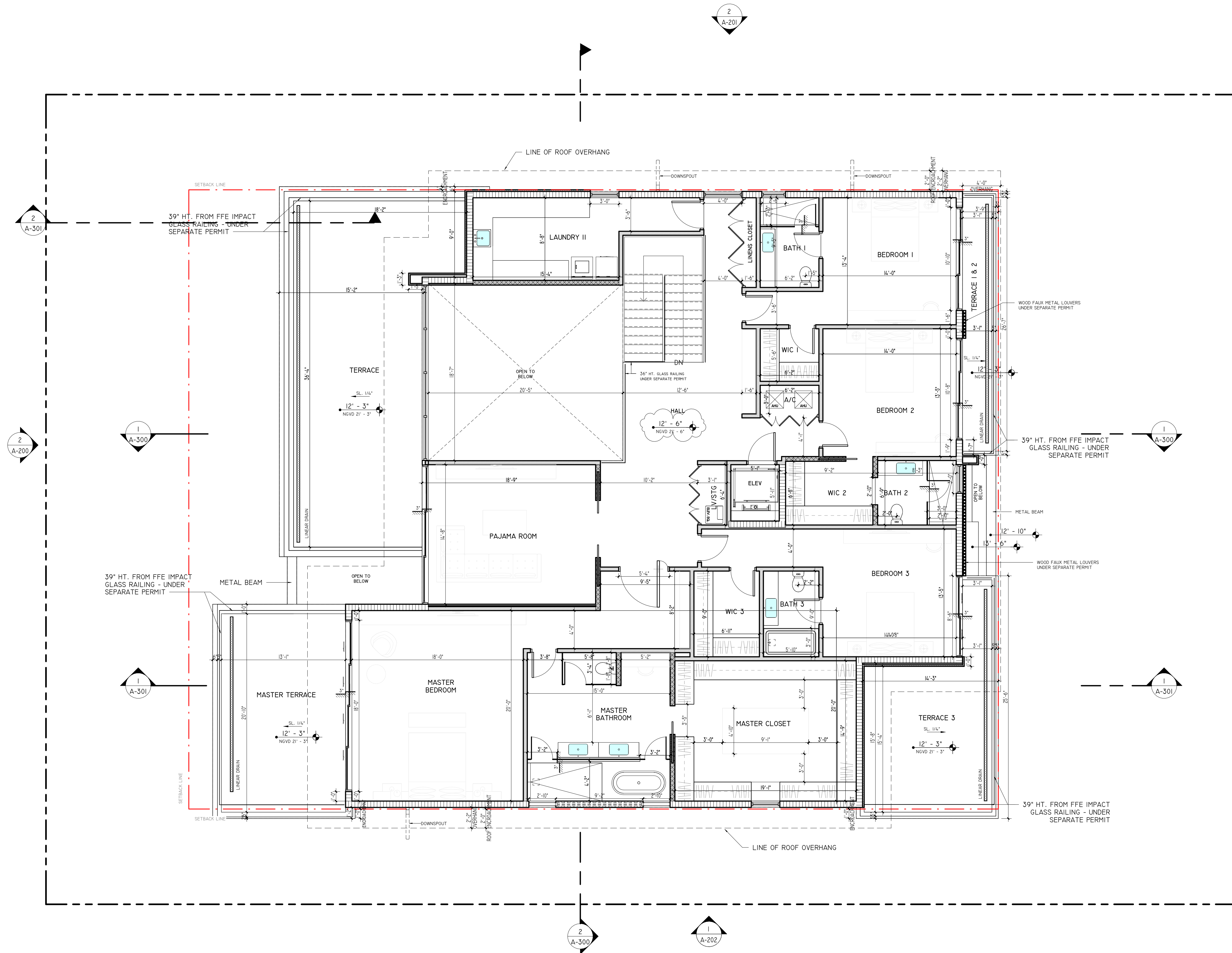
|   | BOARD          | DATE    |
|---|----------------|---------|
| 1 | BOARD COMMENTS | DATE 1  |
| 2 | BOARD COMMENTS | 7/20/23 |

SECOND FLOOR PLAN

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| CHECKED BY:     | RB         |
| INITIAL DRAWING | ISSUE DATE |
| RELEASE DATE:   |            |

A-102



## WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND \*MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND \*MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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



2  
A-202

2  
A-300

1  
A-202

2  
A-300

3  
A-202

1  
A-300

1  
A-301

1  
A-300

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A-301

4  
A-202

2  
A-301

SDH\_STUDIO  
ARCHITECTURE+DESIGN

AA26002883

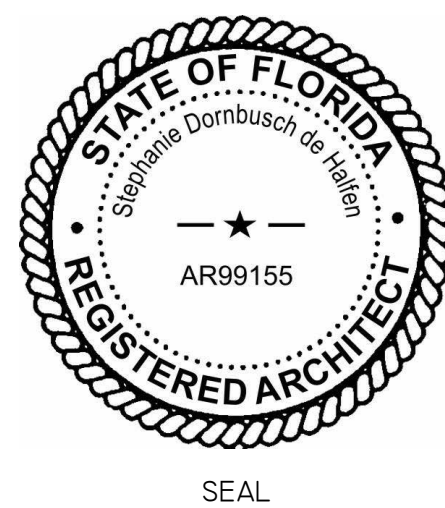
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305).501.5013  
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN  
ARCHITECT P.A.  
ARCH.REG.#99155

## MORE RESIDENCE

1331 99TH STREET BAY  
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33154-1103

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

| I | BOARD COMMENTS | DATE I |
|---|----------------|--------|
|---|----------------|--------|

ROOF PLAN

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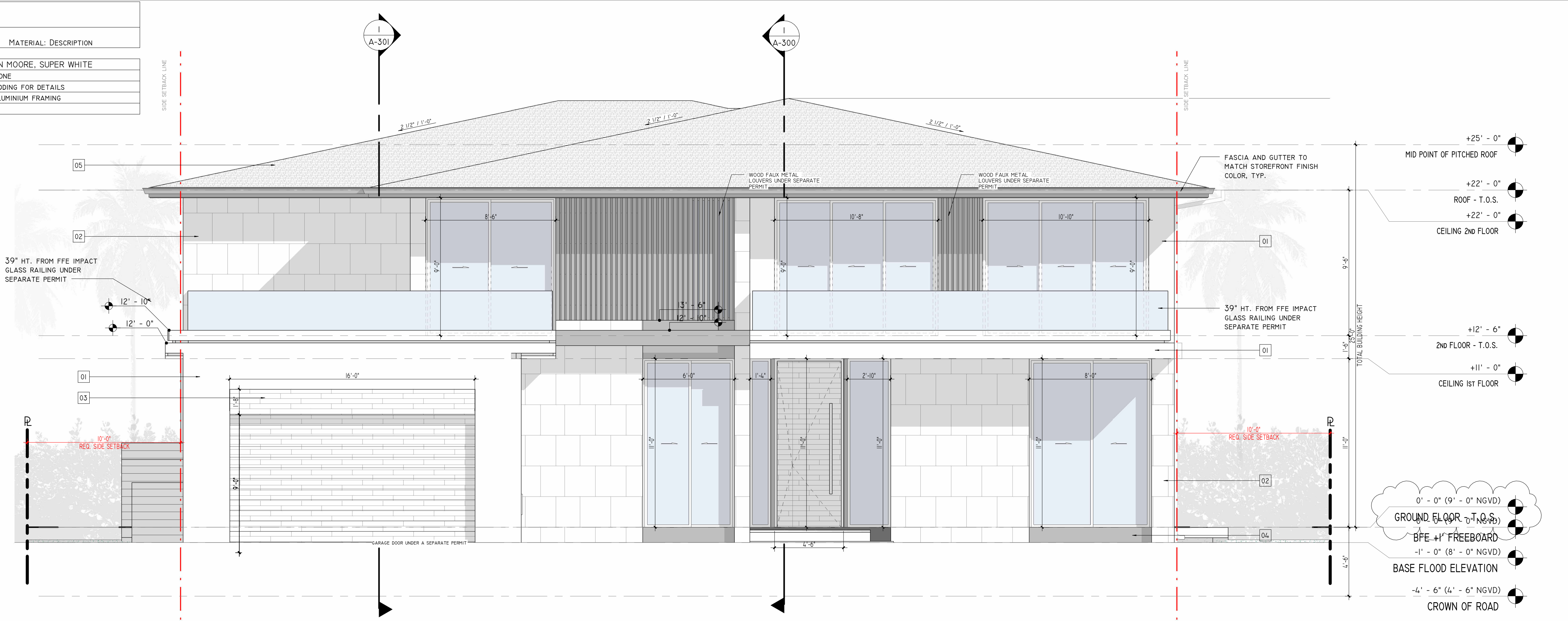
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| RELEASE DATE:   |            |

A-103

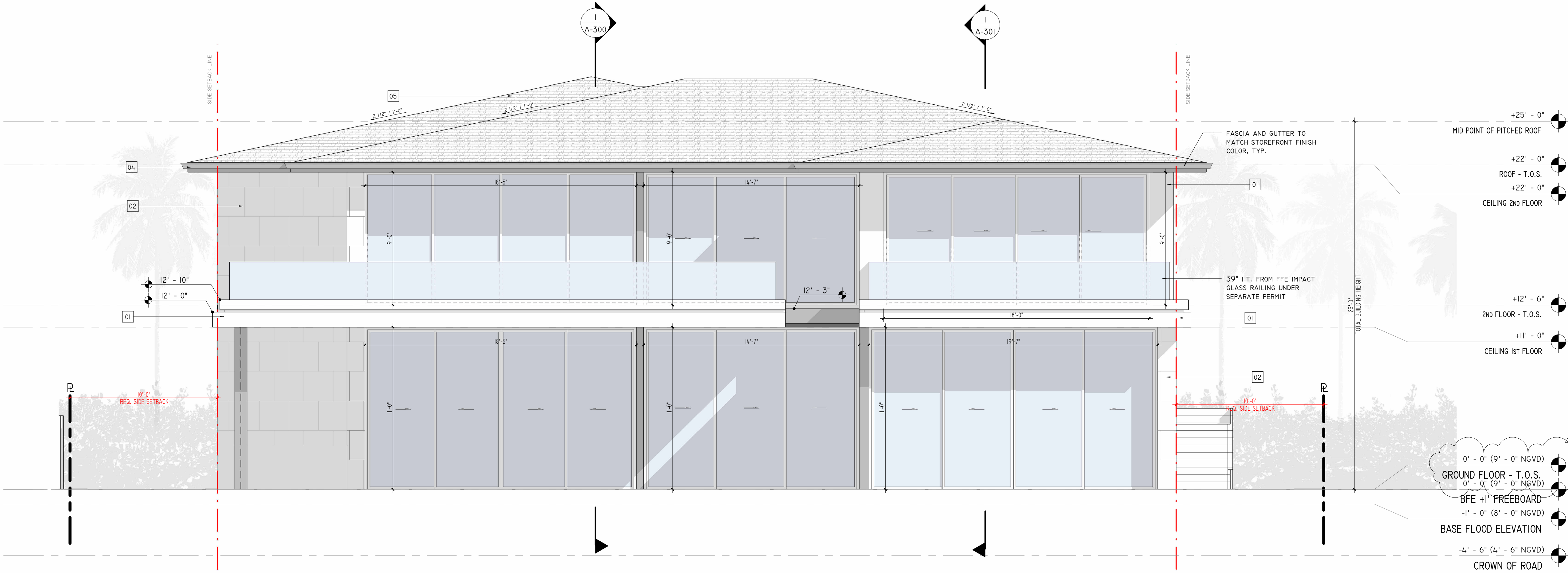
ROOF PLAN  
3/16" = 1'-0"



| FINISH MATERIALS |                     |                             |
|------------------|---------------------|-----------------------------|
| MATERIAL: MARK   | MATERIAL: NAME      | MATERIAL: DESCRIPTION       |
| 01               | SMOOTH STUCCO       | BENJAMIN MOORE, SUPER WHITE |
| 02               | CORALINA STONE      | CORAL STONE                 |
| 03               | WOOD - EXTERIOR     | WOOD CLADDING FOR DETAILS   |
| 04               | ALUMINUM            | BRONZE ALUMINIUM FRAMING    |
| 05               | CONCRETE FLAT TILES | TBD                         |



1 SOUTH ELEVATION  
1/4" = 1'-0"



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

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ARCHITECTURE+DESIGN

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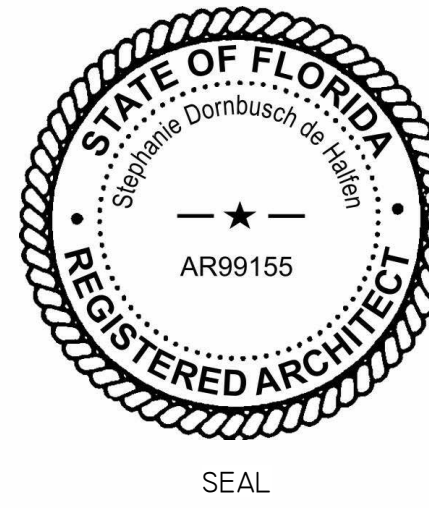
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### NOTES/COMMENTS

### REVISIONS / SUBMISSIONS

|   |                |         |
|---|----------------|---------|
| 2 | BOARD COMMENTS | 7/20/23 |
|---|----------------|---------|

### ELEVATIONS

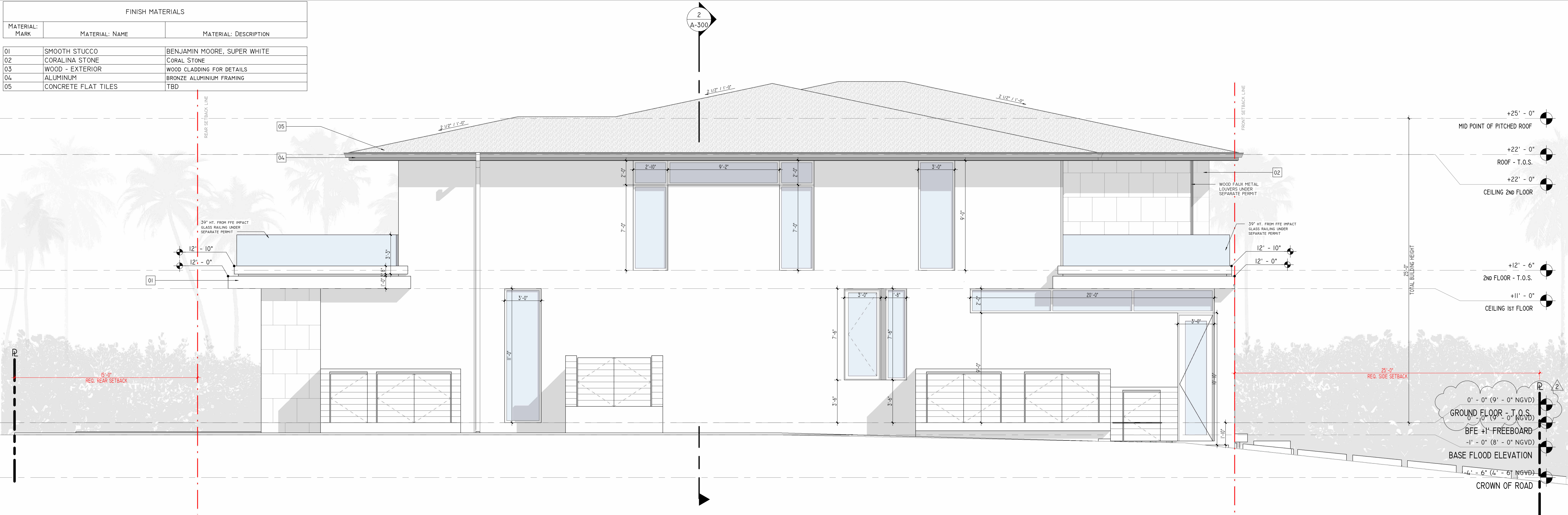
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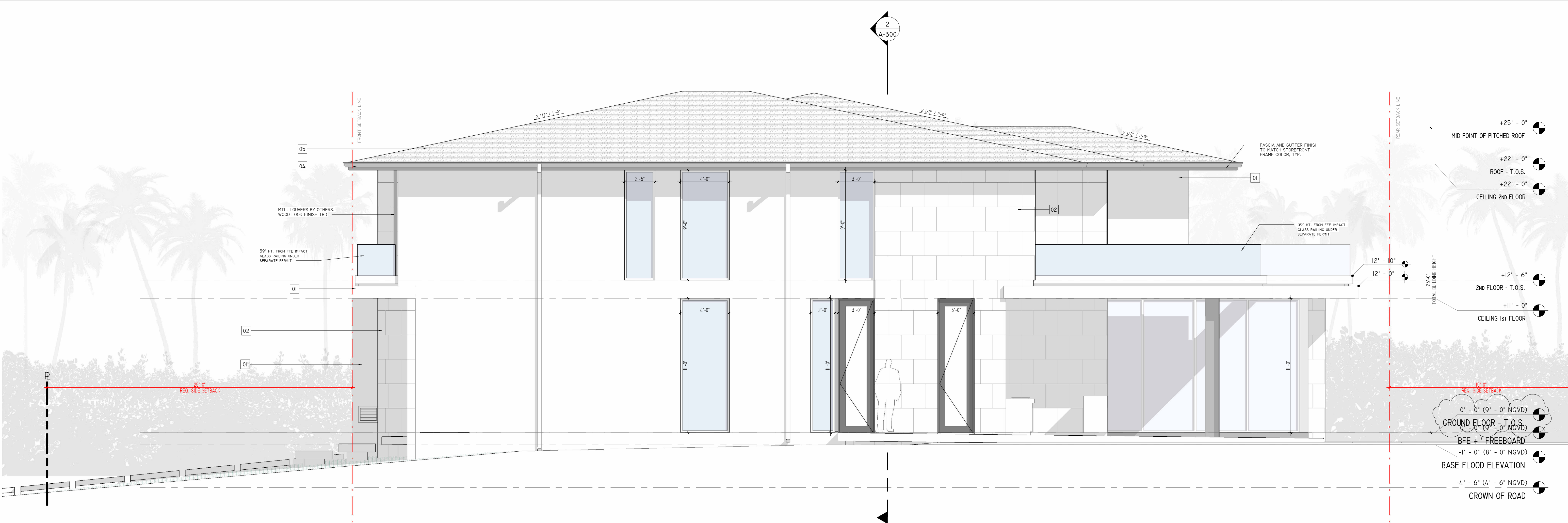
A-200



| FINISH MATERIALS |                     |                             |
|------------------|---------------------|-----------------------------|
| MATERIAL: MARK   | MATERIAL: NAME      | MATERIAL: DESCRIPTION       |
| 01               | SMOOTH STUCCO       | BENJAMIN MOORE, SUPER WHITE |
| 02               | CORALINA STONE      | CORAL STONE                 |
| 03               | WOOD - EXTERIOR     | WOOD CLADDING FOR DETAILS   |
| 04               | ALUMINUM            | BRONZE ALUMINIUM FRAMING    |
| 05               | CONCRETE FLAT TILES | TBD                         |



1 WEST ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"

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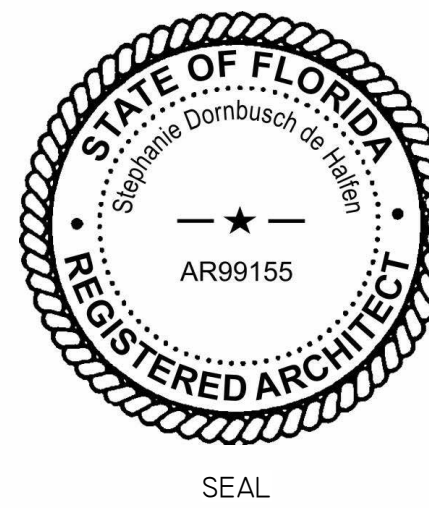
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### NOTES/COMMENTS

### REVISIONS / SUBMISSIONS

|   |                   |         |
|---|-------------------|---------|
| 1 | BOARD<br>COMMENTS | DATE 1  |
| 2 | BOARD<br>COMMENTS | 7/20/23 |

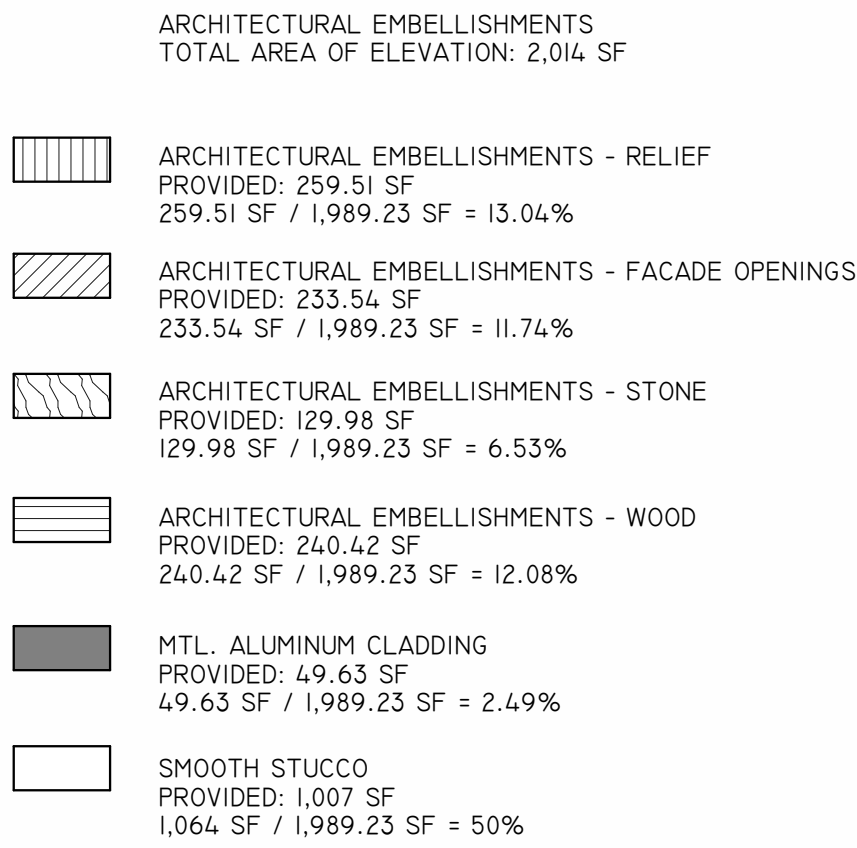
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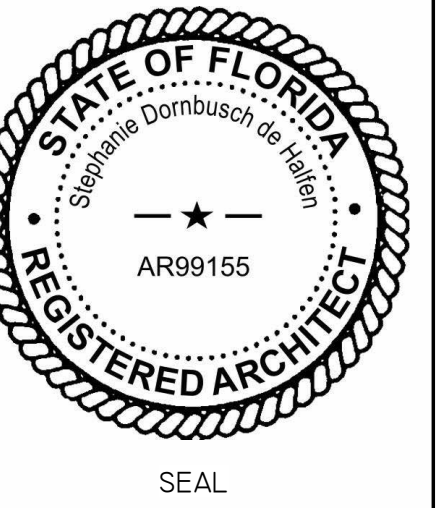
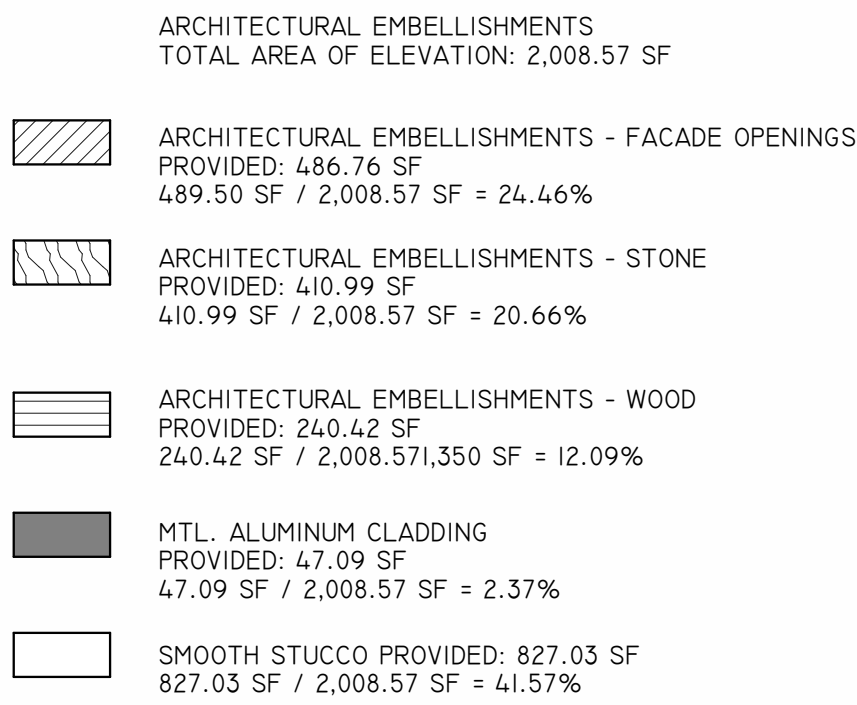
A26002883

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ARCH.REG#:99155

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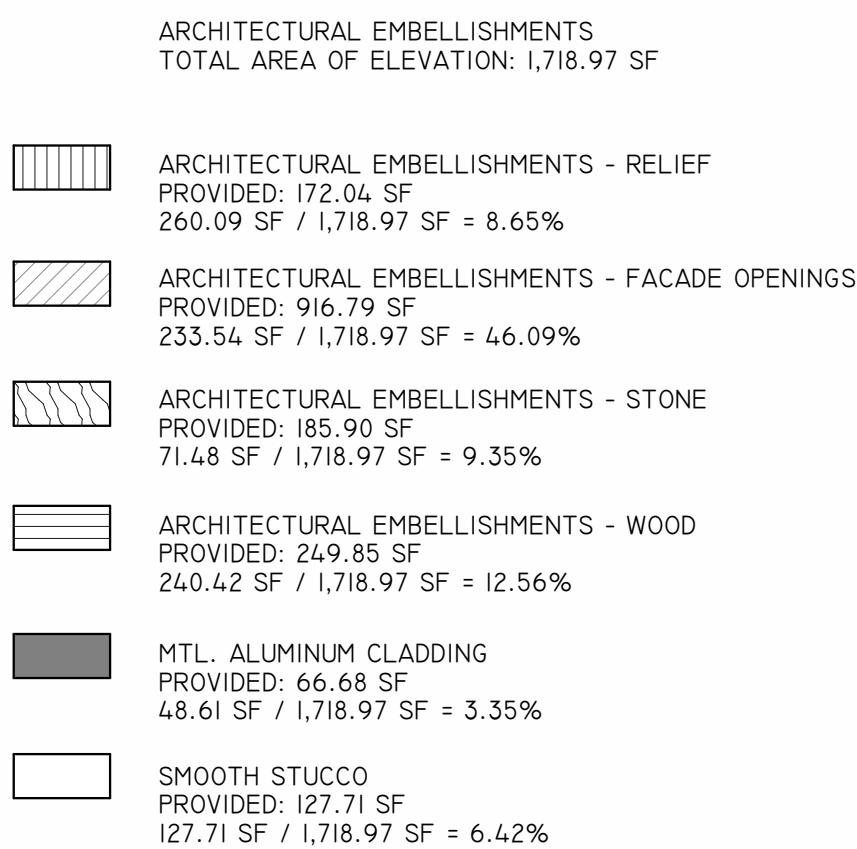
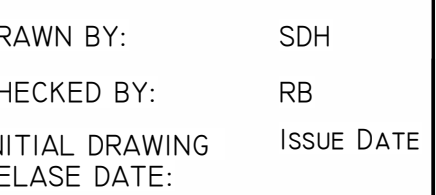
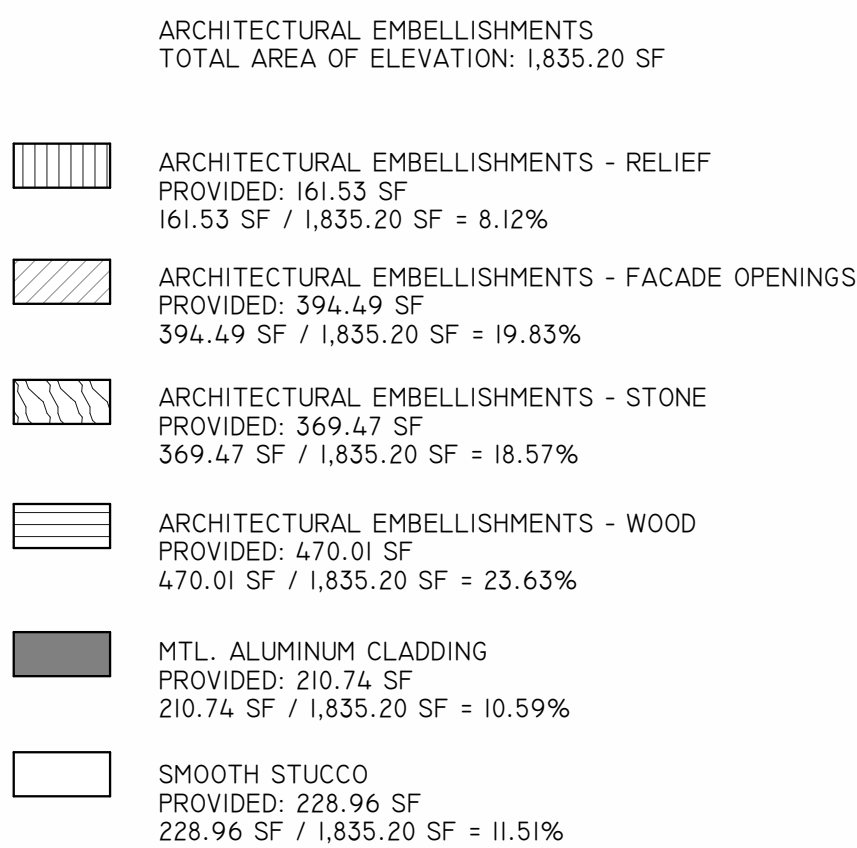
NOTES/COMMENTS

EVIDENCES / SUBMISSIONS

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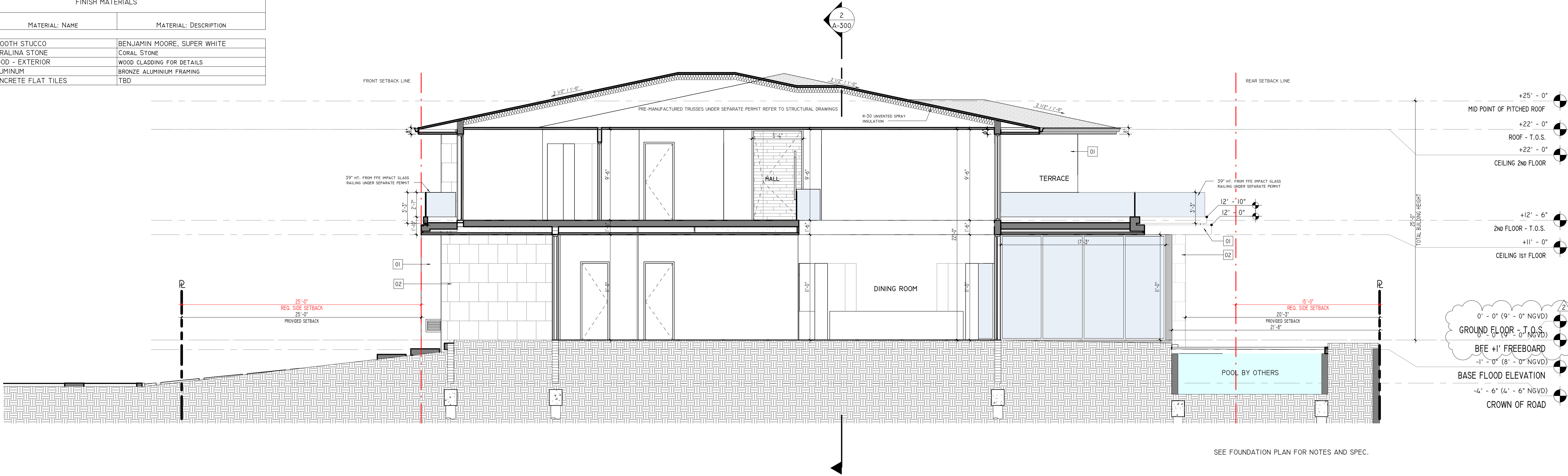
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INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-202





| FINISH MATERIALS |                     |                             |
|------------------|---------------------|-----------------------------|
| MATERIAL: MARK   | MATERIAL: NAME      | MATERIAL: DESCRIPTION       |
| 01               | SMOOTH STUCCO       | BENJAMIN MOORE, SUPER WHITE |
| 02               | CORALINA STONE      | CORAL STONE                 |
| 03               | WOOD - EXTERIOR     | WOOD CLADDING FOR DETAILS   |
| 04               | ALUMINUM            | BRONZE ALUMINIUM FRAMING    |
| 05               | CONCRETE FLAT TILES | TBD                         |



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ARCHITECTURE+DESIGN

AA26002883

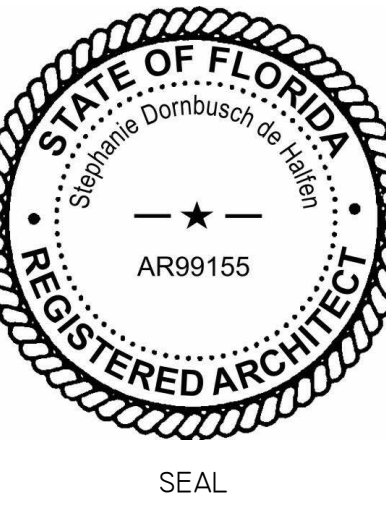
18200 NE 19TH AVE, SUITE 100  
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(305).501.5013  
INFO@SDHSTUDIO.COM

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ARCHITECT P.A.  
ARCH.REG#99155

## MORE RESIDENCE

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### NOTES/COMMENTS

### REVISIONS / SUBMISSIONS

| NO. | REVISION       | DATE    |
|-----|----------------|---------|
| 1   | BOARD COMMENTS | DATE 1  |
| 2   | BOARD COMMENTS | 7/20/23 |

### SECTIONS

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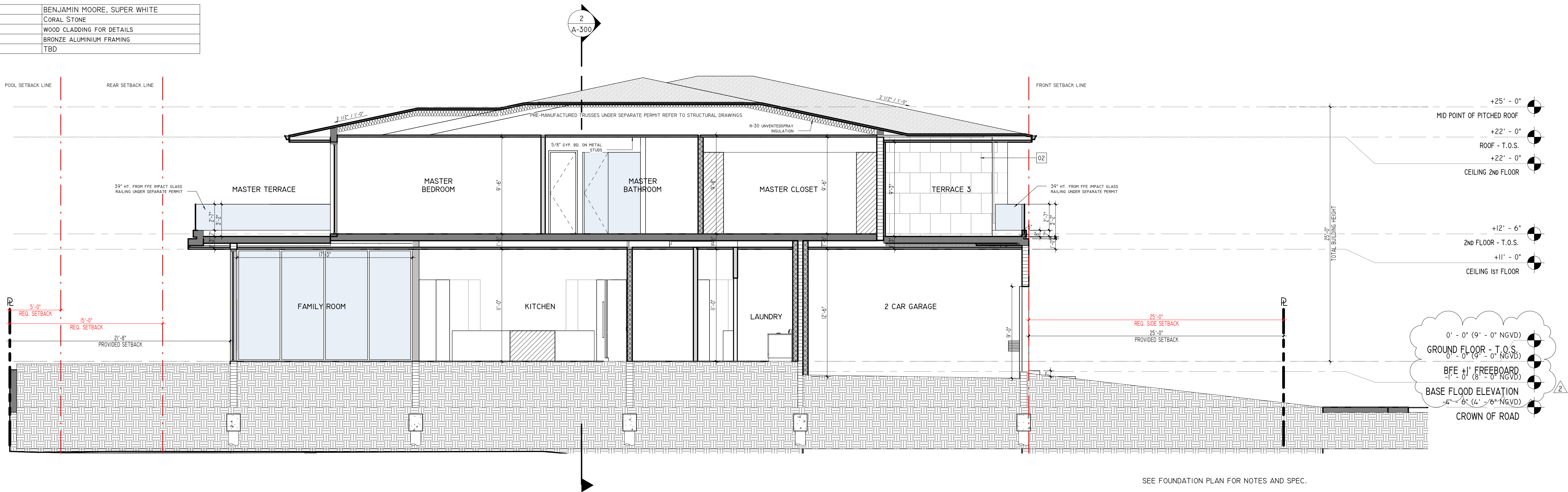
A-300

SECTION A  
3/16" = 1'-0"

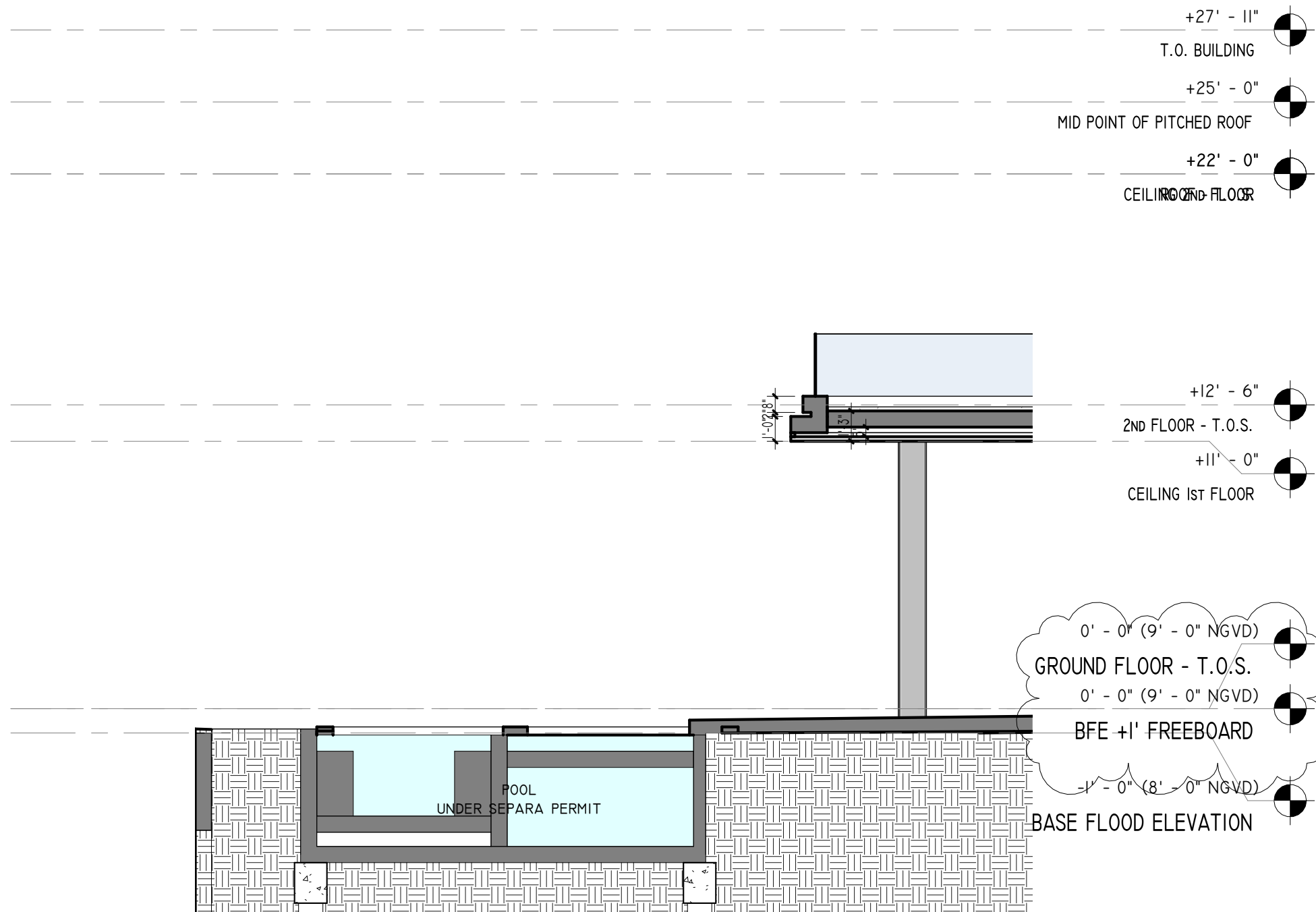
SECTION D  
3/16" = 1'-0"



| FINISH MATERIALS |                     |                             |
|------------------|---------------------|-----------------------------|
| MATERIAL MARK    | MATERIAL NAME       | MATERIAL DESCRIPTION        |
| 01               | SMOOTH STUCCO       | BENJAMIN MOORE, SUPER WHITE |
| 02               | CORALINA STONE      | CORAL STONE                 |
| 03               | WOOD - EXTERIOR     | WOOD CLADDING FOR DETAILS   |
| 04               | ALUMINUM            | BRONZE ALUMINIUM FRAMING    |
| 05               | CONCRETE FLAT TILES | TBD                         |



SECTION B  
3/16" = 1'-0"



SECTION 4  
3/16" = 1'-0"

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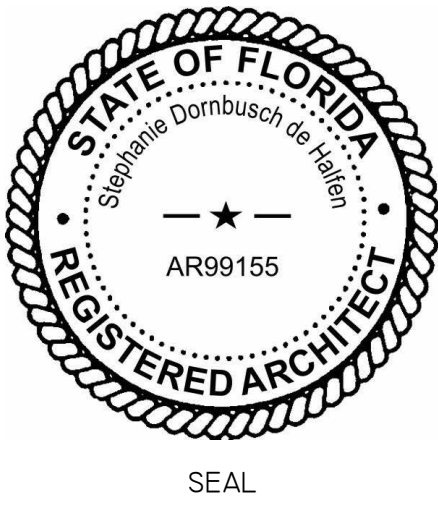
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### NOTES/COMMENTS

### REVISIONS / SUBMISSIONS

|   |                |         |
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| 1 | BOARD COMMENTS | DATE 1  |
| 2 | BOARD COMMENTS | 7/20/23 |

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A-301



BAY HARBOR ISLAND PLANNING + ZONING BOARD SUBMITTAL 05.17.23

NEW RESIDENCE | 1331 99 ST | BAY HARBOR ISLANDS, FLORIDA



SHEET OF INDEX  
L-000 LANDSCAPE COVER + SHEET INDEX  
L-100 RENDERED LANDSCAPE PLAN  
L-101 LANDSCAPE PLAN  
L-200 RENDERED FRONT + REAR ELEVATIONS  
L-201 RENDERED SIDE ELEVATIONS  
L-300 EXISTING TREE SURVEY + DISPOSITION PLAN  
L-301 EXISTING TREE CHART + MITIGATION SUMMARY  
L-400 PLANT LIST, LANDSCAPE CODE + DETAILS

MORE  
RESIDENCE

1331 99TH STREET BAY  
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33154-1103

MORE

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CAWLEY  
LANDSCAPE  
ARCHITECTURE  
780 NE 68th Street, Suite 200 Miami, Florida 33138  
(1) 786.636.2961 (1) 305.979.1585  
CHRISTOPHERCAWLEY.COM | LC 2000460

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CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786  
SEAL

NOTES/COMMENTS

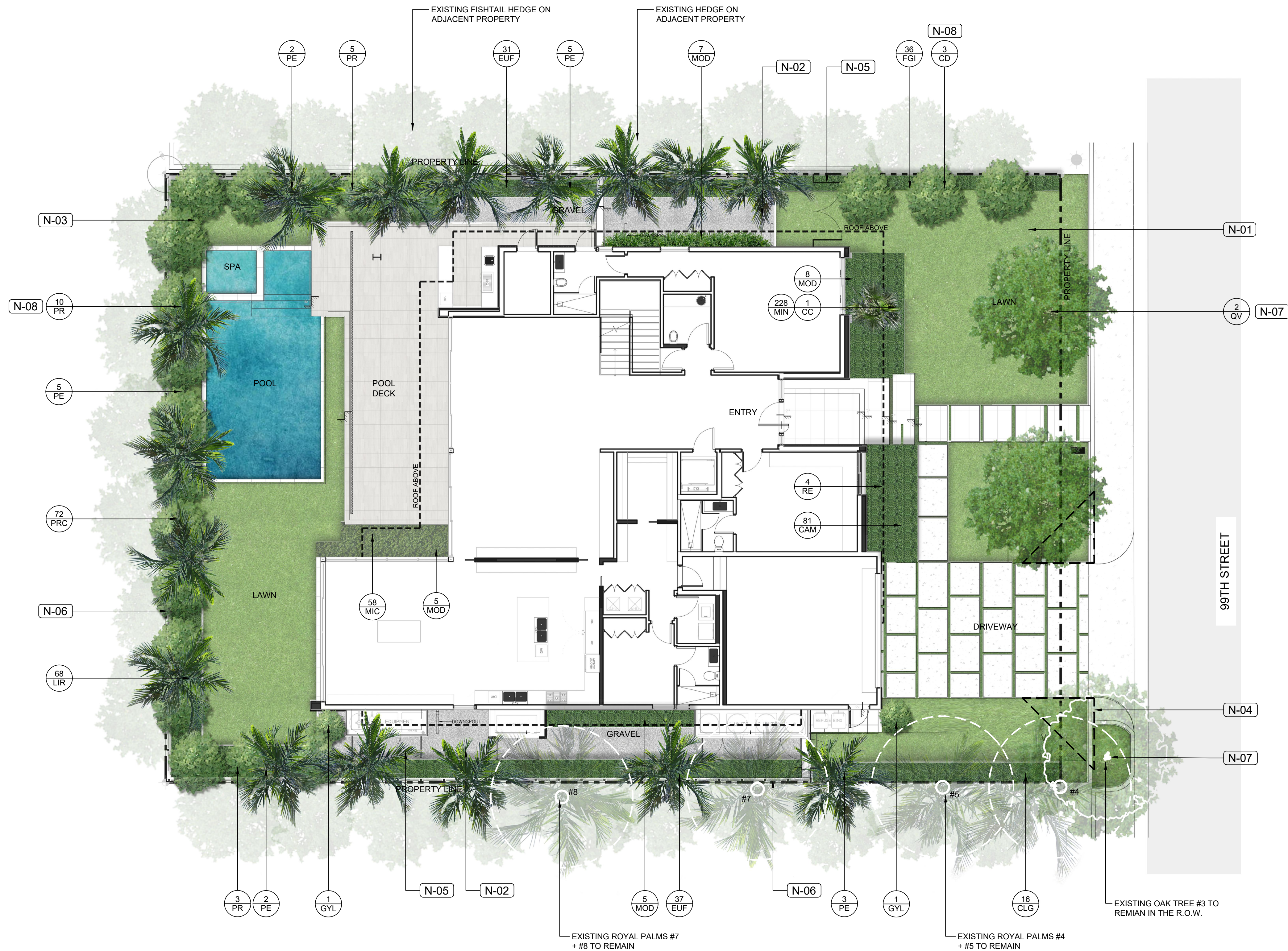
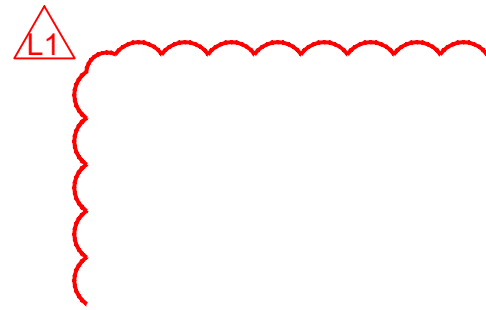
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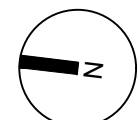




NOTE SCHEDULE LANDSCAPE

| SYMBOL | DESCRIPTION                                                                                        |
|--------|----------------------------------------------------------------------------------------------------|
| N-01   | LAWN 'EMPIRE ZOYISHA' - OVER 2" FILTER TOPSOIL BED                                                 |
| N-02   | 3/8 GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC                                           |
| N-03   | POLISHED RIVER ROCKS OVER FILTER FABRIC                                                            |
| N-04   | 10' VISIBILITY SIGHT TRIANGLE AS PER REGULATIONS                                                   |
| N-05   | ENCLOSURE GATE (TYP). REFER TO ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION                       |
| N-06   | CHAIN LINK FENCE OVER RETAINING WALL (TYP). REFER TO ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION |
| N-07   | STREET TREE                                                                                        |
| N-08   | CODE TREE                                                                                          |

RENDERED LANDSCAPE PLAN



SDH\_STUDIO  
ARCHITECTURE+DESIGN

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STEPHANIE D. DE HALFEN  
ARCHITECT P.A.  
ARCH.REG.# 99155

MORE RESIDENCE

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HARBOR ISLANDS, FL.  
33154-1103

MORE

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CHRISTOPHERCAWLEY.COM | LC 2000460

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-04'00'

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786  
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

06.23.23 PZB COMMENTS

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2023.07.0  
7  
14:31:08  
-04'00'

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Florida License LA 65667896

SFAL

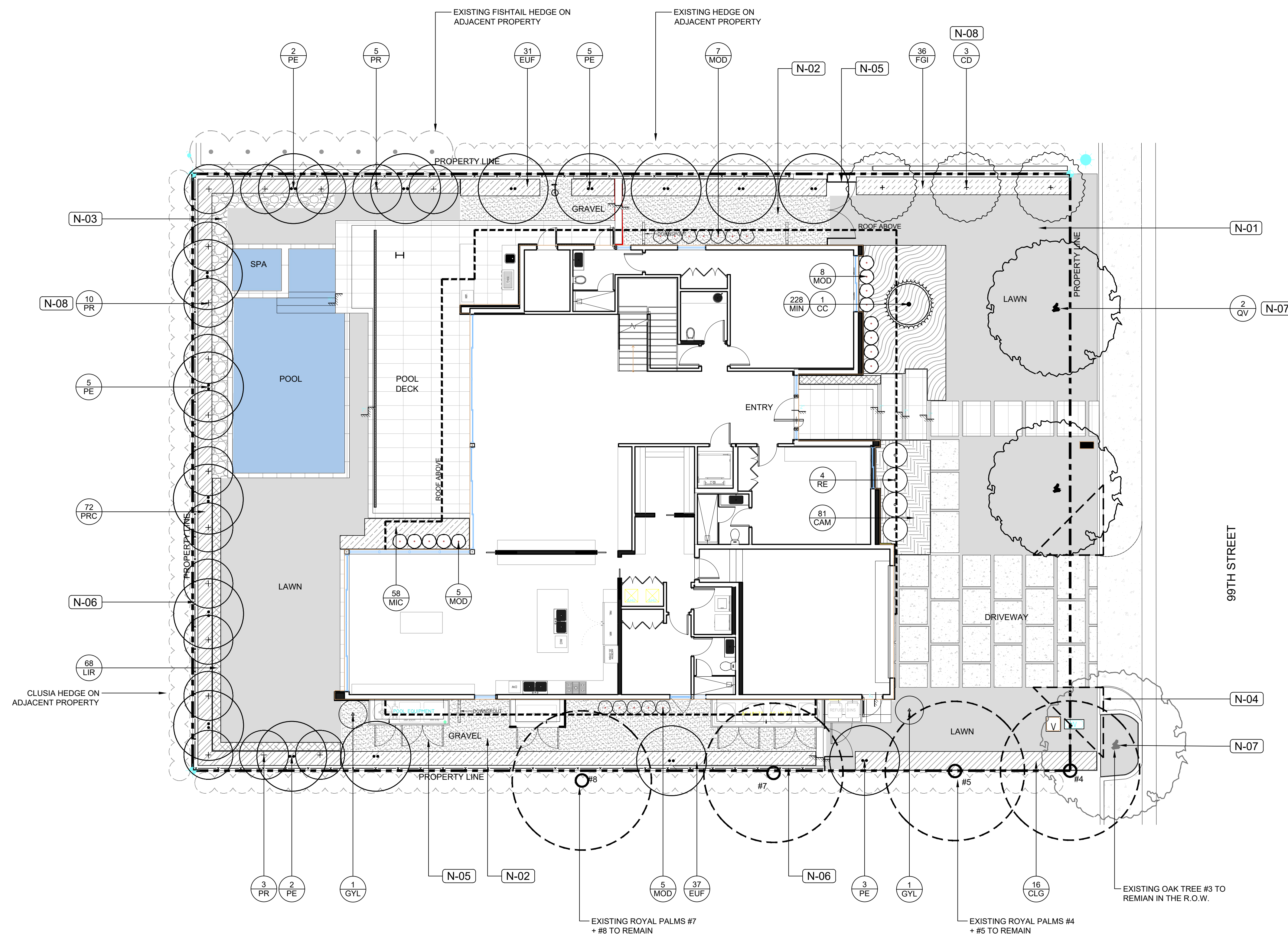
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06.23.23 PZB COMMENTS

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CHECKED BY: RB  
INITIAL DRAWING  
RELEASE DATE:

L-101



| SYMBOL | DESCRIPTION |
|--------|-------------|
|--------|-------------|

|      |                                                                                                    |
|------|----------------------------------------------------------------------------------------------------|
| N-01 | LAWN 'EMPIRE ZOYISHA' - OVER 2" FILTER TOPSOIL BED                                                 |
| N-02 | 3/8 GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC                                           |
| N-03 | POLISHED RIVER ROCKS OVER FILTER FABRIC                                                            |
| N-04 | 10' VISIBLY SIGHT TRIANGLE AS PER REGULATIONS                                                      |
| N-05 | ENCLOSURE GATE (TYP). REFER TO ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION                       |
| N-06 | CHAIN LINK FENCE OVER RETAINING WALL (TYP). REFER TO ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION |
| N-07 | STREET TREE                                                                                        |
| N-08 | CODE TREE                                                                                          |

LANDSCAPE PLAN







FRONT ELEVATION | SOUTH  
1/4" = 1'-0"



REAR ELEVATION | NORTH  
1/4" = 1'-0"

FRONT + REAR ELEVATIONS

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ARCHITECTURE+DESIGN

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(305) 501.5015  
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STEPHANIE D. DE HALFEN  
ARCHITECT P.A.  
ARCH.REG.# 99155

## MORE RESIDENCE

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

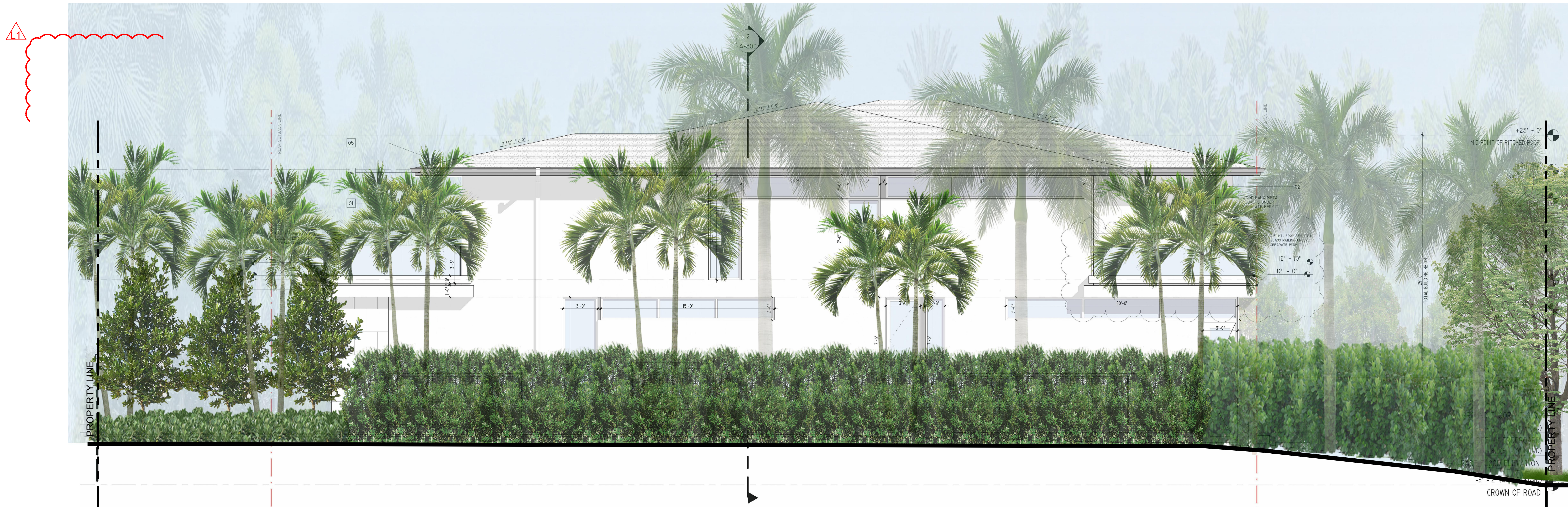
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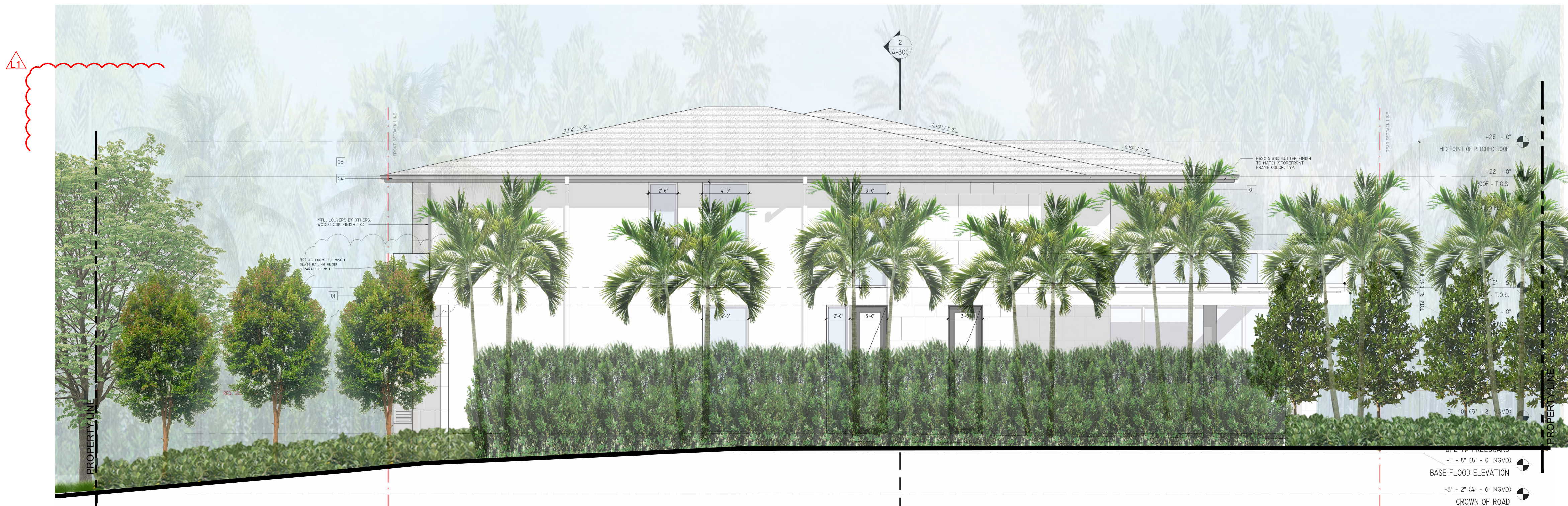
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CHECKED BY: RB  
INITIAL DRAWING  
RELEASE DATE:

L-200





SIDE ELEVATION | WEST  
3/16" = 1'-0"



SIDE ELEVATION | EAST  
3/16" = 1'-0"

SIDE ELEVATIONS

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CHRISTOPHERCAWLEY.COM | LC 2000460

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Florida License LA 6666786  
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NOTES/COMMENTS

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## NOTES/COMMENTS

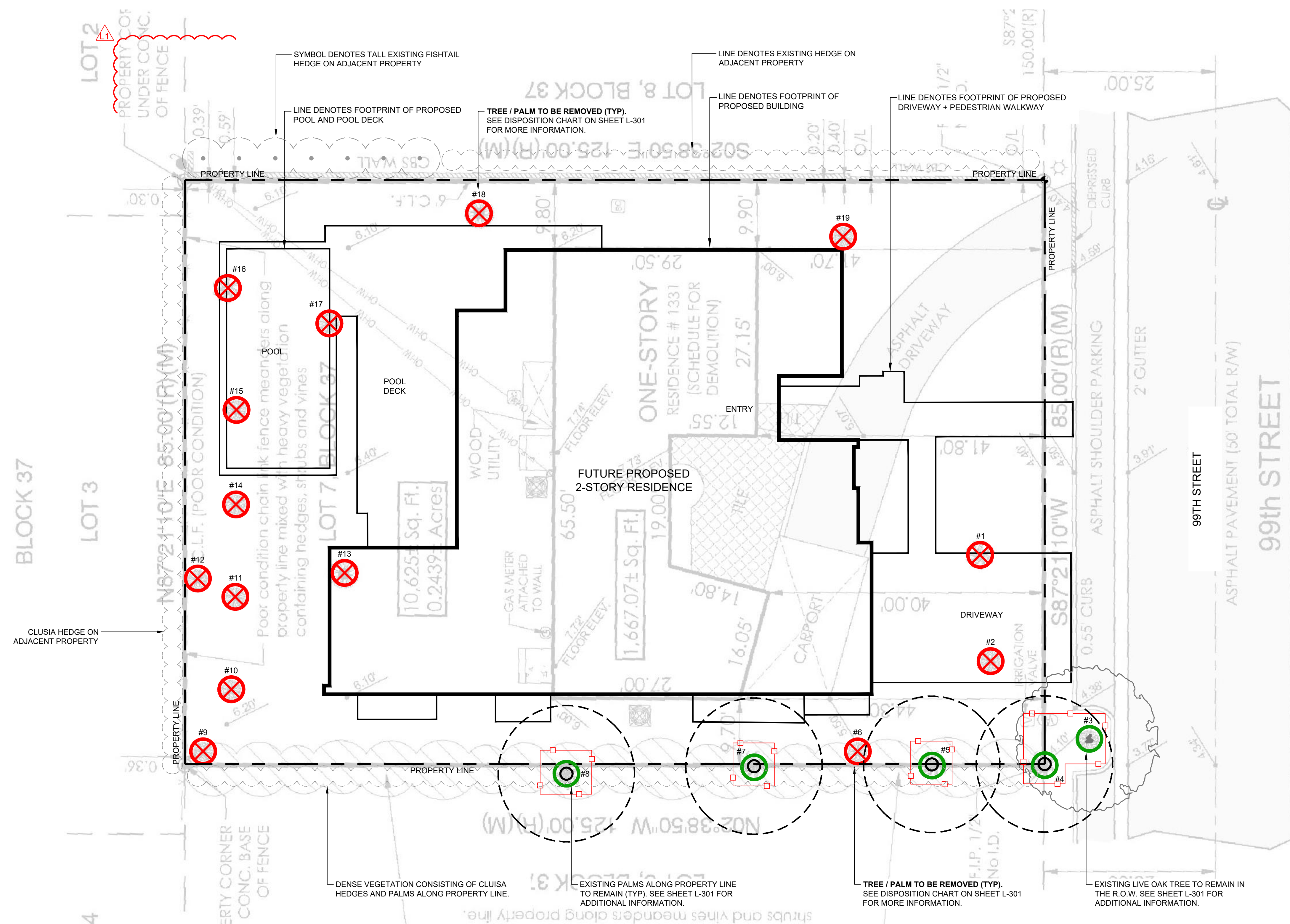
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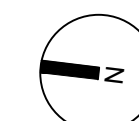
L-300



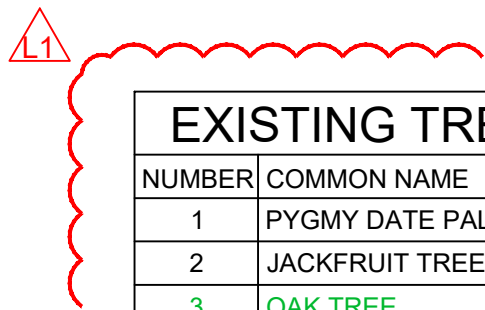
1. EXISTING TREE, PALM, + VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY JORGE L CABRERA PROFESSIONAL SURVEYOR AND MAPPER, LLC.
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.30.23
3. AN ARBORIST REPORT DATED 01.24.23 HAS BEEN PROVIDED BY CERTIFIED ARBORIST PATRICK HANNAH #FL-62754 OF PHCA, LLC. PLEASE REFER TO ATTACHED REPORT FOR MORE INFORMATION.

|                                                                                       |                                             |
|---------------------------------------------------------------------------------------|---------------------------------------------|
|  | TREE or PALM TO BE REMOVED. SEE CHART L-301 |
|  | TREE or PALM TO REMAIN. PRESERVE + PROTECT  |
|  | TREE or PALM PROTECTION FENCE               |

## EXISTING TREE SURVEY + DISPOSITION PLAN



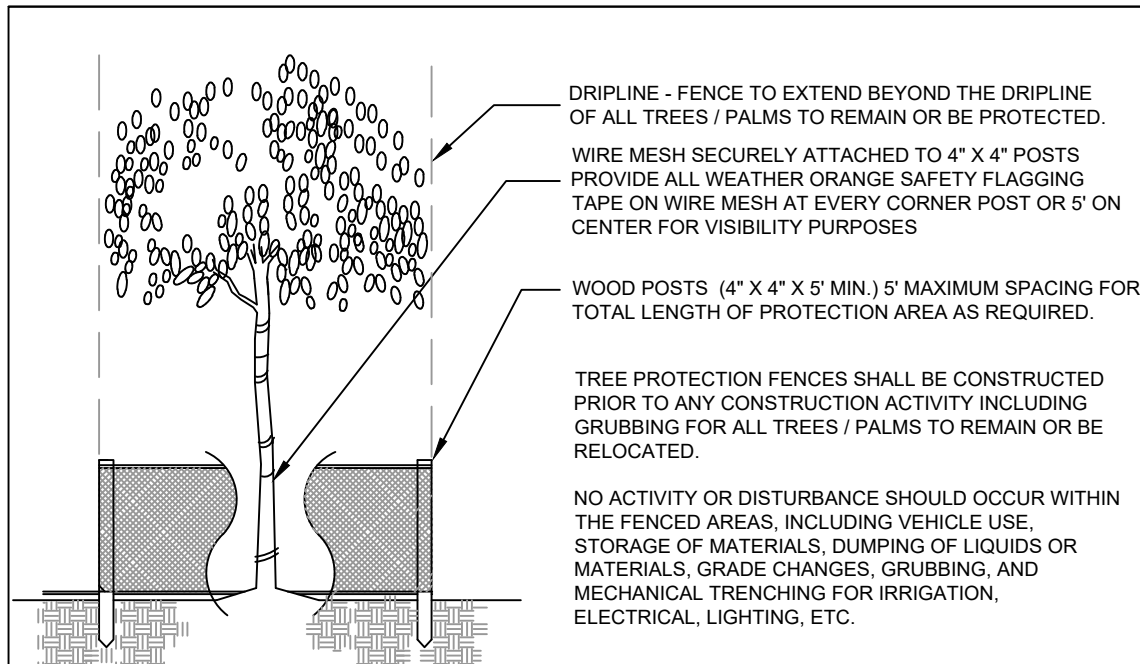




EXISTING TREE INVENTORY + DISPOSITION CHART

| NUMBER | COMMON NAME           | BOTANICAL NAME           | SPECIMEN | HT (FT) | SP (FT) | D.B.H (IN) | TPZ RADIUS | CONDITION     | DISPOSITION | CANOPY LOSS | COMMENTS                                          |
|--------|-----------------------|--------------------------|----------|---------|---------|------------|------------|---------------|-------------|-------------|---------------------------------------------------|
| 1      | PYGMY DATE PALM       | Phoenix Roebelenii       | NO       | 12'     | 6'      | 2" EACH    | 4'         | GOOD          | REMOVE      | 29 SF       | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 2      | JACKFRUIT TREES       | Artocarpus heterophyllus | NO       | 12'     | 10'     | 3"         | 6'         | GOOD          | REMOVE      | 79 SF       | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 3      | OAK TREE              | Quercus virginiana       | NO       | 24'     | 18'     | 7"         | 6'         | GOOD          | REMAIN      | N/A         | PRESERVE + PROTECT DURING SITE CONSTRUCTION.      |
| 4      | ROYAL PALM            | Roystonea Regia          | NO       | 30'     | 20'     | 15"        | 6'         | FAIR          | REMAIN      | N/A         | PRESERVE + PROTECT DURING SITE CONSTRUCTION.      |
| 5      | ROYAL PALM            | Roystonea Regia          | NO       | 30'     | 20'     | 15"        | 6'         | FAIR          | REMAIN      | N/A         | PRESERVE + PROTECT DURING SITE CONSTRUCTION.      |
| 6      | MANGO TREE            | mangifera indica         | NO       | 15'     | 7'      | 3"         | 6'         | FAIR          | REMOVE      | 39 SF       | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 7      | ROYAL PALM            | Roystonea Regia          | NO       | 38'     | 20'     | 15"        | 6'         | FAIR          | REMAIN      | N/A         | PRESERVE + PROTECT DURING SITE CONSTRUCTION.      |
| 8      | ROYAL PALM            | Roystonea Regia          | NO       | 38'     | 20'     | 15"        | 6'         | FAIR          | REMAIN      | N/A         | PRESERVE + PROTECT DURING SITE CONSTRUCTION.      |
| 9      | DRAGON TREE           | Dracaena marginata       | NO       | 12'     | 6'      | 3"         | 4'         | FAIR          | REMOVE      | 29 SF       | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 10     | ROSE APPLE TREE       | Syzygium jambos          | NO       | 30'     | 30'     | 12"        | 12'        | FAIR          | REMOVE      | 707 SF      | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 11     | AVOCADO TREE          | Persea americana         | NO       | 25'     | 22'     | 6"         | 6'         | FAIR          | REMOVE      | 380 SF      | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 12     | LYCHEE TREE           | Litchi chinesis          | NO       | 20'     | 15'     | 4"         | 6'         | POOR          | REMOVE      | 177 SF      | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 13     | FRANGIPANI TREE       | Plumeria sp.             | NO       | 25'     | 25'     | 10"        | 10'        | FAIR          | REMOVE      | 490 SF      | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 14     | BLACK SAPOTE TREE     | Diospyros digyna         | NO       | 15'     | 18'     | 4"         | 6'         | FAIR          | REMOVE      | 254 SF      | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 15     | BRAZILIAN PEPPER TREE | Schinus terebinthifolia  | NO       | 12'     | 18'     | 4"         | 4'         | POOR/INVASIVE | REMOVE      | N/A         | INVASIVE SPECIES, NOT MITIGATION REQUIRED         |
| 16     | ROYAL PALM            | Roystonea Regia          | NO       | 15'     | 10'     | 3"         | 4'         | POOR          | REMOVE      | 79 SF       | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 17     | CANISTEL TREE         | Pouteria campechiana     | NO       | 20'     | 20'     | 5"         | 6'         | FAIR          | REMOVE      | 315 SF      | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 18     | MANGO TREE            | Mangifera Indica         | NO       | 8'      | 7'      | 3"         | 4'         | POOR          | REMOVE      | 39 SF       | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |
| 19     | LONGAN TREE           | Dimocarpus longan        | NO       | 50'     | 50'     | 24"        | 16'        | POOR          | REMOVE      | 1963 SF     | IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED |

TOTAL CANOPY LOSS: 4,580 SF  
TOTAL REPLACEMENT CANOPY PROVIDED: 4,900 SF



PROTECTION DETAIL NOTE  
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES OR PALMS TO REMAIN AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER.

TREE / PALM PROTECTION DETAIL

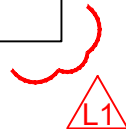
N.T.S.

MD ERM CANOPY MITIGATION SUMMARY

NUMBER THE CANOPY MITIGATION OF 4,580 SF AS REQUIRED BY THE PERMIT HAS BEEN MET + EXCEEDED. A TOTAL 4,900 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY:

- (3) NATIVE PIGEON PLUM TREES: 1,500 SF (SHADE TREE I @ 500 SF)
- (2) NATIVE LIVE OAK TREES: 1,000 SF (SHADE TREE I @ 500 SF)
- (8) BAY RUM TREES: 2,400 SF (SHADE TREE II @ 300 SF)



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Florida License LA 6666786  
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NOTES/COMMENTS

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06.23.23 PZB COMMENTS

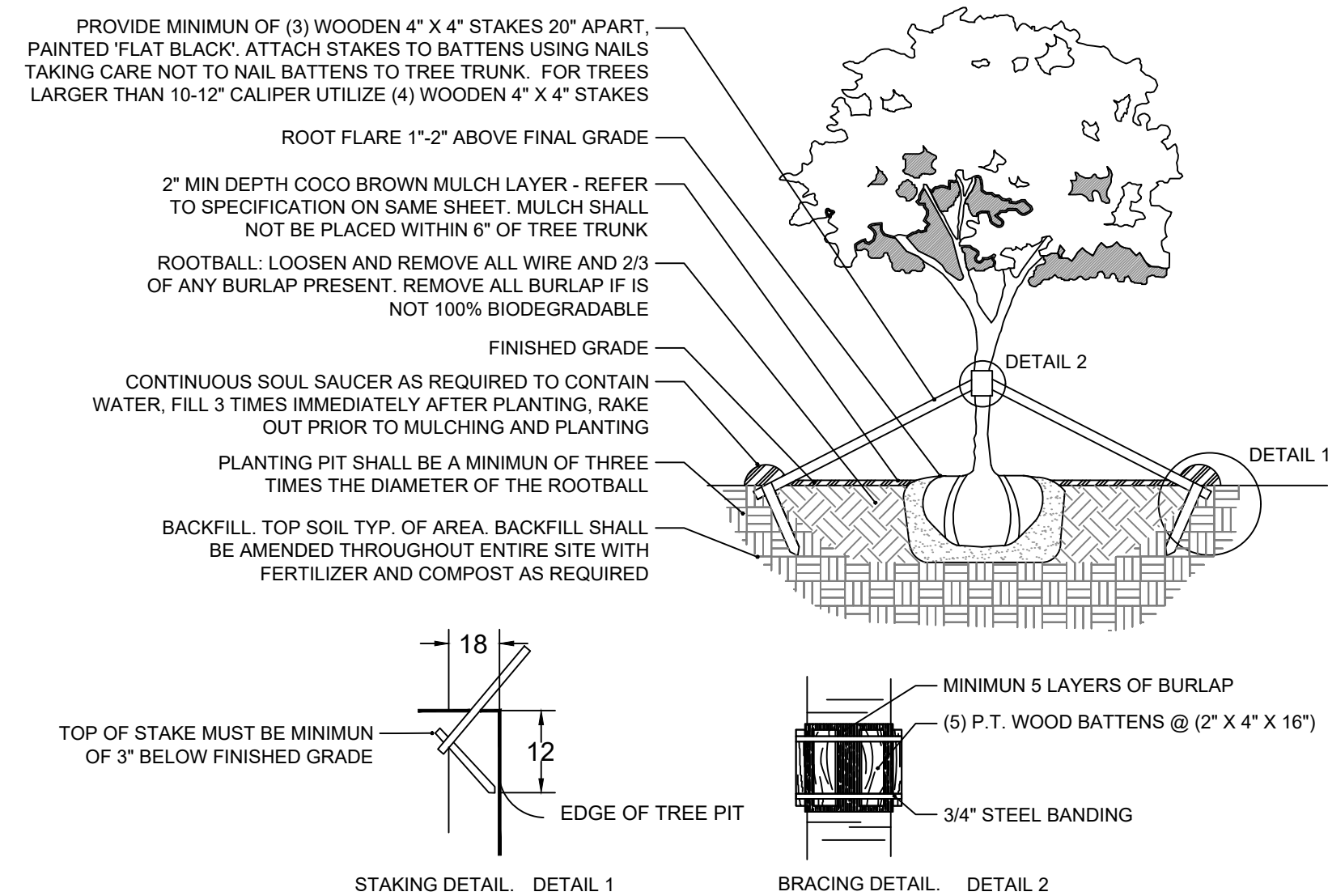
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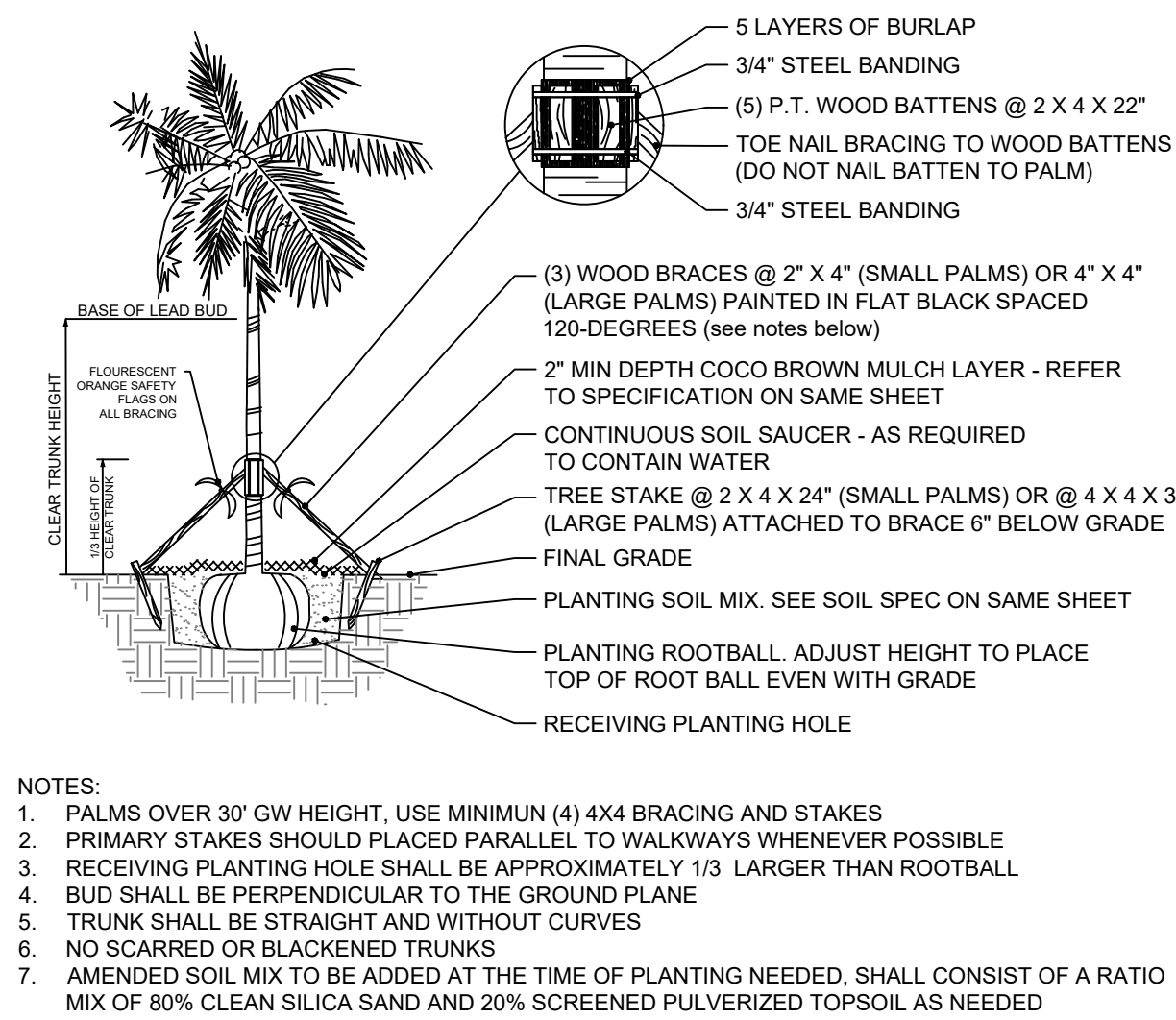
EXISTING TREE CHART + MITIGATION SUMMARY

L-301

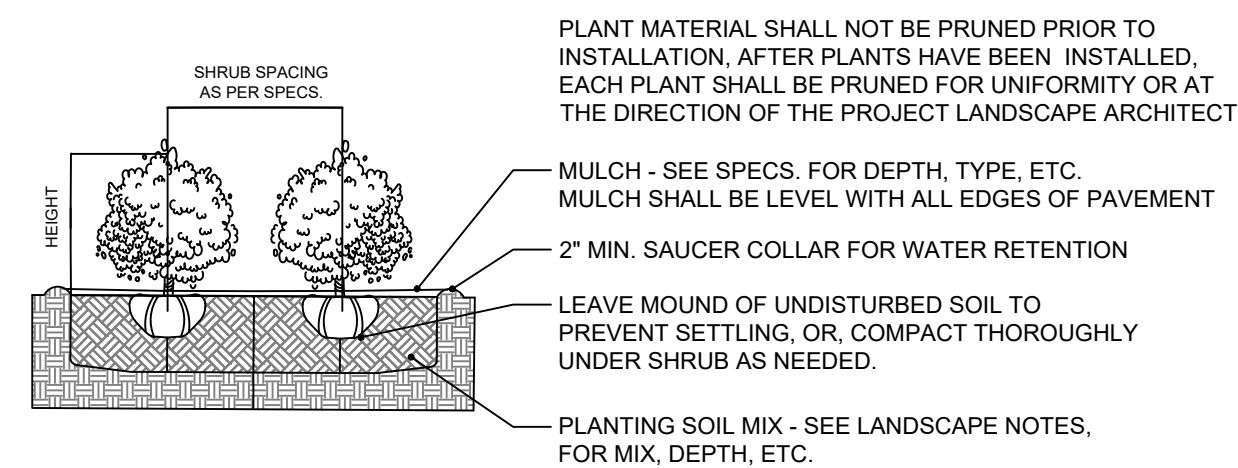




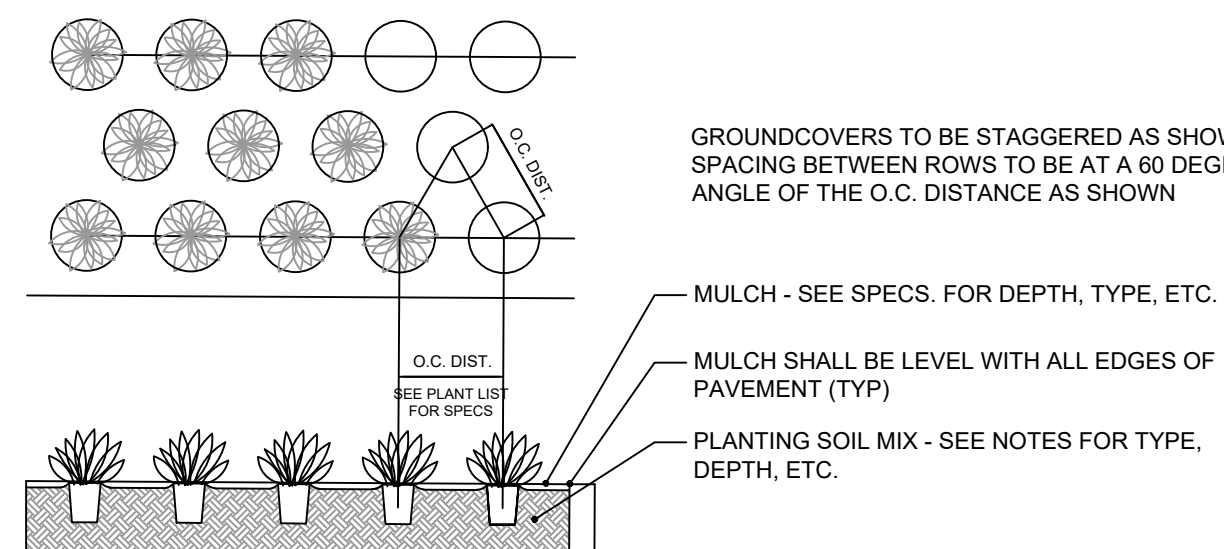
1 LARGE TREE PLANTING DETAIL  
3/16" = 1'-0"  
CD-PL-01



2 PALM PLANTING DETAIL  
3/16" = 1'-0"  
CD-PL-05



3 SHRUB PLANTING DETAIL  
3/8" = 1'-0"  
CD-PL-07



4 GROUNDCOVER PLANTING DETAIL  
3/8" = 1'-0"  
CD-PL-08

**Town of Bay Harbor Islands**  
**Landscape Code (Miami-Dade Ch. 18A / Town Sec. 24-16) Requirements Legend**

**Single-Family Residential & Two Family (Duplex) Home Sites (RD)**

Address: 1331 99th ST Lot Area 0.2439 Acres / 10,625 SF

| A. Shade Trees Required*                                            | Required | Provided |
|---------------------------------------------------------------------|----------|----------|
| 1. Single-Family Non-Waterfront Lot                                 | 5        | 22       |
| 2. Single-Family Waterfront Lot                                     | 6        | N/A      |
| 3. Two-Family Lot                                                   | 5        | N/A      |
| 4. Number of Shade Trees in Front Yard                              | 2        | 3        |
| 5. Native Species Required – 50% min.                               | 3        | 3        |
| 6. Drought Tolerant and Low Maintenance Species Required – 50% min. | 3        | 20       |

| B. Street Trees Required**                                            | Required | Provided |
|-----------------------------------------------------------------------|----------|----------|
| Measured @ 1:35 lineal feet of frontage                               | 3        | 3        |
| Width of lot 85' / 35' = 2.41                                         |          |          |
| Note: Street trees do not count toward required on-site lot trees.    |          |          |
| Note: Street tree species determined by Town Street Tree Master Plan. |          |          |

| C. Shrubs Required***                                          | Required | Provided |
|----------------------------------------------------------------|----------|----------|
| 1. Single-Family Non-Waterfront Lot                            | 50       | 118      |
| 2. Single-Family Waterfront Lot                                | 60       | N/A      |
| 3. Two-Family Lot                                              | 50       | N/A      |
| 4. Native Species Required – 30% min.                          | 15 / 18  | 66       |
| 5. Drought Tolerant and Low Maintenance Species Required – 50% | 25 / 30  | 118      |

| D. Maximum Lawn Area Allowed**** | Max. | 1,553 |
|----------------------------------|------|-------|
| 60% of Net Lot Area              |      |       |

**Notes:**

\* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

\*\* Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a)  
Street Tree Size = 15' min. height / 6" min. clear wood / 2 ½" min. trunk caliper

\*\*\* Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

\*\*\*\* Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Last updated 7/15/21

**PLANT SCHEDULE LANDSCAPE**

| TREES         | CODE | QTY      | COMMON NAME             | BOTANICAL NAME                       | NATIVE | SPECIFICATIONS                                        |
|---------------|------|----------|-------------------------|--------------------------------------|--------|-------------------------------------------------------|
|               | CD   | 3        | PIGEON PLUM             | COCCOLOBA DIVERSIFOLIA               | YES    | 16' HT, 8" SP, 4" DBH, STANDARD                       |
|               | PR   | 17       | BAY RUM                 | PIMENTA RACEMOSA                     | NO     | 12' HT MIN, 6" SP MIN, 3" DBH, 4" CT, STANDARD        |
|               | QV   | 2        | SOUTHERN LIVE OAK       | QUERCUS VIRGINIANA                   | YES    | SPECIMEN TO BE SELECTED 22' HT, 12" SP, 6" DBH        |
| PALMS         | CODE | QTY      | COMMON NAME             | BOTANICAL NAME                       | NATIVE | SPECIFICATIONS                                        |
|               | CC   | 1        | OLD MAN PALM            | COCCOTHRINAX CRINITA                 | NO     | 25 GALLON, 4' HT OA, 6-8" SP MIN, FLORIDA FANCY       |
|               | PE   | 16       | ALEXANDER PALM          | PTYCHOSPERMA ELEGANS                 | NO     | 12-16' OA HT, #2 SLENDER TRUNK, DOUBLE, FLORIDA FANCY |
| SHRUBS        | CODE | QTY      | COMMON NAME             | BOTANICAL NAME                       | NATIVE | SPECIFICATIONS                                        |
|               | GYL  | 2        | CRABWOOD                | GYMNANTHES LUCIDA                    | YES    | 15 GAL, 6' - 7' HT, 5" SP, FULL                       |
|               | RE   | 4        | LADY PALM               | RHAPIS EXCELSA                       | NO     | 7 GAL, 3-4' HT, 3" SP, FULL, SHADE GROWN              |
| ACCENTS       | CODE | QTY      | COMMON NAME             | BOTANICAL NAME                       | NATIVE | SPECIFICATIONS                                        |
|               | MOD  | 25       | SWISS CHEESE PLANT      | MONSTERA DELICIOSA                   | NO     | 3 GAL, 2' HT, 2" SP, 20" O.C.                         |
| SHRUB AREAS   | CODE | QTY      | COMMON NAME             | BOTANICAL NAME                       | NATIVE | SPECIFICATIONS                                        |
|               | CLG  | 16       | SMALL LEAF CLUSIA       | CLUSIA GUTTIFERA                     | NO     | 15 GAL, 6' HT, FULL TO BASE                           |
|               | EUF  | 66       | SPANISH STOPPER SHRUB   | EUGENIA FOETIDA                      | YES    | 25 GAL, 5' HT MIN, 2-3" SP MIN, FULL, GRADE #1        |
|               | FGI  | 36       | FICUS GREEN ISLAND      | FICUS MICROCARPA 'GREEN ISLAND'      | NO     | 3 GAL, 18" HT, 18" SP, 18" ON CENTER                  |
| GROUND COVERS | CODE | QTY      | COMMON NAME             | BOTANICAL NAME                       | NATIVE | SPECIFICATIONS                                        |
|               | CAM  | 81       | DWARF CARISSA           | CARISSA MACROCARPA 'EMERALD BLANKET' | NO     | 3 GAL, 12" O.C., FULL                                 |
|               | LIR  | 83       | LILYTURF 'BIG BLUE'     | LIRIOPE MUSCARI 'BIG BLUE'           | NO     | 1 GAL, 12" O.C., FULL                                 |
|               | MIC  | 58       | WART FERN               | MICROSORUM SCOLOPENDRIA              | NO     | 3 GAL, 12" O.C., FULL                                 |
|               | PRC  | 72       | ROJO CONGO PHILODENDRON | PHILODENDRON X 'ROJO CONGO'          | NO     | 3 GAL, 24" O.C., FULL                                 |
|               | MIN  | 210      | JASMINE MINIMA          | TRACHELOSPERMUM ASIATICUM 'MINIMA'   | NO     | 1 GAL, 12" O.C., FULL                                 |
|               | SOD  | 2,798 SF | EMPIRE ZOYSIA           | ZOYSIA X 'EMPIRE'                    | NO     | OVER 2" TOPSOIL BED, SEE PLANTING SPECS               |

**PLANT SPECIFICATION NOTES**

- LANDSCAPE CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION.
- LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT.
- LANDSCAPE CONTRACTOR TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- ALL PROVIDED PLANT SPECIFICATIONS ARE THE MINIMUM REQUIRED.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

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CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786  
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**NOTES/COMMENTS**

**REVISIONS / SUBMISSIONS**

06.23.23 PZB COMMENTS

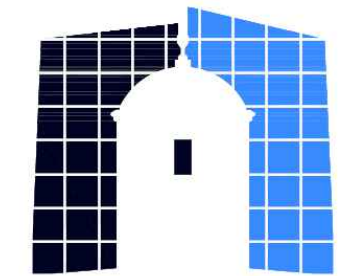
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RELEASE DATE:

L-400

PLANT LIST, LANDSCAPE CODE + DETAILS





**GCE**  
GANEM CONSULTING ENGINEERING

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NORTH MIAMI BEACH, FL 33160  
TEL: (786) 916-6546  
info@ganemce.com



## MORE RESIDENCE

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HARBOR ISLANDS, FL  
33154-1103

MORE- JACOBS

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

STORM DRAINAGE PLAN

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DRAWN BY: GCE

CHECKED BY: GCE

INITIAL DRAWING  
RELEASE DATE: ISSUE DATE

C-1

## LEGEND

5.92'

PROPOSED ELEVATION

10.6'

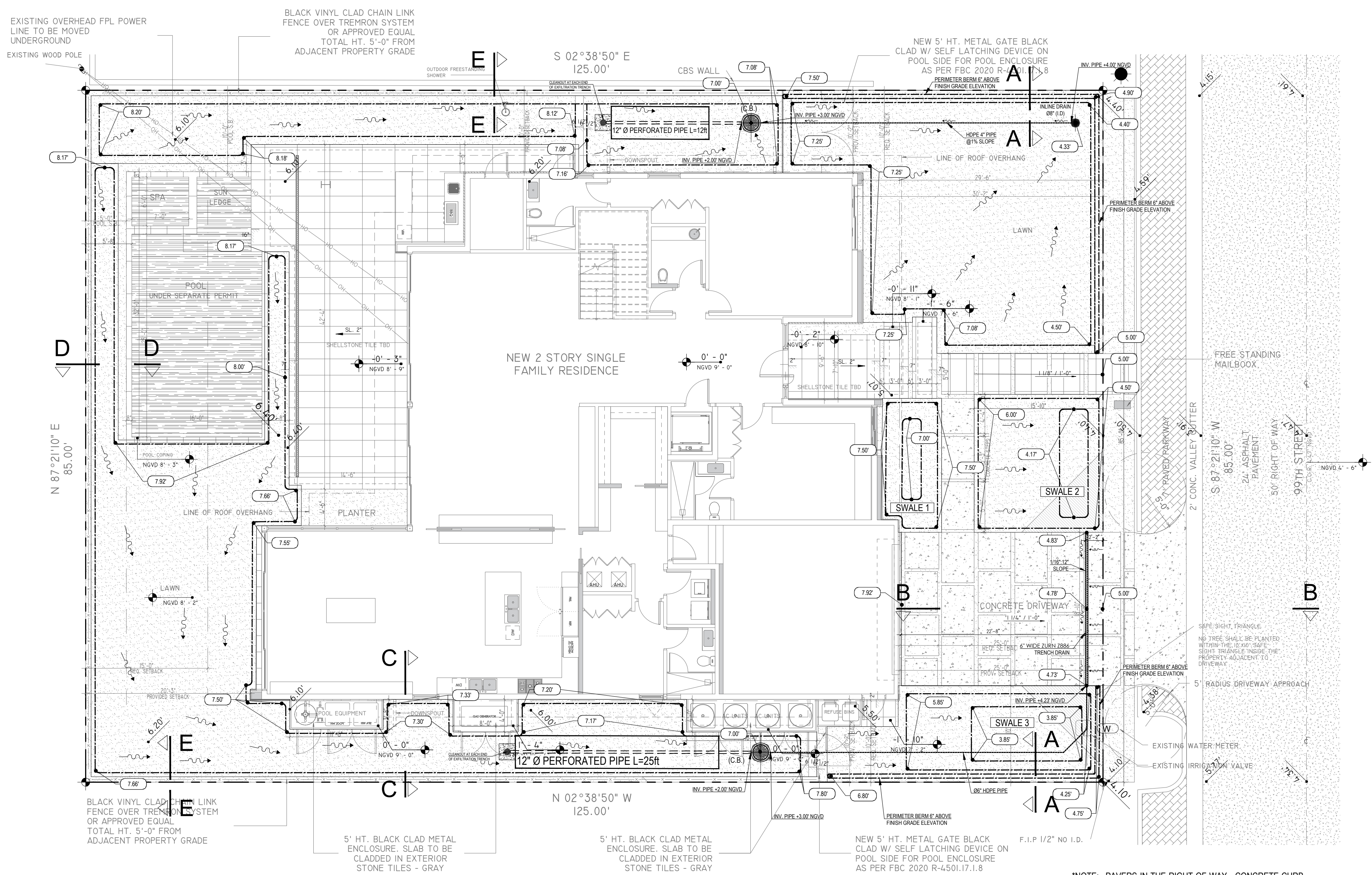
EXISTING ELEVATION

PROPOSED SWALE

C.B.

CATCH BASIN

DIRECTION OF RUNOFF FLOW



\*NOTE: PAVERS IN THE RIGHT OF WAY - CONCRETE CURB,  
GUTTERS SHALL BE REINFORCED WITH #5  
REBARS AND DOWELED INTO EXISTING CONCRETE.







EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FDOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER. THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE NPDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

BMP NOTES:

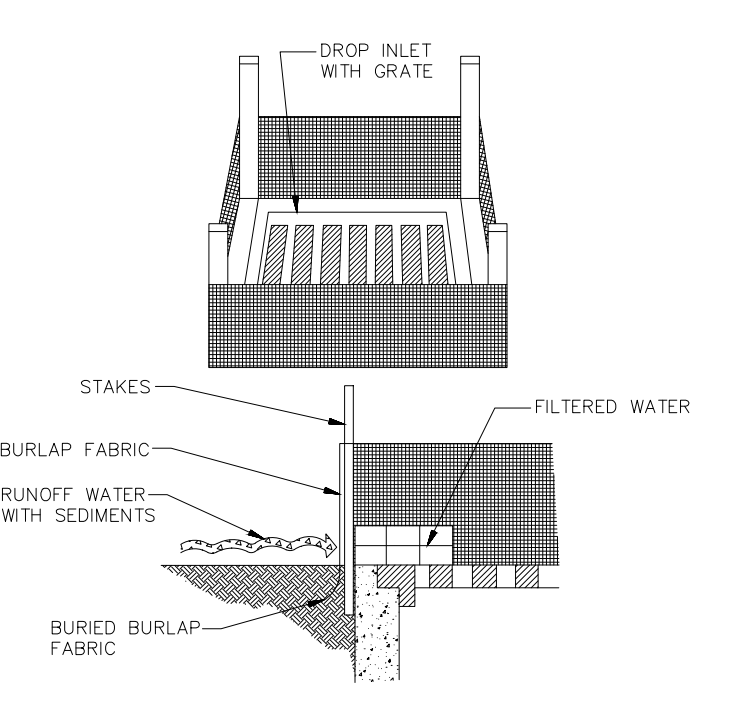
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
- PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMPs NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMPs MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PLACE THE EROSION CONTROL DEVICES BEFORE CONSTRUCTION BEGINS AND REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE HARDWARE CLOTH OR COMPACTED WIRE MESH WITH V2 INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
- FDOT NO 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
- IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
- BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
- BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
- THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
- EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
- LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
- HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMITS(S) FOR THIS PROJECT.
- FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT S FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
- ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
- ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
- ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

EROSION AND SEDIMENT CONTROL NOTES CONT.

- THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
- ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
- THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTORS FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
- A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
- FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT WANTED ENTANGLEMENT.
- SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

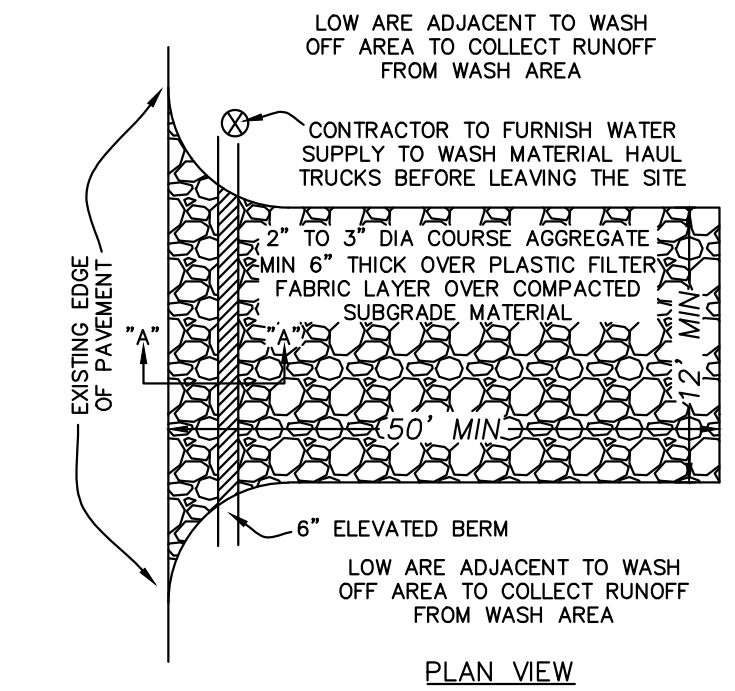


SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 0.5%) WHERE SHEET OR OVERLAND FLOWS (NOT NECESSARILY 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER

N.T.S.



PLAN VIEW

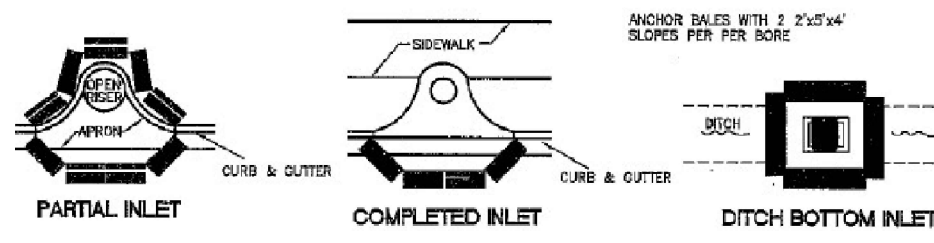
CONSTRUCTION ENTRANCE DETAIL



SITE LOCATION

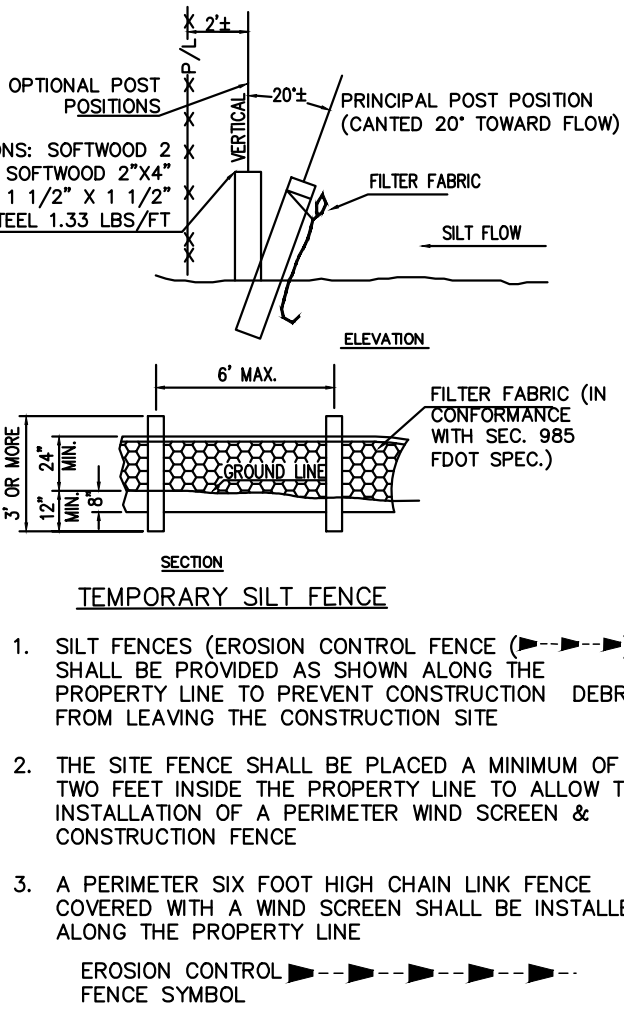
ADDITIONAL NOTES:

- NOTE TO GC: CONTRACTOR MUST VERIFY EXISTING CURB DIMENSIONS PRIOR TO CONSTRUCTION. IF EXIST ANY DIMENSION DISCREPANCY BETWEEN APPROVED PLANS AND SITE CONDITIONS, GENERAL CONTRACTOR MUST ADVISE TO THE EOR BEFORE TO PROCEED WITH ANY JOB.
- INLET PROTECTION (FILTER FABRIC AND A GUTTER BUDDY) WILL BE PLACED IN THE CLOSEST CATCH BASIN IN THE ROW DOWNSTREAM OF THE CONSTRUCTION.
- NO STAGING OR STORING IS ALLOWED IN THE RIGHT OF WAY.



PROTECTION AROUND INLET OR SIMILAR STRUCTURES

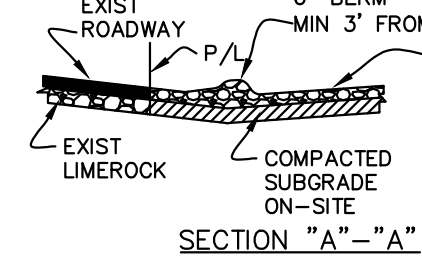
N.T.S.



TEMPORARY SILT FENCE

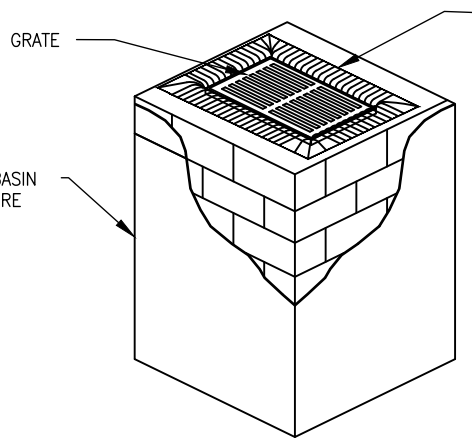
- SILT FENCES (EROSION CONTROL FENCE) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE.
- THE SITE FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE.
- A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE.

EROSION CONTROL FENCE SYMBOL



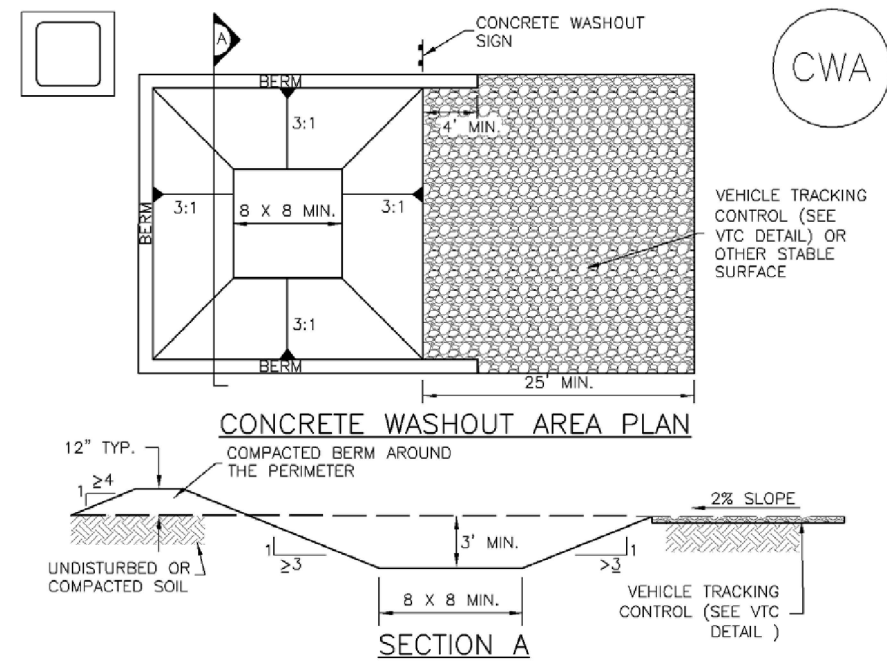
NOTES:

- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION SO IT PREVENTS SEDIMENT FROM TRACKING OF FLOWING OFF THE CONSTRUCTION SITE ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE THE CLEANING OR REPLACEMENT OF THE COURSE AGGREGATE.
- IT MAY BE NECESSARY TO WASH THE TRUCK TIRES THAT WILL BE LEAVING THE SITE.
- IF WASHING IS REQUIRED THEN IT WILL BE DONE SO THAT THE WASH RUN-OFF GOES TO A DEPRESSED AREA ADJACENT TO THE CONSTRUCTION ENTRANCE AND NOT FLOW TO THE PUBLIC RIGHT-OF-WAY.



POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



CONCRETE WASHOUT AREA PLAN

SECTION A

CWA-1. CONCRETE WASHOUT AREA

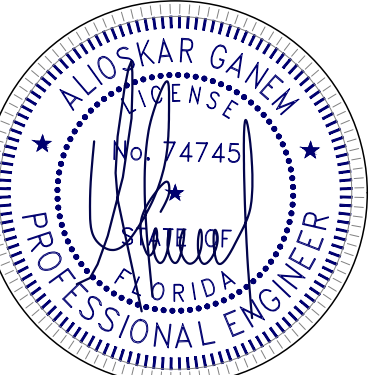
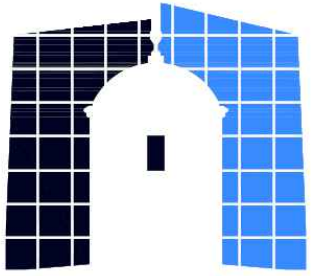
CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS IMPASSIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES (USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A UNLINED ABOVE GROUND STORAGE AREA SHOULD BE USED).
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (DETAIL ADAPTED FROM COLORADO COUNTY, COLORADO AND THE CITY OF FORT COCKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



MORE RESIDENCE

1331 99TH STREET BAY  
HARBOR ISLANDS, FL.  
33154-1103

MORE- JACOBS

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

EROSION CONTROL PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH-STUDIO, AND MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF SDH-STUDIO.

DRAWN BY: GCE  
CHECKED BY: GCE  
INITIAL DRAWING  
RELEASE DATE:



## AGENDA ITEM REPORT

October 3, 2023

### ITEM NUMBER: 4.

**ITEM:** Request for approval for a new single-family home for "Prosper Shaked" located at 9955 West Broadview Drive, Lot 4 of Block 37. The owners are proposing to construct a new two-story single-family home. The existing 2,960 sq. ft. one-story home built in 1953 will be demolished and replaced with a new two-story 6,521 sq. ft. home. The residence will have 6 bedrooms, 6 full baths, 2 half baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #4)

### DESCRIPTION:

#### PROPERTY VALUE & MILLAGE SUMMARY

|                                                                    |                     |
|--------------------------------------------------------------------|---------------------|
| 2021 Taxable Value                                                 | 1,372,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2022 Taxable Value                            | 2,484,39 16.6%      |
|                                                                    | 2                   |
| 2022 Taxable Value                                                 | 1,600,000,00        |
|                                                                    | 0                   |
| Increase/Decrease to 2023 Taxable Value                            | 32,803,21 18.8%     |
|                                                                    | 8                   |
| Current Year Estimated Taxable Value                               | 1,900,000,00        |
|                                                                    | 0                   |
| Current Year Additions (New Construction)                          | (6,000,00 -0.3%     |
|                                                                    | 0)                  |
| <b>Current Year Estimated Taxable Value for Operating Purposes</b> | <b>1,894,000,00</b> |
|                                                                    | <b>0</b>            |

#### 15 Year Millage, Taxable Value and Revenue History

| <u>Fiscal Year</u> | <u>Millage Rate</u> | <u>Taxable Value</u> | <u>Percent Change</u>                       | <u>Property Tax Revenue Gross</u> | <u>Net (95%)</u> |
|--------------------|---------------------|----------------------|---------------------------------------------|-----------------------------------|------------------|
|                    |                     |                      | <u>in</u><br><u>Taxable</u><br><u>Value</u> |                                   |                  |
| 2010               | 5.29710             | 762,700              | -11.2%                                      | 4,040,099                         | 3,838,094        |
|                    |                     | ,165                 |                                             |                                   |                  |
| 2011               | 5.29710             | 606,645              | -20.5%                                      | 3,213,462                         | 3,052,789        |
|                    |                     | ,530                 |                                             |                                   |                  |
| 2012               | 5.29710             | 577,100              | -4.9%                                       | 3,056,957                         | 2,904,109        |
|                    |                     | ,052                 |                                             |                                   |                  |
| 2013               | 5.52971             | 579,865              | 0.5%                                        | 3,206,487                         | 3,046,163        |



|      |         |      |                 |           |           |
|------|---------|------|-----------------|-----------|-----------|
| 2014 | 5.25000 | ,315 | 602,162 3.8%    | 3,161,356 | 3,003,288 |
| 2015 | 4.90000 | ,980 | 698,927 16.1%   | 3,424,744 | 3,253,507 |
| 2016 | 4.55000 | ,405 | 778,065 11.3%   | 3,540,199 | 3,363,189 |
| 2017 | 4.40000 | ,824 | 880,111 13.1%   | 3,872,490 | 3,678,866 |
| 2018 | 3.99900 | ,322 | 1,031,587 17.2% | 4,125,319 | 3,919,053 |
| 2019 | 3.71990 | ,742 | 1,214,738 17.8% | 4,518,705 | 4,292,770 |
| 2020 | 3.62450 | ,329 | 1,333,876 9.8%  | 4,834,634 | 4,592,902 |
| 2021 | 3.62450 | ,001 | 1,378,221 3.3%  | 4,995,365 | 4,745,597 |
| 2022 | 3.59000 | ,700 | 1,374,484 -0.3% | 4,934,399 | 4,687,679 |
| 2023 | 3.17280 | ,392 | 1,632,803 18.8% | 5,180,558 | 4,921,530 |
| 2024 | 3.17280 | ,218 | 1,894,000 32.2% | 6,009,283 | 5,708,819 |
|      |         | ,000 |                 |           |           |

| <b>FY 2024 Value of 1 Mill *</b> |                      |                          |     |
|----------------------------------|----------------------|--------------------------|-----|
| <b>Mills</b>                     | <b>Gross Revenue</b> | <b>Net Revenue (95%)</b> |     |
| 1.00                             | 1,894,000            | 1,799,300                | 1,7 |
| 0.75                             | 1,420,500            | 1,349,475                | 1,3 |
| 0.50                             | 947,000              | 899,650                  | 8   |
| 0.40                             | 757,600              | 719,720                  | 7   |
| 0.30                             | 568,200              | 539,790                  | 5   |
| 0.25                             | 473,500              | 449,825                  | 4   |
| 0.10                             | 189,400              | 179,930                  | 1   |

**RECOMMENDED ACTION:**

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



**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By:       Ayanidys Martinez  
                              Ayanidys Martinez

**ATTACHMENTS**

|    |                                                 |
|----|-------------------------------------------------|
| 1. | BHI 9955 WBVD SFR DRB Staff Report Sept 22 2023 |
| 2. | 9955 W BROADVIEW DR - DRB Set 10.3.2023         |



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

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

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

**Date:** September 22<sup>nd</sup>, 2023

**Subject:** Single-Family Residence – New Construction  
9955 West Broadview Drive  
Bay Harbor Islands Acct. No.: SPR23-000022  
MMPA Acct. No.: 01-0702-1168

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**RECOMMENDED ACTION**

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated 9/16/23) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9955 West Broadview Drive.

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**GENERAL PROJECT INFORMATION**

**Land Use Designation:** L – Low Density Residential  
**Zoning District:** RD Single-Family District  
**General Location:** 9955 West Broadview Drive  
**Legal Description:** Lot 4 of Block 37, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

**PROJECT DESCRIPTION**

The project architect, ARTE Home Design Studio, as agent for the property owner, Prosper Shaked, has submitted an application to construct a new single-family residence on a corner dry lot located at 9955 West Broadview Drive. The existing 2,960 sq. ft. one-story home (built in 1953) will be demolished and replaced with a new two-story 6,521sq. ft. home that will have 6 bedrooms / 6 full baths, 2 ½ bath and a two (2) car garage. This proposed new irregular-shaped home has a modern design with extensive glazing and is oriented toward outdoor living area with

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a pool, outdoor kitchen and outdoor dining. The overall height of the proposed structure is 24' above the current Base Flood Elevation (BFE), which complies with the 25' maximum height permitted for flat roofed homes. The subject lot is an oddly shaped corner lot with front yards along both West Broadview Drive and 100<sup>th</sup> Street which affects the usable building envelope. The applicant is proposing a buffer / retaining wall along the east / south lot lines adjoining the house due to the low land elevations and much higher FEMA & FBC flood elevation requirements. The proposed wall design is similar to some others the Town has reviewed & approved. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code minimum requirements.

## **PROJECT HISTORY**

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

For historical informational purposes only, in mid-2018 the Town's PZB (now DRB) reviewed a proposed redevelopment home for this property (2-story / 8,300+/- sq. ft.), but the Board and developer could not agree on an acceptable design, therefore, the Board denied the project. There has been no activity on this site since that time. A new architectural firm is now involved.

## **COMPREHENSIVE PLAN / ZONING**

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

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

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

## **SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS**

The latest Site Development Plans submitted for the construction of a new replacement single-family home located at 9955 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:



- 1) **Plans Approved** - This approval is based on the latest revised plans prepared by ARTE Home Design Studio dated August 2<sup>nd</sup>, 2023 / updates September 16<sup>th</sup>, 2023, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.
- 2) **Retaining Wall** - The finished lot grades of portions of the east and south yard areas is being requested to be raised (2'+/-) due to the existing low lot grades (5.50'-6.0' NGVD) and required FEMA / FBC habitable floor elevation (9.0' NGVD) to avoid steep lot slopes from the home to the property lines. The elevated land will be used for walkways, a pool and pool deck, drainage and landscaping. Section 23-12(12) states that finished grades at adjoining lots shall be equal unless the Town approves a retaining wall system. Specific approval is required for the retaining wall system proposed. To support the lot fill at the property lines the applicant is proposing a 6' tall decorative CBS wall (partially a retaining wall / partially a buffer wall) finished on both sides (stucco / painted) along portions of the east / south property lines. This approval is subject to the DRB's approval of the proposed retaining wall system. If the Town disapproves the retaining wall design, the project will need to be redesigned.





# BAY HARBOR ISLAND RESIDENCE

## PROPERTY ADDRESS

9955 WEST BROADVIEW DRIVE, BAY HARBOUR ISLANDS, FL 33154

LOT 4, BLOCK 37, OF "BAY HARBOR ISLAND" ACORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



### DRAWING INDEX

- A 0.0 COVER SHEET
- A 0.1 SURVEY
- A 0.2 SITE LOCATION / PROJECT DATA
- A 0.3 NEIGHBORHOOD ANALYSIS- EXISTING EXTERIOR
- A 0.5 NEIGHBORHOOD ANALYSIS- PROPERTY VIEWS
- A 0.7 ZONING DIAGRAMS AND CALCULATIONS
- A 1.0 SITE PLAN
- A 2.0 GROUND FLOOR
- A 2.1 GROUND FLOOR ENLARGE
- A 2.2 SECOND FLOOR ENLARGE
- A 2.3 ROOF FLOOR ENLARGE
- A 4.0 NORTH AND SOUTH ELEVATION
- A 4.1 NORTH AND SOUTH ELEVATION COLOR
- A 4.2 EAST AND WEST ELEVATION
- A 4.3 EAST AND WEST ELEVATION COLOR
- A 5.0 RENDERINGS
- A 5.1 AERIAL VIEWS EXISTING / PROPOUSE
- A 5.2 AXO DIAGRAM
- A 5.3 MATERIAL PALLETTE
- A 6.0 CROSS SECTION
- L 1.0 LANDSCAPE PLAN
- L 2.0 LANDSCAPE PLAN
- L 3.0 RENDERED LANDSCAPE PLAN

ARTE  
HOMES DESIGN STUDIO

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9955 WEST BROADVIEW  
DRIVE, BAY HARBOUR  
ISLANDS, FL 33154

FOLIO NUMBER:  
13-2227-001-6660

DATE:  
PROJECT N0 06/09/23

OWNER/ CLIENT:  
PROSPER SHAKED  
9855 COLLINS AVE  
BAY HARBOR ISLANDS  
FL 33154

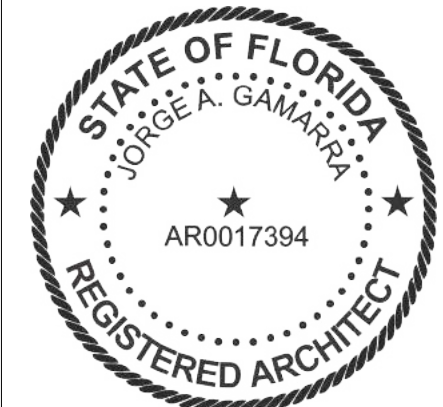
DESIGNER:  
ARTE HOMES  
YOANN ANDREU  
1025 92ND STREET, #701  
BAY HARBOR ISLANDS, FL  
(786) 218-3072

ARCHITECT OF RECORD  
ALFREDO GAMARRA  
605 LINCOLN ROAD MIAMI  
BEACH, FL 33139  
(786) 218-3072  
AR0017394

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|----------|---------------------|
|          | ISSUE 6/19/2023     |
| REV 1    | DRB REV 1 8/2/2023  |
| REV 2    | DRB REV 2 9/13/2023 |

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COVER SHEET

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REV 2 DRB REV 2 9/13/2023

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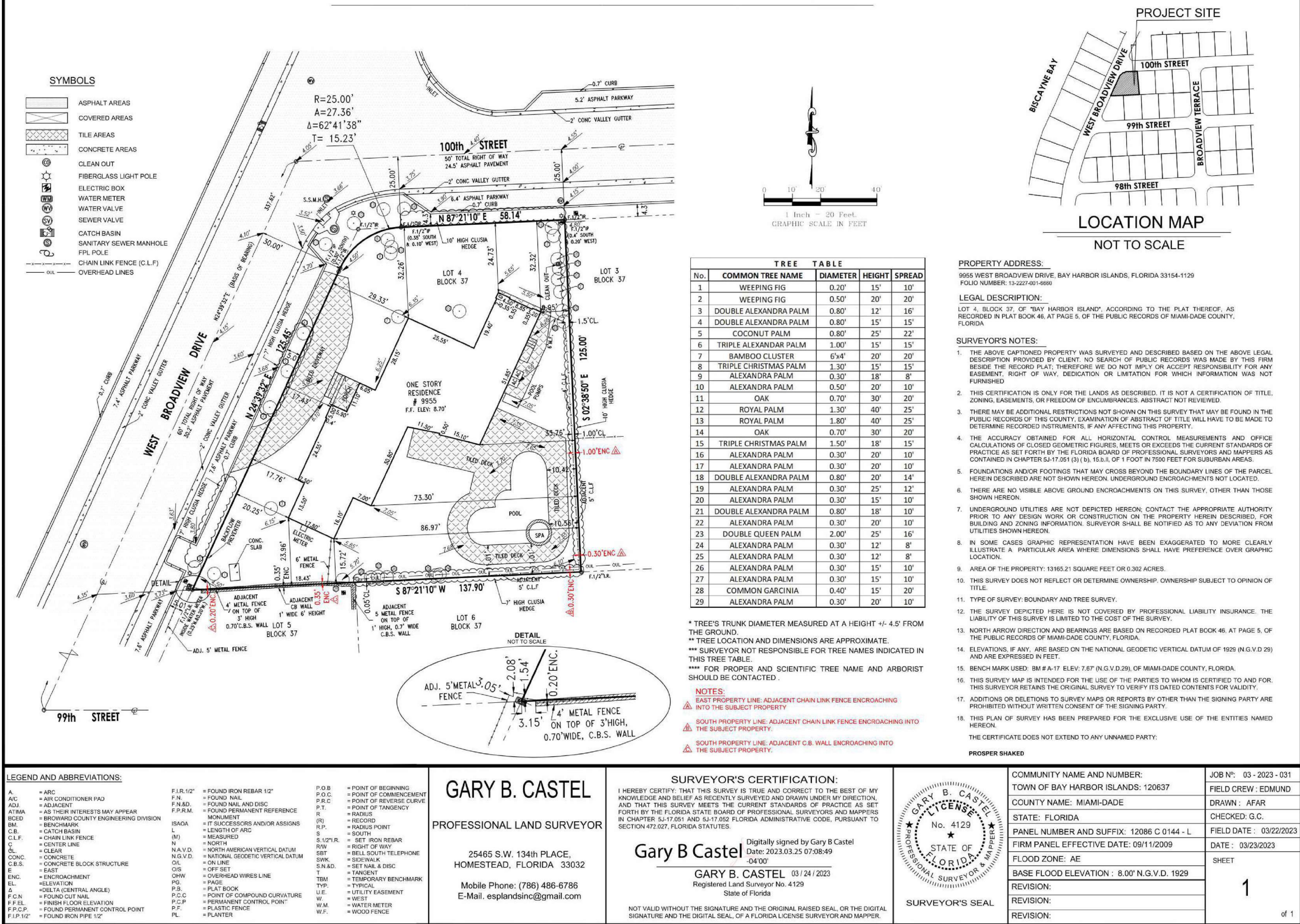


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SURVEY

A 0.1

# BOUNDARY SURVEY





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PROJECT NO

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BAY HARBOR ISLANDS  
FL 33154

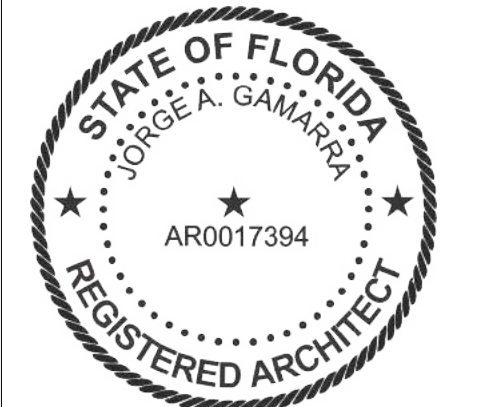
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| REV 1 DRB REV 1 8/2/2023  |  |
| REV 2 DRB REV 2 9/13/2023 |  |

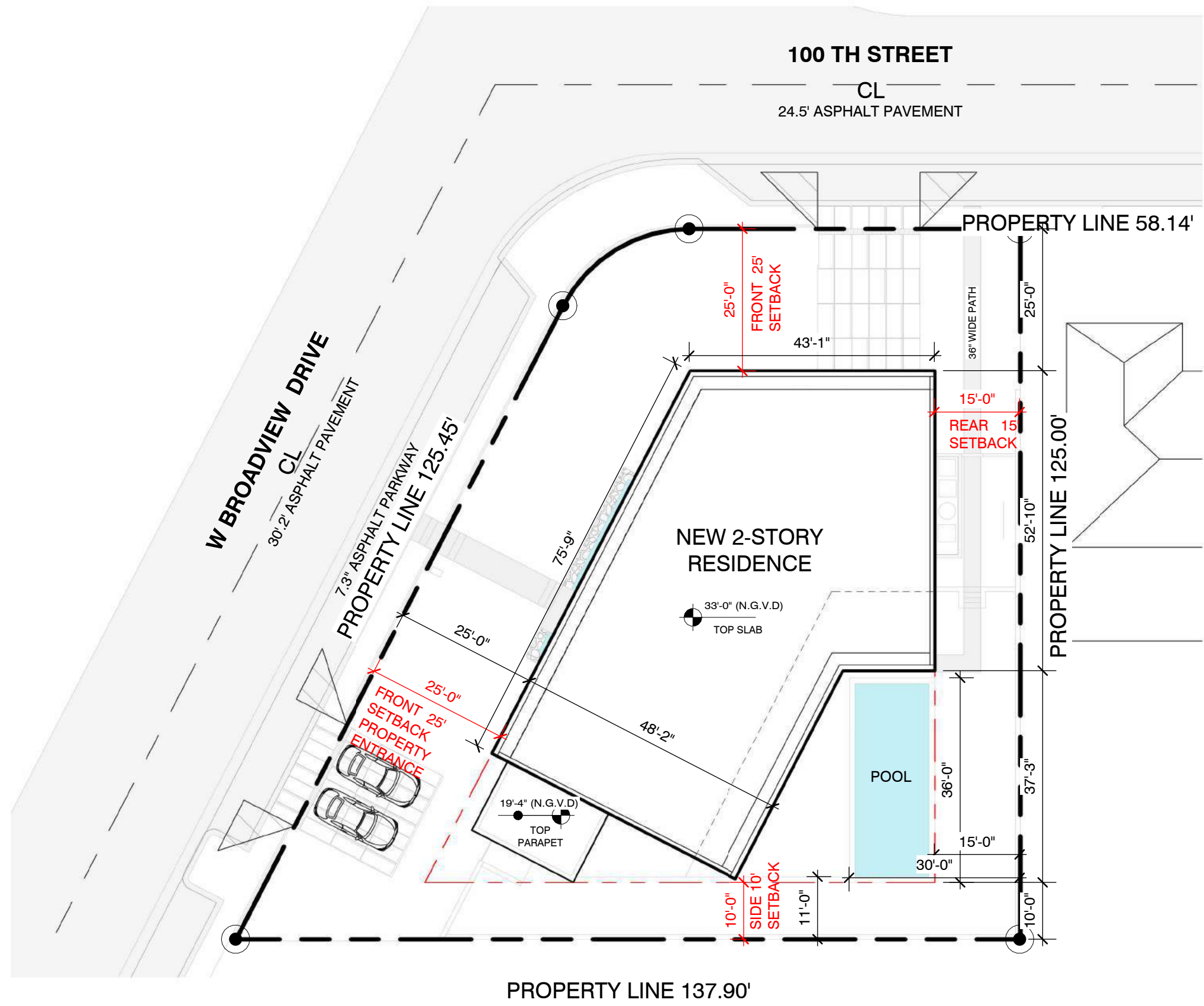
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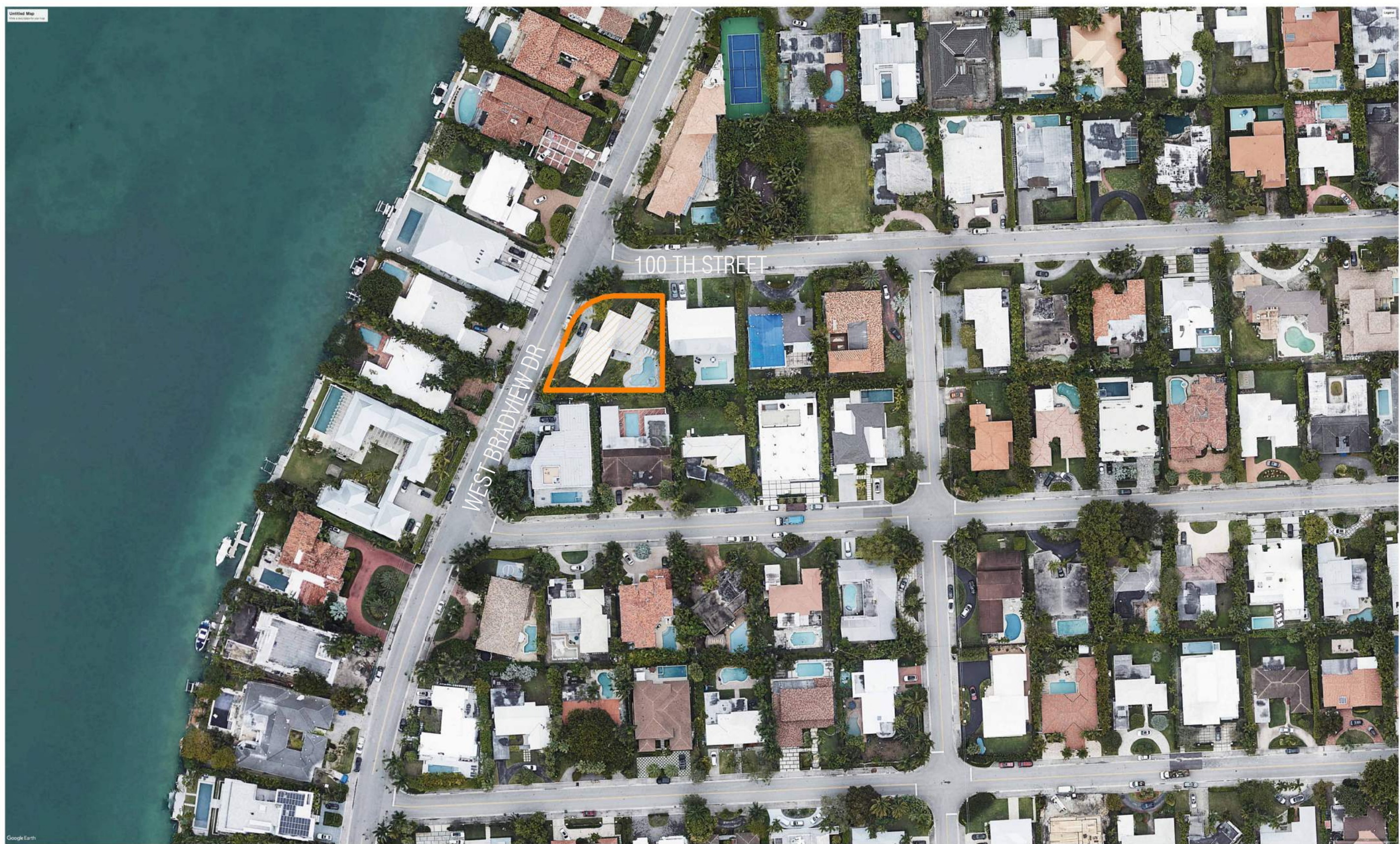
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SITE LOCATION  
/ PROJECT  
DATA



SITE PLAN 1 / 20

1" = 20'-0"







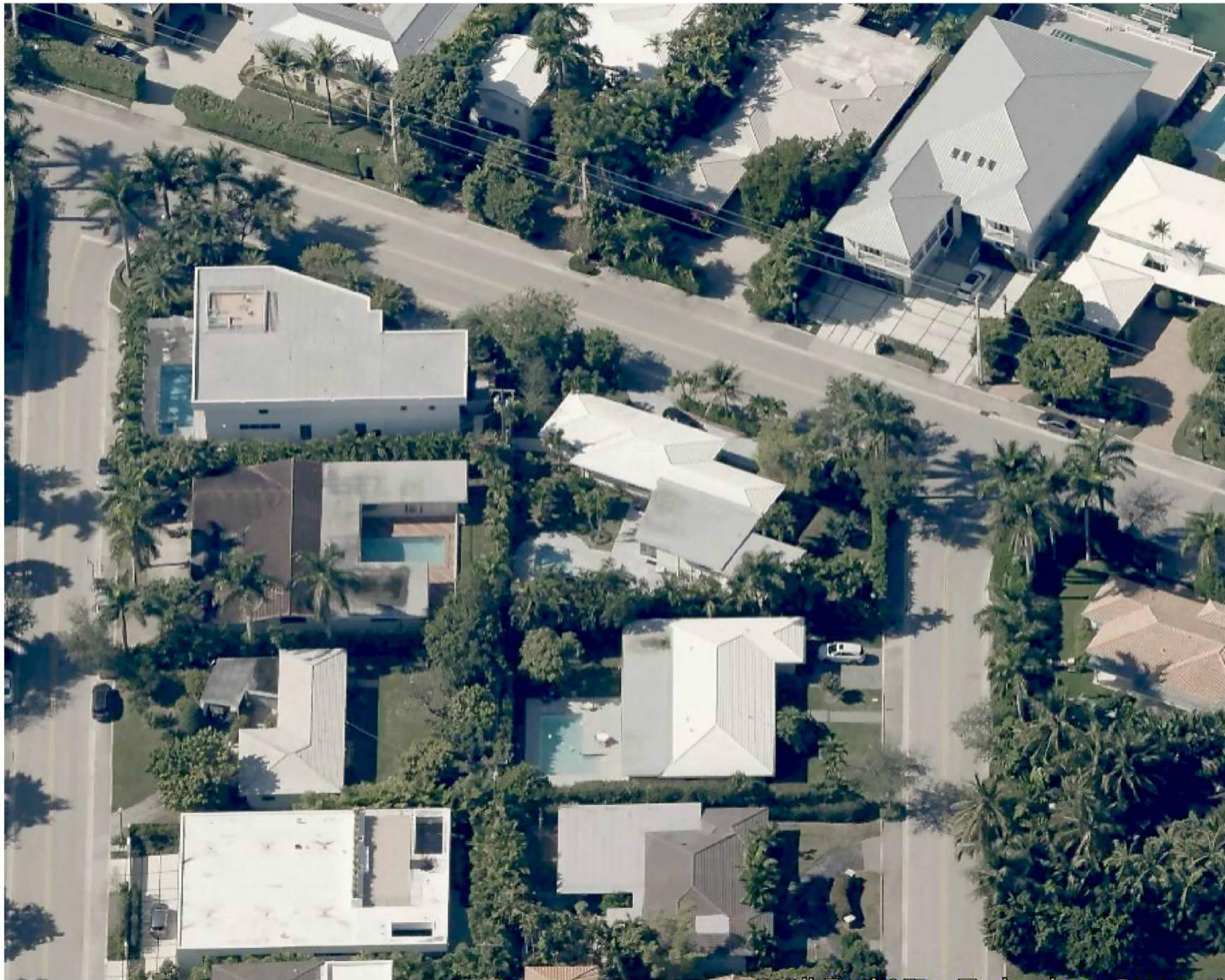
NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW

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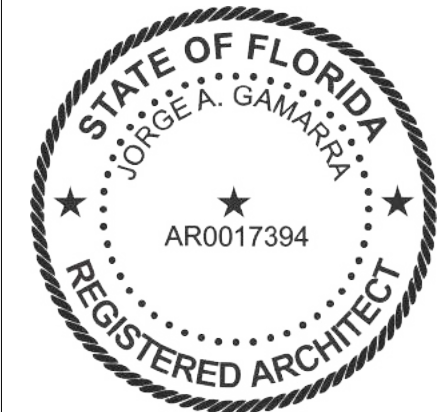
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| REV 1    | DRB REV 1 8/2/2023  |
| REV 2    | DRB REV 2 9/13/2023 |

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NEIGHBORHOOD  
ANALYSIS-  
EXISTING  
EXTERIOR





# ARTE

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|-----------------|---------------------|
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| REV 1           | DRB REV 1 8/2/2023  |
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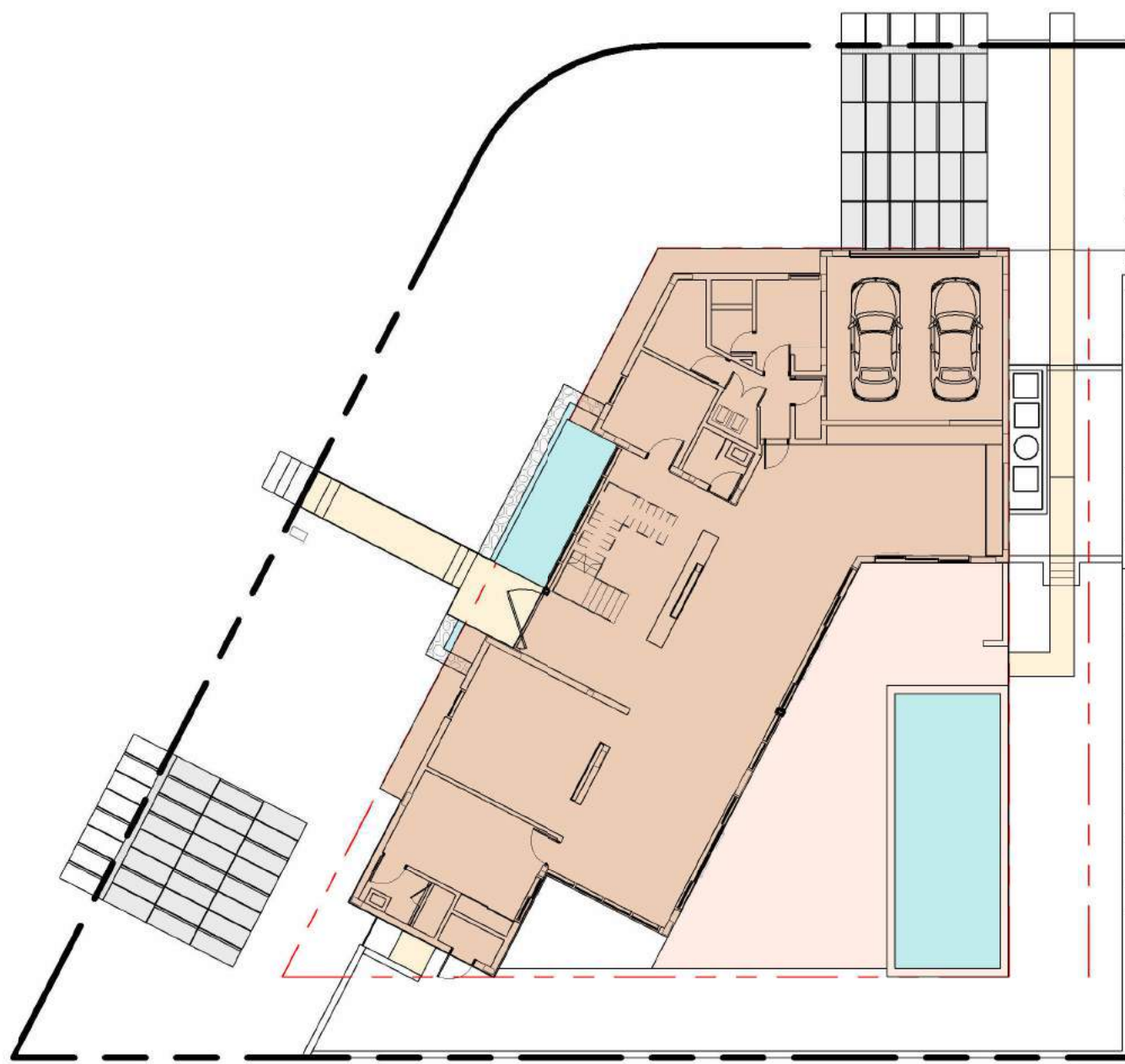


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NEIGHBORHOOD  
ANALYSIS-  
PROPERTY  
VIEWS

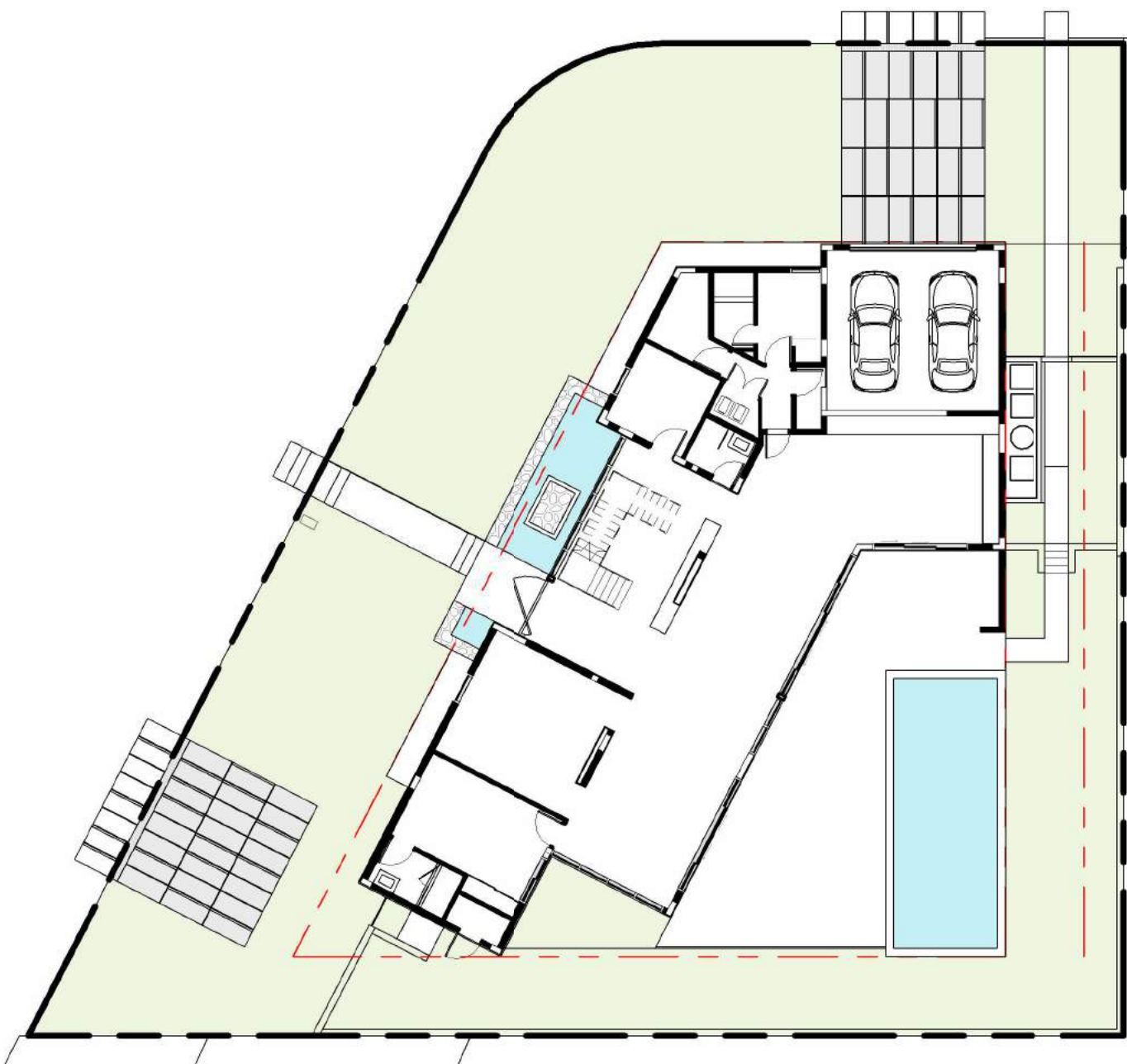
A 0.5





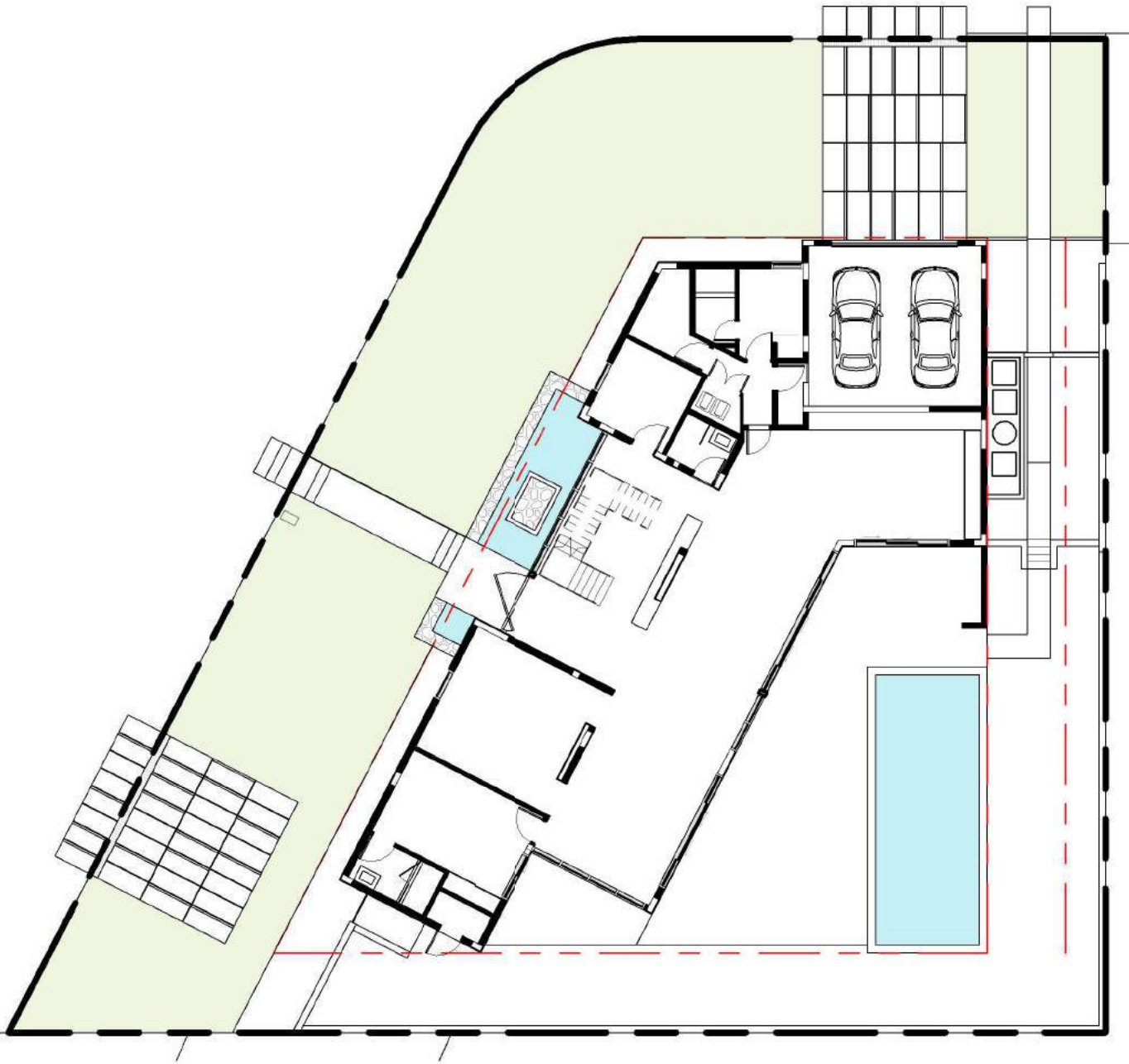
1  
GROUND FLOOR BUILDING COVERAGE  
1" = 20'-0"

| BUILDING COVERAGE BREAKDOWN |                            |
|-----------------------------|----------------------------|
| TOTAL LOT                   | = 13,165 SQ.FT             |
| GROUND FLOOR                | = 3,841 SQ.FT              |
| POOL                        | = 442 SQ.FT (NOT INCLUDED) |
| POOL DECK                   | = 1,123 SQ.FT              |
| WALKWAY                     | = 455 SQ.FT                |
| DRIVEWAY                    | = 830 SQ.FT                |
| BUILDING COVERAGE           | = 6,379 SQ. FT (48.45%)    |



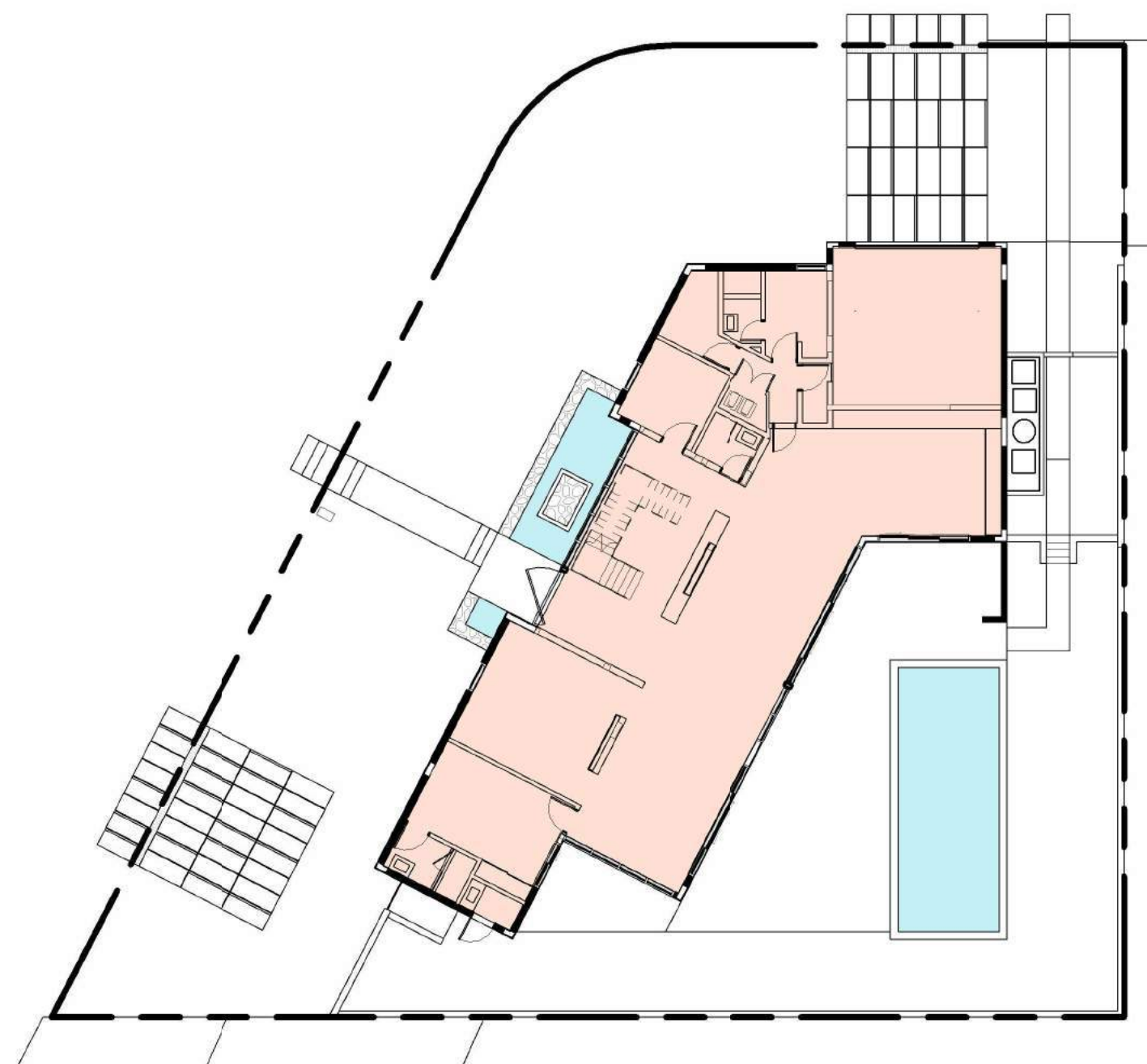
2  
GROUND FLOOR SITE /PER IMP  
1" = 20'-0"

| SITE- PERVIOUS / IMPERVIOUS CALCULATIONS (OPEN SPACE)     |                           |
|-----------------------------------------------------------|---------------------------|
| TOTAL LOT                                                 | = 13,165 SQ.FT            |
| REQUIERED PERVIOUS AREA<br>(40.0% MIN. OF TOTAL LOT AREA) | = 5,266 SQ.FT             |
| PROPOSED PERVIOUS AREA                                    | = 6,203 SQ.FT<br>(47.11%) |
| PROPOSED IMPERVIOUS AREA                                  | = 6,962 SQ.FT             |

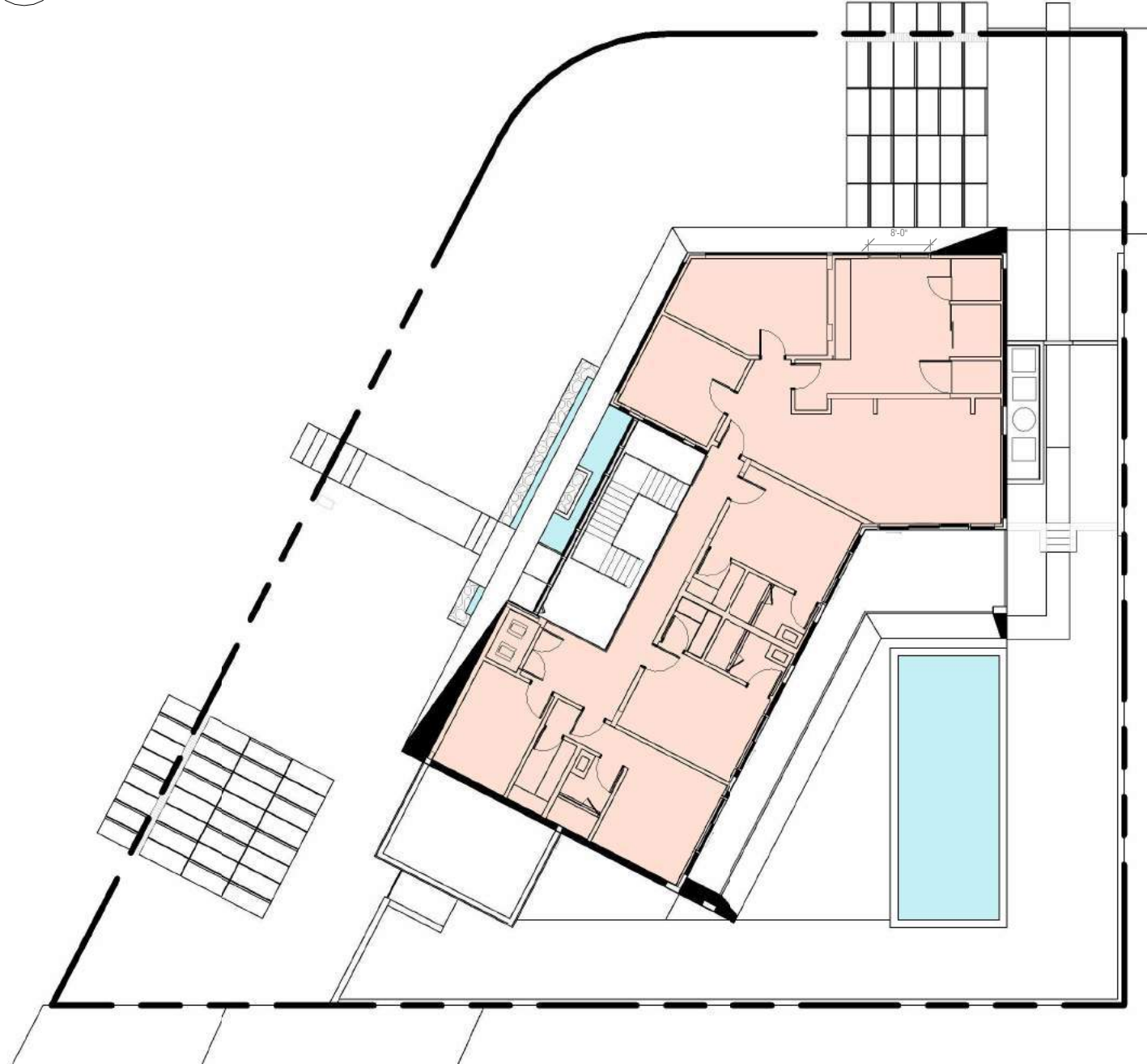


3  
GROUND FLOOR FRONT YARD  
1" = 20'-0"

| FRONT YARD- PERVIOUS / IMPERVIOUS CALCULATIONS            |                           |
|-----------------------------------------------------------|---------------------------|
| TOTAL LOT                                                 | = 4,770 SQ.FT             |
| REQUIERED PERVIOUS AREA<br>(50.0% MIN. OF TOTAL LOT AREA) | = 2,385 SQ.FT             |
| PROPOSED PERVIOUS AREA                                    | = 3,657 SQ.FT<br>(76.66%) |



4  
GROUND FLOOR / DFE  
1" = 20'-0"



5  
SECOND LEVEL  
1" = 20'-0"

**GROUND FLOOR AREA**

|              |                |
|--------------|----------------|
| TOTAL LOT    | = 13,165 SQ.FT |
| GROUND FLOOR | = 3,644 SQ.FT  |

**SECOND FLOOR AREA**

REQUIRED: MAINTAIN 80.0% MAX OF GROUND FLOOR AREA

|              |                                         |
|--------------|-----------------------------------------|
| GROUND FLOOR | = 3,644 SQ.FT<br>REQ 80.0%(2,915 SQ.FT) |
| SECOND FLOOR | = 2,877 SQ.FT<br>PROV. (78.95 %)        |

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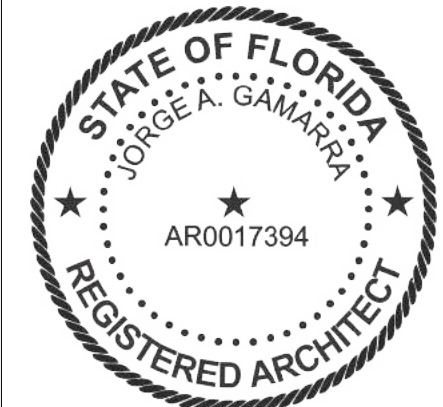
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ZONING  
DIAGRAMS AND  
CALCULATIONS



FOLIO NUMBER:  
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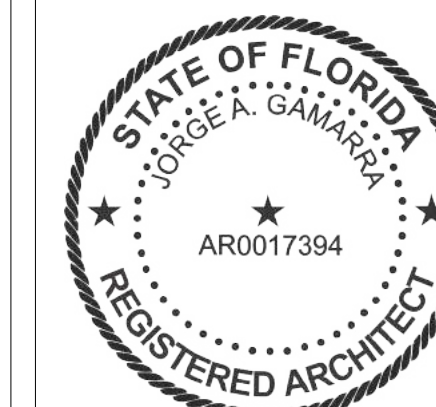
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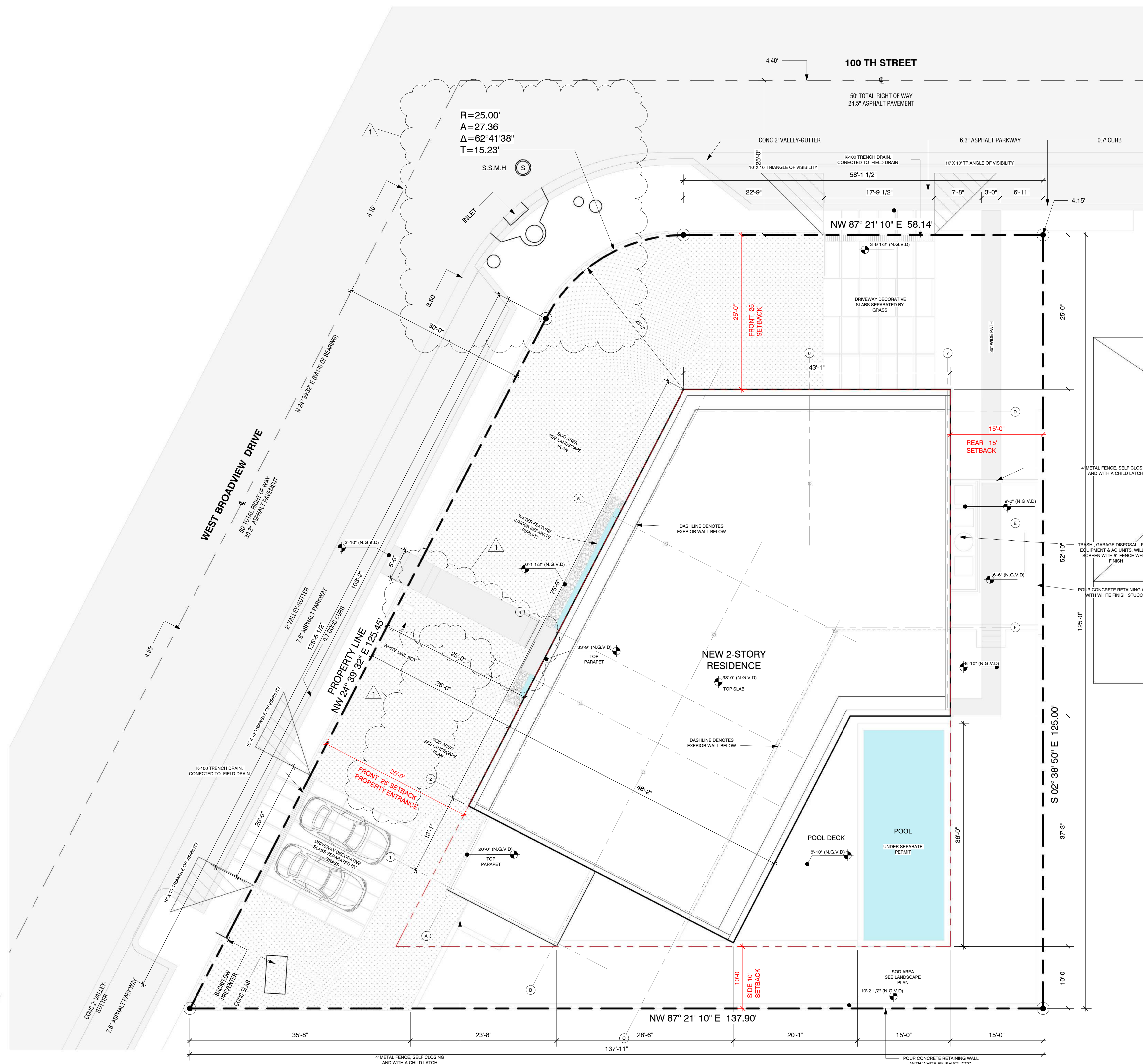
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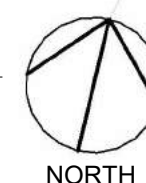
## SITE PLAN

# A 1.0



## SITE PLAN

---


$$1/8'' = 1'-0''$$




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LIC # AR0017394

GROUND  
FLOOR

A 2.0

FLOOD VENTS CALCULATIONS:

1. GARAGE:  
TOTAL GARAGE AREA = (21'-8" x 20'-2") = 436.66 SQ. FT., FLOOD VENT REQUIRED = 436.66 SQ. IN.  
16"x8" SMART VENT FLOOD VENTS @ BLOCK WALL = 200 SQ.FT EA. (PER SPECIFICATION)  
PROVIDED 200 SQ.FT. X 3 VENTS = 600 SQ. FT  
TOTAL PROVIDED 600 SQ. FT  
SPECIFICATION: (5)- 16" x 8" INSULATED SMART VENT MODEL 1540-520 CERTIFIED FOR 200 SF FLOOD COVERAGE

| FLOOD LEGEND<br>Residential New Construction             |                 |
|----------------------------------------------------------|-----------------|
| A FLOOD ZONE                                             | AE              |
| B BFE                                                    | 8'-0" NGVD      |
| C DFE                                                    | 9'-0" NGVD      |
| C1 CRAWL SPACE FLOOD ELEVATION                           | N/A             |
| E GARAGE TOP OF SLAB ELEV.                               | 6'-6" NGVD      |
| F LOWEST TOP. ELEV. OF HABITABLE SPACE                   | 9'-0" NGVD      |
| G NEXT HIGHER FLOOR ELEV.                                | 22'-0" NGVD     |
| H OUTDOOR STORAGE GRADE ELEVATION                        | N/A             |
| I LOWEST GRADE ELEV. ADJ. TO THE BUILDING                | 6'-1" NGVD      |
| J HIGHEST GRADE ELEV. ADJ. TO THE BUILDING               | 8'-6" NGVD      |
| K LOWEST ELEV. OF EQUIP/MACHINERY SERVICING THE BUILDING | 9'-0" NGVD      |
| N ADJUSTED GRADE ELEVATION                               | 4'-2" NGVD      |
| O FIRM MAP                                               | 2 AS PER ASCE   |
| BUILDING CLASS                                           | 24-14 TABLE 1-1 |

| FLOODPLAIN MANAGMENT                                        |                                                   |
|-------------------------------------------------------------|---------------------------------------------------|
| PROPOSED TOP OF BOTTOM FLOOR<br>(ENCLOSURE FLOOR BELOW BFE) | GARAGE SLAB 6'-6" NGVD                            |
| PROPOSED TOP OF NEXT HIGHER FLOOR                           | ENTERTAINMENT PAVILION - SUNKEN LIVING 9'-0" NGVD |
| PROPOSED GARAGE ELEVATION                                   | 6'-6" NGVD                                        |

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (ASCE 24-14 CH.7.0)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.

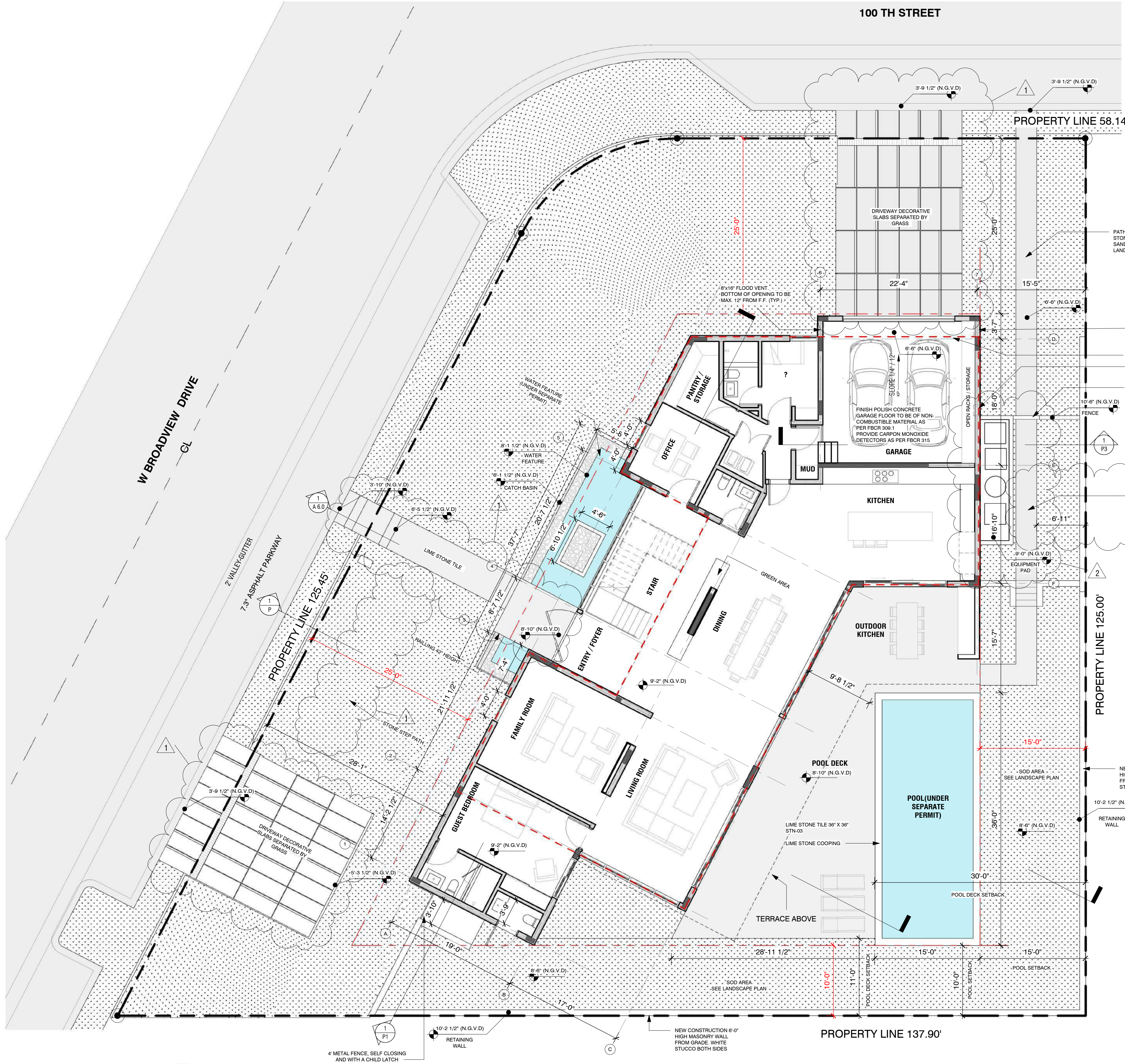
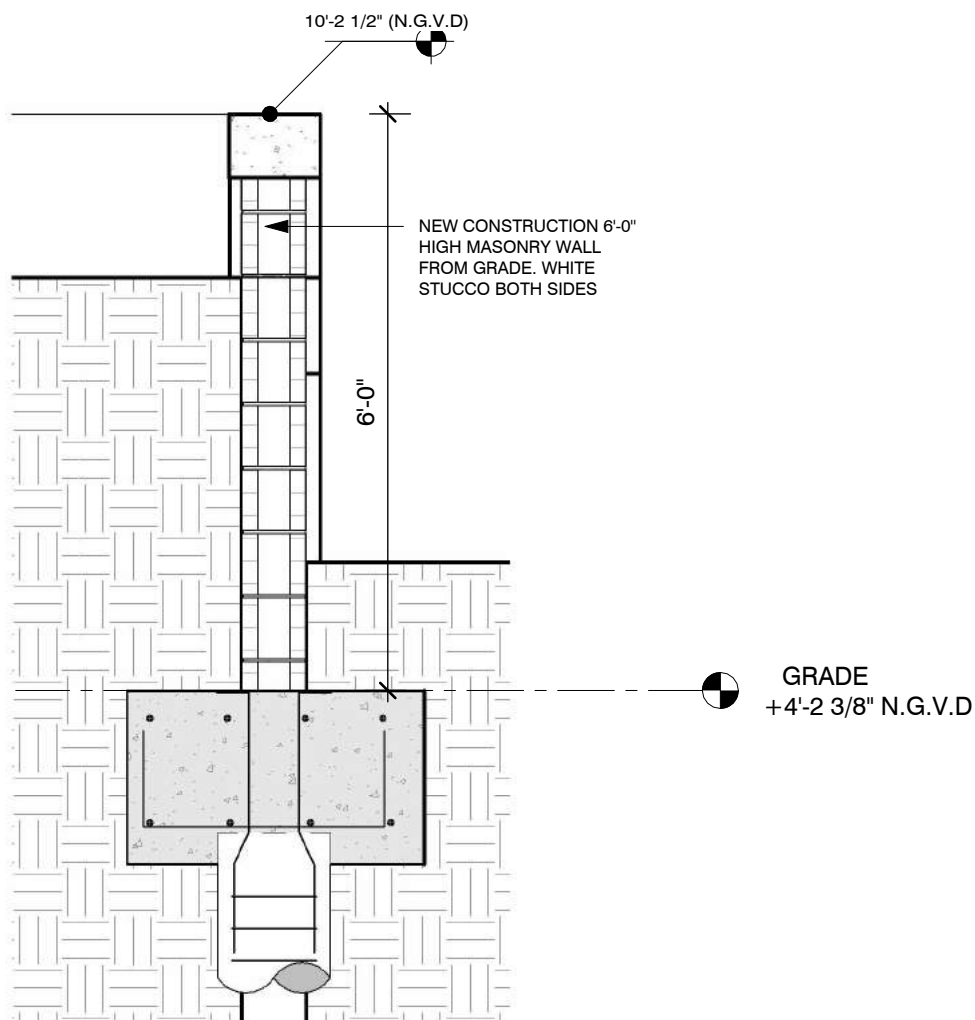
THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENROACHMENT OVER ADJACENT PROPERTIES.

UPON PLACEMENT OF THE LOWER FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED.  
A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED.

GENERAL NOTES:

ALL GATES AT FRONT ENTRY WALL WILL HAVE SPRING LOCK TYPE CLOSING AND SELF LATCHING DEVICE. GATES TO BE CLOSED AT ALL TIMES AND LOCKED WHEN POOL IS NOT IN USE.

ENCLOSED AREAS BELOW THE LOWEST FLOOR (+9'-0" NGVD), INCLUDING CRAWLSPACES, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE

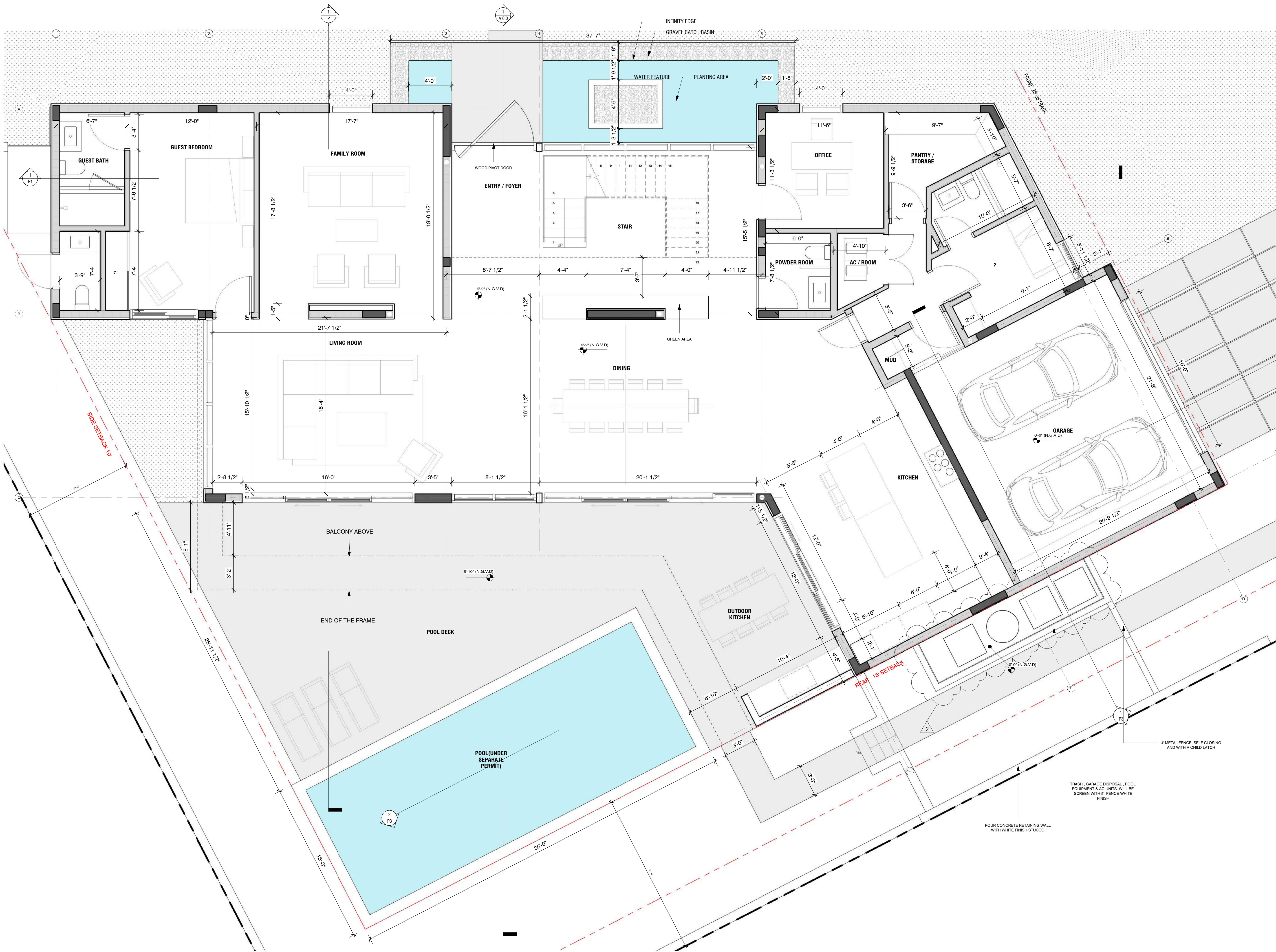


GROUND FLOOR OVERALL

1/8" = 1'-0"







1 GROUND FLOOR ENLARGE  
1/4" = 1'-0"

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PROJECT:  
9955 WEST BROADVIEW  
DRIVE, BAY HARBOUR  
ISLANDS, FL 33154  
  
FOLIO NUMBER:  
13-2227-001-6660

DATE:  
PROJECT NO 06/09/23

OWNER / CLIENT:  
PROSPER SHAKED  
9955 COLLINS AVE  
BAY HARBOR ISLANDS  
FL 33154

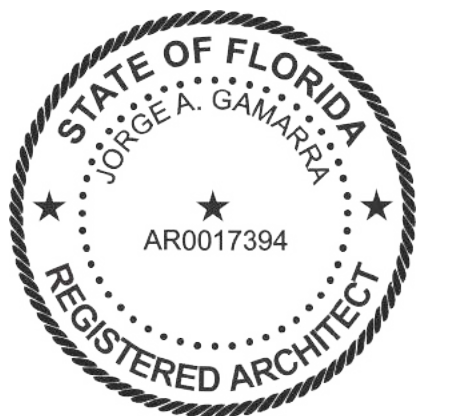
DESIGNER:  
ARTE HOMES  
YOANN ANDREU  
1025 92ND STREET, #701  
BAY HARBOR ISLANDS, FL  
(786) 218-3072

ARCHITECT OF RECORD  
ALFREDO GAMARRA  
605 LINCOLN ROAD MIAMI  
BEACH, FL 33139  
(786) 218-3072  
AR0017394

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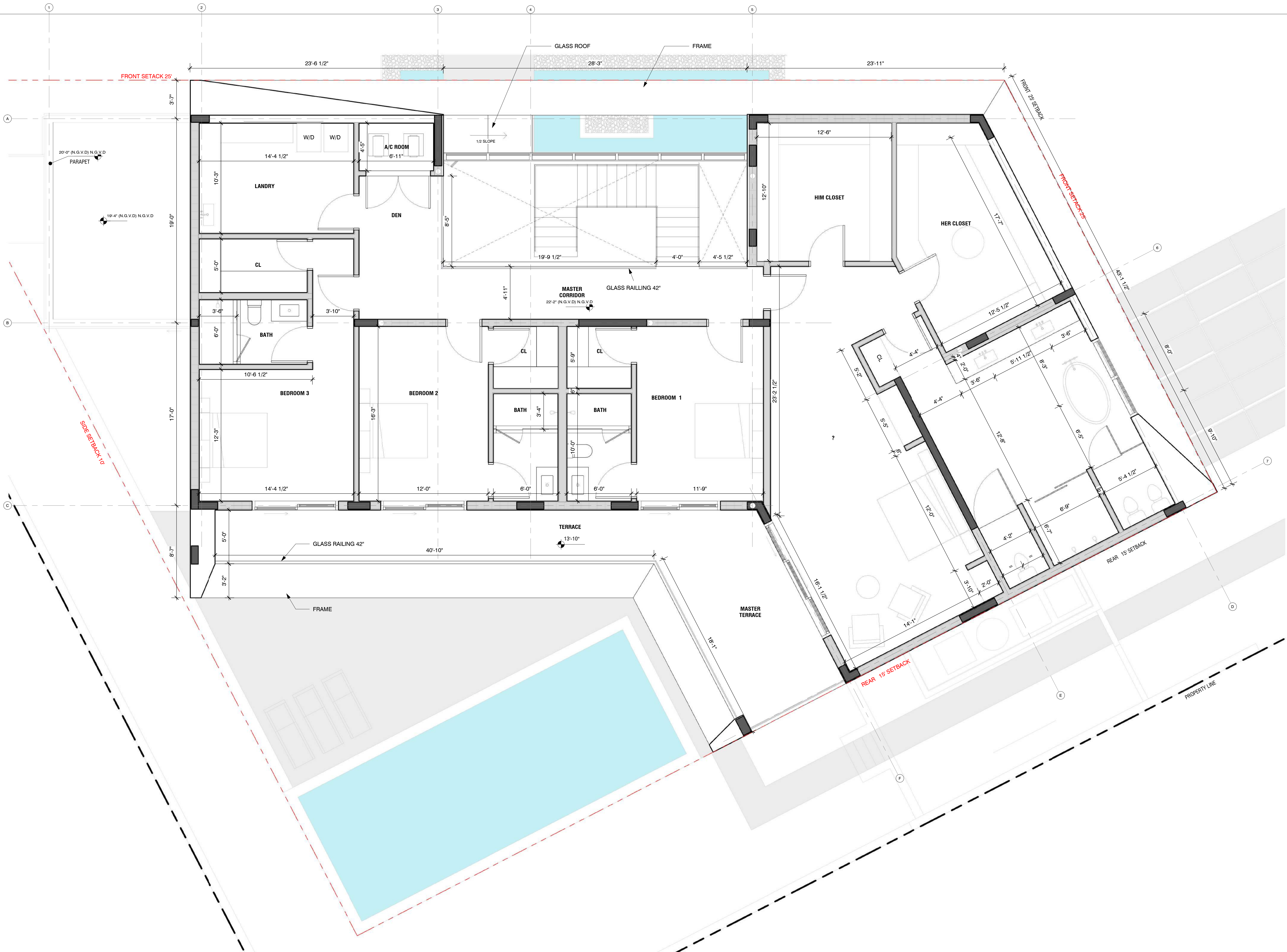
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GROUND  
FLOOR  
ENLARGE





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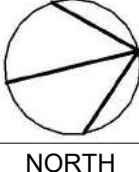
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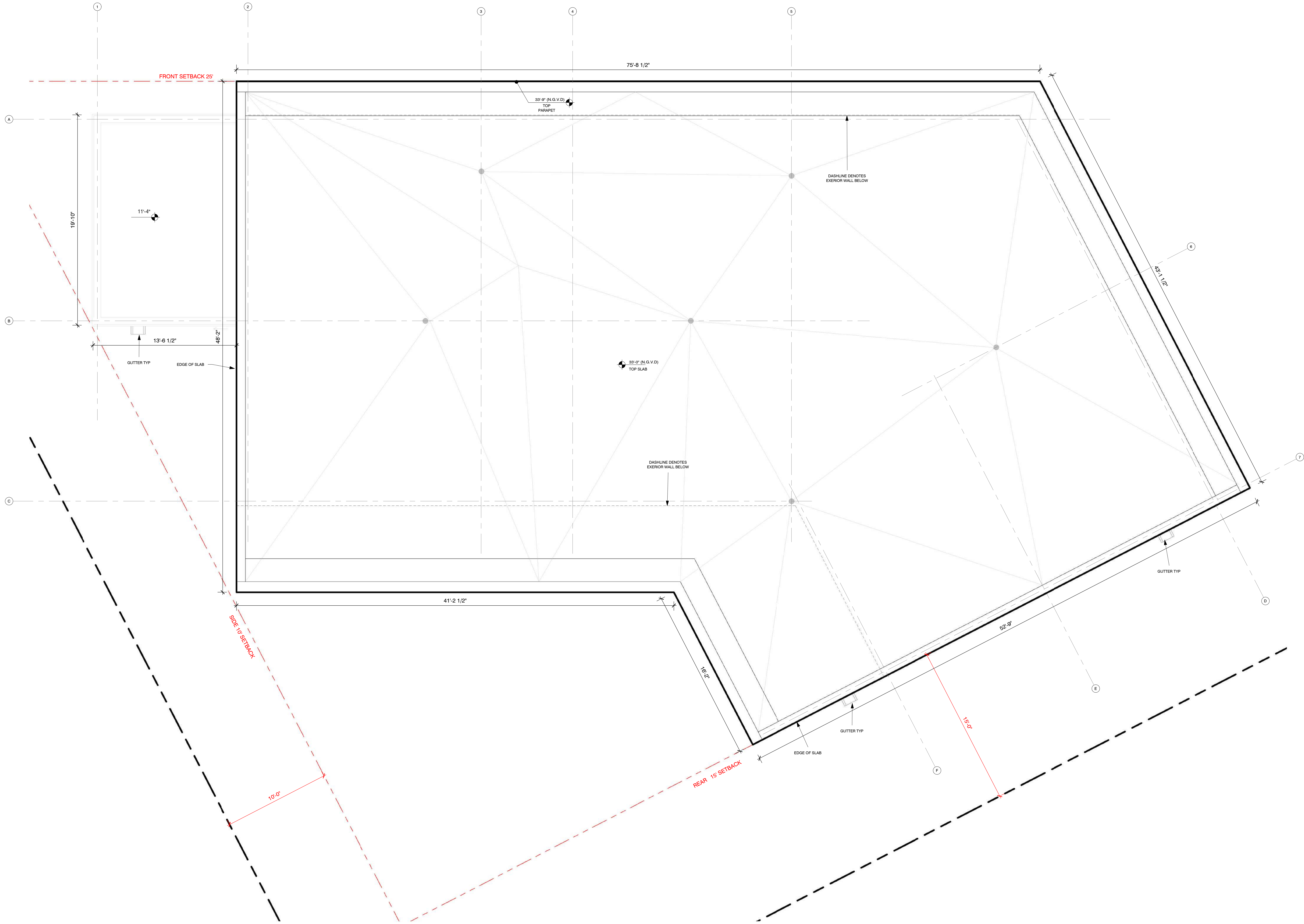


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SECOND  
FLOOR  
ENLARGE







1 ROOF PLAN ENLARGE  
1/4" = 1'-0"

NORTH

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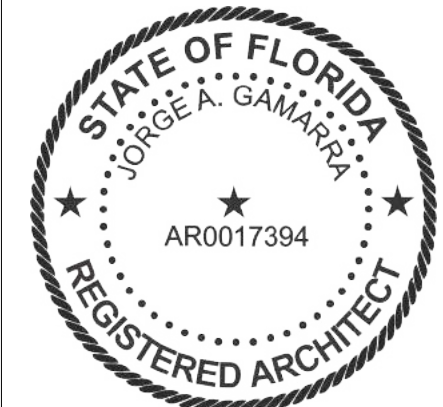
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ROOF FLOOR  
ENLARGE



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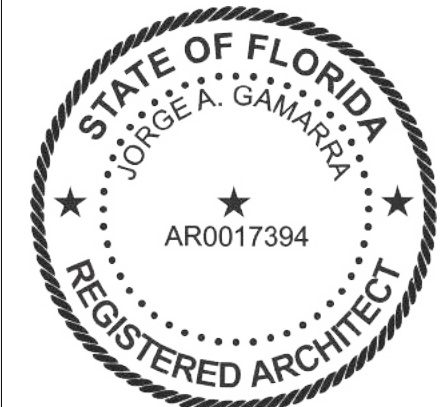
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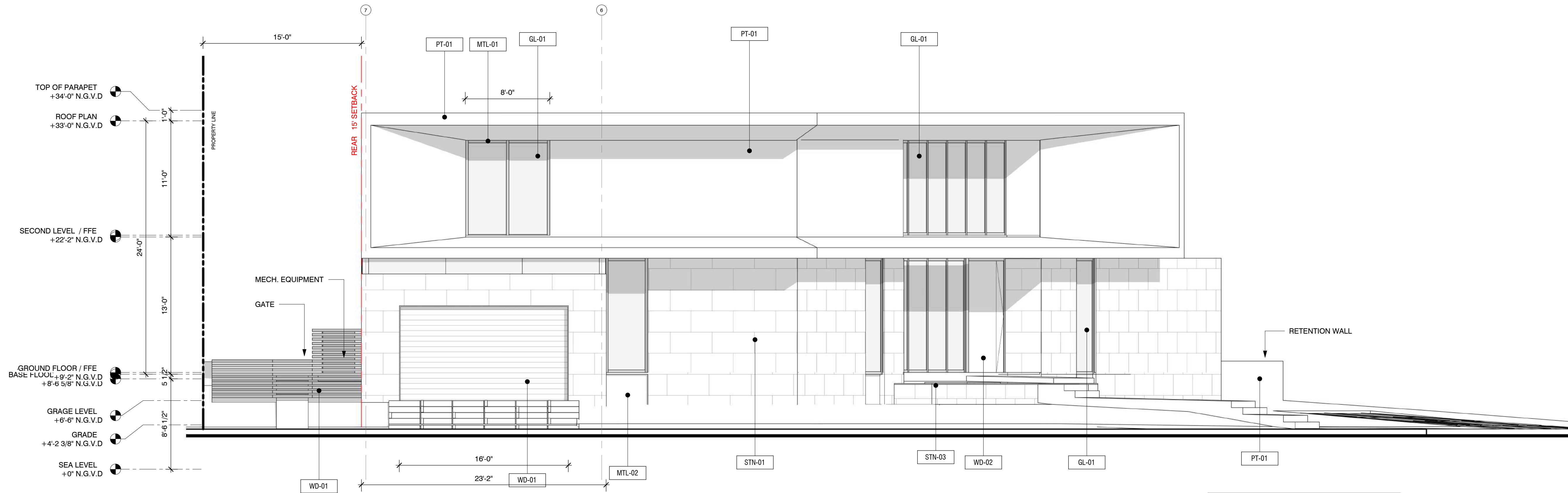
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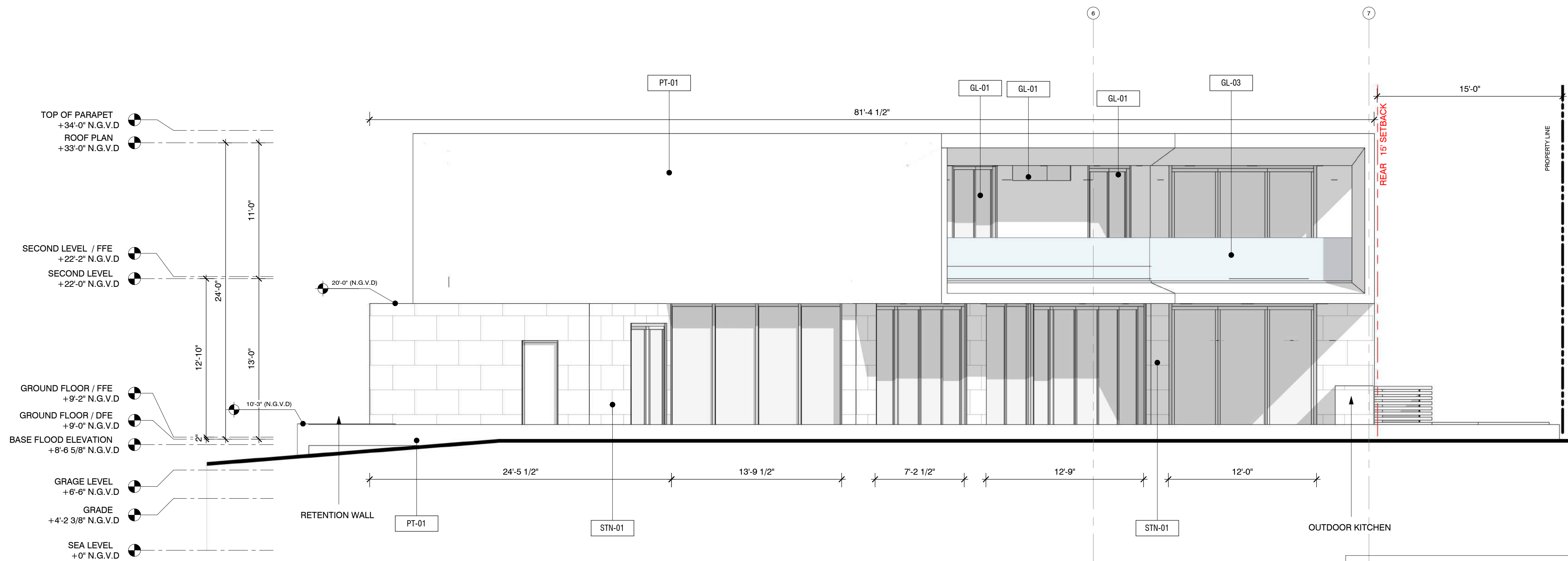
NORTH AND  
SOUTH  
ELEVATION

A 4.0



BUILDING ARTICULATION NORTH  
ELEVATION LENGHT: 23'-2"  
SUM OF ARCHITECTURAL EMBELLISHMENTS: 32'

1 NORTH ELEVATION  
3/16" = 1'-0"



BUILDING ARTICULATION SOUTH  
ELEVATION LENGHT: 81'4  
SUM OF ARCHITECTURAL EMBELLISHMENTS: 70' 6"

2 SOUTH ELEVATIONS  
3/16" = 1'-0"



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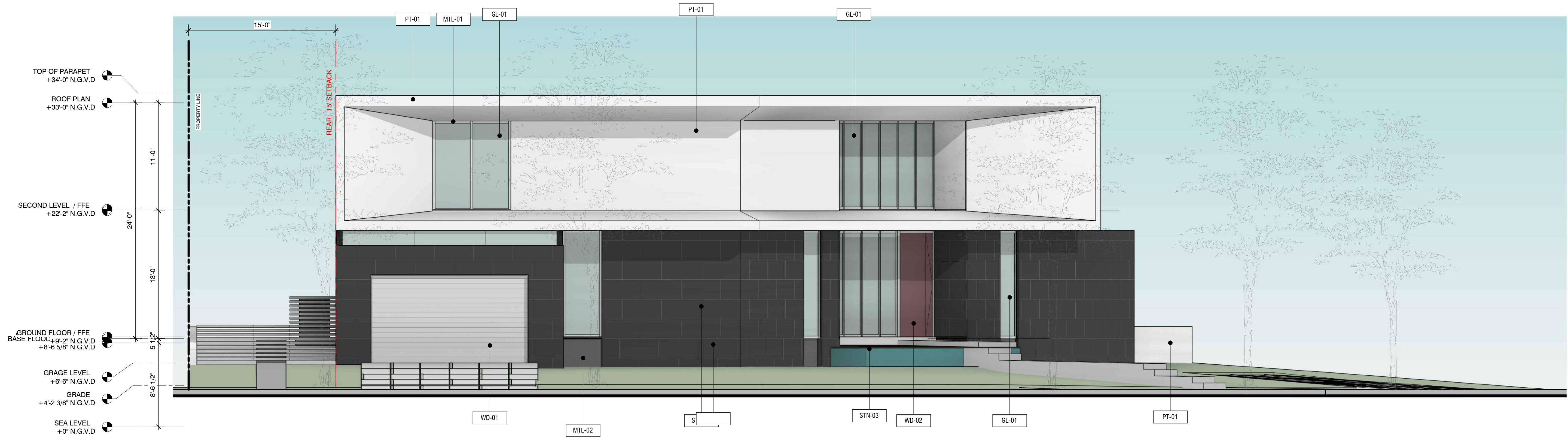
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NORTH AND  
SOUTH  
ELEVATION  
COLOR



1 NORTH ELEVATION

3/16" = 1'-0"



2 SOUTH ELEVATIONS COLOR

3/16" = 1'-0"



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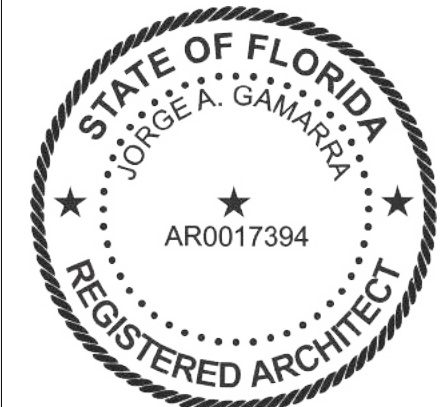
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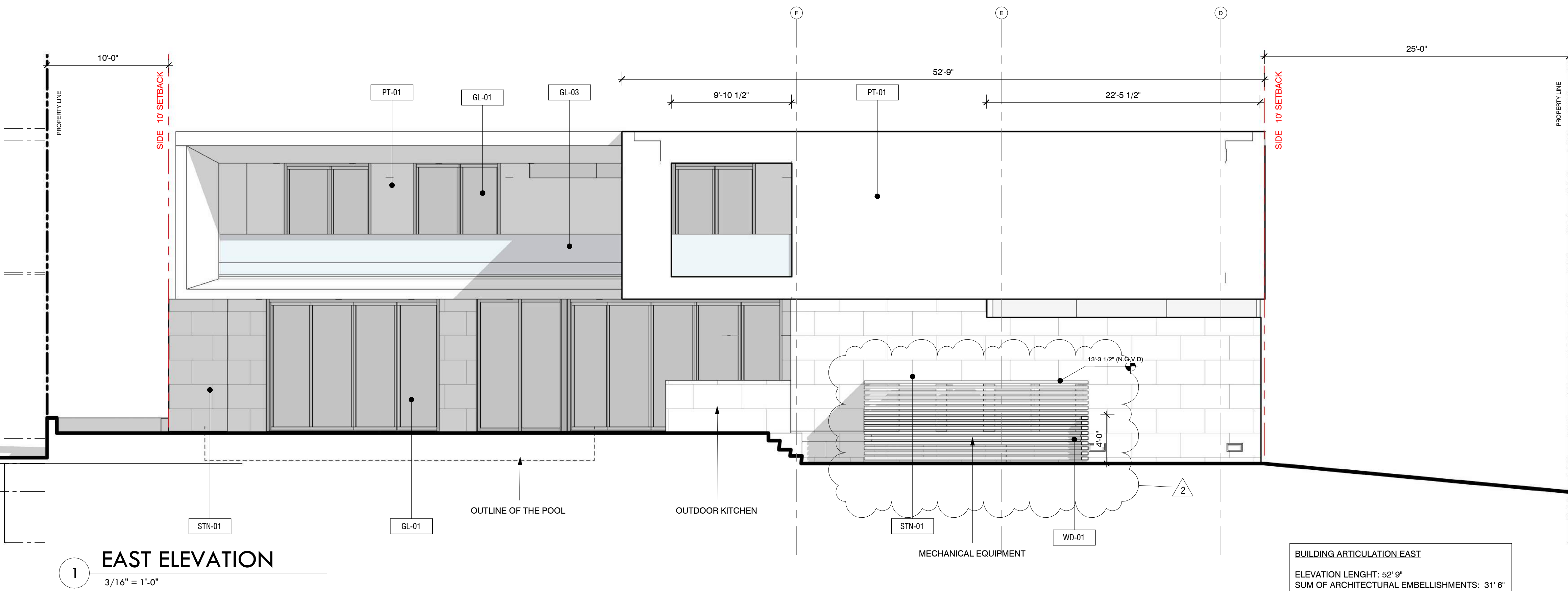
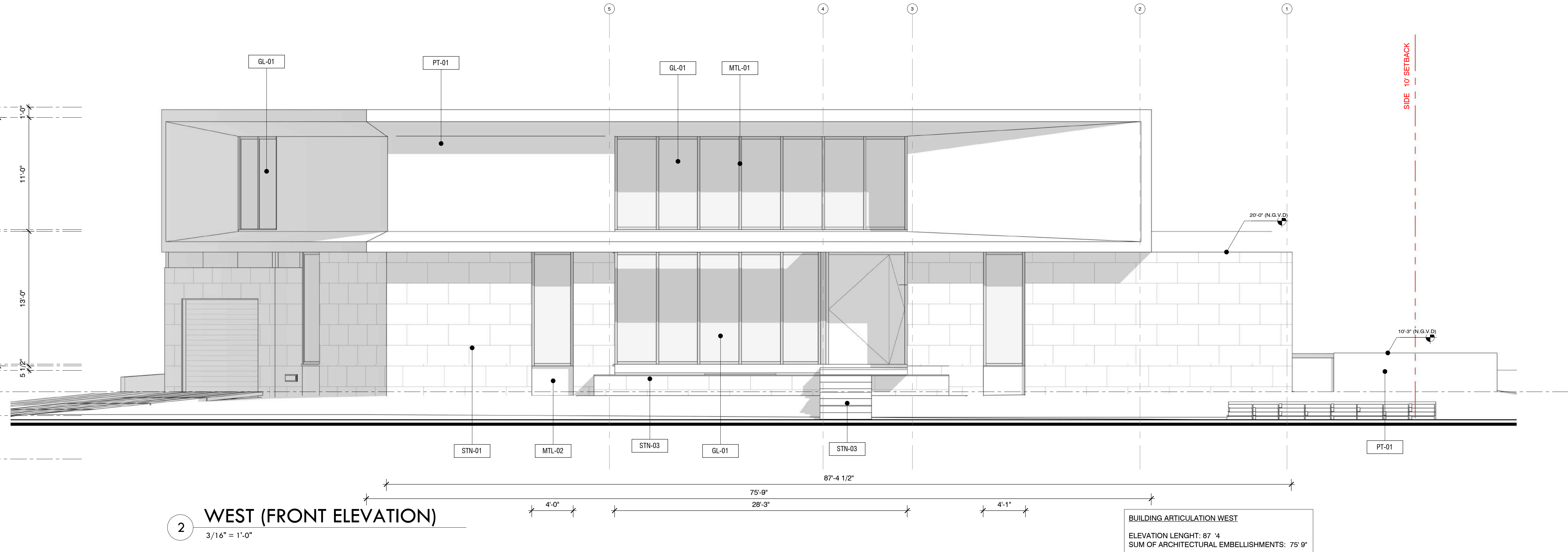
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EAST AND  
WEST  
ELEVATION

A 4.2





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PROJECT NO

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9955 COLLINS AVE  
BAY HARBOR ISLANDS  
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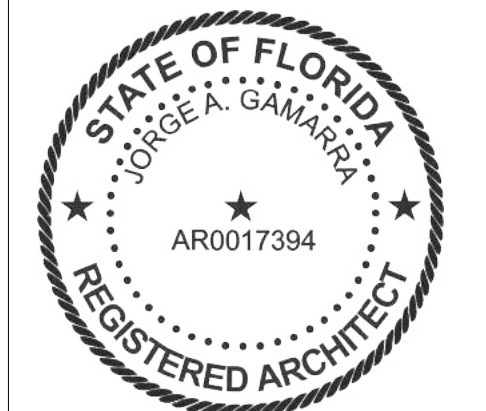
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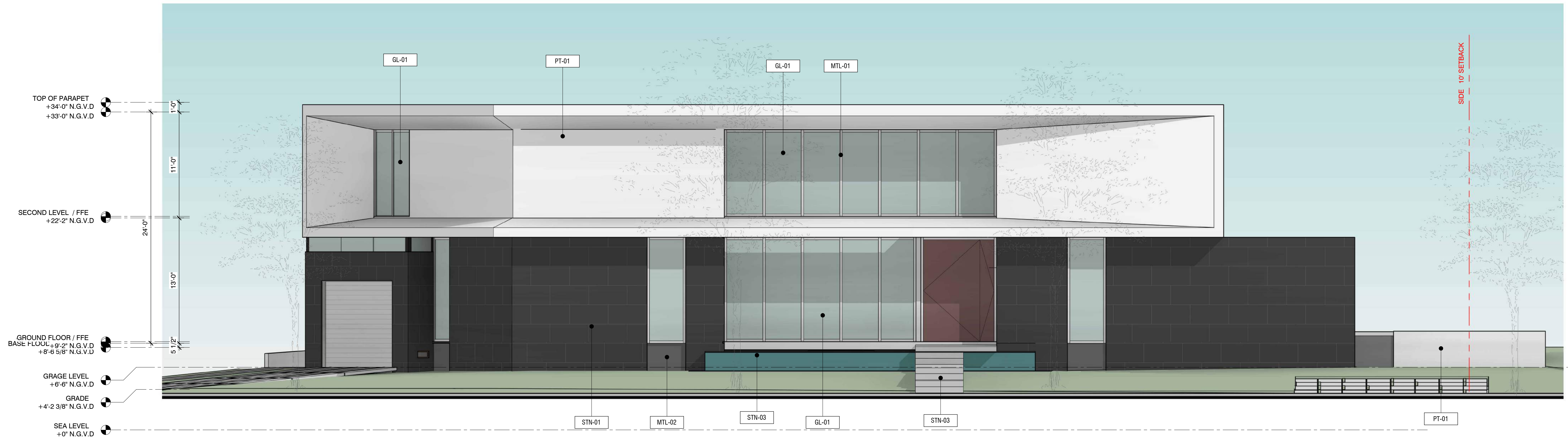
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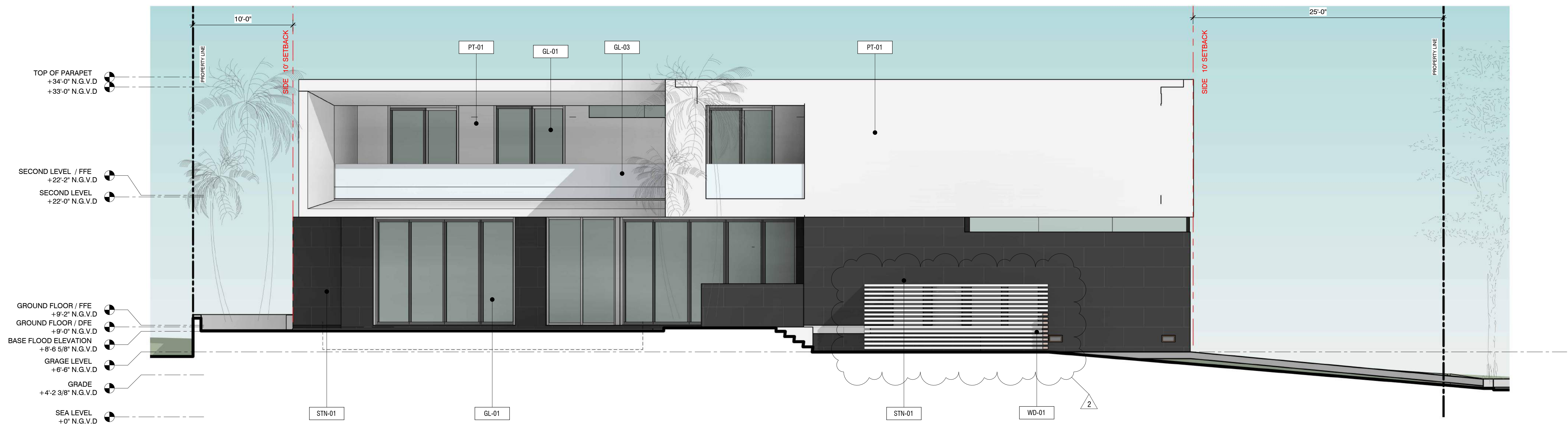


J. ALFREDO GAMARRA  
LIC # AR0017394

EAST AND  
WEST  
ELEVATION  
COLOR



1 WEST (FRONT ELEVATION) COLOR  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"





W BROADVIEW DRIVE ENTRY DOOR



W BROADVIEW & 100TH STREE CORNER



BACK YARD



W BROADVIEW DRIVE DRIVEWAY

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RENDERINGS





EAST VIEW



SOUTH VIEW

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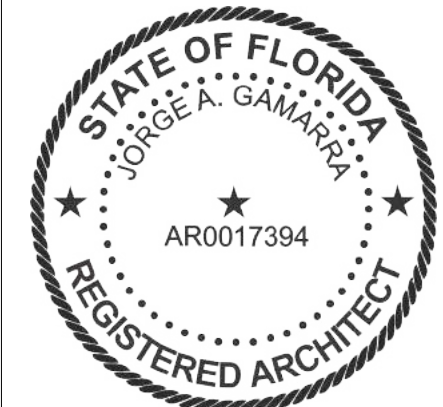
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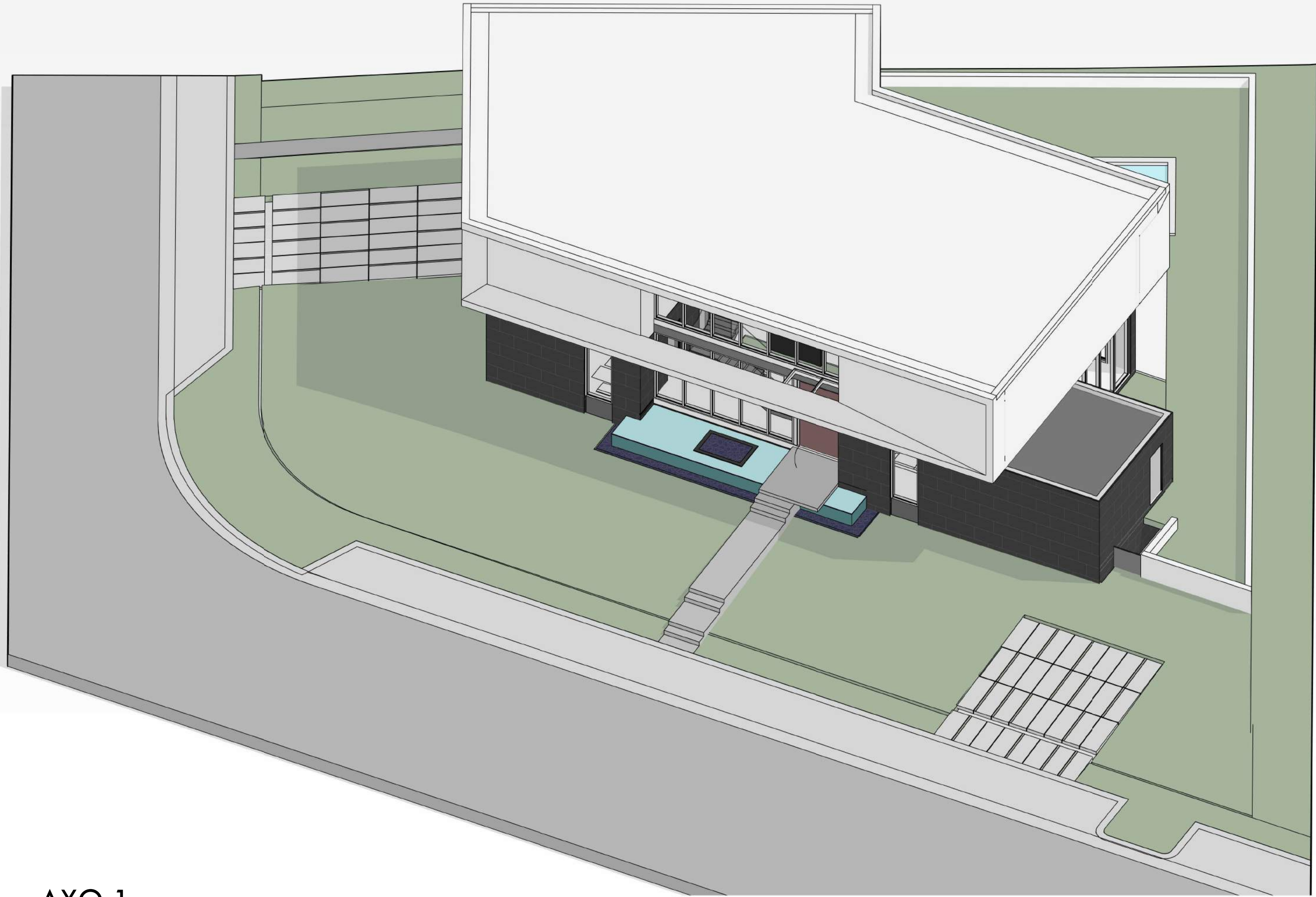
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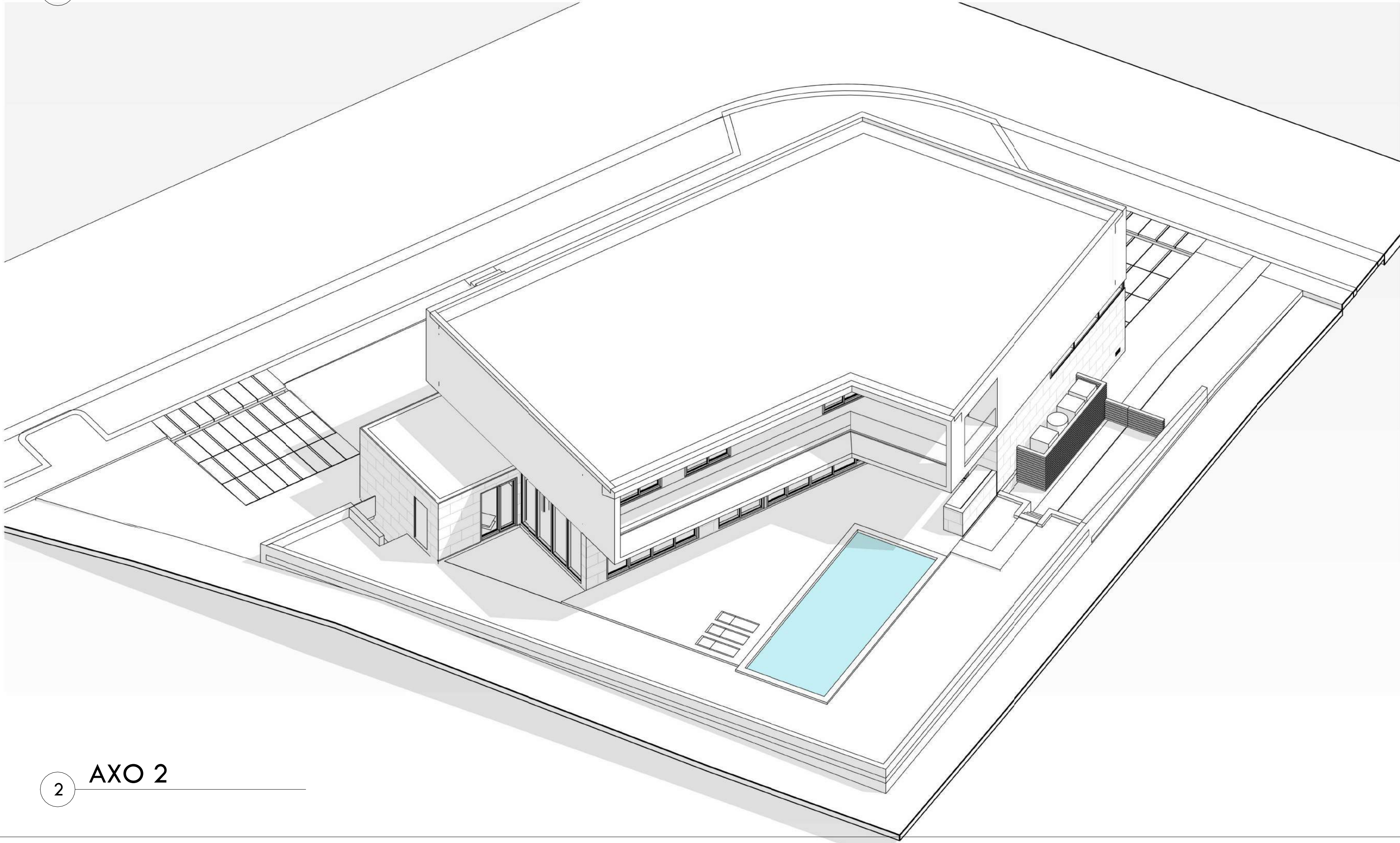
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AERIAL VIEWS  
EXISTING /  
PROPOUSE





1 AXO 1



2 AXO 2

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AXO DIAGRAM



EXTERIOR MATERIAL PALETTE

- MTL-01

ALUMINUM WINDOW WALL AND SLIDING DOOR SYSTEM (PRESTIGE) (FL# 22267).  
FIXED SYSTEM (FL# 28067.1). OUTSWING INSULATED GLASS AND IMPACT RATED.  
(FL#22527) FINISH: BRONZE KYNAR (OR APPROVED EQUAL)
- MTL-02

BRAKE METAL OVER STEEL STRUCTURAL ELEMENTS. BRONZE KYNAR FINISH.(TYP.)  
MATCH ARCHITECT SAMPLE
- GL-01

IMPACT GLASS
- WD-01

COMPOSITE WOOD
- WD-02

WALNUT FINISH
- STN-01

BLACK STONE MECHANICAL ATTACH
- STN-02

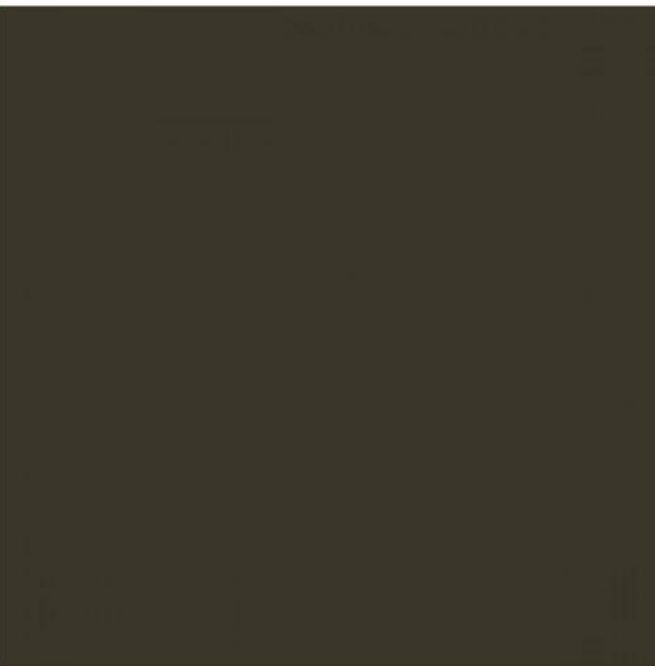
BLACK STONE TILE
- STN-03

LIMESTONE
- PT-01

STUCCO WHITE FINISH



MTL-01



MTL-02



GL-01



WD-01



WD-02



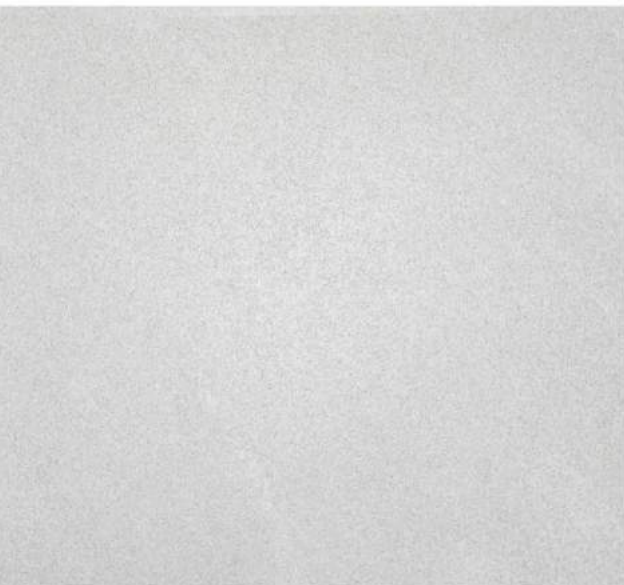
STN-01



STN-02



STN-03



PT-01

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OWNER/ CLIENT:  
PROSPER SHAKED  
9955 COLLINS AVE  
BAY HARBOR ISLANDS  
FL 33154

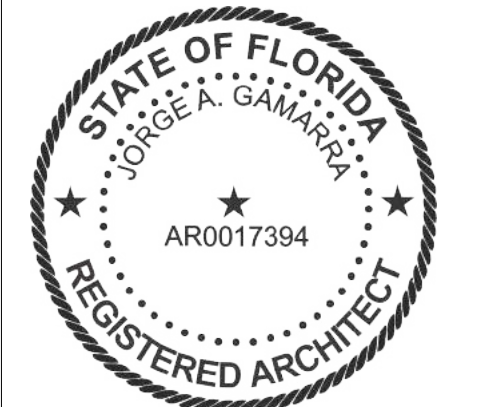
DESIGNER:  
ARTE HOMES  
YOANN ANDREU  
1025 92ND STREET, #701  
BAY HARBOR ISLANDS, FL  
(786) 218-3072

ARCHITECT OF RECORD  
ALFREDO GAMARRA  
605 LINCOLN ROAD MIAMI  
BEACH, FL 33139  
(786) 218-3072  
AR0017394

| REVISION        |                     |
|-----------------|---------------------|
| ISSUE 6/19/2023 |                     |
| REV 1           | DRB REV 1 8/2/2023  |
| REV 2           | DRB REV 2 9/13/2023 |

DATE:  
DRAFTED BY:  
SCALE:

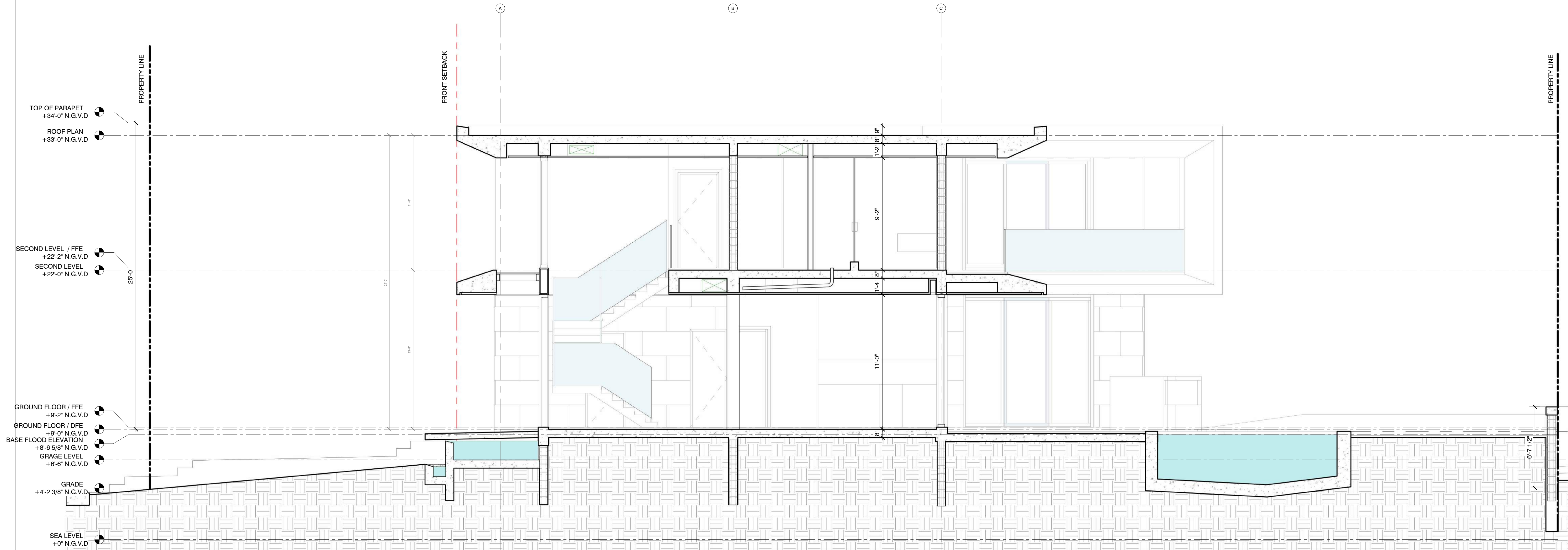
ARCHITECT OF RECORD



J. ALFREDO GAMARRA  
LIC # AR0017394

CROSS  
SECTION

A 6.0

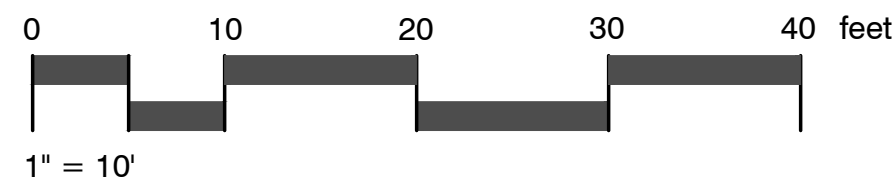


1 Cross section Entry  
1/4" = 1'-0"



## LANDSCAPE PLAN

Scale: 1" = 10'-0"



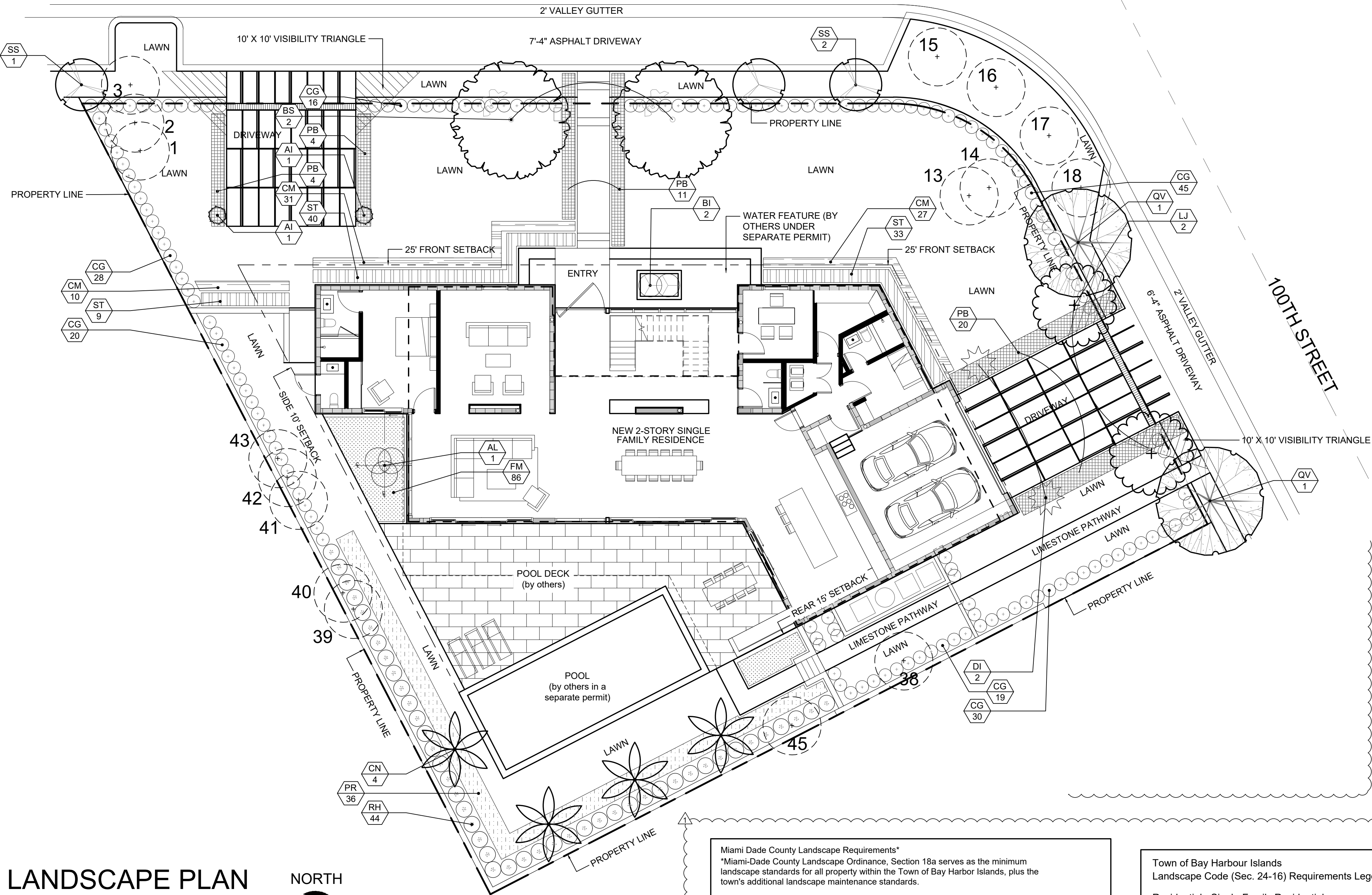
### EXISTING TREE SYMBOL LEGEND



### NOTES:

- 1) All invasive species shall be removed from site.
- 2) Hedges within the front yard property lines shall not exceed 4' height and hedges along the side yard property lines shall not exceed 6' height.
- 3) Length of warranty for plant material is 12 months minimum for trees and palms and 6 months minimum for shrubs and groundcover.
- 4) All mechanical equipment to be screened.
- 5) This plan was designed using FYN "Florida Friendly" landscaping principles.

W BROADVIEW DRIVE



Miami Dade County Landscape Requirements  
\*Miami-Dade County Landscape Ordinance, Section 18a serves as the minimum landscape standards for all property within the Town of Bay Harbor Islands, plus the town's additional landscape maintenance standards.

#### LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

|                                                                                                                                                                                                     |                                                   |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------|
| Zone: <u>RD</u>                                                                                                                                                                                     | Net Lot Area <u>.302</u> acres <u>13,165</u> s.f. |                                   |
| OPEN SPACE                                                                                                                                                                                          | REQUIRED                                          | PROVIDED                          |
| A. Square Feet of open space required by Chapter 33, as indicated on site plan:<br>Net lot area = <u>13,165</u> square feet x <u>N/A</u> % = <u>N/A</u> square feet                                 | See Arch. Sheets                                  | See Arch. Sheets                  |
| B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan:<br>The number of parking spaces <u>4</u> x 10 square feet per parking space =                          | 40                                                | 908                               |
| C. Total square feet of landscape open space required by Chapter 33<br>A + B =                                                                                                                      | See Arch. Sheets                                  | See Arch. Sheets                  |
| LAWN AREA CALCULATION                                                                                                                                                                               |                                                   |                                   |
| A. Total square feet of landscaped open space required by Chapter 33 =                                                                                                                              | N/A                                               | N/A                               |
| B. Maximum lawn area (St. Augustine sod) permitted = <u>50</u> % x <u>13,165</u> square feet =                                                                                                      | 6,583                                             | 3,002 (23%)                       |
| TREES                                                                                                                                                                                               |                                                   |                                   |
| A. No. trees required per net lot acre less the existing number of trees that meet minimum requirements<br>= <u>0</u> trees x net lot acreage =                                                     | (minus) <u>5</u><br><u>0</u>                      | <u>4</u>                          |
| B. 30% palm trees allowed (two palms = one tree) Palms provided =                                                                                                                                   | <u>2</u>                                          | <u>2</u>                          |
| C. Percentage of native trees required = number of trees provided x 30% =                                                                                                                           | <u>2</u>                                          | <u>2+</u>                         |
| D. Street trees (max. average spacing of 35' o.c.): <u>211</u> linear feet along street + 35 =<br>Palms as street trees (max. average spacing 25' o.c.): <u>211</u> linear feet along street + 25 = | <u>6</u><br><u>9</u>                              | <u>7 (2 existing)</u><br><u>0</u> |
| E. Street trees located directly beneath power lines (maximum spacing of 25' o.c.):<br><u>211</u> linear feet along street + 25 =                                                                   | N/A                                               | N/A                               |
| F. Total number of trees provided =                                                                                                                                                                 | <u>5</u>                                          | <u>5+</u>                         |
| SHRUBS                                                                                                                                                                                              |                                                   |                                   |
| A. The total number of trees required x 10 = the number of shrubs required                                                                                                                          | <u>50</u>                                         | <u>50+</u>                        |
| B. The number of shrubs required x 30% = the number of native shrubs required                                                                                                                       | <u>15</u>                                         | <u>15+</u>                        |

#### Town of Bay Harbour Islands Landscape Code (Sec. 24-16) Requirements Legend

##### Residential - Single-Family Residential

|                                                                |                  |                       |
|----------------------------------------------------------------|------------------|-----------------------|
| A. Shade Tree Required*                                        | REQUIRED         | PROVIDED              |
| 1. Single Family Non-Waterfront Lot                            | <u>5</u>         | <u>9 (5 existing)</u> |
| 2. Single Family Waterfront Lot                                | <u>6</u>         | <u>n/a</u>            |
| 3. Two-Family Lot                                              | <u>5</u>         | <u>n/a</u>            |
| 4. Number of Shade Trees in Front Yard                         | <u>2</u>         | <u>2</u>              |
| 5. Native Species Required - 50%                               | <u>3</u>         | <u>3+</u>             |
| 6. Drought Tolerant and Low Maintenance Species Required - 50% | <u>3</u>         | <u>3+</u>             |
| B. Shrubs Required**                                           |                  |                       |
| 1. Single Family Non-Waterfront Lot                            | <u>50</u>        | <u>50+</u>            |
| 2. Single Family Waterfront Lot                                | <u>60</u>        | <u>n/a</u>            |
| 3. Two-Family Lot                                              | <u>50</u>        | <u>n/a</u>            |
| 4. Native Species Required - 30%                               | <u>15</u>        | <u>15+</u>            |
| 6. Drought Tolerant and Low Maintenance Species Required - 50% | <u>25</u>        | <u>25+</u>            |
| C. Maximum Lawn Area Allowed***<br>50% of Net Lot Area         | <u>50% (Max)</u> | <u>29%</u>            |

#### Notes

\* Required Shade Trees at time of planting must be minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved large varieties) to a maximum of 25% of the required trees.

\*\* Required Shrubs at time of planting must be minimum of: 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

\*\*\*Miami-Dade County Landscape Ordinance Sec.18A-5 (A)(5)

## LANDSCAPE LIST

| TREES                   |             |                                                                  |                                                             |
|-------------------------|-------------|------------------------------------------------------------------|-------------------------------------------------------------|
| SYMBOL                  | QUAN.       | PROPOSED MATERIAL                                                | DESCRIPTION                                                 |
| BS                      | 2           | *Bursera simaruba<br>GUMBO LIMBO                                 | 12' HT. X 5' SPR. 2" DBH.<br>F.G.                           |
| CN                      | 4           | Cocos nucifera 'Malayan'<br>GREEN MALAYAN COCONUT PALM           | 8' GW. HEIGHT<br>F.G.                                       |
| QV                      | 2           | *Quercus virginiana<br>LIVE OAK                                  | 15' HT. X 6' SPR. 4" DBH.<br>F.G.                           |
| SS                      | 3           | Senna surattensis<br>GLAUCCOUS CASSIA                            | 15' HT. X 6' SPR. 4" DBH.<br>F.G.                           |
| LJ                      | 2           | Ligustrum japonicum<br>JAPANESE PRIVET                           | 8' HT. X 8' SPR. 2" DBH.<br>F.G.                            |
| SHRUBS AND GROUNDCOVERS |             |                                                                  |                                                             |
| SYMBOL                  | QUAN.       | PROPOSED MATERIAL                                                | DESCRIPTION                                                 |
| AI                      | 3           | Alcantarea imperialis<br>IMPERIAL BROMELIAD                      | 2'-6" O.A. SPR.<br>9" POT                                   |
| AL                      | 1           | Alocasia odora 'California'<br>CALIFORNIA ALOCASIA               | 6' HT. X 3' SPR., SUN GROWN<br>FULL TO BASE, INTACT FOLIAGE |
| BI                      | 2           | Bambusa lako<br>TIMOR BLACK BAMBOO                               | 8'-10' HT. X 3' SPR. / 33" O.C.<br>15 GAL. FULL             |
| CG                      | 152         | *Clusia guttifera<br>SMALL LEAF CLUSIA                           | 36" HT. X 24" SPR. / 24" O.C.<br>7 GAL.                     |
| CM                      | 57          | Carissa macrocarpa<br>DWARF NATAL PLUM                           | 18" HT. X 18" SPR. / 18" O.C.<br>3 GAL.                     |
| DI                      | 2           | Dioon spinulosum<br>GIANT DIOON                                  | 4-5' O.A. HT.<br>15 GAL., FULL                              |
| PR                      | 36          | Philodendron 'Rojo Congo'<br>CONGO RED PHILODENDRON              | 24" HT. X 24" SPR. / 36" O.C.<br>3 GAL.                     |
| PB                      | 32          | Philodendron 'Burle Marx'<br>BURLE MARX PHILODENDRON             | 24" HT. X 24" SPR. / 36" O.C.<br>3 GAL.                     |
| RH                      | 44          | Rhaphis excelsa<br>LADY PALM                                     | 6' O.A. HT. / 33" O.C.<br>15 GAL., SUN GROWN                |
| ST                      | 54          | Sansevieria trifasciata 'Black Coral'<br>BLACK CORAL SNAKE PLANT | 24" HT. X 18" SPR. / 18" O.C.<br>3 GAL.                     |
| LAWN                    | As Required | Stenotaphrum secundatum 'Floratum'<br>ST. AUGUSTINE GRASS        | SOLID EVEN SOD                                              |

\* DENOTES NATIVE SPECIES

| Tree Survey Chart |               |                    |                 |                       |
|-------------------|---------------|--------------------|-----------------|-----------------------|
| Tree #            | Diameter (ft) | Canopy Spread (ft) | Height (H) (ft) | COMMON TREE NAME      |
| 1                 | 0.20'         | 10'                | 15'             | WEeping FIG           |
| 2                 | 0.30'         | 10'                | 15'             | WEeping FIG           |
| 3                 | 0.50'         | 20'                | 20'             | WEeping FIG           |
| 4                 | 27' X 4'      | 4'                 | 7'              | BEACH NAUPAKA         |
| 5                 | 27' X 4'      | 4'                 | 7'              | BEACH NAUPAKA         |
| 6                 | 2.50'         | 16'                | 12'             | DOUBLE ALEXANDRA PALM |
| 7                 | 2.50'         | 12'                | 15'             | DOUBLE ALEXANDRA PALM |
| 8                 | 2.70'         | 15'                | 15'             | DOUBLE ALEXANDRA PALM |
| 9                 | 0.80'         | 22'                | 25'             | COCONUT PALM          |
| 10                | 3.20'         | 15'                | 15'             | TRIPLE ALEXANDRA PALM |
| 11                | 2.50'         | 15'                | 15'             | TRIPLE ALEXANDRA PALM |
| 12                | 6'X4'         | 20'                | 20'             | BAMBOO CLUSTER        |
| 13                | 0.30'         | 8'                 | 30'             | ALEXANDRA PALM        |
| 14                | 0.50'         | 10'                | 20'             | ALEXANDRA PALM        |
| 15                | 0.70'         | 20'                | 30'             | OAK                   |
| 16                | 1.30'         | 25'                | 40'             | ROYAL PALM            |
| 17                | 1.80'         | 25'                | 40'             | ROYAL PALM            |
| 18                | 0.70'         | 20'                | 30'             | OAK                   |
| 19                | 1.30'         | 4'                 | 7'              | BEACH NAUPAKA         |
| 20                | 1.80'         | 4'                 | 7'              | BEACH NAUPAKA         |
| 21                | 0.70'         | 15'                | 15'             | WEeping FIG           |
| 22                | 56' X 4'      | 10'                | 20'             | ALEXANDRA PALM        |
| 23                | 56' X 4'      | 10'                | 20'             | ALEXANDRA PALM        |
| 24                | 1.00'         | 14'                | 20'             | DOUBLE ALEXANDRA PALM |
| 25                | 0.30'         | 12'                | 25'             | ALEXANDRA PALM        |
| 26                | 0.25'         | 7'                 | 12'             | WEeping FIG           |
| 27                | 0.30'         | 10'                | 15'             | ALEXANDRA PALM        |
| 28                | 0.60'         | 25'                | 25'             | WEeping FIG           |
| 29                | 21' X 3'      | 3'                 | 6'              | FICUS HEDGE           |
| 30                | 21' X 3'      | 3'                 | 6'              | FICUS HEDGE           |
| 31                | 0.30'         | 5'                 | 20'             | WEeping FIG           |
| 32                | 1.00'         | 10'                | 18'             | DOUBLE ALEXANDRA PALM |
| 33                | 0.40'         | 20'                | 25'             | WEeping FIG           |
| 34                | 0.80'         | 20'                | 25'             | WEeping FIG           |
| 35                | 0.40'         | 20'                | 30'             | WEeping FIG           |
| 36                | 0.30'         | 10'                | 20'             | ALEXANDRA PALM        |
| 37                | 2.00'         | 16'                | 25'             | DOUBLE QUEEN PALM     |
| 38                | 2.30'         | 25'                | 25'             | WEeping FIG           |
| 39                | 0.30'         | 8'                 | 12'             | ALEXANDRA PALM        |
| 40                | 0.30'         | 8'                 | 12'             | ALEXANDRA PALM        |
| 41                | 0.30'         | 10'                | 15'             | ALEXANDRA PALM        |
| 42                | 0.30'         | 10'                | 15'             | ALEXANDRA PALM        |
| 43                | 0.40'         | 20'                | 15'             | COMMON GARCINIA       |
| 44                | 0.30'         | 10'                | 20'             | ALEXANDRA PALM        |
| 45                | 0.20'         | 8'                 | 15'             | WEeping FIG           |

FLORA  
LANDSCAPE  
DESIGN

SHAYC@FLORALADESIGN.COM

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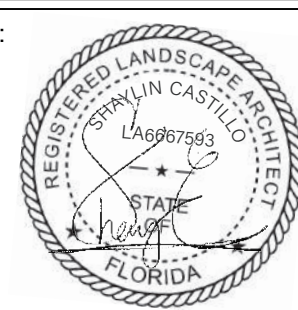
LANDSCAPE PLAN

SHAKED RESIDENCE

9955 WEST BROADVIEW DRIVE,  
BAY HARBOUR, FL 33154

|                 |            |     |
|-----------------|------------|-----|
| Revisions:      | Date:      | By: |
| 1) DRB Comments | 08.11.2023 | SC  |
| 1) DRB Comments | 09.14.2023 | SC  |

Seal:



Lic. # LA6667593

Sheet Description:

LANDSCAPE  
PLAN

Release Date:

05.08.2023

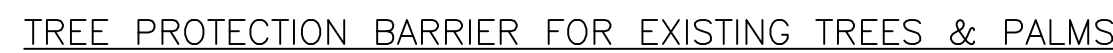
Project Number:

2023-05

Drawing Number:

L-1





-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.

-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

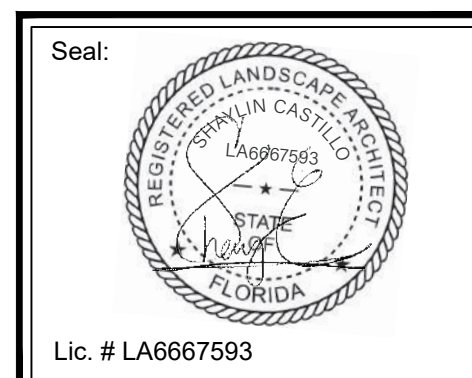
**GENERAL NOTES:**

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

[illegible]

Sheet Description:

LANDSCAPE  
PLAN

Release Date:

05.08.2023

Project Number:  
2023-05

Drawing Number:

L-2











\* DENOTES NATIVE



GUMBO LIMBO  
\**Bursera simaruba*



GLAUCOUS CASSIA  
*Senna surattensis*



LIVE OAK  
\**Quercus virginiana*



GREEN MALAYAN COCONUT PALM  
*Cocos nucifera* 'Malayan'



JAPANESE PRIVET  
*Ligustrum japonicum*



IMPERIAL BROMELIAD  
*Alcantarea imperialis*



CALIFORNIA ALOCASIA  
*Alocasia odora* 'California'



HEDGE BAMBOO  
*Bambusa textillis gracilis*



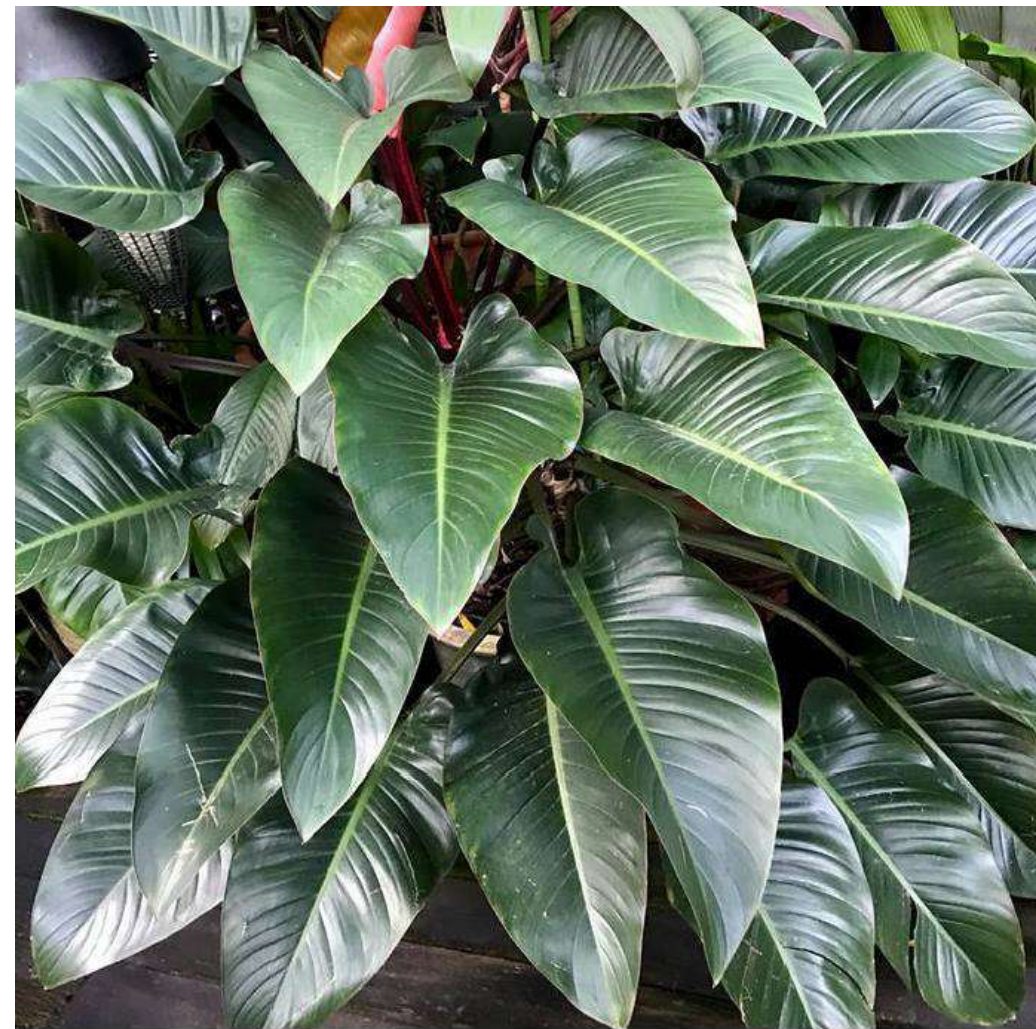
SMALL LEAF CLUSIA  
\**Clusia guttifera*



DWARF NATAL PLUM  
*Carissa macrocarpa*



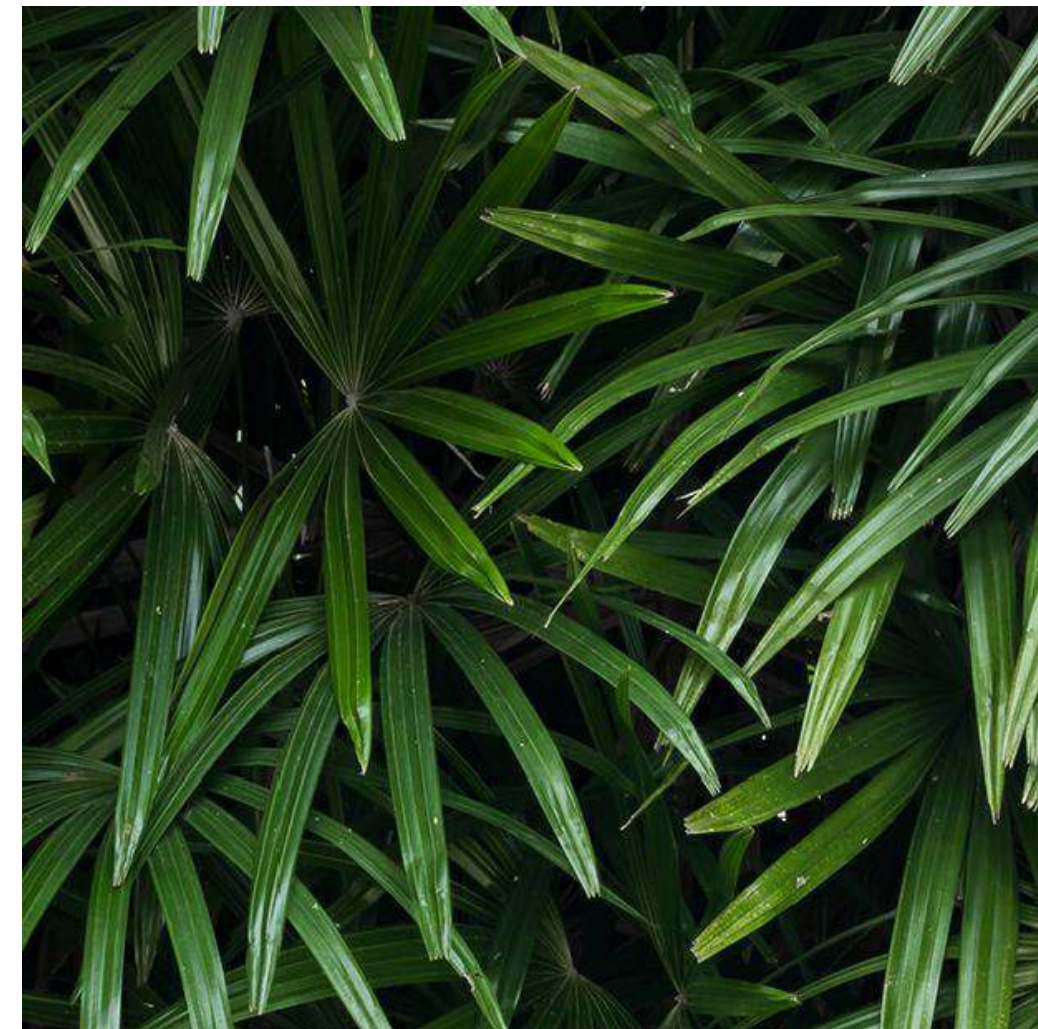
GIANT DIOON  
*Dioon spinulosum*



CONGO RED PHILODENDRON  
*Philodendron 'Rojo Congo'*



BURLE MARX PHILODENDRON  
*Philodendron 'Burle Marx'*



LADY PALM  
*Rhaphis excelsa*



BLACK CORAL SNAKE PLANT  
*Sansevieria trifasciata* 'Black Coral'

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LANDSCAPE  
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PROPOSED PLANT PALETTE

**SHAKED RESIDENCE**

9955 WEST BROADVIEW DRIVE,  
BAY HARBOR, FL 33154

[illegible]

Seal:



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Sheet Description:

PROPOSED  
PLANT  
PALETTE

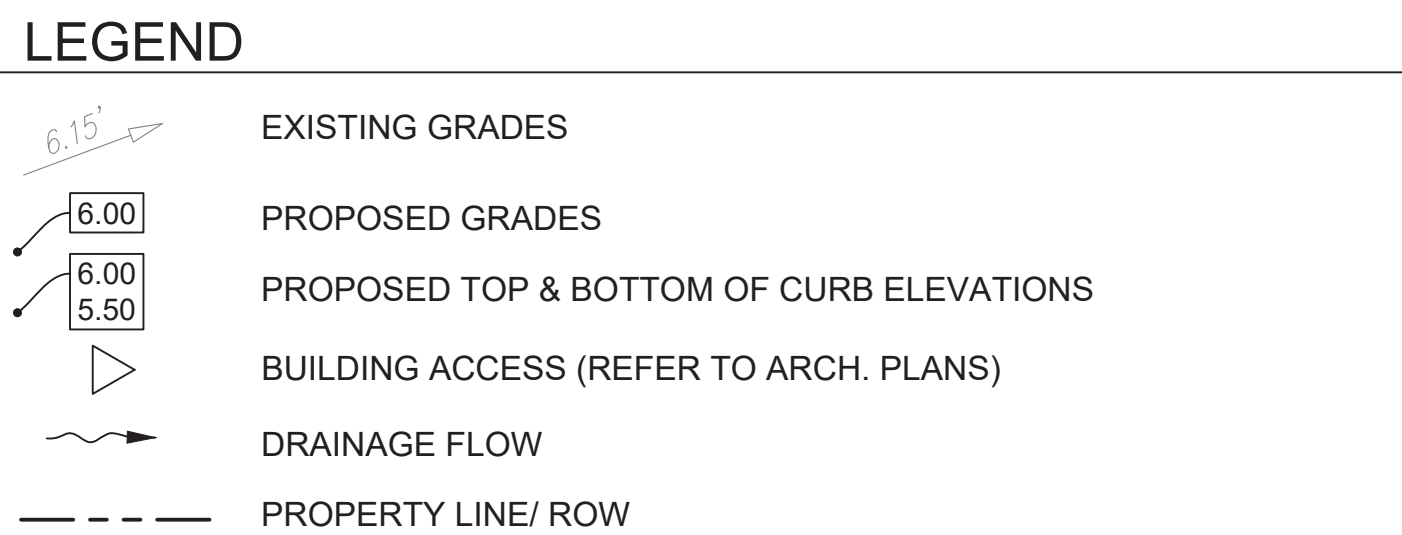
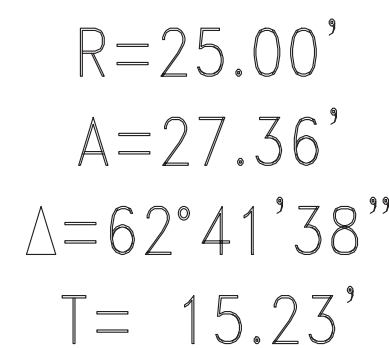
Release Date:  
07.24.2023

Project Number:  
2023-05

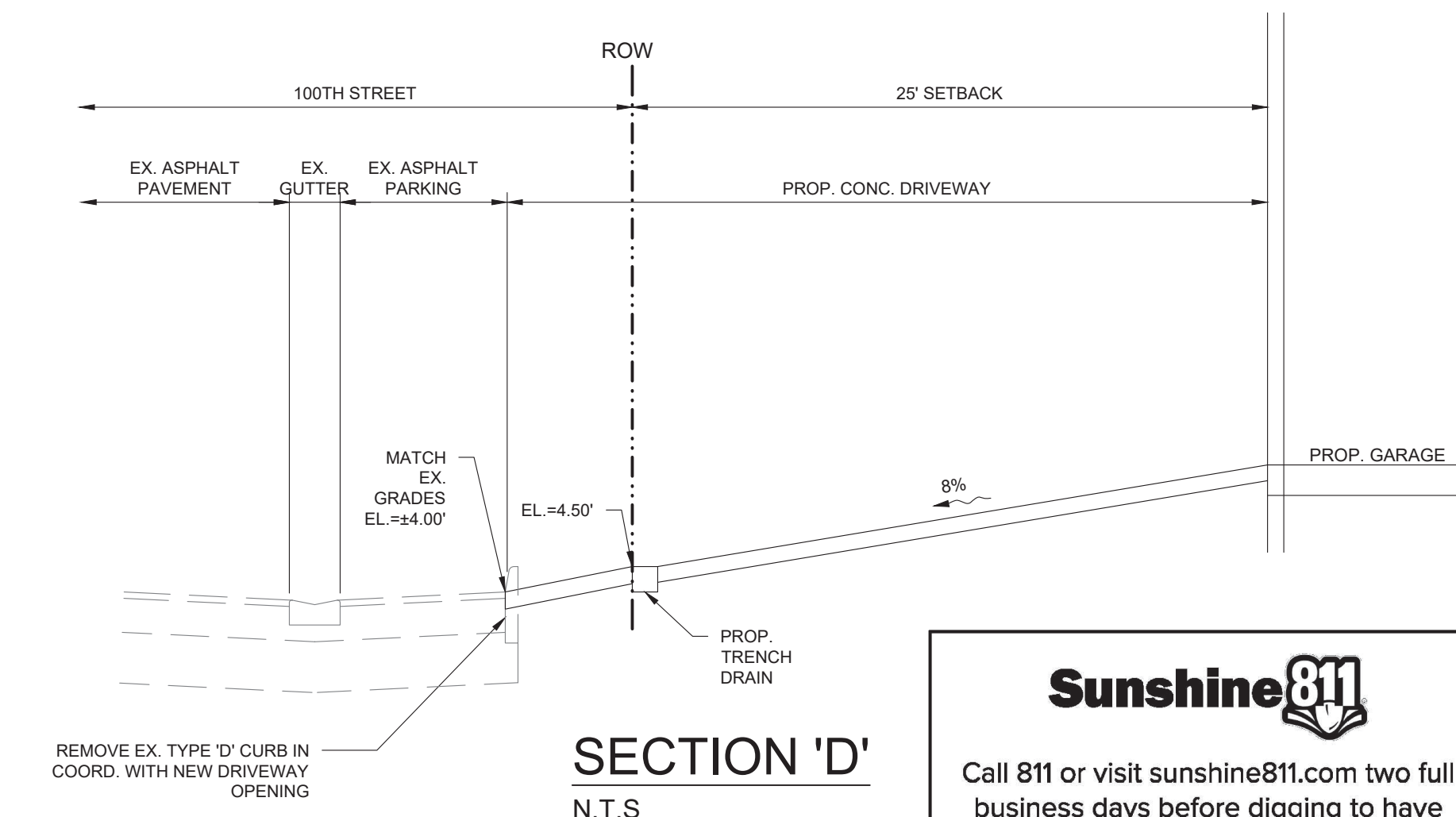
Drawing Number:

L-5





ALL EXISTING/PROPOSED ELEVATIONS  
SHOWN ARE BASED ON NGVD 1929



Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.

*Check positive response codes before you dig!*





1. THE NOTES BELOW MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THIS PROJECT AND SPECIFICATIONS. REFER TO PLANS FOR DETAILED PROJECT SCOPE.
2. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY BY GARY B. CASTEL, DATED MARCH 25, 2023. ELEVATIONS BASED ON NGVD29.

1. THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL, STATE, COUNTY AND CITY LAWS, CODES AND REGULATIONS.
2. ALL CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, STATE AND ALL OTHER AGENCIES WITH JURISDICTION AS APPLICABLE. IF THERE IS A CONFLICT BETWEEN THE PLANS, THE CONTRACT DOCUMENTS AND THESE STANDARDS AND SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN CLARIFICATION REQUEST TO THE ENGINEER.
3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
4. ALL ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND LATEST STATE AND BUILDING ADA CODES.

1. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY, COUNTY, STATE AND ENGINEER INSPECTORS, AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION START-UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS, INCLUDING FINAL WALK THROUGH OF THE PROJECT. THE ENGINEER WILL NOT CERTIFY PORTIONS OF THE PROJECT THAT HAVE NOT BEEN INSPECTED BY THE ENGINEER OR THE ENGINEER'S AUTHORIZED REPRESENTATIVE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH GEOTECHNICAL REPORTS AND RECOMMENDATIONS FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE TO ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUITABILITY OF THE SOILS ENCOUNTERED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE MEANS AND METHODS OF CONSTRUCTION USED WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
6. CONTRACTOR IS FULLY RESPONSIBLE FOR PERFORMING EARTHWORK CALCULATIONS FOR THE PROPOSED IMPROVEMENT. QUANTITIES ESTIMATED BY THE ENGINEER FOR PERMITTING PURPOSES ARE NOT TO BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN CALCULATIONS FOR COST ESTIMATING AND BIDDING.
6. CONTRACTOR SHALL MAINTAIN PROJECT SITE AND ALL ADJACENT AREAS IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ANY SURPLUS MATERIAL, OR TRASH AND THE PAVED AREAS SWEEPED BROOM CLEAN.
7. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR ACCESS FOR THE RESIDENTS OF THE NEARBY AREA THROUGHOUT CONSTRUCTION OPERATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING MAINTENANCE OF TRAFFIC THROUGHOUT CONSTRUCTION. THE MOT SHALL BE PERFORMED IN ACCORDANCE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SHALL BE APPROVED BY THE CITY, COUNTY, ENGINEER AND ANY OTHER INTERESTED PARTIES PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
9. CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE RIGHT OF WAY (ROW) AND ADJACENT PROPERTIES. IT IS RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS AND VIDEOS TO CLEARLY DOCUMENT PRE-EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF ANY IMPROVEMENTS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR SUBCONTRACTORS AT NO ADDITIONAL COST.
10. ALL AREAS OUTSIDE THE PROJECT LIMITS AFFECTED BY CONSTRUCTION WORK MUST BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, INCLUDING AREAS COVERED WITH SOD, CONCRETE, AND PAVEMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY PAVEMENT BASE EXPOSED BY MILLING OPERATIONS TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER IT.
12. CONTRACTOR SHALL ADJUST ALL EXISTING STRUCTURES AND/OR UTILITIES TO MATCH PROPOSED GRADES, UNLESS OTHERWISE INDICATED ON PLANS.
13. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIAL TO THE SITE. IF SUCH MATERIALS ARE REQUIRED FOR PERFORMING THE WORK, THE CONTRACTOR SHALL REQUEST PERMISSION IN WRITING FROM THE CITY, COUNTY AND ENGINEER AND PROVIDE A COPY OF THE REQUEST TO THE PROJECT OWNER. THE WRITTEN REQUEST MUST INCLUDE THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH MATERIAL PROPOSED TO BE USED. CONTRACTOR SHALL NOT BRING THE MATERIAL ON SITE UNTIL WRITTEN AUTHORIZATION IS PROVIDED BY ENGINEER.
14. IF ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS FOUND IN ANY AREA OF THE PROJECT, CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND ENGINEER IMMEDIATELY AND PROTECT THE AREA FROM FURTHER ACCESS. THE OWNER WILL BE NOTIFIED OF THE DISCOVERY BY THE ENGINEER AND OWNER SHALL ARRANGE FOR INVESTIGATION, IDENTIFICATION AND REMEDIATION OF HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RESUME WORK IN THE AREA UNTIL APPROVAL IS PROVIDED BY ENGINEER.

1. CONSTRUCTION SHALL NOT COMMENCE UNTIL THE APPROPRIATE AGENCIES PERMITS HAVE BEEN OBTAINED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL OF THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR MUST FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AND PROPOSED IMPROVEMENTS SHOWN ON PLANS AND PROJECT DOCUMENTS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA. REFER TO EROSION CONTROL PLAN FOR GENERAL GUIDELINE AND ADDITIONAL REQUIREMENTS.

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AGENCIES FOR PROPER REMOVAL AND DEMOLITION OF EXISTING IMPROVEMENTS. CONTRACTOR SHALL ALSO COORDINATE THE DISCONNECTION OF EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES, WHETHER TEMPORARY OR PERMANENT.
2. DEMOLITION WORK TO BE CLOSELY COORDINATED WITH PROPOSED WORK TO MINIMIZE ANY POSSIBLE DELAYS AND/OR INCONVENIENCES.
3. ALL WASTE MATERIAL/DEBRIS TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH GOVERNING AGENCIES REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ALL UNDESIRABLE VEGETATION AND TREE REMOVAL WITHIN PROJECT LIMITS IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLANS.
5. IN AREAS REQUIRING FILL MATERIAL, THE CONTRACTOR SHALL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATION MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS PLACED.

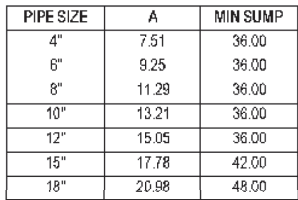
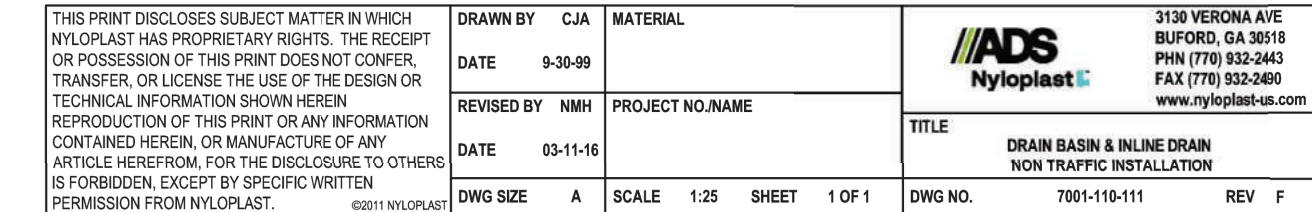
1. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR SUPPLY OF TEMPORARY WATER, SANITARY, COMMUNICATION AND ELECTRICAL FACILITIES FOR THEIR USE DURING CONSTRUCTION.
2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREA AT ALL TIMES.
3. CONTRACTOR SHALL NOT LEAVE EXCAVATED TRENCHES EXPOSED OR OPEN. ALL TRENCH AND EXCAVATIONS SHALL BE COVERED, FIRMLY SECURED, BARRICADED AND MARKED ACCORDINGLY FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC SAFETY.

1. INFORMATION SUCH AS THE LOCATION OF EXISTING UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS AS SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO THE ACCURACY. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR STARTING CONSTRUCTION/DEMOLITION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO SAID UTILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES.
2. FROM THE COMMENCEMENT OF CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, OR LOCAL AUTHORITIES, FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, SEWER SERVICE, ETC. TO ALLOW THEM TO REMOVE, RELOCATE, DISCONNECT, CAP OR PLUG THEIR SERVICES TO FACILITATE DEMOLITION.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES INSIDE AND OUTSIDE THE SITE PRIOR TO BEGIN ORDERING STRUCTURES TO AVOID CONSTRUCTION DELAYS ASSOCIATED WITH POTENTIAL UTILITY CONFLICTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY RELOCATION AND GRADE ADJUSTMENTS WITHIN PROJECT LIMITS AND FOR COORDINATION WITH THE APPLICABLE UTILITY COMPANY PRIOR TO ADJUSTMENTS. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 811.
5. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS, ABOVE OR BELOW GROUND, SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AS DIRECTED BY THE ENGINEER. AT NO ADDITIONAL COST, AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION. CONTRACTOR SHALL HOLD AND SAVE THE OWNER HARMLESS AGAINST ALL CLAIMS AND DAMAGES. ENGINEER IS NOT RESPONSIBLE FOR ANY UNFORESEEN CONDITIONS AND / OR UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, HEREON.

1. PRIOR TO FABRICATION, CONSTRUCTION OR INSTALLATION, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO BE REVIEWED BY CITY, COUNTY AND ENGINEER FOR THE FOLLOWING ITEMS, BUT NOT BE LIMITED TO:
  - DRAINAGE: STRUCTURES, CATCH BASIN, MANHOLES, GRATES, TOPS, YARD DRAINS, ETC.
2. SPECIFICATIONS SHEETS/CATALOGUES SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS AND APPURTENANCES.
3. CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ENGINEER AND NOTE ANY DEVIATIONS FROM THE APPROVED PLANS AND OR SPECIFICATIONS.

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY, COUNTY, STATE AND/OR OTHER AGENCIES WITH JURISDICTION PRIOR TO THE BEGINNING OF CONSTRUCTION AND INSPECTION OF THE FOLLOWING ITEMS, BUT NOT LIMITED TO:
  - CLEARING AND GRUBBING
  - STORM DRAINAGE SYSTEMS
  - SUBGRADE AND/ OR LIMEROCK BASE
  - FINAL
2. ALL TESTING SHALL BE PERFORMED BY A LICENSED AND QUALIFIED TESTING COMPANY.

1. CONTRACTOR SHALL RESTORE AND/OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THEIR WORK, EQUIPMENT, EMPLOYEES AND/OR SUBCONTRACTORS TO CONDITIONS EQUAL OR BETTER TO THAT EXISTING PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY AS-BUILT DRAWINGS TO THE ENGINEER OF RECORD.
4. THE AS-BUILTS SHALL CONTAIN ALL INFORMATION REQUIRED BY THE ENGINEER, COUNTY, STATE AND ALL AGENCIES HAVING JURISDICTION.
5. THE AS-BUILT SIGNATURE OF A PROFESSIONAL LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA AND SHALL BE FIRST REVIEWED BY THE CONTRACTOR TO ASSURE THEY ARE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ALL PERMITTING AGENCIES IN ORDER TO OBTAIN FINAL CERTIFICATION APPROVALS AND PERMIT CLOSE-OUTS.
6. ONCE THE AS-BUILTS ARE APPROVED, THE ENGINEER WILL SUBMIT FINAL CERTIFICATION PACKAGES WITH COPIES OF THE AS-BUILTS TO THE AGENCIES FOR CERTIFICATION APPROVALS AND PERMIT CLOSE-OUTS.
7. THE PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL FINAL CERTIFICATIONS HAVE BEEN APPROVED AND PERMITS HAVE BEEN CLOSED-OUT.



| PERCENTAGE OF OUTLET OPEN AREA RESTRICTION |            |            |            |
|--------------------------------------------|------------|------------|------------|
| PIPE SIZE                                  | 5818AG0412 | 5824AG0415 | 5830AG0418 |
| 4"                                         | 0%         | 0%         | 0%         |
| 6"                                         | 0%         | 0%         | 0%         |
| 8"                                         | 0%         | 0%         | 0%         |
| 10"                                        | 0%         | 0%         | 0%         |
| 12"                                        | 33%        | 0%         | 0%         |
| 15"                                        | -          | 12%        | 0%         |
| 18"                                        | -          | -          | 0%         |
| 24"                                        | -          | -          | -          |

**MAINTENANCE INSTRUCTIONS:**

1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
  - A. DEBRIS IN SUMP - 18" MAX
  - B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HOPE (ADS-N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), 12-18 HP, PVC SEWER (EX: SDR 35), PVC DAWY (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

BACKFILL MATERIAL SHALL BE CRUSHED STONE OR HER GRANULAR MATERIAL MEETING THE REQUIREMENTS CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN TM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE SETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

|                                                                                       |                                                                                                                                         |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|  | 3130 VERONA<br>BUFORD, GA 30611<br>PHN (770) 932-2200<br>FAX (770) 932-2200<br><a href="http://www.nyloplast.com">www.nyloplast.com</a> |
|                                                                                       | TITLE<br>DRAIN BASIN WITH ENVIROHOOD<br>QUICK SPEC INSTALLATION DETAIL                                                                  |
| 1 OF 1                                                                                | D/WG NO. 7034-110-100 REV                                                                                                               |

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ENVIRONMENTAL  
PROTECTION  
DETAIL



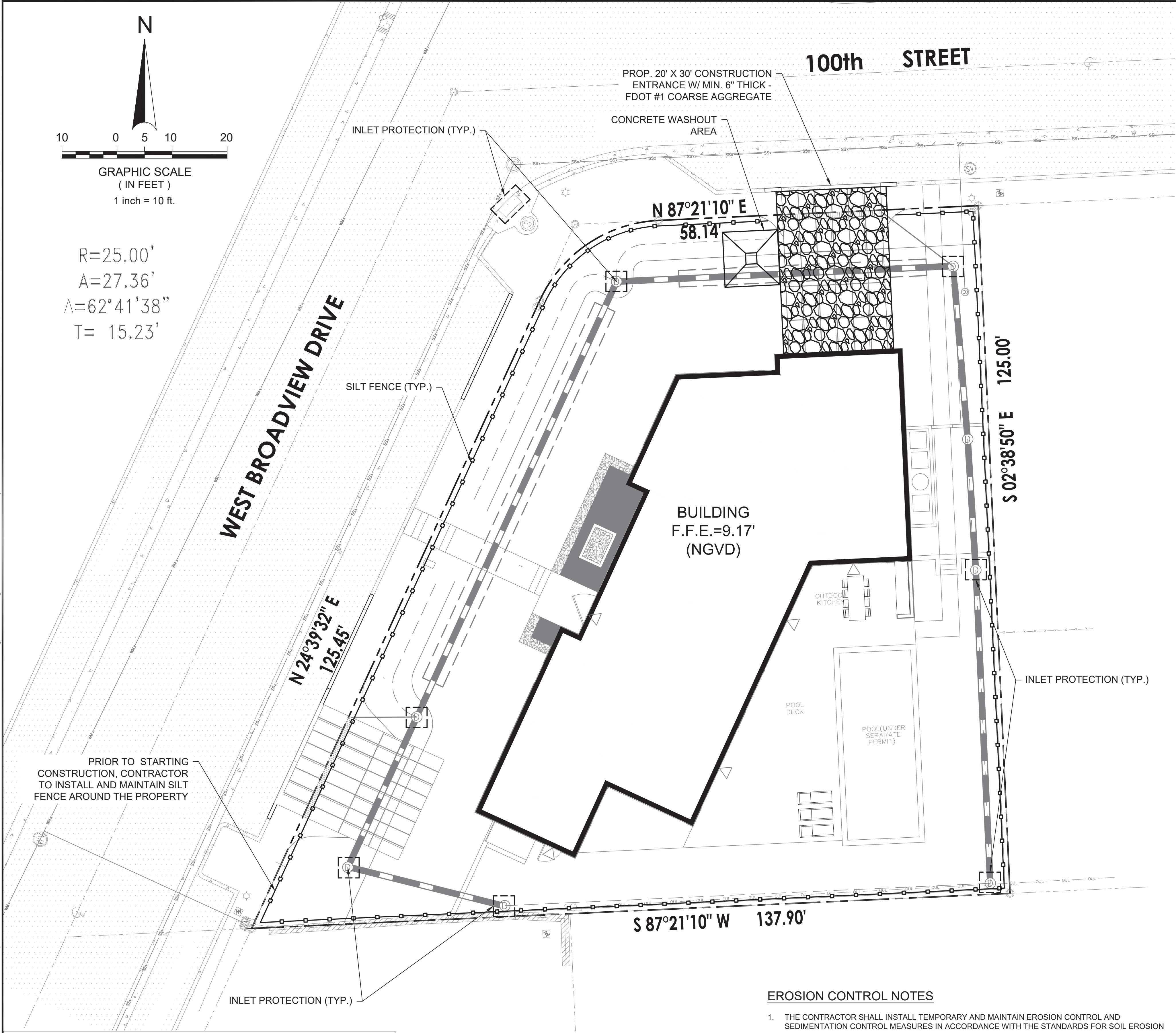
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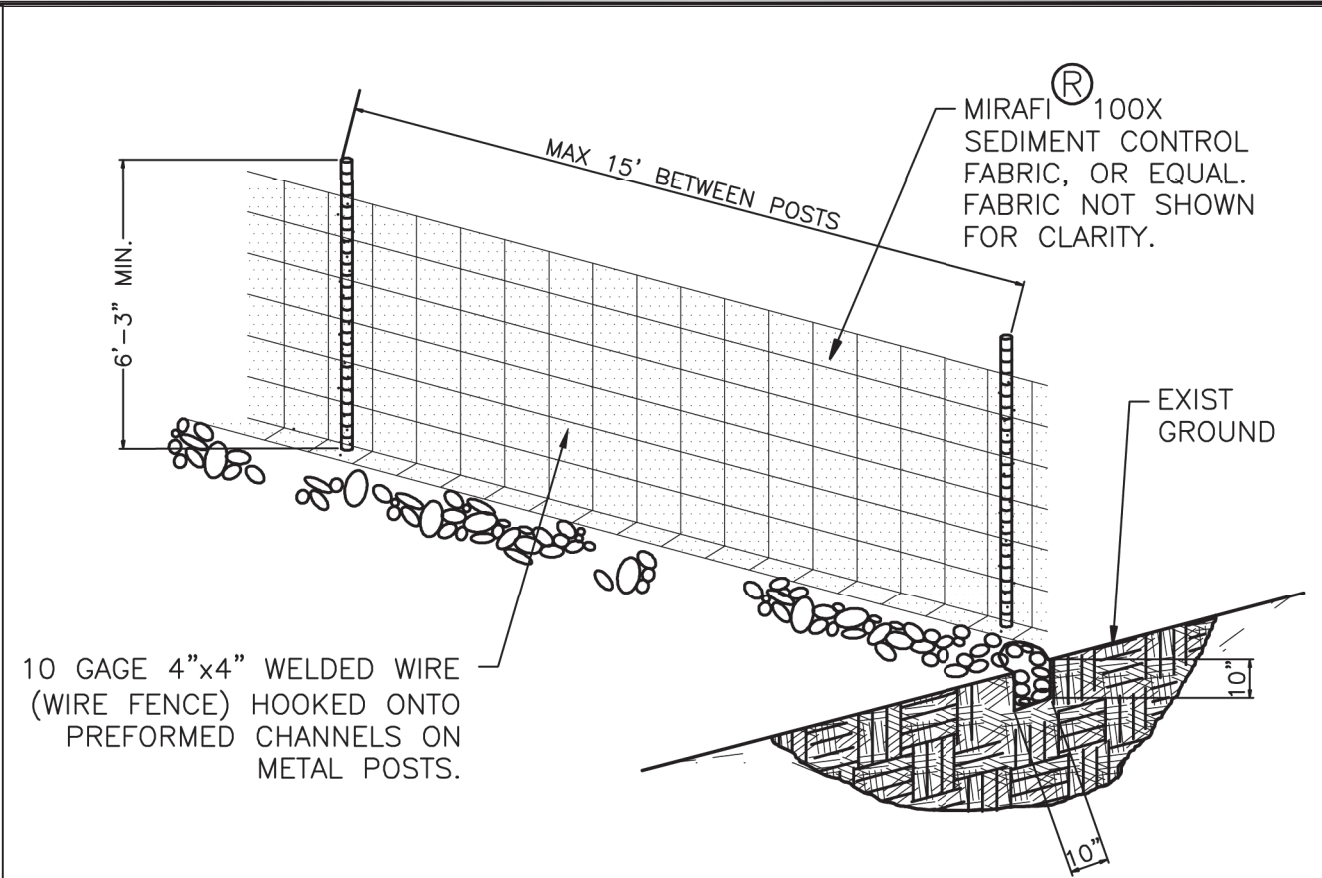


Drawing name: C:\Catarina Engineering\00\_P\Projects\26 Yoarm Andreu - Upwork\9955 W BROADVIEW DR\CAD\23-026-01-CE-Erosion Plans.dwg C-3 Aug 10, 2023 10:56am by: ENE



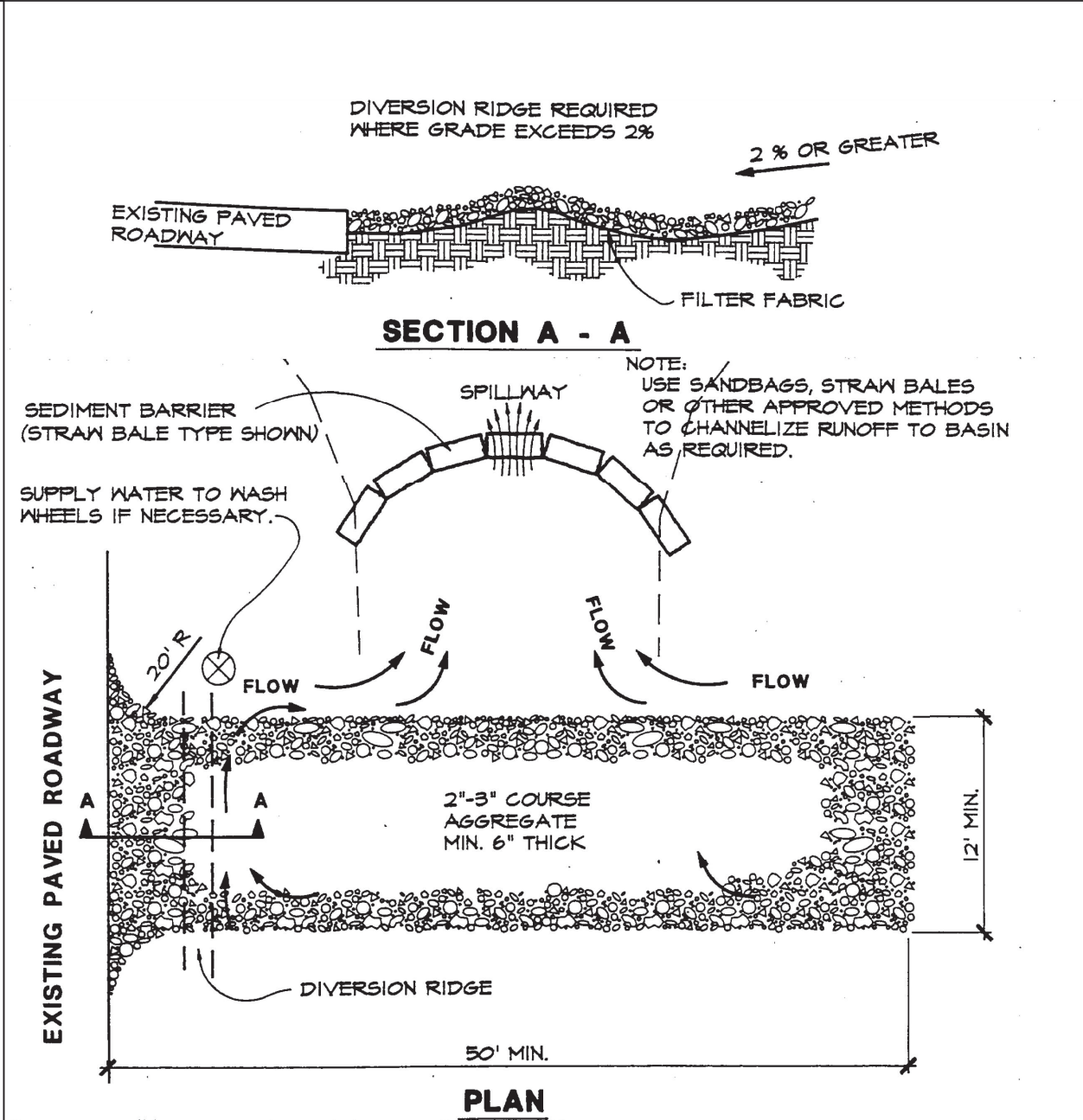
#### EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL TEMPORARY AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA.
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED TEMPORARY EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. CATCH BASIN, INLETS AND STORM SEWER MANHOLES STRUCTURES WITHIN SITE WILL BE PROTECTED DURING FILLING OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING FILLING OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE COUNTY ENGINEER OR DESIGN ENGINEER
4. THE CONTRACTOR SHALL INSTALL A TEMPORARY SOIL TRACKING PREVENTION DEVICE AS PER FDOT DESIGN STANDARDS INDEX 106. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENT THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT, UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY WITH JURISDICTION.

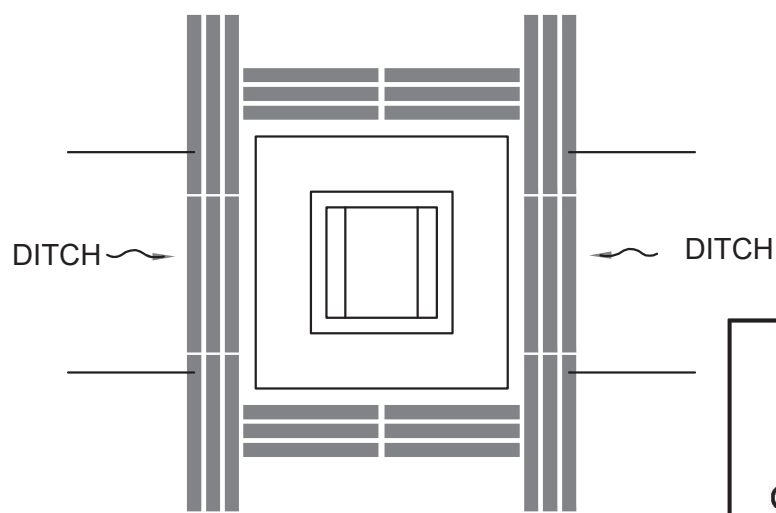


- NOTES:
1. DRIVE WOOD POSTS (1.3 LBS/FT MIN) 18" MIN INTO GROUND AND EXCAVATE A 4"x4" TRENCH UPHILL 5' LONG (MIN) ALONG LINE OF POSTS. WOOD.
  2. POSTS 4" IN DIAMETER OR 2"x4" MAY BE USED. ATTACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE FENCE 8" INTO THE EXCAVATED TRENCH. ALTERNATE : USE SEDIMENT CONTROL FABRIC WITH PRE-SEWN POCKETS FOR POSTS SO THAT WIRE FENCE IS NOT REQ'D.
  3. ATTACH THE SEDIMENT CONTROL FABRIC (36" WIDE) TO THE WIRE FENCE W/METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
  4. BOTTOM OF SEDIMENT CONTROL FABRIC MUST BE PLACED IN TRENCH AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 6" ABOVE GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO THROUGH THE FENCE AND CANNOT GO UNDER IT.
  5. SILT FENCE SHALL BE MAINTAINED AND TRAPPED SEDIMENTS SHALL BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS).
  6. THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND AREA TO BE RESTORED TO THE ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.

#### SILT FENCE DETAIL D105



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



#### DITCH BOTTOM INLET PROTECTION DEVICE



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[emichaels@catarinaengineering.com](mailto:emichaels@catarinaengineering.com)

ENELISE L. MICHAELS, P.E.  
FLORIDA LICENSE # 84162

This item has been digitally signed and sealed by Enelise L. Michaels, P.E., on the date above.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Client:

ARTE HOMES

Project Name and Address:

CUSTOM HOME  
9955 W BROADVIEW DR  
TOWN OF BAY HARBOR ISLANDS  
MIAM-DADE COUNTY

| Rev. | Date | Description |
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Sheet Title:

EROSION CONTROL PLAN AND DETAILS

PRELIMINARY DRAWINGS

|                        |           |
|------------------------|-----------|
| Date:                  | 08/08/23  |
| Scale:                 | AS NOTED  |
| Drawn by:              | EM        |
| Designed/ Approved by: | EM        |
| Project Number:        | 23-026-01 |
| Sheet Number:          | C-3       |